

Job No.	18-0296
Date	04/08/19
Field Book	19-04
Drawn By	TDM
Checked By	WAM
Scale	NOTED
CAAD File	18-0296 out parcel.dwg

DESCRIPTION:
TRACT 279, NORTH VENICE FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 203, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS THE EASTERLY 17 FEET THEREOF.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PORTION FOR ROAD RIGHT OF WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 2449, PAGE 979, PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

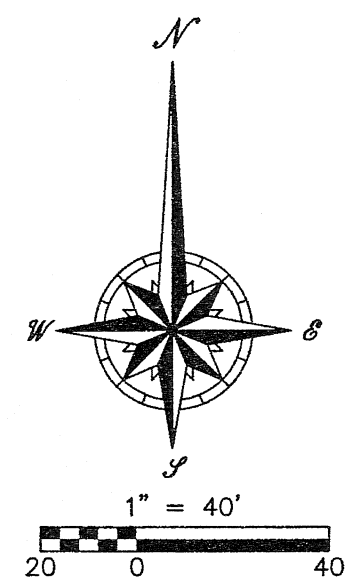
A PORTION OF THE GRANTOR'S TRACT AS RECORDED IN O.R. 1258, PAGE 211, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, THE SAME BEING A PORTION OF LOT 279, NORTH VENICE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 203, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 279, NORTH VENICE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 203, SARASOTA COUNTY, FLORIDA, THENCE N.86°50'51"W., ALONG THE SOUTHERLY BOUNDARY OF SAID LOT, A DISTANCE OF 17.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.86°50'51"W., A DISTANCE OF 36.88 FEET TO A POINT ON A CURVE; THENCE 60.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3650.00 FEET; A CENTRAL ANGLE OF 0°57'17"; AND A CHORD OF 60.82 FEET WHICH BEARS N.8°40'19"W., THENCE N.7°08'57"W., A DISTANCE OF 157.05 FEET; THENCE N.82°51'03"E., A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE; THENCE 311.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3930.00 FEET, A CENTRAL ANGLE OF 4°32'09"; AND A CHORD OF 311.04 FEET WHICH BEARS N.4°52'53"W., TO THE NORTHERLY BOUNDARY OF SAID LOT; THENCE S.89°37'39"E., ALONG SAID BOUNDARY A DISTANCE OF 75.31 FEET, THENCE S.0°35'20"W., A DISTANCE OF 530.21 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTATIONS:

- FLOOD ZONE: "AE", (EL.=10') PER FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 125144, MAP NO. 12115C, PANEL NO. 0332F, REVISED DATE 11/04/2016.
- BEARINGS ARE BASED ON FLORIDA STATE PLANE WEST ZONE GRID BEARINGS BEING REFERENCE TO THE CENTERLINE OF BORDER ROAD BEARING SOUTH 89 DEGREES 39 MINUTES 40 SECONDS EAST.
- ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
- BASE BENCH MARK: N.G.S. B.M. #641 2006, PUBLISHED ELEVATION 13.93'
- ELEVATIONS ARE BASED ON N.A.V.D. 1988.
- BEARINGS SHOWN AS PLAT(P) HAVE BEEN ROTATED 00°06'00" TO THE RIGHT TO MATCH THE SURVEY BASIS OF BEARING FOR PLAT AND FIELD COMPARISON.
- LOT 279 DOES NOT CLOSE BY 1.68 FEET.
- THE LAND DESCRIPTION AND ANY EASEMENTS NOTED OR SHOWN WAS PROVIDED AND IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE ORDER NO. 2037-4306221, EFFECTIVE DATE OF 04/17/2019.

PREPARED FOR THE EXCLUSIVE USE OF:
D.R. HORTON, INC., A DELAWARE CORPORATION;
NELSON MULLINS RILEY & SCARBOROUGH LLP, d/b/a NELSON MULLINS BROAD AND CASSELL;
FIRST AMERICAN TITLE INSURANCE COMPANY.



