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Russell S. Strayer
2022.07.26 16:18:17
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THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROJECT NO. 50154685		SCALE 1" = 30'	
FIELD DATE	07/08/22	BY	APPROVED
RD/RD	SAR 37/46	MAT	RSS
DRAWING DATE		07/13/22	

PLAT OF BOUNDARY SURVEY
-FOR-
TERESA EBERLING

A PORTION OF LAND
LOCATED IN SECTION 34, TOWNSHIP 38
SOUTH, RANGE 19 EAST

SARASOTA COUNTY FLORIDA

Dewberry
2201 CANTU COURT SUITE 107
SARASOTA, FLORIDA 34232
PHONE: 941.702.9670
WWW.DEWBERRY.COM

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SCHEDULE F B2 EXCEPTIONS.

STANDARD EXCEPTIONS.

LEGEND AND ABBREVIATION

[illegible]

SCHEDULE F B2 EXCEPTIONS.

LEGAL DESCRIPTION:

(PER REFERENCED TITLE COMMITMENT)

PARCEL 1:

COMMENCE AT A POINT 100' NORTH AND 999.77 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE 332.66' THENCE NORTH 0°16'58" WEST, 654.73' THENCE WEST 332.66' THENCE SOUTH 0°16'58" EAST, 654.73' TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE WEST 1/2 OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89°52'24" EAST, ALONG THE SOUTH LINE OF SAID SECTION 34, 999.67' FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'24" EAST ALONG SAID SOUTH LINE 332.66'; THENCE NORTH 00°10'44" WEST, 100.0' TO THE SOUTHEAST CORNER OF THE WADE PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 1037, PAGE 1561, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 89°52'24" WEST ALONG A LINE 100 FEET FROM AND PARALLEL WITH SAID SOUTH LINE 332.66' TO THE SOUTHWEST CORNER OF THE WADE PROPERTY AS DESCRIBED HEREIN; THENCE SOUTH 00°10'44" EAST, 100.0' TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF BORDER ROAD (33' WIDE AT THIS POINT, PUBLIC RW); THENCE S89°54'40"E, 998.49 FEET, ALONG SAID NORTH RIGHT-OF-WAY, TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N00°24'00"E, 61.58 FEET, THENCE N89°45'20"E, 333.42 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SARASOTA COUNTY PARCEL NO. 0390-00-3020; THENCE S00°20'18"W, ALONG SAID EAST LINE, 64.39 FEET TO IT INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SAID BORDER ROAD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°45'40"W, 333.47 FEET TO THE POINT OF BEGINNING.