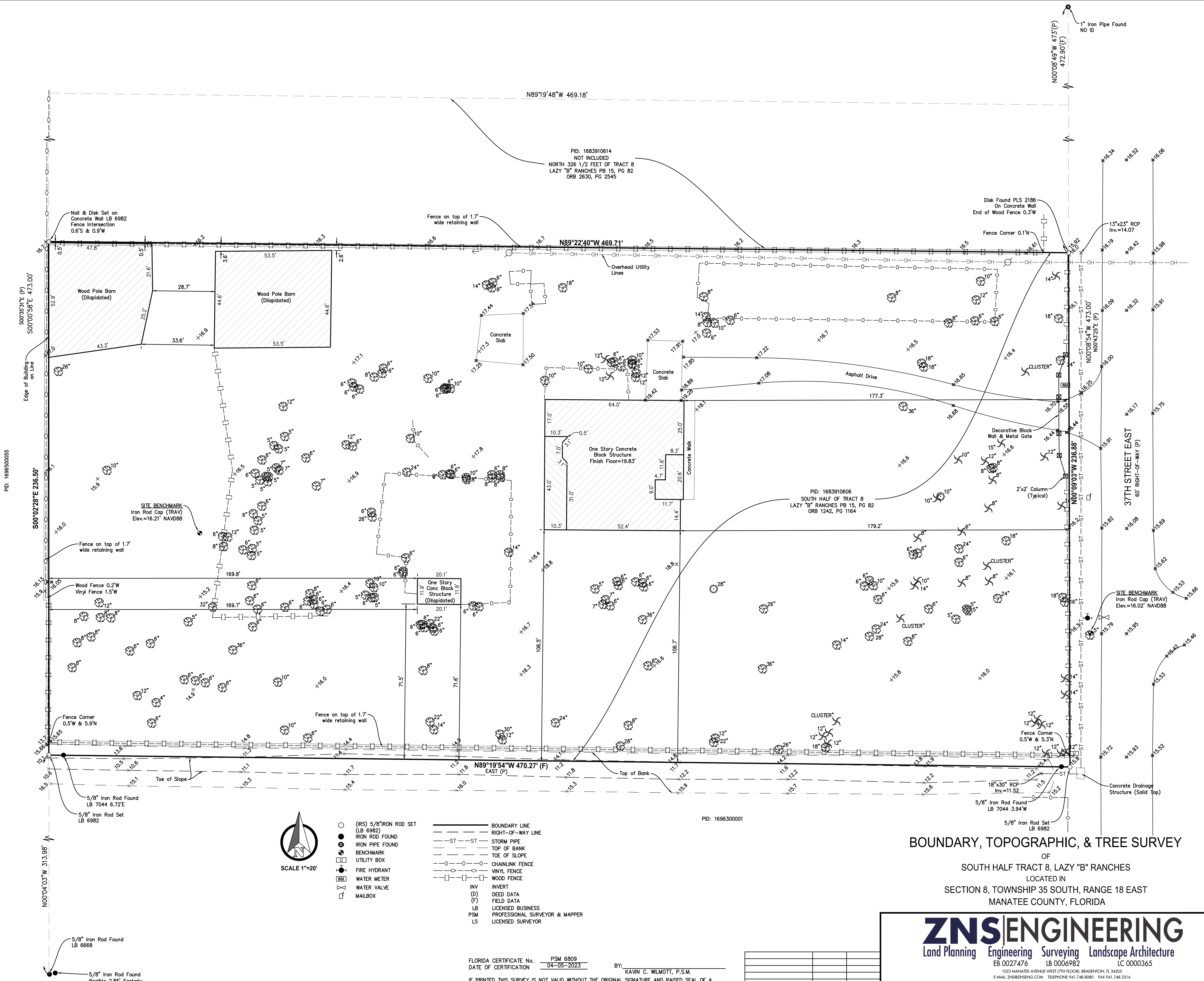


DESCRIPTION: (PER Official Records Book 1242, Page 1164)

The South 1/2 of Tract 8, Lazy "B" Ranches, as per plat thereof recorded in Plat Book 5, Pages 82 and 83, of the Public Records of Manatee County, Florida

NOTES:

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- Bearings shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment, deriving a bearing of N00°08'54"W for the West right-of-way line of 37th Street East.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD88) and are based on Manatee County Benchmark 155-88-06, having a published, adjusted elevation of 15.58 feet (NAVD 88).
- This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
- This property lies in Flood Zone "X" base flood elevation NOT DETERMINED per Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) 12081C0309F which bears an effective date of 8/10/2021.
- This survey prepared without the benefit of a commitment for title insurance or title policy.
- No instruments of record reflecting easements, rights-of-way and/or ownership are known by, or were furnished this surveyor except as shown hereon.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The ZNS Engineering or undersigned has not performed an independent search for additional records and makes no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
- This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
- Some features may be exaggerated for clarity. Dimensions shown supersede scaled dimensions.
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to this type of Surveys.
- Portions of this survey were undertaken using GPS surveying techniques in real time kinematic (RTK) mode with corrections provided by the Florida Permanent Reference Network. Redundancy was achieved by multiple occupations of points using varying satellite configurations.
- There may be portions of this property which may be termed jurisdictional wetlands by various government agencies. These possible jurisdictional areas have not been dealt with as part of this survey.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of ZNS Engineering, and the undersigned Professional Surveyor and Mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering, and the undersigned Professional Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
- Gross land area is 111,143 square feet or 2.55 acres more or less.
- This survey is not valid without the original signature and raised seal of a licensed Florida Professional Surveyor and Mapper, an electronic copy must have a verified independent authenticated seal affixed.
- All tree species shown are for informational purposes only and any tree species that may be critical should be verified by a certified arborist.



BOUNDARY, TOPOGRAPHIC, & TREE SURVEY  
OF  
SOUTH HALF TRACT 8, LAZY "B" RANCHES  
LOCATED IN  
SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**ZNS**ENGINEERING  
Land Planning Engineering Surveying Landscape Architecture  
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FLORIDA CERTIFICATE No. PSM 6809  
DATE OF CERTIFICATION 04-05-2023 BY: KAVIN C. WILCOTT, P.S.M.  
IF PRINTED THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED

REVISION	BY	DATE	DRAWN BY	FIELD BY	WILL	JOB NO.	45497	DATE	04-05-2023	SCALE	1:20	SHEET	1	OF	1