

BOUNDARY SURVEY



PROPERTY DESCRIPTION: PARCEL, NO. 1 :
LOTS 1,2,3,4,5,6,7 AND 10, BLOCK "K", HIGHLAND CREST. A SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH A VACATED ALLEY (10' WIDE, ABUTS THE NORTH LINE OF ABOVE DESCRIBED LAND AND BEING RECORDED IN OFFICIAL RECORDS BOOK 185, PAGE 639, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS AND EXCEPT R/O/W FOR CATTLEMEN ROAD IN OR BOOK 1794, PAGE 1724.

PARCEL NO. 2:
COMMENCE AT THE N.E. CORNER OF LOT 4, BLOCK "K", HIGHLAND CREST SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE WEST R/W OF CATTLEMEN ROAD (20' WEST OF CENTERLINE) AS PER PLAT 10.15'; THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK "K", 10.15' TO THE PRESENT R/W OF SAID CATTLEMEN ROAD AS PER O.R. BOOK 1769. PAGE 2152, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY R/W OF AN ABANDONED RAILROAD R/W, (130' WIDE); THENCE CONTINUE NORTHWESTERLY ALONG SAID ABANDONED RAILROAD, 293.5' MORE OR LESS TO ITS INTERSECTION WITH THE EXTENSION OF THE EAST R/W OF JAKL AVENUE (40' WIDE) (PLATTED AS HIGHLAND AVENUE); THENCE NORTHERLY ALONG SAID EXTENSION 131.99' TO ITS INTERSECTION WITH THE NORTHERLY R/W OF SAID 130' ABANDONED RAILROAD R/W; THENCE SOUTHEASTERLY ALONG SAID ABANDONED RAILROAD R/W, 293.5' MORE OR LESS TO ITS INTERSECTION WITH THE PRESENT R/W OF SAID CATTLEMEN ROAD AS PER O.R. BOOK 1769, PAGE 2152 (30' WEST OF CENTERLINE); THENCE SOUTHERLY ALONG SAID R/W, 131.99' TO THE POINT OF BEGINNING.

BEING AND LYING IN SECTION 25, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL NO. 3:

SOUTHERLY FIVE (5') FEET OF THE FOLLOWING DESCRIBED TRACT :

THAT PART OF THAT CERTAIN 10' ALLEY SHOWN ON THE PLAT OF HIGHLAND CREST, PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID PART BOUNDED ON SOUTH BY THE NORTH LINE OF THE FORMER 130' A.C.L. RAILROAD RIGHT-OF-WAY, NOW VACATED, SHOWN ON SAID PLAT AS PALMER BOULEVARD; BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE EXTENDED OF HIGHLAND, NOW KNOWN AS JAKL AVENUE, A 40' PUBLIC RIGHT-OF-WAY PER SAID PLAT; BOUNDED ON THE NORTH BY THE SOUTH LINES OF LOTS 21 & 22, BLOCK G OF SAID PLAT; AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF CATTLEMEN ROAD, SAID WEST RIGHT-OF-WAY LINE LYING 30' WEST OF AND PARALLEL TO THE BASELINE OF SURVEY OF CATTLEMEN ROAD PER ROAD PLAT BOOK 2, PAGE 56, AT SEQ., PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGEND:

- Δ = DELTA/CENTRAL ANGLE
- A/C = AIR CONDITIONER
- BB = BEARING BASIS
- C = CALCULATED
- CH = CHORD
- CB = CHORD BEARING
- CBW = CONCRETE BLOCK WALL
- C.M. = CONCRETE MONUMENT
- CNA = CORNER NOT ACCESSIBLE
- CONC. = CONCRETE
- COV. = COVERED
- D = DESCRIBED
- d/b/a = DOING BUSINESS AS
- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- EOP = EDGE OF PAVEMENT
- EOW = EDGE OF WATER
- F = FIELD
- FF ELEV = FINISHED FLOOR ELEVATION
- I.D. = IDENTIFICATION
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L = ARC LENGTH
- LS = LAND SURVEYOR
- LB = LAND SURVEYING BUSINESS
- M = MEASURED
- NR = NON-RADIAL
- O.R. = OFFICIAL RECORDS
- P = PLAT
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POL = POINT ON LINE
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PT = POINT OF TANGENT
- R = RADIUS
- RAD = RADIAL
- RP = RADIUS POINT
- R/W = RIGHT OF WAY
- S/W = SIDEWALK
- TBD = TO BE DETERMINED
- TOB = TOP OF BANK
- (TYP) = TYPICAL
- U.R. = UTILITY ROOM
- U.E. = UTILITY EASEMENT
- WM = WATER METER
- WPP = WOOD POWER POLE

- WM = WATER METER
- UR = UTILITY RISER
- UP = UTILITY POLE
- SET 1/2" I.R. & CAP LB #7020

- ASPHALT
- BRICK
- CONCRETE
- PAVERS

- LINE BREAK
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- PVC-VINYL FENCE/VF
- WOOD FENCE/WF
- CHAIN LINK FENCE/CLF
- OVERHEAD UTILITY LINES

ENCROACHMENTS; FIRE HYDRANT ON WEST PROPERTY LINE. WOOD POWER POLE AND METAL LIGHT POLE IN SOUTHEAST CORNER. NO EASEMENTS FOUND OR SUPPLIED.

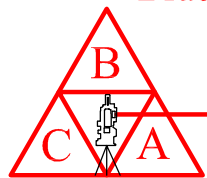
FLOOD_ZONE_INFORMATION:
MAP NUMBER: 12115C 0154 G
DATE: 03/27/2024
ZONE: X

CERTIFIED TO:
THOMAS E. BLANKENSHIP
BERLIN PATTEN EBLING, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- FOUND PROPERTY CORNER
- FOUND CONCRETE MONUMENT
- WELL
- GAS METER
- GUYWIRE
- LIGHT POLE
- FIRE HYDRANT

ADDRESS:
1010 CATTLEMEN ROAD,
SARASOTA, FLORIDA 34232

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WWW.BRADLEYCOXSURVEYING.COM

JOB # BCA29992

DRAWN BY: CSD

CHECKED BY: BC

FIELD BY: DS

(FIELD DATE:) 01/31/25

REVISIONS:

NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT AND IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY OTHERS.
- THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- DO NOT RECONSTRUCT PROPERTY LINES FROM INTERIOR IMPROVEMENTS. (BUILDINGS, FENCES ETC...)
- NO FOOTINGS OR OVERHANGS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NO WETLANDS AND/OR OTHER NATURAL FEATURES HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS SURVEY SHALL NOT BE USED FOR DESIGN OR CONSTRUCTION WITH OUT PRIOR WRITTEN AUTHORIZATION FROM THE SIGNING SURVEYOR.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

BRADLEY G. COX, LICENSE #5567 (DATE) 02/04/25
CERTIFICATE OF AUTHORIZATION LB #7020