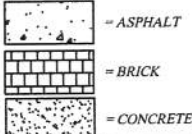
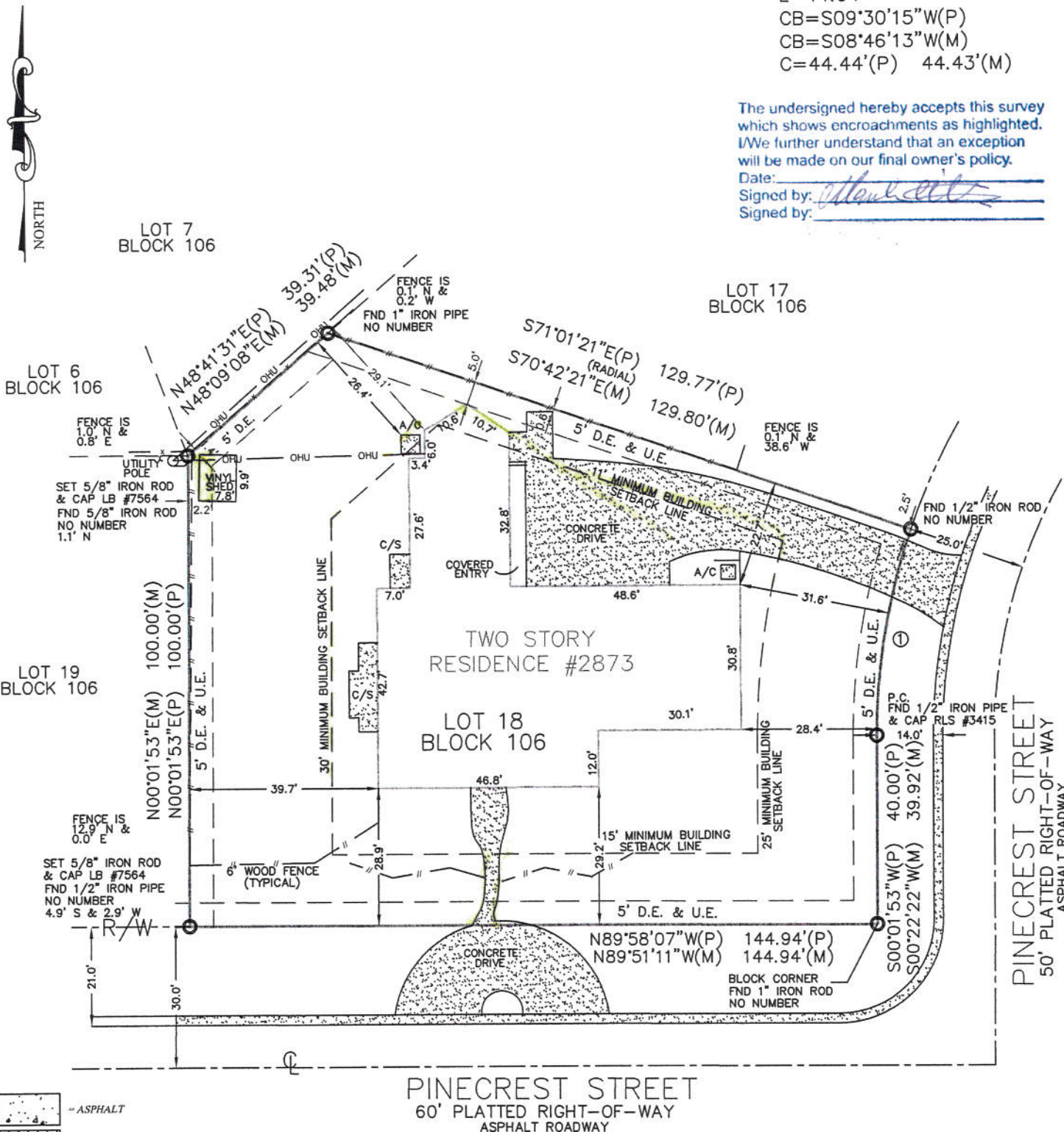


**BOUNDARY SURVEY**

①  $\Delta = 18^{\circ}56'45''$   
 $R = 135.00'$   
 $L = 44.64'$   
 $CB = S09^{\circ}30'15''W(P)$   
 $CB = S08^{\circ}46'13''W(M)$   
 $C = 44.44'(P) \quad 44.43'(M)$

The undersigned hereby accepts this survey which shows encroachments as highlighted. I/We further understand that an exception will be made on our final owner's policy.

