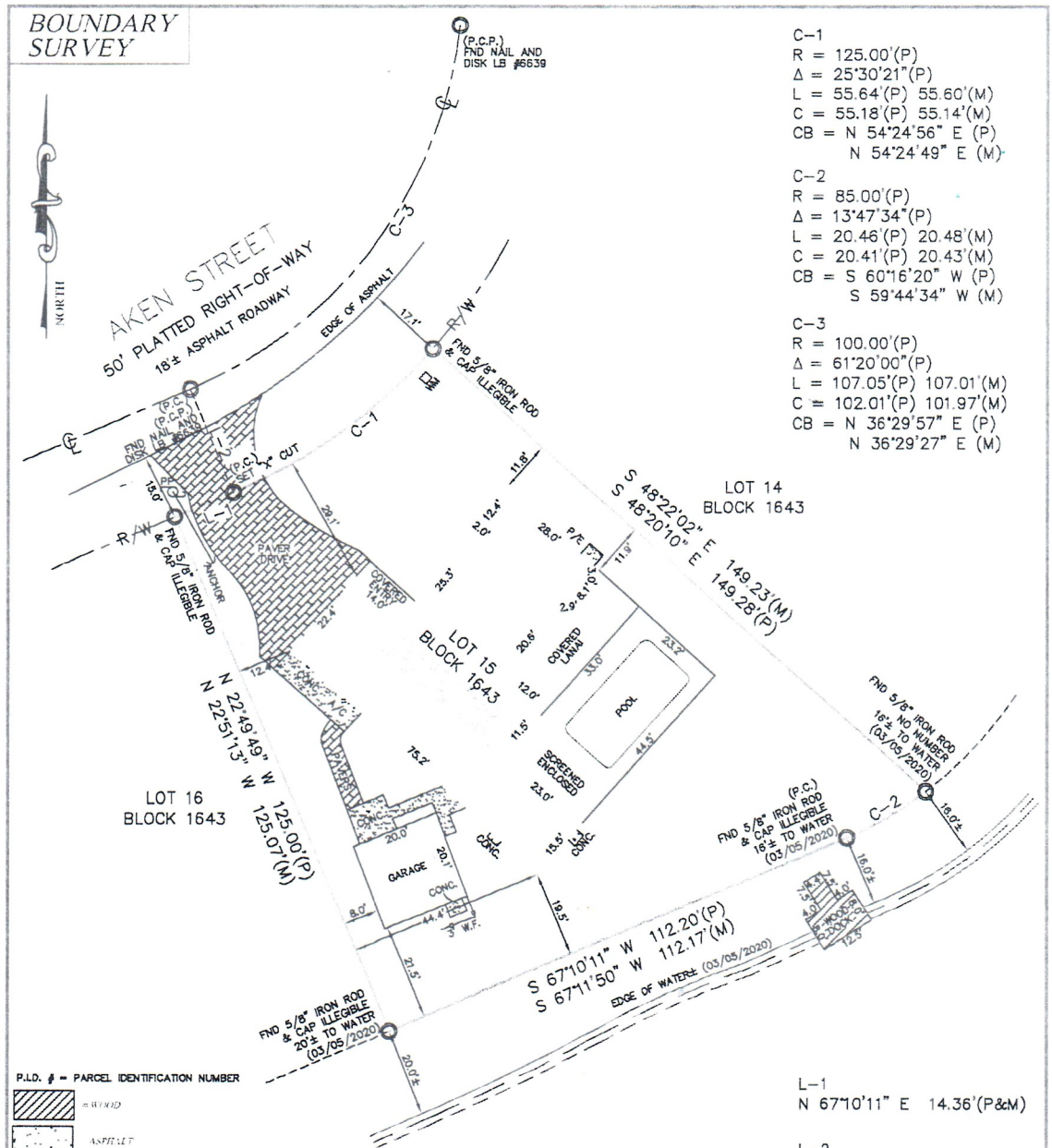
BOUNDARY SURVEY



C-1
R = 125.00'(P)
Δ = 25°30'21"(P)
L = 55.64'(P) 55.60'(M)
C = 55.18'(P) 55.14'(M)
CB = N 54°24'56" E (P)
N 54°24'49" E (M)

C-2
R = 85.00'(P)
Δ = 13°47'34"(P)
L = 20.46'(P) 20.48'(M)
C = 20.41'(P) 20.43'(M)
CB = S 60°16'20" W (P)
S 59°44'34" W (M)

C-3
R = 100.00'(P)
Δ = 61°20'00"(P)
L = 107.05'(P) 107.01'(M)
C = 102.01'(P) 101.97'(M)
CB = N 36°29'57" E (P)
N 36°29'27" E (M)

L-1
N 67°10'11" E 14.36'(P&M)

L-2
S 22°49'49" E 25.00'(P)
S 22°44'34" E 24.91'(M)

P.I.D. # = PARCEL IDENTIFICATION NUMBER

= WOOD

= ASPHALT

= BRICK PAVER TILE

= CONCRETE

PROPERTY ADDRESS: 1450 AKEN STREET - PORT CHARLOTTE, FLORIDA 33952

LEGEND

P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
(P)	= PLAT
(M)	= MEASURED
P.I.	= POINT OF INTERSECTION
℄	= CENTER LINE
N.A.D.	= NAIL AND DISK
R/W	= RIGHT OF WAY
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
(D)	= DESCRIPTION
R	= RADIUS
L	= ARC LENGTH
Δ	= CENTRAL ANGLE
C	= CHORD
C.B.	= CHORD BEARING
D.U.E.	= DRAINAGE/UTILITY EASEMENT
CONC.	= CONCRETE
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
W.M.	= WATER METER
P.R.M.	= PERMANENT REFERENCE MONUMENT
O.H.L.	= OVERHEAD UTILITY LINE
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
B.S.L.	= BUILDING SETBACK LINE
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PP	= POWER POLE
P/E	= POOL EQUIPMENT

GRAPHIC SCALE: 1" = 30'
0' 15' 30' 60'

LEGAL DESCRIPTION: LOT 15, BLOCK 1643, OF PORT CHARLOTTE SUBDIVISION SECTION TWELVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

CERTIFIED TO:
MICHELLE ANN HINES-PETERMAN AND LAYNE BRADFORD PETERMAN
PETER J. PIKE, ESQ.
THE MORTGAGE FIRM, INC.
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CLIENT NO:	N/A
JOB NO:	39394
FIELD DATE:	03/05/20
APPROVED BY:	AS
CHECKED BY:	TSS
DRAWN BY:	SMT
DRAWN DATE:	03/05/20

I hereby certify that the survey of the hereon described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, Pursuant to Chapter 472.027, Florida Statutes.

STATE OF FLORIDA

CERTIFIED BY: ANDREW SUMNER, PSM No. 5639 DATE: 03/05/2020

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONES X & X500, AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.I.R.M. MAP NUMBER 12015C0384F, DATED 05/05/2009.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S NOTES
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LEGAL DESCRIPTION PROVIDED BY OTHERS.
UNLESS SHOWN AND NOTED OTHERWISE, THERE ARE NO VISIBLE ENCROACHMENTS AND/OR SUBSURFACE CONFLICTS WITHIN THE LIMITS OF THIS SURVEY.
BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AKEN STREET, HAVING A NORTHWESTERLY BEARING AS SHOWN.
THE PURPOSE OF THIS SURVEY IS FOR TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
FENCE OWNERSHIP NOT DETERMINED.
THE LANDS SHOWN HEREON WERE SURVEYED FOR LEGAL ACCESS ONLY. THERE MAY BE OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470078, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5453 (Fax); LB #7564

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION