

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name BEACH TO BAY INVESTMENTS

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
 3456 Gulf of Mexico Dr.

Company NAIC Number:

City LONGBOAT KEY

State FL

ZIP Code 34228

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
 UNIT A OF THE ENCLAVE AT LONGBOAT KEY, A CONDOMINIUM

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 27.377750 Long. -82.633803

Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 7

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 1427 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 8
- c) Total net area of flood openings in A8.b 1600 sq in
- d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A9.b NA sq in
- d) Engineered flood openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
 LONGBOAT KEY-125126

B2. County Name  
 MANATEE

B3. State  
 FL

B4. Map/Panel Number  
 125126-0010

B5. Suffix  
 B

B6. FIRM Index Date  
 7-15-84

B7. FIRM Panel Effective/Revised Date  
 7-15-84

B8. Flood Zone(s)  
 A13

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)  
 12'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: NA  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SARC R7-ELEV. 8.52' Vertical Datum: NAVGD 29

Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 7.9  feet  meters
- b) Top of the next higher floor 18.9  feet  meters
- c) Bottom of the lowest horizontal structural member (V Zones only) NA  feet  meters
- d) Attached garage (top of slab) NA  feet  meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 13.5  feet  meters
- f) Lowest adjacent (finished) grade next to building (LAG) 6.5  feet  meters
- g) Highest adjacent (finished) grade next to building (HAG) 7.8  feet  meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support NA  feet  meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  
 Check here if attachments.

Certifier's Name LELAND E. BEDWELL

License Number PSM#5884

Title REGISTERED SURVEYOR

Company Name LELAND E. BEDWELL SURVEYING, INC.

Address 3423 55TH DRIVE EAST

City BRADENTON

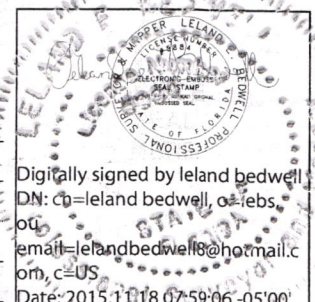
State FL

ZIP Code 34203

Signature

Date 7-22-2015

Telephone 941-758-6780



ELEVATION CERTIFICATE, page 2

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3456 GULF OF MEXICO DRIVE	Policy Number:
City LONGBOAT KEY State FL ZIP Code 34228	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments JOB # 13-301UA-L1 [FI] THE LOWEST MACHINERY/EQUIPMENT SERVICING THE BUILDING BEING A OUTSIDED A/C UNIT SEE ATTACHED / LAT & LONG BY GOOGLE EARTH, [ THERE ARE 8 SMART VENTS INSTALLED @ 200 SQ. IN. PER VENT = 1600 SQ IN ].HEIGHT OF BUILDING REVISED A8(D) 11-18-2015

Signature Ieland e. Bedwell Digitally signed by Ieland bedwell  
 DN: cn=Ieland bedwell, o=lebs, ou,  
 email=Ielandbedwell8@hotmail.com, c=US Date 7-22-2015  
 Date: 2015.11.18 07:59:48 -05'00'

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is NA feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is NA feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is NA feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is NA feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is NA feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name NA

Address NA City NA State FL ZIP Code NA

Signature NA Date NA Telephone NA

Comments NA

Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number <u>NA</u>	G5. Date Permit Issued <u>NA</u>	G6. Date Certificate Of Compliance/Occupancy Issued <u>NA</u>
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: NA feet  meters Datum NA
- G9. BFE or (in Zone AO) depth of flooding at the building site: NA feet  meters Datum NA
- G10. Community's design flood elevation: NA feet  meters Datum NA

Local Official's Name NA Title NA

Community Name NA Telephone NA

Signature NA Date NA

Comments NA

Check here if attachments.

# Building Photographs

See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
3456 Gulf of Mexico Dr.

