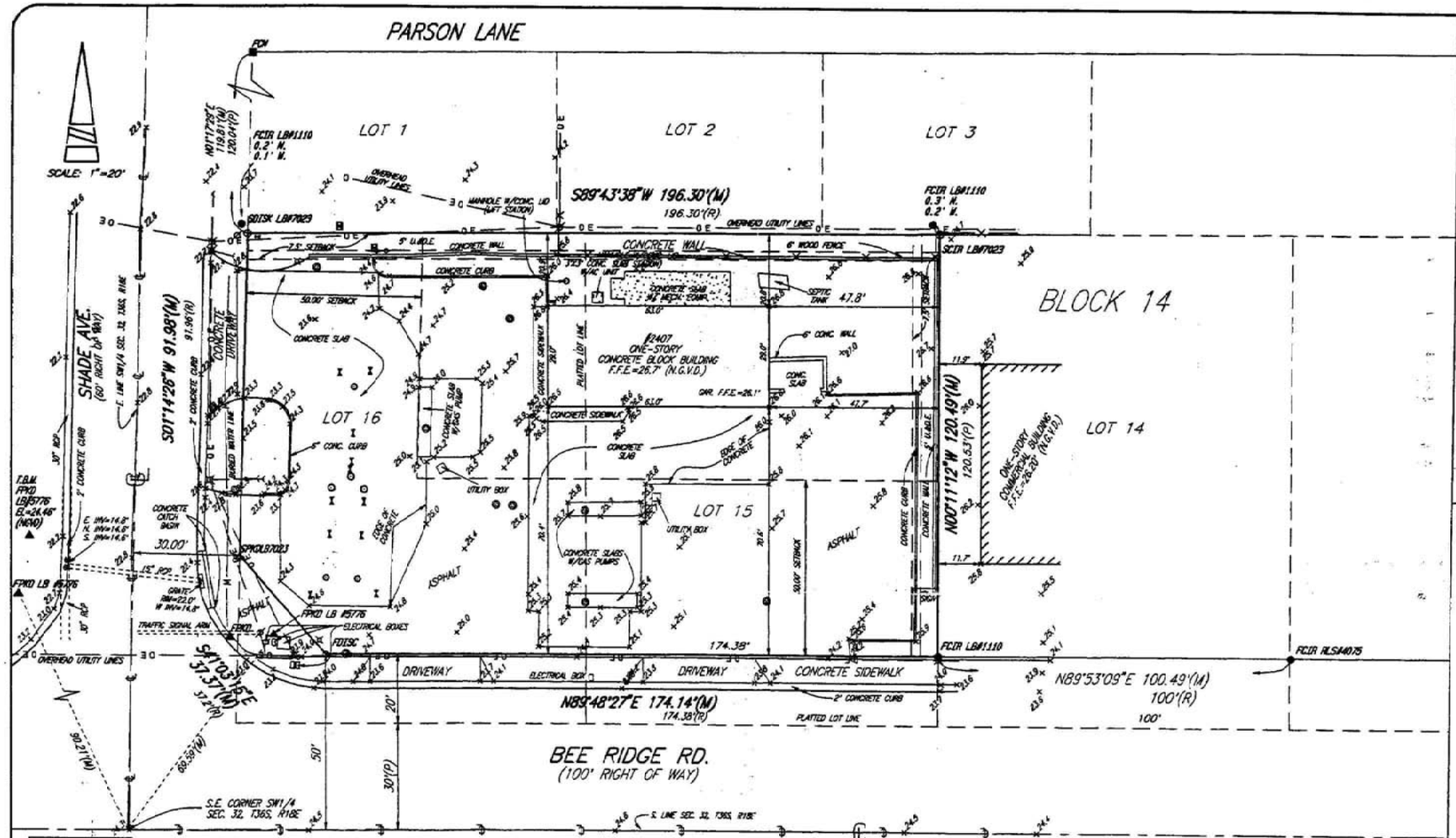

SYMBOL LEGEND:

- = SET 5/8" CAPPED IRON ROD LABELED LB #7023
- = SET NAIL AND DISK
- = FOUND IRON ROD OR PIPE
- = FOUND CONCRETE MONUMENT
- = FOUND NAIL & DISK
- = NOT TO SCALE
- = UTILITY POLE (UP)
- = WATER METER (WM)
- = SEWER CLEAN OUT (CO)
- = GUY BOX
- = LIGHT POLE (LP)
- = TELEPHONE BOX
- = FOUND CROSS CUT
- = BACKFLOW PREVENTER
- = FIRE HYDRANT
- = BURIED CABLE TELEVISION
- = VALVE
- = GUY WIRE
- = FOUND CROSS CUT
- = MONITORING WELL
- = MANHOLE OR LTDS
- = LIGHT POLE

ABBREVIATION LEGEND:

