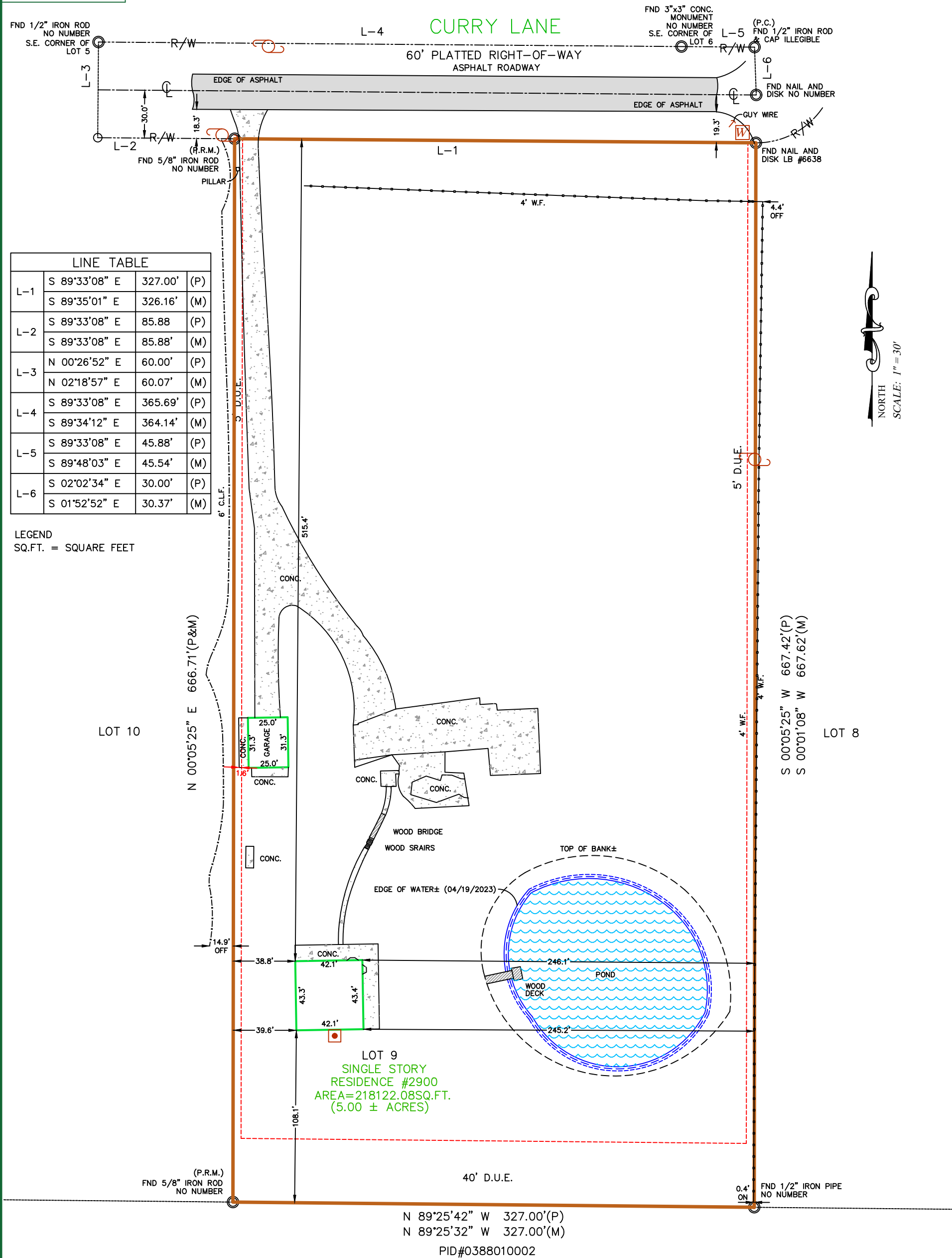


**BOUNDARY SURVEY**

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.



