

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 34, TOWNSHIP 40 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION:
(PREPARED BY THIS FIRM)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 34, TOWNSHIP 40 SOUTH, RANGE 23 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2966, PAGE 595, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.89°30'33"W (FOR A BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34 FOR 1,330.85 FEET; THENCE N.00°27'59"E FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BERMONT ROAD (A.K.A. S.R. 74) AND THE POINT OF BEGINNING; THENCE N.89°30'33"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 390.71 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4480, PAGE 488, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND SOUTHERLY LINES OF SAID LANDS THE FOLLOWING 5 COURSES: N.00°30'47"E FOR 149.71 FEET; THENCE S.89°29'13"E FOR 200.00 FEET; THENCE N.00°30'47"E FOR 445.16 FEET; THENCE N.45°48'23"E FOR 132.56 FEET; THENCE S.45°48'23"E FOR 181.24 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2966, PAGE 595, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.01°25'57"E FOR 673.54 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DUNCAN ROAD (A.K.A. U.S. 17) PER OFFICIAL RECORDS BOOK 2966, PAGE 595, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 01040-(2504) 2510; THENCE N.45°48'23"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 66.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 40 FOOT PUBLIC RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF BRUA PLATZ SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 34 1/2, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°39'58"E ALONG THE SOUTHERLY LINE OF SAID 40 FOOT WIDE PUBLIC RIGHT-OF-WAY FOR 358.32 FEET TO A POINT ON THE WEST LINE OF BLOCK 1, WILSON MAZE SUBDIVISION, AS DEPICTED ON PLAT BOOK 6, PAGE 48, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.00°27'59"W ALONG SAID WEST LINE FOR 1278.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BERMONT ROAD (A.K.A. S.R. 74) AND THE POINT OF BEGINNING.

NOTES:

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 10841019, DATED NOVEMBER 30, 2022 @ 8:00 AM, LEGAL DESCRIPTION PREPARED BY THIS FIRM, FIELD EVIDENCE OF POSSESSION AND EXISTING FOUND BOUNDARY MONUMENTS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "FVIA" WHEREIN THE SOUTH LINE OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 23 EAST BEARS N.89°30'33"E.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12015002530 & 12015002346, EFFECTIVE DECEMBER 01, 2023. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE AE, BASE ELEVATION: 10' AND FLOOD ZONE FLOOD ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

FLOOD ZONE DETERMINATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

LAST DATE OF FIELD WORK: 05-21-2022

PER TABLE "A", NO. 4: SUBJECT PROPERTY CONTAINS 9.50 ACRES, MORE OR LESS.

PER TABLE "A" NO. 6(A), 6(B): NO ZONING REPORT PROVIDED BY CLIENT.

PER TABLE "A" NO. 8: NO SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PER TABLE "A" NO. 13:

PER TABLE "A" NO. 18:

SCHEDULE BII:

- (PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 10841019, DATED NOVEMBER 30, 2022 @ 8:00 AM, PROVIDED BY CLIENT)
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
 - TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE, AND TAXES AND ASSESSMENTS LEVIED AND/OR ASSESSED SUBSEQUENT TO THE DATE HEREOF.
 - STANDARD EXCEPTIONS:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
 - ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
 - TERMS AND CONDITIONS OF SURFACE WATER DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1538, PAGE 1620. **EASEMENT IS BLANKET IN NATURE ACROSS RETENTION PARCEL.**

SURVEYOR'S CERTIFICATION:

TO:
MIDDLEBURG REAL ESTATE PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
FLOWN LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIVE REASONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
ROGERS TOWERS, P.A.

