



TRACT "F-3", CORAL LAKES – PHASE IA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 14A THROUGH 14Y, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINS 141.64 ACRES, MORE OR LESS.

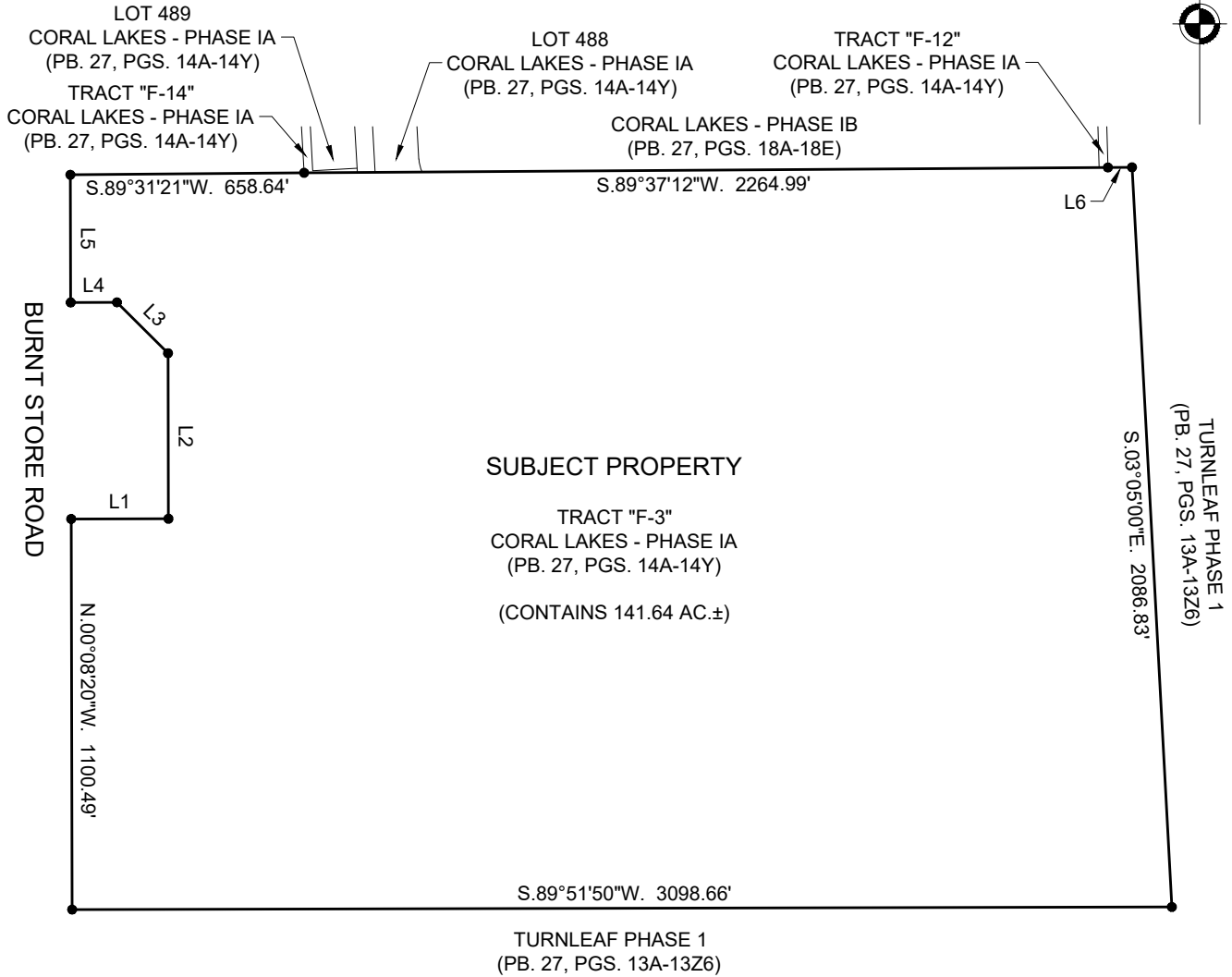
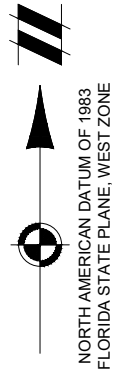
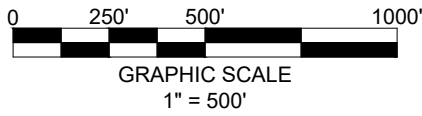
ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

OCTOBER 21, 2025

STEVEN R. SONBERG, P.E., P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6656

SHEET 1 OF 2

SERVING THE STATE OF FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°51'40"E.	274.00'
L2	N.00°08'20"W.	466.37'
L3	S.45°08'20"E.	203.12'
L4	N.89°51'40"E.	130.37'
L5	S.00°08'20"E.	359.73'
L6	N.89°37'14"E.	67.87'

LEGEND

- PB. PLAT BOOK
- PGS. PAGES
- R/W RIGHT-OF-WAY
- ± MORE OR LESS
- SQ.FT. SQUARE FEET
- AC. ACRES
- L1 L1 OF LINE TABLE

NOTE: THIS IS NOT A BOUNDARY SURVEY



4161 TAMiami TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1165

FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

SKETCH TO ACCOMPANY DESCRIPTION

TRACT "F-3"

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	(S-T-R)
10/17/25	4570C	JS	SS	1"=500'	2of2	09-42-23

