



Rhodes and Rhodes Land Surveying  
28100 Bonita Grande Drive, STE 107  
Bonita Springs, FL 34135  
239-405-8166

## LEGAL DESCRIPTION

### STARLING PHASE 1

A tract or parcel of land lying in Sections 9 and 16, 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 Section 16, Township 42 South, Range 23 East, Charlotte County, Florida; thence South 02°03'29" West, a distance of 476.65 feet; thence North 87°56'30" West, a distance of 100.00 feet to a point of curvature; thence westerly, 97.16 feet along the arc of a circular curve, concave northerly, having a radius of 210.50 feet, through a central angle of 26°26'42" and being subtended by a chord which bears North 74°43'09" West, a distance of 96.30 feet to a point of reverse curvature; thence westerly, 173.39 feet along the arc of a circular curve, concave southerly, having a radius of 500.00 feet, through a central angle of 19°52'10" and being subtended by a chord which bears North 71°25'53" West, a distance of 172.52 feet to a point of compound curvature; thence westerly, 102.47 feet along the arc of a circular curve, concave southerly, having a radius of 3,824.50 feet, through a central angle of 01°32'06" and being subtended by a chord which bears North 82°08'01" West, a distance of 102.47 feet to a point of reverse curvature; thence southerly, 130.16 feet along the arc of a circular curve, concave westerly, having a radius of 1,535.00 feet, through a central angle of 04°51'30" and being subtended by a chord which bears South 10°19'44" West, a distance of 130.12 feet to a point of reverse curvature; thence southeasterly, 21.13 feet along the arc of a circular curve, concave northeasterly, having a radius of 14.54 feet, through a central angle of 83°15'51" and being subtended by a chord which bears South 28°12'11" East, a distance of 19.32 feet; thence South 21°28'47" West, a distance of 70.22 feet to a point on a non-tangential curve; thence westerly, 21.05 feet along the arc of a circular curve, concave southerly, having a radius of 15.00 feet, through a central angle of 80°24'21" and being subtended by a chord which bears South 71°18'51" West, a distance of 19.36 feet to a point of reverse curvature; thence southwesterly, 154.22 feet along the arc of a circular curve, concave northwesterly, having a radius of 285.00 feet, through a central angle of 31°00'14" and being subtended by a chord which bears South 46°36'47" West, a distance of 152.34 feet to a point of compound curvature; thence easterly, 43.11 feet along the arc of a circular curve, concave southerly, having a radius of 50.00 feet, through a central angle of 49°24'08" and being subtended by a chord which bears North 86°48'58" East, a distance of 41.79 feet; thence South 68°28'58" East, a distance of 165.58 feet to a point of curvature; thence southeasterly, 100.96 feet along the arc of a circular curve, concave southwesterly, having a radius of 82.00 feet, through a central angle of 70°32'28" and being subtended by a chord which bears South 33°12'44" East, a distance of 94.70 feet; thence South 02°03'30" West, a distance of 169.50 feet to a point of curvature; thence southerly, 96.10 feet along the arc of a circular curve, concave westerly, having a radius of 150.00 feet, through a central angle of 36°42'26" and being subtended by a chord which bears South 20°24'43" West, a distance of 94.46 feet to a point of reverse curvature; thence southerly, 140.18 feet along the arc of a circular curve, concave easterly, having a radius of 203.00 feet, through a central angle of 39°33'57" and being subtended by a chord which bears South 18°58'57" West, a distance of 137.41 feet; thence South 00°48'02" East, a distance of 70.00 feet; thence South 89°11'58" West, a distance of 171.04 feet; thence North 00°48'02" West, a distance of 70.00 feet to a point of curvature; thence northerly, 143.68 feet along the arc of a circular curve, concave westerly, having a radius of 203.00 feet, through a central angle of 40°33'09" and being subtended by a chord which bears North 21°04'36" West, a distance of 140.70 feet to a point of reverse curvature; thence northerly, 109.04 feet along the arc of a circular curve, concave easterly, having a radius of 150.00 feet, through a central angle of 41°39'07" and being subtended by a chord which bears North 20°31'37" West, a distance of 106.66 feet to a point of compound curvature; thence northerly, 243.67 feet along the arc of a circular curve, concave easterly, having a radius of 1,307.00 feet, through a central angle of 10°40'54" and being subtended by a chord which bears North 05°38'23" East, a distance of 243.31 feet to a point of compound curvature; thence northeasterly, 52.04 feet along the arc of a circular curve, concave southeasterly, having a radius

