



SECTION 09-37S-22E
LOCATION MAP
(NOT TO SCALE)

MANATEE COUNTY PROPERTY APPRAISER'S LEGAL DESCRIPTION

FROM THE SE COR OF SEC 9, RUN N 89 DEG 46 MIN 00 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 1325.98 FT TO THE POB; TH N 89 DEG 46 MIN 00 SEC W, ALG THE S LN OF SD SEC 9, A DIST OF 1325.53 FT TO THE E LN OF THE E1/2 OF THE SW1/4 OF SD SEC 9; TH N 00 DEG 16 MIN 37 SEC E, ALG SD E LN, A DIST OF 2652.02 FT; TH N 89 DEG 35 MIN 34 SEC W, ALG THE N LN OF THE E1/2 OF THE SW1/4 OF SD SEC 9, A DIST OF 698.78 FT TO THE ELY MAINTAINED R/W LN OF SUGAR BOWL RD; TH N 19 DEG 52 MIN 06 SEC E, ALG SD ELY MAINTAINED R/W LN, A DIST OF 88.77 FT TO THE SLY MAINTAINED R/W LN OF CLAY GULLY RD; TH ELY ALG SD SLY MAINTAINED R/W LN THE FOLLOWING FIVE COURSES: S 82 DEG 39 MIN 27 SEC E, A DIST OF 499.89 FT; TH S 86 DEG 27 MIN 58 SEC E, A DIST OF 172.59 FT; TH S 89 DEG 20 MIN 05 SEC E, A DIST OF 1338.26 FT; TH S 74 DEG 42 MIN 40 SEC E, A DIST OF 730.83 FT; TH S 73 DEG 58 MIN 59 SEC E, A DIST OF 632.72 FT TO THE INTERSECTION WITH THE E LN OF SD SEC 9; TH S 00 DEG 17 MIN 50 SEC W, ALG THE E LN OF SD SEC 9, A DIST OF 970.64 FT TO THE NE COR OF THE SE1/4 OF THE SE1/4 OF SD SEC 9; TH N 89 DEG 40 MIN 47 SEC W, ALG THE N LN OF SD SE1/4 OF THE SE1/4, A DIST OF 1326.11 FT; TH S 00 DEG 17 MIN 31 SEC W, ALG THE W LN OF THE SE1/4 OF THE SE1/4 OF SD SEC 9, A DIST OF 1324 FT TO THE POB, CONT 116.797 AC, M/L (1478/760); LESS: THAT PORTION OF THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NE 1/4, LYING S. OF THE SLY MAINTAINED R/W LN OF CLAY GULLY RD, BEING MORE DESC AS FOL: FROM THE NE COR OF SD SEC 9; RUN S 00 DEG 17 MIN 50 SEC W, ALG THE E LN OF SD SEC 9, A DIST OF 2985.4 FT TO THE INT WITH THE SLY MAINTAINED R/W LN OF AFORESAID CLAY GULLY RD FOR A POB; TH CONT S 00 DEG 17 MIN 50 SEC W, ALG AFORESAID E LN, A DIST OF 970.64 FT TO THE SE COR OF THE NE1/4 OF THE SE1/4 OF AFORESAID SEC 9; TH N 89 DEG 40 MIN 47 SEC W, A DIST OF 1326.11 FT TO THE ("SE" REPLACE WITH "SW") COR OF SD NE1/4 OF THE SE1/4; TH N 00 DEG 46 MIN 31 SEC E, ALG THE W LN AND ITS NLY EXT OF SD NE1/4 OF THE SE1/4, A DIST OF 1330.62 FT TO AN INTERSEC WITH THE SLY MAINTAINED R/W LN OF AFORESAID CLAY GULLY RD; TH ALG SD SLY MAINTAINED R/W LN THE FOLLOWING TWO COURSES: RUN S 74 DEG 42 MIN 40 SEC E, A DIST OF 730.83 FT; TH S 73 DEG 58 MIN 59 SEC E, A DIST OF 632.72 FT TO THE POB, LESS MIN RTS AS DESC IN OR 1436/1259.

SURVEYOR'S REPORT

- This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
- This map is intended to be displayed at a scale of 1" = 200' or smaller.
- The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
- "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
- Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned Professional Surveyor and Mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey is valid as to the last date of field survey and not the signature date (if any).
- This survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.
- Bearings shown are assumed, a Bearing of N 89°44'34" W was used along the South line of Section 9-37S-22E.
- This survey prepared without the review of a Commitment for Title Insurance and may not show all encumbrances regarding the subject property..
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- This survey shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon.
- Gross land area is 3,566,518± square feet or 81.9± acres more or less.
- Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
- The property appears to lie in Flood Zones "AE" (Elev. 28.8) and "X" as scaled from the City of Sarasota Flood Insurance Rate Map No. 12115C0132E, dated 11/04/16. The base flood elevation should be verified by the local building department before any design or construction begins.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations and/or agreements.
- Wetland locations and other Jurisdictional areas were not a part of this survey.
- The Site Address is listed as 42110 Clay Gully Rd., Myakka City, FL. 34251

REVISED	NO.	BY	DATE	DESCRIPTION	REVISED	NO.	BY	DATE	DESCRIPTION
	1					6			
	2					7			
	3					8			
	4					9			
	5					10			

INITIALS	DATE
CREW CHIEF	DRH 11/11/19
DRAWN	PVR 11/12/19
CHECKED	FPL 11/13/19
FIELD BOOK	
FIELD DATE	11/11/19

PREPARED FOR:

PJ Callaghan Construction
3251 Morris Street North
St. Petersburg, FL. 33713



George F. Young, Inc.

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GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

F. Peter Lutz, Jr. PSM LS 5506

DATE

Manatee Parcel #110402054
Boundary Survey

SECTION 9, TOWNSHIP 37S., RANGE 22E.

JOB NO.
19004400LS

SHEET NO.
1 OF 1