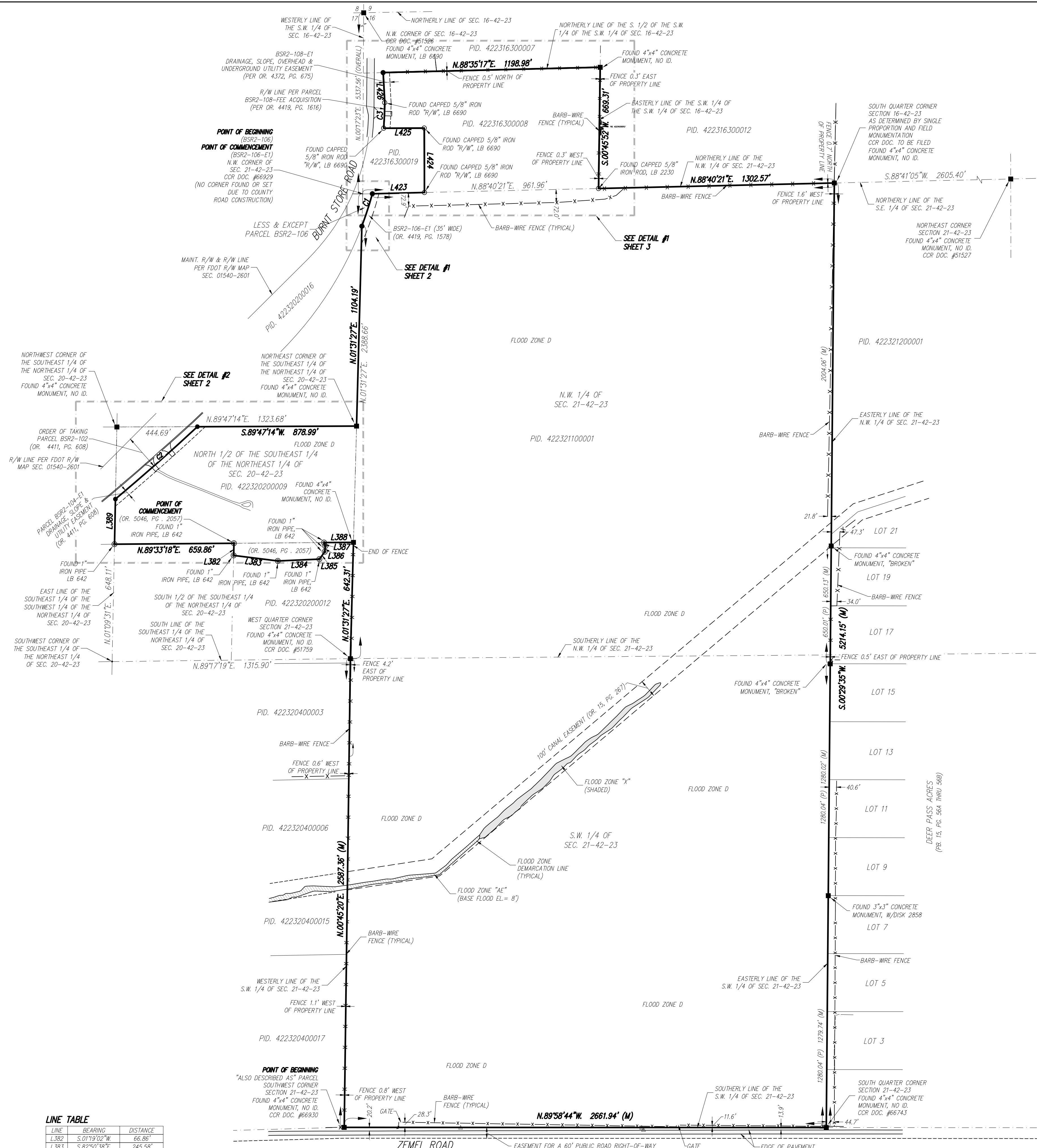
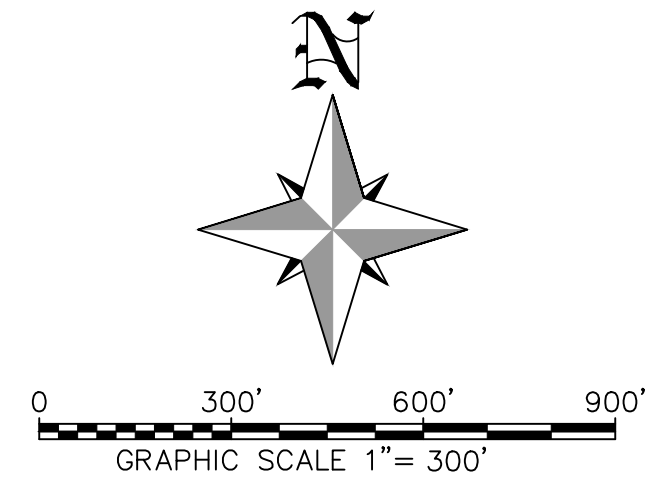


SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4985, PAGE 2069, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)
THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST
AND
THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
ALL BEING IN CHARLOTTE COUNTY, FLORIDA.
LESS AND EXCEPT THAT PORTION DESCRIBED AS PARCEL BSR2-106 IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA BEING A PORTION OF THE NORTHWEST 1/4 OF SAID SECTION 21, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 88° 40' 56" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, FOR 53.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1955.00 FEET, DELTA ANGLE OF 05°30'48", CHORD BEARING SOUTH 17° 57' 06" WEST, CHORD DISTANCE OF 188.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 188.12 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE NORTH 01° 31' 28" EAST, ALONG THE WEST LINE OF SAID SECTION 21, FOR 177.73 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
(PER OFFICIAL RECORDS BOOK 4974, PAGE 219, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)
THE N 1/2 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 E, CHARLOTTE COUNTY, FLORIDA, LESS THAT PORTION TAKEN BY CHARLOTTE COUNTY AS RECORDED IN OFFICIAL RECORDS BOOK 4411, PAGE 608, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA (THE "PROPERTY").
AND
(PER OFFICIAL RECORDS BOOK 5046, PAGE 2057, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, THENCE RUN S01°20'25"W, 66.46 FEET; THENCE RUN S82°49'15"E, 245.58 FEET; THENCE RUN N 87°27'41" E, 229.89 FEET; THENCE RUN N36°09'37"E, 49.79 FEET; THENCE RUN N06°09'37"E, 31.07 FEET; THENCE RUN N19°42'35"W, 20.74 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20; THENCE RUN S89°34'40"W, 497.49 FEET TO THE POINT OF BEGINNING.
AND
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 23042852 CS, DATED APRIL 17, 2023 AT 8:00 A.M.)
THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA.
LESS RIGHT-OF-WAY TO STATE ROAD DEPARTMENT AND CHARLOTTE COUNTY AS RECORDED IN O.R. BOOK 265, PAGE 646, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
ALSO LESS PARCEL BSR2-108 TO CHARLOTTE COUNTY, AS DESCRIBED IN ORDER OF TAKING RECORDED IN O.R. BOOK 4419, PAGE 1616, AND RESOLUTION NUMBER 2018-153 RECORDED IN O.R. BOOK 4372, PAGE 675, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTES:

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE ANY WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
THIS SURVEY IS BASED ON DEEDS AS DESCRIBED IN OFFICIAL RECORDS OF CHARLOTTE COUNTY, FLORIDA, CERTIFIED CORNERS OF RECORD, AND EXISTING MONUMENTATION.
BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", WHEREIN THE SOUTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S89°55'00"W.
BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 1201500417G, EFFECTIVE DECEMBER 12, 2022. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE), FLOOD ZONE Y (SHADED) (AREAS OF 0.25 ANNUAL CHANCE FLOOD HAZARD), AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND FLOOD ZONE AE (BASE FLOOD ELEVATION = 8 FEET).
FLOOD ZONE DEMARCATION LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.
FLOOD ZONE DETERMINATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.
ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.
PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
PARCEL CONTAINS 349.10 ACRES, MORE OR LESS.
LAST DATE OF FIELD WORK: 5-17-2023

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

- 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.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