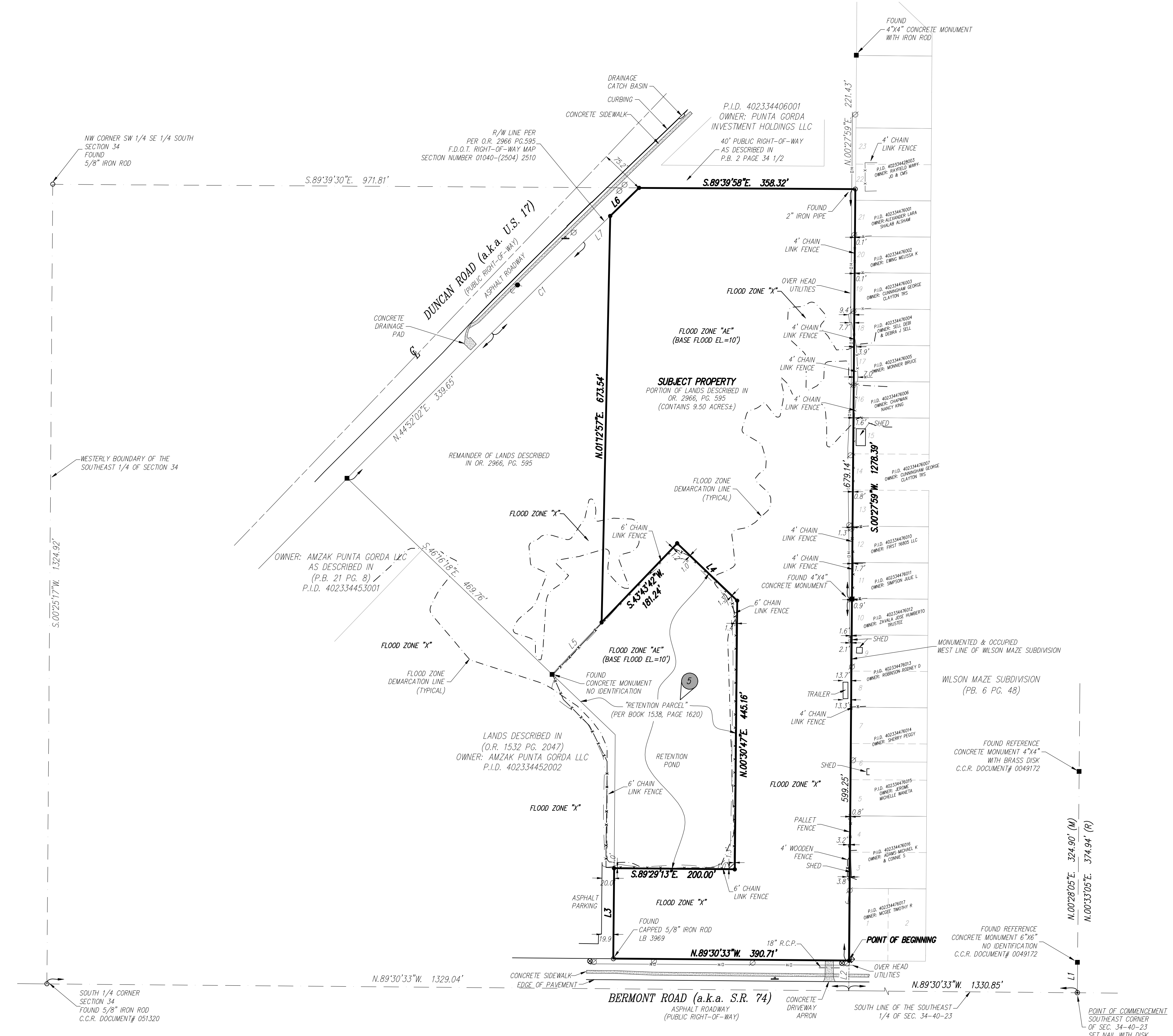
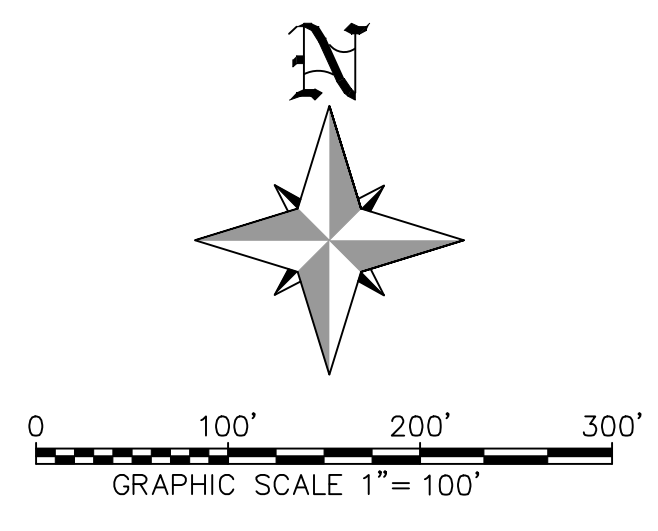
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6a, 6b, 8, 13, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/21/2022.

DRAFT

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTERS 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

ALTA/NSPS LAND TITLE SURVEY
DUNCAN ROAD PROJECT
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/22/2022	4614N	4614N-ALTA		STW/JUS	CDB	1"=100'	1 of 1



- LEGEND**
- SET CAPPED IRON ROD #B6690
 - FOUND 4"x4" CONCRETE MONUMENT, LB 4118 (OR AS NOTED)
 - SEC. SECTION
 - R/W RIGHT-OF-WAY
 - A/C AIR CONDITIONING UNIT
 - BOT BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
 - (P) PLAT DATA
 - (C) CALCULATED DATA
 - (M) MEASURED DATA
 - (D) DEED DATA
 - R/W RIGHT-OF-WAY
 - PLS PROFESSIONAL LAND SURVEYOR
 - LB LICENSED BUSINESS
 - R.L.S. REGISTERED LAND SURVEYOR
 - R.C.P. REINFORCED CONCRETE PIPE
 - △ GAS LINE MARKER
 - WOOD UTILITY POLE
 - METAL UTILITY POLE
 - LIGHT POLE
 - TELEPHONE RISER
 - SIGN
 - MAIL BOX
 - WATER METER
 - WATER GATE VALVE
 - HOSE BIB
 - OVERHEAD UTILITIES
 - GUY WIRE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	16762.84'	0°43'52"	S.45°37'57"W	213.86'	213.86'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°28'05"E	50.04'
L2	N.00°27'59"E	50.00'
L3	N.00°30'47"E	149.71'
L4	N.45°48'23"E	132.56'
L5	N.43°43'42"E	118.76'
L6	N.45°48'23"E	66.75'
L7	S.45°48'23"W	61.92'

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
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