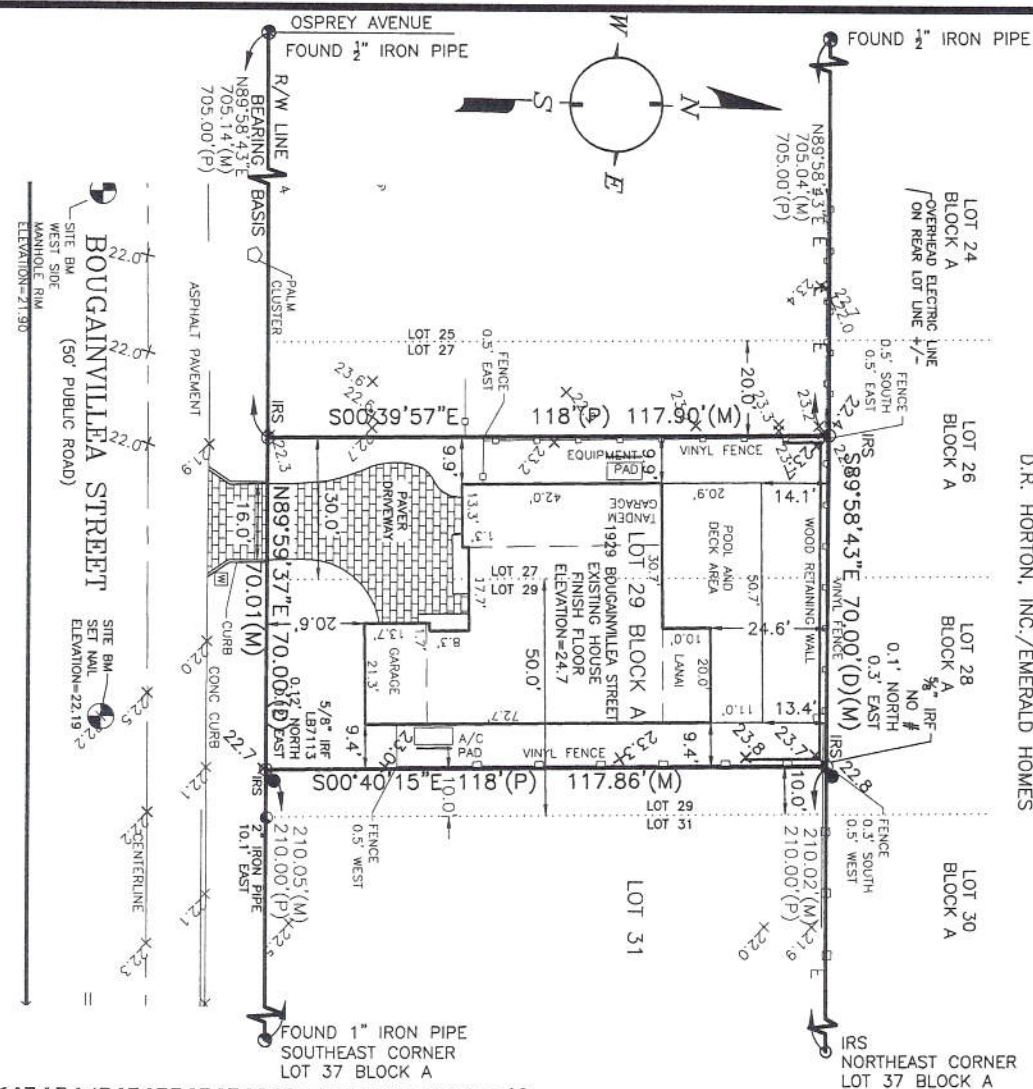


BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 31, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CERTIFIED TO:
DANIEL VIGNE AND JENNIFER VIGNE
EVERBANK
DHI TITLE COMPANY OF FLORIDA, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
D.R. HORTON, INC./EMERALD HOMES



LEGAL DESCRIPTION
LOT 27, LESS THE WEST 20 FEET THEREOF, AND LOT 29, LESS THE EAST 10 FEET THEREOF, BLOCK A, PONSSETTA PARK, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 143 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGEND

- FOUND IRON ROD 5/8" AS NOTED
- SET IRON ROD 5/8"x18" (PSM 3959)
- FOUND 4"x4" CONC. MONUMENT LB4334
- ⊙ FOUND IRON PIPE, NO #
- ⊙ FOUND NAIL & DISC (PCP LB 4334)
- (C) CALCULATED DATA
- (M) MEASURED DATA
- (R) RECORD DATA
- ⊗ FOUND CROSS CUT
- x FOUND "x" CUT
- PCP FOUND 5/8" IRON ROD WITH
- 2" ALUMINUM CAP (PCP LB 4334)
- (P) PLAT DATA
- (D) DEED
- (O.A.) OVERALL
- E — OVERHEAD POWER AND/OR UTILITY LINES
- ◻ WATER METER BOX
- ⊄ POWER POLE
- ⊂ GATE VALVE
- ⊕ SEWER CLEAN OUT
- ⊕ ELECTRIC SERVICE BOX
- ⊕ CABLE TELEVISION SERVICE BOX
- ⊕ TELEPHONE RISER
- ⊕ SANITARY MANHOLE
- * STORMWATER MANHOLE
- ⊕ LIGHTPOLE
- x 22.1 EXISTING ELEVATION
- ⊕ EXISTING FIRE HYDRANT
- ⊕ VERIZON BOX
- ⊕ RECLAIMED BOX
- ⊕ CONCRETE
- EP EDGE OF PAVEMENT
- EP — OVERHEAD POWER AND/OR UTILITY LINES
- A/C AIR CONDITIONING
- PCP PERMANENT CONTROL POINT
- IRF IRON ROD FOUND
- IRF IRON ROD SET
- O/S OFFSET WITNESS CORNER
- OA OVERALL LOT DIMENSION
- BM BACK OF CURB
- BM BENCH MARK
- R/W RIGHT-OF-WAY
- PRM PERMANENT REFERENCE MONUMENT
- FPL FLORIDA POWER & LIGHT
- UE UTILITY EASEMENT
- DUE DRAINAGE & UTILITY EASEMENT PROPOSED
- SF SQUARE FEET
- F.F. FINISH FLOOR
- B.O.B. BASIS OF BEARINGS
- L71 LINE DESIGNATION, TYPICAL
- C11 CURVE DESIGNATION, TYPICAL
- GUY WIRE
- DRAINAGE INLET
- PROPOSED MAILBOX LOCATION

