

SURVEYORS NOTES

- (1) BEARINGS ARE BASED ON RECORDED DEEDS, A BEARING OF N. 89°-28'-27" W. WAS USED FOR THE NORTH LINE OF SUBJECT LANDS.
- (2) ELEVATIONS ARE BASED ON N.G.V.D. (1929) CITY OF SARASOTA BENCH MARK "B"-11 WAS USED, ITS PUBLISHED ELEVATION = 9.29'
- (3) PROPERTY IS SITUATED IN ROAD ZONES V-20 (E.V.17)(E.V.16) (E.V.17) PER F.I.R.M. COMMUNITY PANEL NO. 125150-0004 "B", MAP REVISED 15 FEB. 1984
- (4) PROPERTY CONTAINS 0.816 ACRES MORE OR LESS.
- (5) DESCRIPTION TAKEN FROM AMERICAN PIONEER TITLE INSURANCE CO. COMMITMENT NL CM-1-1370-151, DATED 15 AUG. 1999.

LEGEND

- C.M. = CONCRETE MONUMENT
- I.P. = IRON PIPE F.P. = FOUND
- C.I.R. = CAPPED IRON ROD L.S. = LAUD SURVEYOR
- P.O.B. = POINT OF BEGINNING
- (M) = MEASURED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- ELV. = ELEVATION
- C.P. = CABBAGE PALM
- R.P. = ROYAL PALM

A BOUNDARY SURVEY OF

Commence at the SE corner of Lot 51, MAP OF INDIAN BEACH, according to the plat thereof, recorded in Plat Book 1, Page(s) 96 of the Public Records of MANATEE County, Florida, (also recorded in Plat Book A, Page 33, Public Records of Sarasota County, Florida); thence N 31deg22'45" West along the Easterly line of said Lot 51, 127.0 feet for a point of beginning; thence continue N 31deg22'45" West along Easterly line of Lot 51, 119.48 feet (some old descriptions = 118.83 feet) to the North line of Southeasterly 1/3 of said Lot 51; thence S 89deg26' East, 4.74 feet to an old iron pipe marking the SE corner of Neubauer's Subdivision of part of Lot 47 and North 2/3 of Lot 51 of Indian Beach, recorded in Plat Book 3, Page 71, Public Records of Sarasota County, Florida; thence N 31deg22'45" West, along Easterly line of said Neubauer's Subdivision, 12.32 feet to an old monument; thence N 89deg28'27" West along old established line, (passing through a C.M. at 278.17 feet), a distance of 294.67 feet, more or less, to waters of Sarasota Bay; thence Southerly along said bay, 109.4 feet, more or less; thence S 88deg56' East along old established line marking North line of South 127 feet of Lot 51, 347.7 feet, more or less, to the point of beginning.

TOGETHER WITH a triangle of land described as follows:

Begin at the NW corner of Lot 50, of the MAP OF INDIAN BEACH, according to plat thereof, recorded in Plat Book 1, Page 96, Manatee County, Florida; thence in a Southeasterly direction along the Western boundary line of said Lot 50, a distance of 30 feet; thence in a Northeasterly direction to a point on the North line of said Lot 50, 30 feet East of the NW corner of said Lot 50; thence West along the Northern boundary line of said Lot 50, 10 feet to point of beginning.

NOTE: EASEMENTS AND RIGHT OF WAYS WERE NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE

COMERICA BANK/LAWRENCE M. HANVIN, P.A./
AMERICAN PIONEER TITLE INSURANCE COMPANY/
PETER G. LAUGHLIN AND PATRICIA LAUGHLIN

I HEREBY CERTIFY TO
THAT THIS RECORD OF SURVEY REPRESENTS A FIELD SURVEY OF THE PROPERTY SHOWN AND DESCRIBED
HEREON, THAT THE SURVEY WAS RECENTLY PERFORMED UNDER MY DIRECTION, THAT IT IS TRUE AND
CORRECT, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING
IN THE STATE OF FLORIDA (CHAPTER 61G17, F.A.C.) EFFECTIVE OCTOBER, 1993. VISIBLE ENCROACHMENTS,
IF ANY, ARE AS SHOWN.

NOTE:
THIS SURVEY IS ONLY VALID
WHEN IN LINK WITH DEED.

