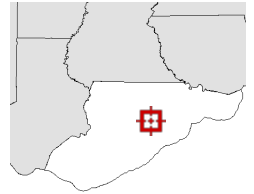




Overview



Legend

-  Parcels
-  Roads
-  City Labels

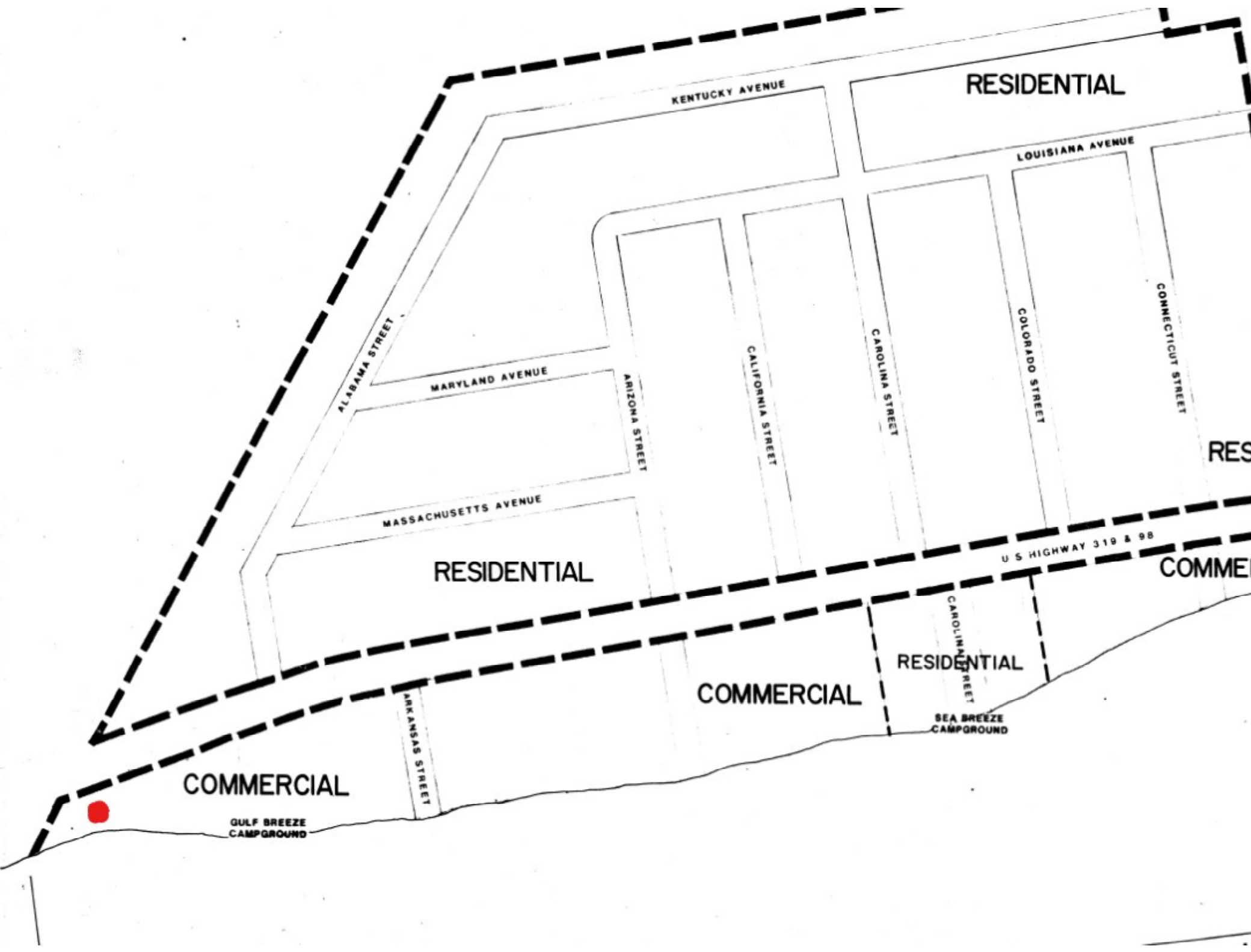
| | | | | | |
|------------------------------|---------------------------|---------------------|----------------------|----------------------|------------------------------|
| Parcel ID | 14-07S-04W-3131-000Z-0170 | Alternate ID | 04W07S143131000Z0170 | Owner Address | TEAM GOLSON MOTORSPORTS, INC |
| 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 



