

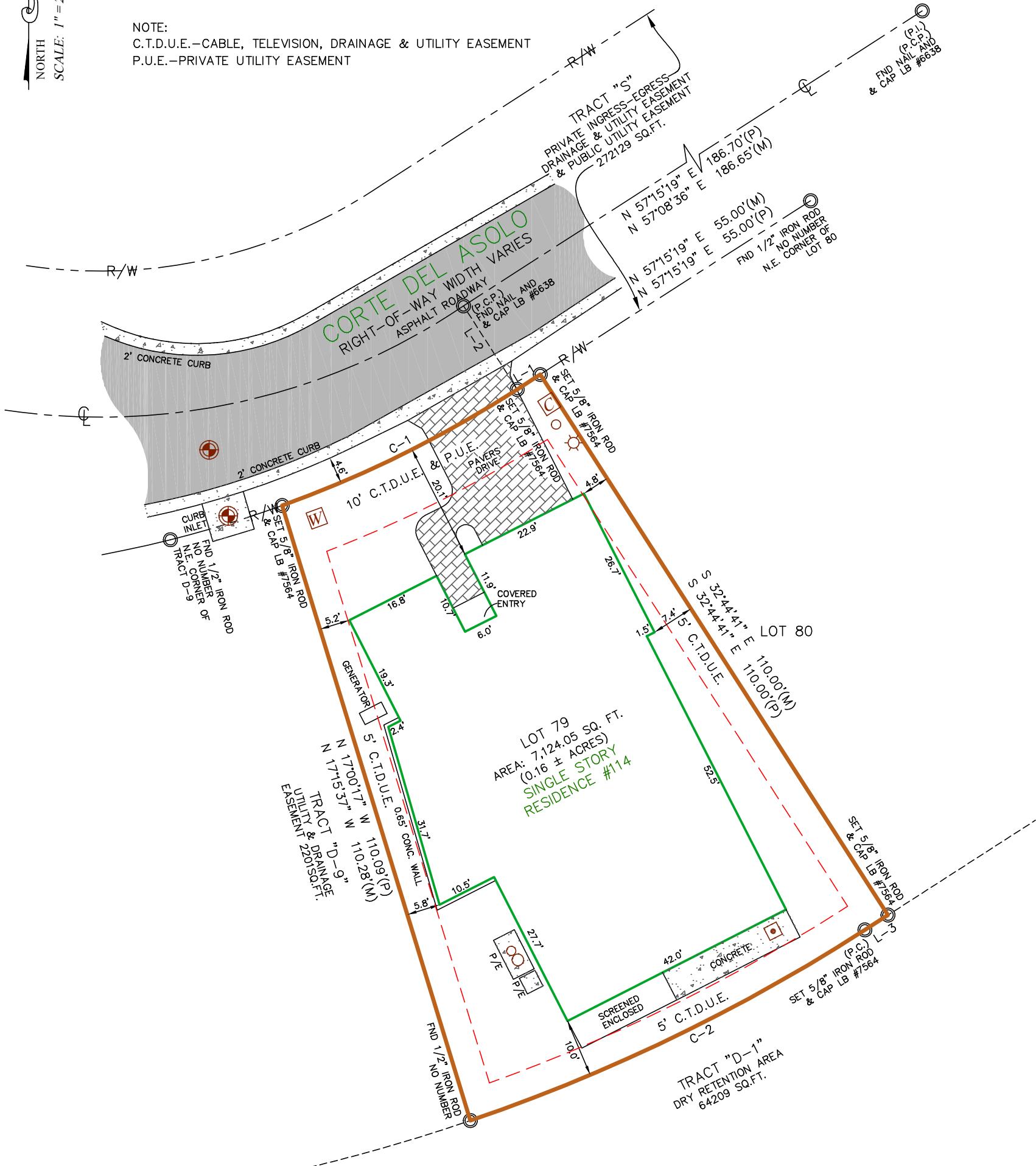
SCALE: 1" = 20'

CURVE TABLE						
C	RADIUS	?	LENGTH	CHORD	BEARING	CHORD
C-1	200.00'	12°52'42"	44.95'	N 63°41'40" E	44.86'	(P)
			44.95'	N 63°41'46" E	44.86'	(M)
C-2	310.00'	13°53'39"	75.17'	S 64°12'08" W	74.99'	(P)
			79.42'	S 64°00'06" W	74.53'	(M)
C-3	200.00'	05°44'04"	20.02'	N 73°00'03" E	20.01'	(P)
			19.70'	N 71°34'59" E	19.79'	(M)

