

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE BOUNDARY OF STARLING - PHASE 1, PLAT BOOK 27, PAGES 15A THROUGH 152Z, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AS BEING NORTH 89°02'28" EAST AND RELATES TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT.
2. ELEVATIONS ARE BASED ON N.A.S.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. BASED SOLELY UPON MY EXAMINATION OF THE TITLE OPINION AS PROVIDED BY CLIENT AND INFORMATION KNOWN BY, OR SUPPLIED TO THE UNDERSIGNED, THERE ARE NO EASEMENTS OF RECORD EXISTING OTHER THAN THOSE SHOWN ON THIS SURVEY.
5. THIS SURVEY BASED ON TITLE OPINION BY JIN LIU, ESQ., CARLTON FIELDS, DATED DECEMBER 5, 2024 AND BASED ON PLAT INFORMATION REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE THROUGH NOVEMBER 4, 2024 AT 8:00 AM.
6. SURVEYOR'S CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL USING A DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, IF ELECTRONICALLY SIGNED AND SEALED, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. PROPERTY SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DECEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 2865, PAGE 573, AND CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 31, 2021, IN OFFICIAL RECORDS BOOK 4832, PAGE 922, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
11. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°42'20" E	37.73'
L2	S 71°08'49" W	50.00'
L3	N 63°28'15" E	60.00'
L4	N 67°05'14" E	70.00'
L5	N 43°00'44" E	70.00'
L6	N 89°02'39" E	70.00'
L7	S 00°57'21" E	2.45'
L8	N 00°57'21" W	5.88'
L9	N 89°02'39" E	70.00'
L10	N 09°27'09" W	8.30'
L11	S 79°43'25" E	60.00'
L12	N 10°24'18" E	6.47'
L13	S 00°48'02" E	70.01'
L14	N 00°48'02" W	70.01'
L15	N 21°44'46" E	10.00'
L16	N 21°31'02" E	50.00'
L17	N 21°31'02" E	10.00'
L18	N 07°28'54" E	7.50'
L19	S 87°56'30" E	70.00'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	50.00'	89°45'40"	78.33'	70.56' S 44°10'29" W
C2	132.00'	95°51'7"	219.45'	195.04' N 48°19'59" W
C3	2168.00'	102°8'39"	396.46'	395.91' S 89°16'42" W
C4	382.00'	54°23'02"	362.59'	349.13' S 67°19'31" W
C5	1393.00'	34°11'39"	831.34'	819.06' S 57°13'50" W
C6	832.00'	9°27'33"	137.36'	137.20' S 69°35'53" W
C7	2025.00'	1°31'10"	53.70'	53.70' N 19°36'47" W
C8	1975.00'	2°08'39"	73.91'	73.91' S 17°46'51" E
C9	2025.00'	1°01'43"	36.35'	36.35' S 17°13'23" E
C10	25.00'	88°36'09"	38.66'	34.92' S 26°33'49" W
C11	1025.00'	1°51'22"	33.21'	33.21' S 69°56'13" W
C12	2167.00'	1°46'46"	67.30'	67.30' N 17°35'55" W
C13	1833.00'	9°20'39"	298.94'	298.61' N 21°22'52" W
C14	1975.00'	0°28'34"	16.41'	16.41' N 26°17'28" W
C15	15.00'	88°36'09"	23.20'	20.95' S 70°49'49" E
C16	1035.00'	9°27'33"	170.87'	170.68' N 69°35'53" E
C17	1190.00'	4°48'05"	99.72'	99.69' N 71°55'36" E
C18	15.00'	92°26'20"	24.20'	21.66' N 23°18'24" E
C19	15.00'	92°26'20"	24.20'	21.66' S 69°07'56" E
C20	1190.00'	22°59'29"	477.52'	474.32' N 53°09'09" E
C21	15.00'	88°43'46"	23.23'	20.98' N 02°42'28" W
C22	435.00'	0°05'05"	0.64'	0.64' N 47°01'49" W
C23	15.00'	86°18'25"	22.60'	20.52' N 89°51'31" E
C24	585.00'	38°59'55"	398.18'	390.54' N 66°12'16" E
C25	15.00'	86°39'35"	22.69'	20.59' N 42°22'26" E
C26	15.00'	84°45'27"	22.19'	20.22' S 43°20'05" E
C27	1965.00'	7°07'58"	244.63'	244.47' S 89°16'48" E
C28	15.00'	88°06'34"	23.07'	20.86' N 43°05'56" E
C29	15.00'	94°50'03"	24.83'	22.09' S 48°22'22" E
C30	1965.00'	0°10'14"	5.85'	5.85' N 84°07'29" E
C31	335.00'	18°03'45"	105.61'	105.17' S 86°55'45" E
C32	150.00'	37°02'05"	96.96'	95.28' N 17°33'42" E
C33	197.00'	37°02'05"	127.34'	125.13' N 17°33'42" E
C34	25.00'	91°58'34"	40.13'	35.96' N 36°32'08" E
C35	1475.00'	12°06'44"	311.81'	311.23' N 88°34'47" E
C36	25.00'	95°38'27"	41.73'	37.05' S 37°32'38" E
C37	203.00'	39°33'57"	140.18'	137.41' N 18°58'57" E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C38	150.00'	36°42'26"	96.10'	94.46' N 20°24'43" E
C39	82.00'	70°32'28"	100.96'	94.70' N 33°12'44" W
C40	3824.50'	1°09'08"	76.91'	76.91' S 81°56'32" E
C41	500.00'	19°52'10"	173.39'	172.52' S 71°25'53" E
C42	210.50'	26°26'42"	97.16'	96.30' S 74°43'09" E
C60	1307.00'	10°14'06"	233.47'	233.16' S 05°24'59" W
C61	150.00'	41°39'07"	109.04'	106.66' S 20°31'37" E
C62	203.00'	40°33'09"	143.68'	140.70' S 21°04'36" E

