

**LEGEND:**

F.E.	=	POOL EQUIPMENT
S.I.R.	=	SET 1/2" IRON ROD WITH CAP "GEN 3"
F.I.R.	=	FOUND IRON ROD
F.L.P.	=	FOUND IRON PIPE
S.N.	=	SET NAIL AND DISK "GEN 3"
F.N.	=	FOUND NAIL
F.N.D.	=	FOUND NAIL AND DISK
P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
D.H.	=	DRILL HOLE
C.M.	=	CONCRETE MONUMENT
M.D.	=	MEASURED DATA
(P)	=	RECORD PLAT DATA
(C)	=	CALCULATED DATA
D	=	DELTA
R	=	RADIUS
CHD.	=	CHORD LENGTH
CH.B.	=	CHORD BEARING
P.O.L.	=	POINT ON LINE
R/W	=	RIGHT-OF-WAY
F.F.E.	=	FINISHED FLOOR ELEVATION
L.D.	=	LAST DAY IN FIELD
D.A.E.	=	DRAINAGE AND UTILITY EASEMENT
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D.	=	NATIONAL AMERICAN VERTICAL DATUM
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
L.P.	=	LIGHT POLE
C.E.	=	COVERED ENTRY
C.	=	CONCRETE
P.	=	PAVER BRICKS
P.C.	=	POINT OF CURVATURE
P.I.	=	POINT OF INTERSECTION
P.T.	=	POINT OF TANGENCY
C.	=	CENTERLINE
W.M.	=	WATER METER
W.E.	=	WELL EQUIPMENT
FND	=	FOUND
A.T.O.S.	=	AT TIME OF SURVEY
E.O.W.	=	EDGE OF WATER
T.O.B.	=	TOP OF BANK
O.H.U.	=	OVERHEAD UTILITIES
U.P.	=	UTILITY POLE
GUY	=	GUY WIRE
P.S.B.	=	PHONE SERVICE BOX
M.H.	=	MANHOLE
F.H.	=	FIRE HYDRANT
C.B.	=	CATCH BASIN
B.M.	=	BENCH MARK
CTV	=	CABLE TELEVISION
S.V.	=	SEWER VALVE
W.V.	=	WATER VALVE
W/CAP	=	WITH CAP
EL	=	ELEVATION
L.B.	=	LICENSED BUSINESS
CONC.	=	CONCRETE
C.U.P.	=	CONCRETE UTILITY POLE
N.	=	DENOTES NORTHING
E.	=	DENOTES EASTING
I-1	=	DENOTES WETLAND FLAG NUMBER
FP&L	=	FLORIDA POWER & LIGHT COMPANY
D.E.	=	DRAINAGE EASEMENT
	=	BOUNDARY LINE WHERE APPLICABLE
	=	WETLAND AREA
1	=	DENOTES TITLE COMMITMENT NUMBER

NE CORNER OF SEC. 1, TWP. 39S, RGE. 21E FOUND 4X4 C.M.

TROPICAIRE BLVD. (100' PUBLIC R/W)

F.I.R. 1/2" W/CAP #7875

1427.15' (P) 1426.24' (M)

50.0'

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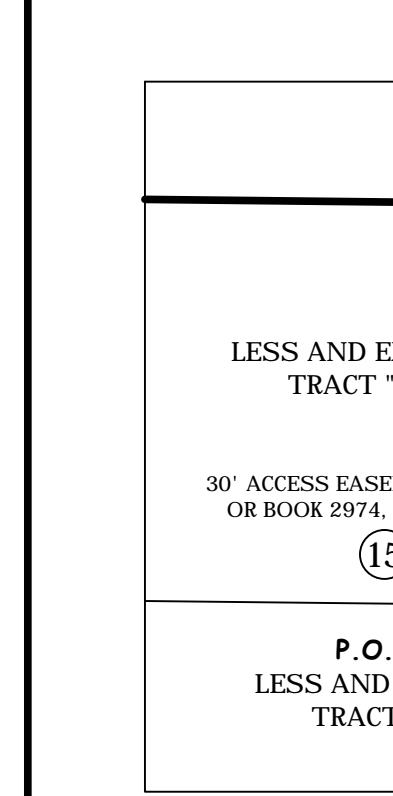
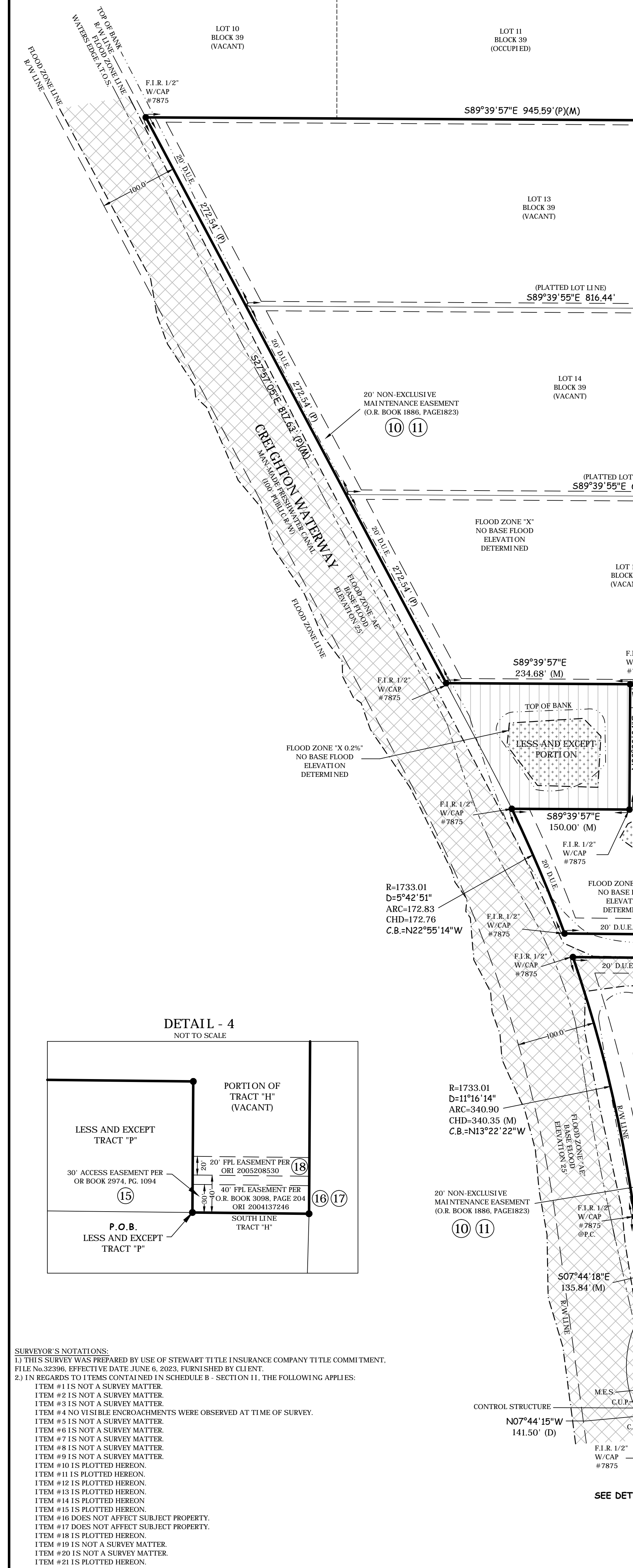
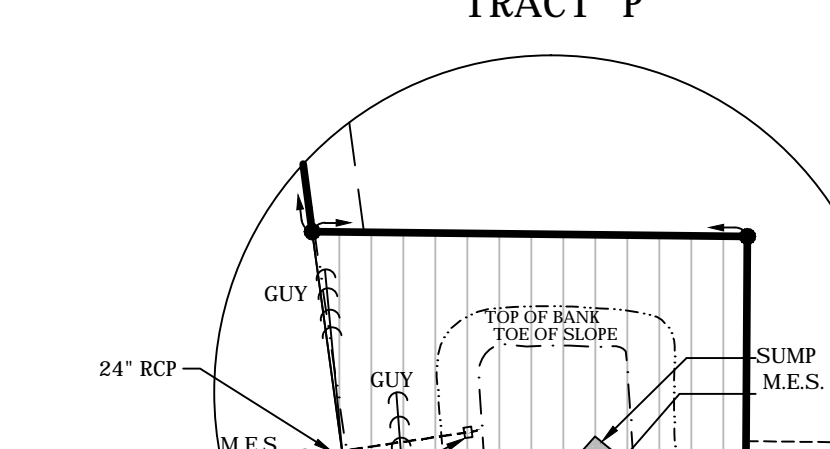
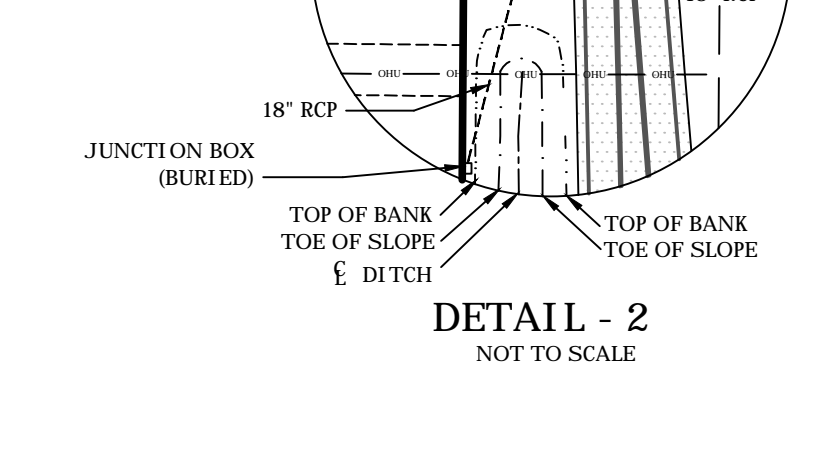
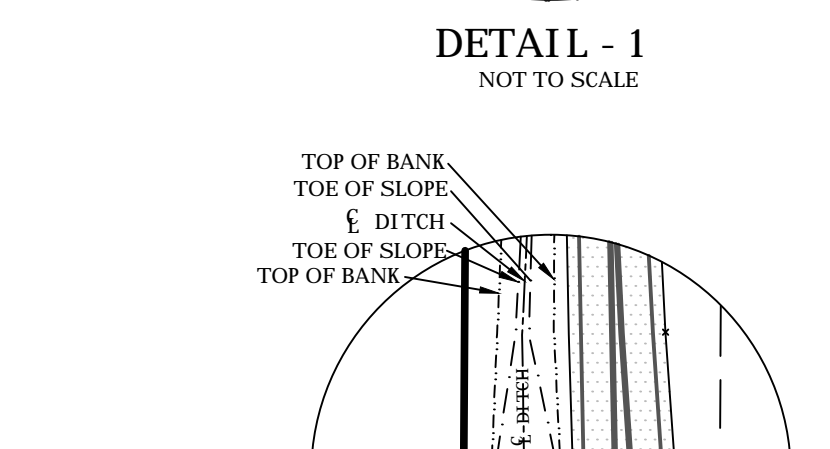
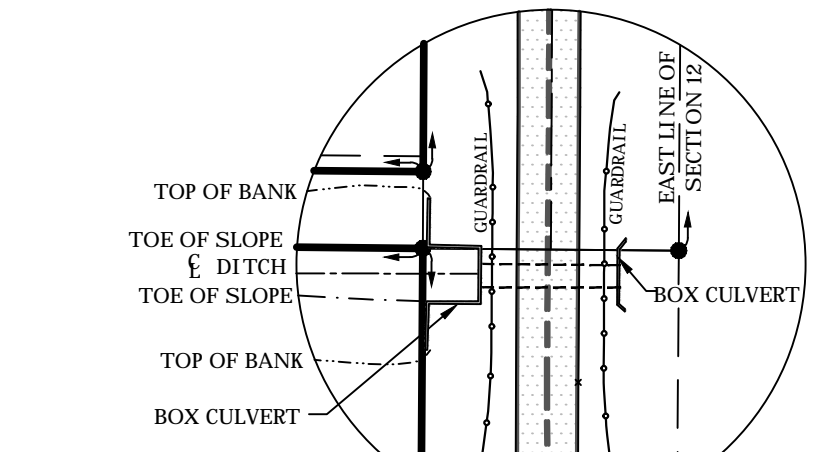
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**SURVEYOR'S NOTATIONS:**

1.) THIS SURVEY WAS PREPARED BY USE OF STEWART TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO. 32396, EFFECTIVE DATE JUNE 6, 2023, FURNISHED BY CLIENT.

2.) IN REGARDS TO ITEMS CONTAINED IN SCHEDULE B - SECTION II, THE FOLLOWING APPLIES:

- ITEM #1 IS NOT A SURVEY MATTER.
- ITEM #2 IS NOT A SURVEY MATTER.
- ITEM #3 IS NOT A SURVEY MATTER.
- ITEM #4 NO VISIBLE ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
- ITEM #5 IS NOT A SURVEY MATTER.
- ITEM #6 IS NOT A SURVEY MATTER.
- ITEM #7 IS NOT A SURVEY MATTER.
- ITEM #8 IS NOT A SURVEY MATTER.
- ITEM #9 IS NOT A SURVEY MATTER.
- ITEM #10 IS PLOTTED HEREON.
- ITEM #11 IS PLOTTED HEREON.
- ITEM #12 IS PLOTTED HEREON.
- ITEM #13 IS PLOTTED HEREON.
- ITEM #14 IS PLOTTED HEREON.
- ITEM #15 IS PLOTTED HEREON.
- ITEM #16 DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM #17 DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM #18 IS PLOTTED HEREON.
- ITEM #19 IS NOT A SURVEY MATTER.
- ITEM #20 IS NOT A SURVEY MATTER.
- ITEM #21 IS PLOTTED HEREON.

**FLOOD ZONE LEGEND (PER FLOOD INSURANCE RATE MAP)**

ZONE "X"	=	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE "X"	=	AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
ZONE "AE"	=	THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD. IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

**LEGAL DESCRIPTION:**

LOTS 13 THROUGH 16, BLOCK 39, SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 44, 44A-44O, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**LESS AND EXCEPT:**

A PORTION OF LOT 16, BLOCK 39, BEING DESCRIBED AS FOLLOWS: ON THE WEST BY THE EASTERLY RIGHT-OF-WAY OF CREGHTON WATERWAY AS SHOWN ON THE SAID PLAT OF SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES, ON THE SOUTH BY A LINE PARALLEL WITH AND 180.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 16, ON THE EAST BY A LINE PARALLEL WITH AND 323.46 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 16, ALSO BEING THE WEST RIGHT-OF-WAY OF CHOCTAW BOULEVARD AS SHOWN ON SAID PLAT OF SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES, ON THE NORTH BY THE NORTH LINE OF SAID LOT 16.

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "H" AS PLATTED IN THE SECOND ADDITION TO NORTH PORT CHARLOTTE ESTATES AS RECORDED IN PLAT BOOK 19, PAGES 44, 44A-44O, OF SAID PUBLIC RECORDS.

LESS AND EXCEPT TRACT "P" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 12 RUN S 00° 21' 20" W ALONG THE EAST LINE OF SAID SECTION 12 FOR 602.24 FEET, THENCE RUN N 89° 23' 00" W FOR 224.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE N 89° 23' 00" W ALONG THE SOUTH LINE OF SAID TRACT "H" FOR 158.08 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CREGHTON WATERWAY (100' WIDE); THENCE RUN N 07° 44' 19" W ALONG SAID CREGHTON WATERWAY FOR 141.50 FEET; THENCE RUN S 89° 23' 00" E FOR 170.00 FEET; THENCE RUN S 00° 21' 20" E FOR 140.00 FEET TO THE POINT OF BEGINNING.

**Gen 3 LAND SURVEYING INC.**

17840 TOLEDO BLADE BLVD, SUITE B, PORT CHARLOTTE, FL 33948

INFO@GEN3SURVEY.COM (941) 629-6801 LB # 8460

NOTE: THE UNDERSIGNED AND GEN 3 LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. EXCEPT PLATTED EASEMENTS WHERE APPLICABLE, DETERMINATION OR RESERVATION FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN ENCLOSED SURVEYOR'S SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH OR DEVIATION OF THIS SKETCH, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER, WHERE APPLICABLE, FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION, WHERE APPLICABLE. SPOT ELEVATIONS AND THEIR LOCATIONS ARE APPROXIMATE, UNLESS NOTED OTHERWISE. ONLY MINIMUM TOPOGRAPHY HAS BEEN OBTAINED. TOPOGRAPHY BETWEEN SPOT ELEVATIONS MAY VARY GREATLY. THIS SHOULD BE CONSIDERED IF SPOT ELEVATIONS ARE TO BE USED FOR DESIGN AND FILL CALCULATION PURPOSES. ADDITIONAL TOPOGRAPHY MAY BE NECESSARY. JURISDICTIONAL WETLANDS, IF ANY HAVE NOT BEEN DETERMINED.

**ALTA/NSPS LAND TITLE BOUNDARY SURVEY**

REVISION:	DATE:
ORIGINAL SURVEY	6-28-23*
REVISED CERTIFICATION	6-30-23

TO CITY OF NORTH PORT POLICE DEPARTMENT - AMERICAN GOVERNMENT SERVICES CORPORATION - STEWART TITLE GUARANTY COMPANY:

THIS SURVEY IS MADE BY ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JUNE 28, 2023.

THE SIGNATURE OF THE SURVEYOR IS NOT CONSIDERED SIGNED AND SHALL BE VOID IF THE SIGNATURE AUTHORITY CODE IS NOT PRINTED AT THE END OF THE SIGNATURE LINE.

23-2065A