

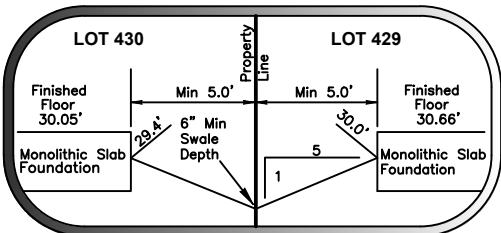
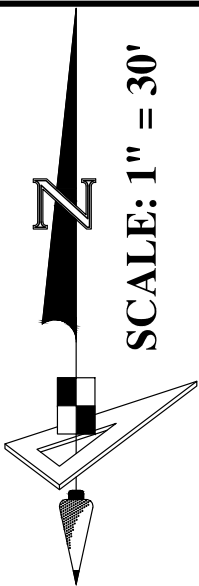
GENERAL NOTES:

Principal Structure Setbacks:  
(per Construction plans)  
Front = 20'  
Side = 6'  
Rear = 10'(To Structure)  
Rear = 5'(To Pool Deck)  
Garage "Side Load" Front = 15'  
  
PCP -Permanent Control Point  
No monument found or  
recovered at time of survey  
and that the PCP location  
shown hereon is for  
informational purposes only,  
unless otherwise noted.

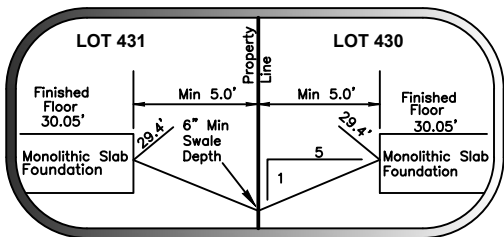
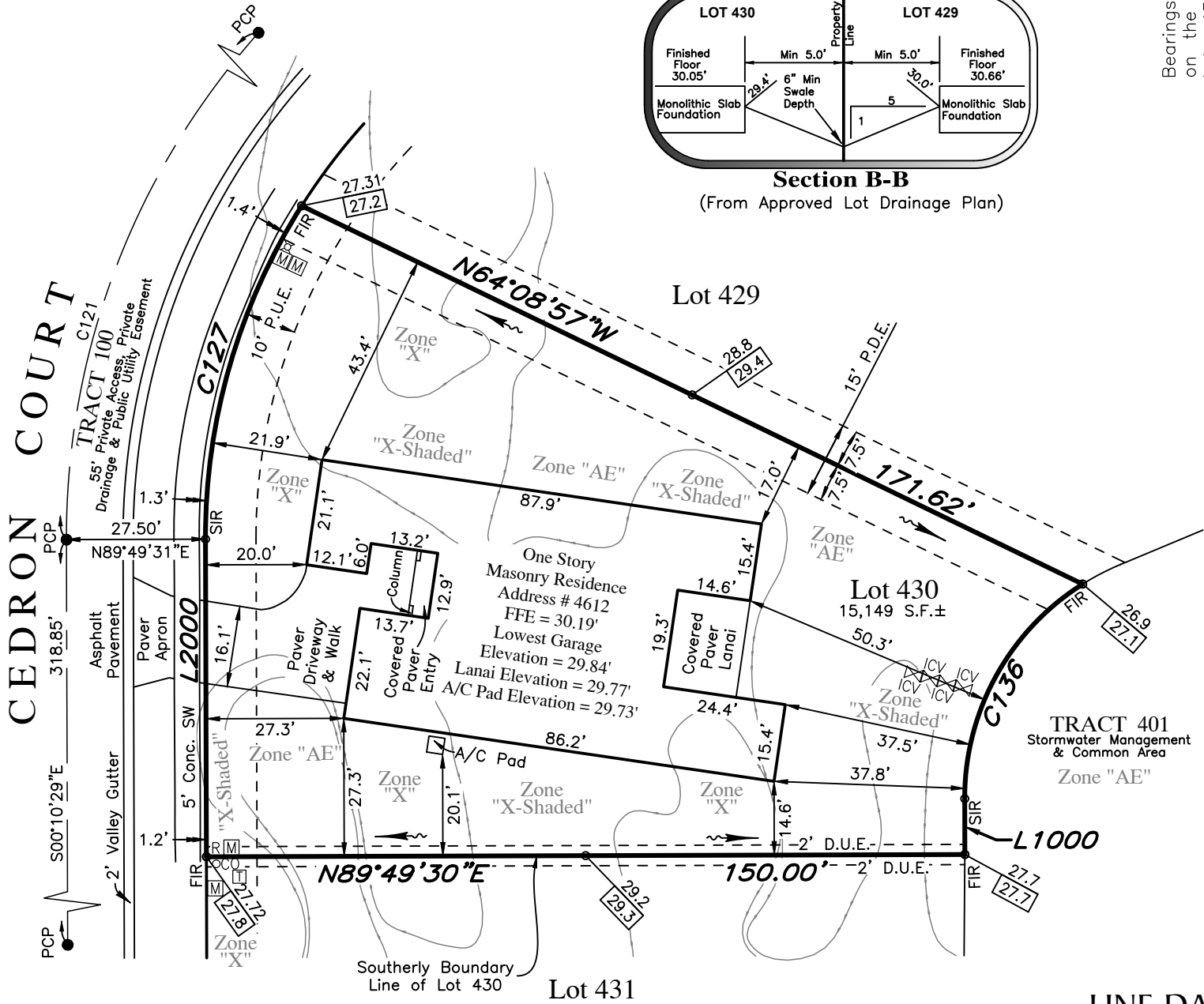
Boundary Survey

ARTISTRY, PHASE 3A  
P.B. 57, PGS. 5 - 17

Bearings are grid bearings based  
on the Southerly Boundary Line of  
Lot 430, having a bearing of  
N89°49'30"E, per plat.