LINE TABLE			
L-1	N 57°15'19" E	4.70'	(P)
	N 57°15'19" E	4.70'	(M)
L-2	N 32°44'41" W	17.00'	(P)
	N 31°45'19" W	16.92'	(M)
L-3	S 57°15'19" W	4.70'	(P)
	S 57°15'19" W	4.70'	(M)

LEGEND

NOTE:
C.T.D.U.E.—CABLE, TELEVISION, DRAINAGE & UTILITY EASEMENT
P.U.E.—PRIVATE UTILITY EASEMENT



PROPERTY ADDRESS: 114 CORTE DEL ASOLO, VENICE, FLORIDA 34285



*POINTS OF INTEREST:
NONE VISIBLE*

First Choice Surveying...
Your First Choice for Land Surveys

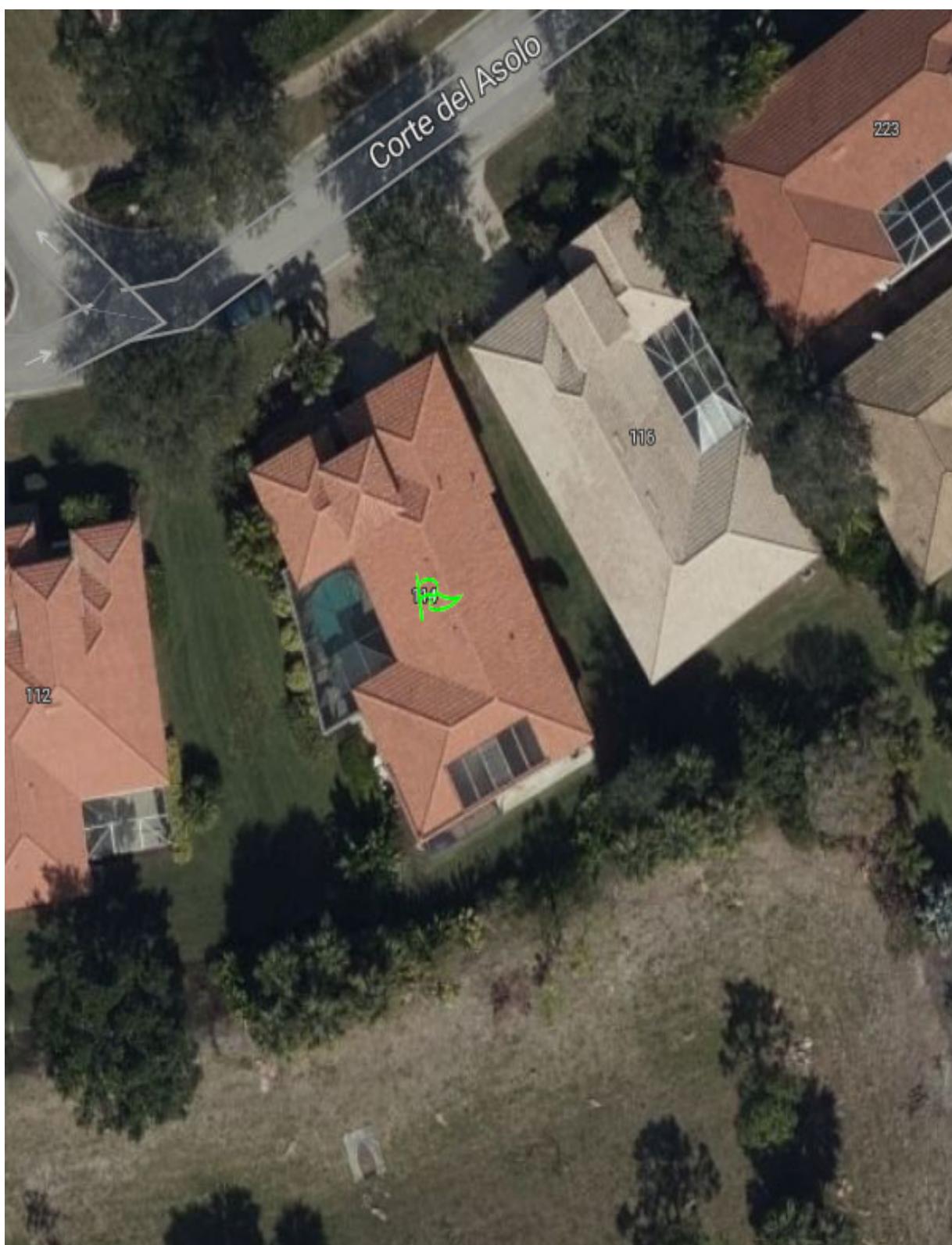
REVISIONS:
(REV 1 6/6/2024)

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978
LAKE MONROE, FL 32747
407.951.3425 (Office)
407.520.5453 (Fax); LB #7564
WWW.FIRSTCHOICESURVEYING.COM

CLIENT NO: 24-39614-001
JOB NO: 90841
FIELD DATE: 6/5/2024
DRAWN BY: S.
DRAWN DATE: 06/06/24
CHECKED BY: R.W.
APPROVED BY: R.W.

