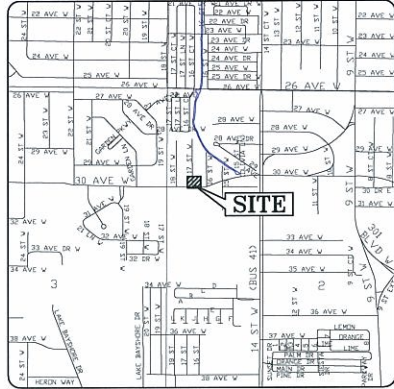


Boundary Survey

of 1610 30th Avenue West
in Section 02, Township 35 South, Range 17 East
Manatee County, Florida



Location Site Map

- NOTES:**
- Unless noted, locations limited to - observable, above ground improvements, no underground improvements have been located except those shown hereon. some features may be exaggerated for clarity. dimensions shown supersede scaled dimensions.
 - This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
 - No instruments of record reflecting easements, rights-of-way and/or ownership are known by, or were furnished this surveyor except as shown hereon.
 - This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to Boundary Surveys.
 - This drawing is not valid without the original raised seal and signature of the Florida Registered Surveyor & Mapper shown hereon, an electronic copy of this drawing must be verified with a signed and sealed drawing of the same.
 - Any additions or deletions to this sketch of survey by other than the signing party without written consent of the signing party is prohibited.
 - Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
 - This survey does not reflect or determine ownership.
 - All measurements shown hereon are ground field measured unless specifically annotated, noted or otherwise stated on this sketch of survey.
 - The Basis of Bearings for this Survey is the Westerly Right-of-Way line of 17th Street West, which bears N00°02'07"W (Grid), derived using Real Time Kinematics methods and the Florida Department of Transportation's Permanent Reference Network. The datum for the values is the North American Datum 1983 (1999 Adjustment) Florida West Zone. The published values of "COB1034" (OPUS PID BBCL41) and "WC-4 1998 JAX" (OPUS PID BBCJ68) were used to validate the project coordinates. However, these values are not to be considered geodetic control.
 - Parcel information shown hereon was gathered from the Manatee County Geographic Information Systems property locator web site.
 - This survey is intended to be plotted at a scale: 1"=10' on a 22"x34" or scale: 1"=20' on a 11"x17".
 - Property lies in Flood Zone "AE", per Flood Map #12081C0302E, Effective March 17, 2014. Base flood elevation: 15.4' MVD/88 (North American Vertical Datum 1988) per Cedar Hammock Flood Profiles Map "APP" (Station, 11250).

THIS SKETCH OF SURVEY PREPARED FOR: MANATEE COUNTY

MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION
No. 6047
STATE OF FLORIDA
DATE OF SIGNATURE: 8/29/2014
Todd E. Boyle, RSM 6047
FLORIDA REGISTERED SURVEYOR & MAPPER



DESCRIPTION	DATE

Lot 29
Official Records Book 346,
Page 449

Description: A portion of Lots 51 & 52 as recorded in Official Records Book 349, Page 449 of the Public Records of Manatee County, Florida:

BEGIN at the northwest corner of said Lot 51; thence S89°25'02"E, 100 feet along the northerly boundary line of said Lot 51 to the easterly boundary line of said Lot 51; thence S00°11'24"W, 81.20 feet, along the easterly boundary lines of said Lots 51 and 52 to the northerly right-of-way of 30th Avenue East (per 30th Avenue West Improvements Section Map 13010-3532, an unrecorded Road Plat by GR-Glance & Radcliffe, Inc., Job#90508, Dated Revised 03/94) and being a non-tangent curve concave to the North having a radius of 1061.35 feet; thence westerly 84.55 feet along said northerly right-of-way line and curve through a delta angle of 04°33'50" (Chord Bearing S88°07'51"W, 84.53'); thence N45°05'32"W, 21.06 feet along said northerly right-of-way of the westerly boundary line of said lot 51 and lot 52; thence N00°06'02"W, 70.10 feet along said westerly boundary line to the POINT OF BEGINNING.

