

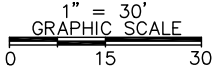
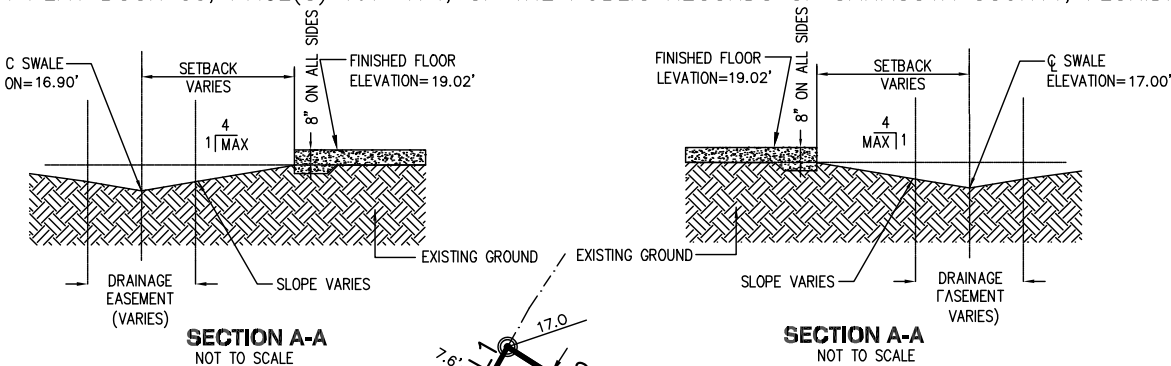
BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: (AS FURNISHED)

