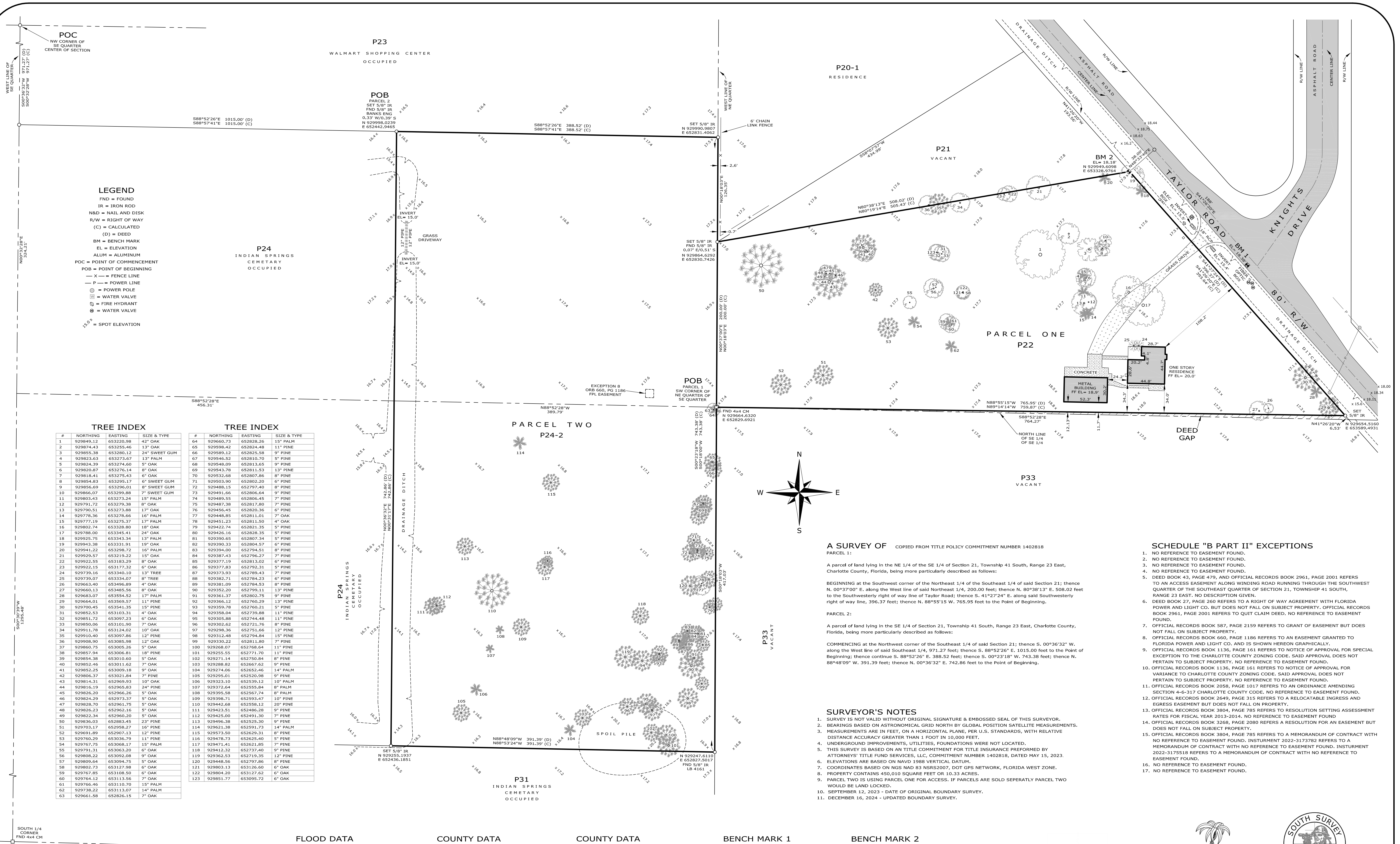




- LEGEND**
- FND = FOUND
 - IR = IRON ROD
 - N&D = NAIL AND DISK
 - R/W = RIGHT OF WAY
 - (C) = CALCULATED
 - (D) = DEED
 - BM = BENCH MARK
 - EL = ELEVATION
 - ALUM = ALUMINUM
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - X = FENCE LINE
 - P = POWER LINE
 - W = WATER VALVE
 - F = FIRE HYDRANT
 - W = WATER VALVE
 - 158.4 = SPOT ELEVATION

