

Boundary Survey

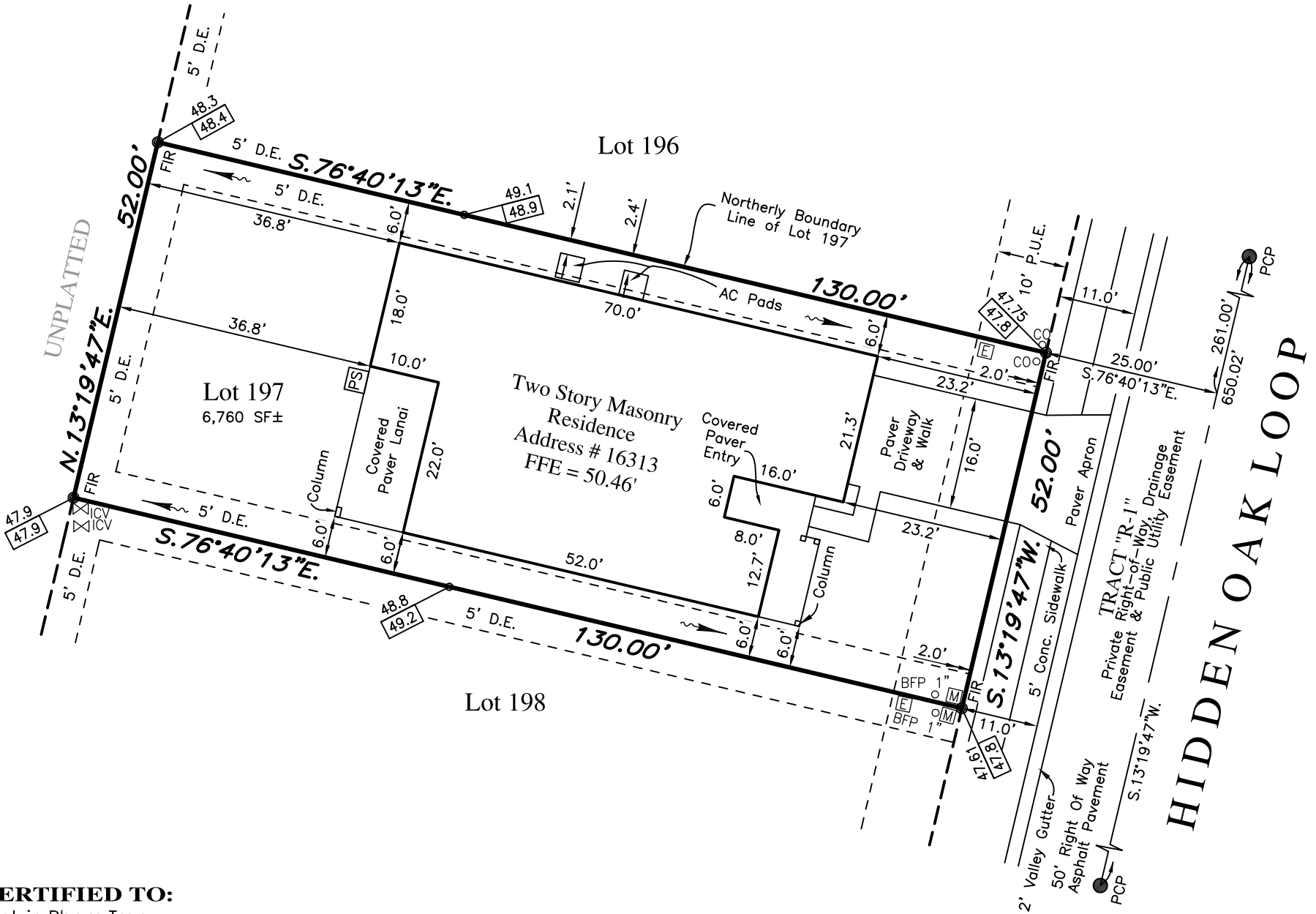
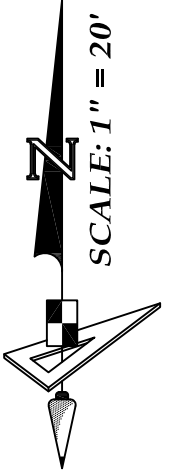
SAPPHIRE POINT PHASE IIIA

(P.B. 71, Pgs. 172 through 175)

Building Setbacks

Setbacks: Per "Preliminary Construction" Plans,
BY Heidt Design.
Front = 23' Front-Loaded Garage/20' Side Garages
Rear = 15' (Structure)
Rear = 5' (Pool/Patio)
Side = 6'/5'(Pool/Patio)
Max Height = 35'

Bearings are based on the
Southerly boundary of Lot 197, said
line bears N.76°40'13"W., per plat.



