

RESOLUTION  
NUMBER 2026 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, DEDICATING CERTAIN PROPERTIES AS CANAL RIGHTS-OF-WAY; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, in a public workshop held on April 26, 2026, the Board of County Commissioners of Charlotte County, Florida ("Board") discussed dedicating certain properties as canal rights-of-way; and

WHEREAS, pursuant to the Board's direction, staff has prepared documentation listing certain properties as described in Exhibit "A" attached hereto to be dedicated as canal rights-of-way to the public; and

WHEREAS, the Board has found that these properties, as described in Exhibit "A" attached hereto, are vested in Charlotte County, and these properties are owned by Charlotte County by Deed; and

WHEREAS, the Board has found that this dedication is in the best interest of the citizens of Charlotte County; and

WHEREAS, this dedication is not contrary to the County's Comprehensive Plan or any other applicable County regulations.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. The properties, as described in Exhibit "A" attached hereto, are hereby dedicated as canal rights-of-way to the public.

2. The effective date of this Resolution shall be the date this Resolution is recorded.

PASSED AND DULY ADOPTED this 23rd day of June, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk of the  
Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Thomas M. David, County Attorney  
LR2026-0606

*KMD*

## **EXHIBIT "A"**

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### **PARCEL 16 – S. OF S.C. WTW ROTONDA/FST**

ALL OF THAT PARCEL OF LAND LYING BELOW THE MEAN HIGH WATERLINE OF SANTA CRUZ WATERWAY LYING IN SECTIONS, 26, 27, 28, AND 29, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SECTIONS 26, 27, 28 AND 29, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERNMOST LINES OF THE FOLLOWING THREE PLATS RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA: PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-FIVE AS RECORDED IN PLAT BOOK 6, PAGES 60A THROUGH 60Q OF SAID PUBLIC RECORDS; PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-SEVEN AS RECORDED IN PLAT BOOK 7, PAGES 20A THROUGH 20N OF SAID PUBLIC RECORDS; PORT CHARLOTTE SUBDIVISION SECTION EIGHTY-TWO AS RECORDED IN PLAT BOOK 6, PAGES 52A THROUGH 52M OF SAID PUBLIC RECORDS; BOUNDED ON THE EAST BY THE WESTERNMOST LINE OF THE FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY-FOUR AS RECORDED IN PLAT BOOK 15, PAGES 48A THROUGH 48R OF SAID PUBLIC RECORDS, AND BOUNDED ON THE WEST BY THE EASTERLY LINE OF THE EXISTING 100 FOOT WIDE RIGHT OF WAY OF COUNTY ROAD NO. 771.

### **PARCEL 47 – CONN CANAL, CC-79, LOCK/BLDG, MANCHESTER WW, CC44, FLAMINGO WW**

#### **DESCRIPTION: MANCHESTER WATERWAY**

A STRIP OF LAND LYING IN SECTIONS 29 AND 32, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION SEVENTY-NINE AS RECORDED IN PLAT BOOK 6 AT PAGE 43A THROUGH 43J OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE DUE EAST, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SAID PLAT FOR 82.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 49°54'18" AND WHOSE RADIUS POINT BEARS N32°05'42"W FROM SAID POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 130.65 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF

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380.00 FEET AND A CENTRAL ANGLE OF 38°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 252.03 FEET TO A POINT OF TANGENCY; THENCE N46°00'00"E FOR 237.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 45°54'50"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 240.40 FEET TO A POINT OF TANGENCY; THENCE N00°05'10"E FOR 1202.33 FEET; THENCE N89°54'50"W FOR 121.00 FEET; THENCE N00°05'10"E FOR 280.00 FEET; THENCE S89°54'50"E FOR 121.00 FEET; THENCE N00°05'10"E FOR 44.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 70°31'44"; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 61.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS 100.00 FEET AND A CENTRAL ANGLE OF 70°31'26"; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE FOR 123.09 FEET TO A POINT OF TANGENCY; THENCE N00°04'52"E FOR 293.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 49°02'12"; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 85.59 FEET TO A POINT OF TANGENCY; THENCE N48°57'20"W FOR 181.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 49°02'12"; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE FOR 256.76 FEET TO A POINT OF TANGENCY; THENCE N00°04'52"E FOR 64.89 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°04'52"; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE FOR 39.31 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ACKERMAN WATERWAY AS SHOWN ON THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION NINETY-TWO AS RECORDED IN PLAT BOOK 7 AT PAGE 70A THROUGH 70D OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE DUE EAST ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ACKERMAN WATERWAY, FOR 150.00 FEET TO A POINT OF CUSP (REVERSING DIRECTION) BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°55'08" AND WHOSE RADIUS POINT BEARS DUE SOUTH FROM SAID POINT; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 39.23 FEET TO A POINT OF TANGENCY; THENCE S00°04'52"W FOR 65.11 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 49°02'12"; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 171.17 FEET TO A POINT OF TANGENCY; THENCE S48°57'20"E FOR 268.59 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE 49°02'30"; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 256.78 FEET TO A POINT OF TANGENCY; THENCE S00°05'10"W FOR 402.40 FEET; THENCE S89°54'50"E FOR 28.80 FEET; THENCE S00°05'10"W FOR 205.00 FEET; THENCE N89°54'50"W FOR 28.80 FEET; THENCE

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S00°05'10"W FOR 1222.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 45°54'50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 320.54 FEET TO A POINT OF TANGENCY; THENCE S46°00'00"W FOR 237.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 38°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 185.70 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 22°33'03" AND A CHORD OF S19°16'31"W FOR 97.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE OF 98.40 FEET; THENCE DUE WEST FOR 135.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, AND CONTAINING 9.72 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND IN SECTIONS 31 AND 32, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION SEVENTY NINE AS RECORDED IN PLAT BOOK 6 AT PAGE 43A THROUGH 43J OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, AND ITS EASTERLY PROLONGATION THEREOF, THE FOLLOWING NINE COURSES: EAST FOR 50.00 FEET; N00°01'00"W FOR 50.00 FEET; EAST FOR 125.00 FEET; S00°01'00"E FOR 50.00 FEET, EAST FOR 6135.90 FEET TO THE POINT OF CURVATURE WITH A 275.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'23" FOR 29.79 FEET TO THE POINT OF TANGENCY, THENCE S83°47'37"E FOR 340.18 FEET TO A POINT OF CURVATURE WITH A 275.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'23" FOR 29.79 FEET TO A POINT OF TANGENCY, THENCE EAST FOR 1642.26 FEET; THENCE S00°05'10"W FOR 210.00 FEET; THENCE WEST FOR 8350.87 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 31; THENCE N00°01'00"W ALONG SAID WESTERLY LINE FOR 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.38 ACRES, MORE OR LESS.

