

PARCEL 1
TRACT 9 OF THE UNRECORDED PLAT OF KENT ACRES, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
THE WEST 304 FEET OF THE EAST 2,769 FEET OF THE NORTH 726 FEET OF THAT PART OF
TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING SOUTH
OF THE EXISTING RIGHT OF WAY OF VENICE AVENUE EAST, SARASOTA COUNTY, FLORIDA,
PARCEL 2
TRACT 8 OF THE UNRECORDED PLAT OF KENT ACRES, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
THE WEST 304 FEET OF THE EAST 2,468 FEET OF THE NORTH 726 FEET OF THAT PART OF
TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING SOUTH
OF THE EXISTING RIGHT OF WAY OF VENICE AVENUE EAST, SARASOTA COUNTY, FLORIDA,



1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA EAST VENICE AVENUE, BEING OF PUBLIC RIGHT-OF-WAYS.
2. THERE IS NO POSTED ADDRESS FOR THIS PROPERTY.
3. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
4. THERE ARE NO AREAS DEVOTED OR RESTRICTED IN RECIPROCAL EASEMENT AGREEMENTS, AND ALL OTHER MATTERS VISIBLE ON THE GROUND OR OF RECORD.
5. ONLY A PARTIAL TITLE COMMITMENT WAS SUPPLIED TO US. THE COVER PAGE SHOWING COMMITMENT NUMBER AND DATE AND TIME WAS NOT SUPPLIED. TABLE A WAS NOT USED ON THIS SURVEY. REVISIONS MAY BE MADE AFTER A FULL COMMITMENT IS SUPPLIED.
6. ALL UTILITY SERVICES TO THE LAND DESCRIBED IN THIS MAP OF SURVEY EITHER ENTER TO SUCH LAND THROUGH ADJOINING PUBLIC STREETS OR THIS SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY VISIBLE EVIDENCE OF UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND. (PER SCHEDULE BII EXCEPTIONS AND AS SHOWN).
7. THERE ARE NO CAPS OR GORES WITHIN THE PROPERTY AS SHOWN.
8. THE ACREAGE CALCULATED TO THE NEAREST 1/1,000TH OF AN ACRE AS SURVEYED IS 9.923 ACRES, BEING 432,247 SQUARE FEET MORE OR LESS OF LAND CONTAINED WITHIN THE BOUNDARIES OF THE PROPERTY.
9. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED FOR A CEMETERY OR FAMILY BURIAL GROUND.
10. THE LAND DESCRIBED IN THIS MAP OF SURVEY DOES NOT SERVE THE ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS, OR ANY OTHER VISIBLE PURPOSE.
11. I HAVE CONSULTED THE APPLICABLE FEDERAL FLOOD INSURANCE MAP, MAP PANEL NO. 12115C0331 F, DATED NOVEMBER 4, 2018, AND FOUND THAT THE LAND DESCRIBED IN THIS MAP OF SURVEY IS SITUATED WITHIN A FEDERALLY-DESIGNATED SPECIAL FLOOD HAZARD AREA ZONED X (OTHER FLOOD AREAS); AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "X" (OTHER AREAS); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF SARASOTA
12. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, WATER FASTER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
13. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
14. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
15. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
16. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
17. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THIS PLAT IS NOT A CONSTRUCTION PLAN AND IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.
19. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF SUBJECT PROPERTY BEING THE SOUTH RIGHT OF WAY OF EAST VENICE AVENUE AS BEING S 89°47'44" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
20. BENCH MARK USED WAS NGS BENCH MARK 3699. ELEVATION OF BENCH MARK IS 13.22' NAVD 1988.
21. SEE SHEET ONE FOR ALTA/NPS/CERTIFICATION.
22. THIS SURVEY IS COMPRISED OF 3 SHEETS. THIS SURVEY IS NULL AND VOID WITHOUT ALL 3 SHEETS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2015.

