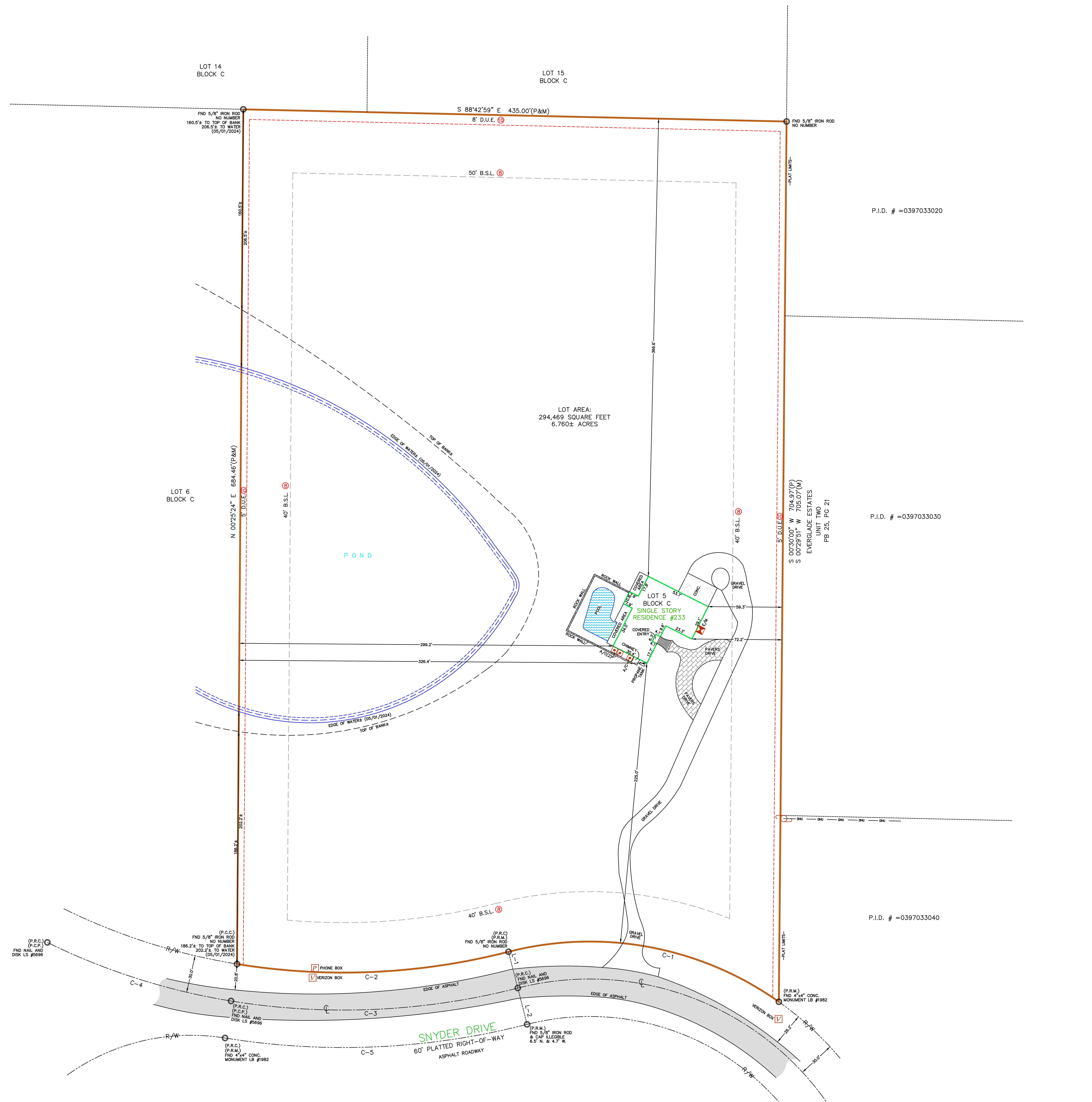
BOUNDARY SURVEY

NORTH
SCALE: 1" = 40'

LINE TABLE			
L-1	S 14°22'59" E	30.00'	(P&M)
L-2	S 14°22'59" E	30.00'	(P)
	S 03°06'52" E	23.98'	(M)

