

R E S O L U T I O N
NUMBER 2025-

A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA
DEEMING PUBLIC ROAD RIGHT-OF-WAY DEDICATED
PURSUANT TO SECTION 95.361, FLORIDA STATUTES
AS A RESULT OF SEVEN YEARS OF MAINTENANCE

RECITALS

WHEREAS, the County Engineer and staff have investigated the extent of maintenance on portions of lands used as right of way; and

WHEREAS, the County Engineer and staff have prepared a map of each maintained road right of way delineating the road maintenance performed, all in compliance with the provisions of Section 95.361, Florida Statutes, (hereinafter Exhibit "A", attached hereto and incorporated by reference); and

WHEREAS, the County Public Works Maintenance and Operations Manager certified that the above-referenced right of way shown on Exhibit "B" through Exhibit "S", has been maintained or repaired continually and uninterruptedly for more than seven years by Charlotte County; and

WHEREAS, the Board of County Commissioners has found that title to the maintained road right of way depicted in Exhibit "B" through Exhibit "S", is vested in Charlotte County as a matter of law pursuant to the provisions of Section 95.361, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The maintained road right of way maps depicted in Exhibit "B" through Exhibit "S" are hereby approved and accepted and the Clerk is hereby authorized

and directed to file the original of said maps in a Road Right of Way Plat Book and to file this Resolution in an Official Records Book, both in the Public Records of Charlotte County, Florida.

2. The area in Exhibit "B" through Exhibit "S" shown as having been maintained continually for over seven years without interruption, is hereby deemed dedicated to the public and the title to same is deemed vested in Charlotte County.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY adopted this 22nd day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit Court
and Ex-Officio Clerk to the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR24-0620 Janette S. Knowlton

Exhibit "A"

MID COUNTY

Warren Avenue & Pambar Avenue
Westchester Blvd.

Exhibit "B"

Exhibit "C"

SOUTH COUNTY

Dundee Road & Grant Street
South Fairway Drive
Golf Course Blvd.
Zemel Road

Exhibit "D"

Exhibit "E"

Exhibit "F"

Exhibit "G"

WEST COUNTY

Albatross Road
Brig Street
Brookwood Drive
Cassia Court & Copsia Way
Essence Avenue
Indian Creek Drive
Kettle Harbor Drive
Lemon Bay Drive
Magnolia Way
White Marsh & Pine Valley Ln.
Roosevelt Street
Cattle Dock Point Road

Exhibit "H"

Exhibit "I"

Exhibit "J"

Exhibit "K"

Exhibit "L"

Exhibit "M"

Exhibit "N"

Exhibit "O"

Exhibit "P"

Exhibit "Q"

Exhibit "R"

Exhibit "S"

THIS _____, DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION**

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

COUNTY ENGINEER
I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS

I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER 95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

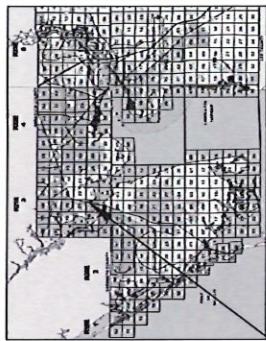
FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Sulto # 104

**JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060**

RIGHT OF WAY MAP
WARREN AVENUE &
PAMBAR AVENUE
FORMERLY PALMETTO AVENUE

PORION OF WARD ONE EL JOBEAN
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



-SITE LOCATION



CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

PROPERTIES DEPICTED HEREON ARE BEING ACQUIRED PURSUANT TO FLORIDA STATUTES CHAPTER 95.361 ("REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY A COUNTY").

NO.	DATE	REVISION	BY	WO#	19049
				SHEET #	1 OF 2
				SCALE	
				DATE	5/1/2024

RIGHT OF WAY BOOK _____ PAGE _____

THIS _____, DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.,
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

**CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION
STATE OF FLORIDA**

COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS ____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

COUNTY ENGINEER
I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTT
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

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CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLAT'S SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

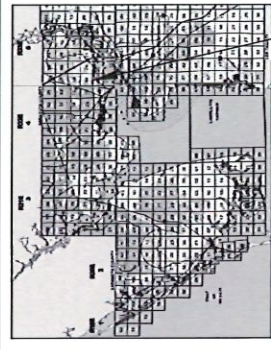
FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

OF COUNTY COMMISSIONERS,
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
 410 TAYLOR STREET, Suite # 104

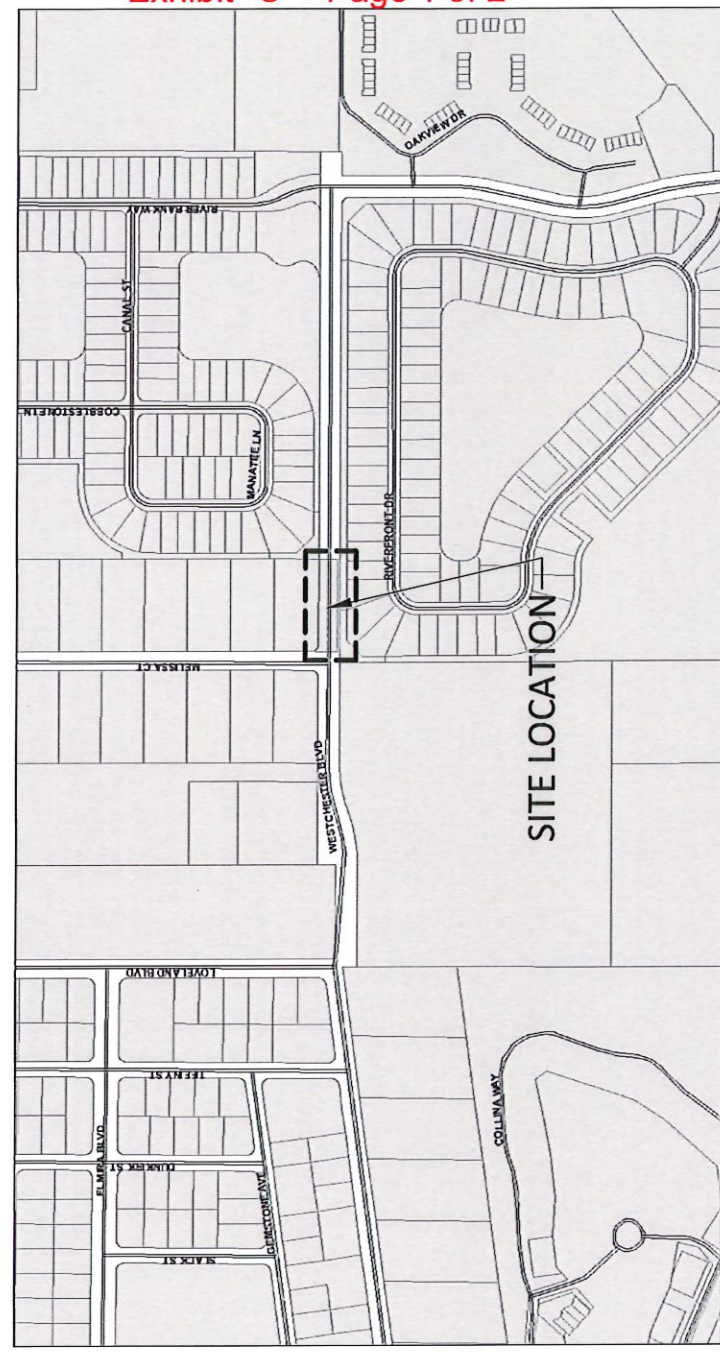
JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

PROPERTIES DEPICTED HEREON ARE BEING ACQUIRED PURSUANT TO FLORIDA STATUTES CHAPTER 95.361. ("REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY A COUNTY").

1	100% SUBMITTAL	AM	1	OF 2	19053
2	REVISION	BY	DATE	SHEET #	WO#
3			8/3/24		
4				Scale	
5				Date	5/1/2024



SITE LOCATION



SITE LOCATION

RIGHT OF WAY MAP
WESTCHESTER BLVD.

SECTION 19, TOWNSHIP 40 SOUTH, RANGE 23 EAST
SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

PID 402319352009
LOT 18
3499 MELISSA CT.

PID 402319351014
LOT 1
3498 MELISSA CT.

PID 402330101001
LOT P 30-1
24125
WESTCHESTER
BLVD.

PID 402330102001
TRACT R
RIVER CLUB OF PT
CHAR HMWNRS
ASSOC INC.

PID 402319376028
TRACT D
RIVER CLUB OF PT
CHAR HMWNRS
ASSOC INC.

WESTCHESTER BLVD
60' ROW
TAKEN
18,102 SQFT
0.42 ACRES

8' CONCRETE SIDEWALK

S89°56'36"W
338.29'

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3600



CHARLOTTE COUNTY
FLORIDA

(IN FEET)
1 inch = 30 ft.

						Date	5/1/2024
						Scale	1"=20'
						Sheet #	2 OF 2
1	8/7/24	100% SUBMITTAL	AMM			WO#	19053
NO.	DATE	REVISION	BY				

I, I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____, DAY OF _____, 2025 A.D.

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.,
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORD OF CHARLOTTE
COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION
STATE OF FLORIDA
COUNTY OF CHARLOTTE

COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS
COMMITTEE UNDERSTANDING
MANAGER FOR CHARLOTTE COUNTY, FLORIDA
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES. CHAPTER
95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

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CHARLOTTE COUNTY
FLORIDA

**JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060**

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

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	Date	6/25/2024
	Scale	
	Sheet #	1 OF 2
	WO#	22771

SITE LOCATION

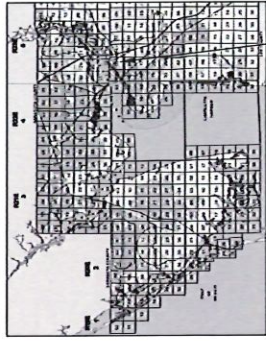
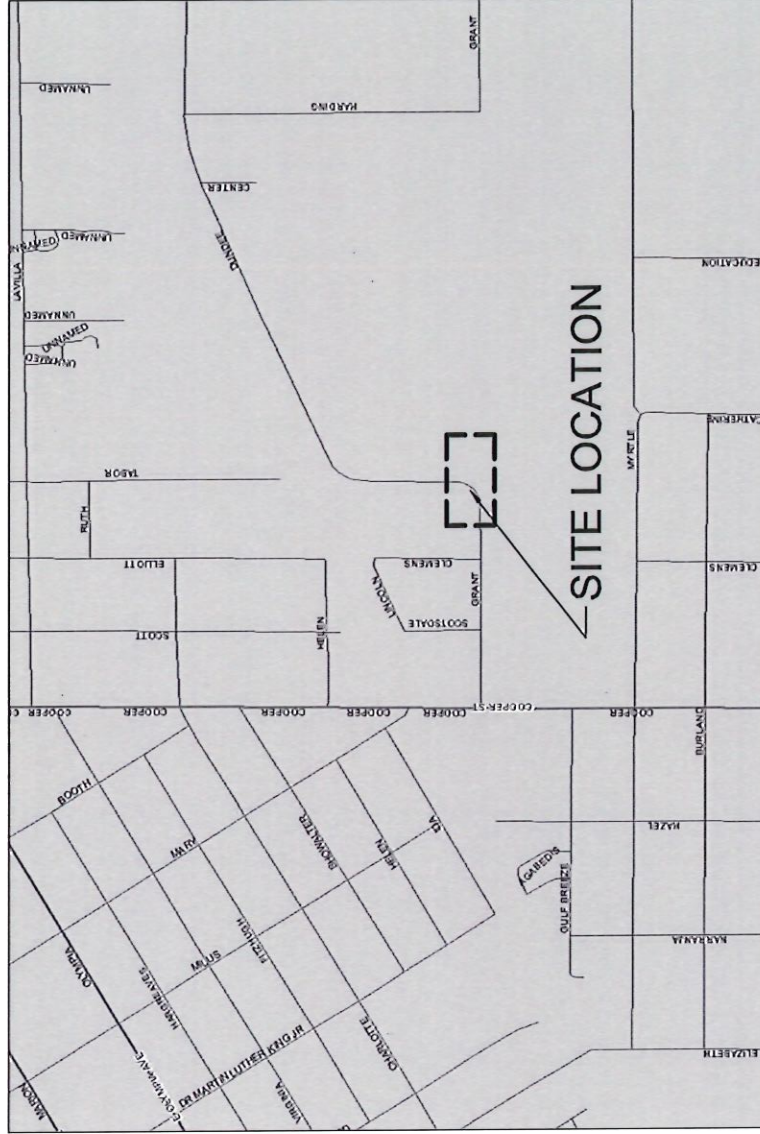


Exhibit "D" - Page 1 of 2

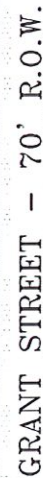


DUNDEE RD & GRANT ST.dwg

6/25/2024

SECTION 05, TOWNSHIP 41 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 1
PAGE 6 AND UNRECORDED PLAT/BOUNDARY BY C. DREW BRANCH #6690
DATED 10/26/22 PROJECT 4607.



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 (FPRN).

					Date	6/25/2024
					Scale	1"=20'
					Sheet #	2 OF 2
					WO#	22771
NO.	DATE	REVISION	BY	AAM	SUBMITTAL	
1	8/2/24				100% SUBMITTAL	



CHARLOTTE COUNTY
FLORIDA

(IN FEET)
1 inch = 20 ft.

THIS _____, DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.,
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
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COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

**CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS
THE UNDERSIGNED, COUNTY CLERK & SHERIFFS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP WAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY,
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.381.**

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

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FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

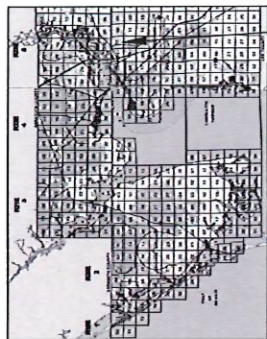
**JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060**

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

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NO.	1	8/2/24	100% SUBMITTAL	JAM	Date	5/1/2024
RATE					Scale	
REVISION						
WO#					Sheet #	1 OF 2
						19052



SITE LOCATION



RIGHT OF WAY BOOK _____ PAGE _____

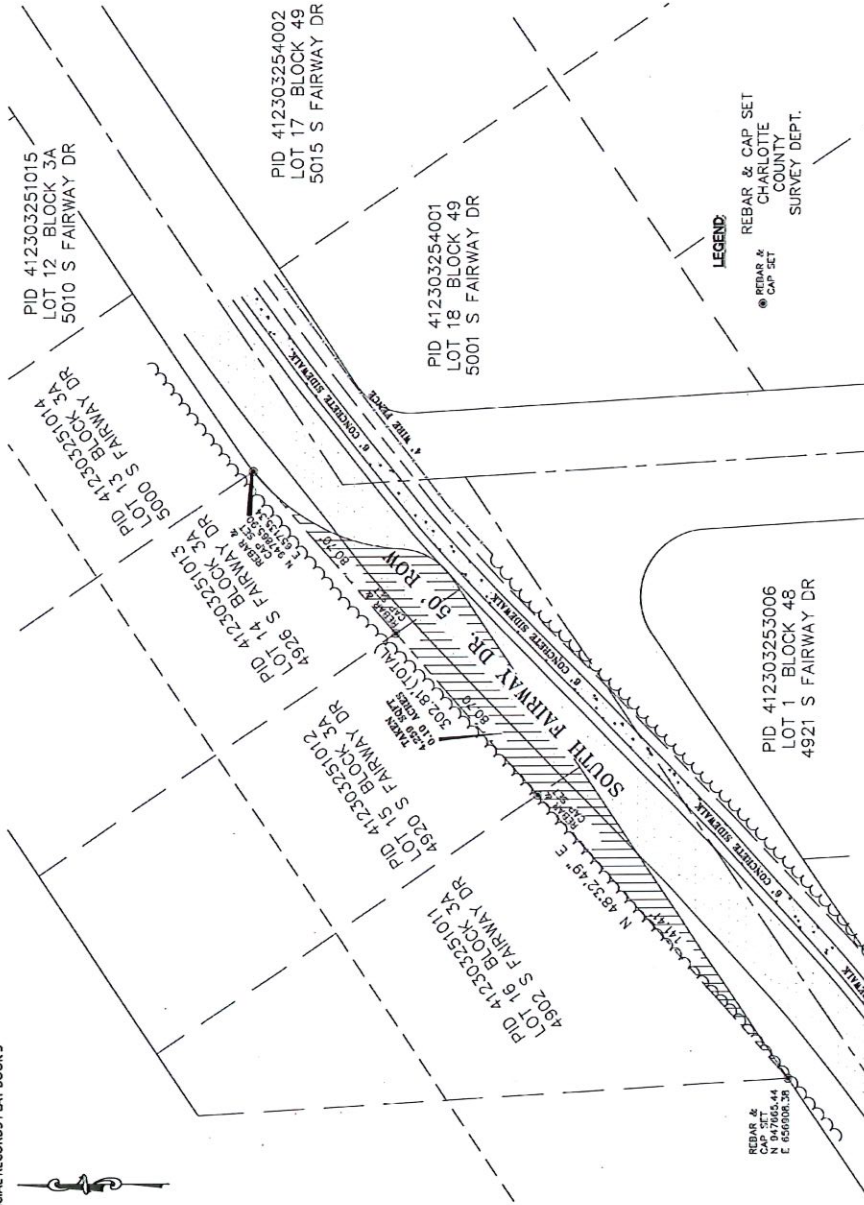
RIGHT OF WAY MAP SOUTH FAIRWAY DRIVE SECTION 03, TOWNSHIP 41 SOUTH, RANGE 23 EAST CHARLOTTE COUNTY, FLORIDA

BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) FROM GPS OBSERVATIONS UTILIZING FOOT FLORIDA PERMANENT REFERENCE NETWORK. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.

THIS SURVEY MAKES NO REPRESENTATION AS TO ZONING, DEVELOPMENT RESTRICTIONS, FEMA/FLOOD ZONING, OR JURISDICTIONAL WETLAND OR HAZARDOUS MATERIALS AND DOES NOT DEPICT ALL IMPROVEMENTS THAT EXIST ON THIS SURVEY.

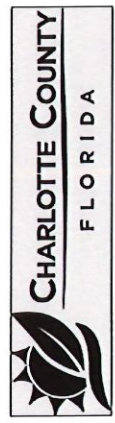
ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 5 PAGE 55-A.



S FAIRWAY DR.dwg

5/1/2024



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE #104
PUNTA GORDA, FLORIDA 33950 (847) 375-3800



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THIS _____, DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

**CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS**

COUNTY MAIN TENANCE & OPERATIONS
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.381.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

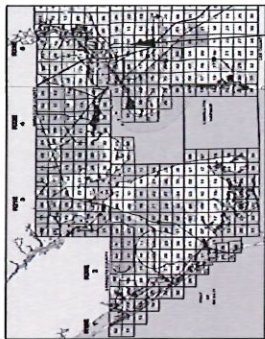
FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

**JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060**

RIGHT OF WAY MAP
GOLF COURSE BLVD.

