

**BOUNDARY SURVEY**

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.

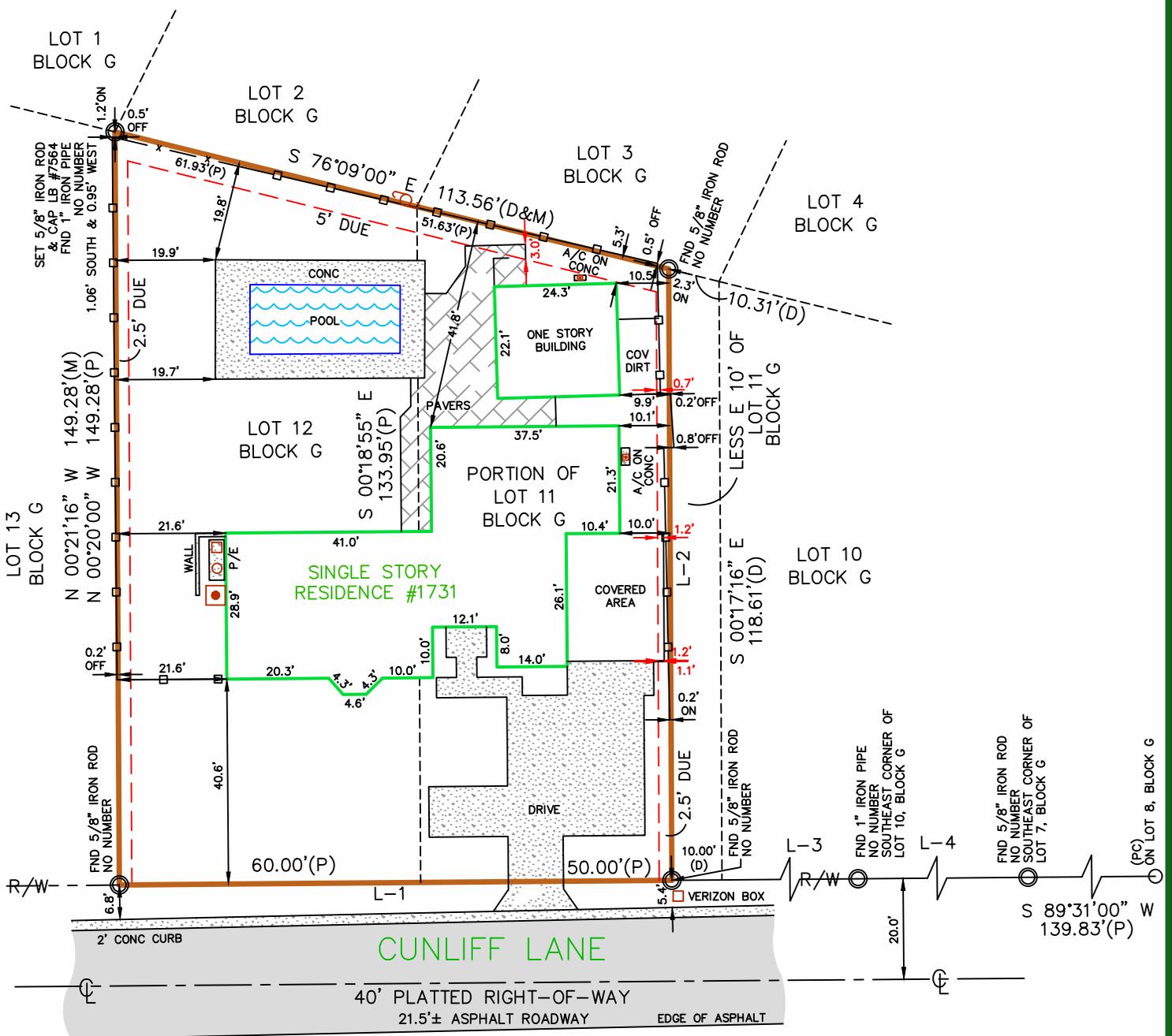
NOTE:  
ALL BEARINGS SHOWN  
HEREON ARE ASSUMED



LINE TABLE					
LINE	LENGTH	BEARINGS		LENGTH	BEARINGS
L-1	110.00'	S 89°31'00" W (D)		110.06'	S 89°16'48" W (M)
L-2	121.17'	S 00°17'16" E (D)		120.71'	S 00°20'26" E (M)
L-3	60.00'	S 89°31'00" W (P)		70.14'	S 88°24'24" W (M)
L-4	180.00'	S 89°31'00" W (P)		179.77'	S 89°54'19" W (M)

**ITEMS CORRESPONDING TO SCHEDULE B-II**

7. All matters contained on the Plat of McClellan Park, as recorded in Plat Book A Pages 20 & 21, which includes easements of 5 feet in width along rear lot lines and easements of 2 1/2 feet in width along side lot line for utilities and drainage, of the Public Records of Sarasota County, Florida.  
**THIS ITEM IS PLOTTED HEREON**  
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25065514 MD, DATED 06/20/2025 @ 8:00 AM.



