

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name STEPHEN L. GROSS AND KAREN L. SCHRAN			Policy Number:		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 709 HIDEAWAY BAY DRIVE			Company NAIC Number:		
City LONGBOAT KEY	State Florida	ZIP Code 34228			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 17, OF HIDEAWAY BAY; SEE DEED FOR COMPLETE LEGAL					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>27.426429</u> Long. <u>-82.669496</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1,202</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>17</u>					
c) Total net area of flood openings in A8.b <u>2,040</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>754</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number TOWN OF LONGBOAT KEY 125126			B2. County Name MANATEE		B3. State Florida
B4. Map/Panel Number 12081C0291	B5. Suffix E	B6. FIRM Index Date 03/17/2014	B7. FIRM Panel Effective/ Revised Date 03/17/2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) g'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

RECEIVED

OCT 25 2016

TOWN OF LONGBOAT KEY
Planning, Zoning and Building

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

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. 709 HIDEWAY BAY DRIVE			Policy Number:
City LONGBOAT KEY	State Florida	ZIP Code 34228	Company NAIC Number

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: HERNANDO Vertical Datum: NAVD '88

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)	<u>6.30</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>11.44</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>5.95</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>9.34</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5.69</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.30</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>5.94</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

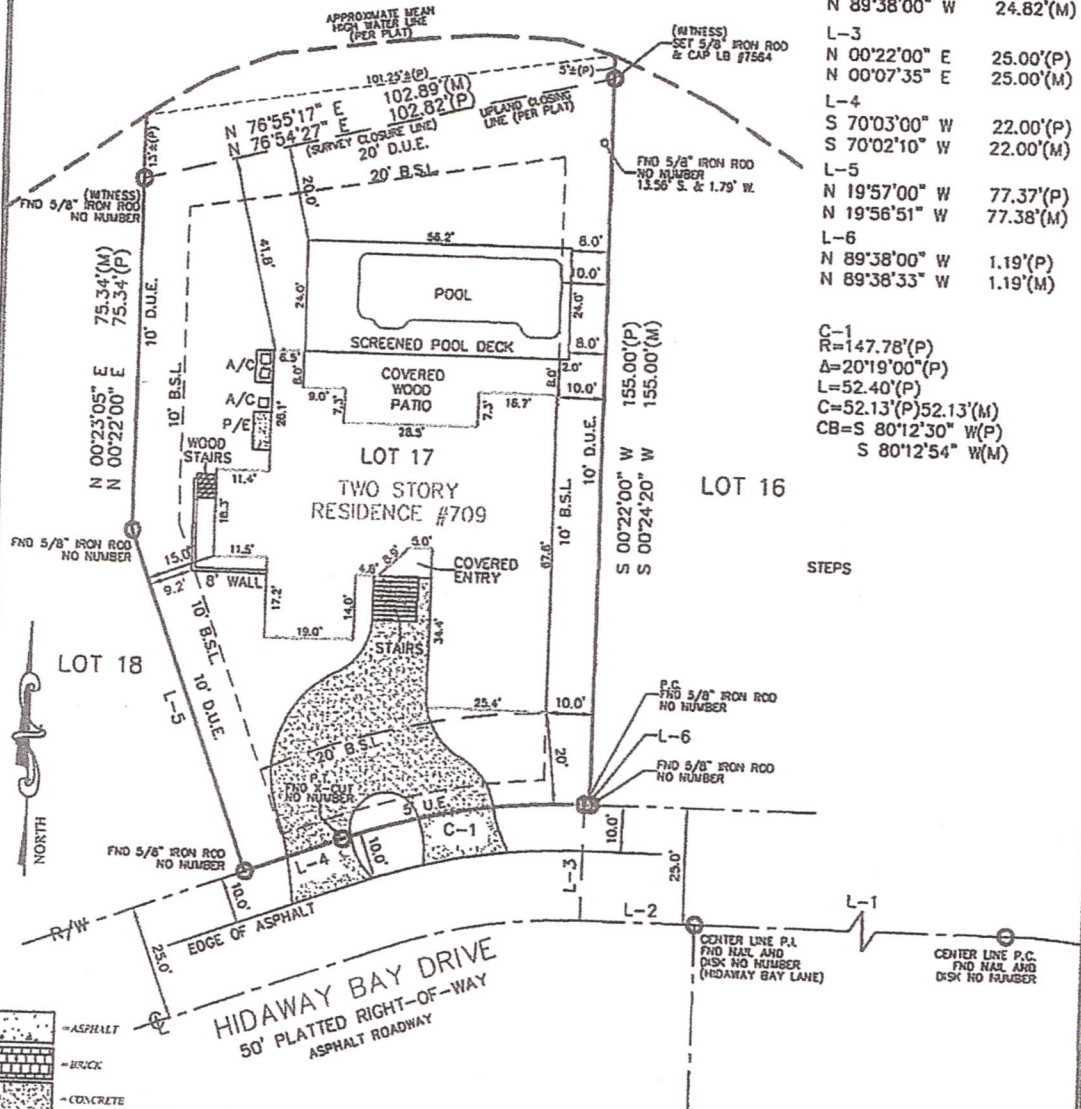
Certifier's Name ALAN E. ROZON, JR	License Number 6513	
Title PSM # 6513		
Company Name FIRST CHOICE SURVEYING, INC.		
Address PO BOX 470978		
City LAKE MONROE	State Florida	
Signature Alan E. Rozon	Date 07/11/2016	Telephone (407) 951-3425