LEGEND

●	SET CAPPED IRON ROD #LB6690	RCF	REINFORCED CONCRETE PIPE
SEC.	SECTION	▲	FIBER OPTIC MARKER
(D)	DEED DATA	○	WOOD UTILITY POLE
(M)	MEASURED DATA	⊕	TELEPHONE RISER
MAINT.	MAINTAINED	—○—	OVERHEAD UTILITIES
R/W	RIGHT-OF-WAY	—	GUY WIRE
DOC.	DOCUMENT	⊙	LIGHT POLE
LT	LINE DATA (SEE LINE TABLE)	⊕	POWER HANDHOLE
CT	CURVE DATA (SEE CURVE TABLE)	⊕	SEWER GATE VALVE
NA1008	NORTH AMERICAN VERTICAL DATUM OF 1988	⊕	WATER GATE VALVE
CCR	CERTIFIED CORNER OF RECORD		
PLS	PROFESSIONAL LAND SURVEYOR		
LB	LICENSED BUSINESS		
R.L.S.	REGISTERED LAND SURVEYOR		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		

LINE TABLE

LINE	BEARING	DISTANCE
L382	S 01°19'02"W	66.86'
L383	S 82°03'58"E	245.58'
L384	N 87°26'18"E	229.89'
L385	N 36°09'14"E	49.79'
L386	N 06°08'14"E	31.07'
L387	N 19°43'58"W	21.16'
L388	S 89°33'18"W	162.55'
L389	N 01°29'37"E	249.41'
L423	S 88°40'21"W	287.37'
L424	N 00°08'21"W	355.78'
L425	S 89°31'40"W	223.88'
L426	S 03°06'37"E	166.36'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1955.00 (D)	188.12 (D)	188.05 (D)	S 17°57'06"W (D)	5°30'48" (D)
C2	12090.29 (M)	603.90 (M)	603.84 (M)	N 48°34'13"E (M)	2°51'43" (M)
C3	1954.91 (W)	140.78 (W)	140.75 (W)	S 02°21'09"W (W)	4°07'34" (W)

NO.	DATE	REVISION DESCRIPTION	BY
3	3/17/25	REVIEW DEEDED LEGAL DESCRIPTION FOR CLOSURE	JS
2	12/14/23	REVISED PROJECT NAME	JS
1	9/05/23	ADD ANSIN PARCEL	JS

