CHG
BCC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 8
INSTR #: 3289776 Doc Type: GOV
Recorded: 07/12/2023 at 12:09 PM
Rec. Fee: RECORDING $69.50

RESOLUTION
NUMBER 2023 - 114

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING TAYLOR MORRISON OF FLORIDA, INC. PD FINAL DETAIL SITE PLAN APPROVAL FOR STARLING PHASE I, CONSISTING OF 388 SINGLE-FAMILY LOTS AND ASSOCIATED INFRASTRUCTURE, ON 297.1 ACRES MORE OR LESS, AND LOCATED AT 14100 BURNT STORE ROAD, PUNTA GORDA, FLORIDA.

RECITALS

WHEREAS, Taylor Morrison of Florida, Inc. ("Applicant") submitted Application DRC-22-00193 requesting PD Final Detail Site Plan approval for Starling Phase I, a residential subdivision, which consists of 388 single-family units and associated infrastructure, on 297.1 acres more or less, located at 14100 Burnt Store Road, in the Punta Gorda area, in Sections 09 and 16, Township 42, Range 23, Commission District II, Charlotte County, Florida ("Property"), and more particularly described in Exhibit "A" which is attached hereto and provided herein; and

WHEREAS, the Property was rezoned from Planned Development to Planned Development (PD) on January 26, 2021, pursuant to Ordinance Number 2021-036, along with a PD Concept Plan and its associated PD conditions; and

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-22-00193 for technical compliance with the Code and has recommended approval with conditions; and

WHEREAS, the Board has reviewed Application DRC-22-00193 and the recommendation of the Site Plan Review committee.

MIN

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Application DRC-22-00193 is approved with the following conditions:
   A. As required by Section 3-9-45(d)(4)(d), Code of Laws and Ordinances of Charlotte County, Florida ("Code"), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
      i. Commencement shall begin after approval by the Board.
      ii. Buildout shall be substantially completed prior to July 11, 2026.
   B. Development standards shall comply with Ordinance Number 2021-036, as may be amended by the Board.
   C. Prior to any Final Plat being scheduled for a BCC Public Hearing, the County and Applicant shall agree to the terms of a Developer's Agreement describing the design and installation of the project warranted traffic signal. The design and construction of the signal shall be at the Applicant's own expense.
2. The effective date of this Resolution shall be the date this Resolution is recorded.

PASSED AND DULY ADOPTED this 11th day of July, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

