

MAP OF SURVEY

Section 32, Township 35 South, Range 18 East

LEGEND:

- | | | | |
|-------------------------------|-----------------------------------|--------------------------------------|--|
| ARC = ARC LENGTH | ESMT = EASEMENT | PRC = POINT OF REVERSE CURVATURE | ● = WELL |
| AC = ACRES | F.F. = FINISHED FLOOR | PRM = PERMANENT REFERENCE MONUMENT | ○ = OAK TREE |
| ALUM = ALUMINUM | FND = FOUND | PSM = PROFESSIONAL SURVEYOR & MAPPER | ○ = PALM TREE |
| ASPH = ASPHALT | FIR = FOUND IRON ROD | PT = POINT OF TANGENT | ○ = PINE TREE |
| BLK = BLOCK | FIP = FOUND IRON PIPE | RES = RESIDENCE | ○ = SPOT ELEVATION |
| BNDRY = BOUNDARY | LP = LIGHT POLE | R = RADIAL | ○ = FCM (FND. CONC. MONUMENT) SIZE AND NO. DENOTED. |
| C = CALCULATED | HYD = HYDRANT | RES = RESIDENCE | ○ = SCM (SET 4x4 CONC. MONUMENT 7977) |
| CB = CHORD BEARING | MAS = MASONRY | R/W = RIGHT OF WAY | ○ = DENOTED |
| CH = CHORD | NR = NOT RADIAL | SE = SOUTHEAST | ○ = SPKND (SET NAIL & DISK) (LB 7677) |
| CHORD = CHORD | OUL = OVERHEAD UTILITY LINE | SEC = SECTION | ○ = FIR/FIP (FOUND IRON ROD OR IRON PIPE) SIZE AND NO. DENOTED |
| CONC = CONCRETE | O.A. = OFFICIAL RECORD | SN = SET NAIL | ○ = IRS (5/8" IRON ROD SET W/CAP STAMPED 7977) |
| COR = CORNER | P.B. = PLAY/PLAT BOOK | SR = STATE ROAD | ○ = SANITARY SERVICE |
| COV = COVERED | PC = POINT OF CURVATURE | STY = STONY | ○ = WATER SERVICE |
| CR = COUNTY ROAD | PCC = POINT OF COMPOUND CURVATURE | SW = SIDEWALK | ○ = TOP OF BANK |
| D = DEED OR DESCRIBED | PCP = PERMANENT CONTROL POINT | TEL = TELEPHONE | ○ = TRANSFORMER |
| DRA = DRAINAGE RETENTION AREA | PI = POINT OF INTERSECTION | TEL = TELEPHONE | ○ = UTILITY POLE |
| EDW = EDGE OF WATER | PK = PARKER KALOW NAIL | TOP = TOP OF BANK | ○ = PRIVATE R/W |
| ELEV = ELEVATION | POB = POINT OF BEGINNING | TRANS = TRANSFORMER | ○ = FLOW ARROW |
| EOP = EDGE OF PAVEMENT | PP = POWER POLE | U.P. = UTILITY POLE | ○ = MASTER GRADING PLAN |

NOTES:

- BEARINGS ARE BASED ON THE NORTH LOT LINE BEING ASSUMED S89°25'46"E.
- THE PROPERTY LIES IN FLOOD ZONE "A" AS PER F.I.R.M. PANEL No. 1208100318 E, C, DATED 3-17-2014. (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAPS)
- ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARKS AT TALLEYROAD ROAD AND 26TH STREET WITH ADJUSTED ELEVATIONS OF 16.844 AND 70.787 FEET RESPECTIVELY, AS WELL AS SARASOTA COUNTY BENCHMARK #1-20A WITH A PUBLISHED ELEVATION OF 34.97 FEET, RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.). (REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)
- UNDERGROUND IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED EXCEPT AS MAY BE SHOWN HEREON. UTILITIES SHOWN HEREON WERE NOT IN AT TIME OF SURVEY AND ARE PROPOSED.
- ABOVE GROUND IMPROVEMENTS INCLUDING BUILDING OVERHANGS HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR RIGHT OF WAYS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- REUSE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS 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.
- THIS SURVEY WAS PERFORMED USING OLD PUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE REPORT DATED APRIL 18, 2014 9:33 AM WITH FILE NO. 14025890R. NO OTHER INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
- ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED (P)
- BUILDING SETBACK TO BE VERIFIED BY CLIENT.
- OWNER AND/OR CONTRACTOR TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO PERMITTING AND BUILDING.
- THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS NOT SHOWN ON THIS DRAWING THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALTA/ACSM LAND TITLE SURVEY
BOUNDARY SURVEY