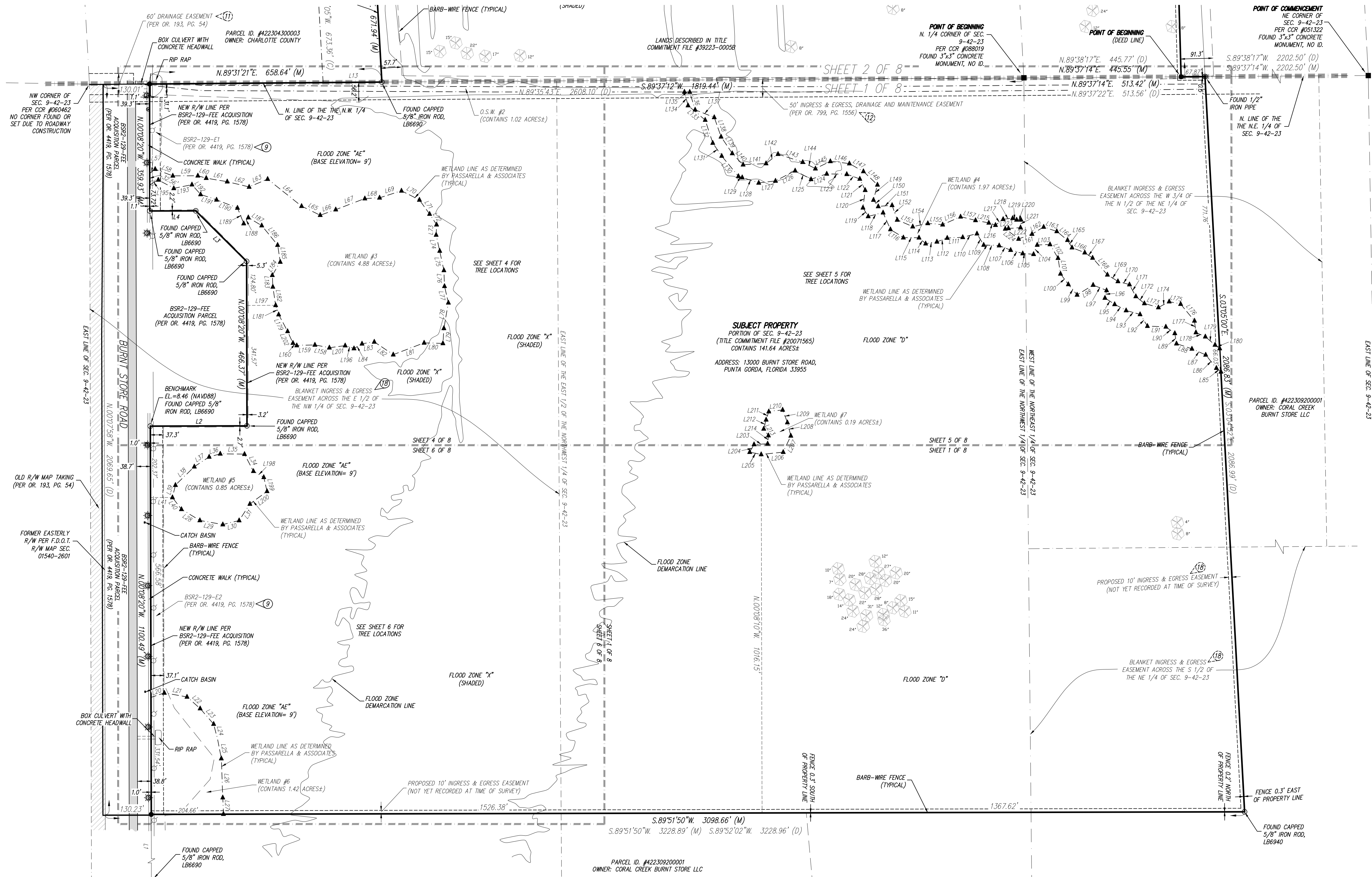
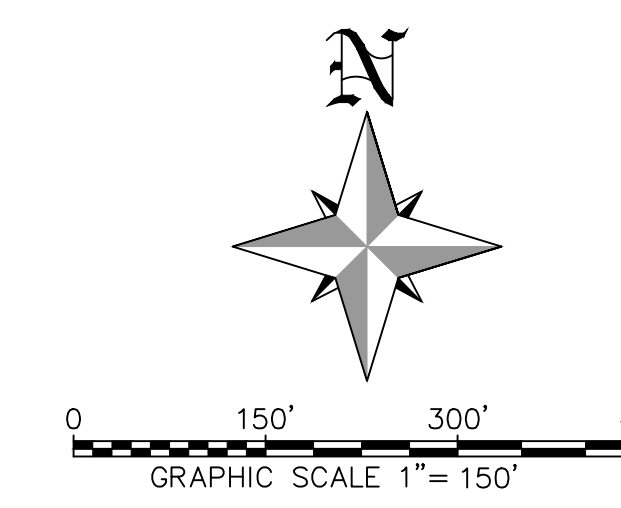
SURVEY PLAT

OF A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

DESCRIPTION:
(PER ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 20071565 (REVISION 6), DATED JUNE 06, 2022 @ 6:00 AM, PROVIDED BY CLIENT)
A TRACT OR PARCEL OF LAND 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 NORTH QUARTER CORNER OF SAID SECTION 9 N89°37'22"E ALONG NORTH LINE OF THE NORTHWEST QUARTER (NE 1/4) OF SAID SECTION 9 FOR 613.59 FEET, THENCE RUN S05°04'52"E FOR 2,086.99 FEET, THENCE RUN S89°52'12"W FOR 3,228.96 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF BURNT STORE ROAD (STATE ROAD 35-785) (F.D.O.T. RIGHT OF WAY MAP, SECTION 01540-2001), THENCE RUN N00°07'58"W ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 2,069.65 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 9, THENCE RUN N89°35'43"E ALONG SAID NORTH LINE FOR 2,608.10 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT PARCEL BSR2-129, AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MARCH 26, 2019 IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTES CONTINUED:
ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) WERE DERIVED FROM GPS OBSERVATIONS UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA".
UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.
PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
COMMITMENT FILE #20071565 PARCEL CONTAINS 141.64 ACRES±.
COMMITMENT FILE #20072093 PARCEL CONTAINS 164.87 ACRES±.
LAST DATE OF FIELD WORK: 4-18-2022 (BOUNDARY SURVEY) 2-06-2023 (TREE AND WETLANDS)
PER TABLE "A", No. 6(a): NO ZONING REPORT PROVIDED BY CLIENT AT TIME OF SURVEY.
PER TABLE "A", No. 7(a): NO BUILDING LOCATED ON SUBJECT PROPERTY AT TIME OF SURVEY.
PER TABLE "A", No. 9: NO PARKING LOCATED ON SUBJECT PROPERTY AT TIME OF SURVEY.

NOTES:
THIS SURVEY PLAT IS PREPARED AS A ALTA/NSPS LAND TITLE SURVEY 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 BY USE OF ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 20071565 (REVISION 6), DATED JUNE 06, 2022 @ 6:00 AM AND COMMITMENT NO. 20072093 (REVISION 3), DATED JUNE 03, 2022 @ 6:00 AM, 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 NORTH LINE OF THE ADJUSTMENT 1/4 OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST BEARS S.89°37'14"W.
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 1201504096 AND 1201504070, EFFECTIVE DECEMBER 15, 2022, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "D" (AREAS IN WHICH FLOOD HAZARDS ARE UNDERMINED, BUT POSSIBLE) AND FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS 9 FEET). FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "A" (SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION).
FLOOD ZONE DEMARCATION LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.
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. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.
THE WEST LINE OF EACH PROPERTY DESCRIBED HEREIN IS CONTIGUOUS WITH THE EAST RIGHT OF WAY LINE OF BURNT STORE ROAD (COUNTY MAINTAINED).