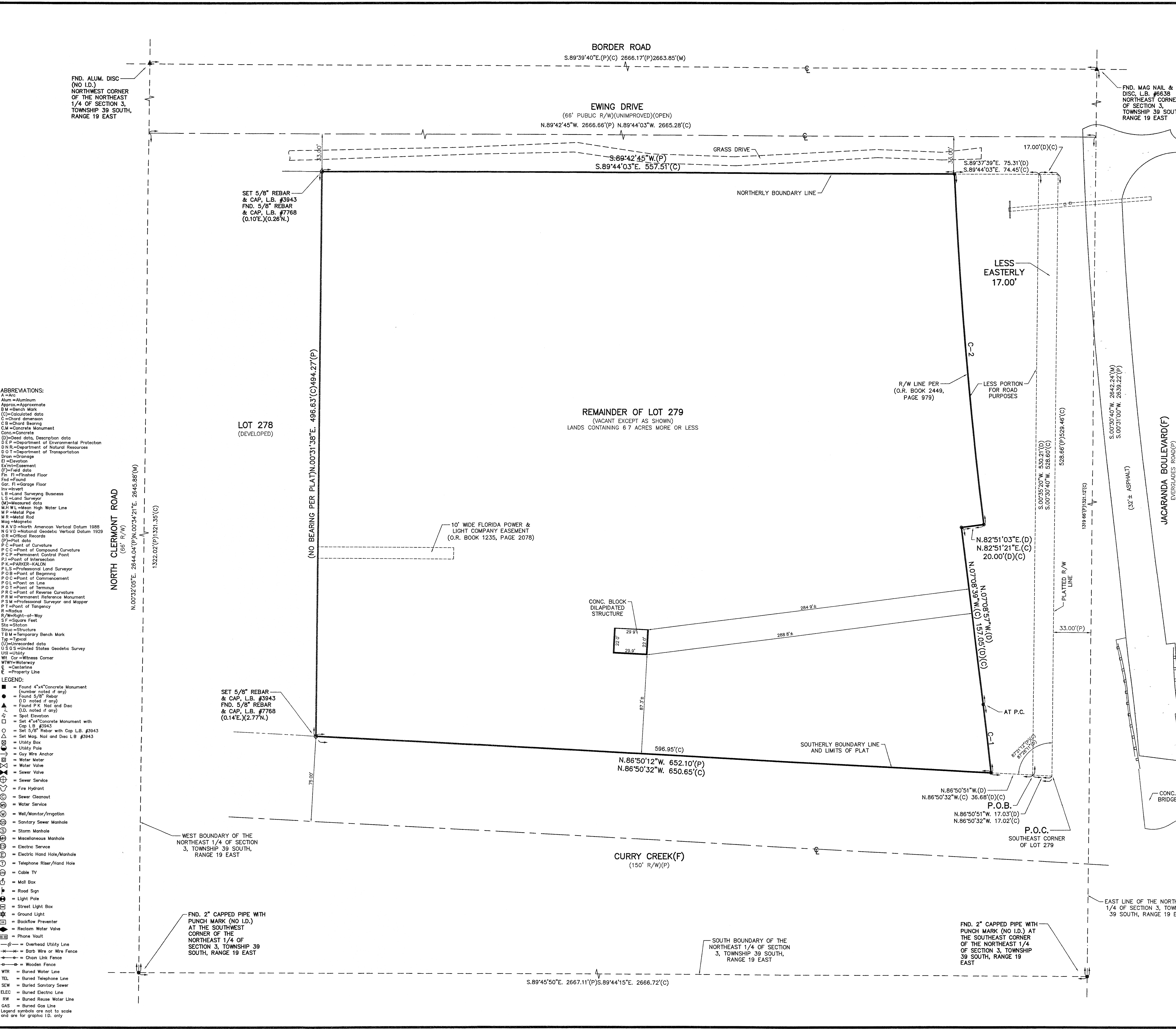
CURVE TABLE:

C-1	Radius = 3650.00'(D)(C)
	Arc = 60.82'(D)(C)
	Delta = 0°57'17"(D)(C)
	Chord Length = 60.82'(D)(C)
	Chord Bearing = N.06°40'19"W.(D)
	Chord Bearing = N.06°40'00"W.(C)
C-2	Radius = 3930.00'(D)(C)
	Arc = 311.12'(D)(D)(D)(D)(C)
	Delta = 04°32'09"(D)(D)(D)(D)(C)
	Chord Length = 311.04'(D)(D)(D)(D)(C)
	Chord Bearing = N.04°52'53"W.(D)
	Chord Bearing = N.04°53'20"W.(C)

SURVEYOR'S CERTIFICATE:
This sketch of survey represents the results of a field survey prepared under my direction, is true and correct to the best of my knowledge and belief and has only been prepared to comply with standards of practice effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown hereon.