Date: \_\_\_\_\_  
 Signed by: Manuela Witts  
 Signed by: \_\_\_\_\_



**PROPERTY ADDRESS: 2873 PINECREST STREET - SARASOTA, FLORIDA 34239**

LEGEND	
P	= PLAT
M	= MEASURE
A.U.E.	= ACCESS/UTILITY EASEMENT
P.I.	= POINT OF INTERSECTION
CL	= CENTER LINE
N&D	= NAIL AND DISK
R/W	= RIGHT OF WAY
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
(D)	= DESCRIPTION
R	= RADIUS
L	= ARC LENGTH
$\Delta$	= CENTRAL ANGLE
C	= CHORD
C.B.	= CHORD BEARING
D.U.E.	= DRAINAGE/UTILITY EASEMENT
CONC.	= CONCRETE
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
WM	= WATER METER
P.R.M.	= PERMANENT REFERENCE MONUMENT
OHU	= OVERHEAD UTILITY LINE
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
CS	= CONCRETE SLAB
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PP	= POWER POLE
PE	= POOL EQUIPMENT

**FIRST CHOICE SURVEYING, INC.**

**LIST OF ENCROACHMENTS:**

VINYL SHED ENCLOSES INTO THE REAR EASEMENT

BUILDING ENCLOSES OVER THE SIDE AND REAR BUILDING SETBACK LINE

CONCRETE SLAB AND DRIVEWAY ENCLOSE INTO THE SIDE EASEMENT

**GRAPHIC SCALE: 1" = 30'**

0'      15'      30'      60'

**SURVEYOR'S NOTES**

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS ARE BASED ON THE CENTERLINE OF PINECREST STREET, AS BEING, S 89°58'07" E, PER PLAT, ASSUMED.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- FENCE OWNERSHIP NOT DETERMINED.
- THE LAND(S) SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

**Legal Description:** Lot 18, Block 106, of SOUTH GATE UNIT 25, according to the Plat thereof as recorded in Plat Book 9, Page(s) 85, of the Public Records of Sarasota County, Florida.

<b>CERTIFIED TO:</b> MANUELA FILOMENA WITTS DUNLAP & MORAN, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	<b>CLIENT NO:</b> 15862-2 <b>JOB NO:</b> 19823 <b>FIELD DATE:</b> 04/26/16 <b>APPROVED BY:</b> AER <b>CHECKED BY:</b> AER <b>DRAWN BY:</b> TGL <b>DRAWN DATE:</b> 04/28/16
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I hereby certify that the survey of the hereon described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-0.050 thru 5J0.052, Florida Administrative Code, Pursuant to Chapter 472.007, Florida Statutes.

6513

STATE OF FLORIDA  
PROFESSIONAL SURVEYOR & MAPPER

04/28/2016

CERTIFIED BY: APARTE ROZONOR PSM No. 6513 DATED  
**FIRST CHOICE SURVEYING, INC.**  
 P.O. BOX 470978, LAKE MONROE, FL 32747  
 407.951.3425 (Office); 407.520.5453 (Fax); LB #7564

NOT VALID WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE	REVISION	DATE	REVISION

**FLOOD ZONE**  
 (FOR INFORMATIONAL PURPOSES ONLY)  
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X, AREA OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.I.R.M. MAP NUMBER 125144 0142 E, DATED 09/03/1992  
 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.



*AERIAL  
VIEW*



*PROPERTY ADDRESS: 2873 PINECREST STREET - SARASOTA, FLORIDA 34239*



*AERIAL PROVIDED IS FOR VIEWING ONLY  
AERIAL IS NOT TO SCALE*

*Legal Description: Lot 18, Block 106, of SOUTH GATE UNIT 25, according to the Plat thereof as recorded in Plat Book 9, Page(s) 85, of the Public Records of Sarasota County, Florida.*

*CERTIFIED TO:  
MANUELA FILOMENA WITTS  
DUNLAP & MORAN, P.A.  
OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY*

*CLIENT NO: 15862-2  
JOB NO: 19823  
FIELD DATE: 04/26/16  
APPROVED BY: AER  
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ALAN E. ROZON, JR. PSM No. 6513  
WWW.FIRSTCHOICESURVEYING.COM*