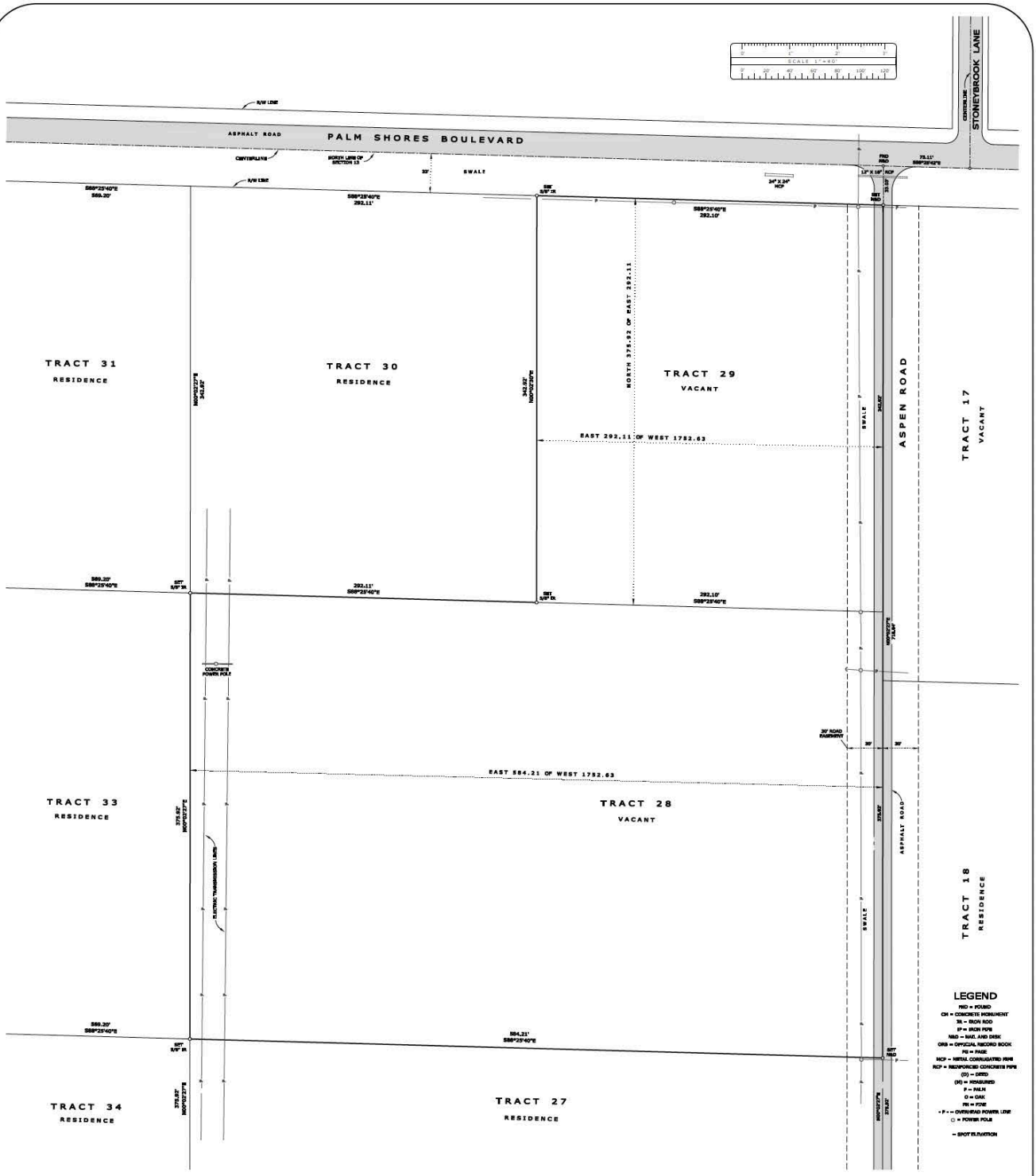
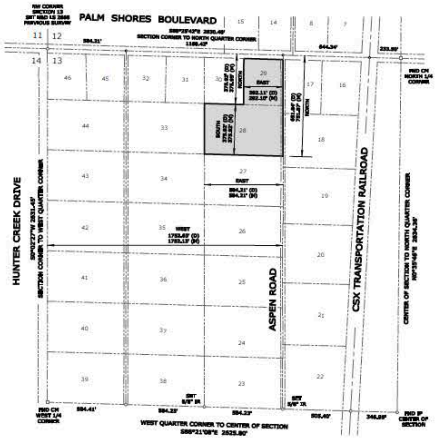


