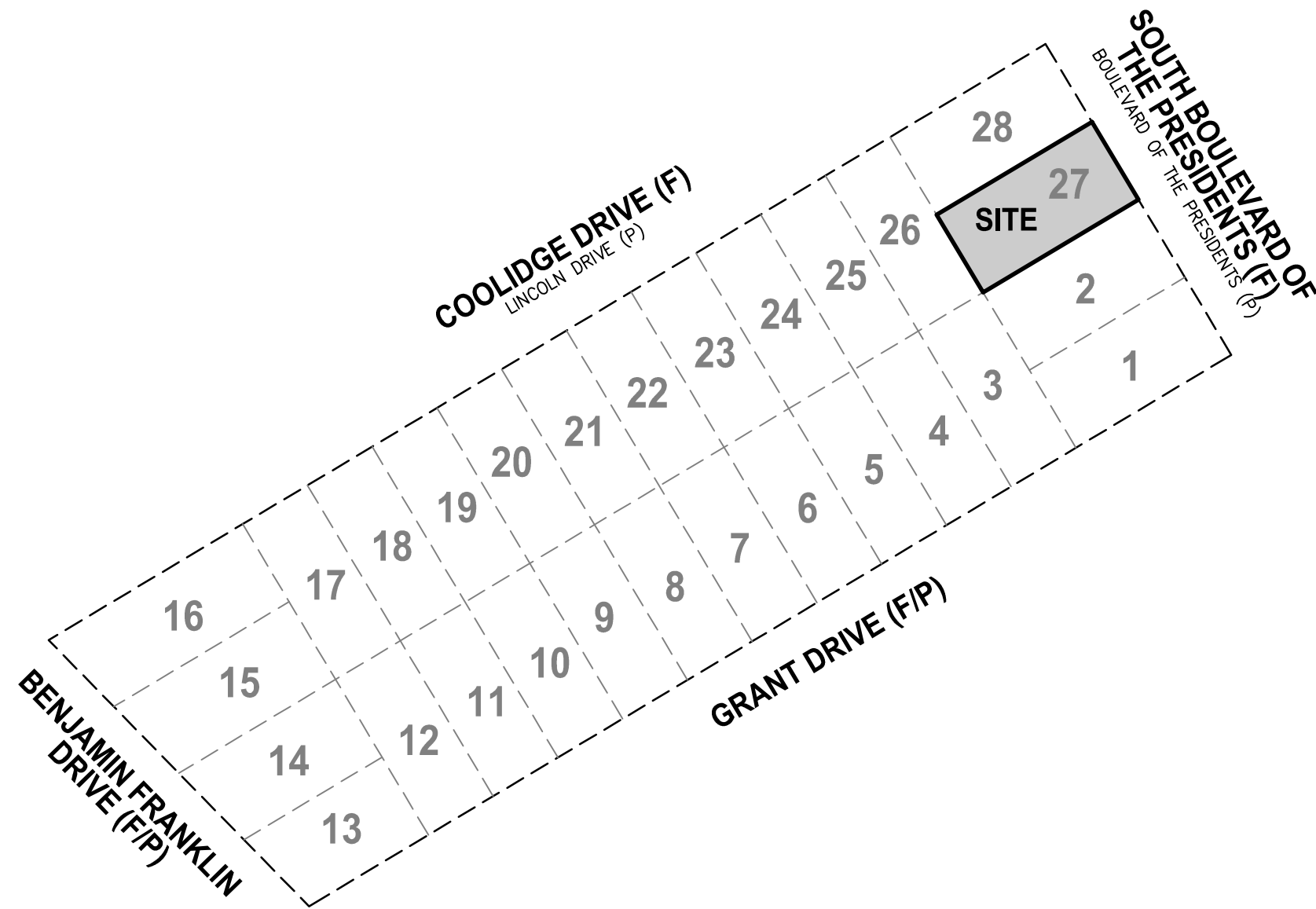
