



TITLE COMMITMENT DESCRIPTION:
 START AT THE INTERSECTION OF THE WEST LINE OF THE RIGHT OF WAY OF THE WEST RIVER ROAD WITH THE NORTH LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 5, TAMIAAMI TRAIL, THENCE RUNNING WESTERLY 594.6 FEET MEASURED ALONG THE CURVE OF THE NORTH LINE OF SAID TAMIAAMI TRAIL TO A POINT; THENCE NORTH 47.3 FEET TO A POINT; THENCE EAST 284 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE RIGHT OF WAY OF WEST RIVER ROAD; THENCE SOUTH 370.18' EAST 541.7 FEET ALONG THE WEST LINE OF THE RIGHT OF WAY OF THE WEST RIVER ROAD TO THE POINT OF BEGINNING, LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 20 EAST.

LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SARASOTA COUNTY FOR ADDITIONAL RIGHT OF WAY, DESCRIBED AS PARCEL 119 IN THAT CERTAIN ORDER OF TAKING RECORDED APRIL 17, 1974 IN OFFICIAL RECORDS BOOK 1039, PAGE 762, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND SARASOTA COUNTY FOR ADDITIONAL RIGHT OF WAY, DESCRIBED AS PARCEL 100 IN THAT CERTAIN ORDER OF TAKING RECORDED APRIL 17, 1974 IN OFFICIAL RECORDS BOOK 1319, PAGE 906, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO SARASOTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 14, 2010 UNDER OFFICIAL RECORDS INSTRUMENT NUMBER 2010125997, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

- LEGEND:**
- = MONUMENTATION FOUND AS NOTED
 - = 4"x4" CONCRETE MONUMENT
 - = STORM INLET
 - ⊙ = LIGHT POLE
 - ⊞ = ELECTRIC VAULT
 - ⊥ = UTILITY POLE
 - ⊥ = GUY ANCHOR
 - = OVERHEAD UTILITY
 - = OAK TREE
 - ⊙ = 12" PALM TREE

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
- NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS SURVEY. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 22031 WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2022 AT 1:42 P.M. NEITHER BRIGHAM/ALLEN LAND SURVEYING NOR THIS SURVEYOR HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
- GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
- THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
- BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER ROAD AS BEING S 36°54'23" E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
- ELEVATIONS HEREON ARE BASED UPON NGS (NATIONAL GEODETIC SURVEY) DESIGNATION U 634, WITH AN ELEVATION OF 6.54 FEET NAVD83 (NORTH AMERICAN VERTICAL DATUM OF 1988).

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
 (M) = MEASURED DISTANCE, BEARING OR ANGLE
 (C) = CALCULATED DISTANCE, BEARING OR ANGLE
 C1 = CURVE NUMBER (REFER TO CURVE TABLE)
 PLS = PROFESSIONAL LAND SURVEYOR
 LB = LICENSED BUSINESS
 FSM = PROFESSIONAL SURVEYOR AND MAPPER
 PCP = PERMANENT CONTROL POINT
 PRM = PERMANENT REFERENCE MONUMENT
 PK = NAIL MANUFACTURED BY PARKER-KALON
 R = RADIUS
 L = ARC LENGTH
 Δ = DELTA ANGLE
 C = CHORD BEARING
 CB = CHORD DISTANCE
 CONC = CONCRETE
 B.M. = BENCH MARK
 PID = PROPERTY IDENTIFICATION NUMBER
 IE = INVERT ELEVATION

SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT A SURVEY WAS MADE THIS DAY OF THE PROPERTY AS DESCRIBED AND SHOWN HEREON, AND THAT THIS SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

BY: *Michael P. Allen* DATE OF SURVEY: 3/8/2023
 MICHAEL P. ALLEN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6822, STATE OF FLORIDA. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BOUNDARY-TOPOGRAPHIC SURVEY

TITLE: BOUNDARY-TOPOGRAPHIC SURVEY
 PREPARED FOR: XXXXXXXXXXXXXXXXXXXX
 CERTIFIED TO: (SEE ABOVE)
 SKETCH NO.: 463821 SCALE: 1"=30'
 DRAWN BY: PJA CHECKED BY: MPA

Brigham/Allen Land Surveying
 L.B. Number 7898
 303 S. TAMIAAMI TRAIL
 Suite E - Nokomis, Florida 34275
 Phone: (941) 493-4430
 Fax: (800) 447-7402
 EMAIL: BrighamAllenSurveying@gmail.com

