

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name 3475 GMD, LLC.

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
 3475 GULF OF MEXICO DRIVE **3475 GMD**

Company NAIC Number:

City LONGBOAT KEY

State FL

ZIP Code 34228

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
 PART OF BLOCK "D", LONGBOAT SHORES REPLAT, OFFICIAL RECORDS INSTRUMENT #2012167071

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 27°22'40.563" Long. 82°38'04.967"

Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 6

A8. For a building with a crawlspace or enclosure(s):

A9. For a building with an attached garage:

- a) Square footage of crawlspace or enclosure(s) 3,139 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A8.b N/A sq in
- d) Engineered flood openings?  Yes  No

- a) Square footage of attached garage N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A9.b N/A sq in
- d) Engineered flood openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
 TOWN OF LONGBOAT KEY & 125126

B2. County Name  
 SARASOTA

B3. State  
 FL

B4. Map/Panel Number  
 125126/0010

B5. Suffix  
 B

B6. FIRM Index Date  
 5/18/1992

B7. FIRM Panel Effective/Revised Date  
 8/15/1983

B8. Flood Zone(s)  
 V17

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)  
 13

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929

NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?

Yes  No

Designation Date: N/A  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NGS BENCHMARK Y 689

Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 10.8
- b) Top of the next higher floor 22.4
- c) Bottom of the lowest horizontal structural member (V Zones only) 21.0
- d) Attached garage (top of slab) N/A
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 22.2
- f) Lowest adjacent (finished) grade next to building (LAG) 9.8
- g) Highest adjacent (finished) grade next to building (HAG) 10.5
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A

- feet  meters



## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No
- Check here if attachments.

Certifier's Name MARTIN S. BRITT

License Number LS. 5538

Title PRESIDENT

Company Name MSB SURVEYING, INC.

Address 960 LENA LANE

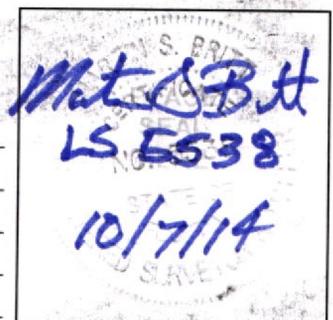
City SARASOTA

State FL ZIP Code 34240

Signature *Martin S. Britt*

Date 9/29/2014

Telephone 941-341-9935



<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3475 GULF OF MEXICO DRIVE	Policy Number:
City LONGBOAT KEY State FL ZIP Code 34228	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments 1) NATIONAL GEODETIC SURVEY BENCHMARK Y689, PUBLISHED ELEVATION IS 3.90 FEET (NAVD 88). CORPSCON CONVERSION ELEVATION IS 4.92 FEET (NGVD 1929). 2) FIRST LEVEL FINISHED FLOOR ELEVATION IS 10.8'. 3) BOTTOM ELEVATOR SHAFT ELEVATION IS 9.6'. 4) SECOND FLOOR LIVING FINISHED FLOOR ELEVATION IS 22.4'. 5) LOWEST MACHINERY SERVICING BUILDING IS AN AIR CONDITIONING UNIT. 6) WALLS AT GROUND LEVEL ARE BREAKAWAY DESIGN PER PLANS.

Signature *[Signature]* Date 9/29/2014

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_  Check here if attachments.

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	-----------------------------------------------------

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_  Check here if attachments.

# Building Photographs

Continuation Page

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

75 GULF OF MEXICO DRIVE

City LONGBOAT KEY

State FL

ZIP Code 34228

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



REAR VIEW / W. SIDE 9/29/2014



AIR CONDITIONING UNIT VIEW / N. SIDE 9/29/2014

**RECEIVED**  
OCT 17 2014  
TOWN OF LONGBOAT KEY  
Planning, Zoning and Building

# Building Photographs

See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
3475 GULF OF MEXICO DRIVE

Policy Number:

City LONGBOAT KEY

State FL

ZIP Code 34228

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



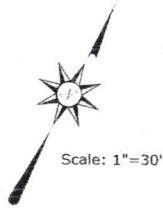
FRONT VIEW / E. SIDE 9/29/2014



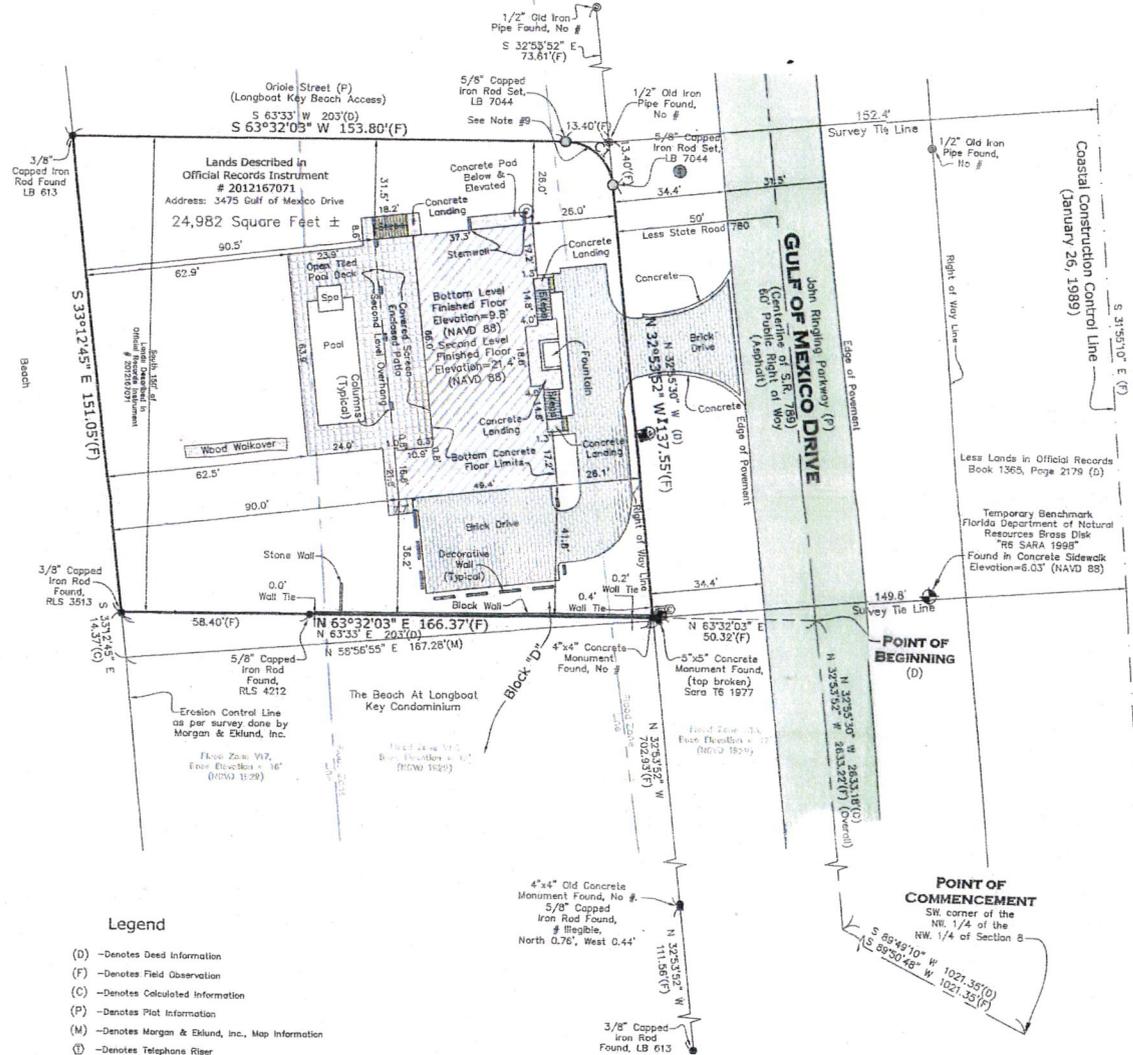
SIDE VIEW / S. SIDE 9/29/2014

# BOUNDARY SURVEY

Section 6, Township 36 South, Range 17 East  
Sarasota County, Florida  
Address: 3475 Gulf of Mexico Drive



Scale: 1"=30'



### Legend

- (D) - Denotes Dead Information
- (F) - Denotes Field Observation
- (C) - Denotes Calculated Information
- (P) - Denotes Plot Information
- (M) - Denotes Morgan & Eklund, Inc., Map Information
- ⊕ - Denotes Telephone Riser
- ⊖ - Denotes Cable Riser
- ⊗ - Denotes Water Meter
- ⊕ - Denotes Gate Valve
- ⊗ - Denotes Sewer Manhole
- ⊕ - Denotes Concrete Utility Pole
- ⊖ - Denotes Gas Meter
- ⊗ - Denotes Back Flow Preventer

Total Lot Sq. Footage = 24,981.48  
Impermeable Area = 4,913.51 Sq. ft.  
Building Coverage = 3954.21 Sq. ft.  
Total Lot Coverage in Percent = 17.87%  
Open Space Area = 16,113.76 Sq. ft.  
Open Space in Percent = 82.13%

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.00'	83°34'05"	N 74°04'54" W	19.99'	21.88'

DESCRIPTION: (Official Records Instrument # 2012167071)

The South 150 feet of the following described real estate:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 8, Township 36 South, Range 17 East, (see plot of Longboat Shores, revised plot, Plat Book 3, Page 49 and Longboat Shores replat, Plat Book 3, Page 82, of the Public Records of Sarasota County, Florida); thence S 89°49'10" W, along the 1/4 - 1/4 Section line, 1021.35 feet to the centerline of 100 foot R/W of State Road No. 780, thence N 32°55'30" W, along said centerline, 2633.18 feet for a Point of Beginning; thence N 63°33' E, 226.8 feet, more or less, to the waters of Buttonwood Bayou; thence Northeasterly meandering said waters to the intersection with a line bearing N 64°11'50" E from a point which bears N 35°55'52" W and is 1150.95 feet from the point of Beginning; thence S 64°11'50" W, along said line 904.69 feet, more or less, to the waters of the Gulf of Mexico; thence Southeasterly meandering said waters, 1153 feet, more or less, to the intersection with a line bearing N 63°33' E, to the waters of Buttonwood Bayou; thence Southeasterly meandering said waters to the intersection with a line bearing N 63°33' E, along said line, 203 feet, more or less, to the Point of Beginning; Less therefrom State Road No. 780 right of way.