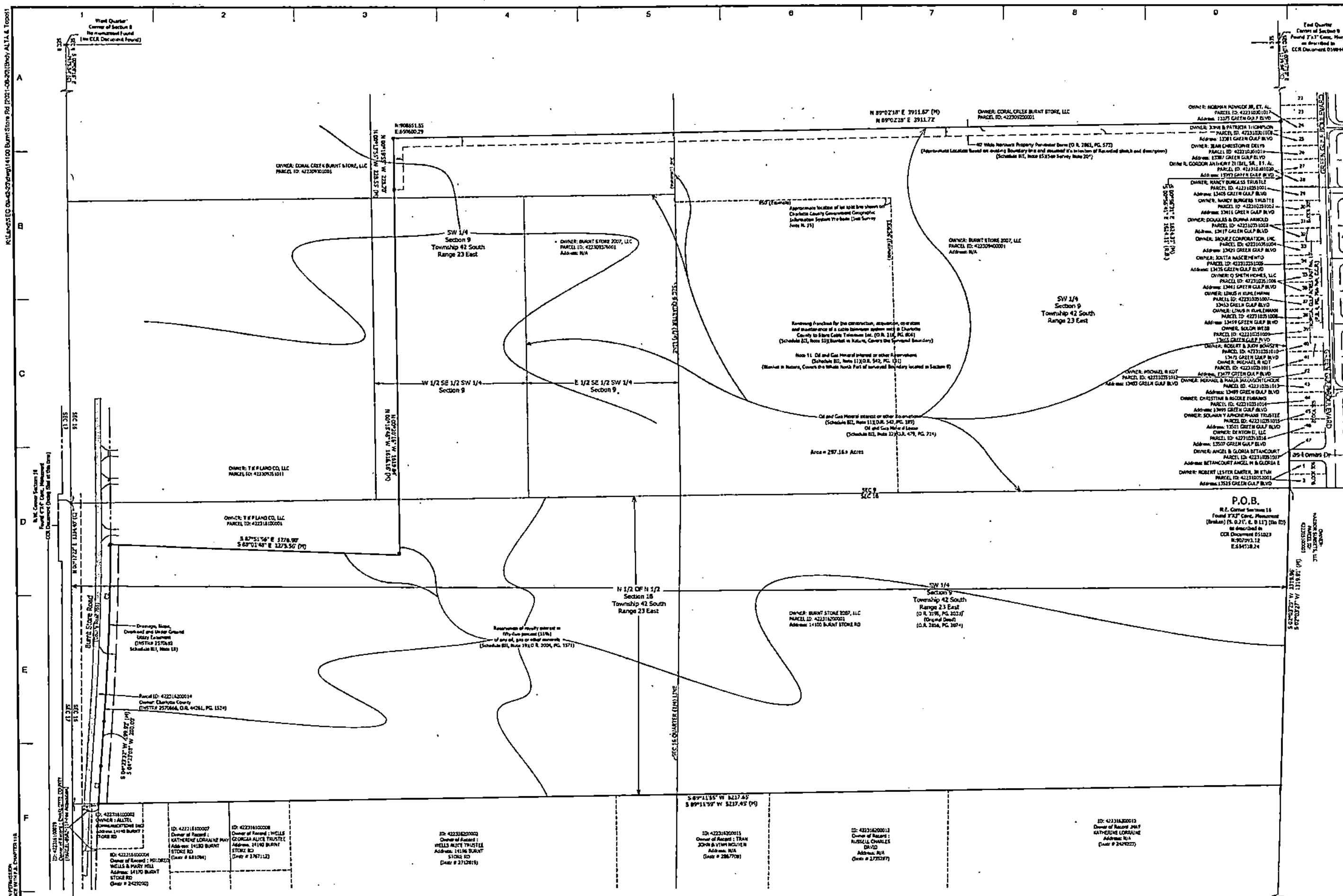
By: _____
William G. Truex, Chairman

ATTEST:
Roger D. Eaton, Clerk of
Circuit Court and Ex-Officio Clerk
of the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By _____
Janette S. Knowlton, County Attorney
LR2023-0588



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11910.00'	168.65'	0°48'06"	N 03°59'05" E	168.65'
C2	12090.00'	784.81'	3°43'09"	N 02°31'34" E	784.67'

SCHEDULE B II NOTES TO COMMITMENT FOR TITLE INSURANCE:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ISSUING OFFICE FILE NUMBER: SMZ17003-224

FILE NO: 21095416CD

EFFECTIVE DATE: MAY 6, 2021 AT 11:00 P.M.

NOTES TO SCHEDULE B-II (ONLY SURVEY MATTERS):

10. Resolution Number 91-131, Renewing the franchise for the construction, Operation and maintenance of Cable television system within Charlotte County to Storer Cable Television, Inc. (O.R. 1166, PG. 806)(UNABLE TO SHOW GRAPHICALLY, BLANKET IN NATURE, COVERS THE WHOLE SURVEY BOUNDARY)
11. Oil, Gas Mineral Interest or other reservation (O.R. 41, PG. 191(UNABLE TO SHOW GRAPHICALLY)(O.R. 41, PG. 191)(O.R. 542, PG. 189)(BLANKET IN NATURE, COVERS THE NORTH PART OF BOUNDARY LOCATED IN THE SECTION 9)
12. Oil, Gas Mineral Lease (O.R. 479, PG. 714)(SHOWN ON SURVEY)
13. Oil, Gas Mineral or other reservations (O.R. 42, PG. 390)(NOT FOUND ON COUNTY OFFICIAL RECORDS ONLINE SEARCH)
14. Drainage Easement contained in (O.R. 193, PG. 60)(NOT FOUND ON COUNTY OFFICIAL RECORDS ONLINE SEARCH)
15. Declaration of Covenants, Conditions and Restrictions(O.R. 2865, PG. 573)(40' Wide Northern Property Perimeter Berm BERM APPROXIMATE LOCATION SHOWN ON SURVEY)
16. Unrecorded License to Pasture Livestock between Burnt Store 2007, LLC and Gulf Coast Farm of SW FL, Inc dated April 22, 2013. (DOCUMENT WAS NOT PROVIDED BY CLIENT)
17. Ordinance Number 2006-082 recorded October 6, 2006 (O.R. 3049, PG. 66)(UNABLE TO SHOW GRAPHICALLY, BLANKET IN NATURE, COVERS THE WHOLE SURVEYED BOUNDARY)
18. Drainage, Slope, Overhead and Underground Utility Easement (O.R. 4261, Pg. 1621)(SHOWN ON SURVEY)
19. Reservation of royalty interest in fifty-five percent (55%) of any oil, gas or other minerals (O.R. 2004, PG. 1371)(SHOWN ON SURVEY (SEE SURVEY NOTE 21*)

CERTIFICATIONS:

TO:

Old Republic National Insurance Company
Taylor Morrison of Florida, Inc., a Florida corporation
Burnt Store 2007 LLC, a Florida limited liability company

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 9, 13 and 20 of Table A thereof. The fieldwork was completed on March 3, 2023.

