LEGEND

AC	=	ACRE
℄	=	BASELINE
CB	=	CHORD BEARING
COM.	=	COMMERCIAL
CONC.	=	CONCRETE
COR.	=	CORNER
℄	=	CENTERLINE
(C)	=	CALCULATED
C.B.	=	CONDOMINIUM BOOK
C.M.	=	CONCRETE MONUMENT
C.R.	=	COUNTY ROAD
C.U.P.	=	CONCRETE UTILITY POLE
D	=	DEGREE
(D)	=	DEED
D/W	=	DRIVEWAY
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
EP	=	EDGE OF ASPHALT PAVEMENT
EXIST.	=	EXISTING
ESMT	=	EASEMENT
E.D.E.	=	EXISTING DRAINAGE EASEMENT
Δ	=	CURVE DELTA ANGLE
FND.	=	FOUND
(F)	=	FIELD
F.P.	=	FINANCIAL PROJECT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
I.P.	=	IRON PIPE
I.R.C.	=	IRON ROD AND CAP
L	=	LENGTH OF CURVE
LB	=	LICENSED BUSINESS
LT.	=	LEFT
L/A	=	LIMITED ACCESS
L.O.C.	=	LIMITS OF CONSTRUCTION
M.D.	=	MAG NAIL AND DISK
MAINT.	=	MAINTENANCE
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N&D	=	NAIL & DISK
N.T.S.	=	NOT TO SCALE
N.V.A.L.	=	NON VEHICULAR ACCESS LINE
OE	=	OVERHEAD UTILITIES
OR	=	OFFICIAL RECORD
O.R.B.	=	OFFICIAL RECORD BOOK
PG	=	PAGE
PK	=	PARKER KALON
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
℄	=	PROPERTY LINE
(P)	=	PLAT
P.B.	=	PLAT BOOK
P.C.	=	POINT OF CURVE
P.C.C.	=	POINT OF COMPOUND CURVE
P.I.	=	POINT OF INTERSECTION
P.K.D.	=	PARKER KALON NAIL AND DISK
P.O.C.	=	POINT ON CURVE
P.O.T.	=	POINT ON TANGENT
P.R.C.	=	POINT OF REVERSE CURVE
P.T.	=	POINT OF TANGENCY
R	=	RADIUS
RES.	=	RESIDENCE
RGE.	=	RANGE
RT.	=	RIGHT
R/W	=	RIGHT OF WAY
S/W		SIDEWALK
SEC.	=	SECTION
SF	=	SQUARE FEET
S.R.	=	STATE ROAD
SRD	=	STATE ROAD DEPARTMENT
STA.	=	STATION NUMBER
T	=	TANGENT
TWP.	=	TOWNSHIP
T.B.	=	TANGENT BEARING
T.I.I.T.F.	=	TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
U.E.	=	UTILITY EASEMENT
W.U.P.	=	WOOD UTILITY POLE