SECTION 03, TOWNSHIP 41 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA



SITE LOCATION

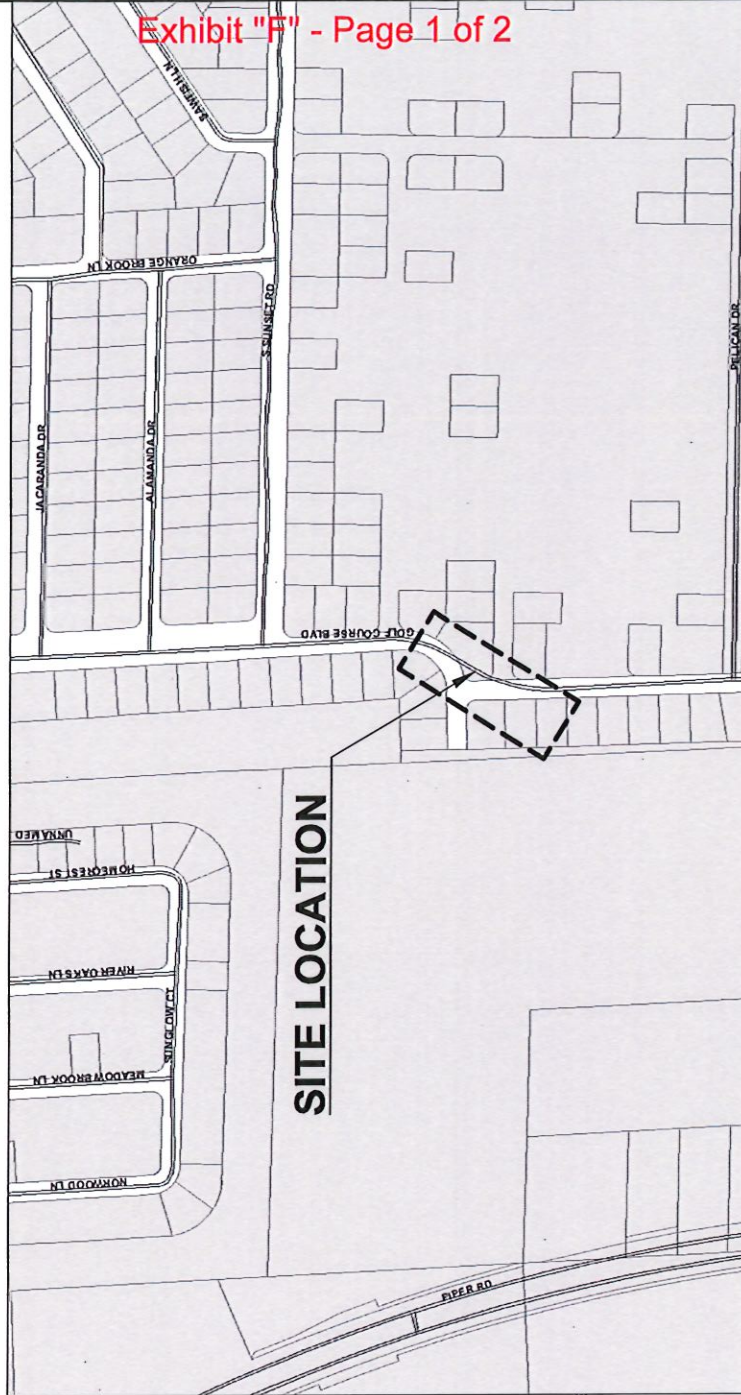


Exhibit "F" - Page 1 of 2

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

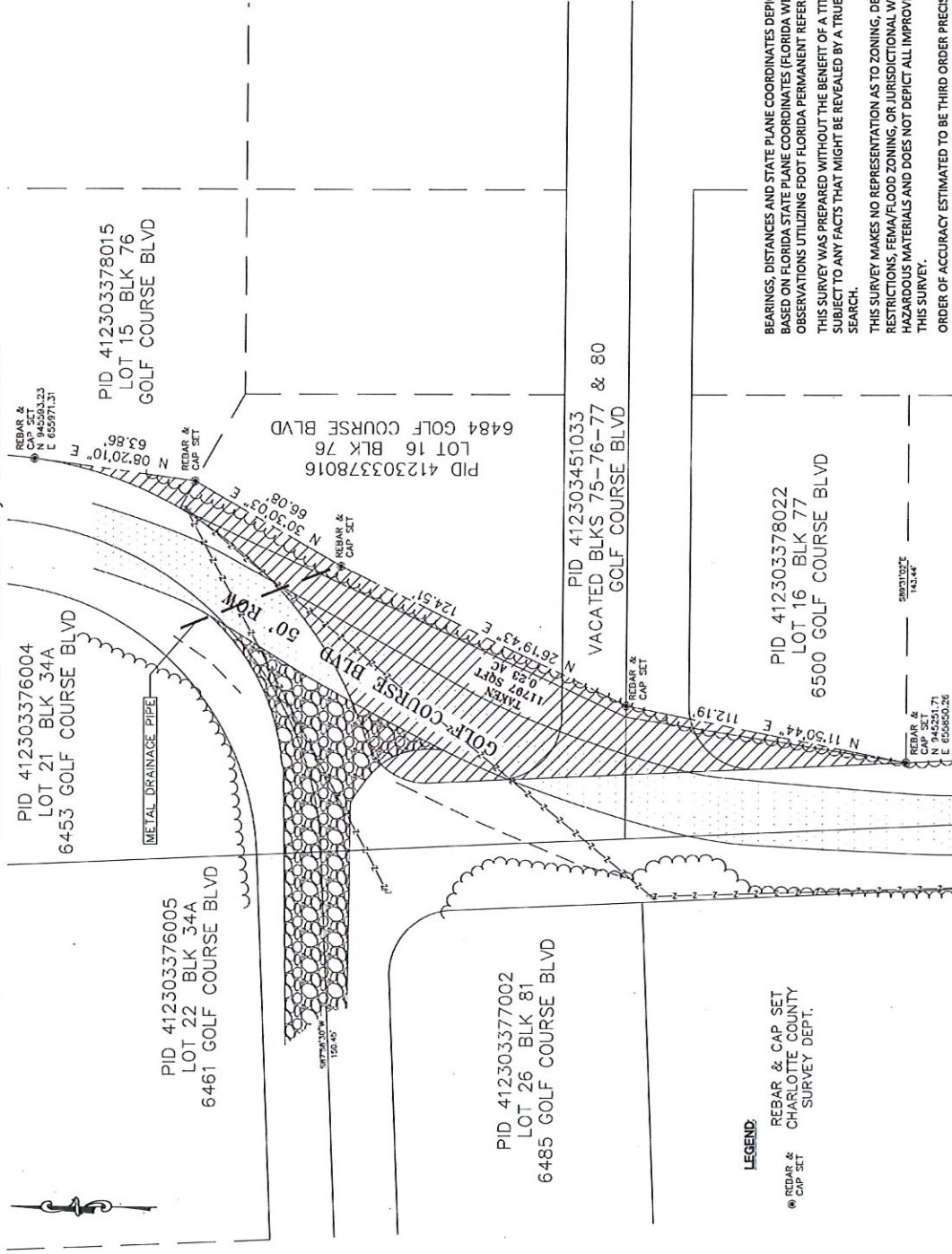
THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

PROPERTIES DEPICTED HEREON ARE BEING ACQUIRED PURSUANT TO FLORIDA STATUTES CHAPTER 95.361 ("REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY A COUNTY").

1	8/2/24	100% SUBMITTAL	AM	Sheet # 1 OF 2	Date 5/1/2024
				Scale	

RIGHT OF WAY MAP GOLF COURSE BLVD.

SECTION 03, TOWNSHIP 41 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA



LEGEND:

- REBAR & CAP SET
○ CHARLOTTE COUNTY
○ SURVEY DEPT.

BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) FROM GPS OBSERVATIONS UTILIZING FOOT FLORIDA PERMANENT REFERENCE NETWORK. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.

THIS SURVEY MAKES NO REPRESENTATION AS TO ZONING, DEVELOPMENT RESTRICTIONS, FEMA/FLOOD ZONING, OR JURISDICTIONAL WETLAND OR HAZARDOUS MATERIALS AND DOES NOT DEPICT ALL IMPROVEMENTS THAT EXIST ON THIS SURVEY.

ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 5 PAGE 55-D.

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE #104
PUNTA GORDA, FLORIDA 33950 (941) 575-3600



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				Date	10/26/2024
				Scale	
				Sheet #	1 OF 17
				WO#	14577

RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

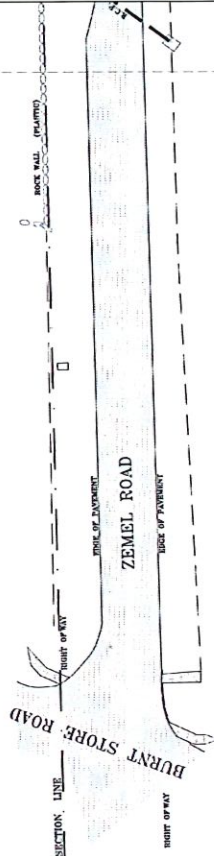
&

TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.

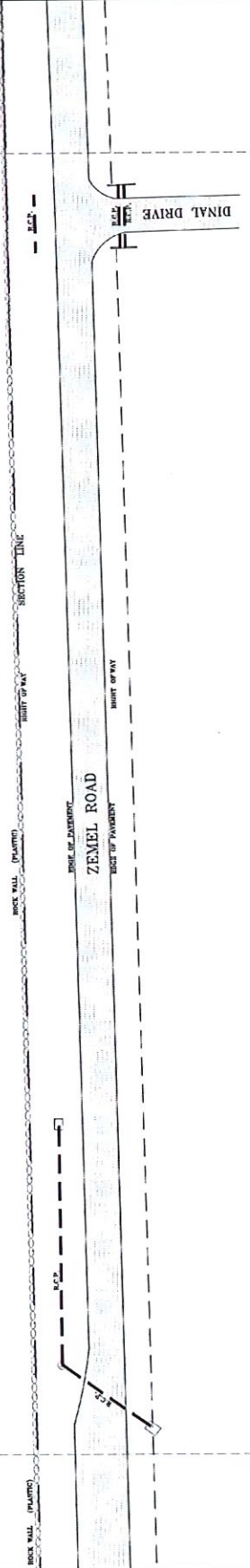
CHARLOTTE COUNTY, FLORIDA

DOC #1051029
SE CORNER
SECTION 19
TWP 41 S.
RGE 23 E.
CONG. MON.
RECOVERED
N-896400.399
E-643767.174

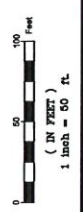
SHEET 2A
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SHEET 2B
SHEET 3A



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



DATE	10/26/2024
SCALE	1"=50'
SHEET #	2 OF 17
NO.	14577
DATE	10/26/24
TIME	SUBMITAL AM
REVISION	

ZEMEL ROAD.dwg

10/26/2024

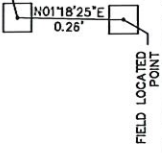
RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

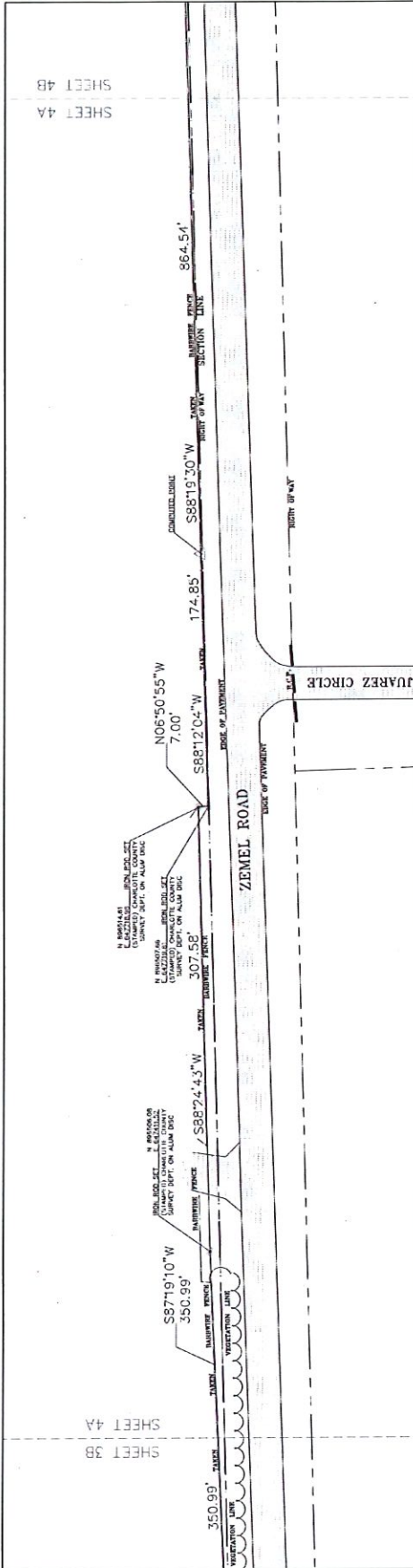
RIGHT OF WAY BOOK PAGE

A-2

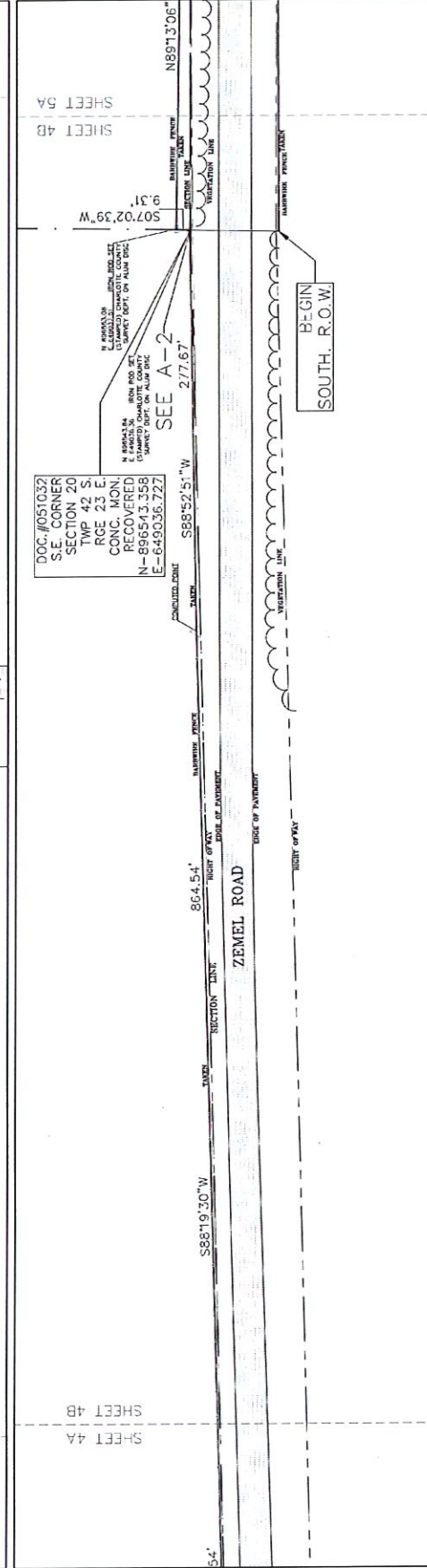
DOC.#051032
S.E. CORNER
SECTION 20
TWP 42 S.
RGE 23 E.
CONC. MON.
RECOVERED
N-896543.358
E-649036.727



SHEET 4A
SHEET 4B



SHEET 4B
SHEET 5A



10/26/2024

ZEMEL ROAD.dwg

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104



NO.	DATE	REVISION	10/26/24	10/26/2024
1	10/26/24	100% SUBMITTAL	AM	14577
WQ#	4	OF 17		
Scale	1"=50'			

RIGHT OF WAY BOOK _____ PAGE _____

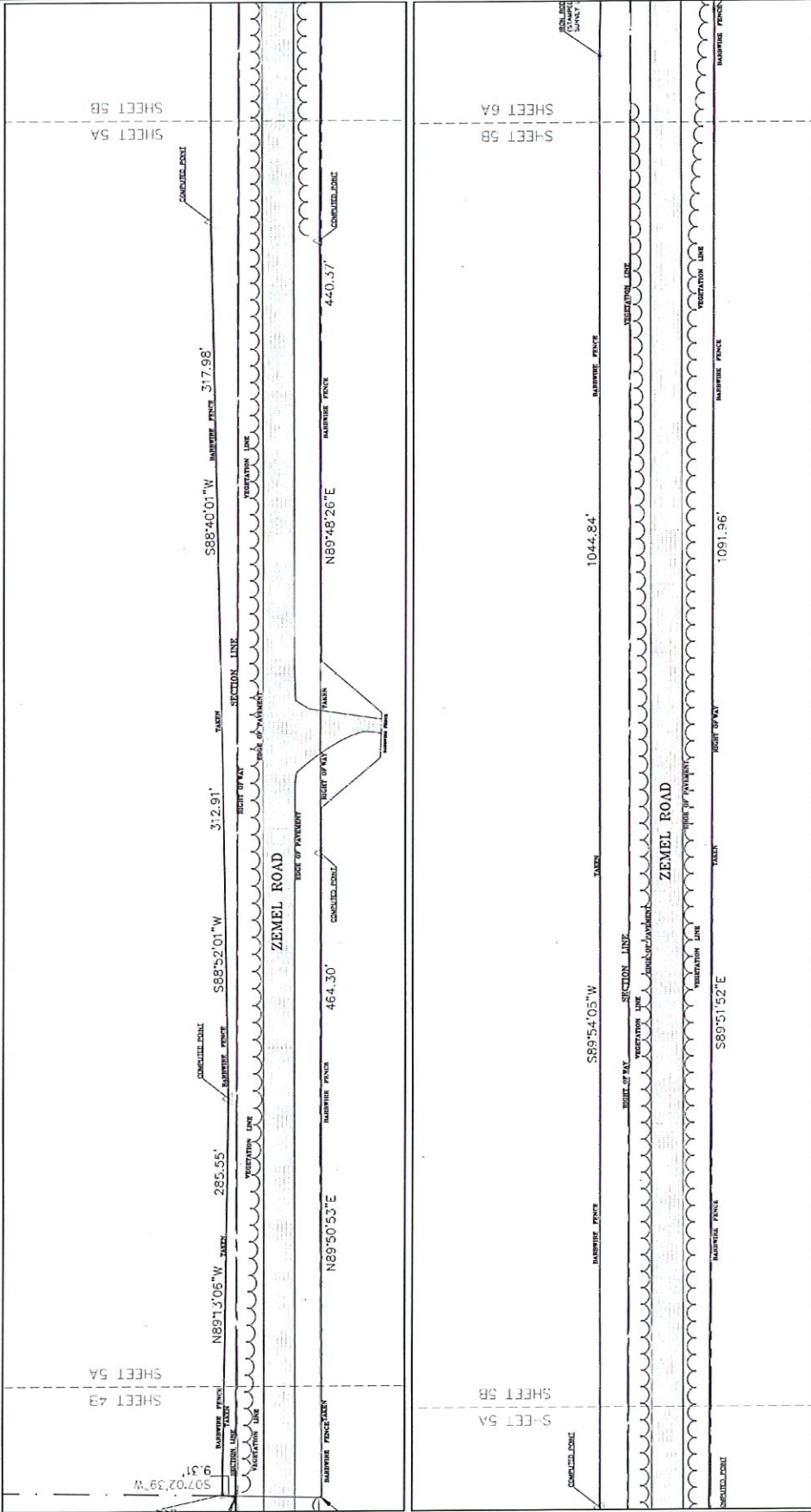
RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

&

TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.

CHARLOTTE COUNTY, FLORIDA

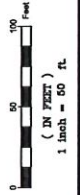


10/26/2024

ZEMEL ROAD.dwg



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



Date	10/26/2024
Scale	1"=50'
Sheet #	5 OF 17
WQ#	14577
DATE	10/26/24
100% SUBMITTAL	AM
REVISION	

RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

&

TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.

CHARLOTTE COUNTY, FLORIDA

RIGHT OF WAY BOOK PAGE

DOC #051033
SOUTH 1/4 CORNER
SECTION 21
TWP 42 S.
RGE 23 E.
IRON ROD.
RECOVERED
N-896542.498
E-651698.454

A-3

FIELD LOCATED
POINT

DOC #051033
SOUTH 1/4 CORNER
SECTION 21
TWP 42 S.
RGE 23 E.
IRON ROD.
RECOVERED
N-896542.498
E-651698.454

PID D06206
DESIGNATION A-801
IRON ROD.
RECOVERED
N-896542.31
E-651852.56
EL = 17.01'

SHEET 6A
SHEET 6B

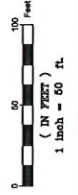
SHEET 6A
SHEET 6B

SHEET 6A
SHEET 7A

SHEET 6A
SHEET 6B



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



NO.	DATE	REVISION
1	10/26/24	100% SUBMITTAL
2		AM
3		WJ
4		14577

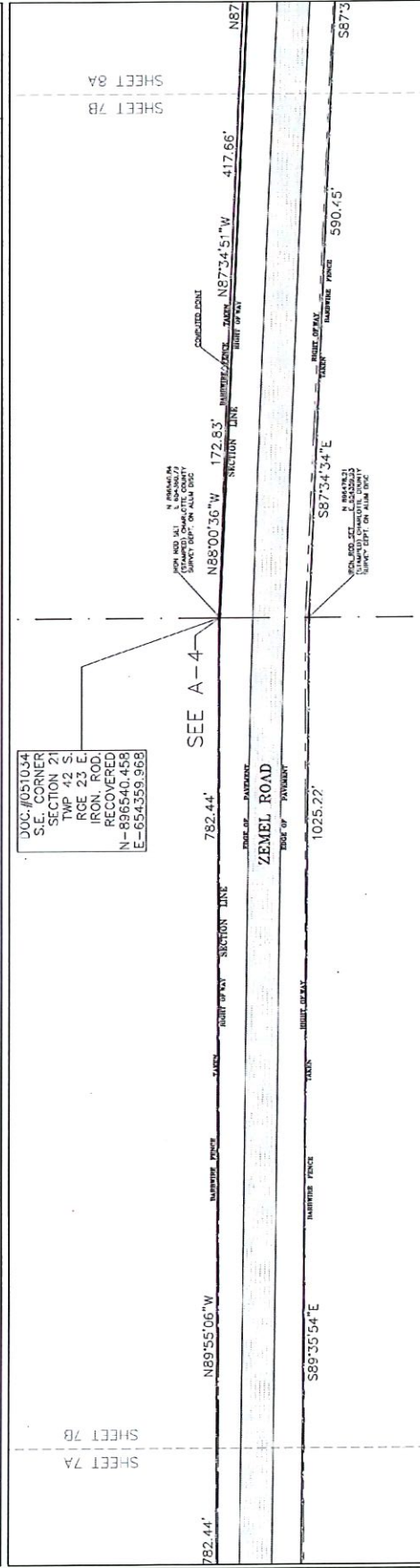
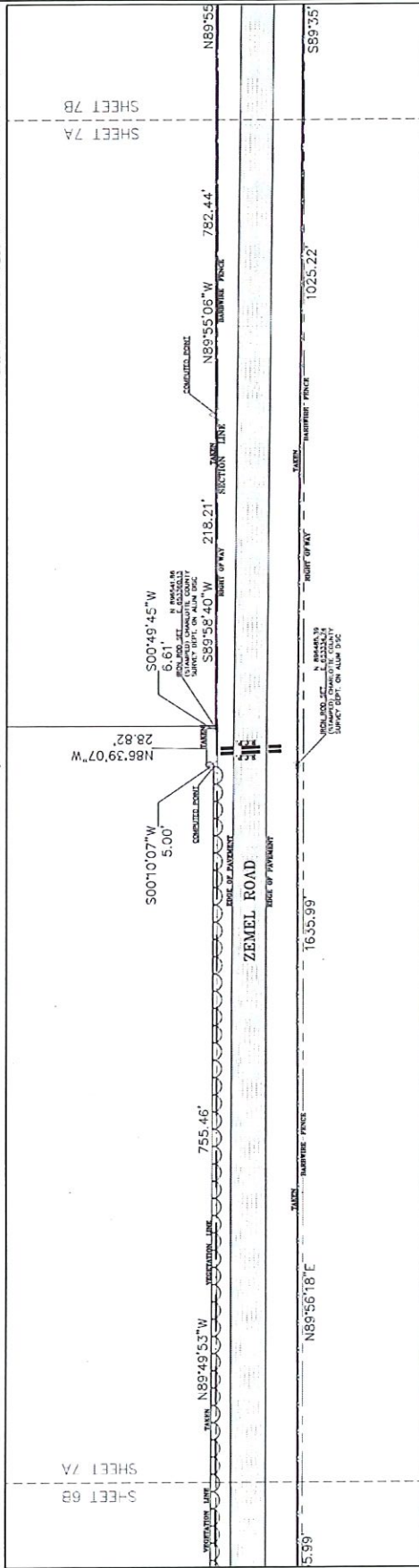
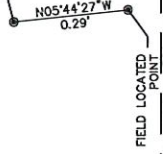
Date 10/26/2024
Scale 1"=50'
Sheet # 6 OF 17