of 50.00 feet, through a central angle of  $59^{\circ}38'16''$  and being subtended by a chord which bears North  $40^{\circ}47'58''$  East, a distance of 49.73 feet to a point of compound curvature; thence westerly, 140.98 feet along the arc of a circular curve, concave northerly, having a radius of 285.00 feet, through a central angle of  $28^{\circ}20'31''$  and being subtended by a chord which bears South  $84^{\circ}47'22''$  West, a distance of 139.55 feet to a point of reverse curvature; thence westerly, 9.30 feet along the arc of a circular curve, concave southerly, having a radius of 1,465.00 feet, through a central angle of  $00^{\circ}21'50''$  and being subtended by a chord which bears North  $81^{\circ}13'18''$  West, a distance of 9.30 feet to a point of compound curvature; thence southwesterly, 23.12 feet along the arc of a circular curve, concave southeasterly, having a radius of 15.00 feet, through a central angle of  $88^{\circ}19'12''$  and being subtended by a chord which bears South  $54^{\circ}26'11''$  West, a distance of 20.90 feet; thence South  $10^{\circ}24'18''$  West, a distance of 6.40 feet; thence North  $79^{\circ}43'25''$  West, a distance of 70.00 feet to a point on a non-tangential curve; thence northerly, 25.04 feet along the arc of a circular curve, concave southwesterly, having a radius of 15.00 feet, through a central angle of  $95^{\circ}38'27''$  and being subtended by a chord which bears North  $37^{\circ}32'38''$  West, a distance of 22.23 feet to a point of compound curvature; thence westerly, 155.53 feet along the arc of a circular curve, concave southerly, having a radius of 1,465.00 feet, through a central angle of  $06^{\circ}04'58''$  and being subtended by a chord which bears North  $88^{\circ}24'21''$  West, a distance of 155.46 feet; thence South  $00^{\circ}48'02''$  East, a distance of 620.11 feet; thence South  $89^{\circ}17'56''$  West, a distance of 4,186.13 feet to a point on a non-tangential curve; thence northerly, 157.66 feet along the arc of a circular curve, concave easterly, having a radius of 11,910.00 feet, through a central angle of  $00^{\circ}45'30''$  and being subtended by a chord which bears North  $04^{\circ}00'23''$  East, a distance of 157.66 feet; thence North  $04^{\circ}23'08''$  East, a distance of 200.00 feet to a point of curvature; thence northerly, 784.81 feet along the arc of a circular curve, concave westerly, having a radius of 12,090.00 feet, through a central angle of  $03^{\circ}43'09''$  and being subtended by a chord which bears North  $02^{\circ}31'34''$  East, a distance of 784.67 feet; thence South  $87^{\circ}51'56''$  East, a distance of 1,276.90 feet; thence North  $00^{\circ}20'16''$  West, a distance of 365.44 feet; thence North  $89^{\circ}39'00''$  East, a distance of 173.01 feet; thence North  $00^{\circ}20'45''$  West, a distance of 8.38 feet; thence North  $89^{\circ}39'15''$  East, a distance of 50.00 feet; thence North  $00^{\circ}20'45''$  West, a distance of 10.00 feet; thence North  $89^{\circ}39'15''$  East, a distance of 143.00 feet; thence North  $00^{\circ}20'45''$  West, a distance of 531.08 feet to a point of curvature; thence northeasterly, 78.54 feet along the arc of a circular curve, concave southeasterly, having a radius of 50.00 feet, through a central angle of  $90^{\circ}00'00''$  and being subtended by a chord which bears North  $44^{\circ}39'15''$  East, a distance of 70.71 feet; thence North  $89^{\circ}39'15''$  East, a distance of 57.25 feet to a point of curvature; thence easterly, 178.72 feet along the arc of a circular curve, concave northerly, having a radius of 1,035.00 feet, through a central angle of  $09^{\circ}53'38''$  and being subtended by a chord which bears North  $84^{\circ}42'26''$  East, a distance of 178.50 feet to a point of reverse curvature; thence southeasterly, 71.09 feet along the arc of a circular curve, concave southwesterly, having a radius of 50.00 feet, through a central angle of  $81^{\circ}27'37''$  and being subtended by a chord which bears South  $59^{\circ}30'35''$  East, a distance of 65.25 feet to a point of reverse curvature; thence southeasterly, 400.61 feet along the arc of a circular curve, concave northeasterly, having a radius of 1,796.00 feet, through a central angle of  $12^{\circ}46'48''$  and being subtended by a chord which bears South  $25^{\circ}10'10''$  East, a distance of 399.78 feet to a point of reverse curvature; thence southeasterly, 135.77 feet along the arc of a circular curve, concave southwesterly, having a radius of 1,504.00 feet, through a central angle of  $05^{\circ}10'21''$  and being subtended by a chord which bears South  $28^{\circ}58'24''$  East, a distance of 135.73 feet to a point of compound curvature; thence southeasterly, 136.16 feet along the arc of a circular curve, concave southwesterly, having a radius of 1,541.05 feet, through a central angle of  $05^{\circ}03'44''$  and being subtended by a chord which bears South  $23^{\circ}47'35''$  East, a distance of 136.11 feet to a point of compound curvature; thence southerly, 25.20 feet along the arc of a circular curve, concave westerly, having a radius of 50.00 feet, through a central angle of  $28^{\circ}52'22''$  and being subtended by a chord which bears South  $06^{\circ}20'17''$  East, a distance of 24.93 feet; thence South  $11^{\circ}14'30''$  East, a distance of 168.82 feet to a point on a non-tangential curve; thence easterly, 138.80 feet along the arc of a circular curve, concave northerly, having a radius of 965.00 feet, through a central angle of  $08^{\circ}14'27''$  and being subtended by a chord which bears North  $75^{\circ}35'09''$  East, a distance of 138.68 feet to a point of compound curvature; thence northeasterly, 23.50 feet along the arc of a circular curve, concave northwesterly, having a radius of 15.00 feet, through a central angle of  $89^{\circ}44'42''$  and being subtended by a chord which bears North  $26^{\circ}35'34''$  East, a distance