- B-II EXCEPTIONS:**
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, PRIOR TO THE EFFECTIVE DATE HEREIN BUT PRIOR TO THE EFFECTIVE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
 - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND.
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES.
 - ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN.
 - ORDINANCE NO. 2007-037 APPROVING AN AMENDMENT TO THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE TO PLANNED DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 3172, PAGE 373, TOGETHER WITH ORDINANCE NO. 2021-031 EXTENDING THE TIME LIMITATION OF THE CORAL CREEK PLANNED DEVELOPMENT AND AUTHORIZING THE ZONING OFFICIAL TO APPROVE A MINOR MODIFICATION TO THE CORAL CREEK PLANNED DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 892 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. NO PLOTTABLE EASEMENTS.
 - DRAINAGE, SLOPE, OVERHEAD AND UNDERGROUND UTILITY EASEMENTS (PARCELS BSR2-129-E1 AND BSR2-129-E2) IN FAVOR OF CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 - RESOLUTION NO. 2021-110 APPROVING PETITION FOR A TRANSFER OF 3 DENSITY UNITS TO A RECEIVING ZONE LOCATED AT 13300 AND 13300 BURNT STORE ROAD, RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 824 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. NO PLOTTABLE EASEMENTS.
 - EASEMENTS AS SHOWN IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 193, PAGE 54 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
 - EASEMENT IN FAVOR OF CHARLOTTE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 799, PAGE 334 AND RECORDED IN OFFICIAL RECORDS BOOK 799, PAGE 1566 OF THE PUBLIC RECORD OF CHARLOTTE COUNTY, FLORIDA.
 - OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN DEEDS RECORDED IN DEED BOOK 41, PAGE 191, DEED BOOK 41, PAGE 188, DEED BOOK 41, PAGE 523, DEED BOOK 43, PAGE 120, TOGETHER WITH NOTICE IN OFFICIAL RECORDS BOOK 542, PAGE 189 AND OFFICIAL RECORDS BOOK 542, PAGE 191 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. THE RIGHT OF ENTRY HAS BEEN BARRED BY MRTA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNERS FOR THE INTERESTS EXCEPTED HEREIN. NO PLOTTABLE EASEMENTS.
 - OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN DEED RECORDED IN DEED BOOK 40, PAGE 161 AS AFFECTED BY DEED BOOK 41, PAGE 345, OFFICIAL RECORDS BOOK 224, PAGE 373, OFFICIAL RECORDS BOOK 264, PAGE 625, OFFICIAL RECORDS BOOK 347, PAGE 718, OFFICIAL RECORDS BOOK 390, PAGE 487, OFFICIAL RECORDS BOOK 544, PAGE 962, OFFICIAL RECORDS BOOK 775, PAGE 108, OFFICIAL RECORDS BOOK 1805, PAGE 632, OFFICIAL RECORDS BOOK 1818, PAGE 187, AND BY DEED BOOK 48, PAGE 562, OFFICIAL RECORDS BOOK 2778, PAGE 983, OFFICIAL RECORDS BOOK 3366, PAGE 680, DEED BOOK 49, PAGE 216, OFFICIAL RECORDS BOOK 469, PAGE 605, OFFICIAL RECORDS BOOK 3343, PAGE 1177, OFFICIAL RECORDS BOOK 38, PAGE 511, OFFICIAL RECORDS BOOK 400, PAGE 409, OFFICIAL RECORDS BOOK 544, PAGE 669, OFFICIAL RECORDS BOOK 699, PAGE 1098, OFFICIAL RECORDS BOOK 1121, PAGE 1072, OFFICIAL RECORDS BOOK 3843, PAGE 1815, OFFICIAL RECORDS BOOK 4179, PAGE 1357 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. UPON RECEIPT OF RELEASES OF RIGHT OF ENTRY BY CERTAIN OCM HOLDERS, THIS EXCEPTION WILL BE ADDED "WITHOUT RIGHTS OF ENTRY". THE RIGHT OF ENTRY HAS BEEN BARRED BY MRTA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNERS FOR THE INTERESTS EXCEPTED HEREIN. INGRESS AND EGRESS EASEMENT FOR MINING PURPOSES IS AMBIGUOUS IN NATURE AND THEREFOR NOT DEPICTED.
 - OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN DEED RECORDED IN DEED BOOK 48, PAGE 312, AS AFFECTED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 16, PAGE 278, OFFICIAL RECORDS BOOK 544, PAGE 2017, OFFICIAL RECORDS BOOK 920, PAGE 1271, OFFICIAL RECORDS BOOK 1301, PAGE 1913, OFFICIAL RECORDS BOOK 1556, PAGE 554, OFFICIAL RECORDS BOOK 1810, PAGE 1709, OFFICIAL RECORDS BOOK 1818, PAGE 187, OFFICIAL RECORDS BOOK 2778, PAGE 983, OFFICIAL RECORDS BOOK 3366, PAGE 680, OFFICIAL RECORDS BOOK 3896, PAGE 1223, OFFICIAL RECORDS BOOK 3893, PAGE 1141, TOGETHER WITH STATEMENT OF CLAIM OF MINERAL INTEREST RECORDED IN OFFICIAL RECORDS BOOK 4294, PAGE 1661 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. UPON RECEIPT OF RELEASES OF RIGHT OF ENTRY BY CERTAIN OCM HOLDERS, THIS EXCEPTION WILL BE ADDED "WITHOUT RIGHTS OF ENTRY". THE RIGHT OF ENTRY HAS BEEN BARRED BY MRTA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNERS FOR THE INTERESTS EXCEPTED HEREIN. INGRESS AND EGRESS EASEMENT FOR MINING PURPOSES IS AMBIGUOUS IN NATURE AND THEREFOR NOT DEPICTED.
 - OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN DEED RECORDED IN DEED BOOK 50, PAGE 455, AS AFFECTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 306, PAGE 398 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. THE RIGHT OF ENTRY HAS BEEN BARRED BY MRTA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNERS FOR THE INTERESTS EXCEPTED HEREIN. NO PLOTTABLE EASEMENTS.
 - OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 203, OFFICIAL RECORDS BOOK 133, PAGE 516, OFFICIAL RECORDS BOOK 141, PAGE 520, OFFICIAL RECORDS BOOK 347, PAGE 679, OFFICIAL RECORDS BOOK 351, PAGE 736, OFFICIAL RECORDS BOOK 378, PAGE 227, OFFICIAL RECORDS BOOK 378, PAGE 654, OFFICIAL RECORDS BOOK 378, PAGE 656, OFFICIAL RECORDS BOOK 378, PAGE 658, OFFICIAL RECORDS BOOK 409, PAGE 462, OFFICIAL RECORDS BOOK 409, PAGE 464, OFFICIAL RECORDS BOOK 409, PAGE 466, OFFICIAL RECORDS BOOK 409, PAGE 467, OFFICIAL RECORDS BOOK 544, PAGE 983, OFFICIAL RECORDS BOOK 789, PAGE 983, OFFICIAL RECORDS BOOK 789, PAGE 1896, OFFICIAL RECORDS BOOK 800, PAGE 1928, OFFICIAL RECORDS BOOK 851, PAGE 1298, OFFICIAL RECORDS BOOK 925, PAGE 190, OFFICIAL RECORDS BOOK 1080, PAGE 251, AND OFFICIAL RECORDS BOOK 1166, PAGE 1123 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. WITHOUT RIGHTS OF ENTRY, NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNERS FOR THE INTERESTS EXCEPTED HEREIN.

CERTIFIED TO:
CO BURNT STORE, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY
DHI TITLE OF FLORIDA, INC.
DHI TITLE AGENCY
D.H. HORTON, INC., A DELAWARE CORPORATION
DRP FL 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DOMAIN REAL ESTATE PARTNERS, LLC
COSOLES DOWNING, BILL, & RENTZ, P.A.
SNELL & WILMER
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(b), 8, 9, AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2/26/2023.

