

CERTIFIED TO:

GEORGE TUCCALINO  
JOHN W. MCVEY  
CHELSEA TITLE COMPANY  
AMERICAN PIONEER TITLE INSURANCE COMPANY  
COLONIAL BANK, ISADA, ATIMA

NOTES:

BEARINGS ARE BASED ON THE WEST R/W  
LINE OF STATE ROAD NO. 19 (STATE ROAD #55)  
BEING S00°18'42"E (PER DEED).

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A1"  
B.F.E. 10', AS PER F.I.R.M. PANEL NO. 120153 0187 B,  
DATED 3-15-84, (SUBJECT TO VERIFICATION).

ELEVATIONS ARE BASED ON N.G.V.D. OF 1929.

LEGEND

- CM (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED
- CM (4X4 CONCRETE MONUMENT LB#6667) SET
- IPF (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
- IRF (IRON ROD) FOUND SIZE AND NUMBER DENOTED
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#6667 SET
- ▲ NAIL & DISK FOUND (NUMBER DENOTED)
- △ NAIL & DISK SET (LB#6667)
- R/W RIGHT OF WAY
- D DELTA
- R RADIUS
- L ARC LENGTH
- RD RADIAL LINE
- NRD NON-RADIAL LINE
- PD PLAT DATA
- CD DEED DATA
- FD FIELD DATA
- CD CALCULATED DATA
- POL POINT ON LINE
- PBR POINT OF BEGINNING
- BM BENCHMARK
- Q RAILROAD SPIKE FOUND
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PDC POINT ON CURVE
- LF LIGHTED/PAINTED POST FOUND
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- CONC. CONCRETE
- DR OFFICIAL RECORDS BOOK
- PS PAGE
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- F/L FLOWLINE
- C/L CENTERLINE
- TBM TEMPORARY BENCHMARK
- EXISTING ELEVATION

CURVE TABLE

NUMBER	DELTA	CHD BEARING	RADIUS	ARC LENGTH	CHD LENGTH
C1	03°58'13"	N 01°59'06" W	1859.86	128.88	128.85

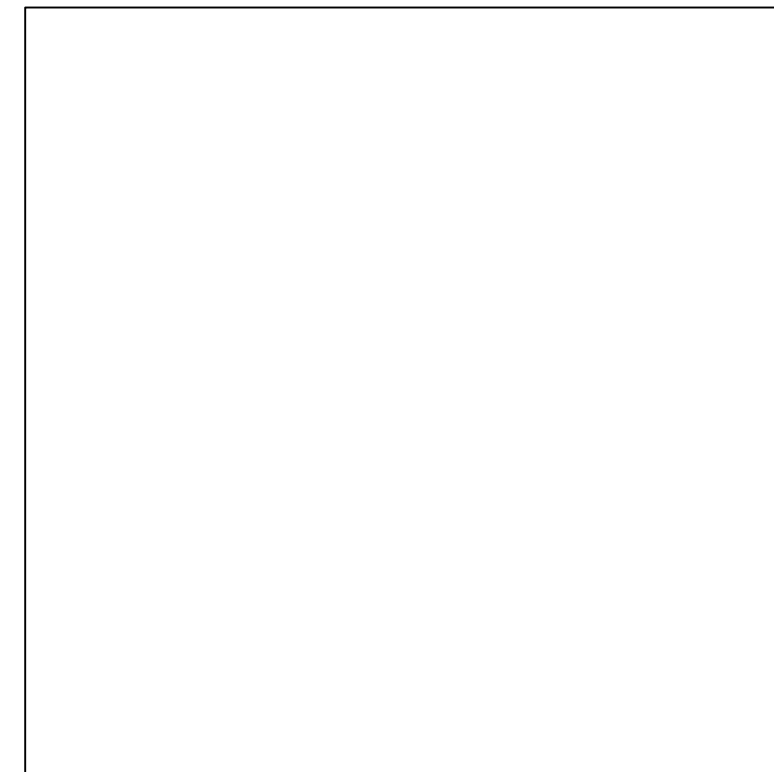
CERTIFICATION OF SURVEYOR

BY: INFORMATIONAL PURPOSES ONLY  
JAMES L. CLEMENTS, P.S.M. # 4091

DATE OF CERTIFICATION \_\_\_\_\_

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

LOCATION MAP



NOT TO SCALE

LEGAL DESCRIPTION: (AS FURNISHED)

A TRACT OF LAND IN LOT 1 U.S. OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 17 EAST,  
MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF SECTION 35, TOWNSHIP 33 SOUTH, RANGE 17 EAST, AS RE-ESTABLISHED  
BY FLORIDA STATE ROAD DEPARTMENT SURVEY OF STATE ROAD NO. 19 (FORMERLY KNOWN AS STATE  
ROAD NO. 55), RUN SOUTH 89°41'18" WEST ALONG SOUTH LINE OF SAID SECTION 35 A DISTANCE OF  
249.53 FEET TO A CONCRETE MONUMENT; THENCE, THROUGH A DEFLECTION TO THE RIGHT 89°59'  
RUN NORTH 00°19'42" WEST A DISTANCE OF 1640.19 FEET TO A POINT, SAID POINT BEING  
THE POINT OF BEGINNING; THENCE, RUN NORTH 04°26'52" WEST 129.06 FEET TO A POINT; THENCE,  
RUN NORTH 89°40'18" EAST 204.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE  
OF SAID STATE ROAD NO. 55, SAID POINT BEING SITUATE SOUTH 07°21'50" EAST OF AND A  
CHORD DISTANCE OF 199.9 FEET FROM THE INTERSECTION OF THE WEST RIGHT OF WAY LINE  
OF SAID STATE ROAD NO. 55 AND THE SOUTH RIGHT OF WAY LINE OF A 60-FOOT WIDE ROAD;  
THENCE, ALONG SAID WESTERLY LINE OF STATE ROAD NO. 55, CURVING TO THE RIGHT, RUN  
IN A SOUTHERLY DIRECTION AN ARC DISTANCE OF 128.88 FEET TO A CONCRETE MONUMENT  
ESTABLISHED AT A POINT LYING SOUTH 89°41'18" WEST OF AND 50 FEET DISTANCE FROM THE  
P.C. OF AFORESAID STATE ROAD DEPARTMENT CURVE (STA. 270+72.84 ON PROJECT SURVEY LINE);  
FROM LATTER DESCRIBED CONCRETE MONUMENT, RUN SOUTH 00°18'42" EAST ALONG WESTERLY  
RIGHT OF WAY LINE OF STATE ROAD NO. 55 A DISTANCE OF 171.12 FEET TO A POINT; THENCE,  
RUN SOUTH 89°41'18" WEST 199.95 FEET TO A POINT; THENCE, RUN NORTH 00°19'42" WEST  
171.72 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY  
OF

A PARCEL OF LAND AS DESCRIBED HEREON  
LYING AND BEING IN  
SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



CLEMENTS SURVEYING, INC.

509 8TH AVENUE WEST  
SUITE 140  
PALMETTO, FLORIDA 34221  
LB #6667 (941) 729-6690 FAX (941) 729-7580

SCALE : 1" = 40' JOB NO. 20-638  
DRAWN BY: KDH DATE : 8-31-00 APPROVED BY : JC  
DATE OF FIELD SURVEY : 8-25-00 F.B. 94 PG. 07  
DATA COLLECTED