

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name ROBERT AND MICHELLE MCGRATH				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 250 ISLAND CIRCLE				Company NAIC Number:	
City SARASOTA	State Florida	ZIP Code 34242			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 11, BLOCK 2, SARASOTA BEACH, TAX ID #0082050037					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>27.27449°</u> Long. <u>-82.56090°</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>608</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>7</u>					
c) Total net area of flood openings in A9.b <u>1,400</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number SARASOTA COUNTY - 125144		B2. County Name SARASOTA		B3. State Florida	
B4. Map/Panel Number 125144-0143	B5. Suffix E	B6. FIRM Index Date 09/03/1992	B7. FIRM Panel Effective/Revised Date 09/03/1992	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 250 ISLAND CIRCLE			Policy Number:
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SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SAR CO BM#107-B EL:5.87' Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 10.2 feet meters
- b) Top of the next higher floor N/A feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
- d) Attached garage (top of slab) 5.7 feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 10.1 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 5.3 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 5.8 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name B. GREGORY RIETH		License Number 5228	
Title PSM/CFM			
Company Name STRAYER SURVEYING & MAPPING, INC.			
Address 742 SHAMROCK BLVD			
City VENICE	State Florida	ZIP Code 34293	
Signature <i>B G Rieth</i>	Date 10/10/2016	Telephone (941) 497-1290	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
FILE # 15-09-24. THE OUTSIDE A/C UNIT ON THE RIGHT SIDE OF THE HOME WAS USED FOR SECTION C2e. SECTION A5 WAS DERIVED FROM A HAND HELD G.P.S. UNIT (GPSTEST APP - NO CONVERSION). (7) SMART VENTS MODEL #1540-520 HAVE BEEN INSTALLED. LANAI ELEVATION 9.5'. STRUCTURE HAS AN ATTACHED 53 SQ. FT. STORAGE AREA, WITH 2 SMART VENTS - 400 SQ. IN. OF FLOOD OPENING AREA. CERTIFICATE VALID ONLY WITH RAISED SEAL & SIGNATURE.

ELEVATION CERTIFICATE

OMB No. 1660-0008
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**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments _____

Check here if attachments.

ELEVATION CERTIFICATE

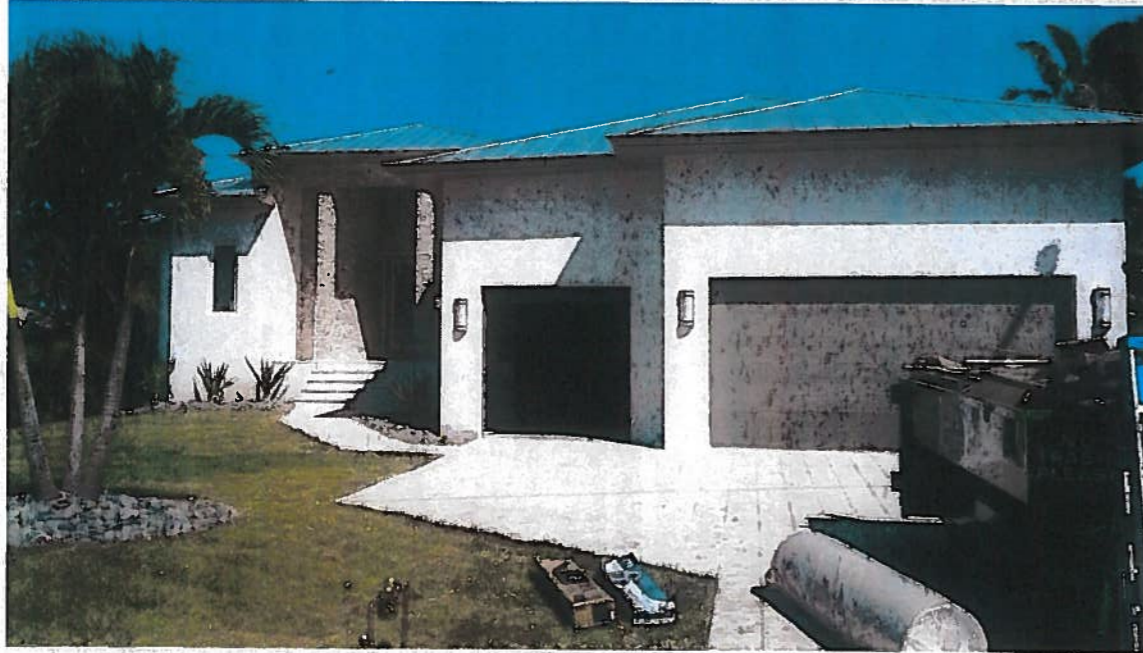
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT VIEW 10/10/16



REAR VIEW 10/10/16

ELEVATION CERTIFICATE

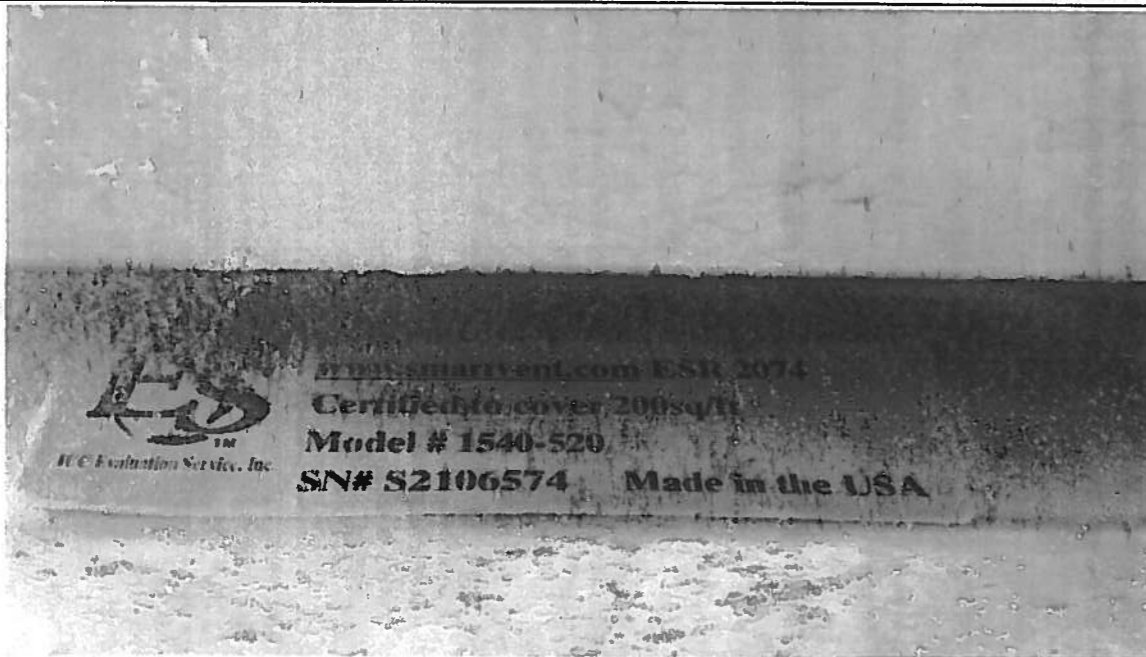
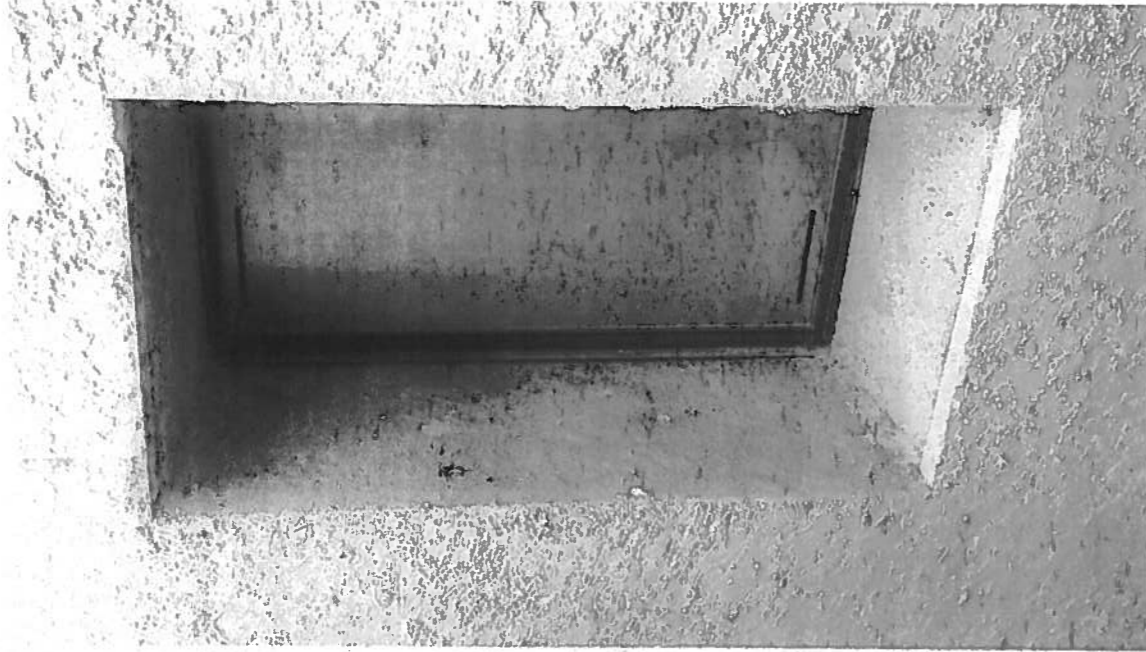
BUILDING PHOTOGRAPHS

Continuation Page

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If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



VENTS 10/10/16

ELEVATION CERTIFICATE

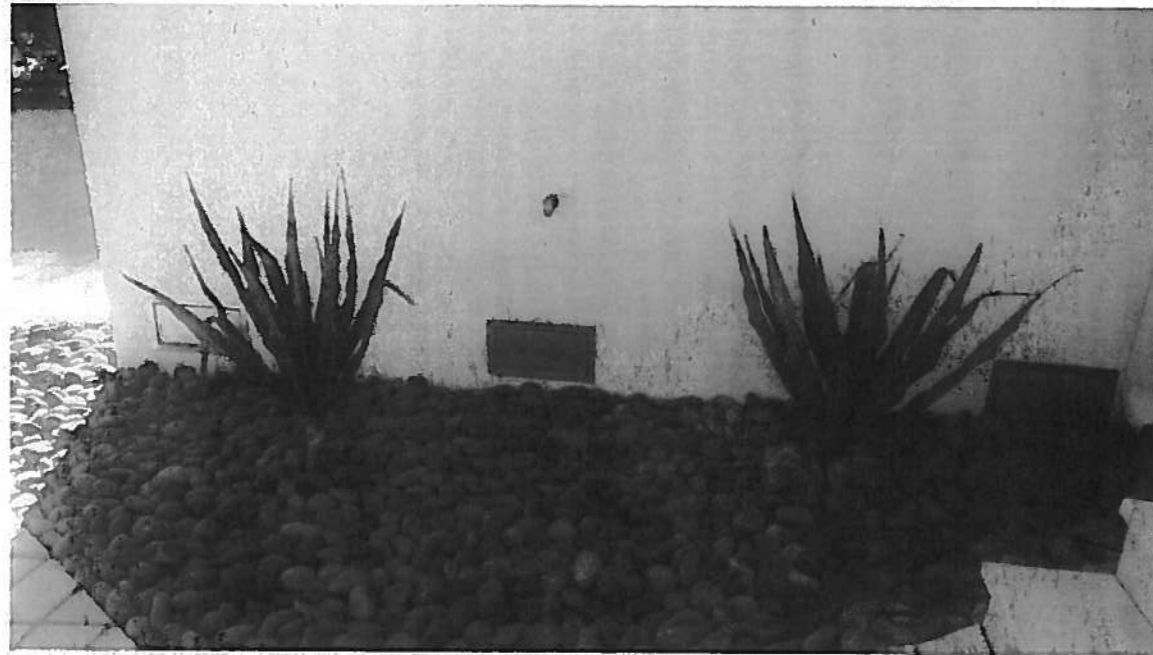
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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VENTS 10/10/16

Photo One Caption



Photo Two Caption

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BUILDING PHOTOGRAPHS
Continuation Page

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Photo One Caption



Photo Two Caption

ICC-ES Evaluation Report

ESR-2074

Reissued February 2015

This report is subject to renewal February 2017.

