

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00	39.27	90°00'25"	35.36	S85°23'49"W
C2	25.00	39.27	89°59'35"	35.35	S04°36'11"E

**SURVEYOR'S REPORT:**

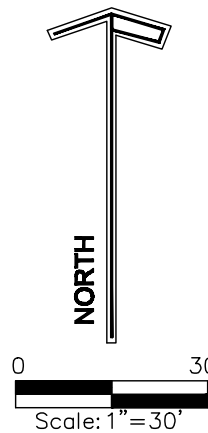
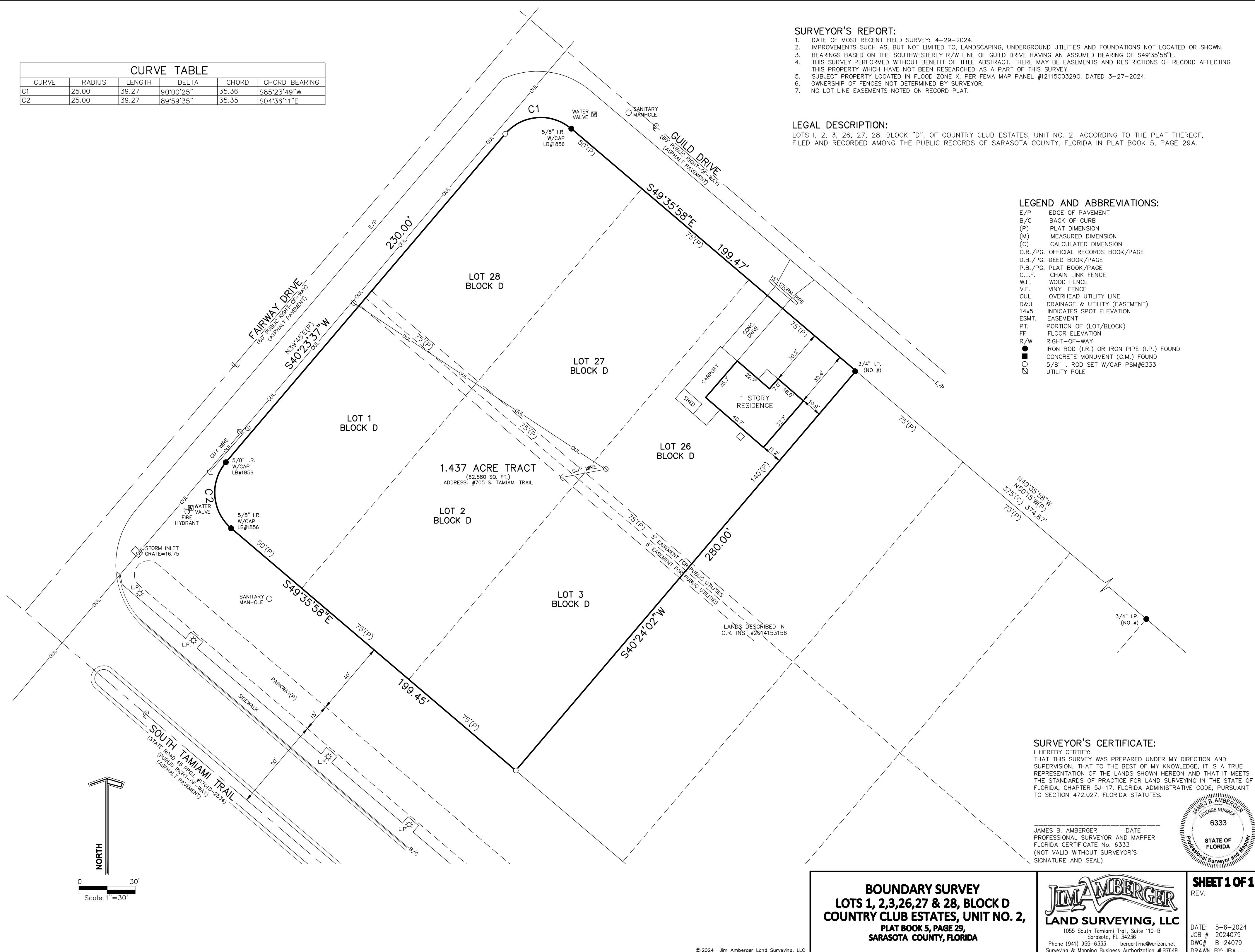
1. DATE OF MOST RECENT FIELD SURVEY: 4-29-2024.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, LANDSCAPING, UNDERGROUND UTILITIES AND FOUNDATIONS NOT LOCATED OR SHOWN.
3. BEARINGS BASED ON THE SOUTHWESTERLY R/W LINE OF GUILD DRIVE HAVING AN ASSUMED BEARING OF S49°35'58"E.
4. THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE ABSTRACT. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY WHICH HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY.
5. SUBJECT PROPERTY LOCATED IN FLOOD ZONE X, PER FEMA MAP PANEL #12115C03296, DATED 3-27-2024.
6. OWNERSHIP OF FENCES NOT DETERMINED BY SURVEYOR.
7. NO LOT LINE EASEMENTS NOTED ON RECORD PLAT.

**LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 26, 27, 28, BLOCK "D", OF COUNTRY CLUB ESTATES, UNIT NO. 2. ACCORDING TO THE PLAT THEREOF, FILED AND RECORDED AMONG THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA IN PLAT BOOK 5, PAGE 29A.

**LEGEND AND ABBREVIATIONS:**

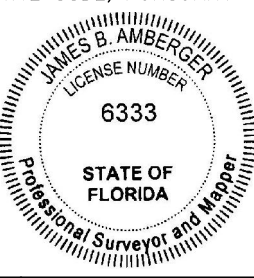
- E/P EDGE OF PAVEMENT
- B/C BACK OF CURB
- (P) PLAT DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- O.R./PG. OFFICIAL RECORDS BOOK/PAGE
- D.B./PG. DEED BOOK/PAGE
- P.B./PG. PLAT BOOK/PAGE
- C.L.F. CHAIN LINK FENCE
- W.F. WOOD FENCE
- V.F. VINYL FENCE
- OUL OVERHEAD UTILITY LINE
- D&U DRAINAGE & UTILITY (EASEMENT)
- 14x5 INDICATES SPOT ELEVATION
- ESMT. EASEMENT
- PT. PORTION OF (LOT/BLOCK)
- FF FLOOR ELEVATION
- R/W RIGHT-OF-WAY
- IRON ROD (I.R.) OR IRON PIPE (I.P.) FOUND
- CONCRETE MONUMENT (C.M.) FOUND
- 5/8" I. ROD SET W/CAP PSM#6333
- ⊗ UTILITY POLE



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, IT IS A TRUE REPRESENTATION OF THE LANDS SHOWN HEREON AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JAMES B. AMBERGER DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE No. 6333  
 (NOT VALID WITHOUT SURVEYOR'S  
 SIGNATURE AND SEAL)



**BOUNDARY SURVEY**  
**LOTS 1, 2, 3, 26, 27 & 28, BLOCK D**  
**COUNTRY CLUB ESTATES, UNIT NO. 2,**  
**PLAT BOOK 5, PAGE 29,**  
**SARASOTA COUNTY, FLORIDA**

**JIM AMBERGER**  
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 Phone (941) 955-6333 bergertime@verizon.net  
 Surveying & Mapping Business Authorization #L87649

**SHEET 1 OF 1**  
 REV.  
 DATE: 5-6-2024  
 JOB # 2024079  
 DWG# B-24079  
 DRAWN BY: JBA