Policy Number:

City LONGBOAT KEY

State FL ZIP Code 34228

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



DATED; 7-22-2015 JOB # 13-301UA-L1 [FI]

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NOV 18 2015

TOWN OF LONGBOAT KEY  
Planning, Zoning and Building

# LELAND E. BEDWELL SURVEYING INC.

**PROFESSIONAL LAND SURVEYORS, & MAPPERS-PSM#5884**

3423 55TH DRIVE EAST, BRADENTON, FLORIDA, 34203  
 LICENSE BUSINESS # LB7113  
 OFFICE 941-753-9994  
 FAX 941-739-8318

COPY RIGHT BY BEDWELL SURVEYING INC. YEAR 2013

SHEET#  
1 OF 2  
NOT VALID  
WITHOUT  
SHEET 2 OF 2

PURPOSE OF SURVEY  
ASBUILT SURVEY  
BOUNDARY SURVEY

**MAP REPORT OF BOUNDARY SURVEY**  
SEE SHEET 2 OF 2 FOR SKETCH OF SURVEY

SITE ADDRESS  
XXX GULF OF MEXICO DRIVE  
SARASOTA COUNTY, FLORIDA

**LEGAL DESCRIPTION AS PROVIDED:**

UNIT A OF THE ENCLAVE AT LONGBOAT KEY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2013085557, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**SURVEYORS REPORT:**

- 1.) THAT CERTAIN LINE SHOWN HEREON SHALL BE DEEMED BASIS OF BEARING AND ASSUMED TO BE THE SAME AS PLAT OR LEGAL DESCRIPTION. SEE SHEET 2 OF 2 FOR LOCATION OF SAID BASIS OF BEARING.
- 2.) EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY THE CLIENT.
- 3.) FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT LOCATED OR REFLECTED ON THIS SURVEY.(TO BE PROVIDED IF ANY.)
- 4.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNDER ANY CONDITION UNLESS OTHERWISE STATED.
- 5.) UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY, NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- 6.) INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR.
- 7.) THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE AS DELINEATED ON THIS PLAT OF SURVEY.
- 8.) TIES ARE TO PLAT BOUNDARIES UNLESS OTHERWISE NOTED.
- 9.) THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 10.) ANY DESIGN OR CONSTRUCTION OUTSIDE OF LEGAL AS PROVIDED WILL BE AT CLIENTS OWN RISK AND THE SURVEYOR ACCEPTS NO LIABILITY.
- 11.) THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND LELAND E. BEDWELL SURVEYING INC. ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.
- 12.) FENCES MEANDER ON OR OFF LINES. (APPROXIMATE LOCATION ONLY) OWNERSHIP OF FENCES NOT KNOWN.
- 13.) THE USE OF THIS SURVEY IS LIMITED TO THE PARTY(S) ORDERING IT (AS CERTIFIED BELOW). THIS SURVEY SHALL ONLY BE USED FOR THE PURPOSE IN WHICH IT WAS ORIGINALLY INTENDED. ANY OTHER USE BY ANY OTHER PERSON OR PERSONS IS STRICTLY PROHIBITED.
- 14.) PLEASE REFER TO REVERSE SIDE FOR REPORT OF BOUNDARY, GENERAL NOTES AND ABBREVIATIONS.
- 15.) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT, INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE PROVIDED TO THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
- 16.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 17.) SUBJECT TO: ALL DEDICATIONS, RESTRICTIONS, LIMITATIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD, IF ANY.
- 18.) REFERENCE CORNER DIMENSIONS ARE LINEAR DIMENSIONS, AND ARE MEASURED DUE NORTH/SOUTH, AND/OR DUE EAST/WEST FROM ACTUAL PROPERTY CORNER LOCATION.
- 19.) ANY AND ALL MISSING OR DISTURBED CORNERS NEEDED TO BE REESTABLISHED WILL RESULT IN AN ADDITIONAL CHARGE AND TRIP FEE (IF REQUIRED). CORNERS MAY BE SCHEDULED TO BE SET AFTER PROPERTY CLOSING. CORNERS LOCATED IN THE FIELD HAVE BEEN FLAGGED AT THE TIME OF SURVEY AND ARE ONLY GUARANTEED AT THE TIME OF SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR MISSING, DAMAGED OR STOLEN CORNER MARKERS, AND AN ADDITIONAL CHARGE WILL ALSO BE REQUIRED OF RE-FLAGGING CORNERS AS NECESSARY.
- 20.) EASEMENTS IN CONNECTION WITH PUBLIC UTILITIES, WATER AND SEWER FACILITIES, AND FOR THE TRANSMISSION OF AND DISTRIBUTION OF TELEVISION COMMUNICATIONS, IN, ON AND UNDER PRIVATE STREETS AND ROADS AS SHOWN IN PLAT BOOK 4, PAGES 70 ARID 71, AND OTHERS, GRANTED TO SIESTA KEY UTILITIES AUTHORITY, INC., IN O.R. 792, PAGE 476 AND OS. BOOK 867, PAGE 203, AND TO GT&E COMMUNICATIONS, INC., IN OS. BOOK 823, PAGE 1101, AND TO GENERAL TELEPHONE COMPANY OF FLORIDA IN O.R. BOOK 1172, PAGE 1301, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 21.) RIPARIAN RIGHTS AND WATER PRIVILEGES IN AND TO HERON LAGOON RESERVED BY SIESTA PROPERTIES, INC. UNDER DEEDS RECORDED IN DEED BOOK 234 PAGE 9, DEED BOOK 245, PAGE 112 AND DEED BOOK 303, PAGE 414, WERE CONVEYED TO THE SIESTA CLUB, A NONPROFIT FLORIDA CORPORATION, BY DEED RECORDED IN O R. BOOK 383, PAGE 397, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