RIGHT OF WAY MAP ZEMEL ROAD

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SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

RIGHT OF WAY BOOK PAGE

DOC #051034
S.E. CORNER
SECTION 21
TWP 42 S
RGE 23 E
IRON. ROD.
RECOVERED
N-896540.458
E-654359.968



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104

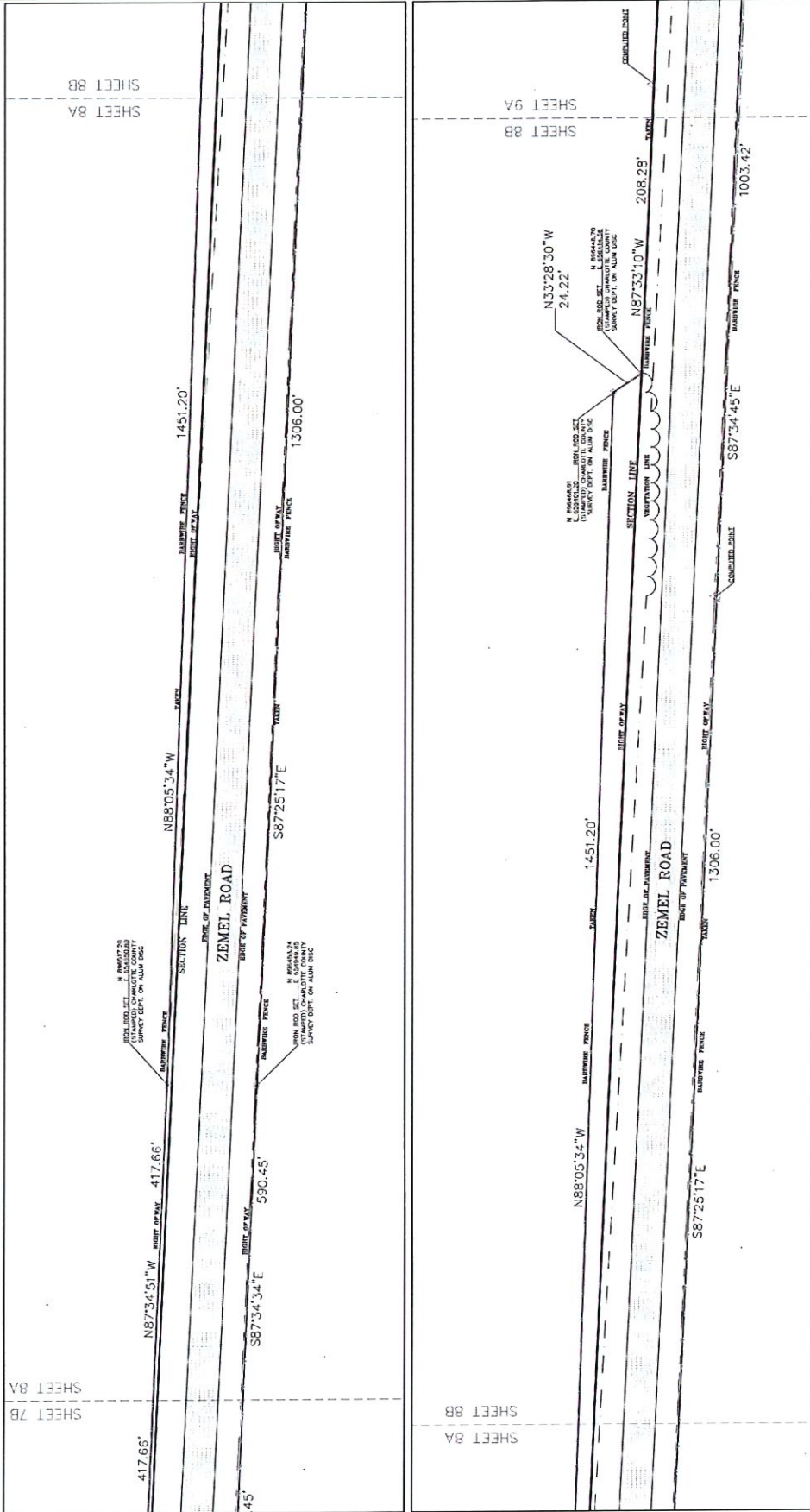


DATE	10/26/2024
SCALE	1"=50'
SHEET #	7 OF 17
NO.	1
DATE	10/20/24
100% SUBMITTAL	AM
REVISION	
NO.	14577

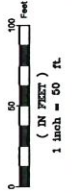
RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA



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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104



DATE	10/26/2024
SCALE	1"=50'
SHEET #	8 OF 17
NO.	1
DATE	10/26/24
100% SUBMITTAL	AM
REVISION	BY
NO.	1
DATE	10/26/24
100% SUBMITTAL	AM
REVISION	BY

ZEMEL ROAD.dwg

10/26/2024

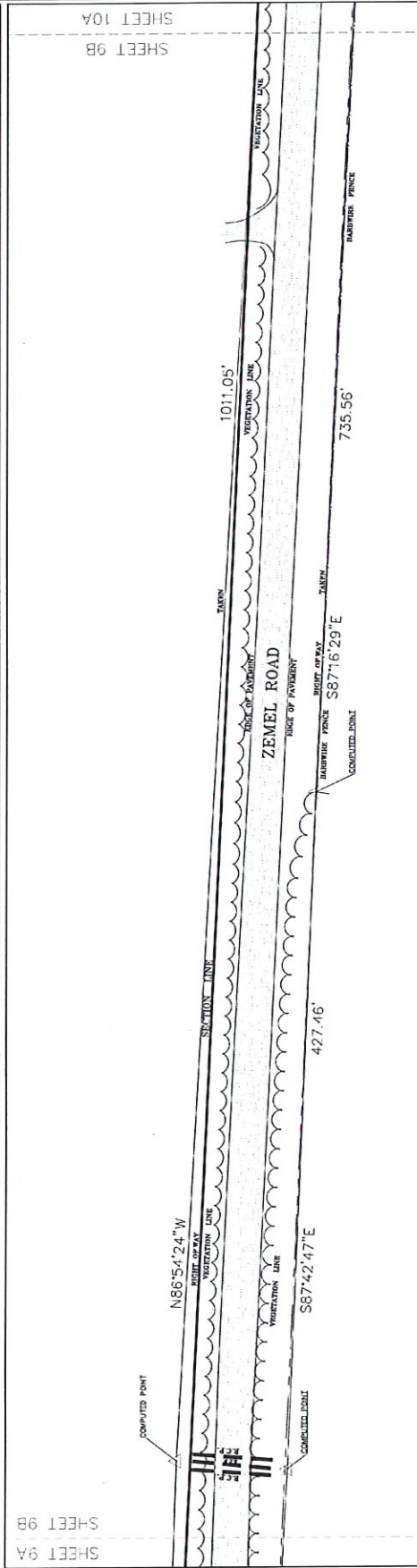
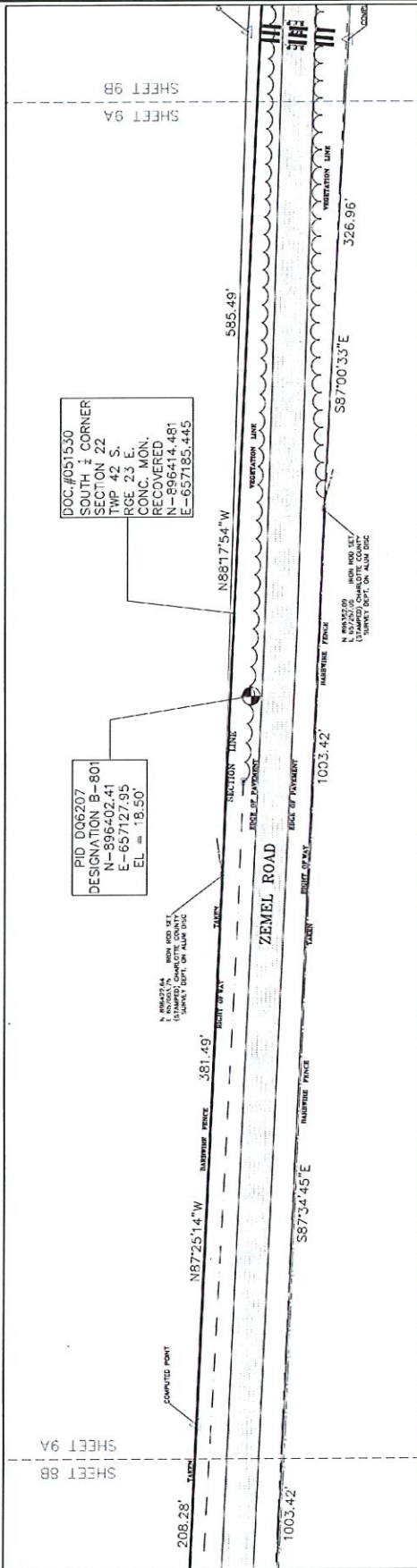
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RIGHT OF WAY MAP ZEMEL ROAD

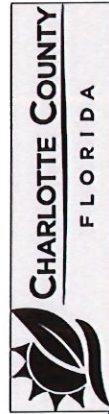
TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

&

TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA



10/26/2024



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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104

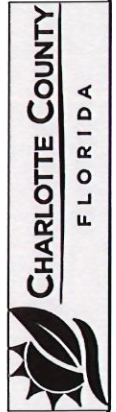
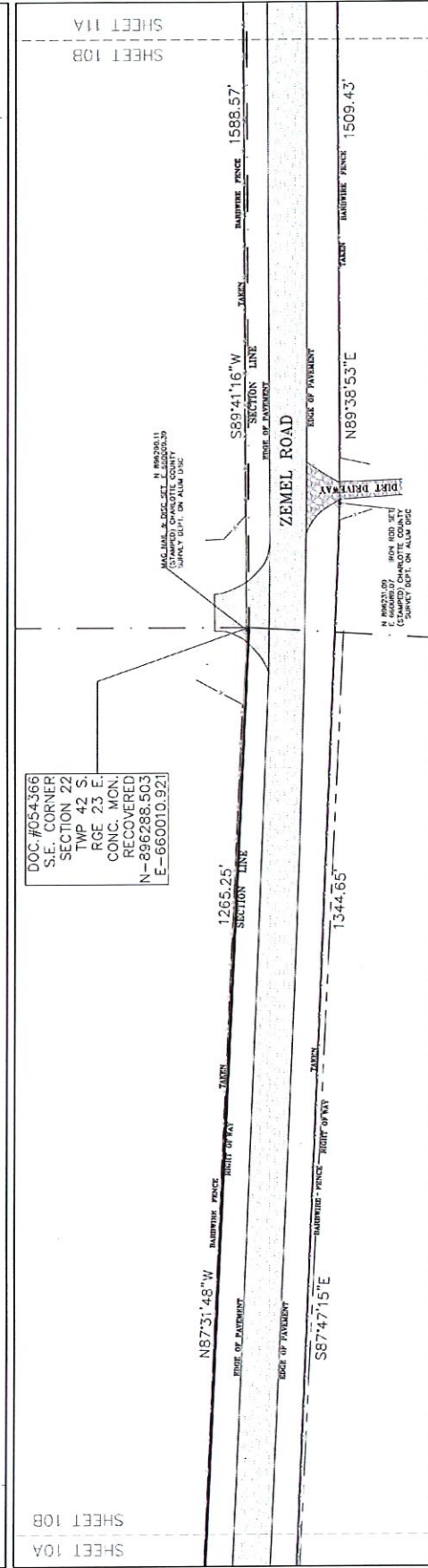
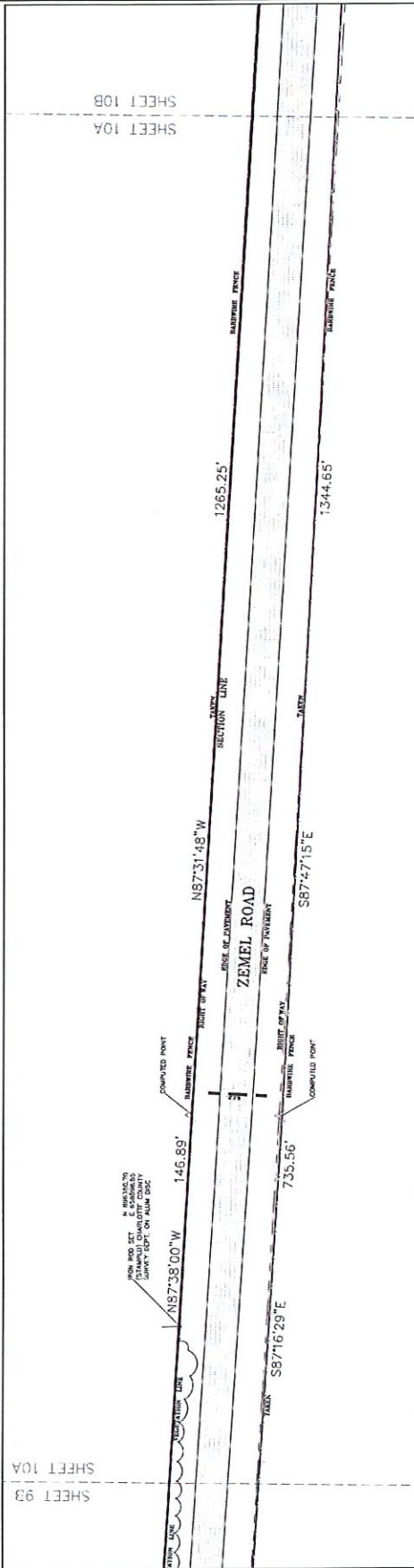


DATE	10/26/2024
SCALE	1"=50'
SHEET #	9 OF 17
100% SUBMITTAL	AM
REVISION	NO
NO.	14577

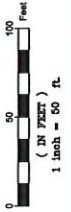
RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA



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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

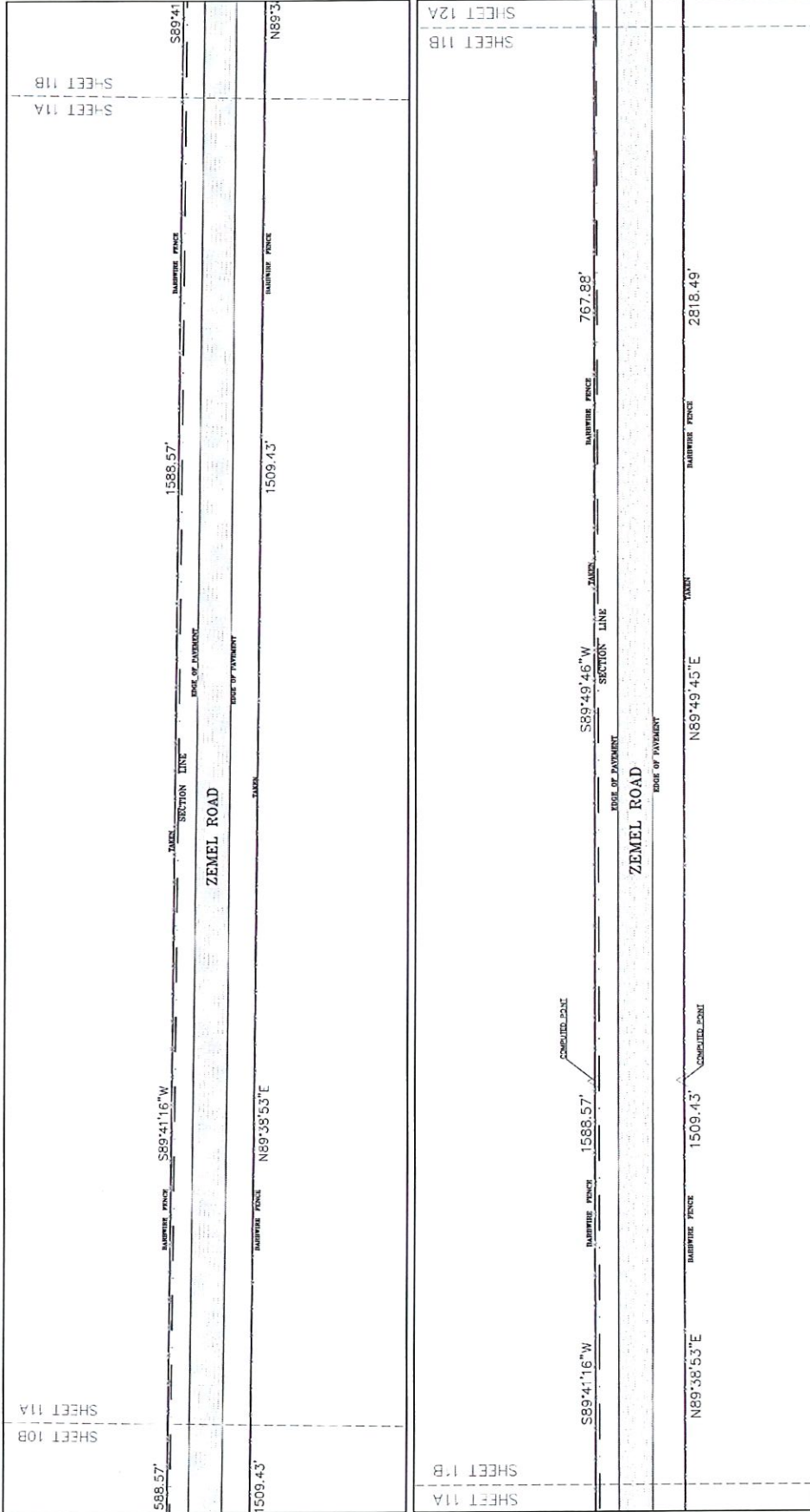


DATE	10/26/2024
SCALE	1"=50'
SHEET #	10 OF 17
WQ#	14577
NO.	
DATE	10/26/24
100% SUBMITTAL	AM
REVISION	

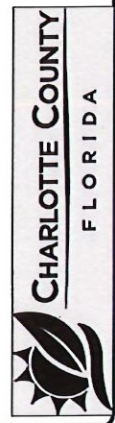
RIGHT OF WAY MAP
ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

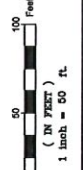
RIGHT OF WAY BOOK PAGE



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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



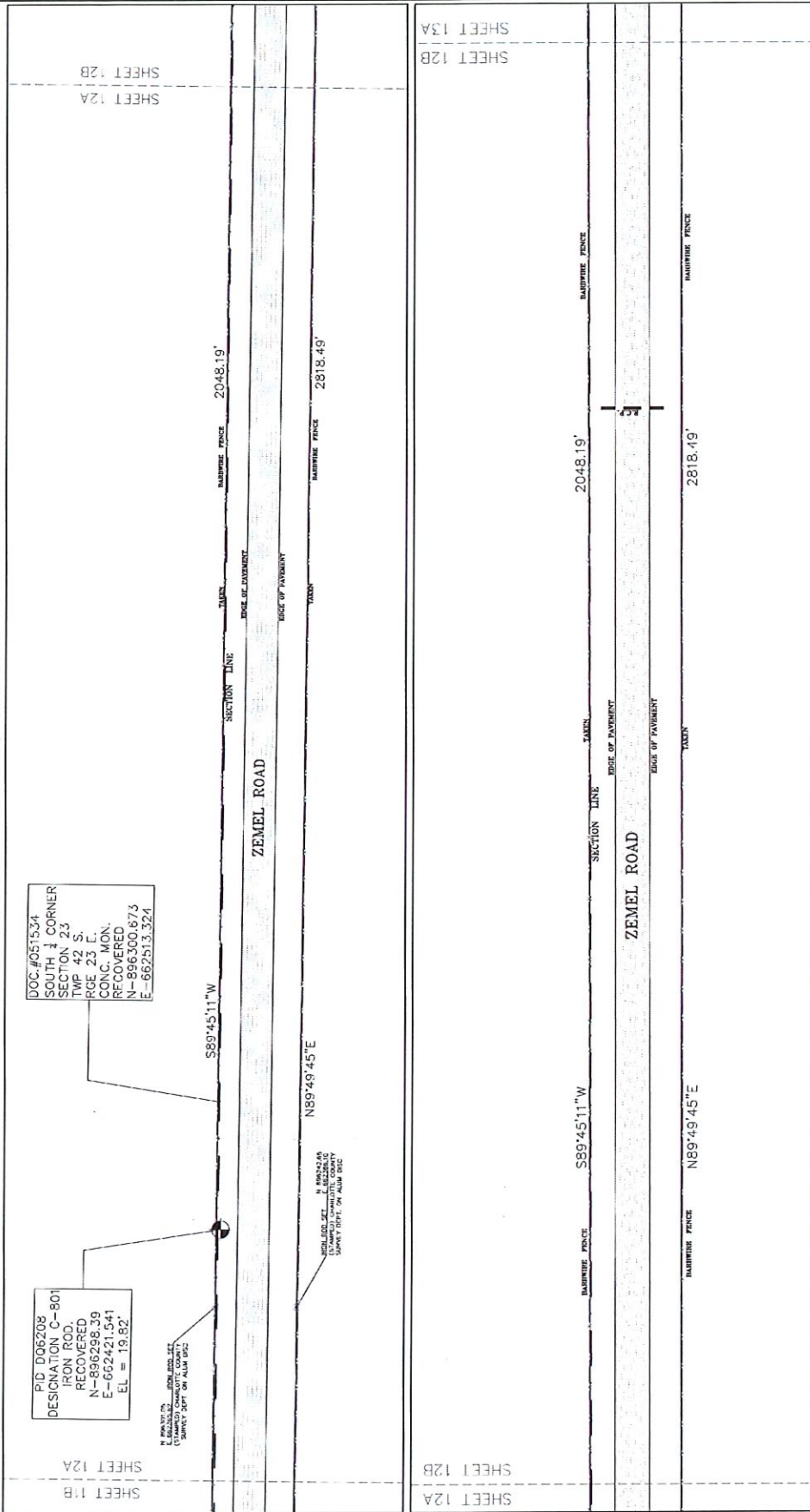
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SCALE	1"=50'
SHEET #	11 OF 17
NO.	1
DATE	10/26/24
100% SUBMITTAL	AM
REVISION	NO
NO.	14577



TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.

