



DATE OF SURVEY
05/08/2026

COMPLETION DATE:
05/12/2026

JOB NUMBER:
ER260262

DRAWN BY: V.J
CHECKED BY: E.P

PROPERTY AND OWNER INFORMATION

Property Address:
XXXX DAVID AVE
NORTH PORT, FL, 34286

Parcel Id: 0960114702
County / State: Sarasota/Florida

CERTIFY TO: Mayashi Property LLC

Legal Description as furnished:
Lot 2, Block 1147, of 25th ADDITION PORT CHARLOTTE, according to the Plat thereof, as recorded in Plat Book 15, Pages 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

Flood Zone Information:
FLOOD ZONE: X COMMUNITY PANEL No: 12115C0381F

Surveyors Notes:
1. The legal description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, affect this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction.
3. Underground footings, utilities, or other service lines, including roof eave overhangs, were not located as part of this survey unless specifically noted.
4. Easements shown are based only on the recorded plat or documents provided to the surveyor. Any additional easements (recorded or unrecorded) affecting this property must be furnished to the surveyor by the client or client's agent, per Florida Statute Chapter 5J-17, Florida Administrative Code.
5. Liability of this sketch/survey is limited to the fee charged to produce it.
6. The existence of additional recorded or unrecorded instruments, easements, rights-of-way, restrictions, or resolutions not available to the surveyor may exist and are not depicted hereon.
7. Title matters such as liens, judgments, leases, riparian/littoral rights, or legal access are not survey matters and were not researched or verified by the surveyor.
8. Visible improvements, fences, drives, and other above-ground features within the boundary are shown. No representations are made as to occupancy, ownership, or title.
9. Any encroachments, overlaps, or boundary conflicts observed during the field survey are shown. Areas not accessible due to vegetation, water, structures, or obstructions are noted. Corners may be offset, marked as "not accessible," or left unset until access is made available.
10. Direct or legal access to the property is shown only where observed in the field or reflected in plats/maps provided. Verification of legal access is a title/attorney matter.
11. Client is responsible for providing all relevant documents (title commitments, right-of-way maps, easement descriptions, etc.) that are not of record or visible in the field.

Legend:

B.O.B BASIS OF BEARING
B.M. BENCHMARK
C.M. CONCRETE MONUMENT
CONC. CONCRETE
D.E. DRAINAGE EASEMENT
E.O.W. EDGE OF WATER
F.F.E. FINISHED FLOOR ELEVATION
FND FOUND NAIL & DISC
F.I.R. FOUND IRON ROD
F.I.P. FOUND IRON PIPE
N & D NAIL & DISK
O.H.L. OVERHEAD LINE
N.T.S. NOT TO SCALE
P.L. PROPERTY LINE
P.O.B. POINT OF BEGINNING

CONCRET POWER POLE
POWER POLE
BENCHMARK
CENTERLINE
CONCRETE MONUMENT
NAIL
WATER METER
P.I.P. PERMANENT INTERSECTION POINT
P.C. POINT OF CURVATURE
R.W. RIGHT-OF-WAY
U.E. UTILITY EASEMENT
U.P. UTILITY POLE
W.M. WATER METER
OHW OVERHEAD LINE
CHAIN LINK FENCE

EASEMENT LINE
EDGE OF THE WATER LINE
PRIMARY STRUCTURE
SECONDARY STRUCTURE
PRIMARY PROPERTY LINE
SECONDARY PROPERTY LINE
WATER FLOW ARROW
DISTANCE LIMIT ARROW
ANCHOR
BREAK LINE
CENTERLINE

WWW.ERLANDSURVEYORS.COM - PHONE: 863-599-2698
ADDRESS: 248 BALD CYPRESS AVE., CLEWISTON, FL 33440

I HEREBY CERTIFY THAT THIS SURVEY OF THE LANDS DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE AND ACCURATE REPRESENTATION OF SAID LANDS AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-15.050 THROUGH 5J-15.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TIMOTHY C. SMITH
2026.05.14 11:54:09 -04'00'

TIMOTHY C. SMITH, P.S.M. #4675

LOT 1
BLOCK 1147
OCCUPIED

BOUNDARY SURVEY

DAVID AVENUE
(PRATT AVENUE BY PLAT)
50' Total Right-of-Way
19'± Asphalt-Pavement
15'± Parkway
SWALE

310.00' (M) S 52°20'43" E
F.I.R. 1/2" NO ID.
F.I.R. 1/2" NO ID.
285.00'(M) N 37°39'17" E NO ID.
BASIS OF BEARING (PER PLAT)

300.00' (M) S 37°39'17" W
MICHALER STREET
F.I.R. 1/2" NO ID.

80.00' (P&M) S 52°20'43" E
125.00' (P&M) N 37°39'17" E
125.00' (P&M) N 37°39'17" E
80.00' (P&M) S 52°20'43" E

VACANT LOT
LOT 2
BLOCK 1147
PARCEL NO: 0960114702
AREA : 10000.00 Sq ft or 0.23 Acres

LOT 3
BLOCK 1147
VACANT

LOT 10
BLOCK 1147
VACANT

LOT 9
BLOCK 1147
OCCUPIED

6' PUBLIC UTILITY & DRAINAGE EASEMENT
10' PUBLIC UTILITY & DRAINAGE EASEMENT

65
68
64
63
40
39
38
47

H= HEIGHT
D= DIAMETER
C= CANOPY

NO.	TYPE	H	D	C
38	TREE	15'	1.5"	18'
39	TREE	15'	1.5"	10'
40	TREE	20'	1.5"	10'
44	TREE	30'	1"	12'
45	TREE	12'	1"	22'
46	TREE	15'	1.3"	20'
47	TREE	25'	2"	20'
48	TREE	30'	1.5"	15'
49	TREE	30'	2"	10'
50	TREE	18'	2"	12'
63	TREE	15'	1"	10'
64	TREE	15'	1"	10'
65	TREE	20'	0.5"	12'
68	TREE	8'	1"	10'

TREE TABLE

0 10 20

1 inch = 20 ft.
GRAPHIC SCALE

NOTE

- B.M. USED: L 775
- ELEVATION: 25.25
(N.A.V.D. 1988)
- VERTICAL DATUM
SHOWN: N.A.V.D. 1988