



# BOUNDARY AND TOPOGRAPHIC SURVEY 680 LINLEY ST, LONGBOAT KEY, FLORIDA 34228

## LEGAL DESCRIPTION:

LOT 5 LESS THE EASTERLY 6.6 FEET OF THE NORTHERLY 60 FEET OF LOT 5 AND THE EASTERLY 7.4 FEET OF THE SOUTHERLY 60 FEET (ACTUAL) OF LOT 5, BLOCK 4, LONGBOAT, RECORDED IN PLAT BOOK 1, PAGE 306, INCLUDING THE EASTERLY 1/2 OF LOT 6, LESS THE WESTERLY 8 FEET THEREOF, RECORDED IN PLAT BOOK 1, PAGE 306 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID PROPERTY ALSO SHOWN ON REVISED PLAT OF LONGBOAT, AND IS DESIGNATED AS EXCEPTED LOTS: LEGAL DESCRIPTION BY REVISED PLAT AS FOLLOWS: LOT 4, LESS THE EASTERLY 8.6 FEET OF THE NORTHERLY 60 FEET OF LOT 4 AND THE EASTERLY 7.4 FEET OF THE SOUTHERLY 60 FEET (ACTUAL) OF LOT 4, BLOCK 3, REVISED PLAT OF LONGBOAT, RECORDED IN PLAT BOOK 6, PAGE 86, INCLUDING THE EASTERLY 1/2 OF LOT 5, LESS THE WESTERLY 8 FEET THEREOF, RECORDED IN PLAT BOOK 6, PAGE 86 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

## CERTIFIED TO:

J. AZOCAR  
FLOOD ZONE:  
12081C0281F  
ZONE: AE  
ELEV: 09 FT  
EFF: 08/10/2021

## GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- 4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- 5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
- 6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- 10) BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY LINE OF LOT 4 BEING S39° 20' 52" E, PER PLAT

| TREE TABLE |         |      |
|------------|---------|------|
| TAG        | SPECIES | DBH  |
| T-01       | PALM    | 2.1' |
| T-02       | PALM    | 2.3' |
| T-03       | PALM    | 2.0' |
| T-04       | PALM    | 1.2' |
| T-05       | PALM    | 1.2' |
| T-06       | PALM    | 2.0' |
| T-07       | PALM    | 2.0' |
| T-08       | PALM    | 1.0' |
| T-09       | PALM    | 0.7' |
| T-10       | PALM    | 1.1' |

| Line Table |         |                |
|------------|---------|----------------|
| Line #     | Length  | Direction      |
| L1         | 60.00'  | S39° 20' 56" E |
| L2         | 60.00'  | S39° 20' 56" E |
| L3         | 120.00' | S39° 20' 56" E |
| L4         | 2.20'   | S50° 39' 04" W |
| L5         | 57.40'  | N50° 39' 04" E |
| L6         | 59.60'  | N50° 39' 04" E |

PARENT BENCHMARK  
NAME= DL1839  
ELEV= 3.10' IN N.A.V.D. 1988  
MANATEE COUNTY

**ALL STRUCTURES  
SHOWN ON SURVEY  
TO BE DEMOLISHED**

EXISTING  
POOL IS  
ALREADY  
DRAINED/  
NO WATER

AC-AIR CONDITIONER  
WM-WATER METER  
AL-ARC LENGTH  
(C)-CALCULATED  
(M)-MEASURED

P.O.B.-POINT OF BEGINNING  
P.O.C.-POINT OF COMMENCEMENT  
P.B.-PLAT BOOK  
P.G.-PAGE  
U.E.-UTILITY EASEMENT

D.E.-DRAINAGE EASEMENT  
P.U.E.-PUBLIC UTILITY EASEMENT  
L.A.E.-LIMITED ACCESS EASEMENT  
L.M.E.-LAKE MAINTENANCE EASEMENT  
O.H.E.-OVERHEAD EASEMENT

LEGEND:  
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)  
R-RADIUS(R)  
O.R.B.-OFFICIAL RECORDS BOOK  
S.Q.F.-SQUARE FEET  
AC-ACRES  
DB-DEED BOOK(D)DEED

(P)-PLAT  
E.O.W.-EDGE OF WATER  
T.O.S.-TOP OF BANK  
O.H.O.-OVERHEAD LINE  
C.O.-CLEAN CUT  
ELEV-ELEVATION  
FF-FINISHED FLOOR  
LS-LICENSED SURVEYOR  
LB-LICENSED BUSINESS  
PSM-PROFESSIONAL SURVEYOR & MAPPER

#-NUMBER  
ASPHLT-ASPHALT  
CONCRETE-CONCRETE  
PBR-PAVED BRICK  
W-WOOD  
WELL-WATER VALVE  
C-CENTER LINE  
CATCH BASIN  
FIRE HYDRANT  
FENCE-PLUS OR MINUS  
POLE  
MANHOLE  
TOPOGRAPHIC ELEVATION

## - SURVEY NOTES:

-FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.

FIELD DATE: 01/12/2025  
DRAWN BY: A.N.  
ORDER NO: 255945  
REVISIONS:

CAD TECHNICIANS, LLC  
1547 PROSPERITY FARMS ROAD,  
WEST PALM BEACH, FL 33403  
NEXGENLOGIX.COM LB#8636  
PHONE: 561.508.6272  
FAX: 561.508.6309

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

David P. Winters

DAVID P. WINTERS, FLORIDA REGISTRATION NO. 7034  
FOR THE LICENSED FIRM OF CAD TECHNICIANS, LLC LICENSED BUSINESS NO. 8636  
THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVIEWED FOR  
CODE COMPLIANCE



APPROVED

6/26/2025, 11:17:04 AM

APPROVED



FIRE MARSHAL'S OFFICE

6/30/2025, 5:12:59 PM  
BR-DEMO-25-0017

Jane Herrin

Philip Charnock

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APPROVED  
FOR  
ZONING COMPLIANCE

6/30/2025, 7:00:14 PM

BR-DEMO-25-0017

Tate Taylor

SHEET 1 OF 1