

# SURVEY PLAT

OF  
A PARCEL OF LAND  
LYING IN  
SECTION 2, TOWNSHIP 42 SOUTH, RANGE 23 EAST,  
CHARLOTTE COUNTY, FLORIDA

### DESCRIPTION:

LOTS 5 THROUGH 11, INCLUSIVE, AND LOTS 15 THROUGH 30, INCLUSIVE, BLOCK 3, UNIT NO. 1, TROPICAL GULF ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 8, SAID LANDS SITUATED, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA;

### AND

LOTS 5A AND 6A, BLOCK 3, UNIT NO. 1, TROPICAL GULF ACRES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 25C, SAID LANDS SITUATED, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA;

LESS AND EXCEPT THE RIGHT-OF-WAY FOR U.S. 41 AS RECORDED IN O.R. BOOK 454 AT PAGE 600, O.R. BOOK 455 AT PAGE 270 AND O.R. BOOK 467 AT PAGE 399, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

### NOTES:

SURVEY BASED ON THE RECORD PLAT OF TROPICAL GULF ACRES, UNIT NO. 1 AS RECORDED IN PLAT BOOK 3 PAGE 8 AND PLAT BOOK 3 PAGE 5C.

BEARINGS ARE BASED ON THE RECORD PLAT OF TROPICAL GULF ACRES AS RECORDED IN PLAT BOOK 3, PAGE 8 WITH THE NORTHEASTERLY R/W LINE OF GASPARILLA AVENUE AS BEARING N29°52'50"W.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

PARCEL LIES IN FLOOD ZONE D, FLOOD HAZARDS UNDETERMINED/NO BASE FLOOD ELEVATION. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 12501500430F, EFFECTIVE DATE 5-05-03 (INDEX DATED 5-05-03). COMMUNITY NUMBER IS 120061.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH YELLOW CAP BEARING CORPORATION NO. LB4919.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

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

PARCEL CONTAINS 6.81 ACRES (296,690 SQUARE FEET), MORE OR LESS.

THE PROPERTY IS SUBJECT TO ANY CLAIM THAT ANY PART OF SAID LAND IS OWNED BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY, RIPARIAN RIGHTS AND THE TITLE TO FILLED-IN LANDS, IF ANY.

DATE OF LAST FIELD WORK: 2-07-06

SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:15,000).

CERTIFIED TO:  
FLAGLER TITLE COMPANY  
CHICAGO TITLE INSURANCE COMPANY  
STEVENS & SONS GLASS, INC.  
SUNTRUST BANK  
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.

\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER:  
BEAN, WHITAKER, LUTZ & KAREH, INC.  
*Scott C. Whitaker*  
SCOTT C. WHITAKER, P.S.M., NO. LS4324  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.  
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.  
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

STEVENS & SONS GLASS, INC.

