CHG BCC

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
PAGE: 4
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RESOLUTION NUMBER 2025 - 189

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING ATWELL ENGINEERING A PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR STARLING PHASE 2, CONSISTING OF 131 SINGLE-FAMILY LOTS WITH ASSOCIATED INFRASTRUCTURE; ON A PROJECT SITE OF 21.37± ACRES OF A 47.96± ACRE PARCEL; LOCATED AT 14100 BURNT STORE ROAD, PUNTA GORDA, FLORIDA, WITHIN THE BOUNDARY OF THE BURNT STORE AREA PLAN AREA; IN COMMISSION DISTRICT II.

RECITALS

WHEREAS, Atwell, LLC ("Applicant") submitted Application DRC-24-224 requesting a Planned Development (PD) Final Detail Site Plan approval for Starling Phase 2, consisting of 131 single-family lots with associated infrastructure; on a project site of 21.37± acres of a 47.96± acre site, located at 14100 Burnt Store Road, Punta Gorda, Florida, within the boundary of the Burnt Store Area Plan area ("Property"), in Commission District II, and more particularly described in Exhibit "A" attached hereto; and

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

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-24-224 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-24-224 and the findings

MW

of the Site Plan Review committee.

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

1. Application DRC-24-224 is approved with the following conditions which must be met by the Applicant:

   A. As required by Code Section 3-9-45(d)(4)(d), 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 June 10, 2028.

   B. Development standards shall comply with Ordinance Number 2021-036, as may be amended by the Board.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 10th day of June, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, 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
LR2025-0504

KMW

EXHIBIT

N

0 80 160 320
GRAPHIC SCALE IN FEET
1"=160'

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE BOUNDARY OF STARLING – PHASE 1, PLAT BOOK 27, PAGES 15A THROUGH 1522, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AS BEING NORTH 89°02'28" EAST AND RELATES TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT.

2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.

3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.

4. BASED SOLELY UPON MY EXAMINATION OF THE TITLE OPINION AS PROVIDED BY CLIENT AND INFORMATION KNOWN BY, OR SUPPLIED TO THE UNDERSIGNED, THERE ARE NO EASEMENTS OF RECORD EXISTING OTHER THAN THOSE SHOWN ON THIS SURVEY.

5. THIS SURVEY BASED ON TITLE OPINION BY JIM LEE, ESQ., CARLTON FIELDS, DATED DECEMBER 5, 2024 AND BASED ON PLAT INFORMATION REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE THROUGH NOVEMBER 4, 2024 AT 8:00 AM.

6. SURVEYOR'S CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.

8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.

9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

10. PROPERTY SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DECEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 2865, PAGE 373; AND CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 31, 2021, IN OFFICIAL RECORDS BOOK 4832, PAGE 933, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