	SCREEN
	ASPHALT
	CONCRETE
	COVERED AREA'S
	BRICK
	SHELL
	GRASS
	MANGROVE/SEA GRASS

	(CMF) CONCRETE MONUMENT FOUND
	(FN W/DISC) FOUND NAIL & DISC
	(FIR) FOUND IRON ROD
	(FIP) FOUND IRON PIPE
	(SIR) SET 5/8" IRON ROD & CAP LB7113
	(SN W/DISC) SET NAIL WITH DISC
	(FN) FOUND NAIL
	WATER VALVE
	(FDH) FOUND DRILL HOLE
	(FCC) FOUND CROSS CUT
	-DHP- OVER HEAD POWER
	(CTM) TAX MAP-FDR INFORMATIONAL PURPOSES ONLY
	CLEAN OUT
	FIRE HYDRANT
	VERIZON BOX
	TELEPHONE RISER
	WATER BOX
	WELL
	POWER POLE
	GUY WIRE
	LIGHT POLE
	SITE BENCH MARK
	TRANSFORMER UNIT
	GAS TANK
	ELECTRIC BOX

	CHAIN LINK FENCE
	WOOD FENCE
	PLASTIC FENCE
	BARB WIRE FENCE

FLOOD ZONE: "A13" BFE. 12'  
 COMMUNITY PANEL: 125126-0010B  
 DATED: 5-18-92  
 THE FLOOD INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY, THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED., THE LOCAL F.E.M.A., AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

NOTE:  
 THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

CERTIFIED BY: **LELAND E. BEDWELL, PSM #5884**  
 ORIGINAL SURVEY DATE: **11-23-13**  
 SURVEY IS VALID FOR 365 DAYS.  
 NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED SEAL.  
 NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

PLEASE REFER TO SHEET 1 OF 2 REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS.

NO.	REVISIONS	DATE
	FOUNDATION LOCATION AND ELEV.	7-30-14
	FINAL AS-BUILT/TOPO	7-22-23-15

CERTIFIED TO:  
**BEACH TO BAY INVESTMENTS**

**NOV 17 2015**

**TOWN OF LONGBOAT KEY**  
 Planning, Zoning and Building

DRAFT DATE: 7-29-15      DRAWN BY: SH      CHECKED BY: PROJECT# 13-301UA[FT]

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# MAP REPORT OF BOUNDARY SURVEY (CONTINUED)

PART 2 OF  
SHEET 1 OF 2

ABSTRACT NOT REVIEWED OR PROVIDED. (UNLESS OTHERWISE NOTED ON FACE OF REPORT)

GENERAL NOTES, ABBREVIATION'S & SURVEYORS STANDARD REPORT, ALSO: (SEE REPORT ON SHEET 1 OF 2)

