

VICINITY MAP



NOT TO SCALE



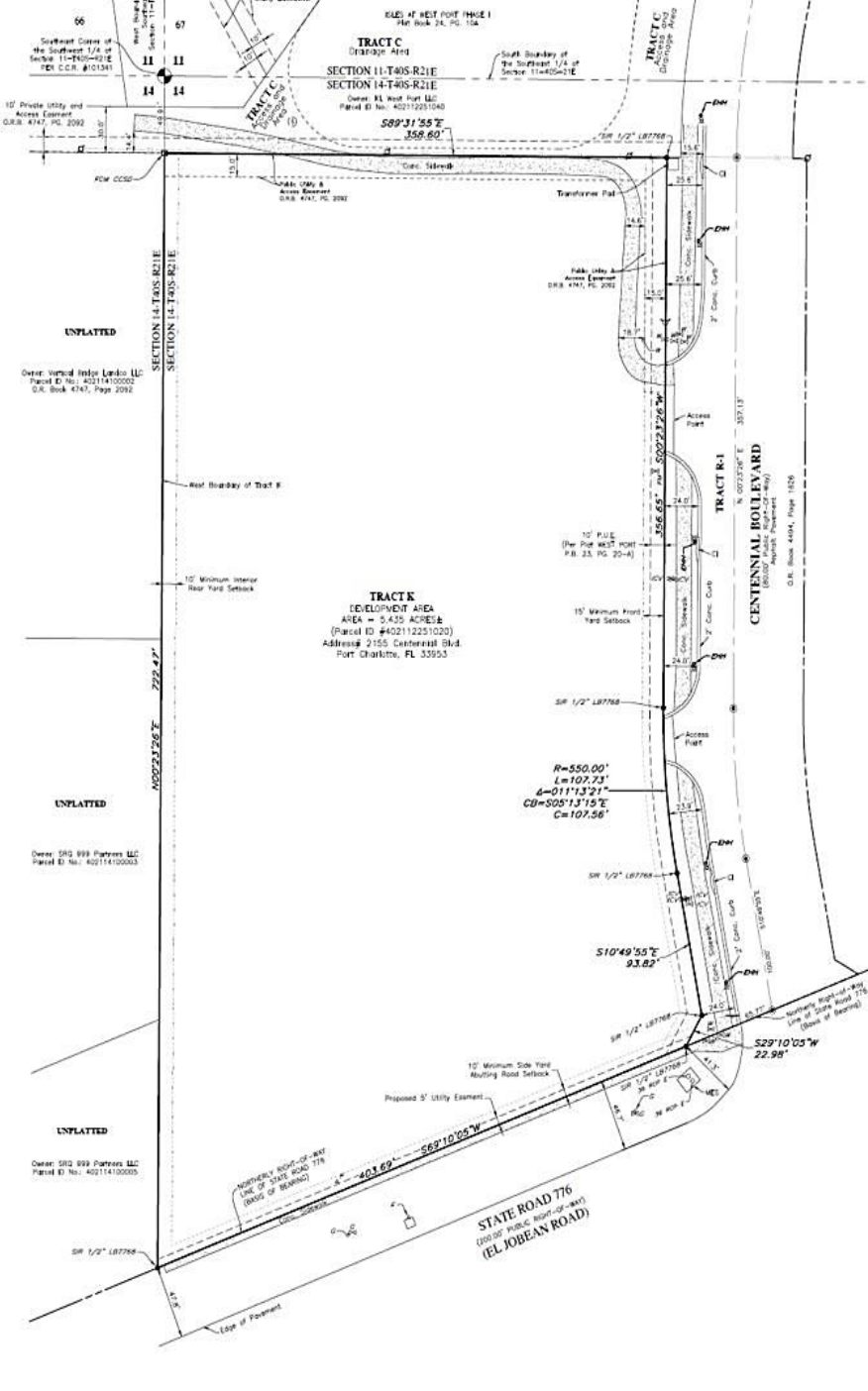
SCALE: 1" = 40'

SURVEYOR'S NOTES:

1. Easements, rights-of-way, set back lines, reservations, agreements and other similar matters taken from Fidelity National Title Insurance Company, File Number: 2041313 with an effective date of August 09, 2021 at 8:00 a.m., and issued by Trenam, Kemler, Scharf, Barkin, Frye, O'Neil & Mullis, Professional Association.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the Northern right of way of State Road 776, having a grid bearing of S89°10'25"W; the grid bearings and coordinates as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1980 adjustment) for the West Zone of Florida, as established from a RTK GPS network.
4. This survey is intended to be displayed at 1" = 40' or smaller.
5. Any recorded plats adjacent to the subject property boundary are contiguous and share the same measurements/dimensions.
6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12015C0043F for Charlotte County, Community No. 120061, Charlotte County, Florida, dated May 5, 2003 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFRM database information supplied by the FEMA Map Service Center (<https://www.fema.gov>).
8. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
9. On this drawing, certly means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
10. Evidence of underground utilities was determined by above ground evidence only.
11. Locating D.R.B. 4747, PG 2092, on the survey a portion of the concrete sidewalk extends beyond the 15' wide easement.
12. Access to and from Tract K, shown hereon, is via the two road turn ins on Centennial Boulevard adjacent to the East boundary of said Tract K.

