



MEMORANDUM

Date: 08-07-2025

To: Honorable Board of County Commissioners (Board)

From: Jenny Shao, Process Improvement Manager
(Exhibit 1 - Professional Qualifications)

Subject: PFP-25-05 First Amendment to the Developer's Agreement for Turnleaf Phase 1A

Request:

Burnt Store Developers LLC is requesting the First Amendment to Developer's Agreement to acknowledge the corresponding proposed replat and modification to the Final Detail Site Plan.

Analysis and Background:

This request is associated with the applicant's Preliminary and Final Plat application for a residential subdivision to be named, Turnleaf Phase 1A, consisting of 24 residential lots and four tracts, to reconfigure and add lots within the existing Phase 1 boundary, which also replats a portion of Tract R and all of Tract F-1, Tract O-3, and Lot 135 of Turnleaf Phase 1, as recorded in Plat Book 27, Pages 13A through 13Z6 of the Public Records of Charlotte County, Florida.

This site contains 123.14± acres and is generally located north of Victoria Place, east of Green Gulf Boulevard, south of Scham Road, west of Burnt Store Road, within the boundary of the Burnt Store Area Plan area, the Coral Creek Community Development District, and the Punta Gorda area, in Commission District II.

The original plat, being a subdivision consisting of 389 residential lots and 31 tracts to include 420 dwelling units, was approved by the Board on July 23, 2024 (See Attachment 1). The applicant has also requested Preliminary and Final Plat approval for a residential subdivision to be named, Turnleaf Phase 1A, to revise the plat for consistency with the Revised PD Final Detail Site Plan under DRC-24-188, approved via Resolution 2025-139, signed on April 22, 2025 and recorded on April 23, 2025 (See Attachment 2). The proposed subdivision would replat a portion of Tract R and all of Tract F-1, Tract O-3, and Lot 135 of Turnleaf Phase 1, as recorded in Plat Book 27, Pages 13A through 13Z6 of the Public Records of Charlotte County, Florida (See Attachment

3). The applicant seeks approval of the First Amendment to the Developer's Agreement to acknowledge this replat and revised PD Final Detail Site Plan. The amount of the security will not change.

At the time of Final Plat application, the applicant was granted approval of a Developer's Agreement (See Attachment 4) and surety in the amount of \$20,330,818.20, to ensure the completion of the plat infrastructure. The amount of the security will not change.

The original plat was approved before the current subdivision regulations, which requires a construction and maintenance agreement. Thus, the replat has been reviewed under the current subdivision regulations and the applicant is requesting approval of the First Amendment to the Developer's Agreement (See Attachment 5) to include the replat in the agreement.

Recommendation:

Community Development recommends approval of the requested First Amendment to the Developer's Agreement under Petition **PFP-25-05**.

Exhibit 1

Professional Qualifications



Qualifications of Jenny Shao

Position: Process Improvement Manager

Time with Charlotte County: 4 years

Position Summary & Experience: I have worked as an Administrative Assistant II, Zoning Tech, Project Coordinator, Zoning Coordinator, and Planner for Charlotte County Human Services and Community Development Departments for 4 years. My duties include administrative tasks, customer service, data entry, reviewing and processing permits, Plats, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications. My education consists of a Bachelor of Arts in International Studies and East Asian Studies, graduating Cum Laude from University of Miami in Spring 2020.

Exhibit 1

Attachment 1

FP-22-05-17 Turnleaf Phase 1 Decision Letter



August 12, 2024

Burnt Store Developers, LLC c/o Jim McGowan Via email: jmcgowan@greenpointellc.com

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held **July 23, 2024, at 2:00 P.M.**, regarding the following petition:

FP-22-05-17

Quasi-judicial

Commission District II

Jim McGowan with Burnt Store Developers, LLC is requesting Final Plat approval for a subdivision to be named, Turnleaf Phase 1, consisting of 389 residential lots and 31 tracts to include 420 dwelling units, with supporting utility, roadway and stormwater infrastructure, and for future development. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 295.13± acres and is located at 13280 and 13350 Burnt Store Road. The properties are within the boundary of the Burnt Store Area Plan area, the Coral Creek Community Development District, and the Punta Gorda area, in Commission District II.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-22-05-17** be approved. The plat was recorded on August 2, 2024, under **INSTR #: 3434925** in **Plat Book 27, Pages 13A through 13Z6**, and the Developer's Agreement was recorded on August 8, 2024 under **INSTR #: 3436734** of the Public Records of Charlotte County, Florida.

This letter also serves as your Certificate of Concurrence for the purpose of School Concurrence.

Please feel free to contact our office should you have any questions.

Sincerely,

Jenny Shao, Planner
Community Development Department

CC: Carl A. Barraco, Jr., P.E., c/o Barraco and Associates, Inc.

Attachment 2
Resolution 2025-139

CHG
BCC

RESOLUTION
NUMBER 2025 -139

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, GRANTING BARRACO AND ASSOCIATES INC. PLANNED DEVELOPMENT (PD) FINAL DETAIL SITE PLAN APPROVAL FOR THE TURNLEAF PHASE 1 AMENDMENT, CONSISTING OF THE RECONFIGURATION OF LOTS WITHIN THE EXISTING PHASE 1 BOUNDARY AND ACREAGE WITH A TOTAL OF 444 LOTS, ON A 123.14± ACRE SITE, LOCATED AT 13250 BURNT STORE ROAD, PUNTA GORDA, FLORIDA, IN COMMISSION DISTRICT II.

ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT

PAGE: 6
INSTR #: 3519212 Doc Type: GOV
Recorded: 04/23/2025 at 02:30 PM
Rec. Fee: RECORDING \$52.50

RECITALS

WHEREAS, Barraco and Associates Inc. ("Applicant") submitted Application DRC-24-188 requesting Planned Development (PD) Final Detail Site Plan approval for the Turnleaf Phase 1 Amendment, consisting of the reconfiguration of lots within the existing Phase 1 boundary and acreage with a total of 444 lots; this reconfiguration includes the removal of previously approved platted Lot 135 and the addition of 24 lots within the future development portion along Turnleaf Boulevard with supporting utility, roadway, and stormwater infrastructure, on a 123.14± acre site, located at 13250 Burnt Store Road, Punta Gorda, Florida, in Commission District II, and more particularly described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the 444 units consists of 412 single-family units and 32 multi-family units; and

WHEREAS, the Property was rezoned to Planned Development (PD) on April 23, 2024, pursuant to Ordinance Number 2024-010, along with its associated PD conditions; and

MIN

WHEREAS, the Charlotte County Site Plan Review committee reviewed Application DRC-24-188 for technical compliance with the Code of Laws and Ordinances of Charlotte County, Florida ("Code") and finds it to be generally consistent with Charlotte County's Comprehensive Plan, the Code, and other applicable guidelines; and

WHEREAS, the Board has reviewed Application DRC-24-188 and the findings of the Site Plan Review committee.

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

1. Application DRC-24-188 is approved with the following conditions which must be met by the Applicant:

- A. As required by Code Section 3-9-45(d)(4)(d), the projected schedule for the development approved by this Resolution from commencement to buildout shall be as follows:
 - i. Commencement shall begin after approval by the Board.
 - ii. Buildout shall be substantially completed prior to April 22, 2028.
- B. Development standards shall comply with Ordinance Number 2024-010, as may be amended by the Board.

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

PASSED AND DULY ADOPTED this 22nd day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

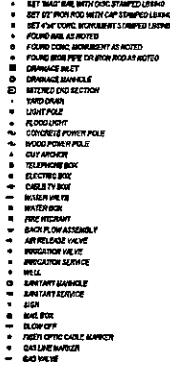
By: 
Joseph M. Tiseo, Chairman


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

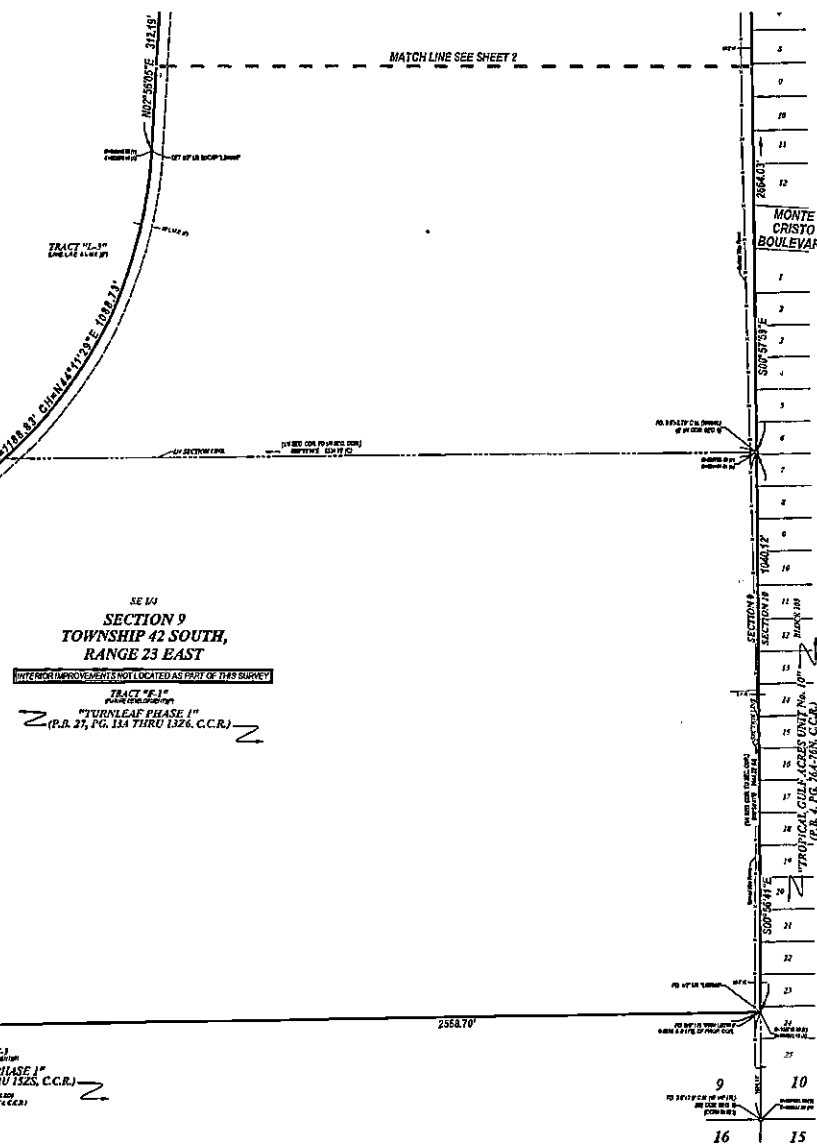
By: 
Deputy Clerk

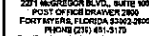
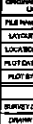
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: 
Janette S. Knowlton, County Attorney
LR2025-0339 

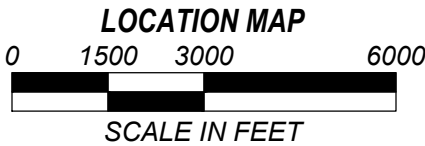
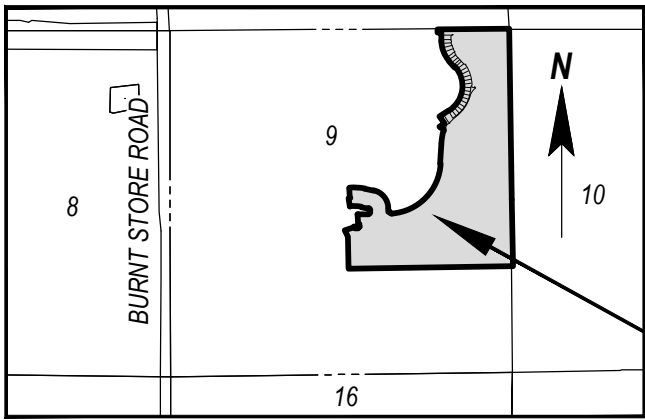


<h1 style="margin: 0;">Barraco</h1> <p style="margin: 0;">and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING</p>	
www.barraco.net	
2271 HIGHLAND BLVD., SUITE 100 PORT MYERS, FLORIDA 33952-2800 PHONE (813) 665-1510 PORT MYERS 1 (MANALATIA CITY BEACH) FLORIDA CERTIFICATE OF AUTHORIZATION ENGINEERING 7885 - SURVEYING 10-8482	
PREPARED FOR	
<h2 style="margin: 10px 0;">GREENPOINTE COMMUNITIES, LLC</h2> <p style="margin: 0;">7107 BAYVIEW AVE. ROAD II SUITE 205 JACKSONVILLE, FL 32209</p> <p style="margin: 10px 0;">PHONE (904) 852-1158 FAX (904) 866-5421</p>	
PROJECT DESCRIPTION A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF	
<h1 style="margin: 0;">TURNLEAF PHASE 1</h1> <p style="margin: 0;">PLAT BOOK 27 PAGE 154 THROUGH 152A CHARLOTTE COUNTY RECORDS</p> <p style="margin: 0;">A SUBDIVISION LYING IN SECTION 9 TOWNSHIP 43 SOUTH RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA</p>	
PROJECT SURVEYOR	
	
I, THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL ENGINEER AND THE OFFICIAL SEAL OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE SURVEYOR GENERAL OF THE STATE OF FLORIDA.	
FILE NAME	229101000000
SURVEY	1
LOCATION	SECTION 9, TOWNSHIP 43 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA
PLAT DATE	APRIL 26, 2006 2:00 PM - 3:00 PM
PLAT BY	PETER D. SULLIVAN
PLAT BY	OFFICIAL SEAL
START DATE	04/26/2006
COMPLETED	04/26/2006
DRAWN BY	P. D. SULLIVAN
CHECKED BY	JOHN
SCALE	1"=50'
FIELD BOOK	
PLAT REVISOR'S ONLY	
TURNLEAF PHASE 1	
BOUNDARY SURVEY	
PROJECT FILE NO.	Sheet Number
2291010000 04/23/06	2 OF 3

[illegible]

	
Barraco and Associates, Inc. CIVIL ENGINEERING • LAND SURVEYING LIVE PLANNING	
www.barraco.net	
2071 WINDSOR BLVD., SUITE 100 POST OFFICE BOX 2860 FORT MYERS, FLORIDA 33902-2860 PHONE (231) 831-7727 FURT MYERS / PANAMA CITY BEACH FLORIDA CERTIFICATE OF AUTHORIZATION ENGINEERING NO. LA-00000000 SURVEYING NO. LA-00000000	
PROJECT NO. _____	
<h2 style="margin: 0;">GREENPOINTE COMMUNITIES, LLC</h2> <p style="margin: 5px 0;">7817 GAY MONROVIA ROAD II SUITE 208 JACKSONVILLE, FL 32218</p> <p style="margin: 5px 0;">PHONE 904 824-1158 FAX 904 249-2481</p>	
PROJECT DESCRIPTION:	
A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF	
<h1 style="margin: 0;">TURNLEAF PHASE I</h1>	
PLAT BOOK 27, PAGES 13A THROUGH 13Z, <u>CHARLOTTE COUNTY RECORDS</u>	
A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, <u>CHARLOTTE COUNTY, FLORIDA</u>	
PROJECT SUPERVISOR	
	
