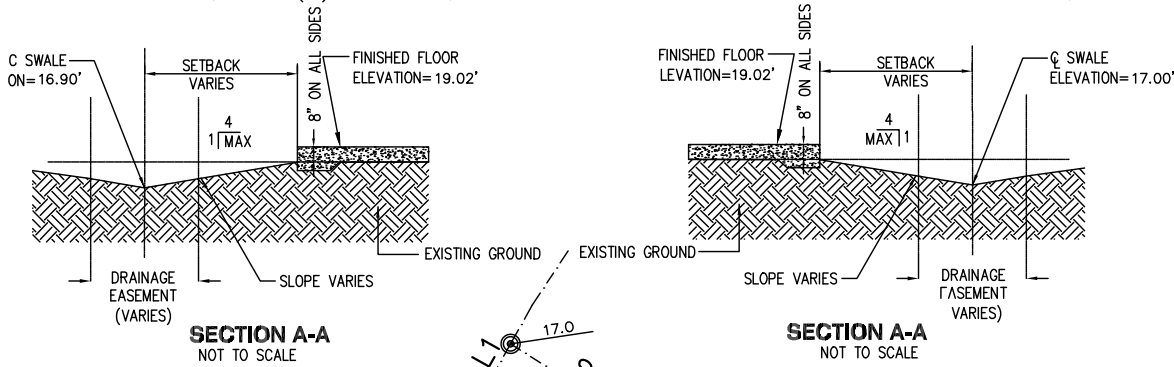


DESCRIPTION: (AS FURNISHED)

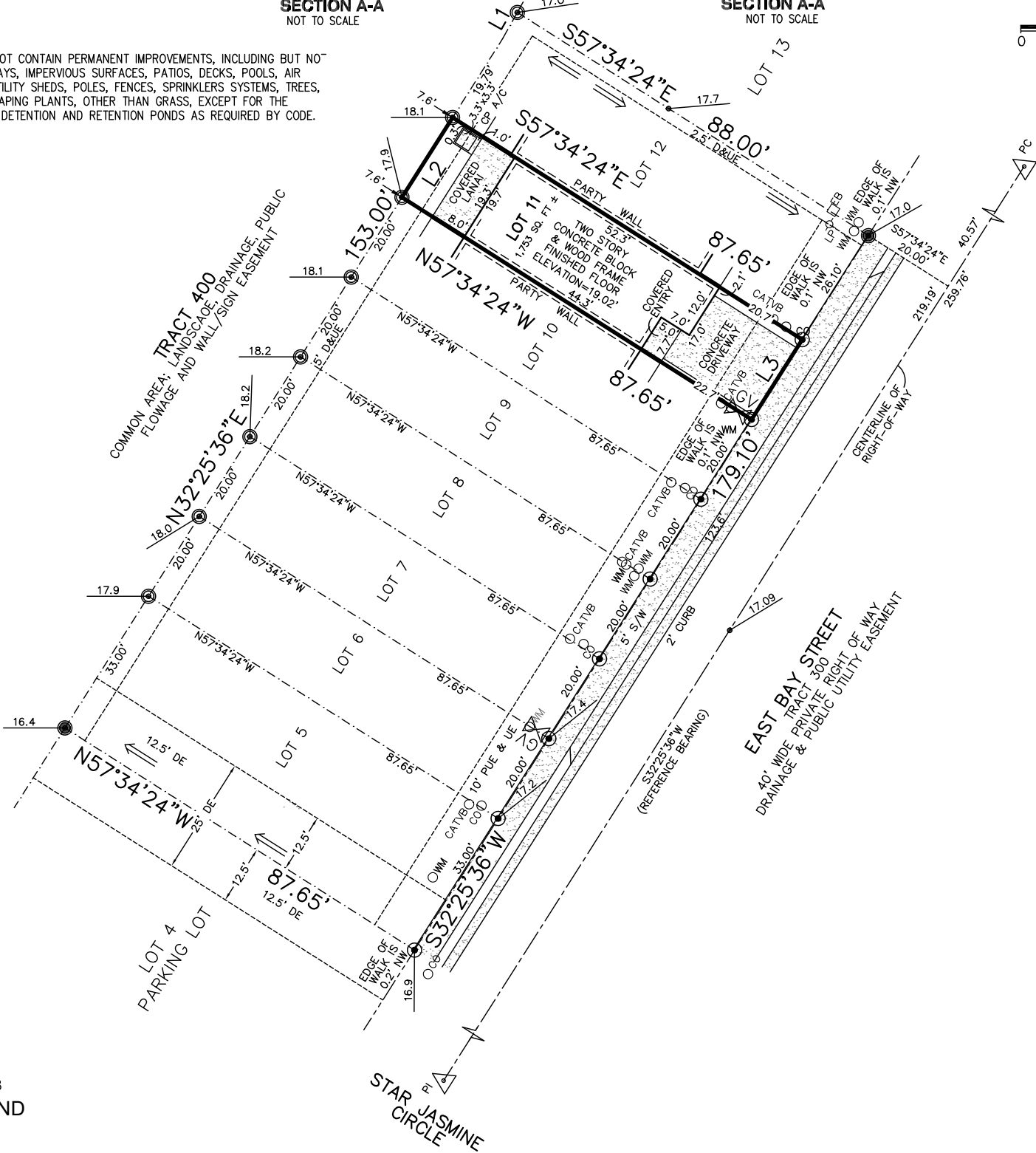
LOT 11. GARDENS AT BAY STREET

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'



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:
1651 EAST BAY STREET
SARASOTA, FLORIDA 34238

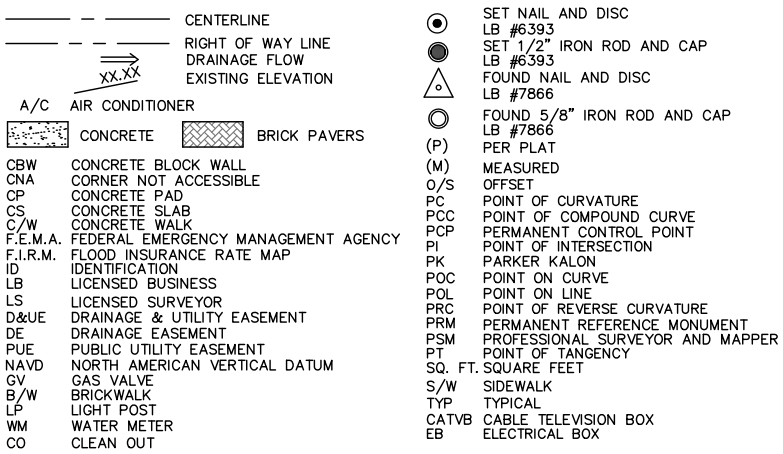
FOR THE BENEFIT AND
EXCLUSIVE USE OF:



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 175 83 RM 1 WITH AN ELEVATION OF 17.48' NAVD 88 DATUM. SARASOTA COUNTY.

LEGEND:



FLOOD NOTE:
I HAVE EXAMINED THE F.I.R.M. MAP NO. FM2115C0229G,
DATED 3/27/24, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE
IN ZONE "A", 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 11

DRAWN BY: MAM

REVISÉ:

FINAL 11-19-25 PM

FOUNDATION 09-10-25 AAM

FORMBOARD 09-03-25 AAM

REVISE PLOT PLAN 07-28-25 D

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 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.