

Application No.
PV-14-10-01
(Plat Vacation)

Applicant
Kendall V. & Tracie A. Baird /
Harbour Heights Sec. 11

Legislative

Commission Dist. I



CHARLOTTE COUNTY

Location Map for PV-14-10-01

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com



10/40/23 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no warranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 6168 Date Saved: 10/15/2014 9:54:07 AM

Path: M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2014\Plat_Vacations\PV-14-10-01\PKT_Location_PV-14-10-01.mxd



© Copyright 2014 Port Charlotte, FL by Charlotte County



Community Development

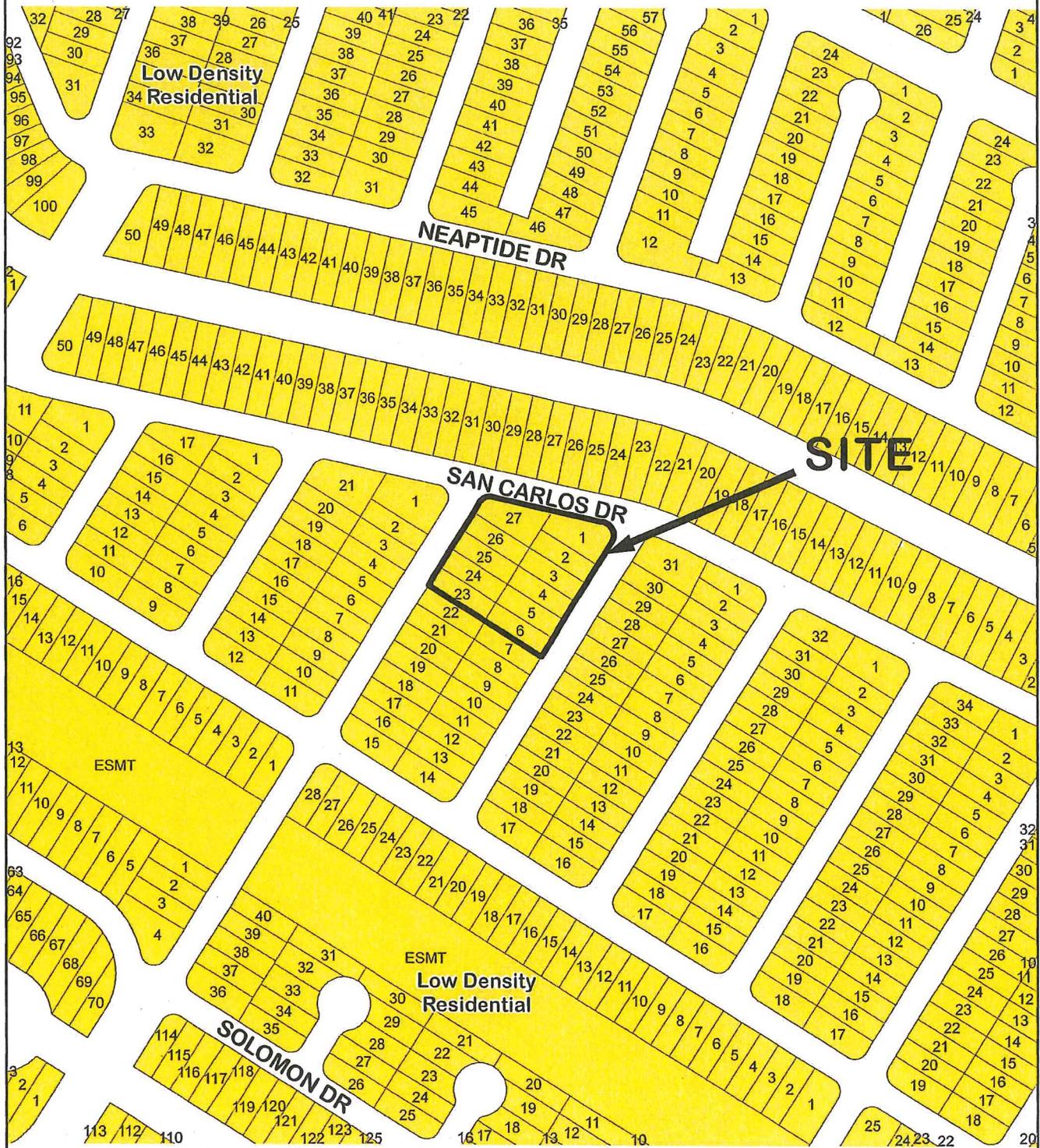
CHARLOTTE COUNTY

Flu Map for PV-14-10-01

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com



10/40/23 Mid-County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 6168 Date Saved: 10/15/2014 3:33:57 PM

Path: M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2014\Plat_Vacations\PV-14-10-01\PKT_Flum_PV-14-10-01.mxd



