

CHG 14
BCC

FILED WITH THE DEPARTMENT OF STATE : September 23, 2015

ORDINANCE
NUMBER 2015 - 040

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, ADOPTING A LARGE SCALE PLAN AMENDMENT TO THE CHARLOTTE COUNTY FLUM SERIES MAP #1: 2030 FUTURE LAND USE, FROM HIGH INTENSITY INDUSTRIAL (HII) (357.7± acres), PRESERVATION (PR) (12.87± acres), AND COMMERCIAL (COM) (45.36± acres) TO LOW DENSITY RESIDENTIAL (LDR) WITH AN ANNOTATION TO THE 2030 FUTURE LAND USE MAP TO LIMIT THE OVERALL DENSITY OF THE SITE TO 999 UNITS; FOR PROPERTY LOCATED AT THE NORTHWEST PORTION OF THE INTERCHANGE OF I-75 AND TUCKERS GRADE, IN THE PUNTA GORDA AREA, COMMISSION DISTRICT II, CHARLOTTE COUNTY, FLORIDA, CONTAINING 415.93 ACRES MORE OR LESS; PETITION PA-15-02-01-LS, APPLICANT, CRIMSON TAMIAMI TRAIL HOLDINGS LLC; PROVIDING FOR TRANSMITTAL OF ADOPTED ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Crimson Tamiami Trail Holdings LLC ("Applicant") has filed Petition PA-15-02-01-LS seeking a large scale plan amendment to the Charlotte County FLUM Series Map #1: 2030 Future Land Use, from High Intensity Industrial (HII) (357.7± acres) , Preservation (PR) (12.87± acres), and Commercial (COM) (45.36± acres) to Low Density Residential (LDR) with an annotation to the 2030 Future Land Use Map to limit the overall density of the site to 999 units; for property containing 415.93 acres more or less, which is owned by the Applicant, and described as property located at the Northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area,



1 Commission District II, Charlotte County, Florida, and more particularly described in Exhibit
2 "A" attached hereto and by this reference provided herein; and

3 WHEREAS, on April 13, 2015, Petition PA-15-02-01-LS was heard before the
4 Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings
5 and analysis provided by County Staff regarding the amendment and the evidence
6 presented to the P&Z Board, the proposed amendment was found to be consistent with the
7 County's Comprehensive Plan, and the P&Z Board recommended approval for transmittal
8 of Petition PA-15-02-01-LS to the Department of Economic Opportunity ("DEO") for review
9 and comments; and

10 WHEREAS, on May 26, 2015, Petition PA-15-02-01-LS was heard by the
11 Board of County Commissioners of Charlotte County, Florida ("Board") and, based on the
12 findings and analysis provided by County Staff regarding the amendment and the evidence
13 presented to the Board, the proposed amendment was found to be consistent with the
14 County's Comprehensive Plan, and the Board approved Petition PA-15-02-01-LS for
15 transmittal to DEO for review and comments; and

16 WHEREAS, on June 23, 2015, DEO issued a letter stating that it had no
17 comments regarding Petition PA-15-02-01-LS; and

18 WHEREAS, other relevant state agencies also reviewed Petition
19 PA-15-02-01-LS and offered written technical comments regarding any future development
20 of the site to minimize any negative impacts; and

1 WHEREAS, these written technical comments offered by the other state
2 agencies will be addressed by Charlotte County and Applicant during the rezoning and site
3 plan review process; and

4 WHEREAS, after due consideration, and based on the findings and analysis
5 provided by County Staff regarding Petition PA-15-02-01-LS and the evidence presented to
6 the Board, the Board has found that the requirements and conditions of Chapter 163,
7 Florida Statutes, as they relate to this Petition, have been met, and that it is in the best
8 interests of the County to approve Petition PA-15-02-01-LS with an annotation to the 2030
9 Future Land Use Map limiting the overall density of the site to 999 units.

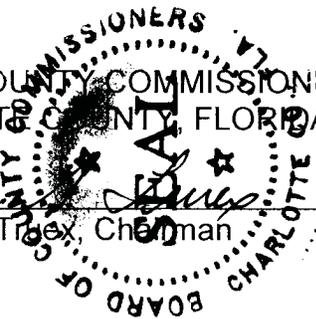
10 NOW, THEREFORE, BE IT ORDAINED by the Board of County
11 Commissioners of Charlotte County, Florida, that:

12 Section 1. Approval. The following petition for amendment to the Charlotte
13 County FLUM Series Map #1: 2030 Future Land Use be and hereby is approved with an
14 annotation to the 2030 Future Land Use Map limiting the overall density of the site to 999
15 units:

16 Petition PA-15-02-01-LS requesting a large scale plan
17 amendment to the Charlotte County FLUM Series Map #1:
18 2013 Future Land Use, from High Intensity Industrial (HII)
19 (357.7± acres) , Preservation (PR) (12.87± acres), and
20 Commercial (COM) (45.36± acres) to Low Density Residential
21 (LDR), for property containing 415.93 acres more or less,
22 which is owned by Crimson Tamiami Trail Holdings LLC, and
23 described as property located at the Northwest portion of the
24 interchange of I-75 and Tuckers Grade, in the Punta Gorda
25 area, Commission District II, Charlotte County, Florida, and
26 more particularly described in Exhibit "A" attached hereto and
27 by this reference provided herein.
28

1 PASSED AND DULY ADOPTED this 22nd day of September, 2015.

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3 BOARD OF COUNTY COMMISSIONERS
4 OF CHARLOTTE COUNTY, FLORIDA
5
6 By: William G. Trox
7 William G. Trox, Chairman
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8 ATTEST:
9 Barbara T. Scott, Clerk of Circuit
10 Court and Ex-officio Clerk to the
11 Board of County Commissioners

12 By: Michelle DiBenedino
13 Deputy Clerk
14

16 APPROVED AS TO FORM
17 AND LEGAL SUFFICIENCY:

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19 By: Janette S. Knowlton
20 Janette S. Knowlton, County Attorney
21 LR2015-3339
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BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL
LYING IN SECTION 35, T-41-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(COMMERCIAL TO RESIDENTIAL AREA)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 23 EAST BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2159, PAGE 1340, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N.02°35'58"E., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35 FOR 68.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TUCKERS GRADE BOULEVARD (STATE ROAD 762) AND THE POINT OF BEGINNING; THENCE CONTINUE N.02°35'58"E. ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, FOR 950.51 FEET; THENCE S.89°17'00"E. FOR 777.44 FEET; THENCE N.58°12'50"E. FOR 555.92 FEET; THENCE S.89°09'03"E. FOR 993.16 FEET; THENCE S.02°45'24"W. FOR 467.51 FEET; THENCE S.89°09'03"E. FOR 417.48 FEET; THENCE S.02°45'24"W. FOR 689.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TUCKERS GRADE BOULEVARD; THENCE S.89°40'55"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR 107.56 FEET; THENCE N.00°19'05"W. LEAVING SAID RIGHT-OF-WAY LINE, FOR 242.24 FEET; THENCE S.89°40'55"W. FOR 21.01 FEET; THENCE N.00°19'05"W. FOR 64.45 FEET; THENCE N.07°52'46"E. FOR 91.37 FEET; THENCE N.40°08'18"W. FOR 170.07 FEET; THENCE S.73°31'04"W. FOR 257.37 FEET; THENCE N.89°17'00"W. FOR 140.86 FEET; THENCE S.00°43'00"W. FOR 196.68 FEET; THENCE N.89°17'00"W. FOR 1580.68 FEET; THENCE S.00°43'00"W. FOR 338.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TUCKERS GRADE BOULEVARD; THENCE N.89°17'00"W. ALONG SAID RIGHT-OF-WAY LINE FOR 410.15 FEET; THENCE S.87°51'15"W. FOR 35.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.36 ACRES, MORE OR LESS

BEARINGS BASED ON THE SOUTH LINE OF SECTION 35 AS BEARING N.89°09'03"W.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

FEBRUARY 9, 2015

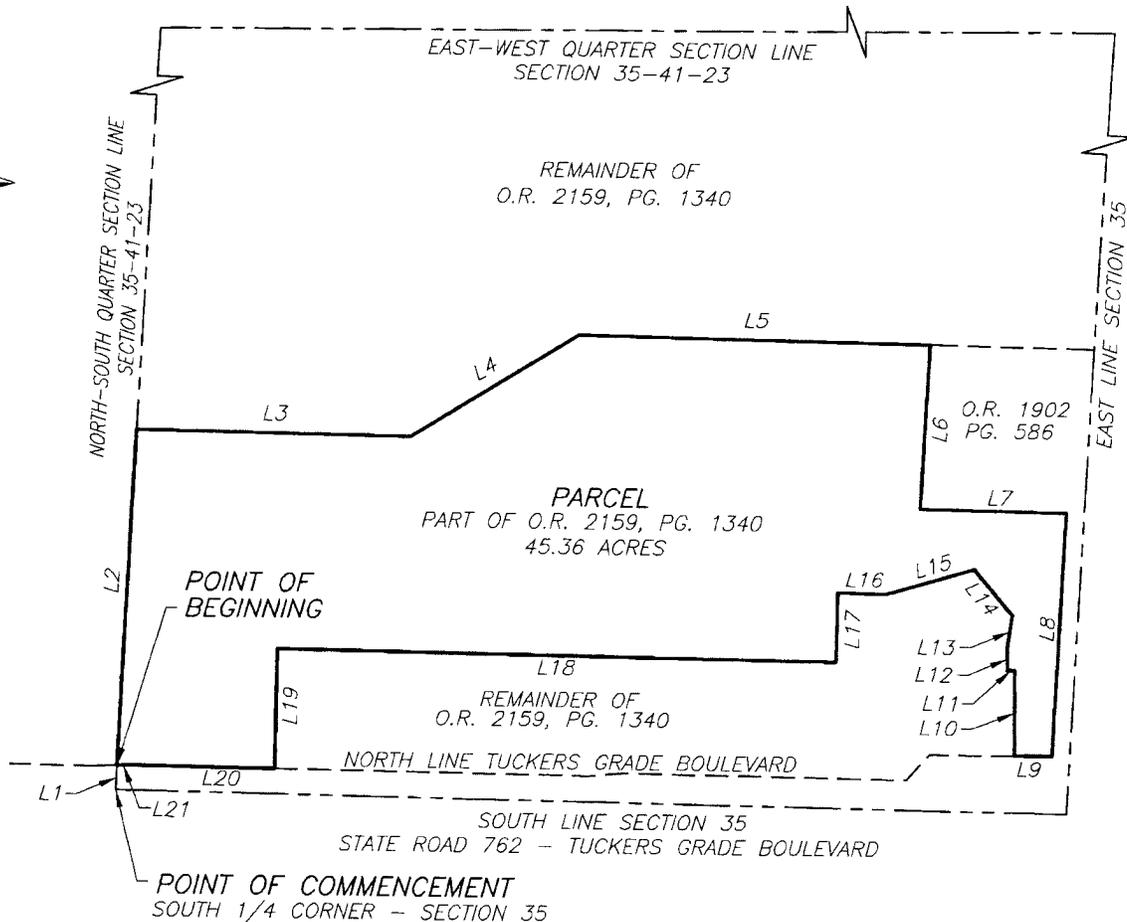
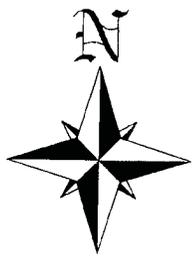