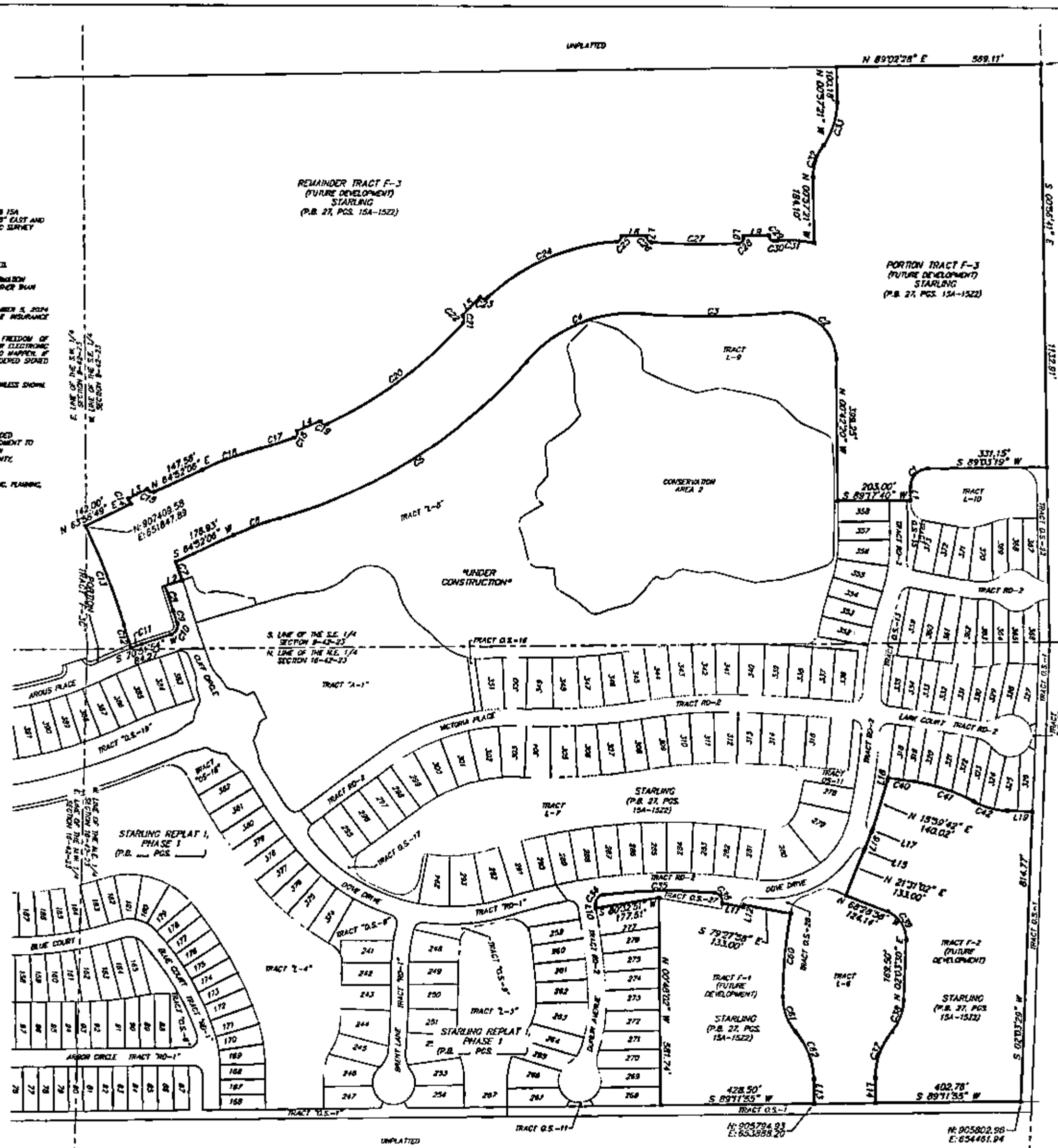
11. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°42'20" E	37.73'
L2	S 71°08'49" W	50.00'
L3	N 63°28'15" E	60.00'
L4	N 67°05'14" E	70.00'
L5	N 43°00'44" E	70.00'
L6	N 89°02'39" E	70.00'
L7	S 00°57'21" E	2.45'
L8	N 00°57'21" W	5.88'
L9	N 89°02'39" E	70.00'
L10	N 09°27'09" W	8.30'
L11	S 79°43'25" E	60.00'
L12	N 10°24'18" E	8.47'
L13	S 00°48'02" E	70.01'
L14	N 00°48'02" W	70.01'
L15	N 21°44'46" E	10.00'
L16	N 21°31'02" E	50.00'
L17	N 21°31'02" E	10.00'
L18	N 07°28'54" E	7.50'
L19	S 87°56'30" E	70.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	89°45'40"	78.33'	70.56'	S 44°10'29" W
C2	132.00'	95°15'17"	219.45'	195.04'	N 48°19'59" W
C3	2168.00'	10°28'39"	396.46'	395.91'	S 89°16'42" W
C4	382.00'	54°23'02"	362.59'	349.13'	S 67°19'31" W
C5	1393.00'	34°11'39"	831.34'	819.08'	S 37°13'50" W
C6	832.00'	9°27'33"	137.36'	137.20'	S 69°35'53" W
C7	2025.00'	1°31'10"	53.70'	53.70'	N 19°36'47" W
C8	1975.00'	2°08'39"	73.91'	73.91'	S 17°46'31" E
C9	2025.00'	1°01'43"	36.35'	36.35'	S 17°13'23" E
C10	25.00'	88°36'09"	38.66'	34.92'	S 26°33'49" W
C11	1025.00'	1°51'22"	33.21'	33.21'	S 69°58'13" W
C12	2187.00'	1°45'46"	67.30'	67.30'	N 17°35'55" W
C13	1833.00'	9°20'39"	298.94'	298.61'	N 21°22'52" W