RESIDENTIAL

KENTUCKY AVENUE

LOUISIANA AVENUE

ALABAMA STREET

MARYLAND AVENUE

ARIZONA STREET

CALIFORNIA STREET

CAROLINA STREET

COLORADO STREET

CONNECTICUT STREET

MASSACHUSETTS AVENUE

RESIDENTIAL

RES

U S HIGHWAY 310 & 98

COMMER

RESIDENTIAL

COMMERCIAL

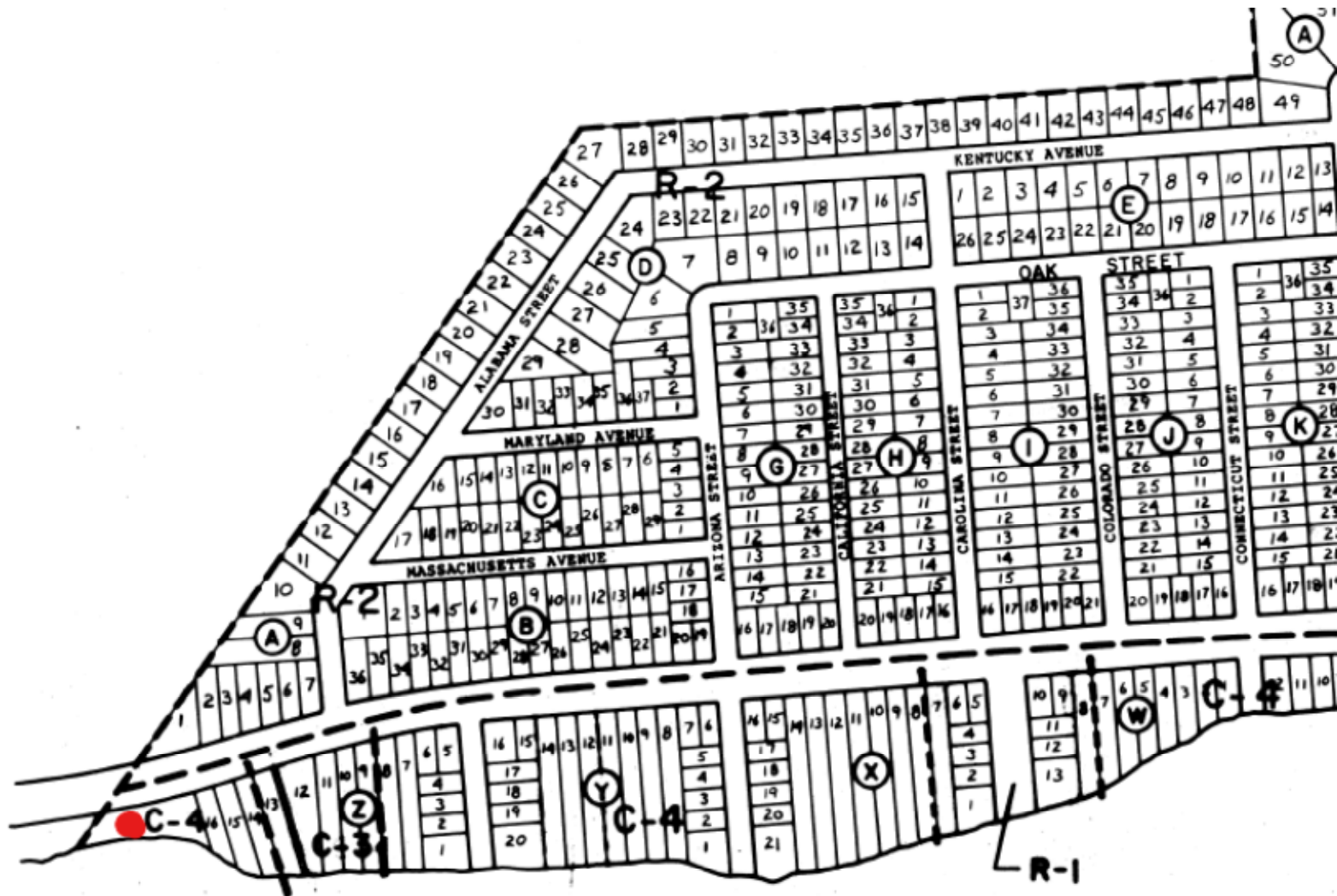
SEA BREEZE
CAMPGROUND

COMMERCIAL

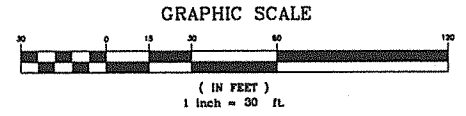
ARKANSAS STREET

GULF BREEZE
CAMPGROUND



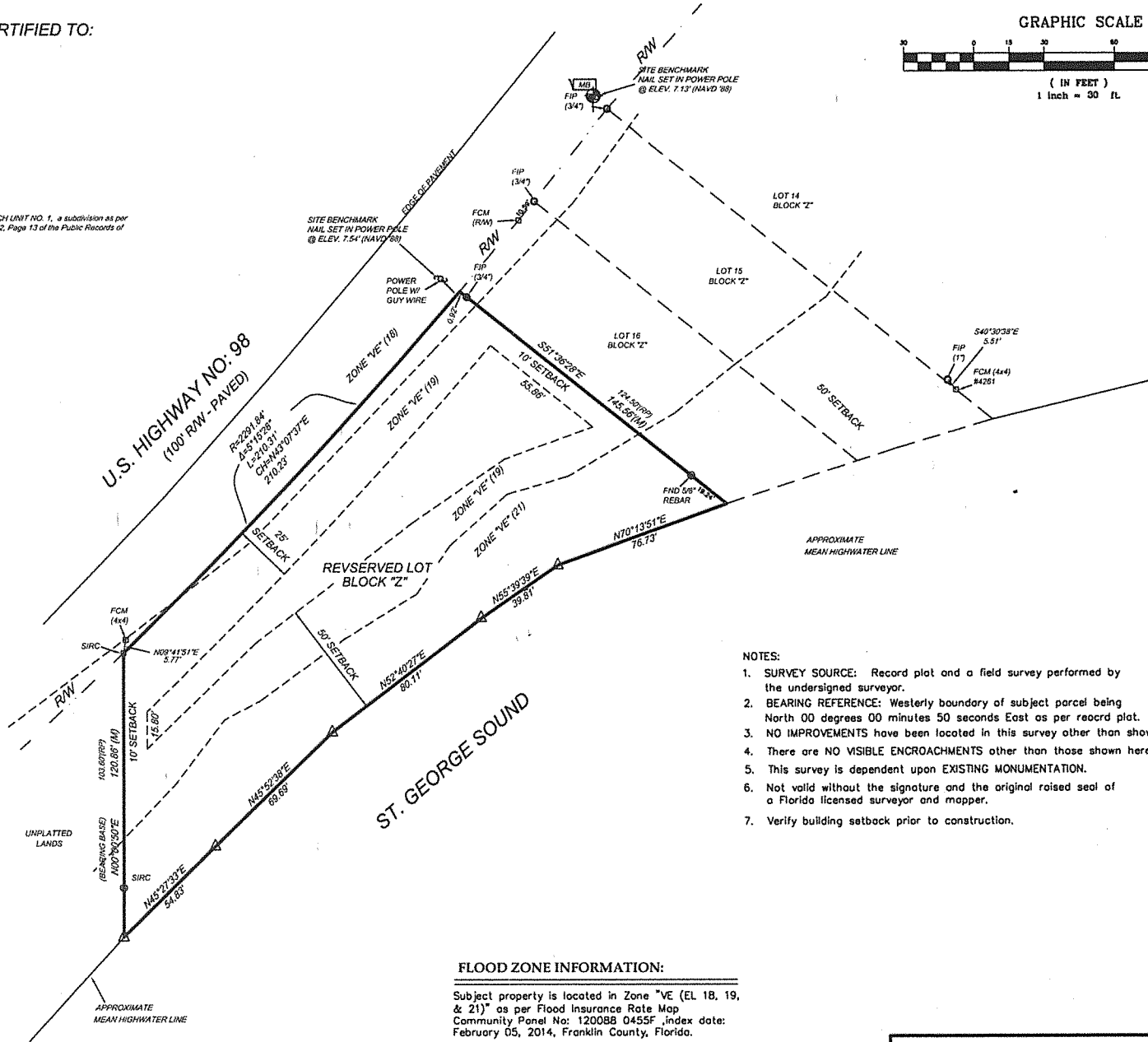


PLAT OF BOUNDARY SURVEY CERTIFIED TO:
TRIPPLETAIL PROPERTIES



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 5/8" RE-ROD 87160
 - FIRC FOUND IRON ROD & CAP
 - FIP FOUND IRON PIPE
 - RW 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: Westerly 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 marks or locate the monuments for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.P.A.C. 53-17.0517.