BY: Michael P. Allen DATE OF SURVEY: 1 1 88
 Michael P. Allen
 Professional Surveyor and Mapper No. 6822
 State of Florida

THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

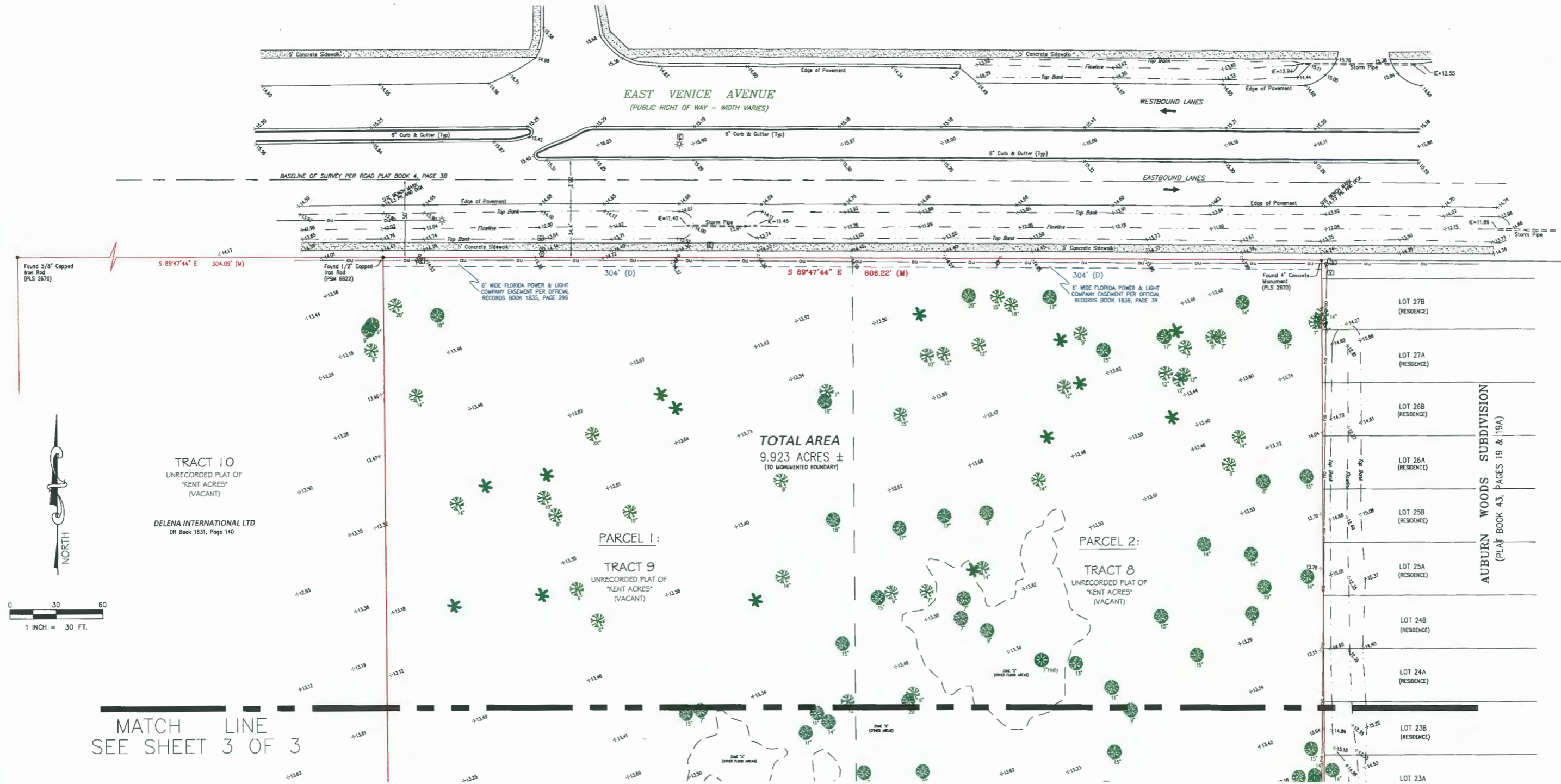
By: Michael P. Allen
Michael P. Allen
Professional Surveyor and Mapper No. 6822
State of Florida

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Title: ALTA/NSPS LAND TITLE SURVEY
 Prepared for: CITY OF VENICE
 Certified to: CITY OF VENICE
 Sketch No. 870218 Scale: 1"=30'
 Field Book: NA Page: NA
 Drawn By: PJA Checked By: MPA

