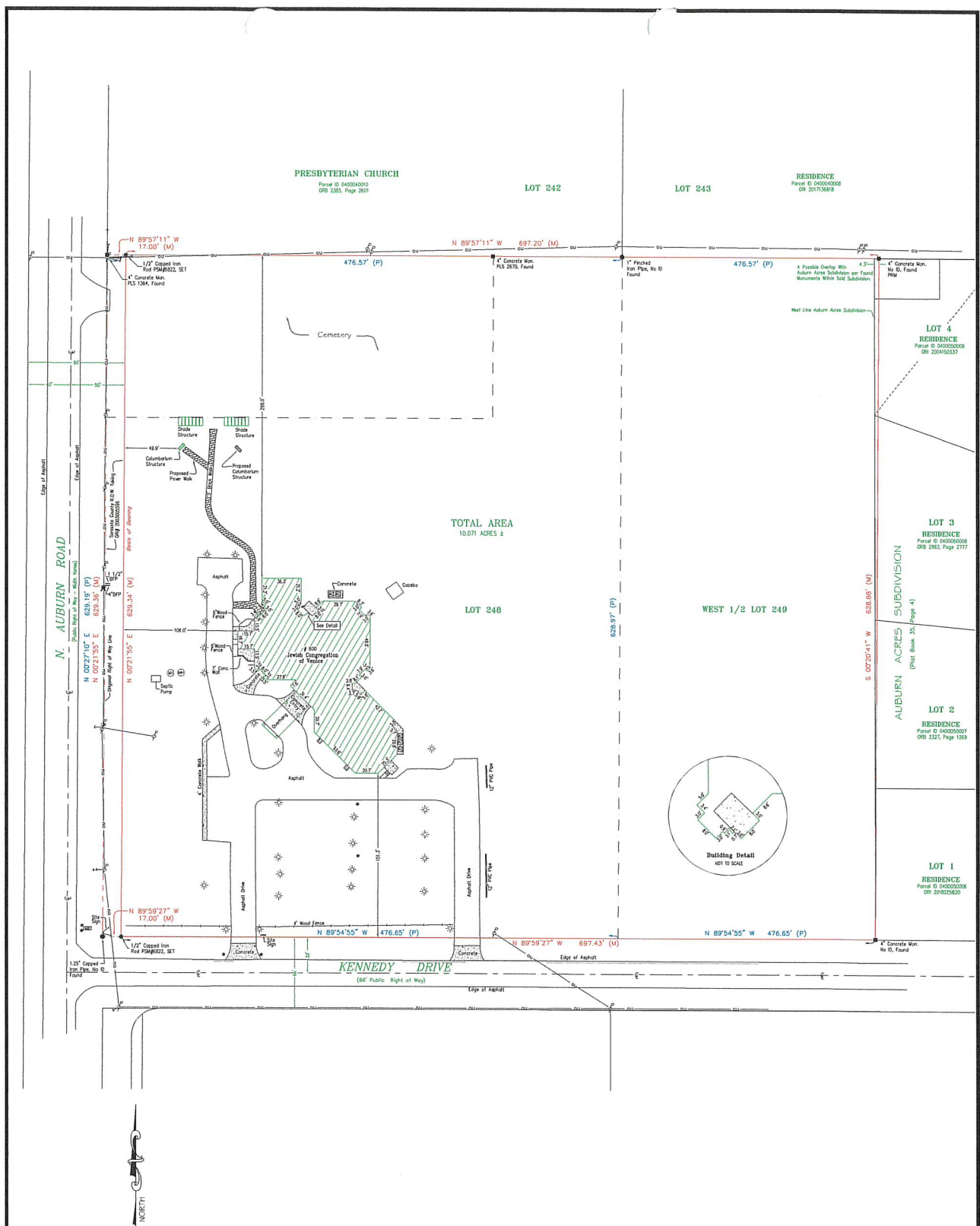




DESCRIPTION:

LOT 248 AND THE WEST 1/2 OF LOT 249, "NORTH VENICE FARMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 203, SARASOTA COUNTY, FLORIDA, LIES THE 17 FEET FOR NORTH AUBURN ROAD AS DESCRIBED IN ORI 2003005596 INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS PLAT REPRESENTS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
- NO IMPROVEMENTS OTHER THAN THOSE NOTED ARE SHOWN ON THIS PLAT. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ANY OTHER TITLE INFORMATION. NEITHER BRIGHAM/ALLEN LAND SURVEYING NOR THIS SURVEYOR HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR INTEREST IN ANY OF THE LOTS SHOWN AND DESCRIBED ON THIS SURVEY.
- BEARING SHOWN HEREON ARE ASSUMED, AND REFER TO THE WEST LINE OF SUBJECT PROPERTY BEING THE EAST RIGHT OF WAY OF NORTH AUBURN ROAD AS BEING N 00°27'10" E. BETWEEN THE TWO MONUMENTS BEARING SAID LINE AS SHOWN HEREON.
- THIS PLAT IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.

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 34-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BY: Michael P. Allen DATE OF SURVEY: 05/20/19
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, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Title: BOUNDARY SURVEY

Prepared for: Jackson Boone

Certified to: (SEE ABOVE)

Sketch No. 230315

Field Book: 21

Drawn By: PJA

Scale: 1"=40'

Page: 27

Checked By: MPA

LEGEND:

- = 4" CONCRETE MONUMENT FOUND
- = MONUMENTATION FOUND AS NOTED
- = 1/2" CAPED IRON ROD PSM#822 SET
- = UTILITY POLE
- = QUIET ANCHOR
- = MANHOLE
- = AIR CONDITIONER
- = FIRE CONNECTION
- = BOLLARD POST
- = LOT LINE
- = WALL BOX
- = OVERHEAD UTILITY
- = CHAINLINK FENCE

ABBREVIATIONS:

- (P) = PLATTED DISTANCE, BEARING OR INFORMATION
- (M) = MEASURED DISTANCE, BEARING OR ANGLE
- (C) = CALCULATED DISTANCE, BEARING OR ANGLE
- (L) = CURVE NUMBER REFERS TO CURVE TABLE
- PLS = PROFESSIONAL LAND SURVEYOR
- LSB = LICENSED RESURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PMO = PERMANENT MONUMENT, POINT
- PM = PERMANENT REFERENCE MONUMENT
- PM = WALL MANUFACTURED BY PARKER-KALON
- R/W = RIGHT-OF-WAY
- E = CENTER LINE
- AC = AIR CONDITIONER
- MO = MONUMENT
- S.D.M. = SURVEYOR OF DEED
- O.R.L. = OFFICIAL RECORDS INSTRUMENT

RECEIVED

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