Date of Plat or Map: March 10, 2023

Digitally signed by Jeffrey Stouten
Date: 2023.03.10 14:25:24 -05'00'

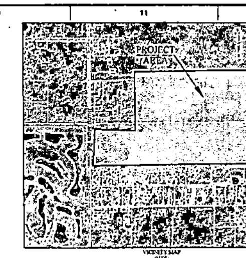
JEFFREY D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description:

A tract or parcel of land lying in Sections 9 and 16, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 16 run S02°03'29"W along the East line of the Northeast Quarter (NE 1/4) of said Section 16 for 1,319.96 feet to the Southeast corner of the North Half (N 1/2) of the North Half (N 1/2) of said Section 16; thence run S89°11'55"W along the South line of said Fraction for 5,217.65 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4261, at Page 1524, Charlotte County Records; thence run along said Easterly line the following three (3) courses: Northerly along an arc of a curve to the right of radius 11,910.00 feet (delta 00°48'06") (chord bearing N03°59'05"E) (chord 166.65 feet) for 166.65 feet to a point of tangency; N04°23'08"E for 200.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 12,090.00 feet (delta 03°43'09") (chord bearing N02°31'34"E) (chord 784.67 feet) for 784.81 feet an intersection with the Southerly line of Parcel Exception "B", as described in a deed recorded in Official Records Book 2004, at Pages 1371 through 1372, Charlotte County Records, thence run S87°51'36"E along said Southerly line for 1,276.90 feet to the Southeast corner of said Parcel Exception "B"; thence run N00°20'16"W along the Easterly line of said Parcel Exception "B" and continuing along the Easterly line of Parcels Exception (A) and Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records, for 1,619.84 feet, thence run N00°19'55"W for 228.70 feet, thence run N89°02'28"E for 3,911.72 feet to an intersection with the East line of the of the Southeast Quarter (SE 1/4) of said Section 9, thence run S00°56'41"E along said East line for 1,624.11 feet to the POINT OF BEGINNING.
Containing 297.16 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983-NSRS 2011) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E



VICINITY MAP
(NTS)

SURVEY NOTES:

1. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
4. NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.)
5. ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D 29) AND BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATION N 800 (PID DQ6194).
BENCH MARK ELEVATION DATUM CONVERTED TO (N.G.V.D 29) USING VERTCON FOR GOOGLE EARTH (VERGE) SOFTWARE (LAST REVISION: 01/31/20)
6. THE NATIONAL FLOOD INSURANCE INFORMATION:
COMMUNITY NUMBER: 120061
PANEL NUMBER: 12015 C 0409
SUFFIX: G
EFFECTIVE DATE: 12/15/2022
FIRM ZONE: D
BASE FLOOD ELEVATION: N/A
(FIRM PANEL LISTED ABOVE SHOULD BE CONSULTED FOR VERIFICATION OF ALL FLOOD RELATED INFORMATION)
7. BEARINGS ARE BASED ON THE EAST LINE OF THE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56'41"E.
8. DATE OF LAST FIELD WORK: MARCH 3RD, 2023.
9. RECORDING INSTRUMENTS LISTED HEREON SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.
11. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2023, ARDURRA GROUP, INC., ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
14. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 0902) (NAD 83/2011) AND DETERMINED USING THE FDOT PERMANENT REFERENCE STATION NETWORK (FPRN).
15. THE SURVEYED PROPERTY SHOWN ON THE COUNTY GOVERNMENT GEOGRAPHIC INFORMATION SYSTEM WEB-SITE AS 3 SEPARATE PARCELS WHICH 2 OF THEM ARE LOCATED IN SECTION 9 AND ONE OF THEM IS LOCATED IN THE NORTH HALF OF NORTH HALF OF SECTION 16. NO RECORDED DEED SHOWING THE DESCRIPTION OF EACH SEPARATE PARCEL AT SECTION 9 PROVIDED BY CLIENT. RECORDED DEED (O.R. 2856, PG. 2074) DESCRIPTION SHOWN THE SOUTH PARCEL (LOCATED ON SECTION 16) SEPARATELY.
16. THERE ARE FENCE LINES IN THE SURVEYED PROPERTY NOT SHOWN COMPLETELY ON THIS SURVEY. THESE FENCES MOSTLY ARE PIG WIRE FENCES AND BARBED WIRE FENCE SCATTERED IN THE SITE.
17. TOPOGRAPHIC DATA SHOWN ON THIS MAP COLLECTED USING AERIAL LIDAR, AND REAL TIME KINEMATIC (RTK) CONTROL SYSTEM. COLLECTED DATA TOPOGRAPHIC ACCURACY ANALYSIS WITH CHECK GROUND CONTROL POINTS SHOW PLANIMETRIC ACCURACY OF ± 0.3' AND VERTICAL ACCURACY OF ± 0.5', HOWEVER THIS ACCURACY NOT REACHED IN DENSE VEGETATED AREAS, WATER BODIES LIKE DITCHES AND WOODED AREAS.
18. CONTOUR LINES SHOWN ON THIS MAP GENERATED BASED ON AERIAL LIDAR AND ARE LIMITED TO IT'S ACCURACY. CONTOUR LINES ON DITCHES AND DENSE WOODED AREAS MAY NOT MEET THE EXPECTED ACCURACY. DITCHES AND WOODED AREAS SPOT GRADE AND CONTOURS NEED TO VERIFIED BY FIELD WORK FOR MORE ACCURACY. CENTERLINE OF FARM DITCHES SHOWN ON THIS MAP ARE DRAWN BASED ON GEO-REFRENCED AERIAL IMAGES (OP2017-NC495530-24, OP2014-NC 495531-24) DOWNLOADED FROM LABINS.ORG.
19. LIDAR DATA COLLECTION AND DATA POST PROCESSING DONE USING TRUE VIEW 515 LASER SCANNER (GeoCue Group Inc.) AND TRUE EVO, SOFTWARE (VER. 2021.1.17.0)
20* 40' WIDE NORTHERN PROPERTY PERIMETER BERM (O.R. 2865, PG. 573) APPROXIMATE LOCATION SHOWN BASED ON EXISTING BOUNDARY LINE AND ASSUMED IT'S INTENTION OF SKETCH AND DESCRIPTION. THE EASEMENT DESCRIPTION STARTING FROM POINT OF COMMENCEMENT TO THE POINT OF BEGINNING ASSUMED TO BE 1584.10' INSTEAD OF RECORDED DISTANCE 1576.93'.
21**. THE PROPERTY BOUNDARY DESCRIPTION RECORDED AT O.R 2004, PG. 1371, PUBLIC RECORDS OF CHARLOTTE COUNTY (EXHIBIT "A"), SEEMS TO BE MISSING PARENTHESES. SURVEYOR SUGGESTED CORRECTIVE DESCRIPTION COULD BE AS FOLLOW:
" All of the North Half (N. 1/2) of the North Half (N. 1/2) of Section 16, Township 42 South, Range 23 East, Charlotte County, Florida, LESS AND EXCEPT THE FOLLOWING:"