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

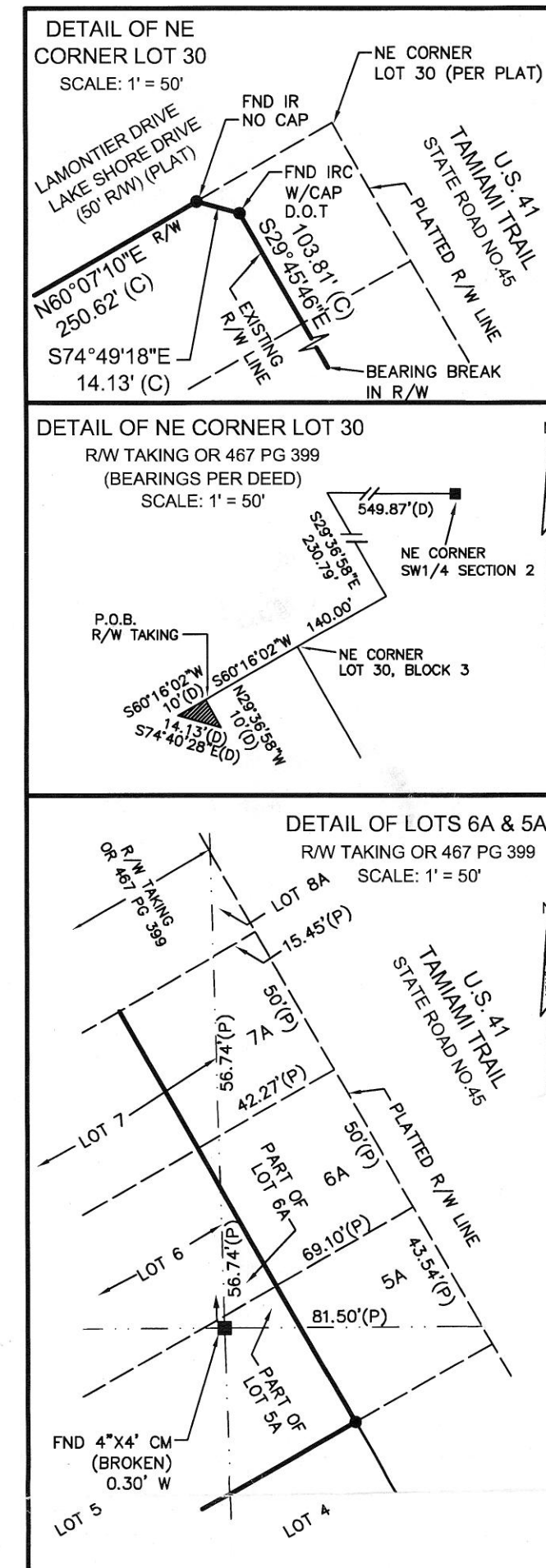