LINE TABLE		
L-1	S 89°33'08" E	327.00' (P)
	S 89°35'01" E	326.16' (M)
L-2	S 89°33'08" E	85.88 (P)
	S 89°33'08" E	85.88' (M)
L-3	N 00°26'52" E	60.00' (P)
	N 02°18'57" E	60.07' (M)
L-4	S 89°33'08" E	365.69' (P)
	S 89°34'12" E	364.14' (M)
L-5	S 89°33'08" E	45.88' (P)
	S 89°48'03" E	45.54' (M)
L-6	S 02°02'34" E	30.00' (P)
	S 01°52'52" E	30.37' (M)

LEGEND  
SQ.FT. = SQUARE FEET



PROPERTY ADDRESS: 2900 CURRY LANE, NOKOMIS, FLORIDA 34275



**POINTS OF INTEREST:**  
CONCRETE EXTENDS INTO THE WEST EASEMENT AS SHOWN.

First Choice Surveying...  
Your First Choice for Land Surveys

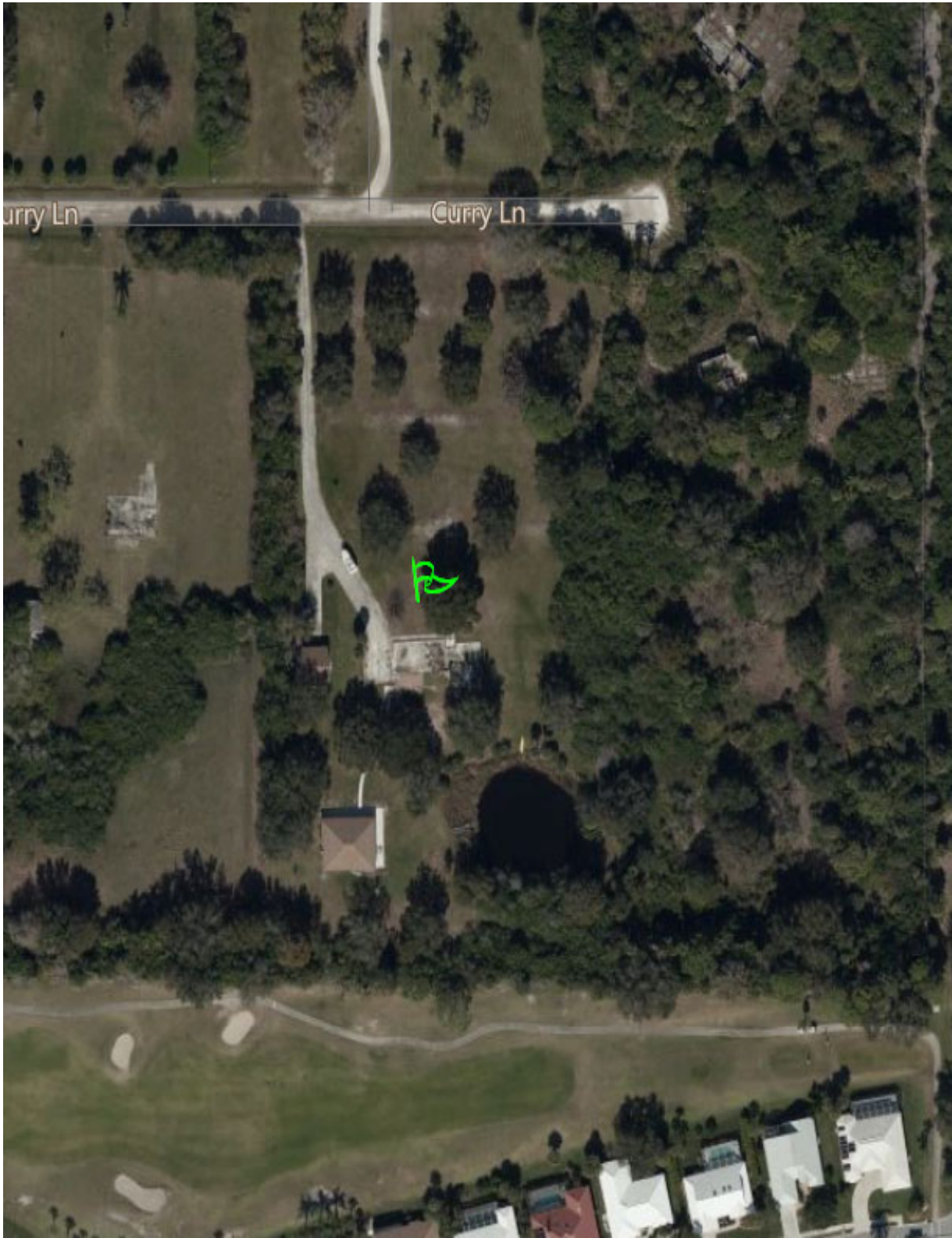
REVISIONS:  
(REV.0 4/20/2023)

FIRST CHOICE SURVEYING, INC.  
P.O. BOX 470978  
LAKE MONROE, FL 32747  
407.951.3425 (Office)  
407.520.5453 (Fax); LB #7564  
WWW.FIRSTCHOICESURVEYING.COM

CLIENT NO: \_\_\_\_\_  
JOB NO: 80549  
FIELD DATE: 4/19/2023  
DRAWN BY: L.D.  
DRAWN DATE: 04/20/23  
CHECKED BY: K.S.  
APPROVED BY: L.S.

