



BOUNDARY SURVEY

In Section 3, Township 38 South, Range 18 East
Sarasota County, Florida

FINAL SURVEY FINAL DRAINAGE STUDY

DRAINAGE NOTE:

THE PROPOSED ELEVATIONS ARE NOT MEANT TO CREATE A TYPICAL SWALE, BUT TO INSURE THE FINAL GRADING OF THIS PROPERTY ESTABLISHES ELEVATIONS AT LEAST 0.2' BELOW THE PROPERTY LINE ELEVATIONS.

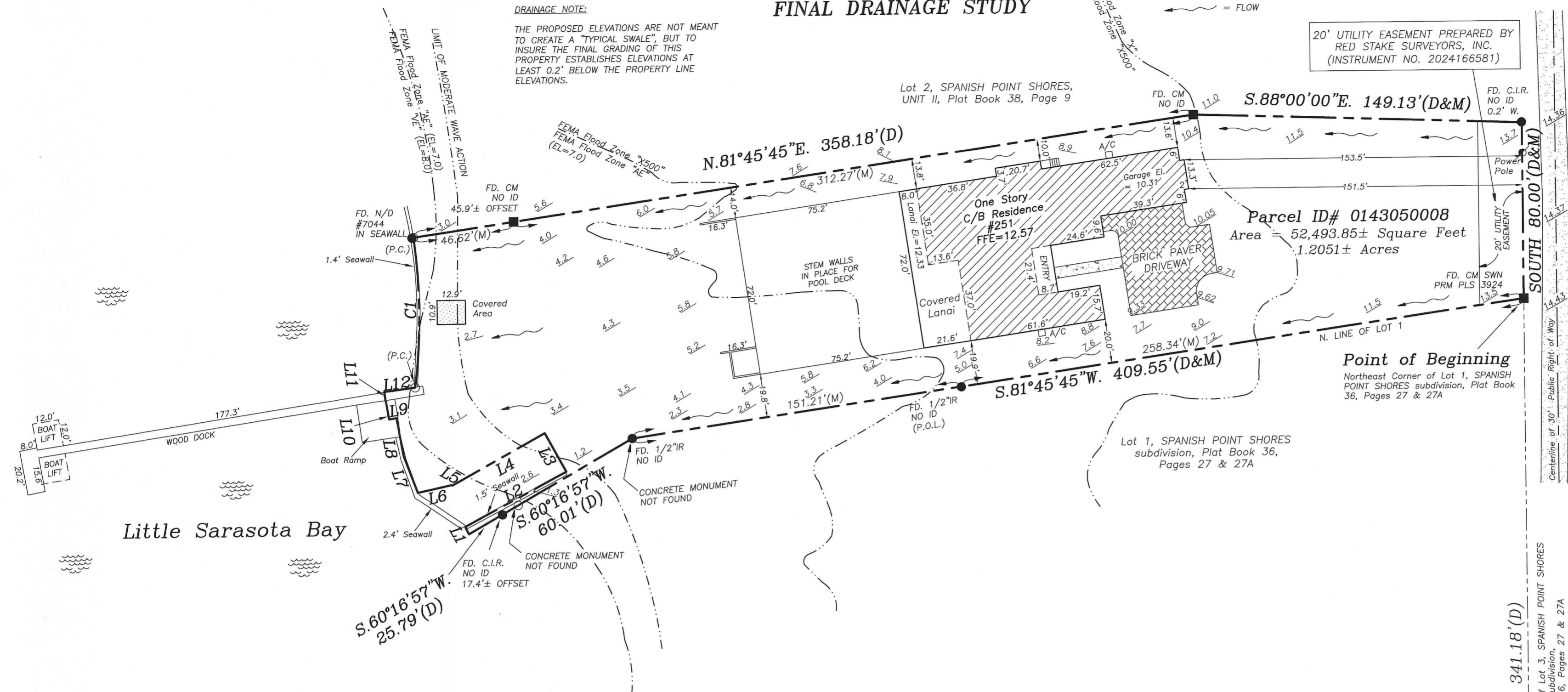
LEGEND

- (ELEV.) = PROPOSED ELEVATION
- (ELEV.) = EXISTING ELEVATION
- = FLOW

20' UTILITY EASEMENT PREPARED BY RED STAKE SURVEYORS, INC. (INSTRUMENT NO. 2024166581)

Lot 2, SPANISH POINT SHORES, UNIT II, Plat Book 38, Page 9

Temporary Bench Mark
CM #6481
Elevation = 13.30
Elevations based on N.A.V.D. of 1988



Little Sarasota Bay

LINE	BEARING	DISTANCE
L1	N.27°57'18"W.	3.75'(D)
L2	N.62°02'42"E.	52.32'(D)
L3	N.28°43'58"W.	20.05'(D)
L4	S.61°11'31"W.	48.16'(D)
L5	N.60°06'10"W.	0.39'(D)
L6	S.77°48'16"W.	15.60'(D)
L7	N.20°39'16"W.	17.80'(D)
L8	N.10°12'11"W.	17.64'(D)
L9	S.80°08'49"W.	3.37'(D)
L10	N.09°51'11"W.	8.70'(D)
L11	N.07°11'56"W.	4.01'(D)
L12	N.82°48'04"E.	14.17'(D)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	259.30'(D)	15°06'55"(D)	68.41'(D)	68.22'	N.00°04'07"W.

