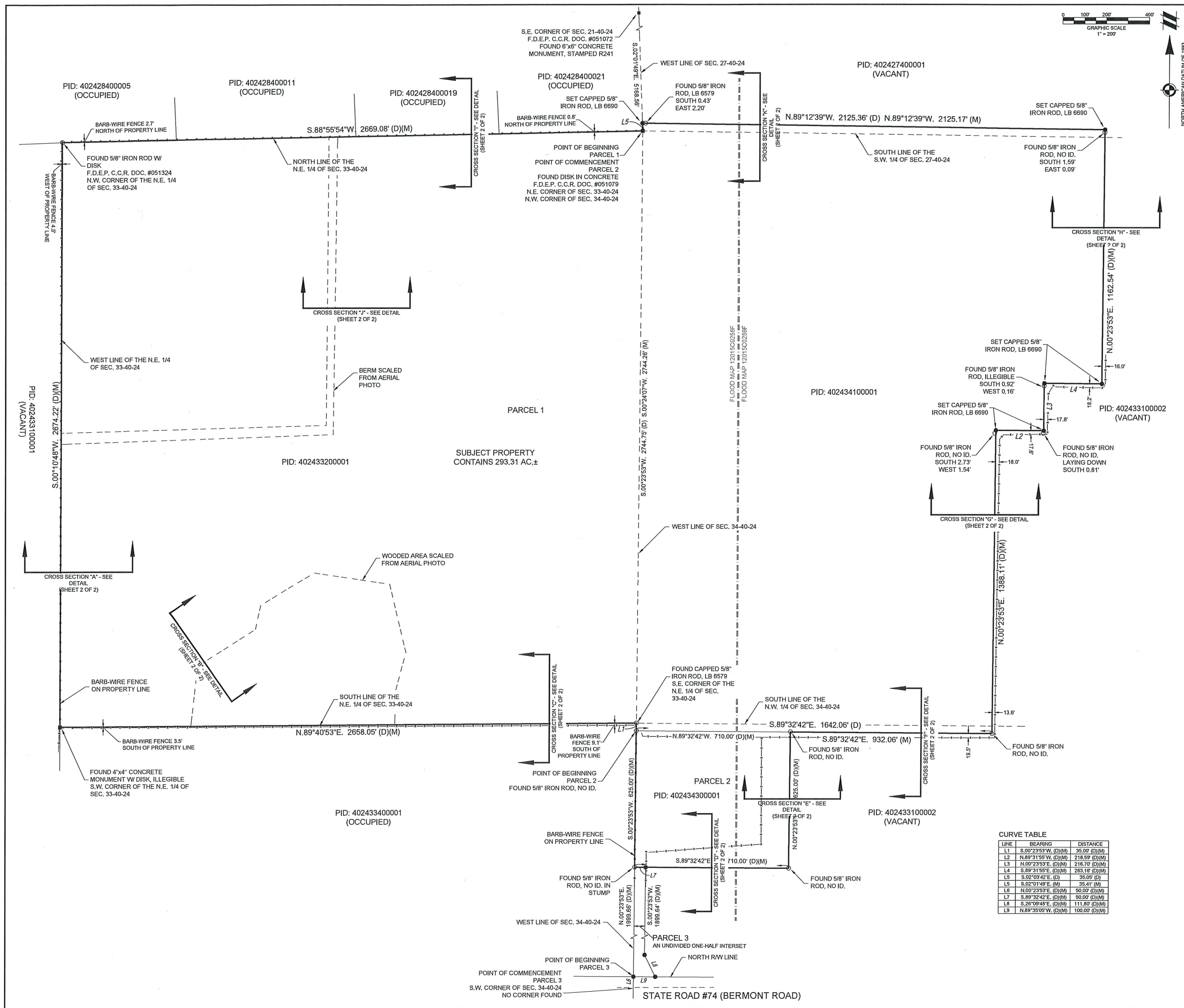




SURVEYOR'S LEGEND		COPYRIGHT © 2025 ATYWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATYWELL LLC	
● SET CAPPED IRON ROD #LB6990 SEC. SECTION R/W RIGHT-OF-WAY (M) MEASURED DATA (D) DEED DATA L1 LINE DATA (SEE LINE TABLE) PLS PROFESSIONAL LAND SURVEYOR LB LICENSED BUSINESS P.S.M. PROFESSIONAL SURVEY & MAPPER PID. CHARLOTTE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER		4181 TAMMAMTILL BLDG. 5, #501 PORT CHARLOTTE FL 33952 PHONE 813-464-1644 FLORENCE SURVEY CERTIFICATE OF AUTHORIZATION # 18-7030 REVIEWED FOR CODE COMPLIANCE 4/8/2026 DRC-25-076 ATYWELL	
SURVEYOR'S NOTES			
THIS SURVEY PLAT IS PREPARED AS A BOUNDARY SURVEY WITH SPOT ELEVATIONS AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW. THIS SURVEY IS BASED ON A LEGAL DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 4410, PAGE 108, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CERTIFIED CORNERS OF RECORD, AND EXISTING MONUMENTATION. BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", WHEREIN THE WEST LINE OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST BEARS S.00°23'35"W. BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP 1201502058F AND 1201502058F EFFECTIVE MAY 05, 2003, THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE FLOOD ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD ZONE DETERMINATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA", GEOID OFFRN GEOID 18. ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED. PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD. PARCELS 1 AND 2 CONTAIN 293.31 ACRES, MORE OR LESS. (TOTAL) NO INTERIOR IMPROVEMENTS LOCATED PER CLIENTS REQUEST. LAST DATE OF FIELD WORK: 2-02-2021 (ORIGINAL FIELDWORK) 9-17-2024 (SURVEY EAST LINE)		REV. DATE COMMENTS REV. DRAFTER REV. DATE COMMENTS	
DESCRIPTION:			
(PER OFFICIAL RECORDS BOOK 4410, PAGE 108, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA) PARCEL 1 A PARCEL OF LAND LYING IN SECTION 27, 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 33 (NORTHEAST CORNER SECTION 34) SAID SECTION ALSO BEING THE POINT OF BEGINNING. THENCE RUN S88°59'54"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 33 A DISTANCE OF 2699.00 FEET TO NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE RUN S00°10'48"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 2674.22 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N89°40'53"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 2658.05 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 33 SOUTHWEST CORNER OF THE CORNER OF SAID PRECOUNTERMOUNTED SECTION 34; THENCE RUN S00°23'59"W ALONG THE WEST LINE OF SECTION 34, A DISTANCE OF 35.00 FEET; THENCE RUN N02°04'27"E 35.