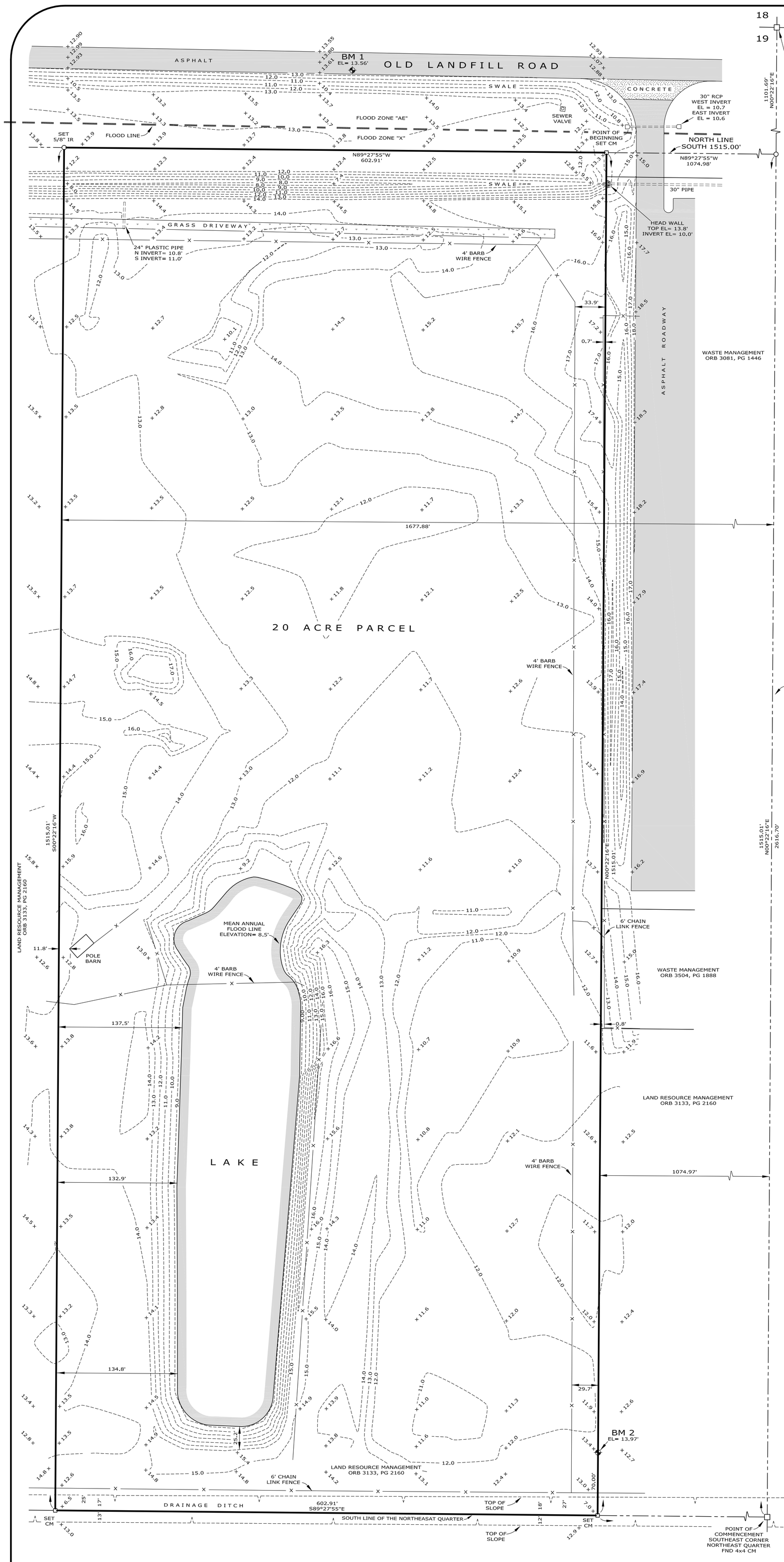
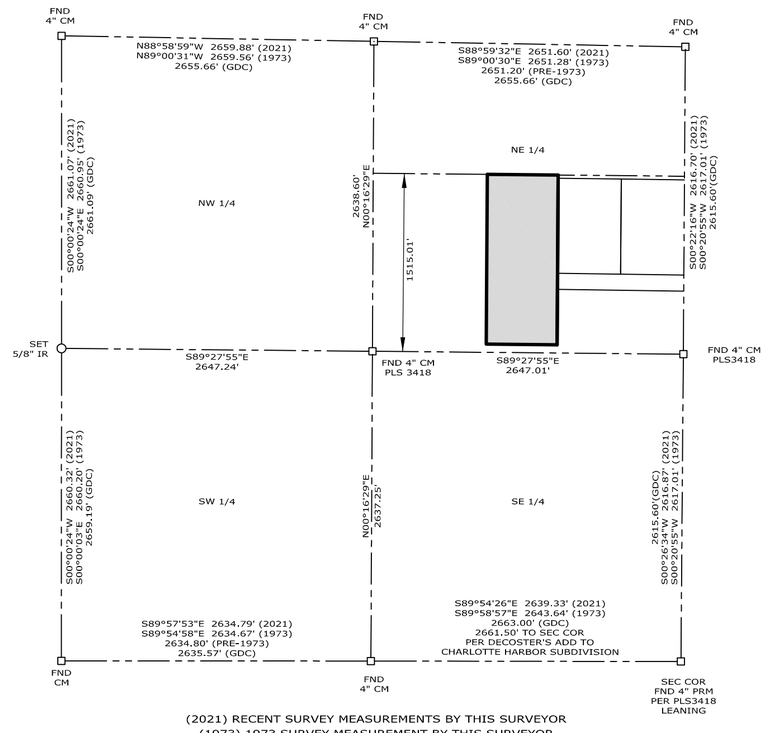


SECTION 19, TOWNSHIP 40 SOUTH, RANGE 23 EAST

SUBDIVIDED IN ACCORDANCE WITH UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT 1974 INSTRUCTIONS FOR SURVEYORS

NOT TO SCALE



(2021) RECENT SURVEY MEASUREMENTS BY THIS SURVEYOR
(1973) 1973 SURVEY MEASUREMENT BY THIS SURVEYOR
(GDC) GENERAL DEVELOPMENT CORP PLAT DIMENSION

BENCH MARK 1

TOP OF N&D SET 1' NORTH OF THE SOUTH EDGE OF PAVEMENT ON OLD LANDFILL ROAD AND NEAR THE CENTER OF SUBJECT LOT.
ELEVATION = 13.56' (NGVD 1929)

BENCH MARK 2

TOP OF CONCRETE MONUMENT SET ON THE EAST LINE OF SUBJECT PROPERTY 70' NORTH OF THE SOUTHEAST CORNER.
ELEVATION = 13.97' (NGVD 1929)

N
W E
S

FLOOD DATA

FIRM DATE: 05/05/2003
COMMUNITY NUMBER: 120061
PANEL: 0231F
FIPS: 12015C
FLOOD ZONE: AE - X
BASE FLOOD ELEVATION: 9
NO BASE FLOOD ELEVATION

COUNTY DATA

PARCEL ID: 402319200003
MAP NUMBER: 5A19N
SECTION: 19-40-23
ZONING CODE: RE1
SHORT LEGAL: ZZZ 194023 P1-2
ADDRESS: 25505 OLD LANDFILL RD

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 SURVEYOR WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE. ALL EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND SIMILAR MATTERS SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
6. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
7. ELEVATIONS ARE BASED ON NGVD 1929 VERTICAL DATUM.
8. PROPERTY CONTAINS 913,409 SQUARE FEET OR 20.97 ACRES.
9. DATE OF ORIGINAL BOUNDARY SURVEY ON FEBRUARY 8, 2021.
10. REVISED THE SOUTH LINE AND ACERAGE OF BOUNDARY SURVEY ON APRIL 26, 2021.
11. AUGUST 30, 2021 - REVISED BOUNDARY SURVEY BY ADDING THE LOCATION AND ELEVATION OF DRAINAGE DITCH ALONG THE SOUTH SIDE OF PROPERTY

LEGEND

FND = FOUND
IR = IRON ROD
N&D = NAIL AND DISK
CM = CONCRETE MONUMENT
R/W = RIGHT OF WAY
(M) = MEASURED
(P) = PLAT
EL = ELEVATION
BM = BENCH MARK
RCP = REINFORCED CONCRETE PIPE
— X — = FENCE LINE
+ 10.0 = SPOT ELEVATION

A SURVEY OF (Written by Robbert O. South Land Surveyor)

A parcel of land lying within the South 1515.00 feet of the Northeast Quarter of Section 19, Township 40 South, Range 23 East, Charlotte County Florida, being more specifically described as follows:

From the Southeast corner of the Northeast Quarter of Section 19, bear N00°22'16"E, along the East line of said Section, a distance of 1515.01 feet; thence N89°27'55"W parallel with and 1515.00 feet Northerly from the South line of the Northeast Quarter, a distance of 1074.98 feet to the Point of Beginning;

thence continue N89°27'55"W, along said South line, a distance of 602.91 feet; thence S00°22'16"W, parallel with and 1677.88 feet Westerly from the East line of Section 19, a distance of 1515.01 feet to the South line of the Northeast Quarter; thence S89°27'55"E, along said South line, a distance of 602.91 feet; thence N00°22'16"E, parallel with and 1074.97 feet Westerly from the East line of Section 19, a distance of 1515.01 feet to the Point of Beginning.

Containing 913,409 square feet, or 20.97 acres

ROBERT O SOUTH
Digitally signed by ROBERT O SOUTH
Date: 2021.09.16 10:53:48 -04'00'

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

SCALE 1" = 60'

SOUTH SURVEY STATE OF FLORIDA

BOUNDARY SURVEY

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