## DESCRIPTION:

THE NORTH 105 FEET OF LOT 6, GROVE CITY LAND COMPANY SUBDIVISION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA,
LESS EXISTING ROAD RIGHT-OF-WAY OF STATE ROAD 775.

AND

THE SOUTH 95 FEET OF THE NORTH 200 FEET OF LOT 6, GROVE CITY LAND COMPANY SUBDIVISION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING WEST OF STATE ROAD 775.

AND

THE SOUTH 110 FEET OF LOT 7, GROVE CITY LAND COMPANY SUBDIVISION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 18, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA,
LYING WEST OF STATE ROAD 775.

## SURVEYOR'S NOTATIONS:

1. FLOOD ZONE: SHOWN AS SCALED FROM FLOOD INSURANCE RATE MAP, COMMUNITY No. 120061, MAP No. 12015C, PANEL No. 0193G, DATED 12/15/2022.

2. ELEVATIONS ARE BASED ON N.A.V.D. 1988.

3. BASE BENCHMARK; CHARLOTTE COUNTY BENCHMARK #GVC 002, PUBLISHED ELEVATION = 9.05'.
ELEVATION = 7.91' (N.A.V.D. 1988).

4. SITE BENCH MARK ELEVATION SHOWN IN N.A.V.D. 1988 DATUM WAS DETERMINED UTILIZING N.G.S. NCAT CONVERSION PROGRAM FOR MODELED DIFFERENCE IN ORTHOMETRIC HEIGHT BETWEEN DATUMS AT A SPECIFIED LOCATION OF LATITUDE AND LONGITUDE.

5. BEARINGS ARE BASED ON ASSUMED DATA, REFERENCED TO THE NORTH PARCEL LINE, BEING S.89°58'41"E.

6. ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.

7. THIS SURVEY WAS BASED ON LONG STANDING EXISTING MONUMENTATION AND OCCUPATION AS DEPICTED HEREON.

8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT #1567450A1, PREPARED BY AMERICAN TITLE ASSOCIATION, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. DATED OCTOBER 14TH, 2024 AT 11:00 P.M.

## SCHEDULE B – PART II EXCEPTION AS FOLLOWS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

2.
a. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
e. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION; ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LANDS..
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

5. ALL MATTERS CONTAINED ON THE PLAT OF GROVE CITY LAND COMPANY SUBDIVISION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

6. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FOURTH IN DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 42, PAGE 401, AS EFFECTED BY QUIT CLAIM DEEDS RECORDED IN O.R. BOOK 68, PAGES 264 AND 267, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

7. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 562, PAGE 1143, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
**DEPICTED**

8. TEMPORARY CONSTRUCTION EASEMENT (PARCEL T-402) RECORDED IN O.R. BOOK 1769, PAGE 341, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
**NON-DEPICT-ABLE**

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

10. LANDS LIE WITHIN COUNTY SPECIAL ASSESSMENT DISTRICTS AND MUNICIPAL TAXING DISTRICTS AND ARE SUBJECT TO LIENS FOR ANY UNPAID SPECIAL ASSESSMENTS BY VIRTUE OF THE ORDINANCES AND RESOLUTIONS CREATING THESE DISTRICTS. THE SPECIAL ASSESSMENTS ARE PAYABLE WITH THE A D VALOREM TAXES, WHICH ARE NOT YET DUE AND PAYABLE.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

11. ADDED A1; THIS POLICY DOES NOT INSURE TITLE TO ANY MOBILE HOME LOCATED ON THE LAND INSURED HEREIN.
**NOT PART OF SURVEY / NON-DEPICT-ABLE**

## PREPARED FOR THE EXCLUSIVE USE OF:

MATTHEW HOUSH;
MICHAEL G. LITTLE, AS TRUSTEE OF THE PLACIDA ROAD LAND TRUST, DATED 11/1/24;
WELLBAUM LAW, P.A.;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

N
W E
S
1" = 30'
15 0 30

## LINE TABLE:

L-1=S.89°51'50"E.(C) 36.07'(D)35.69'(C)
L-2=S.00°14'38"W.(C) 105'(D)104.83'(C)
L-3=N.89°58'41"W. 1.23'(C)