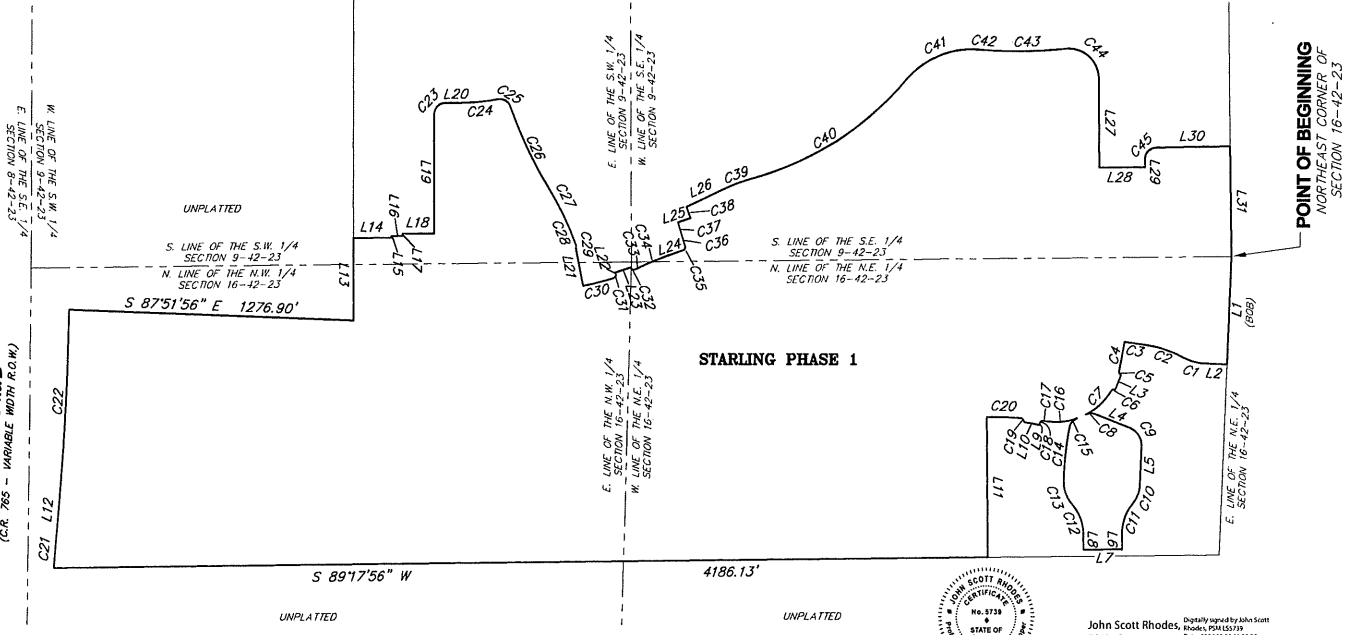


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of 21.17 feet; thence North  $18^{\circ}12'29''$  West, a distance of 5.94 feet; thence North  $71^{\circ}51'50''$  East, a distance of 70.00 feet to a point on a non-tangential curve; thence southeasterly, 25.25 feet along the arc of a circular curve, concave northeasterly, having a radius of 15.00 feet, through a central angle of  $96^{\circ}26'34''$  and being subtended by a chord which bears South  $66^{\circ}21'27''$  East, a distance of 22.37 feet to a point of compound curvature; thence northeasterly, 24.45 feet along the arc of a circular curve, concave northwesterly, having a radius of 965.00 feet, through a central angle of  $01^{\circ}27'06''$  and being subtended by a chord which bears North  $64^{\circ}41'43''$  East, a distance of 24.45 feet to a point of reverse curvature; thence northeasterly, 124.56 feet along the arc of a circular curve, concave southeasterly, having a radius of 1,035.00 feet, through a central angle of  $06^{\circ}53'44''$  and being subtended by a chord which bears North  $67^{\circ}25'02''$  East, a distance of 124.49 feet; thence North  $70^{\circ}51'54''$  East, a distance of 84.27 feet to a point of curvature; thence northeasterly, 23.20 feet along the arc of a circular curve, concave northwesterly, having a radius of 15.00 feet, through a central angle of  $88^{\circ}36'09''$  and being subtended by a chord which bears North  $26^{\circ}33'49''$  East, a distance of 20.95 feet to a point of reverse curvature; thence northerly, 36.53 feet along the arc of a circular curve, concave easterly, having a radius of 2,035.00 feet, through a central angle of  $01^{\circ}01'43''$  and being subtended by a chord which bears North  $17^{\circ}13'23''$  West, a distance of 36.53 feet to a point of reverse curvature; thence northerly, 73.54 feet along the arc of a circular curve, concave westerly, having a radius of 1,965.00 feet, through a central angle of  $02^{\circ}08'39''$  and being subtended by a chord which bears North  $17^{\circ}46'51''$  West, a distance of 73.53 feet; thence North  $71^{\circ}08'49''$  East, a distance of 60.00 feet to a point on a non-tangential curve; thence northerly, 53.71 feet along the arc of a circular curve, concave westerly, having a radius of 2,025.00 feet, through a central angle of  $01^{\circ}31'11''$  and being subtended by a chord which bears North  $19^{\circ}36'46''$  West, a distance of 53.71 feet; thence North  $64^{\circ}52'06''$  East, a distance of 178.93 feet to a point of curvature; thence easterly, 137.36 feet along the arc of a circular curve, concave southerly, having a radius of 832.00 feet, through a central angle of  $09^{\circ}27'33''$  and being subtended by a chord which bears North  $69^{\circ}35'53''$  East, a distance of 137.20 feet to a point of reverse curvature; thence northeasterly, 831.34 feet along the arc of a circular curve, concave northwesterly, having a radius of 1,393.00 feet, through a central angle of  $34^{\circ}11'39''$  and being subtended by a chord which bears North  $57^{\circ}13'50''$  East, a distance of 819.06 feet to a point of reverse curvature; thence northeasterly, 362.59 feet along the arc of a circular curve, concave southeasterly, having a radius of 382.00 feet, through a central angle of  $54^{\circ}23'02''$  and being subtended by a chord which bears North  $67^{\circ}19'31''$  East, a distance of 349.13 feet to a point of reverse curvature; thence easterly, 35.59 feet along the arc of a circular curve, concave northerly, having a radius of 2,168.00 feet, through a central angle of  $00^{\circ}56'26''$  and being subtended by a chord which bears South  $85^{\circ}57'11''$  East, a distance of 35.59 feet to a point of compound curvature; thence easterly, 360.87 feet along the arc of a circular curve, concave northerly, having a radius of 2,168.00 feet, through a central angle of  $09^{\circ}32'13''$  and being subtended by a chord which bears North  $88^{\circ}48'29''$  East, a distance of 360.45 feet to a point of reverse curvature; thence southeasterly, 219.45 feet along the arc of a circular curve, concave southwesterly, having a radius of 132.00 feet, through a central angle of  $95^{\circ}15'17''$  and being subtended by a chord which bears South  $48^{\circ}19'59''$  East, a distance of 195.04 feet; thence South  $00^{\circ}42'20''$  East, a distance of 399.25 feet; thence North  $89^{\circ}17'40''$  East, a distance of 203.00 feet; thence North  $00^{\circ}42'20''$  West, a distance of 37.73 feet to a point of curvature; thence northeasterly, 78.33 feet along the arc of a circular curve, concave southeasterly, having a radius of 50.00 feet, through a central angle of  $89^{\circ}45'40''$  and being subtended by a chord which bears North  $44^{\circ}10'29''$  East, a distance of 70.56 feet; thence North  $89^{\circ}03'19''$  East, a distance of 331.15 feet; thence South  $00^{\circ}56'41''$  East, a distance of 491.20 feet to the POINT OF BEGINNING.