DMK ASSOCIATES, INC.
DATE OF FIELD SURVEY: 04/11/19
DATE OF SIGNATURE: 04/15/19
BY: WARREN (BARRY) McLEOD
Professional Surveyor and Mapper
Florida Licensed Surveyor No. 4855
Land Surveying Business No. 3943
File No. 18-0296

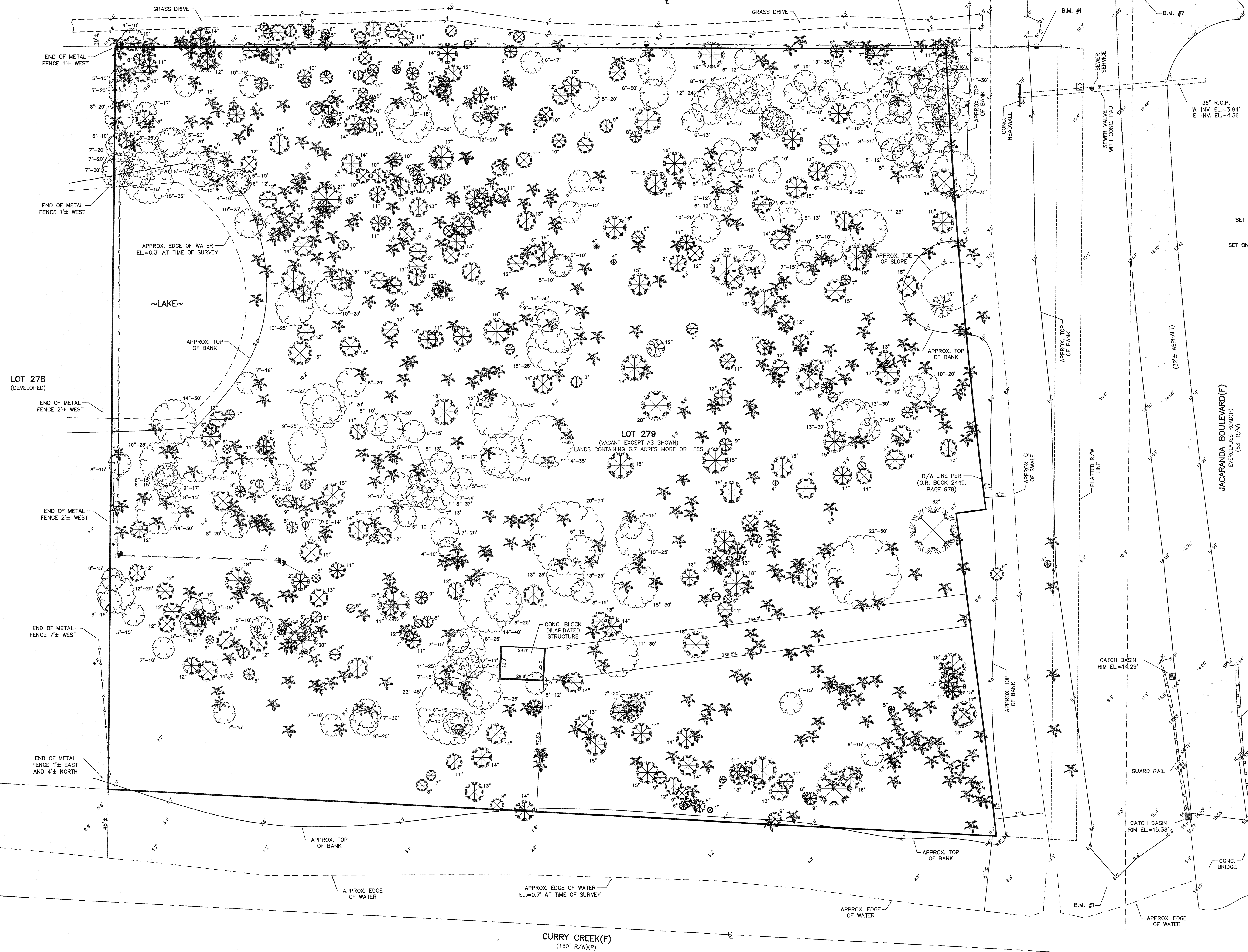
Boundary and Topographic
Suburban
Construction
1 of 2



