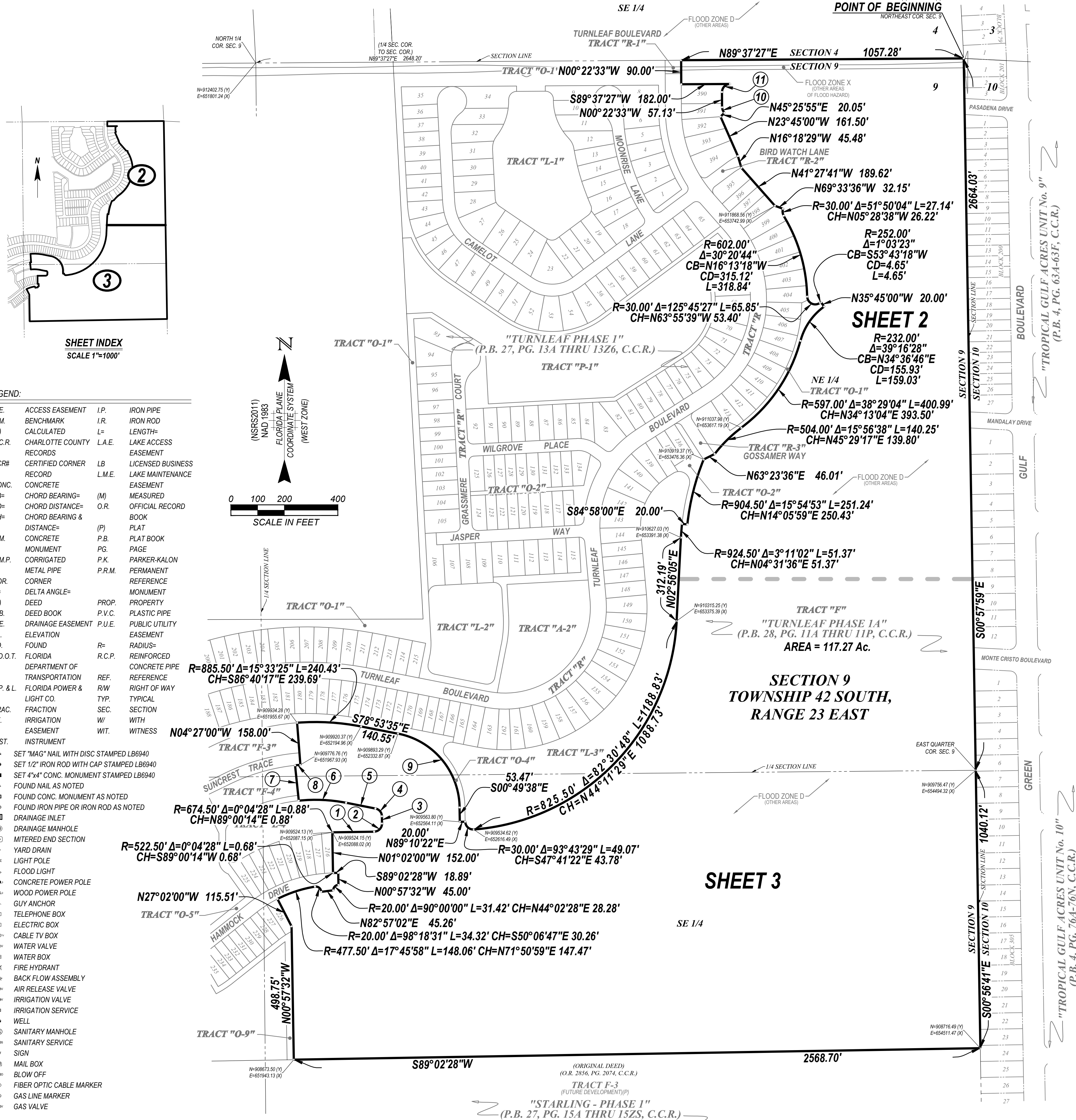


KEY MAP SHEET



DESCRIPTION

A tract or parcel of land being all of TRACT "F" of the record plat of TURNLEAF PHASE 1A recorded in Plat Book 28, Pages 11A through 11P, Charlotte County Records, lying in Section 9, 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 9 run S00°57'59"E along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run S00°56'41"E along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northernly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run S89°02'28"W along the Northernly line of said lands for 2,568.70 feet to the Southwest corner of said TRACT "F"; thence run along the Westernly line of said TRACT "F" the following courses: N00°57'32"W for 498.75 feet; N27°02'00"W for 115.51 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 477.50 feet (delta 17°45'58") (chord bearing N71°50'59"E) (chord 147.47 feet) for 148.06 feet to a point of compound curvature; Southeastery along an arc of a curve to the right of radius 20.00 feet (delta 98°18'31") (chord bearing S50°06'47"E) (chord 30.26 feet) for 34.32 feet; N82°57'02"E along a non-tangent line for 45.26 feet to a point on a non-tangent curve; Northeastery along an arc of a curve to the right of radius 20.00 feet (delta 90°00'00") (chord bearing N44°02'28"E) (chord 28.28 feet) for 31.42 feet; N00°57'32"W along a radial line for 45.00 feet; S89°02'28"W for 18.89 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 522.50 feet (delta 00°04'28") (chord bearing S89°00'14"W) (chord 0.68 feet) for 0.68 feet; N01°02'00"W along a radial line for 152.00 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 674.50 feet (delta 00°04'28") (chord bearing N89°00'14"E) (chord 0.88 feet) for 0.88 feet to a point of tangency; N89°02'28"E for 135.68 feet to a point of curvature; Northeastery along an arc of a curve to the left of radius 30.00 feet (delta 89°52'06") (chord bearing N44°06'25"E) (chord 42.38 feet) for 47.05 feet to a point of tangency; N00°49'38"W for 27.10 feet to a point of curvature; Northwestery along an arc of a curve to the left of radius 30.00 feet (delta 78°03'57") (chord bearing N39°51'36"W) (chord 37.79 feet) for 40.88 feet to a point of tangency; N78°53'35"E for 111.77 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 594.50 feet (delta 17°08'25") (chord bearing N87°27'47"W) (chord 177.19 feet) for 177.85 feet; N06°02'00"W along a radial line for 133.00 feet to a point on radial curve; Easterly along an arc of a curve to the right of radius 727.50 feet (delta 01°35'07") (chord bearing N84°45'30"E) (chord 20.10 feet) for 20.10 feet; N04°27'00"W along a radial line for 158.00 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 885.50 feet (delta 15°33'25") (chord bearing S86°40'17"E) (chord 239.69 feet) for 240.43 feet to a point of tangency; S78°53'35"E for 140.55 feet to a point of curvature; Southeastery along an arc of a curve to the right of radius 285.50 feet (delta 78°03'57") (chord bearing S39°51'36"E) (chord 359.60 feet) for 359.60 feet to a point of tangency; S00°49'38"E for 53.47 feet; N89°10'22"E for 152.00 feet; N01°02'00"W for 152.00 feet; S89°02'28"W for 18.89 feet; N00°57'32"W for 45.00 feet; R=20.00' Δ=90°00'00" L=31.42' CH=N44°02'28"E 28.28' N82°57'02"E 45.26' R=20.00' Δ=98°18'31" L=34.32' CH=S50°06'47"E 30.26' R=477.50' Δ=17°45'58" L=148.06' CH=N71°50'59"E 147.47' S89°02'28"W 2568.70' (ORIGINAL DEED) (O.R. 2856, PG. 2074, C.C.R.) TRACT F-3 (FUTURE DEVELOPMENT)(P)

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983) and are based on East line of the of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

Containing 117.27 acres, more or less.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOTES:

- DATE OF LAST FIELD WORK: OCTOBER 1, 2025.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
- THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
- NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999412 TO OBTAIN GRID DISTANCES.
- BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56'41"E.
- IMPROVEMENTS OTHER THOSE SHOWN WERE NOT LOCATED.
- THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
- OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
- ACCORDING TO F.I.R.M. Nos. 12015C407G AND 12015C409G, MAP REVISED: DECEMBER 15, 2022, THE PROPERTY IS LOCATED IN ZONE D (OTHER AREAS) AND ZONE X (OTHER AREAS OF FLOOD HAZARD), AS SHOWN ON SHEET 1 ONLY.
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.
- ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM BENCH MARK NATIONAL GEODETIC SURVEY "4132 33 002" (PID=AG9470) (ELEVATION = 4.33').

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED: 23991/24305 9-42-23

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

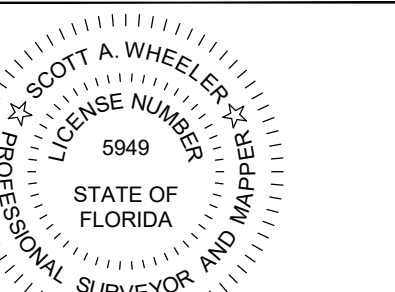
A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF

**TURNLEAF
PHASE 1A**

PLAT BOOK 28,
PAGES 11A THROUGH 11P,
CHARLOTTE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTION 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

FILE NAME	23991506.DWG
LAYOUT	1
LOCATION	J:\23991\DWG\SURVEYING\
PLOT DATE	WED. 10-1-2025 - 7:13 AM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	10-01-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	6341

PLAN REVISIONS

STRAP NUMBERS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23991/24305 9-42-23	1 OF 3

LEGEND:

INST. INSTRUMENT

▲ SET "MAG" NAIL WITH DISC STAMPED LB6940

- SET 1/2" IRON ROD WITH CAP STAMPED LB6940

■ SET 4"x4" CONC. MONUMENT STAMPED LB6940

Δ FOUND NAIL AS NOTED

□ FOUND CONC. MONUMENT AS NOTED

○ FOUND IRON PIPE OR IRON ROD AS NOTED

 DRAINAGE INLET⑩ DRAINAGE MANHOLE

 MITERED END SECTION

- **YARD DRAIN**

☆ LIGHT POLE

④ FLOOD LIGHT

CONCRETE POWER POLE

WOOD POWER POLE

1. WOOD POWER POLE
2. GUY ANCHOR

— TELEPHONE BOY

☐ TELEPHONE BOX
☐ ELECTRIC BOX

ELECTRIC BOX
CABLE TIE BOXCABLE TV BOX
UNITS AVAILABLE

WOW WATER VALVE

 WATER BOX

 FIRE HYDRANT

☀ BACK FLOW ASSEMBLY

AQV AIR RELEASE VALVE

107 IRRIGATION VALVE

IRRIGATION SERVICE

- WELL

⑤ **SANITARY MANHOLE**

506 SANITARY SERVICESIGNMAIL BOX

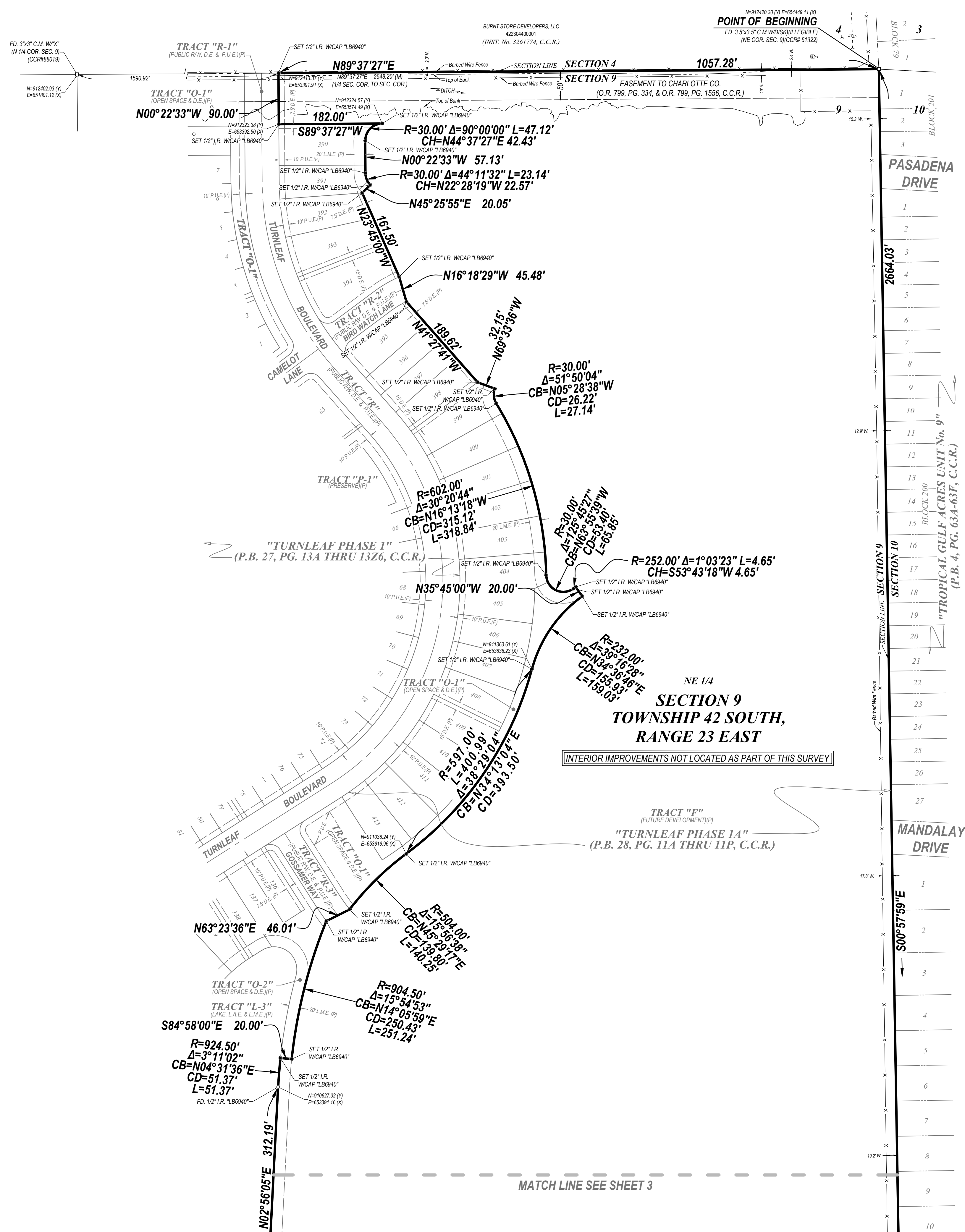
∞ BLOW OFF

⑤ FIBER OPTIC CABLE MARKER

 GAS LINE MARKER

GAS VALVE

0710 177242



A horizontal scale bar with a black and white alternating pattern. The top of the bar has numerical markings at 0, 50, 100, and 200. Below the bar, the text "SCALE IN FEET" is written in a bold, italicized, sans-serif font.



TRACT "F"
(FUTURE DEVELOPMENT)(P)

"TURNLEAF PHASE 1A"
(P.B. 28, PG. 11A THRU 11P, C.C.R.)

COURSE INFORMATION

①	R=477.50' E=1°45'58" L=148.06' CH=N71°50'59" E 147.47'
②	R=20.00' E=98°18'31" L=34.32' CH=S50°06'47" E 30.26'
③	R=20.00' E=90°00'00" L=31.42' CH=N44°02'28" E 28.28'
④	R=522.50' E=0°04'28" L=0.68' CH=S89°00'14" W 0.68'
⑤	R=674.50' E=0°04'28" L=0.88' CH=N89°00'14" E 0.88'
⑥	R=30.00' E=89°52'06" L=47.05' CH=N44°06'25" E 42.38'
⑦	R=30.00' E=78°03'57" L=40.88' CH=N39°51'36" W 37.79'
⑧	R=594.50' E=1°78'08.25" L=177.85' CH=N87°27'47" W 177.19'

TRACT F-3
(FUTURE DEVELOPMENT)(P)
"STARLING - PHASE 1"
(P.B. 27, PG. 15A THRU 15ZS, C.C.R.)
(ORIGINAL DEED)
(O.R. 2856, PG. 2074, C.C.R.)

Barraco and Associates, Inc.	
CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING	
www.barraco.net	
2271 MCGREGOR BLVD., SUITE 100 POST OFFICE DRAWER 2800 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 461-3170 FORT MYERS PANAMA CITY BEACH	
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940	
PREPARED FOR	
GREENPOINTE COMMUNITIES, LLC	
7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256	
PHONE (904) 562-1358 FAX (904) 996-2481	
PROJECT DESCRIPTION	
A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF	
TURNLEAF PHASE 1A	
PLAT BOOK 28, PAGES 11A THROUGH 11P, CHARLOTTE COUNTY RECORDS	
A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA	
PROJECT SURVEYOR	
SCOTT A. WHEELER XX-PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 5949 STATE OF FLORIDA NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	23991S06.DWG
LAYOUT	3
LOCATION	J:\23991\DWG\SURVEYING\
PLOT DATE	WED. 10-1-2025 - 7:15 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	10-01-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
BOUNDARY SURVEY	
PROJECT / FILE NO.	SHEET NUMBER
23991/24305 9-42-23	3 OF 3