AREA:
PARCEL 1 & 2 - 127,800 SQ FT
PARCEL 3 & 4 - 127,800 SQ FT

PROPERTY ADDRESS:
LOTS 1-12 & 28-37
8340 31ST ST CT EAST
LOTS 13-25 & LOTS 38-50
8360 31ST ST CT EAST
LOTS 1-10 & 28-35
8340 CAROLINA STREET
LOTS 11-21 & 38-46
8350 CAROLINA STREET

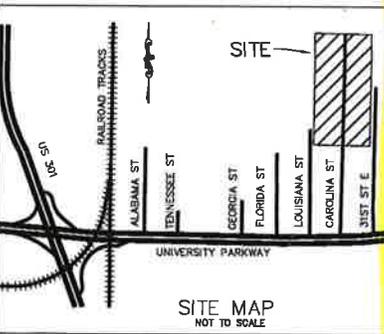
LEGAL DESCRIPTION (AS FURNISHED):

PARCEL 1
LOTS 1 THROUGH 12, INCLUSIVE, AND LOTS 28 THROUGH 37, INCLUSIVE, BLOCK 9, NORTH SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 101, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

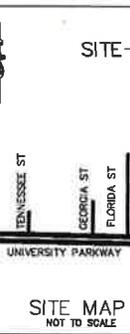
PARCEL 2
LOTS 13 THROUGH 25, INCLUSIVE, AND LOTS 38 THROUGH 50, INCLUSIVE, BLOCK 9, NORTH SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 101, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 3
LOTS 1 THROUGH 10, INCLUSIVE, AND LOTS 28 THROUGH 35, INCLUSIVE, BLOCK 10, NORTH SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 151, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 4
LOTS 11 THROUGH 21, INCLUSIVE, AND LOTS 36 THROUGH 46, INCLUSIVE, BLOCK 10, NORTH SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 151, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



HOUSE



REVISION:
FENCE SURVEY 03-12-2014

BROADWAY

REVISION:
FENCE SURVEY 03-12-2014

CERTIFIED TO:
Blue Heaven Enterprises, LLC
Old Republic National Title Insurance Company
Betterton, Tyler & Summote, PL
1st Manatee Bank

SURVEYOR'S CERTIFICATION

TO BLUE HEAVEN ENTERPRISES, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BETTERTON, TYLER & SUMMONTE, PL, 1ST MANATEE BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. AN INCLUDES ITEMS 1-4, 7-8, 11, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/17/2014.