- ABBREVIATIONS:**
- A=Aluminum
 - Appr=Approximate
 - BM=Benchmark
 - C=Collocated data
 - C=Chord dimension
 - C=Chord Bearing
 - CM=Concrete Monument
 - Conc=Concrete
 - (D)=Deed data, Description data
 - D.E.P.=Department of Environmental Protection
 - D.N.R.=Department of Natural Resources
 - D.O.T.=Department of Transportation
 - Drain=Drainage
 - E=Elevation
 - Exc=Excavation
 - F=Field data
 - Fl=Finished Floor
 - Fnd=Found
 - Gar. Fl=Garage Floor
 - Inv=Invert
 - LB=Land Surveying Business
 - LS=Licensed Surveyor
 - (M)=Measured data
 - M.H.=Mileage High Water Line
 - M.P.=Metal Pipe
 - M.R.=Metal Rod
 - Mag=Magnetic
 - N.A.V.D.=North American Vertical Datum 1988
 - N.G.S.=National Geodetic Vertical Datum 1929
 - O.R.=Official Records
 - (P)=Plat data
 - P.C.=Point of Curvature
 - P.C.=Point of Commencement
 - P.C.P.=Permanent Control Point
 - P.I.=Point of Intersection
 - P.K.=PARKER-KALON
 - P.L.=Professional Land Surveyor
 - P.O.B.=Point of Beginning
 - P.O.C.=Point of Commencement
 - P.O.L.=Point on Line
 - P.T.=Point of Termination
 - P.R.=Point of Reverse Curvature
 - P.R.M.=Permanent Reference Monument
 - P.S.M.=Professional Surveyor and Mapper
 - P.T.=Point of Tangency
 - R=Radius
 - R/W=Right-of-Way
 - S.F.=Square Feet
 - Sta=Station
 - Struc=Structure
 - T.B.M.=Temporary Bench Mark
 - Typ=Typical
 - (U)=Unrecorded data
 - U.S.G.S.=United States Geodetic Survey
 - Util=Utility
 - W.C.=Witness Corner
 - W/W=Waterway
 - W.C.=Centerline
 - W.C.=Property Line
- LEGEND:**
- Found 4"x4" Concrete Monument (number noted if any)
 - Found 5/8" Rebar (D noted if any)
 - Found 1/2" Rebar and Disc (D noted if any)
 - Set 4"x4" Concrete Monument with Cap L.B. #3943
 - Set 5/8" Rebar with Cap L.B. #3943
 - Set Mag. Nail and Disc L.B. #3943
 - Utility Box
 - Utility Pole
 - Guy Wire Anchor
 - Water Meter
 - Water Valve
 - Sewer Valve
 - Sewer Service
 - Fire Hydrant
 - Sewer Cleanout
 - Water Service
 - Well/Monitor/Irrigation
 - Sanitary Sewer Manhole
 - Storm Manhole
 - Miscellaneous Manhole
 - Electric Service
 - Electric Hand Hole/Manhole
 - Telephone Riser/Hand Hole
 - Cable TV
 - Mail Box
 - Road Sign
 - Light Pole
 - Street Light Box
 - Ground Light
 - Backflow Preventer
 - Redem Water Valve
 - Phone Vault
 - Overhead Utility Line
 - Barb Wire or Wire Fence
 - Chain Link Fence
 - Wooden Fence
 - Buried Water Line
 - Buried Telephone Line
 - Buried Sanitary Sewer
 - Buried Electric Line
 - Buried Reuse Water Line
 - Buried Gas Line
- Legend symbols are not to scale and are for graphic I.D. only.

EWING DRIVE
(66' R/W)

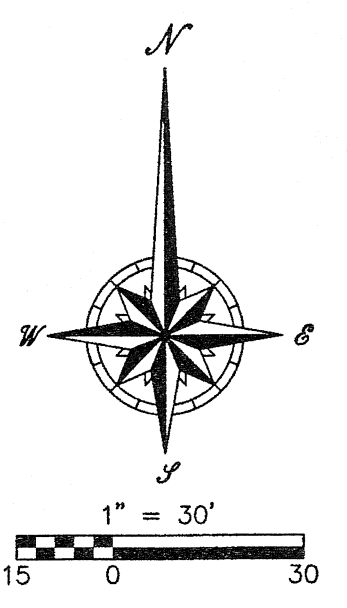
LIVE OAK TREES IN THIS AREA
4 4"-10", 1 6"-25"
2 5"-10", 1 12"-25"
2 5"-15", 1 8"-20"
1 6"-15"



BENCHMARK TABLE:

B.M. #1 EL.=11.28'	(N.A.V.D. 1988)
SET MAG NAIL & DMK B.M. DISC, L.B. #3943	
IN POWER POLE	
B.M. #2 EL.=8.25'	(N.A.V.D. 1988)
SET ON 5/8" REBAR AND TRAV, CAP, L.B. #3943	

- TREE LEGEND:**
- = LIVE OAK TREE (TRUNK AND DRIP LINE DIAMETER NOTED)
 - = CABBAGE PALM TREE
 - = CEDER TREE (TRUNK DIAMETER NOTED)
 - = SLASH PINE TREE (SIZE NOTED)
 - = UNKNOWN TREE (TRUNK DIAMETER NOTED)



DMK ASSOCIATES
ENGINEERS & SURVEYORS
4315 S. ACCESS ROAD
EUGENE, OR 97404
TEL: (503) 475-6596 FAX: (503) 475-1881

Date: 04/08/19
Checked By: WAM
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CADD File: 19-0298 out parcel sheet 2
Bldg: NOTED
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DMK

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Boundary and Topographic
Suburban
Expected Survey Use: Construction

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