SURVEY LEGEND
FOUND 4"x4" CONC MONUMENT
FOUND NAIL AND TAB
SET NAIL AND TAB "LB 2610"
FOUND BELL PIN
SET 5/8" IRON ROD & CAP "LB 2610"
LIGHT POLE
FIRE HYDRANT
SANITARY MANHOLE
SANITARY MANHOLE
UTILITY RAISER
CLEAN-OUT
WOOD POWER POLE
CONC. POWER POLE
GUY WIRE ANCHOR
TELEPHONE RAISER
PIPE STUB-OUT
FENCE POST
FIBER OPTIC CABLE
CATCH BASIN
VAULT BOX
FIBER OPTIC VAULT BOX
BACK FLOW PREVENTER
CABLE TV BOX
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE
IRRIGATION METER
WATER METER
YARD DRAIN
WATER METER
TRANSFORMER
UNITED TELEPHONE SERVICE
WELL

SURVEY ABBREVIATIONS	
SQ FT.	SQUARE FEET
CONC.	CONCRETE
CSW	CONCRETE SIDEWALK
MON.	MONUMENT
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PRIMARY DRAINAGE EASEMENT
L.A.E.	LAKE ACCESS EASEMENT
L.B.	LICENSED BUSINESS
L.B.E.	LANDSCAPE BUFFER EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.C.R.	LEE COUNTY RECORDS
(P)	PLAT MEASUREMENT
(M)	FIELD MEASUREMENT
(C)	CALCULATED MEASUREMENT
(R)	RADIAL
(NR)	NON-RADIAL
P.B.	PLAT BOOK
O.R.	OFFICIAL RECORDS
PG.	PAGE
-OHP-	OVERHEAD POWER
CL	CENTERLINE
ELEV.	ELEVATION
-TOB-	TOP OF BANK
-TOE-	TOE OF SLOP
FFE	FINISHED FLOOR ELEVATION
INSTR#	INSTRUMENT NUMBER
SEC	SECTION
TWP	TOWNSHIP
RNG	RANGE
CNR	CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF COMMENCEMENT
CCR	CERTIFIED CORNER RECORD
R.B.	REFERENCE BEARING
CP	CONCRETE PIPE
RCP	REINFORCED CONCRETE PIPE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL PLASTIC PIPE
NTS	NOT TO SCALE

EXHIBIT
"A"
Total: 5 Pages

0 250 500

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324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-0541
www.Ardurra.com
License #LB-2610

NO.	DATE	REVISION	BY

Boundary, Topographic
ALTA/NSPS Survey
14100 Burnt Store Road
of a Portion of Section 9 & 16, Township 42 South, Range 23 East, Charlotte County, Florida.

