Application No.
SVAR-11-001
(Subdivision Variance Request)

Applicant
Gary and Roxana Sloan /
10560 Wheeler Place

Quasi-Judicial

Commission Dist. II

Open for Business

SVAR-11-001
SLOAN PROPERTY
General Area Map

Map Prepared By
Charlotte County
Community Development
Department

27/41/23 East 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 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.
Created 10-31-2011

NOT TO SCALE

SVAR-11-001
SLOAN PROPERTY
2030 Future Land Use Designations

Map Prepared By
Charlotte County
Community Development
Department

27/41/23 East County

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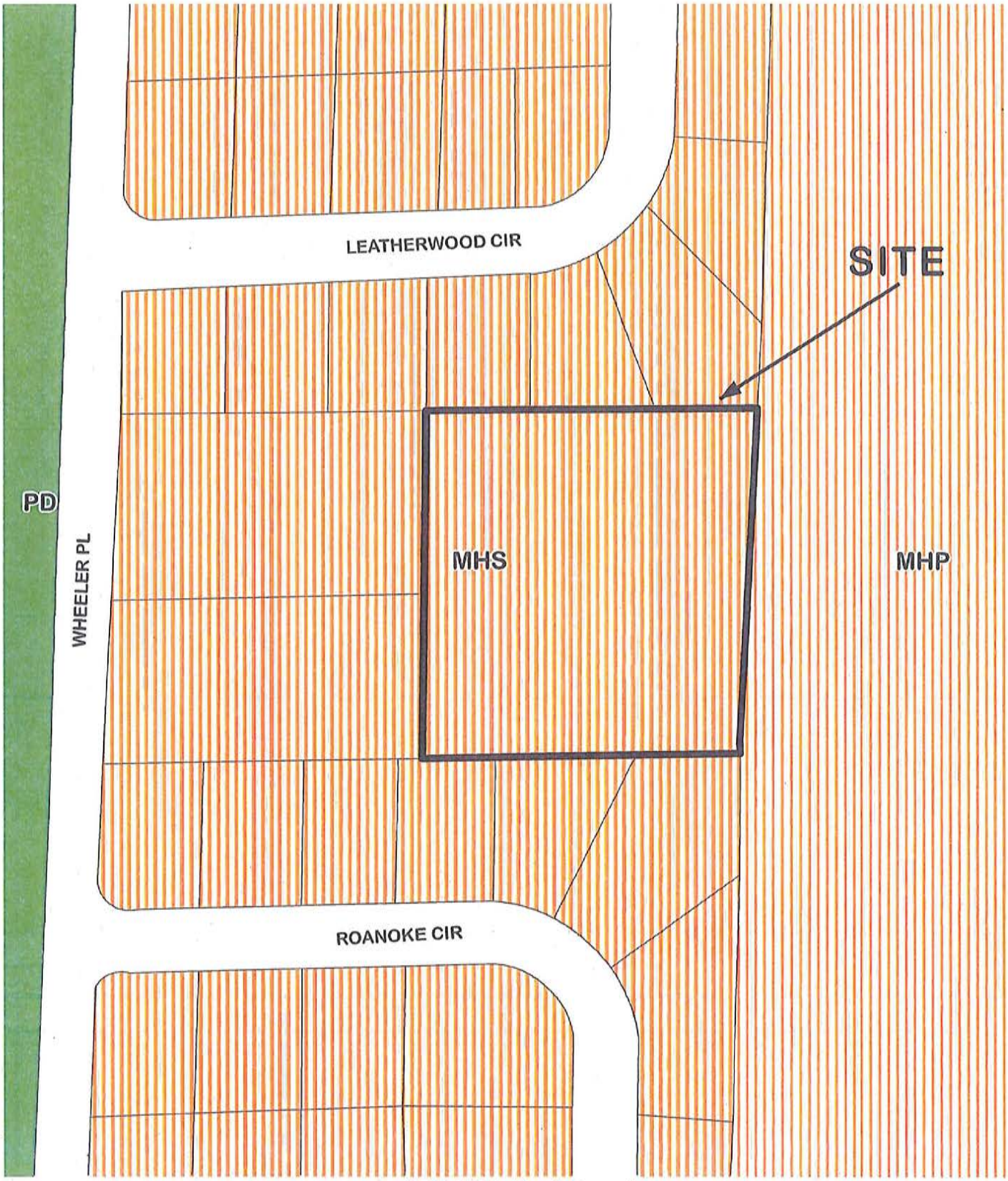
NOT TO SCALE