LEGEND

●	SAID CAPPED IRON ROD LB6690
---	SECTION
---	RIGHT-OF-WAY
(M)	MEASURED DATA
(D)	DEED DATA
(C)	CALCULATED DATA
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
R.L.S.	REGISTERED LAND SURVEYOR
OR	OFFICIAL RECORDS BOOK
PC	PAGE
CCR	CERTIFIED CORNER OF RECORD
▲	WETLAND FLAG PER PASSARELLA & ASSOCIATES AS OF 2/06/2023
▲	WOOD UTILITY POLE
▲	CEAD UTILITY POLE (NO RISKS)
○	LIGHT POLE
⊕	POWER HANDHOLE
⊖	OVERHEAD UTILITIES
○	CONCRETE WALK
○	BARB-WIRE
○	B-II EXCEPTION
○	WELL HEAD

TREE LEGEND

○	OAK TREE WITH TRUNK DIAMETER
○	PALM TREE WITH 12" TRUNK DIAMETER
○	CYPRESS TREE WITH TRUNK DIAMETER
○	MAPLE TREE WITH TRUNK DIAMETER
○	PINE TREE WITH TRUNK DIAMETER

TREE CHART

TREE TYPE	COUNT
OAK	1453
PALM	3293
PINE	69
CYPRESS	277
MAPLE	93

LINE TABLE

LINE	BEARING	DISTANCE
L1	N. 00°08'20"W	412.55'
L2	S. 89°51'40"W	274.00'
L3	S. 45°08'20"E	203.12'
L4	S. 89°51'40"W	130.37'

NO.	DATE	REVISION DESCRIPTION	BY
1	10/17/25	REVIEWED LEGAL DESCRIPTION PER TITLE WORK	JS
2	10/20/23	REVISED FLOOD ZONE INFO AND SHEET NUMBERS	JS
3	2/28/23	ADD TREES AND WETLAND AREAS TO SURVEY	JS
4	7/18/22	PROJECT NAME CHANGE	BUC
5	6/27/22	REVISED NORTH LINE DISTANCE CALL	JS
6	6/23/22	CERTIFICATION CHANGE	BUC
7	6/22/22	REVISED SCHEDULE B-II NUMBERS	BUC
8	6/20/22	REVISED SURVEY PER NEW TITLE COMMITMENT	JS
9		REVISION DESCRIPTION	BY

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving the State of Florida
4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDB	1"=150'	1 of 8

SURVEY PLAT

OF A PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

DESCRIPTION:

(PER ALLIANT NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 20072093 (REVISION 3), DATED JUNE 03, 2022 @ 6:00 AM, PROVIDED BY CLIENT)

THE SOUTH HALF OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

FROM THE SOUTHWEST CORNER OF SAID SECTION 4 RUN SOUTH 89°38'17" WEST FOR 2202.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; FROM SAID POINT OF BEGINNING RUN NORTH 01°35'50" WEST FOR 2669.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 4 AND THE END OF THE HEREIN DESCRIBED LINE.

LESS: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

LESS: RIGHT-OF-WAY FOR STATE ROAD S-765 (BURN'T STORE ROAD).

LESS AND EXCEPT: A PARCEL OF REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 4 RUN NORTH 89°38'17" EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 445.77 FEET; THENCE RUN NORTH 01°35'50" WEST FOR 1394.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE NORTH 01°35'50" WEST FOR 70.00 FEET; THENCE RUN SOUTH 89°24'10" WEST FOR 27.20 FEET; THENCE RUN SOUTH 01°35'50" WEST FOR 70.00 FEET; THENCE RUN NORTH 89°24'10" EAST FOR 27.20 FEET TO THE POINT OF BEGINNING.

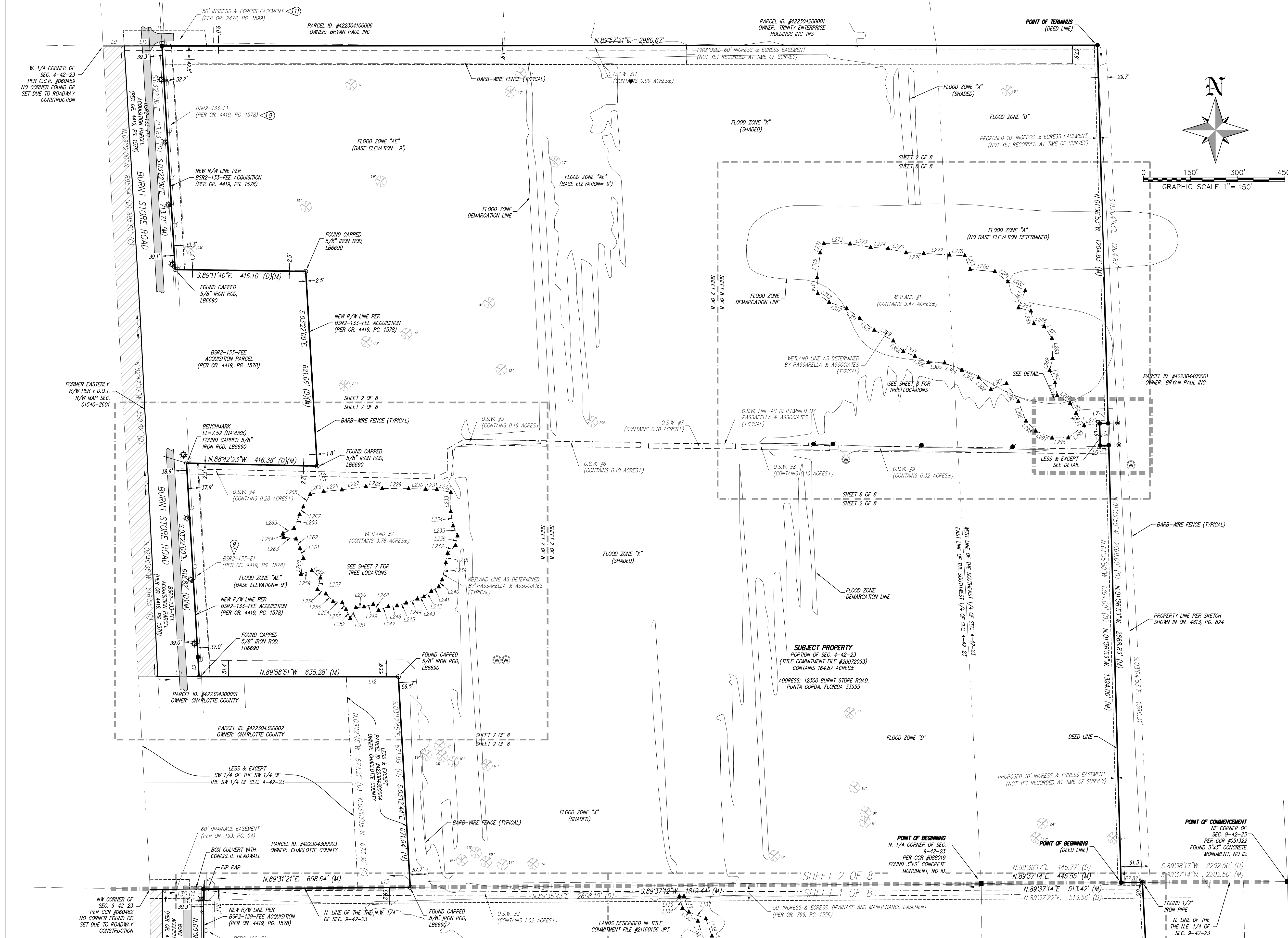
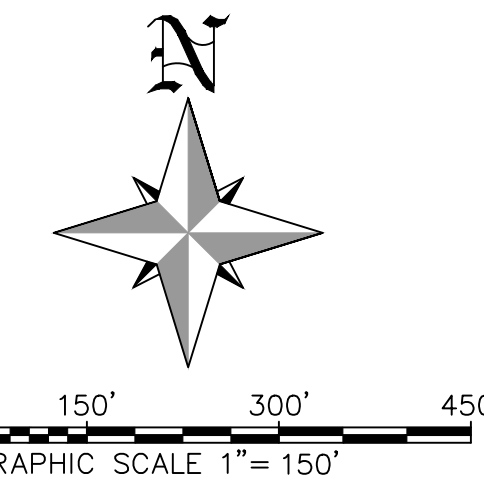
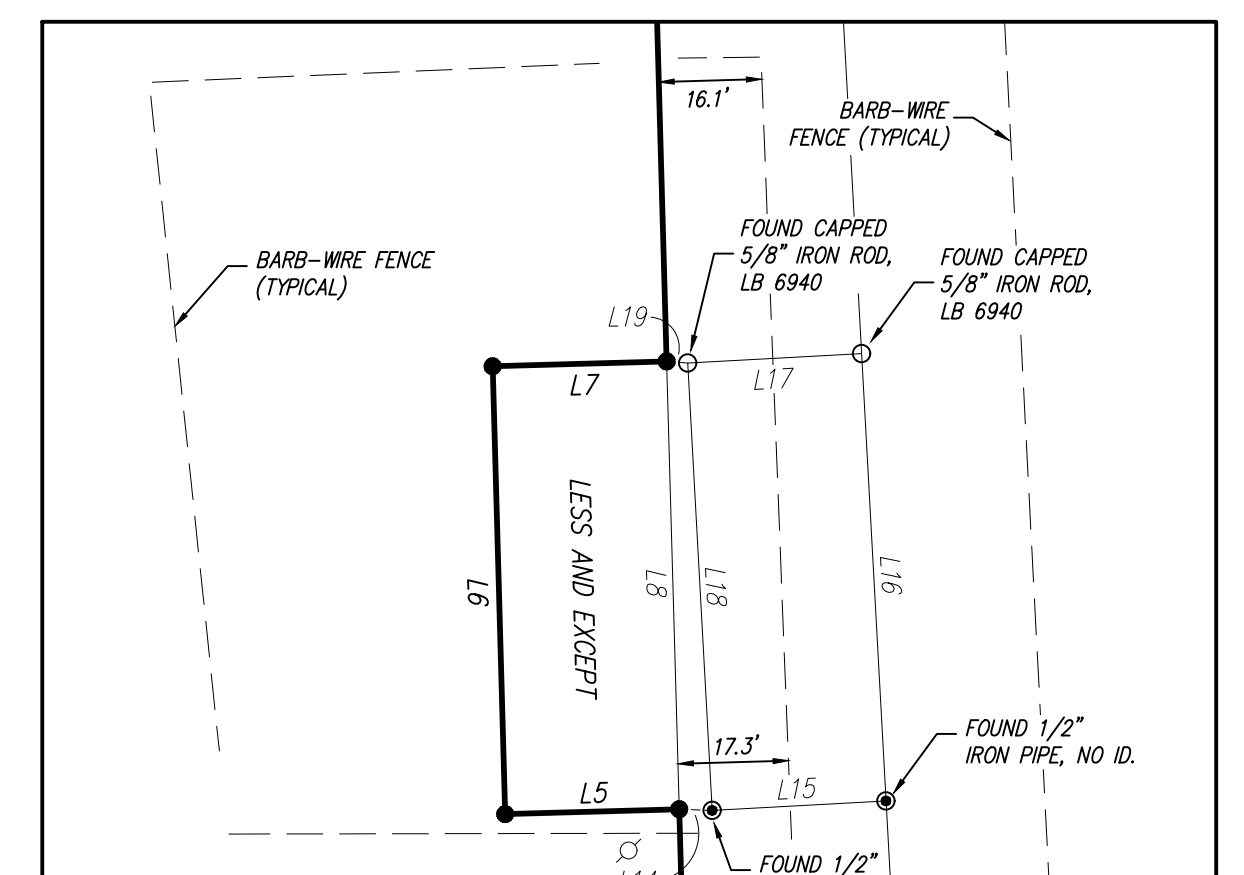
LESS AND EXCEPT: A TRACT OR PARCEL OF LAND LYING IN THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4 RUN NORTH 01°35'50" WEST ALONG THE EAST LINE OF SAID SECTION 4 RUN NORTH 01°35'50" WEST FOR 672.21 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89°24'10" EAST, 166.70 FEET; THENCE SOUTH 01°35'50" WEST, 671.89 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE SOUTH 89°24'10" WEST ALONG SAID SOUTH LINE, 166.70 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT PARCEL BSR2-133, AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED MARCH 26, 2019 IN OFFICIAL RECORDS BOOK 4419, PAGE 1578, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