NOT TO SCALE

© Copyright 2014 Port Charlotte, FL by Charlotte County



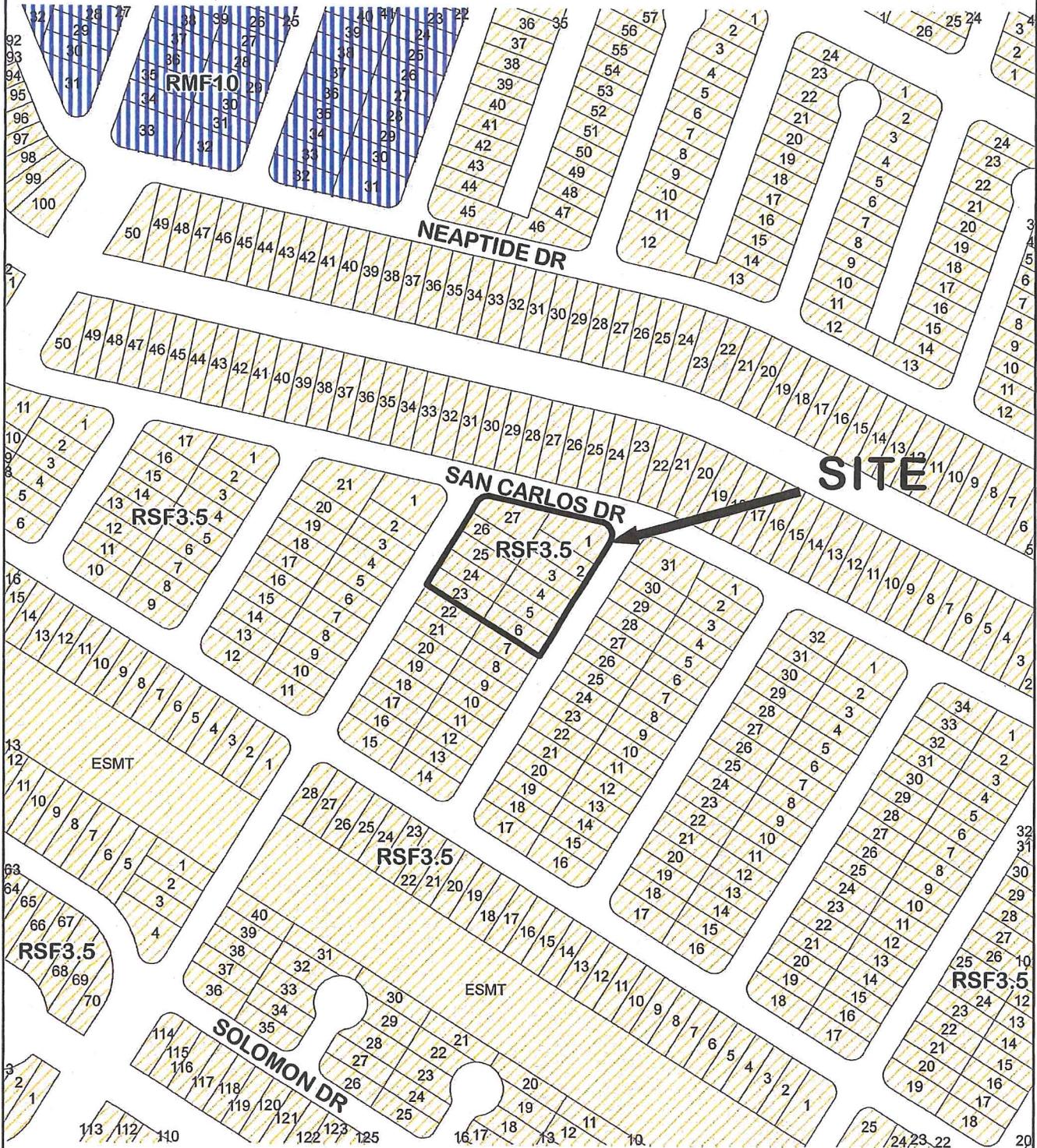
CHARLOTTE COUNTY

Zoning Map for PV-14-10-01

Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com



10/40/23 Mid County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 6168 Date Saved: 10/15/2014 11:07:35 AM



Path: M:\Departments\GIS\Projects\Petition_Maps\Comp_Planning\2014\Plat_Vacations\PV-14-10-01\PCKT_Zoning_PV-14-10-01.mxd

© Copyright 2014 Port Charlotte, FL by Charlotte County



Charlotte County Government

"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

MEMORANDUM

Date: November 17, 2014

To: Charlotte County Board of County Commissioners,
Planning and Zoning Board

From: Steven A. Ellis, Planner II *SAE*
Community Development / Zoning

Subject: PV-14-10-01, Baird
Request for Plat Vacation

Kendall and Tracie Baird are requesting to vacate a portion of the plat of Harbour Heights Section Eleven Subdivision as recorded in Plat Book 6, Pages 13A-13D, of the Official Records of Charlotte County, Florida. The property is 1.38 acres, more or less, and is located east of Blanot Drive, north of Amsterdam Drive, west of Marical Terrace, and south of San Carlos Drive, in Section 10, Township 40, Range 23, in Commission District I.

The site is located within the Rural Service Area. The zoning district is Residential Single-family 3.5 (RSF-3.5), and the Future Land Use Map (FLUM) designation is Low Density Residential.

The property is in Flood Zone X, and is in Storm Surge Evacuation Zone B.

The applicants own all of the lots within the area of the proposed vacation. Their plat vacation petition is necessary in order to complete the terms a rezoning petition for the same property (Z-14-08-12), which was previously approved by the Planning and Zoning Board, and is currently awaiting approval by the Board of County Commissioners. In order to rezone the property to Residential Estates 1 (RE-1), a minimum one-acre lot size is required. Changing the present arrangement of lots into a single parcel will provide the necessary lot area.

Addressing has reviewed the application and had no comments.

CCU has reviewed the application and had no objections.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning Division

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941-764-4954 | Fax: 941-743-1598

Comprehensive Planning has reviewed the application and had no comments.

The **County Surveyor** has reviewed the application and had no comments.

Engineering/ROW has reviewed the application and had no comments.

GIS has reviewed the application and had the following comment:

I do not see any issues with PV-14-10-01..

Land Development has reviewed the application and had the following comment:

This plat vacation is necessary to complete rezoning petition Z-14-08-12.

LIS has reviewed the application and had no comments.

Property Appraiser's Office has reviewed the application and had no comments.