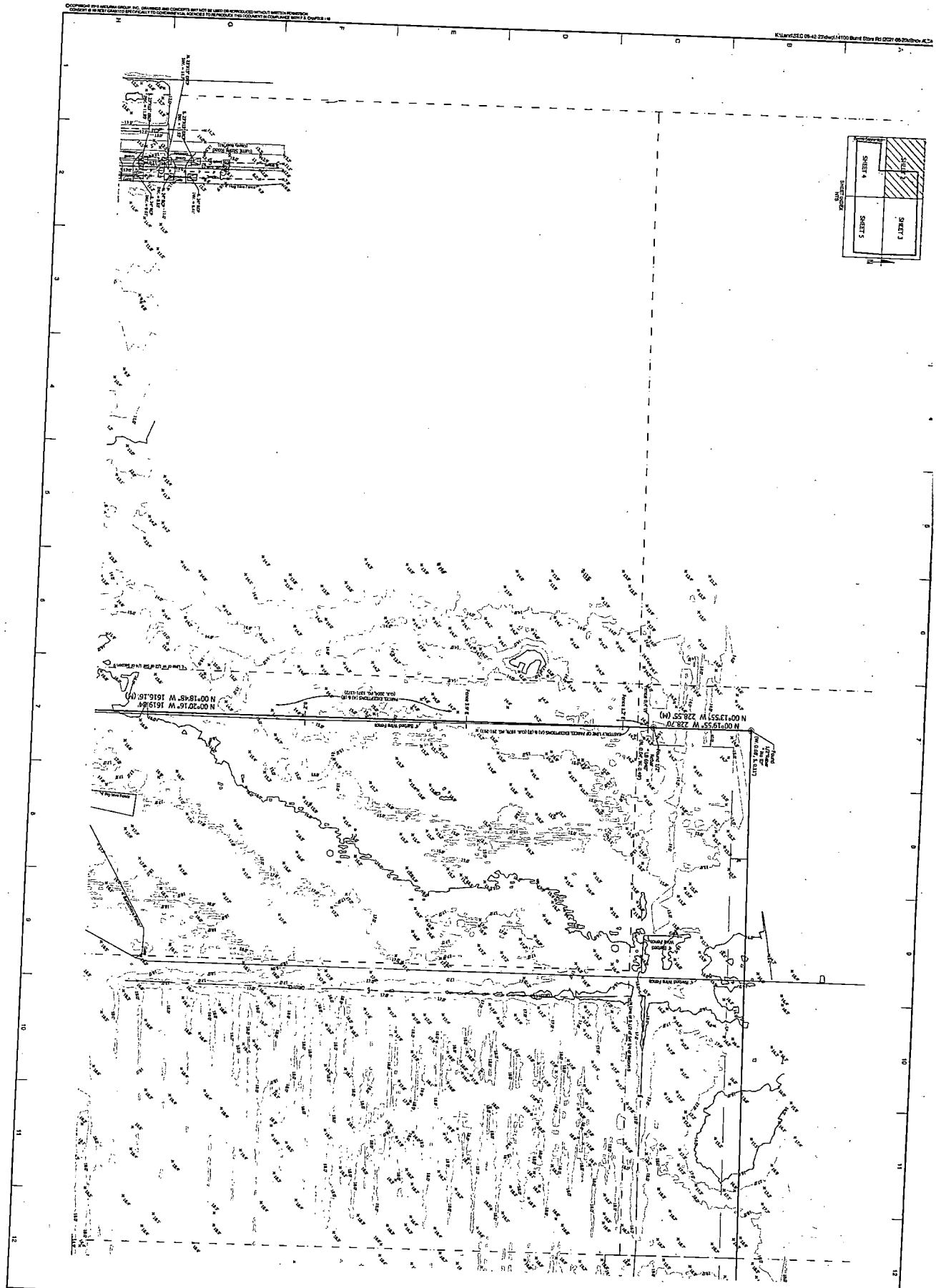
SECTION 9,TOWNSHIP 42S, RANGE 23E
SECTION 16,TOWNSHIP 42S, RANGE 23E

Prepared for: Taylor Morrison

Not Valid without Sheet 2-5 of 5

JOB NO:	21-4563
FIELD BOOK:	352 51&53, 361 29,
DATE:	08/20/2021
SCALE:	AS SHOWN

DRAWN BY
AM



JOB NO.	21-0403
FIELD BOOK:	202.51.03
DATE:	05/25/21
SCALE:	AS SHOWN

2 of 5

DRAWN BY A.H.

See Sheet 1 of 5 for Signature and Seal

Not Valid without Sheet 1&3-5 of 5

Boundary, Topographic
ALTA/NSPS Survey
14100 Burnt Store Road
of a Portion of Section 9 & 16, Township 42 South, Range 23 East, Punta Gorda, Charlotte County, Florida.