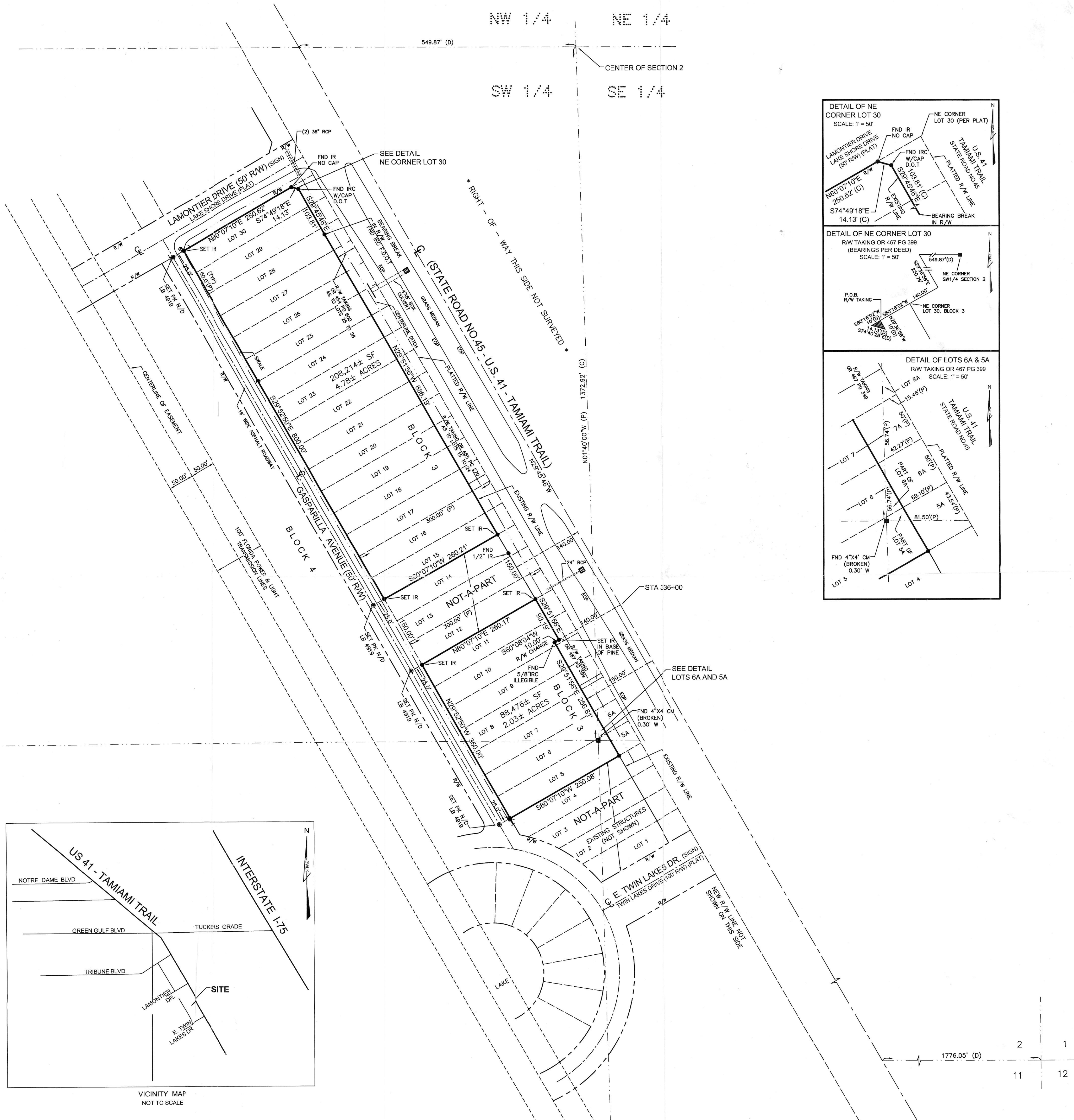
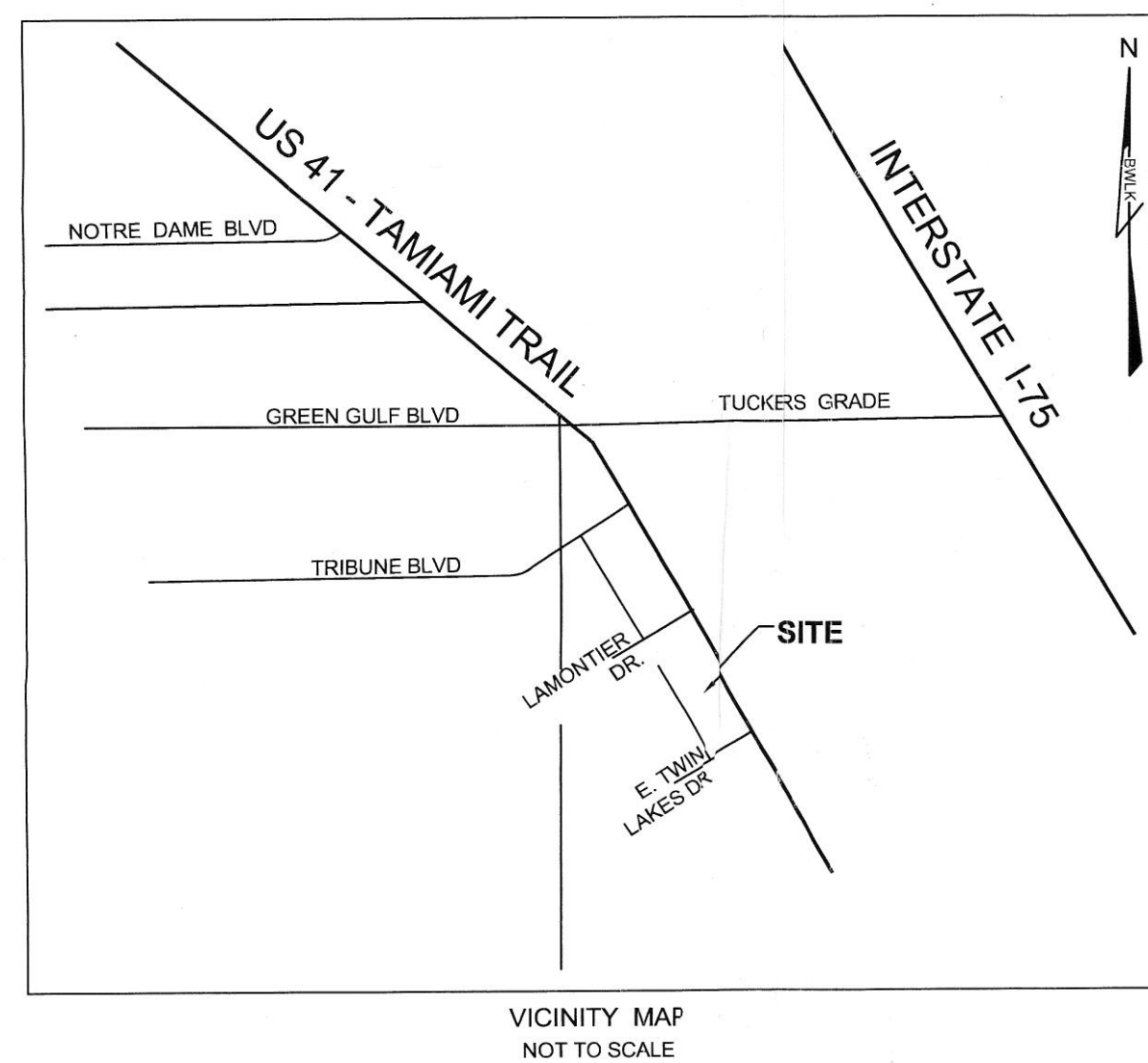
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