Real Estate Services has reviewed the application and had the following comments:

According to the Plat Dedication (copy attached) there is a six-foot (6') wide drainage and utility easement along each boundary of each home site, based on that: Lots 1-4, 25, 26 and 27, have an easement on the outside boundary, and Lots 5, 6, 23 & 24, have an easement on the outside boundary. Once this property gets vacated, then the easements will be vacated also.

There is a possibility that the easements may be in use (whether underground or overhead or on), if there is an existing utility or existing drainage structure in these easements, the owner needs to grant (prior to the vacation) a utility easement or must grant the County a drainage easement to insure the capability of maintenance.

Transportation has reviewed the application and had no comments.

Zoning/Current Planning has reviewed the application and had the following comments:

All of the lots owned by the applicant are bounded on the south by lots 7-22, which comprise the remainder of block 177, and on the north, east and west by street right-of-way, which will remain for access to lots in adjacent blocks. Most of the lots in the surrounding area are vacant. However, there are three existing single-family residences located to the north and east.

The applicants would like to rezone their property from Residential Single-family-3.5 to Rural Estate-1, which requires a minimum lot size of one acre. The proposed plat vacation would result in a 1.38-acre parcel, which would meet this requirement.

Zoning/Current Planning has no objection and recommends approval of the proposed plat vacation.

Zoning/Environmental has reviewed the application and had the following comments:

The property is undeveloped and is located in the U.S. Fish and Wildlife Service (FWS) Scrub Jay review area. Per the environmental report provided, no listed species were identified utilizing the site and no vegetation is proposed to be cleared for the placement of a horse.

If this petition is approved, the following conditions will be reviewed for compliance prior to final Site Plan Review Committee approval and the issuance of any county permits or land improvement activities.

1. If this proposal moves forward, it will be reviewed for compliance with: Chapter 3-2: Article IX. *TREE REQUIREMENTS**
*All heritage trees (per Section 3-2-190) must remain preserved.
2. If any development is proposed on these lots in the future, the county-wide Scrub Jay Habitat Conservation Plan (HCP) will apply.

RECOMMENDATION

Community Development recommends approval of PV-14-10-01.

INTEROFFICE MEMORANDUM
Community Development/Land Information Section

To: Steven Ellis

FROM: Gerry Collins
Design Technician - Addressing

DATE: October 7, 2014

RE: Addressing Comments
December 8, 2014, P&Z / January 27, 2015, BCC

PV-14-10-01 – Baird (portion of Harbour Heights Section Eleven)

I have no comments on this application.

Ellis, Steven

From: Hunter, Judy
Sent: Tuesday, October 14, 2014 1:38 PM
To: Ellis, Steven
Subject: RE: PV-14-10-01, Baird

Approved as to CCU review.

Judy Hunter, AA
Engineering Services
Charlotte County Utilities
941.764.4539
Judy.hunter@charlottefl.com
www.charlottecountyfl.gov

"To Exceed Expectations in Delivery of Public Services"

From: Ellis, Steven
Sent: Monday, October 06, 2014 3:15 PM
To: Matarese, Monte; Vattikuti, Venkat; Grossman, Gary; Pederzoli, Gary; Quillen, Ken; Scudera, Jamie; MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; Irish, Stan; Reager, Steve; DUrso, Chris; Hunter, Judy; Nocheck, Elizabeth
Cc: Cullinan, Shaun; Clim, Diane
Subject: PV-14-10-01, Baird

Please review attachments.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov

Ellis, Steven

From: Pederzoli, Gary
Sent: Thursday, October 09, 2014 9:11 AM
To: Ellis, Steven
Subject: RE: PV-14-10-01, Baird

Steven,

I do not see any issues with the PV-14-10-01.

Gary M. Pederzoli
GIS Programmer
Information Technology Department
Budget & Administrative Services Department
Charlotte County Government
18500 Murdock Circle
Port Charlotte, FL 33948

Office:(941) 764-5512

Fax: (941) 743-1957

www.CharlotteCountyFl.com

"To Exceed Expectations in the Delivery of Public Services"

From: Ellis, Steven
Sent: Monday, October 06, 2014 3:15 PM
To: Matarese, Monte; Vattikuti, Venkat; Grossman, Gary; Pederzoli, Gary; Quillen, Ken; Scudera, Jamie; MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; Irish, Stan; Reager, Steve; DUrso, Chris; Hunter, Judy; Nocheck, Elizabeth
Cc: Cullinan, Shaun; Clim, Diane
Subject: PV-14-10-01, Baird

Please review attachments.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov

Ellis, Steven

From: Alexander, Debbie
Sent: Tuesday, October 07, 2014 3:34 PM
To: Ellis, Steven; Gilbreath, Gina; Grossman, Gary; Searfoss, Bill; Bliss, Karen; Aiuto, Phil; Ford, Steven; Carson, Robert; Ouimet, Jason; Doll, Richard
Cc: Payette, Paul; Walter, Bradford; Peruyera, Carlos; Kipa, Stephen; Reager, Steve; Irish, Stan
Subject: Plat Vacation 12-09-05 (Baird) - HBH Section 11 part 2
Attachments: 20141007143800.pdf

PV-12-09-05 (Baird)

According to the Plat Dedication (copy attached) there is a six-foot (6') wide drainage and utility easement along each boundary of each home site, based on that: Lots 1-4, 25, 26 and 27, have an easement on the outside boundary, and Lots 5, 6, 23 & 24, have an easement on the outside boundary. Once this property gets vacated, then the easements will be vacated also.

There is a possibility that the easements may be in use (whether underground or overhead or on), if there is an existing utility or existing drainage structure in these easements, the owner needs to grant (prior to the vacation) a utility easement or must grant the County a drainage easement to insure the capability of maintenance.

