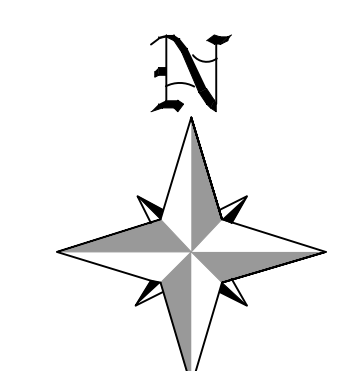


SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTION 17, TOWNSHIP 41 SOUTH, RANGE 21 EAST,
CHARLOTTE COUNTY, FLORIDA



B-II EXCEPTIONS:

- 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 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 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
- 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 CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRUED TO SUCH LAND.
- 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.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PORT CHARLOTTE SECTION FIFTY-EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 724 THROUGH 724, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLATTED EASEMENTS ON SUBJECT PROPERTY.**
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR: A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 63, PAGE 44, AND AMENDMENT DECLARING ALL LOTS ADJACENT TO AND ABUTTING TO A CANAL OR DRAINAGE RIGHT OF WAY SHALL HAVE A 20 FOOT CANAL OR DRAINAGE RIGHT OF WAY MAINTENANCE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 65, PAGE 493, FURTHER AMENDED IN OFFICIAL RECORDS BOOK 155, PAGE 416, OFFICIAL RECORDS BOOK 351, PAGE 386, OFFICIAL RECORDS BOOK 351, PAGE 1, OFFICIAL RECORDS BOOK 1839, PAGE 1868, OFFICIAL RECORDS BOOK 3248, PAGE 2100, AND AS AMENDED AND RE-STATED IN OFFICIAL RECORDS BOOK 3545, PAGE 1467, AS AMENDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023-3304241, AND AS MAY BE FURTHER AMENDED, AND PARTIAL ASSIGNMENT OF RIGHT TO ENFORCE DEED RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1340, PAGE 1136, AND AS MAY BE SUBSEQUENTLY AMENDED. **ABOVE REFERENCED DOCUMENTS REFER TO EASEMENTS AS SHOWN ON THE RECORD PLAT. NO PLATTED EASEMENTS ON SUBJECT PROPERTY.**
- ASSIGNMENT OF EASEMENTS TO CHARLOTTE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 670, PAGE 1659, OFFICIAL RECORDS BOOK 1348, PAGE 2008, AND IN OFFICIAL RECORDS BOOK 1371, PAGE 1265, ASSIGNED TO AMERIGAS PROPANE, L.P. IN OFFICIAL RECORDS BOOK 1602, PAGE 1168, AND AGREEMENT TO RELEASE AND GRANT UTILITY EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 4218, PAGE 1970, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **ABOVE REFERENCED DOCUMENTS REFER TO EASEMENTS AS SHOWN ON THE RECORD PLAT. NO PLATTED EASEMENTS ON SUBJECT PROPERTY.**
- ASSIGNMENT OF EASEMENTS TO CHARLOTTE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 639, PAGE 685, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **ABOVE REFERENCED EASEMENTS REFER TO EASEMENTS AS SHOWN ON THE RECORD PLAT. NO PLATTED EASEMENTS ON SUBJECT PROPERTY.**
- UTILITY ESCROW TRANSFER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1665, PAGE 1539, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 1689, PAGE 2092 AND AMENDED IN OFFICIAL RECORDS BOOK 1840, PAGE 561, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **EASEMENT REFERRED TO IN ABOVE DOCUMENTS DO NOT LIE ON OR ADJACENT TO THE SUBJECT PROPERTY.**
- AGREEMENT TO TRANSFER CENTRAL UTILITY FACILITIES RECORDED IN OFFICIAL RECORDS BOOK 1461, PAGE 1529 AND AMENDMENT TO AGREEMENT TO TRANSFER CENTRAL UTILITY FACILITIES RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 561, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **EASEMENT REFERRED TO IN ABOVE DOCUMENTS DO NOT LIE ON OR ADJACENT TO THE SUBJECT PROPERTY.**
- RESOLUTION NO. 9801404Q, BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, ACCEPTING THE ASSIGNMENT AND ASSUMPTION OF 20 FOOT CANAL EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 1591, PAGE 1746, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **EASEMENT DOES NOT LIE ON OR ADJACENT TO THE SUBJECT PROPERTY.**
- NOTICE OF ARCHITECTURAL GUIDELINES, RESTRICTIONS AND CONDITIONS RECORDED IN OFFICIAL RECORDS BOOK 2793, PAGE 1376 AND OFFICIAL RECORDS BOOK 3046, PAGE 1846, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- NOTICE OF ARCHITECTURAL REVIEW AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 2877, PAGE 178 AND OFFICIAL RECORDS BOOK 2954, PAGE 368, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- NOTICE OF COVENANT REVITALIZATION FOR SOUTH GULF COVE RECORDED IN OFFICIAL RECORDS BOOK 3545, PAGE 1731, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- SPECIAL ASSESSMENTS PURSUANT TO RESOLUTION NO. 2013-062 RECORDED IN OFFICIAL RECORDS BOOK 3804, PAGE 785, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- RESOLUTION 2002-051 RELATING TO THE CONSTRUCTION OF WASTEWATER COLLECTION FACILITIES RECORDED IN OFFICIAL RECORDS BOOK 2032, PAGE 378; RESOLUTION 2002-50 RECORDED IN OFFICIAL RECORDS BOOK 2032, PAGE 494; RESOLUTION 2002-77 RECORDED IN OFFICIAL RECORDS BOOK 2033, PAGE 1471; RESOLUTION 2002-76 RECORDED IN OFFICIAL RECORDS BOOK 2033, PAGE 1529, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- RESERVATION CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 214, PAGE 713, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 4458, PAGE 1382, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- ORDINANCE NO. 92-101, CREATING THE SOUTH GULF COVE WATERWAY BENEFIT UNIT RECORDED IN OFFICIAL RECORDS BOOK 1248, PAGE 963 AND ORDINANCE NO. 93-34, AMENDING TO REVISE THE TERRITORY INCLUDED IN THE SOUTH GULF COVE WATERWAY BENEFIT UNIT RECORDED IN OFFICIAL RECORDS BOOK 1288, PAGE 2188 AND ORDINANCE NO. 2004-006, AN ORDINANCE AMENDING SECTION 4-7-303, CHARLOTTE COUNTY CODE, AMENDING THE TERRITORY OF THE SOUTH GULF COVE WATERWAY UNIT, RECORDED IN OFFICIAL RECORDS BOOK 2473, PAGE 684, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS.**
- LANDS LIE WITHIN VARIOUS COUNTY SPECIAL ASSESSMENT DISTRICTS AND MUNICIPAL TAXING DISTRICTS AND ARE SUBJECT TO LIENS FOR ANY UNPAID SPECIAL ASSESSMENTS BY VIRTUE OF THE ORDINANCES AND RESOLUTIONS CREATING THESE DISTRICTS. THE SPECIAL ASSESSMENTS ARE PAYABLE WITH THE AD VALOREM TAXES. **NOT A SURVEY MATTER.**
- LIABILITY AS TO ALL CHARLOTTE COUNTY ASSESSMENTS IS HEREBY LIMITED TO ONLY THAT OF WHICH CHARLOTTE COUNTY HAS FILED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, WHICH CONTAIN THE NAME OF OWNER, PROPERTY DESCRIPTION AND LIEN AMOUNT. **NOT A SURVEY MATTER.**
- ANY LOSS OR DAMAGE ARISING FROM ASSESSMENTS OCCURRING AFTER DATE OF POLICY RESULTING FROM THE PROVISIONS CONTAINED IN FLORIDA STATUTE 720.308(2), NOTWITHSTANDING ANY CONTRARY PROVISIONS OF ANY ALTA 9.1 OR ALTA 9 SERIES ENCUMBRANCES WHICH MAY BE ATTACHED.

