CHG
BCC

RESOLUTION
NUMBER 2023 - 059

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BANKS ENGINEERING FINAL DETAIL SITE PLAN APPROVAL FOR DRC-22-00236 BEING A MODIFICATION TO THE PREVIOUSLY APPROVED FINAL DETAIL SITE PLAN FOR HERITAGE LANDING, CONSISTING OF SUB-PHASING THE PREVIOUSLY APPROVED PHASE II B (DRC-21-00083) FOR 174 SINGLE FAMILY LOTS AND 200 MULTI-FAMILY UNITS INTO FOUR PHASES; PROPOSING SUB-PHASE II-B-3 NORTH INFRASTRUCTURE CHANGES CONSISTING OF 46 MULTI-FAMILY UNITS ON A 6.80± ACRE SITE OF AN 890.7± ACRE SITE, LOCATED AT 14181 HERITAGE LANDING BOULEVARD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Banks Engineering ("Applicant") submitted Application DRC-22-00236 requesting a modification to the previously approved Final Detail Site Plan for Heritage Landing in order to sub-phase the previously approved Phase II B (DRC-21-00083) for 174 single-family lots and 200 multi-family units into four phases; and proposing infrastructure changes for Sub-Phase II-B-3 North consisting of 46 multi-family units (13 more units than previously approved) on a 6.80± acre site of an 890.7± acre site, located at 14181 Heritage Landing Boulevard, in the Punta Gorda area, in Section 17, Township 42S, Range 23E, Commission District II, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property is within the boundary of the Heritage Landing Development of Regional Impact (DRI); and

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 7
INSTR #: 3255789 Doc Type: GOV
Recorded: 04/26/2023 at 11:20 AM
Rec. Fee: RECORDING $61.00

MIN

WHEREAS, subsequent to the establishment of the Heritage Landing DRI, all properties within this DRI were rezoned to Planned Development (PD) with an approved PD Concept Plan; and

WHEREAS, on October 8, 2019, revisions to the approved PD Concept Plan were approved by the Board of County Commissioners of Charlotte County, Florida ("Board") via Ordinance Number 2019-022; and

WHEREAS, on October 25, 2022, revisions to the approved PD Concept Plan were approved by the Board via Ordinance Number 2022-042; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-22-00236 and has recommended approval with conditions; and

WHEREAS, the Board has reviewed Application DRC-22-00236 and the recommendation of the Site Plan Review committee.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-22-00236 is approved with the following conditions:
    A. As required by Section 3-9-45(d)(5)b.2., Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
        i. Commencement shall begin after approval by the Board.
        ii. Buildout shall be substantially completed prior to April 25, 2026.

B. Development standards shall comply with Ordinance Number 2022-042, as may be amended by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 25th day of April, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
FOR William G. Truex, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR2023-0358

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 17, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