Debra F. Alexander
Real Estate Specialist I
Real Estate Services Division
Budget and Administrative Services Department
Charlotte County Government
(941) 764-5589
(941) 764 5591 (Fax)
www.Debbie.Alexander@CharlotteCountyFL.gov
"To Exceed Expectations in the Delivery of
Public Services"

COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE CHARLOTTE COUNTY LAND AND TITLE COMPANY, A FLORIDA CORPORATION, THE OWNER OF THE HEREIN DESCRIBED LAND, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED, "HARBOUR HEIGHTS, SECTION ELEVEN, A REPLAT OF A PORTION OF PART TWO", AND DOES HEREBY DEDICATE THE ROADS, TERRACES, DRIVES, AVENUES, COURTS AND EASEMENTS AS SHOWN ON THE ATTACHED PLAT, TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE OWNER OF THIS PROPERTY HEREBY DEDICATES EASEMENTS ALONG EACH BOUNDARY OF EACH HOMESITE FOR COUNTY DRAINAGE PURPOSES AND PUBLIC UTILITIES, SAID EASEMENTS ARE NOT TO EXCEED SIX (6) FEET ON EACH SIDE OF SAID BOUNDARY.

IN WITNESS WHEREOF THE SAID CHARLOTTE COUNTY LAND AND TITLE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME, FOR AND ON ITS BEHALF, BY ITS ^{VIC} PRESIDENT AND ^{ASST} SECRETARY, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 15th DAY OF December, A.D. 1959.

CHARLOTTE COUNTY LAND AND TITLE COMPANY

ATTEST:

Ronald Frost

WITNESS

Joseph Lemen

VICE-PRESIDENT

Edward E. Fickner

WITNESS

Laura A. Wilson

ASST SECRETARY



MEMORANDUM

To: Steven Ellis, Planner II
From: Ken Quillen, AICP, Planner III
Date: October 15, 2014
Subject: Review of proposed Plat Vacation; file number: **PV-14-10-01**

Below are comments from the Zoning Division regarding the proposed Plat Vacation of a portion of **Harbour Heights Section Eleven Subdivision** located in Section 10, Township 40 South, Range 23 East. Staff understands that the applicant would like to consolidate the eleven lots they own in block 177 (Lots 1-6 and 23-27).

Zoning: These lots, as well as all the surrounding area, are zoned Residential Single-family-3.5 (RSF-3.5). This zoning classification, as well as the Future Land Use Map (FLUM) designation, is intended to accommodate low density residential uses, such as single-family residences.

FLUM: The area has a Future Land Use Map (FLUM) designation of Low-Density Residential.

Flood Zone: The areas involved in the proposed plat vacation lie in the "X" *Flood Zone*. Lands in this area are also located in the *Storm Surge Evacuation Zone "B"*.

Surrounding Land Uses: All of the lots owned by the applicant are bounded on the south by lots 7-22, which comprise the remainder of block 177, and on the north, east and west by street right-of-way, which will remain for access to lots in adjacent blocks. Most of the lots in the surrounding area are vacant; however, there are three existing single-family residences located to the north and east.

Comments: The applicants would like to rezone their property from Residential Single-family-3.5 to Rural Estate-1, which requires a minimum lot size of one acre. The proposed plat vacation would result in a 1.38-acre parcel which would meet this requirement.

Recommendation: The Zoning Division has no objection and recommends approval of the proposed plat vacation.

cc: Shaun Cullinan, Zoning Official
File



MEMORANDUM

Date: October 17, 2014
To: Steven Ellis, Planner II
From: Jamie Scudera, Environmental Specialist
Subject: PV-14-10-01
Baird Plat Vacation
PID #'s 402310337002 & 402310337001

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

The property is undeveloped and is located in the U.S. Fish and Wildlife Service (FWS) Scrub Jay review area. Per the environmental report provided, no listed species were identified utilizing the site and no vegetation is proposed to be cleared for the placement of a horse.

If this petition is approved, the following conditions will be reviewed for compliance prior to final Site Plan Review Committee approval and the issuance of any county permits or land improvement activities.

- If this proposal moves forward, it will be reviewed for compliance with:

Chapter 3-2:

Article IX. *TREE REQUIREMENTS**

**All heritage trees (per Section 3-2-190) must remain preserved.

- If any development is proposed on these lots in the future, the county-wide Scrub Jay Habitat Conservation Plan (HCP) will apply.

Please contact me if you have any questions or need additional information (941) 743-1290.

COMMUNITY DEVELOPMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598



Florida Power & Light Company, 2245 Murphy Ct, North Port, FL 34289
Phone: 941-423-4816, Fax: 941-423-4839

October 14, 2014

Charlotte County
18400 Murdock Cir
Port Charlotte, FL, 33948

Dear Charlotte County,

This letter is in response to your request for the release of a platted utility and drainage easement.

In meeting with your request, FPL has no objection to releasing our rights in the platted utility and drainage easement known as "Harbour Heights Sec 11A" in Plat Book 6, Page 13A-13D of the Public records of Charlotte County.

The release is restricted to the following description: parcel id: 402310337001 & 402310337002 (lots 1-6 & 23-27).

Should you have any questions or concerns, please do not hesitate to contact Nick McCullers at 941-423-4816.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Houhoulis".

Jeff Houhoulis
Engineering Lead

Ellis, Steven

From: Irish, Stan
Sent: Tuesday, October 07, 2014 3:02 PM
To: Ellis, Steven
Subject: FW: PV-12-09-05 BRAID (portion of harbour heights section eleven)

Another one for you

From: Barnett, William L [<mailto:William.L.Barnett@centurylink.com>]
Sent: Tuesday, October 07, 2014 3:00 PM
To: Irish, Stan
Subject: PV-12-09-05 BRAID (portion of harbour heights section eleven)

Stan Century link has no objection to this vacation for this customer.