- ### LEGEND
- SET CAPPED IRON ROD #LB6690
 - SEC. SECTION
 - R/W RIGHT-OF-WAY
 - (M) MEASURED DATA
 - (P) PLAT DATA
 - PLS PROFESSIONAL LAND SURVEYOR
 - LB LICENSED BUSINESS
 - RLS REGISTERED LAND SURVEYOR
 - ROP REINFORCED CONCRETE PIPE
 - PID PARCEL IDENTIFICATION NUMBER
 - NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - INV. INVERT
 - ID. IDENTIFICATION
 - △ GAS LINE MARKER
 - WOOD UTILITY POLE
 - METAL UTILITY POLE
 - TELEPHONE RISER
 - POWER HANDHOLE
 - WATER GATE VALVE
 - RECLAIMED WATER VALVE
 - OVERHEAD UTILITIES
 - GUY WIRE

TREE LEGEND

- OAK TREE WITH TRUNK DIAMETER
- PALM TREE WITH 12" TRUNK DIAMETER
- PINE TREE WITH TRUNK DIAMETER

TREE COUNT	
OAK	18
PINE	591
PALM	118



DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 11425030, DATED 10/16/2023 @ 8:00 AM, PROVIDED BY CLIENT)
TRACT 'D' OF PORT CHARLOTTE SECTION FIFTY-EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 724 THROUGH 724, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTES:

- THIS SURVEY PLAT IS PREPARED AS AN ALTA/NSPS LAND TITLE 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 ORDER NUMBER 11425030, DATED 10/16/2023 @ 8:00 AM, PROVIDED BY CLIENT, RECORD PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION FIFTY-EIGHT, AND EXISTING MONUMENTATION.
- 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 "PMTA" WHEREIN THE CENTERLINE OF AGATE STREET BEARS N28°14'43"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 130150210, EFFECTIVE DECEMBER 15, 2022. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND FLOOD ZONE AE (BASE FLOOD ELEVATION= 8 FEET).
- FLOOD ZONE DEMARCATION LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.
- FLOOD ZONE DETERMINATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VIEWED 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.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM NATIONAL GEODETIC SURVEY BENCHMARK "A 794", PUBLISHED ELEVATION = 3.45 FEET (NAVD88).
- ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
- ABOVE AND UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.
- PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
- PER TABLE "A", No. 6(a) & 6(b); NO ZONING REPORT PROVIDED BY CLIENT AT TIME OF SURVEY.

SURVEYOR'S CERTIFICATION:

TO: NWDR DEVELOPMENTS, LLC
INGRAHAM USA LP
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6(a), 6(b), 8, 13, AND 18 OF TABLE THEREOF. THE FIELDWORK WAS COMPLETED ON 2/07/2024.

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 CHAPTER: 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NO.	DATE	ADDED CERTIFICATION PER CLIENT	BY
1	4/03/24	ADDED CERTIFICATION PER CLIENT	JS
		REVISION DESCRIPTION	BY

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SURVEY LICENSE # LB 6690
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ALTA/NSPS LAND TITLE SURVEY						
INGRAHAM PROPERTY						
CHARLOTTE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
2/05/24	4724	4724-ALTA		JS	CDB	1"=50'
						SHEET
						1 of 1