

33 within the Petition and based on an investigation conducted by the County staff and
34 otherwise being fully advised as to the facts and circumstances contained within the
35 Petition, grant the Petition and to expand the boundaries of the District.

36 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
37 **COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA:**

38 **SECTION 1. RECITALS.**

39 The above recitals are adopted as Findings of Fact in support of this Ordinance.

40 **SECTION 2. AUTHORITY.**

41 This Ordinance is enacted in compliance with and pursuant to the Uniform
42 Community Development District Act of 1980, Chapter 190, Florida Statutes.

43 **SECTION 3. AMENDMENT TO ORDINANCE 2024-041.**

44 The County hereby grants the Petition and amends Ordinance No. 2024-041 to
45 expand the external boundaries of the District by adding approximately 104.898 acres,
46 more or less.

47 **SECTION 4. REVISED EXTERNAL BOUNDARIES OF THE DISTRICT.**

48 The total area of the District, as expanded, shall encompass 280.775 acres, more
49 or less, as described in **Appendix A** (revised), attached hereto and incorporated herein.
50 Charlotte County Code Chapter 4-3.5, Article XXI titled "WEST PORT EAST
51 COMMUNITY DEVELOPMENT DISTRICT," § 4-3.5-262 is hereby amended by removing
52 the strikethrough language and adding the underlined language to provide as follows and
53 updating **Appendix A** with the legal description attached hereto as **Appendix A** (revised):

54 **Sec. 4-3.5-262. – District External Boundaries.**

55 The revised external boundaries of the District are described in **Appendix**
56 **A** (revised) attached hereto, said boundaries encompassing ~~175.877~~

57 280.775 acres, more or less.

58 **SECTION 5. ALL OTHER CONDITIONS TO REMAIN UNCHANGED.**

59 All other terms and conditions of Ordinance 2024-041, not in conflict with this
60 Ordinance, shall remain unchanged and enforceable in accordance with the terms
61 expressed therein.

62 **SECTION 6. SEVERABILITY.**

63 If any subsection, sentence, clause, phrase, or portion of this Ordinance is for any
64 reason held invalid or unconstitutional by any court of competent jurisdiction, such portion
65 shall be deemed a separate, distinct, and independent provision and such holding shall
66 not affect the validity of the remainder of this Ordinance.

67 **SECTION 7. CONFLICT.**

68 Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict
69 with this Ordinance or part hereof is hereby repealed to the extent of the conflict.

70 **SECTION 8. EFFECTIVE DATE.**

71 The Clerk shall file a certified copy of this Ordinance with the Department of State
72 within ten days of its adoption. This Ordinance shall take effect immediately upon its filing
73 with the Department of State.

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75 --REMAINDER OF PAGE LEFT INTENTIONALLY BLANK--

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PASSED AND DULY ADOPTED this 26th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

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

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Thomas M. David, County Attorney
LR2026-0373

KMD

**APPENDIX A (REVISED)
AMENDED EXTERNAL BOUNDARIES OF THE DISTRICT**

Description Sketch

(Not A Survey)

CDD DESCRIPTION:

A parcel of land lying in Sections 11 & 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner said Section 12, run thence along the West boundary of Section 12, S.00°29'33"E., a distance of 75.03 feet to a point on the Southerly Right-of-Way of State Road 45 Tamiami Trail (U.S. Highway 41), a 200.00 foot Right-of-Way, thence along said Right-of-Way, S.89°11'32"E., a distance of 149.11 feet for a **POINT OF BEGINNING**; thence continuing along said Southerly Right-of-Way, S.89°11'32"E., a distance of 130.03 feet; thence departing said Right-of-Way, Southwesterly, 39.85 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 91°19'18" (chord bearing S.45°08'48"W., 35.76 feet); thence S.00°30'51"E., a distance of 226.35 feet to a point on the Northerly Right-of-Way of North Buena Vista Circle, PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Pages 51A through 51K, of the Public Records of Charlotte County, Florida; thence along said Northerly Right-of-Way, Southeasterly, 38.70 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 88°41'33" (chord bearing S.44°51'37"E., 34.95 feet) to a point hereafter known as **Point "A"**; thence continuing along said Northerly Right-of-Way S.89°12'23"E., a distance of 1862.87 feet; thence Northeasterly, 39.68 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°55'45" (chord bearing N.45°19'45"E., 35.64 feet), to a point on the Westerly Right-of-Way of West Como Street, Recorded in the said PORT CHARLOTTE SUBDIVISION Plat; thence along said Westerly Right-of-Way, N.00°08'02"W., a distance of 225.88 feet; thence Northwesterly, 38.86 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 89°03'25" (chord bearing N.44°39'50"W., 35.06 feet) to a point on the aforementioned Southerly Right-of-Way of State Road 45 Tamiami Trail (U.S. Highway 41), S.89°11'32"E., a distance of 120.02 feet to a point on the Easterly Right-of-Way of said West Como Street; thence Southwesterly, 39.68 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°56'35" (chord bearing S.45°20'10"W., 35.65 feet); thence S.00°08'08"E., a distance of 225.83 feet to point on the aforementioned Northern Right-of-Way of North Buena Vista Circle; thence along said Northerly Right-of-Way the following three (3) courses: (1) Southeasterly, 38.86 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°04'15" (chord bearing S.44°40'15"E., 35.07 feet); (2) S.89°12'23"E., a distance of 152.34 feet; (3) Southeasterly, 148.19 feet along the arc of a tangent curve to the right having a radius of 125.00 feet and a central angle of 67°55'35" (chord bearing S.55°14'35"E., 139.67 feet); thence departing said Northerly Right-of-way, N.68°43'12"E., a distance of 144.06 feet; thence N.58°58'33"E., a distance of 116.55 feet to a point on the Eastern boundary of the Como Waterway, vacated by Resolution 2008-015, recorded in Official Records Book 3321, Page 634 of said Public Records; thence along said Eastern boundary, S.00°07'15"E., a distance of 3706.60 feet to a point on the Northerly Right-of-Way of State Road 776, a 200.00 foot Right-of-Way; thence along said Northerly Right-of-Way, S.69°10'05"W. a distance of 106.91 feet; thence departing said Northerly Right-of-Way, N.00°07'15"W., a distance of 461.19 feet; thence Westerly, 91.85 feet along the arc of a non-tangent curve to the right having a radius of 525.00 feet and a central angle of 10°01'27" (chord bearing S.84°59'16"W., 91.73 feet); thence S.90°00'00"W., a distance of 315.38 feet; thence Southwesterly, 42.30 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 96°56'17" (chord bearing S.41°31'52"W., 37.43 feet);



Continued on Sheet 2

Certified To:

- KL Westport Expansion LLC; a Florida limited liability company

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the West boundary of Section 12, Township 40 South, Range 21 East Charlotte County, Florida, having a Grid bearing of S.00°29'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

PROJECT: West Port			Prepared For: KOLTER GROUP AQUISITIONS LLC		
PHASE: West Port Expansion KOLTER REMAINDER					
DRAWN: SWM	DATE: 03/20/24	CHECKED BY: MHC	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
4/17/2024	REVISE BOUNDARY & DESC.	SWM			
5/10/2024	REVISE BOUNDARY & DESC.	JMW			
5/12/2024	REVISE BOUNDARY & DESC.	JMW			
David W. Maxwell FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7311					
FILE PATH: P:\WEST PORT - EXPANSION\DESCRIPTIONS\WESTPORT EXPANSION-CDD-DS.DWG LAST SAVED BY: STEVEN					01 of 10



Description Sketch

(Not A Survey)

