

LOCATION MAP
NOT TO SCALE



SCALE: 1"=50'

LEGAL DESCRIPTION:

A PORTION OF LOT 730, ACCORDING TO THE PLAT OF ENGLEWOOD GARDENS NO. 3, AS RECORDED IN PLAT BOOK 4, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 730 FOR THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID LOT 730, SOUTH 30° 00' 00" WEST (ON AN ASSUMED BEARING), 481 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE APPROXIMATE MEAN HIGH WATER LINE OF LEMON BAY; THENCE SOUTHEASTERLY ALONG THE APPROXIMATE HIGH WATER LINE OF LEMON BAY, 126 FEET, MORE OR LESS; THENCE NORTH 24° 15' 31" EAST, 489 FEET, MORE OR LESS, TO A POINT OF INTERSECTION ON THE NORTHERLY LINE OF SAID LOT 730, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 730, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE, NORTH 42° 30' 00" WEST, 76.3 FEET TO THE POINT OF BEGINNING; CONTAINING 1.06 ACRES, MORE OR LESS.

CERTIFIED TO:

FLOOD ZONE:

MAP NO. 12115C0432F
ZONE: VE
ELEV: 13 FT
EFF: 11/04/2016

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHEASTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON SOUTHWESTERLY SIDE OF LOT AS SHOWN.

LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT
AL-ARC LENGTH	U.E.-UTILITY EASEMENT
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK
(M)-MEASURED	SQ.FT.-SQUARE FEET
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED
PG-PAGE	D.E.-DRAINAGE EASEMENT
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT
EOW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT
TOB-TOP OF BANK	ELEV-ELEVATION
OHL-OVERHEAD LINE	FF-FINISHED FLOOR
C/O-CLEAN OUT	LS-LICENSED SURVEYOR
	LB-LICENSED BUSINESS
	PSM-PROFESSIONAL SURVEYOR & MAPPER
# -NUMBER	⊕ -WELL
-ASPHALT	⊕ -WATER VALVE
-CONCRETE	⊕ -CENTER LINE
-PAVER/BRICK	⊕ -CATCH BASIN
-WOOD	⊕ -FIRE HYDRANT
	⊕ -FENCE
	⊕ -PLUS OR MINUS
	⊕ -POLE
	⊕ -MANHOLE
	⊕ -TOPOGRAPHIC ELEVATION
	⊕ -LIGHT POLE

FIELD DATE: 04/08/2021

DRAWN BY: A.K.

ORDER NO: 1000129039

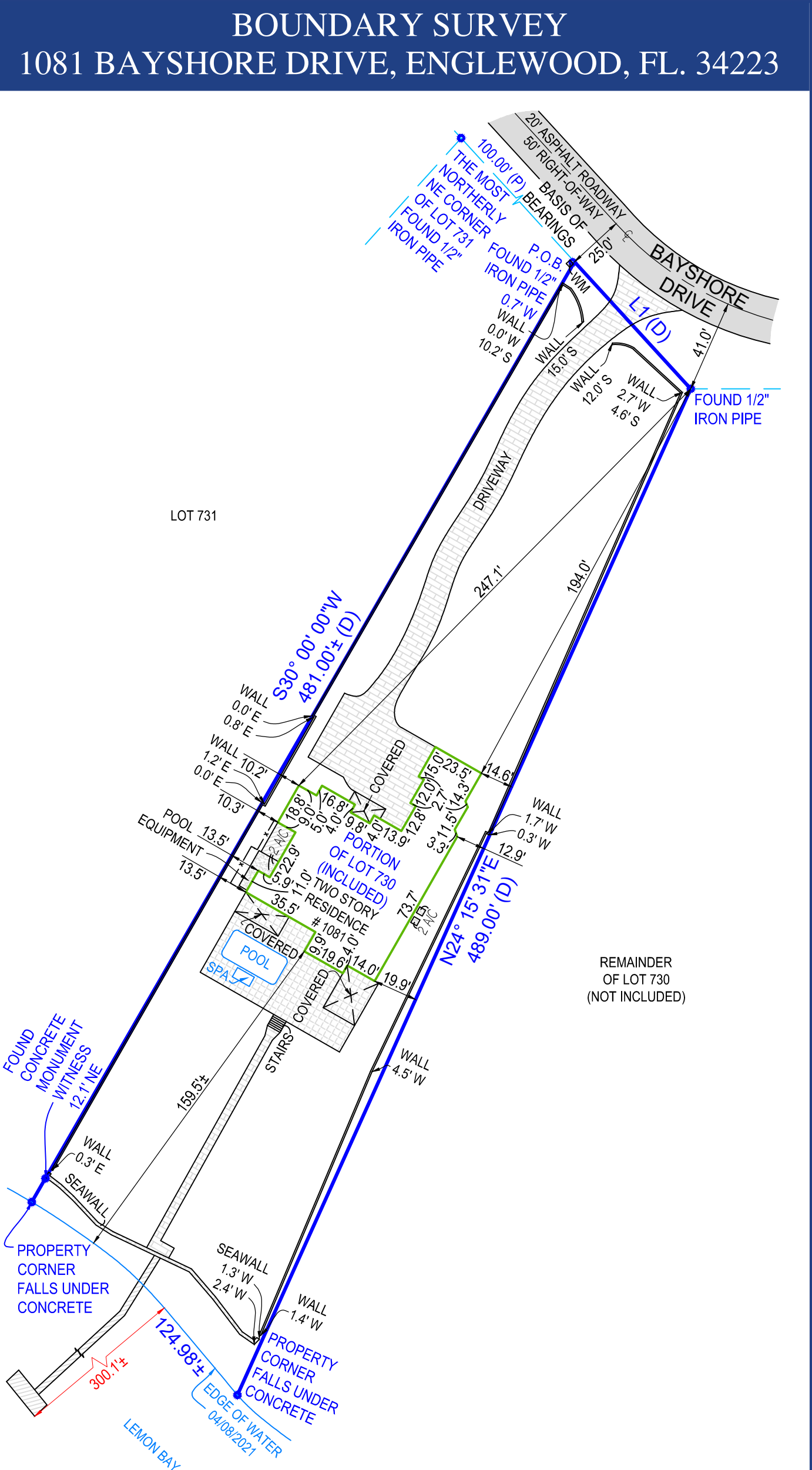
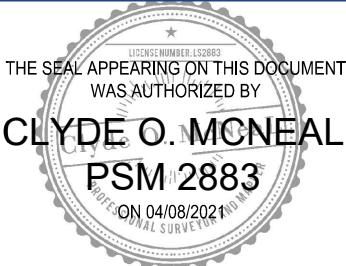
REVISIONS:

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I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



WELL TO HOUSE: 6'±
WELL TO EAST BOUNDARY LINE: 8'±
WELL TO NORTH BOUNDARY LINE: 242'±

LINE TABLE		
	BEARING	LENGTH
L1	N42° 30' 00"W	76.30'

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)