RICHARD M. RITZ, R.L.S.
REGISTERED LICENSED SURVEYOR
FLORIDA CERTIFICATION NO. 4009

NOT VALID WITHOUT SHEET 2 OF 2

SHEET 1 OF 2
SERVING THE STATE OF FLORIDA

12653 SW County Rd. 769, Suite B, Lake Suzy, FL 34269 • (941) 625-1165 • Fax (941) 625-1149
www.bankseng.com

EXHIBIT "A"



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°35'58" E	68.36'
L2	N 02°35'58" E	950.51'
L3	S 89°17'00" E	777.44'
L4	N 58°12'50" E	555.92'
L5	S 89°09'03" E	993.16'
L6	S 02°45'24" W	467.51'
L7	S 89°09'03" E	417.48'
L8	S 02°45'24" W	689.23'
L9	S 89°40'55" W	107.56'
L10	N 00°19'05" W	242.24'
L11	S 89°40'55" W	21.01'

LINE TABLE

LINE	BEARING	DISTANCE
L12	N 00°19'05" W	64.45'
L13	N 07°52'46" E	91.37'
L14	N 40°08'18" W	170.07'
L15	S 73°31'04" W	257.37'
L16	N 89°17'00" W	140.86'
L17	S 00°43'00" W	196.68'
L18	N 89°17'00" W	1580.68'
L19	S 00°43'00" W	338.50'
L20	N 89°17'00" W	410.15'
L21	S 87°51'15" W	35.52'

NOTE:
BEARINGS BASED ON THE
SOUTH LINE OF SECTION 35
AS BEARING N.89°09'03"W.

LEGEND

- EB ENGINEERING BUSINESS
- LB LICENSED BUSINESS
- O.R. OFFICIAL RECORD BOOK
- PG. PAGE
- L1 LINE 1 ON LINE TABLE
- R.L.S. REGISTERED LAND SURVEYOR
- S-T-R SECTION, TOWNSHIP, RANGE

NOT VALID WITHOUT
SHEET 1 OF 2

THIS IS NOT A BOUNDARY SURVEY

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED : 02-09-15
NOT VALID WITHOUT THE ORIGINAL
RAISED SEAL AND SIGNATURE OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

BANKS
ENGINEERING

12853 SW COUNTY ROAD 769 - SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6460
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION
COMMERCIAL TO RESIDENTIAL AREA
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
02-09-15	3905	COMM-RES	-	DDB	BJC	1"=500'	2	2	35-41-23

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

BANKS

ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL
LYING IN SECTION 35, T-41-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(INDUSTRIAL TO RESIDENTIAL AREA)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2524, PAGE 1144, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; N.88°07'49"E. ALONG THE NORTH LINE OF SAID SECTION 35, FOR 571.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°07'49"E. ALONG SAID NORTH SECTION LINE, FOR 2144.28 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE N.88°07'19"E. ALONG SAID NORTH SECTION LINE FOR 78.98 FEET; THENCE S.01°50'41"E. FOR 110.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, DELTA ANGLE OF 52°38'22", CHORD BEARING S.24°28'30"W., CHORD DISTANCE OF 159.62 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 165.37 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, DELTA ANGLE OF 12°11'28", CHORD BEARING S.20°49'25"W., CHORD DISTANCE OF 106.19 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 106.39 FEET; THENCE S.80°21'08"E. FOR 11.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 34.68 FEET, DELTA ANGLE OF 93°19'36", CHORD BEARING S.61°02'10"E., CHORD DISTANCE OF 50.45 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 56.49 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 298.12 FEET, DELTA ANGLE OF 28°22'33", CHORD BEARING S.28°33'39"E., CHORD DISTANCE OF 146.14 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 147.65 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 34.68 FEET, DELTA ANGLE OF 35°41'10", CHORD BEARING S.24°54'21"E., CHORD DISTANCE OF 21.25 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 21.60 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, DELTA ANGLE OF 69°24'41", CHORD BEARING S.41°46'06"E., CHORD DISTANCE OF 56.94 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 60.57 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET, DELTA ANGLE OF 58°06'52", CHORD BEARING S.47°25'01"E., CHORD DISTANCE OF 179.70 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 187.64 FEET; THENCE S.48°53'47"E. FOR 77.62 FEET; THENCE N.54°07'01"E. FOR 65.69 FEET; THENCE N.53°11'08"E. FOR 120.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 57°27'09", CHORD BEARING N.24°27'34"E., CHORD DISTANCE OF 14.42 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 15.04 FEET; THENCE N.04°16'01"W. FOR 30.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 61°08'22", CHORD BEARING N.26°18'11"E., CHORD DISTANCE OF 25.43 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 26.68 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 600.41 FEET, DELTA ANGLE OF 12°19'05", CHORD BEARING N.50°42'49"E., CHORD DISTANCE OF 128.84 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 129.08 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 99.43 FEET, DELTA ANGLE OF 48°52'55", CHORD BEARING N.24°04'39"E., CHORD DISTANCE OF 82.28 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 84.83 FEET; THENCE N.02°55'34"W. FOR 44.51 FEET; THENCE N.13°01'02"W. FOR 44.83 FEET; THENCE N.13°15'14"E.

SHEET 1 OF 12

SERVING THE STATE OF FLORIDA

FOR 103.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 32°40'52", CHORD BEARING N.29°35'40"E., CHORD DISTANCE OF 14.07 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 14.26 FEET; THENCE N.45°56'06"E. FOR 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75; THENCE S.44°03'54"E. ALONG SAID RIGHT OF WAY LINE, FOR 868.55 FEET; THENCE S.02°40'44"W. FOR 443.17 FEET; THENCE N.87°19'16"W. FOR 230.35 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 192.00 FEET, DELTA ANGLE OF 107°07'02", CHORD BEARING N.36°26'29"W., CHORD DISTANCE OF 308.91 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 358.95 FEET; THENCE N.12°26'54"W. FOR 48.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, DELTA ANGLE OF 90°00'00", CHORD BEARING N.57°26'54"W., CHORD DISTANCE OF 46.67 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 51.84 FEET; THENCE S.77°33'06"W. FOR 169.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, DELTA ANGLE OF 67°35'29", CHORD BEARING S.43°45'22"W., CHORD DISTANCE OF 36.71 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 38.93 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 490.56 FEET, DELTA ANGLE OF 68°33'49", CHORD BEARING S.44°14'32"W., CHORD DISTANCE OF 552.63 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 587.04 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, DELTA ANGLE OF 45°35'24", CHORD BEARING S.55°43'45"W., CHORD DISTANCE OF 25.57 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 26.26 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 512.00 FEET, DELTA ANGLE OF 59°10'58", CHORD BEARING S.62°31'32"W., CHORD DISTANCE OF 505.66 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 528.86 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET, DELTA ANGLE OF 50°09'14", CHORD BEARING S.67°02'24"W., CHORD DISTANCE OF 197.51 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 203.96 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 467.00 FEET, DELTA ANGLE OF 14°25'24", CHORD BEARING S.49°10'29"W., CHORD DISTANCE OF 117.25 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 117.56 FEET; THENCE S.56°23'11"W. FOR 170.66 FEET; THENCE S.00°35'44"E. FOR 57.89 FEET; THENCE S.45°25'14"E. FOR 34.90 FEET; THENCE S.13°36'27"E. FOR 30.36 FEET; THENCE S.49°39'21"W. FOR 44.16 FEET; THENCE S.08°03'16"W. FOR 62.06 FEET; THENCE S.27°56'14"E. FOR 39.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 78°03'51", CHORD BEARING S.66°58'10"E., CHORD DISTANCE OF 18.89 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 20.44 FEET; THENCE N.73°59'55"E. FOR 52.24 FEET; THENCE S.43°03'51"E. FOR 33.80 FEET; THENCE S.17°47'26"E. FOR 54.74 FEET; THENCE S.47°20'40"E. FOR 62.93 FEET; THENCE S.22°36'48"E. FOR 25.65 FEET; THENCE S.31°01'16"W. FOR 66.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 34°12'13", CHORD BEARING S.13°55'10"W., CHORD DISTANCE OF 8.82 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 8.95 FEET; THENCE S.03°10'57"E. FOR 33.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 47°24'47", CHORD BEARING S.26°53'20"E., CHORD DISTANCE OF 12.06 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 12.41 FEET; THENCE S.50°35'44"E. FOR 118.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET, DELTA ANGLE OF 37°55'17", CHORD BEARING S.69°33'23"E., CHORD DISTANCE OF 14.95 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 15.22 FEET; THENCE S.88°31'01"E. FOR 402.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 323.00 FEET, DELTA ANGLE OF 43°56'33", CHORD BEARING N.69°30'42"E., CHORD DISTANCE OF 241.70 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 247.72 FEET; THENCE N.47°32'25"E. FOR 59.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 377.00 FEET, DELTA ANGLE OF 10°25'20", CHORD BEARING N.52°45'05"E., CHORD DISTANCE OF 68.48 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 68.58 FEET; THENCE N.57°57'45"E. FOR 267.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.00 FEET, DELTA ANGLE OF 17°20'46", CHORD BEARING N.66°38'08"E., CHORD DISTANCE OF 83.54 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 83.86 FEET; THENCE N.42°59'58"E. FOR 81.04 FEET; THENCE N.12°26'12"E. FOR 37.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 141°11'44", CHORD BEARING N.58°09'40"W., CHORD DISTANCE OF 28.30 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 36.96 FEET; THENCE