TOWNSHIP 41 SOUTH, RANGE 24 EAST,
&
SECTIONS 19 & 30.

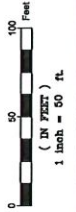
CHARLOTTE COUNTY, FLORIDA



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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

CHARLOTTE COUNTY
FLORIDA



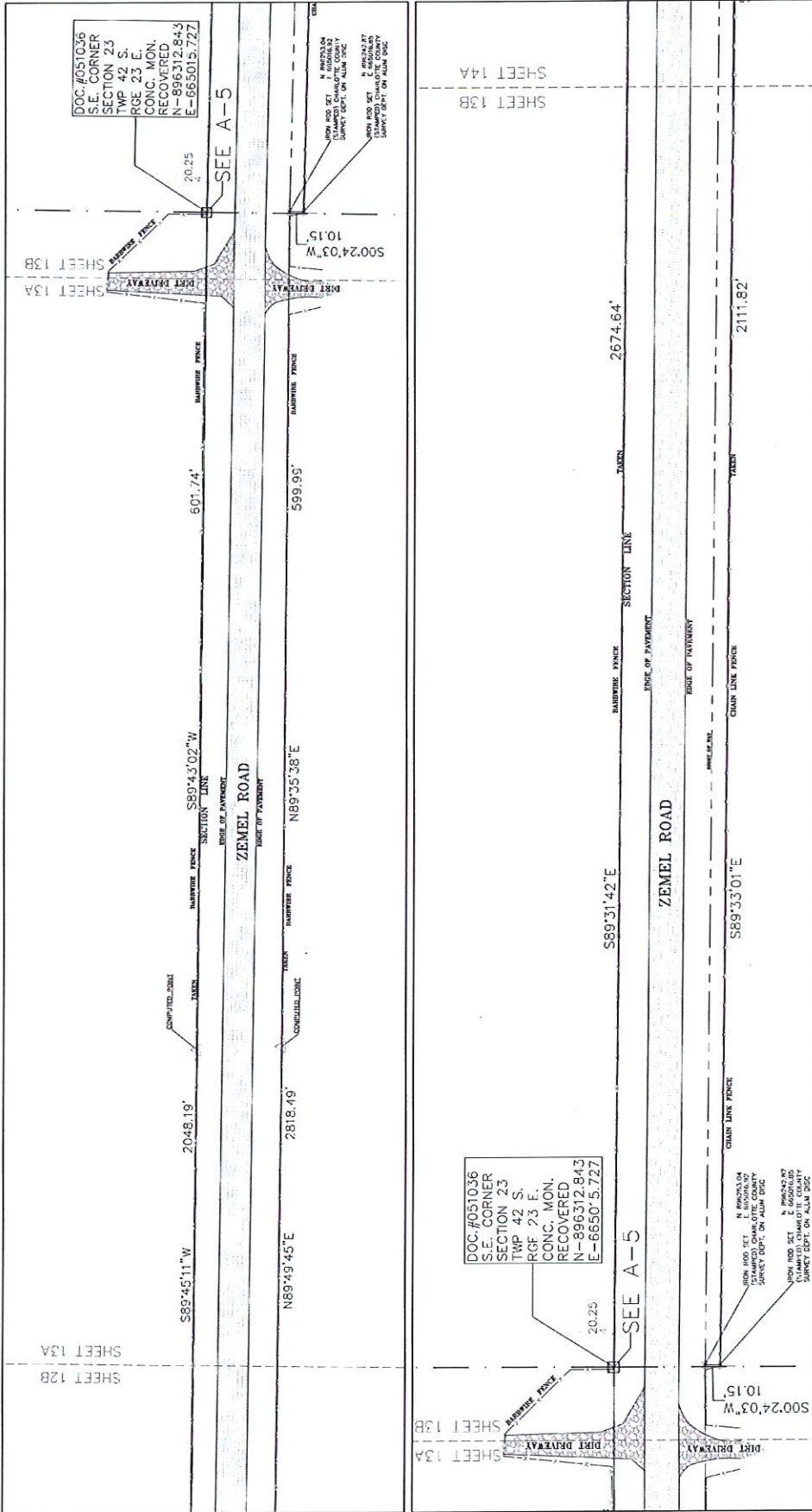
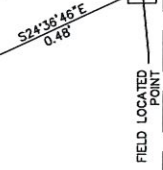
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					Scale	1"=50'
					Sheet #	12 OF 17
1	10/26/24	100% SUBMITTAL	AM		WO#	14577
	No.	DATE	REVISION	B+		

RIGHT OF WAY MAP ZEMEL ROAD

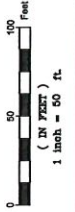
TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

RIGHT OF WAY BOOK PAGE

A-5
DOC #051036
S.E. CORNER
SECTION 23
TWP 42 S.
RGE 23 E.
CONC. MON.
RECOVERED
N-896312.843
E-665015.727



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



NO.	DATE	REVISION	BY	WOJ#
1	10/26/24	100% SUBMITTAL	AM	14577

10/26/2024

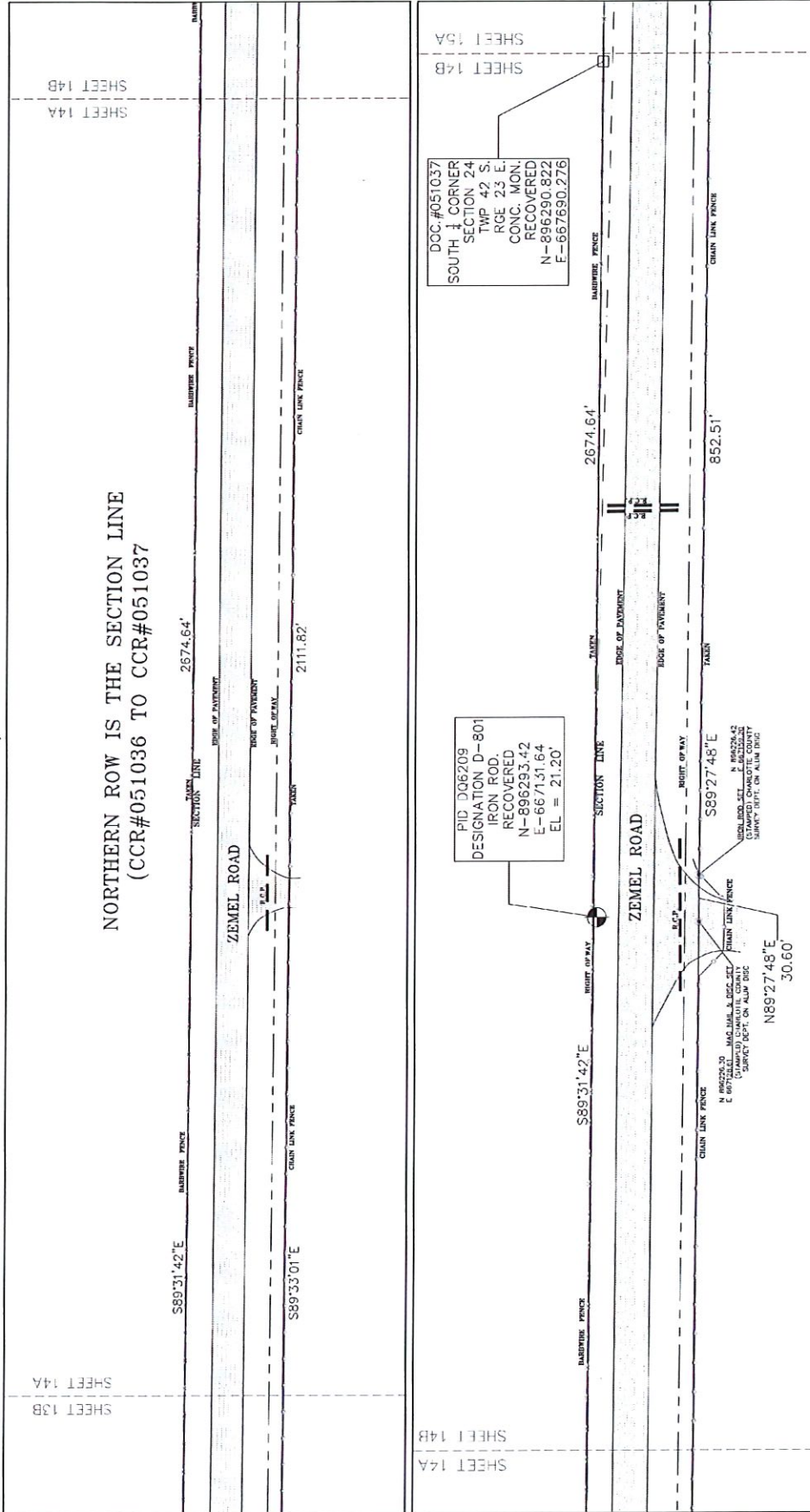
ZEMEL ROAD.dwg

RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

NORTHERN ROW IS THE SECTION LINE
(CCR#051036 TO CCR#051037)



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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

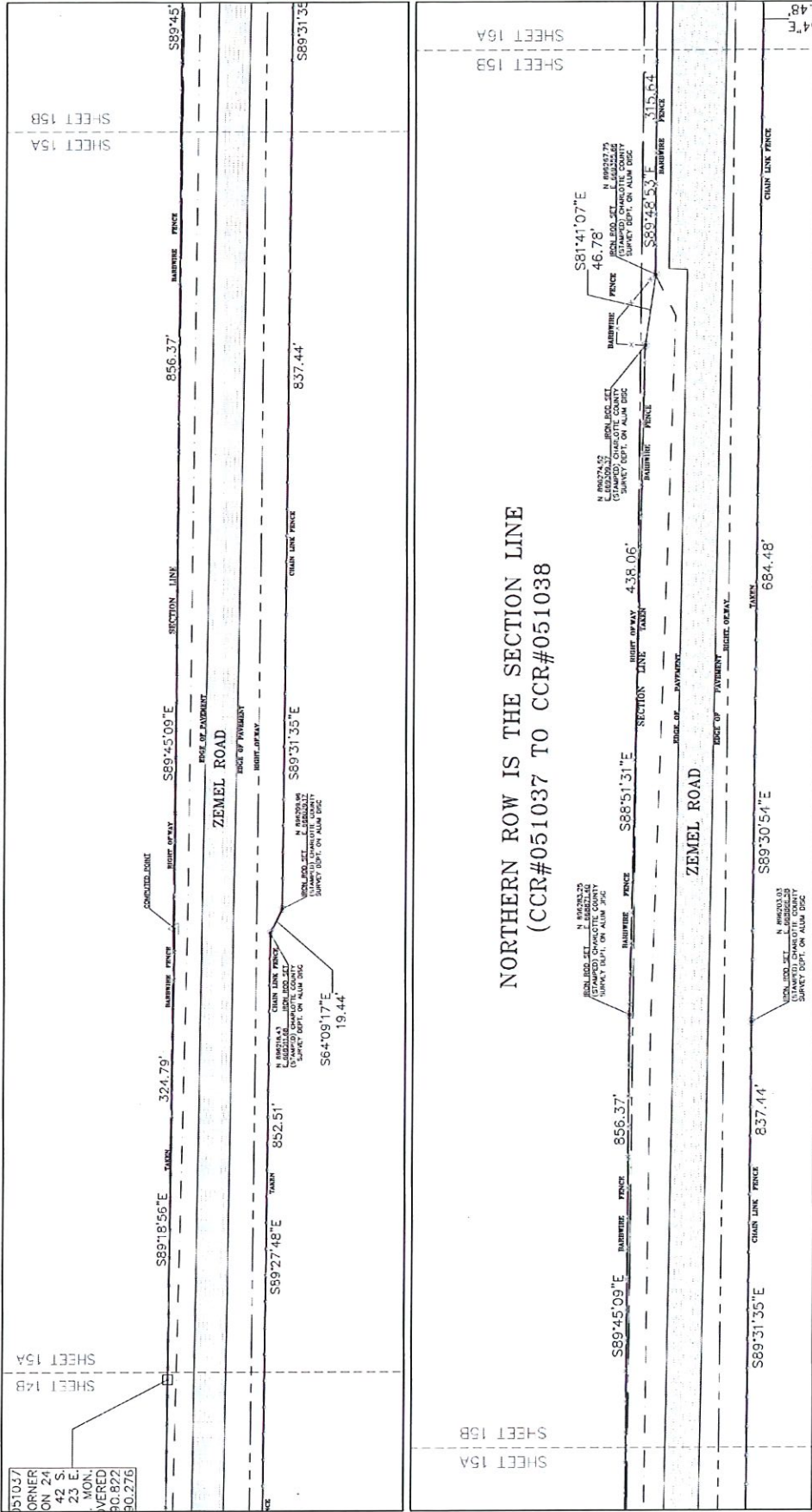


DATE	10/26/2024
SCALE	1" = 50'
SHEET	14 OF 17
WOF	14577
NO.	1
DATE	10/26/24
TOOK	SUBMITAL
REVISION	AM

RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA



FOR THE EXCLUSIVE USE OF: CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS. CHARLOTTE COUNTY PUBLIC WORKS COUNTY SURVEYING DEPARTMENT 410 TAYLOR STREET, SUITE # 104		DATE 10/26/2024 Scale 1"=50' Sheet # 15 OF 17 WOF# 14577	
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RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA

RIGHT OF WAY BOOK PAGE

DOC.#051038
S.E. CORNER
SECTION 24
TWP 41 S.
RGE 23 E.
CONC. MON.
RECOVERED
N-896268.942
E-670364.655

A-6

500°08'46"W

0.39'

FIELD LOCATED POINT

SEE A-6

DOC.#051038
S.E. CORNER
SECTION 24
TWP 41 S.
RGE 23 E.
CONC. MON.
RECOVERED
N-896268.942
E-670364.655

SHEET 16A
SHEET 16B

SEE A-6

DOC.#051038
S.E. CORNER
SECTION 24
TWP 41 S.
RGE 23 E.
CONC. MON.
RECOVERED
N-896268.942
E-670364.655

N 89°14'32"E
S 89°30'54"E
E 67°03'64"W

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY



SHEET 16A
SHEET 16B

7"E

N 89°14'32"E
S 89°30'54"E
E 67°03'64"W

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SECTION LINE

EDGE OF PAVEMENT

BACK OF CURB

CHAIN LINK FENCE

BARBED WIRE FENCE

RIGHT OF WAY

SHEET 16A
SHEET 16B

1383.15'

BARBED WIRE FENCE

ZEMEL ROAD

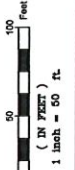
1478.41'

TAKEN

10/26/2024

ZEMEL ROAD.dwg

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

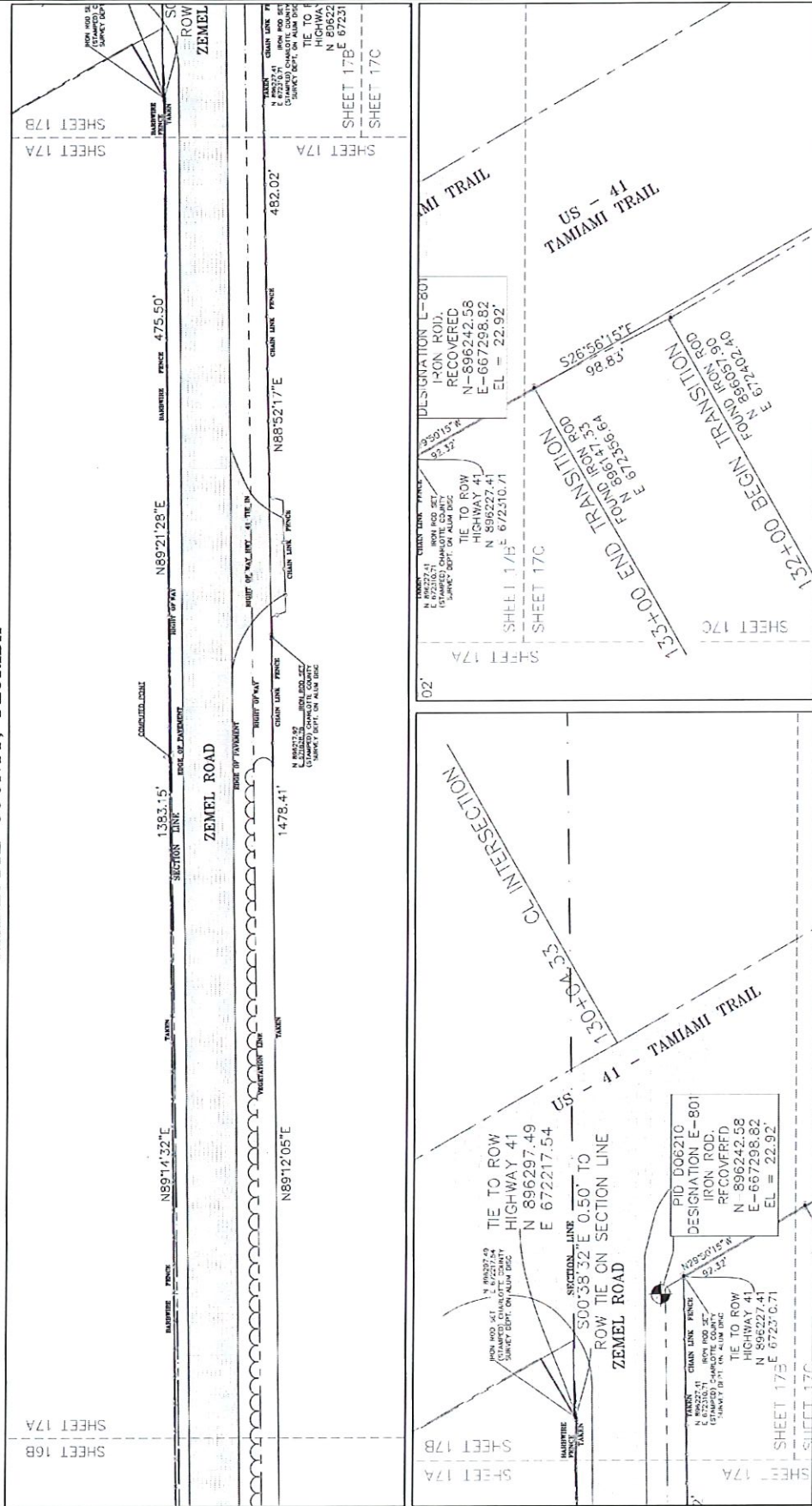


DATE	10/26/24	DATE	10/26/2024
NO.	1	NO.	1
DATE	10/26/24	DATE	10/26/2024
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DATE	10/26/24	DATE	10/26/2024
NO.	1	NO.	1
DATE	10/26/24	DATE	10/26/2024
NO.	1	NO.	1

RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP ZEMEL ROAD

TOWNSHIP 41 SOUTH, RANGE 23 EAST,
SECTIONS 20, 21, 22, 23, 24, 25, 26, 27, 28, & 29.
&
TOWNSHIP 41 SOUTH, RANGE 24 EAST,
SECTIONS 19 & 30.
CHARLOTTE COUNTY, FLORIDA



Charlotte County
FLORIDA

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104

DATE: 10/26/2024
SCALE: 1"=50'
SHEET # 17 OF 17
WOF: 14577

RIGHT OF WAY BOOK	PAGE

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

ROTONDA - ALBATROSS ROAD & BOUNDARY BLVD
SECTION 13, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

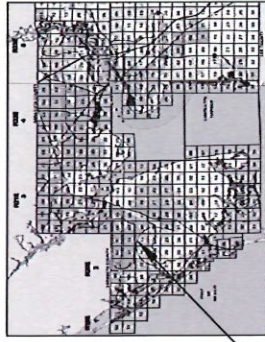
PROPERTIES DEPICTED HEREON ARE BEING ACQUIRED PURSUANT TO FLORIDA STATUTES CHAPTER 95.381 ("REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY A COUNTY").