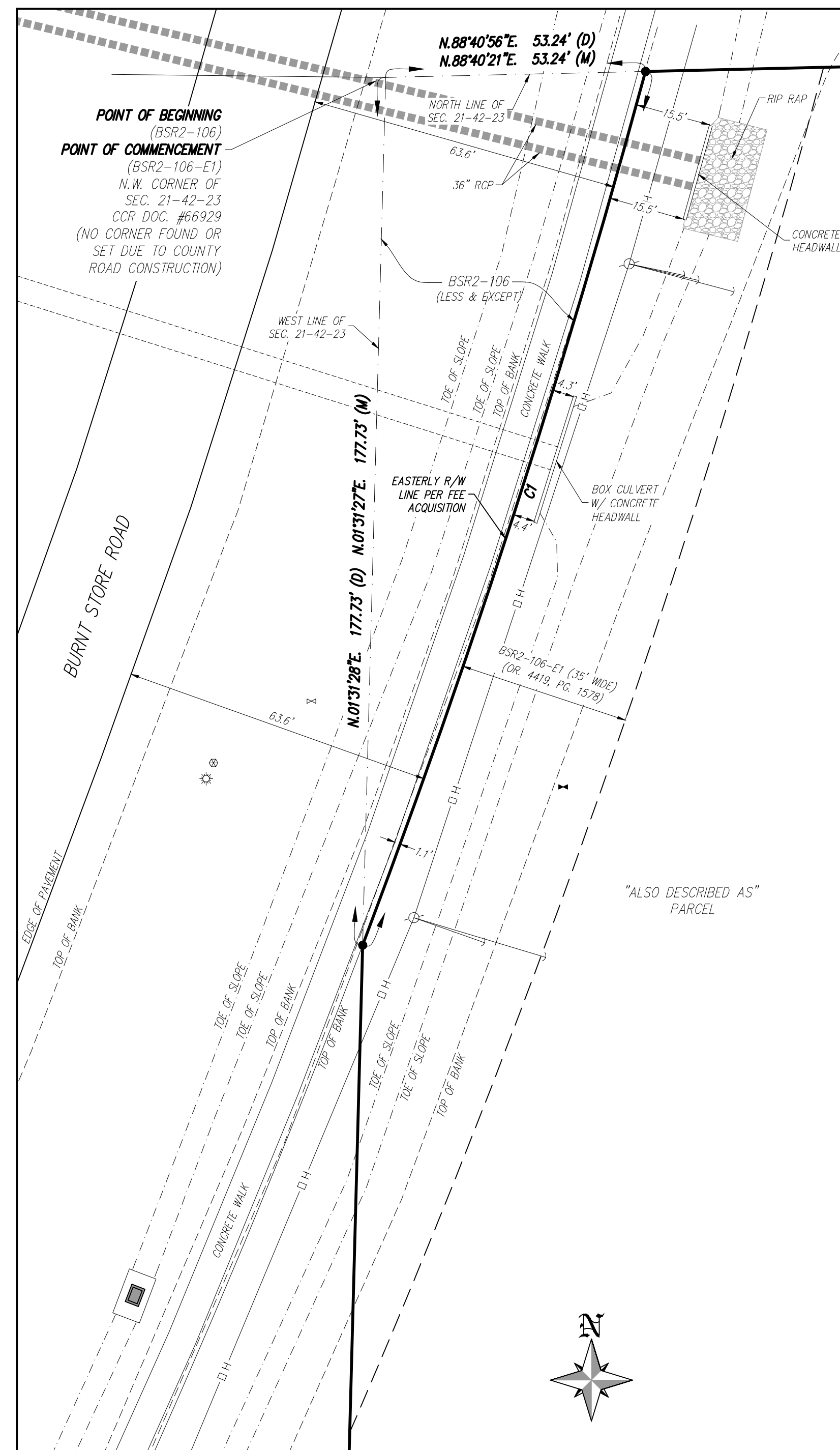
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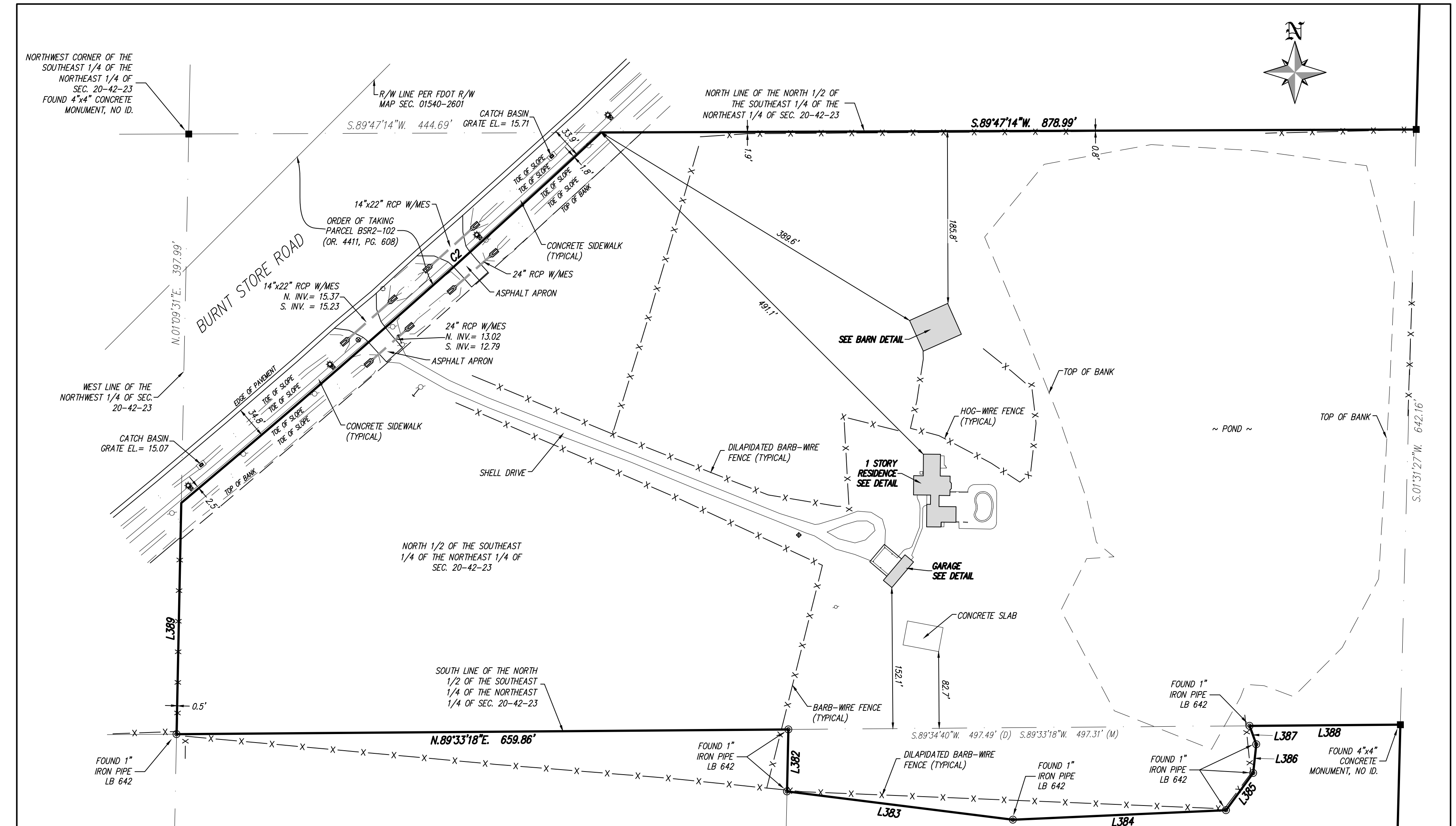
BOUNDARY SURVEY						
FIRELIGHT NORTH						
CHARLOTTE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
6/19/23	4532	4532 SR		JS	CDB	1"=300'
SHEET						1 of 3