B-II EXCEPTIONS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENDOACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES.
- ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN.
- ORDINANCE NO. 2007-037 APPROVING AN AMENDMENT TO THE CHARLOTTE COUNTY ZONING ATLAS FROM AGRICULTURE TO PLANNED DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 3172, PAGE 373, TOGETHER WITH ORDINANCE NO. 2021-031 EXTENDING THE TIME LIMITATION OF THE CORAL CREEK PLANNED DEVELOPMENT AND AUTHORIZING THE ZONING OFFICIAL TO APPROVE A MINOR MODIFICATION TO THE CORAL CREEK PLANNED DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 892 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS**
- DRAINAGE, SLOPE, OVERHEAD AND UNDERGROUND UTILITY EASEMENTS (PARCELS BSR2-129-E1 AND BSR2-129-E2) IN FAVOR OF CHARLOTTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4419, PAGE 1578 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
- RESOLUTION NO. 2021-110 APPROVING PETITION FOR A TRANSFER OF 3 DENSITY UNITS TO A RECEIVING ZONE LOCATED AT 12300 BURN'T STORE ROAD, RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 824 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **NO PLOTTABLE EASEMENTS**
- GRANT OF RECIPROCAL EASEMENTS BY AND BETWEEN SHELL CREEK GROVES, A FLORIDA GENERAL PARTNERSHIP, AND BRYAN PAUL, RECORDED IN OFFICIAL RECORDS BOOK 1069, PAGE 1583, AS AFFECTED BY MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2328, PAGE 982, AND TERMINATION RECORDED IN OFFICIAL RECORDS BOOK 2476, PAGE 1599 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.



LINE TABLE (MEASURED)

L5	N. 88°24'10" E.	27.20' (M)
L6	S. 01°35'50" W.	70.00' (M)
L7	S. 89°24'10" W.	27.20' (M)
L8	N. 01°35'50" W.	70.00' (M)
L9	N. 89°24'10" E.	67.71' (M)
L10	N. 89°24'10" E.	120.20' (M)
L11	N. 89°24'10" E.	131.38' (M)
L12	S. 89°24'10" W.	166.65' (M)
L13	S. 89°24'10" W.	166.65' (M)
L14	S. 87°52'46" E.	5.15' (M)
L15	N. 86°52'21" E.	27.20' (M)
L16	S. 03°07'39" E.	70.00' (M)
L17	S. 89°24'10" W.	27.20' (M)
L18	N. 03°07'39" E.	70.00' (M)
L19	S. 85°22'13" E.	3.31' (M)

LINE TABLE (DEED)

L5	N. 88°24'10" E.	27.20' (D)
L6	S. 01°35'50" W.	70.00' (D)
L7	S. 89°24'10" W.	27.20' (D)
L8	N. 01°35'50" W.	70.00' (D)
L9	N. 89°24'10" E.	67.71' (D)
L10	N. 89°24'10" E.	120.20' (D)
L11	N. 89°24'10" E.	131.38' (D)
L12	S. 89°24'10" W.	166.65' (D)
L13	S. 89°24'10" W.	166.65' (D)
L14	S. 87°52'46" E.	5.15' (D)
L15	N. 86°52'21" E.	27.20' (D)
L16	S. 03°07'39" E.	70.00' (D)
L17	S. 89°24'10" W.	27.20' (D)
L18	N. 03°07'39" E.	70.00' (D)
L19	S. 85°22'13" E.	3.31' (D)

