

**CONVERSION**  
 VERTICAL DATUM SHIFT FROM NGVD29  
 TO NAVD88 IS MINUS 1.135 FEET  
 INCLINATION OF HORIZONTAL AXIS  
 FROM PLAT BEARING NORTH  
 TO ASTRONOMICAL NORTH  
 IS 0°04'45" EAST

**FLOOD DATA**  
 FIRM DATE: 12/15/2022  
 COMMUNITY NUMBER: 120061  
 PANEL: 0242G  
 FIPS: 12015C  
 FLOOD ZONE: AE  
 BASE FLOOD ELEVATION: 9'

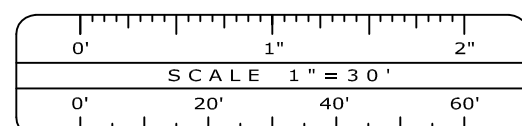
**COUNTY DATA**  
 PARCEL ID: 412317278014  
 MAP NUMBER: 5817N  
 SECTION: 17-41-23  
 ZONING CODE: CG  
 SHORT LEGAL: CCN 000 000C 0002  
 ADDRESS: 8261 BURNT STORE ROAD

**A SURVEY OF** COPIED FROM ORB 3824, PAGE 560-561  
 LOT 2, BLOCK C, CHARLOTTE COMMERCIAL CENTER, A SUBDIVISION ACCORDING  
 TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 16A THROUGH  
 16C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

1. SURVEY IS NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE & EMBOSSED SEAL.
2. BEARINGS BASED ON ASTRONOMICAL NORTH BY GLOBAL POSITION SATELLITE MEASUREMENTS.
3. MEASUREMENTS ARE IN FEET, ON A HORIZONTAL PLANE, PER U.S. STANDARDS, WITH RELATIVE DISTANCE ACCURACY GREATER THAN 1 FOOT IN 10,000 FEET.
4. UNDERGROUND IMPROVEMENTS, UTILITIES, FOUNDATIONS, IRRIGATION LINES WERE NOT LOCATED.
5. THIS SURVEYOR WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE. ALL EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND SIMILAR MATTERS SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
6. ACCORDING TO RECORD PLAT THERE ARE 10' EASEMENTS ALONG FRONT AND REAR LOT LINES AND 5' EASEMENTS ALONG SIDE LOT LINES RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. ADDITIONAL EASEMENTS ARE REQUIRED ON SOME LOTS AS SHOWN BY DASHED LINES ON PLAT. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS, EXCEPT WHERE EASEMENTS ARE SHOWN BY DASHED LINES ON PLAT.
7. PROPERTY CONTAINS 26,000 SQUARE FEET, OR 0.60 ACRES.
8. MAY 16, 2025 - BOUNDARY SURVEY COMPLETED IN FIELD.

- LEGEND**  
 FND = FOUND  
 N&D = NAIL AND DISK  
 IR = IRON ROD  
 R/W = RIGHT OF WAY  
 ORB = OFFICIAL RECORDS BOOK  
 RCP = REINFORCED CONCRETE PIPE  
 P = PALM TREE  
 D = DELTA  
 R = RADIUS  
 L = ARC LENGTH  
 (P) = PLAT  
 (M) = MEASURED



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**BOUNDARY SURVEY**  
 CHARLOTTE COMMERCIAL CENTER  
 PLAT BOOK 16, PAGES 16A-16C  
 CHARLOTTE COUNTY, FLORIDA