NOT VALID WITHOUT THE SIGNATURE AND THE EXPIRING PRINTED OR STAMPED SEAL OF A LICENSED LAND SURVEYING MAPPER	
DATE OF FIELD WORK _____ DATE OF CALCULATION _____ DATE OF PLOTTING _____	
LOCATION ACCORD TO STATEMENT OF WORK _____ METADATA NAD 83 DATUM - SRS PM _____ PLOT BY PETE COLANGELO	
DRAWING DATA	
SURVEY DATE	02-20-2021
DRAWN BY	A. RUDOLPH
CHECKED BY	LAW
SCALE	AS SHOWN
FIELD BOOK	
PLAN REQUIRED?	
STRIP PLUMBING	
<h2 style="margin: 0;">BOUNDARY SURVEY</h2>	
PROJECT FILE NO. 27-00000000	PLOT NUMBER 3 OF 3

Attachment 3
PFP-25-05 Turnleaf Phase 1A Subdivision Plans



TURNLEAF PHASE 1A

A REPLAT OF A PORTION OF TRACT "R" AND
ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135
OF THE RECORD PLAT "TURNLEAF PHASE 1"
RECORDED IN PLAT BOOK 27,
PAGES 13A THROUGH 13Z6, OF THE PUBLIC
RECORDS OF CHARLOTTE COUNTY, FLORIDA
A SUBDIVISION LYING IN SECTION 9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BURNT STORE DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") DOES CERTIFY THAT IT IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF TURNLEAF PHASE 1A ("PLAT"), A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA , AND HEREBY DEDICATE THE FOLLOWING TRACTS AND EASEMENTS:

- RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS:
 - TRACT "F" FOR FUTURE DEVELOPMENT.
- DEDICATE TO THE TURNLEAF HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE:
 - TRACTS "O-1" AND "O-2" FOR OPEN SPACE.
- DEDICATE TO THE CORAL CREEK COMMUNITY DEVELOPMENT DISTRICT ("CORAL CREEK CDD"), WITH RESPONSIBILITY FOR MAINTENANCE:
 - TRACTS "R-1", "R-2" AND "R-3" FOR PUBLIC ROAD RIGHT OF WAY; SUBJECT TO THE EASEMENTS SHOWN HEREON, AND RESERVING TO OWNER FOR THE BENEFIT OF ITSELF AND ALL SUCCESSOR OWNERS OF LOTS SHOWN ON THIS PLAT NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND THROUGH TRACTS "R-1", "R-2" AND "R-3".
 - LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL DRAINAGE EASEMENTS (D.E.).
- DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND CORAL CREEK CDD AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:
 - A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACTS "R-1", "R-2" AND "R-3".
 - ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) AND (B) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (i) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (ii) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, GRAYDON E. MIARS, VICE PRESIDENT, BURNT STORE DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 2025.

WITNESS: _____ BURNT STORE DEVELOPERS, LLC,
PRINT NAME: _____ A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____ BY: GRAYDON E. MIARS
PRINT NAME: _____ VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, A.D., BY GRAYDON E. MIARS, VICE PRESIDENT, BURNT STORE DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR [] PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES _____

DESCRIPTION

A TRACT OR PARCEL OF LAND BEING A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT OF "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, CHARLOTTE COUNTY RECORDS, LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 RUN S00°57'59"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9 FOR 2,664.03 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE RUN S00°56'41"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 9 FOR 1,040.12 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 2856, AT PAGE 2074, CHARLOTTE COUNTY RECORDS; THENCE RUN S89°02'28"W ALONG THE NORTHERLY LINE OF SAID LANDS FOR 2,568.70 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "F-1"; THENCE RUN ALONG THE WESTERLY LINE OF SAID TRACT "F-1" THE FOLLOWING COURSES: N00°57'32"W FOR 498.75 FEET; N27°02'00"W FOR 115.51 FEET TO A POINT ON A RADIAL CURVE; EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 477.50 FEET (DELTA 17°45'58") (CHORD BEARING N71°50'59"E) (CHORD 147.47 FEET) FOR 148.06 FEET TO A POINT OF COMPOUND CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 98°18'31") (CHORD BEARING S50°06'47"E) (CHORD 30.26 FEET) FOR 34.32 FEET; N82°57'02"E ALONG A NON-TANGENT LINE FOR 45.26 FEET TO A POINT ON A NON-TANGENT CURVE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 90°00'00") (CHORD BEARING N44°02'28"E) (CHORD 28.28 FEET) FOR 31.42 FEET; N00°57'32"W ALONG A RADIAL LINE FOR 45.00 FEET; S89°02'28"W FOR 18.89 FEET TO A POINT OF CURVATURE; WESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 522.50 FEET (DELTA 00°04'28") (CHORD BEARING S89°00'14"W) (CHORD 0.68 FEET) FOR 0.68 FEET; N01°02'00"W ALONG A RADIAL LINE FOR 152.00 FEET TO A POINT ON A RADIAL CURVE; EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 674.50 FEET (DELTA 00°04'28") (CHORD BEARING N89°00'14"E) (CHORD 0.88 FEET) FOR 0.88 FEET TO A POINT OF TANGENCY; N89°02'28"E FOR 155.68 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 30.00 FEET (DELTA 89°52'06") (CHORD BEARING N44°06'25"E) (CHORD 42.38 FEET) FOR 47.05 FEET TO A POINT OF TANGENCY; N00°49'38"W FOR 27.10 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 30.00 FEET (DELTA 78°03'57") (CHORD BEARING N39°51'36"W) (CHORD 37.79 FEET) FOR 40.88 FEET TO A POINT OF TANGENCY; N78°53'35"W FOR 111.77 FEET TO A POINT OF CURVATURE; WESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 594.50 FEET (DELTA 17°08'25") (CHORD BEARING N87°27'47"W) (CHORD 177.19 FEET) FOR 177.85 FEET; N06°02'00"W ALONG A RADIAL LINE FOR 133.00 FEET TO A POINT ON RADIAL CURVE; EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 727.50 FEET (DELTA 01°35'00") (CHORD BEARING N84°45'30"E) (CHORD 20.10 FEET) FOR 20.10 FEET; N04°27'00"W ALONG A RADIAL LINE FOR 158.00 FEET TO A POINT ON A RADIAL CURVE; EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 885.50 FEET (DELTA 15°33'25") (CHORD BEARING S86°40'17"E) (CHORD 239.69 FEET) FOR 240.43 FEET TO A POINT OF TANGENCY; S78°53'35"E FOR 140.55 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 285.50 FEET (DELTA 78°03'57") (CHORD BEARING S39°51'36"E) (CHORD 359.60 FEET) FOR 389.00 FEET TO A POINT OF TANGENCY; S00°49'38"E FOR 53.47 FEET; N89°10'22"E FOR 20.00 FEET TO A POINT ON A RADIAL CURVE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 30.00 FEET (DELTA 93°43'29") (CHORD BEARING S47°41'22"E) (CHORD 43.78 FEET) FOR 49.07 FEET TO A POINT OF COMPOUND CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 825.50 FEET (DELTA 82°30'48") (CHORD BEARING N44°11'29"E) (CHORD 1,088.73 FEET) FOR 1,188.83 FEET; N02°56'05"E FOR 312.19 FEET TO A POINT OF CURVATURE AND NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 924.50 FEET (DELTA 12°22'11") (CHORD BEARING N09°07'10"E) (CHORD 199.20 FEET) FOR 199.59 FEET TO A POINT OF REVERSE CURVATURE AND AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "O-3"; THENCE RUN ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT "O-3" THE FOLLOWING COURSES: NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 40.00 FEET (DELTA 111°18'07") (CHORD BEARING N40°20'48"W) (CHORD 66.05 FEET) FOR 77.70 FEET; N32°32'53"W ALONG A NON-TANGENT LINE FOR 24.22 FEET AND N57°27'07"E FOR 84.40 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 135; THENCE RUN N32°32'53"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 135 FOR 132.00 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 135; THENCE RUN ALONG THE EASTERLY LINE OF SAID TRACT "R" THE FOLLOWING COURSES: N57°27'07"E FOR 162.01 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 450.00 FEET (DELTA 98°54'48") (CHORD BEARING N07°59'43"E) (CHORD 683.92 FEET) FOR 776.86 FEET TO A POINT OF TANGENCY AND N41°27'41"W FOR 132.66 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG SAID EASTERLY LINE AND CONTINUING ALONG THE NORTHERLY PROLONGATION THEREOF ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 470.00 FEET (DELTA 41°05'08") (CHORD BEARING N20°55'07"W) (CHORD 329.85 FEET) FOR 337.03 FEET TO A POINT OF TANGENCY; THENCE RUN N00°22'33"W FOR 140.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT "R"; THENCE RUN ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT "F-1" THE FOLLOWING COURSES: S89°37'27"W FOR 60.00 FEET AND N00°22'33"W FOR 50.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 9; THENCE RUN N89°37'27"E ALONG SAID NORTH LINE FOR 1,117.28 FEET TO THE POINT OF BEGINNING.
CONTAINING 123.14 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 OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56'41"E.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF TURNLEAF PHASE 1A, A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA , WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT ON OCTOBER 29, 2024.
DONE THIS ____ DAY OF _____, 2025.

SCOTT A. WHEELER (FOR THE FIRM-LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH CHARLOTTE COUNTY SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

COUNTY ENGINEER
JOANNE VERNON, P.E.

DATE

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I, ROGER D. EATON, COUNTY CLERK OF CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____ PAGE(S) _____, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2025 A.D.

CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING. THIS ____ DAY OF _____, 2025 A.D.

COUNTY ATTORNEY
JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE, FLORIDA, THIS ____ DAY OF _____, 2025 A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

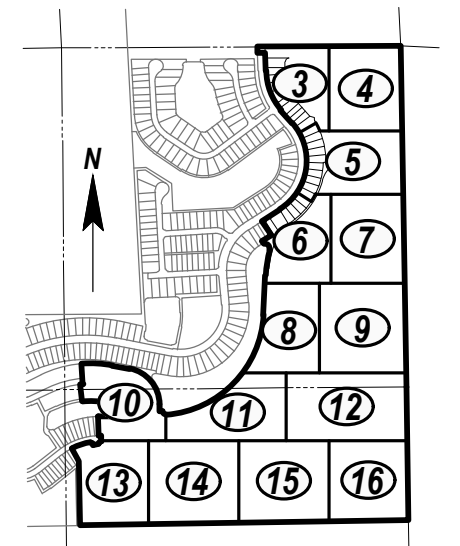
CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHARLOTTE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED.

JAMES KELLY DAVIS, PSM
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7060

TURNLEAF PHASE 1A

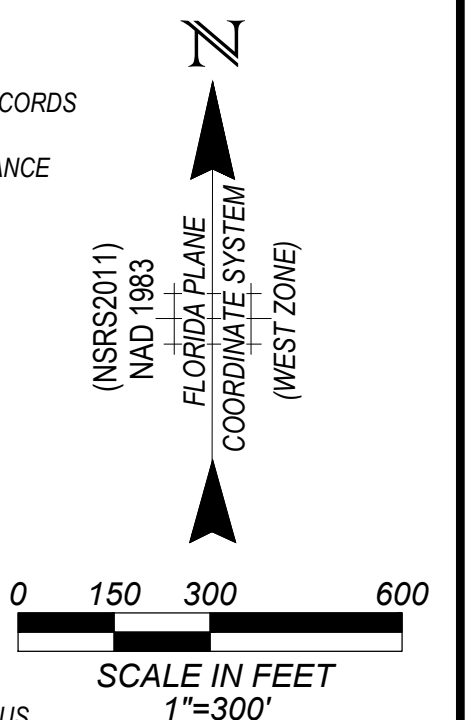
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

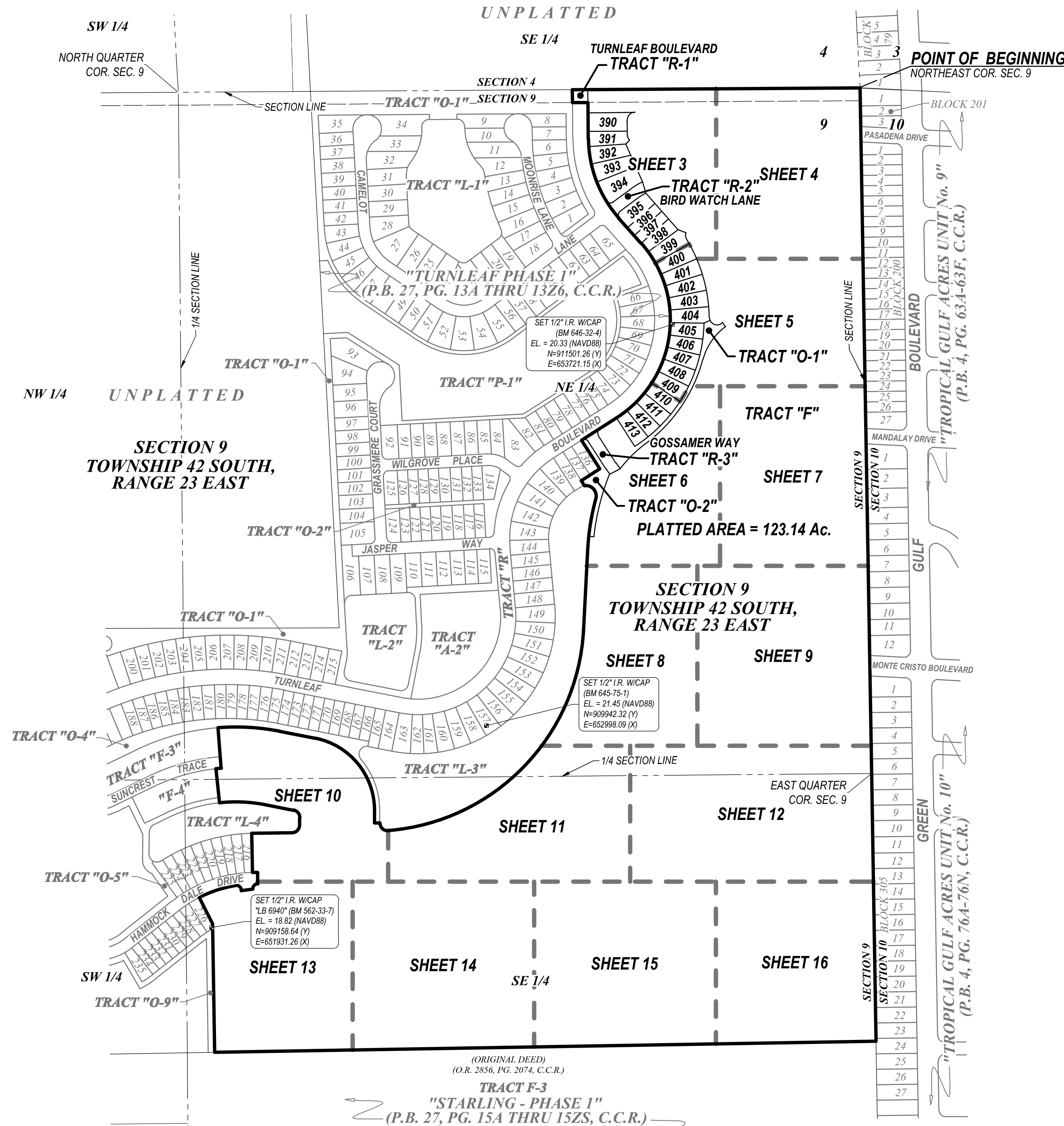
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- ⊙= SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ▲= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E.= ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB= CHORD BEARING
- C.C.R.= CHARLOTTE COUNTY RECORDS
- CD= CHORD DISTANCE
- CH= CHORD BEARING AND DISTANCE
- C.M.= CONCRETE MONUMENT
- D.E.= DRAINAGE EASEMENT
- E (X)= GRID EASTING
- FD.= FOUND
- I.R.= IRON ROD
- L= LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B.= LICENSED BUSINESS
- L.M.E.= LAKE MAINTENANCE EASEMENT
- N (Y)= GRID NORTHING
- NAD= NORTH AMERICAN DATUM
- N/R= NON-RADIAL
- NSRS= NATIONAL SPATIAL REFERENCE SYSTEM
- O.R.= OFFICIAL RECORD
- (P)= PLAT
- P.B.= PLAT BOOK
- PG.= PAGE
- P.U.E.= PUBLIC UTILITY EASEMENT
- R.= RADIUS
- S.F.= SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