DATE		5/1/2024	
SCALE			
SHEET #		1 OF 2	
1		100% SUBMITTAL	
DATE		8/2/24	
REV.		REVISION	
NO.		BY	

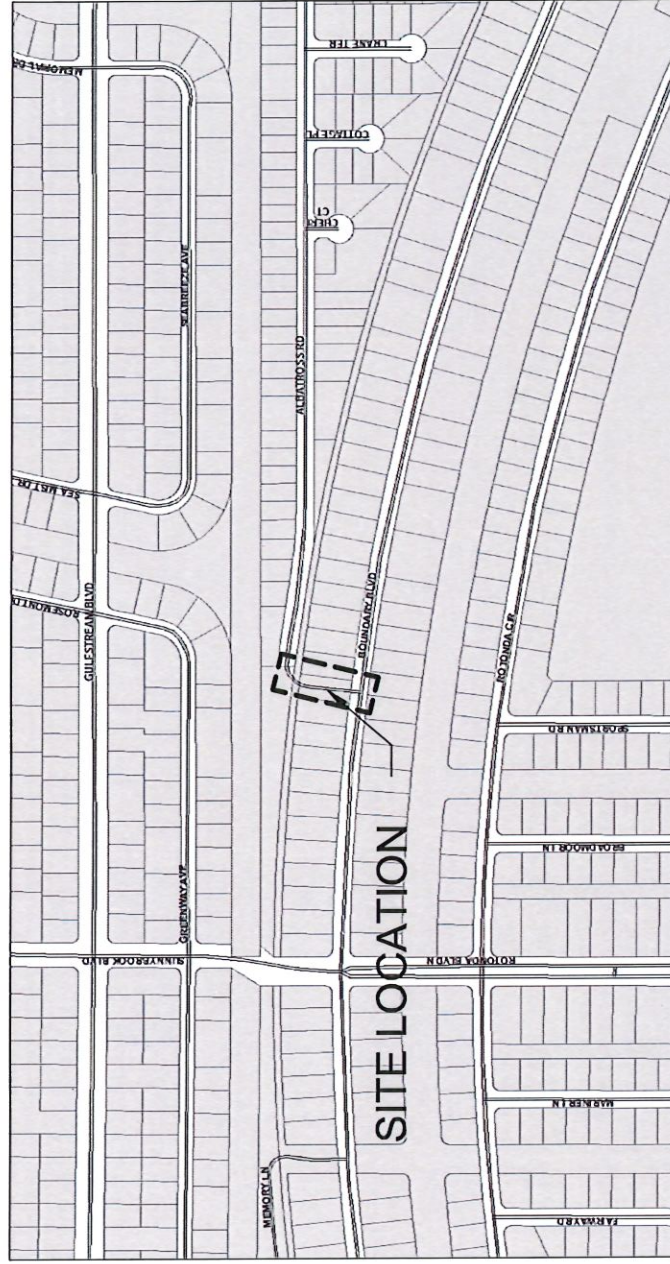


CHARLOTTE COUNTY
FLORIDA

Exhibit "H" - Page 1 of 2



SITE LOCATION

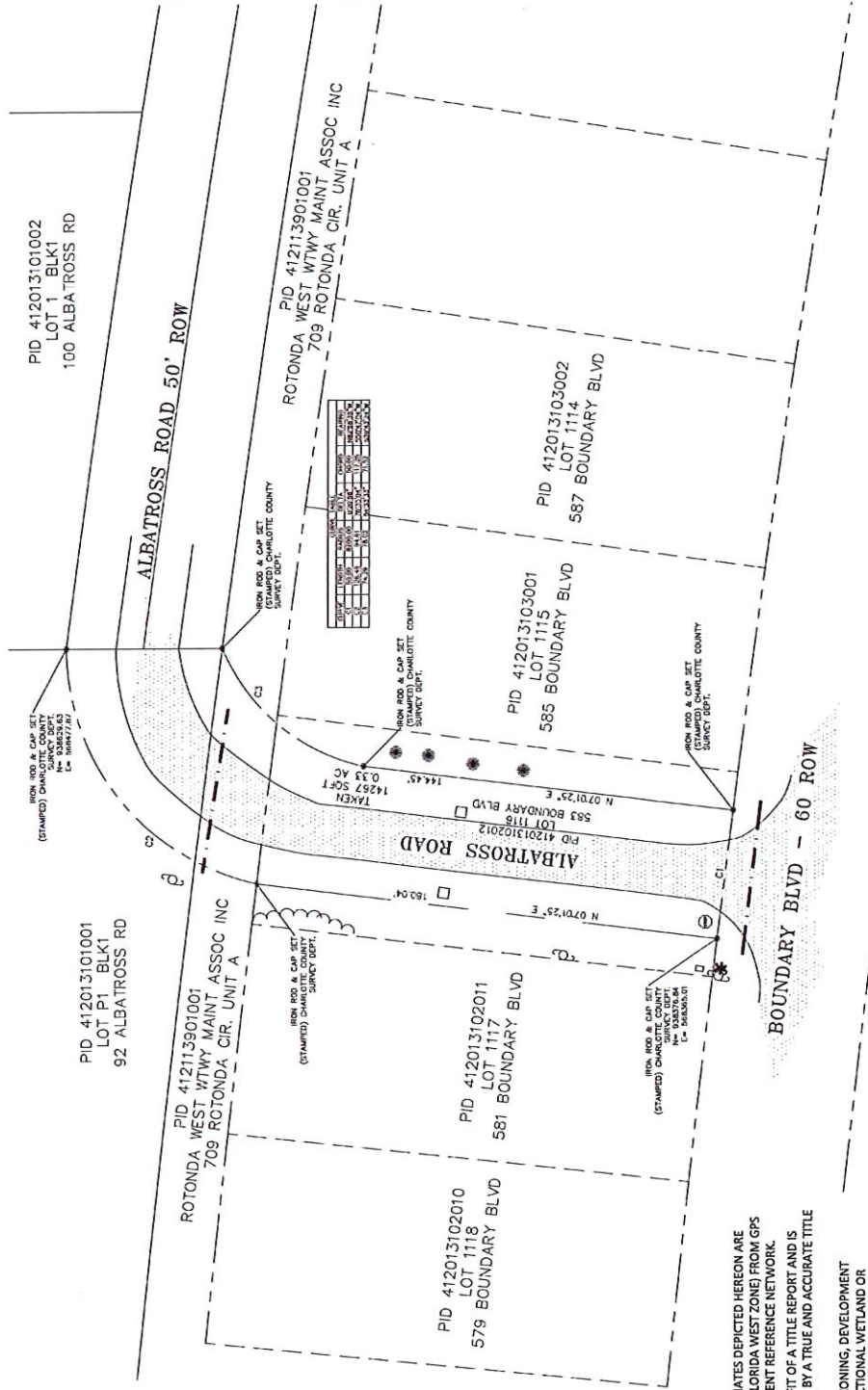


SITE LOCATION

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

ALBATROSS ROAD
 ROTONDA - ALBATROSS ROAD & BOUNDARY BLVD
 SECTION 13, TOWNSHIP 41 SOUTH, RANGE 20 EAST
 CHARLOTTE COUNTY, FLORIDA



BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) FROM GPS OBSERVATIONS UTILIZING FDOT FLORIDA PERMANENT REFERENCE NETWORK. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.

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ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 8
PAGES 18-1 AND 22-B



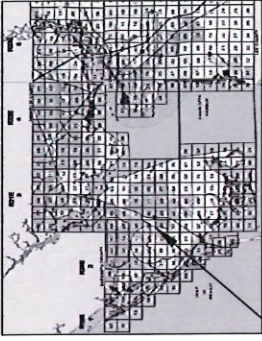
CHARLOTTE COUNTY
FLORIDA

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3600

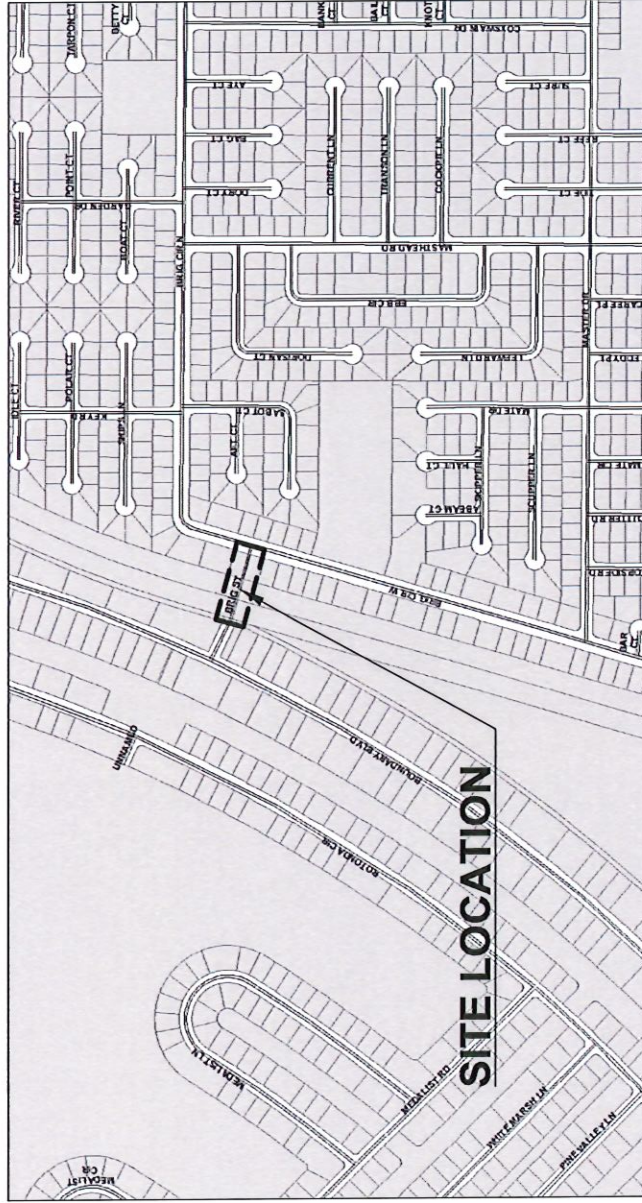
						Date	5/1/2024
						Scale	1" = 30'
						Sheet	# 2 OF 2
1		8/2/24	100% SUBMITTAL	AMM		WO#	19031
NO.	DATE	REVISION	BY				

RIGHT OF WAY MAP
BRIG STREET
ROTONDA SANDS
SECTION 30, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



SITE LOCATION

Exhibit "I" - Page 1 of 2



SITE LOCATION

CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY
CERTIFICATE OF APPROVAL OF
COUNTY CLERK
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA
CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION
STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA
CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER
I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER
CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS,
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE
FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER
472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE
CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET
FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

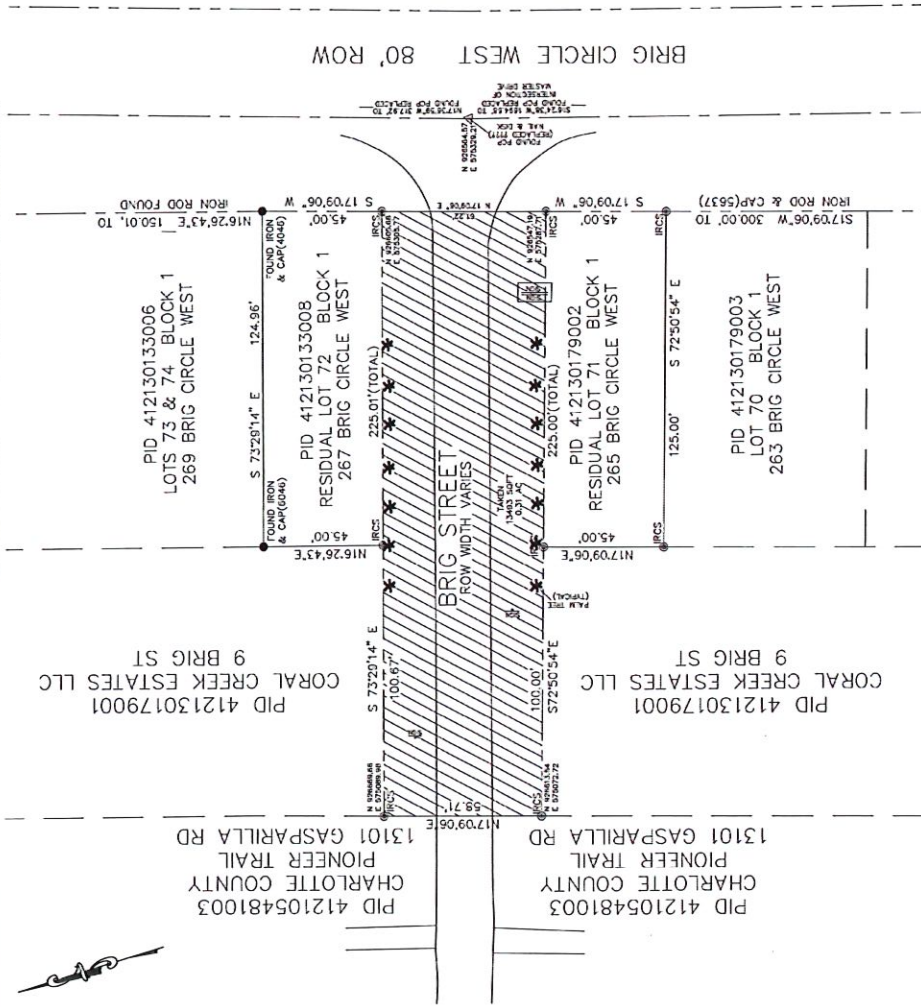
PROPERTIES DEPICTED HEREON ARE BEING
ACQUIRED PURSUANT TO FLORIDA STATUTES
CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

No.	DATE	REVISION	DATE	5/1/2024
1	5/2/24	100% SUBMITTAL	Sheet #	1 OF 2
			WOL	19032

ROTONDA SANDS

SECTION 30, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 11
PAGE 4-F



CHARLOTTE COUNTY
FLORIDA

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3600



						Date	5/1/2024
						Scale	1" = 30'
						Sheet #	2 OF 2
						Wof#	19032
1	B/2/24	100% SUBMITTAL	AAM				
Nr.	DATE	REVISION					

CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

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THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____ PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
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COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS

I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
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95.361.

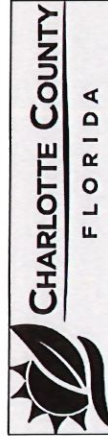
KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

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FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

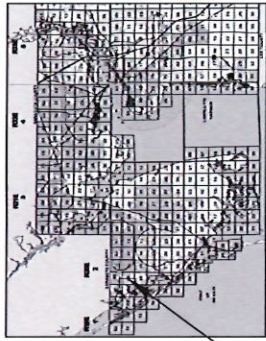


CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE
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FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

RIGHT OF WAY MAP
BROOKWOOD DRIVE
SECTION 9, TOWNSHIP 41 SOUTH, RANGE 20 EAST
BROOKWOOD ESTATES
CHARLOTTE COUNTY, FLORIDA



SITE LOCATION

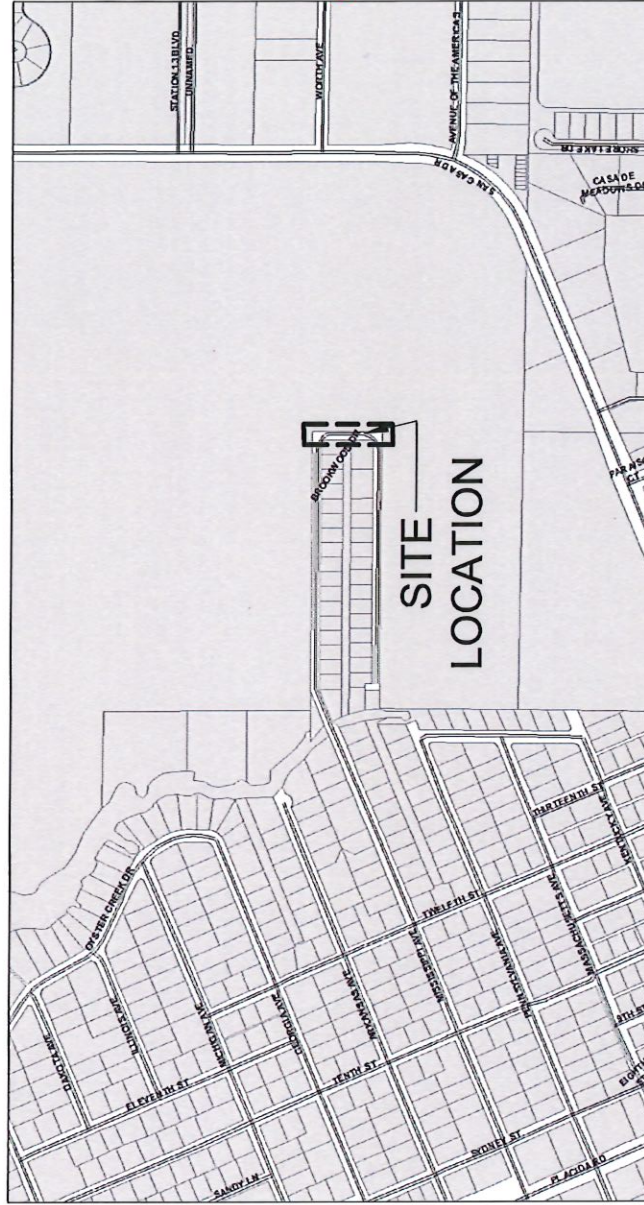


Exhibit "J" - Page 1 of 2

PROPERTIES DEPICTED HEREON ARE BEING
ACQUIRED PURSUANT TO FLORIDA STATUTES
CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

No.	DATE	REVISION	DATE	Scale	Sheet #	WOF#
1	5/2/24	100% SUBMITTAL	5/1/2024		1 OF 2	19033

PID 412009376001
CHARLOTTE COUNTY



ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.
REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 6
PAGE 15



CHARLOTTE COUNTY
FLORIDA

									Date	5/1/2024
									Scale	1"=30'
									Sheet #	2 OF 2
1	8/2/24								W#	19033
No.	DATE	REVISION	BY	100% SUBMITTAL	ARM					

CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

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RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____ PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
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COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
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95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

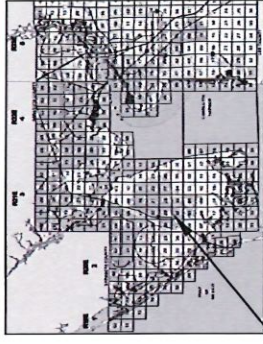
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CHARLOTTE COUNTY
FLORIDA

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS,
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060



SITE LOCATION



CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR
THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE
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A COUNTY").

No.	Date	Revision	Scale	Sheet #	Wof
1	5/7/24	100% SUBMITTAL	AS SHOWN	1 OF 2	19034

RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP

CASSIA COURT & COPSIA WAY

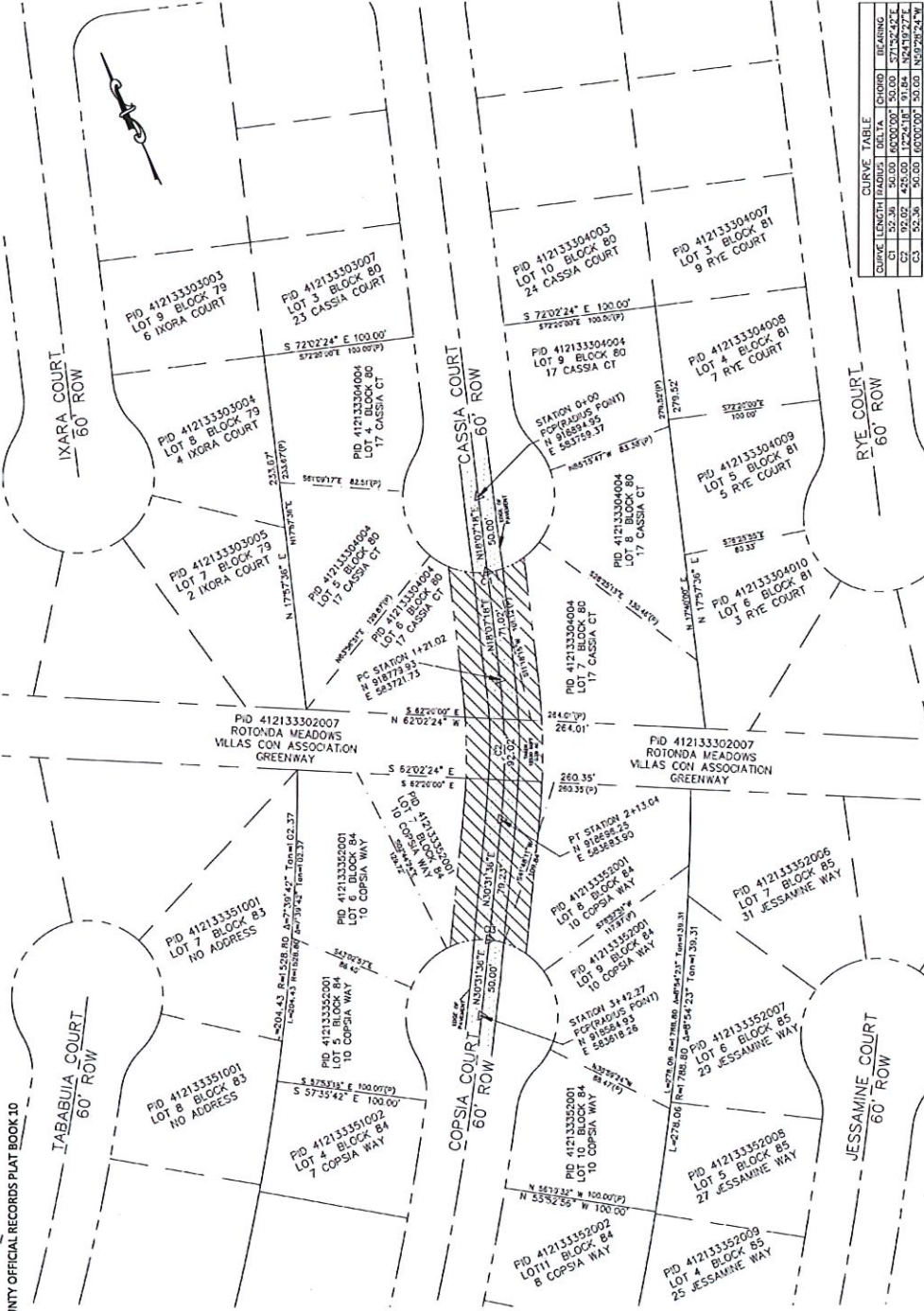
SECTION 33, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

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ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 10 PAGES 15-Z-1 THROUGH 15-Z-2.