AERIAL
VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



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LEGAL DESCRIPTION:

LOT 79, BELLAGIO ON VENICE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT

BOOK 41, PAGE 29, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGEND

AE = ACCESS EASEMENT	DUE = DRAINAGE/UTILITY EASEMENT	MHWL = MEAN HIGH WATER LINE	POC = POINT OF COMMENCEMENT	CB = CATCH BASIN
BFP = BACKFLOW PREVENTER	ELEV = ELEVATION	MN = MAG NAIL	PRC = POINT OF REVERSE CURVATURE	MANHOLE
BSL = BUILDING SETBACK LINE	EM = ELECTRIC METER	MW = MONITOR WELL	PRM = PERMANENT REFERENCE MONUMENT	SM = SANITARY MANHOLE
BWF = BARBED WIRE FENCE	EOW = EDGE OF WATER	N&D = NAIL AND DISK	PSM = PROFESSIONAL SURVEYOR & MAPPER	PLAT = PLAT
(C) = CALCULATED	E/P = EDGE OF PAVEMENT	ORB = OFFICIAL RECORDS BOOK	POC = POINT OF COMMENCEMENT	PO = POWER POLE
Δ = CIRCUMFERENCE	FCC = FOUND CROSS CUT	(P) = PLAT	PUE = PUBLIC UTILITY EASEMENT	AC = AIR CONDITIONER
CH = CHORD BEARING	FF = FOUND FLOOR	PB = PLAT BOOK	PVF = PLASTIC VINYL FENCE	CL = CLEANOUT
CH = CHORD LENGTH	FND = FOUND	PC = POINT OF CURVATURE	PUE = PRIVATE UTILITY EASEMENT	FH = FIRE HYDRANT
CL = CENTER LINE	GV = GATE VALVE	PCC = POINT OF COMPOUND CURVATURE	RIP = RADIAL POINT	LP = LIGHT POLE
CLF = CHAIN LINK FENCE	HWF = HOG WIRE FENCE	PCP = PERMANENT CONTROL POINT	R = RADIUS	HP = HANDICAP PARKING
CME = CANAL MAINTENANCE EASEMENT	INST = INSTRUMENT NUMBER	PDE = PRIVATE DRAINAGE EASEMENT	RE = REAL ESTATE NUMBER	WM = WATER METER
CNA = CORNER NOT ACCESSIBLE	LC = ARC LENGTH	P/E = POOL EQUIPMENT	RSR = RISER	ASPHALT
CONC = CONCRETE	LB = LICENSED BUSINESS	PG = PAGE	R/W = RIGHT OF WAY	CONCRETE
COV = COVERED	LE = LANDSCAPE EASEMENT	PI = POINT OF INTERSECTION	SV = SEWER VALVE	BL = BOUNDARY LINE
CS = CONCRETE SLAB	LME = LAKE MAINTENANCE EASEMENT	PID = PARCEL IDENTIFICATION NUMBER	UE = UTILITY EASEMENT	BL = BUILDING LINE
(D) = DRAINED	LS = LICENSED SURVEYOR	PK = PARKER KALON NAIL	WF = WOOD FENCE	EL = EASEMENT LINE
DB = DEED BOOK	MO = MEASURED	P/L = PROPERTY LINE		CL = CENTERLINE
DE = DRAINAGE EASEMENT	MB = MAP BOOK	POB = POINT OF BEGINNING		RW = RIGHT-OF-WAY LINE
DH = DRILL HOLE	ME = MAINTENANCE EASEMENT			OP = OVERHEAD UTILITY LINE

SURVEYOR'S NOTES:

1. THIS SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT; THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT; ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.

2. UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.

3. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF CORTE DEL ASOLO, AS BEING, N 57°15'19" E, PER PLAT, ASSUMED.

4. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.

5. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.

6. FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.

7. THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.

8. THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

9. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.

10. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

CERTIFIED TO:

JULIA P. HESEMAN & JOEL B. HESEMAN; BERLIN PATTEN EBLING PLLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.M MAP NUMBER 12115C0333G, DATED 3/27/2024.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 THROUGH SJ-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Ronald W. Walling
PRO

STATE OF
CERTIFIED BY: RONALD W. WALLING PSM NO. 6473
FIRST CHOICE SURVEYING, INC.
P.O. 4709741 LAKE MONROE, FL 32747
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER



DATE SIGNED: 06/06/24

ORDERED BY:

BERLIN | PATTEN | EBLING
ATTORNEYS AT LAW