DESCRIPTION (AS FURNISHED):

THE SOUTH HALF OF LOT 45, BLOCK 6, AND THE SOUTH HALF OF LOT 46, BLOCK 6, OF NEW HOME DEVELOPMENT COMPANY'S COMBINATION LANDS SUBDIVISION AS PER PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 2, PAGE 9 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE SAME CONTAINING 10 ACRES, MORE OR LESS, AND SAID SUBDIVISION BEING IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST, TOGETHER WITH A ONE HALF INTEREST IN AND TO THE ARTESIAN WELL LOCATED ON, AT OR NEAR THE LINE DIVIDING LOT 45 FROM LOT 47 OF SAID BLOCK 6.

TOGETHER WITH:

THAT PART OF TRACT 48, BLOCK 6, OF NEW HOME DEVELOPMENT COMPANY COMBINATION LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 9, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF SAID TRACT 48, THENCE WEST 215.26 FEET, THENCE NORTH 208.75 FEET, THENCE WEST 207.25 FEET, THENCE NORTH 208.75 FEET, THENCE EAST 110.82 FEET, THENCE NORTH 273.02 FEET, THENCE EAST ALONG THE NORTH LINE OF TRACT 48 A DISTANCE OF 311.44 FEET, THENCE SOUTH ALONG THE EAST LINE OF TRACT 48 A DISTANCE OF 690.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE WEST HALF OF LOT 47, BLOCK 6 OF ELWOOD PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 76, PUBLIC RECORDS OF MANATEE COUNTY.

TOGETHER WITH:

THE EAST HALF OF LOT 47, BLOCK 6 OF ELWOOD PARK SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 76, PUBLIC RECORDS OF MANATEE COUNTY.

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 46 BEING N.00°09'44"E.

2. THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.

3. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.

4. 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.

5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS PER F.I.R.M. PANEL NO. 12081C0309 F DATED 08/10/2021 (SUBJECT TO VERIFICATION) (INFORMATION SCALED FROM FEMA MAP.)

6. 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.

7. ELEVATIONS IF SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

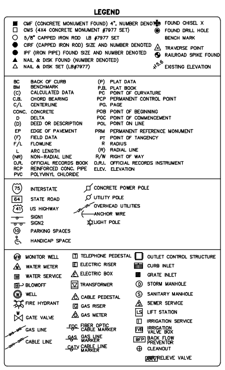
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, NO INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.

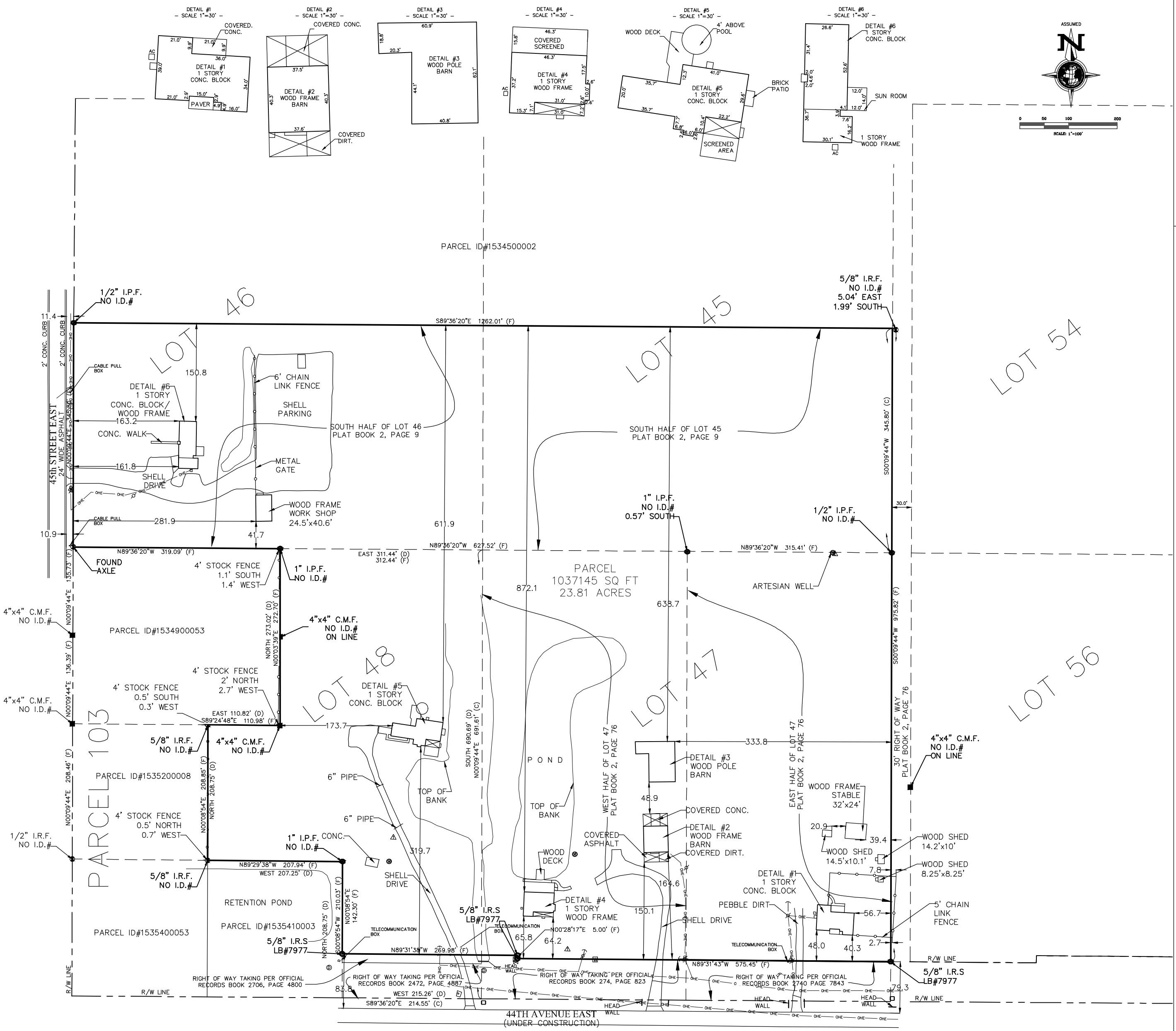
9. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.

10. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS APART OF THIS SURVEY.

11. 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.

12. 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.





CERTIFIED TO:
KIMLEY-HORN

BOUNDARY SURVEY
OF PARCEL LYING IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

#	REVISION	DATE	BY

CROSS SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977
6813 SR 70 E., BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

Scale: 1"= 100' | Drawn by: AG | FB/PG:1603/59-61 | JOB: | DATE: 07/11/2022

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.

Digitally signed by Dalton Cross Date: 2022.07.15 15:00:25 -04'00'

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

DATE OF SURVEY 07/15/2022

SHEET# 1