### **LEGAL DESCRIPTION: FLAMINGO WATERWAY SYSTEM (PARCEL NO. 1)**

ALL OF TRACT "E" AS SHOWN ON THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR AS RECORDED IN PLAT BOOK 5 AT PAGES 54A THROUGH 54G OF THE PUBLIC

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RECORDS OF CHARLOTE COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 25, 26 AND 36, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S00°01'00"E ALONG THE WEST LINE OF THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION SEVENTY-NINE AS RECORDED IN PLAT BOOK 6 AT PAGES 43A THROUGH 43J OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, FOR 2159.95 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250 FEET, AND WHOSE RADIUS POINT BEARS N11°31'13"E FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°27'47" FOR A DISTANCE OF 342.36 FEET TO A POINT OF TANGENCY; THENCE N00°01'00"W FOR 243.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 28°08'16"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 712.09 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 57°55'18"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 303.28 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1380.00 FEET AND A CENTRAL ANGLE OF 29°06'16"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 701.00 FEET TO A POINT 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 36; THENCE N89°20'14"W ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE, SAID BOUNDARY BEING ALSO SAID NORTH LINE OF SAID SECTION 36, A DISTANCE OF 100.01 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 60°00'00", AND WHOSE RADIUS POINT BEARS N89°20'14"W FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 272.27 FEET TO A POINT OF TANGENCY; THENCE S60°39'46"W FOR 339.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 61°31'47"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 279.21 FEET TO A POINT OF TANGENCY; THENCE N57°48'27"W FOR 2132.35 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 157.08 FEET TO A POINT OF TANGENCY; THENCE N32°11'33"E FOR 50.00 FEET; THENCE N57°48'27"W, ALONG A LINE 40.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY BOUNDARY OF THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR, FOR 100.00 FEET; THENCE S32°11'33"W FOR 50.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

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TENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 157.08 FEET TO A POINT OF TANGENCY; THENCE N57°48'27"W FOR 430.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 157.08 FEET TO A POINT OF TANGENCY; THENCE N32°11'33"E FOR 50.00 FEET; THENCE N57°48'27"W FOR 100.00 FEET; THENCE S32°11'33"W FOR 50.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 157.08 FEET TO A POINT OF TANGENCY; THENCE N57°48'27"W FOR 325.00 FEET; THENCE N46°44'18"W FOR 40.76 FEET; THENCE S32°11'33"W, ALONG THE CENTERLINE OF FLAMINGO BOULEVARD, AS SHOWN ON THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR, FOR 17.83 FEET; THENCE N57°48'27"W A DISTANCE OF 40.00 FEET TO THE MOST SOUTHERLY POINT OF SAID TRACT "E"; THENCE N32°11'33"E, ALONG THE EASTERLY LINE OF SAID TRACT "E", FOR 50.00 FEET; THENCE N57°48'27"W, ALONG THE NORTHERLY LINE OF SAID TRACT "E" FOR 125.00 FEET; THENCE S32°11'33"W FOR 50.00 FEET TO THE MOST SOUTHERLY POINT OF O'HARA WATERWAY AS SHOWN ON THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR; THENCE N57°48'27"W, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR, FOR 706.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 11°18'27"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 236.82 FEET TO A POINT OF TANGENCY; THENCE N46°30'00"W FOR 987.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 03°53'25"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 54.32 FEET TO A POINT OF TANGENCY; THENCE N50°23'25"W FOR 530.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 65°57'59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 345.40 FEET TO A POINT OF TANGENCY; THENCE N15°34'34"E FOR 20.79 FEET TO THE MOST WESTERLY CORNER OF THE PLAT OF FIRST REPLATE IN PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR AS RECORDED IN PLAT BOOK 16 AT PAGES 8A THROUGH 8B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THE LAST MENTIONED EIGHT COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION FORTY-FOUR; THENCE CONTINUE N15°34'34"E ALONG THE WESTERLY BOUNDARY LINE OF THE SAID PLAT OF FIRST REPLATE IN PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR, FOR 143.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S33°00'51"E FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 41°24'35" FOR 144.55 FEET TO A POINT OF TANGENCY; THENCE S15°34'34"W, FOR 32.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 65°57'59"; THENCE SOUTHEASTERLY ALONG THE ARC OF