Continued from Sheet 1

thence Southerly, 115.18 feet along the arc of a compound curve to the left having a radius of 475.00 feet and a central angle of 13°53'38" (chord bearing S.13°53'06"E., 114.90 feet); thence S.20°49'55"E., a distance of 261.79 feet; thence Southeasterly, 21.69 feet along the arc of a tangent curve to the left having a radius of 50.00 feet and a central angle of 24°51'02" (chord bearing S.33°15'26"E., 21.52 feet); thence Southeasterly, 95.42 feet along the arc of a reverse curve to the right having a radius of 220.00 feet and a central angle of 24°51'02" (chord bearing S.33°15'26"E., 94.67 feet); thence S.20°49'55"E., a distance of 61.87 feet to a point on the aforementioned Northerly Right-of-Way of State Road 776; thence along said Northerly Right-of-Way, S.69°10'05"W., a distance of 100.00 feet; thence departing said Northerly Right-of-Way, N.20°49'55"W., a distance of 61.87 feet thence Northerly, 95.42 feet along the arc of a tangent curve to the right having a radius of 220.00 feet and a central angle of 24°51'02" (chord bearing N.08°24'24"W., 94.67 feet); thence Northerly, 21.69 feet along the arc of a reverse curve to the left having a radius of 50.00 feet and a central angle of 24°51'02" (chord bearing N.08°24'24"W., 21.52 feet); thence N.20°49'55"W., a distance of 261.79 feet; thence Northerly, 189.64 feet along the arc of a tangent curve to the right having a radius of 525.00 feet and a central angle of 20°41'47" (chord bearing N.10°29'01"W., 188.61 feet); thence N.00°08'08"W., a distance of 12.11 feet; thence S.69°10'05"W., a distance of 213.72 feet; thence N.55°01'03"W., a distance of 256.30 feet; thence S.69°10'05"W., a distance of 101.16 feet; thence S.04°19'13"W., a distance of 136.68 feet; thence S.45°02'37"W., a distance of 216.04 feet; thence S.69°10'05"W., a distance of 1514.46 feet; thence S.10°12'47"W., a distance of 290.58 feet; thence Southerly, 183.04 feet along the arc of a tangent curve to the left having a radius of 439.00 feet and a central angle of 23°53'20" (chord bearing S.01°43'53"E., 181.71 feet); thence S.13°40'33"E., a distance of 215.01 feet to a point on the aforementioned Northerly Right-of-Way of State Road 776; thence along said Northerly Right-of-Way, S.69°10'05"W., a distance of 477.67 feet to a point on the West boundary of the Flamingo Waterway, vacated by Resolution 2008-015, recorded in Official Records Book 3321, Page 634; thence along said West boundary the following four (4) courses: (1) N.15°49'23"E., a distance of 650.57 feet; (2) N.10°12'47"E., a distance of 775.34 feet; (3) Northerly, 74.84 feet along the arc of a tangent curve to the left having a radius of 400.00 feet and a central angle of 10°43'12" (chord bearing N.04°51'11"E., 74.73 feet); (4) N.00°30'25"W., a distance of 3474.66 feet; thence departing said West Boundary, S.89°11'34"E., a distance of 223.56 feet; thence N.00°30'51"W., a distance of 205.57 feet; thence Northwesterly, 38.69 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 88°40'42" (chord bearing N.44°51'12"W., 34.95 feet) to the **POINT OF BEGINNING**.

Containing 236.810 acres, more or less.

LESS AND EXCEPT THE FOLLOWING

DESCRIPTION: "SCHOOL BOARD PROPERTY"

