

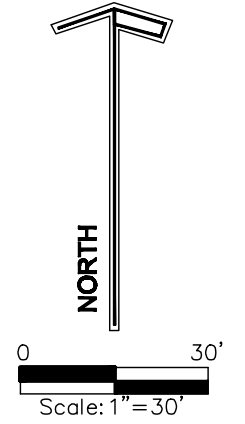
**LEGAL DESCRIPTION:**

THAT PORTION OF LOT 1, BLOCK 6, VILLAGE GREEN CLUB ESTATES, UNIT B, AS RECORDED IN PLAT BOOK 19, PAGES 14 AND 14-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 6, VILLAGE GREEN CLUB ESTATES UNIT B, AS RECORDED IN PLAT BOOK 19, PAGES 14 AND 14-A; PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS A POINT OF BEGINNING; THENCE N. 00° 00' 11" E. 85.05 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 6, TO THE SOUTHEAST CORNER OF BENEVA VILLAGE SECTION TWO A CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 7, PAGES 21 AND 21-A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N. 67° 00' 00" 228.14 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID BENEVA VILLAGE SECTION TWO; THENCE S 00° 00' 11" E 172.68 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 6; THENCE S. 85°08'18"E., 17.40 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 6; THENCE N. 89°59'49"E., 192.12 FEET ALONG THE SAID SOUTHERLY BOUNDARY OF LOT 1, BLOCK 6, TO THE POINT OF BEGINNING.

**LEGEND AND ABBREVIATIONS:**

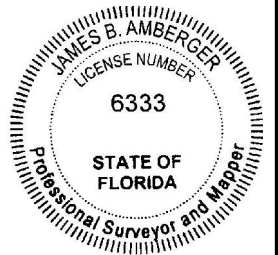
- E/P EDGE OF PAVEMENT
- B/C BACK OF CURB
- (P) PLAT DIMENSION
- (M) MEASURED DIMENSION
- O.R./PG. OFFICIAL RECORDS BOOK/PAGE
- D.B./PG. DEED BOOK/PAGE
- P.B./PG. PLAT BOOK/PAGE
- C.B./PG. CONDOMINIUM BOOK/PAGE
- C.L.F. CHAIN LINK FENCE
- W.F. WOOD FENCE
- V.F. VINYL FENCE
- OUL OVERHEAD UTILITY LINE
- 14x5 INDICATES SPOT ELEVATION
- ESMT. EASEMENT
- PT. PORTION OF (LOT/BLOCK)
- FF FLOOR ELEVATION
- R/W RIGHT-OF-WAY
- IRON ROD (I.R.) OR IRON PIPE (I.P.) FOUND
- CONCRETE MONUMENT (C.M.) FOUND
- 5/8" I. ROD SET W/CAP PSM#6333
- ⊙ UTILITY POLE



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THIS 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 DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE No. 6333  
 (NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND SEAL)



**SURVEYOR'S REPORT:**

1. DATE OF MOST RECENT FIELD SURVEY: 10-23-2024.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, LANDSCAPING, UNDERGROUND UTILITIES AND FOUNDATIONS NOT LOCATED OR SHOWN.
3. BEARINGS BASED ON THE WEST R/W LINE OF BENEVA ROAD HAVING AN ASSUMED BEARING OF N0°27'24"E.
4. THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE ABSTRACT. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THIS PROPERTY WHICH HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY.
5. SUBJECT PROPERTY LOCATED IN FLOOD ZONE X, PER FEMA MAP PANEL #12115C0161 G, DATED 3-27-2024.
6. OWNERSHIP OF FENCES NOT DETERMINED BY SURVEYOR.
7. NO LOT LINE EASEMENTS NOTED ON RECORD PLAT.

**BOUNDARY SURVEY  
 BENEVA VILLAGE, SECTION THREE,  
 CONDOMINIUM BOOK 16, PAGE 37,  
 SARASOTA COUNTY, FLORIDA**

**JIM AMBERGER  
 LAND SURVEYING, LLC**  
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 Sarasota, FL 34236  
 Phone (941) 955-6333 bergertime@verizon.net  
 Surveying & Mapping Business Authorization #LB7649

REV. \_\_\_\_\_  
 DATE: 11-1-2024  
 JOB # 2024179  
 DWG# B-24179  
 DRAWN BY: JBA