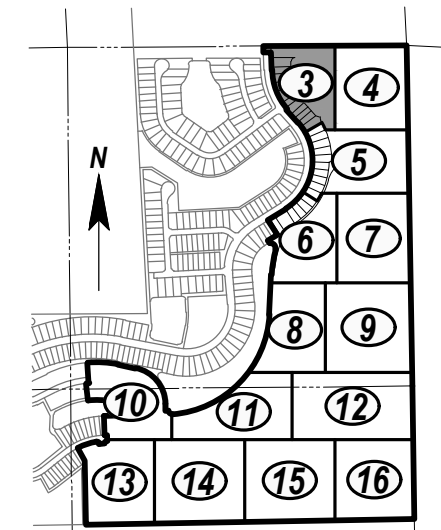
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940



KEY MAP SHEET

TURNLEAF PHASE 1A

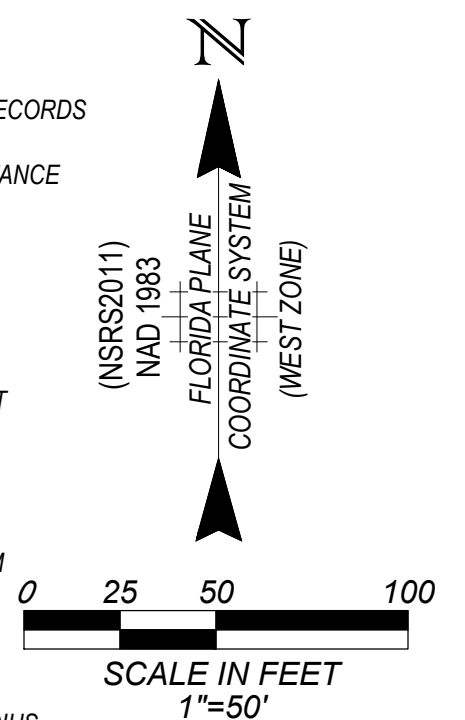
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



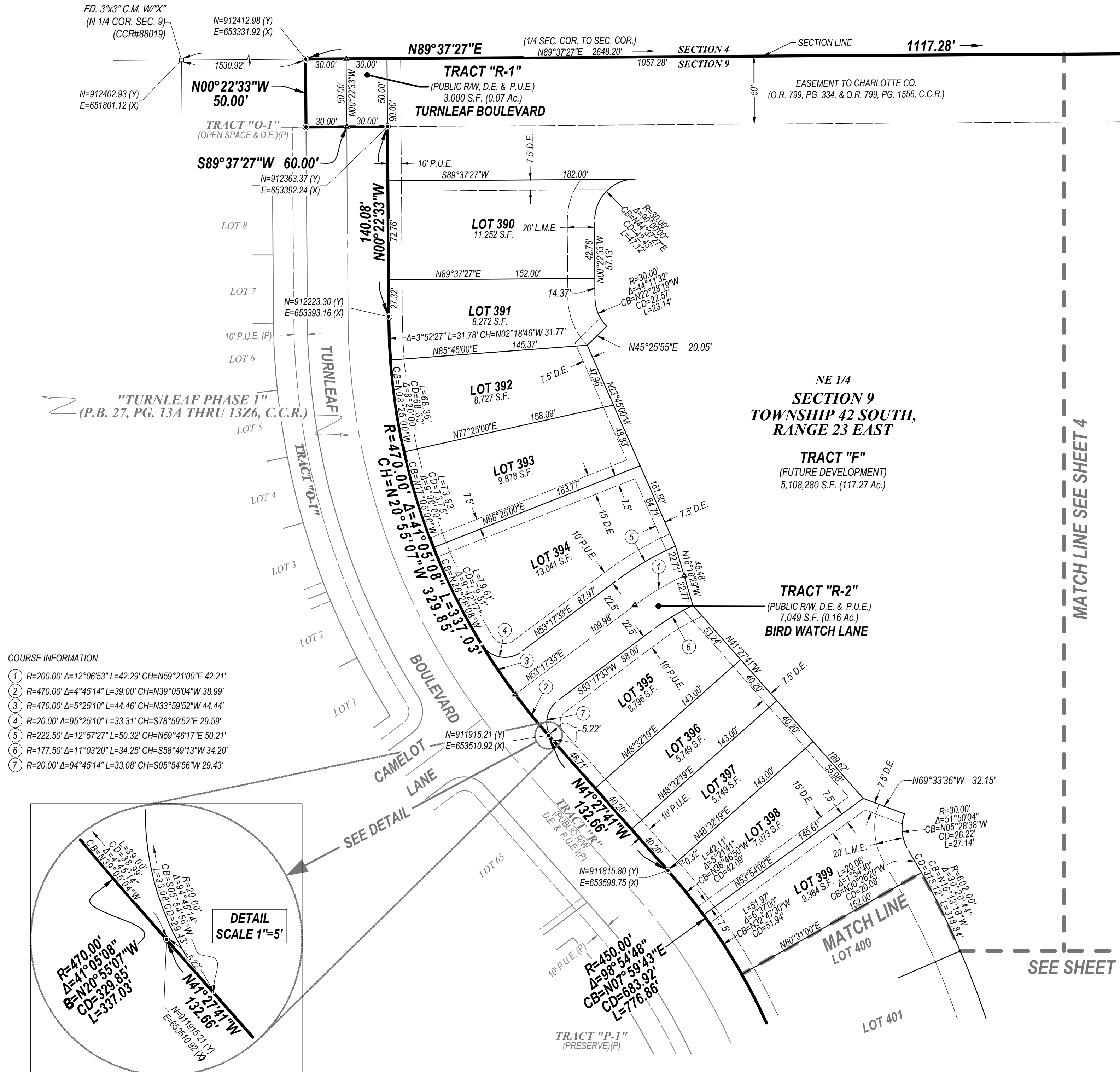
SHEET INDEX
SCALE 1"=1500'

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. \odot = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. \blacktriangle = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
7. Δ = DELTA
8. Ac. = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C/L = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CHARLOTTE COUNTY RECORDS
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. D.E. = DRAINAGE EASEMENT
18. E (X) = GRID EASTING
19. FD. = FOUND
20. I.R. = IRON ROD
21. L = LENGTH
22. L.A.E. = LAKE ACCESS EASEMENT
23. L.B. = LICENSED BUSINESS
24. L.M.E. = LAKE MAINTENANCE EASEMENT
25. N (Y) = GRID NORTHING
26. NAD = NORTH AMERICAN DATUM
27. N/R = NON-RADIAL
28. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
29. O.R. = OFFICIAL RECORD
30. (P) = PLAT
31. P.B. = PLAT BOOK
32. PG. = PAGE
33. P.U.E. = PUBLIC UTILITY EASEMENT
34. R = RADIUS
35. S.F. = SQUARE FEET



UNPLATTED



COURSE INFORMATION

1. R=200.00' Δ=12°06'53" L=42.29' CH=N59°21'00"E 42.21'
2. R=470.00' Δ=4°45'14" L=39.00' CH=N39°05'04"W 38.99'
3. R=470.00' Δ=5°25'10" L=44.46' CH=N33°59'52"W 44.44'
4. R=20.00' Δ=95°25'10" L=33.31' CH=S78°59'52"E 29.59'
5. R=222.50' Δ=12°57'27" L=50.32' CH=N59°46'17"E 50.21'
6. R=177.50' Δ=11°03'20" L=34.25' CH=S58°49'13"W 34.20'
7. R=20.00' Δ=94°45'14" L=33.08' CH=S05°54'56"W 29.43'

DETAIL
SCALE 1"=5'

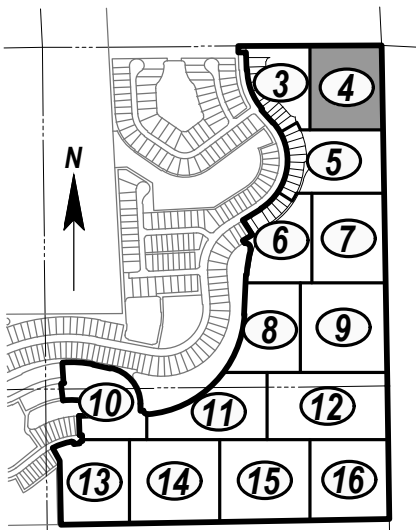
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

TURNLEAF PHASE 1A

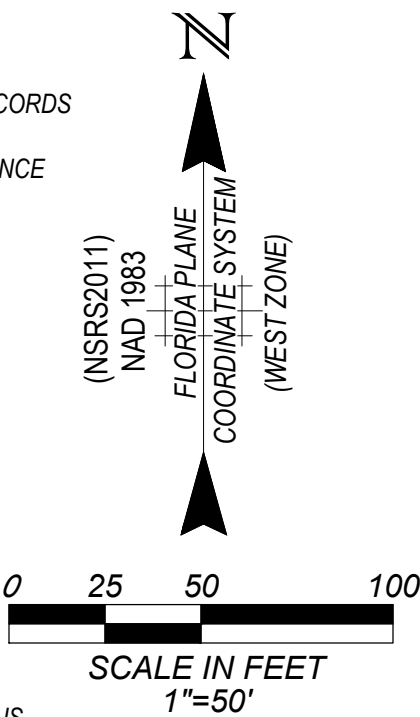
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

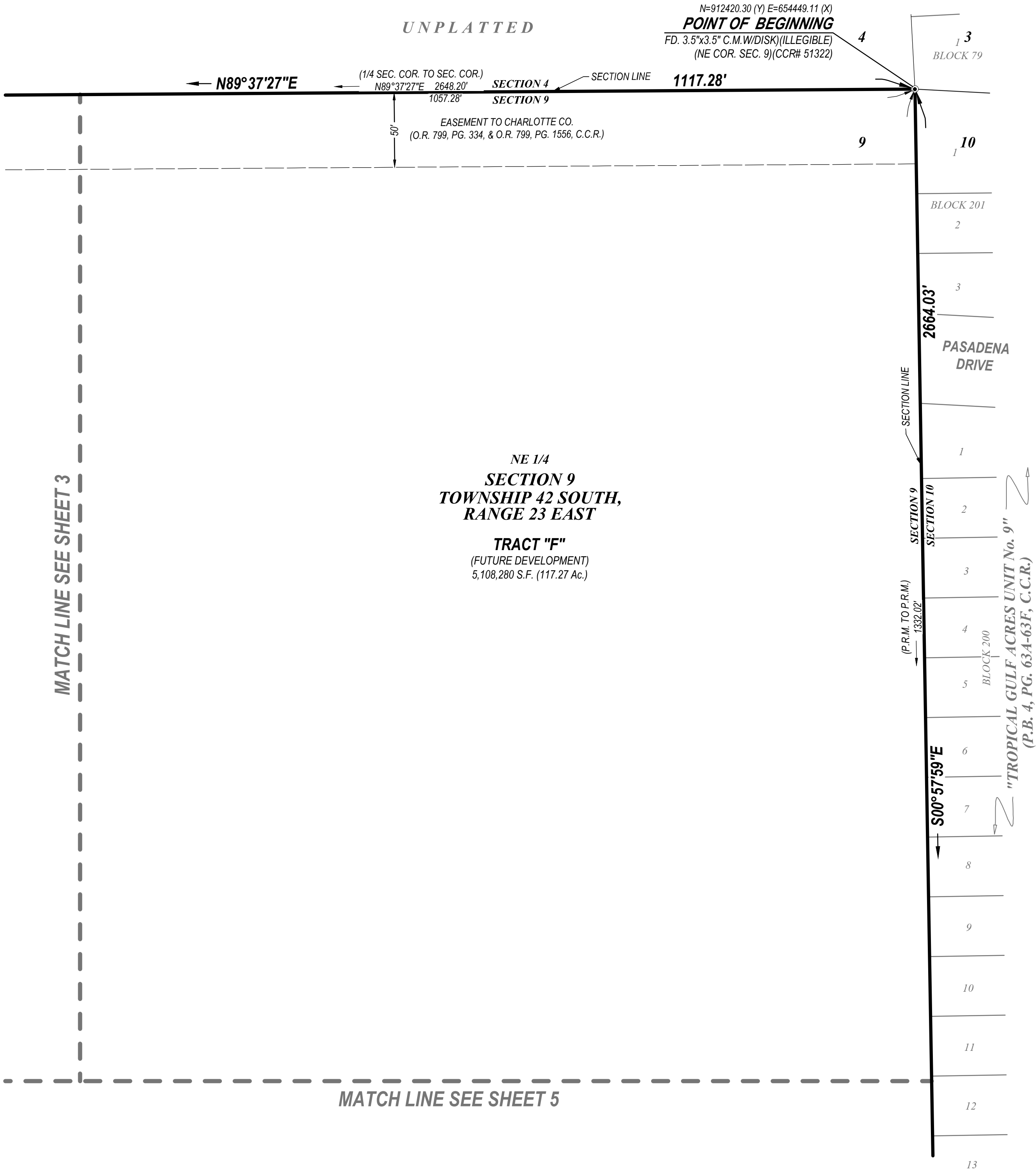
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ▲= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E.= ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB= CHORD BEARING
- C.C.R.= CHARLOTTE COUNTY RECORDS
- CD= CHORD DISTANCE
- CH= CHORD BEARING AND DISTANCE
- C.M.= CONCRETE MONUMENT
- D.E.= DRAINAGE EASEMENT
- E (X)= GRID EASTING
- FD.= FOUND
- I.R.= IRON ROD
- L.= LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B.= LICENSED BUSINESS
- L.M.E.= LAKE MAINTENANCE EASEMENT
- N (Y)= GRID NORTHING
- NAD= NORTH AMERICAN DATUM
- N/R= NON-RADIAL
- NSRS= NATIONAL SPATIAL REFERENCE SYSTEM
- O.R.= OFFICIAL RECORD
- (P)= PLAT
- P.B.= PLAT BOOK
- PG.= PAGE
- P.U.E.= PUBLIC UTILITY EASEMENT
- R= RADIUS
- S.F.= SQUARE FEET