1. A - ARC
2. A/C - AIR CONDITIONER
3. AE - ACCESS EASEMENT
4. AF - ARTIFICIALLY FILLED LAND
5. BM - BENCHMARK
6. BOB - BASIS OF BEARING
7. BRG - BEARING
- 7-1. PB - PLAT BOOK
8. C - CURVE
9. CALC - CALCULATED
10. CB - CATCH BASIN
11. C.B.-CONCRETE BLOCK
12. CHB - CHORD BEARING
13. CHD - CHORD
14. CLF - CHAIN LINK FENCE
15. CM - CONCRETE MONUMENT
16. CO - CLEAN OUT
17. CONC - CONCRETE
18. CSW - CONCRETE SIDEWALK
19. CTV - CABLE RISER
20. D - DEED
21. DH - DRILL HOLE
22. DI - DROP INLET
23. EOP - EDGE OF PAVEMENT
24. EOR - EDGE OF ROAD
25. EOW - EDGE OF WATER
26. EQUIPT - EQUIPMENT
27. FCC - FOUND CROSS CUT
28. FCM - FOUND CONCRETE MONUMENT
29. FDH - FOUND DRILL HOLE
30. FFE - FINISHED FLOOR ELEVATION
31. FH - FIRE HYDRANT
32. FIP - FOUND IRON PIPE
33. FIR - FOUND IRON ROD
34. FN - FOUND NAIL
35. FPK - FOUND PK NAIL
36. TPR - TELEPHONE RISER
37. ID - IDENTIFICATION
38. LME - LAKE MAINTENANCE EASEMENT
39. LP - LIGHT POLE
40. (M) - MEASUREMENT
41. ME - MAINTENANCE EASEMENT
42. MH - MANHOLE
43. NTS - NOT TO SCALE
44. OHP - OVERHEAD POWER LINE
- 44-1. PG - PAGE
45. (P) - PLAT
46. PC - POINT OF CURVATURE
47. PCP - PERMANENT CONTROL POINT
48. PI - POINT OF INTERSECTION
49. PK - PK NAIL
50. PLS - PROFESSIONAL LAND SURVEYOR
51. POB - POINT OF BEGINNING
52. POC - POINT OF COMMENCEMENT
53. PP - POWER POLE
54. PRC - POINT OF REVERSE CURVE
55. PRM - PERMANENT REFERENCE MONUMENT
56. PU & DE - PUBLIC UTILITY AND DRAINAGE EASEMENT
- 56-1. PT - POINT OF TANGENT
57. RGE - RANGE
58. (R) - RADIAL
59. R - RADIUS
60. RLS-REGISTERED LICENSED SURVEYOR
61. ROW - RIGHT OF WAY
62. RR SPI - RAILROAD SPIKE
63. SCC - SET CROSS CUT
64. SDE - STREET DRAINAGE EASEMENT
65. SDH - SET DRILL HOLE
66. SEC - SECTION
67. SIP - SET IRON PIPE
68. SIR - SET IRON ROD PSM #5884 OR LB #7113.
69. SN - SET NAIL
70. TBM - TEMPORARY BENCHMARK
71. TM - TAX MAP (FOR INFORMATIONAL PURPOSES ONLY)
72. TOB - TOP OF BANK
73. TP - TRANSMITTER PAD
74. TVR - TELEVISION RISER
75. UE - UTILITY EASEMENT
76. TWP - TOWNSHIP
77. N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
78. W/-WIT
- 78-1. W - WATER
- 78-2. WF - WOOD FENCE
79. WB - WATER BOX
80. Δ - DELTA
- 80-1. & - AND
81. DIMENSIONS ARE IN FEET AND IN DECIMALS THEREOF.
82. BEARINGS ARE BASED ON PLAT / DEED OR ASSUMED
83. ELEVATIONS SHOWN HEREON ARE N.G.V.D. UNLESS OTHERWISE STATED.
84. ALL PHYSICAL IMPROVEMENTS SHOWN WITHOUT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY, THAT THEY DO EXIST, BUT WERE NOT NECESSARILY MEASURED IN THE FIELD.
85. LOT LINES SHOWN AS BOB SHALL BE DEEMED BASIS OF BEARING AND ASSUMED TO BE THE SAME AS PLAT OR LEGAL DESCRIPTION.
86. NOTE: LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
87. EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY THE CLIENT.
88. FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT REFLECTED.
89. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNDER ANY CONDITION UNLESS OTHERWISE STATED.
90. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
91. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
92. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE AS DELINEATED ON THIS PLAT OF SURVEY.
93. TIES ARE TO PLAT BOUNDARIES UNLESS OTHERWISE NOTED.
94. THERE MAY BE ADDITIONAL RESTRICTIONS AND OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
95. BOB IS BASED ON ROW OF SUBJECT PROPERTY PER PLAT AS SHOWN., UNLESS OTHERWISE NOTED.
96. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. SEE FRONT SHEET OF REPORT (SHEET 1 OF 2) IF DIFFERENT.
97. ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "RURAL". THE MINIMUM RELATIVE DISTANCE, ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 5,000 FEET. THE ACCURACY ALSO IF LANDS LYING IN AREA'S, HIGH RISK/COMMERCIAL 1 FOOT IN 10,000 FEET AND SUBURBAN BEING 1 FOOT IN 7500 FEET.
98. PUE - PUBLIC UTILITY EASEMENT
99. DE - DRAINAGE EASEMENT
100. NOTE: THIS SURVEY DEPICTED HEREON RESTRICTED AND PROHIBITED FROM USE, AND IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION IMPROVEMENTS OF ANY TYPE'S, UNLESS OTHERWISE NOTED. AND IS ONLY VALID TO THE PERSON WHICH THE SURVEY IS CERTIFIED TO.
101. NOTE: ADJACENT IF ANY, WELL AND/OR SEPTIC AREAS COULD NOT BE IDENTIFIED OR FOUND IN FIELD, AT TIME OF SURVEY.
102. PLAT SETBACK LINES, SETBACK LINES TO BE VERIFIED BY CONTRACTOR AND/OR ENGINEER BEFORE CONSTRUCTION AND MUST BE SUPPLIED TO SURVEYOR UPON RECEIVING INFORMATION
103. EASEMENTS IF ANY ARE SUBJECT TO VERIFICATION BY ENGINEER, ARCHITECT AND/OR CONTRACTOR PRIOR TO CONSTRUCTION OR DESIGN OF PROPERTY.
104. ALL LOT(S) TO BE VERIFIED BY PLAT AND OR MAP(S) BY SURVEYOR OR CONTRACTOR PRIOR TO CONSTRUCTION LAYOUT (10 DAY MINIMUM) SURVEYOR SIGNED HEREON CLAIMS NO RESPONSIBILITY OF CONSTRUCTION IMPROVEMENTS IF NOT PERFORMED OR VERIFIED BY SAID SURVEYOR.
105. ERRORS, CORRECTIONS AND CHANGES. THE SURVEYOR SIGNED HERON RESERVES THE RIGHT TO UPDATE, EDIT AND OR MODIFY THIS SURVEY UPON ANY FUTURE FINDINGS AND OR INFORMATION PROVIDED.
106. UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
107. WAIVER NOTE; IMPROVEMENTS TO LOT DEPICTED HEREON IF NOT PERFORMED BY LELAND E. BEDWELL SURVEYING AND/OR LELAND E BEDWELL (A INDIVIDUAL), ACCEPTS NO LIABILITY AND/OR RESPONSIBILITY TO SAID IMPROVEMENT LOCATIONS, AND BY ACCEPTANCE OF THIS SURVEY ALL PARTIES LISTED HEREON SURVEY AGREES TO SAID WAIVER.
108. ORB - OFFICIAL RECORDS BOOK
109. DB - DEED BOOK
110. ALL CAD FILE'S ARE THE SOLE OWNERSHIP OF LELAND E. BEDWELL SURVEYING, INC. AND CAN BE PROVIDED IF AVAILABLE FOR AN ADDITIONAL COST. BEING A MINIMUM COST OF \$250.00, AND A MAXIMUM COST OF \$1,200.00.
111. NONTRANSFERABLE. (AS CERTIFIED TO OWNER, SEE CERTIFICATION) YOUR RIGHT TO USE THE MAP OF SURVEY AND MAP REPORT IS NOT TRANSFERABLE OR ASSIGNABLE. ANY SURVEY OR RIGHT GIVEN TO YOU TO OBTAIN INFORMATION OR DOCUMENTS IS NOT TRANSFERABLE OR ASSIGNABLE.