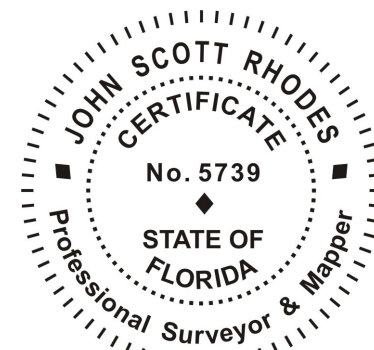
LEGEND

- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
L.B. LICENSED BUSINESS
B.O.W. BASIS OF BEARING
R.O.W. RIGHT-OF-WAY
C.R. COUNTY ROAD
O.R. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PGS. PAGES
■ SET PERMANENT REFERENCE MONUMENT
(5/8" X 1/8" SET IRON ROD CAPPED FROM LB "6897")

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5A-17.052-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: JOHN SCOTT RHODES, PSM #5739



POINT OF BEGINNING
MOST NORTHWEST CORNER OF
STARLING - PHASE 1
(PLAT BOOK 27, PAGES 15A-152Z)
N: 908716.36
E: 654511.53

LEGAL DESCRIPTION

ALL OF TRACTS F-1, F-2 AND OS-27, STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 152Z.

CONTAINING 12.982 ACRES, MORE OR LESS.