**AERIAL VIEW**

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.  
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



**PROPERTY ADDRESS: 2900 CURRY LANE, NOKOMIS, FLORIDA 34275**

**LEGAL DESCRIPTION:**  
LOT 9, WOODLAND ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 3 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

<p><b>LEGEND</b></p> <p>AE = ACCESS EASEMENT BFP = BACKFLOW PREVENTER BSL = BUILDING SETBACK LINE BWF = BARBED WIRE FENCE (C) = CALCULATED Δ = CENTRAL ANGLE CB = CHORD BEARING CH = CHORD LENGTH CL = CENTER LINE CLF = CHAIN LINK FENCE CME = CANAL MAINTENANCE EASEMENT CNA = CORNER NOT ACCESSIBLE CONC = CONCRETE COV = COVERED CS = CONCRETE SLAB (D) = DEED DB = DEED BOOK DE = DRAINAGE EASEMENT DH = DRILL HOLE</p>	<p>DUE = DRAINAGE/UTILITY EASEMENT ELEV = ELEVATION EM = ELECTRIC METER EOW = EDGE OF WATER EP = EDGE OF PAVEMENT FCC = FOUND CROSS CUT FF = FINISHED FLOOR FND = FOUND GV = GATE VALVE HWF = HOG WIRE FENCE INST = INSTRUMENT NUMBER L = ARC LENGTH LB = LICENSED BUSINESS LE = LANDSCAPE EASEMENT LME = LAKE MAINTENANCE EASEMENT LS = LICENSED SURVEYOR (M) = MEASURED MB = MAP BOOK ME = MAINTENANCE EASEMENT</p>	<p>MHWL = MEAN HIGH WATER LINE MN = MAG NAIL MW = MONITOR WELL N&amp;D = NAIL AND DISK ORB = OFFICIAL RECORDS BOOK (P) = PLAT PB = PLAT BOOK PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVATURE PCP = PERMANENT CONTROL POINT PDE = PRIVATE DRAINAGE EASEMENT PE = POOL EQUIPMENT PG = PAGE PI = POINT OF INTERSECTION PID = PARCEL IDENTIFICATION NUMBER PK = PARKER KALON NAIL PL = PROPERTY LINE POB = POINT OF BEGINNING</p>	<p>POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PRM = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR &amp; MAPPER PT = POINT OF TANGENCY PUE = PUBLIC UTILITY EASEMENT PVF = PLASTIC VINYL FENCE PVUE = PRIVATE UTILITY EASEMENT RP = RADIAL POINT R = RADIUS RE = REAL ESTATE NUMBER RSR = RISER R/W = RIGHT OF WAY SV = SEWER VALVE UE = UTILITY EASEMENT WF = WOOD FENCE</p>	<p>☐ = CATCH BASIN ⊙ = MANHOLE ⊙ = SANITARY MANHOLE ⊙ = POWER POLE ⊙ = AIR CONDITIONER ⊙ = CLEANOUT ⊙ = FIRE HYDRANT ⊙ = LIGHT POLE ♿ = HANDICAP PARKING</p>	<p>ASPHALT CONCRETE</p> <p>W = WATER METER T = TELEPHONE BOX C = CABLE TV BOX E = ELECTRIC BOX X = WATER VALVE</p>	<p>WOOD BRICK/PAVER/TILE</p> <p>— = BOUNDARY LINE — = BUILDING LINE — = EASEMENT LINE — = CENTERLINE — = RIGHT-OF-WAY LINE — = OVERHEAD UTILITY LINE — = ADJACENT PARCELS — = BUILDING SETBACK LINE — x — = CHAIN LINK FENCE — o — = WOOD FENCE — o — = PLASTIC FENCE</p>
--	---	---	---	--	--	---

**SURVEYOR'S NOTES:**

1. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT; ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
2. UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
3. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF CURRY LANE, AS BEING, S 89°33'08" E, PER PLAT, ASSUMED.
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
5. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
6. FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
7. THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8. THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
9. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
10. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

**CERTIFIED TO:**

**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.M MAP NUMBER 12115C0243F, DATED 11/04/2016.  
  
THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

**ORDERED BY:**



CERTIFIED BY: JON SHOEMAKER PSM NO. 5144  
FIRST CHOICE SURVEYING, INC.  
P.O. 470978 LAKE MONROE, FL 32747  
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564  
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 04/20/23