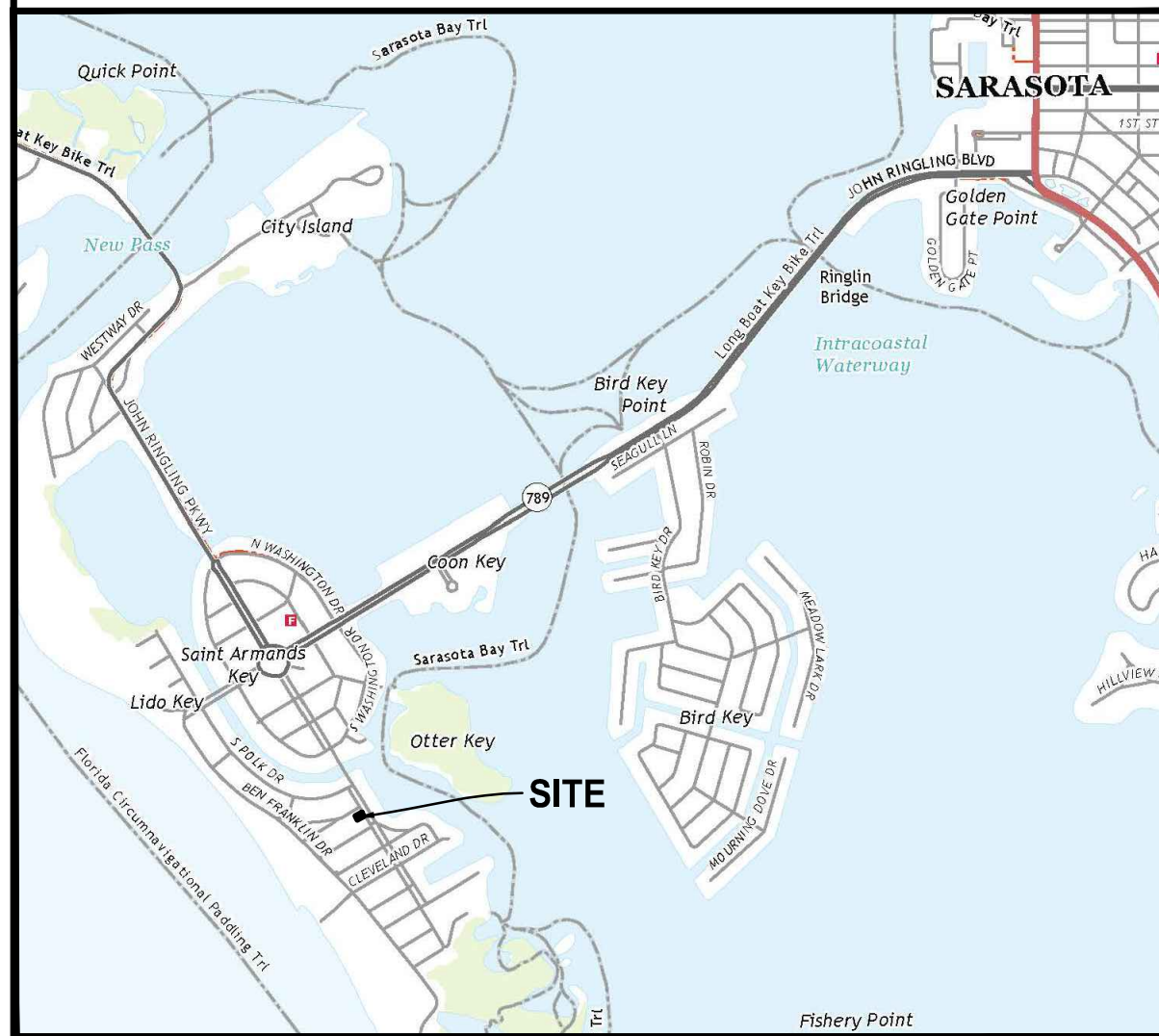


A RE-SUBDIVISION OF BLOCKS 51, 52, 53, 54, 55, & 58 PLAT NO. 3
BLOCK 58
PLAT BOOK 4, PAGE 13



VICINITY MAP

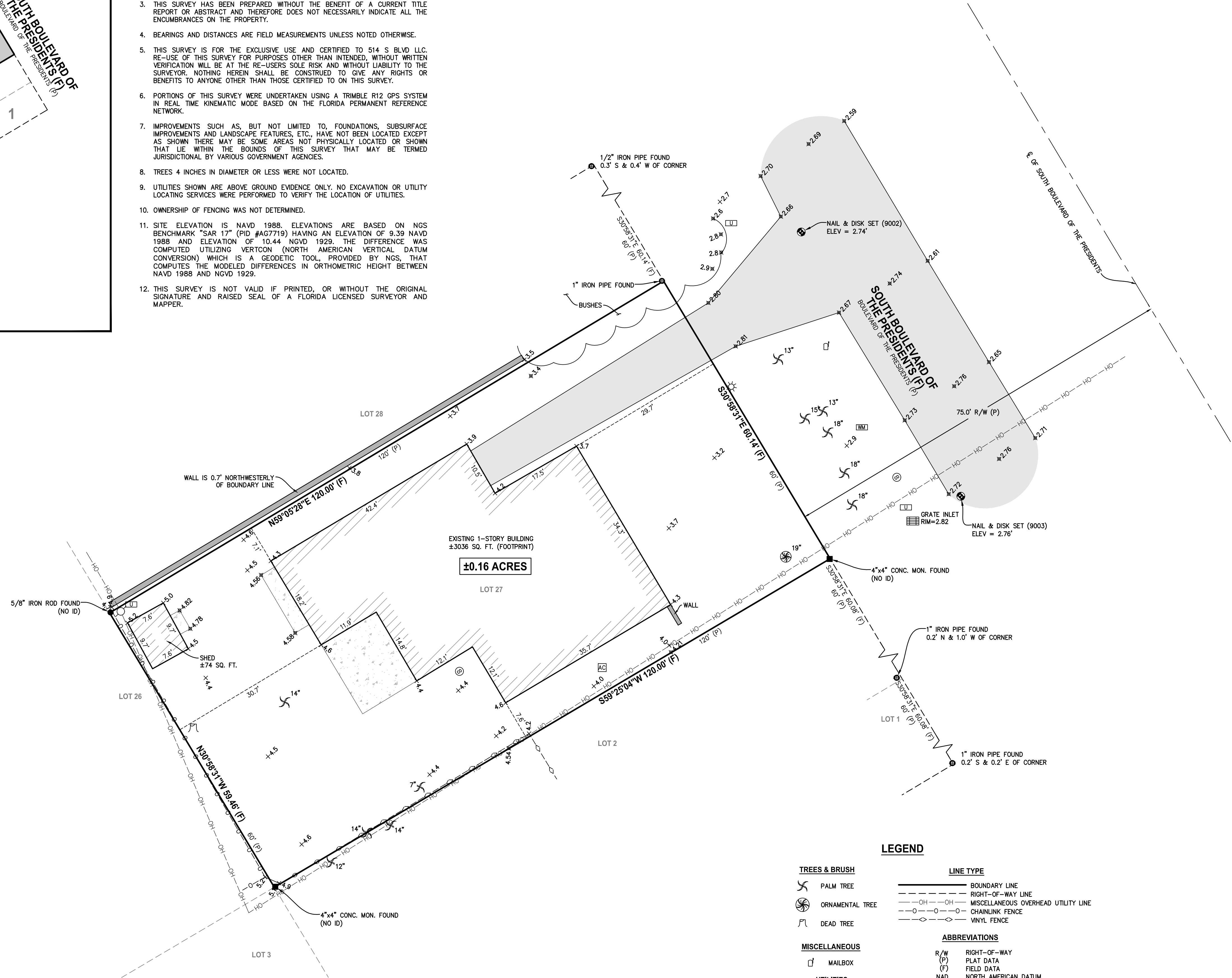


DESCRIPTION:

LOT 27, BLOCK 58, OF A RE-SUBDIVISION OF BLOCKS 51, 52, 53, 54, 55 AND 58, PLAT NUMBER 3, JOHN RINGLING ESTATES, INC. LIDO BEACH SUBDIVISION "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 13, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH BOULEVARD OF THE PRESIDENTS HAVING A BEARING OF S30°58'31"E.
2. THE PROPERTY LIES WITHIN FLOOD ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 12115C0129F REVISED 11/04/2016.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
4. BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.
5. THIS SURVEY IS FOR THE EXCLUSIVE USE AND CERTIFIED TO 514 S BLVD LLC. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
6. PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE R12 GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK.
7. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED EXCEPT AS SHOWN THERE MAY BE SOME AREAS NOT PHYSICALLY LOCATED OR SHOWN THAT LIE WITHIN THE BOUNDS OF THIS SURVEY THAT MAY BE TERMED JURISDICTIONAL BY VARIOUS GOVERNMENT AGENCIES.
8. TREES 4 INCHES IN DIAMETER OR LESS WERE NOT LOCATED.
9. UTILITIES SHOWN ARE ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION OR UTILITY LOCATING SERVICES WERE PERFORMED TO VERIFY THE LOCATION OF UTILITIES.
10. OWNERSHIP OF FENCING WAS NOT DETERMINED.
11. SITE ELEVATION IS NAVD 1988. ELEVATIONS ARE BASED ON NGS BENCHMARK "SAR 17" (PID #AG7719) HAVING AN ELEVATION OF 9.39 NAVD 1988 AND ELEVATION OF 10.44 NGVD 1929. THE DIFFERENCE WAS COMPUTED UTILIZING VERTCON (NORTH AMERICAN VERTICAL DATUM CONVERSION) WHICH IS A GEODETIC TOOL, PROVIDED BY NGS, THAT COMPUTES THE MODELED DIFFERENCES IN ORTHOMETRIC HEIGHT BETWEEN NAVD 1988 AND NGVD 1929.
12. THIS SURVEY IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGEND

TREES & BRUSH

- PALM TREE
- ORNAMENTAL TREE
- DEAD TREE

MISCELLANEOUS

- MAILBOX
- CLEAN OUT
- UTILITY BOX
- AIR CONDITIONER
- UTILITY POLE
- WATER METER
- LIGHT POLE

HATCHING

- CONCRETE
- ASPHALT
- BUILDING

LINE TYPE

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- MISCELLANEOUS OVERHEAD UTILITY LINE
- CHAINLINK FENCE
- VINYL FENCE

ABBREVIATIONS

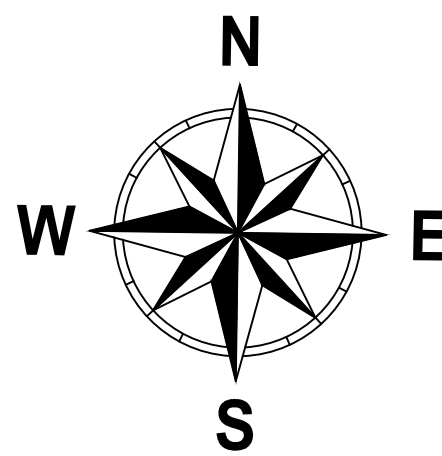
- R/W RIGHT-OF-WAY
- (P) PLAT DATA
- (F) FIELD DATA
- NAD NORTH AMERICAN DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LS LICENSED SURVEYOR
- SQ. FT. SQUARE FEET
- ± MORE OR LESS

MONUMENTS

- TEMPORARY BENCHMARK



ADDRESS: 3735 2ND AVENUE NORTH
SAINT PETERSBURG, FL 33713
PHONE: 727-685-6045
EMAIL: brlauster@llsurvey.org
LB8466



SCALE: 1:10

NAD 83/2011

© THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF LAUSTER LAND SURVEY. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

BOUNDARY, TOPOGRAPHY, & TREE SURVEY

SARASOTA COUNTY, FLORIDA
SECTION 35, TOWNSHIP 36 SOUTH, RANGE 17 EAST

BY DATE

REVISION

DRAWN BY BRL FIELD BY BRL DATE 10-31-2022 SHEET 1 OF 1

FLORIDA CERTIFICATE No. LS 7219
DATE OF CERTIFICATION 10-31-2022
DATE OF FIELD SURVEY 10-28-2022

BY:

BRANDON R. LAUSTER, P.S.M.