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SAID CURVE FOR 402.97 FEET TO A POINT OF TANGENCY; THENCE S50°23'25"E FOR 530.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 03°53'25"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 50.92 FEET TO A POINT OF TANGENCY; THENCE S46°30'00"E FOR 1041.89 FEET (THE LAST MENTIONED FOUR COURSES BEING PARALLEL WITH AND 50.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID O'HARA WATERWAY); THENCE S23°26'38"E FOR 439.83 FEET; THENCE S42°11'29"W FOR 259.85 FEET; THENCE S18°35'10"W FOR 288.85 FEET; THENCE S56°06'28"E, FOR 375.51 FEET; THENCE S89°12'34"E FOR 337.51 FEET; THENCE N14°21'49"E FOR 161.15 FEET; THENCE N87°50'05"E FOR 510.79 FEET; THENCE S57°48'27"E FOR 212.79 FEET; THENCE S36°10'25"E FOR 486.89 FEET; THENCE S02°54'03"E FOR 691.53 FEET; THENCE S31°39'30"E FOR 1220.79 FEET TO A POINT 480.00 FEET NORTHEASTERLY OF THE NORTH LINE OF THE COASTAL PRESERVATION LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 571 AT PAGE 1799 THROUGH 1809 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S52°53'41"E, PARALLEL WITH AND 480.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, A PORTION OF THE NORTH LINE OF THE SAID COASTAL PRESERVATION LANDS, FOR 1568.68 FEET; THENCE S76°50'00"E FOR 852.74 FEET; THENCE N89°00'00"E FOR 199.66 FEET A POINT ON A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N47°36'03"E FROM SAID POINT, AND HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 42°24'09"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 407.04 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 36; THENCE N00°01'00"W, ALONG THE EAST LINE OF SAID SECTION 36, FOR 302.77 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, AND CONTAINING 150 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY RECORDED.

### **LEGAL DESCRIPTION: FLAMINGO WATERWAY SYSTEM (PARCEL NO. 2A)**

TRACT "A" AS SHOWN ON THE FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR RECORDED IN PLAT BOOK 16, PAGES 8A THROUGH 8B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 8.63 ACRES, MORE OR LESS.

### **LEGAL DESCRIPTION: FLAMINGO WATERWAY SYSTEM (PARCEL NO. 2B)**

A PARCEL OF LAND IN SECTIONS 23, 25, AND 26, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS

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FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, SAID POINT OF COMMENCEMENT BEING ALSO THE SOUTHWEST CORNER OF PORT CHARLOTTE SUBDIVISION SECTION THIRTY-ONE AS RECORDED IN PLAT BOOK 5, PAGES 26A THROUGH 26F, OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, THENCE N00°01'43"E, ALONG THE WESTERLY LINE OF SAID PLAT FOR 175 FEET TO THE SOUTHWESTERLY CORNER OF KNOX WATERWAY AS SHOWN ON SAID PLAT, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N00°01'43"E ALONG SAID WESTERLY LINE FOR 100 FEET TO THE NORTHWEST CORNER OF SAID KNOX WATERWAY; THENCE N89°58'17"W FOR 51.51 FEET TO THE BEGINNING OF A 720 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHERLY; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 49°58'17" FOR 627.96 FEET TO A POINT OF TANGENCY; THENCE N40°00'00"W, FOR 727.13 FEET; THENCE N50°00'00"E, FOR 169.94 FEET TO THE BEGINNING OF A 550 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 21°58'57" FOR 211.02 FEET TO A POINT OF REVERSE CURVE WITH A 450 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 47°53'09" FOR 376.09 FEET TO A POINT OF REVERSE CURVE WITH A 550 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 45°30'00" FOR 436.77 FEET TO A POINT OF TANGENCY; THENCE N30°24'12"E FOR 143.91 FEET TO THE SOUTHEASTERLY CORNER OF CHRISTOPHER WATERWAY AS SHOWN ON PORT CHARLOTTE SUBDIVISION SECTION FORTY-SIX RECORDED IN PLAT BOOK 5, PAGES 57A THROUGH 57D, OF SAID PUBLIC RECORDS; THENCE N59°35'48"W ALONG THE SOUTHWESTERLY LINE OF SAID CHRISTOPHER WATERWAY FOR 100 FEET TO THE NORTHWESTERLY CORNER OF SAID CHRISTOPHER WATERWAY; THENCE S30°24'12"W FOR 143.91 FEET TO THE BEGINNING OF A 450 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 45°30'00" FOR 357.36 FEET TO A POINT OF REVERSE CURVE WITH A 550 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 47°53'09" FOR 459.67 FEET TO A POINT OF REVERSE CURVE WITH A 450 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 21°58'57" FOR 172.65 FEET TO A POINT OF TANGENCY; THENCE S50°00'00"W FOR 169.94 FEET; THENCE N40°00'00"W FOR 5.83 FEET; THENCE S50°00'00"W FOR 100 FEET; THENCE S40°00'00"E FOR 832.96 FEET TO THE BEGINNING OF A 820 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 26°22'51" FOR 377.55 FEET TO A POINT OF REVERSE CURVE WITH A 175 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 66°36'37" FOR 203.45 FEET TO A POINT OF TANGENCY; THENCE S00°13'46"W FOR 81.57 FEET TO THE

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BEGINNING OF A 275 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" FOR 431.97 FEET TO A POINT OF TANGENCY; THENCE S89°46'14"E FOR 79.63 FEET TO THE SOUTHWESTERLY CORNER OF SEASHORE WATERWAY AS SHOWN ON PORT CHARLOTTE SUBDIVISION SECTION FORTY-FOUR AS RECORDED IN PLAT BOOK 5, PAGES 54A THROUGH 54G OF SAID PUBLIC RECORDS; THENCE N00°13'46"E ALONG THE WESTERLY LINE OF SAID SEASHORE WATERWAY FOR 100 FEET; THENCE N89°46'14" W FOR 79.63 FEET TO THE BEGINNING OF A 175 FOOT RADIUS CONCAVE EASTERLY; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 179°47'57" FOR 549.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.28 ACRES, MORE OR LESS.