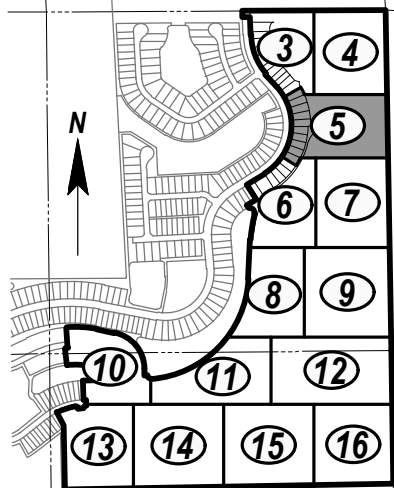


THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

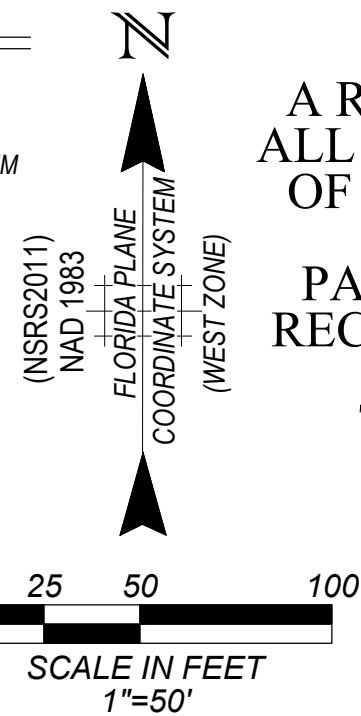




SHEET INDEX
SCALE 1"=1500'

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- ⊙= SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- Δ= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E. = ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB = CHORD BEARING
- C.C.R. = CHARLOTTE COUNTY RECORDS
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M. = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- E (X) = GRID EASTING
- FD. = FOUND
- I.R. = IRON ROD
- L = LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.M.E. = LAKE MAINTENANCE EASEMENT
- N (Y) = GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- N/R = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R. = OFFICIAL RECORD
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- S.F.= SQUARE FEET



TURNLEAF PHASE 1A

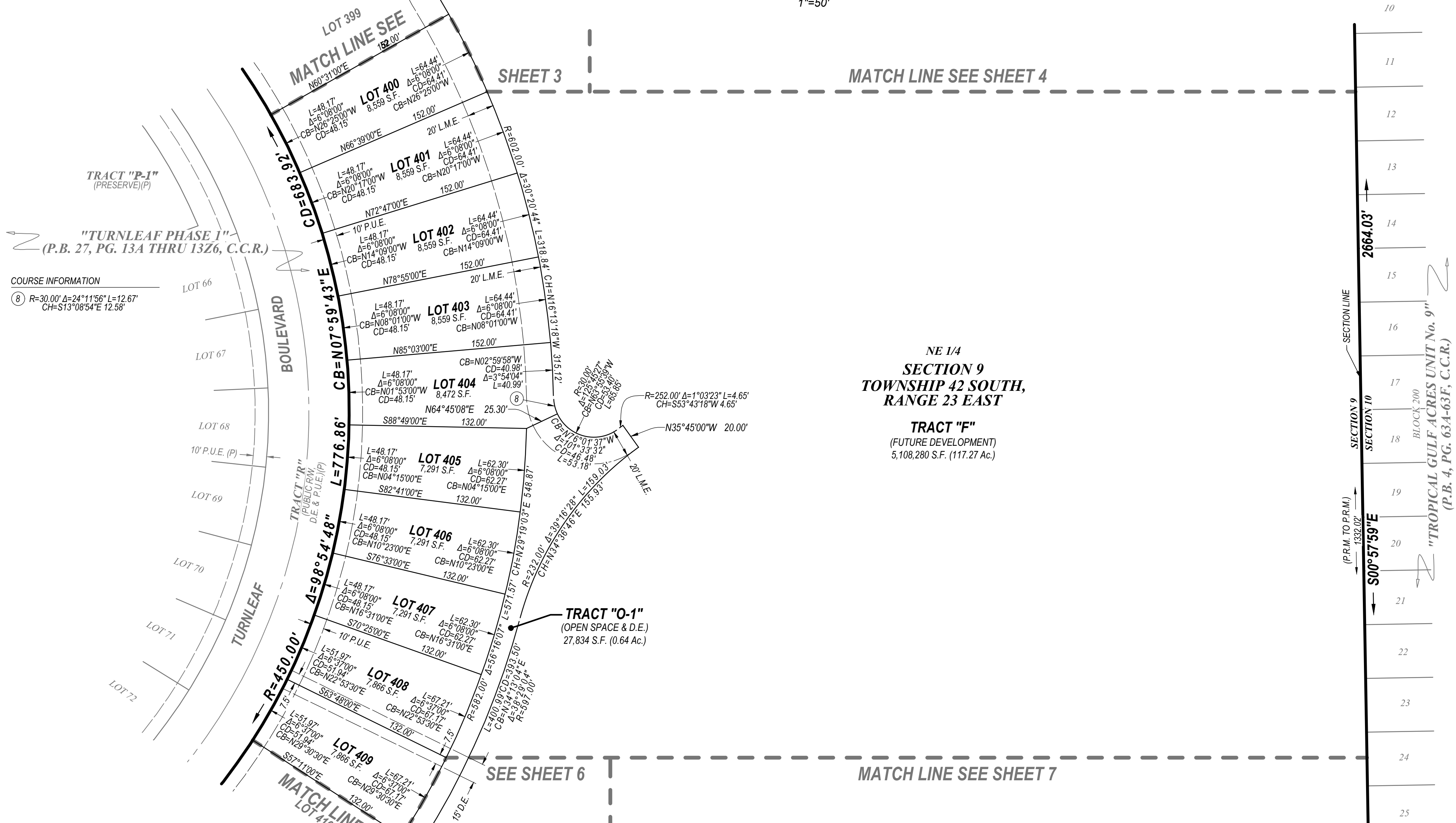
PLAT BOOK _____ PAGE _____

A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

SHEET 5 OF 16

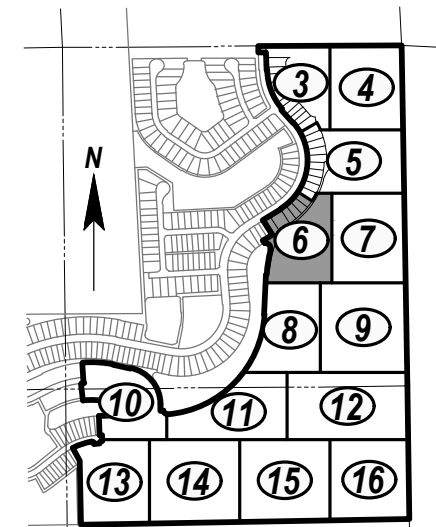
Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.



TURNLEAF PHASE 1A

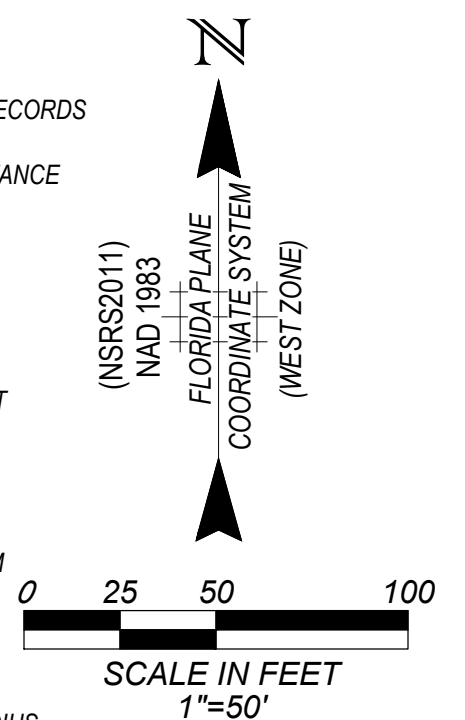
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ▲= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E.= ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB = CHORD BEARING
- C.C.R.= CHARLOTTE COUNTY RECORDS
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M.= CONCRETE MONUMENT
- D.E.= DRAINAGE EASEMENT
- E (X)= GRID EASTING
- FD.= FOUND
- I.R.= IRON ROD
- L= LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B.= LICENSED BUSINESS
- L.M.E.= LAKE MAINTENANCE EASEMENT
- N (Y)= GRID NORTHING
- NAD= NORTH AMERICAN DATUM
- N.R.= NON-RADIAL
- NSRS= NATIONAL SPATIAL REFERENCE SYSTEM
- O.R.= OFFICIAL RECORD
- (P)= PLAT
- P.B.= PLAT BOOK
- PG.= PAGE
- P.U.E.= PUBLIC UTILITY EASEMENT
- R= RADIUS
- S.F.= SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

"TURNLEAF PHASE 1"
P.B. 27, PG. 13A THRU 13Z6, C.C.R.)

TRACT "L-3"
(LAKE, L.A.E. & L.M.E.)(P)

TRACT "O-1"
(OPEN SPACE & D.E.)
27,834 S.F. (0.64 Ac.)

TRACT "R-3"
(PUBLIC R/W, D.E. & P.U.E.)
7,921 S.F. (0.18 Ac.)
GOSSAMER WAY

TRACT "O-2"
(OPEN SPACE & D.E.)
12,252 S.F. (0.28 Ac.)

NE 1/4
SECTION 9
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

TRACT "F"
(FUTURE DEVELOPMENT)
5,108,280 S.F. (117.27 Ac.)

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 9

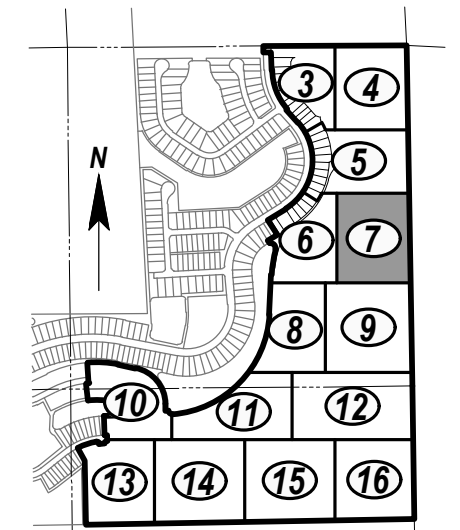
SEE SHEET 5

MATCH LINE SEE SHEET 7

SHEET 7 OF 16

TURNLEAF PHASE 1A

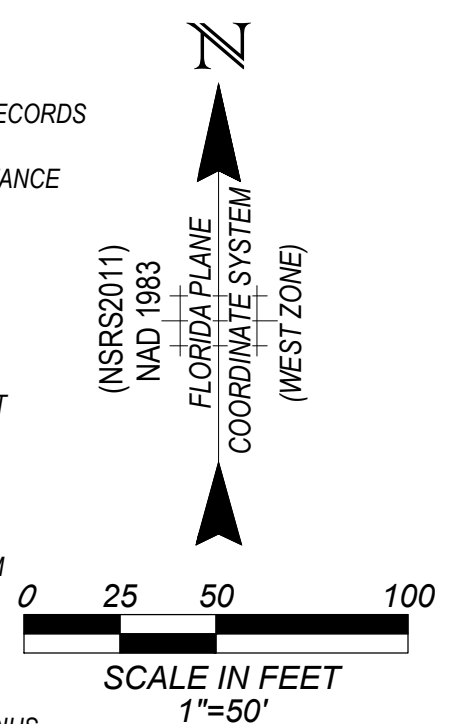
A REPEAT OF A PORTION OF TRACT "R" AND
ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135
OF THE RECORD PLAT "TURNLEAF PHASE 1"
RECORDED IN PLAT BOOK 27,
PAGES 13A THROUGH 13Z6, OF THE PUBLIC
RECORDS OF CHARLOTTE COUNTY, FLORIDA
A SUBDIVISION LYING IN SECTION 9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. \odot = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. Δ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
7. Δ = DELTA
8. Ac.= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CHARLOTTE COUNTY RECORDS
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. D.E. = DRAINAGE EASEMENT
18. E (X) = GRID EASTING
19. FD. = FOUND
20. I.R. = IRON ROD
21. L= LENGTH
22. L.A.E.= LAKE ACCESS EASEMENT
23. L.B. = LICENSED BUSINESS
24. L.M.E. = LAKE MAINTENANCE EASEMENT
25. N (Y) = GRID NORTHING
26. NAD = NORTH AMERICAN DATUM
27. N/R = NON-RADIAL
28. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
29. O.R. = OFFICIAL RECORD
30. (P) = PLAT
31. P.B. = PLAT BOOK
32. PG. = PAGE
33. P.U.E. = PUBLIC UTILITY EASEMENT
34. R = RADIUS
35. S.F. = SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

MATCH LINE SEE SHEET 5

NE 1/4
SECTION 9
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

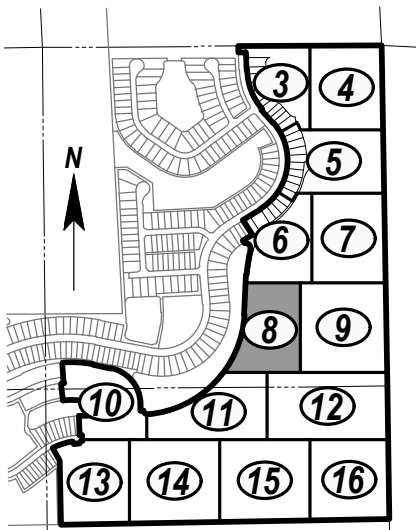
TRACT "F"
(FUTURE DEVELOPMENT)
5,108,280 S.F. (117.27 Ac.)

