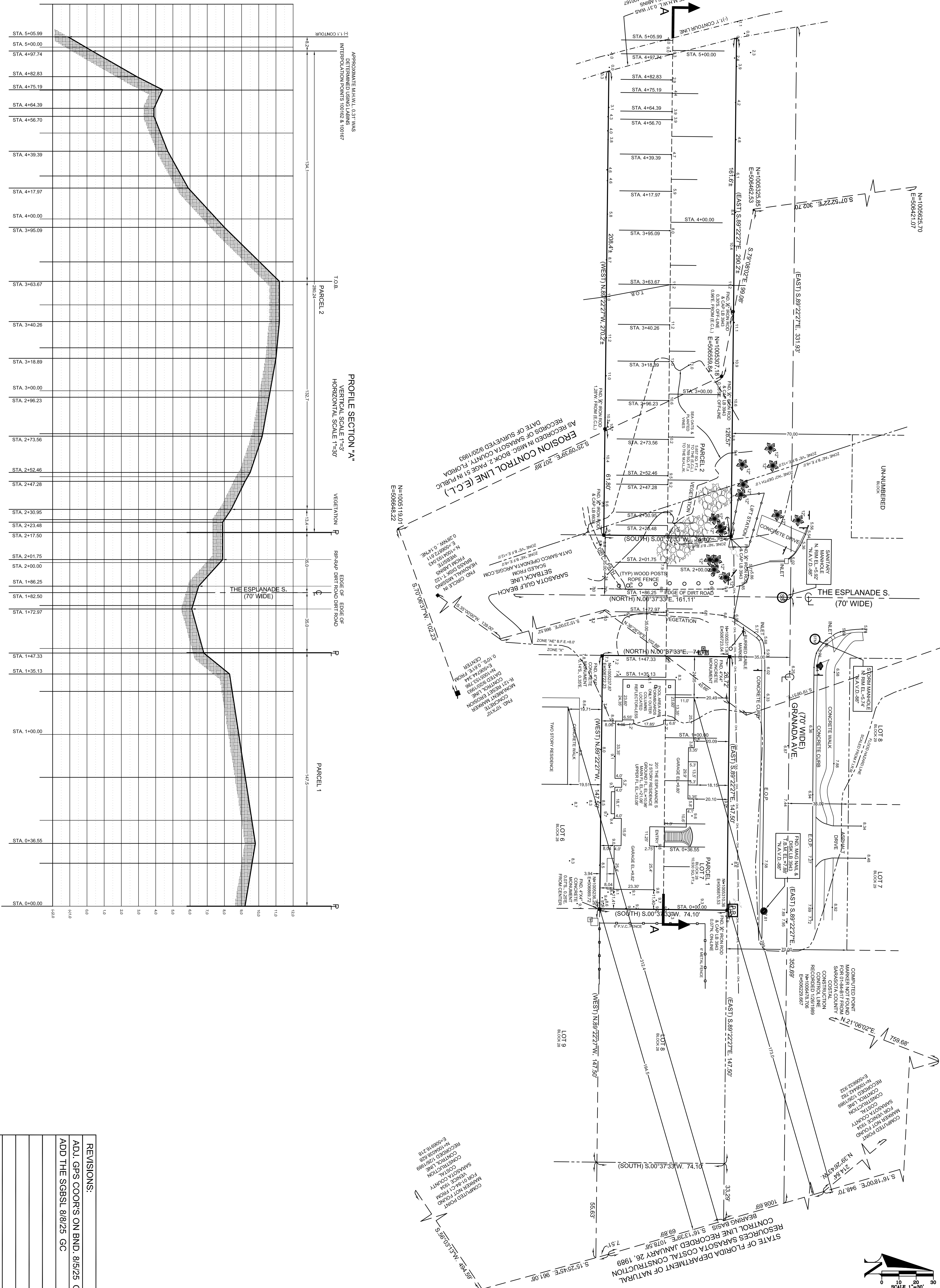


SURVEYOR'S NOTES:

- 1) A BASIS BEARING OF S. 61° 13'39"E, AS SHOWN ON THE SARASOTA COUNTY COASTAL CONSTRUCTION LINE SURVEY RECORDED JANUARY 28th, 1989.
- 2) EASEMENTS SHOWN ARE FROM PLAT DEDICATION OR PROVIDED BY CLIENT. NO THIRD-PARTY RECORDS SEARCH WAS PROVIDED BY THE CLIENT. FURTHERMORE, THE SURVEYOR EXCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF ANY EASEMENTS SHOWN HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROPERTY AS LIMITED TO UTILITIES, ENVIRONMENTAL, DRAINAGE, RIGHT OF WAYS, ETCETERA, TO PROPERTY AS UP TO THE OWNER, CONTRACTOR, AND ENGINEER TO FIND AS WELL AS PLAN AND BUILD ACCORDING PER AGENCIES THAT GOVERN SAID RESTRICTIONS. THE UTILITIES SHOWN ON SURVEY ARE VISIBLE OR MARKED BY OTHERS. LACK THEREOF SHOWING IT ON SAID SURVEY IT IS UP TO THE ENGINEER TO VERIFY ALL UNDERGROUND LOCATIONS, OFF-SITE AND ON-SITE WELL AND SEPTIC LOCATION IS DONE WITH PROBING IN THE FIELD THE SURVEYOR EXCEPTS NO LIABILITY OF THE ACCURACY OF SAID LOCATION AND IS TO BE VERIFIED BY THE ENGINEER.
- 3) ALL PROPERTIES ARE SUBJECT TO HAVING THE F.I.A.M CHANGE BY LOCAL FLOOD PLANE COORDINATOR. FLOOD INFORMATION PROVIDED IS UP TO THE OWNER AND BUILDER TO BE VERIFIED. THE SURVEYOR IS NOT LIABLE FOR B.F.E. 80.0' A.E. "NOT DEPTH 10' & "VE" = 12.0' F.I.R.M. 12156.0327 S. EFFECTIVE DATE: MARCH 27, 2024.
- 4) ANY ENCROACHMENTS NOT DETECTED ON SURVEY WILL REQUIRE APPROVAL LOCATION.
- 5) SITE BENCHMARKS ON SURVEY ARE BASED ON N.A.V.D. 1989 DATUM, AND ARE EITHER DIRECTLY FROM BASE BENCH MARK OR A CONVERSION TO N.A.V.D. 1989 DATUM USING CORPSCOM. BASE BENCH ESTABLISHED WITH GPS FROM EED LATED 9/29/83 & COORDINATES FROM SARASOTA COUNTY COASTAL CONTROL LINE WERE CONVERTED WITH MGS COORDINATE CONVERSION & TRANSFORMATION TOOL. (NAD83) WESTGTE.
- 6) THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON WAS NOT BASED ON A TIDAL STUDY BY THIS FIRM. STATUTES AND IS APPROXIMATE IN ITS LOCATION FOR THE PURPOSE OF THIS SURVEY. APPROXIMATE M.H.W. WILL CHANGE ACCESS AND USE OF PARCEL 2 FROM WHAT IS LISTED ON DEED.
- 7) DISTANCE AND ELEVATIONS IN THIS SURVEY ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
- 8) THIS SURVEY REPRESENTS A SURVEY THAT COMPLES WITH RULE 62-823.0081 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE PORTIONS THAT APPLY FOR PERMITTING PURPOSES.
- 9) THIS SURVEY WAS TIED TO THE COASTAL CONSTRUCTION CONTROL LINE BY NETWORK G.P.S. HOLDING THE PUBLISHED COORDINATES FOR COASTAL CONTROL LINE MARKERS 17-84-B17 AND 17-84-C01 POINTS ARE NO LONGER VISIBLE.



PER DEED DESCRIPTION OF PROPERTY (P.I.D.# 0176060019)

PARCEL 1:
LOT 7, BLOCK 28, GULF VIEW SECTION OF VENICE, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

PARCEL 2:
THAT PARCEL OF LAND BOUNDED ON THE EAST BY THE WESTERLY
BOUNDARY OF THE ESPLANADE RIGHT-OF-WAY, BOUNDED ON THE NORTH
AND SOUTH BY THE RESPECTIVE EXTENDED NORTH AND SOUTH LOT
LINES OF LOT 7, BLOCK 28, GULF VIEW SECTION OF
VENICE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF SARASOTA COUNTY,
FLORIDA, AND BOUNDED ON THE WEST BY THE MEAN HIGH TIDE LINE OF
THE GULF OF MEXICO.

NOTE: THE EROSION CONTROL LINE WILL CHANGE ACCESS AND USE OF
PARCEL 2 FROM WHAT IS LISTED ON DEED.

LINE TYPES & BLOCK LEGEND

- CHAIN LINK FENCE (C.L.F.)
- UNDER GROUND GAS LINE
- OVERHEAD UTILITY LINES
- UNDER GROUND TELEPHONE LINES
- WATER MAIN
- WATER SERVICE
- WIRE FENCE
- REINFORCED CONCRETE PIPE "6" C.P.
- REINFORCED METAL PIPE "6" C.M.P.
- CORRUGATED PLASTIC PIPE "6" P.P.
- PIKE TREE (TYPICAL)
- OKM TREE (TYPICAL)
- UTILITY POLE & GUY ANCHOR
- CENTERLINE
- BASELINE

- PERMANENT CONTROL POINT
- TEMPORARY BENCH MARK
- EDGE OF PAVEMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POINT OF REVERSE CURVATURE
- BACK OF CURB
- POINT OF REVERSE CURVATURE
- BACK FLOW PREVENTION DEVICE
- DRAINAGE & UTILITY EASEMENT
- FOUND
- CONCRETE MONUMENT
- ELEVATION
- FLORIDA INSURANCE RATE MAP
- SPOT ELEVATION (POST CONSTRUCTION)

TYPE OF SURVEY:
BOUNDARY & TOPOGRAPHY

Larsen Surveying, LLC
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Surveyor's Certificate
Survey was prepared in such to comply with the "Standards of Practice for Surveys" established
by the Florida Board of Professional Surveyors & Mappers in chapter 54-17 Florida
Administrative code, pursuant to Section 472.027 of Florida Statutes.

By: _____
Michael M. Larsen Registered Professional Surveyor & Mapper Florida Certificate No. 77375
Date of Survey: _____ JULY 28th, 2025
"Not valid without the signature and seal of the certifying Surveyor and Mapper."

REVISIONS:		
ADD GPS COORDS ON BND, 8/5/25	GC	
ADD THE SGBS1, 8/8/25	GC	
DRAWN BY: GC	DATE	07/31/2025
CHECKED	MM	DATE 07/31/2025