

BOUNDARY
SURVEY

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.

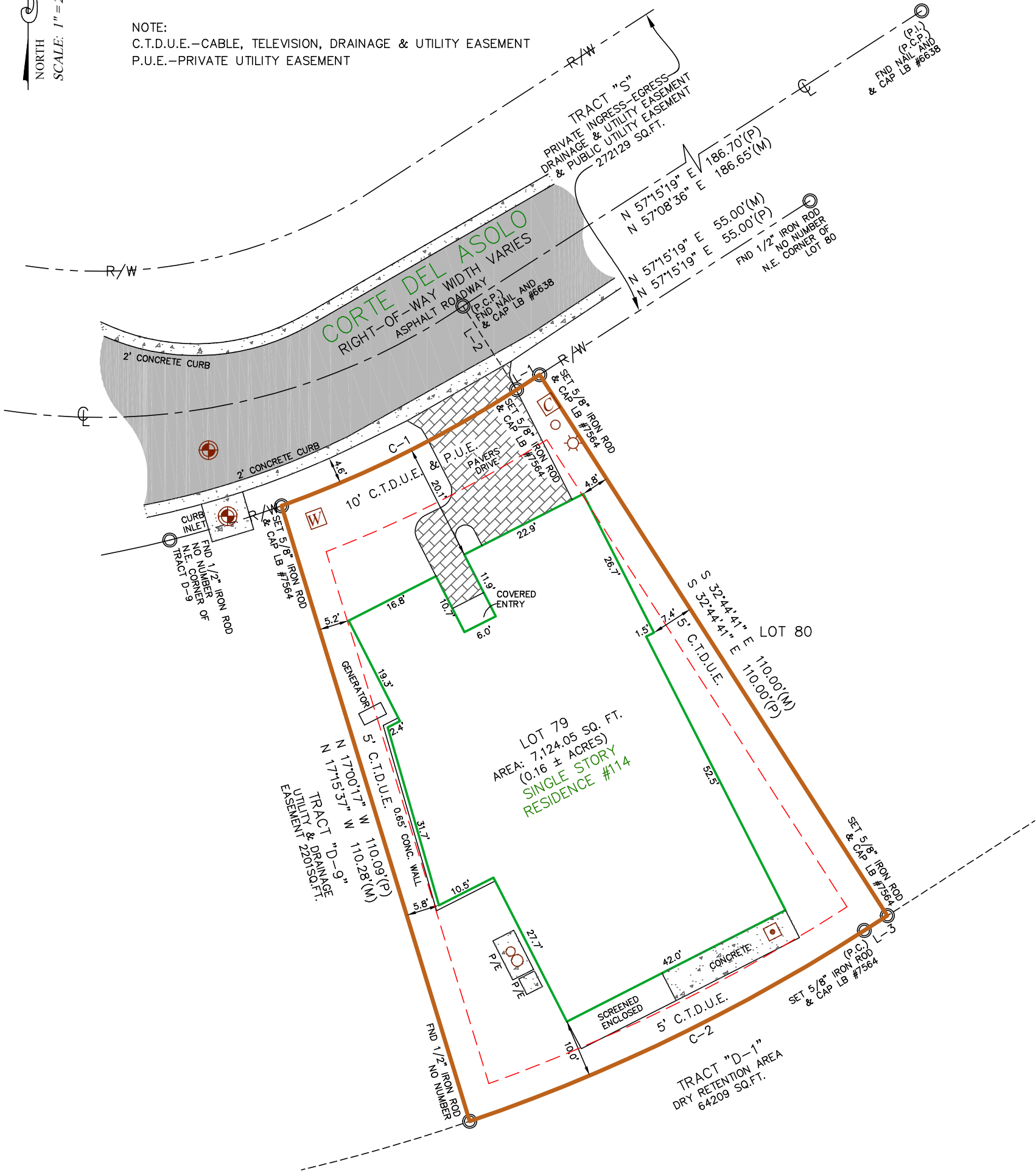


CURVE TABLE					
C	RADIUS	?	LENGTH	CHORD BEARING	CHORD
C-1	200.00'	12°52'42"	44.95'	N 63°41'40" E	44.86' (P)
			44.95'	N 63°41'46" E	44.86' (M)
C-2	310.00'	13°53'39"	75.17'	S 64°12'08" W	74.99' (P)
			79.42'	S 64°00'06" W	74.53' (M)
C-3	200.00'	05°44'04"	20.02'	N 73°00'03" E	20.01' (P)
			19.70'	N 71°34'59"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

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: 20841
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.



