

RECEIVED
SEP 15 1992
CHARLOTTE COUNTY
PLANNING DEPT.

R E S O L U T I O N
NUMBER 92- 170-A

A RESOLUTION AMENDING RESOLUTION 88-83 ADOPTING THE MURDOCK CENTER INCREMENT I DEVELOPMENT ORDER AS AMENDED BY RESOLUTIONS 89-143, 89-368 AND 92-147; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

1. On June 14, 1988, the Board of County Commissioners of Charlotte County, Florida, passed and approved Resolution 88-83, constituting the development order for a development of regional impact known as Murdock Center Increment I.

2. The development order was amended by Charlotte County by Resolution 89-143 on July 11, 1989, Resolution 89-368 on December 20, 1990, and Resolution 92-147 on July 14, 1992.

3. Atlantic Gulf Communities Corporation (AGC) has requested that an additional amendment to the development order be considered by the Board of County Commissioners of Charlotte County.

4. The Board of County Commissioners of Charlotte County has reviewed the requested amendment, and finds that pursuant to Section 380.06(19), Florida Statutes, it does not constitute a substantial deviation.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that Resolution 88-83 be further amended as follows:

MINUTES

75 ★

Barbara T. Scott, Clerk of the Circuit Court - Charlotte County
File Number: 185887 OR BOOK 1234 PAGE 1582
Recorded: 09-02-92 03:30 P.M.
Recording \$ 27.50
Record Verified: JOY BILBREV, D.C.

5. The Increment I Conceptual Master Development Plan ("Map H") contained in Resolution 88-83, as revised by Resolutions 89-143, 89-368 and 92-147 is hereby deleted in its entirety, and is replaced with the attached revised "Map H", attached hereto as Exhibit A.

6. The revised "Map H" reflects the following changes:

a. 32-acre Multifamily tract (MF-15) with 510 units to Community Park.

b. 5-acre Multifamily tract (MF-20) with 100 units to Commercial (CZ-1).

c. 18 acres of Community Park (CP) to MF-12.

d. 3 acres of Government (G) and 15 acres of CP to CZ-1. In addition, 6.5 acres of the Crestview Waterway which was identified as Community Park, are now included as part of Open Space/Waterways (WW).

e. 6-acre Multifamily tract (MF-20) with 120 units and 4 acres of WW to Light Industrial (LI).

7. The 10 acre "Light Industrial" parcel of land, (change e. described above) is subject to Condition I. 4. of Exhibit 3 of the Murdock Center DRI Increment I Development Order, Resolution 88-83, concerning the preservation of the Palm Hammock on site.

8. The Increment I Master Phasing Plan "Map H-2" contained in Resolution 88-83 as revised by Resolutions 89-368 and 92-147, is hereby deleted in its entirety, and is replaced with the attached revised "Map H-2" attached as Exhibit B.

9. Table 12-12-i contained within the Application for Incremental Development Approval, as incorporated by reference within Resolution 88-83, as revised by Resolutions 89-368 and 92-147, is hereby deleted in its entirety, and is replaced with the revised Table 12-12-i, attached as Exhibit C.

10. Section J.2 of Exhibit 3 of Resolution 88-83 as revised by Resolution 89-368 is hereby deleted in its entirety.

11. Exhibit 6 of Resolution 88-83 as revised by Resolution 89-368 is hereby deleted in its entirety and replaced with the attached Exhibit D.

12. Section J.7 of Exhibit 3 of Resolution 88-83 as revised by Resolution 89-368 is hereby deleted and replaced with the following:

a. "The applicant's proportional share of specific improvement costs shown in the attached Exhibit D (previously referred to as Exhibit 6 in Resolution 88-83 and 89-368), was calculated consistent with the methodology outline in the Murdock Center Traffic Report, dated February, 1987. Based on this procedure, the applicant's revised Increment I proportionate share is identified as \$2,720,756.00."

13. Section J.13 of Exhibit 3 of Resolution 88-83 as revised by Resolution 89-368 is hereby deleted and replaced with the following:

a. "The estimated costs of the "pipeline" contribution and previous case contribution is \$2,261,339.00. The difference between the applicant's revised Increment I

proportionate share and previous pipeline and cash contributions is \$459,417.00, the new amount owed to the County."

b. "The estimated cost of right-of-way acquisition for Quesada Boulevard shown in the attached Exhibit E, was calculated by costs determined by the impact fee ordinance, for right-of-way contemplated for Quesada Boulevard in the Murdock Center Road right-of-way Master Plan shown in the attached Exhibit F, for 9.789 acres of right-of-way shown in the attached Exhibit G Legal Description and Sketch. Based on this calculation \$326,532.00 of the applicant's (AGC) obligation will be met by deeding referenced right-of-way to the County" (See attached Exhibit E).

c. "AGC has \$257,875.00 worth of road impact fee credits that they were granted a few years ago, and which remain outstanding. AGC shall release \$132,885.00 worth of the impact fee credits to fulfill the balance of this proportionate share obligation. The Building Department shall amend their books to reflect \$124,990.00 worth of impact fee credits due AGC."