PHASE II-B 3 NORTH

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A PORTION OF TRACT "MF-1" OF THE HERITAGE LANDING PHASE II-B, RECORDED IN PLAT BOOK 25, PAGES 13A THROUGH 13X, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "MF-1", ALSO BEING A POINT ON THE WESTERLY LINE OF HERITAGE LANDING BOULEVARD; THENCE N.60°59'12"W., ALONG THE NORTH LINE OF SAID TRACT "MF-1" (FOR A BASIS OF BEARING) FOR 278.94 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "MF-1" FOR THE FOLLOWING 10 CALLS; S.29°00'48"W., FOR 216.34 FEET; THENCE S.44°34'03"W. FOR 25.00 FEET; THENCE S.20°24'02"W. FOR 164.33 FEET; THENCE S.16°00'54"E. FOR 25.00 FEET; THENCE S.06°42'24"W. FOR 305.53 FEET; THENCE S.25°47'32"W. FOR 482.30 FEET; THENCE S.39°32'41"W. FOR 25.00 FEET; THENCE S.18°41'18"W. FOR 164.33 FEET; THENCE S.04°36'59"E. FOR 25.00 FEET; THENCE S.00°00'00"W. FOR 41.11 FEET; THENCE N.90°00'00"E. FOR 151.67 FEET; THENCE N.00°00'00"W. FOR 24.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, DELTA ANGLE OF 02°50'55", CHORD BEARING N.01°25'27"E., CHORD DISTANCE OF 11.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 11.19 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, DELTA ANGLE OF 22°56'37", CHORD BEARING N.14°19'13"E., CHORD DISTANCE OF 89.50 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 90.10 FEET THENCE N.25°47'32"E. FOR 166.01 FEET; THENCE S.64°12'28"E. FOR 76.59 FEET TO THE EASTERLY LINE OF SAID TRACT "MF-1" ALSO BEING THE WESTERLY LINE OF HERITAGE LANDING BOULEVARD; THENCE ALONG THE EASTERLY LINE OF SAID TRACT "MF-1" FOR THE FOLLOWING 5 CALLS; N.25°47'32"E. FOR 269.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, DELTA ANGLE OF 19°05'08", CHORD BEARING N.16°14'58"E., CHORD DISTANCE OF 155.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 156.56 FEET THENCE N.06°42'24"E. FOR 216.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET, DELTA ANGLE OF 42°06'35", CHORD BEARING N.27°45'41"E., CHORD DISTANCE OF 344.89 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 352.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 369.45 FEET, DELTA ANGLE OF 15°55'22", CHORD BEARING N.40°51'18"E., CHORD DISTANCE OF 102.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 102.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.80 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

JANUARY 16, 2023

DIGITALLY SIGNED BY:
C. DREW BRANCH

C. DREW BRANCH LICENSE NUMBER LS 5542 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

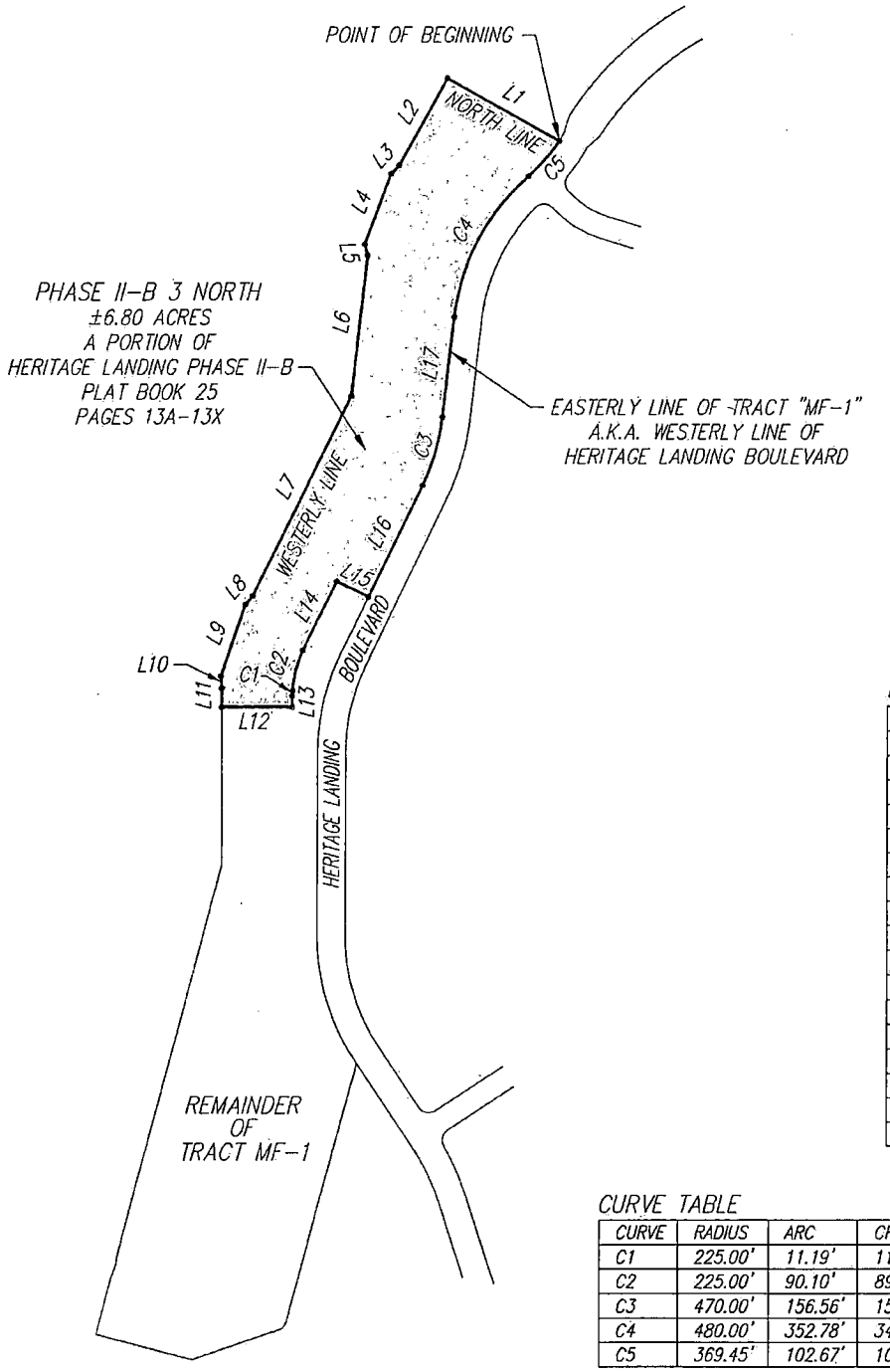
Date:
2023.01.17
06:03:05
-05'00'

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
(941) 625-1165 • Fax (941) 625-1149 www.bankseng.com

EXHIBIT
Total 3 Pages



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°59'12" W	278.94'
L2	S 29°00'48" W	216.34'
L3	S 44°34'03" W	25.00'
L4	S 20°24'02" W	164.33'
L5	S 16°00'54" E	25.00'
L6	S 06°42'24" W	305.53'
L7	S 25°47'32" W	482.30'
L8	S 39°32'41" W	25.00'
L9	S 18°41'18" W	164.33'
L10	S 04°36'59" E	25.00'
L11	S 00°00'00" W	41.11'
L12	N 90°00'00" E	151.67'
L13	N 00°00'00" W	24.47'
L14	N 25°47'32" E	166.01'
L15	S 64°12'28" E	76.59'
L16	N 25°47'32" E	269.09'
L17	N 06°42'24" E	216.92'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	225.00'	11.19'	11.18'	N 01°25'27" E	02°50'55"
C2	225.00'	90.10'	89.50'	N 14°19'13" E	22°56'37"
C3	470.00'	156.56'	155.84'	N 16°14'58" E	19°05'08"
C4	480.00'	352.78'	344.89'	N 27°45'41" E	42°06'35"
C5	369.45'	102.67'	102.34'	N 40°51'18" E	15°55'22"

LEGEND:
LB LICENSED BUSINESS
EB ENGINEERING BUSINESS
C1 SEE CURVE TABLE
L1 SEE LINE TABLE
AKA ALSO KNOWN AS

THIS IS NOT A BOUNDARY SURVEY

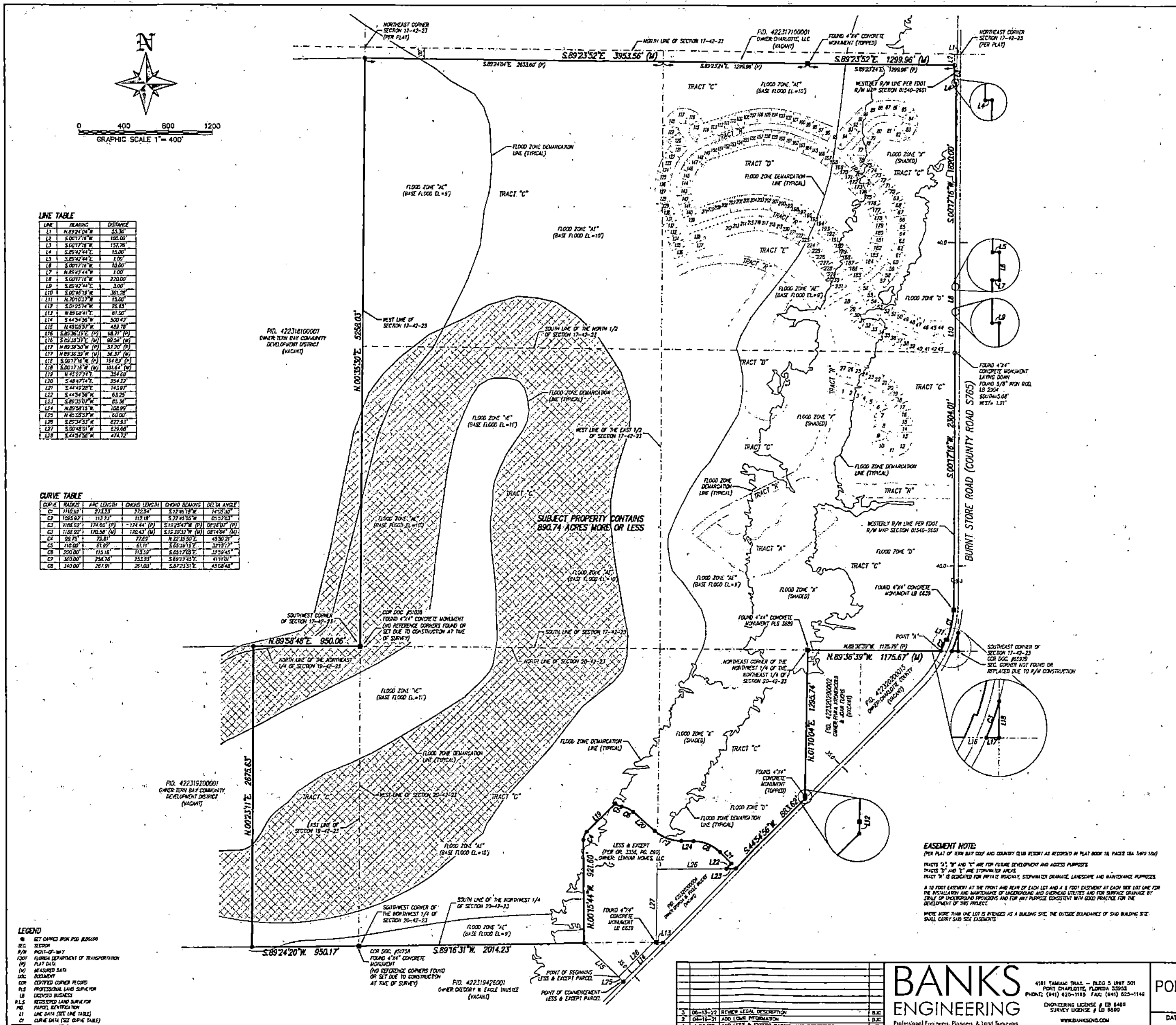
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

DESCRIPTION AND SKETCH
PHASE II-B 3 NORTH
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01-16-23	2292L	II-B 3 NORTH	N/A	DDB	CDB	1"=400'	2o2

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 17, 19 & 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

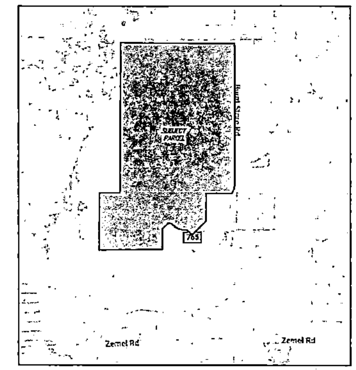


LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°24'04"W.	55.30'
L2	S.00°17'16"W.	100.00'
L3	S.00°17'16"W.	157.76'
L4	S.89°42'44"E.	15.00'
L5	S.89°42'44"E.	1.00'
L6	S.00°17'16"W.	10.00'
L7	N.89°42'44"W.	1.00'
L8	S.00°17'16"W.	220.00'
L9	S.89°42'44"E.	3.00'
L10	S.00°46'19"W.	361.78'
L11	N.70°10'57"W.	15.00'
L12	S.01°25'14"W.	26.63'
L13	N.89°08'41"E.	61.00'
L14	S.44°54'56"W.	500.47'
L15	N.45°05'57"W.	489.78'
L16	S.89°36'39"E. (P)	98.71' (P)
L16	S.89°38'39"E. (M)	99.54' (M)
L17	N.89°38'50"W. (P)	57.20' (P)
L17	N.89°36'39"W. (M)	56.37' (M)
L18	S.00°17'16"W. (P)	164.89' (P)
L18	S.00°17'16"W. (M)	161.64' (M)
L19	N.45°27'24"E.	354.60'
L20	S.48°47'14"E.	254.22'
L21	S.44°49'28"E.	143.97'
L22	S.44°54'56"W.	63.25'
L23	S.89°35'07"W.	85.36'
L24	N.89°58'15"W.	108.99'
L25	N.45°05'57"W.	60.00'
L26	S.89°34'53"W.	622.93'
L27	S.00°48'01"W.	629.08'
L28	S.44°54'56"W.	474.72'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1110.92'	273.23'	272.54'	S.12°46'18"W.	14°05'30"
C2	1095.92'	112.23'	112.18'	S.22°45'05"W.	05°52'03"
C3	1166.52'	174.60' (P)	174.44' (P)	S.19°25'47"W. (P)	08°26'07" (P)
C3	1166.92'	170.58' (M)	170.43' (M)	S.15°30'32"W. (M)	08°14'04" (M)
C4	99.75'	79.81'	77.69'	N.22°35'50"E.	45°50'21"
C5	110.00'	61.97'	61.11'	S.65°39'19"E.	32°15'17"
C6	200.00'	115.18'	113.59'	S.65°17'05"E.	32°39'45"
C7	360.00'	258.76'	253.23'	S.69°22'45"E.	41°11'01"
C8	340.00'	267.91'	261.03'	S.67°23'51"E.	45°08'48"



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:

TERN BAY GOLF AND COUNTRY CLUB RESORT, AS RECORDED IN PLATBOOK 18, PAGES 18A THRU 18U, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

LESS AND EXCEPT

A PARCEL OF LAND OVER AND ACROSS TRACT 3 AND TRACT "C", TERN BAY GOLF AND COUNTRY CLUB RESORT, AS RECORDED IN PLAT BOOK 18, PAGES 18-A THROUGH 18-U, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY CORNER OF SAID TRACT 3 AND A POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF BURNT STORE ROAD, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD NO. S-765 (BURNT STORE ROAD) SECTION 01540-2601; THENCE N.45°05'57"W. ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 3, A DISTANCE OF 60.00 FEET TO THE PROPOSED RIGHT OF WAY LINE OF BURNT STORE ROAD (S.R. 765), ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 3, N.45°05'57"W., A DISTANCE OF 431.15 FEET; THENCE N.00°15'44"W., A DISTANCE OF 821.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 45°43'02", A TANGENT LENGTH OF 42.18 FEET, A CHORD BEARING OF N.22°35'50"E. AND A CHORD LENGTH OF 77.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN A LENGTH OF 79.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.45°27'24"E., A DISTANCE OF 354.60 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 32°15'20", A TANGENT LENGTH OF 31.81 FEET, A CHORD BEARING OF S.65°39'19"E. AND A CHORD LENGTH OF 61.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 61.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°39'45", A TANGENT LENGTH OF 58.23 FEET, A CHORD BEARING OF S.65°17'07"E. AND A CHORD LENGTH OF 113.59 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 113.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.48°47'14"E., A DISTANCE OF 254.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 41°11'01", A TANGENT LENGTH OF 135.26 FEET, A CHORD BEARING OF S.69°22'45"E. AND A CHORD LENGTH OF 253.23 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 258.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°58'15"E., A DISTANCE OF 108.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 45°08'48", A TANGENT LENGTH OF 141.34 FEET, A CHORD BEARING OF S.67°23'53"E. AND A CHORD LENGTH OF 261.03 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 267.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.44°49'25"E., A DISTANCE OF 143.97 FEET TO THE SAID PROPOSED RIGHT-OF-WAY LINE OF BURNT STORE ROAD (S.R. 765); THENCE ALONG SAID RIGHT-OF-WAY LINE, S.44°54'56"W., A DISTANCE OF 63.25 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.89°34'53"W., A DISTANCE OF 622.93 FEET; THENCE S.00°45'01"W., A DISTANCE OF 629.08 FEET TO THE SAID PROPOSED RIGHT-OF-WAY LINE OF BURNT STORE ROAD (S.R. 765); THENCE ALONG SAID RIGHT-OF-WAY LINE, S.44°54'56"W., A DISTANCE OF 474.72 FEET TO THE POINT OF BEGINNING.

NOTES:

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY 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 THE OVERALL BOUNDARY PLAT OF TERN BAY GOLF AND COUNTRY CLUB RESORT, AS RECORDED IN PLAT BOOK 18, PAGES 18A THRU 18U, CHARLOTTE COUNTY, FLORIDA, OFFICIAL RECORDS BOOK 3356, PAGE 890, FIELD EVIDENCE OF POSSESSION AND EXISTING FOUND BOUNDARY MONUMENTS.

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 "PNTA", WHEREIN THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S.89°23'52"E.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS [illegible], EFFECTIVE DECEMBER 15, 2022. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE AE (BASE FLOOD ELEVATION= 9') [illegible] FLOOD ZONE "COASTAL A" (AREAS SUBJECT TO WAVE HEIGHTS OF 1.5' OR LESS). [illegible]

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 VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED UNLESS OTHERWISE INDICATED.

UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED.

ALL DISTANCES AS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

SUBJECT PROPERTY CONTAINS 890.74 ACRES MORE OR LESS.

LAST DATE OF FIELD WORK: 02-20-2022

FOR THE BENEFIT AND EXCLUSIVE USE OF:

LENNAR HOMES, LLC

SURVEYOR'S CERTIFICATION:

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DIGITALLY SIGNED BY C DAVID BRANCH

Date:
2023.02.13
13:53:49 -05'00'

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 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 THE BENEFIT OF ABSTRACT OF TITLE.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

EASEMENT NOTE:

(PER PLAT OF TERN BAY GOLF AND COUNTRY CLUB RESORT AS RECORDED IN PLAT BOOK 18, PAGES 18A THRU 18U)

TRACTS "A", "B" AND "C" ARE FOR FUTURE DEVELOPMENT AND ACCESS PURPOSES.
TRACTS "D" AND "E" ARE STORMWATER AREAS.
TRACT "R" IS DEDICATED FOR PRIVATE ROADWAY, STORMWATER DRAINAGE, LANDSCAPE AND MAINTENANCE PURPOSES.

A 10 FOOT EASEMENT AT THE FRONT AND REAR OF EACH LOT AND A 5 FOOT EASEMENT AT EACH SIDE LOT LINE FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND AND OVERHEAD UTILITIES AND FOR SURFACE DRAINAGE BY SWALE OF UNDERGROUND PROVISIONS AND FOR ANY PURPOSE CONSISTENT WITH GOOD PRACTICE FOR THE DEVELOPMENT OF THIS PROJECT.

WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID SIDE EASEMENTS.

LEGEND

- ● SET CAPPED IRON ROD #LB6690
- SEC. SECTION
- R/W RIGHT-OF-WAY
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- (P) PLAT DATA
- (M) MEASURED DATA
- DOC DOCUMENT
- CCR CERTIFIED CORNER RECORD
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- R.L.S REGISTERED LAND SURVEYOR
- PID. PARCEL IDENTIFICATION
- L1 LINE DATA (SEE LINE TABLE)
- C1 CURVE DATA (SEE CURVE TABLE)
- (shaded) COASTAL A ZONE

NO.	DATE	REVISION DESCRIPTION	BY
3	06-13-22	REVIEW LEGAL DESCRIPTION	BJC
2	04-16-21	ADD LOMR INFORMATION	BJC
1	1/10/20	ADD LESS & EXCEPT PARCEL AND DESCRIPTION	JS

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMIAMI TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

BOUNDARY SURVEY
PORTION OF SECTIONS 17, 19 & 20, TWP. 42 S., RGE. 23 E.
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/15/19	2292L	2292L-SR		JS	BJC	1"=400'	1 of 1