Legend:

⊙ = Existing Elevation

ABBREVIATIONS:

- A ARC LENGTH
- A/C AIR CONDITIONER
- BM BENCH MARK
- C CALCULATED
- CIR CAPPED IRON ROD
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- C/B CONCRETE BLOCK
- CM CONCRETE MONUMENT
- CONC CONCRETE
- D DEED
- DH DRILL HOLE
- E EAST
- FFE FINISH FLOOR ELEVATION
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- LB LICENSED FOR BUSINESS
- M MEASURED
- MHW MEAN HIGH WATER
- N NORTH
- N/D NAIL & DISK
- P PLAT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RADIUS OR RADIAL
- RLS REGISTERED LAND SURVEYOR
- RP RADIUS POINT
- R/W RIGHT OF WAY
- S SOUTH
- TBM TEMPORARY BENCH MARK
- W WEST
- WF WOOD FENCE

Legal Description:

Commence at a 4" X 4" concrete monument stamped SWN PRM PLS 3924 marking the Southeast corner of Lot 3, SPANISH POINT SHORES, a subdivision recorded in Plat Book 36, Pages 27 and 27A, of the Public Records of Sarasota County, Florida; thence along the East line of said Lot 3 also being the Westerly right-of-way line of Palmetto Avenue (30 feet wide public right-of-way) North, 341.18 feet to a 4" X 4" concrete monument stamped SWN PRM PLS 3924 marking the Northeast corner of Lot 1 of said Spanish Point Shores for a POINT OF BEGINNING of land being described; thence along the North line of said Lot 1, S.81°45'45"W., 409.55 feet to a 4 X 4" concrete monument stamped SWN PRM PLS 3924; thence continue along said North line, S.60°16'57"W., 60.01 feet to a 4" X 4" concrete monument stamped SWN PRM PLS 3924; thence continue S.60°16'57"W., 25.79 feet; thence N.27°57'18"W., 3.75 feet to the face of a 12" (inch) wide seawall on Little Sarasota Bay; thence along the face of said 12" (inch) seawall, the following courses and distances; N.62°02'42"E., 52.32 feet; thence N.28°43'58"W., 20.05 feet; thence S.61°11'31"W., 48.16 feet; thence N.60°06'10"W., 0.39 feet to the face of an 8" (inch) concrete seawall; thence along the face of said 8" (inch) seawall, the following courses and distances; S.77°48'16"W., 15.60 feet; thence N.20°39'16"W., 17.80 feet; thence N.10°12'11"W., 17.64 feet; thence S.80°08'49"W., 3.37 feet; thence N.09°51'11"W., 8.70 feet; thence N.07°11'56"W., 4.01 feet; thence N.82°48'04"E. 14.17 feet to a point on a curve to the West, having a radius of 259.30 feet and a delta of 15°06'55", whose center bears N.82°30'40"W., 259.30 feet from said point; thence Northerly along said curve and face of 8" (inch) seawall in a counterclockwise direction, 68.41 feet to a line that is 105.68 feet Northerly of and parallel with the North line of Lot 1 of said Spanish Point Shores; thence along said parallel line, N.81°45'45"E., 358.18 feet; thence S.88°00'00"E., 149.13 feet to the Westerly right-of-way line of said Palmetto Avenue; thence along said right-of-way line, South 80.00 feet to the Point of Beginning.

Point of Commencement

Southeast Corner of Lot 3, SPANISH POINT SHORES subdivision, Plat Book 36, Pages 27 & 27A

Certified to:

William A. Dooley, as Trustee of the P and C Land Trust, dated 12/28/2017

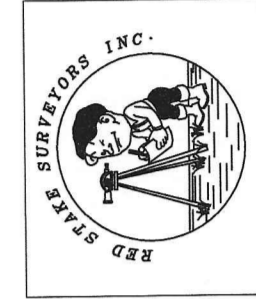
Notes:

1. This Boundary Survey was prepared without the benefit of a Title Search. There may be documents of record affecting this site not shown on this survey.
2. This survey has been prepared for the exclusive use of the party or parties to whom it has been certified. No other party may rely upon it. Red Stake Surveyors, Inc. Shall have no responsibility or liability for this survey to any party not named in the certification.
3. Underground Utilities, Foundations, and other features that are not readily visible have not been located by this survey.
4. Elevations shown are based on N.A.V.D. of 1988. Sarasota County Benchmark #143 used; Its published elevation = 16.41, N.G.V.D. of 1929, converted elevation = 15.36, N.A.V.D. of 1988.

Certificate of Surveyor: I, EDWARD T. SAMPEY, hereby certify that this sketch of the survey represented hereon meets the Standards of Practice for Land Surveying in the State of Florida as set forth by the Florida Board of Surveyors and Mappers, pursuant to Chapter 472 of the Florida Statutes and Chapter 53-17 of the Florida Administrative Code.

EDWARD T. SAMPEY, RLS #4503, LB #5929 DATE 12/28/24

Not valid without the signature and the original raised seal of a licensed surveyor/land mapper.



* RED STAKE SURVEYORS, INC. *

6389 TOWER LANE, LEVEL II - SARASOTA, FL - 34240
PHONE (941) 923-9997

Client:	William Dooley	Drawn by:	PPD
File Number:	21060281	Date:	08/26/2021
Survey Date:	08/19/2021, 10/18/2021, 03/03/2022, 04/19/2022, 05/23/2024, 12/12/2024	PPD	10/19/2021
Plat Revisions:		PPD	03/04/2022
PROPOSED BUILDING		PPD	04/20/2022
ADDED TREES		RM	05/13/2024
SPOT SURVEY		BDB	06/13/2024
FOUNDATION SURVEY		BDB	12/12/2024
UPDATE SURVEY W/TOPO			
ELEV. ON LANAI & GARAGE			
FINAL SURVEY			