GENERAL NOTES

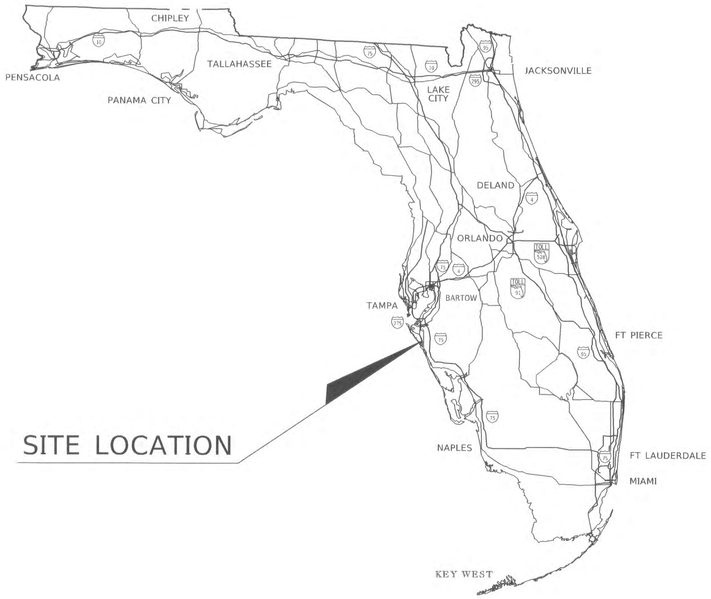
1. THIS RIGHT OF WAY MAP IS SUPPORTED BY A BOUNDARY SURVEY DATED AUGUST 3, 2015 FOR STATE ROAD 45 (U.S. 41), SARASOTA COUNTY, FLORIDA AND PREPARED UNDER THE RESPONSIBLE CHARGE OF EDWARD P. CONNOLLY, JR., FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, NUMBER 6911. CERTIFIED COPIES OF SAID BOUNDARY SURVEY IN SECTION 17020-000 (FP#4313111) ARE FILED OF RECORD IN THE DISTRICT ONE HEADQUARTERS OFFICE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, LOCATED IN BARTOW, FLORIDA.
2. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE FLORIDA STATE PLANE COOORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2007 ADJUSTMENT.
3. PROPERTY BOUNDARIES DETERMINED FROM CERTIFIED SURVEYS, PLATS OF RECORD AND RECORD TITLE. ALL REFERENCED OFFICIAL RECORDS AND PLATS ARE RECORDED IN THE COUNTY OF PROJECT LOCATION UNLESS OTHERWISE NOTED.
4. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
6. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS MAP. ALL BEARINGS AND DISTANCES HAVE BEEN ROUNDED TO THE NEAREST SECOND AND HUNDREDTH OF A FOOT RESPECTIVELY.
7. THIS RIGHT OF WAY MAP WAS PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, ACQUISITION DOCUMENTS, MONUMENTATION, PROPERTY MANAGEMENT AND AS AND AID IN THE APPRAISAL OF RIGHT OF WAY REQUIRED FOR THE DEPICTED TRANSPORTATION FACILITIES.

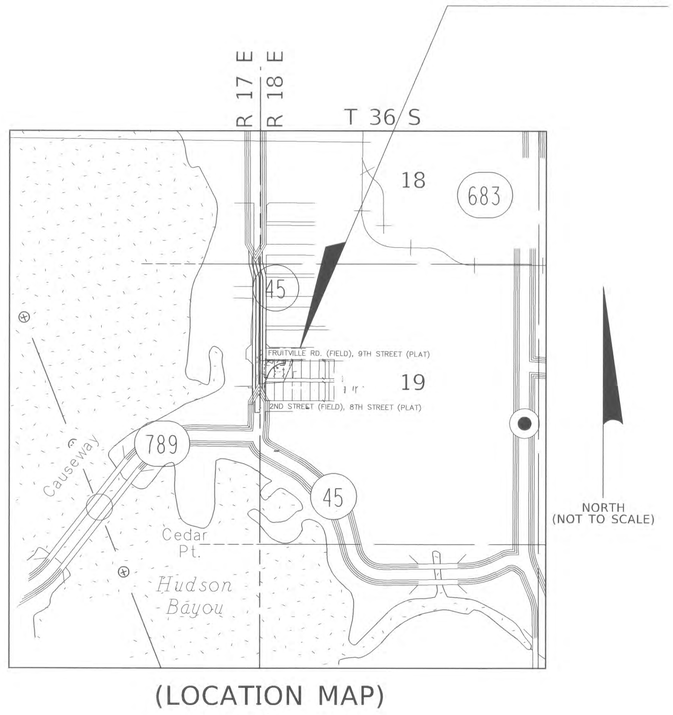
STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP
STATE ROAD 45 (U.S. 41)

ROADWAY ID NO. 17020-000
FA PROJECT NO.: N/A
FINANCIAL PROJECT NO. 4313111
SARASOTA COUNTY, FLORIDA





(LOCATION MAP)

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	DETAIL SHEET
3	TABLE OF OWNERSHIPS

PARCEL NUMBER IDENTIFICATION	TYPE USE
100-699	DEEDS OF ALL TYPES
700-799	TEMPORARY EASEMENTS
800-899	PERPETUAL EASEMENTS
900-999	LICENSE AGREEMENTS

THIS MAP IS NOT A SURVEY

COVER SHEET

S.R. 45 / U.S. 41 AT FRUITVILLE ROAD

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY: [signature] DATE: 08-27-2015
FOR DISTRICT SECRETARY

REVISION	BY	DATE	REVISION	BY	DATE

	BY	DATE
PRELIM	JEM	08/19/15
FINAL	JEM	08/19/15
CHECKED	D.S.Q.A.	08/19/15

FED. PROJ. N/A — SECTION 17020-000

STATE ROAD NO. 45 (U.S. 41) — SARASOTA COUNTY

MAPS PREPARED BY: DISTRICT 1

DATA SOURCE: FIELD BOOK NO. 502910

SCALE:

F.P. NO. 4313111 — SHEET 1

SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST

NORTH

0 10 20 40

Scale: 1" = 20'

INSET "B"

NINTH ST. (P)
FRUITVILLE RD. (F)
60' R/W (P)
67' ASPHALT PAVEMENT

ORIGINAL BLOCK LINE

1"=10'

NORTH

8.00' (D)

0.7' SW

9.00' (D)

M.D.

