



NOTES

- BEARINGS REFER TO THE SOUTHERLY LINE OF LOT 134 BEING S57°21'50"E PER PLAT.
- FLOOD ZONE "C" PER FIRM PANEL NO. 125144 0200 D REVISED 5-1-84. (SUBJECT TO VERIFICATION)
- UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
- SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD IF ANY.
- SURVEYED WITHOUT ABSTRACT OF TITLE.
- THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND.
- THIS SURVEY PREPARED FOR THE EXCLUSIVE USE OF THOSE PERSONS AND OR ENTITIES BEING NAMED AS CERTIFIED TO AS SHOWN ON SURVEY.

BOUNDARY SURVEY

(LEGAL DESCRIPTION AS CREATED)

LOT 134, MYAKKA VALLEY RANCHES UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12, 12A THROUGH 12D OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE SOUTHWESTERLY CORNER OF SAID LOT 134, BEING A POINT ON THE CENTERLINE OF SHEP'S ISLAND ROAD, THENCE ALONG THE WESTERLY LINE OF SAID LOT 134, N32°38'10"E 747.20 FEET; THENCE N66°59'17"E 160.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 134; THENCE ALONG THE EASTERLY LINE OF SAID LOT 134, S23°00'43"E 247.96 FEET; THENCE S32°38'10"W 739.37 FEET TO THE CENTERLINE OF SHEP'S ISLAND ROAD; THENCE ALONG SAID CENTERLINE N57°21'50"W 295.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- IRON ROD OR PIPE FOUND
- IRON ROD SET
- 5\8" #4780
- CONCRETE MONUMENT FOUND 4"x4"
- CONCRETE MONUMENT SET 4"x4" #4780
- P.R.M.- PERMANENT REFERENCE MONUMENT.
- P.C.P.- PERMANENT CONTROL POINT.
- P.O.L.- POINT ON LINE
- R\W- RIGHT-OF-WAY
- P.O.B.- POINT OF BEGINING
- (P)- PLAT
- (F)- FIELD
- (D)- DEED
- (R)- RADIAL
- (C)- CALCULATED
- (M)- MEASURED
- FND.- FOUND
- B.M.- BENCHMARK
- I.R.- IRON ROD
- I.P.- IRON PIPE
- N&D- NAIL AND DISK
- C\L- CENTERLINE
- CONC - CONCRETE

CERTIFICATION:

WE HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER OUR DIRECT SUPERVISION AND IS A TRUE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED HERON AND IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PROVIDED FOR IN CHAPTER 472, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:

RODNEY W. MCKINZIE
CERTIFICATE NO. LS4780

SCALE: 1"=120'

DATE: 02-17-2013

JOB NO. 13-1650

DRN BY: RMC

REVISIONS

RODNEY W. MCKINZIE, PSM

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