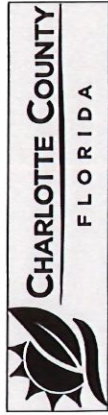


CURVE	LENGTH	BEARING	DELTA	CHORD	BEARING
C1	52.36	S 72°02'24" E	50.00	57.125422'E	
C2	92.02	S 72°02'24" E	90.00	104.119277'E	
C3	52.36	S 72°02'24" E	50.00	57.125422'E	

No.	DATE	REVISION	BY
1	8/2/24	100% SUBMITTAL	AM
2	5/1/2024	1"=50'	WJ
3		SHEET # 2 OF 2	
4		WO# 19034	



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3800



CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

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THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

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INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

COUNTY OF CHARLOTTE
STATE OF FLORIDA
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COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

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COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
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JOANNE VERNON, PE 00831
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS

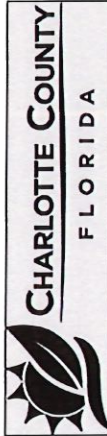
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
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AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
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KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

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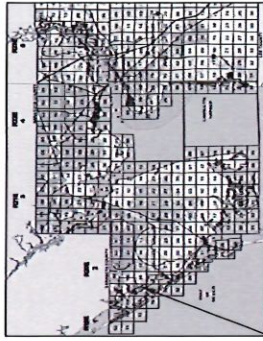
FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS,
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE
FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER
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JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060



SITE LOCATION



PROPERTIES DEPICTED HEREON ARE BEING
ACQUIRED PURSUANT TO FLORIDA STATUTES
CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

No.	DATE	REVISION	Scale	Sheet #	Wof
1	5/7/24	100% SUBMITTAL	AS SHOWN	1	1 OF 2
					19039

RIGHT OF WAY BOOK _____ PAGE _____

RIGHT OF WAY MAP ESSENCE AVENUE AILLON

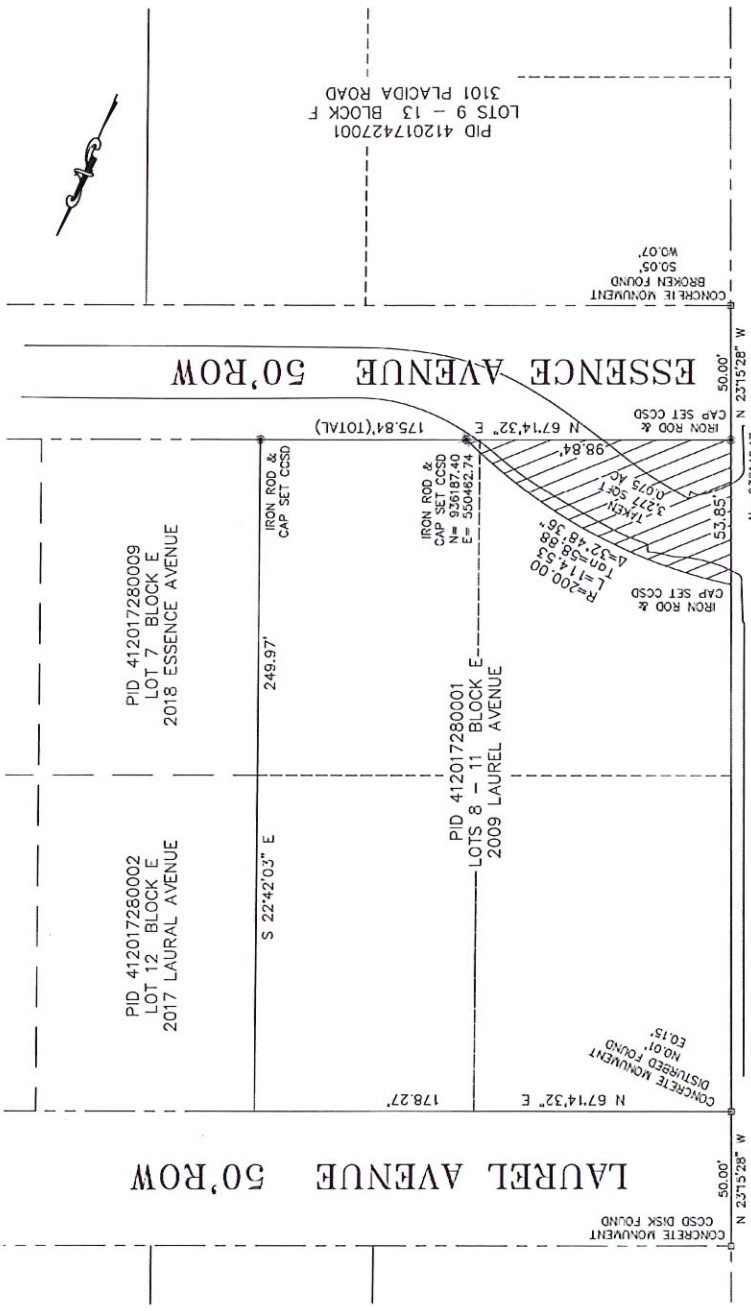
FORMERLY MAGNOLIA AVENUE
SECTION 17, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

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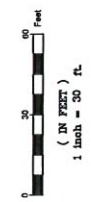
REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 4 PAGE 17.



STATE ROAD 775 100' ROW



FOR THE EXCLUSIVE USE OF:
COUNTY COMMISSIONERS
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
PUNTA GORDA, FLORIDA 33950 (847) 575-3800



NO.	DATE	REVISION	BY
1	5/1/2024	100% SUBMITTAL	JAM
2	5/1/2024	100% SUBMITTAL	JAM
3	5/1/2024	100% SUBMITTAL	JAM
4	5/1/2024	100% SUBMITTAL	JAM
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37	5/1/2024	100% SUBMITTAL	JAM
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99	5/1/2024	100% SUBMITTAL	JAM
100	5/1/2024	100% SUBMITTAL	JAM

CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.,
AND DULY RECORDED IN PLAT BOOK _____ PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

COUNTY OF CHARLOTTE
STATE OF FLORIDA
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60631
CHARLOTTE COUNTY ENGINEER

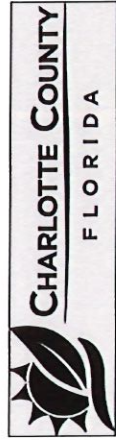
CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS

I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE
FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER
472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE
CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET
FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

RIGHT OF WAY MAP
INDIAN CREEK DRIVE
ROTONDA - ROTONDA HEIGHTS & PEBBLE BEACH
SECTION 15, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

SITE LOCATION



Exhibit "M" - Page 1 of 2

INDIAN CREEK DR.dwg

5/1/2024

PROPERTIES DEPICTED HEREON ARE BEING
ACQUIRED PURSUANT TO FLORIDA STATUTES
CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

No.	DATE	REVISION	BY
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1	5/1/24	100% SUBMITTAL	AM
1	5/1/24	100% SUBMITTAL	AM

No.	DATE	REVISION	BY
1	5/1/24	100% SUBMITTAL	AM
1	5/1/24	100% SUBMITTAL	AM
1	5/1/24	100% SUBMITTAL	AM

CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

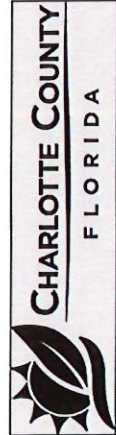
JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

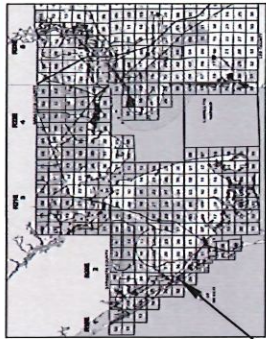


FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104

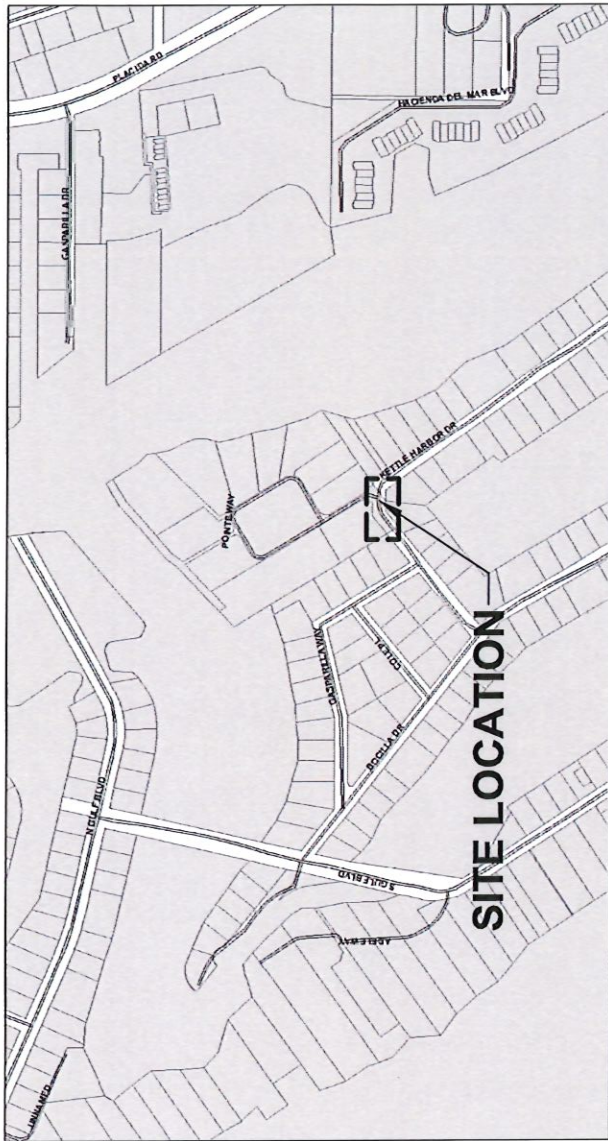
CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE
FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER
472.027, FLORIDA STATUTES; CHAPTER 51-17.051, FLORIDA ADMINISTRATIVE
CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET
FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060



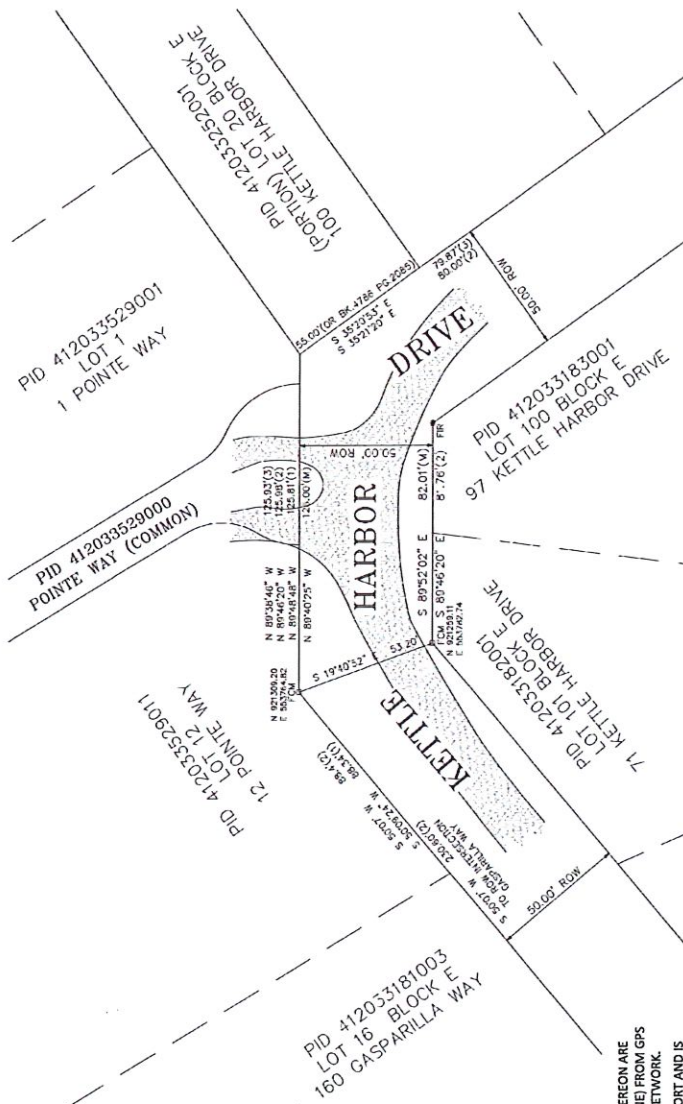
SITE LOCATION



PROPERTIES DEPICTED HEREON ARE BEING
ACQUIRED PURSUANT TO FLORIDA STATUTES
CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

DATE	5/1/2024
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DATE	8/2/24
REVISION	100% SUBMITTAL
BY	JAM
NO.	19044

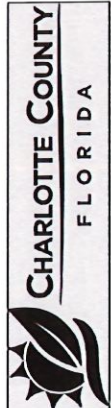
RIGHT OF WAY MAP
KETTLE HARBOR DRIVE
PALM ISLAND ESTATES - UNIT NO. 4
SECTION 33, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA



BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) FROM GPS OBSERVATIONS UTILIZING FDOT FLORIDA PERMANENT REFERENCE NETWORK. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.

THIS SURVEY MAKES NO REPRESENTATION AS TO ZONING, DEVELOPMENT RESTRICTIONS, FEMA/FLOOD ZONING, OR JURISDICTIONAL WETLAND OR HAZARDOUS MATERIALS AND DOES NOT DEPICT ALL IMPROVEMENTS THAT EXIST ON THIS SURVEY.

ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION. REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 4 PAGE 13-0 AND CONDO BOOK 8 PAGE 9



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3600



No.	DATE	REVISION	BY	DATE
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THIS _____, DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.,
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

COUNTY ENGINEER,
I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS

COUNTY MAINTENANCE & OPERATIONS
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 100

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

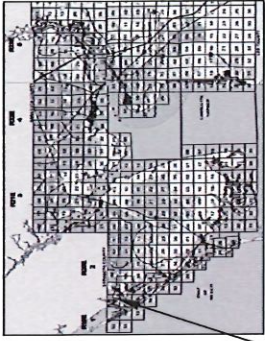
THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

PROPERTIES DEPICTED HEREON ARE BEING ACQUIRED PURSUANT TO FLORIDA STATUTES CHAPTER 95.361 ("REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY A COUNTY").

						Date	5/1/2024
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1	8/7/24		100% SUBMITTAL		AMM	WO#	19045
No.	D/T		REVISION		BY		

RIGHT OF WAY MAP
LEMON BAY DRIVE

SECTION 06, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



SITE LOCATION

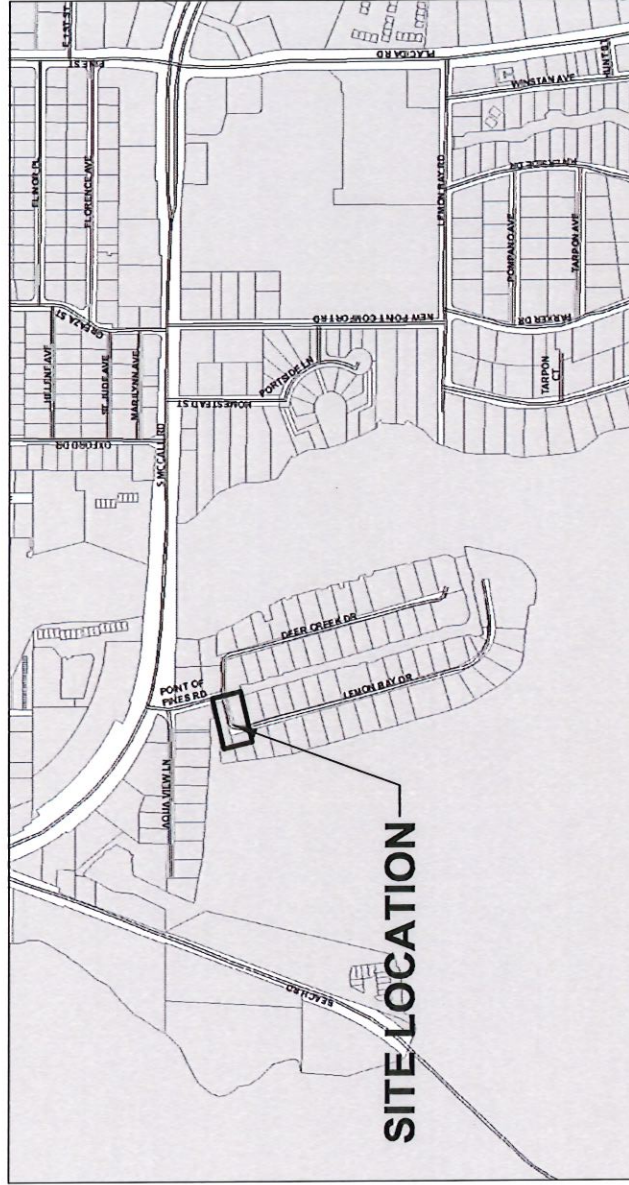


Exhibit "O" - Page 1 of 2

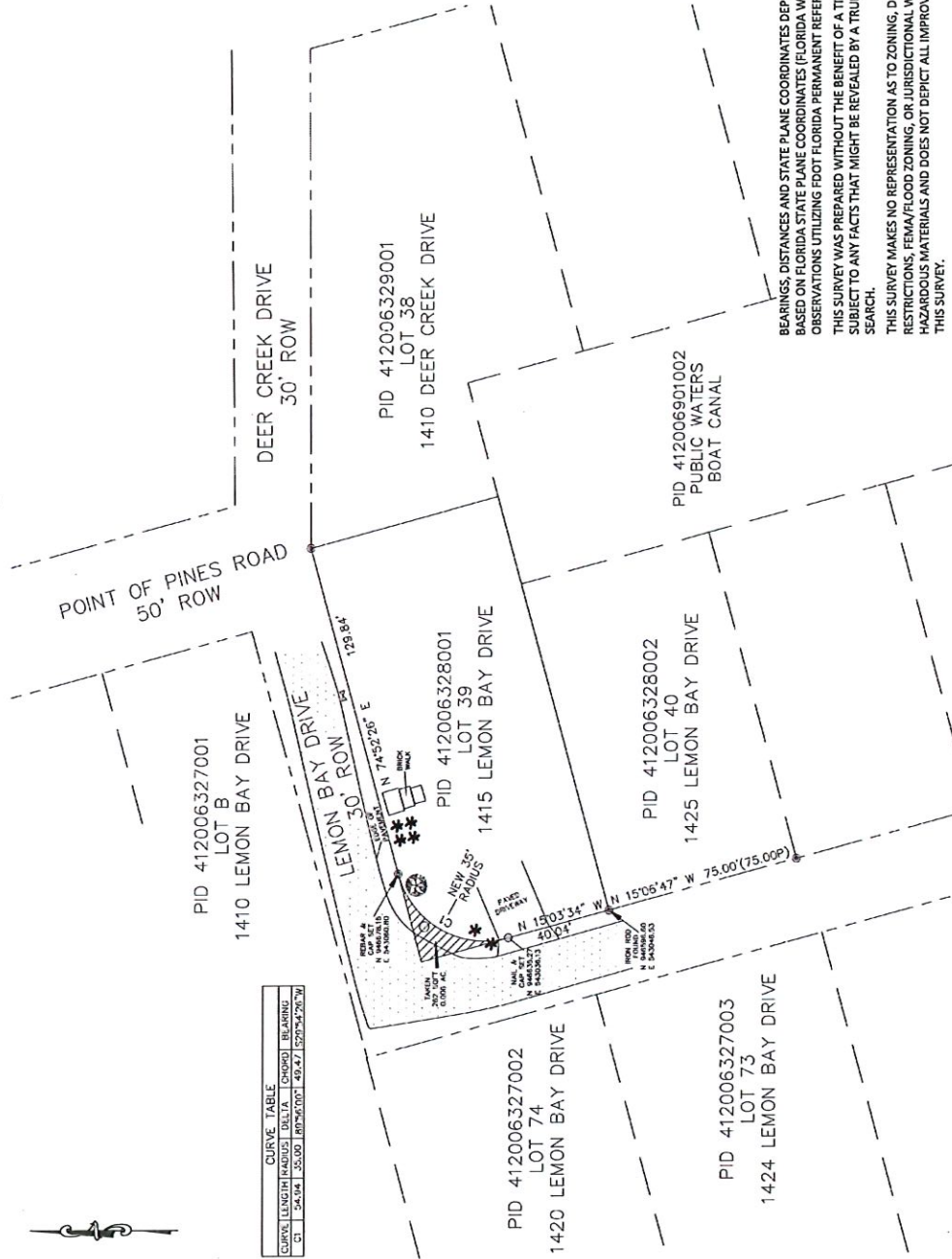
LEMON BAY.dwg

5/1/2024

RIGHT OF WAY BOOK _____ PAGE _____

RIGHT OF WAY MAP LEMON BAY DRIVE

SECTION 06, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	CHORD BEARING
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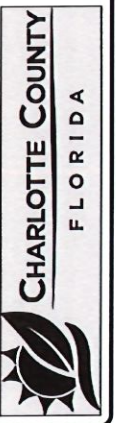
BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) FROM GPS OBSERVATIONS UTILIZING FOOT FLORIDA PERMANENT REFERENCE NETWORK. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.

