

# BOUNDARY SURVEY

(FINAL SURVEY FOR LOT 372, ARTISTRY, PHASE 3A)

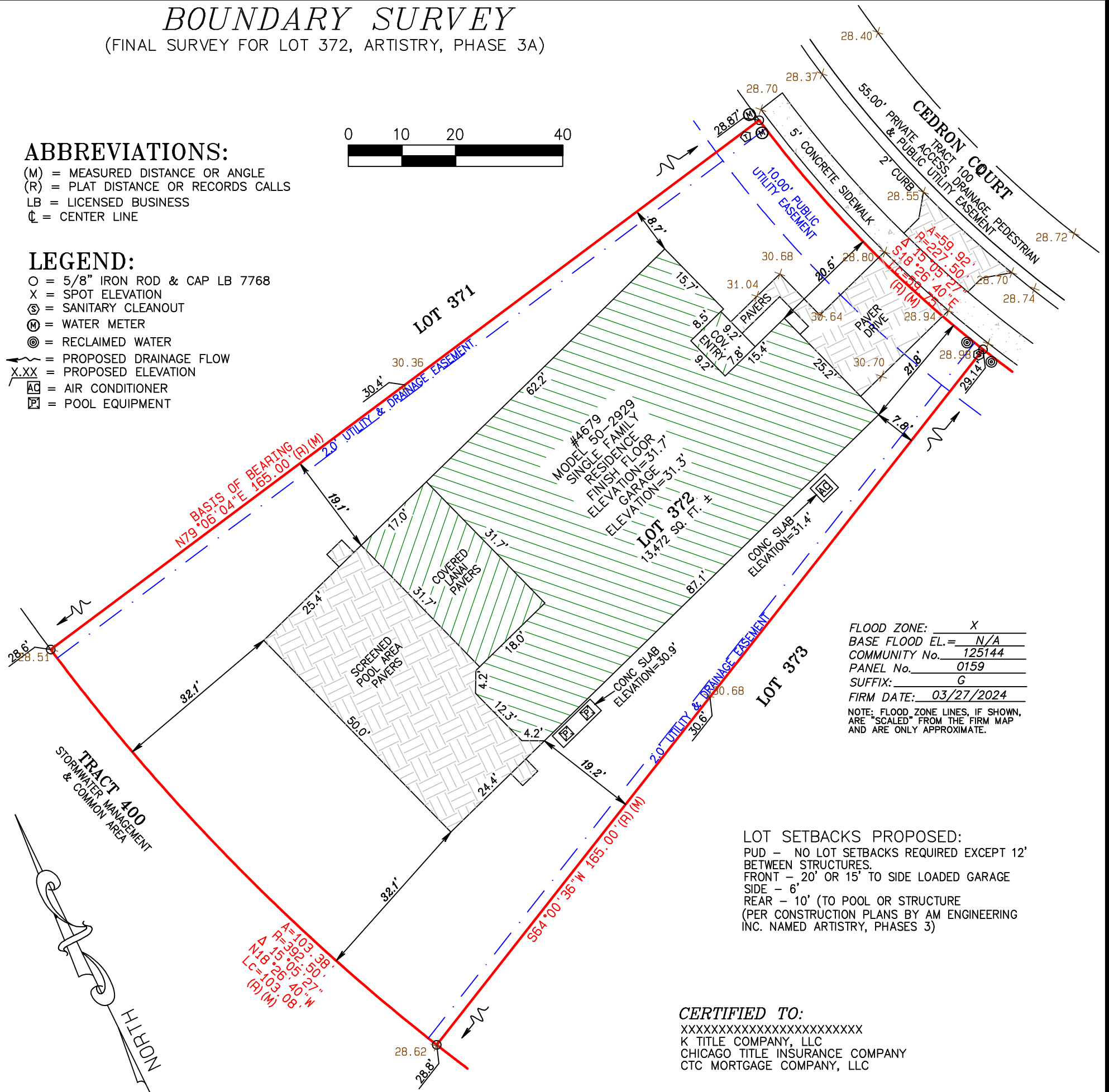
## ABBREVIATIONS:

