

BOUNDARY & TOPOGRAPHIC SURVEY

2311 Pine Terrace, Sarasota, Florida, 34231

DESCRIPTION: (Official Records Instrument #2014149968)

Lot 3, Block K, RIDGEWOOD SUBDIVISION, as per plat thereof as recorded in Plat Book 1, Page 132, Public Records of Sarasota County, Florida.

REPORT OF SURVEY

Accuracy:
Horizontal - The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement by 1 foot in 33,162 feet.

Vertical - The accuracy obtained by a closed level loop, based on Sarasota County Bench Mark #74A, produced a vertical unadjusted error of 0.00'.

Data Sources:
1. Plat of Ridgewood Subdivision recorded in Plat Book 1, Page 132, Public Records of Sarasota County, Florida.
2. Warranty Deed recorded in Official Records Instrument #2014149968, Public Records of Sarasota County, Florida.
3. Sarasota County Bench Mark Information Sheets.
4. Sarasota County Half Section Map, Sheet No.75.
5. No other information was researched or furnished.

Apparent Physical Use:
Residential

Easements:
1. No easements were researched or furnished.

- NOTES:**
- This map represents a Boundary & Topographic Survey for the purpose of new construction.
 - Bearings shown hereon refer to an assumed meridian. The North Right of Way Line of Pine Terrace, being N.9000'00"W.
 - There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
 - Description shown hereon was obtained from Official Records Instrument #2014149968.
 - Subject to easements and rights of way of record, if any.
 - This map has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
 - Parcel shown hereon is situated in Flood Zone "X", per current Flood Insurance Rate Map 12115C0142F, Map dated November 4, 2016. Flood zones are scaled from said map and are subject to interpretation.
 - Elevations shown hereon are in feet and decimals referenced to NGVD 1929 and are based on Sarasota County Bench Mark # 74A, published elevation is 24.62' NGVD 1929. Corpscon conversion elevation is 23.55' NAVD 1988.

Revision: Final Survey, RRG, 10-19-2018
Revision: Add Stem Wall Location. DMD 11-29-17

CERTIFIED TO

Mission Property Partners LLC.

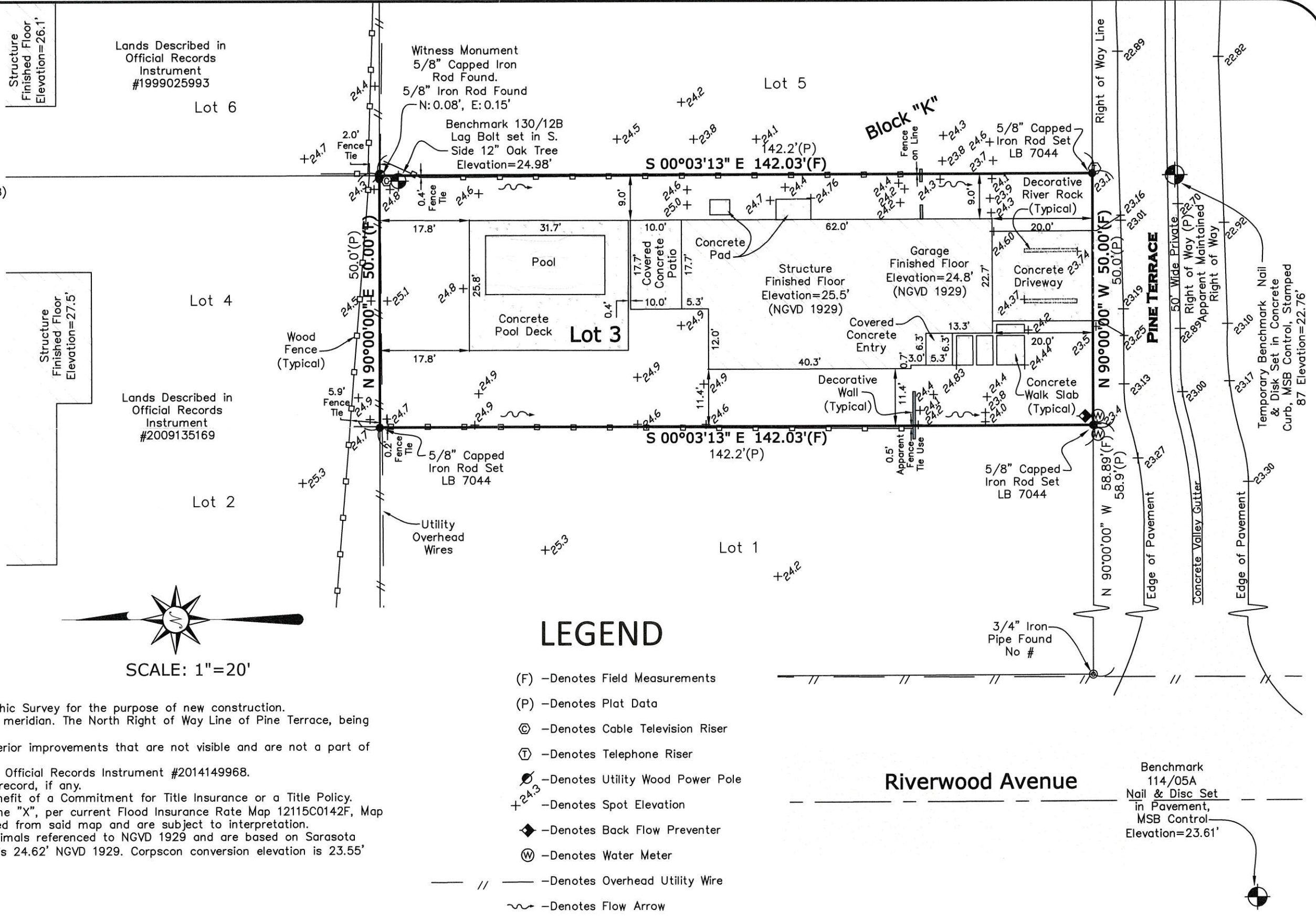
150403
JOB NUMBER

FIELD BOOK / PAGE: 114/5-7

Martin S. Britt
MARTIN S. BRITT, REGISTERED SURVEYOR & MAPPER, FLA. CERT. NO. LS 5538
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
DATE OF SURVEY October 19, 2018



CERTIFICATE OF AUTHORIZATION NO. L.B. 7044
31 SARASOTA CENTER BOULEVARD, SUITE C
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935



LEGEND

- (F) -Denotes Field Measurements
- (P) -Denotes Plat Data
- Ⓢ -Denotes Cable Television Riser
- Ⓣ -Denotes Telephone Riser
- Ⓜ -Denotes Utility Wood Power Pole
- +24.3 -Denotes Spot Elevation
- ◆ -Denotes Back Flow Preventer
- Ⓜ -Denotes Water Meter
- // — -Denotes Overhead Utility Wire
- ~ -Denotes Flow Arrow

Riverwood Avenue

Benchmark
114/05A
Nail & Disc Set
in Pavement,
MSB Control
Elevation=23.61'