



■	FOUND CONCRETE MONUMENT (AS NOTED)	○	STORM INLET
●	FOUND IRON ROD (AS NOTED)	○	STORM MANHOLE
○	FOUND IRON PIPE (AS NOTED)	○	SANITARY MANHOLE
○	FOUND CAPPED IRON ROD (AS NOTED)	○	CLEAN OUT
○	5/8" x 18" IRON ROD SET "LB#7866"	○	VALVE BOX
○	BENCH MARK	○	FIRE HYDRANT
---	DEED TRACT LINE	○	METER
---	RIGHT-OF-WAY	○	SIGN
---	PROPERTY LINE	○	TELEVISION CABLE RISER
---	EDGE OF PAVEMENT	○	TELEPHONE RISER/METER
---	EDGE OF WALK/CONCRETE	○	GAS RISER/METER
---	CENTERLINE OF SWALE	○	ELECTRICAL PANEL
---	FENCE LINE	○	ELECTRIC MANHOLE
---	OVERHEAD UTILITY LINES	○	ELECTRICAL HAND HOLE
---	TOP OF BANK LINE	○	ELECTRICAL TRANSFORMER PAD
---	SECTION LINE	○	ELECTRIC RISER
---	EASEMENT LINE	○	LIGHT POST
---	CENTER LINE	○	UTILITY POLE
---		○	CONCRETE UTILITY POLE
		○	GUY ANCHOR
O.R.BK.	= OFFICIAL RECORDS BOOK	(18)	= Title Commitment item number
ORI#	= OFFICIAL RECORD INSTRUMENT NUMBER		
P.	= PAGE		

NOTES:

Bearings shown hereon are arbitrary and are based on the south line of Section 33 having a bearing of N.89°39'43"E. and do not refer to the true meridian.

Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.

Matters affecting the property shown hereon were taken from Commitment for Title Insurance issued by First American Title Insurance Company, File No.1056-3521287, dated April 1, 2016. The following is a list of exceptions noted in Schedule BII of said Commitment, that affect the subject property:

Items 1-8 are standard exceptions and cannot be graphically shown on the survey. Items 9-13 are general in nature and cannot be graphically shown on the survey. Item 14 is an easement on and adjacent to the property and is graphically shown. Item 15 is an ordinance which cannot be graphically shown. Item 16 is a standard exceptions pertaining to leases and cannot be graphically shown. Item 17 is an environmental permit and cannot be graphically shown on the survey. Item 18 is an easement on the property and is shown on the survey. Item 19 is an easement adjacent and on the property and is shown on the survey. Item 20 is a conservation easement on the property and is shown on the survey. Items 21 & 22 are general in nature and cannot be graphically shown on the survey. Item 23 is an easement adjacent to the property and is shown on the survey.

This site lies within Flood Zone "B" (Area between limits of the 100-year flood and 500-year flood) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Sarasota County, Community Panel No. 125144.0375 D, revised May 1, 1984. Stantec assumes no responsibility for the accuracy of the referenced map or public data.

This survey is not intended to delineate the regular jurisdiction of any Federal, State, Regional or Local Agency, Board or Commission or other entity.

Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.

Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid. This survey does not reflect or determine ownership.

Symbols shown hereon may not be drawn to scale.

Distances and bearings are the same as platted or deeded, unless shown otherwise.

Ownership of fences has not been determined.

This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.

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DESCRIPTION (Prepared by the Signing Surveyor & Mapper)

A tract lying in Sections 32 and 33, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of said Section 33 and the southeast corner of said Section 32; thence N.89°05'29"W., along the south line of said Section 32, a distance of 410.14 feet to the southeast corner of Parcel 400 as recorded in Official Records Instrument Number 2010135760, Public Records of Sarasota County, Florida; thence N.00°30'33"E., along the east line of said Parcel 400, a distance of 343.36 feet to the southerly most corner of Parcel 303 as recorded in Official Records Instrument Number 2007150241 in said Public Records, being the point of curvature of a non-tangent curve to the right, having a radius of 1,082.00 feet and a central angle of 15°06'08"; thence northerly along the arc of said curve, being the east line of said Parcel 303, a distance of 285.19 feet, said curve having a chord bearing and distance of N.13°58'46"E., 284.37 feet, to the point of reverse curvature of a curve to the left having a radius of 928.00 feet and a central angle of 19°46'36"; thence northerly along the arc of said curve, also partially along said east line of Parcel 303, partially along the east line of Parcel 304 and partially along Parcel 305 as recorded in Official Records Instrument Number 2007150241 in said Public Records, a distance of 320.31 feet to the end of said curve; thence continue along the south, east and north lines of said Parcel 305 for the following three (3) calls; (1) thence S.89°59'52"E., a distance of 169.32 feet; (2) thence N.00°00'08"E., a distance of 338.00 feet; (3) thence N.89°59'52"W., a distance of 174.12 feet to a point on the east line of a Non-Exclusive Easement as recorded in Official Records Book 2785, Page 641 in said Public Records; thence N.00°30'33"E., along said east line of a Non-Exclusive Easement, a distance of 130.27 feet to the southwest corner of a Manatee Community College Tract as recorded in Official Records Book 1570, Page 2172 in said Public Records; thence S.89°29'07"E., along the south line of said Manatee Community College Tract and the easterly extension thereof, a distance of 1,856.40 feet; thence S.00°30'44"W., a distance of 1,398.86 feet to a point on the south line of above-mentioned Section 33; thence N.89°39'43"W., along said south line of said Section 33, a distance of 1,566.19 feet to the Point of Beginning.

Said tract contains 2,613,627 square feet or 60.00 acres, more or less.

WE CERTIFY TO: MANASOTA BEACH RANCLANDS, LLLP; FIRST AMERICAN TITLE INSURANCE COMPANY; HOPPING GREEN AND SAMS, P.A.; WEST VILLAGES IMPROVEMENT DISTRICT; that a BOUNDARY SURVEY of a PROPOSED SCHOOL TRACT in Sarasota County, Florida, was completed under our direction on April 21, 2016. This BOUNDARY SURVEY meets the minimum technical standards set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J-17.05, Florida Administrative Code. No other person or entity may rely upon this survey.

STANTEC CONSULTING SERVICES, INC. (LB#7866)
 6900 Professional Parkway East
 Sarasota, Florida 34240-8414
 Phone: (941) 907-6900

By: *Robert R. Cunningham* 4/21/2016
 Robert R. Cunningham, P.S.M., No.3924 Date of Signature

NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

2,613,627 S.F. ±
 60.0006 Acres ±
 (VACANT)

REV. NO.	REVISION	DATE	DRAWN BY/EMP. NO.	CHECKED BY/EMP. NO.	FIELD BOOK/PAGE	CHIEF
					562/47	jp

Stantec
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 Licensed Business Number 7866

TITLE: BOUNDARY SURVEY
 PROPOSED SCHOOL TRACT
 IN SECTIONS 32 & 33, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 SARASOTA COUNTY, FLORIDA

DATE: 4/21/16	CLIENT: MANASOTA BEACH RANCLANDS, LLLP
HORIZONTAL SCALE: 1"=100'	7000 SOUTH TAMiami TRAIL
VERTICAL SCALE: 1"=10'	VENICE, FLORIDA 34293
CROSS REFERENCE FILE NO. 215612793	PROJECT NO. 215613204
TASK CODE: 220	SHEET NUMBER: 1 OF 1
DRAWING/FILE NUMBER: 215613204-SPS01	