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 9

TURNLEAF PHASE 1A

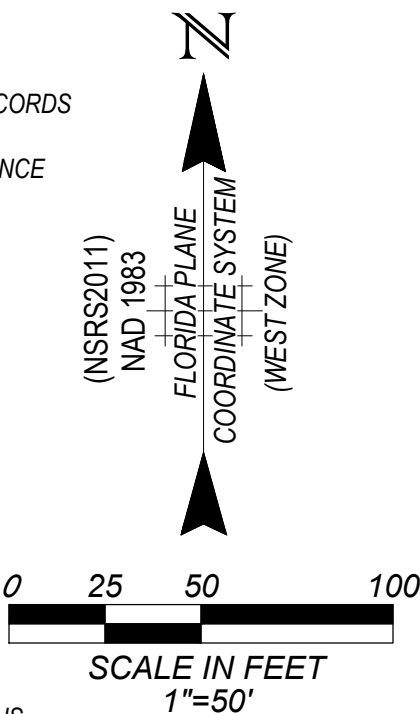
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
7. Δ = DELTA
8. Ac. = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C/L = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CHARLOTTE COUNTY RECORDS
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. D.E. = DRAINAGE EASEMENT
18. E (X) = GRID EASTING
19. FD. = FOUND
20. I.R. = IRON ROD
21. L = LENGTH
22. L.A.E. = LAKE ACCESS EASEMENT
23. L.B. = LICENSED BUSINESS
24. L.M.E. = LAKE MAINTENANCE EASEMENT
25. N (Y) = GRID NORTHING
26. NAD = NORTH AMERICAN DATUM
27. N/R = NON-RADIAL
28. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
29. O.R. = OFFICIAL RECORD
30. (P) = PLAT
31. P.B. = PLAT BOOK
32. PG. = PAGE
33. P.U.E. = PUBLIC UTILITY EASEMENT
34. R = RADIUS
35. S.F. = SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 11

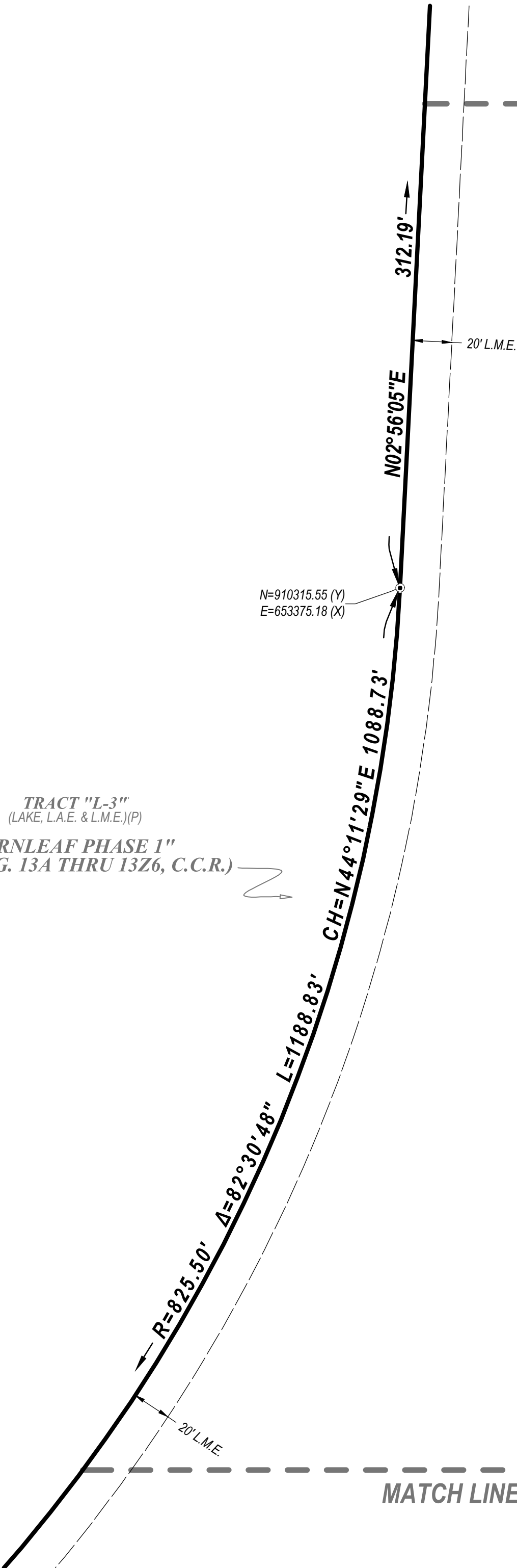
MATCH LINE SEE SHEET 12

NE 1/4
SECTION 9
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

TRACT "F"
(FUTURE DEVELOPMENT)
5,108,280 S.F. (117.27 Ac.)

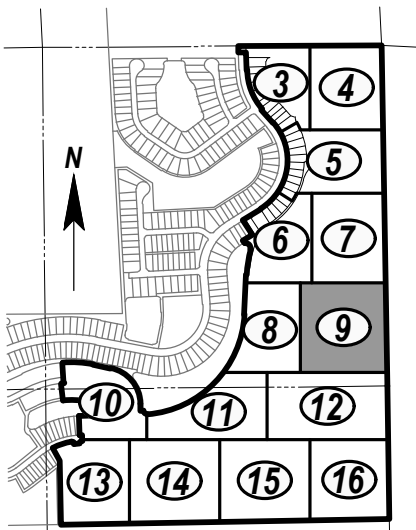
N=910315.55 (Y)
E=653375.18 (X)

TRACT "L-3"
(LAKE, L.A.E. & L.M.E.)(P)
"TURNLEAF PHASE 1"
27, PG. 13A THRU 13Z6, C.C.R.)



TURNLEAF PHASE 1A

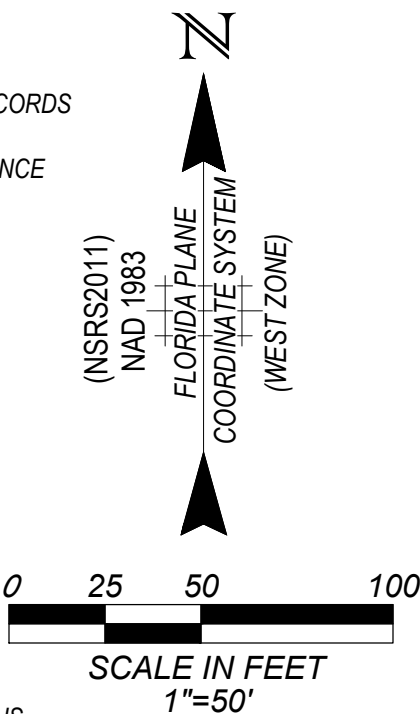
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ▲= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E.= ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB = CHORD BEARING
- C.C.R.= CHARLOTTE COUNTY RECORDS
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M.= CONCRETE MONUMENT
- D.E.= DRAINAGE EASEMENT
- E (X)= GRID EASTING
- FD.= FOUND
- I.R.= IRON ROD
- L= LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B.= LICENSED BUSINESS
- L.M.E.= LAKE MAINTENANCE EASEMENT
- N (Y)= GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- N/R= NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R.= OFFICIAL RECORD
- (P)= PLAT
- P.B.= PLAT BOOK
- PG.= PAGE
- P.U.E.= PUBLIC UTILITY EASEMENT
- R= RADIUS
- S.F.= SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 8

NE 1/4
SECTION 9
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

TRACT "F"
(FUTURE DEVELOPMENT)
5,108,280 S.F. (117.27 Ac.)

MATCH LINE SEE SHEET 12

MONTE CRISTO
BOULEVARD

S00°57'59"E

SECTION LINE

2664.03'
BLOCK 291
"TROPICAL GULF ACRES UNIT No. 10"
(P.B. 4, PG. 76A-76N, C.C.R.)

(P.R.M. TO P.R.M.)
1332.02'

BLOCK 305

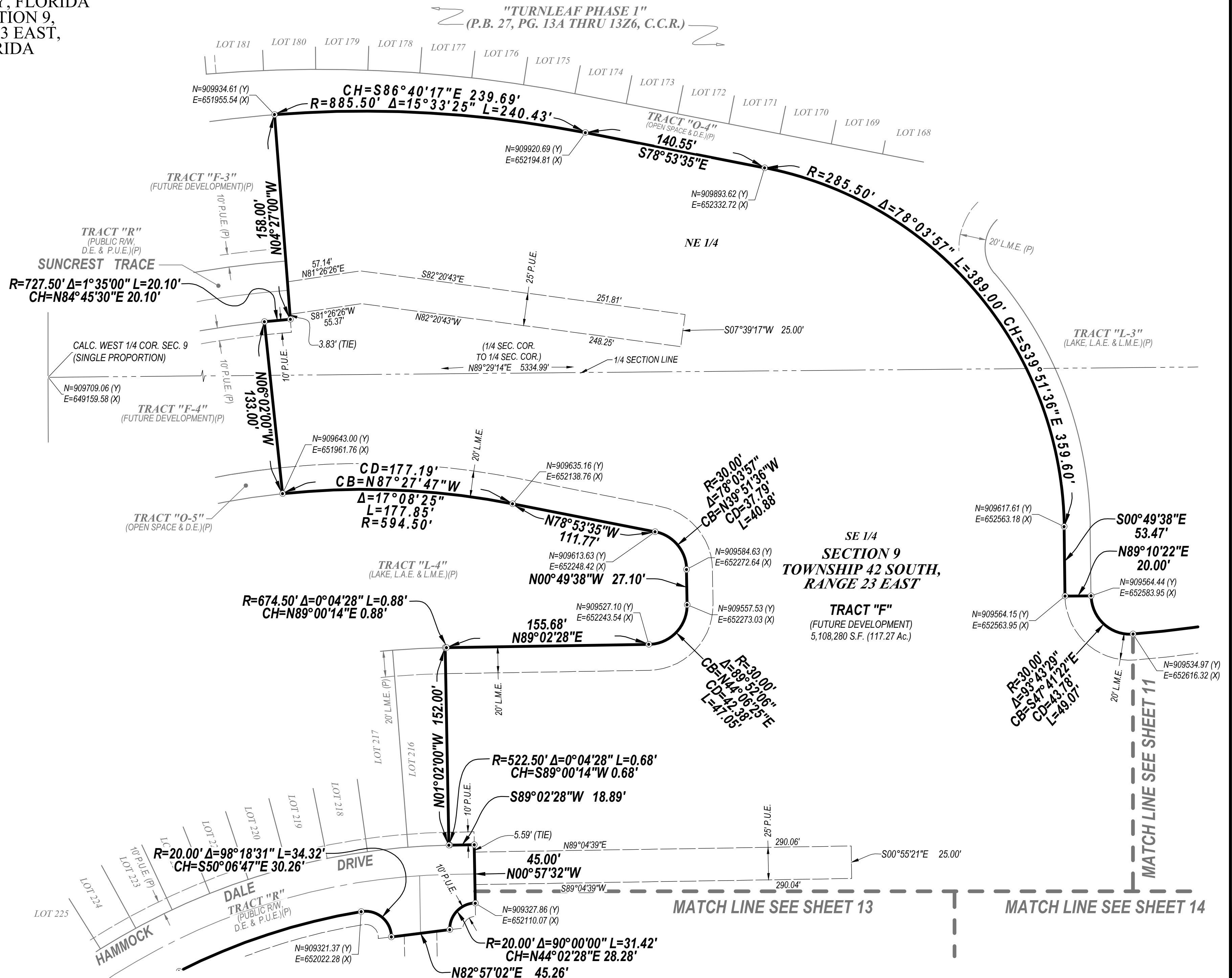
PLAT BOOK _____ PAGE _____
SHEET 10 OF 16

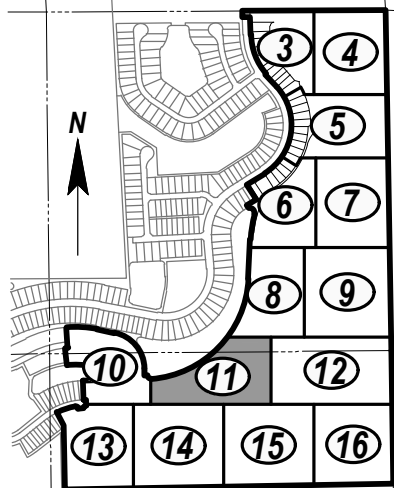
NOTES

-
- 0 25 50 100
- SCALE IN FEET
1"=50'

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940





SHEET INDEX
SCALE 1"=1500'

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.

3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.

4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.

5. = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.

6. = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."

7. Δ = DELTA

8. Ac. = ACRES
9. A.E. = ACCESS EASEMENT

10. (C) = CALCULATED

11. C/L = CENTER LINE

12. CB = CHORD BEARING

13. C.C.R. = CHARLOTTE COUNTY RECORDS

14. CD = CHORD DISTANCE

15. CH = CHORD BEARING AND DISTANCE

16. C.M. = CONCRETE MONUMENT

17. D.E. = DRAINAGE EASEMENT

18. E (X) = GRID EASTING

19. FD. = FOUND

20. I.R. = IRON ROD

21. L = LENGTH

22. L.A.E. = LAKE ACCESS EASEMENT

23. L.B. = LICENSED BUSINESS
24. L.M.E. = LAKE MAINTENANCE EASEMENT

25. N (Y) = GRID NORTHING

26. NAD = NORTH AMERICAN DATUM

27. N/R = NON-RADIAL

28. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM

29. O.R. = OFFICIAL RECORD

30. (P) = PLAT

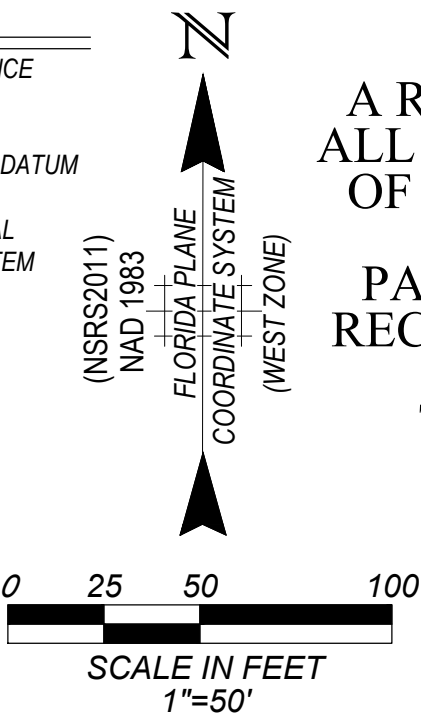
31. P.B. = PLAT BOOK

32. PG. = PAGE

33. P.U.E. = PUBLIC UTILITY EASEMENT

34. R = RADIUS

35. S.F. = SQUARE FEET

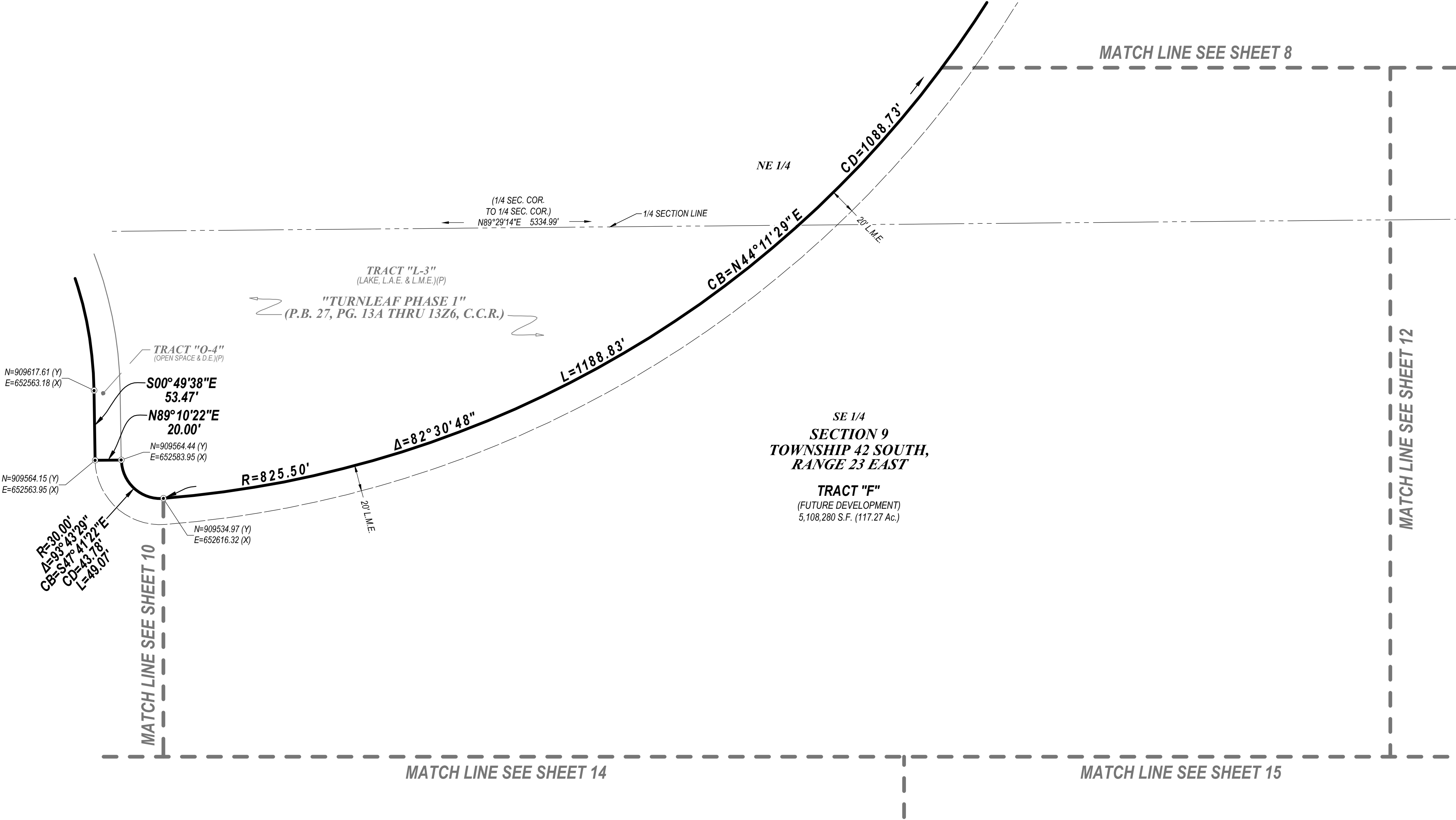


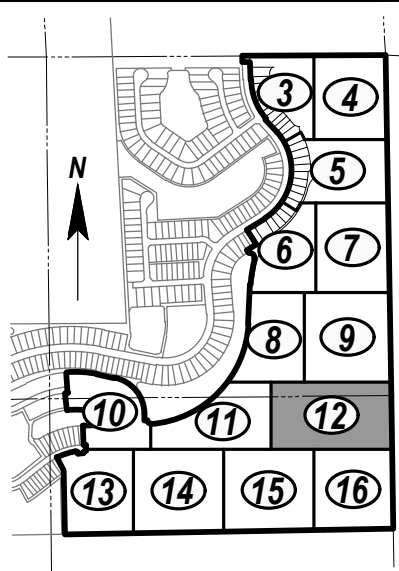
TURNLEAF PHASE 1A | **PLAT BOOK** _____ **PAGE** _____
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA
A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