14. Exhibit 7 of Resolution 88-83 is hereby deleted in its entirety.

15. Section 4.2.F.2 of Resolution 88-83 is hereby deleted in its entirety.

16. Section 4.2.F.3 of Resolution 88-83 is hereby deleted in its entirety.

17. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the development order.

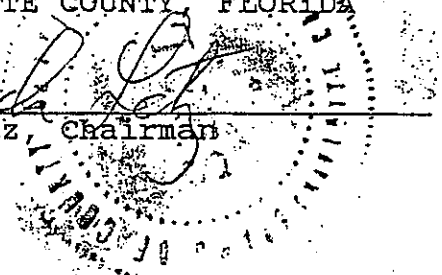
18. All other terms and conditions of the development order, not affected by this resolution shall remain unchanged and in full force and effect.

19. This resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of August, 1992.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By *Jack Lotz*
Jack Lotz, Chairman



ATTEST:
Barbara T. Scott, Clerk of
Circuit Court and Ex-officio
Clerk to the Board of County
Commissioners

By *Barbara T. Scott*
Deputy Clerk

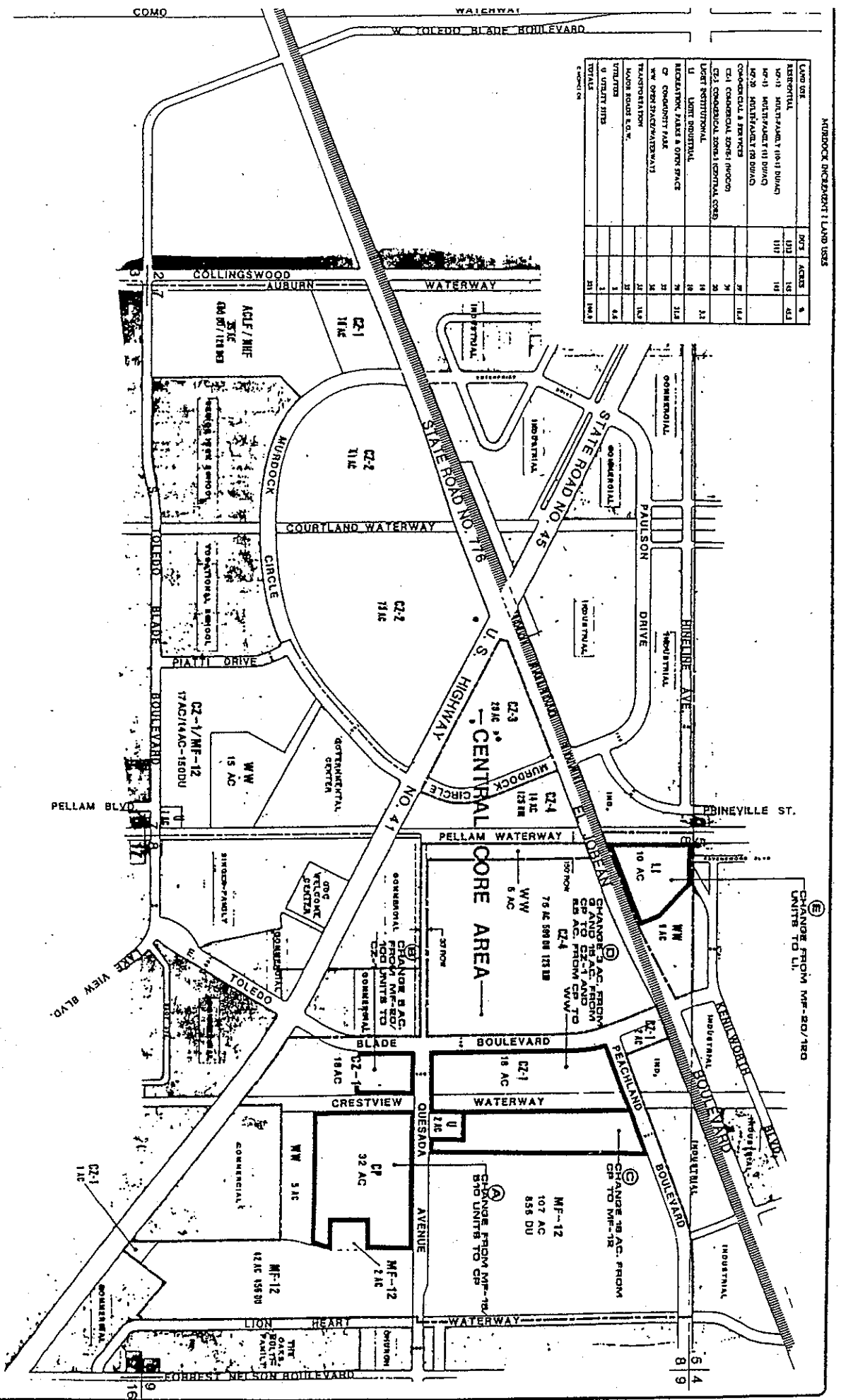
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Beth A. Sullivan
Beth A. Sullivan
Assistant County Attorney

