

SURVEY PLAT

OF
LOT 27, WATERCREST, UNIT 1,
 AS RECORDED IN PLAT BOOK 50, PAGES 31 THRU 31K,
 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
 LYING IN SECTION 11, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SURVEYOR'S NOTES:

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS BOUNDARY SURVEY IS BASED ON THE RECORD PLAT, AND EXISTING MONUMENTATION.

BEARINGS AND DISTANCES AS SHOWN ON THE RECORD PLAT, AND BEARINGS AND DISTANCES AS SHOWN ON THIS SURVEY PLAT, UNLESS OTHERWISE SHOWN.

BEARINGS ARE BASED ON THE RECORD PLAT WHEREIN THE WESTERLY LINE OF LOT 27 BEARS S.00°32'09"W.

ELEVATIONS AS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) FROM NATIONAL GEODETIC SURVEY BENCHMARK "7 697" WHEREIN THE ELEVATION IS POSTED AT 8.55 FEET (ADJUSTED) NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND CONVERTED TO 9.67 FEET (NGVD29) USING ARMY CORPS OF ENGINEERS CORPSSCON V.6.01. (CONVERSION FROM NAVD88 TO NGVD29 = +1.12)

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12150032P, EFFECTIVE NOVEMBER 04, 2016. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 10.7' NAVD88) AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

FLOOD ZONE DEMARCATION LINE BASED UPON SCALED INTERPOLATION OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12150032P, EFFECTIVE NOVEMBER 04, 2016.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DATE OF LAST FIELD WORK: 05/17/2019

FOR THE BENEFIT AND EXCLUSIVE USE OF:
 LENHAR HOMES, LLC.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION, IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN CHAPTER 35-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.027, FLORIDA STATUTES.

Richard M. Ritz
 RICHARD M. RITZ, RLS
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4000
 DATE SIGNED: 05/24/2019