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ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 2 PAGE 82.

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104
PUNTA GORDA, FLORIDA 33950 (941) 576-3800



DATE		DATE		DATE	
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CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAN FOR RECORDING
THIS _____, DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDED OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

COUNTY ENGINEER,
I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS
WALTON DESIGNER, COUNTY MAINTENANCE & OPERATIONS
MAINTENANCE & OPERATIONS, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY, HEREIN
MAINTAINED, IS NOT A RIGHT OF WAY, AND
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY,
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95, 361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

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FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS,
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

**JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060**



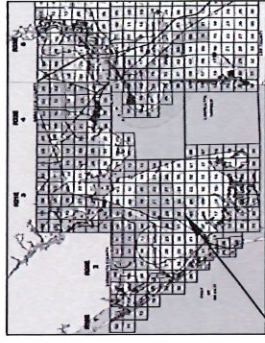
CHARLOTTE COUNTY
FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

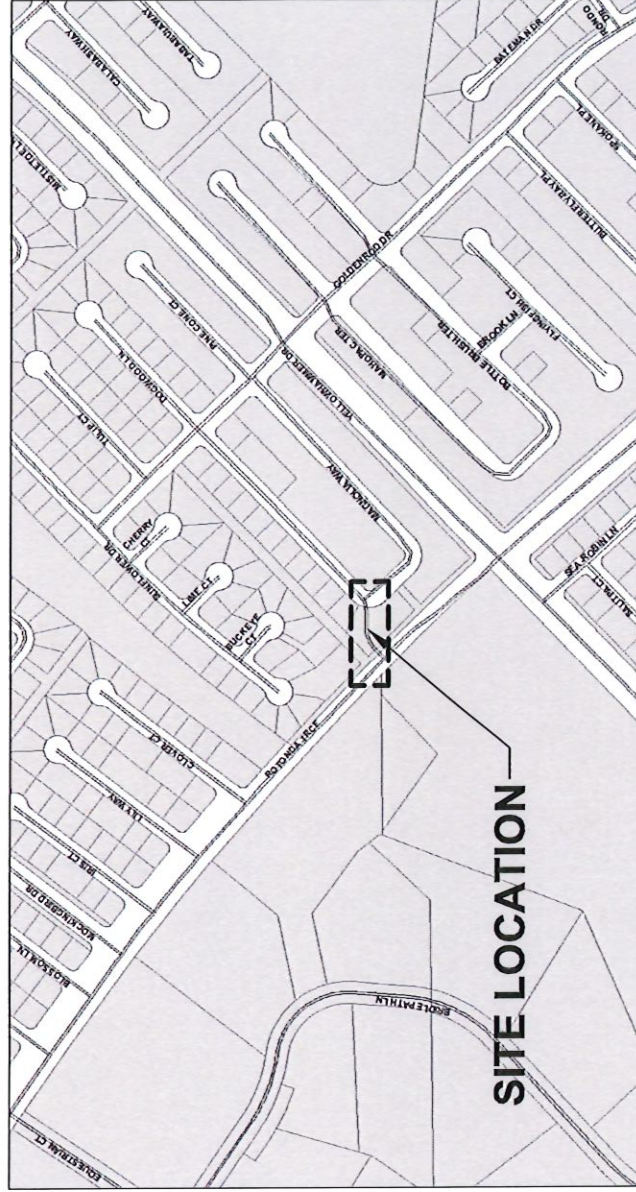
THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES; CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE; IT ALSO MEETS THE APPLICABLE REQUIREMENTS FOR PLATS SET FORTH IN CHAPTER 177, PART ONE, FLORIDA STATUTES.

PROPERTIES DEPICTED HEREON ARE BEING ACQUIRED PURSUANT TO FLORIDA STATUTES CHAPTER 95.361 ("REGULARLY MAINTAINED OR REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY A COUNTY").

				Date	5/1/2024
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NO.	DATE	REVISION	BY	WO#	19047



SITE LOCATION



SITE LOCATION

Exhibit "P" - Page 1 of 2

RIGHT OF WAY MAP
MAGNOLIA WAY

ROTONDA MEADOWS

SECTION 32, TOWNSHIP 41 SOUTH, RANGE 32 EAST
SECTION 5, TOWNSHIP 42 SOUTH, RANGE 5 EAST
CHARLOTTE COUNTY, FLORIDA

MAGNOLIA.dwg

5/1/2024

RIGHT OF WAY BOOK PAGE

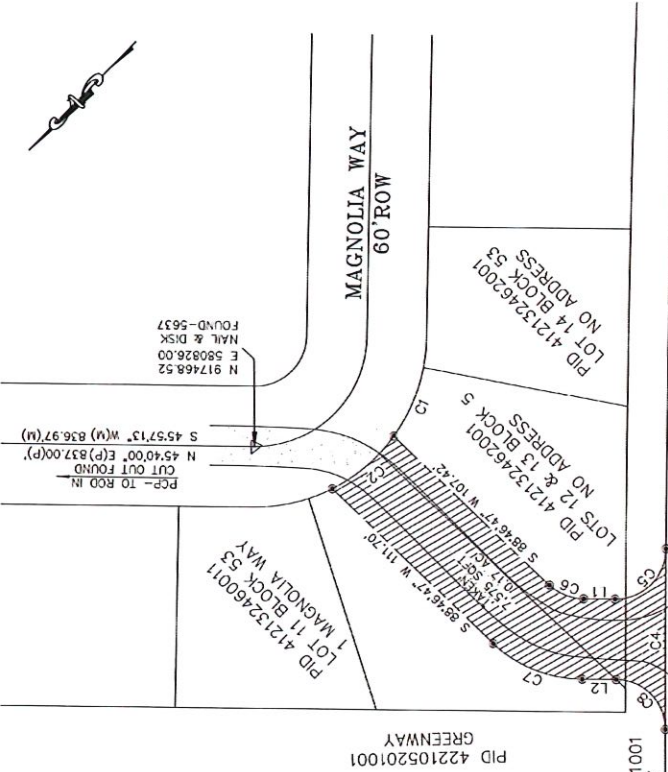
RIGHT OF WAY MAP MAGNOLIA WAY

ROTONDA MEADOWS

SECTION 32, TOWNSHIP 41 SOUTH, RANGE 32 EAST
SECTION 5, TOWNSHIP 42 SOUTH, RANGE 5 EAST
CHARLOTTE COUNTY, FLORIDA

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	37.27	85.00	25°07'32"	S21°21'55"E
C2	40.61	85.00	27°22'34"	S04°53'08"W
C3	12.72	85.00	8°34'26"	S22°51'39"W
C4	89.80	10803.00	0°28'35"	N44°51'56"W
C5	39.52	25.00	90°34'52"	S00°39'47"W
C6	18.69	25.00	42°49'34"	S67°22'00"W
C7	48.58	65.00	42°49'34"	S67°22'00"W
C8	38.81	25.00	88°56'34"	S88°34'30"E

LINE TABLE	
LINE	BEARING
L1	S45°57'13"W
L2	S45°57'13"W



BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) FROM GPS OBSERVATIONS UTILIZING FDOT FLORIDA PERMANENT REFERENCE NETWORK.

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ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 10 PAGE 15-5.

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
400 ATLANTIC STREET, SUITE #104
PUNTA GORDA, FLORIDA 33950 (888) 375-3600



No.	DATE	REVISION	BY	DATE
1	5/2/24	100% SUBMITTAL	JAM	5/1/2024
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CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____ PAGE(S) _____
INCLUSIVE OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF
COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE,
FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
COUNTY, FLORIDA, HEREBY CERTIFY THAT THE RIGHT OF
WAY LIMITS MEET CHARLOTTE COUNTY STANDARDS.

JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

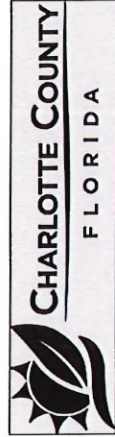
CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS

I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT THIS RIGHT OF WAY MAP HAS BEEN REVIEWED
AND ACCURATELY DEPICTS THE MAINTAINED RIGHT OF WAY
AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
COUNTY FOR SEVEN (7) YEARS WITHOUT INTERRUPTION IN
ACCORDANCE WITH TITLE VIII, FLORIDA STATUTES, CHAPTER
95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE
OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM
OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

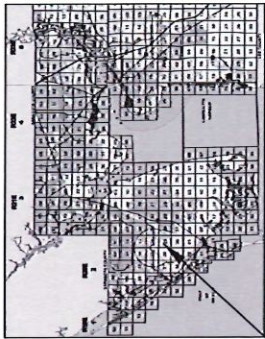
JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE
FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO CHAPTER
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PROPERTIES DEPICTED HEREON ARE BEING
ACQUIRED PURSUANT TO FLORIDA STATUTES
CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

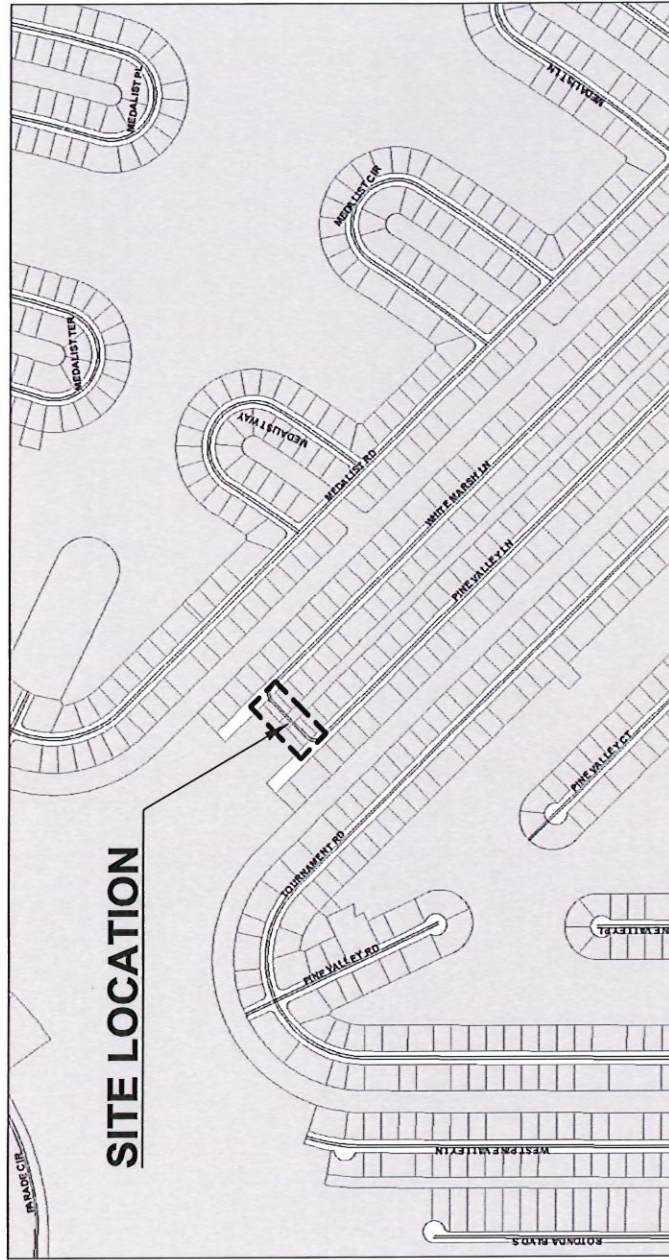
No.	DATE	REVISION	BY	Date
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WOF				19050



SITE LOCATION

RIGHT OF WAY MAP
WHITE MARSH & PINE VALLEY LN.
ROTONDA WEST
SECTION 25, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

SITE LOCATION



ROTONDA WEST
SECTION 25, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA



THIS SURVEY MAKES NO REPRESENTATION AS TO ZONING, DEVELOPMENT RESTRICTIONS, FEMA/FLOOD ZONING, OR JURISDICTIONAL WETLAND OR HAZARDOUS MATERIALS AND DOES NOT DEPICT ALL IMPROVEMENTS THAT EXIST ON THIS SURVEY.

ORDER OF ACCURACY ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 8
PAGES 16-J AND 17-D.

FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3600



CHARLOTTE COUNTY
FLORIDA

					Date	5/1/2024
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1	8/2/74	100% SUBMITTAL	AAM		WO#	19050
NO.	DATE	REVISION	BY			

CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.
AND DULY RECORDED IN PLAT BOOK _____, PAGE(S) _____
INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY COMMISSION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
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FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
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JOANNE VERNON, PE 60931
CHARLOTTE COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF
COUNTY MAINTENANCE & OPERATIONS

I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
MANAGER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
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AND SAID RIGHT OF WAY HAS BEEN MAINTAINED BY CHARLOTTE
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95.361.

KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS MANAGER

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CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

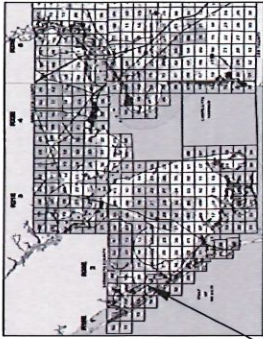
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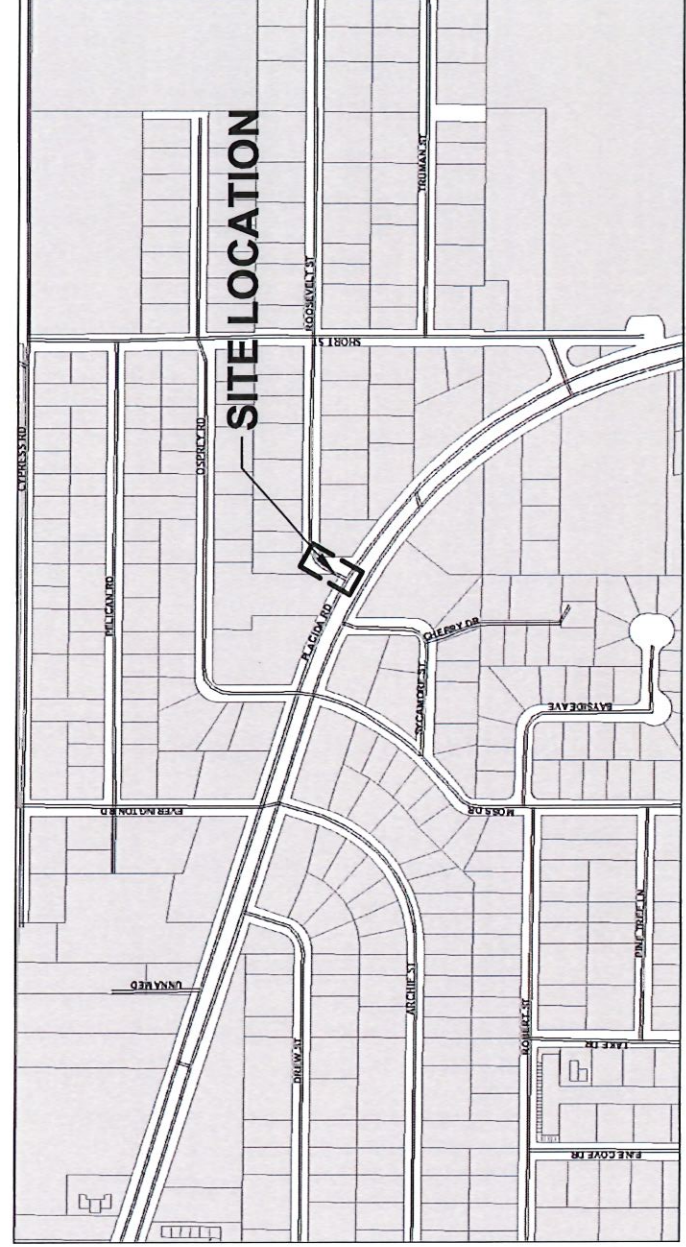
FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

RIGHT OF WAY MAP
ROOSEVELT STREET
GROVELAND AND PINE LAKE
SECTION 21, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA



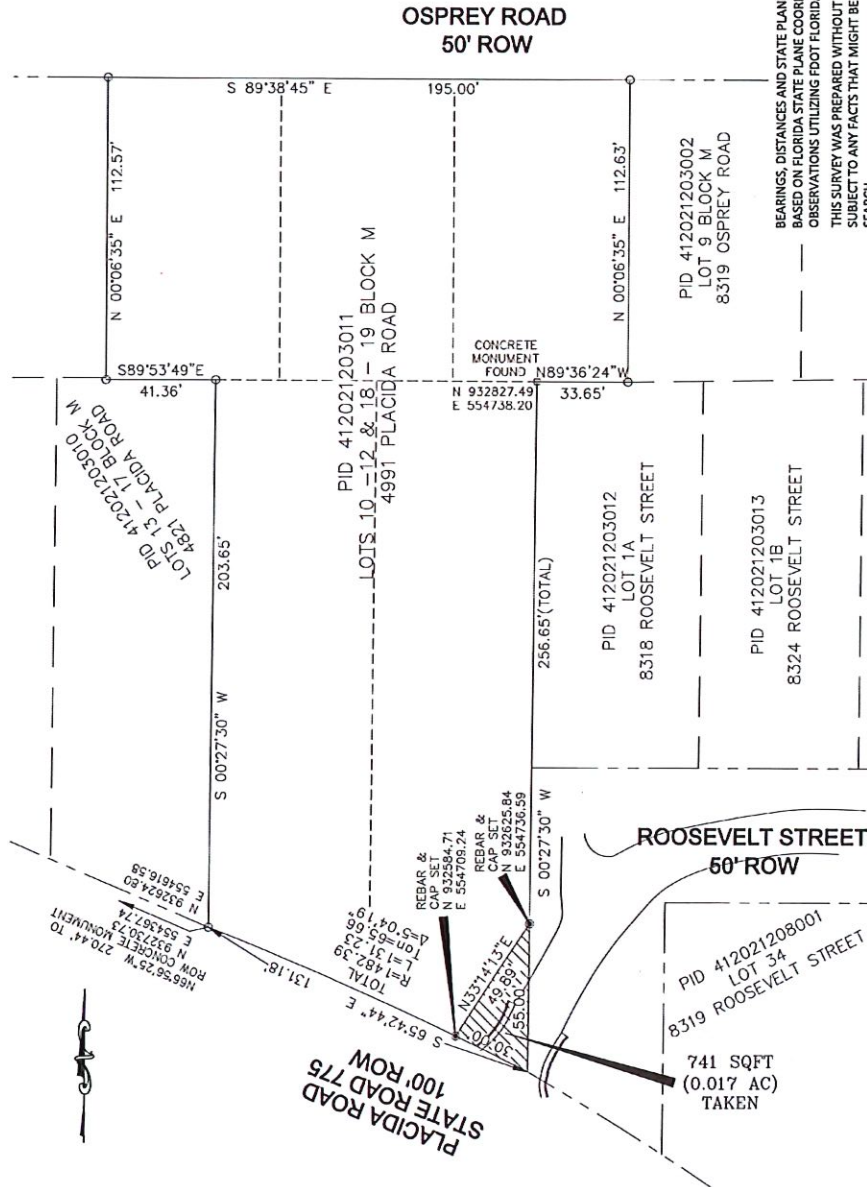
SITE LOCATION



PROPERTIES DEPICTED HEREON ARE BEING
ACQUIRED PURSUANT TO FLORIDA STATUTES
CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

DATE	SCALE	SHEET #	NO.	DATE	REVISION	BY	NO.
5/1/2024		1 OF 2	1	5/7/24	100% SUBMITTAL	JAM	19051

GROVELAND AND PINE LAKE
SECTION 21, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA



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REFERENCE PLATS IN THE CHARLOTTE COUNTY OFFICIAL RECORDS PLAT BOOK 1
PAGE 11 AND 37-B.