THOMAS E. ROBINSON R.S.M., NO. 4075

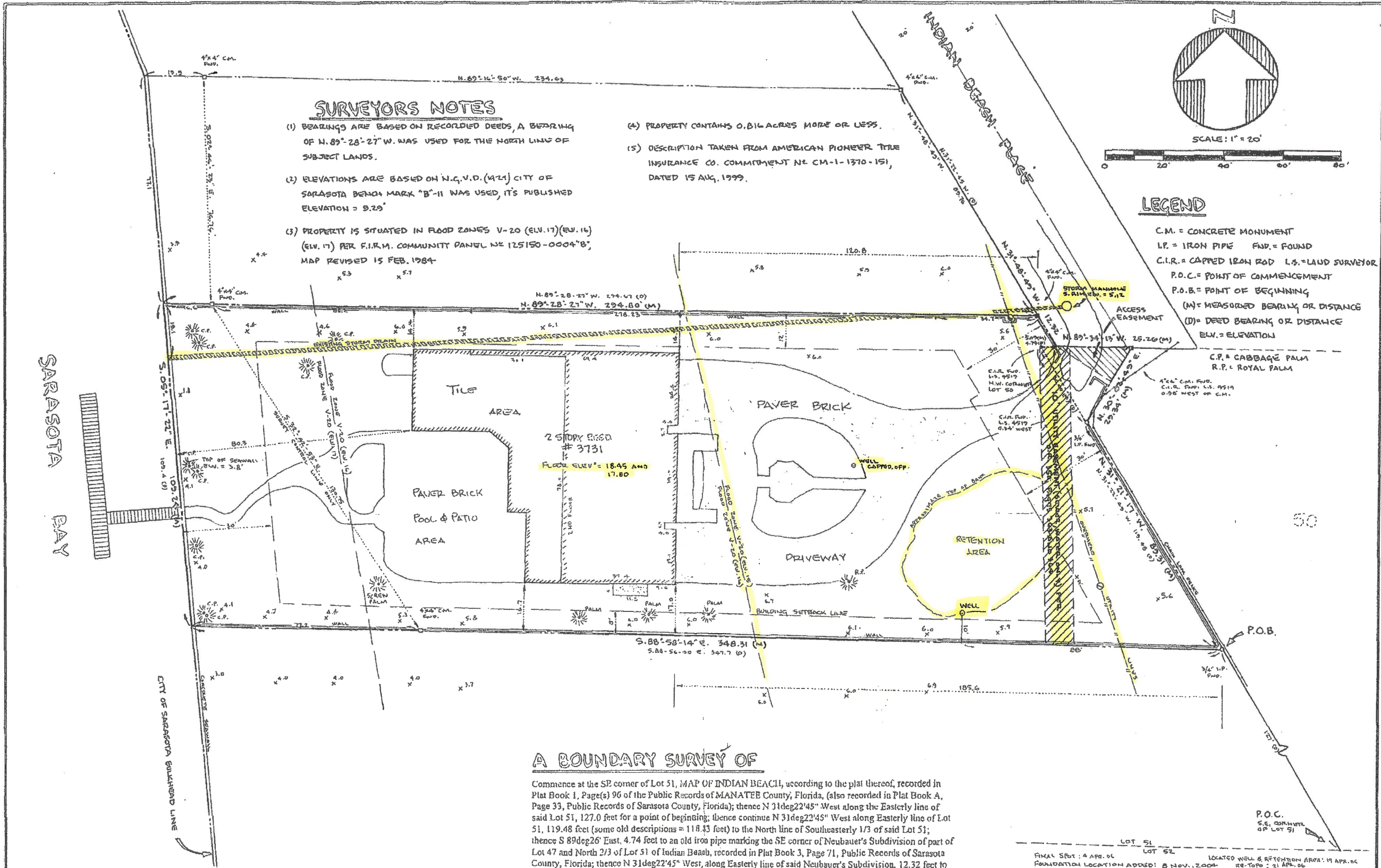
FOUNDATION LOCATION ADDED: 8 NOV. 2004
CHANGED CLIENT NAME: 3 MARCH 2004
SURVEY UPDATED, ACCURATIFIED TOPO ADDED: 28 JULY 2003
SURVEY UPDATED AND CERTIFICATE REVISED: 5 MAY 2000



ROBINSON LAND SURVEYING, INC.

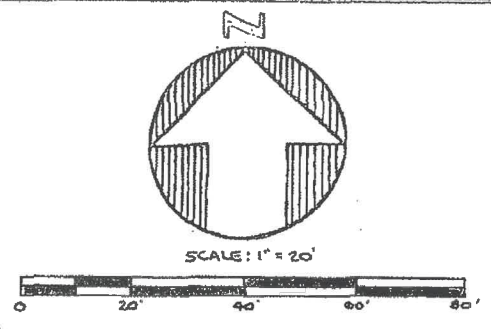
(941) 954-4473 FAX (941) 957-3416
1860 MAIN ST., SARASOTA, FLA. 34236

FOR: PETER AND PATRICIA LAUGHLIN		
SCALE: 1" = 20'	JOB NO.: 99-372A	DATE: 24 Aug. 1999
COMP. FILE: PCAN	DRW BY: T.R.	CK. BY: R.M.
		FILE: 372A-



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SURVEYOR'S CERTIFICATE

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NOTE: THIS SURVEY IS ONLY VALID IF ANY, ARE AS SHOWN. OWNER IN RINK WITH SEAL.

THOMAS E. ROBINSON R.S.M. NO. 4073

FINAL SET: 4 APR. 06
 FOUNDATION LOCATION ADDED: 5 NOV. 2004
 CHANGED CLIENT NAME: 3 MARCH 2004
 SURVEY UPDATED, RE-CERTIFIED, TOPO ADDED: 28 JULY 2003
 SURVEY UP-DATED AND CERTIFICATE REVISED: 3 MAY 2000

ROBINSON LAND SURVEYING, INC.
 (941) 954-4473 FAX (941) 957-3416
 1280 MAIN ST., SARASOTA, FLA. 34236

FOR: PETER AND PATRICIA LAUGHLIN			
SCALE: 1" = 20'	JOB NO.: 79-372A	DATE: 24 AUG. 1997	
COMP. FILE: P.C.M.	DRW BY: T.R.	CHK BY: R.M.	FILE: 372A

11-2007-11-2005

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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