

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS SURVEY. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 20169480 CS DATED 12-01-2020 AT 8:00 A.M. NEITHER BRIGHAM/ALLEN LAND SURVEYING NOR THIS SURVEYOR HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
4. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. 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.
6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE SOUTHERLY LINE OF THE SUBJECT PARCEL AS BEING S89°45'02" E 12.22 FEET BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. THIS SURVEY IS NOT INTENDED FOR USE FOR DESIGN OR CONSTRUCTION PURPOSES.
8. ELEVATIONS SHOWN HEREON ARE BASED FROM A NGS (NATIONAL GEODETIC SURVEY) BENCHMARK "MSEA 1" WITH A PUBLISHED ELEVATION OF 12.22 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
9. THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON WAS BASED ON A FLORIDA DEPARTMENT OF ENVIRONMENT PROTECTION, DIVISION OF STATES LANDS BUREAU OF SURVEYING AND MAPPING TIDE STATION ID: 872-5858, NAME VENICE, GULF OF MEXICO, WITH A PUBLISHED ELEVATION OF 0.31 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
10. THE LOCATION OF THE APPROXIMATE CENTER LINE WAS LOCATED ON THE DATE OF THIS SURVEY AND CAN MEANDER IN A DIFFERENT LOCATION DUE TO THE FUTURE STORMS. THIS LINE AS LOCATED SHOWS NO ENROACHMENT ON THIS PROPERTY AND THE ADJACENT NORTH PROPERTY. A BOUNDARY LINE AGREEMENT BETWEEN BOTH PARCELS IS STRONGLY RECOMMENDED.

EASEMENT AGREEMENT NOTE

EASEMENT AGREEMENT FOUND IN OFFICIAL RECORDS BOOK 2380, PAGE 1308
SECTION 13, TOWNSHIP 39
N89°45'03"W 795.60'(C)
N89°50'W 795.6'(D)
PROPERTY WHICH LIES SEAWARD OF THE PLUS 9.5 FOOT CONTOUR LINE, AS MEASURED VERTICALLY FROM THE NATIONAL GEODETIC VERTICAL DATUM. THIS AGREEMENT GRANTS ACCESS FOR ENLARGING AND MAINTAINING THE BEACH AND SHORELINE AND TO PREVENT FURTHER EROSION.

DESCRIPTION:

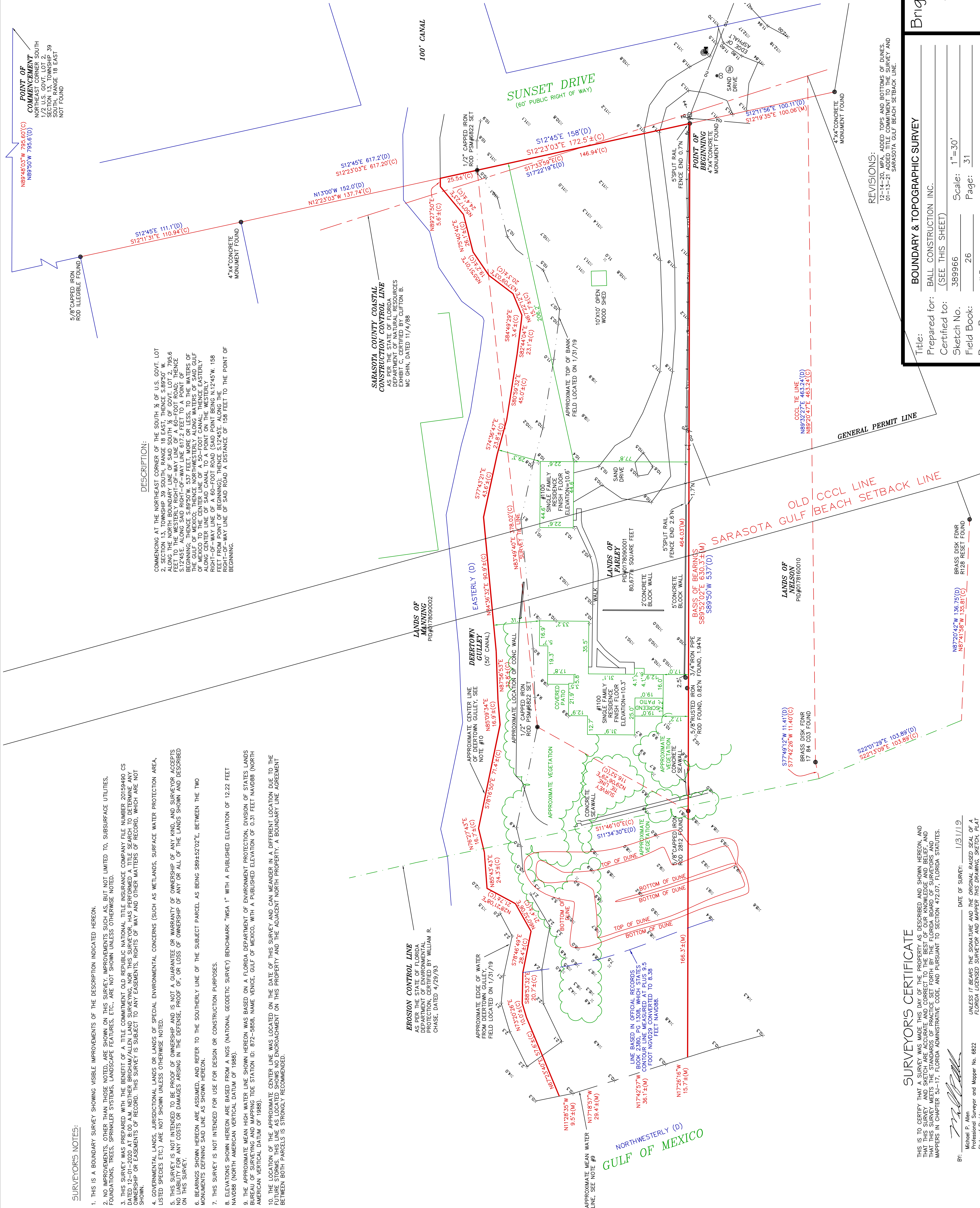
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/4 OF U.S. GOV'T. LOT 2, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, THENCE S89°50' W, ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/4 OF GOV'T. LOT 2, 795.6 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 60'-FOOT ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID 60'-FOOT ROAD TO THE BEGINNING; THENCE S 89°50' W, 537 FEET, MORE OR LESS, TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG WATERS OF SAID GULF OF MEXICO TO THE CENTER LINE OF A 50'-FOOT CANAL, THENCE EASTERLY ALONG THE CENTER LINE OF SAID CANAL TO THE POINT OF BEGINNING; THENCE RIGHT-OF-WAY LINE OF A 60'-FOOT ROAD (SAID POINT BEING N 12°45' W, 158 FEET FROM POINT OF BEGINNING; THENCE S 12°45' E, ALONG THE RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 158 FEET TO THE POINT OF BEGINNING.

LEGEND:

- = MONUMENTATION FOUND
- = AS NOTED IRON
- = 1/2" CAPPED IRON ROD PSM#822 SET
- = CLEAN OUT
- ⊕ = WATER METER
- ⊕ = AIR CONDITIONER
- ⊕ = BACKFLOW PREVENTER
- ⊕ = TELECOMMUNICATION (PHONE, CABLE ECT.)
- ⊕ = SPOT ELEVATION
- ⊕ = STORM MANHOLE
- ⊕ = UTILITY POLE
- ⊕ = GUY ANCHOR

ABBREVIATIONS:

- (P) = RATED DISTANCE, BEARING OR INFORMATION
- (D) = REEDED DISTANCE, BEARING OR INFORMATION
- (M) = MEASURED DISTANCE, BEARING OR ANGLE
- (C) = CALCULATED DISTANCE, BEARING OR ANGLE
- (L) = CORRECTION FACTOR (SEE CORRECTION TABLE)
- PLS = PROFESSIONAL LAND SURVEYOR
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- CONG = CONCRETE
- PID = PARCEL IDENTIFICATION NUMBER
- FON = FLORIDA DEPARTMENT OF NATURAL RESOURCES



REVISIONS:
12-14-20 ADDED TOPS AND BOTTOMS OF DUNES
01-19-21 ADDED ADJACENT COMPARISON TO THE SURVEY AND SARASOTA GULF BEACH SETBACK LINE.

CERTIFIED TO:
BALL CONSTRUCTION INC.

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 THE SURVEYOR HAS COMPLIED WITH THE FLORIDA SURVEYING ACT AND THE FLORIDA SURVEYING MAPS ACT, AND IS NOT AWARE OF ANY VIOLATIONS OF THE FLORIDA SURVEYING ACT, AND IS NOT AWARE OF ANY VIOLATIONS OF THE FLORIDA SURVEYING MAPS ACT, AND IS NOT AWARE OF ANY VIOLATIONS OF THE FLORIDA SURVEYING MAPS ACT.

BY: Michael P. Allen DATE OF SURVEY: 1/31/19
Professional Surveyor and Mapper No. 8822
State of Florida
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, FLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BOUNDARY & TOPOGRAPHIC SURVEY

Title: _____
Prepared for: BALL CONSTRUCTION INC.
Certified to: (SEE THIS SHEET)
Sketch No. 389966
Field Book: 26
Drawn By: JLB
Scale: 1"=30'
Page: 31
Checked By: MPA

Brigham/Allen Land Surveying

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