



SCALE = 1" = 60'

DESCRIPTION:

A parcel of land lying in Sections 27 and 28, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:
 Commence at the Southeast corner of Section 28, Township 39 South, Range 20 East, then N.89°46'36"W, along the South line of said Section 28, a distance of 967.38 feet, to a point on the easterly Right of Way line of West River Road (State Road No. 777 - 100 feet wide Right of Way) then N.36°47'47"W, along said easterly Right of Way line, a distance of 5268.69 feet, then continue along said Right of Way line, N.33°56'02"W, a distance of 200.25 feet; then continue along said Right of Way Line, N.36°47'47"W, a distance of 100.00 feet; then continue along said Right of Way Line, N.39°39'32"W, a distance of 200.25 feet; then continue along said Right of Way Line, N.36°47'47"W, a distance of 115.22 feet to the POINT OF BEGINNING; then continue along said Right of Way Line, N.36°47'47"W, a distance of 250.00 feet; then N.53°12'13"E, a distance of 1354.01 feet to the Mean High Water Line of MYAKKA RIVER; then S.49°11'41"E, along said Mean High Water Line, a distance of 183.88 feet; then continue along said Mean High Water Line, S.45°25'08"E, a distance of 71.21 feet; then S.53°12'13"W, leaving said Mean High Water Line, a distance of 1404.17 feet to the POINT OF BEGINNING.

Parcel contains 7.925 acres, more or less.

Also known as Lot 6, of "The Unrecorded Plat of MYAKKA RIVER TRAILS", recorded in Miscellaneous Plat Book 1, Pages 6, 6A-6E, Public Records of Sarasota County, Florida.

REPORT OF SURVEY:

1. This plat represents a Boundary Survey showing visible improvements.
2. Bearings shown hereon refer to an assumed meridian, easterly Right of Way Line of West River Road (State Road No. 777) = N.36°47'47"W.
3. Subject to easements and rights of way of record. Easements and Setbacks shown hereon taken from "The Unrecorded Plat of MYAKKA RIVER TRAILS", recorded in Miscellaneous Plat Book 1, Pages 6, 6A-6E, Public Records of Sarasota County, Florida.
4. Description shown hereon has been prepared for this plat.
5. This plat has been prepared with the benefit of a Commitment for Title Insurance, Commitment No. CM-1-03201780, issued by Abel, Band, Russell, Collier, Pitchford & Gordon, Chartered, Effective April 6, 2000 @ 5:00 P.M.
6. There may exist other underground fixed interior improvements which are not visible and are not a part of this survey.
7. Parcel shown hereon is situated in Flood Zone "AB", base flood elevation = 8.00 feet (N.G.V.D. 1929), per flood insurance Rate Map 125144 0375 D, index map dated Sept. 3, 1992.
8. Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6 FAC), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
9. Elevations shown hereon refer to Sarasota County Bench Mark #785, D.O.T Bench Mark #4, elevation = 2.06 feet (N.G.V.D. 1929).
10. Easements noted hereon per Public Records Book 2928, Page 1768.

- LEGEND:**
- 3"x3" Stone Column
 - G.T.E. Riser
 - Well
 - Pressure Tank
 - Utility Pole
 - ✓ Guy Wire

BRITT SURVEYING, INC.
 LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
 SUITE "B" VENICE, FLORIDA 34292 (941)493-1396
 UNIT 3 SARASOTA, FLORIDA 34240 (941)377-8454

CERTIFICATE OF SURVEYOR
 I, THE UNDERSIGNED, REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN HEREON ACCORDING TO A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES)
 RANDALL S. BART
 REGISTERED LAND SURVEYOR, FLA. CERT. NO. 3979
 STATE NOTARY PUBLIC
 DATE OF SURVEY MAY 9, 2000

CERTIFIED TO:
 DAVID & LISA ABENO,
 ABEL, BAND, RUSSELL, COLLIER, PITCHFORD & GORDON, CHARTERED
 AMERICAN PIONEER TITLE INSURANCE COMPANY
 (NORTHERN TRUST BANK)
 FIELD BOOK: 334 PAGE(S): 85-88
 JOB NUMBER: 00-04-90