

BOUNDARY SURVEY  
(FINAL SURVEY WITH SELECTIVE  
SPOT ELEVATIONS)  
LOT 252  
RYE RANCH, PHASE IA-1 & IA-2  
MANATEE COUNTY, FLORIDA.

SEC. 01,12, TWP. 34 S, RNG. 19 E.

BEARING BASIS:

WESTERLY BOUNDARY OF SUBJECT LOT BEING N 09°17'44" E

THIS SURVEY IS SUBJECT TO ANY FACTS THAT  
MAY BE DISCLOSED BY A FULL AND ACCURATE  
TITLE SEARCH. ALSO SUBJECT TO SETBACKS,  
EASEMENTS AND RESTRICTIONS OF RECORD.

UNDERGROUND FOOTER, STEM WALL, AND  
UNDERGROUND UTILITIES ARE NOT LOCATED OR  
SHOWN.

DO NOT SCALE THIS PRINT. DIMENSIONS AND  
NOTES TAKE PREFERENCE.

STRUCTURE TIES SHOWN HEREON DENOTES  
MEASUREMENT FROM FORM BOARDS/FOUNDATION  
TO PROPERTY LINE.

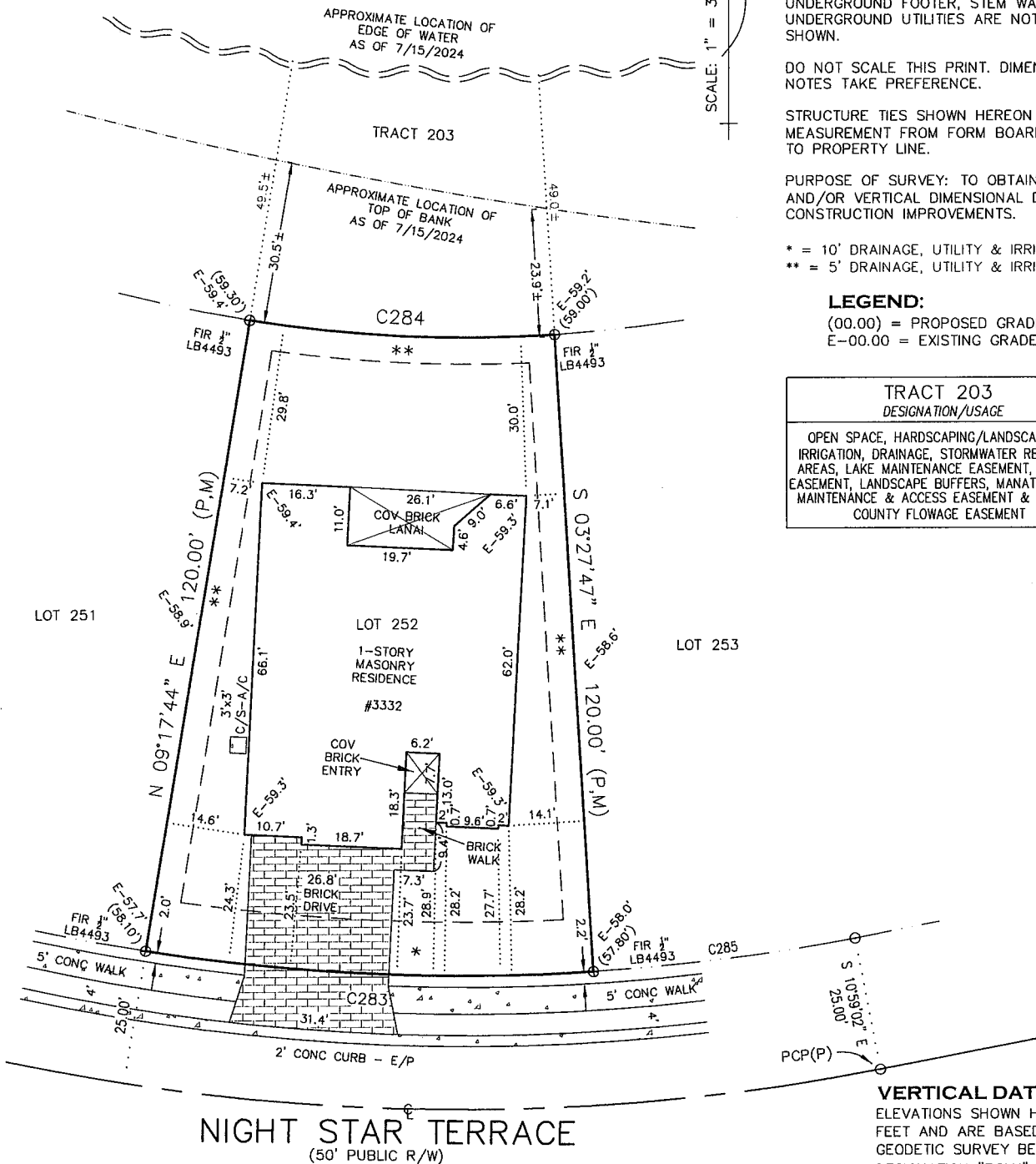
PURPOSE OF SURVEY: TO OBTAIN HORIZONTAL  
AND/OR VERTICAL DIMENSIONAL DATA TO SHOW  
CONSTRUCTION IMPROVEMENTS.