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 34 A DISTANCE OF 1842.00 FEET; THENCE RUN N07°23'5"E, PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 1388.1 FEET; THENCE RUN S89°31'59"E, 218.39 FEET; THENCE RUN N07°23'5"E, 218.70 FEET; THENCE RUN S89°31'5"E, 203.18 FEET; THENCE RUN N02°23'5"E, 1162.54 FEET TO A POINT LYING 35.00 FEET NORTH OF THE SOUTH LINE OF SAID PRECOUNTERMOUNTED SECTION 27; THENCE RUN N89°12'39"W, 55.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, A DISTANCE OF 6725.39 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 27; THENCE RUN S02°04'42"E ALONG SAID WEST LINE OF SECTION 27, A DISTANCE OF 35.95 FEET TO THE POINT OF BEGINNING. PARCEL 2 THAT PORTION OF LANDS LYING WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN WARRANTY DEED IN O.R. BOOK 1266, PAGE 603, THOSE LANDS BOUNDED ON THE EAST AND SOUTH DESCRIBED BY THE DEED TO JAMES E. MOORE III, AS A TRUSTEE OF THE BICAYNE TRUST UNDER AN UNRECORDED TRUST AGREEMENT DATED JULY 15, 1997, SAID DEED RECORDED JULY 8, 2004 IN O.R. BOOK 2506, PAGE 65, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 34, THENCE RUN S00°23'59"W ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 2744.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 56 FEET SOUTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE CONTINUE SOUTH 2°23'57" WEST A DISTANCE OF 650.00 FEET; THENCE SOUTH 89°32'42" EAST A DISTANCE OF 710.00 FEET; THENCE SOUTH 07°23'57" EAST, A DISTANCE OF 625.00 FEET TO A POINT LYING 35.00 FEET SOUTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH 89°32'42" WEST A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING. PARCELS AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 34, RUN NORTH 07°23'57" EAST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #74 (BERMONT ROAD) AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 07°23'57" EAST ALONG SAID WEST LINE, A DISTANCE OF 1596.69 FEET; THENCE SOUTH 89°32'42" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 07°23'57" WEST, 50.00 FEET EASTERN OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1899.64 FEET; THENCE SOUTH 25°02'48" EAST, A DISTANCE OF 111.80 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD #74; THENCE NORTH 89°39'05" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.		LOCATED IN: SECTIONS 27, 33 & 34, TOWNSHIP 40 SOUTH, RANGE 24 EAST PARCEL ID: 402433200001, 402434100001 & 402434300001 SITE ADDRESS: 32380 & 33150 BERMONT ROAD, PUNTA GORDA, FLORIDA, 33882 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF SEC. 27, 33 & 34, TWP. 40 S., RGE. 24 E.	
SURVEYOR'S CERTIFICATION			
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE S-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. Digitally signed by Steven R Sonberg Date: 2025.06.02 07:47:28-04'00'		PM. BJC FIELD DATE: 09/17/2024 PLOT DATE: 6/02/2025 JOB 4505-SR SHEET NO. 1 OF 2	
STEVEN R. SONBERG, P.E., P.S.M. FLORIDA REGISTRATION NO. 6996 ATYWELL LLC CERTIFICATE OF AUTHORIZATION NO.: 18-7832			