

SCALE: 1" = 40'

- LEGEND:**
- Water Valve
 - Sign Post
 - Wood Power Pole
 - Phone Riser
 - Light Pole
 - Fiber Optics Marker
 - Mitered End Section
 - Water Manhole
 - Antenna Tower
 - Antenna Mast
- TREE LEGEND**
- Palm Tree
 - Oak Tree & Size
 - Pine Tree & Size
 - Maple Tree & Size
 - Cypress Tree & Size
 - Myrtle Tree & Size

DESCRIPTION: 1A

A parcel of land lying and being in Section 29, Township 38 South, Range 19 East, being a portion of Lot 1, Twin Laurel Estates, according to the plat thereof, as recorded in Plat Book 24, Page 43 and 43A, of the Public Records of Sarasota County, Florida, being more particular described as follows:

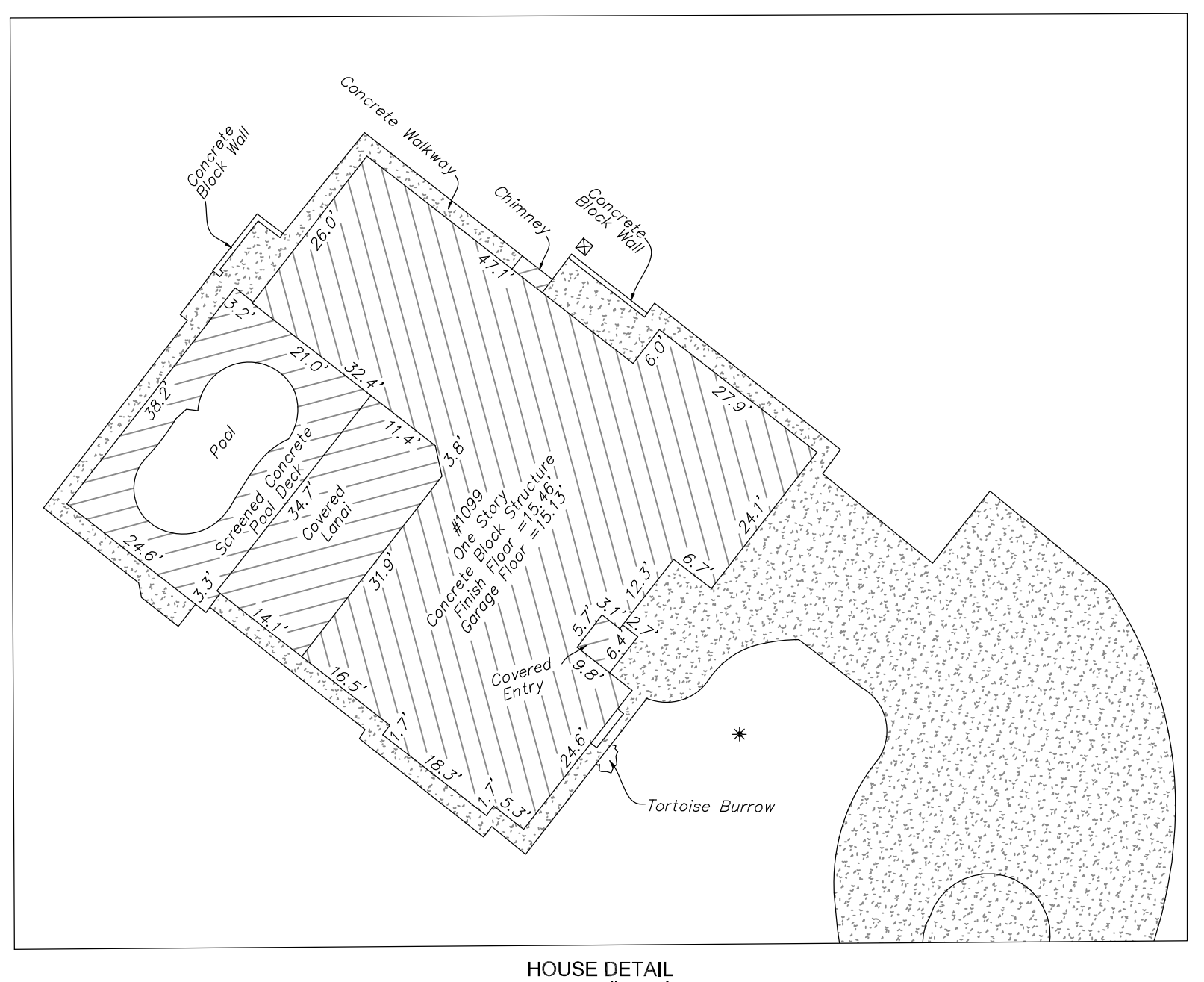
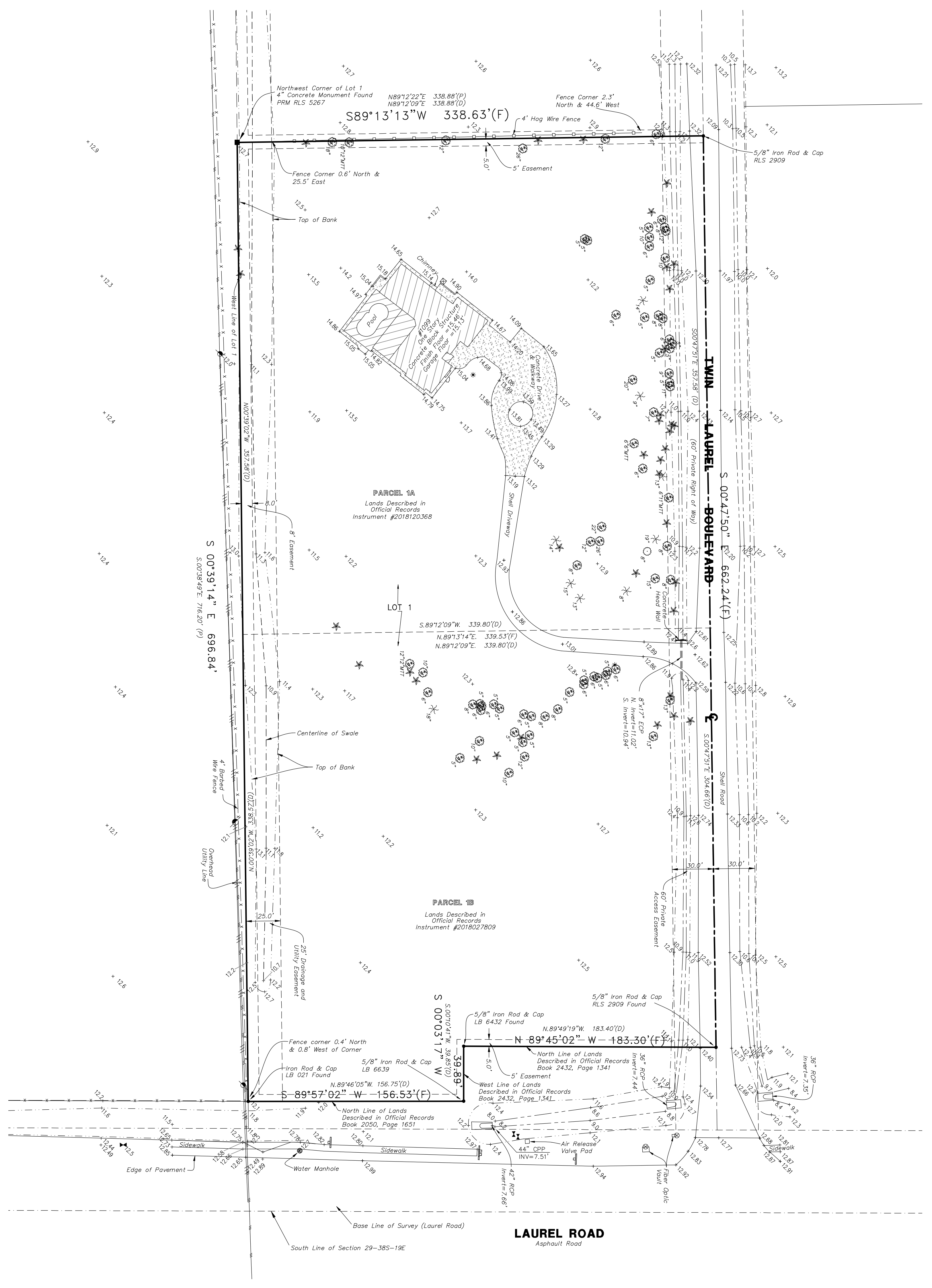
Begin at the Northwest corner of said Lot 1; thence N.89°12'09"E. (N.89°12'22"E. per plat), 338.88 feet, to the centerline of Twin Laurel Boulevard (60' Private Right-of-Way); thence on the centerline of said Twin Laurel Boulevard, S.00°47'51"E. (S.00°47'38"E. per plat), 357.58 feet, to the Northeast corner of lands described in Official Records Instrument #2018027809, thence leaving said centerline of Twin Laurel Boulevard, S.89°12'09"W, along said North line of lands described in Official Records Instrument #2018027809, 339.80 feet, to the West line of said Lot 1, being the Northwest corner of lands described in Official Records Instrument #2018027809; thence on said West line of Lot 1, N.00°39'02"W. (N.00°38'49"W. per plat), 357.58 feet, to the POINT OF BEGINNING.