Open for Business

SVAR-11-001
SLOAN PROPERTY
Zoning Districts

Map Prepared By
Charlotte County
Community Development
Department



27/41/23 East County

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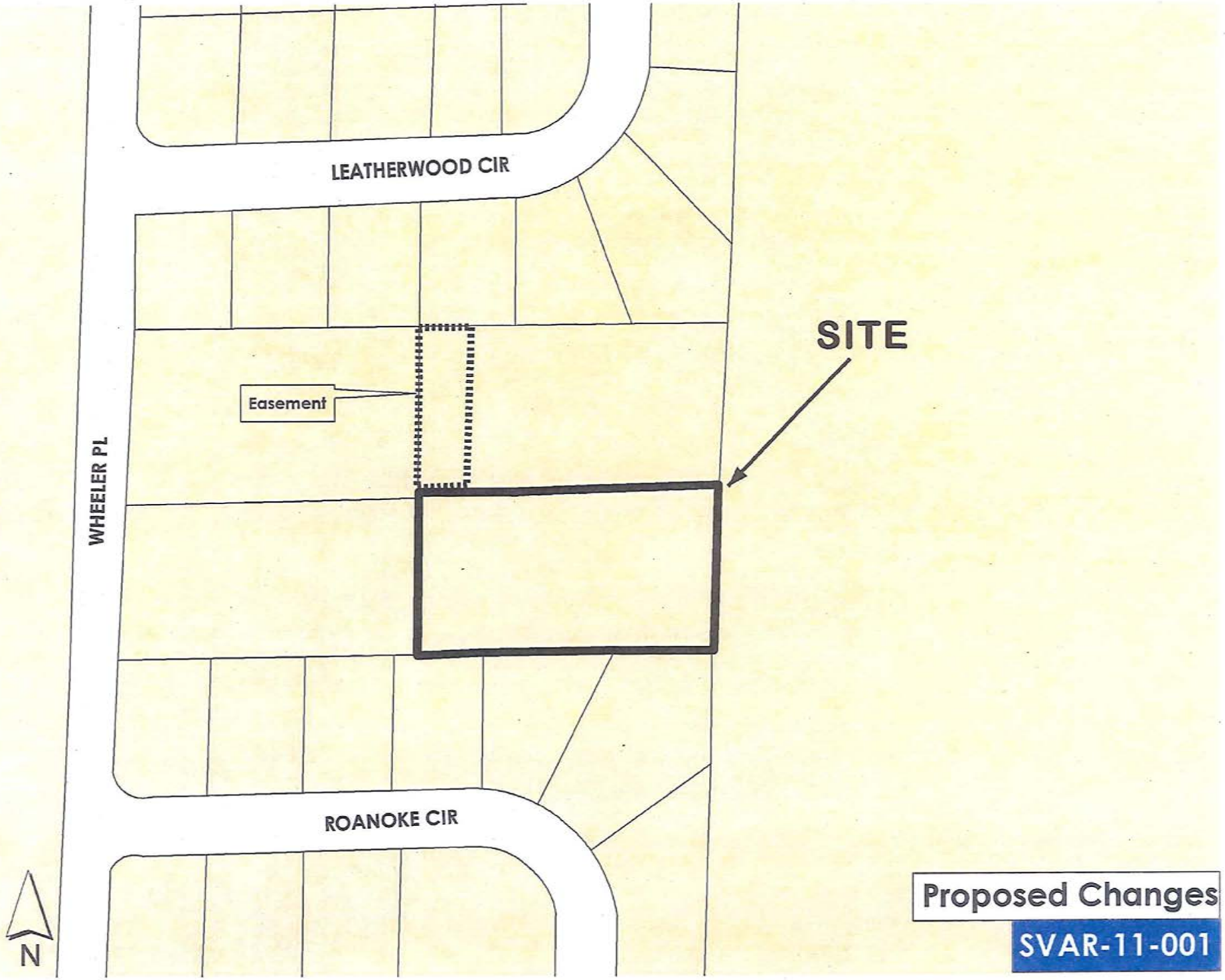
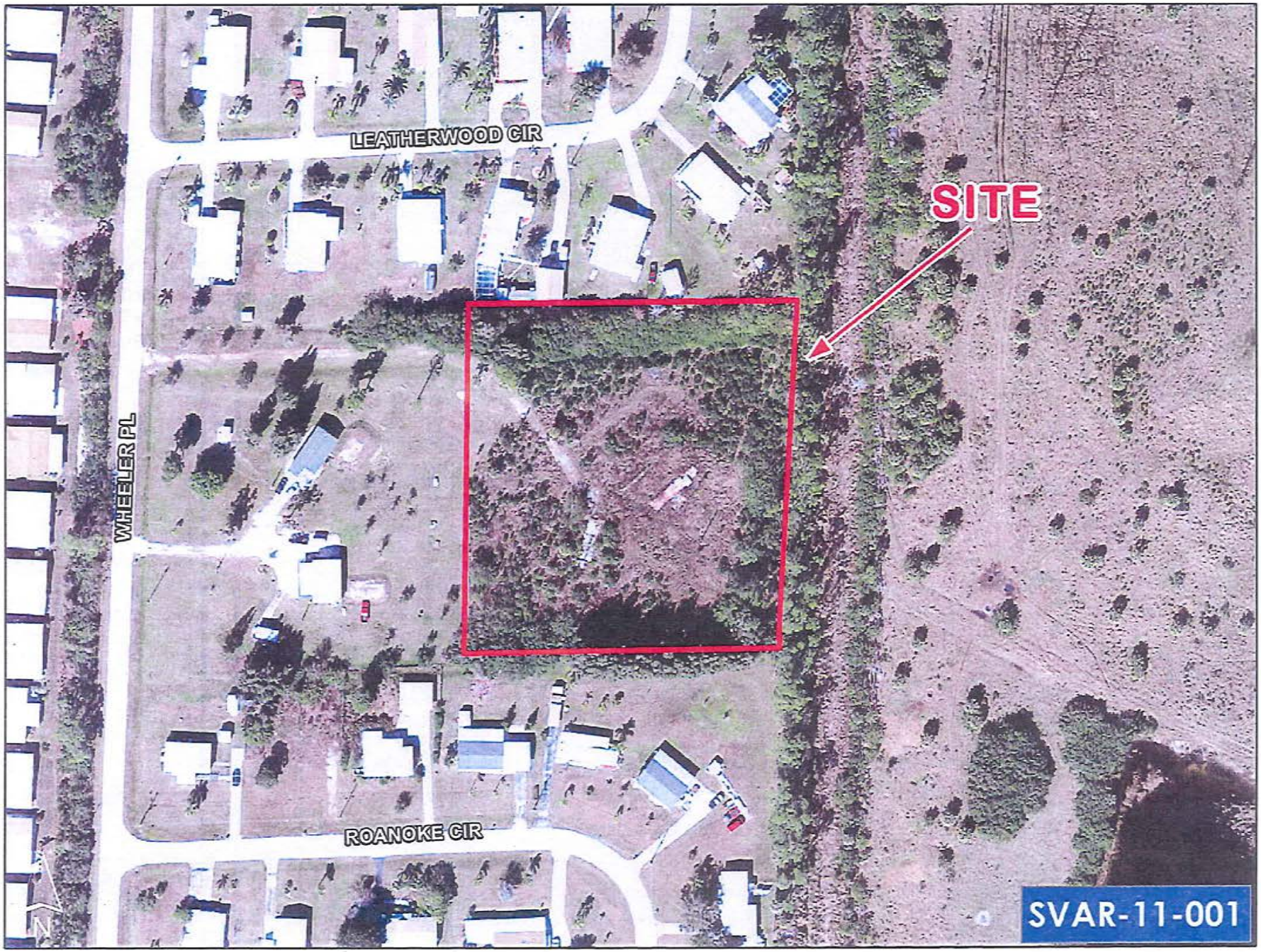
NOT TO SCALE