Containing 180.943 acres, more or less.

BURNT STORE ROAD  
(C.R. 765 - VARIABLE WIDTH R.O.W.)



POINT OF BEGINNING  
NORTHEAST CORNER OF  
SECTION 16-42-23



John Scott Rhodes  
PSM #5739  
John Scott Rhodes PSM #5739

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING SOUTH 02°03'29" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

- B.O.B. = BASIS OF BEARING  
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER  
L.B.# = LICENSED BUSINESS NUMBER  
C# = CURVE NUMBER  
L# = LINE NUMBER



0 250 500  
GRAPHIC SCALE IN FEET  
1" = 500'

\*NOT A SURVEY\*

SKETCH AND DESCRIPTION

STARLING PHASE 1  
BOUNDARY SKETCH

RHODES & RHODES  
LAND SURVEYING, INC.  
LICENSE #LB 6897

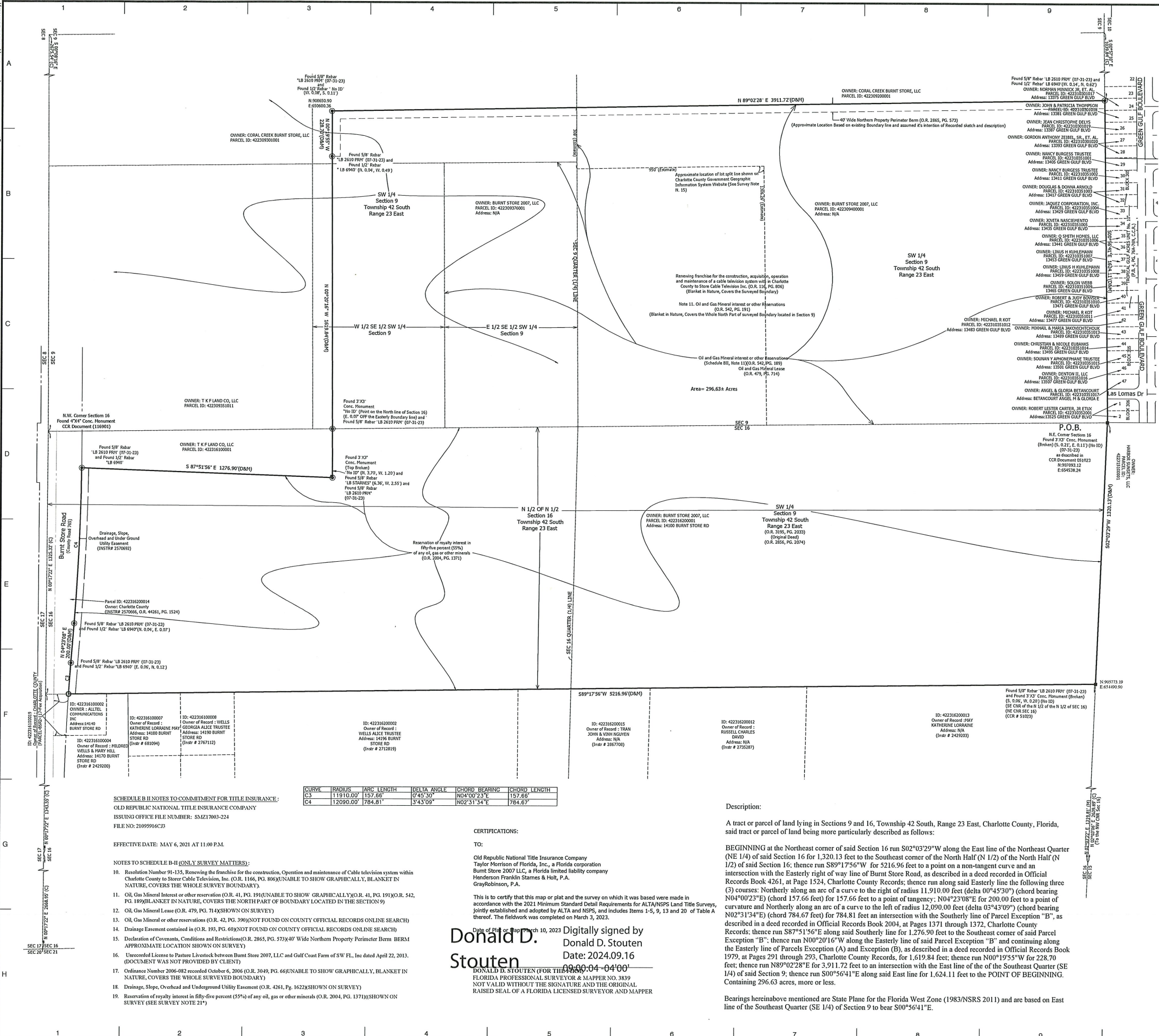
date: OCTOBER 3, 2024  
scale: 1" = 500'  
cadd file: 2024-492PHASE 1.DWG

28100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRINGS, FL 34135  
(239) 405-8166 (239) 405-8163 FAX

PSM:  
JSR  
drawn:  
RWC  
checked:  
JSR  
view:  
SKETCH  
project#:  
2024-492  
sheet #:  
4 of 5



K:\Land\SEC 09-42-28.dwg 1100 Burnt Store Rd (2024-09-04) (Revised Boundary)