SHEET 11 OF 16

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

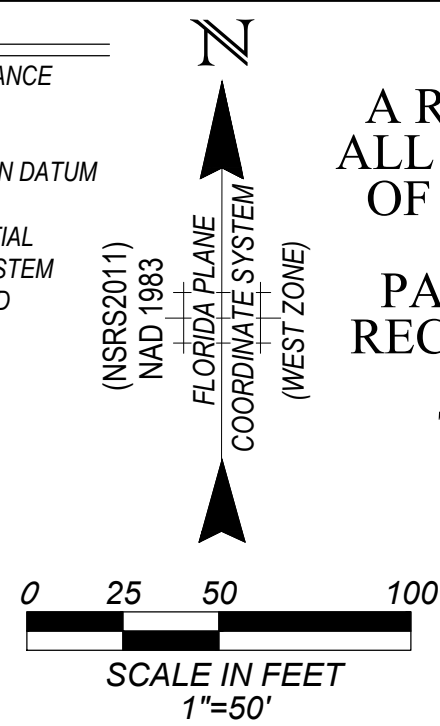




SHEET INDEX
SCALE 1"=1500'

NOTES

- | | | |
|--|---------------------------------------|--|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 9. A.E. = ACCESS EASEMENT | 24. L.M.E. = LAKE MAINTENANCE EASEMENT |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E. | 10. (C)= CALCULATED | 25. N (Y) = GRID NORTHING |
| 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 11. C/L= CENTER LINE | 26. NAD = NORTH AMERICAN DATUM |
| 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 12. CB = CHORD BEARING | 27. N/R = NON-RADIAL |
| 5. = SET PERMANENT REFERENCE MONUMENT (P.R.M.) , 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED. | 13. C.C.R. = CHARLOTTE COUNTY RECORDS | 28. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM |
| 6. = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P." | 14. CD = CHORD DISTANCE | 29. O.R. = OFFICIAL RECORD |
| 7. Δ = DELTA | 15. CH = CHORD BEARING AND DISTANCE | 30. (P) = PLAT |
| 8. Ac.= ACRES | 16. C.M. = CONCRETE MONUMENT | 31. P.B. = PLAT BOOK |
| | 17. D.E. = DRAINAGE EASEMENT | 32. PG. = PAGE |
| | 18. E (X) = GRID EASTING | 33. P.U.E. = PUBLIC UTILITY EASEMENT |
| | 19. FD. = FOUND | 34. R = RADIUS |
| | 20. I.R.= IRON ROD | 35. S.F.= SQUARE FEET |
| | 21. L= LENGTH | |
| | 22. L.A.E.= LAKE ACCESS EASEMENT | |
| | 23. L.B. = LICENSED BUSINESS | |

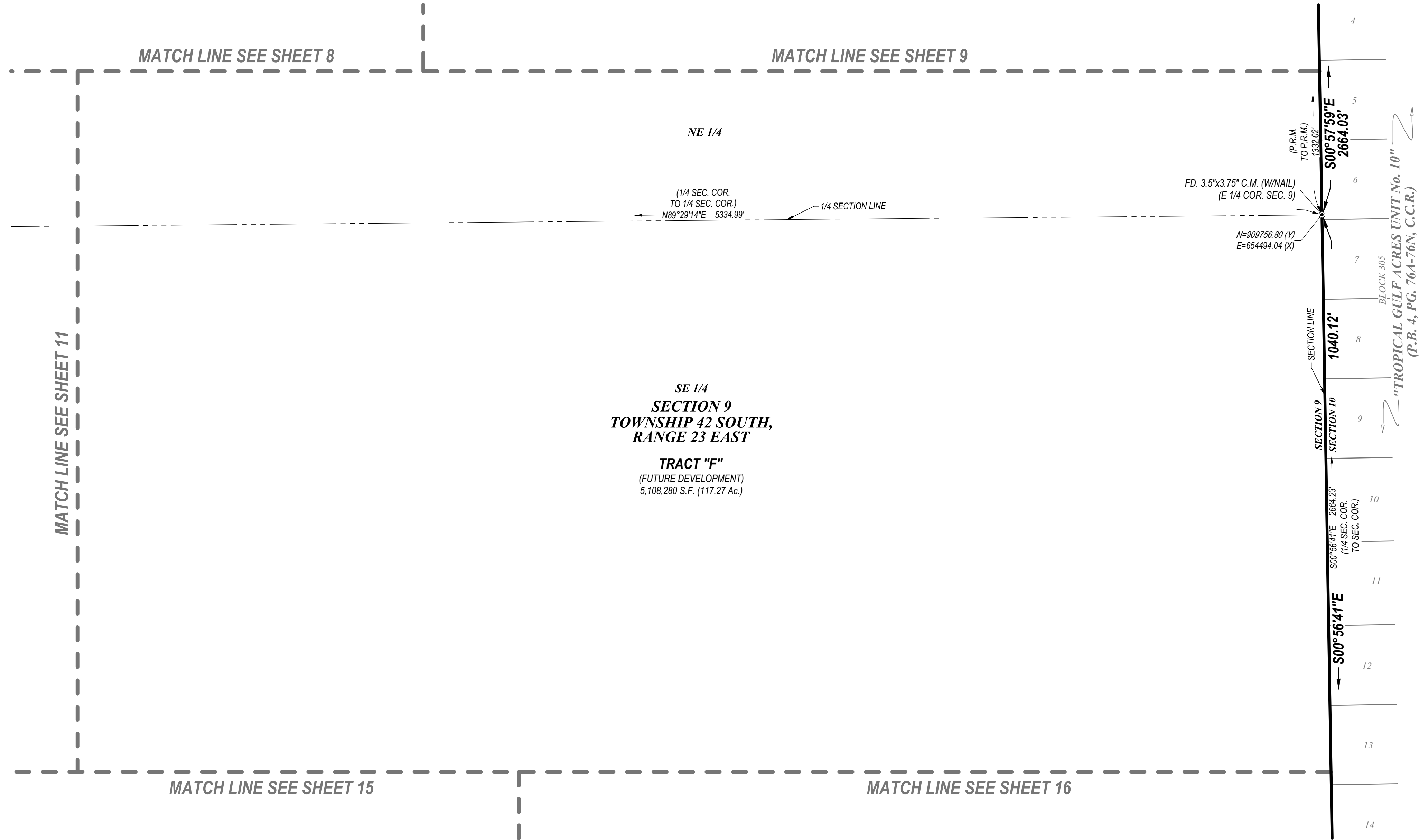


TURNLEAF PHASE 1A **PLAT BOOK** _____ **PAGE** _____
A REPLAT OF A PORTION OF TRACT "R" AND
ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135
OF THE RECORD PLAT "TURNLEAF PHASE 1"
RECORDED IN PLAT BOOK 27,
PAGES 13A THROUGH 13Z6, OF THE PUBLIC
RECORDS OF CHARLOTTE COUNTY, FLORIDA
A SUBDIVISION LYING IN SECTION 9,
TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

SHEET 12 OF 16

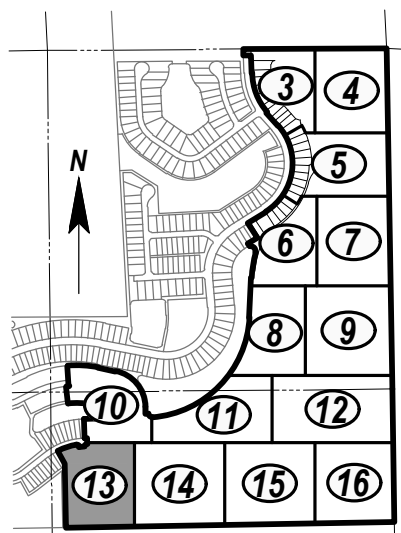
Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.



TURNLEAF PHASE 1A

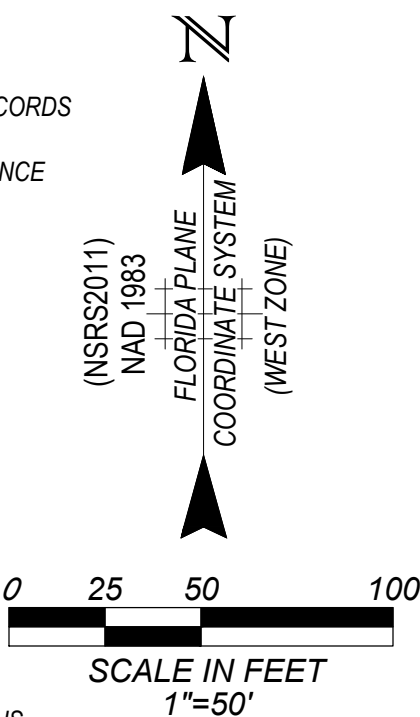
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

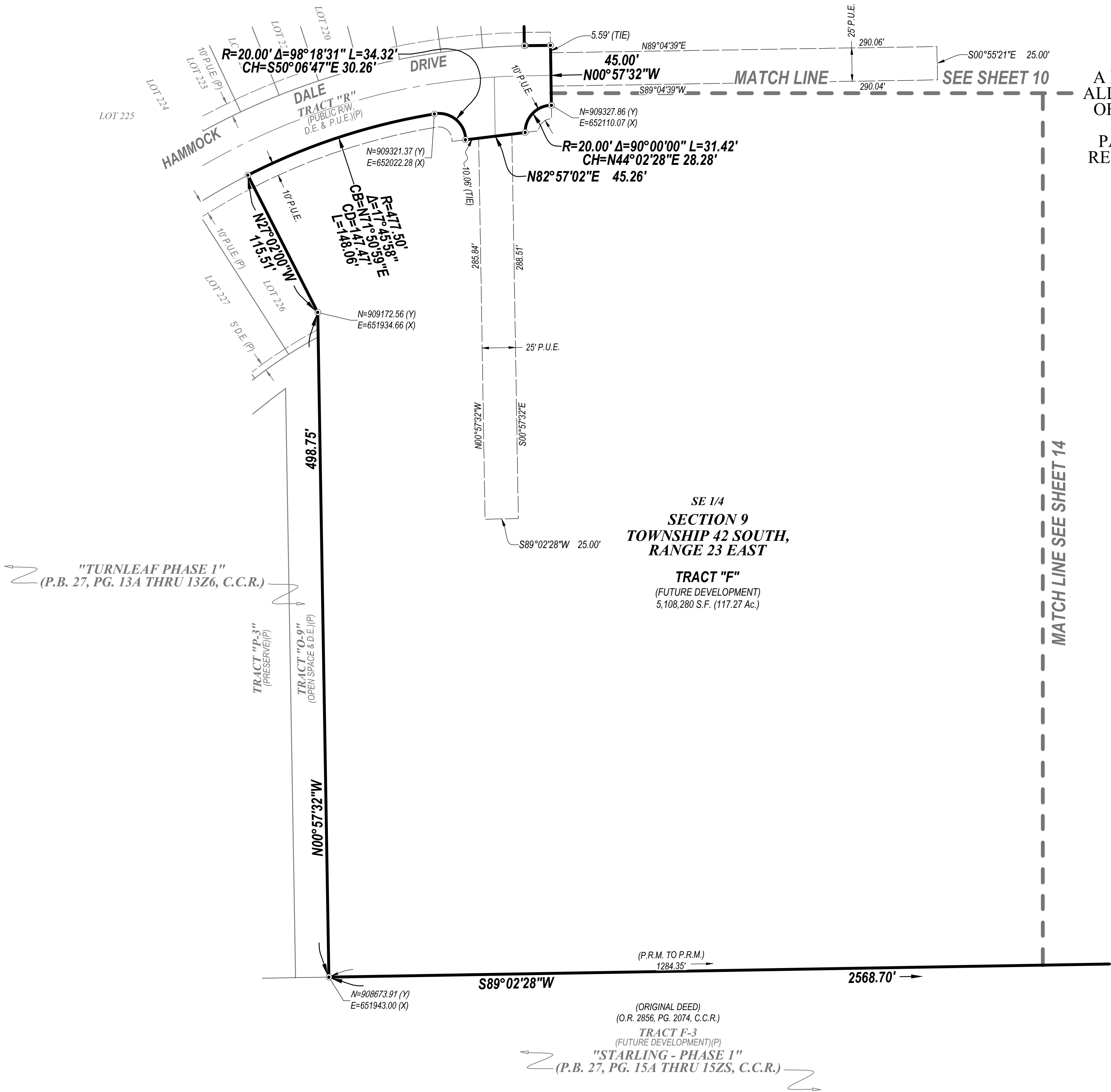
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ▲= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E.= ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB = CHORD BEARING
- C.C.R.= CHARLOTTE COUNTY RECORDS
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M.= CONCRETE MONUMENT
- D.E.= DRAINAGE EASEMENT
- E (X)= GRID EASTING
- FD.= FOUND
- I.R.= IRON ROD
- L= LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B.= LICENSED BUSINESS
- L.M.E.= LAKE MAINTENANCE EASEMENT
- N (Y)= GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- N.R.= NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R.= OFFICIAL RECORD
- (P)= PLAT
- P.B.= PLAT BOOK
- P.G.= PAGE
- P.U.E.= PUBLIC UTILITY EASEMENT
- R = RADIUS
- S.F.= SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

