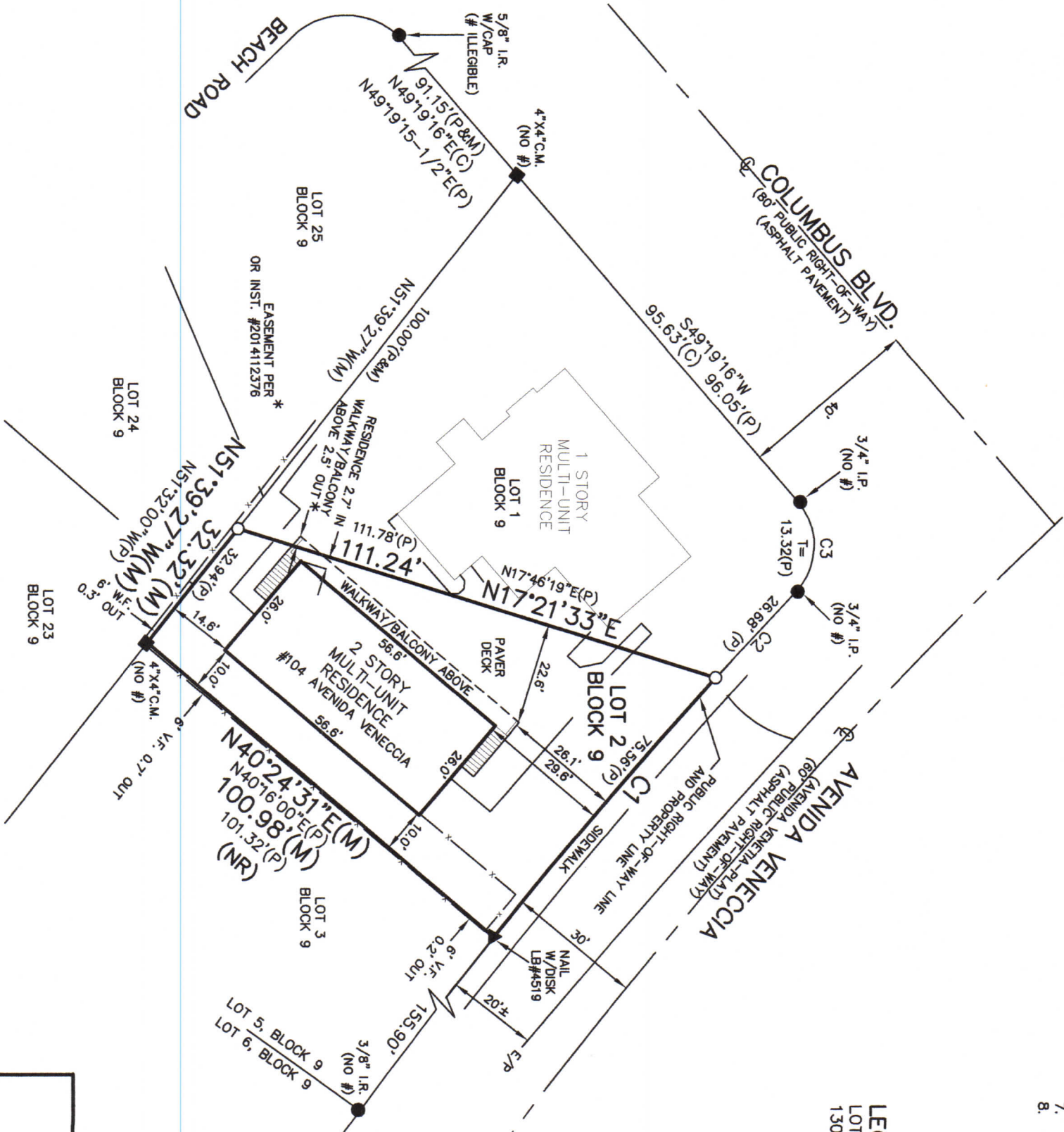


CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	1208.48'(M) 1230'(C)	75.87	3°35'49"	75.86
C2	1208.48'(M) 1230'(C)	25.94	1°13'47"	25.94
C3	15.00'	22.06	84°16'49"	20.13