ec:res\murdock.3/080792

MURDOCK INCREMENT I LAND USES

LAND USE	DIST	ACRES	%
RESIDENTIAL	U13	16	4.3
U-1) MULTI-FAMILY (10-11 DWG)	U13	16	4.3
U-2) MULTI-FAMILY (11 DWG)	U13	16	4.3
U-3) MULTI-FAMILY (12 DWG)	U13	16	4.3
COMMERCIAL & SERVICES	C1	21	5.4
C-1) COMMERCIAL ZONE/1 (GENERAL COMM)	C1	21	5.4
INDUSTRIAL	I1	14	3.7
I-1) LIGHT INDUSTRIAL	I1	14	3.7
RECREATION, PARKS & OTHER SPACE	R	22	5.8
R-1) RECREATION	R	22	5.8
TRANSPORTATION	T	21	5.4
T-1) HIGHWAY	T	21	5.4
UTILITIES	U	1	0.3
U-1) UTILITIES	U	1	0.3
TOTALS		371	100



MURDOCK CENTER

AIDA: INCREMENT I

CONCEPTUAL MASTER DEVELOPMENT PLAN

General Development Corporation
 4400 17th St. N
 Minneapolis, MN 55412
 612-338-1100
 DATE: 11/19/88

1 AIDA BOUNDARY
 2 AIDA BOUNDARY
 3 SUBDIVISION AREA NOT INCLUDED
 4 WITH EXISTING OR DESIGNATED LAND USE
 5 WELL LOCATIONS
 6 CHANGES TO MAP H

7 ROAD NETWORK INDICATES FUTURE
 8 CONDITION, COMMENT, STATUS MAY BE
 9 PLANNED OR UNPLANNED, CONSTRUCTION
 10 ON PLANS
 11 SEE AIDA TABLE 12-1-1

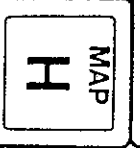


EXHIBIT A (continued)

MURDOCK INCREMENT I LAND USES

LAND USE	DU'S	ACRES	%
RESIDENTIAL	1312	145	45.2
MF-12 MULTI-FAMILY (10-12 DU/AC)	1312	145	
MF-15 MULTI-FAMILY (15 DU/AC)			
MF-20 MULTI-FAMILY (20 DU/AC)			
COMMERCIAL & SERVICES		59	18.4
CZ-1 COMMERCIAL ZONE-1 (N/GC/O)		39	
CZ-3 COMMERCIAL ZONE-3 (CENTRAL CORE)		20	
LIGHT INSTITUTIONAL		10	3.1
LI LIGHT INDUSTRIAL		10	
RECREATION, PARKS & OPEN SPACE		70	21.8
CP COMMUNITY PARK		32	
WW OPEN SPACE/WATERWAYS		38	
TRANSPORTATION		35	10.9
MAJOR ROADS R.O.W.		35	
UTILITIES		2	0.6
U UTILITY SITES		2	
TOTALS		321	100.0

TABLE 12-12-1
PROPOSED

MURDOCK INCREMENT I LAND USES AND PHASING

LAND USE	PHASE I		PHASE II		PHASE III		TOTAL	
	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU
RESIDENTIAL								
MF-12	44	456	66	576	35	280	145	1,312
MF-15	0	0	0	0	0	0	0	0
MF-20	0	0	0	0	0	0	0	0
SUB-TOTAL	44	456	66	576	35	280	145	1,312
COMMERCIAL								
CZ-1	12	0	27	0	0	0	39	0
RETAIL	0	108,000	0	219,000	0	0	0	327,000
OFFICE	0	0	0	0	0	0	0	0
CZ-3	20	0	0	0	0	0	20	0
RETAIL	0	200,000	0	0	0	0	0	200,000
OFFICE	0	0	0	0	0	0	0	0
SUB-TOTALS								
ACRES	32	0	27	0	0	0	59	0
RETAIL	0	308,000	0	219,000	0	0	0	527,000
OFFICE	0	0	0	0	0	0	0	0
LIGHT INDUSTRIAL	0	0	10	100,000	0	0	10	100,000
OTHERS								
PARK	0	0	32	0	0	0	32	0
OPEN SPACE/WW	16	0	22	0	0	0	38	0
ROAD ROW	33	0	2	0	0	0	35	0
UTILITIES	2	0	0	0	0	0	2	0
TOTAL	127		159		35		321	