## CURVE TABLE:

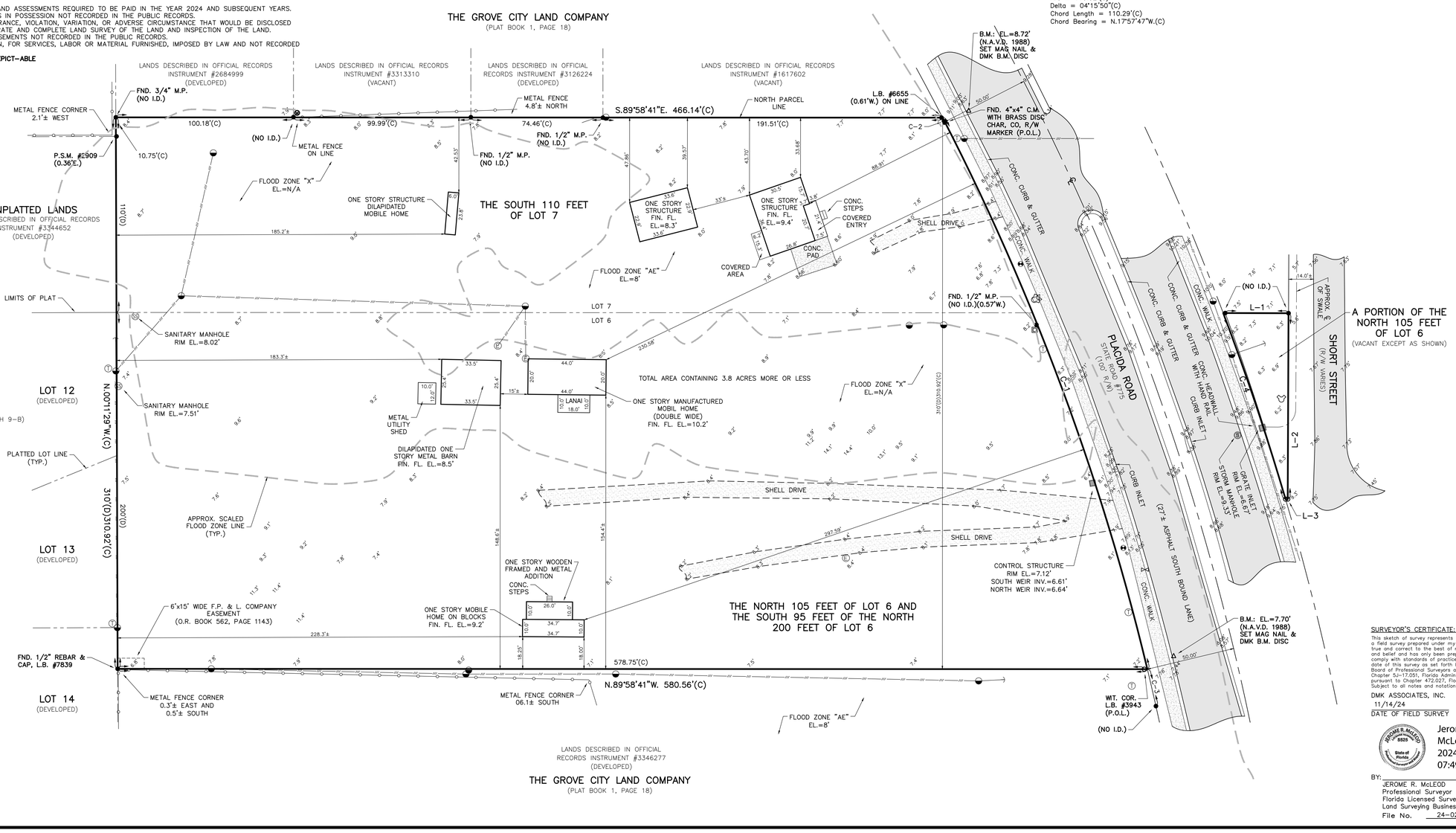
C-1
Radius = 1382.39'(C)
Arc = 332.50'(C)
Delta = 13°46'52"(C)
Chord Length = 331.70'(C)
Chord Bearing = S.20°22'09"E.(C)
C-2
Radius = 1382.39'(C)
Arc = 2.66'(C)
Delta = 0°06'37"(C)
Chord Length = 2.66'(C)
Chord Bearing = S.27°12'16"E.(C)
C-3
Radius = 1382.39'(C)
Arc = 21.35'(C)
Delta = 0°53'05"(C)
Chord Length = 21.35'(C)
Chord Bearing = S.13°02'10"E.(C)
C-4
Radius = 1482.39'(C)
Arc = 110.32'(C)
Delta = 04°15'50"(C)
Chord Length = 110.29'(C)
Chord Bearing = N.17°57'47"W.(C)