SECTION 9, TOWNSHIP 42S, RANGE 23E
SECTION 16, TOWNSHIP 42S, RANGE 23E

Prepared for: Tayler Morrison

NO.	DATE	REVISION	BY

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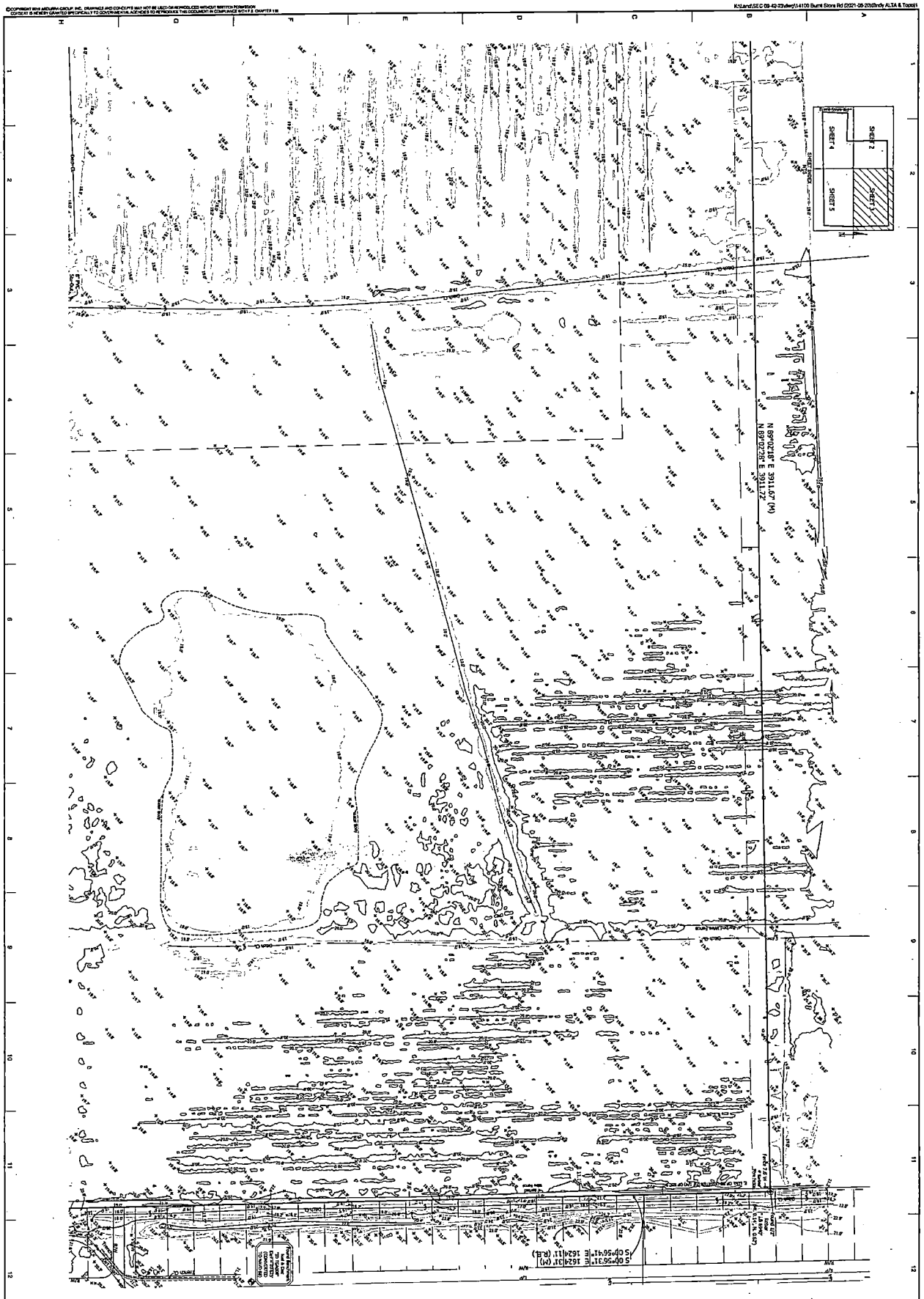
CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119

K:\Land\SEC 09-42-23\dwg\14100 Burnt Store Rd (2021-08-20)\Bndy ALTA & Topo\1



JOB NO.	21-4403
FIELD BOOK:	232-B1-63
DATE:	08/23/21
SCALE:	AS SHOWN

3 of 5

DRAWN BY
A.H.

See Sheet 1 of 5 for Signature and Seal
Not Valid without Sheet 1-2&4-5 of 5

Boundary, Topographic
ALTA/NSPS Survey
14100 Burnt Store Road
of a Portion of Section 9 & 16, Township 42 South, Range 23 East, Punta Gorda, Charlotte County, Florida.