LESS that property conveyed by deed recorded in O.R. Book 1365, Page 2179, Public Records of Sarasota County, Florida, described as follows:

A parcel of land in Section 6, Township 36 South, Range 17 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 8, Township 36 South, Range 17 East, (see plot of Longboat Shores, revised plot, Plat Book 3, Page 49 and Florida); thence S 89°49'10" W, along the 1/4 - 1/4 Section line, 1021.35 feet to the centerline of 100 foot R/W of State Road No. 780, thence N 32°55'30" W, along said centerline, 2633.18 feet for a Point of Beginning; thence continue N 32°55'30" W, along said centerline, 150.96 feet; thence N 63°33' E, 225.82 feet, more or less, to the waters of Buttonwood Bayou; thence Southeasterly meandering said waters to the intersection with a line bearing N 63°33' E from the point of beginning; thence S 63°33' W, along said line 226.82 feet, more or less, to the Point of Beginning.

### REPORT OF SURVEY

Accuracy: Horizontal datum is based on the North American Datum (NAD) of 1983 (1990 adjustment), Florida State Plane, West Zone, and was derived from redundant real-time kinematic GPS observations utilizing Florida Department of Natural Resources Disc 17 84 A04.

### Data Sources:

1. Warranty, Deed recorded in Official Records Instrument #2012167071, Public Records of Sarasota County, Florida.
2. Replat of Longboat Shores, recorded in Plat Book 3, Page 82, Public Records of Sarasota County, Florida.
3. Plat of Longboat Shores, recorded in Plat Book 3, Page 49, Public Records of Sarasota County, Florida.
4. Plat of Longboat Shores, recorded in Plat Book 2, Page 149, Public Records of Sarasota County, Florida.
5. Surveys in vicinity performed by MSB Surveying, Inc.
6. Boundary survey by Morgan & Eklund, Inc., Commission No. 2886.00, Dated 3/12/91.
7. Boundary Survey by Banks Engineering, Project No.: 6183-001, Dated: 12/01/05.
8. State of Florida Department of Natural Resources Coastal Construction Control Line Map recorded in CCCL Book 2, Pages 4 & 5, Public Records of Sarasota County, Florida.
9. Plat of Sea Horse Beach Resort, recorded in Condominium Book 10, Page 8, Public Records of Sarasota County, Florida.
10. Sarasota County Section Map, Sheet No. 3.
11. Sarasota County Property Appraisers website, "www.sc-pa.com".
12. State Road 789, Right of Way Map, Project #1215.
13. No other information was researched or furnished.

Apparent Physical Use: Residential

Easements: 1. No easements were researched or furnished.

### NOTES:

1. This map represents a Boundary Survey.
2. Bearings and coordinates shown hereon refer to Grid North of the North American Datum (NAD) of 1983 (1990 Adjustment), Florida State Plane Coordinate System (US Survey Feet), of Coastal Construction Control Line monument 17-84-A04, N:1106430.421, E:450751.324.
3. Description shown hereon was obtained from Official Records Instrument # 2012167071.
4. Subject to easements and rights of way of record, if any.
5. This map has been prepared without the benefit of Commitments for Title Insurance.
6. Parcel shown hereon is situated in Flood Zone "A13", base flood elevation is 12 feet (NGVD 1929), Flood Zone "V17", base flood elevation is 13 feet (NGVD 1929) and Flood Zone "V17", base flood elevation is 16 feet (NGVD 1929) per Flood Insurance Rate Map 125126 0010 B, map revised August 15, 1983. Flood zones are scaled from said map and are subject to interpretation.
7. Elevations shown hereon are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Benchmark "Y 689", having a published elevation is 3.90' CORPSCON conversion elevation is 4.92' (NGVD 1929).
8. This parcel is part of the dedicated Right of Way of Oriole Street, per A Replat of Longboat Shores, Plat Book 3, Page 82, Public Records of Sarasota County, Florida. The furnished description is unclear that it is leased out.

Approved for Zoning:  
For As-Built Survey Only  
Name: S. S. S. Date: 1/30/14

Final Survey, 9-29-2014, RRG  
Added Certifications, 2-10-2014, RRG  
Notes: Foundation Location, 1-6-2014, RRG

CERTIFIED TO: US AmeriBank

0960 LENA LANE

RECEIVED