

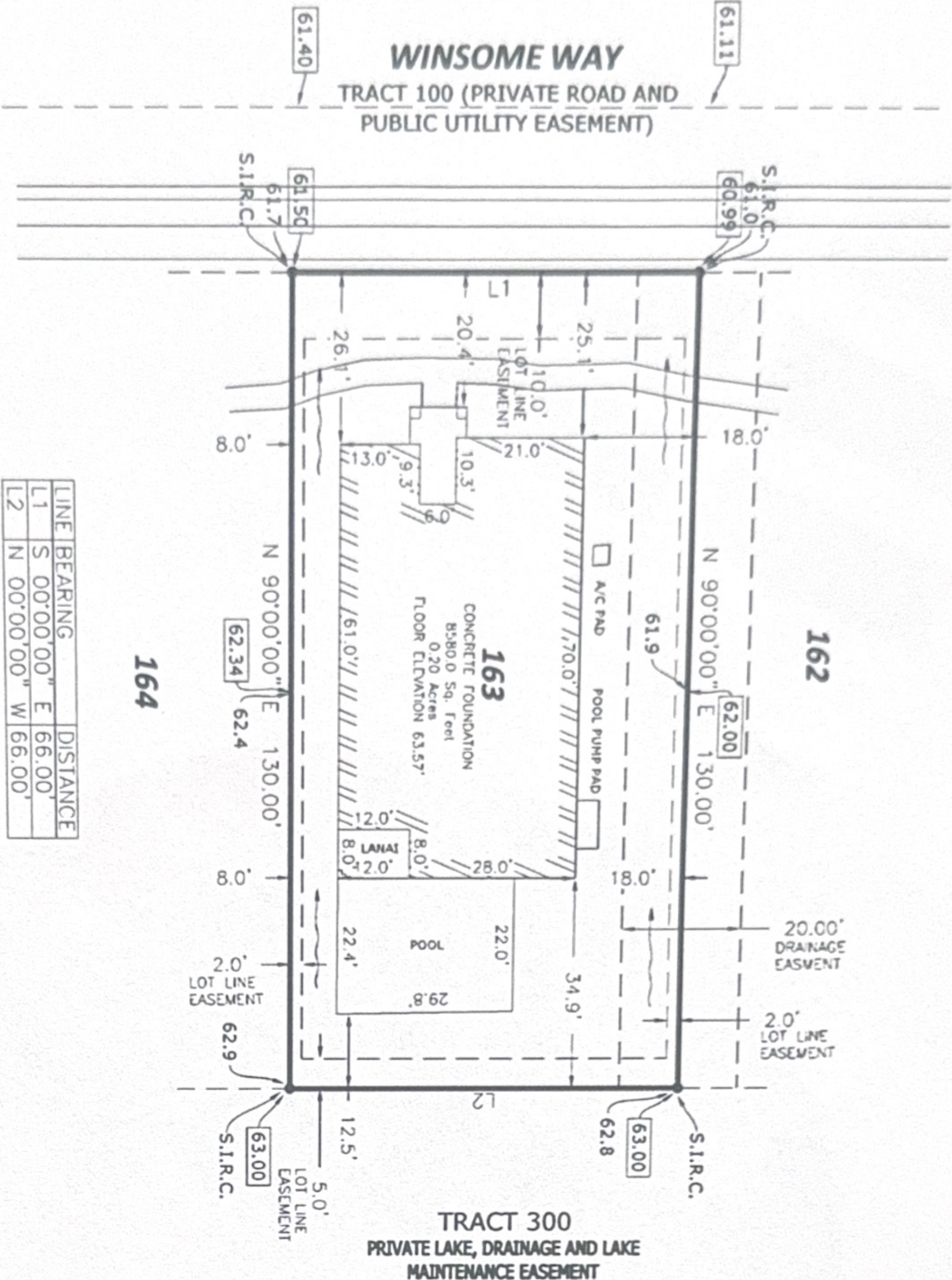
SECTION 11, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S 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.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. ACCORDING TO THE PLAT THERE ARE EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND EASEMENTS OF TWO (2') FEET IN WIDTH ALONG EACH SIDE LOT LINE, FOR THE PURPOSE OF ACCOMMODATING OVERHEAD SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE, INCLUDING CABLE TELEVISION, WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.
7. BUILDING SETBACKS ARE AS FOLLOWS:
SINGLE FAMILY: 25' FRONT TO THE GARAGE; 20' FRONT TO THE HOUSE; 10' REAR; 6' SIDE WITH A 12' SEPARATION BETWEEN BUILDINGS
8. PROPOSED LOT FEATURES AND GRADES WERE TAKEN FROM THE CONSTRUCTION PLANS FOR SWEETWATER AT LAKEWOOD RANCH PHASE I & II, PREPARED BY WRA ENGINEERING, INC., DATED MARCH 30, 2021.
9. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C035E DATED MARCH 17, 2014, AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
7. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON MANATEE COUNTY BENCHMARK "OSPREY", ELEVATION=50.40' NAVD 1988.
10. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2007 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASIS OF BEARINGS IS THE EAST BOUNDARY OF SECTION 12, AS BEING NORTH 00°12'07" EAST.
12. LAST DATE OF FIELD SURVEY: 2/14/2022

LEGAL DESCRIPTION:

LOT 163, SWEETWATER AT LAKEWOOD RANCH PHASE I & II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 179, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, CONTAINING 0.20 ACRES.



LINE	BEARING	DISTANCE
L1	S 00°00'00" E	66.00'
L2	N 00°00'00" W	66.00'

LEGEND:

- A/C = PROPOSED AIR CONDITIONER
- CONC = CONCRETE
- F.C.M. = FOUND CONCRETE MONUMENT
- F.I.R.C. = FOUND IRON ROD & CAP (LB #8274 UNLESS NOTED OTHERWISE)
- H.P. = HIGH POINT
- P.C.P. = PERMANENT CONTROL POINT
- S.I.R.C. = SET IRON ROD & CAP (LB#8274)
- = DRAINAGE FLOW DIRECTION
- 15.2 = EXISTING ELEVATION
- 15.2 = PROPOSED ELEVATION

PERMIT #BLD2106-0395

TITLE: LOT 163, SWEETWATER AT LAKEWOOD RANCH

FOR: MI HOMES

DESC: FINAL BOUNDARY SURVEY

CERTIFIED TO:

ROBERT J. YU AND WOOMEIE YU
M/I TITLE AGENCY, LTD, L.C. AND FIRST
AMERICAN TITLE INSURANCE COMPANY

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Robert S Flannery

ROBERT S. FLANNERY, P. SURV.
Florida Surveyor's Registration No. 5677

NO.	REVISION	DATE	BY
1.	ADDED PROPOSED SIDEWALKS & FLOW ARROWS	2/2/21	RSF
2.	FOUNDATION SURVEY	8/18/21	RSF
3.	FINAL SURVEY	2/16/22	RSF

WRA		WATER RESOURCE ASSOCIATES, LLC	
7978 Cooper Creek Blvd. University Park, Florida 34201 Phone: 941.275.9721 Fax: 941.275.9729 www.wraengineering.com LB 8274		PROJ MAN: RSF DRAIN BY: SF DATE: 5/10/2021 CHECKED BY: RSF SCALE: 1"=30'	
JOB NO. 50149		CADD FILE: Lot 163.DWG	