



**POINT OF COMMENCEMENT**  
Northwest Corner of the Southeast Quarter of Section 29-385-19E  
4"x5" Concrete Monument Found

**LEGEND:**  
Wood Power Pole  
Guy Wire

**SCALE: 1" = 60'**

**CASSATA LAKES PHASE 1**  
Plat Book 36, Page 5493

**CASSATA LAKES PHASE 2**  
Plat Book 37, Page 526

**POINT OF BEGINNING**  
Southeast Corner of lands Described in ORI #2019014339  
5/8" Iron Rod & Cap BRITT LB 6638 Found

**WETLAND 5 JURISDICTIONAL AREA**  
0.3198 ACRES±  
(See Note #13)

**OSW #1**  
0.2784 ACRES±  
(See Note #13)

**OSW #3**  
0.3277 ACRES± (DITCH)  
(See Note #13)

**LOT 1**

**LOT 2**

**BENCH MARK**  
Elevation=12.48 (NAVD88)  
Iron Rod & Traverse Cap LB 6638 Set

**WETLAND 5 JURISDICTIONAL AREA**  
0.3198 ACRES±  
(See Note #13)

**OSW #3**  
0.3277 ACRES± (DITCH)  
(See Note #13)

**LOT 1**

**LOT 2**

**BENCH MARK**  
Elevation=12.48 (NAVD88)  
Iron Rod & Traverse Cap LB 6638 Set

**DESCRIPTION:**  
A part of Lot 2, Twin Laurel Estates, recorded in Plat Book 24, Page 43, of the Public Records of Sarasota County, Florida, and other lands in Section 29, Township 38 South, Range 19 East, Sarasota County, Florida, as follows:  
COMMENCE at the Northwest Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence S 89°34'44"E, along the North line of said Southeast Quarter of Section 29, a distance of 1352.81 feet to the Northeast corner of the West Half of said Southeast Quarter of Section 29, same being a point on the northerly extension of the West Line of Twin Laurel Estates, recorded in Plat Book 24, Page 43, of the Public Records of Sarasota County, Florida; thence S 00°39'08"E, along the East line of said West Half of the Southeast Quarter of Section 29 and the West boundary line of said Twin Laurel Estates and its northerly extension, a distance of 1081.19 feet to the POINT OF BEGINNING, same being the Southeast Corner of lands described in Official Records Instrument #2019014339 of the Public Records of Sarasota County, Florida; thence along the Southerly line of lands described in Official Records Instrument #2019014339 the following two (2) courses: (1) West, a distance of 828.64 feet; (2) thence S 63°41'24"W, a distance of 499.22 feet; thence South, a distance of 712.22 feet; thence S 63°41'24"E, a distance of 27.60 feet; thence East, a distance of 755.86 feet; thence North, a distance of 99.50 feet; thence East, a distance of 60.00 feet; thence North, a distance of 307.85 feet; thence East, a distance of 754.98 feet to the West Right of Way line of Twin Laurel Boulevard (60' Wide Private Right of Way) as recorded in Plat Book 24, Page 43 of the Public Records of Sarasota County Florida; thence N 00°47'50"W, along said West Right of Way line of Twin Laurel Boulevard, a distance of 173.02 feet; thence West, leaving said West Right of Way line of Twin Laurel Boulevard, a distance of 307.64 feet to a point on said West line of Twin Laurel Estates; thence N 00°39'08"W, along said West line of Twin Laurel Estates, a distance of 372.59 feet to the POINT OF BEGINNING.  
Parcel contains 1,035,840 square feet, or 23.7796 acres, more or less.

**REPORT OF SURVEY:**  
1. This plot represents a Boundary & Topographic Survey showing visible improvements and elevations.  
2. Descriptions shown hereon prepared for this survey.  
3. Bearings shown hereon refer to Grid, Florida State Plane Coordinate System, West Zone, North American Datum, 1983 (1980 adjustment). This survey is based on Sarasota County QPS points S44 053 and S44 054.  
4. This plot has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.  
5. Subject to other easements, if any.  
6. There may exist other underground fixed interior improvements which are not visible and are not a part of this survey.  
7. Parcel shown hereon is situated in Flood Zone "AE", base flood elevation 10 feet, and Flood Zone "X", base flood elevation not determined, per Flood Insurance Rate Map 12115C024F, Index Map dated November 4, 2016.  
8. Accuracy: The expected use of the land is "Rural". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 5,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
9. Elevations shown hereon refer to Florida DEP Bench Mark #V 699 elevation= 5.07 feet (N.A.V.D. 1988 Datum).  
10. (F) Denotes information obtained from Field measurement.  
11. (P) Denotes information obtained from record Plat.  
12. (D) Denotes information obtained from record Deed.  
13. Refer to Boundary Survey prepared by Britt Surveying Inc., Job # 21-12-31, dated January 12, 2022.

**REVISIONS:**  
Revised 4/2/2024 CITY OF VENICE COMMENTS:

**DATE OF SURVEY:** FEBRUARY 15, 2024

**FIELD BOOK:** 620

**PAGE(S):** 1/1

**JOB NUMBER:** 24-07-54

**DRAWN BY:** EMB

**CERTIFIED TO:**

**A BOUNDARY SURVEY**

**LAND IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 19 EAST**

**SARASOTA COUNTY, FLORIDA**

**BRITT SURVEYING, INC.**

**LAND SURVEYORS AND MAPPERS**

**CERTIFICATE OF AUTHORIZATION NO. LB 6638**

**680 US 41 Bypass N., Suite #1, Venice, Florida, 34285**

**Telephone: (941) 493-1396**

**Email: bs@brittsurveying.com**

**MIDDLEBURG DEVELOPMENT, LLC**

**PLAT BOOK 24, PAGE 43**

**TWIN LAUREL ESTATES**

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 3979

NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE

**SHEET**  
**1 OF 1**