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

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
BFP = BACKFLOW PREVENTER
BSL = BUILDING SETBACK LINE
BWF = BARBED WIRE FENCE
(C) = CALCULATED
Δ = CENTRAL ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
CL = CENTER LINE
CLF = CHAIN LINK FENCE
CME = CANAL MAINTENANCE EASEMENT
CNA = CORNER NOT ACCESSIBLE
CONC = CONCRETE
COV = COVERED
CS = CONCRETE SLAB
(D) = DEED
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DH = DRILL HOLE
DUE = DRAINAGE/UTILITY EASEMENT
ELEV = ELEVATION
EM = ELECTRIC METER
EOW = EDGE OF WATER
E/P = EDGE OF PAVEMENT
FCC = FOUND CROSS CUT
FF = FINISHED FLOOR
FND = FOUND
GV = GATE VALVE
HWF = HOG WIRE FENCE
INST = INSTRUMENT NUMBER
L = ARC LENGTH
LB = LICENSED BUSINESS
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LS = LICENSED SURVEYOR
(M) = MEASURED
MB = MAP BOOK
ME = MAINTENANCE EASEMENT

MHWL = MEAN HIGH WATER LINE
MN = MAG NAIL
MW = MONITOR WELL
N&D = NAIL AND DISK
ORB = OFFICIAL RECORDS BOOK
(P) = PLAT
(PB) = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMENANT CONTROL POINT
PDE = PRIVATE DRAINAGE EASEMENT
P/E = POOL EQUIPMENT
PG = PAGE
PI = POINT OF INTERSECTION
PID = PARCEL IDENTIFICATION NUMBER
PK = PARKER KALON NAIL
PL = PROPERTY LINE
POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY EASEMENT
PVF = PLASTIC VINYL FENCE
PVUE = PRIVATE UTILITY EASEMENT
RP = RADIAL POINT
R = RADIUS
RE = REAL ESTATE NUMBER
RSR = RISER
R/W = RIGHT OF WAY
SV = SEWER VALVE
UE = UTILITY EASEMENT
WF = WOOD FENCE

☐ = CATCH BASIN
⊙ = MANHOLE
⊙ = SANITARY MANHOLE
⚡ = POWER POLE
⊙ = AIR CONDITIONER
⊙ = CLEANOUT
⚡ = FIRE HYDRANT
⊙ = LIGHT POLE
♿ = HANDICAP PARKING

ASPHALT
CONCRETE
W = WATER METER
T = TELEPHONE BOX
C = CABLE TV BOX
E = ELECTRIC BOX
X = WATER VALVE

WOOD
BRICK/PAVER/TILE
= BOUNDARY LINE
= BUILDING LINE
= EASEMENT LINE
= CENTERLINE
= RIGHT-OF-WAY LINE
= OVERHEAD UTILITY LINE
= ADJACENT PARCELS
= BUILDING SETBACK LINE
= CHAIN LINK FENCE
= WOOD FENCE
= PLASTIC FENCE

SURVEYOR'S NOTES:

- 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.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF CORTE DEL ASOLO, AS BEING, N 57°15'19" E, PER PLAT, ASSUMED.
- 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.
- 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.
- 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.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- 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 5J-17.050 THROUGH
5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,
FLORIDA STATUTES.

Ronald W. Walling
STATE OF FLORIDA
SURVEYOR

CERTIFIED BY: RONALD W. WALLING PSM NO. 6473
FIRST CHOICE SURVEYING, INC.
P.O. 470978, 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