807 U.S. Highway 41 Bypass South
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0 30 60
1 INCH = 30 FT.

LEGEND:

- △ = CALCULATED CORNER
- ▽ = VERIZON VAULT
- ⊕ = UTILITY POLE
- ⊙ = GUY ANCHOR
- ⊛ = LIGHT POLE
- ⊞ = ELECTRIC METER
- ⊟ = TELECOMMUNICATION (PHONE, CABLE, ETC.)
- = OVERHEAD UTILITY
- = PINE TREE
- = OAK TREE
- = PALM TREE

ABBREVIATIONS:

- (P) = POINTED DISTANCE, BEARING OR INFORMATION
- (D) = DISTANCE, BEARING OR INFORMATION
- (M) = MEASURED DISTANCE, BEARING OR ANGLE
- (C) = CALCULATED MEASURED DISTANCE, BEARING OR ANGLE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.K. = MARK MANUFACTURED BY PARKER-KALON
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- E = ELEVATION
- P/L = PROPERTY LINE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BY: Michael P. Allen DATE OF SURVEY: 01/02/2018
Michael P. Allen
Professional Surveyor and Mapper No. 6822
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Brigham/Allen Land Surveying

L.B. Number 7898

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MATCH LINE
SEE SHEET 2 OF 3



TRACT 10
UNRECORDED PLAT OF
"KENT ACRES"
(VACANT)

DELENA INTERNATIONAL LTD
OR Book 1631, Page 140

PARCEL 1:
TRACT 9
UNRECORDED PLAT OF
"KENT ACRES"
(VACANT)

PARCEL 2:
TRACT 8
UNRECORDED PLAT OF
"KENT ACRES"
(VACANT)

AUBURN WOODS SUBDIVISION
(PLAT BOOK 43, PAGES 19 & 19A)

LOT 24A
(RESIDENCE)

LOT 23B
(RESIDENCE)

LOT 23A
(RESIDENCE)

LOT 22B
(RESIDENCE)

LOT 22A
(RESIDENCE)

LOT 21B
(RESIDENCE)

LOT 21A
(RESIDENCE)

LOT 20B
(RESIDENCE)

LOT 20A
(RESIDENCE)

LOT 19B
(RESIDENCE)

LOT 19A
(RESIDENCE)

N 00°11'09" W
15.00' (C)

Found 1/2" Capped
Iron Rod
(P.S.M. 6822)

15' WIDE INGRESS/EGRESS EASEMENT PER OFFICIAL
RECORDS BOOK 898, PAGE 808

N 89°47'07" W
608.13' (M)

15' WIDE INGRESS/EGRESS EASEMENT PER OFFICIAL
RECORDS BOOK 964, PAGE 420

Found 1/2" Iron Pipe
S 00°10'44" E
15.00' (C)

N 89°48'20" W
304.09' (M)

15' WIDE PRIVATE ROAD EASEMENT PER
PLAT BOOK 24, PAGE 22A

304' (D) (PRIVATE ROAD)
KUNZE ROAD

N 89°47'07" W
608.13' (C)

304' (D)

15' WIDE INGRESS/EGRESS EASEMENT PER
INSTRUMENT #1999171467

LOT 1
"KENT ACRES NO. 2"
(PLAT BOOK 24, PAGES 22 & 22A)
(RESIDENCE)
OR# 2014003560

TRACT 17
PER UNRECORDED PLAT
OF "KENT ACRES"
(RESIDENCE)
OR# 1999171467

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- = VERMON VAULT
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- ⊕ = GUY AND/OR
- ⊙ = LIGHT POLE
- ⊞ = ELECTRIC METER
- ⊠ = TELECOMMUNICATION
(PHONE, CABLE ETC.)
- = OVERHEAD UTILITY
- = PINE TREE
- = OAK TREE
- = 10" PALM TREE

ABBREVIATIONS:

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- (D) = DECEDD DISTANCE, BEARING OR INFORMATION
- (M) = MEASURED DISTANCE, BEARING OR ANGLE
- (C) = CALCULATED MEASURED DISTANCE, BEARING OR ANGLE
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BY:
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