TOGETHER WITH

A PORTION OF TRACT F-3, STARLING - PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 152Z, TOGETHER WITH A PORTION OF TRACT F-3C, STARLING - PHASE 1, REPLAT 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 152Z, ALL LYING WITHIN SECTIONS 9 & 15, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTLY CORNER OF TRACT F-3, STARLING - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 152Z (INCLUSIVE) OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWELVE (12) COURSES ALONG THE BOUNDARY OF SAID TRACT F-3; COURSE NO. 1: SOUTH 89°03'19" WEST, 331.15 FEET TO A POINT OF CURVATURE; COURSE NO. 2: SOUTHWESTERLY, 78.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 89°45'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°10'29" WEST, A DISTANCE OF 70.56 FEET; COURSE NO. 3: SOUTH 00°42'20" EAST, 37.73 FEET; COURSE NO. 4: SOUTH 89°17'40" WEST, 203.00 FEET; COURSE NO. 5: NORTH 00°42'20" WEST, 399.25 FEET TO A POINT OF CURVATURE; COURSE NO. 6: NORTHWESTERLY, 219.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 132.00 FEET, THROUGH A CENTRAL ANGLE OF 95°51'7" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°19'59" WEST, A DISTANCE OF 195.04 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: WESTERLY, 396.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2,168.00 FEET, THROUGH A CENTRAL ANGLE OF 102°8'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°16'42" WEST, A DISTANCE OF 395.91 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 8: SOUTHWESTERLY, 362.59 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 382.00 FEET, THROUGH A CENTRAL ANGLE OF 54°23'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°19'31" WEST, A DISTANCE OF 349.13 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 9: SOUTHWESTERLY, 831.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,393.00 FEET, THROUGH A CENTRAL ANGLE OF 34°11'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°13'50" WEST, A DISTANCE OF 819.06 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 10: WESTERLY, 137.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 832.00 FEET, THROUGH A CENTRAL ANGLE OF 09°27'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 69°35'53" WEST, A DISTANCE OF 137.20 FEET; COURSE NO. 11: SOUTH 64°52'06" WEST, 178.93 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 12: SOUTHERLY, 53.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 01°31'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°36'47" EAST, A DISTANCE OF 53.70 FEET TO A POINT ON THE BOUNDARY OF TRACT "RD-1", STARLING - PHASE 1, REPLAT 1, RECORDED IN PLAT BOOK 27, PAGES 15A THROUGH 152Z, FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID TRACT "RD-1"; COURSE NO. 1: SOUTH 71°08'49" WEST, 50.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 2: SOUTHERLY, 73.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 02°08'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°44'46" WEST, A DISTANCE OF 73.91 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: SOUTHERLY, 36.35 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 01°01'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°12'21" EAST, A DISTANCE OF 36.35 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: SOUTHWESTERLY, 38.66 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°33'49" WEST, A DISTANCE OF 34.92 FEET; COURSE NO. 5: SOUTH 70°51'54" WEST, 84.27 FEET TO A POINT OF CURVATURE; COURSE NO. 6: WESTERLY, 33.21 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,025.00 FEET, THROUGH A CENTRAL ANGLE OF 01°51'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 69°56'13" WEST, A DISTANCE OF 33.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 67.30 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,167.00 FEET, THROUGH A CENTRAL ANGLE OF 01°46'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°35'55" WEST, A DISTANCE OF 67.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 298.94 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,833.00 FEET, THROUGH A CENTRAL ANGLE OF 09°20'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 21°22'52" WEST, A DISTANCE OF 298.61 FEET; THENCE NORTH 63°56'49" EAST, A DISTANCE OF 142.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHERLY, 16.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 00°28'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 28°17'28" EAST, A DISTANCE OF 16.41 FEET; THENCE NORTH 63°28'15" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 23.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 88°36'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°49'49" EAST, A DISTANCE OF 20.95 FEET; THENCE NORTH 64°52'06" EAST, A DISTANCE OF 147.56 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 170.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,035.00 FEET, THROUGH A CENTRAL ANGLE OF 09°27'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°56'13" EAST, A DISTANCE OF 99.69 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 24.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 04°48'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°55'36" EAST, A DISTANCE OF 99.69 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY, 24.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 92°26'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°18'24" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 67°05'14" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 24.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 92°26'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°18'24" EAST, A DISTANCE OF 21.66 FEET; THENCE NORTH 67°05'14" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 24.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 92°26'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°18'24" EAST, A DISTANCE OF 21.66 FEET; 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