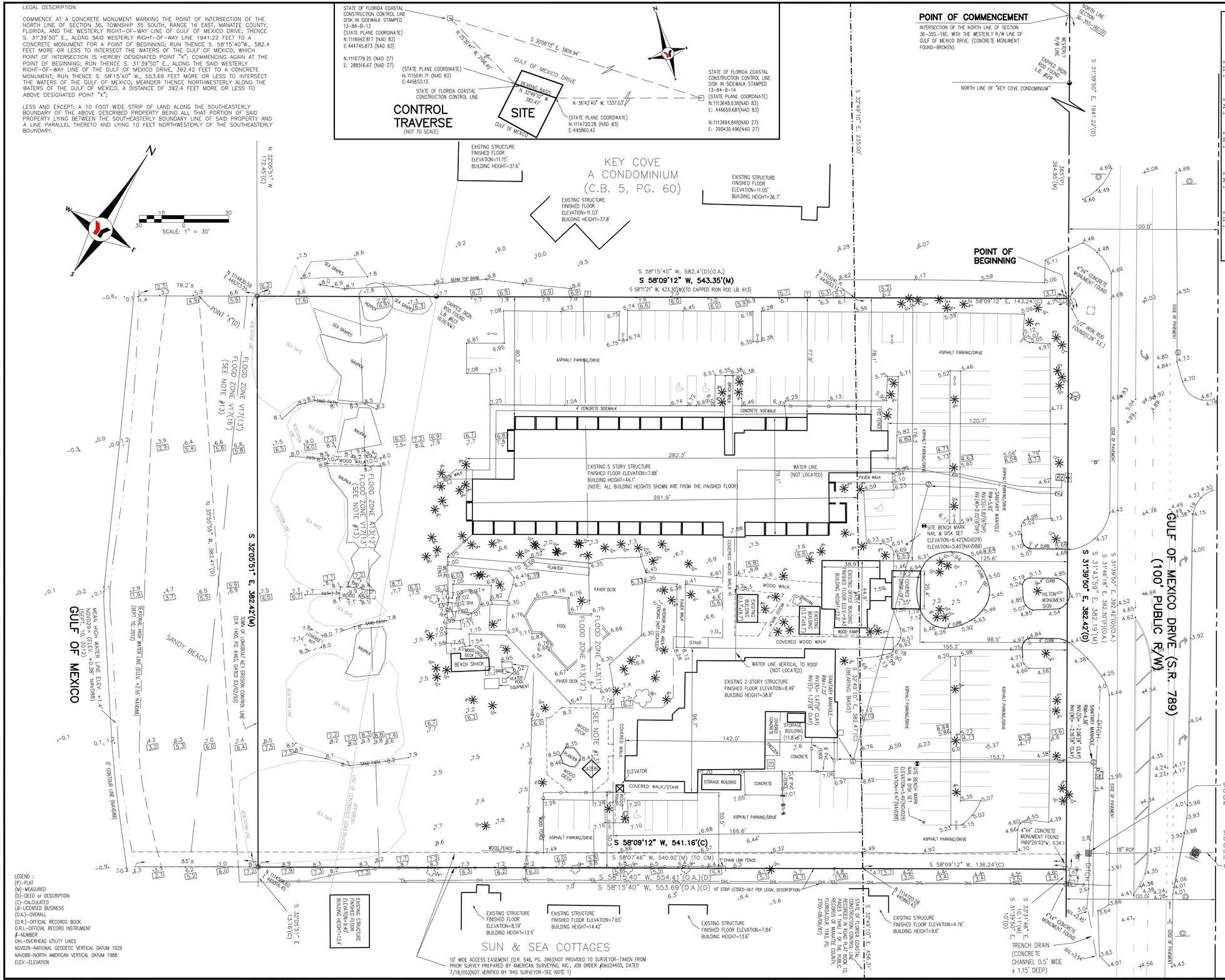
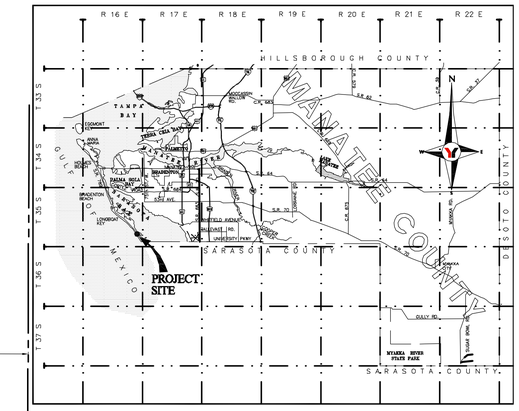
LEGAL DESCRIPTION

COMMENCE AT A CONCRETE MONUMENT MARKING THE POINT OF INTERSECTION OF THE NORTH LINE OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY LINE OF GULF OF MEXICO DRIVE; THENCE S. 31°39'50" E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE 1941.22 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING; RUN THENCE S. 58°15'40"W., 582.4 FEET MORE OR LESS TO INTERSECT THE WATERS OF THE GULF OF MEXICO, WHICH POINT OF INTERSECTION IS HEREBY DESIGNATED POINT "X"; COMMENCING AGAIN AT THE POINT OF BEGINNING; RUN THENCE S. 31°39'50" E., ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE GULF OF MEXICO DRIVE, 392.42 FEET TO A CONCRETE MONUMENT; RUN THENCE S. 58°15'40" W., 553.69 FEET MORE OR LESS TO INTERSECT THE WATERS OF THE GULF OF MEXICO; MEANDER THENCE NORTHWESTERLY ALONG THE WATERS OF THE GULF OF MEXICO, A DISTANCE OF 392.4 FEET MORE OR LESS TO ABOVE DESIGNATED POINT "X";

LESS AND EXCEPT: A 10 FOOT WIDE STRIP OF LAND ALONG THE SOUTHEASTERLY BOUNDARY OF THE ABOVE DESCRIBED PROPERTY BEING ALL THAT PORTION OF SAID PROPERTY LYING BETWEEN THE SOUTHEASTERLY BOUNDARY LINE OF SAID PROPERTY AND A LINE PARALLEL THERETO AND LYING 10 FEET NORTHWESTERLY OF THE SOUTHEASTERLY BOUNDARY.





VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S REPORT

1. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES AFFECTING SUBJECT PROPERTY.
2. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN. FOUNDATIONS BENEATH THE SURFACE OF THE GROUND THAT MAY ENCROACH HAVE NOT BEEN LOCATED.
3. THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES AND UNDERGROUND FOUNDATIONS OR ANY OTHER PERTINENT ATTRIBUTES TO SUBJECT PROPERTY (IF ANY) NOT ABSTRACTED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.
4. BEARINGS BASED ON COASTAL CONSTRUCTION CONTROL LINE, AS SHOWN.
5. SUBJECT TO ALL RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.
6. PROPERTY CONTAINS 4.76 ACRES, MORE OR LESS, AS MEASURED TO THE EROSION CONTROL LINE.
7. REUSE OF DOCUMENTS: THIS DOCUMENT IS AN INSTRUMENT OF SERVICE IN RESPECT OF THE PROJECT TO WHICH IT APPLIES AND ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY GEORGE F. YOUNG, INC. (GFY) FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO GFY AND USER SHALL INDEMNIFY AND HOLD HARMLESS GFY FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITLE GFY TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY USER AND GFY.
8. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17-F.A.C.), IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
9. THE EXISTING ELEVATIONS SHOWN WERE BASED ON NGS STATION A6 9191 (GIS 086) WITH A PUBLISHED ELEVATION OF [+5.04] NAVD 1988. ELEVATIONS SHOWN ARE ALSO REFERENCED TO COASTAL CONSTRUCTION CONTROL LINE MONUMENT 13-84-B-14 WITH A PUBLISHED ELEVATION OF +5.58', NGVD 1929.
10. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NATIONAL GEODETIC SURVEY CONTROL POINT GIS-086 WAS OBSERVED WITH A STATE PLANE COORDINATE OF N: 111541.23, E: 448059.66 NAD 83(1999 ADJUSTMENT).
11. THIS BOUNDARY & TOPOGRAPHIC SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 AND 62B-33 OF THE FLORIDA ADMINISTRATIVE CODE AND IS TO SUPPORT AN APPLICATION FOR CONSTRUCTION SEAWARD OF THE STATE OF FLORIDA COASTAL CONSTRUCTION CONTROL LINE.
12. ADDITIONAL SANITARY MANHOLES AND CLEAN-OUTS WITHIN THE PROPERTY WERE NOT VISIBLE, POSSIBLY UNDER ASPHALT?
13. THE FLOOD ZONE LINES SHOWN ARE APPROXIMATE AND WERE SCALED FROM A 1"=900' TOWN OF LONGBOAT KEY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 125126-0005-D, MAP REVISED DATE MAY 18, 1992. THE FLOOD ZONE AND BASE FLOOD ELEVATION SHOULD BE VERIFIED BY THE LOCAL BUILDING DEPARTMENT AND F.E.M.A. AGENT.
14. THE SITE ADDRESS IS 4711 GULF OF MEXICO DRIVE, LONGBOAT KEY, FL., MANATEE COUNTY TAX PARCEL IDENTIFICATION NUMBER 8011300004.