October 7, 2014

Stan Irish
Public Works
Right of Way/ Stormwater
18400 Murdock Circle
Port Charlotte, FL 33948-1074

**Re: Petition to vacating Property ID# 402310337001 & 402310337002
Section 10, Township: 40 Range: 23.
Charlotte County FL
Petition#: PV-14-10-01**

Dear Stan Irish

After review your request to vacate the property in question has been determined that Comcast Cable does not object to the request to vacate the easement. Comcast Cable does not have any facility in this area.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 342-3578.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gonzalo Rojas'.

Gonzalo Rojas
Tech. 3, Planning & Design



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PLAT VACATION APPLICATION

Date Received: 10/2/14	Date of Log-in: 10/6/14
Petition #: PV-14-10-01	CAP # VPL-14-00001
Receipt #: 155654	Amount Paid: \$1,410.00

1. Name of plat to be vacated: Harbour Heights Section Eleven

2. Plat Book # C6 Page(s) # 13A thru 13D (13C)

3. Parties involved in the application

A. Name of Applicant* (Applicant must be owner of record):

Kendall V. Baird & Tracie A. Baird

Mailing Address: 27347 San Carlos Drive

City: Punta Gorda State: FL Zip Code: 33983

Phone Number: 941.764.3411 Fax Number:

Email Address: Ktemb1@embarqmail.com

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

B. Name of Agent:

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

C. Name of Surveyor:

Mailing Address:

City: State: Zip Code:

Phone Number: Fax Number:

Email Address:

4. Property ID #*:

402310337002 & 402310337001

*If there are more than can fit on the above line, attach a separate page with listing of ID #s.

5. Section 10 Township: 40 Range: 23

6. Commission District: 1

7. Total acreage of project site: 1.46

8. *Zoning designation(s): RSF 3.5

*Future Land Use Map designation(s): Low Density Residential

*if more than one, provide acreage of each

9. Purpose of request: Applied for rezoning from RSF 3.5 to RE1
and need land vacation to meet the minimum area lot
requirement of 1 unit per acre.

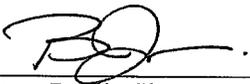
10. Names of any streets to be vacated as part of this application: N/A

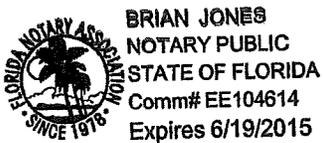
AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Plat Vacation and that data and other supplementary matter attached to and made part of the application are honest and true to the best of my knowledge.

STATE OF FLORIDA, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 1st day of October, 2014, by Tracie Baird who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

 _____ Notary Public Signature	 _____ Signature of Applicant/Agent
<u>Brian Jones</u> _____ Notary Printed Signature	<u>Tracie Baird</u> _____ Printed Signature of Applicant/Agent
<u>Notary Public</u> _____ Title	<u>27347 San Carlos Drive</u> _____ Address
<u>EE 104614</u> _____ Commission Code	<u>Punta Gorda, FL. 33983</u> _____ City, State, Zip
	<u>941-764-3411</u> _____ Telephone Number

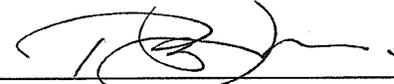


AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Plat Vacation and that data and other supplementary matter attached to and made part of the application are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 1st day of October, 2011, by Tracie Baird who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.



Notary Public Signature



Signature of Applicant/Agent

Brian Jones

Notary Printed Signature

BAIRD, KENDALL V.

Printed Signature of Applicant/Agent

Notary Public

Title

27347 San Carlos Drive

Address

EE 104614

Commission Code

Punta Gorda, FL. 33983

City, State, Zip

941-764-3411

Telephone Number



BRIAN JONES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE104614
Expires 6/19/2015

APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Plat Vacation of the property described and which is the subject matter of the proposed hearing.

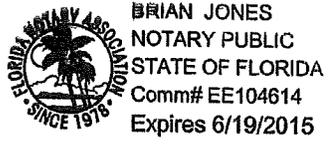
I give authorization for _____ to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 1st day of October, 2014, by Tracie Baird who is personally known

to me or has/have produced _____ as identification and who did/did not take an oath.

<u>[Signature]</u> Notary Public Signature	<u>Tracie Baird</u> Signature of Applicant
<u>Brian Jones</u> Notary Printed Signature	<u>Tracie Baird</u> Printed Signature of Applicant
<u>Notary Public</u> Title	<u>27347 San Carlos Dr.</u> Address
<u>EE 104614</u> Commission Code	<u>Punta Gorda, FL 33983</u> City, State, Zip
	<u>941-764-3411</u> Telephone Number



APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Plat Vacation of the property described and which is the subject matter of the proposed hearing.

I give authorization for _____ to be my agent for this application.

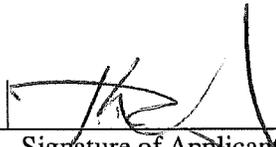
STATE OF Florida, COUNTY OF Charlotte

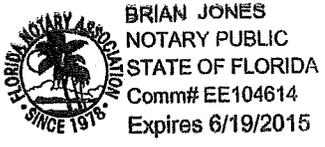
The foregoing instrument was acknowledged before me this 1st day of October, 2014,

by Tracie Baird who is personally known

to me or has/have produced _____ as identification and who

did/did not take an oath.