TREE INDEX		
#	NORTHINGS	EASTINGS
1	929849.12	653220.98
2	929874.43	653255.46
3	929885.38	653280.12
4	929882.63	653273.67
5	929824.39	653274.60
6	929820.87	653276.14
7	929818.41	653275.43
8	929854.83	653295.17
9	929856.69	653296.01
10	929866.07	653299.88
11	929860.43	653273.24
12	929791.72	653279.38
13	929790.51	653273.88
14	929778.36	653276.66
15	929777.19	653275.37
16	929802.74	653288.80
17	929788.00	653345.41
18	929925.75	653343.34
19	929943.38	653331.91
20	929941.22	653298.72
21	929929.57	653219.22
22	929923.55	653183.29
23	929922.15	653177.32
24	929739.16	653340.10
25	929739.07	653334.07
26	929663.40	653496.89
27	929660.13	653485.56
28	929683.07	653554.52
29	929664.01	653569.57
30	929700.45	653541.35
31	929852.53	653103.31
32	929851.72	653097.23
33	929850.06	653101.90
34	929911.78	653126.12
35	929910.40	653097.86
36	929908.90	653085.98
37	929860.75	653005.26
38	929857.94	653006.81
39	929854.38	653010.60
40	929852.46	653011.62
41	929852.25	653009.18
42	929805.37	653021.84
43	929814.31	652969.93
44	929816.19	652965.83
45	929826.20	652966.26
46	929824.29	652973.37
47	929828.70	652961.75
48	929826.23	652962.16
49	929822.34	652960.20
50	929836.03	652883.45
51	929703.17	652958.27
52	929691.89	652907.13
53	929760.29	653067.79
54	929767.75	653068.17
55	929791.31	653063.20
56	929808.22	653092.08
57	929800.64	653094.75
58	929802.73	653127.98
59	929767.85	653108.50
60	929764.12	653113.56
61	929766.40	653110.70
62	929738.22	653113.07
63	929661.58	652826.15

TREE INDEX		
#	NORTHINGS	EASTINGS
64	929660.73	652828.26
65	929598.42	652824.48
66	929586.12	652825.58
67	929540.52	652810.70
68	929548.09	652813.65
69	929543.78	652811.53
70	929532.68	652807.66
71	929503.90	652802.20
72	929488.15	652797.40
73	929491.66	652806.64
74	929489.55	652806.45
75	929487.38	652817.80
76	929456.45	652820.36
77	929448.85	652811.01
78	929451.23	652811.50
79	929422.74	652821.35
80	929426.16	652828.35
81	929390.65	652807.34
82	929390.33	652804.57
83	929394.00	652794.51
84	929387.43	652796.27
85	929377.19	652813.02
86	929377.83	652792.31
87	929373.93	652789.43
88	929382.71	652784.23
89	929381.09	652784.53
90	929352.20	652799.11
91	929361.37	652802.75
92	929366.12	652760.29
93	929359.78	652760.21
94	929358.04	652739.88
95	929305.88	652744.48
96	929302.62	652721.76
97	929298.36	652751.66
98	929312.48	652794.84
99	929320.22	652811.80
100	929268.07	652768.64
101	929255.55	652771.70
102	929271.14	652750.84
103	929288.82	652667.62
104	929274.06	652652.46
105	929295.01	652520.98
106	929323.10	652539.12
107	929372.64	652555.84
108	929398.58	652567.74
109	929398.71	652593.47
110	929442.68	652558.12
111	929423.51	652486.28
112	929422.00	652491.30
113	929496.38	652525.30
114	929621.38	652591.73
115	929573.50	652629.31
116	929476.73	652625.40
117	929471.41	652621.85
118	929412.32	652737.40
119	929362.53	652719.35
120	929448.56	652797.85
121	929803.13	653126.60
122	929804.20	653127.62
123	929851.77	653095.72

A SURVEY OF COPIED FROM TITLE POLICY COMMITMENT NUMBER 1402818
PARCEL 1:

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 21, Township 41 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 21; thence N. 00°37'00" E. along the West line of said Northeast 1/4, 200.00 feet; thence N. 80°38'13" E. 508.02 feet to the Southwesterly right of way line of Taylor Road; thence S. 41°27'24" E. along said Southwesterly right of way line, 396.37 feet; thence N. 88°55'15" W. 765.95 feet to the Point of Beginning.

PARCEL 2:

A parcel of land lying in the SE 1/4 of Section 21, Township 41 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

COMMENCING at the Northwest corner of the Southeast 1/4 of said Section 21; thence S. 00°36'32" W. along the West line of said Southeast 1/4, 971.27 feet; thence S. 88°52'26" E. 1015.00 feet to the Point of Beginning; thence continue S. 88°52'26" E. 388.52 feet; thence S. 00°23'18" W. 743.38 feet; thence N. 88°48'09" W. 391.39 feet; thence N. 00°36'32" E. 742.86 feet to the Point of Beginning.

SURVEYOR'S NOTES

1. SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE & EMBOSSED SEAL OF THIS SURVEYOR.
2. BEARINGS BASED ON ASTRONOMICAL GRID NORTH BY GLOBAL POSITION SATELLITE MEASUREMENTS.
3. MEASUREMENTS ARE IN FEET, ON A HORIZONTAL PLANE, PER U.S. STANDARDS, WITH RELATIVE DISTANCE ACCURACY GREATER THAN 1 FOOT IN 10,000 FEET.
4. UNDERGROUND IMPROVEMENTS, UTILITIES, FOUNDATIONS WERE NOT LOCATED.
5. THIS SURVEY IS BASED ON AN TITLE COMMITMENT FOR TITLE INSURANCE PERFORMED BY ATTORNEYS' TITLE FUND SERVICES, LLC, COMMITMENT NUMBER 1402818, DATED MAY 15, 2023.
6. ELEVATIONS ARE BASED ON NAVD 1988 VERTICAL DATUM.
7. COORDINATES BASED ON NGS NAD 83 NRSR2007, DOT GPS NETWORK, FLORIDA WEST ZONE.
8. PROPERTY CONTAINS 450,010 SQUARE FEET OR 10.33 ACRES.
9. PARCEL TWO IS USING PARCEL ONE FOR ACCESS. IF PARCELS ARE SOLD SEPARATELY PARCEL TWO WOULD BE LAND LOCKED.
10. SEPTEMBER 12, 2023 - DATE OF ORIGINAL BOUNDARY SURVEY.
11. DECEMBER 16, 2024 - UPDATED BOUNDARY SURVEY.

BENCH MARK 1
TOP OF N&D SET 1' NORTHEAST OF THE
SOUTHWEST EDGE OF PAVEMENT ON
TAYLOR ROAD NEAR THE CENTER OF
SUBJECT LOT
ELEVATION = 18.38' (NAVD 1988)

BENCH MARK 2
TOP OF IRON ROD AND CAP SET
AT THE NORTHEAST CORNER OF
SUBJECT PROPERTY
ELEVATION = 18.18' (NAVD 1988)

SOUTH SURVEY INC. LB 8514
ROBERT ORREN SOUTH, FLORIDA LAND SURVEYOR 2668
5500 SABAL PALM LANE, PUNTA GORDA, FLORIDA 33982
EMAIL: PUNTAGORDASOUTH@HOTMAIL.COM
PHONE: 941-639-4123 - WEB PAGE: LS2668.COM

BOUNDARY SURVEY
SECTION 21, TOWNSHIP 41 SOUTH,
RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

FLOOD DATA
FIRM DATE: 12/15/2022
COMMUNITY NUMBER: 120061
PANEL: 0244G
FIPS: 1201SC
FLOOD ZONE: X
NO BASE FLOOD ELEVATION

COUNTY DATA
PARCEL ID: 412321427004
MAP NUMBER: 5B21S
SECTION: 21-41-23
ZONING CODE: RE1
SHORT LEGAL: ZZZ 214123 P24-2
ADDRESS: 5225 TAYLOR RD

COUNTY DATA
PARCEL ID: 412321451003
MAP NUMBER: 5B21S
SECTION: 21-41-23
ZONING CODE: RE1
SUBJECT LOT
SHORT LEGAL: ZZZ 214123 P24-2
ADDRESS: 5221 TAYLOR RD

