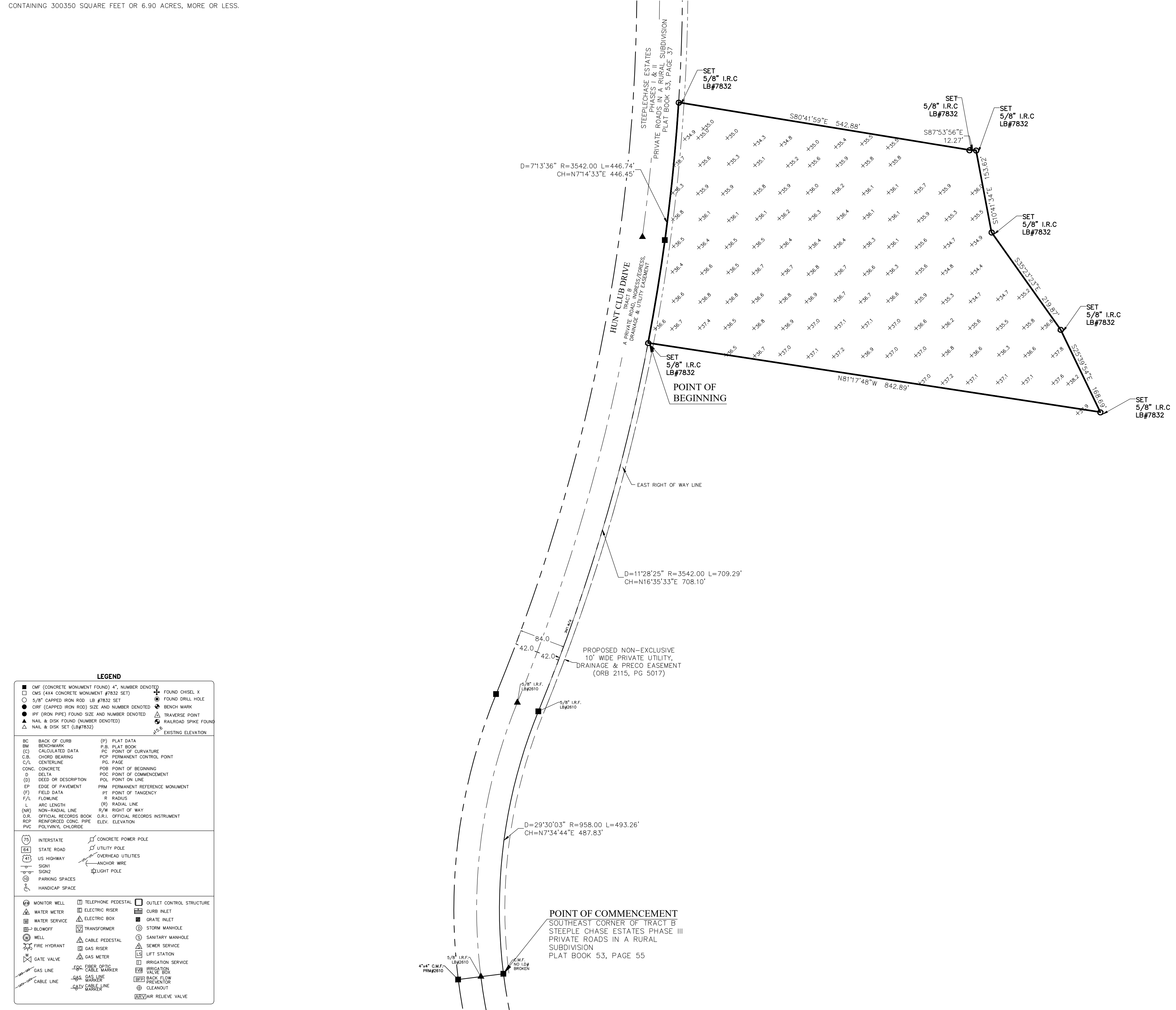
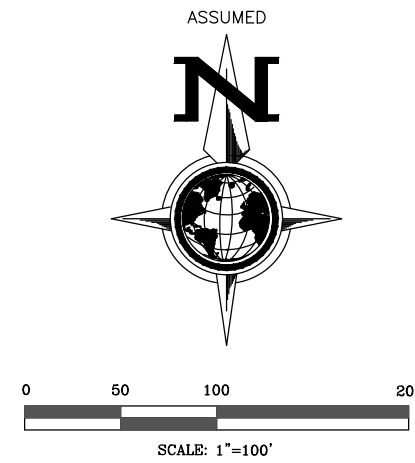


LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT B, AS DEPICTED AND RECORDED IN STEEPLE CHASE ESTATES PHASE III PRIVATE ROADS IN A RURAL SUBDIVISION, PLAT BOOK 53, PAGE 55 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF HUNT CLUB DRIVE DEPICTED AND RECORDED IN SAID SUBDIVISION, SAID POINT ALSO LYING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 958.00 FEET AND A CHORD WHICH BEARS N.07°35'44"E., 487.83 FEET; THENCE ALONG SAID EAST RIGHT OF WAY LINE AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°30'03", A DISTANCE OF 493.26 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 3542.00 FEET AND A CHORD WHICH BEARS N.16°35'33"E., 708.10 FEET; THENCE ALONG SAID EAST RIGHT OF WAY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'25", A DISTANCE OF 709.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CHORD WHICH BEARS N.07°14'33"E., 446.45 FEET AND THROUGH A CENTRAL ANGLE OF 07°13'36", A DISTANCE OF 446.74 FEET; S.80°41'59"E., A DISTANCE OF 542.88 FEET; THENCE S.87°53'56"E., A DISTANCE OF 12.27 FEET; THENCE S.10°41'34"E., A DISTANCE OF 153.62 FEET; THENCE S.35°23'23"E., A DISTANCE OF 219.87 FEET; THENCE S.25°39'54"E., A DISTANCE OF 168.69 FEET; THENCE N.81°17'48"W., A DISTANCE OF 842.89 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY, CONTAINING 300350 SQUARE FEET OR 6.90 ACRES, MORE OR LESS.



