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BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 6, LESS THE NORTH 200 FEET AND LESS THE EAST 115 FEET X 300 FEET WEST OF SR 775
AND LESS RIGHT OF WAY; SUBDIVISION OF THE SW 1/4 OF THE NE 1/4, BEING IN SECTION 21,
TOWNSHIP 41, RANGE 20, CHARLOTTE COUNTY, FLORIDA. ALSO DESCRIBED AS:

LOT 6 LESS THE NORTH 200 FEET AND ALSO LESS THE EAST 300 FEET OF THE SOUTH 115 FEET
LYING WEST OF STATE ROAD 775, 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.

CERTIFIED TO:
MICHAEL G. LITTLE, TRUSTEE OF THE PLACIDA ROAD LAND TRUST, DATED NOVEMBER 1, 2024;
TARAPANI BANTHER & ASSOCIATES; MEENAKSHI A. HIRANI, P.A.; OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY.

COMMUNITY NUMBER: 120061
PANEL: 12015C0193 SUFFIX: G
F.I.R.M. DATE: 12/15/2022
FLOOD ZONE: AE

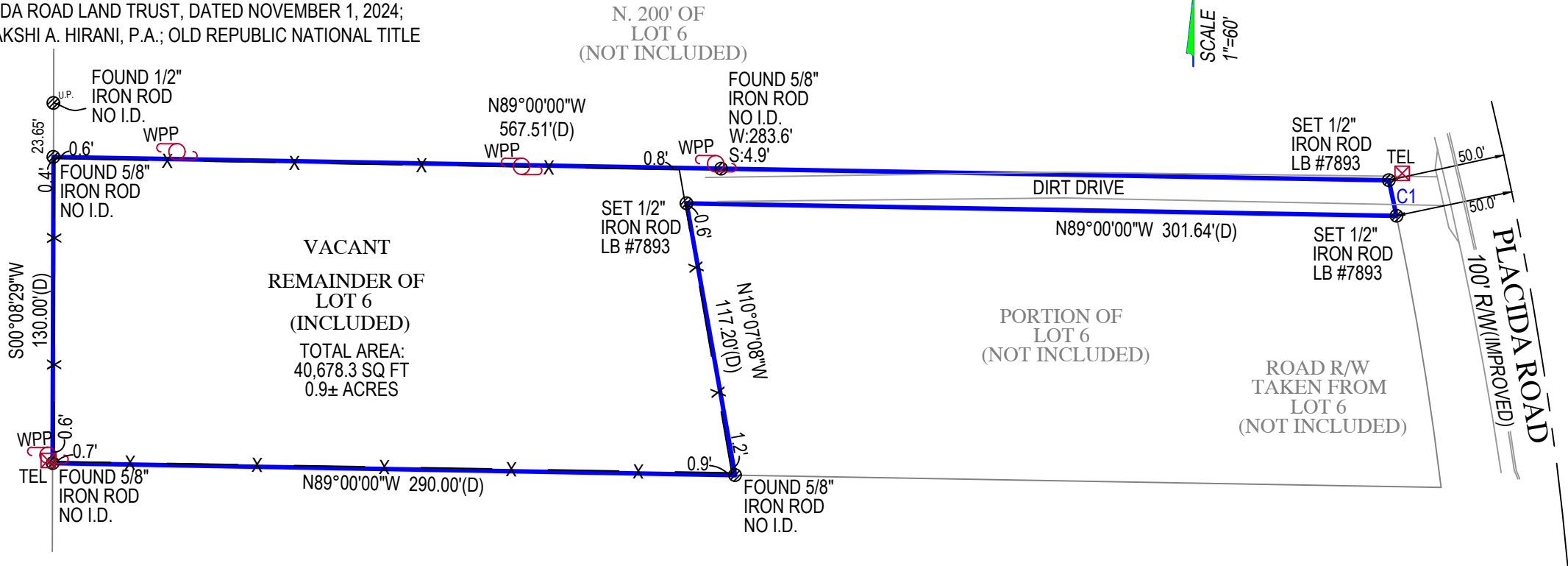
FIELD WORK: 05/30/2025

PROPERTY ADDRESS:
5250 PLACIDA ROAD
ENGLEWOOD, FL 34224

SURVEY NUMBER: 692934
CLIENT FILE NUMBER:

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	15.38'	1382.40'	0°38'15"

SCALE
1"=60'



ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

SURVEY NOTES
DIRT DRIVE CROSSING INTO
EASTERLY SIDE OF PROPERTY.

"SUBJECT PROPERTY WAS VACANT AT THE
TIME OF SURVEY"

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988.
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND
CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY
DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED
EMBOSSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



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