www.icc-es.org | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

DIVISION: 08 00 00—OPENINGS

Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMARTVENT PRODUCTS, INC.
430 ANDBRO DRIVE, UNIT 1
PITMAN, NEW JERSEY 08071
(877) 441-8368

www.smartvent.com
info@smartvent.com

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS:
FLOODVENT™ MODEL #1540-520; FLOODVENT™
STACKING MODEL #1540-521; SMARTVENT™ MODEL
#1540-510; SMARTVENT™ STACKING MODEL #1540-511;
WOOD WALL FLOOD MODEL #1540-570; WOOD WALL
FLOOD OVERHEAD DOOR MODEL #1540-574;
FLOODVENT™ OVERHEAD DOOR MODEL #1540-524;
SMARTVENT™ OVERHEAD DOOR MODEL #1540-514

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2009 and 2006 *International Building Code*® (IBC)
- 2009 and 2006 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are automatic foundation flood vents (AFFVs) employed to equalize hydrostatic pressure on nonfire-resistance-rated foundation walls, rolling-type overhead doors and building walls subject to rising or falling flood waters. The Smart Vent® units are intended for use where flood hazard areas have been established in accordance with IBC Section 1612.3 or IRC Section R3222.1. Certain models also allow natural ventilation in accordance with Section 1203 of the IBC or Section 408.1 of the IRC.

3.0 DESCRIPTION

3.1 General:

When subjected to pressure from rising water, the Smart

Vent® AFFVs disengage, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The AFFV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the plate to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. The SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The AFFVs comply with the design principle noted in Section 2.6.2.2 of ASCE/SEI 24 for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent AFFVs must be installed in accordance with Section 4.0.

3.3 Model Sizes:

The FloodVENT™ Model #1540-520, SmartVENT™ Model #1540-510, FloodVENT™ Overhead Door Model #1540-524, and SmartVENT™ Overhead Door Model #1540-514 units measure 15³/₄ inches wide by 7³/₄ inches high (400 by 196.9 mm). The Wood Wall Flood Model #1540-570 and Wood Wall Flood Overhead Door Model #1540-574 units measure 14 inches wide by 8³/₄ inches high (355.6 by 222.25 mm). The SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 units measure 16 inches wide by 16 inches high (406.4 by 406.4 mm).

3.4 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with 1/4-inch-by-1/4-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm²) of net free area to supply natural ventilation. The SmartVENT™ Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm²) of net free area to supply natural ventilation. Other AFFVs recognized in this report do not offer natural ventilation.

4.0 INSTALLATION

SmartVENT® and FloodVENT™ are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. The

mounting straps allow mounting in wood, masonry and concrete walls up to 12 inches (305 mm) thick. In order to comply with the engineered opening design principle noted in Section 2.6.2.2 of ASCE/SEI 24, the Smart Vent® AFFVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one AFFV for every 200 square feet (18.6 m²) of enclosed area, except that the SmartVENT™ Stacking Model #1540-511 and FloodVENT™ Stacking Model #1540-521 must be installed with a minimum of one AFFV for every 400 square feet (37.2 m²) of enclosed area.
- Below the base flood elevation.
- With the bottom of the AFFV located a maximum of 12 inches (305.4 mm) above grade.

5.0 CONDITIONS OF USE

The Smart Vent® AFFVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® AFFVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® AFFVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Automatic Foundation Flood Vents (AC364), dated October 2013 (editorially revised May 2014).

7.0 IDENTIFICATION

The Smart VENT® models recognized in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

LEGEND

- ⊕ = 5/8" IRON ROD FOUND (I.D. NOTED)
- ⊙ = NAIL & DISK (I.D. NOTED)
- = 1/2" IRON PIPE FOUND (NO I.D.)
- (P) = PLAT DIMENSION
- (M) = MEASURED DIMENSION
- R.L.S. = REGISTERED LAND SURVEYOR
- (D) = DEEDED DIMENSION
- T.B.M. = TEMPORARY BENCH MARK
- GAR. = GARAGE ELEVATION
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- INV. = INVERT ELEVATION

MEAN HIGH WATER NOTE:
MEAN HIGH WATER LINE ELEVATION WAS DETERMINED USING PUBLISHED INFORMATION FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES LAND BOUNDARY INFORMATION INTERACTIVE WEBSITE. TIDE INTERPOLATION POINT NO. 6300, HAVING A MEAN HIGH WATER ELEVATION OF 0.7' (N.A.V.D. 1988), CONVERTED TO ELEVATION 1.77' (N.G.V.D. 1929) USING CORPSSON VERSION 6.0.1.