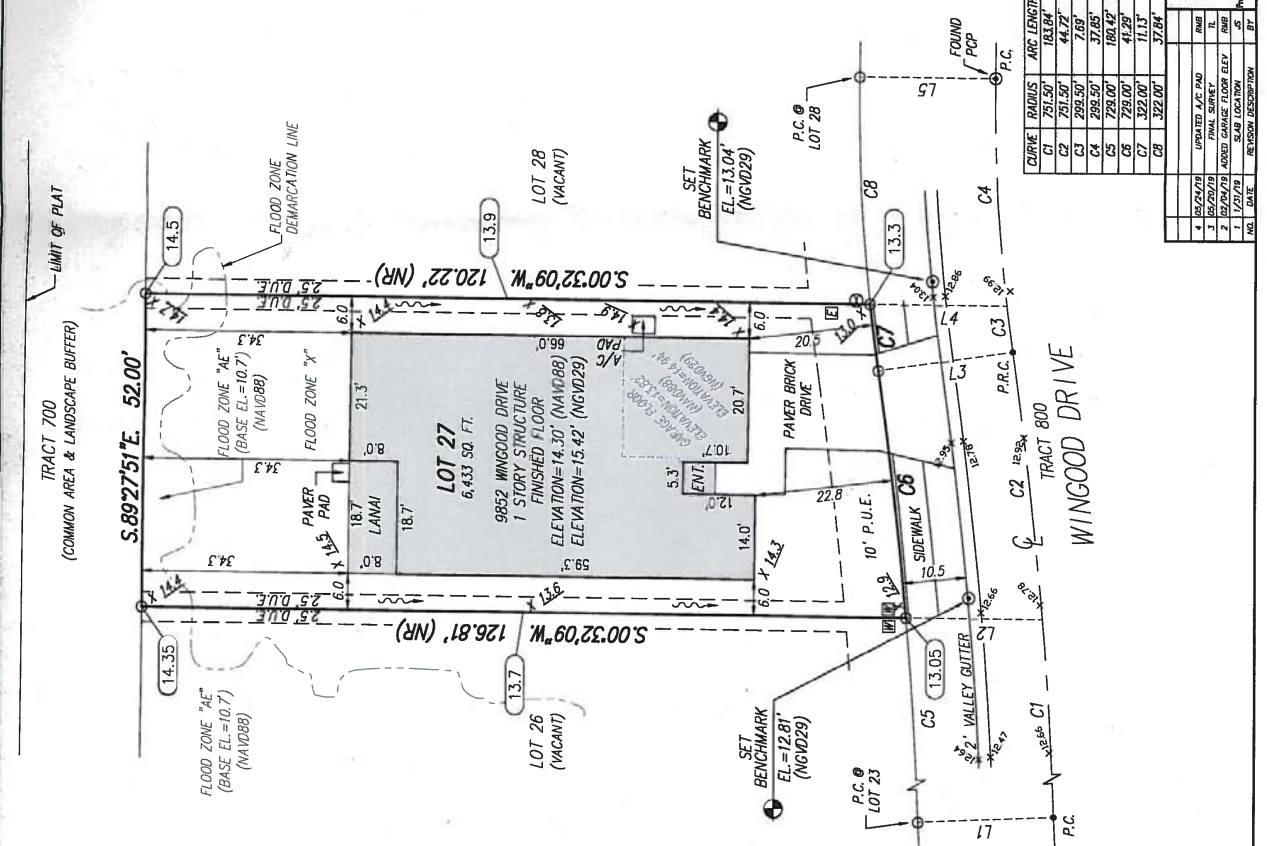


Digitally signed by Richard M. Ritz, RLS, 64009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered authentic and the SHA-1 authentication code should be verified on any electronic copies. Date: 2019.05.24 07:54:23 -04'00'

- 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.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- FREEDOM OF ENCUMBRANCES, TITLES, ZONING, SETBACKS, OR EASEMENTS ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

BOUNDARY & TOPOGRAPHIC SURVEY		SHEET 1 OF 1	
LOT 27, WATERCREST, UNIT 1		SARASOTA COUNTY, FLORIDA	
DATE	10/19/18	DRAWN	1"=20'
PROJECT NO.	407	CHECKED	1"=20'
DATE	10/19/18	DRAWN	1"=20'
PROJECT NO.	407	CHECKED	1"=20'

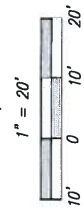
BANKS ENGINEERING
 Professional Engineer, Planner, & Land Surveyor
 1100 W. WASHINGTON ST., SUITE 100
 TAMPA, FL 33606
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 WWW.BANKSENG.COM



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	751.50'	163.84'	S.87°45'54"E	1470°59'
C2	751.50'	44.71'	N.63°31'59"E	0324°25'
C3	295.50'	7.69'	N.82°33'51"E	0128°19'
C4	295.50'	37.85'	N.86°54'55"E	0714°28'
C5	728.00'	180.42'	S.87°50'30"E	1470°59'
C6	728.00'	41.29'	N.83°28'44"E	0314°44'
C7	322.00'	11.13'	N.82°48'47"E	0158°49'
C8	322.00'	37.84'	N.87°10'10"E	0643°37'

9852 WINGOOD DRIVE
 PERMIT #18-172728-00-B1



LINE TABLE

LINE	BEARING	DISTANCE
L1	S.09°14'55"W	22.50'
L2	S.00°32'09"W	22.60'
L3	S.09°10'38"E	22.50'
L4	S.00°32'09"W	22.67'
L5	S.00°32'09"W	22.50'

LEGEND

- (UNLESS OTHERWISE NOTED)
- 6' CENTERLINE
- SQ. FT. SQUARE FEET
- RLS REGISTERED LAND SURVEYOR
- MAIL & DISK LE 6890, BOX LB 6890
- FOUND CAPPED 5/8" IRON ROD, LB 4314
- PLAT POINT
- NCVD29 NATIONAL GEODETIC VERTICAL DATUM 1929
- NAVD88 NORTH AMERICAN VERTICAL DATUM 1988
- D.I.E. DRAINAGE & UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- A/C AIR CONDITIONING UNIT
- ENT. EXISTING ENTRANCE (SEE TABLE)
- C1 CURVE DATA (SEE CURVE TABLE)
- (NR) NON RADIAL LINE
- EL. ELEVATION
- P.C. PLAT BOOK
- (P) PROPOSED ELEVATION
- (X) AS-BUILT ELEVATION
- (X) 8.31' EXISTING ELEVATION
- SEWER CLEAN OUT
- ELECTRIC SERVICE BOX
- WATER METER
- TELEPHONE RISER