

NOVEMBER 5, 2024
AVIGATION EASEMENT #3
PARCEL NO. 23-34-24-0000-07530-0000
OWNER: J.R. PAUL JR. FAMILY LIMITED PARTNERSHIP
CITY OF WAUCHULA, HARDEE COUNTY, FLORIDA

SURFACE AND OVERHEAD AVIGATION EASEMENT EXHIBIT "A"

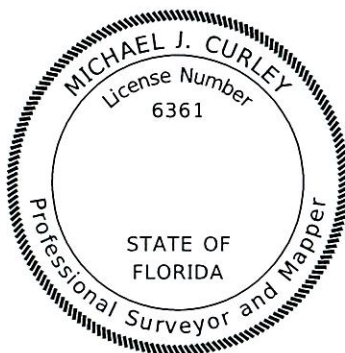
That portion of the lands described in Official Records Book 716, Page 1337 of the Public Records of Hardee County, Florida, lying in the northeast 1/4 of the southeast 1/4 of Section 23, Township 34 South, Range 24 East, Hardee County, Florida, being more particularly described as follows:

COMMENCE at the southwest corner of the southeast 1/4 of said Section 23, as marked by a 4"x4" concrete monument with a 5/8" iron rod described in Certified Corner Records 63659; thence along the south line of the southwest 1/4 of the southeast 1/4, South 89°56'38" East, a distance of 663.45 feet to the southwest corner of the east 1/2 of the southwest 1/4 of the southeast 1/4 of said Section 23, marked by a 3"x3" sandstone monument; thence continue along said south line, South 89°56'38" East, a distance of 663.45 feet to the southwest corner of the southeast 1/4 of the southeast 1/4 of said Section 23; thence along the west line of the southeast 1/4 of the southeast 1/4 of said Section 23, North 00°12'38" West, a distance of 1328.31 feet, to the southwest corner of the northeast 1/4 of the southeast 1/4 of said Section 23, also being the southwest corner of Parcel III of those lands described in Official Records Book 716, Page 1337, and the POINT OF BEGINNING; thence continue along the west line of the northeast 1/4 of the southeast 1/4 of aforesaid Section 23, also being the west line of said Parcel III, North 00°12'38" West, a distance of 453.00 feet; thence departing said west line, South 05°43'51" East, a distance of 455.23 feet to a point on the south line of the northeast 1/4 of the southeast 1/4 of said Section 23, also being the south line of said Parcel III; thence along said south line, South 89°56'55" West, a distance of 43.79 feet, to the POINT OF BEGINNING.

Containing 9,919 square feet, or 0.228 acres, more or less

SURVEYOR'S NOTES:

- Bearings shown on this map are based on the west line of the east 1/2 of the southwest 1/4 of the southeast 1/4 of Section 23, Township 34 South, Range 24 East, having a bearing of S00°14'46"E as measured on the Florida State Plane Coordinate System, West Zone.
- Units are in U.S. Survey feet.



This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

NOT A SURVEY
THIS SHEET NOT VALID WITHOUT ALL SHEETS

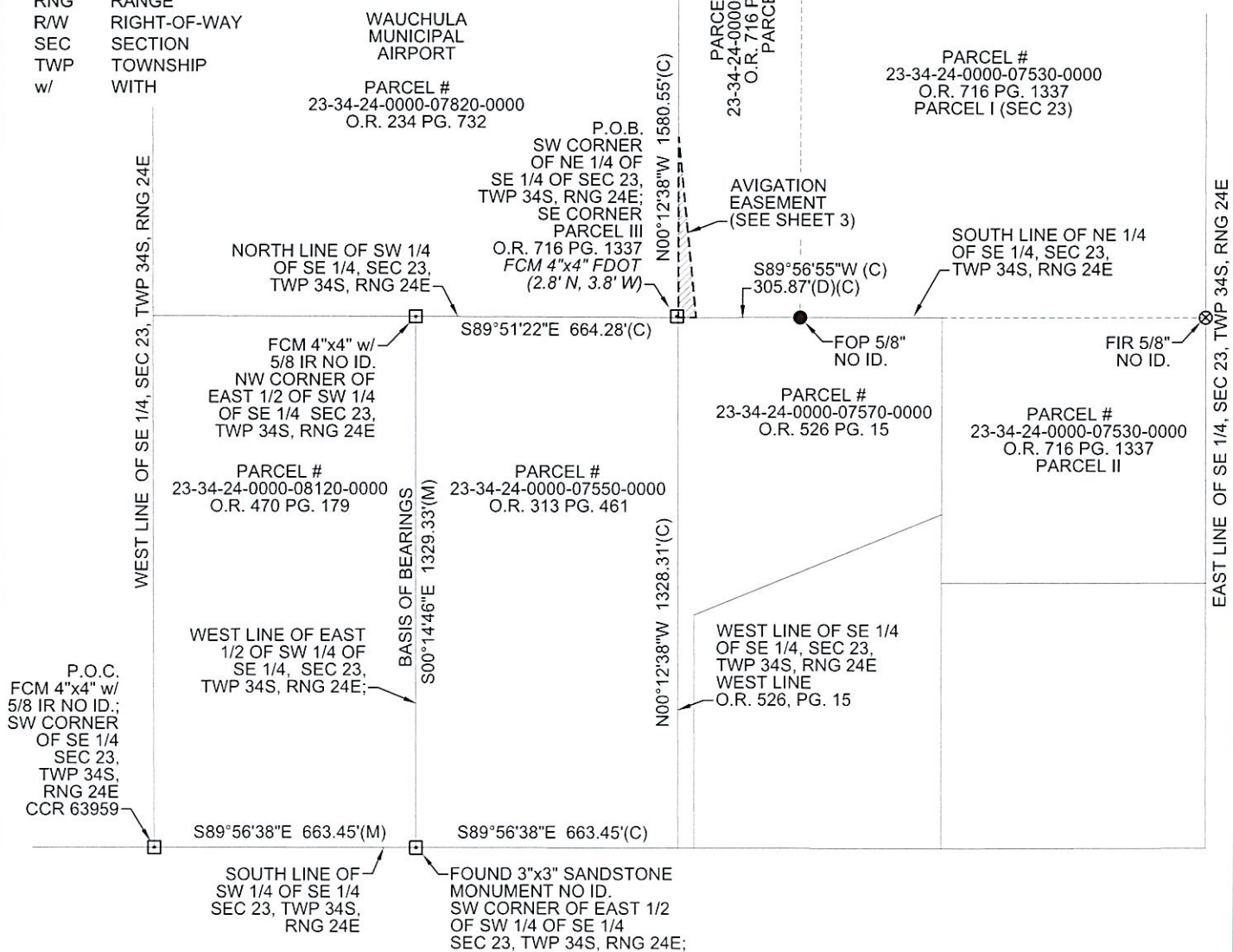
PREPARED FOR: Avcon, Inc. 5555 E. Michigan Street Suite 200 Orlando, FL 32822		Wauchula Municipal Airport Avigation Easement Sketch and Legal #3 SECTION 23, TOWNSHIP 34 S., RANGE 24 E.		<table border="1"><thead><tr><th>REVISED</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		REVISED	BY	DATE	DESCRIPTION												
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CREW CHIEF	N/A	DATE		 George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM BUSINESS ENTITY: LB21 CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING ECOLOGY / GIS / PLANNING / SURVEYING ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA																	
DRAWN	DE	11/04/24																			
CHECKED	MC	11/05/24	Michael J. Curley PSM LS 6361																		
FIELD BOOK	N/A																				
FIELD DATE	N/A			JOB NO. 16022104SU SHEET NO. 1 OF 3																	

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(C)	CALCULATED	
(D)	PER DEED	
FCM	FOUND CONCRETE MONUMENT	
FIR	FOUND IRON ROD	
FOP	FOUND OPEN PIPE	
ID.	IDENTIFICATION	
LS	LICENSED SURVEYOR	
(M)	MEASURED	
O.R.	OFFICIAL RECORDS BOOK	
PG	PAGE	
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
PRM	PERMANENT REFERENCE MARKER	
PSM	PROFESSIONAL SURVEYOR AND MAPPER	
RNG	RANGE	
R/W	RIGHT-OF-WAY	WAUQUETTA
SEC	SECTION	MUNICIPALITY
TWP	TOWNSHIP	AIRPORT
w/	WITH	PARCELS



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SECTION 23 TOWNSHIP 34 S. RANGE 24 E.

