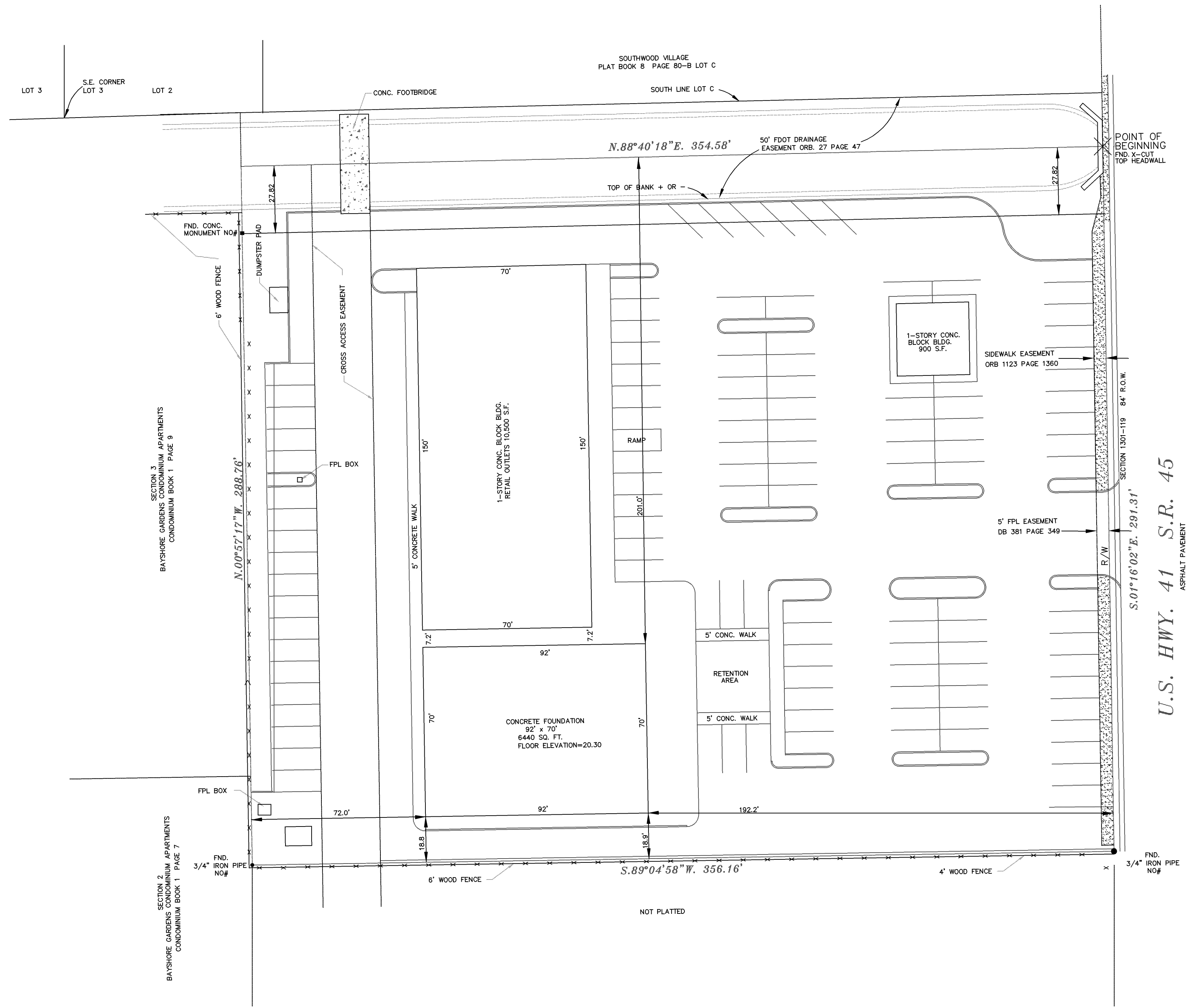


LEGEND:

- IRON ROD SET (5/8" LB # 6982)
- IRON MARKER FOUND (5/8" LB#6982, UNLESS OTHERWISE NOTED)
- ⊙ NAIL & DISK (LB 6982, UNLESS OTHERWISE NOTED)
- 4" X 4" CONCRETE MONUMENT SET (LB #6982)
- 4" X 4" CONCRETE MONUMENT FOUND (LB6982 UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD FOUND STAMPED FDOT
- IR IRON ROD
- CM CONCRETE MONUMENT
- FND FOUND
- IP IRON PIPE
- N&D NAIL & DISK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- POC POINT ON CURVE
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- LB LICENSED BUSINESS
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- COR CORNER
- (P) PLAT DATA
- (F) FIELD DATA
- (D) DEED DATA
- (C) CALCULATED DATA
- ORB OFFICIAL RECORD BOOK
- D.B. DEED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT OF WAY LINE
- WO WOOD
- CONC CONCRETE
- RR RAILROAD
- ESMT EASEMENT
- POB POINT OF BEGINNING
- ⊙ BENCHMARK

DESCRIPTION:

FROM A CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 3, SOUTHWOOD VILLAGE CORRECTED PLAT, AS RECORDED IN PLAT BOOK 8, PAGE 808, RUN N 88°40'18" E, ALONG THE SOUTH LINE OF SAID BLOCK 3, AND ALONG THE SOUTH LINE OF LOT 'C' AS SHOWN ON SAID PLAT, A DISTANCE OF 598.21 FEET TO A CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY LINE OF S.R. 45 (U.S. 41) SECTION 1301-119, AND, S 01°16'02" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 22.18 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE S 01°16'02" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 291.31 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERLYMOST CORNER OF LANDS OF EXCHANGE NATIONAL BANK OF MANATEE COUNTY, AS RECORDED IN D.R. BOOK 938, PAGE 1406, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°04'58" W, ALONG THE NORTH LINE OF SAID EXCHANGE NATIONAL BANK, A DISTANCE OF 356.16 FEET TO AN IRON PIPE FOUND AT THE NORTHWESTERLYMOST CORNER THEREOF; THENCE N 00°57'17" W, ALONG THE EAST LINE OF BAYSHORE GARDENS CONDOMINIUM APARTMENTS, SECTIONS 2 AND 3, AS RECORDED IN CONDOMINIUM BOOK 1, PAGES 7 AND 9, RESPECTIVELY, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 288.76 FEET TO INTERSECT THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST, AS SHOWN THE ABOVE MENTIONED SOUTHWOOD VILLAGE CORRECTED PLAT; THENCE N 88°40'18" E, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 354.58 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 2.37 ACRES, MORE OR LESS

NOTES:

- BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF US 41 ASSUMED TO BE S 00°16'02" E
- ELEVATIONS ARE BASED ON NGVD 1929

BOUNDARY SURVEY
OF
PHOENIX CENTER

LOCATED IN

SECTION 14, TOWNSHIP 35 S., RANGE 17 E.
MANATEE COUNTY, FLORIDA

LOCATE FOUNDATION 1/04/07

NOTE: © COPYRIGHT 2006 BY ZOLLER, NAJJAR, & SHROYER, L.C. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA

PLOT FILE: K:\PLOTFILES\PROJECTS\PHOENIX CENTER

1. THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER HEREBY, CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA* CHAPTER 61G17-6, FLORIDA		ZNS Engineering, L.C. <i>Engineers, Planners, Surveyors, Landscape Architects & Environmental Consultants</i> CERTIFICATE OF AUTHORIZATION No. LB 6982 201 5th AVENUE DRIVE EAST POST OFFICE BOX 9448 S:\BNDYMISC\PHOENIX.dwg FILE DATE OF FIELD SURVEY: 5/01/93 DATE OF CERTIFICATION 5/01/93 BY: JAMES N. GATCH JR. P.S.M. FLORIDA CERTIFICATE NO. 4295		BRADENTON, FLORIDA 34206 TELEPHONE (941) 748-8080 FAX (941) 748-3747 E-MAIL: ZNS@ZNSENG.COM SCALE 1" = 30 FT. SHEET 1 OF 1	
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