LEGEND

<p>Commercial Development Setbacks:</p> <p>Required Parking Spaces - As Section 3-4-79</p> <p>Minimum Lot Size(1) - 12,000</p> <p>Minimum Lot Width(1) - 100</p> <p>Minimum Front Yard(1) - 15</p> <p>Minimum Interior Side Yard(1) - 5</p> <p>Minimum Side Yard Abutting Road(1) - 10</p> <p>Minimum Interior Rear Yard(1) - 10</p> <p>Minimum Rear Yard Abutting Road(1) - 10</p> <p>Minimum Rear Yard Abutting Water(1) - 20</p> <p>Maximum Building Height(1) - 50</p> <p>Maximum Lot Coverage(1) - 55</p> <p>Accessory Structure Setbacks - Same as principal structure, except that provided there is at least 15 feet between the rear property line and the natural water line when adjoining water, the rear setback may be reduced to 5.</p> <p>Abutting Use</p> <p>Proposed Use Commercial - None</p>	<p>--- Service Power Pole</p> <p>--- Utility Pole</p> <p>--- City Marker</p> <p>--- Telephone Poles</p> <p>--- Rail Gate Junction Box</p> <p>--- Air Passage Valve</p> <p>--- Overhead Utility Lines</p> <p>--- Round Iron Rod</p> <p>--- Round Concrete Monument</p> <p>--- Buried Rear Gate Warning Marker</p> <p>--- Buried Gas Warning Marker</p> <p>--- Gate Valve</p> <p>--- Set 1/2" Iron Rod LB7768</p> <p>--- Reinforced Concrete Pipe</p> <p>--- Water Gate Valve</p> <p>--- Ingression Control Valve</p> <p>--- Gate Valve</p> <p>--- Electric Meter</p> <p>--- Force Main Gate Valve</p> <p>--- Light Pole</p> <p>--- Concrete</p>
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SCHEDULE BII - EXCEPTIONS: FIDELITY NATIONAL TITLE INSURANCE COMPANY

- Item 14: Not a Matter of Survey
- Item 5: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of West Port, recorded in Plat Book 23, Page 20-A, of the Public Records of Charlotte County, Florida. Shown Hereon
- Item 6 & 7: Not a Matter of Survey
- Item 8: INTENTIONALLY DELETED
- Item 9: INTENTIONALLY DELETED
- Item 10: INTENTIONALLY DELETED
- Item 11: INTENTIONALLY DELETED
- Item 12: INTENTIONALLY DELETED
- Item 13: INTENTIONALLY DELETED
- Item 14: Ordinance Number 2017-056 recorded in Official Records Book 4251, Page 3781, and Ordinance No. 2020-019 recorded in Official Records Book 4574, Page 1720, and Ordinance No. 2021-024 recorded in Official Records Book 4791, Page 1200. Affects Property - Not Plottable
- Item 15: Not a Matter of Survey
- Item 16: INTENTIONALLY DELETED
- Item 17: Grant of utility easements to AmeriGas Propane, L.P., a Delaware limited partnership, its successors and assigns, contained in that certain Quit Claim Deed recorded in Official Records Book 4470, Page 656, and referenced on plat. Affects Property - Not Plottable
- Item 18 & 19: Not a Matter of Survey
- Item 20: INTENTIONALLY DELETED
- Item 21: INTENTIONALLY DELETED
- Item 22: INTENTIONALLY DELETED
- Item 23: INTENTIONALLY DELETED
- Item 24: Non-Exclusive Ingress and Egress License in favor of Vertical Bridge Landco, LLC, recorded in Official Records Book 4747, Page 2092. Shown Hereon
- Item 25: INTENTIONALLY DELETED
- Item 26: Matters as shown on survey prepared by Geopoint Surveying, Inc., bearing Job Order Number WEST PORT dated August 23, 2021:
 - a. Encroachment of concrete sidewalk into the Public Utility & Access Easement recorded in Official Records Book 4747, Page 2092, along the North and East boundaries.
 - b. Encroachment of concrete sidewalk into the 10 foot public utility easement.

DESCRIPTION (Taken from Fidelity National Title Insurance Company Commitment Number: 9541913, dated August 09, 2021 at 8:00 a.m.)

The Land is described as follows:
 Tract K, WEST PORT, according to the map or plat thereof, as recorded in Plat Book 23, Page 20-A, of the Public Records of Charlotte County, Florida.

SURVEYOR'S CERTIFICATION:

Fidelity National Title Insurance Company,
 Flamingo Lane Associates LLC, a New Jersey limited liability company
 c/o JAV LLP LLC, a Florida limited liability company
 Trenam, Kemler, Scharf, Barkin, Frye, O'Neil & Mullis, Professional Association

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 13 & 14 of Table A thereof. The work was completed on August 23, 2021.

GEOPPOINT SURVEYING, INC.

David A. Williams
 Florida Professional Surveyor and Mapper # 6423