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, assessments 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 7160

P.O. Box 100 • 125 Sheldon Street • Sebring, FL 32358-0100 • (850) 962-2538

| | | | |
|------------------|-----------------------------------|---------------------|------------------|
| DATE: 08/16/19 | DRAWN BY: TR | N.B.601 pg 23 | COUNTY: Franklin |
| FILE: 041026.DWG | DATE OF LAST FIELD WORK: 08/12/19 | JOB NUMBER: 04-1026 | |

PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

P. O. BOX 385, APALACHICOLA FLORIDA 32329-0385 (850) 653-8899 FAX (850) 653-9656 garlick@garlickenv.com

LB No. 7415

APPLICANT/CLIENT: Tripletail Properties c/o Paul Williams

JOB: 20-020

WATERBODY/CLASS: St George Sound / Class II / OFW

DEP:

PURPOSE: Development Feasibility Assessment

COE:

PROJECT LOCATION / USGS: Lanark / Franklin County

OTHER:

LATITUDE:

DATE: February 20, 2020

LONGITUDE:

SHEET: 1/3

SECTION: 14 TWSHP: 7 South RNG: 4 West



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PURPOSE: Development Feasibility Assessment

PROJECT LOCATION / USGS: Lanark / Franklin County

LATITUDE:

LONGITUDE:

SECTION: 14 TOWNSHIP: 7 South

RANGE: 4 West

JOB: 20-020

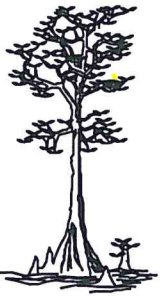
DEP:

COE:

OTHER:

DATE: February 20, 2020

SHEET: 2/3



PREPARED BY: GARLICK ENVIRONMENTAL ASSOCIATES, INC.

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JOB: 20-020

WATERBODY/CLASS: St George Sound / Class II / OFW

DEP:

PURPOSE: Development Feasibility Assessment

COE:

PROJECT LOCATION / USGS: Lanark / Franklin County

OTHER:

LATITUDE:

DATE: February 20, 2020

LONGITUDE:

SHEET: 3/3

SECTION: 14 TWSHP: 7 South

RNG: 4 West