### **LEGAL DESCRIPTION: FLAMINGO WATERWAY SYSTEM (PARCEL NO. 3A)**

A PARCEL OF LAND IN SECTION 23, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE N89°36'02"W, ALONG THE NORTH LINE OF SAID SECTION 23, FOR 2459.76 FEET TO THE POINT OF BEGINNING; THENCE S25°31'52"E FOR 947.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 98°26'50"; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 85.91 FEET TO A POINT OF TANGENCY; THENCE N56°01'18"E FOR 220.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 29°09'27"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 127.22 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONTINUING TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 137°30'00"; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 95.99 FEET TO A POINT OF TANGENCY; THENCE S42°40'45"W FOR 98.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 47°25'42"; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE FOR 103.47 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 61°52'45"; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 307.80 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 37°43'18"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 164.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONTINUING TO THE LEFT HAVING A

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RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF  $62^{\circ}08'10''$ ; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 108.45 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF  $33^{\circ}47'23''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 88.46 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF  $39^{\circ}22'28''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 171.80 FEET TO A POINT OF TANGENCY; THENCE  $S48^{\circ}18'45''E$  FOR 223.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF  $133^{\circ}35'28''$ ; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 81.61 FEET TO A POINT OF TANGENCY; THENCE  $S85^{\circ}16'43''W$  FOR 77.70 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF  $98^{\circ}22'13''$ ; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 128.77 FEET TO A POINT OF TANGENCY; THENCE  $S13^{\circ}05'30''E$  FOR 75.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF  $13^{\circ}05'30''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 114.25 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF  $44^{\circ}39'03''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 194.83 FEET TO A POINT OF TANGENCY; THENCE  $S44^{\circ}39'03''E$  FOR 32.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF  $44^{\circ}46'04''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 195.34 FEET TO A POINT OF TANGENCY; THENCE  $S00^{\circ}07'01''W$  FOR 471.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF  $10^{\circ}47'01''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 61.17 FEET TO A POINT OF TANGENCY; THENCE  $S10^{\circ}40'00''E$  FOR 501.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1475.76 FEET AND A CENTRAL ANGLE OF  $29^{\circ}20'00''$ ; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 755.53 FEET; THENCE  $N50^{\circ}00'00''E$  RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, FOR 100.00 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1375.76 FEET AND A CENTRAL ANGLE OF  $29^{\circ}20'00''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 704.34 FEET TO A POINT OF TANGENCY; THENCE  $N10^{\circ}40'00''W$  FOR 501.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF  $10^{\circ}47'01''$ ; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 42.35 FEET TO A POINT OF TANGENCY; THENCE  $N00^{\circ}07'01''E$  FOR 2495.70 FEET; THENCE  $N89^{\circ}52'59''W$  FOR 513.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE  $64^{\circ}21'07''$ ; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 112.32 FEET TO A POINT OF TANGENCY; THENCE  $N25^{\circ}31'52''W$  FOR 497.17 FEET TO A POINT ON THE

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NORTH LINE OF SAID SECTION 23; THENCE N89°36'02"W, ALONG THE NORTH LINE OF SAID SECTION 23, FOR 111.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA AND CONTAINING 19.96 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION: FLAMINGO WATERWAY SYSTEM (PARCEL NO. 3B)

A STRIP OF LAND 100.00 FEET IN WIDTH, LYING IN SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE N89°36'02"W ALONG THE SOUTH LINE OF SAID SECTION 14, FOR 2348.57 FEET TO THE POINT OF BEGINNING; THENCE N25°31'52"W FOR 817.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 73°16'54"; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 127.90 FEET TO A POINT OF TANGENCY; THENCE N47°45'02"E FOR 642.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 3073.36 FEET AND A CENTRAL ANGLE OF 26°45'30"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 1435.33 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 74°30'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 910.19 FEET TO A POINT OF TANGENCY; THENCE N00°00'32"E FOR 4.70 FEET TO THE SOUTHWEST CORNER OF BLOCK 3305 AS SHOWN ON THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-SIX AS RECORDED IN PLAT BOOK 5 AT PAGE 57 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N89°39'02"W, ALONG THE SOUTH BOUNDARY OF THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-SIX, FOR 100.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3306 AS SHOWN ON THE SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-SIX; THENCE S00°00'32"W FOR 5.29 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 74°30'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 780.16 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 3173.36 FEET AND A CENTRAL ANGLE 26°45'30"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 1482.03 FEET TO A POINT OF TANGENCY; THENCE S47°45'02"W FOR 791.17 FEET; THENCE S25°31'52"E FOR 917.19 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14; THENCE S89°36'02"E ALONG THE SOUTH LINE OF SAID SECTION 14, FOR 111.19 FEET TO THE POINT OF BEGINNING.

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SAID LANDS SITUATE LYING AND BEING CHARLOTTE COUNTY, FLORIDA, AND CONTAINING 9.13 ACRES, MORE OR LESS.

### **PARCEL 48 – APOLLO WW/FST**

A PORTION OF APOLLO WATERWAY LYING IN SECTION 8, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK 2886, PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE, AS RECORDED IN PLAT BOOK 5, PAGES 63A THROUGH 63E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE S89°46'34"E, ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 21 EAST, A DISTANCE OF 160.92 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 2888 OF SAID PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE, THENCE S21°27'07"W ON A SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SAID BLOCK 2888, A DISTANCE OF 1330.67 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1525.00 FEET, A CENTRAL ANGLE 22°31'48" AND A CHORD OF S32°43'01" W 595.81 FEET; THENCE ALONG THE ARC OF SAID CURVE 599.66 FEET TO THE NORTH CORNER OF TRACT "E", AS SHOWN ON SAID PLAT OF PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE, THENCE N00°03'07"W ALONG A NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TRACT "E" A DISTANCE OF 230.18 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 2913 OF SAID PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE SAID CORNER BEING ON THE ARC OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 1375.00 FEET A CENTRAL ANGLE OF 15°37'03" AND A CHORD OF N29°15'39"E, FOR 373.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 374.79 FEET TO A POINT OF TANGENCY; THENCE N21°27'07"E FOR 1272.35 FEET TO THE POINT OF BEGINNING.