TABLE 12-12-1

PROPOSED
MURDOCK INCREMENT I LAND USES AND PHASING

LAND USE	PHASE I		PHASE II		PHASE III		TOTAL	
	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU
RESIDENTIAL								
MF-12	44	456	66	576	35	280	145	1,312
MF-15	0	0	0	0	0	0	0	0
MF-20	0	0	0	0	0	0	0	0
SUB-TOTAL	44	456	66	576	35	280	145	1,312
COMMERCIAL								
CZ-1	12	0	27	0	0	0	39	0
RETAIL	0	108,000	0	219,000	0	0	0	327,000
OFFICE	0	0	0	0	0	0	0	0
CZ-3	20	0	0	0	0	0	20	0
RETAIL	0	200,000	0	0	0	0	0	200,000
OFFICE	0	0	0	0	0	0	0	0
SUB-TOTALS								
ACRES	32	0	27	0	0	0	59	0
RETAIL	0	308,000	0	219,000	0	0	0	527,000
OFFICE	0	0	0	0	0	0	0	0
LIGHT INDUSTRIAL	0	0	10	100,000	0	0	10	100,000
OTHERS								
PARK	0	0	32	0	0	0	32	0
OPEN SPACE/AWW	16	0	22	0	0	0	38	0
ROAD ROW	33	0	2	0	0	0	35	0
UTILITIES	2	0	0	0	0	0	2	0
TOTAL	127		159		35		321	

EXHIBIT D

A	B	C	D	E	F	G	H	I	J	K
HUROCK CENTER INCREMENT	INCREMENT I	PROPORTIONATE SHARE	CALCULATION							
1										
2										
3										
4										
5	ROAD	SEGMENT	ADD'L LANES	NEW LAKE MILES	TOTAL COST	PROJECT TRAFFIC	INC I COST SHARE			
9	US41	CO LINE TO CORNELIUS	0.1	0	\$0	2.32%	\$0			
11	US41	CORNELIUS TO TOL BLD.	2.83	0	\$0	5.13%	\$0			
13	US41	TOL BLD TO ENTERPRISE	0.7	1.4	\$1,147,241	7.02%	\$80,536			
15	US41	ENTERPRISE TO 776	0.42	0	\$0	8.45%	\$0			
17	US41	776 TO HUR CIR	0.34	2	\$1,180,308	10.27%	\$121,218			
19	US41	HUR CIR TO TOL BLD	0.49	2	\$835,565	9.17%	\$76,621			
21	US41	TOL BLD TO FOR NELSON	0.83	2	\$1,360,300	7.72%	\$105,015			
23	US41	FOR NELSON TO HIWAY	0.53	2	\$868,625	5.65%	\$49,077			
25	US41	HIWAY TO OLEAH	1.14	2	\$1,868,364	3.94%	\$73,614			
27	US41	OLEAH TO CONWAY	1	2	\$1,638,916	3.01%	\$49,331			
29	US41	CONWAY TO H-VIEW	1.2	2	\$1,966,699	2.33%	\$45,824			
31	US41	H-VIEW TO KINGS HWY	0.25	2	\$409,729	1.73%	\$7,088			
32	US41	KINGS HWY TO P RIVER	0.75	2	\$1,229,187	1.12%	\$13,767			
35	EL JOBEAN	US41 TO HUR CIR	0.34	4	\$537,008	14.98%	\$80,444			
37	EL JOBEAN	HUR CIR TO TOL BLD	0.5	4	\$1,638,916	25.27%	\$414,154			
39	EL JOBEAN	TOL BLD SANTA HART	0.75	4	\$2,458,374	7.32%	\$179,953			
41	EL JOBEAN	SANTA HART TO ATHATER	0.66	2	\$1,081,685	6.53%	\$70,634			
43	EL JOBEAN	ATHATER TO H-BORO	1.13	2	\$1,851,975	6.22%	\$115,193			
45	RAINTREE	H-BORO TO PRICE	1.32	0	\$0	9.80%	\$0			
47	RAINTREE	PRICE TO CO. LINE	1	0	\$0	1.53%	\$0			

A	B	C	D	E	F	G	H	I	J	K
145 FOR NELSON	US 41 TO	0.75	0	0	\$0	7.80%	\$0			
146	QUESADA									
147 FOR NELSON	QUESADA TO	0.52	0	0	\$0	8.10%	\$0			
148	P-LAND									
149 FOR NELSON	P-LAND TO	0.38	2	0.76	\$622,788	6.55%	\$60,793			
150	EL JOBEAN									
151 THERESA	EL JOBEAN	0.89	0	0	\$0	7.15%	\$0			
152	TO H-BORO									
153 HILLSBORO	TOL BLD TO	1.46	0	0	\$0	1.80%	\$0			
154	PRINEVILLE									
155 HILLSBORO	THERESA TO	0.6	2	1.2	\$983,350	2.04%	\$20,060			
156	ATHATER									
157 PRINEVILLE	MUR CIR TO	0.6	0	0	\$0	16.79%	\$0			
158	H-BORO TO									
159 PRINEVILLE	H-BORO TO	1.23	0	0	\$0	8.14%	\$0			
160	PRICE									
161 KINGS HWY	P-LAND TO	0.2	6	1.2	\$983,350	0.75%	\$7,375			
162	1-75									
163 KINGS HWY	1-75 TO	0.95	6	5.7	\$4,670,911	0.65%	\$30,361			
164	CO LINE									
165					\$70,004,165		\$3,685,928	GROSS SHARE		
166										
167					LESS SITE RELATED		\$146,610			
168							\$3,539,318			
169										
170					LESS GAS TAX & LICENSE		\$965,172			
171					CREDIT (27.27%)					
172							\$2,574,146			
173										
174					PLUS SITE RELATED		\$146,610			
175					REVISED TNC I SHARE		\$2,720,756			
176										
177					"PIPELINE" CONTRIBUTION		\$2,175,997			
178										
179					PREVIOUS CASH CONTRIBUTION		\$85,342			
180										
181					ADDITIONAL AMOUNT OWED		\$459,417			
182					TO COUNTY BY GDC					

