

FINAL ASBUILT SURVEY

LEGACY OAKS APARTMENT HOMES
SECTION 27, TOWNSHIP 36S, RANGE 18E,
SARASOTA COUNTY, FLORIDA.

DESCRIPTION

(AS PER ORI #2020009863)

PARCEL 1:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE SOUTH 1113.24 FEET, THENCE NORTH 72°31'00" EAST 215.29 FEET, THENCE SOUTH 89°10'56" EAST 61.33 FEET FOR POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°10'56" EAST 210.03 FEET, THENCE NORTH 00°00'00" EAST 407.29 FEET, THENCE SOUTH 88°42'00" WEST 210.00 FEET, THENCE SOUTH 00°02'49" WEST 399.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGIN AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE SOUTH 528.7 FEET FOR POINT OF BEGINNING, THENCE NORTH 88°42'00" EAST 200 FEET, THENCE SOUTH 00°00'00" WEST 31.30 FEET, THENCE SOUTH 88°42'00" WEST 35.00 FEET, THENCE SOUTH 00°00'00" WEST 88 TO FEET, THENCE SOUTH 88°42'00" WEST 165.00 FEET, THENCE NORTH 00°00'00" EAST 100.00 FEET TO THE POINT OF BEGINNING, LESS THE WEST 40 FEET THEREOF TO COUNTY FOR RW PURPOSES.

PARCEL 3:
BEGIN AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE SOUTH 628.7 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 88°42'00" EAST 165.00 FEET, THENCE SOUTH 00°00'00" WEST 100.00 FEET, THENCE SOUTH 88°42'00" WEST 165.00 FEET, THENCE NORTH 00°00'00" EAST 100.00 FEET TO THE POINT OF BEGINNING, LESS THE WEST 40 FEET THEREOF TO COUNTY FOR RW PURPOSES.

PARCEL 4:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE SOUTH 1113.24 FEET, THENCE NORTH 87°50'00" EAST 56.30 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°20'00" EAST 7.81 FEET, THENCE NORTH 72°29'36" EAST 149.52 FEET, THENCE SOUTH 89°12'20" EAST 28.39 FEET, THENCE NORTH 00°49'04" EAST 17.46 FEET, THENCE SOUTH 89°10'56" EAST 57.33 FEET, THENCE NORTH 00°02'49" EAST 399.53 FEET, THENCE SOUTH 88°42'00" WEST 83.02 FEET, THENCE NORTH 00°00'00" EAST 126.94 FEET, THENCE SOUTH 88°42'00" WEST 10.04 FEET, THENCE SOUTH 00°00'00" WEST 31.30 FEET, THENCE SOUTH 88°42'00" WEST 35.00 FEET, THENCE SOUTH 00°00'00" WEST 168.70 FEET, THENCE SOUTH 88°42'00" WEST 123.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BENEVA ROAD, THENCE SOUTH 03°26'01" EAST 200.36 FEET, THENCE SOUTH 06°13'58" EAST 21.16 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
COMMENCING AT THE NW CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THENCE SOUTH 1113.24 FEET ALONG THE WEST LINE OF SAID SECTION 27, THENCE N 72 DEGREES 31'00" EAST A DISTANCE OF 235 FEET, THENCE S 89 DEGREES 10'56" EAST A DISTANCE OF 11.5 FEET TO A P.O.B., THENCE CONTINUING S 89 DEGREES 10'56" EAST A DISTANCE OF 185 FEET, THENCE S 90 DEGREES 49'04" WEST A DISTANCE OF 274 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 27, THENCE S 88 DEGREES 52'02" WEST ALONG SAID SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4 OF SAID SECTION 27, THENCE N 00 DEGREES 49'04" EAST A DISTANCE OF 274 FEET TO THE P.O.B. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 1265, PAGE 1347, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTES

THIS PLAN WAS PREPARED AS AN ASBUILT SURVEY.

THE PROJECT BOUNDARY, BENCHMARKS, ROADWAYS, EASEMENTS, AND PROPOSED BUILDINGS WERE PROVIDED IN THE PLANS AND CAD FILES PREPARED BY AVOLI ENGINEERING, INC., PROJECT NO. INST01, DATED JULY 29, 2020.

BEARINGS ARE BASED ON THE WEST BOUNDARY LINE OF SAID PARCEL AS BEARING N00°19'20"E, AS PER SAID PLANS.

ELEVATIONS AS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER SAID PLANS, FROM NATIONAL GEODETIC SURVEY BENCHMARK L701.

PARCEL LIES IN FLOOD ZONE X, WITH NO BASE FLOOD ELEVATION, AND FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 13 FEET. THIS INFORMATION WAS TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 12115C0153F, EFFECTIVE DATE NOVEMBER 4, 2016.

UNDERGROUND IMPROVEMENTS, OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED.

NOTES

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF AA SURFACE PRO INC. IS LB-8309.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
7. THE ON-SITE HORIZONTAL CONTROL AND TIES TO CONTROL MONUMENTS SHOWN WERE ESTABLISHED BY RTK (REAL TIME KINEMATIC) GPS METHODS USING A TOPCON VR UNIT.
8. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
9. DATE OF LAST FIELD WORK: 6-9-2022.
10. THIS SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THERE IS 1 PAGE TO THIS SURVEY.
11. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
12. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
13. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER.
14. BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
15. THIS SURVEY IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
16. THE PURPOSE OF THIS SURVEY IS TO SHOW THE FINAL CONSTRUCTED FEATURES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAN OF THE HEREON DESCRIBED PROJECT IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DIGITALLY SIGNED AND SEALED:

BRYAN D JUENGER DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS7438

NOTICE:

UNLESS ELECTRONICALLY SIGNED AND SEALED, THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

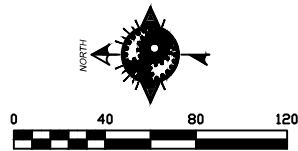
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