CERTIFIED TO:

Calvin Pham Tran
Karyna Nadine Scott Tran
Pulte Mortgage, LLC
PGP Title of Florida, Inc.
Premier Land Title Insurance Company

PCP-Permanent Control Point
No monument found or
recovered at time of survey
and the PCP location shown
hereon is for informational
purposes only, unless
otherwise noted.

LOMR-F / Flood Zone Note:
A portion of this Lot has been removed from
the Special Flood Hazard Area by Letter of
Map Revision based on Fill (LOMR-F) dated
October 7, 2021, Case No.: 21-04-5428A
issued by the Federal Emergency Management
Agency and the residence shown hereon is
now in Flood Zone X (unshaded).

LEGEND

LB - Licensed Business	A/C - Air Conditioner
O.R. - Official Records Book	SF - Square Feet
P.B. - Plat Book	FFE - Finish Floor Elevation
Pg. - Page	WM - Water Meter
P.K. - Parker Kalon Nail	WV - Water Valve
SIR - Set 1/2" Iron Rod LB7768	FD - Fire Hydrant
SMND - Set Mag Nail & Disk LB7768	RWM - Reclaimed Water Meter
FIR - Found 1/2" Iron Rod LB7768	RWD - Reclaimed Water Valve
FIP - Found 1/2" Iron Pipe LB7768	CB - Cable Box
FPKD - Found P.K. Nail & Disk LB7768	TE - Telephone Box
FMND - Found Mag Nail & Disk LB7768	EB - Electric Box
FCM - Found 4"x4" Concrete Monument PRM LB7768	UP - Utility Pole
PRM - Permanent Reference Monument	GP - Guy Pole
PCP - Permanent Control Point	LA - Light Pole
NCS - No Corner Set (Under Construction)	GA - Guy Anchor
ADUSSD - Access/Drainage/Utilities/Sidewalk /Sight Distance Easement	OU - Overhead Utilities
P.U.E. - Public Utility Easement	SSM - Storm Sewer Manhole
U.E. - Utility Easement	SSM - Sanitary Sewer Manhole
D.E. - Drainage Easement	EHH - Electric Handhole
I.E. - Irrigation Easement	CO - Clean Out
L.M.E. - Lake Maintenance Easement	ICV - Irrigation Control Valve
C.E. - Conservation Easement	Sign
A.E. - Access Easement	G - Gas Valve
D.U.E. - Drainage & Utility Easement	GM - Gas Meter
L.W.A. - Landscape and Wall Area	BO - Blow-off Valve
L.W.R.S.D. - Lakewood Ranch Stewardship District	BFP - Backflow Preventer
S.W.E. - Sidewalk Easement	CI - Curb Inlet
Elev. - Elevation	GTI - Grate Top Inlet
Conc. - Concrete	RCP - Reinforced Conc. Pipe
PS - Paver Stoop	PVC - Polyvinyl Chloride
SW - Sidewalk	DFD - Drainage Flow Direction
BSL - Building Setback Line	10.0 - Proposed Design Grade
R/W - Right of Way	10.2 - As-Built/Existing Grade
	+10.2 - Existing Grade

SURVEYOR'S NOTES:

- This survey is prepared without the benefit of title or abstract information.
 - This survey is subject to matters shown on the plat of SAPPHIRE POINT PHASE IIIA. Other conditions and restrictions may be found in the public records of Manatee County, Florida.
 - Elevations shown hereon are in feet and are referenced to the North American Vertical Datum of 1988 (NAVD88).
 - This survey is limited to above ground visible improvements and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
 - Bearings and Distances shown hereon are Survey and Plat Measurements, unless noted otherwise.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - The Map Accuracy for this Survey meets or exceeds the requirements of 5J-17-051-3b15.
 - This map is intended to be displayed at a scale of 1/20 or smaller.
- Last Date of Field Survey: 10/31/2023
- I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A 3RD PARTY VERIFIED AND UNIQUE ELECTRONIC SIGNATURE CONTROLLED BY THE SIGNING SURVEYOR. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES

Prepared For: PULTE GROUP

DESCRIPTION

Lot 197, SAPPHIRE POINT PHASE IIIA as recorded in Plat Book 71, Pages 172 through 175, inclusive, of the Public Records of Manatee County, Florida.

FLOOD ZONE INFORMATION

Community No.: 120153	Panel No.: 0345	Suffix: E	Date: 03/17/2014
Flood Zone(s): X	Base Flood Elev: See LOMR-F Note		
FEMA Flood Insurance Rate Map Number: 12081C0345E			

PROJECT: SAPPHIRE POINT		
PHASE: PHASE IIIA		
DRAWN: MES	DATE: 03/02/2023	CHECKED BY: SB
P.CHIEF: JB	FIELD BOOK: 88-2023 PG # 26	

DATA FILE: FINAL-197-JB-SP

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REVISIONS

DATE	Description	Dwn.	Ck'd	P.C.
04/20/2023	Foundation	DSW	EWV	JB
11/03/2023	Final	TMW	EWV	JB
11/10/2023	Certification	MES	EWV	~