CURVE TABLE

C	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD
C-1	261.72'	49°44'17"	227.19'	N 79°30'52" W	220.13' (P)
			227.25'	N 79°29'24" W	220.18' (M)
C-2	532.12'	23°35'33"	219.11'	N 87°24'47" W	217.56'(P&M)
C-3	562.12'	11°47'46"	231.46'	N 87°24'47" W	229.83' (P)
			231.48'	N 87°24'47" W	229.85' (M)
C-4	523.95'	08°28'11"	154.91'	N 72°18'16" W	154.34' (P)
			154.69'	N 72°18'56" W	154.12' (M)
C-5	592.12'	23°35'31"	243.81'	S 87°24'47" W	242.09' (P)
			237.68'	S 86°06'05" W	236.08' (M)



ITEMS CORRESPONDING TO SCHEDULE B-II

⑧ #8: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 1332, PAGE 786, AMENDED IN O.R. BOOK 2546, PAGE 1584, O.R. BOOK 2132, PAGE 1225, AND NOTICE OF EXECUTION AND RECORDING REVIVED GOVERNING DOCUMENTS UNDER CHAPTER 720, PART III, FLORIDA STATUTES EVERGLADES ESTATES SUBDIVISION RECORDED IN O.R. INSTRUMENT NO. 2020065093, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, INCLUDING MAIN RESIDENTIAL STRUCTURE SETBACKS OF 40 FEET FROM SIDE LINES, 50 FEET FROM REAR LINES AND 40 FROM FRONT LINES.
THIS ITEM IS PLOTTED HEREON.

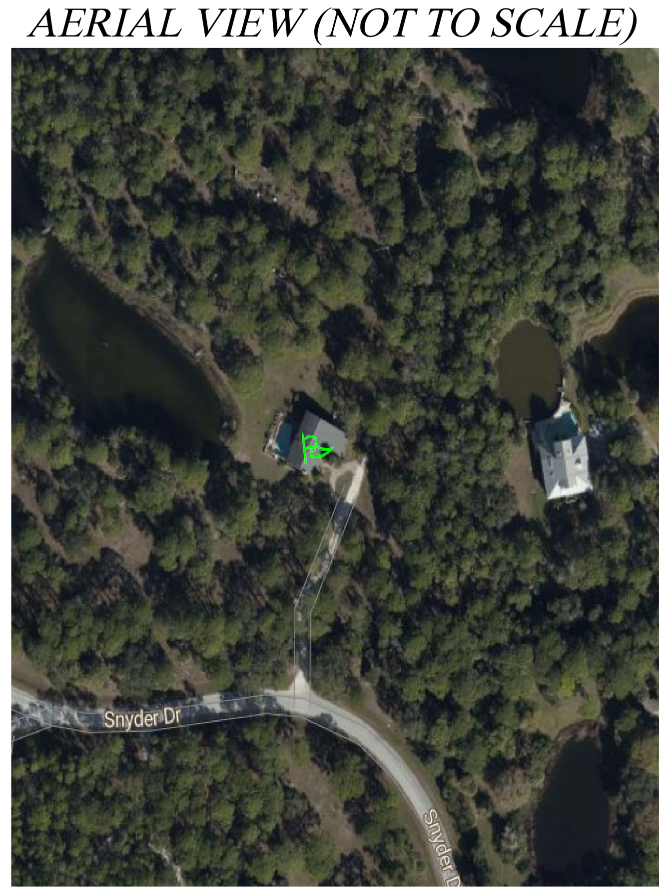
⑩ #10: ALL MATTERS CONTAINED ON THE PLAT OF EVERGLADE ESTATES, UNIT 3, AS RECORDED IN PLAT BOOK 26, PAGE 32, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, INCLUDING EASEMENTS OF 8 FEET ALONG REAR LOT LINES AND 5 FEET ALONG SIDE LOT LINES FOR UTILITIES AND DRAINAGE
THIS ITEM IS PLOTTED HEREON.

THE LAND SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 24029356 EV, DATED 03/27/2024 @ 8:00 AM.