- SURVEYOR'S REPORT:**
- DATE OF MOST RECENT FIELD SURVEY: 5-13-2016
 - IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, LANDSCAPING, UNDERGROUND UTILITIES AND FOUNDATIONS NOT LOCATED OR SHOWN.
 - NO LOT LINE EASEMENTS NOTED ON RECORD PLAT.
 - THIS SURVEY PERFORMED WITH RELIANCE UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT, FILE NO. 16033525 SM, EFFECTIVE DATE: MARCH 28, 2016 AT 8:00 AM.
 - BEARINGS BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COLUMBUS BLVD. HAVING A BEARING OF N49°19'15"-1/2°E PER RECORD PLAT.
 - SUBJECT PROPERTY LOCATED IN FIRM ZONE VE (EL 13), AS SCALED FROM FEMA MAP PANEL #125144 0143 E, DATED 9/3/1992.
 - OWNERSHIP OF FENCES NOT DETERMINED BY SURVEYOR.
 - THE SUBJECT PROPERTY LIES SEAWARD OF THE 1989 COASTAL CONSTRUCTION CONTROL LINE AS SCALED FROM MAP BOOK NO. 2, SARASOTA COUNTY PUBLIC RECORDS, JAN. 26, 1989.

LEGAL DESCRIPTION:
LOT 2, BLOCK 9, MIRA MAR BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 130 AND 130A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

- LEGEND AND ABBREVIATIONS:**
- E/P EDGE OF PAVEMENT
 - B/C BACK OF CURB
 - (P) PLAT DIMENSION
 - (M) MEASURED DIMENSION
 - (D) DEED DIMENSION
 - (C) CALCULATED DIMENSION
 - O.R./P.G. OFFICIAL RECORDS BOOK/PAGE
 - D.B./P.G. DEED BOOK/PAGE
 - P.B./P.G. PLAT BOOK/PAGE
 - C.B./P.G. CONDOMINIUM BOOK/PAGE
 - (R) RADIAL LINE
 - (NR) NON-RADIAL LINE
 - C.L.F. CHAIN LINK FENCE
 - W.F. WOOD FENCE
 - V.F. VINYL FENCE
 - OUL OVERHEAD UTILITY LINE
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - D&U DRAINAGE & UTILITY (EASEMENT)
 - 14x5 INDICATES SPOT ELEVATION
 - ESMT. EASEMENT
 - AMHWL APPROXIMATE MEAN HIGH WATER LINE
 - PT. PORTION OF (LOT/BLOCK)
 - FF FLOOR ELEVATION
 - R/W RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - IRON ROD (I.R.) OR IRON PIPE (I.P.) FOUND
 - CONCRETE MONUMENT (C.M.) FOUND
 - MAG NAIL FOUND
 - MAG NAIL SET W/DISK PSM#6333
 - 5/8" I. ROD SET W/CAP PSM#6333
 - UTILITY POLE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO:
AMY L. DUDGEON;
MORGAN L. AUSTIN;
INSIGNIA BANK;
DUNLAP & MORAN, P.A.;
BERLIN PATTEN EBLING, PLLC
AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, IT IS A TRUE REPRESENTATION OF THE LANDS SHOWN HEREON AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JAMES B. AMBERGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6333
(NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED WITH SURVEYOR'S SEAL)

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BOUNDARY SURVEY

LOT 2, BLOCK 9,
MIRA MAR BEACH,
PLAT BOOK 2, PAGE 130,
SARASOTA COUNTY, FLORIDA

JIM AMBERGER
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Sarasota, FL 34236
Phone (941) 955-6333
bergerj@verizon.net
Surveying & Mapping Business Authorization #B7649

DATE: 5-20-2016
JOB # 2013401
DWG# B-13401.2R
DRAWN BY: JBA

REV.