| SURVEY LEGEND |                                   | SURVEY ABBREVIATIONS |                           |
|---------------|-----------------------------------|----------------------|---------------------------|
| ■             | FOUND 4"x4" CONC. MONUMENT        | SQ. FT.              | SQUARE FEET               |
| ●             | FOUND NAIL AND TAB                | CONC.                | CONCRETE                  |
| ▲             | SET NAIL AND TAB "LB 2610"        | CSW                  | CONCRETE SIDEWALK         |
| ○             | FOUND STEEL PIN                   | MON.                 | MONUMENT                  |
| ○             | SET 5/8" IRON ROD & CAP "LB 3610" | R/W                  | RIGHT OF WAY              |
| ○             | LIGHT POLE                        | E/P                  | EDGE OF PAVEMENT          |
| ○             | FIRE HYDRANT                      | D.E.                 | DRAINAGE EASEMENT         |
| ○             | SANITARY MANHOLE                  | P.U.E.               | PUBLIC UTILITY EASEMENT   |
| ○             | SANITARY MANHOLE                  | P.D.E.               | PRIMARY DRAINAGE EASEMENT |
| ○             | UTILITY RAISER                    | L.A.E.               | LAKE ACCESS EASEMENT      |
| ○             | CLEAN-OUT                         | L.B.E.               | LAKE BUFFER EASEMENT      |
| ○             | WOOD POWER POLE                   | L.M.E.               | LAKE MAINTENANCE EASEMENT |
| ○             | CONC. POWER POLE                  | L.C.R.               | LEE COUNTY RECORDS        |
| ○             | WIRE GUY ANCHOR                   | (P)                  | PLAT MEASUREMENT          |
| ○             | TELEPHONE RAISER                  | (M)                  | FIELD MEASUREMENT         |
| ○             | PIPE STUB-OUT                     | (C)                  | CALCULATED MEASUREMENT    |
| ○             | FENCE POST                        | (R)                  | RADIAL                    |
| ○             | FIBER OPTIC CABLE                 | (NR)                 | NON-RADIAL                |
| ○             | CATCH BASIN                       | P.B.                 | PLAT BOOK                 |
| ○             | VAULT BOX                         | O.R.                 | OFFICIAL RECORDS          |
| ○             | FIBER OPTIC VAULT BOX             | PAGE                 | PAGE                      |
| ○             | BACK FLOW PREVENTER               | OVERHEAD POWER       | OVERHEAD POWER            |
| ○             | CABLE TV BOX                      | ELEV.                | ELEVATION                 |
| ○             | FIRE DEPARTMENT CONNECTION        | TOP OF BANK          | TOP OF BANK               |
| ○             | IRRIGATION CONTROL VALVE          | T.O.F.               | TOE OF SLOPE              |
| ○             | IRRIGATION METER                  | FF.E.                | FINISHED FLOOR ELEVATION  |
| ○             | WATER METER                       | INST#                | INSTRUMENT NUMBER         |
| ○             | YARD DRAIN                        | SEC                  | SECTION                   |