### **PARCEL 49 – JUPITER WW/FST**

A PORTION OF JUPITER WATERWAY LYING IN SECTION 8, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 2912, PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE, AS RECORDED IN PLAT BOOK 5, PAGES 63A THROUGH 63E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE N00°03'07"W FOR 160.98 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "E" OF SAID PORT CHARLOTTE SECTION FORTY-NINE; THENCE S68°46'37"E ON A SOUTHEASTERLY

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EXTENSION OF THE SOUTHWESTERLY LINE OF SAID TRACT "E", A DISTANCE OF 1230.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1350 FEET, A CENTRAL ANGLE OF  $07^{\circ}36'28''$ , AND A CHORD OF  $S72^{\circ}34'51''E$ , FOR 179.12 FEET THENCE ALONG THE ARC OF SAID CURVE 179.25 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 21 EAST; THENCE  $S00^{\circ}08'00''W$  ALONG SAID EASTERLY LINE 153.81 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 2902 AS SHOWN ON SAID PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE, SAID CORNER BEING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF  $08^{\circ}58'40''$  AND A CHORD OF  $N73^{\circ}15'57''WEST$ , 234.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 235.04 FEET TO A POINT OF TANGENCY; THENCE  $N68^{\circ}46'37''W$  FOR 1172.18 FEET TO THE POINT OF BEGINNING.

### **PARCEL 50 – PALAU WW/FST**

A PORTION OF PALAU WATERWAY IN SECTION 8, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 2900, PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 63A THROUGH 63E, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE  $S00^{\circ}08'00''W$  ALONG THE WESTERLY LINE OF PALAU WATERWAY AS SHOWN ON SAID PLAT FOR 737.51 FEET TO A POINT ON A NON-TANGENT 1350.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF  $06^{\circ}41'35''$  AND A CHORD OF  $N73^{\circ}02'17''W$  AND 157.61 FEET, FOR 157.70 FEET TO A TANGENT 75.00 FOOT RADIUS CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $110^{\circ}10'30''$  AND A CHORD OF  $N55^{\circ}13'15''E$  AND 123.00 FEET FOR 144.22 FEET TO A POINT OF TANGENCY; THENCE  $N00^{\circ}08'00''E$  FOR 587.18 FEET TO A POINT OF CURVATURE WITH A 36.77 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF  $111^{\circ}05'33''$  AND A CHORD OF  $N55^{\circ}40'41''E$  AND 60.64 FEET, FOR 71.29 FEET TO THE POINT OF BEGINNING.

### **PARCEL 51 – INGERSOL WW/FST**

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A 100-FOOT-WIDE PORTION OF INGERSOL WATERWAY LYING IN SECTION 8 TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 8 THENCE S88°56'11"E ALONG THE SOUTHERLY LINE OF SAID SE 1/4 FOR 300.06 FEET TO THE POINT OF BEGINNING OF SAID RIGHT OF WAY; THENCE N00°03'07"W ALONG A LINE PARALLEL TO AND 300 FEET EASTERLY, MEASURED AT RIGHT ANGLES, TO THE EASTERLY LINE OF BLOCK 2907, PORT CHARLOTTE SUBDIVISION SECTION FORTY-NINE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 63A THROUGH 63E, OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY FOR 1357.19 FEET TO A POINT OF CURVATURE WITH A 75 FOOT RADIUS CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 68°43'30" AND A CHORD OF N34°24'52"W AND 84.66 FEET FOR 89.96 FEET TO A POINT OF TANGENCY; THENCE S68°46'37"E FOR 268.28 FEET TO A POINT OF CURVATURE WITH A 75 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 111°16'30" AND A CHORD OF S55°35'08"W AND 123.82 FEET FOR 145.66 FEET TO A POINT OF TANGENCY; THENCE S00°03'07"E FOR 1261.79 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SE 1/4; THENCE N88°56'11"W ALONG SAID SOUTHERLY LINE FOR 100.02 FEET TO THE POINT OF BEGINNING.

### **PARCEL 52 – BUTTERFORD WW/INT. LAGOON/VARIOUS**

#### **PARCEL 52A:**

A PARCEL OF LAND ALL SITUATE IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; BOUNDED BY THE FOLLOWING COURSES AND DISTANCES:

COMMENCING AT AN IRON PIPE IN CONCRETE AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N42°09'32"E FOR 3961.96 FEET TO THE POINT OF BEGINNING; THENCE N33°05'00"W FOR 240.00 FEET; THENCE N56°55'00"E FOR 200.00 FEET; THENCE S33°05'00"E FOR 240.00 FEET; THENCE S56°55'00"W FOR 200.00 FEET TO THE POINT OF BEGINNING.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GENERAL DEVELOPMENT ENGINEERING COMPANY DATA, WHICH VARIES 00°05'00" COUNTER CLOCKWISE FROM TRUE BEARINGS AS MEASURED BY SOLAR OBSERVATION AT THE SW CORNER OF SECTION 3.

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### **PARCEL 52B: DESCRIPTION OF INTERCEPTOR LAGOON, INTERCONNECTOR CANAL, LOCK, OPERATIONS BUILDING, AND PORTION OF BUTTERFORD WATERWAY.**

A PARCEL OF LAND LYING IN SECTIONS 3, 9, 10, 14, 15, 23, 25, AND 26 OF TOWNSHIP 41 SOUTH, RANGE 21 EAST OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "AA" AS SHOWN IN THE FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY-FOUR RECORDED IN PLAT BOOK 15, PAGES 48A THROUGH 48R OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, CONTAINING 427.31 ACRES (RECORDED 427.28 ACRES), MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT "AA" AS SHOWN ON THE FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY-FOUR AS RECORDED IN PLAT BOOK 15, PAGES 48A THROUGH 48R OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S79°02'32"W FOR 50.07 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF ST. PAUL DRIVE (A 100.00 FOOT WIDE RIGHT OF WAY) AS SHOWN IN PORT CHARLOTTE SUBDIVISION SECTION NINETY-THREE RECORDED IN PLAT BOOK 9, PAGES 1A THROUGH 1Z4 OF SAID PUBLIC RECORDS; THENCE N14°00'00"W ALONG SAID RIGHT OF WAY LINE 4414.02 FEET TO THE POINT OF CURVATURE OF A 1050.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE SOUTHWESTERLY; THENCE NORTH AND WEST ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°27'33" FOR 301.63 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE NORTHEASTERLY, THE NORTHWESTERLY, AND THE NORTHERLY BOUNDARY LINE OF PORT CHARLOTTE SUBDIVISION SECTION NINETY-SEVEN RECORDED IN PLAT BOOK 10, PAGES 13A THROUGH 13G, OF SAID PUBLIC RECORDS THE FOLLOWING NINE COURSES:

1. N30°27'33" W FOR 456.90 FEET TO THE POINT OF CURVATURE WITH 880 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE SOUTHWESTERLY,
2. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°32'27" A DISTANCE OF 361.56 FEET TO A POINT OF TANGENCY,
3. THENCE N54°00'00"W FOR 602.01 FEET,
4. THENCE S36°00'00"W FOR 231.67 FEET,

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5. THENCE N54°00'00"W FOR 100.00 FEET TO A POINT ON THE ARC WITH A 1000.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHEASTERLY,
6. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A CHORD OF S21°21'38"W FOR 505.47 FEET THROUGH A CENTRAL ANGLE OF 29°16'44" FOR A DISTANCE OF 511.01 FEET,
7. THENCE N73°00'00"W FOR 1621.74 FEET TO THE POINT OF CURVATURE WITH A 2800.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE SOUTHERLY,
8. THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°54'55" FOR 2634.80 FEET TO THE POINT OF REVERSE CURVATURE WITH A 1900.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE NORTHWESTERLY,
9. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CHORD OF S58°49'30"W FOR 380.08 FEET THROUGH A CENTRAL ANGLE OF 11°28'51" FOR 380.72 FEET TO THE SOUTHEASTERLY CORNER OF THE VILLAGE OF HOLIDAY LAKE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 15, PAGES 5A THROUGH 5F, OF SAID PUBLIC RECORDS;

THENCE N00°08'37"W ALONG THE EASTERLY BOUNDARY OF SAID VILLAGE OF HOLIDAY LAKE, 111.30 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1800 FEET AND A CHORD WHICH BEARS N58°04'05"E FOR 312.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'02" FOR 313.13 FEET TO A POINT OF REVERSE CURVATURE OF A 2900 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE SOUTHERLY; THENCE NORTH AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°05'09" FOR 1370.94 FEET TO A POINT OF REVERSE CURVATURE WITH A 100.00 FOOT RADIUS CIRCULAR TO THE LEFT CONCAVED NORTHWESTERLY; THENCE EAST AND NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°18'50" FOR 140.17 FEET TO THE POINT OF TANGENCY; THENCE N00°08'37"W FOR 322.97 FEET TO THE POINT OF CURVATURE WITH A 1600.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'28" FOR 390.24 FEET TO THE POINT OF TANGENCY; THENCE N13°49'51"E FOR 503.55 FEET TO THE POINT OF CURVATURE WITH A 1000.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVED WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00" FOR 226.89 FEET TO A POINT OF TANGENCY; THENCE N00°49'51"E FOR 550.00 FEET TO THE POINT OF CURVATURE WITH A 460.00 FOOT RADIUS CURVE TO THE RIGHT CONCAVE SOUTHEASTERLY; THENCE NORTH AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°00'00" FOR 433.54 FEET TO A POINT OF TANGENCY; THENCE

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N54°49'51"E FOR 2390.00 FEET TO THE POINT OF CURVATURE WITH A 2000.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE NORTHWESTERLY; THENCE NORTH AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00" FOR 1047.20 FEET TO THE POINT OF TANGENCY; THENCE N24°49'51"E FOR 1055.00 FEET TO THE POINT OF CURVATURE WITH A 1800.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE WESTERLY THENCE NORTH AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'00" FOR 785.40 FEET TO THE POINT OF TANGENCY; THENCE N00°10'09" WEST FOR 803.00 FEET TO THE POINT OF CURVATURE WITH A 1551.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE WESTERLY HAVING A RADIUS OF 1551.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°00'00" FOR 893.31 FEET TO THE POINT OF TANGENCY; THENCE N33°10'09"W FOR 239.07 FEET; THENCE N56°49'51"E FOR 200.00 FEET; THENCE S33°10'09"E FOR 243.54 FEET; THENCE S76°15'53"E FOR 82.82 FEET TO THE POINT OF CURVATURE WITH A 275.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE SOUTHERLY; THENCE EAST AND SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°05'44" FOR 226.04 FEET TO THE POINT OF COMPOUND CURVATURE WITH A 375.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE WESTERLY; THENCE SOUTH AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00" FOR 229.07 FEET TO THE POINT OF COMPOUND CURVATURE WITH A 240.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00" FOR 125.66 FEET TO THE POINT OF REVERSE CURVATURE WITH A 100.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°30'00" FOR 84.65 FEET TO THE POINT OF REVERSE CURVATURE WITH A 1751.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°30'00" FOR 382.01 FEET TO THE POINT OF TANGENCY; THENCE S00°10'09" EAST FOR 803.00 FEET TO THE POINT OF CURVATURE WITH A 2000.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE NORTHWESTERLY; THENCE SOUTH AND WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'00" FOR 872.66 FEET TO THE POINT OF TANGENCY; THENCE S24°49'51"W FOR 1055.00 FEET TO THE POINT OF CURVATURE WITH A 2200.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE NORTHWESTERLY; THENCE SOUTH AND WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00" FOR 1151.92 FEET TO THE POINT OF TANGENCY; THENCE S54°49'51"W FOR 2390.00 FEET TO THE POINT OF CURVATURE WITH A 260.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE SOUTHEASTERLY; THENCE WEST AND SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°00'00" FOR 245.04 FEET TO THE POINT OF TANGENCY; THENCE S00°49'51"W FOR 550.00 FEET TO THE POINT OF CURVATURE WITH A 1200.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00'00" FOR 272.27 FEET TO THE POINT OF TANGENCY; THENCE S13°49'51"W FOR 503.55 FEET TO