A	B	C	D	E	F	G	H	I
1								
2								
3	INCREMENT I PROPORTIONATE SHARE CALCULATION - ROADWAYS USING ACTUAL COSTS							
4								
5								
6	ROADWAY	FROM	TO	ROH COST	CONST. COST	TOTAL COST		
7								
8								
9	US41	SR776	MURDOCK CIRCLE	\$0	\$1,180,308	\$1,180,308		
10								
11								
12	US41	MURDOCK CIRCLE	TOLEDO BLD	\$0	\$835,565	\$835,565		
13								
14								
15	EL JOBEAN	US41	MURDOCK CIRCLE	\$0	\$537,008	\$537,008		
16								
17								
18	SR776	US41	MURDOCK CIRCLE	\$252,768	\$869,749	\$1,122,517		
19								
20								
21	SR776	MURDOCK CIRCLE	COLLINGSWD	\$133,931	\$607,326	\$741,257		
22								
23								
24	MURDOCK CIR	SR776	PIATTI	\$446,783	\$650,454	\$1,097,237		
25								
26	MURDOCK CIR	PIATTI	US41	\$98,074	\$370,408	\$468,482		
27								
28	MURDOCK CIR	US41	EL JOBEAN	\$118,300	\$214,526	\$332,826		
29								
30	TOLEDO BLD	US41	QUESADA	\$712,437	\$497,728	\$1,210,165		
31								
32	TOLEDO BLD	QUESADA	PEACHLAND	\$102,072	\$322,602	\$424,674		
33								
34	TOLEDO BLD	PEACHLAND	EL JOBEAN	\$31,189	\$101,309	\$132,578		
35								
36	PEACHLAND	FOR. NELSON	TOL. BLD.	\$223,990	\$416,764	\$640,754		

A	B	C	D	E	F	G	H	I	J	K
1										
2	INCREMENT 1 RIGHT-OF-WAY COSTS									
3										
4										
5	ROAD	FROM	TO	COST	HOW IT WAS CALCULATED					
6										
7	SR776	US41	MUR CIR	\$252,768	4.97 AC. TOTAL (BASED UPON 68% OF TOTAL (\$367912 FOR 7.234 AC.) CREDITED TO GDC FOR PARCEL 102)					
8										
9	SR776	MUR CIR	C-WOOD	\$133,931	REMAINDER OF PARCEL 102 PLUS ALL OF PARCEL 105 PURCHASED FROM GDC					
10										
11	HURDOCK CIRCLE	SR776	PIATTI	\$446,783	82% OF \$544857 CREDITED TO GDC IN KERILWORTH AGREEMENT FOR HURDOCK CIRCLE RIGHT-OF-WAY					
12										
13										
14	HURDOCK CIRCLE	PIATTI	US41	\$98,074	18 % OF \$544857 CREDITED TO GDC IN KERILWORTH AGREEMENT FOR HURDOCK CIRCLE RIGHT-OF-WAY					
15										
16										
17	HURDOCK CIRCLE	US41	EL JOBEAN	\$118,300	NUMBER USED IN LAST D.O. REVISION AS VALUE OF THIS GDC ROW CONTRIBUTION					
18										
19										
20	TOLEDO BLD	US41	QUESADA	\$712,437	17.3% OF PREVIOUS ESTIMATE PLUS \$565000 FOR FRIZELL PROPERTY					
21										
22	TOLEDO BLD	QUESADA	P-LAND	\$102,072	17.3% OF THE ESTIMATED COSTS					
23										
24	TOLEDO BLD	P-LAND	EL JOBEAN	\$31,189	USED IN EXHIBIT 6 OF THE LAST D.O. REVISION					
25										
26	PEACHLAND	FOR NEL	TOL BLD	\$223,990	FOR THESE INDIVIDUAL IMPROVEMENTS					
27										
28					(17.3% OF \$819458/LANE MILE COST IN I.F.ORD. IS FOR ROW)					