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

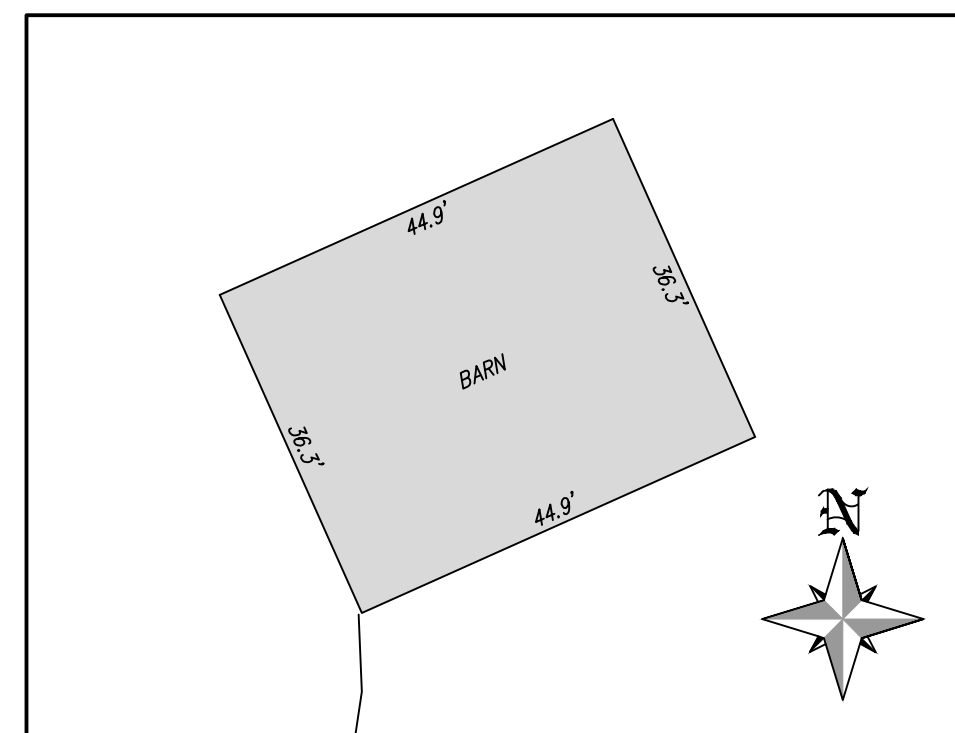


DETAIL #1
(SCALE: 1"=20')

