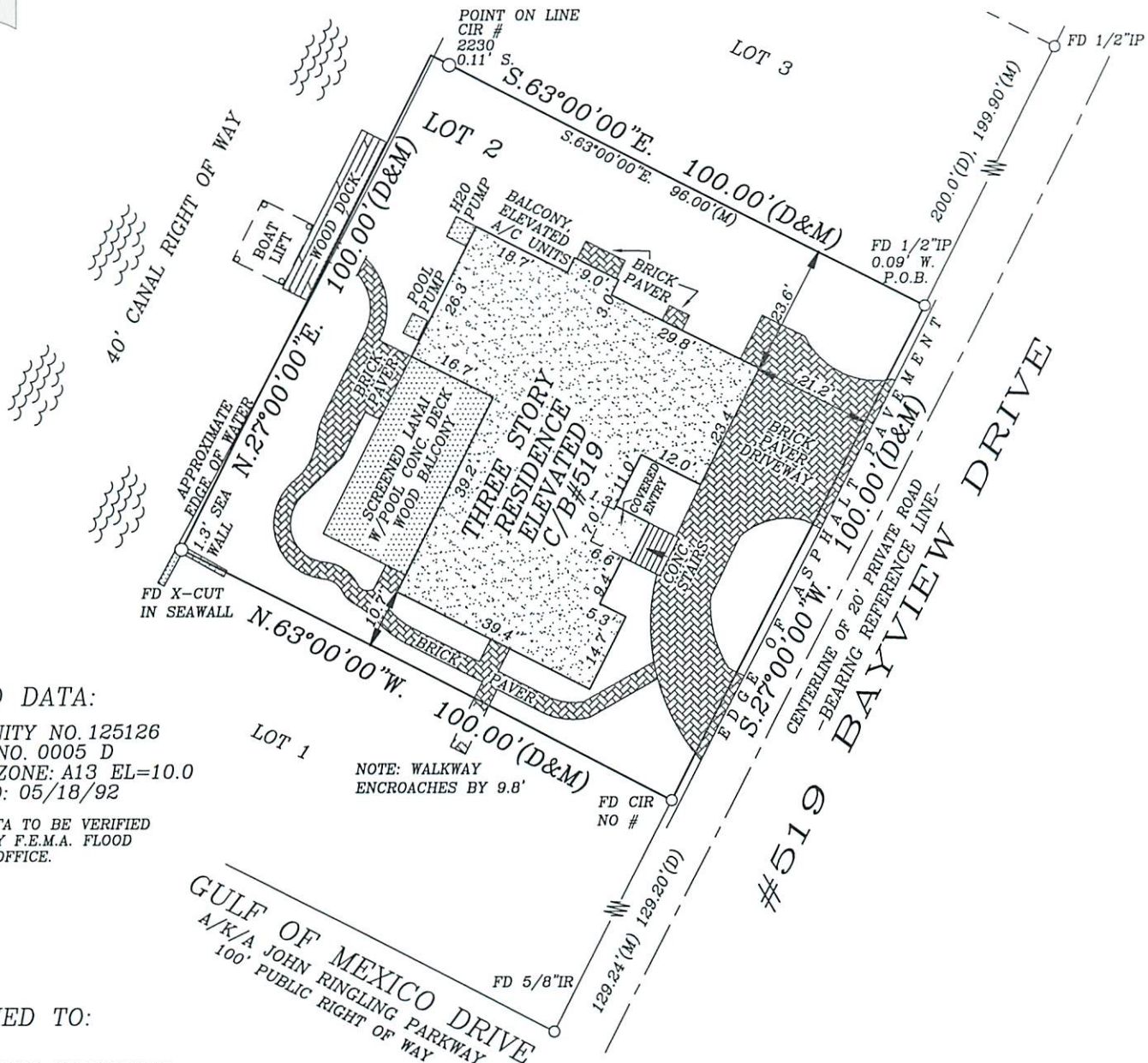


BOUNDARY SURVEY

IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 16 EAST
LONGBOAT KEY, MANATEE COUNTY, FLORIDA

SCALE: 1 INCH = 30 FEET



FLOOD DATA:

COMMUNITY NO. 125126
PANEL NO. 0005 D
FLOOD ZONE: A13 EL=10.0
REVISED: 05/18/92

FLOOD DATA TO BE VERIFIED
AT COUNTY F.E.M.A. FLOOD
CONTROL OFFICE.

NOTE: WALKWAY
ENCROACHES BY 9.8'

CERTIFIED TO:

GEOFFREY WEBSTER
VALERIE A. WEBSTER
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

NOTE: PLEASE NOTE THAT THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES WHOM IT HAS BEEN CERTIFIED TO, AND NO OTHER PARTY MAY RELY UPON IT. RED STAKE SURVEYORS, INC. SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR THIS SURVEY TO ANY PARTY NOT NAMED IN THE CERTIFICATION ON THIS SURVEY.

NOTE: THIS BOUNDARY SURVEY WAS PREPARED BASED ON THE INFORMATION PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO., COMMITMENT #08073085, ISSUED BY ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

LEGAL DESCRIPTION:

LOT 2 OF UNRECORDED PLAT OF BAY VIEW ESTATES, BEING A PART OF LOTS 9B, 10B AND 11B, SLEEPY LAGOON ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AS PER PLAT OF SAID BAY VIEW ESTATES RECORDED IN DEED BOOK 291, PAGE 99 OF SAID RECORDS.

ABBREVIATIONS:

- A ARC LENGTH
- A/C AIR CONDITIONER
- BM BENCH MARK
- C CALCULATED
- CIR CAPPED IRON ROD
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- C/B CONCRETE BLOCK
- CM CONCRETE MONUMENT
- CONC CONCRETE
- D DEED
- DH DRILL HOLE
- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- LB LICENSED FOR BUSINESS
- M MEASURED
- MHW MEAN HIGH WATER
- N/D NAIL & DISK
- P PLAT
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PRC POINT OF RESERVE CURVE
- PT POINT OF TANGENCY
- R RADIUS
- RLS REGISTERED LAND SURVEYOR
- RP RADIUS POINT
- R/W RIGHT OF WAY
- TBM TEMPORARY BENCH MARK
- WF WOOD FENCE

* RED STAKE SURVEYORS, INC. *

ROBERT G. BRUCE - 7123 PROCTOR RD. SARASOTA, FL 34241 • PHONE (941) 923-9997 • FAX (941) 925-8684

CLIENT: GEOFFREY & VALERIE A. WEBSTER
DATE OF SURVEY: 04/03/99
FILE NUMBER: 99030416
DRAWN BY: DMI
REVISIONS: UPDATE 07/25/2008

NOTES:
"SET CIR" IS 5/8" DIAMETER IRON ROD WITH RED PLASTIC SURVEYORS CAP. DISTANCES FROM HOUSE CORNERS TO PROPERTY LINE AT RIGHT ANGLES TO THE PROPERTY LINE. UNDERGROUND UTILITIES AND THEIR ENCROACHMENTS HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. EXISTING ELEVATIONS SHOWN IN ELLIPSES ARE RELATED TO N.G.V.D.

CERTIFICATE OF SURVEYOR: I hereby certify that this record of survey represents a Boundary Survey of the property as shown and described hereon. Also that the survey was recently performed under my direction and that it is true and correct to the best of knowledge and belief. I also certify that it meets the Minimum Technical Standards for Land Surveying in the State of Florida, as described in Chapter 61G17, Florida Administrative Code. This Survey not valid unless sealed with Surveyors embossed seal.

Robert G. Bruce 07/28/2008
ROBERT G. BRUCE, P.S.&M. #4519 DATE