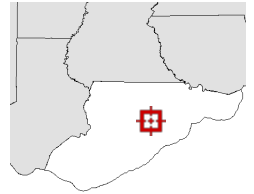




Overview



Legend

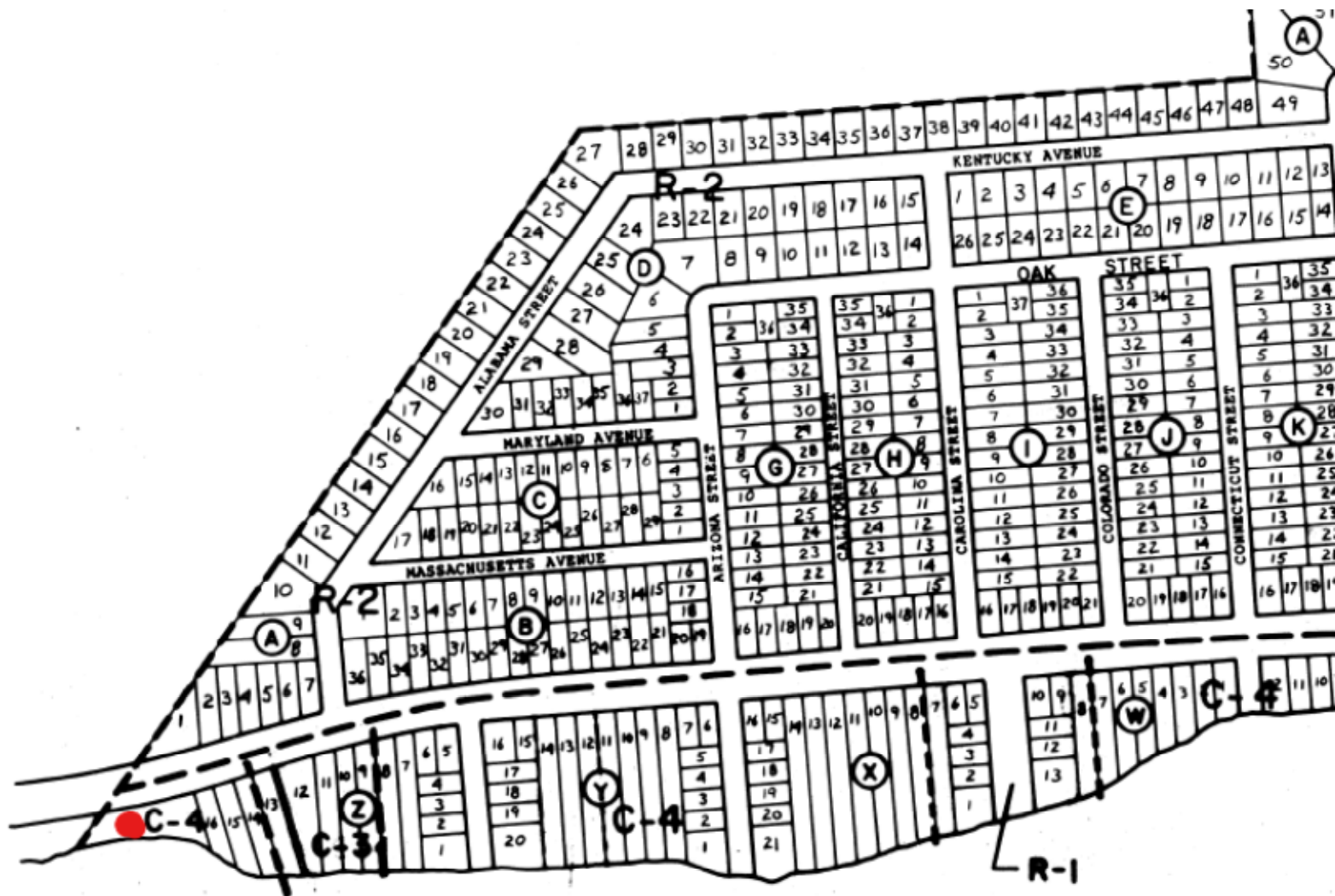
-  Parcels
-  Roads
-  City Labels

Parcel ID	14-07S-04W-3131-000Z-0170	Alternate ID	04W07S143131000Z0170	Owner Address	TEAM GOLSON MOTORSPORTS, INC
Sec/Twp/Rng	14-7S-4W	Class	VACANT		15076 ALSASK CIRCLE
Property Address	2118 HIGHWAY 98	Acreage	n/a		PORT CHARLOTTE, FL 33981
District	6				
Brief Tax Description	UNIT 1				

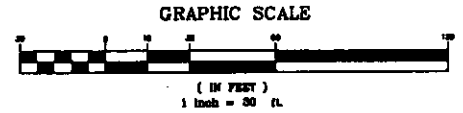
(Note: Not to be used on legal documents)

Date created: 2/25/2020
Last Data Uploaded: 2/25/2020 7:37:27 AM

Developed by 

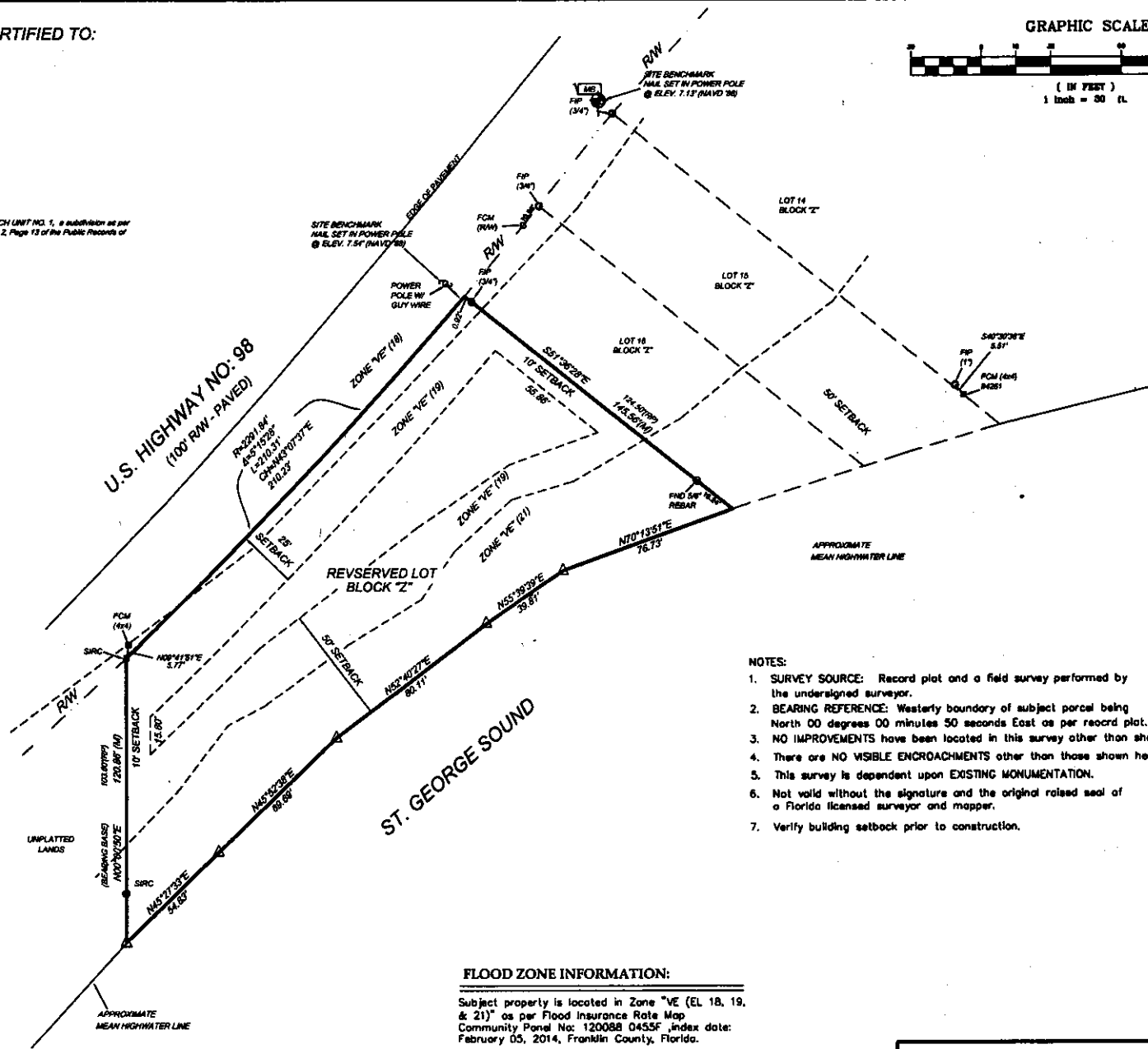


**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
TRIPPLETAIL PROPERTIES**



LEGAL DESCRIPTION:
Reserved Lot, Block "Z" of LANARK BEACH UNIT NO. 1, a subdivision as per map or plat thereof as recorded in Plat Book 2, Page 13 of the Public Records of Franklin County, Florida.

- LEGEND**
- FCM FOUND CONCRETE MONUMENT
 - SIRC SET IRON ROD 87180
 - PIRC FOUND IRON ROD & CAP
 - FIP FOUND IRON PIPE
 - R/W RIGHT-OF-WAY
 - M MEASURED
 - RP RECORD PLAT
 - △ POINT NOT SET OR FOUND



- NOTES:**
1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Westery boundary of subject parcel being North 00 degrees 00 minutes 50 seconds East as per record plat.
 3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
 4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
 5. This survey is dependent upon EXISTING MONUMENTATION.
 6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 7. Verify building setback prior to construction.

FLOOD ZONE INFORMATION:
Subject property is located in Zone "VE" (EL 18, 19, & 21)" as per Flood Insurance Rate Map Community Panel No: 120088 0455F index date: February 05, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey made or caused the standards for practice for base surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 12-12.004/000).

The undersigned surveyor has not been provided a current title condition or abstract of matters affecting title or ownership to the subject property. It is possible there are records, unrecorded plans, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4281

THURMAN RODDENBERRY & ASSOCIATES, INC.
Professional Surveyors & Mappers
LB NO 7180

P.O. Box 100 • 120 Shalton Street • Sefford, FL 32386-0100 • (850) 962-2538

DATE: 08/16/19	DRAWN BY: TR	PLR: 001 pg 23	COUNTY: Franklin
FILE: 041028.DWG	DATE OF LAST FIELD WORK: 08/12/19	JOB NUMBER: 04-1028	