

BOUNDARY SURVEY

Address: 3727 Tangier Terrace
Sarasota, Florida 34239

DESCRIPTION: (Created by MSB Surveying, Inc.)

Lot 10, San Remo Estates, Unit No. 1, as per plat thereof, recorded in Plat Book 6, Pages 36 and 36A, of the Public Records of Sarasota County, Florida,

LESS the following described lands:

BEGIN at the Southeast Corner of Lot 10, San Remo Estates, Unit No. 1, as per plat thereof, recorded in Plat Book 6, pages 36 and 36A, of the Public Records of Sarasota County, Florida; thence N.87°20'00"W., along the South line of said Lot 10, a distance of 17.90 feet to a 5/8" capped iron rod set, stamped "LB 7044"; thence N.02°42'51"E., a distance of 31.99 feet to a 5/8" capped iron rod set, stamped "LB 7044"; thence N.01°04'58"W., a distance of 63.13 feet to a 5/8" capped iron rod set, stamped "LB 7044", same being a point on the North line of said Lot 10; thence S.87°20'00"E., along said North line, a distance of 21.91 feet to the Northeast corner of said Lot 10; thence S.02°36'30"W., along the East line of said Lot 10, a distance of 94.99 feet to the Point of Beginning.

Parcel contains 12,395 square feet, 0.285 acres, more or less.

REPORT OF SURVEY

Accuracy:

Horizontal: The accuracy obtained by measurement and calculation of a closed geometric figure was found to be 1 foot in 28,468 feet.

Data Sources:

1. Plat of San Remo Estates, Unit 1, recorded in Plat Book 6, Pages 36 and 36A, Public Records of Sarasota County, Florida.
2. Plat of Granada, recorded in Plat Book 1, Pages 57 and 58, Public Records of Sarasota County, Florida.
3. Quit Claim Deed recorded in Official Records Instrument #2014053087, Public Records of Sarasota County, Florida.
4. General Warranty Deed recorded in Official Records Instrument #2016124574, Public Records of Sarasota County, Florida.
5. Warranty Deed recorded in Official Records Instrument #2013105250, Public Records of Sarasota County, Florida.
6. Warranty Deed recorded in Official Records Instrument #2015068573, Public Records of Sarasota County, Florida.
7. Warranty Deed recorded in Official Records Book 2062, Page 2171, Public Records of Sarasota County, Florida.
8. Various survey's in the vicinity by MSB Surveying, Inc.
9. Sarasota County Half Section Map, Sheet No. S-47.
10. Sarasota County Property Appraiser's web site www.sc-pa.com.
11. No other information was researched or furnished.