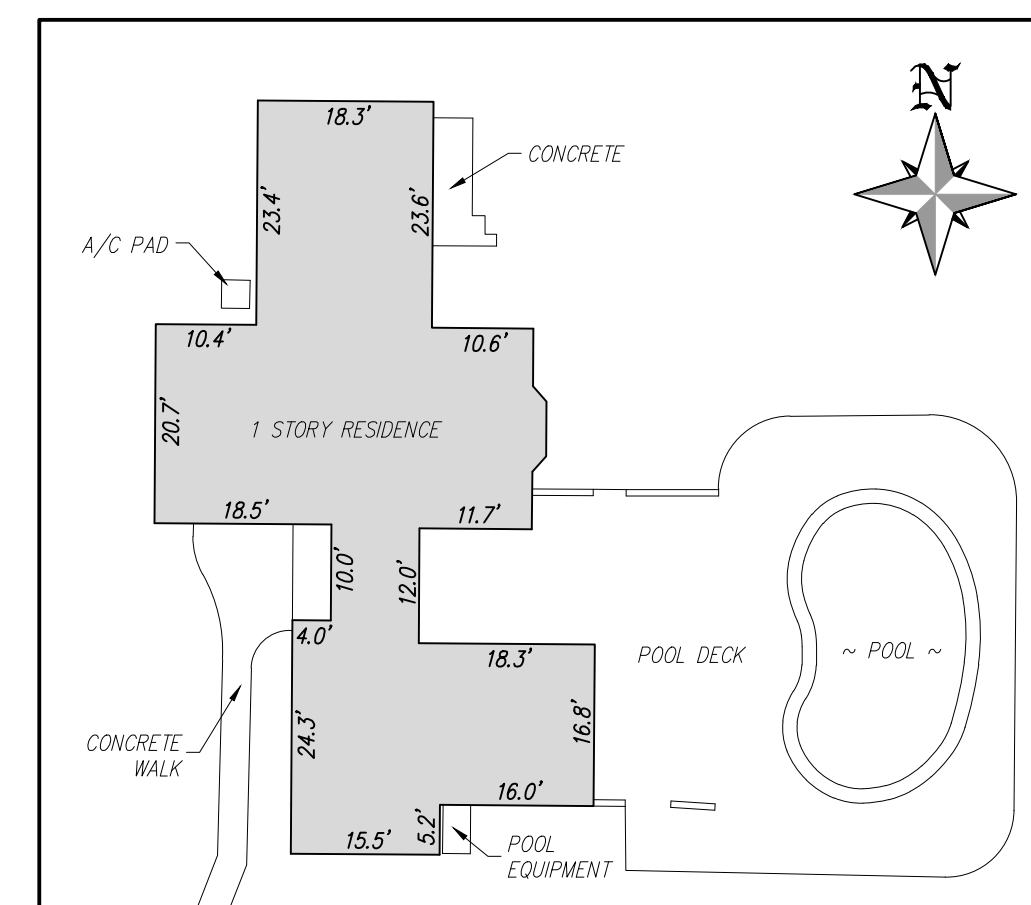


DETAIL #2
(SCALE: 1"=30')