PROPERTY ADDRESS: 1731 CUNLIFF LANE, SARASOTA, FLORIDA 34239



**POINTS OF INTEREST:**  
1. COVERED DIRT, COVERED AREA AND CONC. DRIVE EXTENDS INTO THE EASTERLY EASEMENT. 2. PAVERS EXTENDS INTO THE REAR EASEMENT.

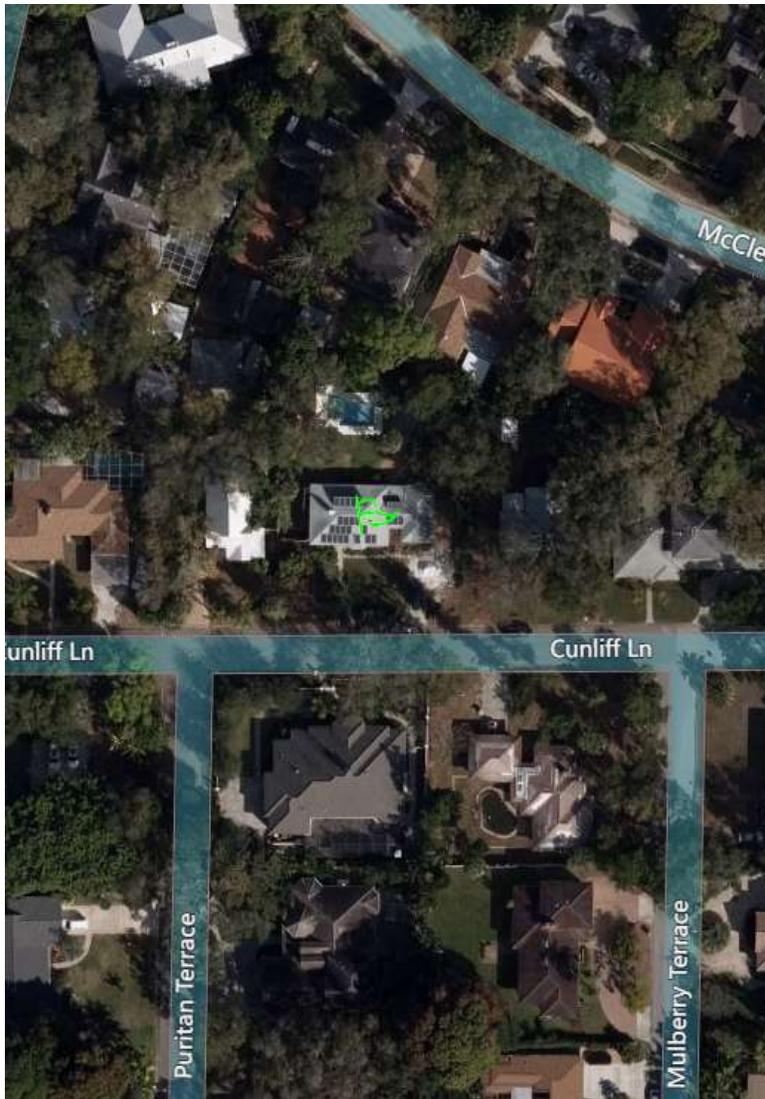
REVISIONS:  
(REV.1 7/3/2025)

First Choice Surveying...  
Your First Choice for Land Surveys

CLIENT NO: T11629  
JOB NO: 66847-01  
FIELD DATE: 7/1/2025  
DRAWN BY: .V.  
DRAWN DATE: 07/03/25  
CHECKED BY: K.S.  
APPROVED BY: K.S.

# AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS. AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



**PROPERTY ADDRESS: 1731 CUNLIFF LANE, SARASOTA, FLORIDA 34239**

**LEGAL DESCRIPTION:**

LOT 11, LESS THE EAST 10 FEET THEREOF, AND ALL OF LOT 12, BLOCK G, MCCLELLAN PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**LEGEND**