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

SYMBOL LEGEND

	CONCRETE MONUMENT FOUND		GAS METER
	IRON PIPE FOUND		SANITARY MANHOLE
	CAPPED IRON ROD FOUND		METAL LIGHT POLE
	CAPPED IRON ROD SET L.B. 021		WATER METER
	IRON ROD FOUND		TELEPHONE PAD
	NAIL & DISK SET L.B. 021		TRANSFORMER
	STORM INLET		WATER VALVE
	EXISTING SPOT ELEVATION NGVD29		WOOD POWER POLE
	EXISTING SPOT ELEVATION NAVD88		GAS WITNESS POST
	BENCH		WIRE PULL BOX
	FLAG POLE		TREE
	HANDICAP PARKING		PALM TREE
	POST		BACKFLOW PREVENTER
	POST		ELECTRIC SERVICE
	SIGN		FIRE HYDRANT
	SITE BENCH MARK		GUY ANCHOR

LEGEND :
(P)-PLAT
(M)-MEASURED
(D)-DEED or DESCRIPTION
(C)-CALCULATED
(L)-LICENSED BUSINESS
(O.A.)-OVERALL
(O.R.)-OFFICIAL RECORDS BOOK
O.R.I.-OFFICIAL RECORD INSTRUMENT
#-NUMBER
OHL-OVERHEAD UTILITY LINES
NGVD29-NATIONAL GEODETIC VERTICAL DATUM 1929
NAVD88-NORTH AMERICAN VERTICAL DATUM 1988
ELEV.-ELEVATION

REVISED	NO.	BY	DATE	DESCRIPTION
	1	P.L.	9/20/12	REVISE SYMBOL LEGEND (WPP & GAS WITNESS)
	2	P.L.	10/29/12	ADDITIONAL SAN. MANHOLE/WATERLINE & ROAD STRIPING(PN PLOT)
	3	P.L.	10/30/12	REV. STORM PIPE SIZES OFFSITE PER FDOT RECORD DATA
	4	P.L.	11/14/12	SCALE IN FLOOD ZONE
	5			
	6			
	7			
	8			
	9			
	10			

	INITIALS	DATE
CREW CHIEF	JFE	9/10/12
DRAWN	P.L.	9/10/12
CHECKED	MEB	9/12/12
FIELD BOOK	349/7	
FIELD DATE	9/10/12	

PREPARED FOR:
OPROCK LONGBOAT FEE, LLC
1000 MARKET STREET, BUILDING 1, SUITE 300
PORTSMOUTH, NEW HAMPSHIRE 03801
PHONE: (603)-559-2187

George F. Young, Inc.
Since 1919
10540 PORTAL CROSSING, SUITE 105 BRADENTON, FLORIDA 34211
PHONE (941) 747-2981 FAX (941) 747-7234
BUSINESS ENTITY LB21
ARCHITECTURE•ENGINEERING•ENVIRONMENTAL•LANDSCAPE•PLANNING•SURVEYING•UTILITIES
GAINESVILLE•LAKEWOOD RANCH•ORLANDO•PALM BEACH GARDENS•ST. PETERSBURG•TAMPA•VENICE

F. PETER LUTZ, JR. PSM LS5506

DATE

LONGBOAT KEY HOTEL
4711 GULF OF MEXICO DRIVE
BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 36, TOWNSHIP 35S., RANGE 16E.

JOB NO. 0971004401

SHEET NO. S1 OF S1

FILE: L:\PROJECTS\NG\COOP\0971-004-01\DWG\SURVEY\0971004015S1T10.DWG
LOGIN: PNICHOLS
PLOTTED: 10/22/13 14:12:44