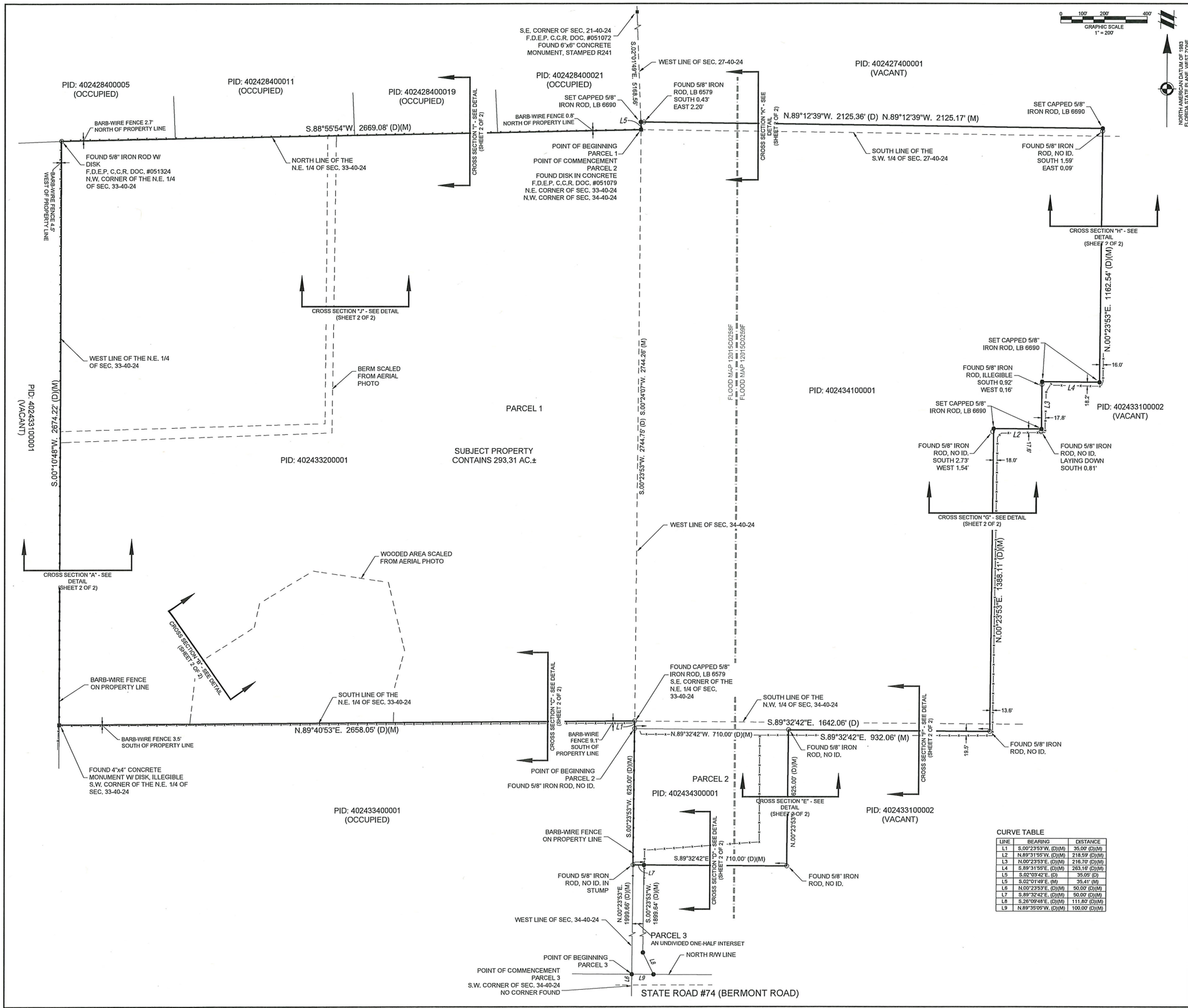

CURVE TABLE

LINE	BEARING	DISTANCE
L1	S.00°23'53"W. (D)(M)	35.00' (D)(M)
L2	N.89°31'55"W. (D)(M)	218.59' (D)(M)
L3	N.00°23'53"E. (D)(M)	216.70' (D)(M)
L4	S.89°31'55"E. (D)(M)	263.16' (D)(M)
L5	S.02°03'42"E. (D)	35.05' (D)
L5	S.02°01'49"E. (M)	35.41' (M)
L6	N.00°23'53"E. (D)(M)	50.00' (D)(M)
L7	S.89°32'42"E. (D)(M)	50.00' (D)(M)
L8	S.26°09'48"E. (D)(M)	111.80' (D)(M)
L9	N.89°35'05"W. (D)(M)	100.00' (D)(M)

SURVEYOR'S LEGEND

●	SET CAPPED IRON ROD #LB6690
SEC.	SECTION
R/W	RIGHT-OF-WAY
(M)	MEASURED DATA
(D)	DEED DATA
L1	LINE DATA (SEE LINE TABLE)
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
P.S.M.	PROFESSIONAL SURVEY & MAPPER
PID.	CHARLOTTE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER

SURVEYOR'S NOTES

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY WITH SPOT ELEVATIONS AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

THIS SURVEY IS BASED ON A LEGAL DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 4410, PAGE 108, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CERTIFIED CORNERS OF RECORD, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", WHEREIN THE WEST LINE OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST BEARS S.00°23'53"W.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 12015C0258F AND 12015C0259F, EFFECTIVE MAY 05, 2003, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", GEOID FPRN GEOID 18.

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCELS 1 AND 2 CONTAIN 293.31 ACRES, MORE OR LESS. (TOTAL)

NO INTERIOR IMPROVEMENTS LOCATED PER CLIENTS REQUEST.

LAST DATE OF FIELD WORK: 2-02-2021 (ORIGINAL FIELDWORK)
9-17-2024 (SURVEY EAST LINE)

DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 4410, PAGE 108, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA)

PARCEL 1

A PARCEL OF LAND LYING IN SECTION 27, 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33 (NORTHWEST CORNER SECTION 34) SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE RUN S88°55'54"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33, A DISTANCE OF 2669.08 FEET TO NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE RUN S00° 10'48"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 2674.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N89°40'53"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 2658.05 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 33 (SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 34); THENCE RUN S00°23'53"W ALONG THE WEST LINE OF SECTION 34, A DISTANCE OF 35.00 FEET; THENCE RUN S89°32'42"E 35.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 1642.06 FEET; THENCE RUN N00°23'53"E, PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 1388.11 FEET; THENCE RUN S89°31'55"E, 218.59 FEET; THENCE RUN N00°23'53"E, 216.70 FEET; THENCE RUN S89°31'55"E, 263.16 FEET; THENCE RUN N00°23'53"E, 1162.54 FEET TO A POINT LYING 35.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 27; THENCE RUN N89°12'39"W, 35.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, A DISTANCE OF 2125.36 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 27; THENCE RUN S02°03'42"E ALONG SAID WEST LINE OF SECTION 27, A DISTANCE OF 35.05 FEET, TO THE POINT OF BEGINNING.

PARCEL2

THAT PORTION OF LANDS LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BOUNDED BY THE LANDS ON THE NORTH DESCRIBED IN WARRANTY DEED IN O.R. BOOK 1266, PAGE 853; THOSE LANDS BOUNDED ON THE EAST AND SOUTH DESCRIBED BY THE DEED TO JAMES E. MOORE II,L, AS A TRUSTEE OF THE BISCAYNE TRUST UNDER AN UNRECORDED TRUST AGREEMENT DATED JULY 15, 1997, SAID DEED RECORDED JULY 8, 2004 IN O.R. BOOK 2506, PAGE 85, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 34 THENCE RUN SOUTH 0°23'53" WEST ALONG WEST LINE OF SAID SECTION 34 A DISTANCE OF 2744.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 35 FEET SOUTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE CONTINUE SOUTH 0°23'53" WEST A DISTANCE OF 625.00 FEET; THENCE SOUTH 89°32' 42" EAST A DISTANCE OF 710.00 FEET, THENCE NORTH 00°23'53" EAST, A DISTANCE OF 625.00 FEET TO A POINT LYING 35.00 FEET SOUTH OF THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE NORTH 89°32'42" WEST A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING.

PARCEL3

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 34 RUN NORTH 00°23'53" EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #74 (BERMONT ROAD) AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°23'53" EAST ALONG SAID WEST LINE, A DISTANCE OF 1999.66 FEET, THENCE SOUTH 89°32'42" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°23'53" WEST, 50.00 FEET EASTERLY OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1899.64 FEET; THENCE SOUTH 26°09'48" EAST, A DISTANCE OF 111.80 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD #74; THENCE NORTH 89°35'05" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

STEVEN R SONBERG PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6658 STATE OF FLORIDA

Digitally signed by Steven R Sonberg
Date: 2025.06.02 07:47:28-04'00'

STEVEN R. SONBERG, P.E., P.S.M.
FLORIDA REGISTRATION NO. 6658
ATWELL, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7832

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ATWELL
4161 TAMIAMI TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1145
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

REVIEWED FOR CODE COMPLIANCE
4/8/2026 DRC-25-075

REV	DRAFTER	REV. DATE	COMMENTS

LOCATED IN:
SECTIONS 27, 33 &34, TOWNSHIP 40 SOUTH, RANGE 24 EAST

PARCEL ID:
402433200001, 402434100001 & 402434300001

SITE ADDRESS
32990 & 33150 BERMONT ROAD, PUNTA GORDA, FLORIDA, 33982

MAP OF
BOUNDARY & TOPOGRAPHIC SURVEY
OF
SEC. 27, 33 & 34, TWP. 40 S., RGE. 24 E.

PM.	BJC
FIELD DATE:	09/17/2024
PLOT DATE:	6/02/2025
JOB	4505-SR
SHEET NO.	1 OF 2