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THE POINT OF CURVATURE WITH A 1400.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'28" FOR 341.46 FEET TO THE POINT OF TANGENCY; THENCE S00°08'37"E FOR 282.11 FEET TO THE POINT OF CURVATURE WITH A 100.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE NORTHWESTERLY; THENCE SOUTH AND EAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°00'13" FOR 160.58 FEET TO THE POINT OF TANGENCY; THENCE N87°51'10"E FOR 1613.88 FEET TO THE POINT OF CURVATURE WITH A 2000.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°22'50" FOR 746.32 FEET TO THE POINT OF TANGENCY; THENCE S70°46'00"E FOR 194.68 FEET TO THE POINT OF CURVATURE WITH A 100.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT CONCAVE NORTHWESTERLY; THENCE EAST AND NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°14'00" FOR 127.82 FEET TO THE POINT OF TANGENCY; THENCE N36°00'00" EAST FOR 564.96 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY OF THE COASTAL PRESERVATION LANDS AS RECORDED IN OFFICIAL RECORD BOOK 571, PAGES 1799 THROUGH 1809 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY S77°00'00"E FOR 326.36 FEET; THENCE S47°12'43"E FOR 1993.52 FEET; THENCE S06°10'49"E FOR 1361.45 FEET; THENCE S12°39'06"E FOR 1116.92 FEET; THENCE S40°00'00"E FOR 1075.91 FEET; THENCE S17°45'00"E FOR 1400.00 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED TRACT "AA" ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT CONCAVED SOUTHERLY HAVING A RADIUS OF 1715.00 FEET AND A CHORD WHICH BEARS N86°23'00"W FOR 863.13 FEET; THENCE WESTERLY ALONG SAID BOUNDARY OF TRACT "AA" AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'57" FOR 872.50 FEET TO A POINT OF TANGENCY; THENCE S79°02'32"W ALONG SAID BOUNDARY 341.76 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 192.91 ACRES MORE OR LESS.

TOTAL FOR BOTH PARCELS 620.22 ACRES MORE OR LESS.

### **PARCEL 53 – BAYSHORE WW/FST**

A 50 FOOT WIDE PARCEL FOR BAYSHORE WATERWAY LYING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE FOR TAMiami TRAIL, ALSO KNOWN AS U.S. HIGHWAY NO. 41, WITH THE CENTERLINE OF BAYSHORE WATERWAY BOTH OF WHICH ARE SHOWN ON PORT CHARLOTTE SUBDIVISION SECTION THIRTY-TWO ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 29A THROUGH 29H, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA,

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SAID CENTERLINE BEING ALSO THE MOST WESTERLY LINE OF SAID PORT CHARLOTTE SUBDIVISION SECTION THIRTY-TWO LYING NORTHERLY OF SAID TAMIAMI TRAIL, THENCE N11°38'41"E ALONG SAID CENTERLINE FOR 2209.43 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE FOR HILLSBOROUGH BOULEVARD AS SAID BOULEVARD IS SHOWN ON SAID PORT CHARLOTTE SUBDIVISION SECTION THIRTY-TWO; THENCE N89°56'30"W ALONG THE WESTERLY EXTENSION OF SAID RIGHT-OF-WAY LINE FOR 51.04 FEET TO A POINT ON A LINE PARALLEL TO AND 50 FEET WESTERLY, MEASURED AT RIGHT ANGLES, TO THE SAID CENTERLINE OF BAYSHORE WATERWAY; THENCE S11°38'41"W ALONG SAID PARALLEL LINE FOR 2174.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE FOR SAID TAMIAMI TRAIL; THENCE S51°51'51"E FOR 55.87 FEET TO THE POINT OF BEGINNING.

### **PARCEL 54 – CRESTVIEW WW/S OF US 41/FST**

THE EASTERLY 95.00 FEET OF THE S.E. 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, LYING SOUTH OF THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY NO. 41.

### **PARCEL 55 – CRESTVIEW WW/ N OF US 41/ FST**

#### **55A:**

THE WESTERLY 75.00 FEET OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, LYING NORTH OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 900, PAGES 2173 AND 2174 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

#### **55B:**

THE EASTERLY 75.00 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, LYING NORTH OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1106, PAGES 126 THROUGH 130, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

#### **55C:**

THE WESTERLY 75.00 FEET OF THE N.E. 1/4 AND THE EASTERLY 75.00 FEET OF THE N.W. 1/4 ALL IN SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST CHARLOTTE COUNTY, FLORIDA LYING SOUTH OF PEACHLAND BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1127, PAGE 448, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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### **PARCEL 56 – CRESTVIEW WW/N OF PCHLND/ FST**

A PARCEL LYING IN SECTIONS 5 AND 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BOUNDED ON THE EAST BY THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 191, PAGES 21 AND 22, ON THE WEST BY THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 245, PAGES 466 AND 467, ON THE NORTHWEST BY THE FORMER SEABOARD AIRLINE RAILROAD RIGHT OF WAY (NOW ABANDONED) DESCRIBED IN OFFICIAL RECORDS BOOK 814, PAGE 1983, AND ON THE SOUTHEAST BY PEACHLAND BOULEVARD DESCRIBED IN OFFICIAL RECORDS BOOK 1127, PAGES 448, ALL AS RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

### **PARCEL 57- PELLAM WW/S OF US 41/ FST**

THE EASTERLY 70 FEET OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA LYING SOUTH OF THE EXISTING SOUTHWESTERLY RIGHT OF WAY FOR TAMIAMI TRAIL, ALSO KNOWN AS U.S. HIGHWAY NO. 41, AND LESS THE SOUTH 40 FEET THEREOF.