	
Notary Public Signature	Signature of Applicant
<u>Brian Jones</u>	<u>BAIRD, KENDALL</u> ✓
Notary Printed Signature	Printed Signature of Applicant
<u>Notary Public</u>	<u>27347 San Carlos Drive</u>
Title	Address
<u>E 12 104614</u>	<u>Punta Gorda, FL 33983</u>
Commission Code	City, State, Zip
	<u>941-764-3411</u>
	Telephone Number



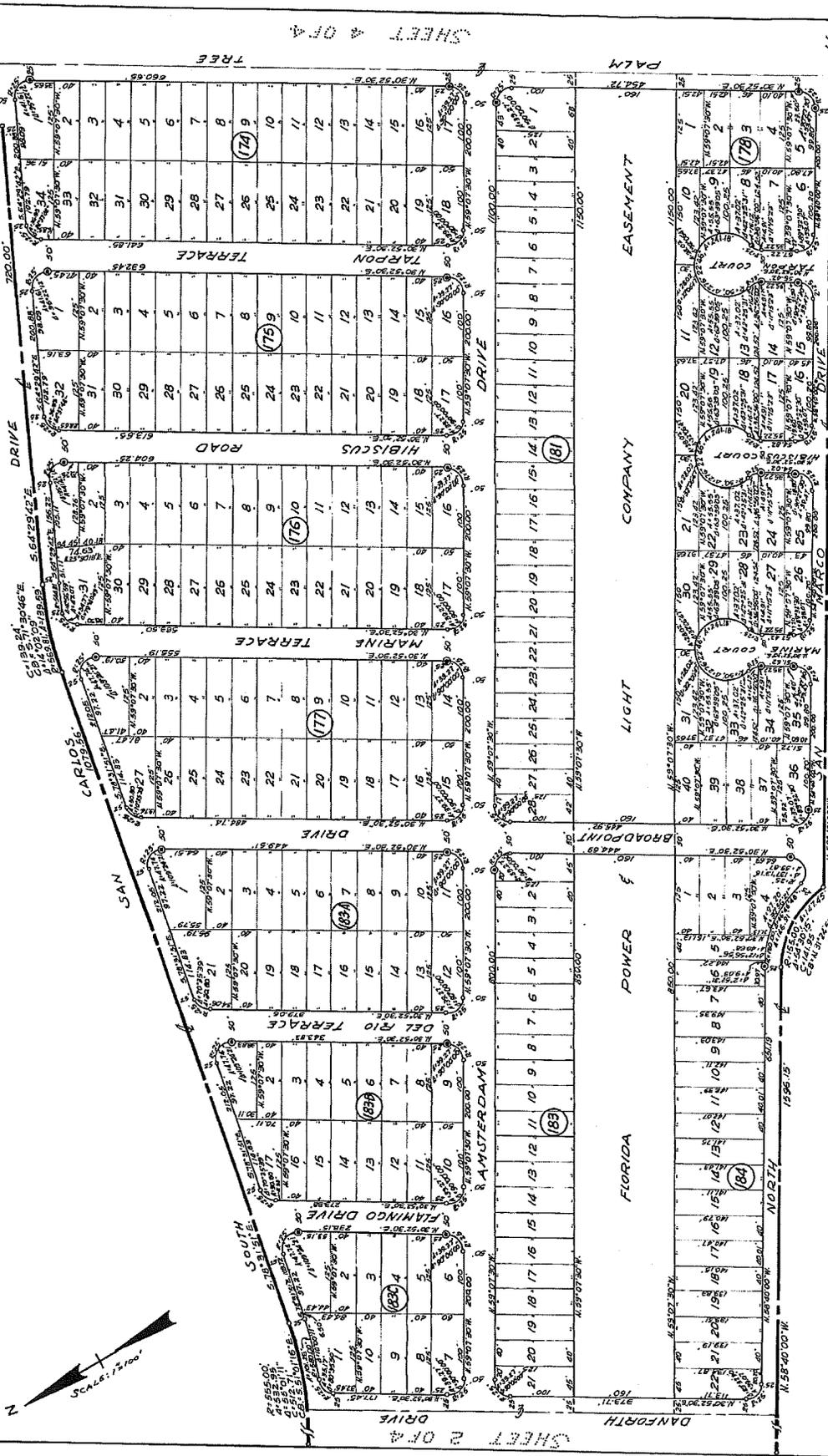
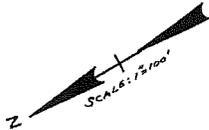
HARBOUR HEIGHTS SECTION ELEVEN

A REPLAT OF A PORTION OF PART TWO

ENGINEER'S NOTES

- Depicts Permanent Reference Monument
- Basis of bearings is assumed

PREPARED BY
RADER AND ASSOCIATES
 100 BILKINS BLVD., ST. PETERSBURG, FLORIDA
 614 FIRST ST., ST. PETERSBURG, FLORIDA
 JOB NO. 571797 NOVEMBER, 1953

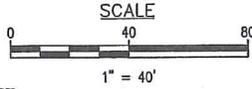


SHEET 4 OF 4

SHEET 3 OF 4

Calculated by: E.C.Z.
 Drawn by: E.C.Z.
 Checked by: R.B.
 Approved by: R.R.

