



www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
5056 GULF OF MEXICO DRIVE, LONGBOAT KEY, FLORIDA 34228

SURVEY NUMBER: 2303.4049

DATE SIGNED: 04/14/23 **FIELD WORK DATE:** 4/13/2023

REVISION DATE(S):
REV.1 4/14/2023

POINTS OF INTEREST:
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License Number 6521



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



AFFILIATE MEMBERS

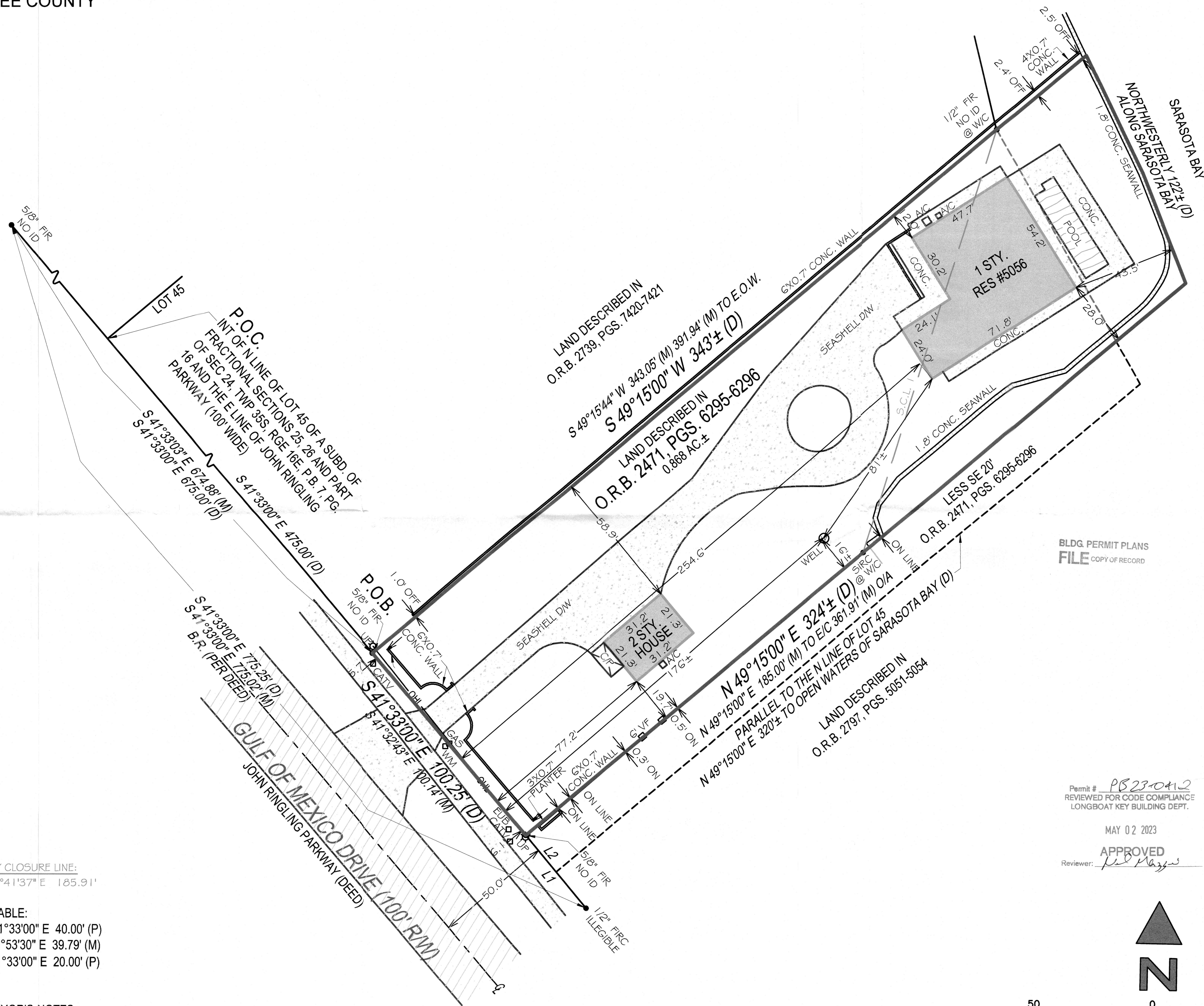
2303.4049
BOUNDARY SURVEY
MANATEE COUNTY

SURVEY CLOSURE LINE:
1. N 16°41'37" E 185.91'

LINE TABLE:
L1 S 41°33'00" E 40.00' (P)
S 40°53'30" E 39.79' (M)
L2 S 41°33'00" E 20.00' (P)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

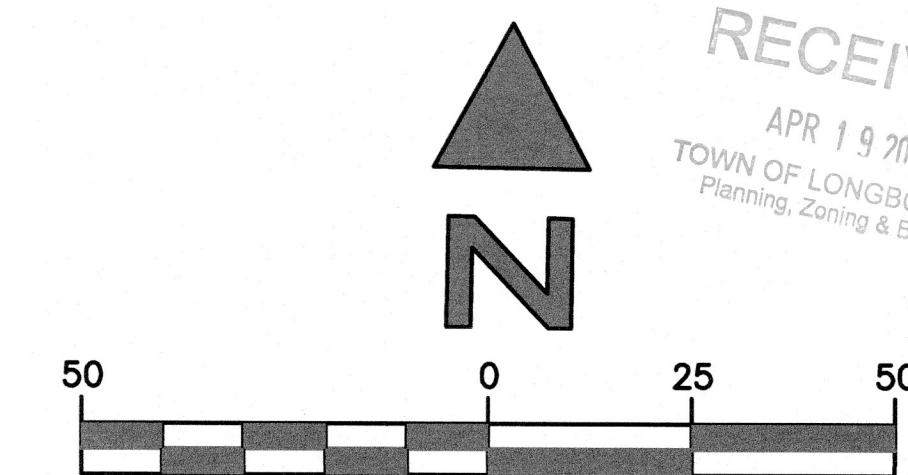


BLDG PERMIT PLANS
FILE COPY OF RECORD

Permit # P523-0412
REVIEWED FOR CODE COMPLIANCE
LONGBOAT KEY BUILDING DEPT.

MAY 02 2023

APPROVED
Reviewer: *[Signature]*



RECEIVED
APR 19 2023
TOWN OF LONGBOAT KEY
Planning, Zoning & Building

PROPERTY ADDRESS:
5056 GULF OF MEXICO DRIVE, LONGBOAT KEY, FLORIDA 34228

SURVEY NUMBER: 2303.4049

CERTIFIED TO:
PAUL D. MILLER AND HOLLY D. MILLER; BAND GATES & DRAMIS PL;

DATE SIGNED: 04/14/23

BUYER: PAUL D. MILLER AND HOLLY D. MILLER

LENDER:

TITLE COMPANY: BAND GATES & DRAMIS PL

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:** ELS-2023-797

LEGAL DESCRIPTION:
BEGIN AT THE INTERSECTION OF THE NORTH LINE OF LOT 45 OF A SUBDIVISION OF FRACTIONAL SECTIONS 25, 26 AND PART OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 16, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE EAST LINE OF JOHN RINGLING PARKWAY (100' WIDE); THENCE S 41°33' E ALONG SAID PARKWAY 475 FEET FOR A P.O.B.; THENCE CONTINUE S 41°33' E, 120.25 FEET; THENCE N 49°15' E AND PARALLEL TO THE NORTH LINE OF SAID LOT 45, 320 FEET MORE OR LESS TO OPEN WATERS OF SARASOTA BAY; THENCE NORTHWESTERLY ALONG SAID BAY, 122 FEET MORE OR LESS TO A POINT LYING IN A N 49°15' E DIRECTION FROM THE P.O.B.; THENCE S 49°15' W, 343 FEET MORE OR LESS TO THE POINT OF BEGINNING; BEING A PART OF SAID LOT 45; IESS THEREFROM, THE SOUTHEASTERLY 20 FEET.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO THE GULF OF MEXICO OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF JOHN RINGLING PARKWAY (100' WIDE) AND THE NORTHWESTERLY LINE OF LOT 45 OF A SUBDIVISION OF FRACTIONAL SECTIONS 25, 26, AND PART OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 16, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 41°33' E ALONG SOUTHWESTERLY LINE OF SAID PARKWAY, 8 FEET; THENCE S 49°15' W ALONG A LINE 8 FEET FROM AND PARALLEL TO THE NORTHWESTERLY ILNE OF SAID LOT 45, 450.6 FEET MORE OR LESS TO WATERS OF GULF OF MEXICO; THENCE NORTHWESTERLY ALONG WATERS OF SAID GULF, 8 FEET MORE OR LESS TO A POINT LYING IN A S 49°15' W DIRECTION FROM THE POINT OF BEGINNING; THENCE N 49°15' E ALONG THE NORTHWESTERLY LINE OF SAID LOT 45, 450.6 FEET MORE OR LESS TO THE POINT OF BEGINNING; BEING A STRIP OF LAND 8 FEET IN WIDTH ALONG THE NORTHWESTERLY SIDE OF SAID LOT 45; RUNNING FROM JOHN RINGLING PARKWAY TO GULF OF MEXICO.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE AND VE (WITH A BASE FLOOD ELEVATION OF 8, 9 AND 11). THIS PROPERTY WAS FOUND IN TOWN OF LONGBOAT KEY, COMMUNITY NUMBER 125126, PANEL NUMBER 0294 DATED 08/10/2021 .

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF SOUTH 41 DEGREES 33 MINUTES 00 SECONDS EAST IS BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GULF OF MEXICO DRIVE, LOCATED WITHIN SUBDIVISION OF FRACTIONAL SECTIONS 25, 26 AND PART OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 16 EAST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 16 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

<p>ABBREVIATIONS</p> <p>(C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor</p>	<p>FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land</p>	<p>Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve</p>
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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
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