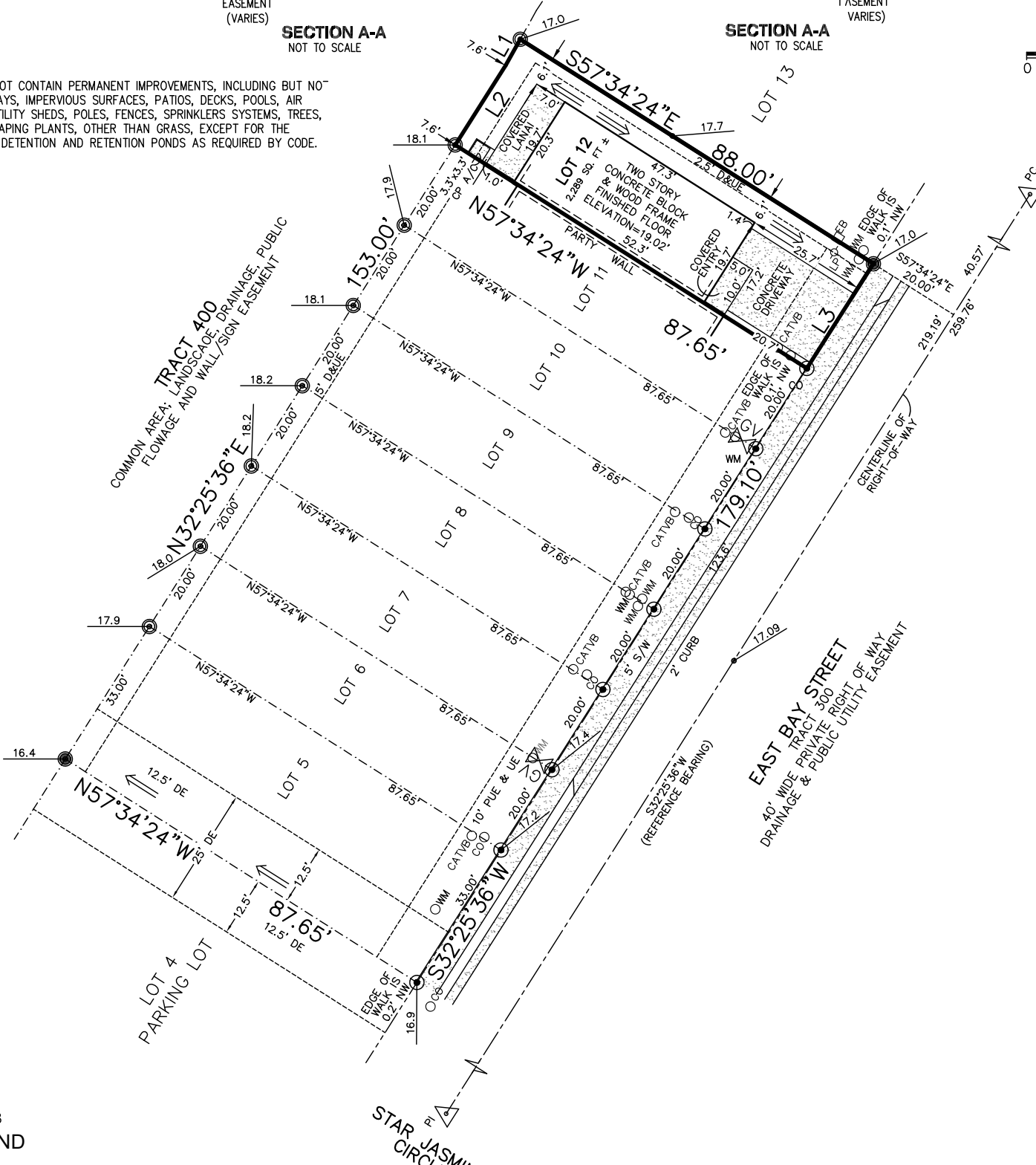
LOT 12, GARDENS AT BAY STREET

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	19.79'
L3	S32°25'36"W	26.10'



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, SPRINKLER 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:
1655 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:

---	CENTERLINE	●	SET NAIL AND DISC LB #6393
---	RIGHT OF WAY LINE	●	SET 1/2" IRON ROD AND CAP LB #6393
---	DRAINAGE FLOW	●	FOUND NAIL AND DISC LB #7866
---	EXISTING ELEVATION	●	FOUND 5/8" IRON ROD AND CAP LB #7866
A/C	AIR CONDITIONER	(P)	PER PLAT
CONCRETE	CONCRETE	(M)	MEASURED
BRICK PAVERS	BRICK PAVERS	O/S	OFFSET
CBW	CONCRETE BLOCK WALL	PC	POINT OF CURVATURE
CNA	CORNER NOT ACCESSIBLE	PCC	POINT OF COMPOUND CURVE
CP	CONCRETE PAD	PCP	PERMANENT CONTROL POINT
CS	CONCRETE SLAB	PI	POINT OF INTERSECTION
C/W	CONCRETE WALK	PK	PARKER KALON
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY	POC	POINT ON CURVE
F.I.R.M.	FLOOD INSURANCE RATE MAP	POL	POINT ON LINE
ID	IDENTIFICATION	PRC	POINT OF REVERSE CURVATURE
LB	LICENSED BUSINESS	PRM	PERMANENT REFERENCE MONUMENT
LS	LICENSED SURVEYOR	PSM	PROFESSIONAL SURVEYOR AND MAPPER
D&UE	DRAINAGE & UTILITY EASEMENT	PT	POINT OF TANGENCY
DE	DRAINAGE EASEMENT	SQ. FT.	SQUARE FEET
PUE	PUBLIC UTILITY EASEMENT	S/W	SIDEWALK
NAVD	NORTH AMERICAN VERTICAL DATUM	TYP	TYPICAL
GV	GAS VALVE	CATVB	CABLE TELEVISION BOX
B/W	BRICKWALK	EB	ELECTRICAL BOX
LP	LIGHT POST		
WM	WATER METER		
CO	CLEAN OUT		

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 12

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

ASM
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.

FOR
THE
FIRM
DATE