SR38215.DWG	DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
	2-07-06	38215	S.C.W.	1" = 100'	1 OF 11	2-42-23

- ### LEGEND
- ⊗ = STORM MANHOLE
  - ⊕ = BURIED CABLE MARKER
  - ⊖ = ELECTRIC METER
  - ⊞ = ELECTRIC BOX
  - ⊟ = LIGHT POLE
  - ⊠ = WOOD POWER POLE
  - ⊡ = CONCRETE POWER POLE
  - ⊣ = GUY WIRE
  - ⊤ = CATCH BASIN
  - ⊥ = IRRIGATION VALVE
  - ⊦ = WATER VALVE
  - ⊧ = SANITARY MANHOLE
  - ⊨ = TELEPHONE BOX
  - ⊩ = FIRE HYDRANT
  - ⊪ = ELECTRIC SERVICE POLE
  - ⊫ = CABLE TELEVISION BOX
  - ⊬ = TRANSFORMER
  - ⊭ = WATER METER
  - ⊮ = SANITARY SERVICE
  - ⊯ = SIGN
  - ⊰ = CONCRETE PILING
  - ⊱ = WOOD PILING
  - ⊲ = MAIL BOX
  - ⊳ = TELEPHONE MANHOLE

- ### ABBREVIATIONS:
- P.B. = PLAT BOOK
  - P.C. = POINT OF CURVE
  - P.T. = POINT OF TANGENCY
  - P.I. = POINT OF INTERSECTION
  - P.C.C. = POINT OF COMPOUND CURVE
  - P.R.C. = POINT OF REVERSE CURVE
  - I.R. = IRON ROD
  - C.M. = CONCRETE MONUMENT
  - P.C.P. = PERMANENT CONTROL POINT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - CONC. = CONCRETE
  - E.O.P. = EDGE OF PAVEMENT
  - M. = MEASURED
  - FND. = FOUND.
  - N/D = NAIL AND DISK
  - EL. = ELEVATION
  - B.M. = BENCH MARK
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - DR. = DRAINAGE
  - T.O.B. = TOP OF BANK
  - D.B. = DEED BOOK
  - D.R. = OFFICIAL RECORDS BOOK
  - P.C. = PAGE
  - F. = FIELD
  - FF. = FINISH FLOOR
  - I.E. = INVERT ELEVATION
  - R.C.P. = REINFORCED CONCRETE PIPE
  - C.B. = CATCH BASIN
  - MH. = MANHOLE
  - P.K. = PARKER MALON
  - OH. = OVERHEAD LINES
  - D. = DEED
  - N/C. = NO CAP
  - TYP. = TYPICAL



2 1  
11 12