LEGEND	
■ C/MF (CONCRETE MONUMENT FOUND) 4" NUMBER DENOTED	⊕ FOUND CHISEL X
□ C/M (4x4 CONCRETE MONUMENT #7832 SET)	⊖ FOUND DRILL HOLE
○ 5/8" CAPPED IRON ROD LB #7832 SET	⊙ FOUND BENCH MARK
● C/MF (CAPPED IRON ROD) SIZE AND NUMBER DENOTED	⊙ BENCH MARK
● I/PF (IRON PIPE) FOUND SIZE AND NUMBER DENOTED	⊙ TRAVERSE POINT
● NAL & DISK SET (NUMBER DENOTED)	⊙ RAILROAD SPIKE FOUND
● NAL & DISK SET (LB#7832)	⊙ EXISTING ELEVATION
⊙ BACK OF CURB	(P) PLAT DATA
⊙ BENCHMARK	P.B. PLAT BOOK
(C) CALCULATED DATA	P.C. POINT OF CURVATURE
C.B. CHORD BEARING	P.F.P. PERMANENT CONTROL POINT
C/L CENTERLINE	P.G. PAGE
CONC. CONCRETE	POB POINT OF BEGINNING
∅ DELTA	POC POINT OF COMMENCEMENT
(D) DEED OR DESCRIPTION	POI POINT ON LINE
EP EDGE OF PAVEMENT	PRM PERMANENT REFERENCE MONUMENT
(F) FIELD DATA	PT POINT OF TANGENCY
F.C. FLOWLINE	R RADIUS
L ARC LENGTH	(R) RADIAL LINE
(NW) NON-RADIAL LINE	R/W RIGHT OF WAY
O.R. OFFICIAL RECORDS BOOK	O.R.I. OFFICIAL RECORDS INSTRUMENT
POP REINFORCED CONC. PIPE	ELEV. ELEVATION
PVC POLYVINYL CHLORIDE	
(75) INTERSTATE	☐ CONCRETE POWER POLE
(54) STATE ROAD	☐ UTILITY POLE
(21) US HIGHWAY	☐ OVERHEAD UTILITIES
⊖ SIGN	☐ ANCHOR WIRE
⊖ SIGN	☐ LIGHT POLE
⊖ PARKING SPACES	
⊖ HANDICAP SPACE	
⊖ MONITOR WELL	☐ TELEPHONE PEDESTAL
⊖ WATER METER	☐ ELECTRIC RISER
⊖ WATER SERVICE	☐ ELECTRIC BOX
⊖ BLOWOFF	☐ TRANSFORMER
⊖ WELL	☐ CABLE PEDESTAL
⊖ FIRE HYDRANT	☐ GAS RISER
⊖ GATE VALVE	☐ GAS METER
⊖ GAS LINE	☐ FLEXIBLE GAS MARKER
⊖ CABLE LINE	☐ IRIGATION SERVICE
	☐ LIFT STATION
	☐ BACK FLOW PREVENTER
	☐ CLEANOUT
	☐ INVERT RELIEF VALVE
	☐ CURB INLET
	☐ STORM MANHOLE
	☐ SANITARY MANHOLE
	☐ SEWER SERVICE
	☐ CEMENT
	☐ CRACK
	☐ CRACK
	☐ CRACK

NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE PARCEL SHOWN HEREON BEING N81°17'48"W.
- THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
- RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS 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.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X", AS PER F.I.R.M. PANEL NO. 12081C0465 E DATED 03/17/2014 (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)
- UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. 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.
- ELEVATIONS IF SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, NO INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
- A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.
- OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.
- BUILDING TIES TO THE PROPERTY LINE SHOWN HEREON HAVE BEEN FIELD VERIFIED. BUILDING SETBACK INFORMATION REQUIRED BY SUBJECT COUNTY LAND DEVELOPMENT CODE WAS PROVIDED BY CLIENT AND HAS NOT BEEN CONFIRMED OR VERIFIED BY THIS OFFICE.
- THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THIS SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.

BOUNDARY SURVEY
OF PARCEL LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 21 EAST,
MANATEE COUNTY, FLORIDA

CERTIFIED TO:
TERRANOVA ESTATES

#	REVISION	DATE	BY

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.S.M.

DALTON R. CROSS, P.S.M.
FLORIDA CERTIFICATE NO. 7329

DATE OF SURVEY 04/24/2024

JOB: CSZ2016672
Drawn by: AG
Scale: 1" = 100'
DATE: 04/24/2024



ATWELL
888.454.2000
CERTIFICATE OF AUTHORIZATION LB 007832
6813 STATE ROAD 16 EAST, BRADENTON, FLORIDA 34203
(813) 996-9988 FAX