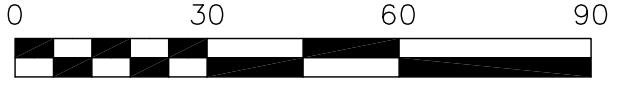


LEGEND

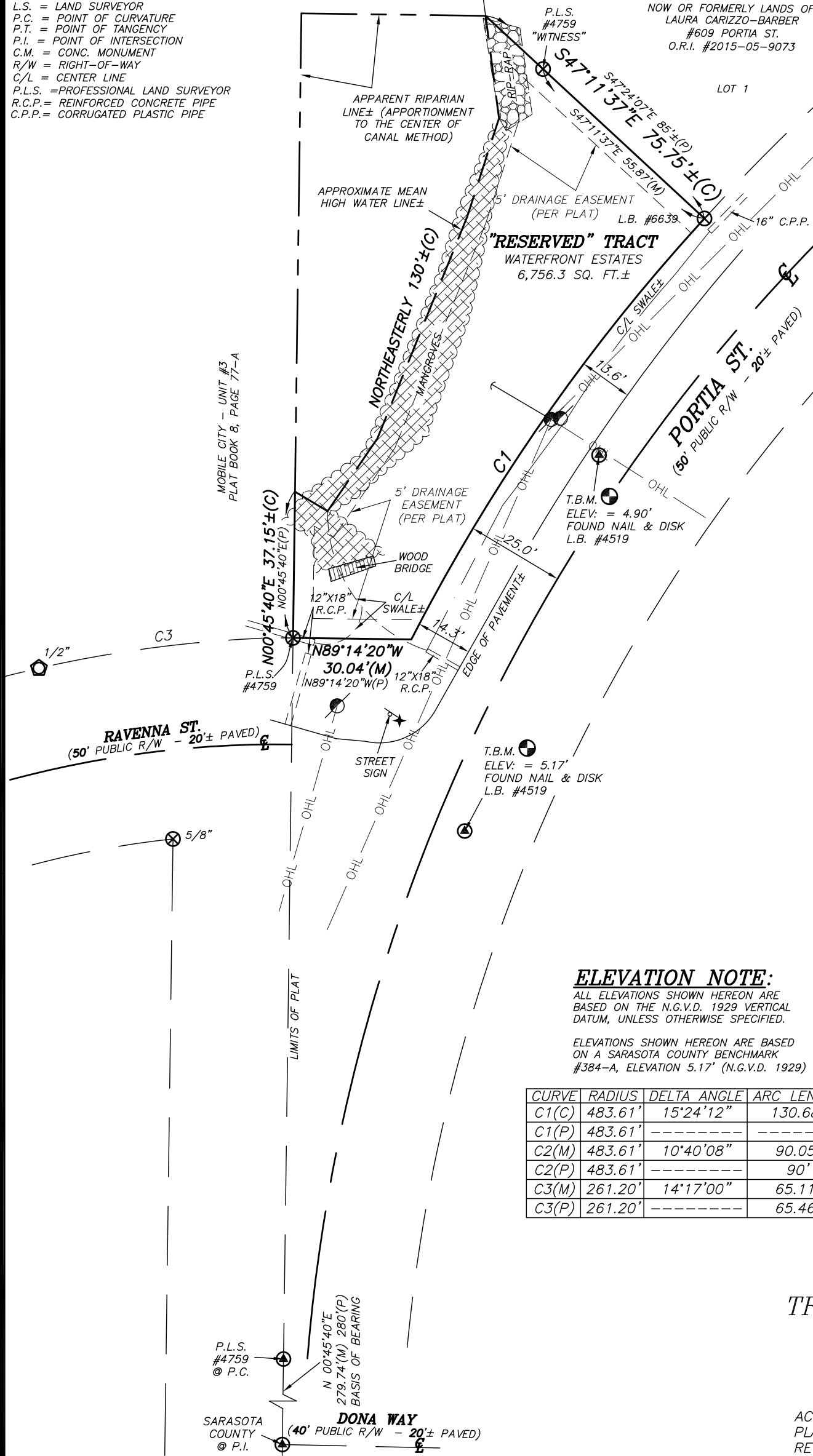
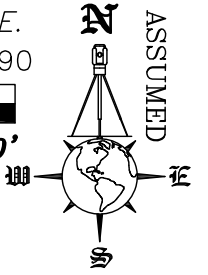
- = CONCRETE MONUMENT FOUND. (SIZE & I.D. NOTED)
- ⊗ = 5/8" IRON ROD FOUND (I.D. NOTED)
- = 5/8" CAPPED IRON ROD SET (L.B. #6639)
- ⊙ = NAIL & DISK (I.D. NOTED)
- ⊕ = FOUND METAL DISK (I.D. NOTED)
- = 1/2" IRON PIPE FOUND (NO I.D.)
- ▼ = SURVEY NAIL
- (P) = PLAT DIMENSION
- (M) = MEASURED DIMENSION
- (C) = CALCULATED DIMENSION
- (D) = DEEDED DIMENSION
- U. & D. = UTILITY & DRAINAGE
- L.B. = LICENSED SURVEYOR BUSINESS
- L.S. = LAND SURVEYOR
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- C.M. = CONC. MONUMENT
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R.C.P. = REINFORCED CONCRETE PIPE
- C.P.P. = CORRUGATED PLASTIC PIPE