REVISED	BY	DATE	DESCRIPTION

DATE _____

299 DR. MARTIN LUTHER KING JR. STREET. N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM
BUSINESS ENTITY LB21
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING
ECOLOGICAL / GIS / PLANNING / SURVEYING
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2 OF 3

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DETAIL "A"
SCALE: 1" = 10'

FCM 4"x4" FDOT
(2.8' N, 3.8' W)

PARCEL #
23-34-24-0000-07530-0000
O.R. 716 PG. 1337
PARCEL III

P.O.B.
SW CORNER
OF NE 1/4 OF
SE 1/4 OF SEC 23,
TWP 34S, RNG 24E;
NW CORNER
O.R. 526 PG. 15

EXHIBIT "A"

FIR 1/2"
PLS 3945

WEST LINE OF NE 1/4
OF SE 1/4, SEC 23,
TWP 34S, RNG 24E;
WEST LINE OF PARCEL III
O.R. 716, PG. 1337

WAUCHULA
MUNICIPAL
AIRPORT

PARCEL #
23-34-24-0000-07820-0000
O.R. 234 PG. 732

PARCEL #
23-34-24-0000-07530-0000
O.R. 716 PG. 1337
PARCEL III

PARCEL #
23-34-24-0000-07530-0000
O.R. 716 PG. 1337
PARCEL I (SEC 23)

AVIGATION
EASEMENT

NW CORNER OF SE 1/4 OF SE 1/4
OF SEC 23, TWP 34S, RNG 24E;
NW CORNER O.R. 526 PG. 15
FCM 4"x4" FDOT (2.8' N, 3.8' W)
SEE DETAIL "A"

NORTH LINE OF SW 1/4
OF SE 1/4, SEC 23,
TWP 34S, RNG 24E

S89°51'22"E 664.28'(C)

S05°43'51"E
455.23'

N00°12'38"W
453.00'

SOUTH LINE OF NE 1/4
OF SE 1/4, SEC 23,
TWP 34S, RNG 24E;
SOUTH LINE
O.R. 716, PG. 1337

FOP 5/8"
NO ID.

S89°56'55"W (C)
305.87'(D)(C)

LINE TABLE	BEARING	DISTANCE
L1	S89°56'55"W	43.79'

WEST LINE OF SE 1/4
OF SE 1/4, SEC 23,
TWP 34S, RNG 24E

PARCEL #
23-34-24-0000-07550-0000
O.R. 313 PG. 461

PARCEL #
23-34-24-0000-07570-0000
O.R. 526 PG. 15

N00°12'38"W 1328.31'(C)

PARCEL #
23-34-24-0000-08120-0000
O.R. 470 PG. 179

PARCEL #
23-34-24-0000-07550-0000
O.R. 313 PG. 461

S89°56'38"E 663.45'(M)

S89°56'38"E 663.45'(M)

SOUTH LINE OF
SW 1/4 OF SE 1/4
SEC 23, TWP 34S,
RNG 24E

FOUND 3"x3" SANDSTONE
MONUMENT NO ID.
SW CORNER OF EAST 1/2
OF SW 1/4 OF SE 1/4
SEC 23, TWP 34S, RNG 24E

SW CORNER OF
OF SE 1/4 OF SE 1/4
SEC 23, TWP 34S, RNG 24E;
SW CORNER

P.O.C.
FCM 4"x4" w/
5/8 IR NO ID.;
SW CORNER
OF SE 1/4 SEC 23,
TWP 34S, RNG 24E
CCR 63959

NOT A SURVEY

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PREPARED FOR:

Avcon, Inc.
5555 E. Michigan Street Suite 200
Orlando, FL 32822

Wauchula Municipal Airport
Avigation Easement Sketch and Legal #3

SECTION 23, TOWNSHIP 34 S., RANGE 24 E.

BY	DATE	DESCRIPTION

INITIALS	DATE
CREW CHIEF	N/A
DRAWN	DE 11/04/24
CHECKED	MC 11/05/24
FIELD BOOK	N/A
FIELD DATE	N/A

Michael J. Curley PSM LS 6361

DATE



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