DATE OF FIELD SURVEY: 04-17-2014
DATE OF PLAT OR MAP: 04-21-2014

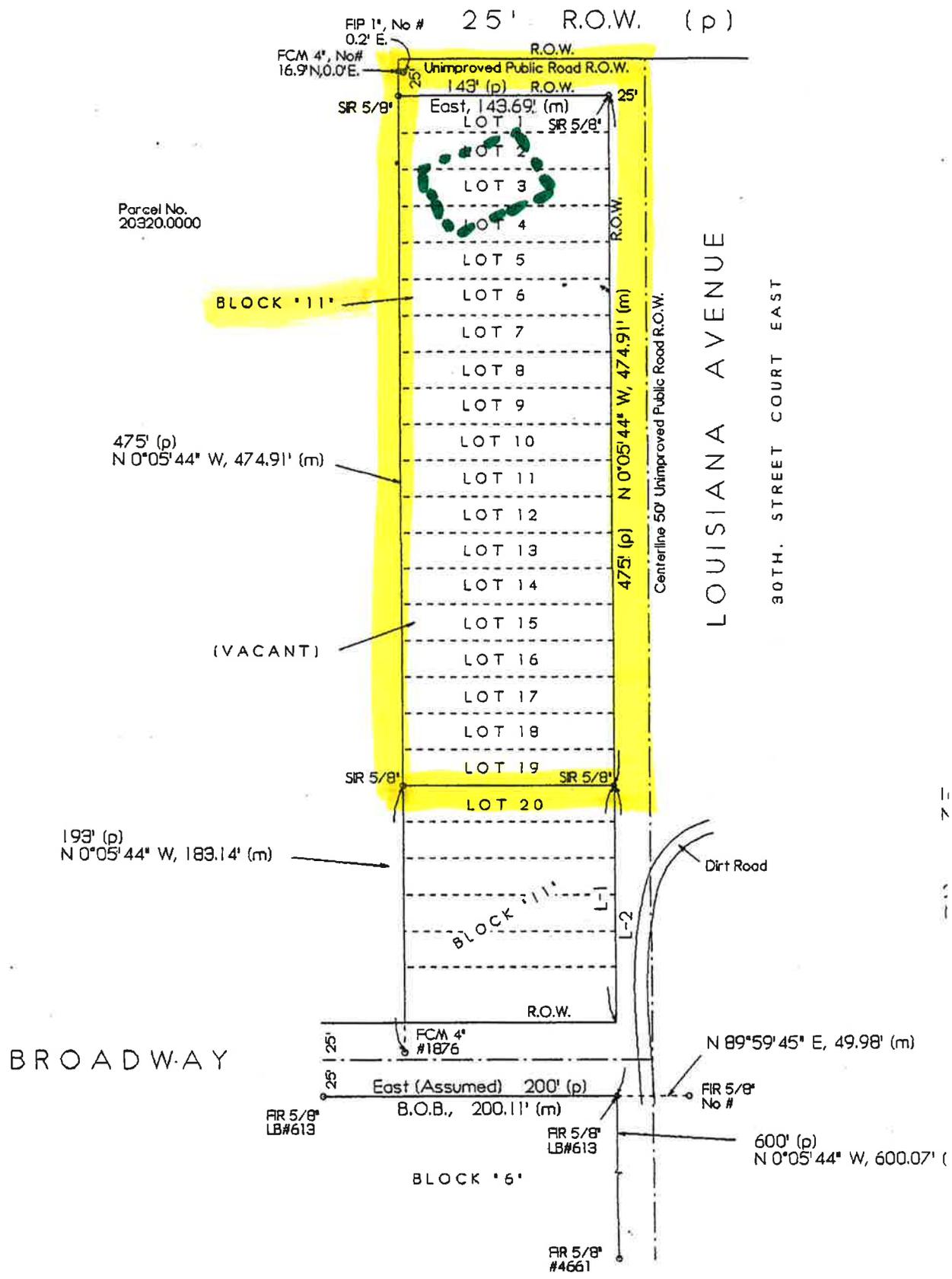
GERALD D. STROOP JR., PSM No. 4679



2

BOUNDARY SURVEY

SCALE:



Parcel No. 20320.0000

BLOCK 11

475' (p) N 0°05'44" W, 474.91' (m)

(VACANT)

193' (p) N 0°05'44" W, 183.14' (m)

BROADWAY

FIP 1', No # 25' R.O.W. (p)
0.2' E.
FCM 4', No # 16.9' N, 0.0' E.
Unimproved Public Road R.O.W.
143' (p) R.O.W.