A.A. SURFACE PRO

4409 SE 16TH PLACE, UNITS 6 & 7
CAPE CORAL, FL 33904
Tel: 239.362.4882
CERTIFICATE OF AUTHORIZATION #LB-8309

STREET ADDRESS:
801 S BENEVA ROAD
SARASOTA, FLORIDA 34232

DATE	JOB#	DWG	SCALE	SHEET
7-19-2022	21-058	21-058SR ASB	1"=40'	AS SHOWN

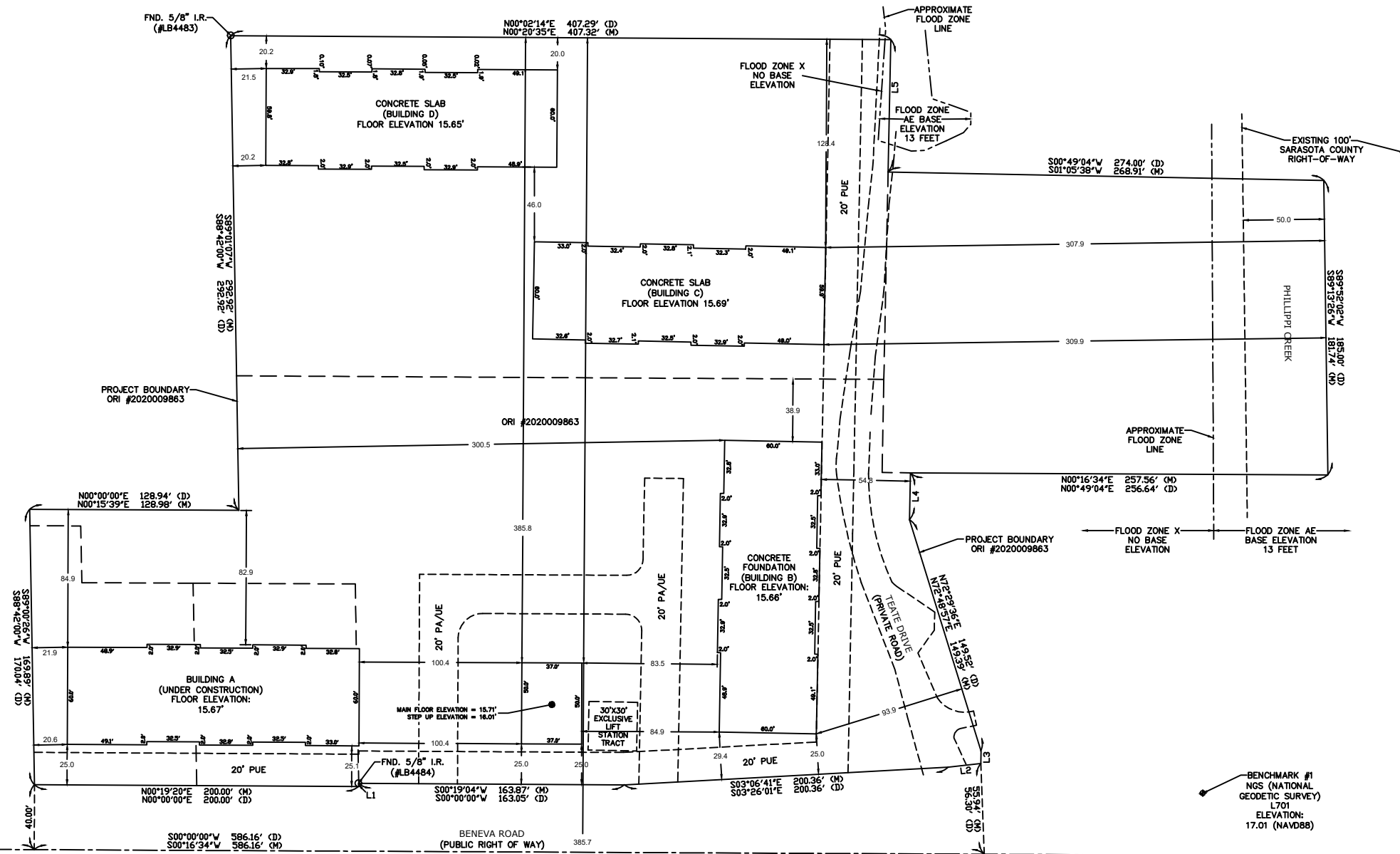


LEGEND

- ⊕ BENCHMARK
- FND. 5/8" I.R., AS NOTED
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- LR IRON ROD
- ORI OFFICIAL RECORDS INSTRUMENT
- PG PAGE
- (P) AS PER DEED
- (M) AS PER MEASURED
- P.O.C. POINT OF COMMENCEMENT
- PUE PUBLIC UTILITY EASEMENT
- PA/UE PUBLIC ACCESS/UTILITY EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	N89°59'22"E	1.99
L1(D)	N00°00'00"E	2.00
L2(M)	S06°21'07"E	20.14
L2(D)	N06°13'58"W	20.16
L3(M)	N89°43'13"W	7.69
L3(D)	N89°28'04"E	7.81
L4(M)	S88°52'26"E	28.90
L4(D)	S89°12'20"E	28.39
L5(M)	N88°49'17"W	81.74
L5(D)	N89°10'56"W	82.10



P.O.C.
N.W. CORNER
SECTION 27

NO.	DATE	REVISION DESCRIPTION	BY
5	1-11-23	FINAL ASBUILT SURVEY	BDJ
4	7-19-22	CLUB HOUSE FOUNDATION ASBUILT SURVEY	DAP
3	11-23-21	BUILDING D FOUNDATION ASBUILT SURVEY	JAA
2	10-29-21	BUILDING B FOUNDATION ASBUILT SURVEY	RT
1	10-4-21	BUILDING A FOUNDATION ASBUILT SURVEY	RT