| ○             | WATER METER                       | TWP                  | TOWNSHIP                  |
| ○             | TRANSFORMER                       | RNG                  | RANGE                     |
| ○             | UNITED TELEPHONE SERVICE          | COR                  | CORNER                    |
|               |                                   | P.O.B.               | POINT OF BEGINNING        |
|               |                                   | P.O.C.               | POINT OF COMMENCEMENT     |
|               |                                   | P.T.                 | POINT OF TANGENCY         |
|               |                                   | P.C.                 | POINT OF COMPLETION       |
|               |                                   | C.R.                 | CERTIFIED CORNER RECORD   |
|               |                                   | R.B.                 | REFERENCE BEARING         |
|               |                                   | CRP                  | CONCRETE PIPE             |
|               |                                   | RCP                  | REINFORCED CONCRETE PIPE  |
|               |                                   | CPP                  | CORRUGATED PLASTIC PIPE   |
|               |                                   | PVC                  | POLYVINYL PLASTIC PIPE    |
|               |                                   | NTS                  | NOT TO SCALE              |

SCHEDULE B-II NOTES TO COMMITMENT FOR TITLE INSURANCE:  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ISSUING OFFICE FILE NUMBER: SNZ17003-224  
FILE NO: 2109916CJ3

EFFECTIVE DATE: MAY 6, 2021 AT 11:00 P.M.

NOTES TO SCHEDULE B-II (ONLY SURVEY MATTERS):

- Resolution Number 91-135, Renewing the franchise for the construction, operation and maintenance of Cable television system within Charlotte County to Storck Cable Television, Inc. (O.R. 1166, PG. 800)(UNABLE TO SHOW GRAPHICALLY, BLANKET IN NATURE, COVERS THE WHOLE SURVEY BOUNDARY).
- Oil, Gas Mineral Interest or other reservation (O.R. 41, PG. 191)(UNABLE TO SHOW GRAPHICALLY, BLANKET IN NATURE, COVERS THE WHOLE SURVEY BOUNDARY).
- Oil, Gas Mineral Lease (O.R. 479, PG. 714)(SHOWN ON SURVEY).
- Oil, Gas Mineral or other reservations (O.R. 42, PG. 390)(NOT FOUND ON COUNTY OFFICIAL RECORDS ONLINE SEARCH).
- Drainage Easement contained in (O.R. 193, PG. 60)(NOT FOUND ON COUNTY OFFICIAL RECORDS ONLINE SEARCH).
- Declaration of Covenants, Conditions and Restrictions (O.R. 2865, PG. 573)(40' Wide Northern Property Perimeter Berm BERM APPROXIMATE LOCATION SHOWN ON SURVEY).
- Unrecorded License to Pasture Livestock between Burnt Store 2007, LLC and Gulf Coast Farm of SW 1/4, Inc. dated April 22, 2013. (DOCUMENT WAS NOT PROVIDED BY CLIENT).
- Ordinance Number 2006-082 recorded October 6, 2006 (O.R. 3049, PG. 66)(UNABLE TO SHOW GRAPHICALLY, BLANKET IN NATURE, COVERS THE WHOLE SURVEY BOUNDARY).
- Drainage, Slope, Overhead and Underground Utility Easement (O.R. 4261, PG. 1622)(SHOWN ON SURVEY).
- Reservation of royalty interest in fifty-five percent (55%) of any oil, gas or other minerals (O.R. 2004, PG. 1371)(SHOWN ON SURVEY SEE SURVEY NOTE 21\*)