EXHIBIT E

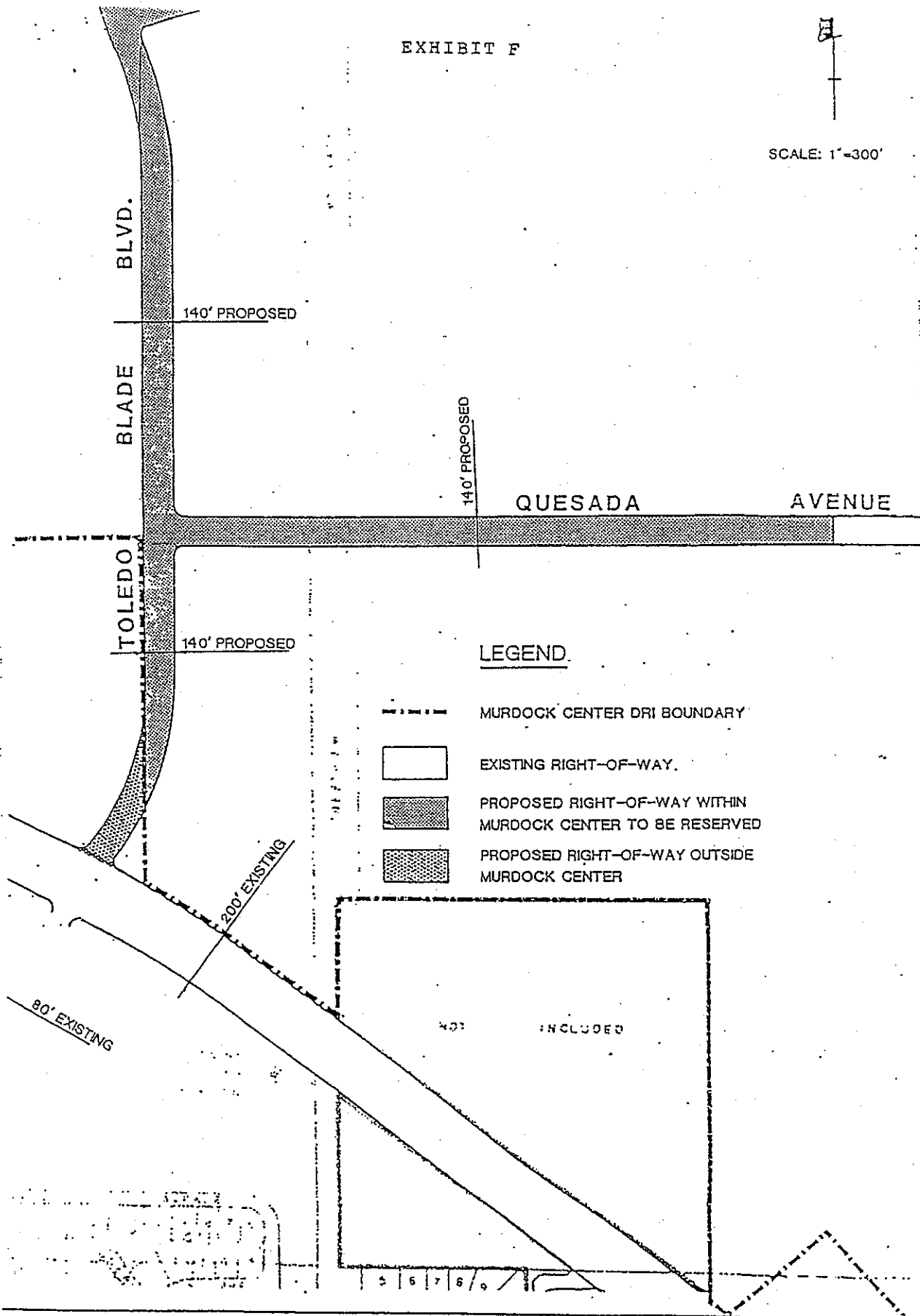
VALUATION OF QUESADA RIGHT-OF-WAY

1. Impact Fee Ordinance has determined the cost per lane mile of roadway to be \$819,458;
2. Impact Fee Ordinance has determined that 17.3% of the above referenced cost is related to right-of-way;
3. Assume that a 35 foot right-of-way width is necessary to accommodate a lane mile of road;
4. Right-of-way cost per lane mile = $\$819,458 \times .173$ or \$141,766;
5. The amount of right-of-way in a lane mile = $5280' \times 35'$ or 184,800 square feet or 4.25 acres;
6. The cost of right-of-way per acre that is contemplated by the Impact Fee Ordinance - $\$141,766/4.25$ acres or \$33,357;
7. Agreed upon value of Quesada right-of-way = $\$33,357 \times 9.789$ acres or \$326,532.





EXHIBIT F



SCALE: 1"=300'



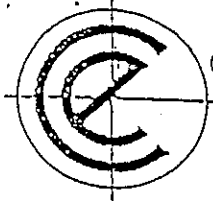
LEGEND.