SURVEYOR'S NOTES

- * SURVEY IS BASED ON COMMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH FILE NUMBER 128-122101341-088, DATED NOVEMBER 29, 2012.
- * DIMENSIONS ARE IN FEET AND IN DECIMALS THEREOF.
- * ALL PHYSICAL IMPROVEMENTS SHOWN WITHOUT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY SHOULD NOT BE USED FOR ANY CONSTRUCTION MEASUREMENTS OR REFERENCE POINTS.
- * FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT REFLECTED IF APPLICABLE.
- * FOUNDATION LINE BEYOND THE COFFER THEREOF OR NOT WALKED WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEALS OF THE SURVEYOR.
- * NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS OR TREES HAVE BEEN LOCATED EXCEPT AS NOTED TO SURVEYOR, EXCEPT AS SHOWN.
- * VISIBLE ENCROACHMENTS ARE DELINEATED ON THIS MAP OF SURVEY.
- * TIES ARE TO PLAT BOUNDARIES UNLESS OTHERWISE NOTED.
- * THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY.
- * THIS SURVEY IS NOT INTENDED TO DELINEATE THE REGULAR JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD OR COMMISSION OR OTHER ENTITY "PLAT" OF PONSSETTA PARK. DISTANCE CALLS SHOWN HEREON ARE BEARINGS OR ANCKLES ON THE RECORDED "PLAT" OF PONSSETTA PARK.
- * HEREON ARE SHOWN BEARINGS OR ANCKLES ON THE RECORDED "PLAT" OF PONSSETTA PARK.
- * THE BEARING OF THE NORTH RIGHT-OF-WAY LINE OF BOUGAINVILLE STREET IS ASSUMED AS AN ASSUMED BEARING AND USED AS THE BASIS OF BEARINGS AS SHOWN ON THIS DRAWING.
- * ELEVATIONS SHOWN HEREON RELATIVE TO THE 1929 NATIONAL GEODETIC DATUM DATA, BASED ON CITY BENCHMARK N-22, A SQUARE ON SIDEWALK AT THE WEST END OF THE SIDEWALK ON THE NORTH SIDE OF SOUTH DRIVE. ELEVATION = 6.90.
- * USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- * UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM A RESECTION OF FIELD MEASUREMENTS USING ELECTRONIC MEASURING SYSTEMS AND COMPUTER MAPPING TECHNOLOGY.
- * BOUNDARY SURVEY ACCURACY EXCEEDS 1:7500 PER MINIMUM TECHNICAL STANDARDS. ACCURACY OF DIMENSIONS FROM BUILDING CORNERS TO BOUNDARY IS 0.1"/4".
- * PROPERTY SITUATED IN FLOOD ZONE "C" PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 125150 0014 B, DATED FEBRUARY 15, 1984.
- * THE PURPOSE OF THE TOPOGRAPHIC SURVEY IS ONLY FOR LOT DIMENSION AND FINISH FLOOR ELEVATION VERIFICATION. THESE ARE THE INTENDED FEATURES SURVEYED AND MAPPED.
- * MEASURED DATA MEANS EITHER A DIRECT MEASUREMENT BETWEEN TWO POINTS OR A CALCULATION OF THE BEARING AND DISTANCE BETWEEN TWO POINTS LOCATED DURING THE SURVEY (ALSO KNOWN AS MEASURING).
- * SUBMISSION PLAT DATA PROVIDES REDUNDANCY AND CHECKS OF FIELD DATA.
- * ACCESS TO THE PROPERTY IS FROM PUBLIC ROAD RIGHT-OF-WAY OF BOUGAINVILLE STREET.
- * ALL DEEDS OR OTHER DOCUMENTS OF ANY KIND SHOWING PROPERTIES WERE NOT EXAMINED. THEREFORE THIS SURVEY DOES NOT GUARANTEE THE POSSIBLE OWNERSHIP OF A PORTION OF THE LAND SHOWN HEREON BY AN ADJOINING PROPERTY OWNER.
- * THIS BOUNDARY SURVEY IS BASED ON PROPORTIONATE MEASURE.
- * SOLID BOLD LINE AROUND LOT/DIAGONAL INDICATES LOT/DIAGONAL SURVEYED.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY SUPERVISION AND THAT SAID SURVEY MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5317, FLORIDA PROFESSIONAL SURVEYORS AND MAPPERS ACT, CHAPTER 472.022, FLORIDA STATUTES, AND PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

DATE OF FIELD FINAL SURVEY: 04-11-14
DATE OF FIELD FOUNDATION LOCATION SURVEY: 07-23-13
DATE OF LAST FIELD SURVEY: 12-31-12

R.A. Rhodes
Ralph J. Rhodes
Licenses Number: 3959
Member

Ralph Rhodes
Dec. 24 2014 10:25 AM
RALPH J. RHODES
FLORIDA REGISTERED SURVEYOR AND MAPPER, NUMBER 3959
(SURVEY NOT VALID WITHOUT VERIFIED ELECTRONIC SIGNATURE. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RALPH J. RHODES, PROFESSIONAL SURVEYOR AND MAPPER #3959)

DATE	REVISIONS	BY
07-24-13	FOUNDATION LOCATION SURVEY	BSB
06-01-14	FINAL SURVEY	BSB
12-23-14	ADD CERTIFICATIONS ONLY, NOT A FIELD UPDATE	RJR

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Surveying & Mapping Business #1B 6924 Engineering Business #8120
Phone: 941-924-1600

BOUGAINVILLE STREET
WEST SIDE
SITE BM
ELEVATION=21.90
(50' PUBLIC ROAD)



SCALE IN FEET
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30'

OSPREY AVENUE
FOUND 1/2" IRON PIPE
R/W LINE A
BEARING N89°58'43"E
705.04'(M)
705.00'(P)

BUILDING LOT LINE SETBACKS UNLESS AN EASEMENT DIGITALS A GREATER SETBACK:
FRONT - 20'
SIDE - 6' MINIMUM/15' COMBINED
REAR - 15'