

LEGAL DESCRIPTION (BY SURVEYOR)

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS, THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTHERLY 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTHERLY 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, 130.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND WHOSE CHORD BEARS NORTH 11°31'26" WEST, 26.97 FEET; THENCE NORTHERLY 27.18 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'15", TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 94.50 FEET AND WHOSE CHORD BEARS NORTH 11°58'28" WEST, 39.00 FEET; THENCE NORTHERLY 39.29 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 23°49'11"; THENCE NORTH 00°03'52" WEST, 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

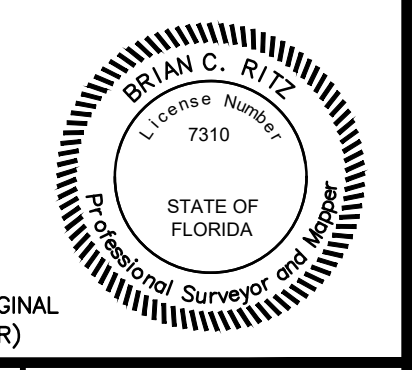
CONTAINING 10.42 ACRES OR 453,722 SQUARE FEET, MORE OR LESS.

SURVEYOR'S REPORT

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT REPORT;
- THE LOCATION OF TREES, UTILITIES, UNDERGROUND AND/OR NON-VISIBLE STRUCTURES INCLUDED BUT NOT LIMITED TO FOUNDATIONS, MANHOLES, VAULTS AND DRAINFIELDS, ETC. OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN;
- BEARINGS ARE BASED ON THE RECORD PLAT OF CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288. A BEARING OF N89°10'25"W FOR THE NORTH TRACT LINE OF TRACT 700 WAS USED AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM A REDUNDANCY OF FIELD MEASUREMENTS USING ELECTRONIC MEASURING SYSTEMS AND COMPUTER MAPPING TECHNOLOGY;
- PROPERTY SITUATED IN FLOOD ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP 12115C0244E, EFFECTIVE DATE 11/04/2016;
- ELEVATIONS (IF ANY) REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.A.V.D.) OF 1988. BENCHMARK USED WAS SARASOTA COUNTY BENCHMARK #P-699 WITH A PUBLISHED ELEVATION=14.06;

SURVEYOR'S CERTIFICATE (DATE OF LAST FIELD SURVEY: 05/25/2022)
I HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING LICENSE NO. LS 7310, AND THAT I AM ACTING ON BEHALF OF A M ENGINEERING, LLC, A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING LB. NO. 4334, THAT THIS PLAT OF LAND SURVEY REPRESENTS A FIELD SURVEY PERFORMED UNDER MY SUPERVISION OF THE LAND AS SHOWN AND DESCRIBED HEREON, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

BY: **BRIAN C. RITZ, P.S.M., VICE PRESIDENT**
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7310
(NOT VALID WITHOUT ELECTRONIC SIGNATURE AND/OR AN ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)



- LEGEND**
- SET 5/8" IRON ROD & CAP STAMPED "AM ENG LB 7013" (UNLESS OTHERWISE DESCRIBED)
 - ▣ CONCRETE UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ SPOT ELEVATION
 - OHC — OVERHEAD CABLES
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - (2019) FIELD DATE LAST RECOVERED IF GREATER THAN 6 MONTHS OF 5/25/22.
 - PCP PERMANENT CONTROL POINT
 - PRM PERMANENT REFERENCE MONUMENT
 - P.I.D. PARCEL IDENTIFICATION NUMBER
 - ★ PINE TREE
 - ✱ PALM TREE

CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	17.60	24°22'40"	7.49	7.43	N11°25'30"W
C2	110.67	24°27'24"	47.24	46.88	N11°23'08"W
C3	63.00	24°43'15"	27.18	26.97	N11°31'26"W
C4	94.50	23°49'11"	39.29	39.00	N11°58'28"W

REVISIONS

BY:	DATE:	DESCRIPTION:

BOUNDARY SURVEY
IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

THIS SURVEY IS CERTIFIED TO:
NEAL COMMUNITIES OF SOUTHWEST FLORIDA

DRAWN BY: NAW DATE: 05-31-2022 BOOK: 416/45 DWG: NEAL028L31.DWG JOB: NEAL-0028

A M ENGINEERING, LLC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
3840 CONSUMER COURT
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786