-  MURDOCK CENTER DRI BOUNDARY
-  EXISTING RIGHT-OF-WAY.
-  PROPOSED RIGHT-OF-WAY WITHIN MURDOCK CENTER TO BE RESERVED
-  PROPOSED RIGHT-OF-WAY OUTSIDE MURDOCK CENTER

MURDOCK CENTER
ROAD RIGHT-OF-WAY MASTER PLAN

DATE	PROJECT
9/28/87	7
DRAWN BY	CHECKED

This is Rightaway East of Toledo Blade



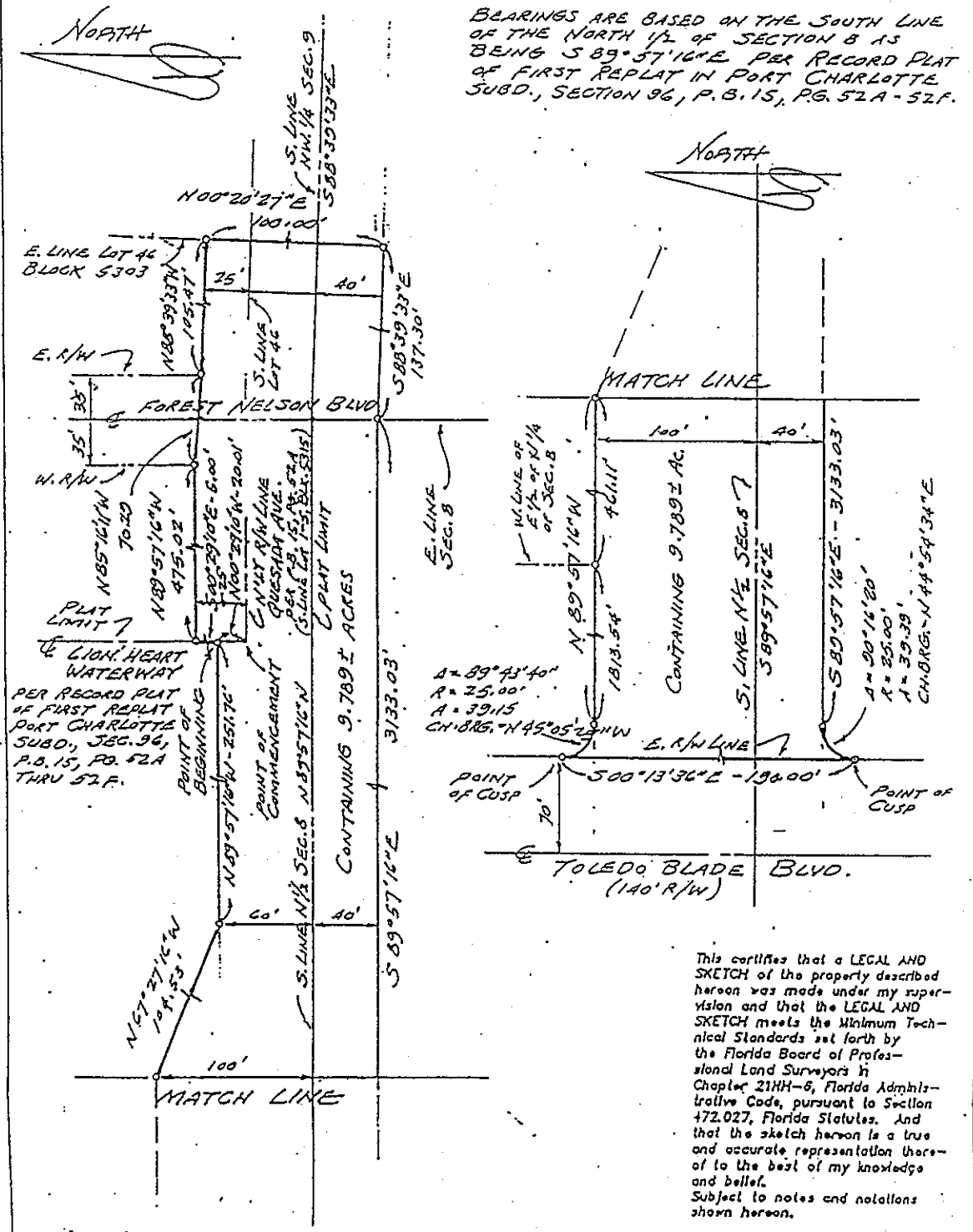
CHARLOTTE ENGINEERING AND SURVEYING INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
LAND DEVELOPMENT CONSULTANTS

1700 El Jebel Road, Port Charlotte, Florida 33946 (813) 629-2552

OR BOOK 1234 PAGE 1598

SKETCH OF DESCRIPTION (NOT A BOUNDARY SURVEY)



BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 8 AS BEING S 89° 57' 16\"/>

PER RECORD PLAT OF FIRST REPLAY OF PORT CHARLOTTE SUBD., SEC. 96, P.B. 15, P.B. 52A THRU 52F.