LEGAL DESCRIPTION:

LOT 5, BLOCK "C" OF EVERGLADE ESTATES UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, AT PAGES 32, 32A AND 32B, TOGETHER WITH AN UNDIVIDED 1/47 INTEREST IN THE WEST 140 FEET OF LOT 15, BLOCK A, EVERGLADE ESTATES UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, AT PAGES 10 AND 10A, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AERIAL VIEW (NOT TO SCALE)



ORDERED BY:

BERLIN | PATTEN | EBLING
ATTORNEYS AT LAW

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

CERTIFIED BY: JON SHOEMAKER PSM NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. 470976 LAKE MONROE, FL 32747
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED TO:
ANDREW DEAN RUNK AND LAURIE ELIZABETH RUNK; BERLIN PATTEN EBLING, PLLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FIRST CHOICE SURVEYING, INC.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X AND AE(BFE 11.4'), PER F.I.R.M MAP NUMBER 12115C0332G, DATED 3/27/2024.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

CLIENT NO: 24-38519-001
JOB NO: 89347
FIELD DATE: 5/1/2024
DRAWN BY: .K.
DRAWN DATE: 05/03/24
CHECKED BY: K.S.
APPROVED BY: J.S.

REVISION HISTORY: (REV.0 5/3/2024)

POINTS OF INTEREST:
NONE VISIBLE

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SURVEYOR'S NOTES:

1. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT. ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.

2. UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.

3. BEARINGS ARE BASED ON THE CHORD BEARING OF NORTHERLY RIGHT OF WAY LINE SNYDER DRIVE, AS BEING, N 79°30'52" W, PER PLAT ASSUMED.

4. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.

5. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.

6. FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.

7. THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.

8. THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

9. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.

10. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.

PROPERTY ADDRESS: 233 SNYDER DRIVE, VENICE, FLORIDA 34292

LEGAL DESCRIPTION:
SEE BOUNDARY PAGE

LEGEND

AE = ACCESS EASEMENT
BFP = BACKFLOW PREVENTER
BSL = BUILDING SETBACK LINE
BWF = BARBED WIRE FENCE
(C) = CALCULATED
Δ = CENTRAL ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
℄ = CENTER LINE
CLF = CHAIN LINK FENCE
CME = CANAL MAINTENANCE EASEMENT
CNA = CORNER NOT ACCESSIBLE
CONC = CONCRETE
COV = COVERED
C/S = CONCRETE SLAB
(D) = DEED
DB = DEED BOOK
DE = DRAINAGE EASEMENT
DH = DRILL HOLE
DUE = DRAINAGE/UTILITY EASEMENT
ELEV = ELEVATION
EM = ELECTRIC METER
EOW = EDGE OF WATER
E/P = EDGE OF PAVEMENT
FCC = FOUND CROSS CUT
FF = FINISHED FLOOR
FND = FOUND
GV = GATE VALVE
HWF = HOG WIRE FENCE
PDE = PRIVATE DRAINAGE EASEMENT
P/E = POOL EQUIPMENT
PG = PAGE
PI = POINT OF INTERSECTION
PID = PARCEL IDENTIFICATION NUMBER
PK = PARKER KALON NAIL
P/L = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
INST = INSTRUMENT NUMBER
L = ARC LENGTH
LB = LICENSED BUSINESS
LE = LANDSCAPE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LS = LICENSED SURVEYOR
(M) = MEASURED
MB = MAP BOOK
ME = MAINTENANCE EASEMENT
MHWL = MEAN HIGH WATER LINE
MN = MAG NAIL
MW = MONITOR WELL
N&D = NAIL AND DISK
ORB = OFFICIAL RECORDS BOOK
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMENANT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY EASEMENT
PVF = PLASTIC VINYL FENCE
PVUE = PRIVATE UTILITY EASEMENT
RP = RADIAL POINT
R = RADIUS
RE = REAL ESTATE NUMBER
RSR = RISER
R/W = RIGHT OF WAY
SV = SEWER VALVE
UE = UTILITY EASEMENT
WF = WOOD FENCE

= CATCH BASIN
= MANHOLE
= SANITARY MANHOLE
= POWER POLE
= FIRE HYDRANT
= LIGHT POLE
= CLEANOUT
= WATER VALVE
= HANDICAP PARKING
= WATER METER
= TELEPHONE BOX
= CABLE TV BOX
= ELECTRIC BOX
= AIR CONDITIONER

WOOD
BRICK/PAVER/TILE
ASPHALT
CONCRETE

= BOUNDARY LINE
= BUILDING LINE
= EASEMENT LINE
= CENTERLINE
= RIGHT-OF-WAY LINE
= OVERHEAD UTILITY LINE
= ADJACENT PARCELS
= CHAIN LINK FENCE
= WOOD FENCE
= PLASTIC FENCE