| CURVE | RADIUS    | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|-----------|------------|-------------|---------------|--------------|
| C3    | 11910.00' | 157.66'    | 0°45'30"    | N04°00'23"E   | 157.66'      |
| C4    | 12090.00' | 184.81'    | 3°43'09"    | N02°31'34"E   | 784.67'      |

CERTIFICATIONS:

TO:

Old Republic National Title Insurance Company  
Taylor Morrison of Florida, Inc., a Florida corporation  
Burnt Store 2007 LLC, a Florida limited liability company  
Henderson Franklin Starnes & Holt, P.A.  
GrayRobinson, P.A.

This is to certify that this map or plat and the survey on which it was 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 1-5, 9, 13 and 20 of Table A thereof. The fieldwork was completed on March 3, 2023.

Donald D. Stouten  
Digitally signed by Donald D. Stouten  
Date: 2024.09.16  
09:00:04 -0400

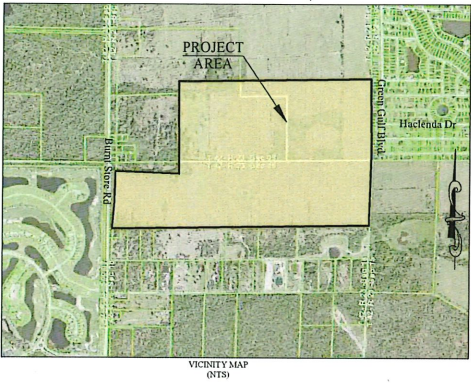
DONALD D. STOUTEN (FOR THE FIELD)  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 1839  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Description:

A tract or parcel of land lying in Sections 9 and 16, 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 16 run S02°03'29"W along the East line of the Northeast Quarter (NE 1/4) of said Section 16 for 1,320.13 feet to the Southeast corner of the North Half (N 1/2) of the North Half (N 1/2) of said Section 16; thence run S89°17'56"W for 5216.96 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4261, at Page 1524, Charlotte County Records; thence run along said Easterly line the following three (3) courses: Northerly along an arc of a curve to the right of radius 11,910.00 feet (delta 00°45'30") (chord bearing N04°00'23"E) (chord 157.66 feet) for 157.66 feet to a point of tangency; N04°23'08"E for 200.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 12,090.00 feet (delta 03°43'09") (chord bearing N02°31'34"E) (chord 784.67 feet) for 784.81 feet an intersection with the Southerly line of Parcel Exception "B", as described in a deed recorded in Official Records Book 2004, at Pages 1371 through 1372, Charlotte County Records; thence run S87°51'56"E along said Southerly line for 1,276.90 feet to the Southeast corner of said Parcel Exception "B"; thence run N00°20'16"W along the Easterly line of said Parcel Exception "B" and continuing along the Easterly line of Parcels Exception (A) and Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records, for 1,619.84 feet; thence run N00°19'55"W for 228.70 feet; thence run N89°02'28"E for 3,911.72 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 9; thence run S00°56'41"E along said East line for 1,624.11 feet to the POINT OF BEGINNING. Containing 296.63 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on East line of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.



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| NO. | DATE     | REVISION  |
|-----|----------|---|
| 2   | 02-28-24 | Revised to new description, set corner. No other field work was updated |
| 1   | 07-21-23 | Updated Boundary  |

ALT/NSPS Land Title Survey  
14100 Burnt Store Road  
of a Portion of Section 9 & 16, Township  
42 South, Range 23 East, Charlotte County,  
Florida.

Prepared for: Taylor Morrison

SECTION 16, TOWNSHIP 42S, RANGE 23E  
SECTION 16, TOWNSHIP 42S, RANGE 23E

|             |                    |
|-------------|--------------------|
| JOB NO:     | 2023-0878-00-001   |
| FIELD BOOK: | 352:51&53; 361:29; |
| DATE:       | 07/31/2023         |
| SCALE:      | AS SHOWN           |