A = 89° 43' 40"
R = 25.00'
A = 39.15
CHORDS = N 45° 05' 22\"/>

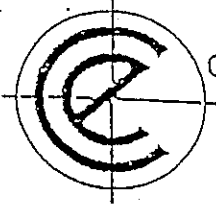
This certifies that a LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors in Chapter 21HM-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And that the sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

SEE SHEET 2 OF 2 FOR DESCRIPTION

CELESTINE HERRMAN, P.L.S. #4009
STATE OF FLORIDA

DATE: 11/25/91

NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL



CHARLOTTE ENGINEERING AND SURVEYING INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

LAND DEVELOPMENT CONSULTANTS

1700 El Jobean Road, Port Charlotte, Florida 33946 (813) 629-2332

OR BOOK 1234 PAGE 1599

SKETCH OF DESCRIPTION (NOT A BOUNDARY SURVEY)

SURVEYOR'S DESCRIPTION (GENERAL DEVELOPMENT CORPORATION/QUESADA AVENUE RIGHT-OF-WAY EAST OF TOLEDO BLADE BOULEVARD):

A portion of Sections 8 and 9, Township 40 South, Range 22 East, Charlotte County, Florida being particularly described as follows:

Commencing at the Intersection of the Northerly Right-of-Way Line of Quesada Avenue with the centerline of Lionheart Waterway, both as shown on the Plat of the First Replat in Port Charlotte Subdivision Section Ninety Six as recorded in Plat Book 15 at Pages 52-A thru 52-F of the Public Records of Charlotte County, Florida, thence North 00°29'10" West, along the centerline of said Lionheart Waterway, a distance of 20.01 feet to a point 60.00 feet North of the South Line of the North One-Half of said Section 8, said point being the Point of Beginning:

Thence North 89°57'16" West, parallel with and 60.00 feet North of, as measured at right angles, the South Line of the North One-Half of said Section 8, a distance of 251.76 feet; thence North 67°27'16" West, a distance of 104.53 feet to a point 100.00 feet North of the South Line of the North One-Half of said Section 8; thence North 89°57'16" West, a distance of 461.11 feet to the West Line of the East One-Half of the Northeast One-Quarter of said Section 8 (the last mentioned three courses being coincident with the North Line of Quesada Avenue as shown on a map entitled "Boundary and Topographical Survey on a Parcel in the Northeast One-Quarter of Section 8, Township 40 South, Range 22 East, dated April 26, 1985, Sheet 1 of 4, Project No. 4751, and prepared by Charlotte Engineering and Surveying, Inc., 1625 West Marlon Avenue, Suite 2, Punta Gorda, Florida 33950); thence continue North 89°57'16" West, a distance of 1,813.54 feet to a point of curvature of a circular curve to the right; thence Northwesterly and Northerly along the arc of said curve, having a radius of 25.00 feet and a central angle of 89°43'40", an arc distance of 39.15 feet to a point of cusp on the Easterly Right-of-Way Line of Toledo Blade Boulevard; thence South 00°13'36" East, along the East Line of said Toledo Blade Boulevard, a distance of 190.00 feet to a Point of Cusp of a circular curve to the right; thence Northeasterly and Easterly along the arc of said curve, having a radius of 25.00 feet and a central angle of 90°16'20", an arc distance of 39.39 feet to a point 40.00 feet South of the South Line of the North One-Half of said Section 8 and a point of tangency; thence South 89°57'16" East, parallel with and 40.00 feet South of, as measured at right angles, the South Line of the North One-Half of said Section 8, a distance of 3,133.03 feet to the East Line of said Section 8; thence South 88°39'33" East, parallel with and 40.00 feet South of, as measured at right angles, the South Line of the Northwest One-Quarter of said Section 9, a distance of 137.30 feet to the Southerly Prolongation of the East Line of Lot 46, Block 5303, as shown on the said Plat of First Replat in Port Charlotte Subdivision Section Ninety Six; thence North 01°20'27" East, along the Southerly Prolongation of the East Line of said Lot 46, a distance of 100.00 feet to a point 25.00 feet North of the South Line of said Lot 46; thence North 88°39'33" West, parallel with and 25.00 feet North of, as measured at right angles, the South Line of said Lot 46, a distance of 105.47 feet to the East Right-of-Way Line of Forest Nelson Boulevard and the West Line of Tract G-18, both as shown on the said Plat of the First Replat in Port Charlotte Subdivision Section Ninety Six; thence North 85°16'11" West, a distance of 70.29 feet to the West Right-of-Way Line of said Forest Nelson Boulevard and the East Line of Tract G-21 as shown on the said Plat of the First Replat in Port Charlotte Subdivision Section Ninety Six; thence North 89°57'16" West, parallel with and 25.00 feet North of, as measured at right angles, the South Line of Lots 1 thru 5, Block 5315 (and its Westerly Prolongation), as shown on the said Plat of the First Replat in Port Charlotte Subdivision Section Ninety Six, a distance of 475.02 feet to the centerline of said Lionheart Waterway; thence South 00°29'10" East, along the centerline of said Lionheart Waterway, a distance of 5.00 feet to the Point of Beginning.

Said lands containing 9.789 acres, more or less.

Said lands situate, lying and being in Charlotte County, Florida.

PROJ. NO.
5470

SHEET NO.
2 of 2

DRAWN BY

CHECKED BY

SCALE