DESCRIPTION: 1B

A parcel of land lying and being in Section 29, Township 38 South, Range 19 East, being a portion of Lot 1, Twin Laurel Estates, according to the plat thereof, as recorded in Plat Book 24, Page 43 and 43A, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence on the West line of said Lot 1, S.00°39'02"E. (S.00°38'49"E. per plat), 357.58 feet, for a POINT OF BEGINNING; thence leaving said West line, N.89°12'09"E., 339.80 feet, to the centerline of Twin Laurel Boulevard (60' Private Right-of-Way); thence on said centerline of Twin Laurel Boulevard, S.00°47'51"E. (S.00°47'38"E. per plat), 304.66 feet, to the North line of lands described in Official Records Instrument Book 2432, Page 1341; thence on said North line of Official Records Book 2432, Page 1341, N.89°49'19"W., 183.40 feet, to the West line of said lands described in Official Records Book 2432, Page 1341; thence on the West line of said lands described in Official Records Book 2432, Page 1341, S.00°10'41"W., 39.85 feet, to the North line of lands described in Official Records Book 2050, Page 1651; thence on the North line of said lands described in Official Records Book 2050, Page 2050, Page 1651, N.89°46'05"W., 156.75 feet, to the West line of said Lot 1; thence on said West line of Lot 1, N.00°39'02"W., 338.57 feet, to the POINT OF BEGINNING.

- REPORT OF SURVEY:**
- This plat represents a Boundary Survey showing visible improvements.
 - Bearings shown hereon refer to Grid, Florida State Plane Coordinate System, West Zone, North American Datum, 1983 (1990 adjustment). This survey is based on Sarasota County GPS points SAR 053 and SAR 054.
 - There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
 - Description shown hereon has been furnished by client.
 - Subject to easements and rights of way of record, if any. No research has been made of easements or rights of way of record.
 - This plat has been prepared with the benefit of a Old Republic National Title Insurance Company, American Land Title Association Commitment, Commitment Number: 1281791, Commitment Date: May 26, 2022 at 11:00 PM.
 - Parcel shown hereon is situated in Flood Zones "X", and "V500", base flood elevation Not Determined, per Flood Insurance Rate Map 1251440243F, Index Map dated November 4, 2016.
 - 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.
 - (P) Denotes information obtained from record Plat.
 - (F) Denotes information obtained from Field measurement.
 - Elevations shown hereon refer to Florida DEP Bench Mark #V 699 elevation= 5.07 feet (N.A.V.D. 1988 Datum).



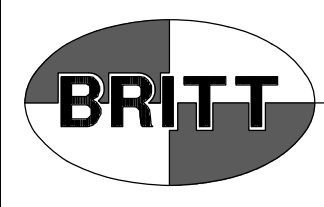
RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 9379
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

HOUSE DETAIL
Scale: 1" = 20'

1 OF 1 SHEETS	DATE OF SURVEY: April 2022
	REVISIONS: 06/18/22 Added Title Work Reference (CBN)
	FIELD BOOK: 607 PAGE(S): 147-150
	JOB NUMBER: 22-03-04 DRAWN BY: CBN

A BOUNDARY SURVEY
LOT 1A AND 1B, TWIN LAUREL ESTATES
#1099 TWIN LAUREL BOULEVARD, NOKOMIS, FL. 34275

CERTIFIED TO:
SteeleHarbour LLC
2001 Laurel LLC
Old Republic National Title Insurance Company



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285
Telephone: (941) 493-1396
Email: bsi@brittsurveying.com