



LEGEND:

- Guy Wire → Verizon Vault
- ORI Official Records Instrument

## DESCRIPTION: PARCEL 3A (O.R.I. #2016005618)

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 29, Township 38 South, Range 19 East; thence N.89°17'55"E. along the South Boundary of said Section 29, 400.00 feet; thence N.00°12'35"W., 60.00 feet for a Point of Beginning; thence N.00°12'25"W., a distance of 726.00 feet; thence N.89°17'55"E., a distance of 300.00 feet; thence S.00°12'35"E., a distance of 726.02 feet; thence S.89°17'55"W., a distance of 300.00 feet to the Point of Beginning

Parcel contains 217600 Sq Ft, or 4.9954 Acres, more or less.

## REPORT OF SURVEY:

- 1. This plat represents a Boundary Survey showing visible improvements.
- 2. There may exist other underground fixed interior improvements, which are not visible and are not a part
- of this survey. 3. Description shown hereon has been prepared for this
- 4. Subject to easements and rights of way of record, if any. No research has been made of easements or rights of ways of record.
- 5. This plat has been prepared with the benefit of a First American Title Insurance Company ALTA Commitment for Title Insurance. File Number 3020—1104646, Dated January 3, 2022 at 8:00 AM.
- Surveyors Review of Schedule B-II of Title Commitment. Items: 1, 2, 4, 5, 6, 7, 8, and 9, are not matters of Land Surveying and not reviewed. Items: 3, and 11, are Applicable, blanket in nature and not graphically depicted hereon. item: 10 is Applicable, and Graphically depicted hereon.
- 6. 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.
- 7. Accuracy: The expected use of the land is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 8. (D) Denotes information obtained from Warranty Deed Recorded in O.R.I. # 2001009621
- 9. (F) Denotes information obtained from Field measurement. 10. Distance to Nearest Intersecting Street (Lauel Road): 400
- 11. Elevations shown hereon refer to Florida DEP Bench Mark #V 699 elevation= 5.07 feet (N.A.V.D. 1988 Datum).

-James Sawyer—— 1651 Laurel Road 3/8" Iron Rod & Cap— PLS 2670 Found Nokomis, Florida 34275 Fence 0.2' West of Line Southeast Corner of Lands Described in ORI #201605618 —Fence Gate 3" Concrete Monument — (No Identification) Found-Fence Corner S89°17'55"W 300.00'(D) Fence Corner N89°52'45"W 300.15'(F) North 0.04', East 0.75' Flood Zone Flood Zone "AE" 10' 726.00′(D) / 725.08′(F) PARCEL 3A Lands Described in ORI # 2001009621 40,56"E .00N 66.9 Verizon Wireless Sevices LLC Lands of Randall C. Hart 2001 Laurel Road, Nekomis, Flodida, 34275 1425 Laurel Road Nokomis, Florida 34275 18.89' Cistern -12"x18" ECP 8.0'x8.0 Covered Concrete Pump House One Strory Concrete — Block Garage Finish Floor =9.55' Open Concrete-Pool Deck Decorative Stone Path-Landscape— 0.7' Wide Concrete — Block Retaining Wall (Height Varies) / Dirt & Rock Drive Concrete— # 1881
Two Story Concrete Block
and Wood Frame Structure
Finish Floor =11.98'
Garage Finish Floor =9.93' Lan ORI of 27 20' Ingress/Egress Easemer per ORI #2016005618 20.0' POINT OF BEGINNING-PARCEL 3A Dirt Road -5/8" Iron Rod & Cap LB 6638 Set 3" Concrete Monument Fence corner 0.1' North & 0.1' East of Corner (no Identification) Found Mitered End Section N89°46'30"W Fence Corner 0.1 East of Line 299.86'(F) 34"x52" ECP 3/8" Iron Rod & Cap S89°17'55"W 300.00'(D) ∼Right of Way Line LB 3913 Found Sidewalk NOO°12'35"W 60.00'(D) N00°40'56"E 60.00'(F) N89°17'55"E 400.00' (D) Asphalt Road AUREL - R-OA-D -South line of Section 29—38S—19E (Public Right of Way - Width Varies) Base Line of Survey (Laurel Road) South Line of Section 29-38S-19E **CERTIFICATE OF SURVEYOR** To Steeleharbour LLC, together with its successors and assigns.

Southwest Corner of of the Southeast Quarter of the Southwest Quarter of Section 29—38S—19E

POINT OF -

COMMENCEMENT

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 8, 13, and 14, of Table A thereof. The field work was completed on January 25, 2022.

FEBRUARY 25, 2022

RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NUMBER 3979 NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

S HEE OF

REVISIONS: 606 116-125 FIELD BOOK: \_ PAGE(S): JOB NUMBER: 21-12-31 DRAWN BY: \_\_\_

DATE OF SURVEY: FEBRUARY 25, 2022

OLD ALBEE FARM ROAD

ALTA/NSPS LAND TITLE SURVEY PARCEL 3A, A PART OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST 1881 E. LAUREL ROAD, NOKOMIS, FLORIDA

**CERTIFIED TO:** 

STEELE HARBOUR LLC FIRST AMERICAN TITLE INSURANCE COMPANY



## SURVEYING, INC. BRITT

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