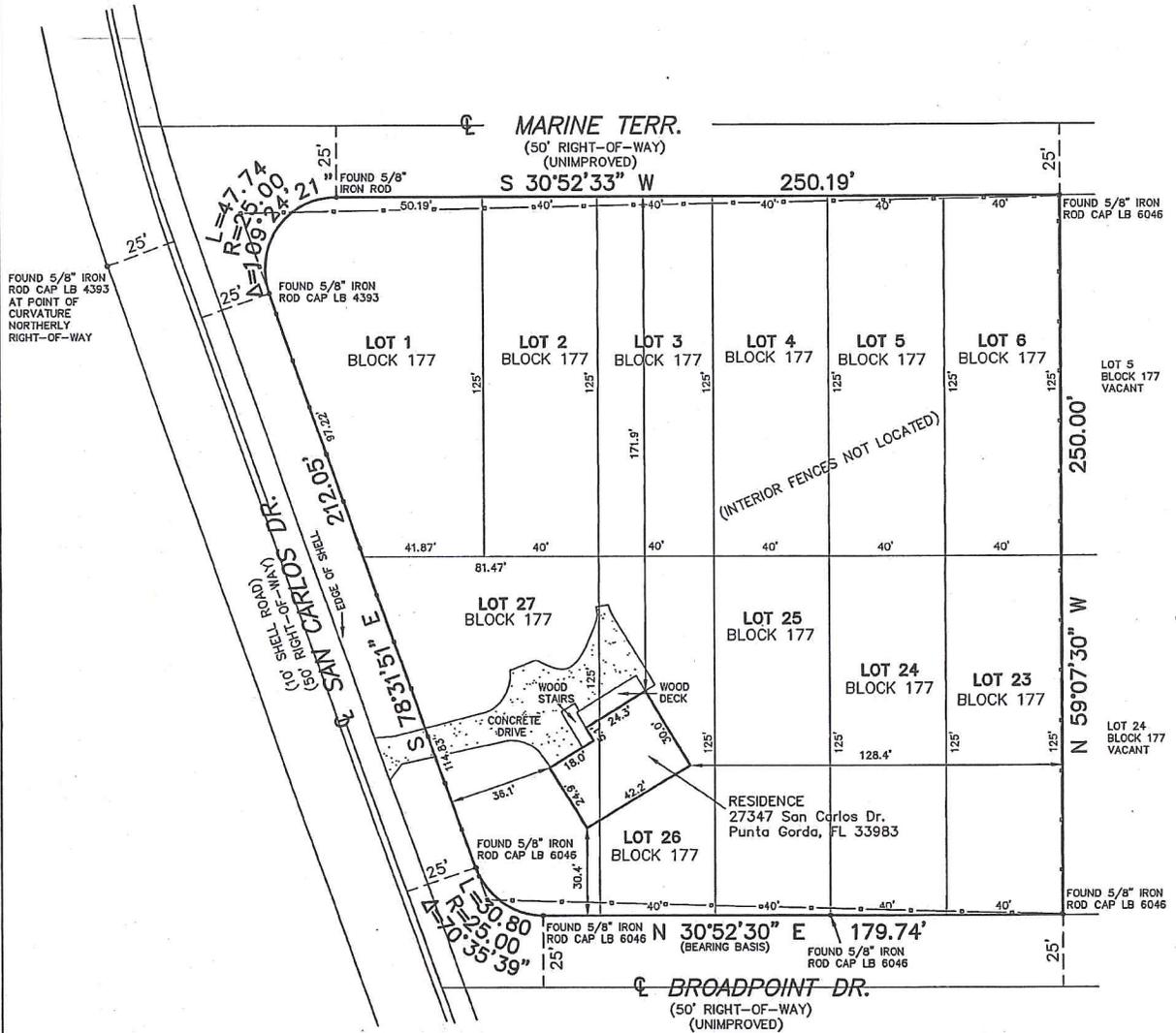
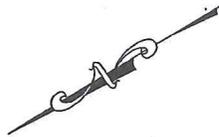
SURVEY SKETCH



Client Kendall V. & Tracie A. Baird
 CERTIFIED TO: (FOR THE EXCLUSIVE USE OF)
 CLIENT

THE SURVEY SHOWN HEREON WAS MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. UNLESS OTHERWISE NOTED BEARINGS REFERRED TO RECORD PLAT AND ELEVATIONS N.G.V.D. 1928. UNDERGROUND IMPROVEMENTS AND ENCROACHMENTS WERE NOT LOCATED. UNLESS OTHERWISE SHOWN ALL MEASUREMENTS (BEARINGS AND DISTANCES) ARE PLAT AND MEASURED. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE BY THOSE CERTIFIED TO. WETLANDS, HAZARDOUS MATERIALS OR JURISDICTIONAL LINES, IF ANY, WERE NOT LOCATED.

BOUNDARY SURVEY (WITH IMPROVEMENTS)



FOUND 5/8" IRON ROD CAP LB 4393 AT POINT OF CURVATURE NORTHERLY RIGHT-OF-WAY

FOUND 5/8" IRON ROD CAP LB 6046

LOT 5 BLOCK 177 VACANT

LOT 24 BLOCK 177 VACANT

FOUND 5/8" IRON ROD CAP LB 6046

LEGEND

- CONCRETE
- RECORD PLAT DATA
- MEASURED DATA
- PARKER KALON
- CONCRETE SLAB
- WOODEN FENCE

REVISION 10/01/14 J.T.
 REVISED DESCRIPTION

DESCRIPTION:

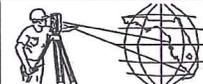
Lots 1, 2, 3, 4, 5, 6, 23, 24, 25, 26 & 27, Block 177, HARBOUR HEIGHTS SECTION ELEVEN A REPLAT OF A PORTION OF PART TWO as recorded in Plat Book 6, Pages 13A THRU 13D (13C) of the Public Records of Charlotte County, Florida. Containing an aggregate area of 1.38± acres.

JOB NO. 140351

THE UNDERSIGNED MAKE NO GUARANTEE OR REPRESENTATION REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, UNDERGROUND UTILITIES AND OTHER SIMILAR MATTER UNLESS IT BEARS THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH PLAT OR MAP IS NOT VALID.