L4

10.1'

OVERHANG

12.5'

PORCH

OVERHANG

L1

12.9'

NINTH ST. (P)
FRUITVILLE RD. (F)
60' R/W (P)
+67' ASPHALT PAVEMENT

SEE INSET "A" THIS SHEET

SEE INSET "B" THIS SHEET

61.69'

61.90'

NW CORNER LOT 1, BLOCK 18

BLOCK LINE (P.B. A, PG. 29)

S 89°48'47" E
150.00'(C)

109.86'

+93.60
50.14'

L4

L3

20.73'(C)
S00°15'50"W

1.5' WATER METER TO ℄

EXISTING CITY OF FT. MYERS R/W LINE PER O.R.B. 2059 PG. 2402

05+73.63
30.14'

STA. 05+81.05
140.00' RT.

R/W LINE
O.R.B. 2059, PG. 2402
THE S LINE OF THE N 8' OF LOTS 1, 3, & 5 (D)

OVERHANG

2 STORY WOOD FRAME BUILDING
3' OVERHANG AND COVERED PORCH
"HARRIS LAW GROUP - INJURY ATTORNEY"

106.16'(C)
2.2' N'LY
2.0' W'LY
A/C UNITS

6' WOOD FENCE

WOOD STAIRS

OVERHANG

6.6' FENCE TO ℄

13.1' BUILDING TO ℄

6.8' STAIRS TO ℄

4.7'

4.3'

ASPHALT PARKING AREA

S00°15'58"W

106.16'(C)

EXISTING R/W PER P.B. A, PG. 29

CONC. CURB

CONC. DRAINAGE STRUCTURE

±54' ASPHALT PAVEMENT

N00°15'58"E 106.16'(C)

L2

0.2' EDGE OF S/W TO ℄

CONC. VALLEY CURB EP

9.15'(C)

R/W LINE

Δ = 80° 45' 21" (LT)
L = 143.76'(C)
R = 102.00'(C)
C.B. = S 49° 54' 38" W

100

1

3

18

5

7

9

11

13, 15, 17, 19 & 21

23

MARQUEE EN VILLE
C.B. 38, PG. 47
RECORDED JANUARY 5, 2006

28' (C.B.)

COCOANUT AVE. (P)(F)
60' R/W (P)

0.3' BACK OF CURB TO ℄

+95.42
30.14'

SW CORNER OF LOT 1, BLOCK 18

N 89°48'47" W
150.00'

0.2' BACK OF CURB TO ℄

I.R.C.

20.00' (C)

20' (P)

I.R.C. 5/8"
"LB 4661"

20.00' (C)

20' (P)

+75.46
30.14'

I.R. 5/8"
NO ID.

N 89°48'47" W
571.58' (F)

TOWN OF SARASOTA
(ALSO KNOWN AS PLAT OF SARASOTA)
P.B. A, PG. 29 (SARASOTA COUNTY)
P.B. 1, PAGE 21 (MANATEE COUNTY)
RECORDED JULY 27, 1886

2

4

6

8

10

12

14, 16, 18, 20 & 22

24

N 00°15'58" E
105.00'(F)

S 89°48'47" E
150.00' (F)

+70.55
30.13'

F.M.D.
LB 7009"

I.R.C. 5/8"
LB 7009"

EIGHTH ST. (P)
2ND ST. (F)
60' R/W (P)
±27' ASPHALT PAVEMENT

P.O.T. STA. 00+00.00
P.K.D. "LB 7917"

06+00

05+00

04+00

BANANA AVE (P)
N. TAMIAMI TRL. (F)

SURVEY BASELINE
S.R. 45 (U.S. 41)
N 00°15'50" E
BASIS OF BEARING

INSET "A"

NINTH ST. (P)
FRUITVILLE RD. (F)
60' R/W (P)
67' ASPHALT PAVEMENT

ORIGINAL BLOCK LINE

NORTH

1"=10'

06+00

20.00' (D)

8.00' (D)

+93.60
50.14'

28.00' (D)

0.7' EDGE OF S/W TO ℄

0.4' EDGE OF S/W

L4

ORIGINAL BLOCK LINE

L3

2' EDGE OF S/W TO ℄

R/W LINE
O.R.B. 2059,
PG. 2402

P.K.D.

