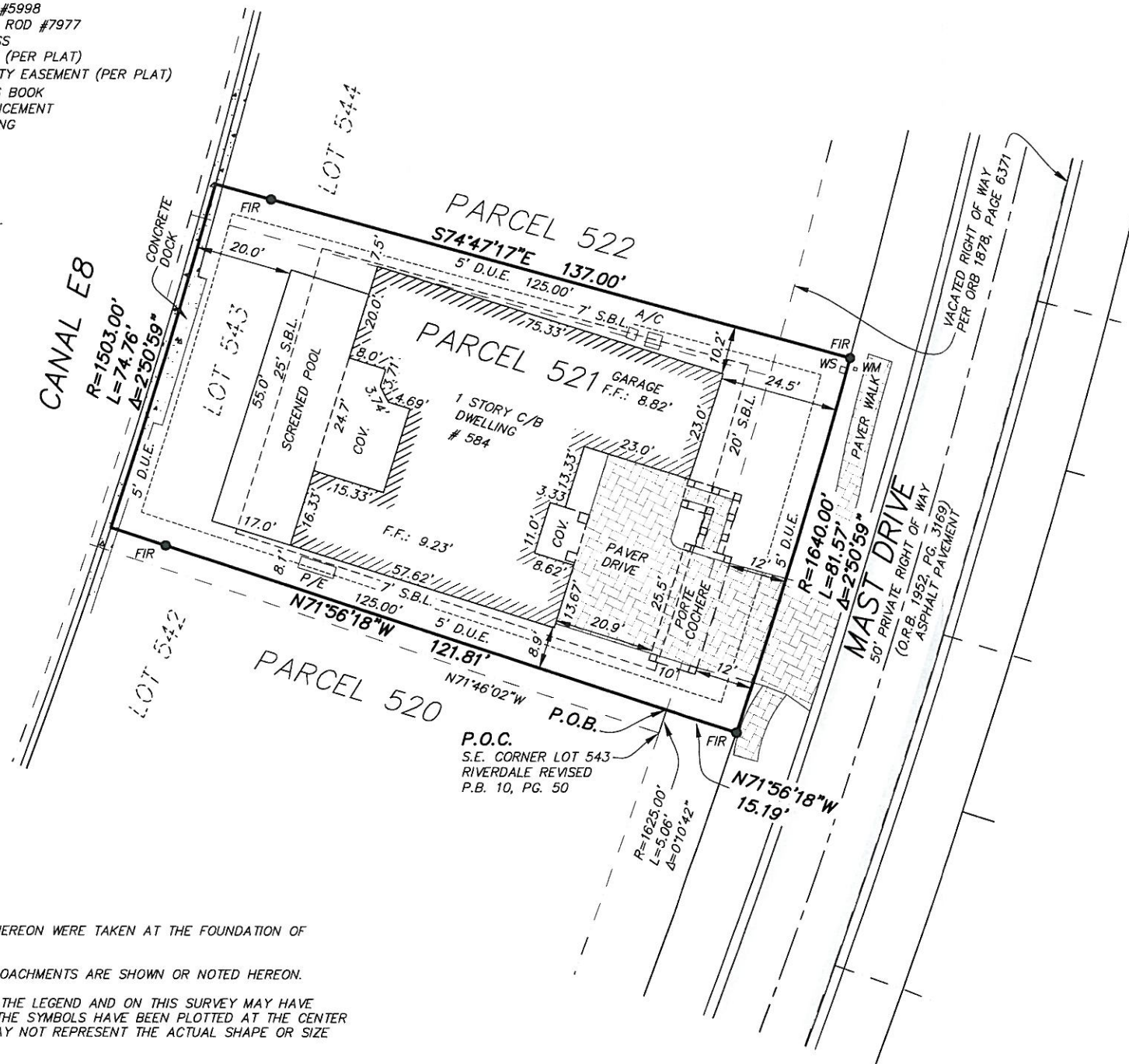




NORTH

ABBREVIATIONS:

SNL = SET NAIL & DISC #5998
FIR = FOUND 5/8" IRON ROD #7977
LB = LICENSED BUSINESS
U.E. = UTILITY EASEMENT (PER PLAT)
D.U.E. = DRAINAGE & UTILITY EASEMENT (PER PLAT)
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
Δ = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
I.D. = IDENTIFICATION
(D) = PER DESCRIPTION
(P) = PER RECORD PLAT
TOB = TOP OF BANK
ELEV. = ELEVATION
CONC. = CONCRETE
CB = CHORD BEARING
CH = CHORD DISTANCE
CONC. = CONCRETE
CC = CONCRETE CURB
F.F. = FINISH FLOOR
PW = PAVER WALK
SBL = SET BACK LINE



BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL 521

A PARCEL OF LAND LYING AND BEING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING A PART OF LOTS 543 AND 544 OF RIVERDALE REVISED, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND A PORTION OF THE VACATED RIGHT OF WAY OF MAST DRIVE OF SAID RIVERDALE REVISED SUBDIVISION REFERRED TO IN RESOLUTION NO. 03-42 RECORDED IN O.R. BOOK 1878, PAGE 6371, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 543 ON CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 71°46'02" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°10'42" AN ARC DISTANCE OF 5.06 FEET TO THE POINT OF BEGINNING AND A POINT OF NON-TANGENCY; THENCE TOWARDS THE RADIUS POINT OF THE NEXT DESCRIBED CURVE NORTH 71°56'18" WEST 121.81 FEET TO A POINT ON A 1503.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'59" AN ARC DISTANCE OF 74.76 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL TO THE NEXT AND LAST DESCRIBED CURVES SOUTH 74°47'17" EAST 137.00 FEET TO THE INTERSECTION WITH THAT CERTAIN RIGHT OF WAY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2135, PAGE 3478 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, BEING ON A 1640.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG AFOREMENTIONED CERTAIN RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°50'59" AN ARC DISTANCE OF 81.57 FEET; THENCE TOWARDS THE RADIUS POINT OF THE LAST DESCRIBED CURVE NORTH 71°56'18" WEST 15.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF BRADENTON, MANATEE COUNTY, FLORIDA AND CONTAINING 10,708 SQUARE FEET (0.246 ACRES) MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

LOT AREA = 10,708 SQ.FT.±

FLOOD INFORMATION:

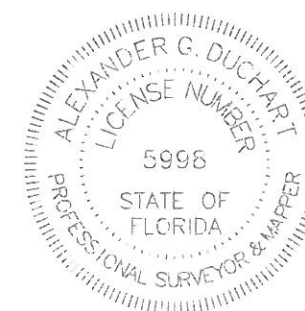
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NUMBER 12081-C-0169-E, DATED MARCH 17, 2014, THIS PROPERTY LIES IN ZONE 'AE'. ELEV.=7'

SURVEYOR'S NOTES:

1. BUILDING SETBACKS SHOWN HEREON WERE TAKEN AT THE FOUNDATION OF BUILDING.
2. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
5. THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN AND ARE RELATIVE TO THE NORTHERLY LINE OF PARCEL 521, BEARING SOUTH 74°47'17" EAST, AS SHOWN HEREON.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON LOCAL BENCHMARK ELEVATIONS AND ARE REFERRED TO NAVD 1988 DATUM.

CERTIFIED TO:

Gary Reardon
Theresa Reardon
Sun Coast Title Company
Old Republic National Title Insurance Company



"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALEXANDER DUCHART P.S.M."

SEPTEMBER 12, 2014 FINAL SURVEY
JUNE 10, 2014 FOUNDATION SURVEY
MAY 5, 2014 REVISED POOL SIZE
APRIL 4, 2014 REVISED FLOOD INFORMATION
MARCH 12, 2014

ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

ADDRESS: 584 MAST DRIVE, BRADENTON, FLORIDA

CLIENT MEDALLION	
JOB NO.	HARBOR
ACAD FILE	Lot 521 Harbour Walk
FIELD DATE	11-XX-13
CHECKED BY:	SD
DRAWN BY:	SD
FLD. BOOK:	AGD04-PG04
REVISIONS	DATE

"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID"

A.DUCHART LAND SURVEYING, INC.
2403 VERMONT AVENUE EAST
BRADENTON, FL 34208
aduchart@gmail.com
1-800-402-8768

- Boundary
- Construction
- Platting
- ALTA
- Topographic

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SCALE: 1" = 30'