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

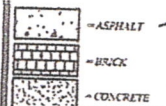
Comments (including type of equipment and location, per C2(e), if applicable)
MACHINERY = A/C PAD; SURVEYOR MAKES NO GUARANTEES TO THE ACTUAL SIZE OF THE GARAGE, MEASUREMENTS TAKEN FROM THE OUTSIDE.

FCS # 20671

SARASOTA BAY



- L-1
N 89°38'00" W 137.77'(P)
N 89°38'00" W 137.85'(M)
- L-2
N 89°38'00" W 25.00'(P)
N 89°38'00" W 24.82'(M)
- L-3
N 00°22'00" E 25.00'(P)
N 00°07'35" E 25.00'(M)
- L-4
S 70°03'00" W 22.00'(P)
S 70°02'10" W 22.00'(M)
- L-5
N 19°57'00" W 77.37'(P)
N 19°56'51" W 77.38'(M)
- L-6
N 89°38'00" W 1.19'(P)
N 89°38'33" W 1.19'(M)
- C-1
R=147.78'(P)
Δ=20°19'00"(P)
L=52.40'(P)
C=52.13'(P) 52.13'(M)
CB=S 80°12'30" W(P)
S 80°12'54" W(M)



PROPERTY ADDRESS: 709 HIDEAWAY BAY DRIVE - BRADENTON, FLORIDA 34203

- LEGEND**
- P - PLAT
 - M - MEASURE
 - B.S.L. - BUILDING SETBACK LINE
 - P.I. - POINT OF INTERSECTION
 - E - CENTER LINE
 - S&D - S&D LINE
 - R/W - RIGHT OF WAY
 - C.L.T. - CHAIN LINK FENCE
 - W.F. - WOOD FENCE
 - I.C.P. - IRON ROD CONTROL POINT
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - R - RADIUS
 - L - ARC LENGTH
 - Δ - CENTRAL ANGLE
 - C - CHORD
 - CB - CROSS BARRING
 - D.U.E. - DRAINAGE UTILITY EASEMENT
 - CONC. - CONCRETE
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.C.C. - POINT OF COMPOUND CURVATURE
 - W - WATER METER
 - P.E.L. - PERMANENT REFERENCE MONUMENT
 - OGU - OVERHEAD UTILITY LINE
 - C.N.A. - CORNER NOT ACCESSIBLE
 - T.D. - TIE DRAIN
 - CS - CONCRETE SLAB
 - UE - UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT
 - R.U.E. - PUBLIC UTILITY EASEMENT
 - PE - PERMITS
 - PE - POOL EASEMENT

LIST OF ENCROACHMENTS:
WALL ENCROACHES INTO THE SIDE EASEMENT
POOL DECK ENCROACHES INTO THE SIDE EASEMENT

GRAPHIC SCALE: 1" = 30'

SURVEYOR'S NOTES

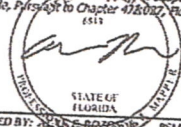
1. THIS SURVEY WAS PERFORMED WITH THE LENGTH OF A QUARTER MILE FOR THE PURPOSE OF THE PLAT, SPECIFICATION FOR THE PLAT.
2. ALL MEASUREMENTS ARE TO BE MADE TO THE CENTER OF THE RODS AND TO BE MADE TO THE CENTER OF THE RODS AS SHOWN ON THIS SURVEY.
3. BEARINGS ARE BASED ON THE TRUE MERIDIAN LINE OF LOT 17.
4. THE PLAT PART OF THIS PLAT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
5. THE PLAT PART OF THIS PLAT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Legal Description: Lot 17 and Lot 17A, of HIDEAWAY BAY SUBDIVISION, according to the Plat thereof as recorded in Plat Book 19, Page(s) 82 through 85, of the Public Records of Manatee County, Florida.

CERTIFIED TO:
STEPHEN L. GROSS AND
KAREN L. SCHRAN
DUNLAP & MORAN, P.A.
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY

CLIENT NO: 16065600
JOB NO: 20571
FIELD DATE: 07/07/16
APPROVED BY: AER
CHECKED BY: AER
DRAWN BY: TOL
DRAWN DATE: 07/11/16

I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Land Surveyors, Chapter 37-080 thru 37A.052, Florida Administrative Code, pursuant to Chapter 475.007, Florida Statutes.



CERTIFIED BY: STEPHEN L. GROSS, P.S. No. 6513, DATED 07/11/16
FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5453 (Fax); L.B. 672564

DATE	REVISION	DATE	REVISION

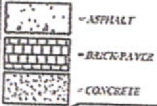
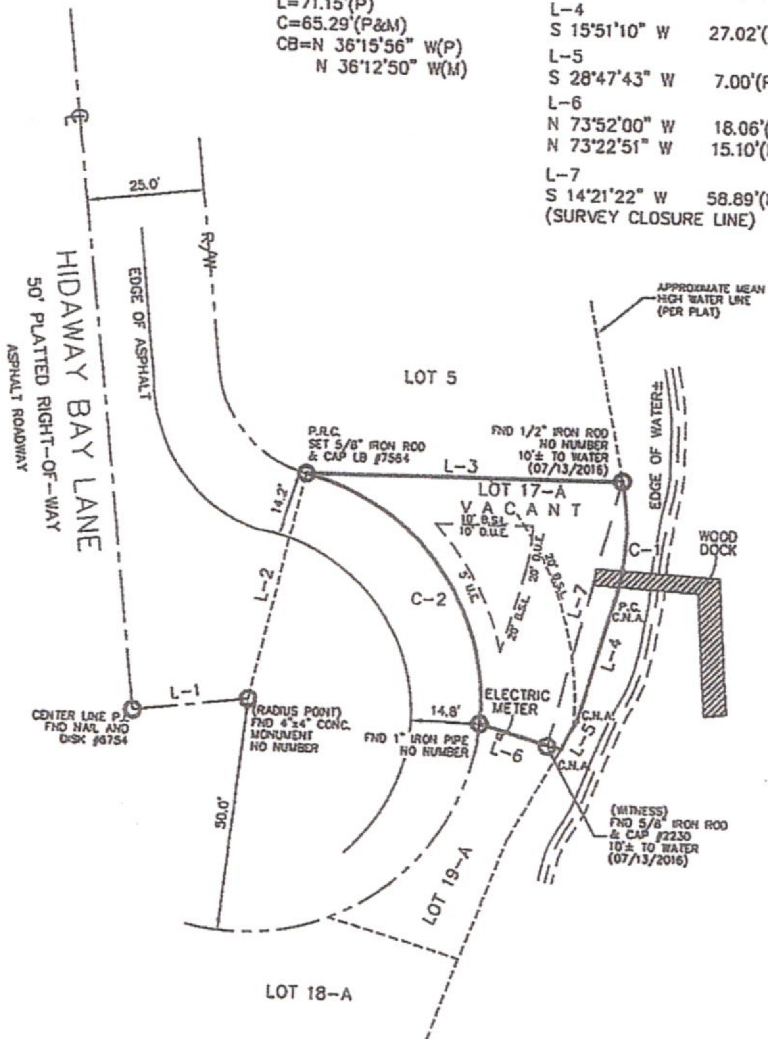
RECEIVED
OCT 25 2016
DEPARTMENT OF LONGBOAT KEY
Planning, Zoning and Building



C-1
R=54.05'(P)
Δ=27°21'00"(P)
L=25.80'(P)
C=25.56'(P)(M)
CB=N 02°10'40" E(P)(M)

C-2
R=50.00'(P)
Δ=81°31'37"(P)
L=71.15'(P)
C=65.29'(P&M)
CB=N 36°15'56" W(P)
N 36°12'50" W(M)

L-1
N 83°30'00" E 25.00'(P)
N 83°30'00" E 24.57'(M)
L-2
N 12°58'16" E 50.00'(P)
N 13°19'40" E 50.11'(M)
L-3
EAST 67.69'(P)
N 89°57'17" E 67.64'(M)
L-4
S 15°51'10" W 27.02'(P)
L-5
S 28°47'43" W 7.00'(P)
L-6
N 73°52'00" W 18.06'(P)
N 73°22'51" W 15.10'(M)
L-7
S 14°21'22" W 58.89'(M)
(SURVEY CLOSURE LINE)



PROPERTY ADDRESS: 709 HIDEAWAY BAY DRIVE - BRADENTON, FLORIDA 34203

LEGEND

P	- PLAT
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P.I.	- POINT OF INTERSECTION
E	- CENTER LINE
N&D	- NAME AND ADDRESS
R.F.	- RIGHT OF WAY
C.L.F.	- CHAIN LINK FENCE
W.F.	- WOOD FENCE
P.C.P.	- PLUGMAN'S CONTROL POINT
P.C.	- POINT OF CURVATURE
P.T.	- POINT OF TANGENCY
D	- DESCRIPTION
R	- RADII
L	- ARC LENGTH
Δ	- CENTRAL ANGLE
C	- CHORD
C.B.	- CHORD BEARING
D.U.E.	- PARALLEL UTILITY EASEMENT
C.N.C.	- CONCRETE
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C.S.	- CONCRETE SLAB
D.E.	- DRAINAGE EASEMENT
D.F.	- DRAINAGE POINT
P.U.E.	- PUBLIC UTILITY EASEMENT
T	- TOWER
P.C.	- POOL ENCLOSURE

LIST OF ENCROACHMENTS:

GRAPHIC SCALE: 1" = 30'

Legal Description: Lot 17 and Lot 17A, of HIDEAWAY BAY SUBDIVISION, according to the Plat thereof as recorded in Plat Book 19, Page(s) 82 through 85, of the Public Records of Manatee County, Florida.

CERTIFIED TO:
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KAREN L. SCHRAN
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FIELD DATE: 07/07/16
APPROVED BY: AER
CHECKED BY: AER
DRAWN BY: TGL
DRAWN DATE: 07/11/16

I hereby certify that the survey of the above described property was prepared under my direct supervision and meets the standards and procedures set forth by the Florida Board of Professional Surveyors, per Florida Statute Chapter 349.050 thru 349.062, Florida Administrative Code, Part 60A-02.001, Florida Statutes.



CERTIFIED BY: ASHLEY THOMPSON, P.E. (Seal No. 081175)
FIRST CHOICE SURVEYING, INC.
P.O. BOX 470918, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5433 (Fax); LB #7564
WE WOULD PREFER TO BE CONTACTED BY TELEPHONE AT 407.951.3425

DATE	REVISION	DATE	REVISION

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE AE, AREA B WITHIN THE 100 YEAR FLOOD PLAIN, PER F.U.M. (R.F.P.-9) MAP NUMBER 121510C01, DATED 01/17/14
THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FEMA AGENT SHOULD BE CONTACTED FOR VERIFICATION

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED UNDER THE AUTHORITY OF A CONTRACT FOR THE PURPOSE OF A LEGAL DESCRIPTION OF THE PROPERTY.
- LANDS OWNED BY A PERSON OR PERSONS WHOSE INTERESTS ARE NOT RECORDED IN THE PUBLIC RECORDS ARE BASED ON THE POSITIVE LINE OF TITLE.
- THE PLATS OF THIS SURVEY IS FOR USE IN OBTAINING TITLE CURRANT AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTICED.
- THE LANDS OWNED BY PERSONS WHOSE INTERESTS ARE NOT RECORDED IN THE PUBLIC RECORDS ARE BASED ON THE POSITIVE LINE OF TITLE.