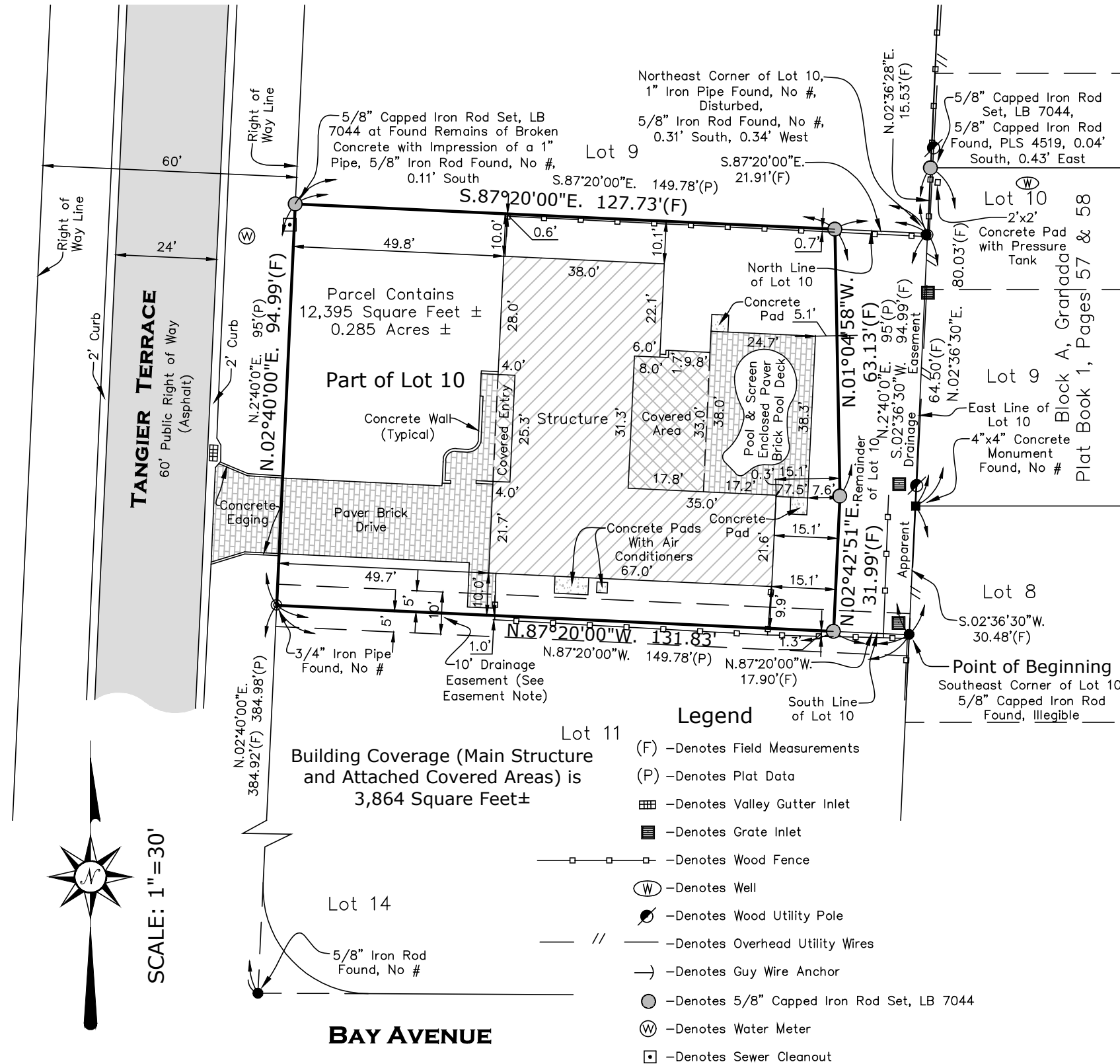
Apparent Physical Use:
Residential

Easements:

1. Easements shown per plat. The width of the drainage easement along the south line of surveyed property is not dimensioned on the plat. It appears to be 10 feet in width as it is similar in width to the dimensioned utility easement to the north. Also, it appears to be centered on the lot line and is shown that way on this survey. It is subject to move or change size if additional information is furnished contradicting the easement as shown hereon.
2. No other easements were researched or furnished.

NOTES:

1. This map represents a Boundary Survey for the purpose of a parcel split.
2. Bearings shown hereon refer to an assumed meridian. The East Right of Way Line of Tangier Terrace, being N.02°40'00"E.
3. There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
4. Description shown hereon was created by MSB Surveying, Inc. based on a field survey and information furnished by the client.
5. Subject to easements and rights of way of record, if any.
6. This map has been prepared without the benefit of a Commitment for Title Insurance or Title Policy.
7. Parcel shown hereon is situated in Flood Zone "AE", base flood elevation is 10 feet, per Flood Insurance Rate Map Number 12115C0141F, Effective Date November 4, 2016.



CERTIFIED TO:

Judy-Lynn Kinberg

For Informational Purposes Only
02-01-2019

MARTIN S. BRITT, REGISTERED SURVEYOR & MAPPER, FLA. CERT. NO. LS 5538
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE OF SURVEY July 16, 2018



CERTIFICATE OF AUTHORIZATION NO. L.B. 7044
31 SARASOTA CENTER BOULEVARD, SUITE C
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935

DRAWN BY: RCA

FIELD BOOK / PAGE: 142 / 44-45

180701
JOB NUMBER