Section B-B  
(From Approved Lot Drainage Plan)



Section A-A  
(From Approved Lot Drainage Plan)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1000	N00°10'30"W	11.04'
L2000	S00°10'30"E	62.83'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C121	149.87'	67°33'14"	176.70'	166.64'	S33°34'10"W
C127	122.50'	32°32'05"	69.56'	68.63'	S16°05'57"W
C136	50.00'	57°55'43"	50.55'	48.43'	S28°47'19"W

CERTIFIED TO:

Jacob B. & Juliann Goodwin  
Hillsborough Title & Fidelity National Title

SURVEYOR'S NOTES:

- This survey is prepared without the benefit of title or abstract information.
- This survey is subject to matters shown on the plat of ARTISTRY, PHASE 3A. Other conditions and restrictions may be found in the public records of Sarasota County, Florida.
- Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929(NGVD29).
- This survey is limited to above ground visible improvements and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings and Distances shown hereon are Survey and Plat Measurements, unless noted otherwise.
- 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.
- The Map Accuracy for this Survey meets or exceeds the requirements of 5J-17-051-3b15.
- This map is intended to be displayed at a scale of 1/30 or smaller.

Last Date of Field Survey: 02/12/2025

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A 3RD PARTY VERIFIED AND UNIQUE ELECTRONIC SIGNATURE CONTROLLED BY THE SIGNING SURVEYOR. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

Prepared For: CARDEL HOMES

DESCRIPTION

Lot 430, ARTISTRY, PHASE 3A, as recorded in Plat Book 57, Pages 5 through 17 inclusive, of the Public Records of Sarasota County, Florida.

FLOOD ZONE INFORMATION

Community No.:125114 | Panel No.:0159 | Suffix: G | Date:03/27/2024  
Flood Zone(s): "X", "X Shaded", "AE" | Base Flood Elev: 26.9'  
FEMA Flood Insurance Rate Map Number:12115C0159G

PROJECT: ARTISTRY

PHASE: PHASE 3A

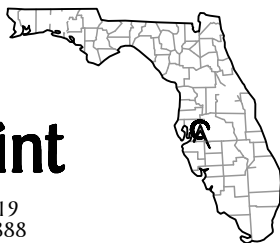
DRAWN: GSV | DATE: 04/24/2024 | CHECKED BY: SB

P.CHIEF: DM | FIELD BOOK: 2025-4 PG# 50

DATA FILE: ART-FINAL-L430.TXT

www.GeoPoint.org

Licensed Business  
No.: LB 7768



LEGEND

LB-Licensed Business  
O.R.-Official Records Book  
P.B.-Plat Book  
Pg.-Page  
P.K.-Parker Kalon Nail  
SIR-Set 1/2" Iron Rod LB7768  
SPKD-Set P.K. & Disk LB7768  
FIR-Found 1/2" Iron Rod LB7768  
FIP-Found 1/2" Iron Pipe LB7768  
FPKD-Found P.K. Nail & Disk LB7768  
FMGD-Found Mag Nail & Disk LB7768  
FCM-Found 4"x4" Concrete Monument PRM LB7768  
PRM-Permanent Reference Monument  
PCP-Permanent Control Point  
NCS-No Corner Set (Under Construction)  
ADUSSD-Access/Drainage/Utilities/Sidewalk /Sight Distance Easement  
P.U.E.-Public Utility Easement  
U.E.-Utility Easement  
P.D.E.-Private Drainage Easement  
I.E.-Irrigation Easement  
L.M.E.-Lake Maintenance Easement  
C.E.-Conservation Easement  
A.E.-Access Easement  
D.U.E.-Drainage & Utility Easement  
L.W.A.-Landscape and Wall Area  
F.P.L.E.-Florida Power and Light Easement  
S.W.E.-Sidewalk Easement  
Elev.-Elevation  
Conc.-Concrete  
BP-Brick Paver  
SW-Sidewalk  
BSL-Building Setback Line  
R/W-Right of Way  
  
A/C-Air Conditioner  
SF-Square Feet  
FFE-Finish Floor Elevation  
M-Water Meter  
V-Water Valve  
F-Fire Hydrant  
R-Reclaimed Water Meter  
R-Reclaimed Water Valve  
C-Cable Box  
T-Telephone Box  
E-Electric Box  
U-Utility Pole  
G-Guy Pole  
L-Light Pole  
A-Guy Anchor  
OU-Overhead Utilities  
S-Storm Sewer Manhole  
S-Sanitary Sewer Manhole  
EHH-Electric Handhole  
CO-Clean Out  
ICV-Irrigation Control Valve  
S-Sign  
G-Gas Valve  
G-Gas Meter  
B-Blow-off Valve  
BFP-Backflow Preventer  
CI-Curb Inlet  
GTI-Grate Top Inlet  
RCP-Reinforced Conc. Pipe  
PVC-Polyvinyl Chloride  
D-Drainage Flow Direction  
10.0-Proposed Design Grade  
10.2-As-Built/Existing Grade  
+10.2-Existing Grade

REVISIONS

DATE	Description	Dwn.	Ck'd	P.C.
08/13/2024	Foundation	JCP	MWG	DM
02/17/2025	Final	IM	EWV	DM
03/19/2025	Certifications	JCP	SB	~
03/20/2025	Add Cross-Sections	SB	MES	~