SECTION 9,TOWNSHIP 42S, RANGE 23E
SECTION 16,TOWNSHIP 42S, RANGE 23E

Prepared for: Tayler Morrison

NO.	DATE	REVISION	BY

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Phone: (239) 673-9541
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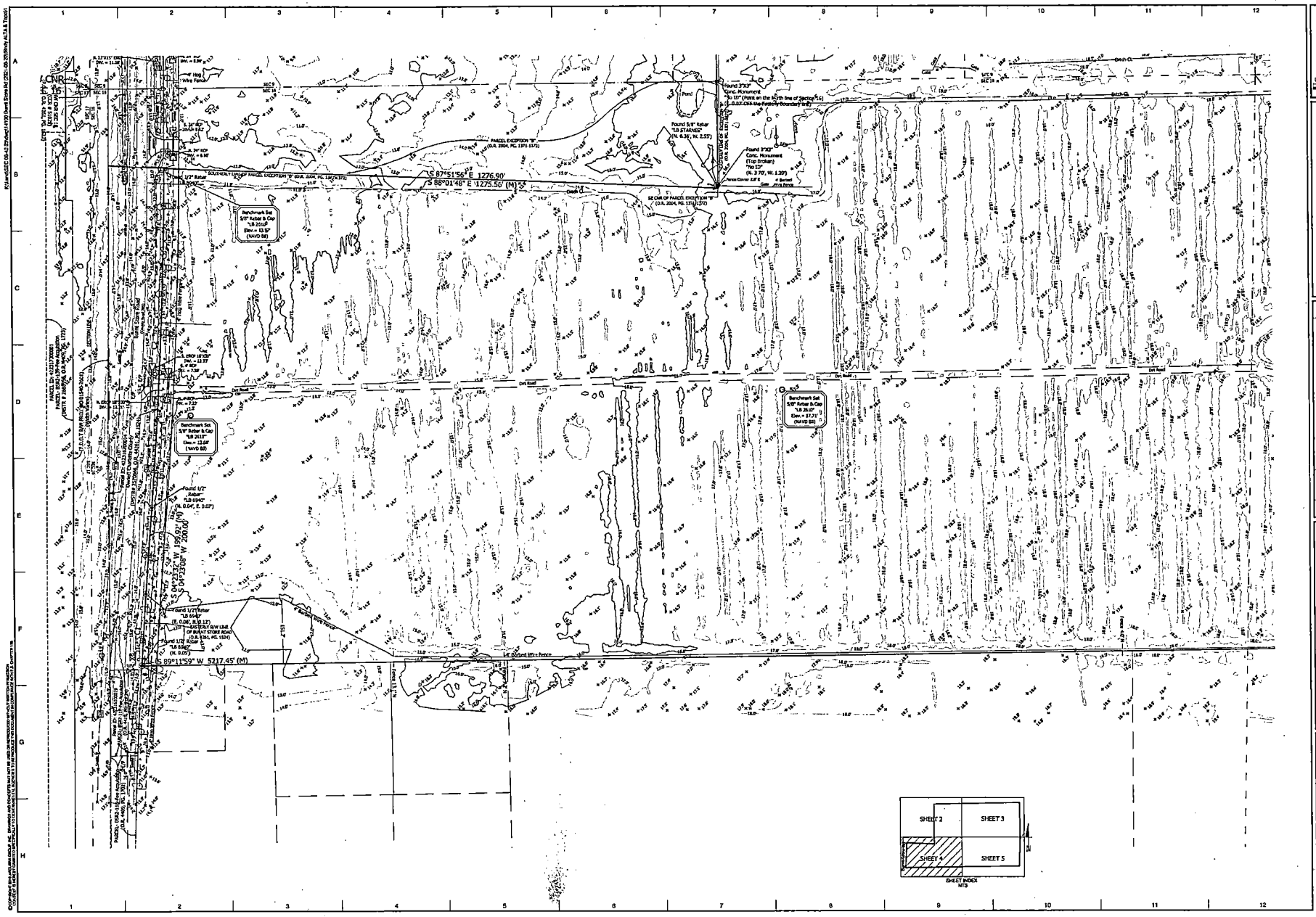

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Boundary, Topographic
ALTA/NSPS Survey
14100 Burnt Store Road
of a Portion of Section 9 & 16, Township
42 South, Range 23 East, Punta Gorda,
Charlotte County, Florida.

SECTION 9 TOWNSHIP 42S, RANGE 23E
SECTION 16 TOWNSHIP 42S, RANGE 23E

Prepared for: Taylor Morrison

See Sheet 1 of 5 for Signature and Seal

Not Valid without Sheet 1-3&4 of 5

JOB NO:	21-4003
FIELD BOOK:	352/51-53
DATE:	06/23/21
SCALE:	AS SHOWN

4 of 5

DRAWN BY
A.M.

NO.	DATE	REVISION	BY

BOUNDARY SURVEY

LEGAL DESCRIPTION:
A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 41, SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE SOUTH 00°48'38" WEST, WITH AND BINDING ON THE EASTERLY LINE OF SAID SECTION 4, A DISTANCE OF 1693.49 FEET TO THE NORTHEAST CORNER OF LEMON BAY ISLES, PHASE TWO, AS RECORDED IN PLAT BOOK 16, PAGES 2-A THROUGH 2-C OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89°06'04" WEST, WITH AND BINDING ON THE NORTHERLY LINE OF SAID LEMON BAY ISLES, PHASE TWO, A DISTANCE OF 125.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PARTRIDGE DRIVE (60 FEET WIDE); THENCE NORTH 00°53'56" EAST WITH AND BINDING ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.04 FEET; THENCE NORTH 89°06'04" WEST, WITH AND BINDING ON THE NORTHERLY LINE OF SAID LEMON BAY ISLES, PHASE TWO, A DISTANCE OF 291.00 FEET; THENCE SOUTH 88°57'44" WEST, A DISTANCE OF 60.04 FEET; THENCE NORTH 89°06'04" WEST, A DISTANCE OF 115.50 FEET TO A POINT ON THE EASTERLY LINE OF LEMON BAY ISLES, PHASE THREE, AS RECORDED IN PLAT BOOK 16, PAGE 53-A THROUGH 53-F OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE WITH AND BINDING ON THE PERIMETER OF SAID LEMON BAY ISLES, PHASE THREE, THE FOLLOWING THREE COURSES:

THENCE NORTH 00°53'56" EAST A DISTANCE OF 730.02 FEET; THENCE NORTH 89°30'02" WEST, A DISTANCE OF 120.50 FEET; THENCE NORTH 00°53'56" EAST, A DISTANCE OF 70.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF LEMON BAY ISLES, PHASE FOUR,AS RECORDED IN PLAT BOOK 16, PAGES 71-A THROUGH 71-D OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE WITH AND BINDING ON THE PERIMETER OF SAID LEMON BAY ISLES, PHASE FOUR, THE FOLLOWING FOUR COURSES:

THENCE NORTH 00°53'56" EAST, A DISTANCE OF 659.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°35'53", A CHORD BEARING OF NORTH 45°41'53" EAST, AND A CHORD LENGTH OF 35.23 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 39.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°30'11" EAST, A DISTANCE OF 4.10 FEET; THENCE NORTH 00°29'49" EAST, A DISTANCE OF 176.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID SECTION 4, SAME BEING THE NORTHEAST CORNER OF SAID LEMON BAY ISLES, PHASE FOUR; THENCE SOUTH 89°30'11" EAST, WITH AND BINDING ON SAID NORTHERLY LINE, A DISTANCE OF 682.21 FEET TO THE POINT OF BEGINNING.

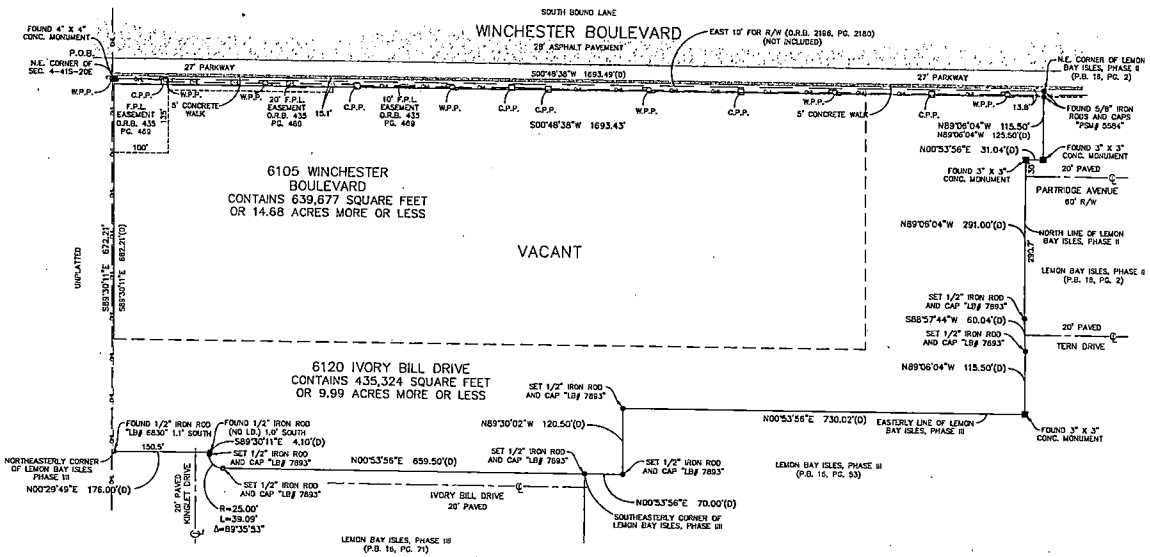
LESS AND EXCEPT: 10 FOOT WIDE RIGHT-OF-WAY ACQUISTION BY COUNTY ALONG WINCHESTER BOULEVARD RECORDED IN O.R. BOOK 2196, PAGE 2180.

CERTIFIED TO:
PASTORE DOYLE DEVELOPERS, LLC;
GREENE HAMRICK QUINLAN & SCHERMER;
CHICAGO TITLE INSURANCE COMPANY

COMMUNITY NUMBER: 120061
PANEL: 0183
SUFFIX: F
FLOOD ZONE: X/AE
FIELD WORK: 2-14-2020

PROPERTY ADDRESS:
6105 WINCHESTER BLVD
6120 IVORYBILL DRIVE
ENGLEWOOD, FL 34224

SURVEY NUMBER: 404472



SCALE 1"=100'

GRAPHIC SCALE (In Feet)
1 inch = XX ft.

SYMBOL DESCRIPTIONS:

CB	CATCH BASIN		MISC. FENCE
℄	CENTERLINE ROAD	●	PROPERTY CORNER
CB	COVERED AREA	UE	UTILITY BOX
+XX	EXISTING ELEVATION		UTILITY POLE
	HYDRANT		WATER METER
	MANHOLE		WELL
	METAL FENCE		WOOD FENCE

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O/H	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
C.P.P. = CONCRETE POWER POLE

W.P.P. = WOOD POWER POLE

EXHIBIT "A" 1 of 1

GENERAL NOTES

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne — Digitally signed by Kenneth J. Osborne — Date: 2021.04.02 14:20:53 -04'00'

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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