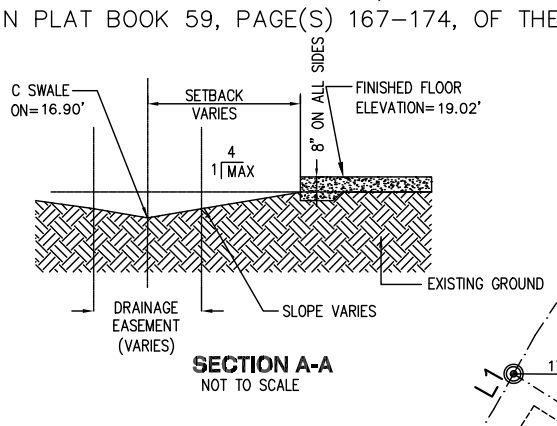
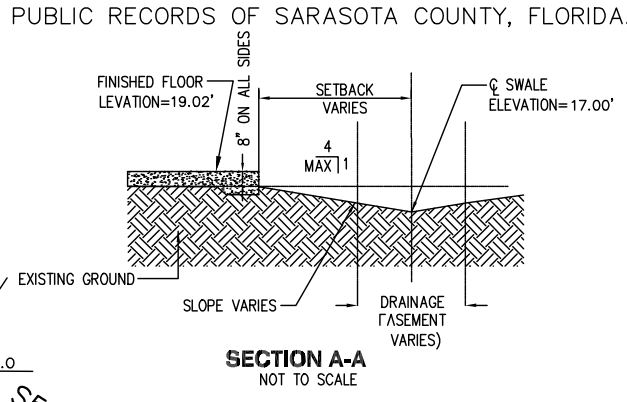
BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: (AS FURNISHED)
LOT 10, GARDENS AT BAY STREET
AS RECORDED IN PLAT BOOK 59, PAGE(S) 167–174, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Line Table		
Line #	Direction	Length
L1	N29°12'57"E	6.32'
L2	N32°25'36"E	20.0'
L3	S32°25'36"W	20.0'