AE = ACCESS EASEMENT	FND = FOUND	PK = PARKER KALON NAIL	[Symbol] = CATCH BASIN	[Symbol] = FIRE HYDRANT	[Symbol] = WATER METER
BFP = BACKFLOW PREVENTER	GV = GATE VALVE	PL = PROPERTY LINE	[Symbol] = MANHOLE	[Symbol] = LIGHT POLE	[Symbol] = TELEPHONE BOX
BSL = BUILDING SETBACK LINE	INST = INSTRUMENT NUMBER	PLS = PROFESSIONAL LAND SURVEYOR	[Symbol] = SANITARY MANHOLE	[Symbol] = WATER VALVE	[Symbol] = CABLE TV BOX
(C) = CALCULATED	L = ARC LENGTH	POB = POINT OF BEGINNING	[Symbol] = POWER POLE	[Symbol] = HANDICAP PARKING	[Symbol] = ELECTRIC BOX
Δ = CENTRAL ANGLE	LB = LICENSED BUSINESS	POC = POINT OF COMMENCEMENT	[Symbol] = AIR CONDITIONER	[Symbol] = MITERED END SECTION	[Symbol] = WELL HEAD
CB = CHORD BEARING	LE = LANDSCAPE EASEMENT	PRC = POINT OF REVERSE CURVATURE	[Symbol] = CLEANOUT	[Symbol] = BOUNDARY LINE	[Symbol] = BUILDING LINE
CH = CHORD LENGTH	LME = LAKE MAINTENANCE EASEMENT	PRM = PERMANENT REFERENCE MONUMENT	[Symbol] = TEMPORARY BENCHMARK	[Symbol] = EASEMENT LINE	[Symbol] = CENTERLINE
CL = CENTER LINE	LS = LICENSED SURVEYOR	PSM = PROFESSIONAL SURVEYOR & MAPPER	[Symbol] = WOOD	[Symbol] = RIGHT-OF-WAY LINE	[Symbol] = OVERHEAD UTILITY LINE
CME = CANAL MAINTENANCE EASEMENT	(M) = MEASURED	PT = POINT OF TANGENCY	[Symbol] = BRICK/PAVER/TILE	[Symbol] = ADJACENT PARCELS	[Symbol] = BUILDING SETBACK LINE
CNA = CORNER NOT ACCESSIBLE	MB = MAP BOOK	PUE = PUBLIC UTILITY EASEMENT	[Symbol] = ASPHALT	[Symbol] = WOOD FENCE	[Symbol] = PLASTIC FENCE
CONC = CONCRETE	ME = MAINTENANCE EASEMENT	PVUE = PRIVATE UTILITY EASEMENT	[Symbol] = CONCRETE	[Symbol] = METAL FENCE	
COV = COVERED	MHWL = MEAN HIGH WATER LINE	RP = RADIAL POINT			
C/S = CONCRETE SLAB	MN = MAG NAIL	R = RADIUS			
(D) = DEED	N&D = NAIL AND DISK	RE = REAL ESTATE NUMBER			
DB = DEED BOOK	ORB = OFFICIAL RECORDS BOOK	RLS = REGISTERED LAND SURVEYOR			
DE = DRAINAGE EASEMENT	(P) = PLAT	RSR = RISER			
DH = DRILL HOLE	PB = PLAT BOOK	R/W = RIGHT OF WAY			
DUE = DRAINAGE/UTILITY EASEMENT	PC = POINT OF CURVATURE	SQ FT = SQUARE FOOT			
ELEV = ELEVATION	PCC = POINT OF COMPOUND CURVATURE	SV = SEWER VALVE			
EM = ELECTRIC METER	PCP = PERMANENT CONTROL POINT	UE = UTILITY EASEMENT			
EOW = EDGE OF WATER	PDE = PRIVATE DRAINAGE EASEMENT	+/- = PLUS OR MINUS			
EP = EDGE OF PAVEMENT	PE = POOL EQUIPMENT	[Symbol] = SPOT ELEVATION			
FCC = FOUND CROSS CUT	PG = PAGE	[Symbol] = SURFACE WATER SHEET FLOW			
FF = FINISHED FLOOR	PI = POINT OF INTERSECTION				
	PID = PARCEL IDENTIFICATION NUMBER				

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION PROVIDED BY OTHERS.
2. UNLESS SHOWN, UNDERGROUND UTILITIES IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF CUNLIFF LANE, AS BEING, S 89°31'00" W, PER PLAT, ASSUMED.
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
5. FENCE OWNERSHIP NOT DETERMINED.
6. THE LAND(S) SHOWN HERON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

**CERTIFIED TO:**

ANDREW TANNER AND NATALIE LAUGHLIN TANNER; SHUMAKER, LOOP AND KENDRICK, LLP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; COGENT BANK; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HERON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.M MAP NUMBER 1215C0141, DATED 11/04/16.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HERON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



**ORDERED BY:**



CERTIFIED BY: JON SHOEMAKER PSM NO. 5144  
FIRST CHOICE SURVEYING, INC.  
P.O. 470978 LAKE MONROE, FL 32747  
407.951.3425 (OFFICE); 407.320.5453 (FAX); LB 7564  
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 07/03/25