

14.32

14.51
NICKLAUS COURT
TRACT 100
PRIVATE ACCESS, DRAINAGE
AND PUBLIC UTILITY EASEMENT

14.71

C1

14.8

15.0

16.2

14.6

14.6

14.6

14.6

14.6

14.6

14.6

14.6

14.6

14.6

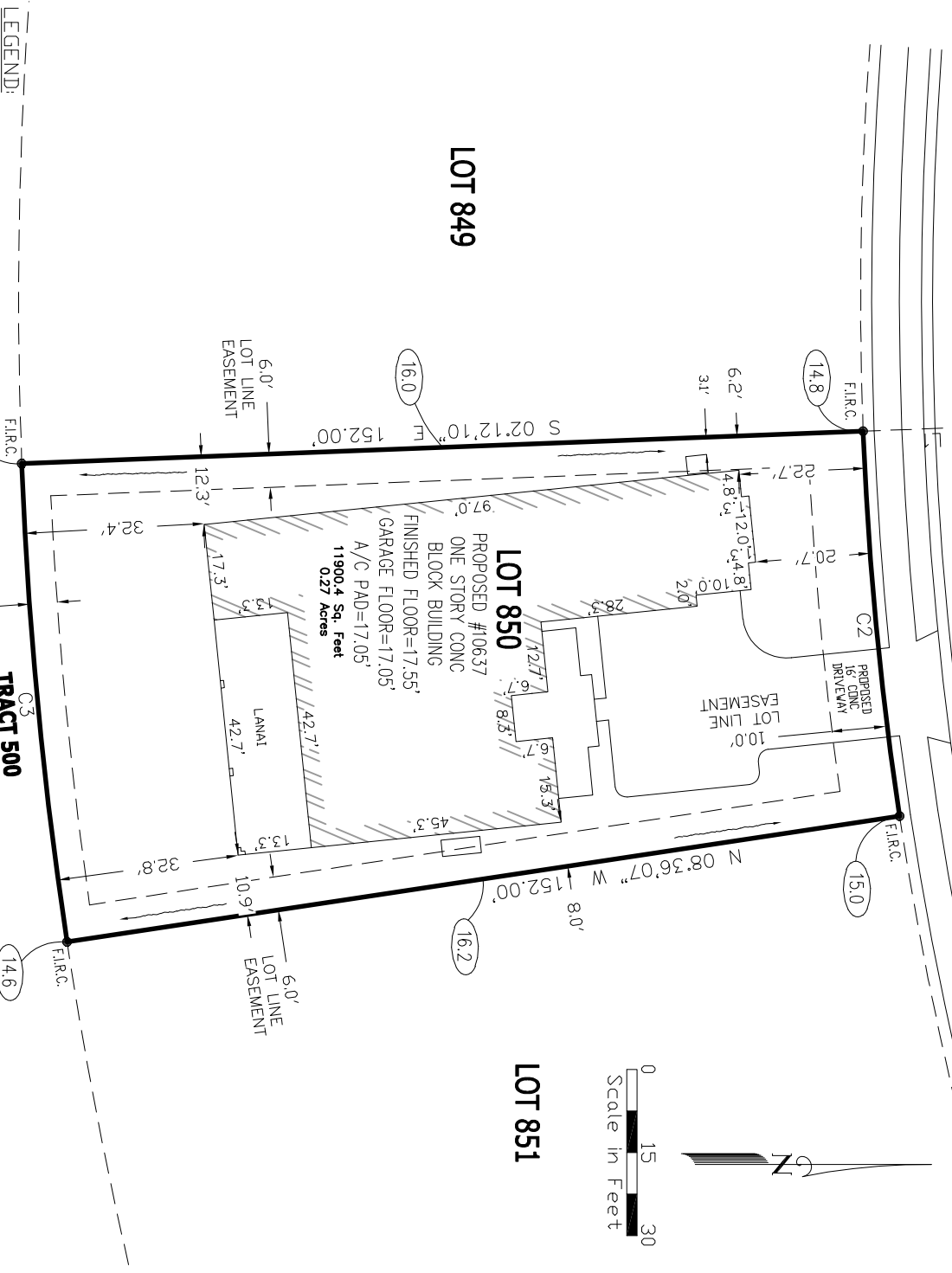
LOT 849

LOT 851

LOT 850

PROPOSED #10637
ONE STORY CONC
BLOCK BUILDING
FINISHED FLOOR=17.55'
GARAGE FLOOR=17.05'
A/C PAD=17.05'
11900.4 Sq. Feet
0.27 Acres