\* = 10' DRAINAGE, UTILITY & IRRIGATION EASEMENT  
\*\* = 5' DRAINAGE, UTILITY & IRRIGATION EASEMENT

**LEGEND:**

(00.00) = PROPOSED GRADE  
E-00.00 = EXISTING GRADE

**TRACT 203**  
DESIGNATION/USAGE  
OPEN SPACE, HARDSCAPING/LANDSCAPING/  
IRRIGATION, DRAINAGE, STORMWATER RETENTION  
AREAS, LAKE MAINTENANCE EASEMENT, FLOWAGE  
EASEMENT, LANDSCAPE BUFFERS, MANATEE COUNTY  
MAINTENANCE & ACCESS EASEMENT & MANATEE  
COUNTY FLOWAGE EASEMENT



**VERTICAL DATUM NOTE:**  
ELEVATIONS SHOWN HEREON ARE IN  
FEET AND ARE BASED ON NATIONAL  
GEODETIC SURVEY BENCHMARK  
DESIGNATION "POLK", PID D04900,  
HAVING A PUBLISHED ELEVATION OF  
36.35', NORTH AMERICAN VERTICAL  
DATUM 1988, (NAVD "88"),

**DESCRIPTION:**

LOT 252, MAP OR PLAT ENTITLED "RYE RANCH, PHASE IA-1 &  
IA-2", AS RECORDED IN PLAT BOOK 83, PAGES 185 THROUGH  
201, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LOWEST FLOOR ELEVATIONS:  
LIVING AREA: 60.21'  
GARAGE AREA: 59.70  
ELEVATIONS REFERENCED TO  
NORTH AMERICAN VERTICAL  
DATUM OF 1988. MEAN SEA  
LEVEL= 00.00 FT.

CURVE	RADIUS	ARC	CHORD(C)	BEARING	DELTA
C283(P,M)	375.00'	83.51'	83.33'	N 87°05'01" W	12°45'31"
C284(P,M)	255.00'	56.78'	56.67'	S 87°05'01" E	12°45'31"
C285(P)	375.00'	49.22'	49.19'	N 82°46'35" E	07°31'15"

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12081C 0211 F EFFECTIVE DATE: 8/10/21

Square Feet: 8417.30± LENNAR HOMES

**LEGEND:**  
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, C= CENTERLINE, A/C= AIR CONDITIONER, B/C= BACK OF CURB, C/S= CONCRETE SLAB, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV.= COVERED, E/P= EDGE OF PAVEMENT, ESM'T= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FCM NO ID= FOUND CONCRETE MONUMENT - NO IDENTIFICATION, FIP= FOUND IRON PIPE, FIR 1/2"= FOUND 1/2" IRON ROD, FIR 1/2" NO ID= FOUND 1/2" IRON ROD - NO IDENTIFICATION, FIR 5/8"= FOUND 5/8" IRON ROD, FIR 5/8" NO ID= FOUND 5/8" IRON ROD - NO IDENTIFICATION, FN&D= FOUND NAIL & DISK, FN&D NO ID= FOUND NAIL & DISC - NO IDENTIFICATION, LFE= LOWEST FLOOR ELEVATION, MAS.= MASONRY, OR= OFFICIAL RECORD BOOK, PB= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SIR= SET 1/2" IRON ROD & CAP No. 4493, SN&D= SET NAIL & DISK No. 4493, TBM= TEMPORARY BENCHMARK, U= UTILITY POLE, V= VINYL FENCE, W/F= WOOD FENCE

**JOHN R. BEACH & ASSOCIATES, INC.**  
SURVEYORS AND MAPPERS  
105 B DOUGLAS ROAD E  
OLDSMAR, FLORIDA 34677  
(813) 854-1276 FAX (813) 855-8370

Drawn By:  
SMS  
Checked By:  
JRB  
Scale:  
1"=30'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
Date: FINAL SURVEY 4/3/25 JBS

Revisions: FOUNDATION TIE IN 11/13/24 JMC

SIGNATURE  
JOHN R. BEACH  
FLORIDA REG. LAND SURVEYOR  
DATE  
10/1/2025  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
NOV 11 2024  
LB#4493