- OHL- = OVERHEAD UTILITY LINES
- (TYP.) = TYPICAL
- CONC. = CONCRETE
- I.D. = IDENTIFICATION
- ⊙ = UTILITY POLE
- T.B.M. = TEMPORARY BENCH MARK
- EL., ELEV. = ELEVATION
- 2.00 = EXISTING ELEVATIONS
- INV. = INVERT ELEVATION
- M.H.W.L. = MEAN HIGH WATER LINE

SECTION 31, TOWNSHIP 38S., RANGE 19E.



SCALE 1" = 30'



FLOOD ZONE DATA:

THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "A12" BASE FLOOD ELEVATION (11) AS PER F.I.R.M. MAP #125144-0239-D, DATED 5/1/1984. *TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL*

SURVEYORS NOTES:

DESCRIPTION FURNISHED BY CLIENT.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE, AND THEREFOR THE UNDERSIGNED AND STRAYER SURVEYING AND MAPPING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, BUT IF THE SAME, OR ANY OF THEM ACTUALLY (IS) ARE IN EXISTENCE ON THE LAND SURVEYED, THEN IN THAT EVENT, THE SAME (IS) ARE SHOWN HEREON.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

MEAN HIGH WATER LINE ELEVATION WAS DETERMINED USING PUBLISHED INFORMATION FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES LAND BOUNDARY INFORMATION INTERACTIVE WEBSITE, TIDE INTERPOLATION POINT NO. 328, HAVING A MEAN HIGH WATER ELEVATION OF 1.31' (NGVD 29).

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF WATERFRONT ESTATES SUBDIVISION, THE CENTERLINE OF PORTIA ST., BEING N. 00°45'40" W.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.G.V.D. 1929 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED ON A SARASOTA COUNTY BENCHMARK #384-A, ELEVATION 5.17' (N.G.V.D. 1929)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING
C1(C)	483.61'	15°24'12"	130.68'	130.29'	65.74'	S34°50'31"W
C1(P)	483.61'	-----	-----	-----	-----	-----
C2(M)	483.61'	10°40'08"	90.05'	89.92'	45.16'	N47°25'13"E
C2(P)	483.61'	-----	90'	-----	-----	-----
C3(M)	261.20'	14°17'00"	65.11'	64.95'	32.73'	S83°12'28"W
C3(P)	261.20'	-----	65.46'	-----	-----	-----

**BOUNDARY SURVEY OF:
TRACT MARKED "RESERVED"
ADJOINING LOT 1,
WATERFRONT ESTATES
SUBDIVISION**

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 56 AND 56A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY COUNTY, FLORIDA SARASOTA COUNTY, FLORIDA

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO THIRD PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

CERTIFIED TO:
TODD R. BARBER

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

REVISION:

DATE OF FIELD SURVEY:
08/10/15
FIELD BOOK: 659 **PAGE:** 3
CHECKED BY: R.S.S. **DRAWN BY:** E.B.B.
FILE #: 15-08-45

ROBERT B. STRAYER, JR.

FLORIDA SURVEYOR & MAPPER REG'N #5027
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."



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