## ABBREVIATIONS:

A.=Arc
Alum.=Aluminum
Approx.=Approximate
B.M.=Bench Mark
(C)=Calculated data
C.=Chord dimension
C.B.=Chord Bearing
C.M.=Concrete Monument
Conc.=Concrete
C.C.C.C.L.=Charlotte County Coastal Construction Control Line
(D)=Deed data, Description data
D.E.P.=Department of Environmental Protection
D.N.R.=Department of Natural Resources
D.O.T.=Department of Transportation
Drain.=Drainage
El.=Elevation
Es'mt=Easement
(F)=Field data
Fin. Fl.=Finished Floor
Fnd.=Found
Gar. Fl.=Garage Floor
Inv.=Invert
L.B.=Land Surveying Business
L.S.=Land Surveyor
(M)=Measured data
M.H.W.L.=Mean High Water Line
M.P.=Metal Pipe
M.R.=Metal Rod
Mag.=Magnetic
N.A.V.D.=North American Vertical Datum 1988
N.G.V.D.=National Geodetic Vertical Datum 1929
O.R.=Official Records
(P)=Plat data
P.C.=Point of Curvature
P.C.C.=Point of Compound Curvature
P.C.P.=Permanent Control Point
P.I.=Point of Intersection
P.K.=PARKER-KALON
P.L.S.=Professional Land Surveyor
P.O.B.=Point of Beginning
P.O.C.=Point of Commencement
P.O.L.=Point on Line
P.O.T.=Point of Terminus
P.R.C.=Point of Reverse Curvature
P.R.M.=Permanent Reference Monument
P.S.M.=Professional Surveyor and Mapper
P.T.=Point of Tangency
R.=Radius
R/W=Right-of-Way
S.F.=Square Feet
Sta.=Station
Struc.=Structure
T.B.M.=Temporary Bench Mark
Typ.=Typical
U.S.G.S.=United States Geodetic Survey
Util.=Utility
Wit. Cor.=Witness Corner
WTWY=Waterway
℄ =Centerline
⅊ =Property Line

## LEGEND:

■ = Found 4"x4"Concrete Monument (number noted if any)
● = Found 5/8" Rebar (I.D. noted if any)
▲ = Found Mag Nail and Disc (I.D. noted if any)
+ = Spot Elevation
□ = Set 4"x4"Concrete Monument with Cap L.B. #3943
○ = Set 5/8" Rebar with Cap L.B. #3943
△ = Set Mag. Nail and Disc L.B. #3943
= Utility Pole
= Guy Wire Anchor
= Water Meter
= Water Valve
= Sewer Valve
= Sewer Service
= Fire Hydrant
= Sewer Cleanout
= Water Service
= Well/Monitor/Irrigation
= Sanitary Sewer Manhole
= Storm Manhole
= Miscellaneous Manhole
= Electric Service
= Electric Hand Hole/Manhole
= Telephone Riser/Hand Hole
= Cable TV
= Mail Box
= Road Sign
= Light Pole
= Street Light Box
= Ground Light
= Backflow Preventer
= Reclaim Water Valve
= Phone Vault
= Overhead Utility Line
= Barb Wire or Wire Fence
= Chain Link Fence
= Wooden Fence
WTR = Buried Water Line
TEL = Buried Telephone Line
SEW = Buried Sanitary Sewer
ELEC = Buried Electric Line
RW = Buried Reuse Water Line
GAS = Buried Gas Line
Legend symbols are not to scale and are for graphic I.D. only.




## SURVEYOR'S CERTIFICATE:

This sketch of survey represents the results of a field survey prepared under my direction, is true and correct to the best of my knowledge and belief and has only been prepared to comply with standards of practice effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown hereon.

DMK ASSOCIATES, INC.
11/14/24
DATE OF FIELD SURVEY

JEROME R. McLEOD PROFESSIONAL SURVEYOR & MAPPER 5525 STATE OF FLORIDA

Jerome R McLeod
2024.11.25
07:49:49 -05'00'

BY: _____
JEROME R. McLEOD
Professional Surveyor and Mapper
Florida Licensed Surveyor No. 5525
Land Surveying Business No. 3943
File No. 24-0280

NOTE: Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper", unless signed by electronic signature per Florida Administrative Code 5J-17.062. Additions, deletions, or modifications of maps or reports not made by or under the direction of the undersigned surveyor and mapper are prohibited without the written consent of DMK Associates, Inc.

NOTE: The undersigned and DMK Associates, Inc. do not guarantee or assume any liability for easements, flood zones, setbacks, or any other matters affecting title, zoning, permits, or similar matters which are not physically on-site, shown on the plat of survey, visible at the time of survey, including buried subsurface structures, utilities and jurisdictional wetlands, if any. Title should be referred to an Attorney of Law. No measurements may be taken for usage of this survey by any party not named hereon.

Type of Survey: Boundary and Topographic
Accuracy Standard: Suburban
Expected Survey Use: Construction

**1 of 1**

DMK ASSOCIATES
ENGINEERS ■ SURVEYORS
2861 Placida Road, Unit A
Englewood, Florida 34224
TEL: (941) 475-6596

Date: 10/29/24 | Field Book: 24-08
Proj. No.: 24-0280 | Page: 67-72
Drawn By: TDM | Checked By: JRM
CADD File: 24-0280.dwg
Scale: NOTED

| Date | Field Book | Page | Drawn By | Chk'd By |
|---|---|---|---|---|
| 11/21/24 | – | – | TDM | JRM |

Revision
Add schedule B-II

Job No. –

Date Printed: Mon, 23 Nov 2024 7:43pm

Drawing name: E:\Projects\2024\24-0280 3230 - 5248 Placida Road, Englewood Area\Boundary Surveys\Cad\Survey Data\24-0280.dwg