### **PARCEL 58 – PELLAM WW/N OF US 41/ FST**

#### **58A:**

THE EASTERLY 50 FEET OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE FOR U.S. HIGHWAY NO. 41 AND BOUNDED ON THE NORTH BY THE SOUTHERLY BOUNDARY LINE FOR PELLAM WATERWAY AS SHOWN ON PORT CHARLOTTE INDUSTRIAL PARK UNIT TWO RECORDED IN PLAT BOOK 16, PAGES 35A THROUGH 35F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

#### **58B:**

THE WESTERLY 100 FEET OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF THE PARCEL RECORDED IN OFFICIAL RECORDS BOOK 661, PAGES 225 AND 226 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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### **PARCEL 59- LIONHEART WW/ N OF PCHLND/FST**

A 50 FOOT WIDE PARCEL OF LAND GENERALLY KNOWN AS THE WEST ONE-HALF OF A PORTION OF LION HEART WATERWAY IN SECTION 5, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY-SIX ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 52A THROUGH 52F, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PLAT THE FOLLOWING 5 COURSES AND DISTANCES: S06°53'30"W FOR 160.15 FEET TO THE POINT OF CURVATURE WITH A 500 FOOT CIRCULAR CURVE TO THE RIGHT, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 22°05'20" FOR 192.76 FEET TO THE POINT OF TANGENCY, THENCE S28°58'50"W, FOR 226.59 FEET TO THE POINT OF CURVATURE WITH A 350 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 29°28'00" FOR 180 FEET TO THE POINT OF TANGENCY, THENCE S00°29'10" FOR 155 FEET TO THE POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PEACHLAND BOULEVARD AS SHOWN ON SAID PLAT; THENCE N89°53'32"W FOR 50 FEET TO A POINT ON A LINE PARALLEL TO AND 50 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES, TO SAID WESTERLY LINE OF SAID PLAT; THENCE NORTHERLY ALONG SAID PARALLEL LINE THE FOLLOWING 5 COURSES AND DISTANCES: N00°29'10"W FOR 154.48 FEET TO THE POINT OF COMMENCEMENT OF A 400 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 29°28'00" FOR 205.72 FEET TO A POINT OF TANGENCY, THENCE N28°58'50"E FOR 226.59 FEET TO THE POINT OF COMMENCEMENT OF A 450 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 22°05'20" FOR 173.49 FEET TO A POINT OF TANGENCY, THENCE N06°53'30"E FOR 133.71 FEET; THENCE N69°01'33"E FOR 56.56 FEET TO THE POINT OF BEGINNING.

### **PARCEL 60 – LIONHEART WW/S OF PCHLND/FST**

**60A:**

A PARCEL OF LAND BEING A PART OF TRACT "D" ACCORDING TO THE PLAT OF PORT CHARLOTTE SUBDIVISION SECTION EIGHTEEN AS RECORDED IN PLAT BOOK 5, PAGES 8A THROUGH 8E OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "D" AND RUN S00°44'08"W ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 378.42 FEET; THENCE S88°39'33"E A DISTANCE OF 35.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S88°39'33"E A DISTANCE OF 312.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S01°20'27"W A DISTANCE OF 250.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A TANGENT BEARING OF N01°20'27"E; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 157.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N88°39'33"W A DISTANCE OF 261.81 FEET; THENCE N00°44'08"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

### 60B:

A PARCEL OF LAND LYING IN THE S.E. 1/4 OF SECTION 8, AND IN THE N.E. 1/4 OF SECTION 17, ALL IN TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID S.E. 1/4 OF SECTION 8, RUN THENCE N89°57'16"W ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 460.02 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF LIONHEART WATERWAY, AS SAME IS SHOWN ON THE PLAT OF THE FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY-SIX, RECORDED IN PLAT BOOK 15 PAGES 52A THROUGH 52F OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S00°29'10"E ALONG THE SOUTHERLY EXTENSION OF SAID RIGHT OF WAY LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°29'10"E A DISTANCE OF 2665.59 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 51°33'41"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.99 FEET TO THE POINT OF TANGENCY; THENCE S52°02'51"E FOR 374.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 36°36'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.90 FEET TO THE POINT OF TANGENCY; THENCE S88°39'33" E FOR 26.60 FEET; THENCE S00°44'08"W PARALLEL WITH AND 35.00 FEET WESTERLY FROM THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 100.00 FEET; THENCE N88°39'33"W A DISTANCE OF 27.66 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 36°36'42"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 127.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N52°02'51"W A DISTANCE OF 374.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR

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CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 51°33'41"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 179.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N00°29'10"W A DISTANCE OF 2666.52 FEET; THENCE S89°57'16"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

### 60C:

A PARCEL OF LAND LYING IN THE N.E. 1/4 OF SECTION 8, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID N.E. 1/4 OF SECTION 8, RUN THENCE N89°57'16"W ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 510.02 FEET; THENCE N00°29'10"W ALONG THE WESTERLY BOUNDARY OF THE FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY-SIX, RECORDED IN PLAT BOOK 15, PAGES 52A THROUGH 52F OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA (SAID BEARING SHOWN AS N00°29'08"W ON SHEET 6 OF THE SAID PLAT), A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°29'10"W ALONG SAID BOUNDARY, AND ALONG THE CENTERLINE OF LIONHEART WATERWAY, AS SHOWN ON SAID PLAT, A DISTANCE OF 2599.74 FEET; THENCE N89°53'32"W ALONG A LINE 35.00 FEET SOUTHERLY OF, AND PARALLEL TO THE NORTHERLY LINE OF SAID N.E. 1/4, A DISTANCE OF 50.00 FEET; THENCE S00°29'10" E A DISTANCE OF 2599.80 FEET; THENCE S89°57'16"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 61 – AUBURN WW/N OF US 41/FST

THE WESTERLY 50 FEET OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, LYING NORTH OF THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE FOR TAMiami TRAIL, ALSO KNOWN AS U.S. HIGHWAY NO. 41.

### PARCEL 60 – LIONHEART WW/S OF PCHLND/FST

THE WESTERLY 50 FEET OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, LYING SOUTH OF THE EXISTING SOUTHEASTERLY RIGHT OF WAY FOR STATE ROAD NO. 776 AS DESCRIBED IN OFFICIAL RECORDS BOOK 82, PAGES 524 THROUGH 530 OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA, LESS THE SOUTH 40 FEET THEREOF.