NOTE: FLOOD PLANE DETERMINATION IS RESTRICTED TO REVIEW OF FLOOD INSURANCE RATE MAP AND IS NOT TO BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOOD POTENTIAL.

FLOOD ZONE DATA
 COMMUNITY No.: 120051
 MAP & PANEL No.: 12015C0070F
 DATE: 05/05/03
 F.I.R.M. FLOOD ZONE: "X"
 BASE FLOOD ELEVATION: N/A



MERIDIAN GROUP of South Florida Inc.
 Surveying-Planning-Construction Expediting

493 Barger Drive Unit A
 Port Charlotte, FL 33954
 Fon (941)766-0011
 Fax (941)766-0012

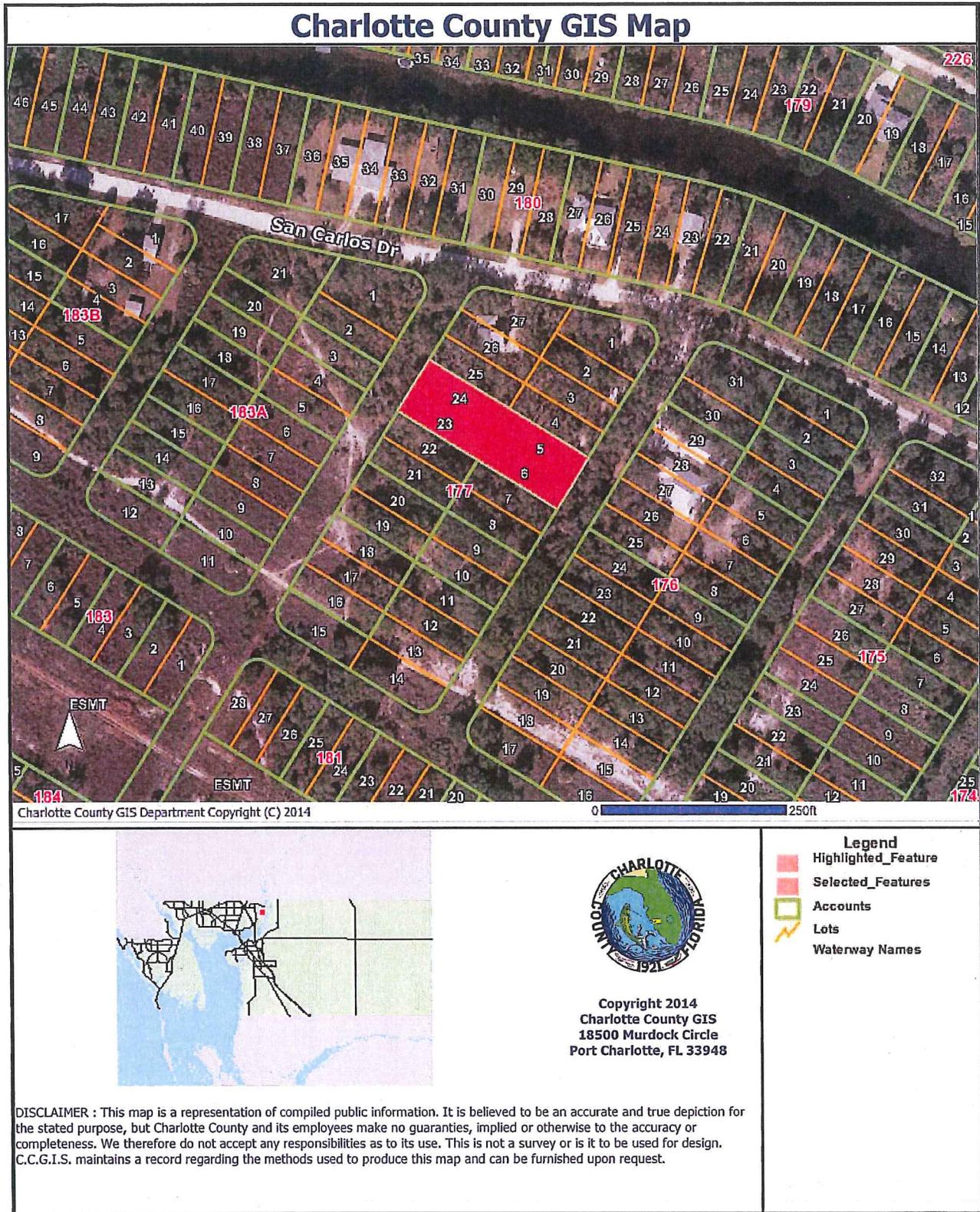
THIS CERTIFIES THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY IS SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

October 1, 2014

JOSEPH E. TROTT, P.S. & M. FL. REG. #5153

DATE

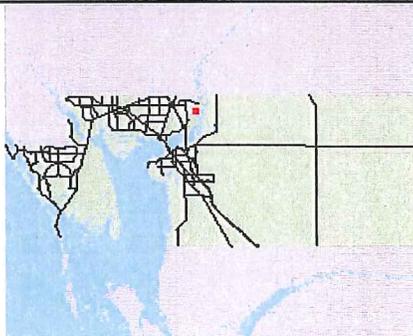
COPYRIGHT This work is protected by U.S. and International copyright laws



Charlotte County GIS Map



Charlotte County GIS Department Copyright (C) 2014



Copyright 2014
 Charlotte County GIS
 18500 Murdock Circle
 Port Charlotte, FL 33948

- Legend**
- Highlighted_Feature
 - Selected_Features
 - Accounts
 - Lots
 - Waterway Names

DISCLAIMER : This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise to the accuracy or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. C.C.G.I.S. maintains a record regarding the methods used to produce this map and can be furnished upon request.