SURVEYOR'S NOTE:
THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT IS NOT A TIDAL PROPERTY BOUNDARY, WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE "COASTAL MAPPING ACT OF 1974" (CHAPTER 172, PART II OF THE FLORIDA STATUTES), AND THE "RULES OF THE DEPARTMENT OF NATURAL RESOURCES" (CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE) AND IS NOT TO BE USED AS A REPRESENTATION TO BE, OR BE ADMISSIBLE AS A TIDAL PROPERTY LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW. THE APPROXIMATE MEAN HIGH WATER LINE HAS BEEN USED DUE TO IT BEING INCIDENTAL TO THE PURPOSE TO WHICH THIS PLAT HAS BEEN PREPARED.

FLOOD ZONE DATA:
THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION
IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION.
FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.
PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION (10 FEET) AS PER F.I.R.M. MAP #125144 0143 E, DATED 09/03/1982.
TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL

LINE TABLE (D)

LINE	BEARING	DISTANCE
L1	S82°10'00"W	15.00'
L2	S82°10'00"W	49.96'
L3	S74°37'00"W	49.96'
L4	N74°37'00"E	15.00'
L5	N87°32'00"W	6.00'
L6	N87°32'00"E	64.83'
L7	N82°31'00"E	25.14'
L8	N82°17'00"E	41.38'
L9	N82°17'00"E	25.53'

LINE TABLE (C)

LINE	BEARING	DISTANCE
L11	N83°08'58"E	7.27'
L12	N07°03'41"W	18.76'
L13	N80°49'19"E	24.26'
L14	S84°53'30"E	48.86'
L15	S05°40'54"W	0.25'
L16	S89°42'10"E	23.48'

SURVEYORS NOTES:

DESCRIPTION FURNISHED BY CLIENT.
REFERENCE: BOUNDARY SURVEY PREPARED BY DREW BRANCH, FURNISHED TO THIS FIRM.
THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE, AND THEREFOR THE UNDERSIGNED AND STRAYER SURVEYING AND MAPPING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, BUT IF THE SAME OR ANY OF THEM ACTUALLY (IS) ARE IN EXISTENCE ON THE LAND SURVEYED, THEN IN THAT EVENT, THE SAME (IS) ARE SHOWN HEREON.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED HEREON FOR THE EXPRESS PURPOSE STATED AND/OR CONTAINED IN THE CONTRACT BETWEEN STRAYER SURVEYING & MAPPING, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING, AND/OR USING THIS SURVEY, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM STRAYER SURVEYING & MAPPING, INC. IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO STRAYER SURVEYING AND MAPPING INC.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH WE HAVE KNOWLEDGE.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SUBJECT PARCEL, BEING N. 07°25'40" W., PER DEED.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO THIRD PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.



E.S.T. 1987

742 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
(941) 624-4900
Fax (941) 497-6186

CERTIFIED TO:
ROBERT MCGRATH AND MICHELLE MCGRATH
NEXT ONE HOMES, LLC
WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

REVISION: 10/09/15: REVISE LEGAL, B.G.R.
6/20/16: FOUNDATION, 692/19, B.G.R.
10/10/16: FINAL SURVEY, 701/21, B.G.R.

DATE OF FIELD SURVEY:
09/19/2015
FIELD BOOK: 658
CHECKED BY: B.G.R.
PAGE: 69-70
DRAWN BY: M.S.P.

SECTION 12, TOWNSHIP 37S., RANGE 17E.

0 30 60

SCALE 1" = 30'

ELEVATION NOTE:
ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.G.V.D. 1929 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.
ELEVATIONS SHOWN HEREON ARE BASED ON A SARASOTA COUNTY BENCHMARK #107-B, ELEVATION 5.87' (N.G.V.D. 1929).

CANALE DE LA PLATA

(TIDAL) 1.9' CONC. SEAWALL (SEE DETAIL #1)

LANDS BETWEEN LOTS 11 & 18 AND CANAL L15

BOAT LIFT (SEE DETAIL #2)

FOUND "X" CUT IN SEAWALL

FOUND "X" CUT IN SEAWALL

FOUND "X" CUT IN SEAWALL

FOUND "X" CUT IN SEAWALL

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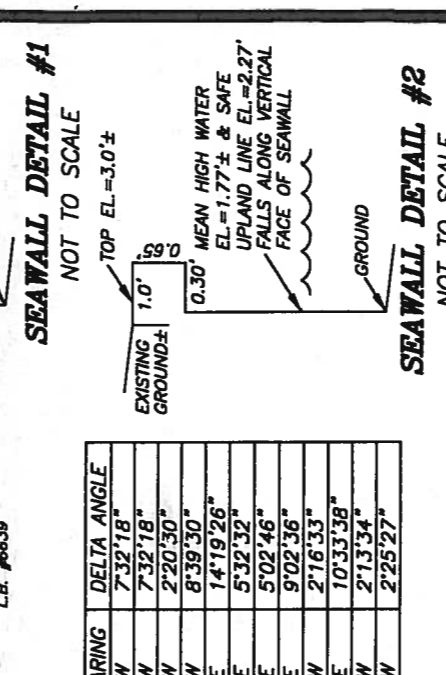
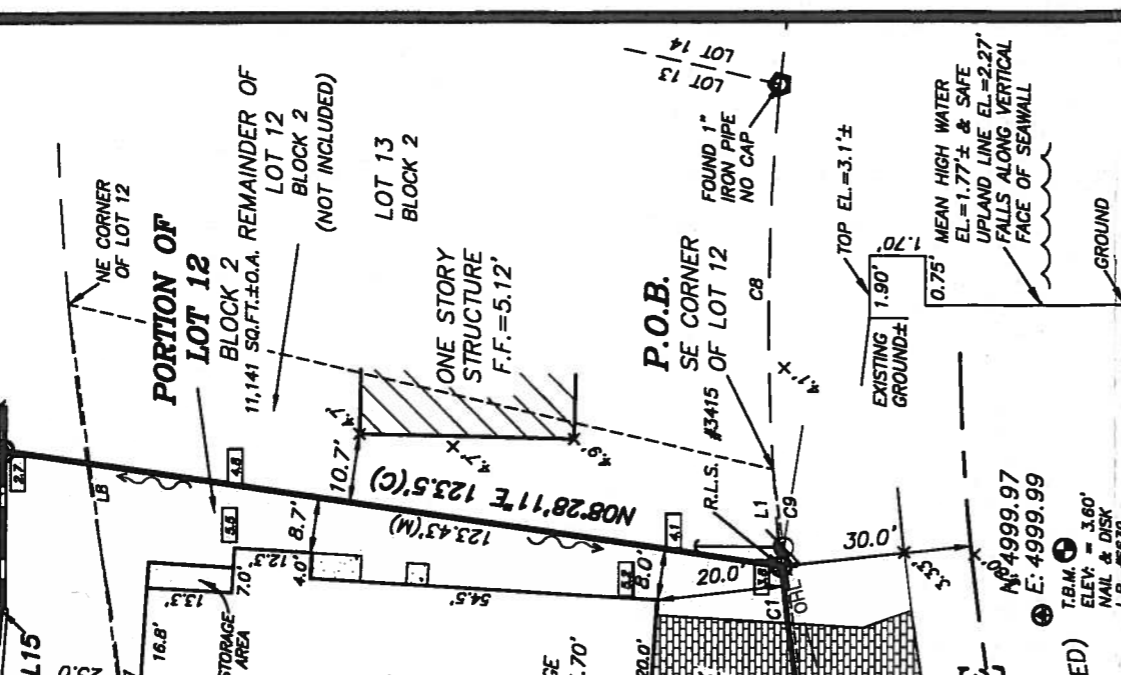
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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(P)	380.00'	50.00'	49.96'	S82°10'00"W	7°32'18"
C2(P)	380.00'	50.00'	49.96'	S74°37'00"W	7°32'18"
C3(P)	380.00'	15.53'	15.53'	S69°41'00"W	2°20'30"
C4(P)	195.00'	29.47'	29.44'	S64°11'00"W	8°39'30"
C5(P)	260.00'	65.00'	64.83'	S87°32'00"E	14°19'26"
C6(P)	260.00'	25.15'	25.14'	N82°31'00"E	5°32'32"
C7(P)	470.00'	41.39'	41.38'	N82°17'00"E	5°02'46"
C8(C)	380.00'	59.98'	59.92'	S89°07'43"E	9°02'36"
C9(C)	380.00'	15.09'	15.09'	S85°12'42"E	2°16'33"
C10(M)	380.00'	70.04'	69.94'	N78°48'33"E	10°33'38"
C11(C)	380.00'	14.76'	14.76'	S70°27'58"W	2°13'34"
C12(C)	380.00'	16.08'	16.08'	S68°08'27"W	2°25'27"

BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOT 11, BLOCK 2, SARASOTA BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 76 THROUGH 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PART THEREOF:
BEGIN AT THE NORTHWEST CORNER OF LOT 11, THENCE SOUTH 3 DEGREES 19' EAST, ALONG LOT LINE, 124.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 74 DEGREES 37' EAST, ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 15 FEET; THENCE NORTH 7 DEGREES 21' WEST 120.5 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11, THENCE NORTH 87 DEGREES 32' WEST ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 6 FEET TO THE POINT OF BEGINNING.
AND
LOT 12, BLOCK 2, SARASOTA BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 76 THROUGH 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PART THEREOF:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 12, TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12, 25.53 FEET TO A POINT; THENCE SOUTHERLY TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 12, WHICH POINT IS 15 FEET WESTERLY FROM SOUTHERLY CORNER OF SAID LOT 12; THENCE EASTERLY ALONG SOUTHERLY BOUNDARY OF SAID LOT 12, 15 FEET TO POINT OF BEGINNING.
THE LAND LYING NORTHERLY A PORTION OF LOT 11 AND 12, BLOCK 2, SARASOTA BEACH, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE(S) 76 THROUGH 81, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING BETWEEN SAID PORTION OF LOTS 11 AND 12 AND THE WATERS OF A CANAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE EASTERLY ALONG THE PLATTED LOT LINE, ALONG A CURVE TO LEFT HAVING A RADIUS OF 260.0 FEET; THROUGH A CENTRAL ANGLE OF 1 DEGREE 27'48", AN ARC DISTANCE OF 6.64 FEET (CHORD SOUTH 81 DEGREES 5'54" EAST, 6.64 FEET) TO THE INTERSECTION OF SAID LOT LINE AND THE FACE OF A CONCRETE SEAWALL FOR A POINT OF BEGINNING; THENCE ALONG THE FACE OF SAID CONCRETE SEAWALL, WITH THE FOLLOWING 6 CALLS: NORTH 81 DEGREES 25'20" EAST, 5.94 FEET; NORTH 6 DEGREES 57'20" WEST, 18.70 FEET; NORTH 80 DEGREES 22'20" EAST, 25.00 FEET; SOUTH 85 DEGREES 3'10" EAST, 48.20 FEET; SOUTH 4 DEGREES 58'50" WEST, 0.20 FEET; SOUTH 88 DEGREES 57'58" EAST, 24.03 FEET TO A POINT ON THE NORTHERLY EXTENSION OF PROPERTY LINE; THENCE SOUTH 8 DEGREES 4'39" WEST, ALONG SAID EXTENSION OF PROPERTY LINE, 14.80 FEET TO A POINT ON THE PLATTED NORTHERLY LOT LINE OF SAID LOT 12, SAID POINT BEING 25.53 FEET WESTERLY OF THE NORTHEAST CORNER OF AFORESAID LOT 12; THENCE WESTERLY ALONG LOT SAID LOT LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 470.0 FEET, THROUGH A CENTRAL ANGLE OF 1 DEGREE 56'11", AN ARC DISTANCE OF 15.88 FEET (CHORD SOUTH 80 DEGREES 45'12" WEST, 15.88 FEET) TO THE POINT ON REVERSE CURVE; THENCE CONTINUE WESTERLY ALONG NORTHERLY LOT LINES OF SAID LOTS 11 AND 12, ALONG A CURVE TO RIGHT HAVING A RADIUS OF 260.0 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 24'03", AN ARC DISTANCE OF 83.50 FEET (CHORD SOUTH 88 DEGREES 58'11" WEST, 83.14 FEET) TO THE POINT OF BEGINNING.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.
STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6639
B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N #5228
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER