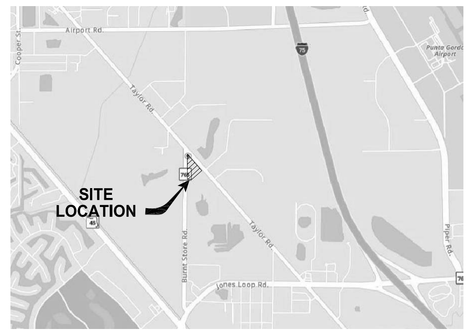


VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 16, RUN NORTH 00°12'20" EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 280.18 FEET; THENCE SOUTH 86°04'55" EAST, A DISTANCE OF 33.07 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY AND 33 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 361.09 FEET TO THE **POINT OF BEGINNING** OF THE LANDS HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00°12'20" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 964.36 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF TAYLOR ROAD (SR 765A); THENCE SOUTH 41°35'40" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 840.22 FEET; THENCE SOUTH 48°24'19" WEST, A DISTANCE OF 507.09 FEET; THENCE NORTH 89°47'40" WEST, A DISTANCE OF 182.01 FEET TO THE **POINT OF BEGINNING**.

PARCEL DATA

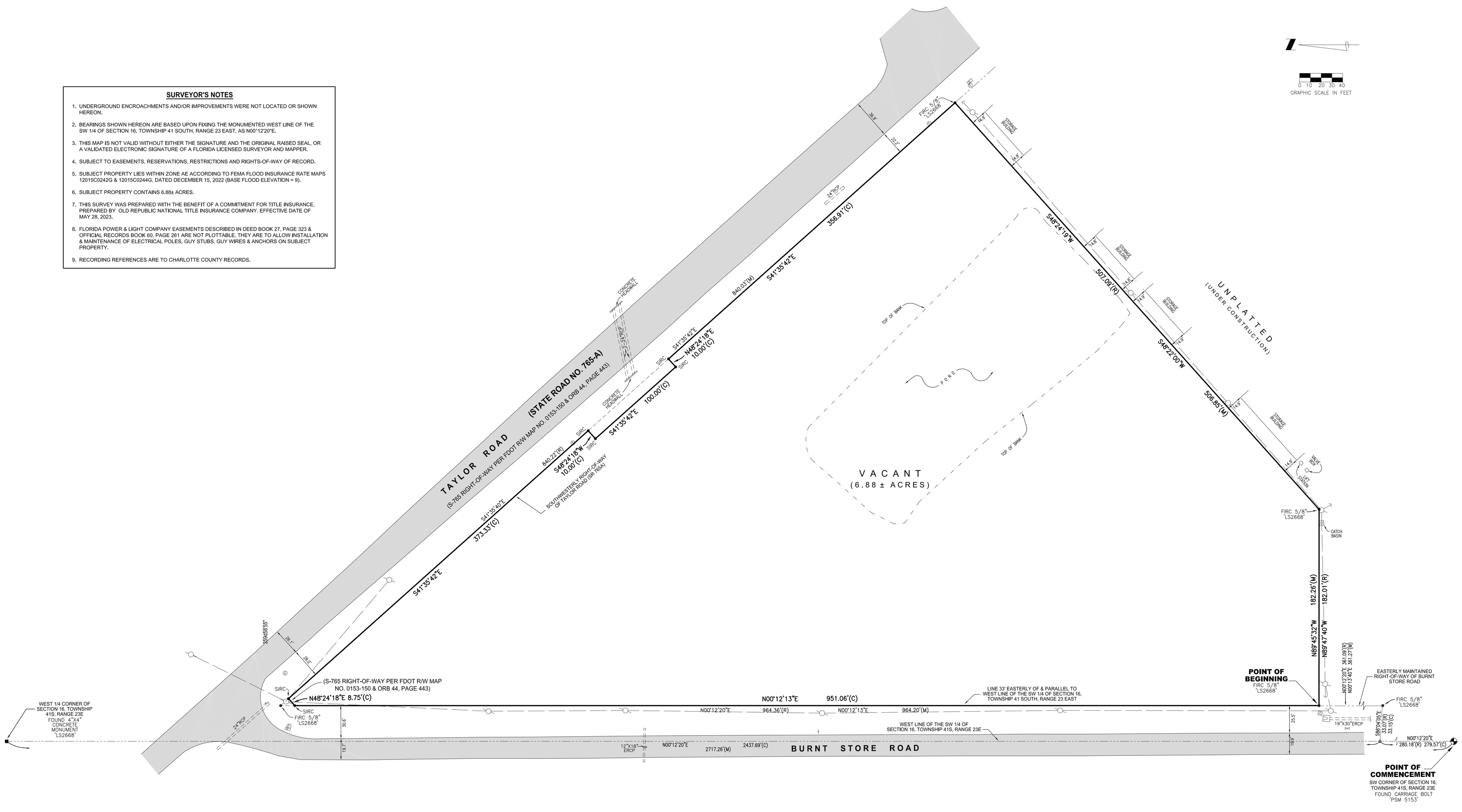
ADDRESS	PARCEL ID
8840 BURNT STORE ROAD PUNTA GORDA, FL 33950	412322200005

LEGEND

SIRC	= SET 5/8" IRON ROD & CAP STAMPED "JHM LB7027"		= ELECTRIC HANDHOLE/BOX
FIRC	= FOUND IRON ROD & CAP – SIZE & ID AS NOTED		= POWER POLE
(C)	= CALCULATED		= GUY ANCHOR
(M)	= MEASURED		= OVERHEAD WIRES
(R)	= RECORD		= MITERED END SECTION
ID	= IDENTIFICATION		= ROAD AND/OR TRAFFIC SIGN
ORB	= OFFICIAL RECORDS BOOK		= GATE VALVE
PG	= PAGE		= BURIED FIBER OPTIC LINE MARKER
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION		= BURIED GAS LINE MARKER
R/W	= RIGHT–OF–WAY		= TELEPHONE RISER
ERCP	= ELLIPTICAL REINFORCED CONCRETE PIPE		= ASPHALT PAVEMENT
RCP	= REINFORCED CONCRETE PIPE		

SURVEYOR'S NOTES

1. UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED WEST LINE OF THE SW 1/4 OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 23 EAST, AS N00°12'20"E.
3. THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
5. SUBJECT PROPERTY LIES WITHIN ZONE AE ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 12015C0242G & 12015C0244G, DATED DECEMBER 15, 2022 (BASE FLOOD ELEVATION = 9).
6. SUBJECT PROPERTY CONTAINS 6.88± ACRES.
7. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 28, 2023.
8. FLORIDA POWER & LIGHT COMPANY EASEMENTS DESCRIBED IN DEED BOOK 27, PAGE 323 & OFFICIAL RECORDS BOOK 60, PAGE 261 ARE NOT PLOTTABLE. THEY ARE TO ALLOW INSTALLATION & MAINTENANCE OF ELECTRICAL POLES, GUY STUBS, GUY WIRES & ANCHORS ON SUBJECT PROPERTY.
9. RECORDING REFERENCES ARE TO CHARLOTTE COUNTY RECORDS.



SHEET 1 OF 1

Judith H. McCarrier Licensed Professional Surveyor & Mapper Licensed Number 6021 STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 61G17-6 THRU 61G17-7, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

2023.10.03 12:10:09 -04'00'

Judith H. McCarrier, PSM
License No. 6021
State of Florida

JUDITH H. MCCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021

TO: Randy Krise
Old Republic National Title Insurance Company

BOUNDARY SURVEY
OF
A PORTION OF THE SW 1/4 OF
SECTION 16, TOWNSHIP 41 SOUTH,
RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

DATE	SEPTEMBER 30, 2023
FILENAME	8840BurntStoreRd_END.dwg
F.B. / PG.	Punta Gorda 8840 Burnt Store Rd survey
SCALE	1"=40'
PROJECT NO.	23-077
DRAWN BY	SAS
CHECKED BY	JHM

REVISIONS

CLIENT
KRISE COMMERCIAL GROUP, LLC
16 WINEWOOD COURT
FORT MYERS, FL 33919
PHONE: (239) 633-8672

J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027
2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone:(239) 277-7621