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CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

**CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104
PUNTA GORDA, FLORIDA 33950 (941) 575-3800**



					Date	5/1/2024
					Scale	1"=30'
					Sheet #	2 OF 2
1	8/7/74	100% SUBMITTAL	AAM			
Nº.	DATE	REVISION	BY			WO# 19051

5/1/2024

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RIGHT OF WAY MAP CATTLE DOCK POINT ROAD SECTION 3 & 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF
COUNTY ENGINEER
I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE
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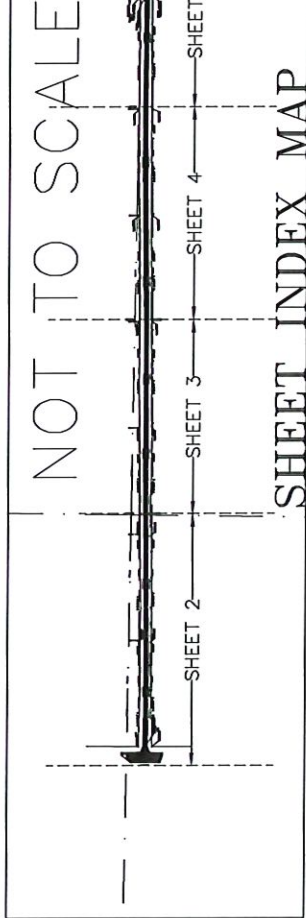
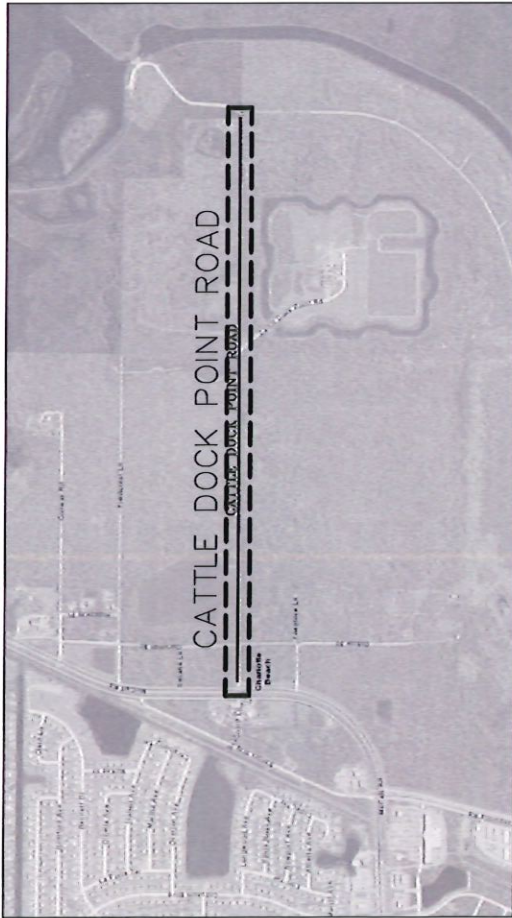
JOANNE VERNON, PE 80831
CHARLOTTE COUNTY ENGINEER

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COUNTY MAINTENANCE & OPERATIONS
I, THE UNDERSIGNED, COUNTY MAINTENANCE & OPERATIONS
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STATUTES, CHAPTER 95.361.

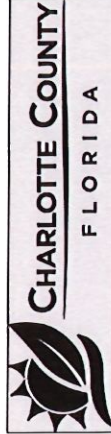
KARLY GREENE
CHARLOTTE COUNTY MAINTENANCE & OPERATIONS
MANAGER

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COUNTY OF CHARLOTTE
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FLORIDA THIS _____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COMMISSIONERS
CHARLOTTE COUNTY, FLORIDA



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FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104

JAMES KELLY DAVIS (COUNTY SURVEYOR)
PROFESSIONAL SURVEYOR & MAPPER NO. 7060

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR
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RIGHT OF WAY BOOK _____ PAGE _____

CERTIFICATE OF APPROVAL OF
COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE
EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS _____ DAY OF _____, 2025 A.D.

JANETTE S. KNOWLTON
CHARLOTTE COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR
RECORDING THIS _____ DAY OF _____, 2025 A.D.,
AND DULY RECORDED IN PLAT BOOK _____ PAGE(S) _____
INCLUSIVE OF THE PUBLIC RECORD OF CHARLOTTE
COUNTY, FLORIDA.

ROGER D. EATON, CLERK
CHARLOTTE COUNTY, FLORIDA

LEGEND

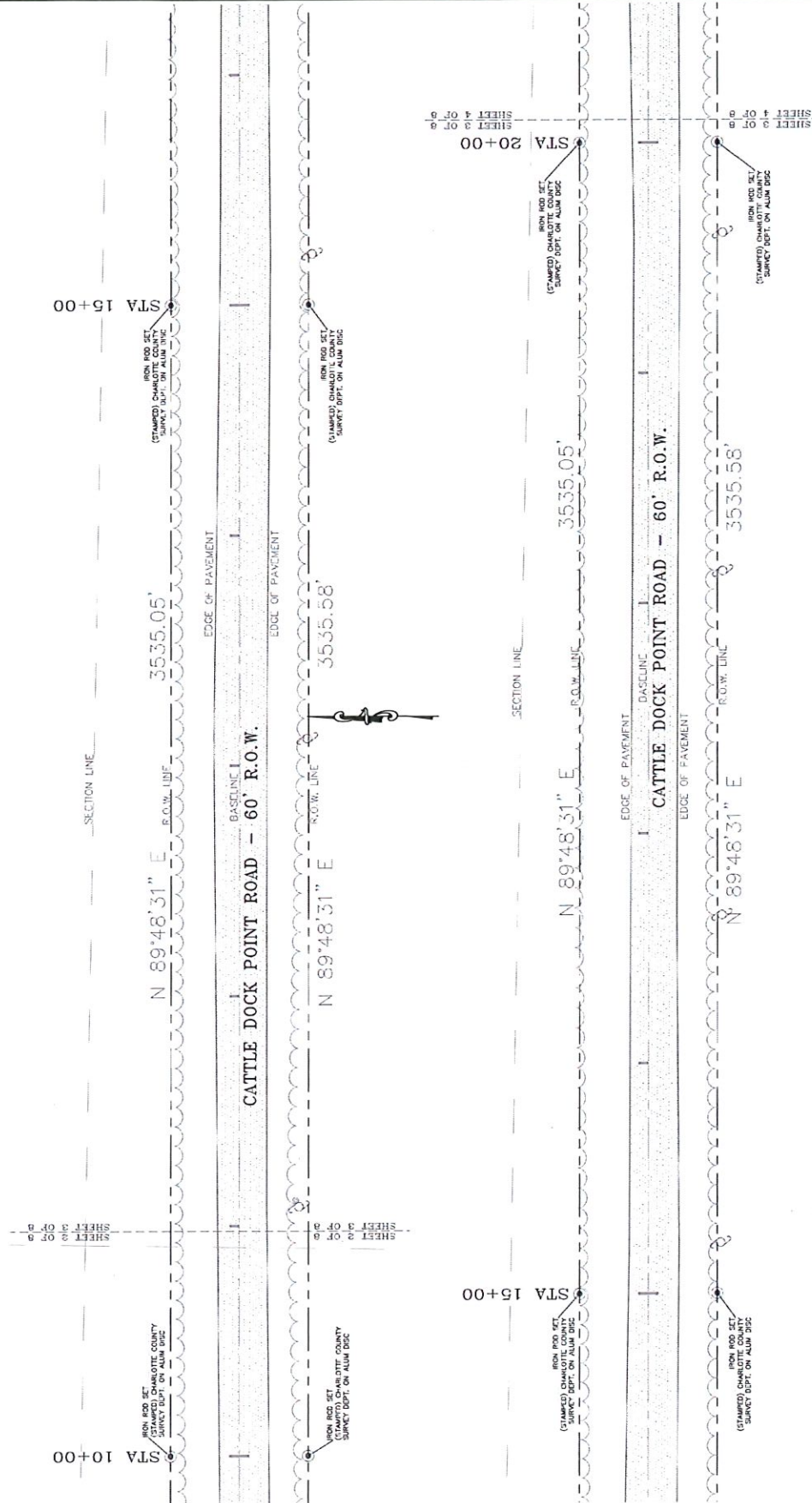
- WOOD POWER POLE
- SECTION CORNER
- VEGETATION LINE

PROPERTIES DEPICTED HEREON ARE BEING
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CHAPTER 95.361 ("REGULARLY MAINTAINED OR
REPAIRED FOR THE IMMEDIATE PAST 7 YEARS BY
A COUNTY").

NO.	DATE	REVISION	DATE	SCALE	SHEET #	WO#
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RIGHT OF WAY BOOK PAGE

RIGHT OF WAY MAP
CATTLE DOCK POINT ROAD
SECTION 3 & 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



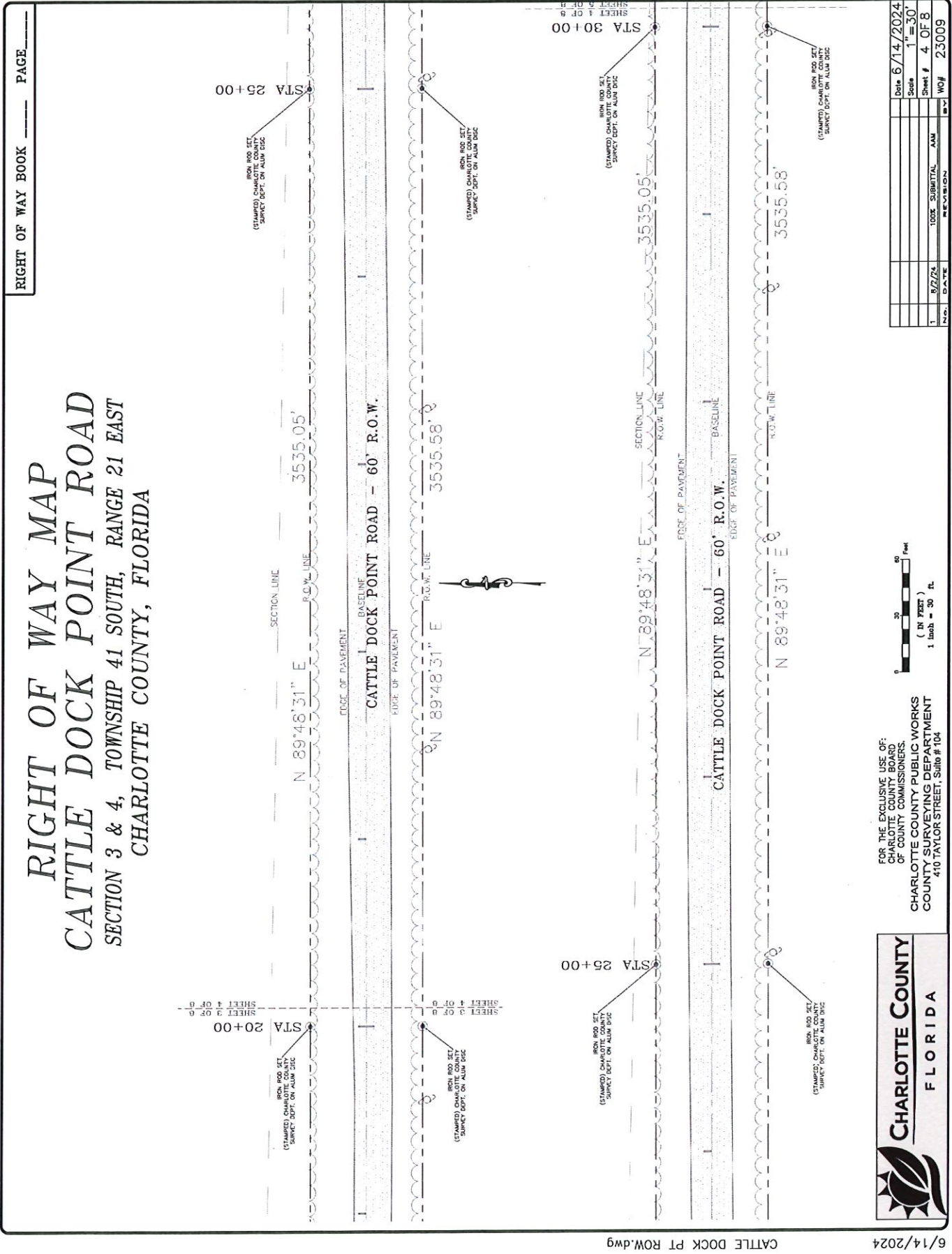


FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE #104

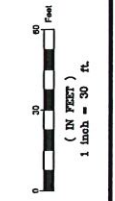
6/14/2024

RIGHT OF WAY BOOK PAGE

DATE 6/14/2024
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Sheet # 3 OF 8
NO. DATE REVISION
1 6/2/24 100% SUBMITTAL AAM
WJF 23009



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104



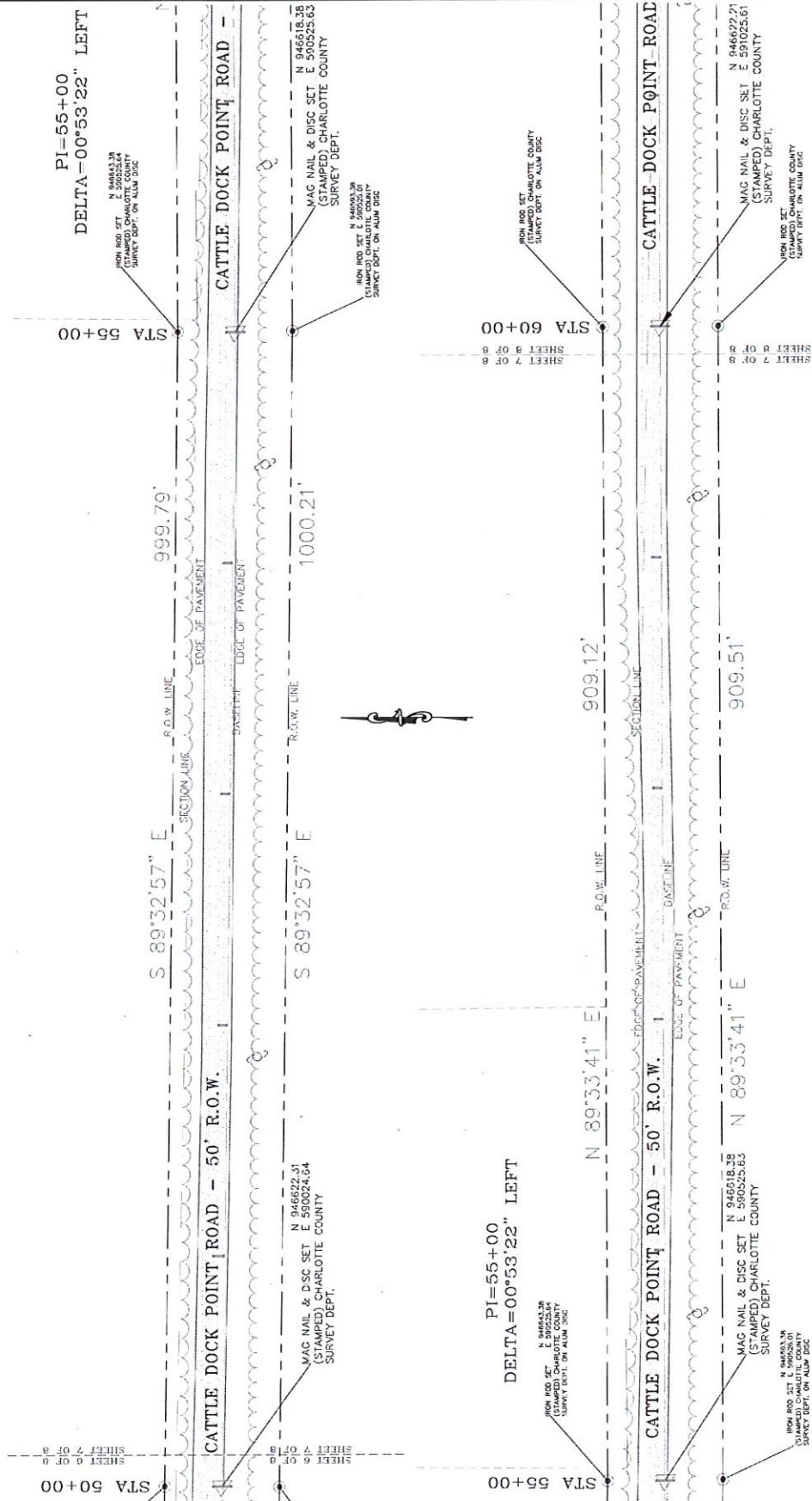
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WOF 23009

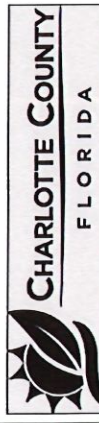
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Sheet # 4 OF 8

RIGHT OF WAY BOOK PAGE

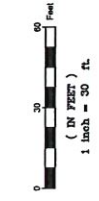
RIGHT OF WAY MAP
CATTLE DOCK POINT ROAD
SECTION 3 & 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, SUITE # 104



6/14/2024



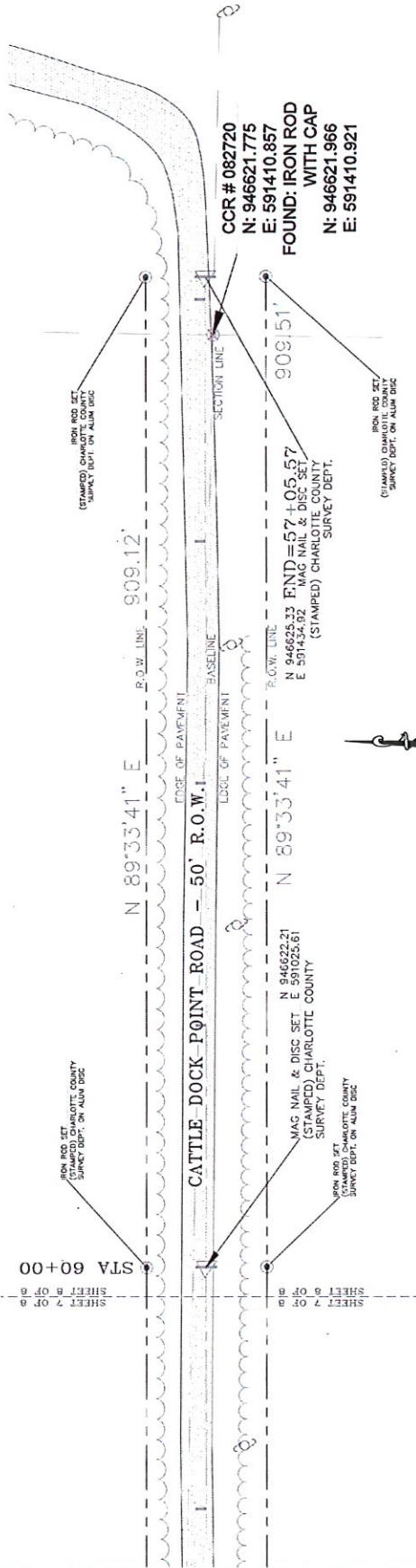
No.	DATE	REVISION	BY	DATE
1	6/14/2024	100% SUBMITTAL	AM	23009

Scale 1" = 30'

Sheet # 7 OF 8

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SHEET 7 OF 8
SHEET 8 OF 8

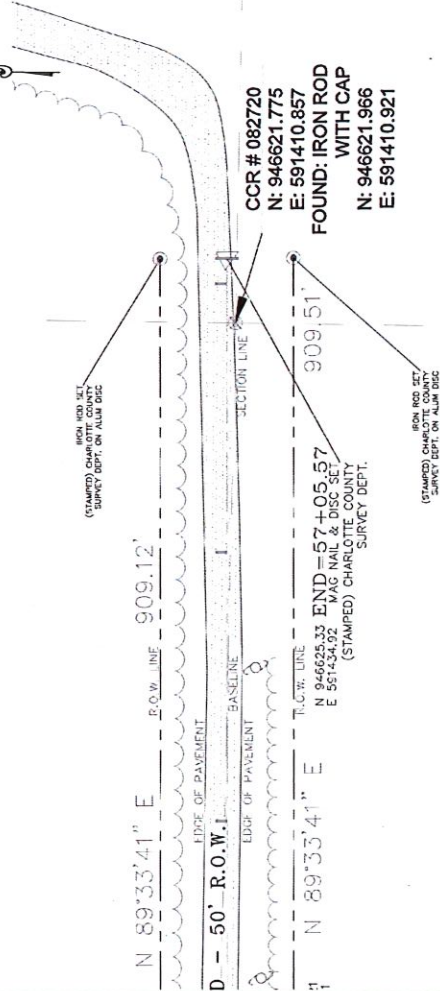


BEARINGS, DISTANCES AND STATE PLANE COORDINATES DEPICTED HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) FROM GPS OBSERVATIONS UTILIZING FOOT FLORIDA PERMANENT REFERENCE NETWORK. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.

THIS SURVEY MAKES NO REPRESENTATION AS TO ZONING, DEVELOPMENT RESTRICTIONS, FEMA/FLOOD ZONING, OR JURISDICTIONAL, WETLAND OR HAZARDOUS MATERIALS AND DOES NOT DEPICT ALL IMPROVEMENTS THAT EXIST ON THIS SURVEY.

ORDER OF CLOSURE ESTIMATED TO BE THIRD ORDER PRECISION.

REFERENCE FOOT ROW MAP STATE ROAD 776 W.P.I. NO. 1110148 SHEETS 6 AND 7



FOR THE EXCLUSIVE USE OF:
CHARLOTTE COUNTY BOARD
OF COUNTY COMMISSIONERS.

CHARLOTTE COUNTY PUBLIC WORKS
COUNTY SURVEYING DEPARTMENT
410 TAYLOR STREET, Suite # 104



					Date	6/14/2024
					Scale	1"=30'
					Sheet #	8 OF 8
					WO#	23009
No.	DATE	REVISION	BY			
1	6/7/24	100% SUBMITTAL	AM			