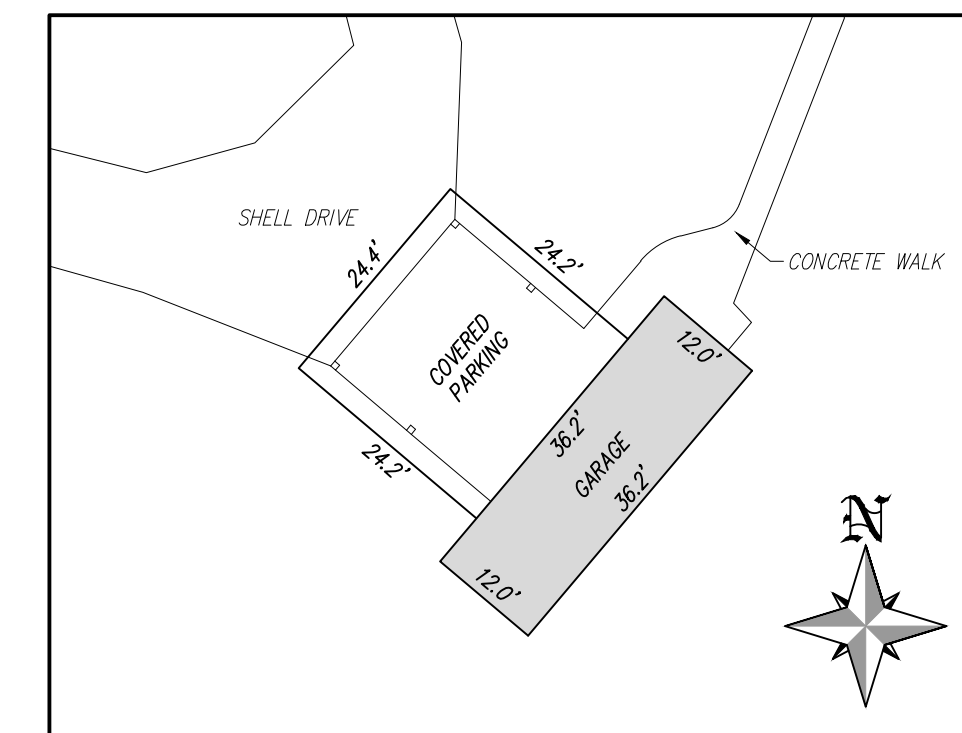
LINE	BEARING	DISTANCE
L382	S.01°19'02"W	66.86'
L383	S.82°50'38"E	245.58'
L384	N.81°26'18"E	229.89'
L385	N.58°08'14"E	49.79'
L386	N.06°08'14"E	31.02'
L387	N.19°43'58"W	21.16'
L388	S.89°33'18"W	162.55'
L389	N.01°09'31"E	249.41'



BARN DETAIL
(SCALE: 1"=20')



1 STORY RESIDENCE DETAIL
(SCALE: 1"=20')



GARAGE DETAIL
(SCALE: 1"=20')

LEGEND

- SET CAPPED IRON ROD #LB6690
- SEC. SECTION
- (D) DEED DATA
- (M) MEASURED DATA
- MAINT. MAINTAINED
- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- LI LINE DATA (SEE LINE TABLE)
- CI CURVE DATA (SEE CURVE TABLE)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- CCR CERTIFIED CORNER OF RECORD
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- R.L.S. REGISTERED LAND SURVEYOR
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

- RCP REINFORCED CONCRETE PIPE
- ▲ FIBER OPTIC MARKER
- WOOD UTILITY POLE
- TELEPHONE RISER
- OVERHEAD UTILITIES
- GUY WIRE
- LIGHT POLE
- POWER HANDHOLE
- SEWER GATE VALVE
- WATER GATE VALVE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1955.00' (D)	188.12' (D)	188.05' (M)	S.17°57'06"W. (D)	53°04'48" (D)
C2	1955.00' (M)	188.12' (M)	188.05' (M)	S.17°56'59"W. (M)	53°04'48" (M)
C3	12090.29' (M)	603.90' (M)	603.84' (M)	N.48°34'13"E. (M)	2°51'43" (M)
C4	1954.91' (M)	140.78' (M)	140.75' (M)	S.02°21'09"W. (M)	4°07'34" (M)

