Boundary Survey

LEGAL DESCRIPTION
AS FURNISHED

LOT 3 OF PALMERS NORTHERLY SUBDIVISION OF CASEY KEY, AS RECORDED IN PLAT BOOK 28, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGEND

PSM	PROFESSIONAL SURVEYOR & MAPPER
ASP	ASPHALT
CONC.	CONCRETE
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORD BOOK
PRC	POINT OF REVERSE CURVE
F.I.R.M.	FLOOD INSURANCE RATE MAP
LS	LAND SURVEYOR
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(C)	CALCULATED
PCC	POINT OF COMPOUND CURVE
CNA	CORNER NOT ACCESSABLE
LB	LICENSE BUSINESS
1:20	SCALE FOR PLAT
R	DENOTES RADIUS
Δ	DENOTES DELTA ANGLE
L	DENOTES ARC LENGTH
CB	CHORD BEARING
(P)	PER PLAT
(M)	MEASURED
FND	FOUND
	DENOTES FND 4"x 4" CONCRETE MONUMENT & CAP, PLS 2812 (UNLESS OTHERWISE NOTED)
PRM	PERMANENT REFERENCE MONUMENT
POC	POINT OF COMMENCEMENT
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
UWF	OVER WIRE FENCE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
PVC	POLYVINYL
A/C	AIR CONDITIONER
CBW	CONCRETE BLOCK WALL
RP	RADIUS POINT
OHU	OVERHEAD UTILITY LINE
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
WM	WATER METER
LB	LAND SURVEYING BUSINESS
	UTILITY POLE
	DENOTES SET 1/2" IRON ROD & CAP, "LB #6393" (UNLESS OTHERWISE NOTED)
	RIGHT OF WAY LINE
	CONCRETE

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE NO. 2971152 DATED 11/12/09.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GALEN K. BELL, PSM 4224, ON 11/24/09.
6. THERE IS A WOODEN WALKWAY ENCROACHING ALONG THE SOUTHERLY LOT LINE.
9. THE COASTAL CONSTRUCTION CONTROL LINE (CCCL) SHOWN HEREON IS BASED ON THE MAP PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF BEACHES AND SHORES, AS RECORDED IN CCCL BOOK 2, PAGES 1-14 ON JUNE 28, 1989 AND AS DESCRIBED IN O.R.B. 2102, PAGES 2632-2850, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

FLOOD INFORMATION

(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONES "VE", ELEVATIONS (16'&17') AREA OF COASTAL FLOOD WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED, AND "AE" AREA OF 100 YEAR FLOODING, BASE FLOOD ELEVATIONS DETERMINED (11'&12') PER F.I.R.M. PANEL NUMBER XXXXXX XXXX X (MAP NO. XXXXXXXXXXX). LAST REVISION DATE XX/XX/XX THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

BASIS OF BEARING

THE BEARINGS S28°24'00"W, BEING THE WESTERLY RIGHT-OF-WAY OF SOUTH FLORIDA AVENUE WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY ADDRESS:
269 S OSPREY AVENUE, STE 100
SARASOTA, FLORIDA, 34236

CERTIFIED TO AND FOR THE EXCLUSIVE USE OF:
WATERSITE INVEST, LLC
BRANCH BANKING & TRUST COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
JOHN J. SHEA, P.A.

AMERICAN SURVEYING & MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
1030 N. ORLANDO AVE. SUITE 9
WINTER PARK, FLORIDA 32789
1-877-439-2582
WWW.AMERICANSURVEYINGANDMAPPING.COM

GALEN K. BELL PROFESSIONAL SURVEYOR & MAPPER
Bell Surveying & Mapping, Inc.
A full service land surveying firm
1992 Valley Crossing Blvd.
Apopka, FL 32703
Phone (407) 227-4300 - Fax (407) 649-9080
e-mail: gbell4224@yahoo.com
CERTIFICATE OF AUTHORIZATION LB#7366

JOB NO. 911/2006
FIELD DATE 11/23/09
DRAWN BY: DKB
APPROVED BY: GKB

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

GALEN K. BELL CERTIFICATE NO. 4224 STATE OF PROFESSIONAL SURVEYOR AND MAPPER

STATE OF

Galen K. Bell, PSM #4224 — 11/27/09 Date