TREE LEGEND

- OAK TREE WITH TRUNK DIAMETER
- PALM TREE WITH 12" TRUNK DIAMETER
- CYPRESS TREE WITH TRUNK DIAMETER
- MAPLE TREE WITH TRUNK DIAMETER
- PINE TREE WITH TRUNK DIAMETER

TREE CHART

TREE TYPE	COUNT
OAK	1453
PALM	3293
PINE	69
CYPRESS	277
MAPLE	93

CURVE TABLE (DEED & MEASURED)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10090.00'	62.83'	62.83'	S. 03°11'18" E.	0°21'24"

- LEGEND**
- SET CAPPED IRON ROD LB6690
 - SECTION
 - RIGHT-OF-WAY
 - MEASURED DATA
 - DEED DATA
 - CALCULATED DATA
 - PROFESSIONAL LAND SURVEYOR
 - PLS LICENSED BUSINESS
 - REGISTERED LAND SURVEYOR
 - OR OPTICAL RECORDS BOOK
 - PG. PAGE
 - COR CERTIFIED CORNER OF RECORD
 - WETLAND FLAG PER PASSARELLA & ASSOCIATES AS OF 2/06/2023
 - WOOD UTILITY POLE
 - DEAD UTILITY POLE (NO WIRES)
 - LIGHT POLE
 - POWER HANDHOLE
 - OVERHEAD UTILITIES
 - GUY WIRE
 - B-II EXCEPTION
 - WELL HEAD

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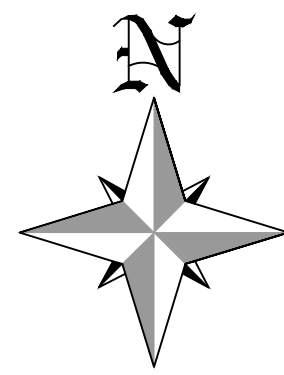
4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
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CHARLOTTE COUNTY, FLORIDA

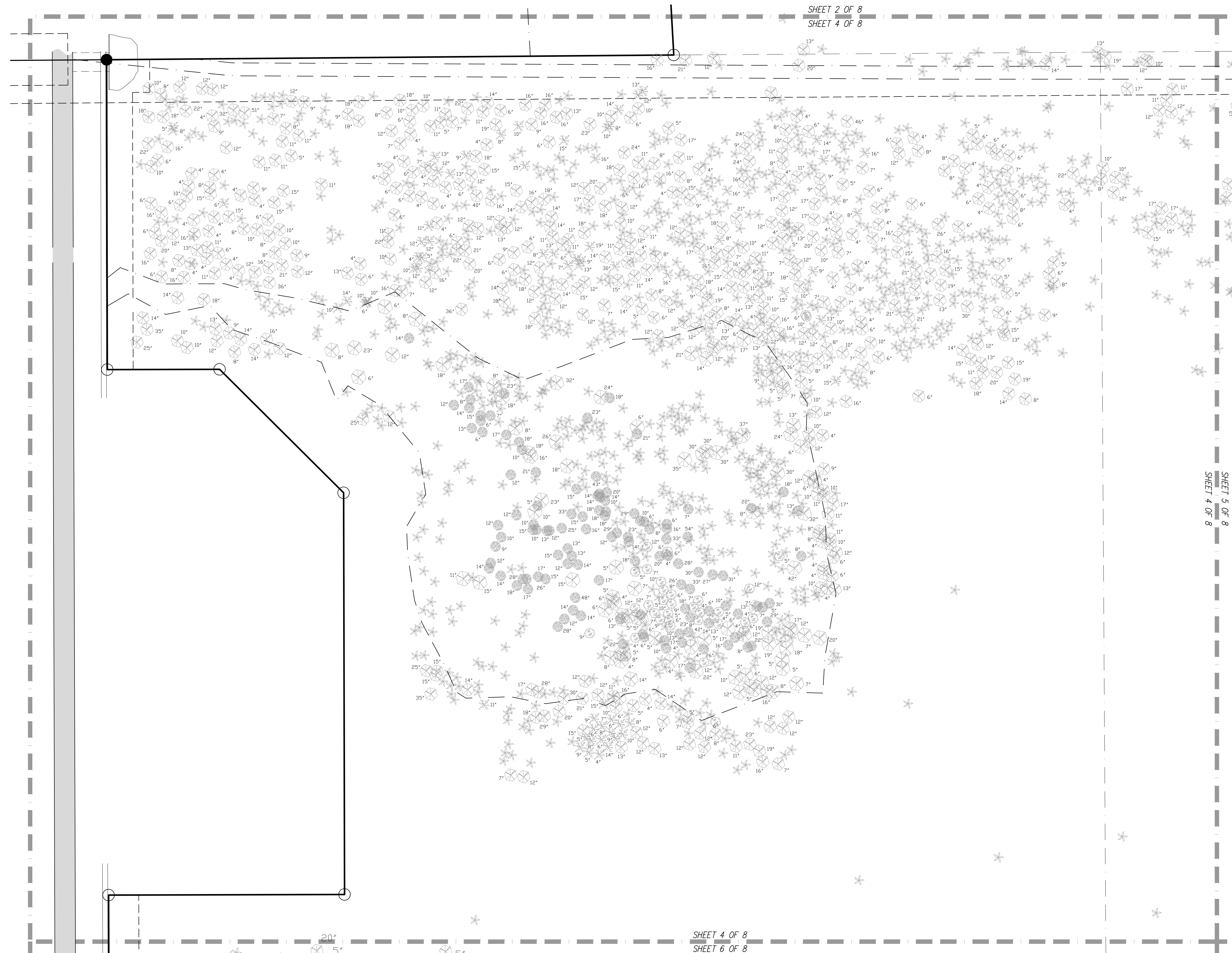
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDB	1"=150'	2of8

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



0 60' 120' 180'
GRAPHIC SCALE 1" = 60'



LEGEND

- SET CAPPED IRON ROD #86690
- SECTION
- R/W RIGHT-OF-WAY
- (M) MEASURED DATA
- (D) DEED DATA
- (C) CALCULATED DATA
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- R.L.S. REGISTERED LAND SURVEYOR
- OR. OFFICIAL RECORDS BOOK
- PG. PAGE
- CCR CERTIFIED CORNER OF RECORD

TREE LEGEND

- ⊗ OAK TREE WITH TRUNK DIAMETER
- ⊗ PALM TREE WITH 12" TRUNK DIAMETER
- ⊗ CYPRESS TREE WITH TRUNK DIAMETER
- ⊗ MAPLE TREE WITH TRUNK DIAMETER
- ⊗ PINE TREE WITH TRUNK DIAMETER

TREE CHART

TREE TYPE	COUNT
OAK	1453
PALM	3594
PINE	69
CYPRESS	277
MAPLE	93

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°08'20"W	412.55'
L2	S.89°51'40"W	274.00'
L3	S.45°08'20"E	203.12'
L4	S.89°51'40"W	130.37'