NO.	DATE	REVISION DESCRIPTION	BY

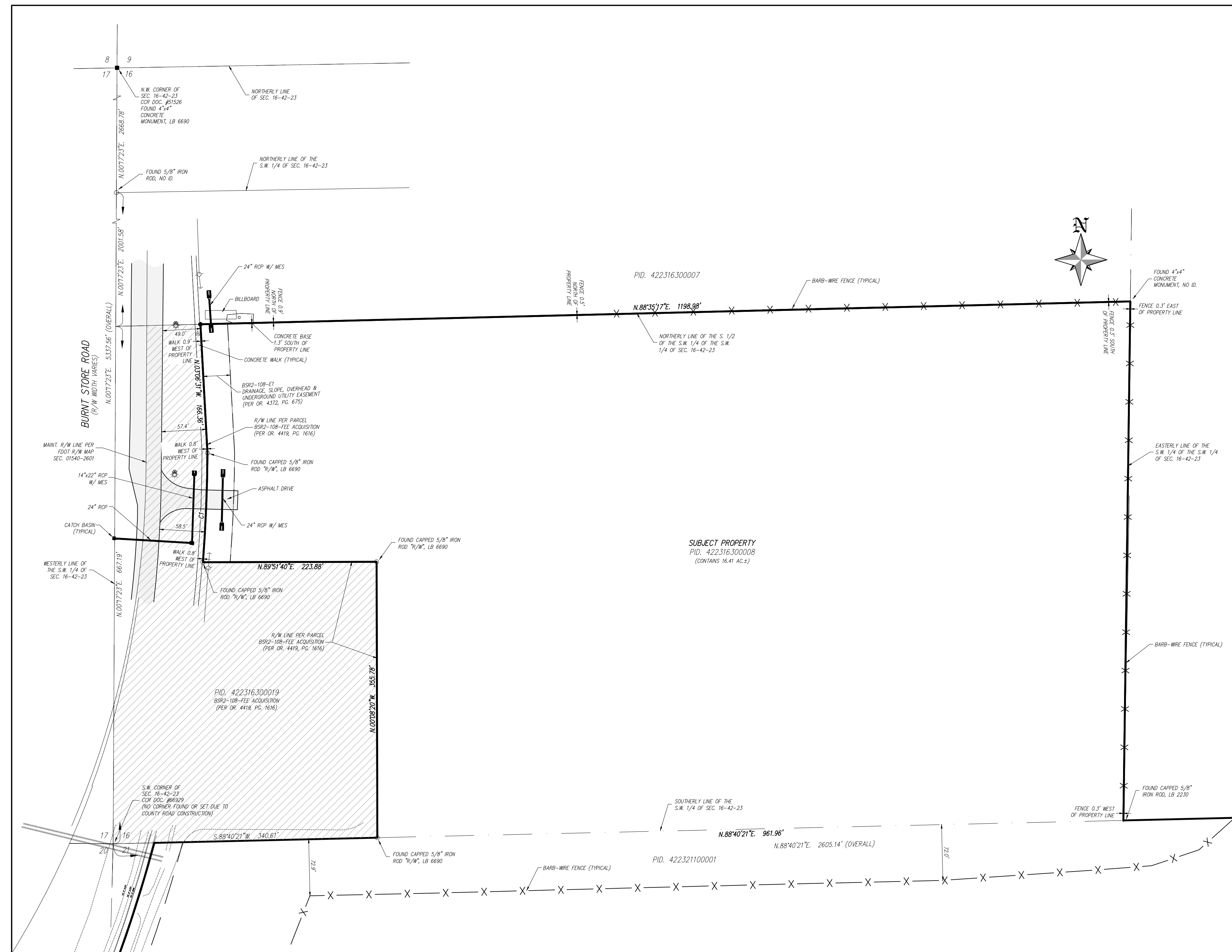
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BOUNDARY SURVEY FIRELIGHT NORTH CHARLOTTE COUNTY, FLORIDA					
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED
6/19/23	4532	4532 SR		JS	CDB
SCALE	SHEET				
AS SHOWN	2of3				

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



DETAIL #1
(SCALE: 1"=80')

LEGEND

- SET CAPPED IRON ROD #LB6690
- SEC. SECTION
- (D) DEED DATA
- (M) MEASURED DATA
- MAINT. MAINTAINED
- R/W RIGHT-OF-WAY
- DOC. DOCUMENT
- LT LINE DATA (SEE LINE TABLE)
- C1 CURVE DATA (SEE CURVE TABLE)
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- CCR CERTIFIED CORNER OF RECORD
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- R.L.S. REGISTERED LAND SURVEYOR
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

- RCP REINFORCED CONCRETE PIPE
- FIBER OPTIC MARKER
- WOOD UTILITY POLE
- TELEPHONE RISER
- OVERHEAD UTILITIES
- GUY WIRE
- LIGHT POLE
- POWER HANDHOLE
- SEWER GATE VALVE
- WATER GATE VALVE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1955.00' (D)	188.12' (D)	188.05' (D)	S.17°57'06"W. (D)	5°30'48" (D)
C2	12090.29' (M)	603.90' (M)	603.84' (M)	N.48°34'13"E. (M)	2°51'43" (M)
C3	1954.91' (M)	140.78' (M)	140.75' (M)	S.02°21'09"W. (M)	4°07'34" (M)

NO.	DATE	REVISION DESCRIPTION	BY

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BOUNDARY SURVEY
FIRELIGHT NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/19/23	4532	4532 SR		JS	CDB	AS SHOWN	3 of 3