

Map of: BOUNDARY SURVEY

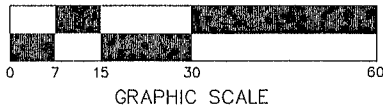
DESCRIPTION:

Lot 1, Block 92, VENEZIA PARK SECTION OF VENICE, as per plat thereof recorded in plat Book 2, Page 168, of the public records of Sarasota County, Florida.

PARCEL I.D. #0408-12-0013
301 PONCE DE LEON AVE VENICE, FL, 34285

LEGEND

- CONC - CONCRETE
C/L - CENTERLINE
E.O.P. - EDGE OF PAVEMENT
B.O.B. - BEARING BASIS
SWK - SIDEWALK
D.U.E. - DRAINAGE & UTILITY EASEMENT
P/E - POOL EQUIPMENT
A/C - AIR CONDITIONER
● IRON ROD WITH SIZE AND IDENTIFICATION
□ CM - CONCRETE MONUMENT & SIZE
○ TELEPHONE BOX
⊞ WATER METER
⊞ CABLE TELEVISION RISER
+ ELECTRIC METER
● WOOD POWER POLE
--- OVERHEAD UTILITY LINES



SURVEYORS NOTES:

1. BEARINGS ARE BASED ON PLAT AND/OR DEED UNLESS NOTED.
2. ELEVATIONS (IF SHOWN) ARE BASED ON NAVD 1988 DATUM UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. EASEMENTS AND RIGHTS-OF-WAY ARE PER PLAT AND/OR DEED; NO OTHER INSTRUMENTS OF RECORD REFLECTING ADDITIONAL EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP WERE PROVIDED UNLESS NOTED. (See Title Commitment Notes)
5. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
6. PROPERTY OWNER AND/OR CONTRACTOR MUST VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION OF SITE IMPROVEMENTS.

F.A.C. NOTES:

- ADDITIONS TO OR DELETIONS FROM SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT FROM THE SIGNING PARTY OR PARTIES.
- IF LOCATION IS REQUIRED OF EASEMENTS OR RIGHT-OF-WAYS OF RECORD OTHER THAN THOSE SHOWN ON RECORDED PLATS, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (See Title Commitment Notes)

Certified To:

- Cotilla Group, LLC, a Florida limited liability company, its successors and/or assigns, as their interests may appear.
- First American Title Insurance Company
- CG Lending, LLC
- Shumaker, Loop & Kendrick, LLP
- Leaning Palm Properties, LLC

Jeffrey H. Hilligoss DATE: 4/29/17
Jeffrey H. Hilligoss SURVEY DATE: 4/28/17
Professional Surveyor & Mapper
Florida Registration No. LS 4488
NOT VALID WITHOUT SIGNATURE SEAL OF FLORIDA LICENSED SURVEYOR & MAPPER



TITLE COMMITMENT NOTES:

CLIENT PROVIDED THE SURVEYOR A COPY OF TITLE INSURANCE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2061-3754091 AND THE RECORDED DOCUMENTS LISTED IN SCHEDULE BII, PART II. AFTER REVIEW OF EXCEPTIONS DESCRIBED IN SCHEDULE BII IT IS DETERMINED THAT THE ONLY ITEMS PERTINENT TO THIS BOUNDARY SURVEY ARE REFERENCES IN PARAGRAPHS (9.) AND (10.) TO AN EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY FOR INSTALLATION AND MAINTENANCE OF THEIR FACILITIES. THIS IS A BLANKET EASEMENT FURTHER DEDICATED ON THE RECORD PLAT OF VENEZIA PARK SECTION OF VENICE AND CANNOT BE PLOTTED ON THE SURVEY MAP.

IN REFERENCE TO PARAGRAPH (3.), THERE WERE NO VISIBLE ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS OR ADVERSE CIRCUMSTANCES EVIDENT IN THE COURSE OF THE FIELD SURVEY.

FLOOD ZONE: X F.I.R.M. 12115C0327FE DATE 11/4/2016

17-120
SCALE 1" = 30'
FR. (LL)
REVISED:
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Dona Bay Surveyors, Inc.

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