East, 143.69' (m)
LOT 1
SR 5/8'

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

SR 5/8'

LOUISIANA AVENUE

30TH STREET COURT EAST

Dirt Road

FIR 5/8' LB#613

FIR 5/8' LB#613

FIR 5/8' #4661

N 89°59'45" E, 49.98' (m)

600' (p) N 0°05'44" W, 600.07' (m)

BLOCK 6

FIR 5/8' LB#613

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FIR 5/8' #4661

N 89°59'45" E, 49.98' (m)

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3

BOUNDARY & TOPOGRAPHIC SURVEY

Section 32, Township 35, South, Range 18 East
8340 Louisiana Street Sarasota, Florida

DESCRIPTION: (Created by MSB Surveying Inc.)

A Portion of the lands described in Official Records Book 2251, Page 7208, Public Records of Manatee County, Florida, More Particularly described as follows.

Lot 1, 2, 3, & 4 Block 11, North Sarasota, Recorded in Plat Book 2, Page 151, Public Records of Manatee County, Florida, lying in Section 32, Township 35 South, Range 18 East.

Together with a portion of the vacated right of way of Louisiana Avenue as recorded in Official Records Book 2594, Page 5248, being the westerly half of said right of way lying adjacent to said lots 1, 2, 3, & 4.

REPORT OF SURVEY

Accuracy:

Horizontal: The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is Suburban. The minimum relative distance accuracy for this type of survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to be 1 foot in 29,425 feet.

Vertical: Field-measured control for vertical data shown hereon is based on a level loop. Closure in feet exceeds a standard of plus or minus 0.05 times the square root of the distance in miles.

Data Sources:

1. Plat of North Sarasota, Plat Book 2, Page 151, Public Records of Manatee County Florida.
2. Final Judgement Recorded in Official Records Book 1191, Page 2758, Public Records of Manatee County Florida.
3. Official Records Book 2594, Page 5248, Public Records of Manatee County Florida.
4. 2015 geo-rectified aerial imagery furnished by Manatee County.
5. Plat of North Sarasota, Plat Book 56, Page 140, Public Records of Manatee County Florida.
6. Official Records Book 2251, Page 7208, Public Records of Manatee County Florida.
7. Official Records Book 2512 Page 197, Public Records of Manatee County Florida.
8. No other information was researched or furnished.

Apparent Physical Use:
Residential

Easements:

1. No easements were researched or furnished.

NOTES:

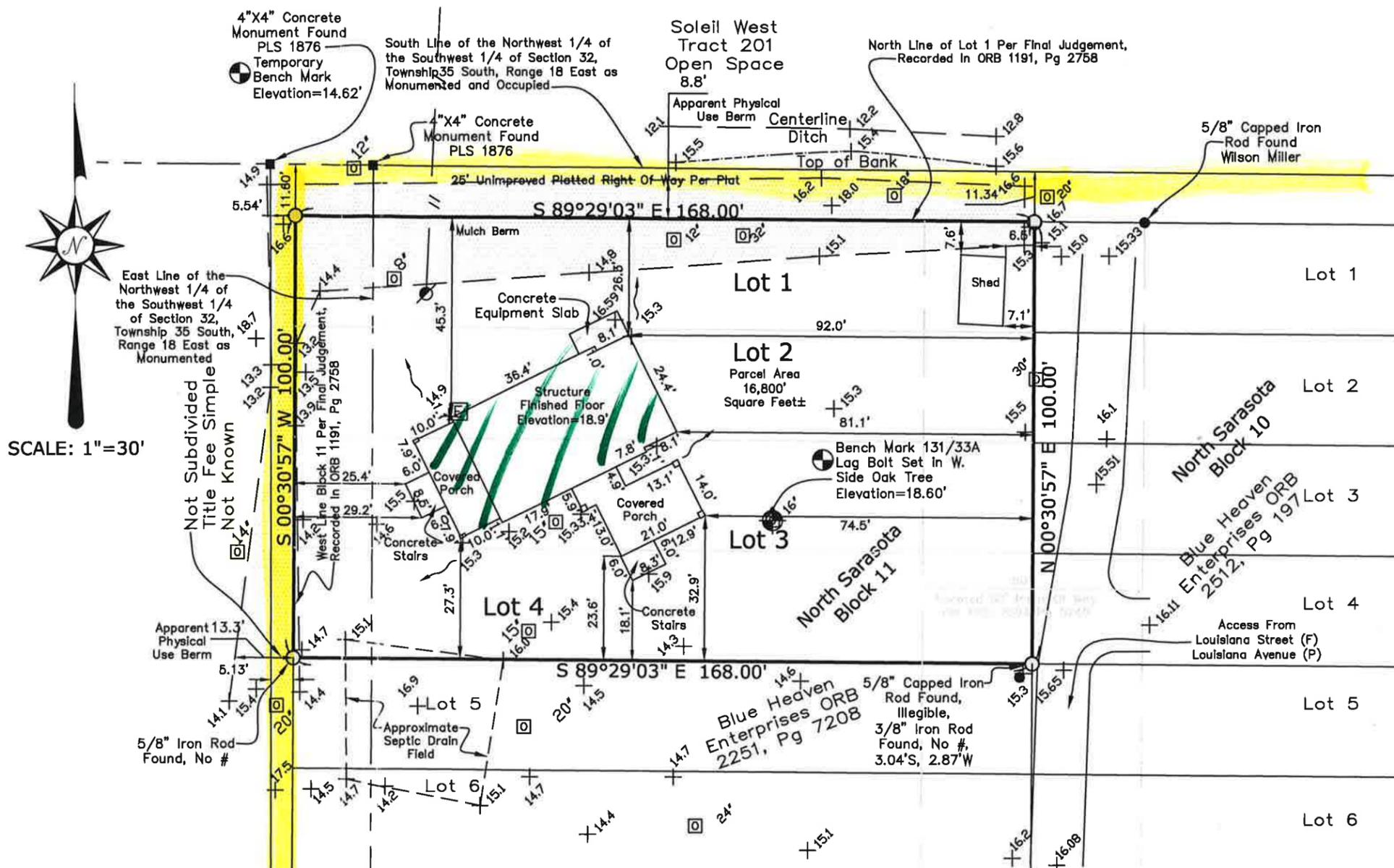
1. This map represents a Boundary and Topographic Survey, for the purpose of permitting.
2. Horizontal datum is based on the North American Datum (NAD) of 1983 (2011 adjustment), Florida State Plane, West Zone, and was derived from real-time kinematic GPS observations utilizing the Florida Permanent Reference Network (FPRN).
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 prepared for this survey based on 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 a Title Policy.
7. Parcel shown hereon is situated in Flood Zone A, base flood elevation was not determined for this survey, per current Flood Insurance Rate Map 12081C0319E, Effective Date March 17, 2014. Flood zones are scaled from said map and are subject to interpretation.
8. Elevations shown hereon are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Bench Mark # N 700, published elevation is 16.91'.

Revision: Final Survey 06/13/2018 RCA

Revision: Add Structures 1/03/2018 DMD

Revision: Changed Proposed Minimum Structure Finished Floor Elevation to 18.6' 4/13/2017 RRG

Revision: Revise Address 04/07/2017 DMD



- Legend**
- -Denotes Capped Iron Rod Set MSB LB 7044
 - (F) -Denotes Field Data
 - (P) -Denotes Plat Data
 - ORB -Denotes Official Records Book
 - Pg -Denotes Page
 - ⊠ -Denotes Oak Tree & Size
 - + 14.4 -Denotes Spot Elevation
 - ~ -Denotes Flow Arrow

CERTIFIED TO:

BLUE HEAVEN ENTERPRISES LLC
WALLY O'CONOR JR. RESIDENTIAL CONTRACTOR, INC

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

DATE OF SURVEY March 10, 2017



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

DRAWN BY: DMD

JOB NUMBER
170306

FIELD BOOK / PAGE: 129 / 22-23