SECTION A-A
NOT TO SCALE

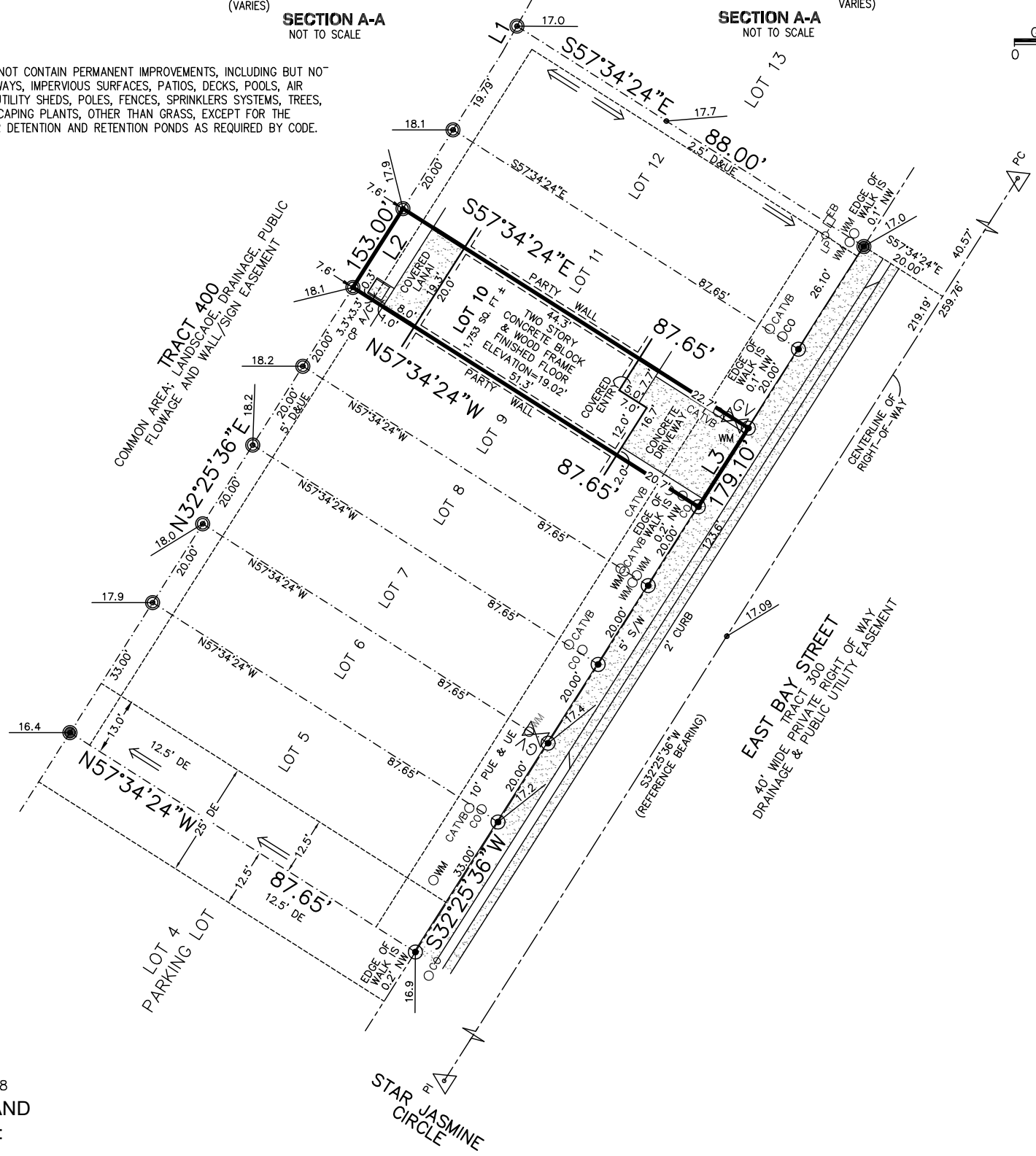


SECTION A-A
NOT TO SCALE

NORTH (P)

1" = 30'
GRAPHIC SCALE
0 15 30

DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLERS SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS, OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY CODE.



ADDRESS:
1647 EAST BAY STREET
SARASOTA, FLORIDA 34238

FOR THE BENEFIT AND EXCLUSIVE USE OF:

D·R·HORTON America's Builder

NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.

2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 11–19–25, UNLESS OTHERWISE SHOWN.

3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.

4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.

5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.

6. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK I75 83 RM 1 WITH AN ELEVATION OF 17.48' NAVD 88 DATUM. SARASOTA COUNTY.

LEGEND:

CENTERLINE
RIGHT OF WAY LINE
DRAINAGE FLOW
XX.XX EXISTING ELEVATION
A/C AIR CONDITIONER
CONCRETE
BRICK PAVERS

CBW	CONCRETE BLOCK WALL
CNA	CORNER NOT ACCESSIBLE
CP	CONCRETE PAD
CS	CONCRETE SLAB
C/W	CONCRETE WALK
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
D&UE	DRAINAGE & UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
GV	GAS VALVE
B/W	BRICKWALK
LP	LIGHT POST
WM	WATER METER
CO	CLEAN OUT

	SET NAIL AND DISC LB #6393
	SET 1/2" IRON ROD AND CAP LB #6393
	FOUND NAIL AND DISC LB #7866
	FOUND 5/8" IRON ROD AND CAP LB #7866
(P)	PER PLAT
(M)	MEASURED
O/S	OFFSET
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
PK	PARKER KALON
POC	POINT ON CURVE
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
SQ. FT.	SQUARE FEET
S/W	SIDEWALK
TYP	TYPICAL
CATVB	CABLE TELEVISION BOX
EB	ELECTRICAL BOX

FLOOD NOTE:
I HAVE EXAMINED THE F.I.R.M. MAP NO. FM12115C0229G, DATED 3/27/24, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "AE", DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED TO BE 16.4'. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EAST BAY STREET BEING S32°25'36"W, PER PLAT.

(FIELD DATE:) 08–29–2025
SCALE: 1" = 30 FEET
APPROVED BY: EGT
JOB NO. 250311 LOT 10
DRAWN BY: MAM

REVISED:
FINAL 11–19–25 PM
FOUNDATION 09–10–25 AAM
FORMBOARD 09–03–25 AAM
REVISE PLOT PLAN 07–28–25 DI
CLIENT COMM. 05–07–25 JL
REV. PLOT PLAN 04–11–25 JL
PLOT PLAN 04–03–25 RT

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751
407-426-7979
americansurveyingandmapping.com

CERTIFICATION NOTE:
I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

E. GLENN TURNER LICENSE NUMBER LS 5643 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by E Glenn Turner
Date: 2025.11.21 15:49:18 -05'00'

FOR THE FIRM
DATE

E. GLENN TURNER PSM# 5643

THIS BOUNDARY & AS–BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.