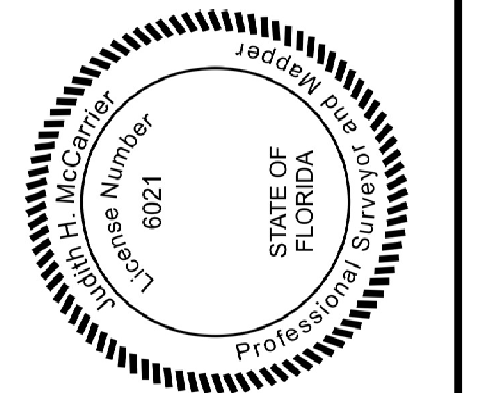


BOUNDARY SURVEY

OF
A PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA



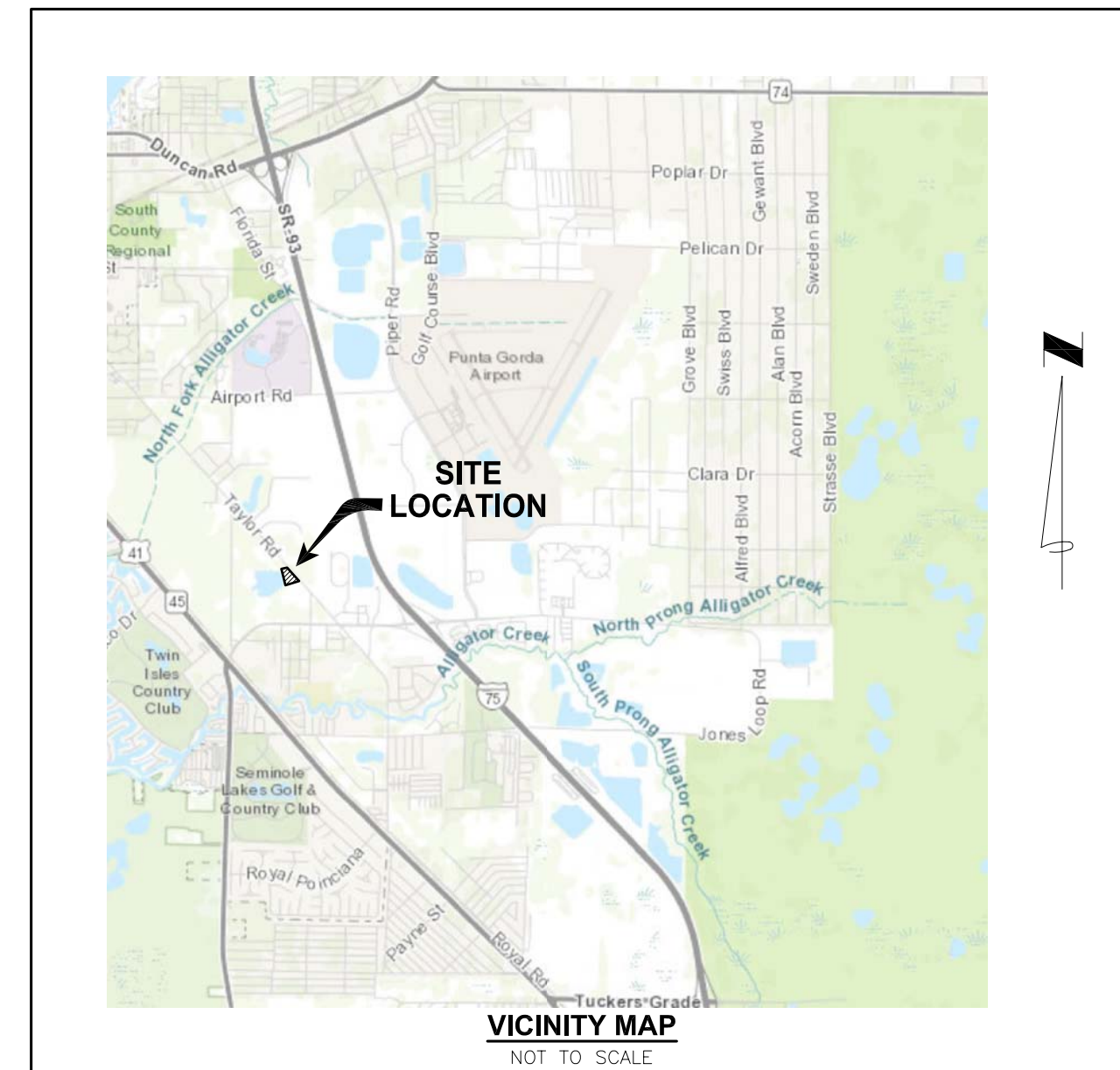
HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE PRACTICE AS PER CHAPTER 471.005, F.S. ADMINISTRATIVE CODE TO CHAPTER 471, F.S. FLORIDA STATUTES.