NO.	DATE	REVISION DESCRIPTION	BY

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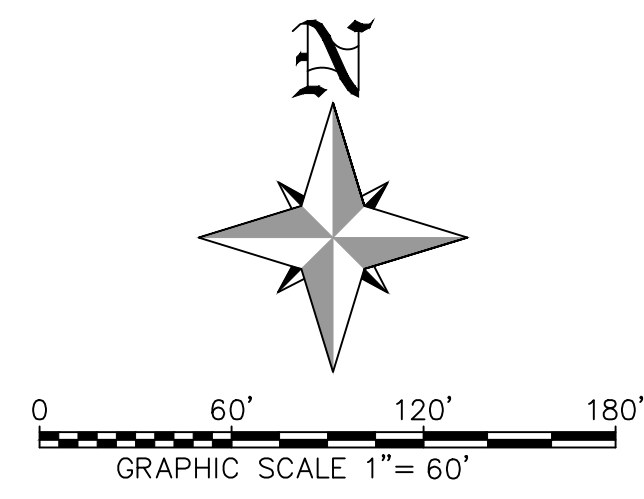
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CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDB	1"=60'	4 of 8

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGEND

- SET CAPPED IRON ROD #86690
- SECTION
- R/W RIGHT-OF-WAY
- (M) MEASURED DATA
- (D) DEED DATA
- (C) CALCULATED DATA
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- R.L.S. REGISTERED LAND SURVEYOR
- OR. ORIGINAL RECORDS BOOK
- PG. PAGE
- CCR CERTIFIED CORNER OF RECORD

TREE LEGEND

- ⊗ OAK TREE WITH TRUNK DIAMETER
- ⊗ PALM TREE WITH 12" TRUNK DIAMETER
- ⊗ CYPRESS TREE WITH TRUNK DIAMETER
- ⊗ MAPLE TREE WITH TRUNK DIAMETER
- ⊗ PINE TREE WITH TRUNK DIAMETER

TREE CHART

TREE TYPE	COUNT
OAK	1485
PALM	3283
PINE	69
CYPRESS	277
MAPLE	93

- ⊗ WOOD UTILITY POLE
- ⊗ DEAD UTILITY POLE (NO WIRES)
- ⊗ LIGHT POLE
- ⊗ POWER HANDHOLE
- OH— OVERHEAD UTILITIES
- GW— GUY WIRE
- ⊗ B-B EXCEPTION
- ⊗ WELL HEAD

NO.	DATE	REVISION DESCRIPTION	BY

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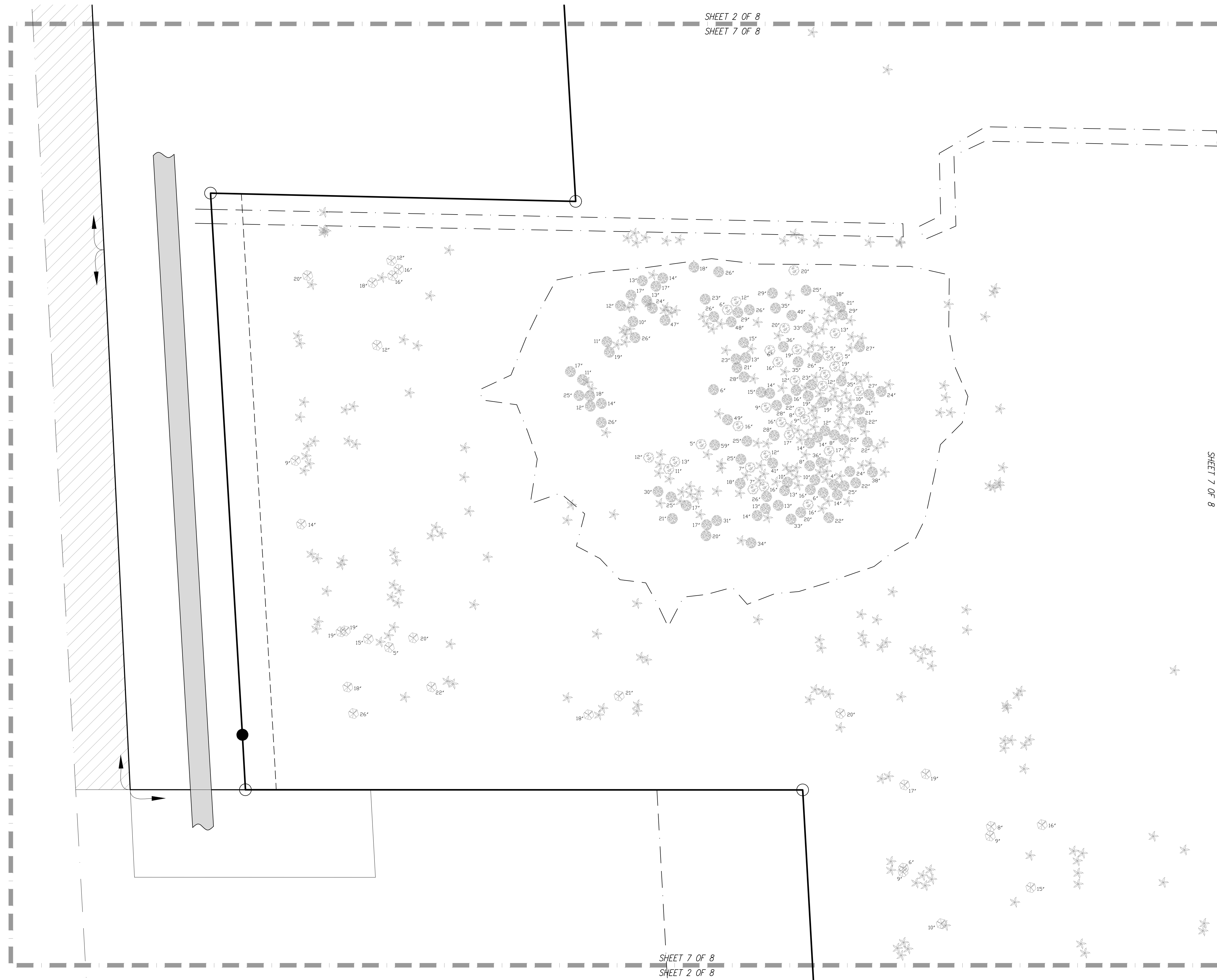
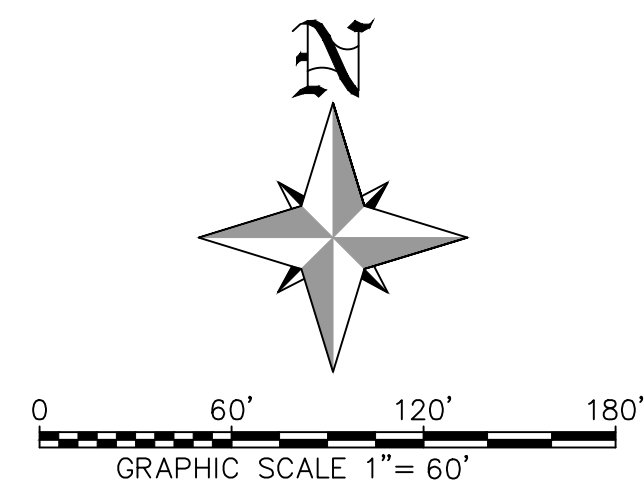
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CORAL LAKES
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDB	1"=60'	6 of 8

