

VICINTY MAP



- LEGEND:
- Guy Wire
- ¹ Flag Pole
- ORI Official Records Instrument

DESCRIPTION: PARCEL 2

Lot 2 of Twin Estates, Nokomis, Florida, as per Plat thereof recorded in Plat Book 24, pages 43 and 43—A of the Records of Public Sarasota County, Florida.

Parcel contains 243729 Sq Ft, or 5.5952 Acres, more or less.

REPORT OF SURVEY:

- 1. This plat represents a Boundary Survey showing visible improvements.
- 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. No easements shown on Record Plat.
- 5. This plat has been prepared with the benefit of a First American Title Insurance Company ALTA Commitment for Title Insurance. File Number 3020–1104655, Dated January 5, 2022 at 8:00 AM.
 - Surveyors Review of Schedule B—II of Title Commitment. Items: 1, 2, 3, 4, 5, 6, 7, 8, and 9, are not matters of Land Surveying and not reviewed. item: 10 is Applicable, and Graphically depicted hereon.
- 6. Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, per Flood Insurance Rate Map 12115C0243F, 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. # 2008035358
- 9. (F) Denotes information obtained from Field measurement.
- 10. (P) Denotes information obtained from Plat.11. Elevations shown hereon refer to Florida DEP Bench
- Elevations shown hereon refer to Florida DEP Bench Mark #V 699 elevation= 5.07 feet (N.A.V.D. 1988 Datum).
 Distance to nearest intersecting street is 722' to Laurel Road.

Lands of Carrie Mariah Wozniak Trust 1107 Twin Laurel Blvd. Nokomis, Florida 34275 15" CMP N89°12'22"E 337.03'(P) N89°09'22"E 336.83'(F) Overhaed Utility Lin 24.4' West of Line N00°39'14"W Lot 2 721.93'(P) 721.86'(F) 14.1'x10. od Frame .48'(F) 107.3 46.0' Asphalt 44.9' 89.9' Pavers **≯** ← **₽** *35.7*′ 20.9'X12.4'— Metal Car Port Concrete Pool SidewalkScreened Pool Concrete East Line of the West-Deck Half of the Southeast 162.5 Quarter of Section 29 West Line of Twin Laurel Estates by Monumentation Overhead Utility Lines— \$ pr 17.0' West of Line -Fence Corner Box Wire Fence -(Ownership Not 3.07' North & 19.88 East of Lot Corner Determned) 308.63'(F) S89°13'13"W 338.63'(F) S89°12'22"W 338.88'(P) 4"Concrete Monument (No Identification) Found Fence 14.4'— West of Line Lands of RE3 Properties LLC 1099 Twin Laurel Blvd. Nokomis, Florida 34275 North Line Per Plat

CERTIFICATE OF SURVEYOR

To Steeleharbour LLC, together with its successors and assigns, and First American Title Insurance Company.

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.

SHEET OF J

DATE OF SURVEY: FEBRUARY 25, 2022
REVISIONS:

FIELD BOOK: 606 PAGE(S): 116-125

JOB NUMBER: 12-12-31 DRAWN BY: JJD

ALTA/NSPS LAND TITLE SURVEY PARCEL 3A, A PART OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST #1101 TWIN LAUREL BOULEVARD, NOKOMIS, FLORIDA 34275

CERTIFIED TO:

STEELE HARBOUR LLC FIRE AMERICAN TITLE INSRUANCE COMPANY



BRITT SURVEYING, INC.

LAUREL ROAD

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