TC: Randy Krise
Title Professionals of Florida
Commonwealth Land Title Insurance Company

DATE	REVISIONS
JANUARY 6, 2025	
FILENAME	SC11415122E_4225Taylor.Rdwg
F.B. FIC:	PuntaGorda 4225Taylor.survey
SCALE	1" = 40'
PROJECT NO.	25-001
DRAWN BY	JHM
CHECKED BY	JHM

RANDY KRISE
16 WINEWOOD COURT
FORT MYERS, FL 33919
PHONE: (239) 633-8672

JHM
J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027
2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone: (239) 277-7821



PARCEL DATA	
ADDRESS	PARCEL ID
4225 TAYLOR ROAD PUNTA GORDA, FL 33950	412321126002

LEGAL DESCRIPTION

PARCEL 1:
A parcel of land in the Northwest 1/4 of Section 21, Township 41 South, Range 23 East, of Charlotte County, Florida, more particularly described as follows:
From the Northwest corner of said Section 21 which is marked by a bolt in the centerline of County Road (Burnt Store Road), run South 89°32'30" East for 1,527.5 feet along the North line of said Section 21 to a point in the centerline of a County Road sometimes known as Taylor Road; thence run South 41°31'40" East along the centerline of said County Road 903.0 feet to the **Point of Beginning** of the lands hereby conveyed. **From** said **Point of Beginning** run South 88°32'20" West for 302.5 feet along a fence line; thence run South 16°25'00" East for 542.5 feet along a fence line; thence run North 54°25'20" East along a fence line for 464.3 feet to a point in the centerline of the aforesaid County Road; thence run North 41°31'40" West along said centerline for 344.5 feet to the **Point of Beginning**.
LESS that portion of the herein described lands lying within 33 feet of the centerline of said County Road (Taylor Road) for road right-of-way.
AND LESS that portion of right-of-way (lying within 40 feet of centerline) of said County Road (Taylor Road) taken by the State of Florida in Official Records Book 54, Page 384, of the Public Records of Charlotte County, Florida.

PARCEL 2:
A tract or parcel of land lying in the Northwest Quarter of Section 21, Township 41 South, Range 23 East, which tract or parcel of land is described as follows:
From the Northwest corner of Section 21 which is marked by a bolt in the centerline of County Road (Burnt Store Road), run S 89°32'30" E for 1,527.5 feet along the North line of said Section 21 to a point in the centerline of a County Road sometimes known as Taylor Road; thence run S 41°31'40" E along the centerline of said County Road 903.0 feet to a point, said County Road having a right-of-way width of 90 feet being 40 feet Southwesterly and 50 feet Northeasterly of said centerline; thence run S 88°32'30" W a distance of 52.27 feet to a point on the Southwesterly right-of-way line of said County Road and to the **Point of Beginning** of the lands herein described: **From** said **Point of Beginning** continue S 88°32'30" W a distance of 250.23 feet to a point; thence N 46°28'20" E perpendicular to aforesaid centerline, a distance of 191.50 feet to another point on aforesaid Southwesterly right-of-way line; thence S 41°31'40" E along said right-of-way line a distance of 161.07 feet to the **Point of Beginning**.

SURVEYOR'S NOTES

- UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED NORTH LINE OF THE NW 1/4 OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 23 EAST, AS S89°32'46"E.
- THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
- SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED) AND ZONE AE, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 120150244G, DATED DECEMBER 15, 2022.
- SUBJECT PROPERTY CONTAINS 3.673± ACRES.
- THIS SURVEY IS BASED UPON AND WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, NO. 24016890TFF, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2024.
- RECORDING REFERENCES SHOWN HEREON ARE TO THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
- THERE APPEARS TO BE AN OVERLAP BETWEEN THE SURVEYED PROPERTY AND THE RECENTLY PLATTED PROPERTY TO THE SOUTH ('SEACOVE' PLAT), THIS LINE ALSO APPEARS TO REPRESENT THE LIMITS OF THE CITY OF PUNTA GORDA.