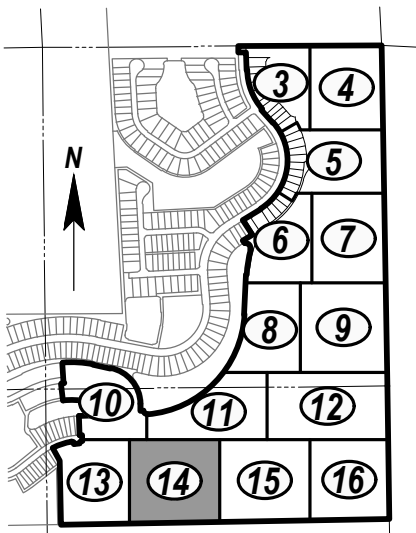
Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940



TURNLEAF PHASE 1A

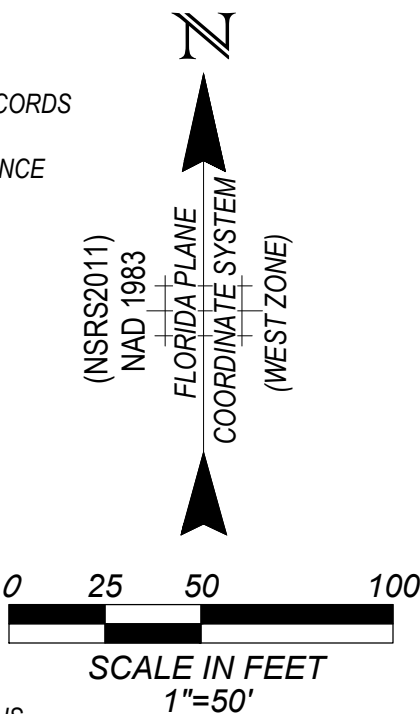
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- ⊙= SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ▲= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E.= ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB= CHORD BEARING
- C.C.R.= CHARLOTTE COUNTY RECORDS
- CD= CHORD DISTANCE
- CH= CHORD BEARING AND DISTANCE
- C.M.= CONCRETE MONUMENT
- D.E.= DRAINAGE EASEMENT
- E (X)= GRID EASTING
- FD.= FOUND
- I.R.= IRON ROD
- L= LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B.= LICENSED BUSINESS
- L.M.E.= LAKE MAINTENANCE EASEMENT
- N (Y)= GRID NORTHING
- NAD= NORTH AMERICAN DATUM
- N/R= NON-RADIAL
- NSRS= NATIONAL SPATIAL REFERENCE SYSTEM
- O.R.= OFFICIAL RECORD
- (P)= PLAT
- P.B.= PLAT BOOK
- PG.= PAGE
- P.U.E.= PUBLIC UTILITY EASEMENT
- R= RADIUS
- S.F.= SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 15

SE 1/4
SECTION 9
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

TRACT "F"
(FUTURE DEVELOPMENT)
5,108,280 S.F. (117.27 Ac.)

(P.R.M. TO P.R.M.)
1284.35'

2568.70'

S89°02'28"W

(ORIGINAL DEED)
(O.R. 2856, PG. 2074, C.C.R.)

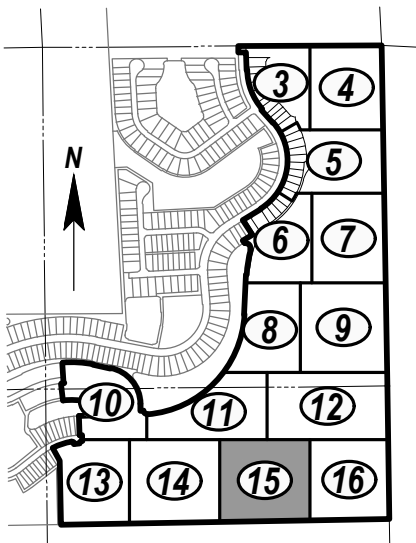
TRACT F-3
(FUTURE DEVELOPMENT)(P)

"STARLING - PHASE 1"
(P.B. 27, PG. 15A THRU 15ZS, C.C.R.)

N=908695.40 (Y)
E=653227.10 (X)

TURNLEAF PHASE 1A

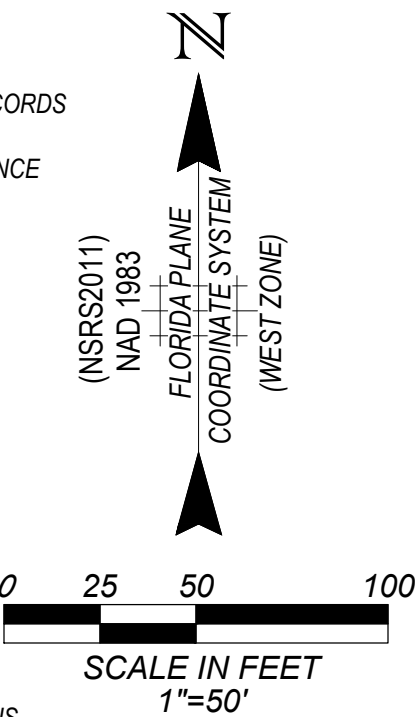
A REPLAT OF A PORTION OF TRACT "R" AND ALL OF TRACT "F-1", TRACT "O-3" AND LOT 135 OF THE RECORD PLAT "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGES 13A THROUGH 13Z6, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1500'

NOTES

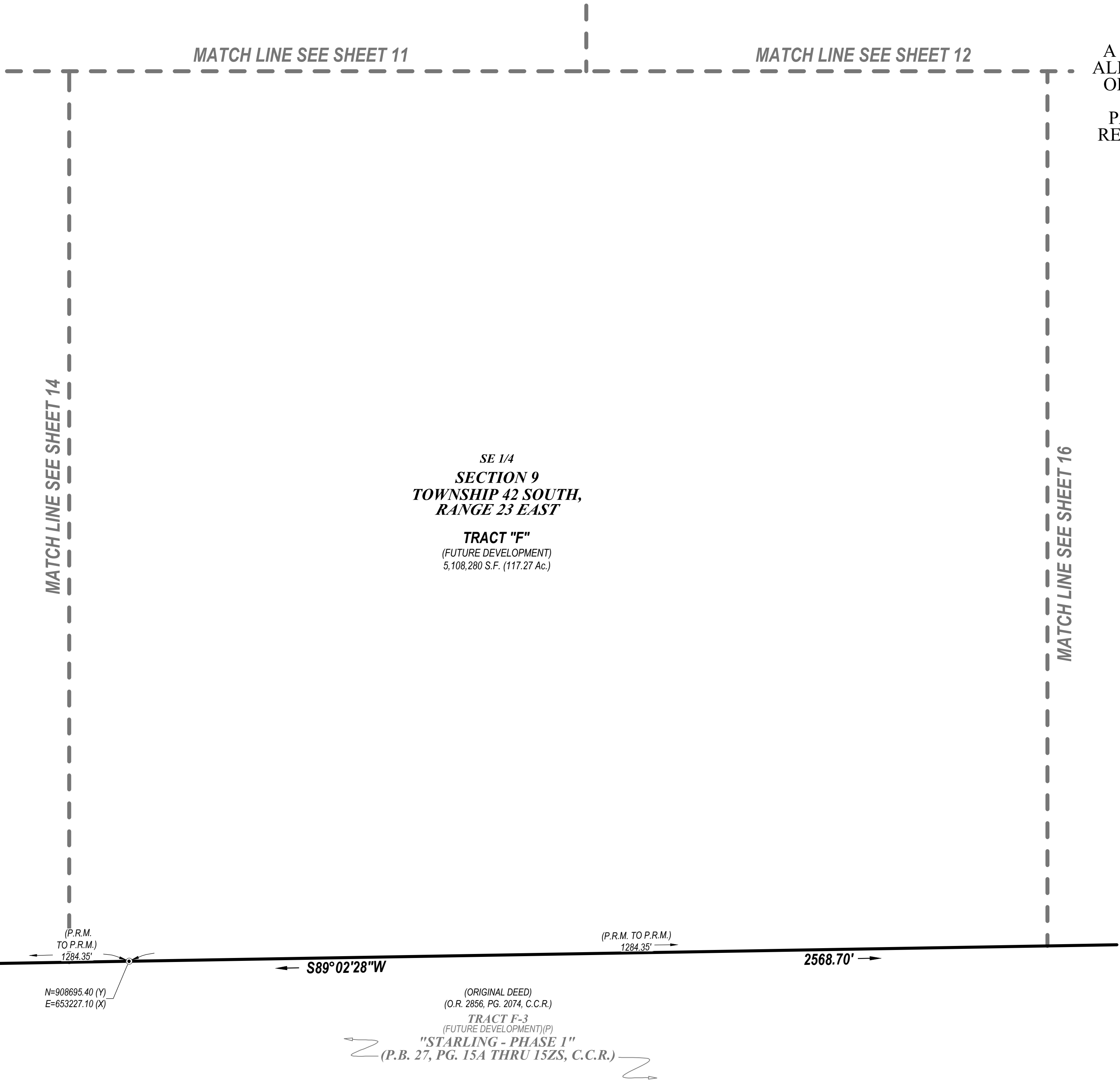
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- ⊙= SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ▲= SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- Δ= DELTA
- Ac.= ACRES
- A.E.= ACCESS EASEMENT
- (C)= CALCULATED
- C/L= CENTER LINE
- CB = CHORD BEARING
- C.C.R.= CHARLOTTE COUNTY RECORDS
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M.= CONCRETE MONUMENT
- D.E.= DRAINAGE EASEMENT
- E (X)= GRID EASTING
- FD.= FOUND
- I.R.= IRON ROD
- L= LENGTH
- L.A.E.= LAKE ACCESS EASEMENT
- L.B.= LICENSED BUSINESS
- L.M.E.= LAKE MAINTENANCE EASEMENT
- N (Y)= GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- N/R = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R.= OFFICIAL RECORD
- (P)= PLAT
- P.B.= PLAT BOOK
- PG.= PAGE
- P.U.E.= PUBLIC UTILITY EASEMENT
- R = RADIUS
- S.F.= SQUARE FEET



THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940







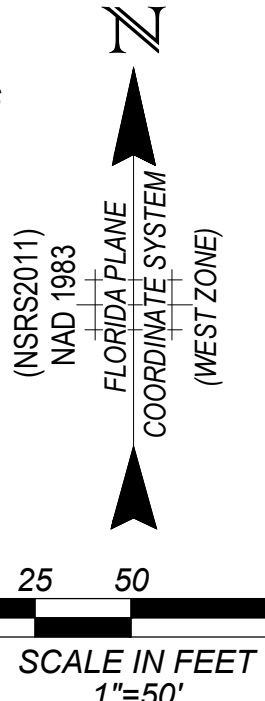
TRACT "F"
(FUTURE DEVELOPMENT)
5,108,280 S.F. (117.27 Ac.)

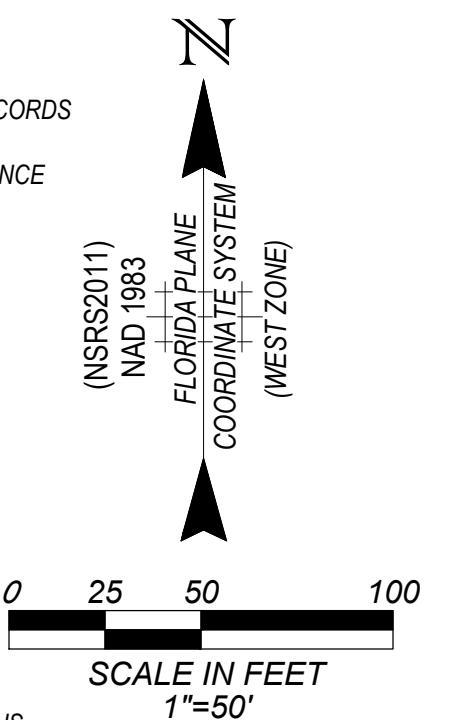
Diagram illustrating a survey line with bearings and distances:

- The line is oriented horizontally.
- The bearing is $S89^{\circ}02'28''W$.
- The distance is 2568.70'.
- A point on the line is marked with a vertical dashed line.
- A distance of 1284.35' is indicated from the point to the end of the line.
- The direction is labeled (P.R.M. TO P.R.M.) with an arrow pointing left.

"STARLING - PHASE 1"
(P.B. 27, PG. 15A THRU 15ZS, C.C.R.)

FD. 3.5"x3.5" C.M. (W 1/4" I.R.)
(NE COR. SEC. 16)
(CCR# 51023)

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9 TO BEAR S00°56' 41"E.
 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
 5.  SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
 6.  SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
 7. Δ = DELTA
 8. Ac = ACRES
 9. A.E. = ACCESS EASEMENT
 10. (C)= CALCULATED
 11. C/L= CENTER LINE
 12. CB = CHORD BEARING
 13. C.C.R. = CHARLOTTE COUNTY RECORDS
 14. CD = CHORD DISTANCE
 15. CH = CHORD BEARING AND DISTANCE
 16. C.M. = CONCRETE MONUMENT
 17. D.E. = DRAINAGE EASEMENT
 18. E (X) = GRID EASTING
 19. FD. = FOUND
 20. I.R. = IRON ROD
 21. L= LENGTH
 22. L.A.E. = LAKE ACCESS EASEMENT
 23. L.B. = LICENSED BUSINESS
 24. L.M.E. = LAKE MAINTENANCE EASEMENT
 25. N (Y) = GRID NORTHING
 26. NAD = NORTH AMERICAN DATUM
 27. N/R = NON-RADIAL
 28. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 29. O.R. = OFFICIAL RECORD
 30. (P) = PLAT
 31. P.B. = PLAT BOOK
 32. PG. = PAGE
 33. P.U.E. = PUBLIC UTILITY EASEMENT
 34. R = RADIUS
 35. S.F. = SQUARE FEET
- 



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

Attachment 4
Recorded Developer's Agreement for FP-22-05-17

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

The document should be returned to:
Derek Rooney, Esq.
Gray Robinson, P.A.
1404 Dean Street, Suite 300
Fort Myers, FL 33901

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this 23rd day of July, 2024, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County", and Burnt Store Developers, LLC, with an address of 7807 Baymeadows Rd. E., Suite 205, Jacksonville, FL 32256 herein called "Developer,"

WITNESSETH

WHEREAS, Developer is also the fee simple owner of the lands described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of Turnleaf Phase 1 and cause a plat of the same name to be recorded in the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as #FP-22-05-17; and

WHEREAS, Developer is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County; and

WHEREAS, Developer submitted plans prepared by Barraco and Associates, Inc., dated August 07, 2023, for final construction plan approval (hereinafter, "Plans"). The Plans were approved by County on August 22, 2023, under DRC-22-00158. The Plans depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property; and

WHEREAS, Developer and County desire to enter into this Agreement to set forth certain obligations by the Developer and County in connection with the construction of the improvements; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of 3-7-65 of the Charlotte County Code of Laws and Ordinances and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. Developer agrees to complete the subdivision improvements shown on the Plans. Developer is required to construct the improvements as set forth in the Engineer's Opinion of Probable Cost Estimate approved January 8, 2024, according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County.
3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer has provided a bond in an amount of \$20,330,818.20 (hereinafter, the "Security") to ensure completion of those subdivision improvements depicted on the approved Plans which have not, to date, been certified as complete.
4. Said Security shall remain in effect until final approval of the improvements by the County. Any reduction of the Security shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Security must be approved by the County prior to Developer reducing the Security amount.
5. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida. If the work is not completed within two (2) years, the County Engineer shall have right to review the surety amount, and if deemed insufficient, Developer may be required to provide additional surety and execute an amendment to this Agreement to reflect the increased surety. Said amendment shall be recorded in the same manner as this Agreement.
6. If the subdivision improvements depicted in the Plans are not completed as provided herein, or if the County receives notification from the institution issuing the Security that the Security will expire prior to the specified time period stated herein, it is expressly understood and acknowledged by the Parties that:
 - (a) Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the outstanding amount of the Security.
 - (b) In the event of litigation, no party, including but not limited to the Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Security.
7. There are no intended third-party beneficiaries to this Agreement, therefore, no third parties may rely upon on this Agreement and/or the Security, including but not limited to future lot owners or their successors and assigns.
8. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform any act of construction or maintenance under this Agreement and/or the Security.

