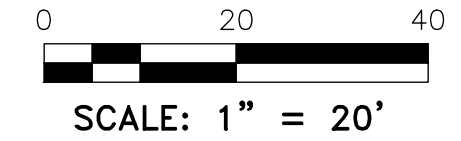
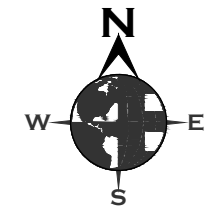


LEGEND

- (D) = DEEDED DIMENSION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- 2.0' = EXISTING ELEVATION
- T.B.M. = TEMPORARY BENCH MARK
- F.F. = FINISHED FLOOR
- EL., ELEV. = ELEVATION
- ⊙ = SEWER CLEANOUT
- A/C = AIR CONDITIONER
- = 5/8" CAPPED IRON ROD SET ("BPI LB 6639")
- ⊗ = NAIL & DISK SET ("BPI LB 6639")
- ☆ = LIGHT POLE

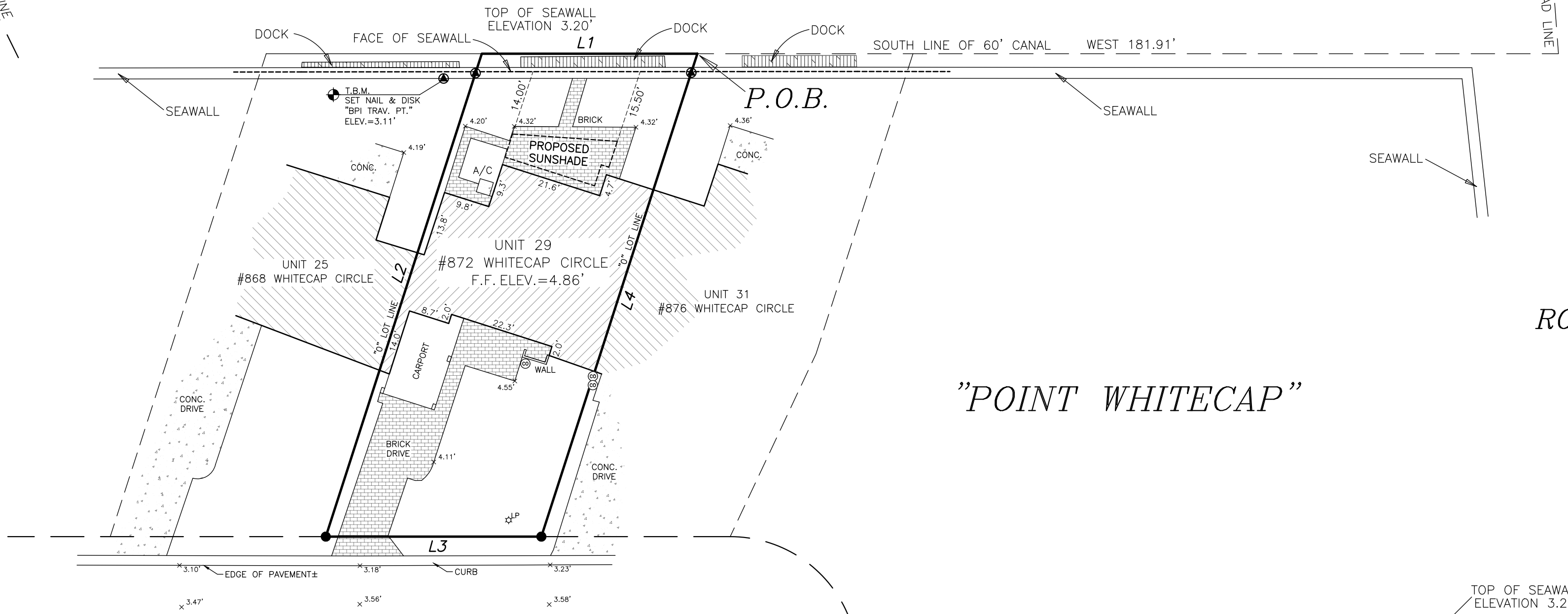


TARPON CENTER DR.
(60' PUBLIC R/W)
EASTERLY R/W LINE

P.O.C.
NORTHEAST CORNER OF LOT G,
SCHUTT'S SUBDIVISION (PER DEED)
NOT FOUND

EAST 1,001.49'(D)
EASTERLY EXTENSION OF NORTHERLY BOUNDARY OF LOT G

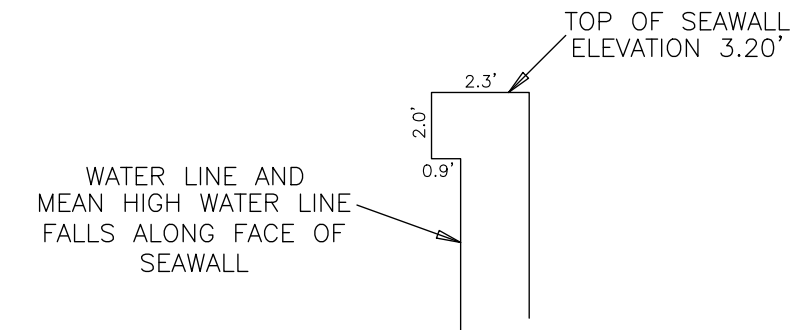
60' CANAL
(TIDAL)



ROBERTS BAY
(TIDAL)

"POINT WHITECAP"

WHITECAP CIRCLE



SEAWALL DETAIL
(NOT TO SCALE)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	WEST	45.54'
L2	S.17°54'21"W.	107.19'
L3	EAST	45.54'
L4	N.17°54'21"E.	107.19'

SURVEYOR'S NOTES
DESCRIPTION FURNISHED BY CLIENT.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE, AND THEREFOR THE UNDERSIGNED AND BENNETT-PANFIL, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, BUT IF THE SAME, OR ANY OF THEM ACTUALLY (IS) ARE IN EXISTENCE ON THE LAND SURVEYED, THEN IN THAT EVENT, THE SAME (IS) ARE SHOWN HEREON.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD(83)-(2011)-(Epoch 2010.0000) AND WAS LOCATED USING THE FLORIDA PERMANENT REFERENCE NETWORK WITH REAL TIME KINEMATIC GPS.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.

FLOOD ZONE DATA

THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.

THE SCALED FLOOD ZONE LINE AS SHOWN HEREON IS FOR VISUAL PURPOSES ONLY AND NEEDS TO BE VERIFIED BY A F.E.M.A. OFFICIAL.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION (10') AS PER F.I.R.M. MAP #125154 327 F, DATED 11/04/2016.

TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED ON A XXXXXXXX BENCHMARK #XXXXXX, ELEVATION XX.XX' (N.A.V.D. 1988)

MEAN HIGH WATER NOTE

THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT IS NOT A TIDAL PROPERTY BOUNDARY, WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE "COASTAL MAPPING ACT OF 1974" (CHAPTER 177, PART II OF THE FLORIDA STATUTES), AND THE "RULES OF THE DEPARTMENT OF NATURAL RESOURCES" (CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE) AND IS NOT TO BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TIDAL PROPERTY LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW. THE APPROXIMATE MEAN HIGH WATER LINE HAS BEEN USED DUE TO IT BEING INCIDENTAL TO THE PURPOSE TO WHICH THIS PLAT HAS BEEN PREPARED.

BOUNDARY & TOPOGRAPHIC SURVEY OF:

From the Northeast corner of Lot G, Schutt's Subdivision, as recorded in Plat Book 1, Page 8, of the Public Records of Sarasota County, Florida, run thence East 1001.49 feet, along the easterly extension of the northerly boundary of said Lot G, to the Bulkhead line in Roberts Bay as adopted by the City of Venice and the County of Sarasota, thence S 4 degrees 15'30" East 67.18 feet along the said Bulkhead line, thence West 181.91 feet along south boundary of a 60.00 foot canal for a point of beginning; thence continue West 45.54 feet, thence S 17 degrees 54'21" West 107.19 feet, thence East 45.54 feet, thence N 17 degrees 54'21" East, 107.19 feet; to the Point of Beginning.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 461, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

B. GREGORY RIETH FLORIDA SURVEYOR & MAPPER REGN #5228
I, B. GREGORY RIETH, SURVEYOR, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM A LICENSED SURVEYOR AND MAPPER. ELECTRONIC COPIES OF THIS DOCUMENT ARE ONLY VALID IF THE DIGITAL SIGNATURE AND DATE HAVE BEEN VERIFIED.

FILE NO. :	DATE(S) OF FIELD SURVEY:	FIELD BOOK(S):	PAGE(S):	CHECKED BY:	DRAWN BY:
22-09-27	9/22/2022	1008	53	K.S.	B.C.R.

CERTIFIED TO:
LUCINDA SPANEY

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. THE SURVEYOR EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS SURVEY, OTHER THAN THOSE LISTED SHOULD SUCH ERRORS OR OMISSIONS BE FOUND.

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(941) 497-1290
FAX (941) 497-6186

BENNETT-PANFIL SURVEYING

LICENSED BUSINESS NO. 6639
742 SHAMROCK BLVD.
VENICE, FLORIDA 34293
www.bpsurvey.com