C14	1975.00'	0°28'34"	16.41'	16.41'	N 26°17'26" W
C15	15.00'	88°36'09"	23.20'	20.95'	S 70°49'49" E
C16	1035.00'	9°27'33"	170.87'	170.68'	N 69°35'53" E
C17	1190.00'	4°48'05"	99.72'	99.69'	N 71°55'36" E
C18	15.00'	92°26'20"	24.20'	21.66'	N 23°18'24" E
C19	15.00'	92°26'20"	24.20'	21.66'	S 69°07'56" E
C20	1190.00'	22°59'29"	477.52'	474.32'	N 53°09'09" E
C21	15.00'	88°43'46"	23.23'	20.98'	N 02°42'28" W
C22	435.00'	0°05'05"	0.64'	0.64'	N 47°01'49" W
C23	15.00'	86°18'25"	22.60'	20.52'	N 89°51'31" E
C24	585.00'	38°59'55"	398.18'	390.54'	N 68°12'16" E
C25	15.00'	86°39'35"	22.69'	20.59'	N 42°22'28" E
C26	15.00'	84°45'27"	22.19'	20.22'	S 43°20'05" E
C27	1965.00'	7°07'58"	244.63'	244.47'	S 89°16'48" E
C28	15.00'	88°08'34"	23.07'	20.86'	N 43°05'56" E
C29	15.00'	94°50'03"	24.83'	22.09'	S 48°22'22" E
C30	1965.00'	0°10'14"	5.85'	5.85'	N 84°07'29" E
C31	335.00'	18°03'45"	105.61'	105.17'	S 86°55'45" E
C32	150.00'	37°02'05"	96.96'	95.28'	N 17°33'42" E
C33	197.00'	37°02'05"	127.34'	125.13'	N 17°33'42" E
C34	25.00'	91°58'34"	40.13'	35.96'	N 36°32'08" E
C35	1475.00'	12°06'44"	311.81'	311.23'	N 88°34'47" E
C36	25.00'	95°38'27"	41.73'	37.05'	S 37°32'38" E
C37	203.00'	39°33'57"	140.18'	137.41'	N 18°58'57" E



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C38	150.00'	36°42'26"	96.10'	94.46'	N 20°24'43" E
C39	82.00'	70°32'28"	100.95'	94.70'	N 33°12'44" W
C40	3824.50'	1°09'08"	76.91'	76.91'	S 81°56'32" E
C41	500.00'	19°52'10"	173.39'	172.52'	S 71°25'53" E
C42	210.50'	26°26'42"	87.16'	96.30'	S 74°43'09" E
C60	1307.00'	10°14'06"	233.47'	233.16'	S 05°24'59" W
C61	150.00'	41°39'07"	109.04'	106.66'	S 20°31'37" E
C62	203.00'	40°33'09"	143.68'	140.70'	S 21°04'36" E

POINT OF BEGINNING
MOST NORTHWEST CORNER OF
STARLING – PHASE 1
(PLAT BOOK 27, PAGES 15A-1522)
N: 908718.36
E: 654511.53

LEGAL DESCRIPTION

ALL OF TRACTS F-1, F-2 AND OS-27, STARLING – PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 1522.

CONTAINING 12.882 ACRES, MORE OR LESS.

TOGETHER WITH

A PORTION OF TRACT F-3, STARLING – PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 1522, TOGETHER WITH A PORTION OF TRACT "F-3C", STARLING – PHASE 1, REPLAT 1, RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, ALL LYING WITHIN SECTIONS 9 & 16, TOWNSHIP 42 SOUTH, RANGE 25 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF TRACT F-3, STARLING – PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 1522 (INCLUSIVE) OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARY OF SAID TRACT F-3: COURSE NO. 1: SOUTH 89°03'19" WEST, 331.15 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHWESTERLY, 78.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 89°45'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°10'29" WEST, A DISTANCE OF 70.56 FEET; COURSE NO. 3: SOUTH 00°42'20" EAST, 37.73 FEET; COURSE NO. 4: SOUTH 89°17'40" WEST, 203.00 FEET; COURSE NO. 5: NORTH 00°42'20" WEST, 308.25 FEET TO A POINT OF CURVATURE; COURSE NO. 6: NORTHWESTERLY, 219.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 132.00 FEET, THROUGH A CENTRAL ANGLE OF 95°15'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°19'59" WEST, A DISTANCE OF 195.04 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: WESTERLY, 396.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,168.00 FEET, THROUGH A CENTRAL ANGLE OF 10°28'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°16'42" WEST, A DISTANCE OF 395.91 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 8: SOUTHWESTERLY, 362.59 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 382.00 FEET, THROUGH A CENTRAL ANGLE OF 54°23'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°19'31" WEST, A DISTANCE OF 349.13 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 9: SOUTHWESTERLY, 831.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,393.00 FEET, THROUGH A CENTRAL ANGLE OF 34°11'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°13'50" WEST, A DISTANCE OF 819.08 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: WESTERLY, 137.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 832.00 FEET, THROUGH A CENTRAL ANGLE OF 09°27'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 69°35'53" WEST, A DISTANCE OF 137.20 FEET; COURSE NO. 11: SOUTH 64°52'06" WEST, 178.93 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 12: SOUTHERLY, 53.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 01°31'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°36'47" EAST, A DISTANCE OF 53.70 FEET TO A POINT ON THE BOUNDARY OF TRACT "RD-1", STARLING – PHASE 1, REPLAT 1, RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID TRACT "RD-1": COURSE NO. 1: SOUTH 71°08'49" WEST, 50.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 2: SOUTHERLY, 73.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 02°08'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°46'31" EAST, A DISTANCE OF 73.91 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: SOUTHERLY, 36.35 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 01°01'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°13'23" EAST, A DISTANCE OF 36.35 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: SOUTHWESTERLY, 38.66 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°33'49" WEST, A DISTANCE OF 34.92 FEET; COURSE NO. 5: SOUTH 70°51'54" WEST, 84.27 FEET TO A POINT OF CURVATURE; COURSE NO. 6: WESTERLY, 33.21 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,025.00 FEET, THROUGH A CENTRAL ANGLE OF 01°51'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 69°58'13" WEST, A DISTANCE OF 33.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 67.30 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,187.00 FEET, THROUGH A CENTRAL ANGLE OF 01°45'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°35'55" WEST, A DISTANCE OF 67.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 298.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,833.00 FEET, THROUGH A CENTRAL ANGLE OF 09°20'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°22'52" WEST, A DISTANCE OF 298.61 FEET; THENCE NORTH 63°55'49" EAST, A DISTANCE OF 142.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHERLY, 16.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 00°28'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°17'26" WEST, A DISTANCE OF 16.41 FEET; THENCE NORTH 63°28'15" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 23.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°49'49" EAST, A DISTANCE OF 20.95 FEET; THENCE NORTH 64°52'06" EAST, A DISTANCE OF 147.58 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 170.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,035.00 FEET, THROUGH A CENTRAL ANGLE OF 09°27'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°35'53" EAST, A DISTANCE OF 170.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 99.72 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,190.00 FEET, THROUGH A CENTRAL ANGLE OF 04°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°55'36" EAST, A DISTANCE OF 99.69 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 24.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 92°26'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°18'24" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 67°05'14" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 24.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 92°26'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 69°07'56" EAST, A DISTANCE OF 21.66 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 477.52 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,190.00 FEET, THROUGH A CENTRAL ANGLE OF 22°59'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°09'09" EAST, A DISTANCE OF 474.32 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY, 23.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 88°43'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°42'28" WEST, A DISTANCE OF 20.98 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 0.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 435.00 FEET, THROUGH A CENTRAL ANGLE OF 00°05'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°01'49" WEST, A DISTANCE OF 0.64 FEET; THENCE NORTH 43°00'44" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 22.60 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 86°18'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°51'31" EAST, A DISTANCE OF 20.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 398.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 585.00 FEET, THROUGH A CENTRAL ANGLE OF 38°59'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 68°12'16" EAST, A DISTANCE OF 390.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 22.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 86°39'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°22'28" EAST, A DISTANCE OF 20.59 FEET; THENCE NORTH 89°02'39" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°57'21" EAST, A DISTANCE OF 2.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 22.19 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 84°45'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°20'05" EAST, A DISTANCE OF 20.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY, 244.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,965.00 FEET, THROUGH A CENTRAL ANGLE OF 07°07'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°16'48" EAST, A DISTANCE OF 244.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 23.07 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 88°08'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°05'56" EAST, A DISTANCE OF 20.86 FEET; THENCE NORTH 00°57'21" WEST, A DISTANCE OF 5.88 FEET; THENCE NORTH 89°02'39" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 24.83 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 94°50'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 48°22'22" EAST, A DISTANCE OF 22.09 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY, 5.85 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1,965.00 FEET, THROUGH A CENTRAL ANGLE OF 00°10'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 84°07'29" EAST, A DISTANCE OF 5.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 105.61 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 18°03'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 86°55'45" EAST, A DISTANCE OF 105.17 FEET; THENCE NORTH 00°57'21" WEST, A DISTANCE OF 184.10 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 96.96 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 37°02'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°33'42" EAST, A DISTANCE OF 95.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 127.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 197.00 FEET, THROUGH A CENTRAL ANGLE OF 37°02'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°33'42" EAST, A DISTANCE OF 125.13 FEET; THENCE NORTH 00°57'21" WEST, A DISTANCE OF 100.18 FEET; THENCE NORTH 89°02'28" EAST, A DISTANCE OF 569.11 FEET; THENCE SOUTH 00°58'41" EAST, A DISTANCE OF 1,132.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.317 ACRES, MORE OR LESS.

TOTAL ACREAGE: 40.209 ACRES, MORE OR LESS.

LEGEND

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
L.B.	LICENSED BUSINESS
B.O.B.	BASIS OF BEARING
R.O.W.	RIGHT-OF-WAY
C.R.	COUNTY ROAD
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PGS.	PAGES
■	SET PERMANENT REFERENCE MONUMENT (5/8" X 18" SET IRON ROD CAPPED PRM LB "6697")

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: John Scott Rhodes, PSM LS5739
JOHN SCOTT RHODES, PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION
CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS

RHODES & RHODES LAND SURVEYING, INC. LICENSE# LB 6697

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BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8103 FAX

bk:	pg:
date:	APRIL 26, 2024
scale:	1" = 160'
cadd name:	2024-28PLATBNDY
design:	
drawn:	RWC
checked:	JSR
acad #:	2024-28
view:	PLOT
project #:	2024-28
sheet #:	1 of 1
file #:	2024-28