Scale in Feet
0 15 30



LEGEND:

- A/C = PROPOSED AIR CONDITIONER
- CONC = CONCRETE
- F.C.M. = FOUND CONCRETE MONUMENT
- F.I.R.C. = FOUND IRON ROD & CAP
- (L.B. #2610 UNLESS NOTED OTHERWISE)
- H.P. = HIGH POINT
- P.C.P. = PERMANENT CONTROL POINT
- S.I.R.C. = SET IRON ROD & CAP (PSW#56773)
- HP, P.C.P., S.I.R.C. = DRAINAGE FLOW DIRECTION
- 15.2 = EXISTING ELEVATION
- 15.2 = PROPOSED ELEVATION
- S.C.O. = SANITARY CLEANOUT
- TUB. = TELEPHONE UTILITY BOX

LINE	BEARING	DISTANCE
L1	N 02°12'10" W	25.00'
C1	64.73'	600.00'
C2	69.80'	625.00'
C3	86.78'	777.00'

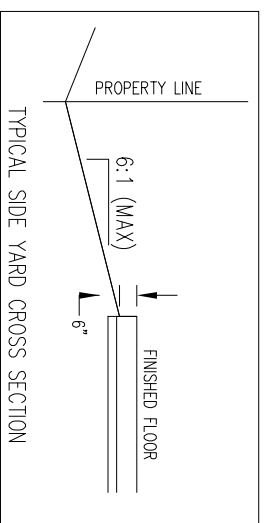
TRACT 500
OPEN SPACE, DRAINAGE AREA
AND FLOWAGE EASEMENT
1,191,132 SF

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
4. 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.
5. 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.
6. ACCORDING TO THE PLAT THERE ARE EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND EASEMENTS OF SIX (6') FEET IN WIDTH ALONG EACH SIDE LOT LINE, FOR THE PURPOSE OF ACCOMMODATING OVERHEAD SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE, INCLUDING CABLE TELEVISION. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.
7. BUILDING SETBACKS ARE AS FOLLOWS:
 PAIRED VILLAS:
 20' FRONT; 10' REAR; 6' SIDE WITH A 16' SEPARATION BETWEEN BUILDINGS
 WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE BUILDING SETBACKS.
 SINGLE FAMILY:
 20' FRONT; 10' REAR; 6' SIDE
8. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2007 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASIS OF BEARINGS IS THE EAST LINE OF LOT 850, AS BEING NORTH 08°36'07" WEST.
9. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "J 734", PID DM8508, HAVING A PUBLISHED ELEVATION OF 117.3 FEET NORTH AMERICAN VERTICAL DATUM OF 1988, ADJUSTED (NAVD 88) AND AN ELEVATION OF 128.0 FEET (NGVD 29).
10. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2007 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 830 18°29'29" WEST.
11. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1211SC0451F, MAP EFFECTIVE DATE NOVEMBER 4, 2016. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
12. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, PODS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLE, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES AND OTHER LANDSCAPE PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY CODE.
13. WATER FROM ROOF VALLEY DOWNSPOUTS, SCUPPERS, OR OTHER RAINWATER OR COLLECTION DEVICES SHALL NOT BE DIRECTED TOWARD ADJACENT PARCEL OF LAND LOCATED WITHIN TEN FEET OF THE TERMINUS OF SUCH COLLECTION DEVICE.
14. GUTTERS SHALL BE INSTALLED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN 5 FEET.
15. LAST DATE OF FIELD SURVEY: 11/4/2022

LEGAL DESCRIPTION:

LOT 850, BOCA ROYALE UNIT 17, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 32, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. CONTAINING 0.27 ACRES.



TITLE: LOT 850, BOCA ROYALE UNIT 17

FOR: Neal Communities

DESC: FOUNDATION SURVEY

CERTIFIED TO:

Shumaker, Loop & Kendrick, LLP
SunTrust Bank, ISAQA, ATIMA
Neal Communities of Southwest Florida, LLC

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT S. FLANARY, F.S.M.
Florida Surveyor's Registration No. 5677

NO.	REVISION	DATE	BY
1.	FOUNDATION SURVEY	11/8/22	SF

WRA WATER RESOURCE ASSOCIATES, LLC
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www.wraengineering.com LB 8274

PROJ MAN: RSF DRAWN BY: SF CHECKED BY: RSF
JOB NO. 50008 DATE: 5/24/22 SCALE: 1"=30'