LEGEND

FND = FOUND
CM = CONCRETE MONUMENT
IR = IRON ROD
IP = IRON PIPE
NAIL = NAIL AND DISK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
RCP = REINFORCED CONCRETE PIPE
(D) = DEED
(M) = MEASURED
P = PALM
O = OAK
PK = PINE
- P - = OVERHEAD POWER LINE
○ = POWER POLE
+ = SPOT ELEVATION



LOCATION SKETCH

SECTION 13, TOWNSHIP 40 SOUTH, RANGE 23 EAST
PUNTA GORDA RANCHES 1ST LAYOUT PLAN
NOT TO SCALE

A SURVEY OF

COPIED FROM ORB 414 , PAGE 12

TRACT 28 AND 29 OF UNRECORDED PLAT OF PUNTA GORDA RANCHES, INC., TRACT 28- THE EAST 884.21 FT. OF THE WEST 1753.63 FT. OF THE SOUTH 375.92 FT. OF THE NORTH 681.84 FT. OF SEC. 13, TWP. 40S, RGE 23E, CHARLOTTE COUNTY, FLORIDA. SUBJECT TO AN EASEMENT ACROSS THE EAST 30 FT. FOR ROAD. CONTAINING 5.54 ACRES.

TRACT 29 - THE EAST 292.11 FT. OF THE WEST 1752.63 FT. OF THE NORTH 375.92 FT. OF SEC.13, TWP. 40S, RGE 23E, CHARLOTTE COUNTY, FLORIDA LESS THE NORTH 33.0 FT. FOR ½ OF 66 FT. DEDICTED ROAD. SUBJECT TO AN EASEMENT ACROSS THE EAST 30 FT. FOR ROAD. CONTAINING 2.30 ACRES.

SURVEYOR'S NOTES

1. SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL.
2. MEASUREMENTS ARE IN FEET, ON A HORIZONTAL PLANE, PER U.S. STANDARDS, WITH RELATIVE DISTANCE ACCURACY GREATER THAN 1 FOOT IN 10,000 FEET.
3. BEARINGS BASED ON ASTRONOMICAL NORTH BY GLOBAL POSITION SATELLITE MEASUREMENTS.
4. THIS SURVEYOR WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO CONDITION OF TITLE. ALL EASEMENTS, RIGHTS OF WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND SIMILAR MATTERS SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
5. UNDERGROUND & OVERHEAD UTILITIES IMPROVEMENTS, FOUNDATIONS, IRRIGATION SYSTEMS, UTILITY LINES, WERE NOT LOCATED.
6. PROPERTY CONTAINS 318,670 SQUARE FEET OR 7.34 ACRES.
7. DATE BOUNDARY SURVEY COMPLETED IN FIELD - OCTOBER 9, 2025.



FLOOD DATA

FIRM DATE: 12/15/2022
COMMUNITY NUMBER: 120061
PANEL: 0086G
FIRM: 12015C
FLOOD ZONE: X
NO BASE FLOOD ELEVATION

COUNTY DATA

PARCEL ID: 402313130002
MAP NUMBER: 5413X
SECTION: 13-40-23
ZONING CODE: RE1
SHORT LEGAL: ZZZ 134023 P4-1
ADDRESS: 3021 ASPEN RD

ROBERT O. SOUTH
Digitally signed by ROBERT O. SOUTH
Date: 2025.10.13 09:22:00 -04'00'

SOUTH SURVEY INC. LB 8514

ROBERT ORREN SOUTH, FLORIDA LAND SURVEYOR 3668
SEAN MITCHELL, HAWKS FLORIDA LAND SURVEYOR 7408
5500 SABAL PALM LANE, PUNTA GORDA, FLORIDA 33982
EMAIL: PUNTAGORDABOY@HOTMAIL.COM
PHONE: 941-639-4123 - WEB PAGE: LS3668.COM



SOUTH SURVEY STATE OF FLORIDA

BOUNDARY SURVEY

PUNTA GORDA RANCHES UNRECORDED SUBDIVISION
SECTION 13, TOWNSHIP 40 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA.

Z:\Company Files\Land Projects KZ\SOUTH SURVEY INC 2025\ZZZ 134023 P4-1 ASPEN RD 2031\dwg\ASPEN RD 2031 01 SKETCH.dwg 10/13/2025 8:47:58 AM EDT