SHEET 2 OF 12
SERVING THE STATE OF FLORIDA

S.51°14'28"W. FOR 15.16 FEET; THENCE N.75°04'11"W. FOR 15.42 FEET; THENCE N.43°16'39"W. FOR 17.66 FEET; THENCE N.35°06'06"W. FOR 19.67 FEET; THENCE N.07°56'15"W. FOR 12.02 FEET; THENCE N.44°03'24"E. FOR 18.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 79°49'37", CHORD BEARING N.04°08'35"E., CHORD DISTANCE OF 19.25 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 20.90 FEET; THENCE N.35°46'13"W. FOR 15.44 FEET; THENCE N.14°23'10"W. FOR 6.14 FEET; THENCE N.40°58'47"E. FOR 11.63 FEET; THENCE N.68°21'03"E. FOR 78.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 85°48'07", CHORD BEARING N.72°29'04"E., CHORD DISTANCE OF 20.42 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 22.46 FEET; THENCE N.29°35'00"E. FOR 19.61 FEET; THENCE N.87°16'58"E. FOR 50.31 FEET; THENCE N.75°01'48"E. FOR 10.68 FEET; THENCE S.08°32'44"E. FOR 12.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 70°49'04", CHORD BEARING S.43°57'16"E., CHORD DISTANCE OF 17.38 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 18.54 FEET; THENCE S.79°21'48"E. FOR 18.19 FEET; THENCE S.18°16'54"W. FOR 17.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 70°25'00", CHORD BEARING S.16°55'36"E., CHORD DISTANCE OF 17.30 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 18.44 FEET; THENCE S.52°08'06"E. FOR 22.73 FEET; THENCE S.22°39'20"E. FOR 40.16 FEET; THENCE S.36°43'41"E. FOR 30.35 FEET; THENCE S.35°44'47"W. FOR 42.56 FEET; THENCE S.03°25'30"E. FOR 124.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 50°34'57", CHORD BEARING S.28°42'58"E., CHORD DISTANCE OF 12.82 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 13.24 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 277.00 FEET, DELTA ANGLE OF 46°22'48", CHORD BEARING S.30°49'03"E., CHORD DISTANCE OF 218.16 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 224.23 FEET; THENCE S.44°38'55"E. FOR 62.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 202.00 FEET, DELTA ANGLE OF 10°46'53", CHORD BEARING S.68°03'58"E., CHORD DISTANCE OF 37.95 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 38.01 FEET; THENCE S.64°53'01"E. FOR 179.34 FEET; THENCE S.63°11'19"E. FOR 60.86 FEET; THENCE N.49°14'16"E. FOR 49.11 FEET; THENCE S.88°20'23"E. FOR 7.17 FEET; THENCE S.74°18'50"E. FOR 56.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.89 FEET, DELTA ANGLE OF 181°34'11", CHORD BEARING N.66°11'11"E., CHORD DISTANCE OF 57.78 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 91.56 FEET; THENCE N.81°43'50"E. FOR 35.75 FEET; THENCE N.56°07'45"E. FOR 34.06 FEET; THENCE S.63°06'17"E. FOR 33.46 FEET; THENCE N.82°55'00"E. FOR 39.15 FEET; THENCE N.83°03'48"E. FOR 34.87 FEET; THENCE S.58°59'42"E. FOR 39.47 FEET; THENCE S.18°21'04"E. FOR 13.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 89°30'57", CHORD BEARING S.63°06'33"E., CHORD DISTANCE OF 21.12 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 23.44 FEET; THENCE N.72°07'59"E. FOR 49.54 FEET; THENCE S.51°46'51"E. FOR 51.24 FEET; THENCE S.84°19'44"E. FOR 127.79 FEET; THENCE N.36°49'26"E. FOR 58.66 FEET; THENCE N.77°11'02"E. FOR 44.31 FEET; THENCE S.63°40'29"E. FOR 128.98 FEET; THENCE S.26°51'41"E. FOR 115.14 FEET; THENCE S.10°26'57"E. FOR 15.62 FEET; THENCE S.35°56'04"W. FOR 13.45 FEET; THENCE S.41°52'41"W. FOR 4.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 250.94 FEET, DELTA ANGLE OF 3°40'50", CHORD BEARING S.70°30'26"E., CHORD DISTANCE OF 16.12 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 16.12 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 250.94 FEET, DELTA ANGLE OF 15°03'59", CHORD BEARING S.61°08'01"E., CHORD DISTANCE OF 65.80 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 65.99 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 250.94 FEET, DELTA ANGLE OF 22°15'26", CHORD BEARING S.42°28'19"E., CHORD DISTANCE OF 96.87 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 97.48 FEET; THENCE S.46°20'54"E. FOR 32.99 FEET; THENCE S.62°56'17"E. FOR 9.06 FEET; THENCE N.41°38'31"E. FOR 38.01 FEET; THENCE N.87°03'26"E. FOR 28.77 FEET; THENCE N.86°08'59"E. FOR 51.21 FEET; THENCE N.47°29'57"E. FOR 57.51 FEET; THENCE N.40°00'30"E. FOR 47.21 FEET; THENCE N.46°22'40"E. FOR 42.12 FEET TO WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5492.58 FEET, DELTA ANGLE OF 2°01'37", CHORD BEARING S.22°24'27"E., CHORD DISTANCE OF 194.31 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN

SHEET 3 OF 12
SERVING THE STATE OF FLORIDA

ARC LENGTH OF 194.32 FEET; THENCE S.02°45'24"W. ALONG THE EAST LINE OF SAID SECTION 35, FOR 1116.26 FEET TO POINT "A"; THENCE N.87°14'36"W. FOR 8.26 FEET; THENCE S.77°29'23"W. FOR 58.96 FEET; THENCE S.29°12'43"W. FOR 35.56 FEET; THENCE S.10°41'15"W. FOR 55.43 FEET; THENCE S.26°29'08"W. FOR 19.16 FEET; THENCE S.51°12'23"W. FOR 50.22 FEET; THENCE S.17°59'49"W. FOR 49.47 FEET; THENCE S.04°24'39"W. FOR 16.05 FEET; THENCE S.75°07'44"W. FOR 304.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, DELTA ANGLE OF 107°24'01", CHORD BEARING N.51°10'16"W., CHORD DISTANCE OF 282.08 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 328.04 FEET; THENCE N.02°31'45"E. FOR 356.29 FEET; THENCE N.88°27'15"W. FOR 8.06 FEET; THENCE N.04°03'57"E. FOR 65.93 FEET; THENCE N.02°40'15"E. FOR 90.09 FEET; THENCE N.01°28'05"E. FOR 93.84 FEET; THENCE N.04°02'20"E. FOR 101.21 FEET; THENCE N.00°40'51"W. FOR 93.52 FEET; THENCE N.00°34'18"E. FOR 53.38 FEET; THENCE S.89°25'42"E. FOR 40.39 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.04 FEET, DELTA ANGLE OF 27°11'44", CHORD BEARING N.76°58'26"E., CHORD DISTANCE OF 11.77 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 11.88 FEET; THENCE N.63°19'39"E. FOR 25.97 FEET; THENCE N.60°37'43"E. FOR 27.36 FEET; THENCE N.78°11'22"E. FOR 28.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 85°26'43", CHORD BEARING N.35°28'01"E., CHORD DISTANCE OF 33.92 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 37.28 FEET; THENCE N.07°15'21"W. FOR 21.15 FEET; THENCE N.65°59'33"E. FOR 26.16 FEET; THENCE N.65°27'42"E. FOR 39.62 FEET; THENCE N.39°11'19"E. FOR 38.50 FEET; THENCE N.46°46'49"E. FOR 45.16 FEET; THENCE N.28°48'14"E. FOR 38.55 FEET; THENCE N.21°16'01"E. FOR 52.52 FEET; THENCE N.11°31'39"E. FOR 27.00 FEET; THENCE N.28°13'33"E. FOR 74.06 FEET; THENCE N.37°10'27"W. FOR 59.52 FEET; THENCE N.33°22'37"W. FOR 34.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 344.70 FEET, DELTA ANGLE OF 5°05'37", CHORD BEARING N.53°07'38"W., CHORD DISTANCE OF 30.63 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 30.64 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 344.70 FEET, DELTA ANGLE OF 10°57'19", CHORD BEARING N.61°09'06"W., CHORD DISTANCE OF 65.81 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 65.91 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 344.70 FEET, DELTA ANGLE OF 3°29'05", CHORD BEARING N.68°22'18"W., CHORD DISTANCE OF 20.96 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 20.96 FEET; THENCE S.41°52'41"W. FOR 16.22 FEET; THENCE S.84°31'53"W. FOR 40.74 FEET; THENCE N.75°37'27"W. FOR 48.47 FEET; THENCE S.57°16'15"W. FOR 69.14 FEET; THENCE N.32°43'45"W. FOR 7.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 93°28'06", CHORD BEARING N.79°27'48"W., CHORD DISTANCE OF 36.41 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 40.78 FEET; THENCE S.53°48'09"W. FOR 52.54 FEET; THENCE N.89°52'31"W. FOR 35.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 59°48'49", CHORD BEARING S.60°13'05"W., CHORD DISTANCE OF 24.93 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 26.10 FEET; THENCE S.30°18'40"W. FOR 64.60 FEET; THENCE S.28°56'55"W. FOR 46.65 FEET; THENCE S.07°33'20"W. FOR 40.84 FEET; THENCE S.21°05'50"W. FOR 34.25 FEET; THENCE S.02°10'11"W. FOR 109.91 FEET; THENCE S.28°00'44"W. FOR 39.50 FEET; THENCE S.24°45'35"W. FOR 57.57 FEET; THENCE S.26°42'32"E. FOR 57.37 FEET; THENCE S.08°50'52"E. FOR 57.02 FEET; THENCE S.03°02'40"E. FOR 30.74 FEET; THENCE S.11°03'13"W. FOR 37.03 FEET; THENCE S.63°29'40"W. FOR 16.01 FEET; THENCE S.81°51'14"W. FOR 50.83 FEET; THENCE S.57°23'00"W. FOR 57.16 FEET; THENCE S.42°54'58"W. FOR 38.84 FEET; THENCE S.34°30'02"W. FOR 49.92 FEET; THENCE S.41°22'02"W. FOR 61.82 FEET; THENCE S.20°48'37"W. FOR 62.06 FEET; THENCE S.27°11'23"W. FOR 22.38 FEET; THENCE S.36°47'52"W. FOR 43.20 FEET; THENCE S.30°11'12"W. FOR 33.84 FEET; THENCE S.54°00'45"W. FOR 39.89 FEET; THENCE S.65°20'09"W. FOR 56.72 FEET; THENCE S.65°01'12"W. FOR 46.16 FEET; THENCE S.54°37'26"W. FOR 39.82 FEET; THENCE S.56°35'49"W. FOR 37.88 FEET; THENCE S.61°28'10"W. FOR 34.99 FEET; THENCE S.81°49'36"W. FOR 42.42 FEET; THENCE S.70°58'23"W. FOR 42.14 FEET; THENCE S.78°11'26"W. FOR 28.42 FEET; THENCE N.77°17'58"W. FOR 21.37 FEET; THENCE N.37°03'54"W. FOR 45.92 FEET; THENCE S.76°22'25"W. FOR 39.04 FEET; THENCE N.89°17'56"W. FOR 38.07 FEET; THENCE S.77°08'15"W. FOR 40.26 FEET; THENCE S.67°16'31"W. FOR 30.61 FEET; THENCE S.44°28'20"W. FOR 51.87 FEET; THENCE S.66°39'00"W. FOR 34.79 FEET; THENCE S.44°51'02"W. FOR 53.43 FEET; THENCE S.02°14'59"E. FOR 30.64 FEET; THENCE S.39°39'32"W. FOR 10.14 FEET; THENCE N.83°06'08"W. FOR 45.80 FEET; THENCE S.32°08'26"W. FOR 52.73 FEET; THENCE S.44°46'55"W. FOR 40.58 FEET; THENCE S.74°35'19"W. FOR 46.81 FEET; THENCE S.82°54'06"W. FOR 41.53 FEET;

SHEET 4 OF 12
SERVING THE STATE OF FLORIDA

THENCE S.41°32'36"W. FOR 26.87 FEET; THENCE S.63°15'46"W. FOR 5.07 FEET; THENCE N.69°17'30"W. FOR 14.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.14 FEET, DELTA ANGLE OF 17°27'46", CHORD BEARING N.78°19'15"W., CHORD DISTANCE OF 7.63 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 7.66 FEET; THENCE N.87°03'08"W. FOR 64.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 30°03'11", CHORD BEARING S.77°55'16"W., CHORD DISTANCE OF 12.96 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 13.11 FEET; THENCE S.59°30'16"W. FOR 37.27 FEET; THENCE S.74°49'22"W. FOR 30.68 FEET; THENCE N.77°51'14"W. FOR 67.20 FEET; THENCE S.40°37'59"W. FOR 97.84 FEET; THENCE S.81°44'02"W. FOR 51.60 FEET; THENCE S.52°32'38"W. FOR 48.64 FEET; THENCE S.31°54'29"W. FOR 55.60 FEET; THENCE S.41°06'19"W. FOR 68.51 FEET; THENCE S.26°57'25"W. FOR 31.28 FEET; THENCE S.35°59'59"W. FOR 48.35 FEET; THENCE S.15°12'14"E. FOR 37.59 FEET; THENCE S.03°44'43"E. FOR 12.39 FEET; THENCE S.79°44'52"W. FOR 32.61 FEET; THENCE S.38°18'46"W. FOR 43.53 FEET; THENCE S.01°50'10"E. FOR 27.52 FEET; THENCE S.16°26'08"W. FOR 40.90 FEET; THENCE S.00°07'13"E. FOR 52.27 FEET; THENCE S.12°30'15"E. FOR 45.21 FEET; THENCE S.44°44'07"E. FOR 49.57 FEET; THENCE S.19°20'18"E. FOR 26.03 FEET; THENCE N.89°17'00"W. FOR 251.41 FEET; THENCE S.02°35'58"W. ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 35, FOR 950.51 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 762, TUCKERS BOULEVARD; THENCE S.87°51'15"W. ALONG SAID RIGHT OF WAY LINE, FOR 64.61 FEET; THENCE N.89°17'00"W. ALONG SAID RIGHT OF WAY LINE, FOR 1556.68 FEET; THENCE N.45°44'42"W. ALONG THE EASTERLY RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD, FOR 1187.82 FEET; THENCE N.45°44'42"W. FOR 115.79 FEET; THENCE N.02°25'27"E. FOR 1626.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 72°23'54", CHORD BEARING N.51°52'42"E., CHORD DISTANCE OF 29.53 FEET, THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 31.59 FEET; THENCE N.15°40'46"E. FOR 22.76 FEET; THENCE N.44°46'42"E. FOR 13.97 FEET; THENCE N.89°28'43"E. FOR 343.98 FEET; THENCE S.35°42'10"E. FOR 21.82 FEET; THENCE S.40°01'47"E. FOR 61.55 FEET; THENCE S.46°23'11"E. FOR 68.23 FEET; THENCE S.31°43'13"E. FOR 56.38 FEET; THENCE S.13°39'55"E. FOR 56.95 FEET; THENCE S.03°37'23"E. FOR 45.29 FEET; THENCE S.00°55'47"W. FOR 34.93 FEET; THENCE S.00°33'54"E. FOR 43.93 FEET; THENCE S.14°08'43"E. FOR 8.19 FEET; THENCE S.26°01'07"E. FOR 174.67 FEET; THENCE S.71°56'14"E. FOR 29.77 FEET; THENCE N.80°22'26"E. FOR 42.67 FEET; THENCE N.57°32'51"E. FOR 48.05 FEET; THENCE N.56°12'16"E. FOR 32.91 FEET; THENCE N.47°14'30"E. FOR 47.83 FEET; THENCE N.32°30'09"E. FOR 34.83 FEET; THENCE N.34°00'51"E. FOR 44.88 FEET; THENCE N.38°44'10"E. FOR 34.11 FEET; THENCE N.42°14'33"E. FOR 31.14 FEET; THENCE N.33°03'55"E. FOR 58.15 FEET; THENCE N.41°29'28"E. FOR 27.65 FEET; THENCE N.34°28'16"E. FOR 50.08 FEET; THENCE N.33°46'32"E. FOR 13.44 FEET; THENCE N.34°36'13"E. FOR 33.22 FEET; THENCE N.25°28'09"E. FOR 61.72 FEET; THENCE N.07°52'03"E. FOR 51.14 FEET; THENCE N.11°02'06"E. FOR 29.26 FEET; THENCE N.00°41'17"E. FOR 23.89 FEET; THENCE N.01°21'43"W. FOR 10.96 FEET; THENCE N.89°28'43"E. FOR 341.01 FEET; THENCE N.02°30'46"E. FOR 857.87 FEET; THENCE S.48°32'47"E. FOR 25.77 FEET; THENCE S.75°56'51"E. FOR 73.57 FEET; THENCE S.78°43'27"E. FOR 154.83 FEET; THENCE S.89°23'38"E. FOR 73.19 FEET; THENCE N.51°33'10"E. FOR 79.90 FEET; THENCE N.39°12'46"E. FOR 121.37 FEET; THENCE N.24°04'54"E. FOR 55.33 FEET; THENCE N.01°47'42"E. FOR 44.39 FEET; THENCE N.23°27'09"E. FOR 34.65 FEET; THENCE N.19°44'21"W. FOR 60.60 FEET; THENCE N.03°28'27"W. FOR 11.12 FEET; THENCE N.27°03'18"W. FOR 71.79 FEET; THENCE N.29°44'46"W. FOR 84.67 FEET; THENCE N.55°35'50"W. FOR 32.11 FEET; THENCE N.74°25'43"W. FOR 46.09 FEET; THENCE N.82°40'13"W. FOR 55.36 FEET; THENCE S.40°36'30"W. FOR 27.12 FEET; THENCE S.88°15'40"W. FOR 69.32 FEET; THENCE N.69°12'26"W. FOR 51.15 FEET; THENCE N.88°29'59"W. FOR 49.92 FEET; THENCE S.64°35'02"W. FOR 38.95 FEET; THENCE S.44°03'06"W. FOR 32.49 FEET; THENCE S.43°13'38"W. FOR 16.85 FEET; THENCE N.02°30'46"E. FOR 333.43 FEET; THENCE S.88°48'10"W. FOR 1355.05 FEET; THENCE N.02°25'27"E. FOR 745.60 FEET; THENCE S.84°15'21"E. FOR 26.69 FEET; THENCE N.55°52'34"E. FOR 36.97 FEET; THENCE N.83°34'19"E. FOR 109.01 FEET; THENCE S.86°25'32"E. FOR 71.75 FEET; THENCE S.54°44'44"E. FOR 16.32 FEET; THENCE S.29°25'15"E. FOR 15.60 FEET; THENCE N.66°10'12"E. FOR 60.01 FEET; THENCE S.86°13'52"E. FOR 47.26 FEET; THENCE N.41°49'12"E. FOR 224.38 FEET; THENCE N.28°44'24"E. FOR 46.14 FEET; THENCE N.39°23'56"E. FOR 79.93 FEET; THENCE N.07°58'33"E. FOR 156.16 FEET; THENCE N.51°26'38"W. FOR 141.73 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15549632.79 SQUARE FEET OR 356.90 ACRES, MORE OR LESS.

SHEET 5 OF 12
SERVING THE STATE OF FLORIDA

ALSO:

COMMENCING AT AFORE DESCRIBED POINT "A"; THENCE S.02°45'24"W. ALONG THE EAST LINE OF SAID SECTION 35, FOR 401.07 FEET; THENCE N89°09'03"W 1008.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°09'03"E. FOR 284.73 FEET; THENCE N.50°01'40"E. FOR 22.42 FEET; THENCE N.37°10'58"E. FOR 31.23 FEET; THENCE N.41°57'24"W. FOR 214.92 FEET; THENCE S.61°34'30"W. FOR 11.20 FEET; THENCE S.47°57'34"W. FOR 32.27 FEET; THENCE S.44°42'10"W. FOR 49.24 FEET; THENCE S.47°11'56"W. FOR 45.01 FEET; THENCE S.25°21'30"W. FOR 36.95 FEET; THENCE S.26°18'19"W. FOR 53.59 FEET; THENCE S.59°49'34"W. FOR 41.67 FEET TO THE POINT OF BEGINNING.

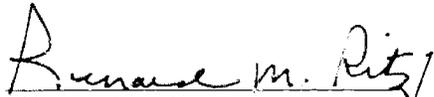
PARCEL CONTAINS 34717.06 SQUARE FEET OR 0.80 ACRE, MORE OR LESS.

PARCELS COMBINED CONTAIN 15584349.85 SQUARE FEET OR 357.70 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 35 AS BEARING N.88°07'49"E.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

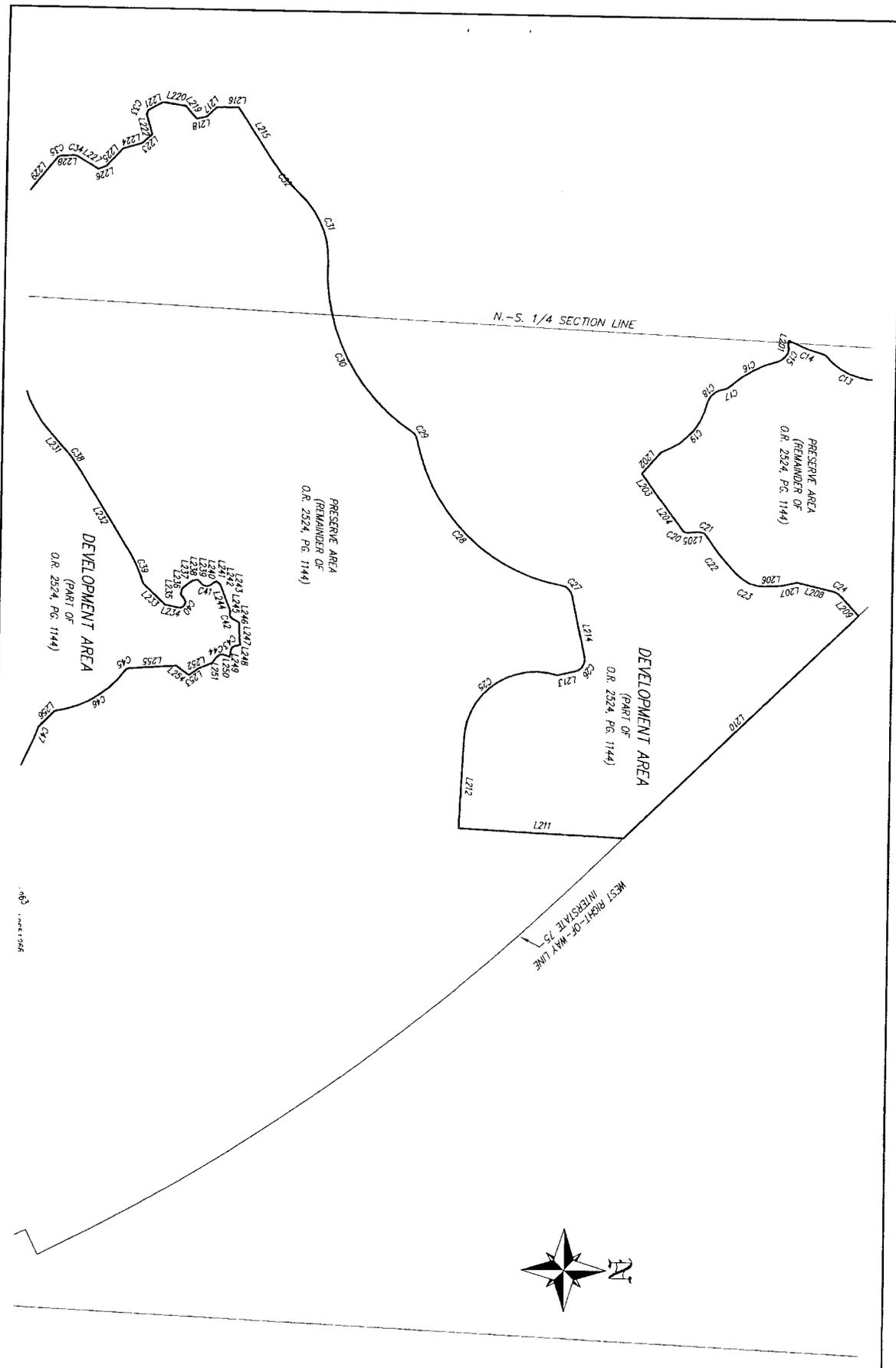
FEBRUARY 9, 2015


RICHARD M. RITZ, R.L.S.
REGISTERED LICENSED SURVEYOR
FLORIDA CERTIFICATION NO. 4019

NOT VALID WITHOUT SHEETS
1 THROUGH 5 AND 7 THROUGH 12

SHEET 6 OF 12

SERVING THE STATE OF FLORIDA

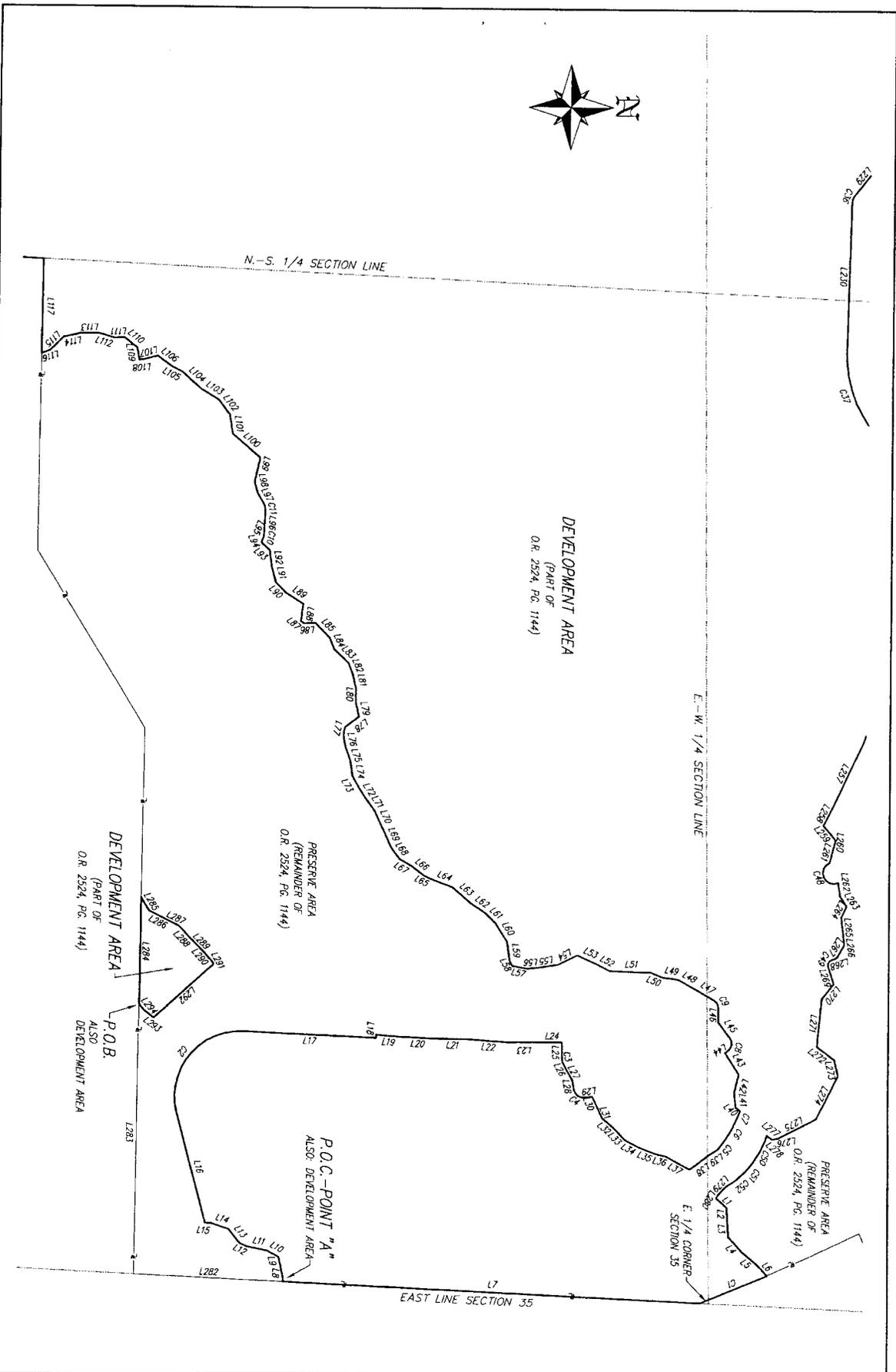


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SKETCH TO ACCOMPANY DESCRIPTION
 PARCEL LYING IN SECTION 35, T-41-S, R-23-E
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02-09-15	3905	3905SK-DEV-AREA		DOB	BJC	1"=300'	8 of 12	35-41-23

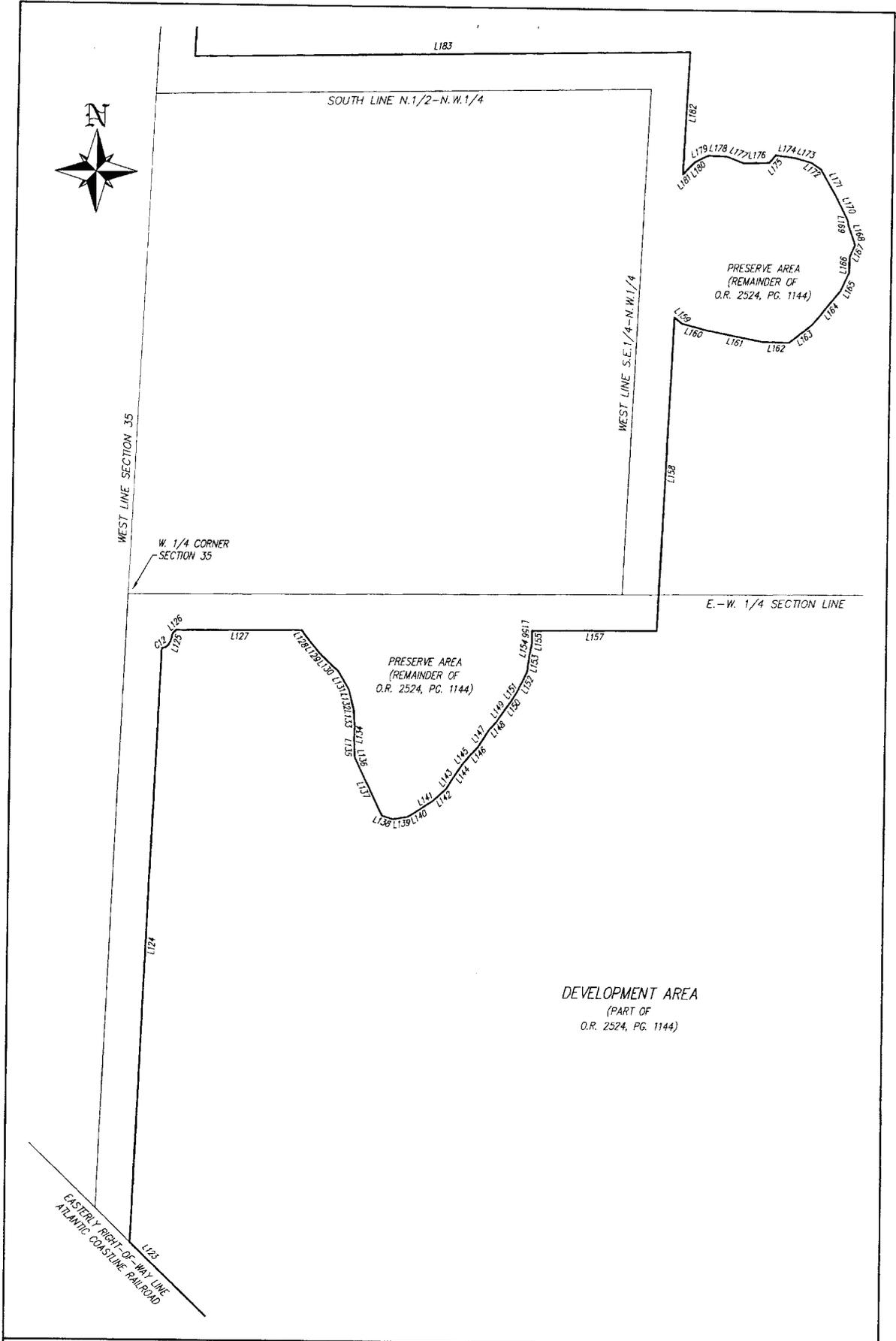


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 SURVEY LICENSE # LS 8660
 WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION
 PARCEL LYING IN SECTION 35, T-41-S, R-23-E
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02-09-15	3905	3905SK-DEV-AREA		DOB	BUC	1"=300'	9 OF 12	35-41-23



<p>BANKS ENGINEERING 12653 SW COUNTY ROAD 769 - SUITE B LAKE SUZY, FLORIDA 34269 PHONE: (941) 825-1185 FAX: (941) 825-1149 ENGINEERING LICENSE # CE 9489 SURVEY LICENSE # LB 9690 WWW.BANKSENG.COM</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION PARCEL LYING IN SECTION 35, T-41-S, R-23-E CHARLOTTE COUNTY, FLORIDA</p>																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">DATE</td> <td style="font-size: small;">PROJECT</td> <td style="font-size: small;">DRAWING</td> <td style="font-size: small;">DESIGN</td> <td style="font-size: small;">DRAWN</td> <td style="font-size: small;">CHECKED</td> <td style="font-size: small;">SCALE</td> <td style="font-size: small;">SHEET</td> <td style="font-size: small;">FILE NO. (S-T-R)</td> </tr> <tr> <td style="text-align: center;">02-09-15</td> <td style="text-align: center;">3905</td> <td style="text-align: center;">3905SK- DEV-AREA</td> <td style="text-align: center;">DOB</td> <td style="text-align: center;">BJC</td> <td style="text-align: center;">1"=300'</td> <td style="text-align: center;">10 OF 12</td> <td style="text-align: center;">35-41-23</td> </tr> </table>	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)	02-09-15	3905	3905SK- DEV-AREA	DOB	BJC	1"=300'	10 OF 12	35-41-23
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)										
02-09-15	3905	3905SK- DEV-AREA	DOB	BJC	1"=300'	10 OF 12	35-41-23											



EASTERN RIGHT-OF-WAY LINE
ATLANTIC COASTLINE RAILROAD
L123

L124

L122

L121

NORTHERLY RIGHT-OF-WAY LINE
STATE ROAD 762-TUCKERS BOULEVARD

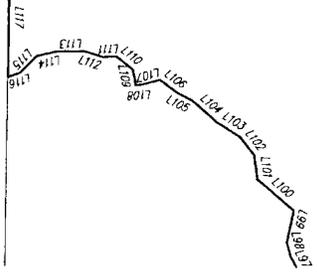
L120

L119

L118

N.-S. 1/4 SECTION LINE

DEVELOPMENT AREA
(PART OF
O.R. 2524, PG. 1144)



BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

12853 SW COUNTY ROAD 709 - SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (941) 825-1165 FAX: (941) 825-1149
ENGINEERING LICENSE # EB 8488
SURVEY LICENSE # LS 6690
WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL LYING IN SECTION 35, T-41-S, R-23-E
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02-09-15	3905	3905SK- DEV-AREA		DOB	BAC	1"=300'	11 OF 12	35-41-23

CURVE TABLE

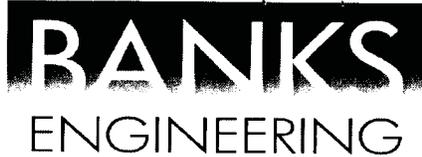
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	542.58'	194.32'	194.31'	S22°24'27"E	2°01'37"
C2	175.00'	328.04'	282.08'	N51°10'16"W	107°24'01"
C3	25.04'	11.88'	11.77'	N76°58'26"E	27°11'44"
C4	25.00'	37.28'	33.92'	N35°28'01"E	85°26'43"
C5	344.70'	30.64'	30.63'	N33°07'38"W	5°06'37"
C6	344.70'	65.91'	65.81'	N61°09'06"W	10°57'19"
C7	344.70'	20.96'	20.96'	N68°22'18"W	3°29'05"
C8	25.00'	40.78'	36.41'	N79°27'48"W	93°28'06"
C9	25.00'	26.10'	24.93'	S60°13'05"W	59°48'49"
C10	25.14'	7.66'	7.63'	N78°19'15"W	17°27'46"
C11	25.00'	13.11'	12.96'	S77°55'16"W	30°03'11"
C12	25.00'	31.59'	29.53'	N51°52'42"E	72°23'54"
C13	180.00'	165.37'	159.62'	S24°28'30"W	52°38'22"
C14	500.00'	106.39'	106.19'	S20°49'25"W	12°11'28"
C15	34.68'	56.49'	50.45'	S61°02'10"E	93°19'36"
C16	298.12'	147.65'	146.14'	S28°33'39"E	28°22'33"
C17	34.68'	21.60'	21.25'	S24°54'21"E	35°41'10"
C18	50.00'	60.57'	56.94'	S41°46'06"E	69°24'41"
C19	185.00'	187.64'	179.70'	S47°25'01"E	58°06'52"
C20	15.00'	15.04'	14.42'	N24°27'34"E	57°27'09"
C21	25.00'	26.68'	25.43'	N26°18'11"E	61°08'22"
C22	600.41'	129.08'	128.84'	N50°42'49"E	12°19'05"
C23	99.43'	84.83'	82.28'	N24°04'39"E	48°52'55"
C24	25.00'	14.26'	14.07'	N29°35'40"E	32°40'52"
C25	192.00'	358.95'	308.91'	N36°26'29"W	107°07'02"
C26	33.00'	51.84'	46.67'	N57°26'54"W	90°00'00"
C27	33.00'	38.93'	36.71'	S43°45'22"W	67°35'29"
C28	490.56'	587.04'	552.63'	S44°14'32"W	68°33'49"
C29	33.00'	26.26'	25.57'	S55°43'45"W	45°35'24"
C30	512.00'	528.86'	505.66'	S62°31'32"W	59°10'58"
C31	233.00'	203.96'	197.51'	S67°02'24"W	50°09'14"
C32	467.00'	117.56'	117.25'	S49°10'29"W	14°25'24"
C33	15.00'	20.44'	18.89'	S66°58'10"E	78°03'51"
C34	15.00'	8.95'	8.82'	S13°55'10"W	34°12'13"
C35	15.00'	12.41'	12.06'	S26°53'20"E	47°24'47"
C36	23.00'	15.22'	14.95'	S69°33'23"E	37°55'17"
C37	323.00'	247.72'	241.70'	N69°30'42"E	43°56'33"
C38	377.00'	68.58'	68.48'	N52°45'05"E	10°25'20"
C39	277.00'	83.86'	83.54'	N66°38'08"E	17°20'46"
C40	15.00'	36.96'	28.30'	N58°09'40"W	141°11'44"
C41	15.00'	20.90'	19.25'	N04°08'35"E	79°49'37"
C42	15.00'	22.46'	20.42'	N72°29'04"E	85°48'07"
C43	15.00'	18.54'	17.38'	S43°57'16"E	70°49'04"
C44	15.00'	18.44'	17.30'	S15°55'36"E	70°25'00"
C45	15.00'	13.24'	12.82'	S28°42'58"E	50°34'57"
C46	277.00'	224.23'	218.16'	S30°49'03"E	46°22'48"
C47	202.00'	38.01'	37.95'	S68°03'58"E	10°46'53"
C48	28.89'	91.56'	57.78'	N66°11'11"E	181°34'11"
C49	15.00'	23.44'	21.12'	S63°06'33"E	89°30'57"
C50	250.94'	16.12'	16.12'	S70°30'26"E	34°50'50"
C51	250.94'	65.99'	65.80'	S61°08'01"E	15°03'59"
C52	250.94'	97.48'	96.87'	S42°28'19"E	22°15'26"

L98	S74°49'22"W	30.68'
L99	N77°51'14"W	67.20'
L100	S40°37'59"W	97.84'
L101	S81°44'02"W	51.60'
L102	S52°32'38"W	48.64'
L103	S31°54'29"W	55.60'
L104	S41°06'19"W	68.51'
L105	S26°57'25"W	31.28'
L106	S35°59'59"W	48.35'
L107	S15°12'14"E	37.59'
L108	S03°44'43"E	12.39'
L109	S79°44'52"W	32.61'
L110	S38°18'46"W	43.53'
L111	S01°50'10"E	27.52'
L112	S16°26'08"W	40.90'
L113	S00°07'13"E	52.27'
L114	S12°30'15"E	45.21'
L115	S44°44'07"E	49.57'
L116	S19°20'18"E	26.03'
L117	N89°17'00"W	251.41'
L118	S02°35'58"W	950.51'
L119	S87°51'15"W	64.61'
L120	N89°17'00"W	872.65'
L121	N89°17'00"W	684.02'
L122	N45°44'42"E	1187.82'
L123	N45°44'42"E	115.79'
L124	N02°25'27"E	1626.50'
L125	N15°40'46"E	22.76'
L126	N44°46'42"E	133.57'
L127	N89°28'43"E	343.88'
L128	S35°42'10"E	21.62'
L129	S40°01'47"E	61.55'
L130	S48°23'11"E	68.23'
L131	S31°43'13"E	96.38'
L132	S13°19'55"E	86.85'
L133	S03°37'23"E	45.29'
L134	S00°55'47"W	34.83'
L135	S00°33'54"E	43.93'
L136	S14°08'43"E	8.19'
L137	S26°01'07"E	174.67'
L138	S17°56'16"E	28.77'
L139	N80°22'26"E	42.67'
L140	N57°39'51"E	48.05'
L141	N56°12'16"E	32.91'
L142	N47°43'00"E	47.83'
L143	N32°30'09"E	34.83'
L144	N34°00'51"E	44.88'
L145	N38°44'10"E	34.11'
L146	N42°43'33"E	31.14'
L147	N33°03'55"E	58.15'
L148	N41°28'28"E	27.65'
L149	N34°28'16"E	50.08'
L150	N33°46'32"E	13.44'
L151	N74°36'13"E	33.22'
L152	N25°28'09"E	61.72'
L153	N07°52'03"E	51.14'
L154	N11°02'06"E	29.26'
L155	N00°41'17"E	23.89'
L156	N01°21'43"W	10.96'
L157	N89°28'43"E	341.01'
L158	N02°30'46"E	857.87'
L159	S48°32'47"E	25.77'
L160	S75°56'51"E	73.57'
L161	S78°43'27"E	154.83'
L162	S89°23'38"E	73.19'
L163	N51°33'10"E	79.90'
L164	N39°12'46"E	121.57'
L165	N24°04'54"E	55.33'
L166	N01°47'42"E	44.39'
L167	N23°27'09"E	34.65'
L168	N19°44'21"W	60.60'
L169	N03°28'27"W	11.12'
L170	N27°03'18"W	71.79'
L171	N29°44'46"W	84.67'
L172	N55°35'50"W	32.11'
L173	N74°25'43"W	46.09'
L174	N82°40'13"W	55.36'
L175	S40°36'30"W	27.12'
L176	S58°15'40"W	69.32'
L177	N69°12'26"W	51.15'
L178	N88°29'59"W	49.92'
L179	S64°35'02"W	38.95'
L180	S44°30'06"W	32.49'
L181	S43°13'38"W	16.85'
L182	N02°30'46"E	333.43'
L183	S88°48'10"W	1355.05'
L184	N02°25'27"E	745.60'
L185	S84°15'21"E	26.69'
L186	N55°23'34"E	36.97'
L187	N83°34'19"E	109.01'
L188	S86°25'32"E	71.75'
L189	S54°44'44"E	16.32'
L190	S29°25'15"E	15.60'
L191	N68°10'12"E	60.01'
L192	S86°73'52"E	47.26'
L193	N41°49'12"E	224.38'
L194	N28°44'24"E	46.14'
L195	N39°23'56"E	79.93'
L196	N07°58'33"E	156.16'
L197	N51°26'38"W	741.73'
L198	N88°07'49"E	2144.28'
L199	N88°07'19"E	78.98'
L200	S01°50'41"E	110.06'
L201	S80°21'08"E	11.42'
L202	S48°53'47"E	77.62'

L203	N54°07'01"E	65.69'
L204	N53°11'08"E	120.52'
L205	N04°16'01"W	30.00'
L206	N02°55'34"W	44.51'
L207	N13°01'02"W	44.83'
L208	N13°15'14"E	103.29'
L209	N45°06'06"E	80.00'
L210	S44°03'54"E	868.55'
L211	S02°40'44"W	443.17'
L212	N87°19'16"W	230.35'
L213	N12°26'54"W	48.27'
L214	S77°33'06"W	169.15'
L215	S56°23'11"W	170.66'
L216	S00°35'44"E	57.89'
L217	S45°25'14"E	34.90'
L218	S13°36'27"E	30.36'
L219	S49°39'21"W	44.16'
L220	S08°03'16"W	62.06'
L221	S27°56'14"E	39.42'
L222	N73°59'55"E	52.24'
L223	S43°03'51"E	53.80'
L224	S17°47'26"E	54.74'
L225	S47°20'40"E	62.93'
L226	S22°36'48"E	25.85'
L227	S31°01'16"W	66.61'
L228	S03°10'57"E	33.43'
L229	S50°35'44"E	118.79'
L230	S88°31'01"E	402.02'
L231	N47°32'25"E	59.12'
L232	N57°57'45"E	287.00'
L233	N42°58'58"E	81.04'
L234	N12°26'12"E	37.81'
L235	S51°42'28"W	15.16'
L236	N75°04'11"W	15.42'
L237	N43°16'39"W	17.66'
L238	N35°06'06"W	19.67'
L239	N07°56'15"W	12.02'
L240	N44°03'24"E	18.58'
L241	N35°46'13"W	15.44'
L242	N14°23'10"E	6.14'
L243	N40°58'47"E	11.63'
L244	N68°21'03"E	78.08'
L245	N29°35'00"E	19.61'
L246	N87°16'58"E	50.31'
L247	N75°01'48"E	10.88'
L248	S06°32'44"E	12.71'
L249	S79°21'46"E	18.19'
L250	S18°16'54"W	17.27'
L251	S52°08'06"E	22.73'
L252	S22°39'20"E	40.16'
L253	S36°43'41"E	30.35'
L254	S35°44'47"W	42.58'
L255	S02°25'30"E	124.96'
L256	S44°48'55"E	62.61'
L257	S84°53'01"E	179.34'
L258	S63°11'19"E	60.86'
L259	N49°47'16"E	49.11'
L260	S88°20'21"E	71.77'
L261	S74°18'50"E	56.66'
L262	N81°43'50"E	35.75'
L263	N58°07'45"E	34.06'
L264	S16°36'17"E	31.46'
L265	N82°55'00"E	39.15'
L266	N83°03'48"E	34.87'
L267	S58°59'42"E	39.47'
L268	S18°21'04"E	13.83'
L269	N72°07'59"E	49.54'
L270	S51°46'51"E	51.24'
L271	S84°19'44"E	127.79'
L272	N36°49'26"E	58.66'
L273	N77°11'02"E	44.31'
L274	S63°40'29"E	128.98'
L275	S26°51'41"E	115.14'
L276	S10°26'57"E	15.62'
L277	S35°56'04"W	13.45'
L278	S41°52'41"W	4.42'
L279	S46°20'54"E	32.99'
L280	S62°56'17"E	9.06'
L281	N88°07'49"E	571.98'
L282	S02°45'24"W	401.07'
L283	N89°08'03"W	1008.25'
L284	N89°08'03"W	284.73'
L285	S59°49'34"W	41.67'
L286	S26°18'19"W	53.59'
L287	S25°21'30"W	36.95'
L288	S47°11'56"W	45.01'
L289	S44°42'10"W	49.24'
L290	S47°57'34"W	32.27'
L291	S61°34'30"W	11.20'
L292	N41°57'24"W	214.92'
L293	N37°10'58"E	31.23'
L294	N50°01'40"E	22.42'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N41°38'31"E	38.01'
L2	N87°03'26"E	28.77'
L3	N86°08'58"E	51.21'
L4	N47°29'57"E	57.51'
L5	N40°00'30"E	47.21'
L6	N48°22'40"E	42.12'
L7	S02°45'24"W	1116.26'
L8	N87°14'36"W	8.26'
L9	S77°29'23"W	58.96'
L10	S29°12'43"W	35.56'
L11	S10°41'15"W	55.43'
L12	S26°29'08"W	19.16'
L13	S51°12'23"W	50.22'
L14	S17°59'49"W	49.47'
L15	S04°24'39"W	16.05'
L16	S75°07'44"W	304.29'
L17	N02°31'45"E	356.29'
L18	N82°27'15"W	8.06'
L19	N04°03'57"E	65.93'
L20	N02°40'15"E	90.09'
L21	N07°28'05"E	93.64'
L22	N04°02'20"E	101.21'
L23	N00°40'51"W	93.52'
L24	N00°34'18"E	53.38'
L25	S89°25'42"E	40.39'
L26	N63°19'39"E	25.97'
L27	N60°37'43"E	27.36'
L28	N78°11'22"E	28.35'
L29	N07°15'21"W	21.15'
L30	N65°59'33	



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL
LYING IN SECTION 35, T-41-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVE TO RESIDENTIAL AREA)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2524, PAGE 1144, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S.02°25'27"W. ALONG THE WEST LINE OF SAID SECTION 35, FOR 508.13 FEET TO THE POINT OF BEGINNING; THENCE S.84°15'21"E. FOR 100.17 FEET; THENCE S.02°25'27"W. FOR 745.60 FEET; THENCE N.88°48'10"E. FOR 1355.05 FEET; THENCE S.02°30'46"W. FOR 333.43 FEET; THENCE N.87°29'14"W. FOR 100.00 FEET; THENCE N.02°30'46"E. FOR 226.74 FEET; THENCE S.88°48'10"W. FOR 1354.89 FEET TO SAID WEST LINE OF SECTION 35; THENCE N.02°25'27"E. ALONG SAID WEST LINE FOR 857.93 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 243682.08 SQUARE FEET, OR 5.59 ACRES, MORE OR LESS.

ALSO
PARCEL B

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S.02°25'27"W. ALONG THE WEST LINE OF SAID SECTION 35, FOR 2732.13 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 35; THENCE N.89°28'43"E. ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 1162.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°28'43"E. FOR 189.18 FEET; THENCE N.02°30'46"E. FOR 763.03 FEET; THENCE S.87°29'14"E. FOR 100.00 FEET; THENCE S.02°30'46"W. FOR 857.87 FEET; THENCE S.89°28'43"W. FOR 341.01 FEET; THENCE N.29°09'18"E. FOR 115.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 107555.02 SQUARE FEET, OR 2.47 ACRES, MORE OR LESS.

SHEET 1 OF 3

SERVING THE STATE OF FLORIDA

ALSO
PARCEL C

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S.02°25'27"W. ALONG THE WEST LINE OF SAID SECTION 35, FOR 2732.13 FEET TO SAID WEST 1/4 CORNER OF SECTION 35 AND THE POINT OF BEGINNING; THENCE N.89°28'43"E. ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 QUARTER OF SECTION 35 FOR 430.34 FEET; THENCE S.25°06'02"E. FOR 109.96 FEET; THENCE S.89°28'43"W. FOR 343.98 FEET; THENCE S.44°46'42"W. FOR 13.97 FEET; THENCE S.15°40'46"W. FOR 22.76 FEET TO THE BEGINNING OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, DELTA ANGLE OF 72°23'54", CHORD BEARING S.51°52'42"W., CHORD DISTANCE OF 29.53 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 31.59 FEET; THENCE S.02°25'27"W. FOR 1626.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE N.45°44'42"W. ALONG SAID EASTERLY RIGHT OF WAY FOR 134.21 FEET TO SAID WEST LINE OF SECTION 35; THENCE N.02°25'27"E. ALONG SAID WEST LINE OF SECTION 35 FOR 1681.75 FEET TO THE POINT OF BEGINNING.

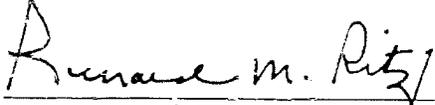
PARCEL CONTAINS 209638.67 SQUARE FEET, OR 4.81 ACRES, MORE OR LESS.

PARCELS COMBINED CONTAIN 5608775.77 SQUARE FEET OR 12.87 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 35 AS BEARING S.02°25'27"W.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

NOVEMBER 07, 2014

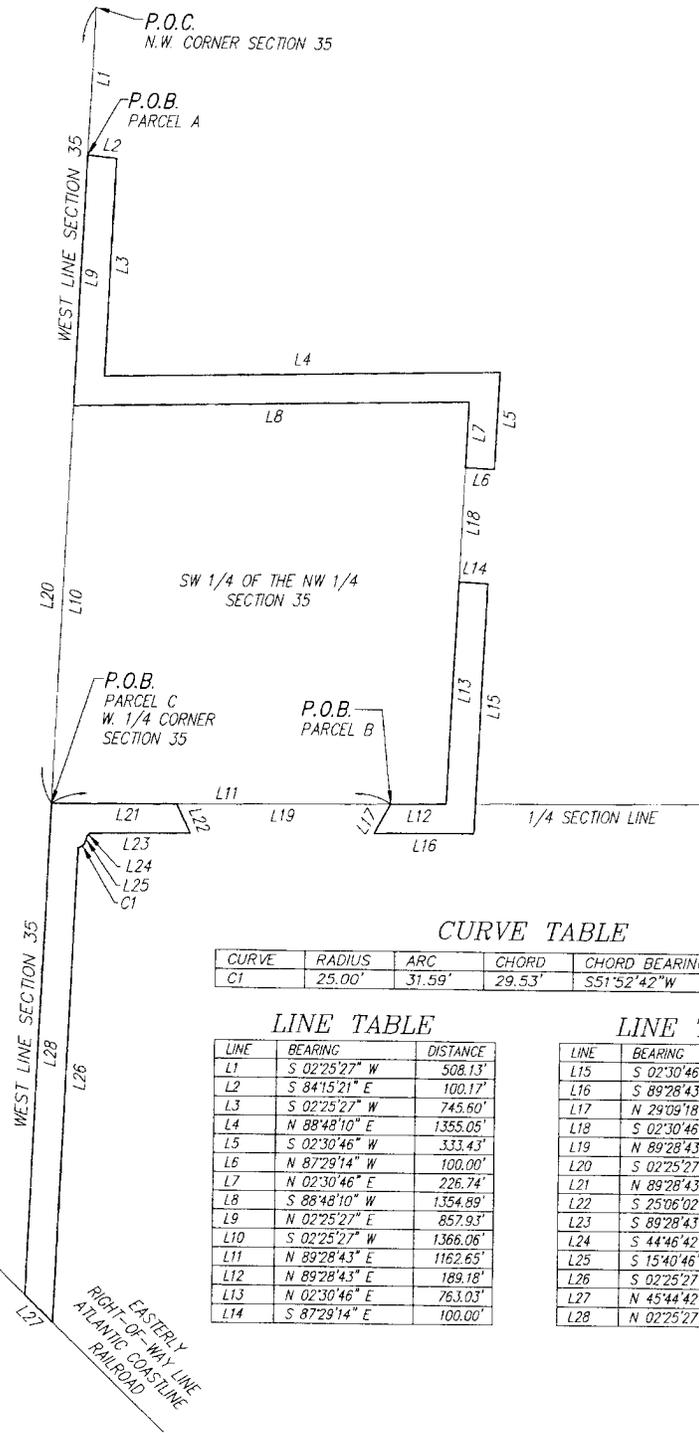


RICHARD M. RITZ, R.L.S.
REGISTERED LICENSED SURVEYOR
FLORIDA CERTIFICATION NO. 4009

NOT VALID WITHOUT SHEETS 1 AND 3 OF 3

SHEET 2 OF 3

SERVING THE STATE OF FLORIDA



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
CI	25.00'	31.59'	29.53'	S51°52'42"W	72°23'54"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°25'27" W	508.13'
L2	S 84°15'21" E	100.17'
L3	S 02°25'27" W	745.60'
L4	N 88°48'10" E	1355.05'
L5	S 02°30'46" W	333.43'
L6	N 87°29'14" W	100.00'
L7	N 02°30'46" E	226.74'
L8	S 88°48'10" W	1354.89'
L9	N 02°25'27" E	857.93'
L10	S 02°25'27" W	1366.06'
L11	N 89°28'43" E	1162.65'
L12	N 89°28'43" E	189.18'
L13	N 02°30'46" E	763.03'
L14	S 87°29'14" E	100.00'

LINE TABLE

LINE	BEARING	DISTANCE
L15	S 02°30'46" W	857.87'
L16	S 89°28'43" W	341.01'
L17	N 29°09'18" E	115.10'
L18	S 02°30'46" W	392.40'
L19	N 89°28'43" E	732.30'
L20	S 02°25'27" W	2732.13'
L21	N 89°28'43" E	430.34'
L22	S 25°06'02" E	109.96'
L23	S 89°28'43" W	343.98'
L24	S 44°46'42" W	13.97'
L25	S 15°40'46" W	22.76'
L26	S 02°25'27" W	1626.50'
L27	N 45°44'42" W	134.21'
L28	N 02°25'27" E	1681.75'

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LS LICENSED SURVEYOR
- L1 LINE NUMBER IN LINE TABLE
- CI CURVE NUMBER IN CURVE TABLE

THIS IS NOT A BOUNDARY SURVEY

Richard M. Ritz
 RICHARD M. RITZ R.L.S.
 FLORIDA CERTIFICATE NO. 4009

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

12653 SW COUNTY ROAD 789 - SUITE B
 LAKE SUEZ, FLORIDA 34669
 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6580
 WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION
 PARCEL LYING IN SECTION 35, T-41-S, R-23-E
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING BOOK- RES-AREA	DESIGN	DRAWN DOB	CHECKED BJC	SCALE	SHEET	FILE NO. (S-T-R)
11-07-2014	3905					1"=500'	2 OF 2	35-41-23



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 23, 2015

Clerk of the Circuit Court
Charlotte County
18500 Murdock Circle, Room 416
Port Charlotte, Florida 33948

Attention: Ms. Michelle DiBerardino

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Charlotte County Ordinance No. 2015-040, which was filed in this office on September 23, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

SUN NEWSPAPERS

Charlotte • DeSoto • Englewood • North Port • Venice

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Natalie Musser, who on oath says that she is legal clerk of the Charlotte Sun, the Englewood Sun, and the North Port Sun, each a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing, was published in said newspaper in the issue(s) of:

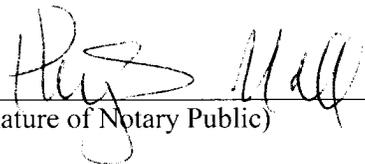
September 7, 2015

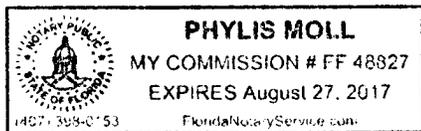
Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each publication day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.


(Signature of Affiant)

\$ 394

Sworn and subscribed before me this 8th day of September, 2015.


(Signature of Notary Public)



Personally known OR Produced Identification

Type of Identification Produced _____

NOTICE OF PUBLIC HEARING FOR ONE OR MORE OF THE FOLLOWING MATTERS: PROPOSED CHANGES TO THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN ELEMENTS, DEVELOPMENTS OF REGIONAL IMPACT OR CHANGES THERETO, REZONINGS, PRELIMINARY PLATS, STREET AND PLAT VACATIONS

A PUBLIC HEARING ON PROPOSALS AND PETITIONS AS DESCRIBED BELOW WILL BE CONDUCTED BY THE BOARD OF COUNTY COMMISSIONERS AT A REGULAR MEETING ON TUESDAY, SEPTEMBER 22, 2015, AT 2:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD DURING THE COURSE OF ACTION. THE HEARING WILL BE HELD IN COMMISSION CHAMBERS, ROOM 119, FIRST FLOOR, BUILDING A, THE CHARLOTTE COUNTY ADMINISTRATION CENTER, 18500 MURDOCK CIRCLE, PORT CHARLOTTE, FLORIDA. THE BOARD IS NOT BOUND TO CONSIDER THE PETITIONS IN THE ORDER LISTED IN THIS NOTICE. ANY OF THESE PETITIONS MAY BE CONSIDERED AS SOON AS THE MEETING COMMENCES.

COPIES OF SAID PETITIONS WITH COMPLETE LEGAL DESCRIPTIONS AND SUBSEQUENT STAFF REPORTS WILL BE AVAILABLE FOR REVIEW AT THE CHARLOTTE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AND ALL CHARLOTTE COUNTY PUBLIC LIBRARIES. A MEETING AGENDA AND PETITION PACKETS MAY BE REVIEWED AT THE FOLLOWING INTERNET ADDRESS:
<http://www.charlottecountyfl.gov/Pages/BCC-meeting-agendas.aspx>

ALL INTERESTED PERSONS ARE URGED TO ATTEND THESE PUBLIC HEARINGS. THE PUBLIC IS WELCOME TO SPEAK; THERE WILL BE A FIVE-MINUTE TIME LIMIT FOR EACH CITIZEN'S PRESENTATION ON AN AGENDA ITEM. IF YOU HAVE SPECIFIC QUESTIONS OR COMMENTS, YOU ARE ENCOURAGED TO CONTACT A STAFF PERSON AT ANY TIME IN ADVANCE OF THE PUBLIC HEARING(S). PLEASE CALL 941-764-4903 AND MENTION THE PETITION NUMBER OF THE MATTER YOU WISH TO DISCUSS.

PETITIONS

STN-15-00001

Legislative

Commission District IV

Robert H. Berntsson is requesting a street name change for a portion of Wintergarden Avenue, located east of Pear Street, north of Geranium Avenue, west of Flamingo Boulevard, and south of Joppa Avenue, changing the name to Pear Street. The subject street is 0.086 acres, more or less, located in Port Charlotte Subdivision Section 46, as recorded in Plat Book 5, Page 57C of the Public Records of Charlotte County, Florida, in Section 23, Township 40, Range 21, in Commission District IV.

PA-15-02-01-LS

Legislative

Commission District II

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from High Intensity Industrial (HII) (357.7± acres), Preservation (PR) (12.87± acres), and Commercial (COM) (45.36± acres) to Low Density Residential (LDR) with an annotation to the 2030 Future Land Use Map to limit the overall density of the site to 999 units; for property located at the northwest portion of the interchange of I-75 and Tuckers Grade, in the Punta Gorda area, containing 415.93±b1 acres; Commission District II; Petition No. PA-15-02-01-LS; Applicant: Crimson Tamiami Trail Holdings LLC; providing an effective date.

PA-14-10-14-LS

Legislative

Countywide

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; this request is to amend the Potable Water and Sanitary Sewer (WSW) subelement of the Infrastructure Element to update the Water Supply Facilities Work Plan; to amend Intergovernmental Coordination (ICE) Policy 1.1.11: Coordination with Water Management Districts, to reference the adopted Water Management District regional water supply plans; and to amend CIE Policy 1.1.8: Financially Feasible CIE Schedule, to remove a reference to deleted Chapter 9J-5, F.A.C.; Petition No. PA-14-10-14-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

PA-15-04-04-LS

Legislative

Countywide

Pursuant to Section 163.3184(3), Florida Statutes, adopt a Large Scale Plan Amendment; the amendment request is to amend the Transportation (TRA) Element by revising TRA Policy 1.3.4: Airport Ground Access, to ensure that all roadway work within the ECAP Overlay shall have no negative impact on access to the airport; Petition No. PA-15-04-04-LS; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941-743-1381, TDD/TTY 941-743-1234, or by email to: Terri.Hendriks@charlottefl.com

Publish: September 7, 2015