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGEND

- SET CAPPED IRON ROD #B6690
- SEC SECTION
- R/W RIGHT-OF-WAY
- (M) MEASURED DATA
- (D) DEED DATA
- (C) CALCULATED DATA
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- R.L.S. REGISTERED LAND SURVEYOR
- OR. ORIGINAL RECORDS BOOK
- PG. PAGE
- CCR CERTIFIED CORNER OF RECORD

- WOOD UTILITY POLE
- DEAD UTILITY POLE (NO WIRES)
- LIGHT POLE
- POWER HANDHOLE
- OH— OVERHEAD UTILITIES
- GW— GUY WIRE
- ⊕ B-B EXCEPTION
- ⊕ WELL HEAD

TREE LEGEND

- OAK TREE WITH TRUNK DIAMETER
- PALM TREE WITH 12" TRUNK DIAMETER
- CYPRESS TREE WITH TRUNK DIAMETER
- MAPLE TREE WITH TRUNK DIAMETER
- PINE TREE WITH TRUNK DIAMETER

TREE CHART

- | | |
|-----------|-------|
| TREE TYPE | COUNT |
| OAK | 1453 |
| PALM | 3293 |
| PINE | 69 |
| CYPRESS | 277 |
| MAPLE | 93 |

NO.	DATE	REVISION DESCRIPTION	BY

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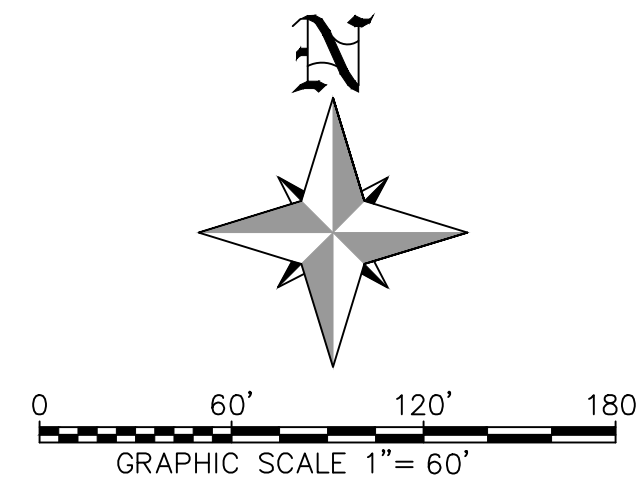
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CHARLOTTE COUNTY, FLORIDA

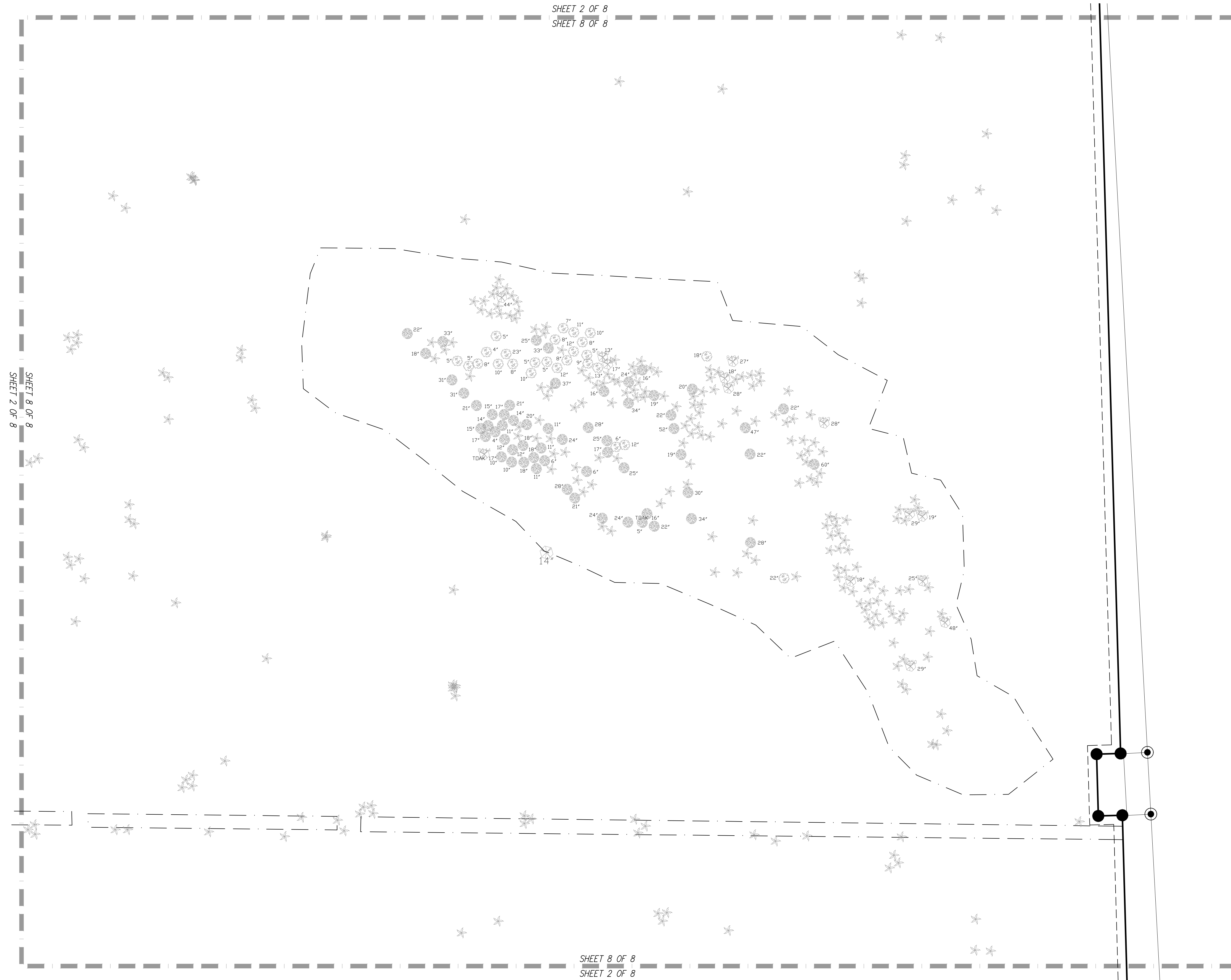
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/14/21	4570	4570-SR		JS	CDB	1"=60'	7 of 8

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 4 AND 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



SHEET 2 OF 8
SHEET 8 OF 8



SHEET 8 OF 8
SHEET 2 OF 8

SHEET 8 OF 8
SHEET 2 OF 8

LEGEND

- SET CAPPED IRON ROD #06690
- SECTION
- R/W RIGHT-OF-WAY
- (M) MEASURED DATA
- (D) DEED DATA
- (C) CALCULATED DATA
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- LB LICENSED BUSINESS
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- WELL HEAD

TREE LEGEND

- OAK TREE WITH TRUNK DIAMETER
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- CYPRESS TREE WITH TRUNK DIAMETER
- MAPLE TREE WITH TRUNK DIAMETER
- PINE TREE WITH TRUNK DIAMETER

TREE CHART

TREE TYPE	COUNT
OAK	1453
PALM	393
PINE	69
CYPRESS	277
MAPLE	93

NO.	DATE	REVISION DESCRIPTION	BY

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