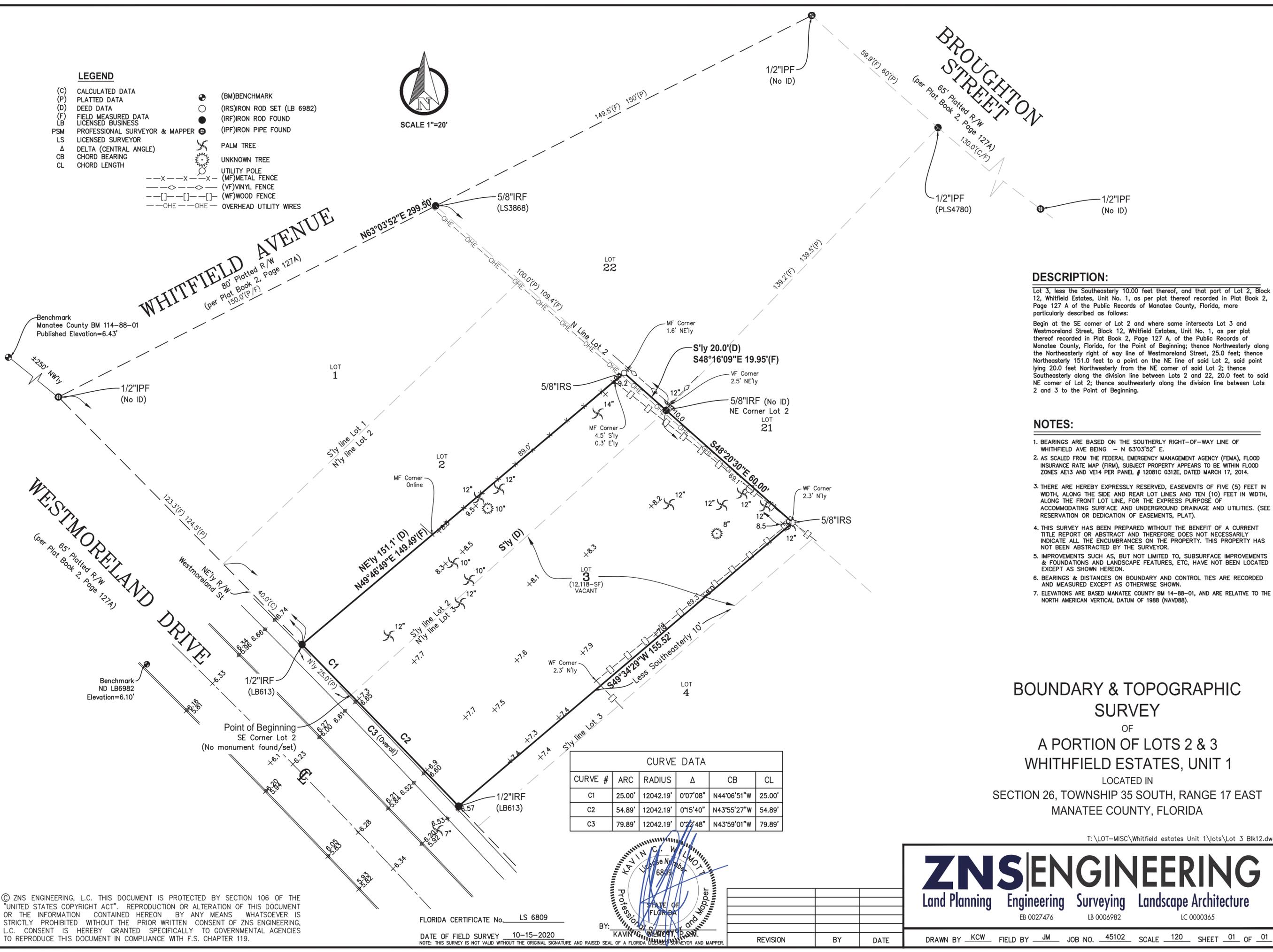


LEGEND

- | | |
|------------------------------------|--|
| (C) CALCULATED DATA | (BM) BENCHMARK |
| (P) PLATTED DATA | (IRS) IRON ROD SET (LB 6982) |
| (D) DEED DATA | (IRF) IRON ROD FOUND |
| (F) FIELD MEASURED DATA | (IPF) IRON PIPE FOUND |
| LSB LICENSED BUSINESS | PALM TREE |
| PSM PROFESSIONAL SURVEYOR & MAPPER | UNKNOWN TREE |
| LS LICENSED SURVEYOR | UTILITY POLE |
| Δ DELTA (CENTRAL ANGLE) | (MF) METAL FENCE |
| CB CHORD BEARING | (VF) VINYL FENCE |
| CL CHORD LENGTH | (WF) WOOD FENCE |
| | ---OHE---OHE--- OVERHEAD UTILITY WIRES |



SCALE 1"=20'



DESCRIPTION:

Lot 3, less the Southeasterly 10.00 feet thereof, and that part of Lot 2, Block 12, Whitfield Estates, Unit No. 1, as per plat thereof recorded in Plat Book 2, Page 127 A of the Public Records of Manatee County, Florida, more particularly described as follows:

Begin at the SE corner of Lot 2 and where same intersects Lot 3 and Westmoreland Street, Block 12, Whitfield Estates, Unit No. 1, as per plat thereof recorded in Plat Book 2, Page 127 A, of the Public Records of Manatee County, Florida, for the Point of Beginning; thence Northwesterly along the Northeasterly right of way line of Westmoreland Street, 25.0 feet; thence Northeasterly 151.0 feet to a point on the NE line of said Lot 2, said point lying 20.0 feet Northwesterly from the NE corner of said Lot 2; thence Southeasterly along the division line between Lots 2 and 22, 20.0 feet to said NE corner of Lot 2; thence southwesterly along the division line between Lots 2 and 3 to the Point of Beginning.

NOTES:

- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITFIELD AVE BEING - N 63°03'52" E.
- AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONES AE13 AND VE14 PER PANEL # 12081C 0312E, DATED MARCH 17, 2014.
- THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG THE SIDE AND REAR LOT LINES AND TEN (10) FEET IN WIDTH, ALONG THE FRONT LOT LINE, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UTILITIES. (SEE RESERVATION OR DEDICATION OF EASEMENTS, PLAT).
- 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. THIS PROPERTY HAS NOT BEEN ABSTRACTED BY THE SURVEYOR.
- IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE IMPROVEMENTS & FOUNDATIONS AND LANDSCAPE FEATURES, ETC, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN HEREON.
- BEARINGS & DISTANCES ON BOUNDARY AND CONTROL TIES ARE RECORDED AND MEASURED EXCEPT AS OTHERWISE SHOWN.
- ELEVATIONS ARE BASED MANATEE COUNTY BM 14-88-01, AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BOUNDARY & TOPOGRAPHIC SURVEY

OF
A PORTION OF LOTS 2 & 3
WHITFIELD ESTATES, UNIT 1
LOCATED IN
SECTION 26, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

T:\LOT-MISC\Whitfield estates Unit 1\lots\Lot 3 Blk12.dwg

CURVE DATA					
CURVE #	ARC	RADIUS	Δ	CB	CL
C1	25.00'	12042.19'	0°07'08"	N44°06'51"W	25.00'
C2	54.89'	12042.19'	0°15'40"	N43°55'27"W	54.89'
C3	79.89'	12042.19'	0°22'48"	N43°59'01"W	79.89'



BY: KAVIN C. WILMOT
Professional Surveyor and Mapper
FLORIDA CERTIFICATE No. LS 6809

FLORIDA CERTIFICATE No. LS 6809

DATE OF FIELD SURVEY 10-15-2020

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

REVISION	BY	DATE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
DRAWN BY KCW FIELD BY JM JOB NO. 45102 SCALE 120 SHEET 01 OF 01

© ZNS ENGINEERING, L.C. 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 ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.