



Exclusive Use Of:
OUTLAW PROPERTY
GROUP II, LLC
SERENITY TITLE LLC
FIRST AMERICAN TITLE
INSURANCE COMPANY

NOTES:

BEARINGS ARE BASED ON THE
WESTERLY RIGHT OF WAY LINE OF
U.S.301, BEING S00°02'33"E (GRID),
UTILIZING THE FLORIDA PERMANENT
REFERENCE NETWORK (FLORIDA
WEST ZONE).

PROPERTY LIES WITHIN FLOOD ZONE
"X", AS PER FLOOD INSURANCE
RATE MAP PANEL NO. 12081C0183F,
DATED 08-10-2021, (SUBJECT TO
VERIFICATION).

THIS SURVEY WAS PREPARED WITH
THE BENEFIT OF A CURRENT TITLE
REPORT, PROVIDED BY FIRST
AMERICAN TITLE INSURANCE
COMPANY, COMMITMENT # 2021-221.

UTILITIES SHOWN HEREON ARE
ABOVE GROUND (VISIBLE) UTILITIES
ONLY, NO UNDERGROUND UTILITIES,
IF ANY WERE LOCATED FOR THE
PURPOSE OF THIS SURVEY.



CLEMENTS SURVEYING, INC.

509 8TH AVENUE WEST
SUITE 140

LB #6667

PALMETTO, FLORIDA 34221

(941) 729-6690

FAX (941) 729-7580

SCALE : 1" = 30'

JOB NO. 2021-384

Boundary 09-17-2021

FB 282 PG 43

Other

Foundation

FB PG

Other

Final

FB PG

Update

FB PG

Drawn By JJ

CERTIFICATION OF SURVEYOR

BY:

JAMES L. CLEMENTS, P.S.M. # 4091
Licensed Business No. 6667

DATE OF CERTIFICATION 09-24-2021

**NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER**

LEGEND

(M)=Measured
⊙=Iron Rod Found(IRF)
○=Iron Rod Set(IRS)#6667
⊗=Iron Pipe Found (IPF)
PRC=Point of Reverse Curve
R = Radial (P)=Plat
PCC=Point of Compound Curve
CMF=Concrete Monument Found
CMS=Concrete Monument Set #6667
PRM=Permanent Reference Monument

(D)=Deed
TBM=Temporary Bench Mark
POB=Point Of Beginning
R/W=Right Of Way
POC=Point Of Commencement
PC=Point Of Curve
~ =Water Flow
N&D=Nail and Disc
○ =Proposed Elevation
0.00=Existing Elevation

BOUNDARY SURVEY OF LOT SEE BELOW BLOCK SEE DESCRIPTION - ORANGE GROVE PARK
SECTION 29 TOWNSHIP 33 SOUTH, RANGE 19 EAST, AS RECORDED IN PLAT BOOK 1 PAGES 244
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PARCEL ID # 431400001 CURRENT ZONING N/A
PROPERTY ADDRESS: 12290 U.S. 301 NORTH, PARRISH, FLORIDA 34219

DESCRIPTION:

LOTS 16, 17, 18, 27, AND 28, LESS
H/W R/W ORANGE GROVE PARK, AS
PER PLAT THEREOF RECORDED IN PLAT
BOOK 1, PAGE 244 OF THE PUBLIC
RECORDS OF MANATEE COUNTY, FLORIDA.