LEATHERWOOD CIR
SITE
Easement
WHEELER PL
ROANOKE CIR
N
Proposed Changes
SVAR-11-001

Peace River
Charlotte Harbor
W MARION
BALL HARBOR BLVD
W HENRY ST
AQUI ESTA DR
COOPER ST
TAYLOR RD
DUNCAN RD
GOLF COURSE BLVD
PIPER RD
BERMONT RD
JONES LOOP RD
TAMIAMI TRL
BURNT STORE RD
I-75
SITE
N
SVAR-11-001


LEATHERWOOD CIR
SITE
WHEELER PL
ROANOKE CIR
N
SVAR-11-001

MEMORANDUM

Date: **December 16, 2011**

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

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

Subject: **SVAR-2011-001,**
Subdivision Variance, Gary and Roxana Sloan

Gary and Roxana Sloan have applied for a Subdivision Variance to Section 3-7-105(e) of the Charlotte County Subdivision Regulations, requesting to allow a Land Split that would otherwise be denied for lack of road frontage. The subject property consists of 2.5 acres, more or less, and is located south of Leatherwood Circle, north of Roanoke Circle, east of Wheeler Place, and west of I-75, in Section 27, Township 41 South, Range 23 East, in Commission District II.

Gary and Roxana Sloan are the applicants and owners.

The address of the subject property is 10560 Wheeler Place, Punta Gorda, FL 33950, and is within the boundaries of the Urban Service Area.

The Future Land Use Map designation is Low Density Residential.

The Zoning District is Mobile Home Subdivision.

The property lies within Flood Zone X.

The property lies within Storm Surge Evacuation Zone D.

Deed information from the website of the Clerk of the Circuit Court of Charlotte County (OR Book 3572, Page 646) indicates that the Sloans purchased the subject property in May of 2011 with the existing conditions in place.

Variances to the Charlotte County Zoning Regulations are heard by the Board of Zoning Appeals.

Variances to the Charlotte County Subdivision Regulations, although quite rare, are heard by the Planning and Zoning Board and the Board of County Commissioners, and are governed by the following:

Section 3-7-144. – Variances

"*Variances to these* [subdivision] *regulations may be granted by the Board of County Commissioners with recommendations by the Planning and Zoning Board and the County staff under the following conditions:*

(a) When the subdivider has demonstrated that strict adherence to these regulations would impose an unnecessary or undue hardship.
(b) When the subdivider has demonstrated that topographical or other conditions peculiar to the site prevail, which justify variances to this chapter provided that such variance will not destroy the intent or purpose of this chapter and will be in the general public interest." *(Ord. No. 92-80, § 2(Art. IX, § 4), 10-6-92)*

The Land Split determination process has never been codified, but the criteria under which Land Splits are considered are based in the Subdivision Regulations. Since at least 2002, County staff has handled one-time Land Split applications in-house after the Board of County Commissioners decided to no longer hear cases involving the subdividing of less than three lots. The process is currently limited to splits of one lot into two lots. Anything more requires the full subdivision platting process outlined in the Code. A copy of the Land Split Determination Application is included as an attachment to this staff report.

Besides being required to provide a signed and sealed survey of the property that includes how the proposed split will occur, and first gaining approval from the Environmental Health Department, the applicant must also verify the following:

1. The land has not been previously split utilizing the one-time split since February 1, 1992.
2. Any newly created parcels must meet all other provisions of Charlotte County Code, particularly lot size, lot width, setbacks and road frontage ownership of at least 50 feet in width. Must also verify Future Land Use designation of property.
3. There are no variances, easements or other restrictions which would prevent the split of such land.

The road frontage requirement for newly created lots comes from **Section 3-7-105(e)**, which states,

"*Each lot shall abut and have access to a public street for a distance of not less than the minimum frontage requirements set out in the zoning regulations. However, in subdivisions containing only lots of five (5) acres or more, each lot may abut and have access to a private road for a distance sufficient to provide ingress and egress.*"

The frontage requirements of the Zoning Regulations referred to are in **Section 3-9-93**, which states,

"No permit shall be issued for the erection of a building on a parcel of land or lot which does not abut a public or private road right-of-way for at least fifty (50) feet, except that a minimum road abutment of twenty (20) feet shall apply to properties of an irregular shape if there is a minimum building lot width of fifty (50) feet at the required front setback lines."

In the early part of 2011, the Sloans called the Comprehensive Planning Section to inquire about a Land Split for their property. A planner in that section told them that he believed the split was possible, but to follow up with Steven Ellis to make sure, which they did not do until early September of 2011. In the meantime, they had a survey created in preparation for a Land Split application.

When the Sloans contacted the Engineering Section about the Land Split, they were told that one could not be approved for their property because it lacked the required road frontage. They have access to Wheeler Place via an access easement with the neighboring property owners, but no actual road frontage. This is not sufficient to satisfy the Land Split application criteria for approval. When the Sloans indicated that they wanted to pursue the matter further, staff provided them with a Subdivision Variance application and explained the process to them.

The applicants are requesting a variance to **Section 3-7-105(e)**. Their stated intention is to divide their existing parcel in a north/south split, to include an additional access easement for the southern portion.

Addressing has reviewed the application and had no comment.

Comprehensive Planning has reviewed the application and had no comment.

Charlotte County Public School District has reviewed the application and had no comment.

GIS has reviewed the application and had no comment.

Real Estate Services has reviewed the application and had no comment.

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

The Zoning Environmental Review Section has conducted a cursory review (additional wildlife or environmental reviews may be required by state and/or federal agencies) of the above referenced petition for compliance with Environmental, Tree and Landscaping codes/ordinances and offers the following comments:

- A GIS aerial, USGS Topographic and USDA web soil survey search was conducted by staff. The property is an undeveloped/abandoned vacant lot that contains both native and invasive exotic vegetation with no hydric soils present. According to the Charlotte County Property Appraiser Real Property Records there was a mobile home installed on this lot in the early 1980's. The applicant has stated the purpose of the lot split is for a future single family residence.

If this petition is approved, the following conditions will be reviewed for compliance upon the issuance of any county permit or land improvement activities:

- The applicant may need to submit a Florida Land Use, Cover and Forms Classification System (FLUCCS) Map and current applicable listed species survey. All appropriate comments, authorization/permits, and mitigation from FWCC and FWS will be required prior to the issuance of county permits and land clearing activities.

- The project must comply with Chapter 3-5, Article XV, Surface Water and Wetland Protection requirements of the County Code (if jurisdictional wetlands or other surface waters are present on site).

- The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code.

Any site clearing, including underbrush, for proposed building site must comply satisfy Chapter 3-2, Article IX, Tree Requirements, of the County Code. If heritage trees are found to occur on site, the provisions of Chapter 3-2, Article IX, Section 190 of the County Code must be followed. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits or No Tree Affidavit must be obtained prior to final DRC and any land clearing activity or the issuance of building permits.

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

1. The applicant has not demonstrated that a strict adherence to the subdivision regulations would create an unnecessary or undue hardship.
2. It appears that the applicant is merely trying to avoid providing the necessary access with a public or private street.
3. A subdivision plat could be submitted and approved which does comply with the standards of the Subdivision Ordinance.

The Zoning Division recommends denial of the proposed variance to allow a lot split for a property that does not have frontage onto a public (private) street.

Engineering has reviewed the application and had the following comments:

Staff can find neither the evidence of any hardship that would be created by the applicants complying with the referenced section of the Code as it is written, nor any topographical impediments on the property.

The **County Surveyor** had the following comment:

The Survey Department would prefer that a Boundary Survey, showing the monuments set per Florida Statutes and Administrative Code, accompany this submittal.

RECOMMENDATION

In the absence of any hardship, Community Development recommends denial of SVAR-2011-001.

MEMORANDUM

Date: November 14, 2011

To: Steven Ellis, Planner II

From: Jamie Scudera, Environmental Specialist

Subject: SVAR-2011-001
Sloan Lot Split
10560 Wheeler Place

The Zoning Environmental Review Section has conducted a cursory review (additional wildlife or environmental reviews may be required by state and/or federal agencies) of the above referenced petition for compliance with Environmental, Tree and Landscaping codes/ordinances and offers the following comments:

- A GIS aerial, USGS Topographic and USDA web soil survey search was conducted by staff. The property is an undeveloped/abandoned vacant lot that contains both native and invasive exotic vegetation with no hydric soils present. According to the Charlotte County Property Appraiser Real Property Records there was a mobile home installed on this lot in the early 1980's. The applicant has stated the purpose of the lot split is for a future single family residence.

If this petition is approved, the following conditions will be reviewed for compliance upon the issuance of any county permit or land improvement activities:

- The applicant may need to submit a Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and current applicable listed species survey. All appropriate comments, authorization/permits, and mitigation from FWCC and FWS will be required prior to the issuance of county permits and land clearing activities.

- The project must comply with **Chapter 3-5, Article XV, Surface Water and Wetland Protection** requirements of the County Code (if jurisdictional wetlands or other surface waters are present on site).

- The project must comply with **Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation** requirements of the County Code.

- Any site clearing, including underbrush, for proposed building site must comply satisfy **Chapter 3-2, Article IX, Tree Requirements**, of the County Code. If heritage trees are found to occur on site, the provisions of **Chapter 3-2, Article IX, Section 190** of the County Code must be followed. A Tree Removal Authorization, Memorandum of Fee Exemption, and Tree Preservation permits or No Tree Affidavit must be obtained prior to final DRC and any land clearing activity or the issuance of building permits.

If there are any questions pertaining to this review please feel free contact me at (941) 743-1290.

JS

P:animal/Specexcep_Variances/2011/ SVAR-2011-001(SloanLotSplit).doc

MEMORANDUM

Date: December 8, 2011

To: Steven A. Ellis, Planner II

From: Gary M. Grossman, P.E., Assistant Transportation Engineer

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Project #: SVAR-2011-001 Subdivision Variance

Project Name: Gary and Roxana Sloan/ Section 3-7-105(e)

Site Plan Review Date: January 9, 2012 – P&Z/February 21, 2012 - BCC

Recommendation: ☒ Approve ☐ Do Not Approve ☐ Preliminary Approval Only

Gary and Roxana Sloan have requested a subdivision variance to split their 2.5-acre lot into two 1.25-acre lots, minus the proposed easement, which will be maintained by the applicants. The easement is between Parcel #412327427010 (10560 Wheeler Place, Punta Gorda, Florida) and Parcel #412327427009 (10570 Wheeler Place, Punta Gorda, Florida). This property is located in Section 27, Township 41 South, Range 23 East.

Community Development Engineering has reviewed the materials provided for this application, and no recommendations are required.

The following comment is offered:

1. The Survey Department would prefer that a Boundary Survey, showing the monuments set per Florida Statute and Administrative Code, accompany this submittal. Survey – Steven Ford

GMG:srb

copy: Diane Clim, Administrative Assistant II
Hoyie Hague, Plans Examiner II

COMMUNITY DEVELOPMENT ENGINEERING
410 Taylor Street, Unit 104 | Punta Gorda, FL 33950
Phone: 941.575.3632 | Fax: 941.575.3664

INTEROFFICE MEMORANDUM
Community Development Department
Land Information Section

To: Steven Ellis

FROM: Gerry Collins
Address Technician

DATE: November 7, 2011

RE: Addressing Comments
January 9, 2012 P&Z / February 21, 2012 BCC

SVAR-2011-001 – Gary and Roxana Sloan / Sec. 3-7-105(e)

I have no comment on this application.

MEMORANDUM

Date: November 17, 2011

To: Steven Ellis, Planner II

From: Ken Quillen, AICP, Planner III

Subject: Review of proposed Subdivision Variance (file number: SVAR-2011-001)

The Zoning Division has the following comments regarding the proposed Subdivision Variance for **Gary & Roxana Sloan** for property located at 10560 Wheeler Place, in Section 27, Township 41 South, Range 23 East. This variance proposes the platting of a tract of land, which does not have frontage onto a public street, into two lots.

Zoning: This property has an existing zoning classification of *Mobile Home Subdivision* (MHS). The minimum lot size requirement of the Zoning Code is 7,500 square feet of area and the minimum lot width is 60'.

FLUM: This property lies within the "*Urban Service Area*" of the ***2030 Service Area Delineation*** (Map #3) and has a Future Land Use Map (FLUM) classification of *Low Density Residential*.

Flood Zone: This property is not located in a Flood Zone.

Comments:

1. The applicant has not demonstrated that a strict adherence to the subdivision regulations would create an unnecessary or undue hardship.
2. It appears that the applicant is merely trying to avoid providing the necessary access with a public or private street.
3. A subdivision plat could be submitted and approved which does comply with the standards of the Subdivision Ordinance. Staff has prepared three alternative lot layouts with the required street access. See attached Exhibits A, B, C and D.

Recommendation: The Zoning Division recommends denial of the proposed variance to allow a lot split for a property that does not have frontage onto a public (private) street.

cc: Shaun Cullinan, Zoning Official
Inga Williams, Principal Planner

Community Development Department – Zoning Division
18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941.743.1964 | Fax: 941.743.1598

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Layers

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- Sea Turtle Lighting Zones
- Street Names
- Addresses
- Fire Hydrants
- Benchmarks
- Spot Elevations
- Contours
- Impact Fee Zones - Pre 9/2009
- Impact Fee Zones - Tiered
- Wind Zones
- Murdock Village CRA Boundary
- Enterprise Charlotte

Accounts is now the Active Layer

Existing

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Zoom In SEARCH BY: Address Owner Accoun

(Exhibit A)

Map: 200967.18 , 282135.9 -- Image: 627 , 2

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- Wind Zones
- Murdock Village CRA Boundary
- Enterprise Charlotte

Accounts is now the Active Layer

Alternate #1

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Zoom In SEARCH BY: Address Owner Accou

(Exhibit B)

Tutorial

Map: 200917.51 , 282134.18 -- Image: 424 , 9

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- Contours
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- Wind Zones
- Murdock Village CRA Boundary
- Enterprise Charlotte

Accounts is now the Active Layer

Alternate #2

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Zoom In SEARCH BY: Address Owner Accoun

(Exhibit C)

utorial

Map: 200917.51 , 282134.18 – Image: 424 , 9

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- Impact Fee Zones - Tiered
- Wind Zones
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- Enterprise Charlotte

Accounts is now the Active Layer

Alternate #3

(Exhibit D)

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Map: 200962.04 , 282132.96 -- Image: 606 , 14

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Monday, Nov 14, 2011 03:37 PM

Engineering Division
18400 Murdock Circle
Port Charlotte, FL. 33948

CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

SUBDIVISION VARIANCE APPLICATION

Date Received: 10/13/11	**Date of Log-in:** 10/20/11
Petition #: SVAR-2011-001	
Receipt #: 69810	**Amount Paid:** $445.00

1. **Section of the County Subdivision Regulations from which you are seeking a variance:** 3-7-105(e)

2. **Parties involved in the application**

A. Name of Applicant: Gary L. Sloan JR + Roxana Sloan
Mailing Address: 20880 SW 234 ST
City: Homestead | State: FL | Zip Code: 33031
Phone Number: (305) 302-7037 | Fax Number: (305) 247-4065
Email Address: RGDSloan@bellsouth.net

B. Name of Agent: N/A
Mailing Address:
City: | State: | Zip Code:
Phone Number: | Fax Number:
Email Address:

C. Name of Surveyor: R.J. Strickland, JR. PSM.
Mailing Address: 17840 TOLEDO BLADE BLVD. Suite B
City: Port Charlotte | State: FL | Zip Code: 33948
Phone Number: 941-629-6801 | Fax Number: 941-629-5168
Email Address: allservicelandsurveying@comcast.net

3. **Applicant's Property ID #:** 412327427010
4. **Zoning district of the subject property:** MHS
5. **Future Land Use Map designation of the subject property:** Low Density Residential
6. **Are there any other public hearings pending or anticipated for this property?** NO
7. **Has a public hearing been held for this property within the last six months?** NO
8. **Is this request the result of a violation notice?** NO **If yes, in whose name was the violation served?** _____

9. Are there any existing structures located on the subject property? NO **If yes, what type of construction are they, and what is the current use of the structures?**

10. Total acreage of the subject property: 2.5

11. Commission District: II

12. Purpose of request: TO split 2.5 Acres into 2 1.25 Acre lots, Applicants parents are interested in retiring on the second lot.

Engineering Division
18400 Murdock Circle
Port Charlotte, FL. 33948

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Subdivision Variance 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 Miami-Dade

The foregoing instrument was acknowledged before me this 3rd day of October, 2011, by Gary L. Sloan Jr. who is personally known to me or has/have produced FDL # S450292703000 as identification and who did/did not take an oath.

Notary Public Signature	Signature of Applicant/Agent
Marjorie Garcia Ramirez	GARY SLOAN
Notary Printed Signature	Printed Signature of Applicant/Agent
NOTARY	20880 SW 234th St.
Title	Address
#EE 69495	Homestead, FL 33031
Commission Code	City, State, Zip
	(305) 302-7037
	Telephone Number

MARJORIE GARCIA RAMIREZ
Notary Public - State of Florida
My Comm. Expires May 6, 2015
Commission # EE 69495
Bonded Through National Notary Assn.

Maintenance Agreement for Ingress, Egress & Utility Easement

Easement location:

Between Parcel # 412327427010 - 10560 Wheeler Place Punta Gorda, FL 33950 & Parcel# 412327427009 - 10570 WHEELER PL Place Punta Gorda, FL 33950

We, Gary L. Sloan Jr. & Roxana Sloan, owners of parcel # 412327427010 10560 Wheeler Place Punta Gorga, FL 33950 here by agree to maintain the above listed easement.

Gary L. Sloan Jr. 10-03-11 Roxana Sloan 10-3-2011

Notary 10-3-2011

MARJORIE GARCIA RAMIREZ
Notary Public - State of Florida
My Comm. Expires May 6, 2015
Commission # EE 69495
Bonded Through National Notary Assn.

Seal

I, John S. Barnes owner of Parcel # 412327427009 - 10570 Wheeler Place Punta Gorda, FL 33950 & Parcel # 412327427018 - 10540 Wheeler Place Punta Gorda, FL 33950 here by agree with the application submitted by Gary L. Sloan Jr. & Roxana Sloan, requesting the land split on Parcel#412327427010 - 10560 Wheeler Place Punta Gorda, FL 33950

John S. Barnes 10-3-2011

Notary 10-3-2011

MARJORIE GARCIA RAMIREZ
Notary Public - State of Florida
My Comm. Expires May 6, 2015
Commission # EE 69495
Bonded Through National Notary Assn.

Seal

Mr. Gary L. Sloan Jr. & Roxana
20880 SW 234th ST
Homestead, FL 33031
305-302-9911 / 305-302-7037
Re: Parcel# 412327427010 / 10560 Wheeler PL Punta Gorda, FL 33950

Legal Description of Property

Short Legal	Legal Description
ZZZ 274123 P4-8-4	27-41-23 P-4-8-4 2.5 AC. M/L TH E 2 1/2 AC OF S1/2 OF NE1/4 OF NE1/4 OF SE1/4 459/694 619/2113 623/89 829/11 RPO20086&87 DC1475/1803 2793/866 2927/1095 CT3208/156 E3440/786 CT3538/706 3572/646

Mr. Gary L. Sloan Jr. & Roxana
20880 SW 234th ST
Homestead, FL 33031
305-302-9911 / 305-302-7037
Re: Parcel# 412327427010 / 10560 Wheeler PL Punta Gorda, FL 33950

We have heard and seen very good things in regards to Charlotte county and are planning to make Punta Gorda our home in the future. We are hoping that Charlotte County's slogan "Open For business" is in fact, true.

This application is being submitted in hopes that you will honor our request for a subdivision variance for our 2.5 acre lot to be split into 2 - 1.25 lots minus the proposed easement . We have discussed this land split in detail with our neighbor located just east of us; Mr. John S. Barnes and he is very much in favor of the land split. In fact, He was the person who suggested it; since he also split his 2.50 Acres into 2 1.25 acre lots.

Please see the attached:

1. Subdivision Variance Application
2. Notarized Maintenance of easement agreement signed by applicants and neighbor.
3. Two copies of signed & sealed survey
4. Complete legal Description of property
5. Check for $445.00 payable to Charlotte County Board of Commissioners.

We are seeking your approval on a Subdivision Variance of Subdivision Regulation 3-7-105(e) and zoning code 3-9-93 in reference to:

Section 3-7-105(e) reads,
"Each lot shall abut and have access to a public street or private street for a distance not less than the minimum frontage requirements set out in the zoning regulations. However, in subdivisions containing only lots of five (5) acres or more, each lot may abut and have access to a private road for a distance sufficient to provide ingress and egress."

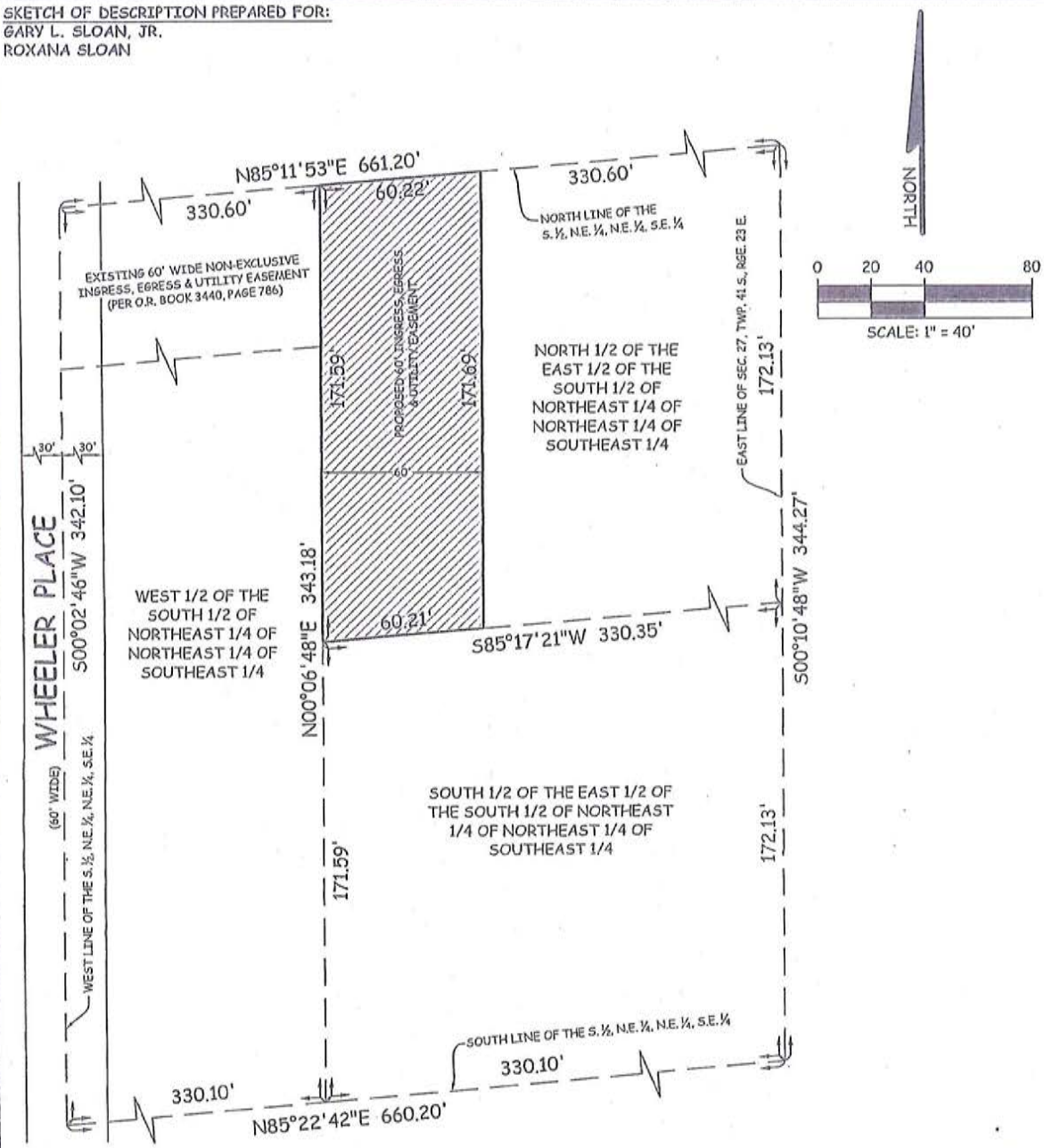
The frontage requirements that section refers to is Section 3-9-93, which says,

"No permit shall be issued for the erection of a building on a parcel of land or lot which does not abut a public or private road right-of-way for at least fifty (50) feet, except that a minimum road abutment of twenty (20) feet shall apply to properties of an irregular shape if there is a minimum building lot width of fifty (50) feet at the required front setback lines."

Sincerely,

Gary & Roxana Sloan

SKETCH OF DESCRIPTION PREPARED FOR:
GARY L. SLOAN, JR.
ROXANA SLOAN



LEGAL DESCRIPTION : (PROPOSED INGRESS, EGRESS & UTILITY EASEMENT)

A 60 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT LYING OVER, UNDER AND ACROSS THE WEST 60 FEET OF THE THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA,

NOTE: THIS IS NOT A BOUNDARY SURVEY.

D.U.E.	= DRAINAGE AND UTILITY EASEMENT	C.M.	= CONCRETE MONUMENT
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	☆	= LAST DAY IN FIELD
P.E.	= POOL EQUIPMENT	L.P.	= LIGHT POLE
S.I.R.	= SET 1/2" IRON ROD WITH CAP LB #7875	C.E.	= COVERED ENTRY
F.I.R.	= FOUND IRON ROD	C	= CONCRETE
I.P.	= IRON PIPE	P.C.	= POINT OF CURVATURE
S.N.	= SET NAIL	℄	= CENTERLINE
F.N.	= FOUND NAIL	W.M.	= WATER METER
F.N.D.	= FOUND NAIL & DISK	W.E.	= WELL EQUIPMENT
P.C.P.	= PERMANENT CONTROL POINT	F.I.D	= FOUND
P.R.M.	= PERMANENT REFERENCE MONUMENT	D.H.	= DRILL HOLE
(M)	= MEASURED DATA	A.T.O.S.	= AT TIME OF SURVEY
(F)	= RECORD PLAT DATA	E.O.W.	= EDGE OF WATER
(C)	= CALCULATED DATA	T.O.B.	= TOP OF BANK
Δ	= DELTA	O.H.U.	= OVERHEAD UTILITY
ARC	= ARC LENGTH	U.P.	= UTILITY POLE
R	= RADIUS	G.U.	= GUY WIRE
CHD	= CHORD LENGTH	P.S.B.	= PHONE SERVICE BOX
CHB.	= CHORD BEARING	H.H.	= HANDHOLE
F.O.L.	= FOUND OF LINE	F.H.	= FIRE HYDRANT
R/W	= RIGHT-OF-WAY	C.B.	= CATCH BASIN
F.F.E.	= FINISHED FLOOR ELEVATION	B.M.	= BENCHMARK

NOTE:
BEARINGS ARE ASSUMED.
ALL DISTANCES ARE EXPRESSED IN DECIMAL FEET.
SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.

NOTE: THE UNDERSIGNED AND ALL SERVICE LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYORS SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH, OR DUPLICATION OF THIS SKETCH, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER.

A.S.L.S.
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I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE 8-26-11

R.J. STRICKLAND, JR., P.S.M.
FLORIDA REGISTRATION # 6144

DRAWN BY:	J.S.	SCALE:	1" = 40'	PROJECT #	11-255C