13.3'

0.3'

2.3'

2.7'

L2

9"

BANANA AVE (P)
N. TAMIAMI TRL. (F)
±54' ASPHALT PAVEMENT

SURVEY BASELINE
S.R. 45 (U.S. 41)
N 00°15'50" E
BASIS OF BEARING

LINE TABLE

L1	S00°15'58"W	98.16'
L2	N00°15'58"E	78.17'
L3	N45°14'04"E	28.30'
L4	S89°48'47"E	130.00'

LEGEND OF SYMBOLOGY:

- 36" METAL POLE ON 48" CONC. BASE W/ PEDESTRIAN CROSS SIGN; #17M103
- AIR CONDITIONING UNIT
- 18 — BLOCK NUMBER
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- STORM MANHOLE
- WATER METER
- WATER VALVE COVER
- UNKNOWN UTILITY VALVE COVER
- UTILITY POLE, AS DESCRIBED
- 2.0'X1.5' WIRE PULL BOX
- BOUNDARY LINE
- LOT / BLOCK LINE
- ORIGINAL LOT / BLOCK LINE
- OE — OVERHEAD UTILITIES
- EXISTING RIGHT OF WAY LINE

THIS MAP IS NOT A SURVEY

DETAIL SHEET

S.R. 45 / U.S. 41 AT FRUITVILLE ROAD

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE		BY	DATE	FED. PROJ. N/A	SECTION 17020-000	MAPS PREPARED BY: DISTRICT 1	DATA SOURCE: SEE SHEET 1
		FOR DISTRICT SECRETARY								PRELIM	JEM	08/19/15				SCALE: 1"=20'
										FINAL	JEM	08/19/15	STATE ROAD NO. 45 (U.S. 41)	SARASOTA COUNTY	F.P. NO. 4313111	SHEET 2
										CHECKED	D.S.Q.A.	08/19/15				

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS LEFT	REMAINDERS RIGHT	COMMENTS	RECORDING DATA	REVISIONS REVISION	BY	DATE
100	2	CITY OF SARASOTA	5,163 S.F.	-	10,762 S.F.		INSTR# 2015154578			

LEGEND

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY [signature] DATE 08-27-2015 FOR DISTRICT SECRETARY	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE		BY	DATE
		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS	PRELIM	JEM	08/19/15
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	FINAL	JEM	08/19/15
						CHECKED	D.S.Q.A.	08/19/15

FED. PROJ. ID. N/A — SECTION 17020-000

STATE ROAD NO. 45 (U.S. 41) — SARASOTA COUNTY

MAPS PREPARED BY: DISTRICT 1

DATA SOURCE: SEE SHEET 1

SCALE: N/A

F.P. NO. 4313111

SHEET 3

TABLE OF OWNERSHIPS

U.S. 41 / S.R. 45 AT FRUITVILLE ROAD

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS LEFT	REMAINDERS RIGHT	COMMENTS	RECORDING DATA
100	2	[redacted]	5,163 S.F.	-	10,762 S.F.		

REVISIONS	BY	DATE

LEGEND

PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE
100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS
700-799	TEMPORARY EASEMENTS	900-999	LICENSE

	BY	DATE
PRELIM	JEM	08/19/15
FINAL	JEM	08/19/15
CHECKED	D.S.Q.A.	08/19/15

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY: [signature] DATE: 02-27-2015
FOR DISTRICT SECRETARY

FED. PROJ. ID. N/A | SECTION 17020-000
STATE ROAD NO. 45 (U.S. 41) | SARASOTA COUNTY

MAPS PREPARED BY: DISTRICT 1
DATA SOURCE: SEE SHEET 1
SCALE: N/A

F.P. NO. 4313111 | SHEET 3

TABLE OF OWNERSHIPS
U.S. 41 / S.R. 45 AT FRUITVILLE ROAD