9. County's consent, approval and acknowledgement herein granted shall not limit the County's right to approve or deny other development on the Property as provided by all laws, rules and regulations applicable to the Property.

10. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans and the terms of this Agreement have been met, or upon replacement of the Security and execution of a new development agreement by a subsequent developer, County shall release the Security and this Agreement shall terminate.

11. This Agreement shall inure to the benefit of and be obligatory upon the Parties and their respective successors, assigns, heirs and personal representatives.

12. The terms of this Agreement have been jointly drafted by the Parties; therefore, in construing this Agreement no legal presumptions shall arise against either Party as the drafter of the Agreement.

13. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Developer's Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Developer's Agreement.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

[Signature Pages to Follow]


IN WITNESS WHEREOF, County and Developer have executed this Developer's Agreement on the date first above written.

CHARLOTTE COUNTY, a political
subdivision of the State of Florida

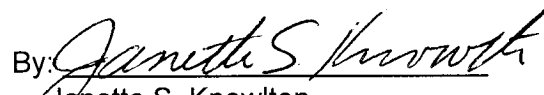
By: 
William G. Truex, Chairman

Attest:

Roger D. Eaton, Clerk of the Circuit
Court and Ex-officio Clerk of the Board
Of County Commissioners

By: 
Deputy Clerk *UAGR 2024-116*

Approved as to form and legal sufficiency:

By: 
Janette S. Knowlton
County Attorney
LR24-0197 *KmW*

DEVELOPER:

Burnt Store Developers, LLC

7807 Baymeadows Rd. E, Suite 205
Jacksonville, FL 32256

[Signature]
1st Witness Signature

Shelly Holmes
1st Witness Printed Name

7807 Baymeadows Rd E 205
1st Witness Address Jacksonville FL 32256

[Signature]
2nd Witness Signature

Viktorya Vankova
2nd Witness Printed Name

7807 Baymeadows Rd E 205
2nd Witness Address Jacksonville FL 32256

By: [Signature]
[Authorized Signature]

Vice President

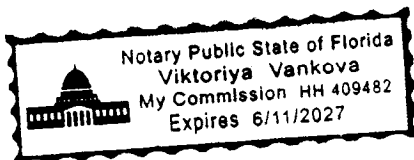
James P. McGowan
[Printed Name]

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 19 day of June, 2024, by James P. McGowan, Vice President, ☒ who is personally known to me or ☐ who has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public
Printed Name: Viktorya Vankova
My Commission Expires: 6/11/27

EXHIBIT A

DESCRIPTION

Parcel in
Section 9, Township 42 South, Range 23 East
Charlotte County, Florida

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 the Northeast corner of said Section 9 run S00°57'59"E along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run S00°56'41"E along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run along the Northerly and Westerly line of said lands the following two (2) courses: S89°02'28"W for 3,911.72 feet and S00°19'55"E for 228.70 feet to the Northeast corner of Parcel Exception (B), as described in a deed recorded in Official Records Book 1979, at Pages 291 through 293, Charlotte County Records; thence run along the Northerly line of said Parcel Exception (B) the following three (3) courses: S88°04'54"W for 508.38 feet; S87°18'24"W for 536.38 feet and S89°25'54"W for 225.04 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 354, Charlotte County Records; thence run along said Easterly right of way line the following two (2) courses: N00°08'12"W for 780.13 feet and N89°51'48"E for 463.86 feet; thence run N00°08'12"W still along said Easterly right of way line and continuing along the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4419, at Page 1670, Charlotte County Records for 747.28 feet to the Northeast corner of said right of way; thence run S89°29'14"W along the Northerly right of way line of said lands for 463.87 feet to an intersection with the Easterly right of way line of Burnt Store Road, as described in a deed recorded in Official Records Book 4258, at Page 468, Charlotte County Records; thence run N00°08'12"W along said Easterly right of way line for 412.72 feet to an intersection with the Southerly line of lands described in a deed recorded in Official Records Book 3891, at Page 191, Charlotte County Records; thence run along the Southerly and Easterly line of said lands the following two (2) courses: N89°52'01"E for 3,098.88 feet and run N03°04'53"W for 2,086.99 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 9; thence run N89°37'27"E along said North line for 2,134.64 feet to the POINT OF BEGINNING. Containing 295.13 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 of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.

Attachment 5

Proposed First Amendment to the Developer's Agreement

Document prepared under supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

The document should be returned to:
Derek Rooney, Esq.
Gray Robinson, P.A.
1404 Dean Street, Suite 300
Fort Myers, FL 33901

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Amendment") is made as of this 9th day of September, 2025, between **Burnt Store Developers, LLC**, (hereinafter referred to as "Developer"), with an address of 7807 Baymeadows Rd. E., Suite 205, Jacksonville, FL 32256, and **CHARLOTTE COUNTY, a political subdivision of the State of Florida**, (hereinafter referred to as "County").

WITNESSETH

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer previously subdivided certain property which includes the Property pursuant to that certain Plat of *Turnleaf Phase 1*, according to the plat thereof recorded on August 2, 2024, in Plat Book 27, Pages 13A through 13Z6 of the Public Records of Charlotte County, Florida, defined in the Developer's Agreement as the "Plat"; and

WHEREAS, in connection with the Plat, County and Developer entered into that certain Developer's Agreement recorded on August 8, 2024 under instrument #3436734 of the Public Records of Charlotte County, Florida (the "Developer's Agreement"), pursuant to which Developer provided a bond in the amount of TWENTY MILLION THREE HUNDRED THIRTY THOUSAND EIGHT HUNDRED EIGHTEEN AND 20/100 DOLLARS (\$20,330,818.20), defined in the Developer's Agreement as the "Security," to ensure completion of those subdivision improvements depicted on the Plans which have not, to date, been certified as complete; and

WHEREAS, Developer submitted construction plans (hereinafter, "Plans") prepared by Barraco and Associates, Inc., dated October 2, 2024, for DRC-24-188 Turnleaf Phase 1 -Amendment, to modify the Planned Development, which was originally approved under DRC-22-00158 via Resolution Number 2023-182. The PD Modification was approved by the County via Resolution 2025-139, signed by the Board of County

Commissioners on April 22, 2025, and recorded on April 23, 2025. The Plans depict certain subdivision improvements which must be required to be constructed prior to receiving certificates of occupancy for structures to be constructed on the Property; and

WHEREAS, Developer has filed a new application to replat the Plat, which will be named Turnleaf Phase 1A, Charlotte County Application Number #PFP-25-05 (hereinafter, "Replat"); and

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to include the Turnleaf Phase 1A (#PFP-25-05), which includes the subdivision improvements in the existing Security amount; and

WHEREAS, the intent of the Developer's Agreement and this First Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, which is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes; and

NOW, THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The references to "Turnleaf Phase 1" in the Developer's Agreement shall be considered replaced by "Turnleaf Phase 1A."
3. The legal description for the Property is revised, as described in Exhibit "A," attached hereto.
4. The reference to "Plans" in the Developer's Agreement shall be considered replaced with the following approval date and file number:

Approval Date: February 27, 2025

File Number: DRC-24-188

5. Developer agrees to complete the subdivision improvements for the Turnleaf Phase 1A, according to sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County. All improvements for the Turnleaf Phase 1A must be completed per the approved Plans to the satisfaction of the County Engineer, no later than two (2) years after the date that the Turnleaf Phase 1A is recorded in the Public Records of Charlotte County, Florida.
6. Prior to final approval of the Turnleaf Phase 1A by the Board of County Commissioners, Developer shall provide a rider to the Security provided with the Developer's Agreement to also include the Turnleaf Phase 1A as part of the Security.

7. Except as amended herein, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth therein.
8. This Amendment may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Amendment.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, County and Developer have executed this First Amendment on the date first above written.

**CHARLOTTE COUNTY, a political
Subdivision of the State of Florida**

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: 
Janette S. Knowlton, County Attorney
LR25-0729
Kmw

DEVELOPER

Burnt Store Developers, LLC.

7807 Baymeadows Rd. E, Suite 205
Jacksonville, FL 32256

[Signature]

1st Witness Signature

Sarah C. Harrison

1st Witness Printed Name

100 N. Tampa St STE. 2700

1st Witness Address

Tampa, FL 33602

1st Witness Address (cont'd.)

[Signature]

2nd Witness Signature

Alice Bronson

2nd Witness Printed Name

100 N. Tampa St 2700

2nd Witness Address

Tampa, FL 33602

2nd Witness Address (cont'd.)

By: [Signature]

[Authorized Signature]

James P. McGowan

[Printed Name]

ACKNOWLEDGEMENT

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 7 day of August, 2025, by James McGowan, who ☐ is personally known to me or ☒ has produced Florida DL as identification and did/did not take an oath.

My commission expires: 3/4/2027

(Notary Seal)

Serial or commission number

[Signature]

Notary Public

Joni M. Waters

Printed name of Notary Public



EXHIBIT A

Property Legal Description

Parcel in

Section 9, Township 42 South, Range 23 East

Charlotte County, Florida

A tract or parcel of land being a portion of TRACT "R" and all of TRACT "F-1", TRACT "O-3" and LOT 135 of the record plat of "TURNLEAF PHASE 1" recorded in Plat Book 27, Pages 13A through 13Z6, Charlotte County Records, lying in Section 9, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 9 run S00°57'59"E along the East line of the Northeast Quarter (NE 1/4) of said Section 9 for 2,664.03 feet to the East Quarter corner of said Section 9; thence run S00°56'41"E along the East line of the Southeast Quarter (SE 1/4) of said Section 9 for 1,040.12 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Records Book 2856, at Page 2074, Charlotte County Records; thence run S89°02'28"W along the Northerly line of said lands for 2,568.70 feet to the Southwest corner of said TRACT "F-1"; thence run along the Westerly line of said TRACT "F-1" the following courses: N00°57'32"W for 498.75 feet; N27°02'00"W for 115.51 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 477.50 feet (delta 17°45'58") (chord bearing N71°50'59"E) (chord 147.47 feet) for 148.06 feet to a point of compound curvature; Southeasterly along an arc of a curve to the right of radius 20.00 feet (delta 98°18'31") (chord bearing S50°06'47"E)

(chord 30.26 feet) for 34.32 feet; N82°57'02"E along a non-tangent line for 45.26 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 20.00 feet (delta 90°00'00") (chord bearing N44°02'28"E) (chord 28.28 feet) for 31.42 feet; N00°57'32"W along a radial line for 45.00 feet; S89°02'28"W for 18.89 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 522.50 feet (delta

00°04'28") (chord bearing S89°00'14"W) (chord 0.68 feet) for 0.68 feet; N01°02'00"W along a radial line for 152.00 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 674.50 feet (delta 00°04'28") (chord bearing N89°00'14"E)

(chord 0.88 feet) for 0.88 feet to a point of tangency; N89°02'28"E for 155.68 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 30.00 feet

(delta 89°52'06") (chord bearing N44°06'25"E) (chord 42.38 feet) for 47.05 feet to a point of tangency; N00°49'38"W for 27.10 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 30.00 feet (delta 78°03'57") (chord bearing

N39°51'36"W) (chord 37.79 feet) for 40.88 feet to a point of tangency; N78°53'35"W for 111.77 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 594.50 feet (delta 17°08'25") (chord bearing N87°27'47"W) (chord 177.19 feet) for 177.85 feet; N06°02'00"W along a radial line for 133.00 feet to a point on radial curve; Easterly along an arc of a curve to the right of radius 727.50 feet (delta 01°35'00") (chord bearing N84°45'30"E) (chord 20.10 feet) for 20.10 feet; N04°27'00"W along a radial line for 158.00 feet to a point on a radial curve; Easterly along an arc of a curve to the right of radius 885.50 feet (delta 15°33'25") (chord bearing S86°40'17"E) (chord 239.69 feet) for 240.43 feet to a point of tangency; S78°53'35"E for 140.55 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 285.50 feet (delta 78°03'57")

(chord bearing S39°51'36"E) (chord 359.60 feet) for 389.00 feet to a point of tangency; S00°49'38"E for 53.47 feet; N89°10'22"E for 20.00 feet to a point on a radial curve; Southeasterly along an arc of a curve to the left of radius 30.00 feet (delta 93°43'29")

(chord bearing S47°41'22"E) (chord 43.78 feet) for 49.07 feet to a point of compound curvature; Northeasterly along an arc of a curve to the left of radius 825.50 feet (delta 82°30'48") (chord bearing N44°11'29"E) (chord 1,088.73 feet) for 1,188.83 feet;

N02°56'05"E for 312.19 feet to a point of curvature and Northerly along an arc of a curve to the right of radius 924.50 feet (delta 12°22'11") (chord bearing N09°07'10"E) (chord 199.20 feet) for 199.59 feet to a point of reverse curvature and an intersection with the Southerly line of said TRACT "O-3"; thence run along the Southerly and Westerly line of said TRACT "O-3" the following courses: Northwesterly along an arc of a curve to the left of radius 40.00 feet (delta 111°18'07") (chord bearing N40°20'48"W) (chord 66.05 feet) for 77.70 feet; N32°32'53"W along a non-tangent line for 24.22 feet and N57°27'07"E for 84.40 feet to the Southerly Most corner of said Lot 135; thence run N32°32'53"W along the Southwesterly line of said Lot 135 for 132.00 feet to the Westerly Most corner of said Lot 135; thence run along the Easterly line of said TRACT "R" the following courses:

N57°27'07"E for 162.01 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 450.00 feet (delta 98°54'48") (chord bearing N07°59'43"E) (chord 683.92 feet) for 776.86 feet to a point of tangency and N41°27'41"W for 132.66 feet to a point of curvature; thence run Northerly along said Easterly line and continuing along the Northerly prolongation thereof along an arc of a curve to the right of radius 470.00 feet (delta

41°05'08") (chord bearing N20°55'07"W) (chord 329.85 feet) for 337.03 feet to a point of tangency; thence run N00°22'33"W for 140.08 feet to the Northeast corner of said TRACT

"R"; thence run along the Southerly and Westerly line of said TRACT "F-1" the following courses: S89°37'27"W for 60.00 feet and N00°22'33"W for 50.00 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 9; thence run

N89°37'27"E along said North line for 1,117.28 feet to the POINT OF BEGINNING.

Containing 123.14 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 of the Southeast Quarter (SE 1/4) of Section 9 to bear S00°56'41"E.