- (M) = MEASURED DISTANCE OR ANGLE
- (R) = PLAT DISTANCE OR RECORDS CALLS
- LB = LICENSED BUSINESS
- CL = CENTER LINE



## LEGEND:

- = 5/8" IRON ROD & CAP LB 7768
- X = SPOT ELEVATION
- ⊕ = SANITARY CLEANOUT
- ⊙ = WATER METER
- ⊗ = RECLAIMED WATER
- = PROPOSED DRAINAGE FLOW
- X.XX = PROPOSED ELEVATION
- AC = AIR CONDITIONER
- PE = POOL EQUIPMENT



FLOOD ZONE:	X
BASE FLOOD EL.:	N/A
COMMUNITY No.:	125144
PANEL No.:	0159
SUFFIX:	G
FIRM DATE:	03/27/2024

NOTE: FLOOD ZONE LINES, IF SHOWN, ARE "SCALED" FROM THE FIRM MAP AND ARE ONLY APPROXIMATE.

**LOT SETBACKS PROPOSED:**  
 PUD - NO LOT SETBACKS REQUIRED EXCEPT 12' BETWEEN STRUCTURES.  
 FRONT - 20' OR 15' TO SIDE LOADED GARAGE  
 SIDE - 6'  
 REAR - 10' (TO POOL OR STRUCTURE)  
 (PER CONSTRUCTION PLANS BY AM ENGINEERING INC. NAMED ARTISTRY, PHASES 3)

**CERTIFIED TO:**  
 XXXXXXXXXXXXXXXXXXXXXXXXXX  
 K TITLE COMPANY, LLC  
 CHICAGO TITLE INSURANCE COMPANY  
 CTC MORTGAGE COMPANY, LLC

## SURVEYOR'S NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY SHOWING VISIBLE IMPROVEMENTS OF THE DESCRIPTION INDICATED HEREON.
2. NO IMPROVEMENTS, OTHER THAN THOSE NOTED, ARE SHOWN ON THIS SURVEY IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES, FOUNDATIONS, TREES, SPRINKLER SYSTEMS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ANY OTHER TITLE INFORMATION. NEITHER BRIGHAM/ALLEN LAND SURVEYING, NOR THIS SURVEYOR, HAS PERFORMED A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
4. GOVERNMENTAL LANDS, JURISDICTIONAL LANDS OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (SUCH AS WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
6. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTHERLY LINE OF LOT 372 AS BEING N79°06'04"E, BETWEEN THE TWO MONUMENTS DEFINING SAID LINE AS SHOWN HEREON.
7. ELEVATIONS SHOWN HEREON ARE BASED FROM A NGS (NATIONAL GOEDETIC SURVEY) BENCHMARK "V 693" WITH A PUBLISHED ELEVATION OF 31.71 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) CONVERTED TO 32.74 FEET NGVD29 (NATIONAL GOEDETIC VERTICAL DATUM OF 1929) USING VERTCON SOFTWARE FROM NOAA (NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION).

## DESCRIPTION:

LOT 372, ARTISTRY, PHASE 3A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TITLE: BOUNDARY SURVEY (FINAL SURVEY)  
 PREPARED FOR: KOLTER HOMES, LLC  
 CERTIFIED TO: SEE ABOVE  
 SKETCH NO.: 422124 SCALE: 1"=20'  
 FIELD BOOK: NA PAGE: NA  
 DRAWN BY: BAP CHECKED BY: MPA

## SURVEYOR'S CERTIFICATE

This is to certify that a survey was made this day of the property as described and shown hereon, and that this survey and sketch are accurate and correct to the best of our knowledge and belief, and that this survey meets the Standards of Practice set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, and pursuant to Section 472.07, Florida Statutes.

BY:   
 Michael R. Allen  
 Professional Surveyor and Mapper  
 PSM 6822  
 State of Florida

DATE: 04/17/2024

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

## BRIGHAM/ALLEN LAND SURVEYING, LLC

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