P.I.D.#= PARCEL IDENTIFICATION NUMBER
ORB= OFFICIAL RECORD BOOK
P.B.= PLAT BOOK
P.C.= POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
PG.= PAGE
PLS= PROFESSIONAL LAND SURVEYOR
POB= POINT OF BEGINNING
POC= POINT OF COMMENCEMENT
P.C.P.= PERMANENT CONTROL POINT
P.R.M.= PERMANENT REFERENCE MONUMENT
PSM= PROFESSIONAL SURVEYOR & MAPPER
R/W= RIGHT OF WAY
SCIR= SET CAPPED IRON ROD
SCM= SET CONCRETE MONUMENT
SND= SET NAIL & DISK
(R)= RECORD
SEC= SECTION
TSP= TOWNSHIP
RGE= RANGE
PT= POINT
D.N.R.= DEPARTMENT OF NATURAL RESOURCES
DOC.= DOCUMENT
(D)= DEED CALL
N/F= NOW OR FORMERLY
PSM= PROFESSIONAL SURVEYOR & MAPPER
SPIKE= SET "PK" NAIL & DISK
FFE= FINISHED FLOOR ELEVATION
D.& U.E.=DRAINAGE & UTILITY EASEMENT
C.L.F.= CHAIN LINK FENCE
(D)= DEED
(M)= FIELD MEASURED
(P)= RECORD PLAT
DOC= DOCUMENT
FIPM= FOUND IRON PIPE
FCIR= FOUND CAPPED IRON ROD
FCM= FOUND CONCRETE MONUMENT
FND= FOUND NAIL & DISK
FX= FOUND CROSS CUT
N.L.= NOT LEGIBLE
NO#= NON-RADIAL
NTS= NOT TO SCALE
NO= NUMBER
OHW= OVERHEAD WIRES
CBS= CONCRETE BLOCK STRUCTURE
(C)=CALCULATED
FDISK= FOUND DISK

LEGAL DESCRIPTION

ALL OF LOTS 15 & 16, BLOCK 14, SOUTH GATE, UNIT 5, LESS STATE ROAD RIGHT OF WAY, AND LESS ROAD RIGHT OF WAY CONVEYED TO SARASOTA COUNTY BY WARRANTY DEED RECORDED IN O.R. BOOK 1708, PAGE 475, OF SAID RECORDS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SURVEYORS NOTES

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN PREPARED WITH A REVIEW OF COMMITMENT FOR TITLE INSURANCE BY TICOR TITLE INSURANCE COMPANY, COMMITMENT #4045-04-13717 DATED SEPTEMBER 14,2004.
2. UNDERGROUND FACILITIES, INCLUDING FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY EXCEPT AS SHOWN.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT BEARING FOR THE EASTERLY RIGHT OF WAY LINE OF SHADE AVENUE BEING N1°14'26"E.
4. WELL DEFINED FEATURES IN THIS SURVEY HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL ACCURACY OF 0.1TO FEET.
5. THE STATED INTENDED PURPOSE OF THIS SURVEY IS TO SATISFY A REAL PROPERTY TRANSFER (OR REFINANCING) TITLE INSURANCE REQUIREMENT.
6. DIMENSIONAL TIES TO IMPROVEMENTS ADJACENT TO THE PARCEL BOUNDARIES ARE LABELED TO THE SIDE OF THE LINE THAT THE IMPROVEMENT EXISTS. OWNERSHIP OF THESE IMPROVEMENTS ARE NOT ABSTRACTED AS PART OF THIS SURVEY.
7. ELEVATIONS ARE BASED ON SARASOTA COUNTY BENCHMARK #57A, PUBLISHED ELEV= 25.18' (NGVD).

CERTIFIED TO:

1. KMS, II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. TICOR TITLE INSURANCE COMPANY
3. DUNLAP & MORAN, P.A.

NO CERTIFICATION IS IMPLIED OR GIVEN TO ANY OTHER PERSON OR ENTITIES OTHER THAN THE ABOVE LISTED.

CERTIFICATION:

I, HEREBY CERTIFY THAT THIS BOUNDARY & TOPOGRAPHIC SURVEY, AS RECENTLY PERFORMED UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY CHAPTER 61G17.7 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

10/12/2004
DATE

JOHN F. ECKERT, PSM # 5085
MARK E. BASSETT, PSM #4394

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

BOUNDARY & TOPOGRAPHIC SURVEY

2407 BEE RIDGE ROAD
SARASOTA, FLORIDA 34239

MARK E. BASSETT
LAND SURVEYING & MAPPING INC.
LB # 7025
1899 PORTER LAKE DRIVE, UNIT #105
SARASOTA, FL 34240
PHONE(941) 378-8440 FAX:(941) 378-8442

REVISIONS	DATE
ADDED TOPOGRAPHIC INFORMATION - TJP	10/14/04

DATE 9/28/2004
DWN BY TJP
CHK BY MEB
SCALE 1"=20'
PROJECT NO
2004-249