Containing 8232 Square Feet More or ~~Less~~ ±



Lot 27
Official Records Book 346,
Page 449

Right of Way



Picture 01 is looking in a
Easterly Direction

02



Picture 02 is looking in a
Northeasterly Direction

03



Picture 03 is looking in a
Northerly Direction

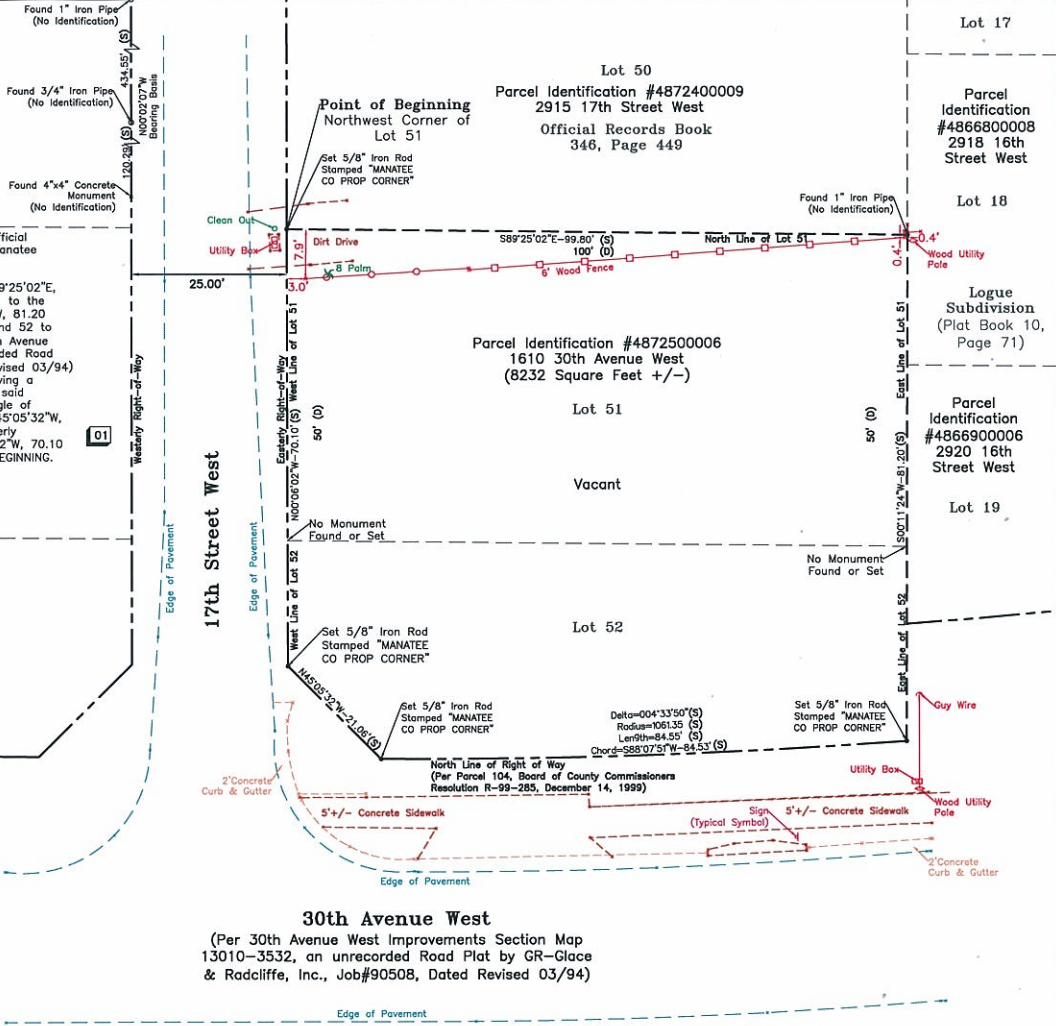
03

Legend:
(D) = Deed Dimension
(S) = Survey Data

Boundary Survey

of 1610 30th Avenue West
in Section 02, Township 35
South, Range 17 East
Manatee County, Florida

Field Date: 08/11/14
DWG. Date: 09/02/14
JOB#07 July 14\2014\2702... Survey
project - Lute 51853 unrecorded
J & Logue\CAD_DWG's
Sheet: 1 of 1
Checked By: TEB
Drawn By: PRS



30th Avenue West
(Per 30th Avenue West Improvements Section Map
13010-3532, an unrecorded Road Plat by GR-Glance
& Radcliffe, Inc., Job#90508, Dated Revised 03/94)