



1329 10th St E, Palmetto FL 34221
L.B. #7915
Phone #941.416.1611 Fax #941.375.0096

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Travis D. Park, P.S.M.
Florida Surveyors Registration # 6731

Title: BOUNDARY SURVEY OF 5108 18TH STREET CT E
Client: BSD CAPITAL LLC.
Description: Boundary survey in the vicinity of the intersection of 51st Avenue East and 18th St Ct East LOCATED IN SECTION 07 TWP. 35 RING. 18 E

REVISIONS	Date	Description	By

Project Manager:
TDP

Drawn By:
BH

Checked By:
CCP

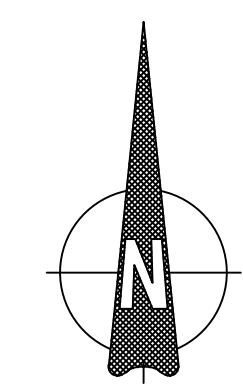
Field Book No.
VARIES

Field Date:
AS SHOWN

Scale:
1" = 40'

File Name:
21-0220 ONECO TOWNHOMES_BOUNDARY

Sheet 01 of 01



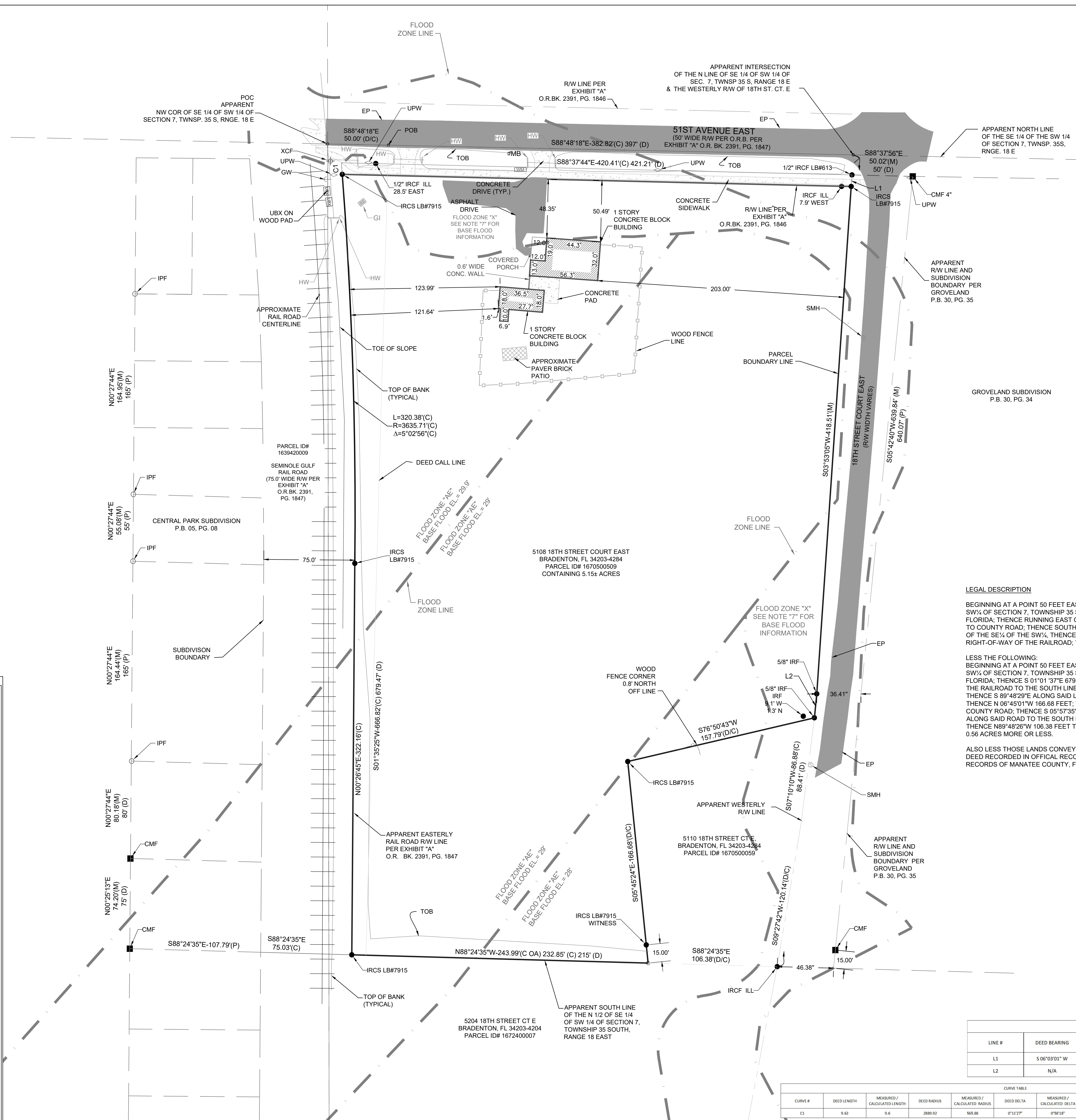
HORIZONTAL SCALE
1" = 40'

- SURVEY NOTES**
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE NORTH AMERICAN DATUM OF 1983 (2011) FLORIDA WEST ZONE, AS PER THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORDS WHICH MAY OR MAY NOT BE SHOWN ON THIS SURVEY.
 - THE LOCATION OF UTILITIES, FOUNDATIONS OR STRUCTURES, IF ANY, BENEATH THE SURFACE HAS NOT BEEN DETERMINED.
 - THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES NAMED IN THE CONTRACT FOR THIS PROJECT FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE SAID CONTRACT BETWEEN PARK COASTAL SURVEYING, LLC, AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING, AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM PARK COASTAL SURVEYING, LLC. (PCS) IS STRICTLY PROHIBITED, AND RENDERS THE SURVEYORS CERTIFICATION, SIGNATURE, AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO PARK COASTAL SURVEYING, LLC.
 - THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
 - SURVEY INFORMATION SHOWN WAS COLLECTED WITH EITHER A TRIMBLE R8 GPS/GNSS RTK SYSTEM OR A TRIMBLE ROBOTIC TOTAL STATION.
 - THE SURVEY WAS CONDUCTED OVER THE FOLLOWING DATE RANGE: 12/01/2021 - 12/06/2021
 - FENCE OWNERSHIP IS UNDETERMINED.
 - THIS PROPERTY LIES IN FLOOD ZONE "AE" WITH BASE FLOOD ELEVATION OF 28', 29', 29.9' AND FLOOD ZONE "X" WITH 0.2% ANNUAL CHANCE FLOOD HAZARD. (AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE SHOWN), ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP: COMMUNITY MAP NO. 12081C0308E, DATED MARCH 17th 2014, SUBJECT TO VERIFICATION.
 - INFORMATION SHOWN HEREON REFLECTS CONDITIONS AS THEY EXISTED AT THE DATE SHOWN AND CAN ONLY BE CONSIDERED INDICATIVE OF CONDITIONS AT THAT TIME.

Legend:

ANT = Antenna	MKCB = Marker Cable
ARV = Air Release Valve	MKFO = Marker Fiber Optic
ASPH = Asphalt Spot Elevation	MKPH = Marker Phone
AXF = Axle Found	MW = Monitor Well
BC = Back of Curb	NDF = Nail and Disk Found
BFP = Back Flow Preventer	NDS = Nail and Disk Set LB#7915
BLDG = Building	NF = Nail Found
BM = Benchmark	NG = Natural Ground
BND = Bend Connector	OA = Overall
BO = Blow Off	OUL = Overhead Utility Line
BOL = Bollard	O.R.B.K. = Official Records Book
BWF = Barbed Wire Fence	PP = Plastic Pipe
CB = Catch Basin	PLM = Palm Tree
CED = Cedar Tree	PN = Pine Tree
CIPF = Crimped Iron Pipe Found	PW = Potable Water
CIT = Citrus Tree	RCP = Reinforced Concrete Pipe
CL = Centerline	RDF = Rivet and Disk Found
CLD = Centerline of Ditch	RDS = Rivet and Disk Set
CLF = Chain Link Fence	RED = Reclaimed Water Reducer
CLP = Centerline of Pavement	RNGE = Range
CMF = Concrete Monument Found	RRSF = Railroad Spike Found
CMP = Corrugated Metal Pipe	R/W = Right Of Way
CMS = Concrete Monument Set	S/T = Size and Type
COD = Cleanout Drainage	SEC. = Section
COL = Column	SD = Storm Drainage
COS = Cleanout Sanitary	SH = Sprinkler Head
CPL = Control Panel	SMH = Sanitary Manhole
CPP = Corrugated Plastic Pipe	SS = Sanitary Sewer
CP = Control Point	SW = Sidewalk
CPPT = Calculated Point	TOB = Top of Bank
CRSS = Cross Connector	TOE = Toe of Slope
CSE = Concrete Spot Elevation	TON = Top of Nut
DHF = Drill Hole Found	TS = Tapping Saddle
DIP = Ductile Iron Pipe	TWNSP. = Township
DL = Drip Line	TWSP. = Typical
EL = Elevation	UBX = Utility Box
EP = Edge of Asphalt Pavement	UG = Under Ground
ES = Edge of Shell	UNKN = Unknown Tree
FH = Fire Hydrant	UPC = Utility Pole Concrete
F.F. = Finish Floor	UPW = Utility Pole Wood
FBR = Fiber Optic	VEG = Vegetation
FP = Flag Pole	VF = Vinyl Fence
FWL = Flow Line	WF = Wood Fence
GASV = Gas Valve	WL = Water Line
GI = Grate Inlet	WM = Water Meter
GW = Guy Wire	WR = Weir
HDG = Hedge	WV = Water Valve
HW = Headwall	XCF = X Cut Found
HWF = Hog Wire Fence	(D) = Deeded
INV = Invert	(M) = Measured
ID = Identification	(P) = Platted
IPF = Iron Pipe Found	
ILL = Illegible	
IRCF = Iron Rod & Cap Found	
IRF = Iron Rod Found	
IRCS = Iron Rod & Cap Set LB#7915	
IRV = Irrigation Valve	
JB = Junction Box	
LB# = License Number	
LP = Light Pole	
MB = Mailbox	
MES = Mitered End Section	
MF = Metal Fence	
MHD = Manhole Drainage	
MHE = Manhole Electric	
MHU = Manhole Utility	
MJ = Mechanical Joint Sleeve	

* INFORMATION PROVIDED FROM RIGHT OF WAY MAP SECTION (10640- (2602) 2151)



LEGAL DESCRIPTION

BEGINNING AT A POINT 50 FEET EAST OF THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE RUNNING EAST ON THE LAND LINE 397 FEET MORE OR LESS TO COUNTY ROAD; THENCE SOUTH TO THE SOUTH BOUNDARY LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4, THENCE WEST 397 FEET MORE OR LESS TO THE OF RIGHT-OF-WAY OF THE RAILROAD; THENCE NORTH TO POINT OF BEGINNING.

LESS THE FOLLOWING:
BEGINNING AT A POINT 50 FEET EAST OF THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 01°01'37" E 679.47' ALONG THE EAST RIGHT OF WAY LINE OF THE RAILROAD TO THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4; THENCE S 89°48'29" E ALONG SAID LINE 215.00' TO THE POINT OF BEGINNING; THENCE N 08°45'01" W 186.88 FEET; THENCE N 74°57'39" E 157.79 FEET TO THE COUNTY ROAD; THENCE S 05°57'35" W 88.41 FEET; S 08°16'01" W 120.14 FEET ALONG SAID ROAD TO THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4; THENCE N 89°48'29" E 106.38 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRES MORE OR LESS.

ALSO LESS THOSE LANDS CONVEYED TO COUNTY OF MANATEE BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2391, PAGE 1846, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

CERTIFIED TO:
BSD CAPITAL LLC
SHARON SHARABY

LINE TABLE

LINE #	DEED BEARING	MEASURED BEARING	DEED DISTANCE	MEASURED / CALCULATED DISTANCE
L1	S 06°03'01" W	S 03°53'05" W	9.59'	9.49'
L2	N/A	S 05°35'16" W	N/A	19.87'

CURVE TABLE

CURVE #	DEED LENGTH	MEASURED / CALCULATED LENGTH	DEED RADIUS	MEASURED / CALCULATED RADIUS	DEED DELTA	MEASURED / CALCULATED DELTA	DEED CHORD BEARING	MEASURED / CALCULATED CHORD BEARING	DEED CHORD DISTANCE	MEASURED / CALCULATED CHORD DISTANCE
C1	9.62	9.6	2889.92	565.88	0°12'27"	0°58'18"	N 05°26'24" W	N 04°07'09" W	9.62'	9.66'