A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the aforesaid Point "A"; thence S.01°49'41"E., a distance of 50.03 feet; thence S.89°12'23"E., a distance of 20.01 feet to a point on the Southerly Right-of-Way of North Buena Vista Circle, of said PORT CHARLOTTE SUBDIVISION, said point also being the **POINT OF BEGINNING**; thence along said Southerly Right-of-Way, S.89°12'23"E., a distance of 1483.20 feet; thence departing said Southerly Right-of-Way, S.00°08'08"E., a distance of 1126.35 feet to a point on the proposed North Right-of-Way of West Port Crossings (To be constructed), said point hereafter known as Point "B"; thence along said proposed North Right-of-Way the following five (5) courses: (1) N.89°19'44"W., a distance of 886.16 feet; (2) Westerly, 277.30 feet along the arc of a tangent curve to the left having a radius of 417.00 feet and a central angle of 38°06'04" (chord bearing S.71°37'14"W., 272.22 feet); (3) S.52°34'12"W., a distance of 180.37 feet; (4) Westerly, 132.33 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 37°54'31" (chord bearing S.71°31'27"W., 129.93 feet); (5) N.89°31'17"W., a distance of 187.25 feet to a point on the proposed Easterly Right-of-Way of Flamingo Boulevard; thence along said Easterly Right-of-Way the following six (6) courses: (1) Northwesterly, 38.84 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°00'53" (chord bearing N.45°00'51"W., 35.05 feet); (2) N.00°30'25"W., a distance of 534.77 feet; (3) Northerly, 228.79 feet along the arc of a tangent curve to the right having a radius of 460.00 feet and a central angle of 28°29'50" (chord bearing N.13°44'30"E., 226.44 feet); (4) Northerly, 278.60 feet along the arc of a reverse curve to the left having a radius of 560.00 feet and a central angle of 28°30'15" (chord bearing N.13°44'17"E., 275.73 feet); (5) N.00°30'51"W., a distance of 299.05 feet; (6) Northeasterly, 39.84 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 91°18'46" (chord bearing N.45°08'14"E., 35.75 feet) to the **POINT OF BEGINNING**.

Containing 43.008 acres, more or less.

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES
SEE SHEET NO. 8 FOR SKETCH
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LESS AND EXCEPT THE FOLLOWING

DESCRIPTION: "OUTPARCEL 1"

A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the aforesaid Point "B"; thence S 00°47'57" W, a distance of 73.98 feet to a point on the South right-of-way line of Oakleaf Avenue, also being the **POINT OF BEGINNING**; thence along said South line, S 89°12'03" E, a distance of 360.20 feet; thence southeasterly, 38.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°03'55" (chord bearing S 44°40'05" E, 35.07 feet) to a point on the West right-of-way line of Como Street; thence along said West line, S 00°08'08" E, a distance of 800.11 feet; thence southwesterly, 39.68 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°56'05" (chord bearing S 45°19'55" W, 35.64 feet) to a point on the North right-of-way line of Walenda Avenue; thence along said North line, N 89°12'03" W, a distance of 510.24 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'54" (chord bearing N 44°39'36" W, 35.07 feet) to a point on the East right-of-way line of Kingsland Street, said point hereafter known as "Point C"; thence along said East line, N 00°07'09" W, a distance of 800.10 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'06" (chord bearing N 45°20'24" E, 35.64 feet) to a point on the South right-of-way line of said Oakleaf Avenue; thence along said South line, S 89°12'03" E, a distance of 149.82 feet; to the **POINT OF BEGINNING**.

Containing 10.918 acres, more or less.

AND

DESCRIPTION: "OUTPARCEL 2"

A parcel of land lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:


COMMENCE at the aforesaid Point "C"; thence S 89°52'51" W, a distance of 50.00 feet to a point on the West right-of-way line of Kingsland Street, same also being the **POINT OF BEGINNING**; thence along said West line; S 00°07'09" E, a distance of 298.42 feet; thence southwesterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°54'54" (chord bearing S 45°20'18" W, 35.64 feet) to a point on the North right-of-way line of Cumberland Avenue; thence along said North line, N 89°12'15" W, a distance of 505.95 feet; thence northwesterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°04'27" (chord bearing N 44°40'02" W, 35.07 feet) to a point on the East right-of-way line of Carrol Street; thence along said East line, N 00°07'48" W, a distance of 499.98 feet; thence northeasterly, 39.67 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°55'17" (chord bearing N 45°19'50" E, 35.64 feet) to a point on the South right-of-way line of Odin Avenue; thence along said South line, S 89°12'31" E, a distance of 506.05 feet; thence southeasterly, 38.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°05'22" (chord bearing S 44°39'50" E, 35.07 feet) to a point on the West right-of-way line of said Kingsland Street; thence along said West line, S 00°07'09" E, a distance of 201.60 feet; to the **POINT OF BEGINNING**.

Containing 7.007 acres, more or less.

Overall parcel containing 175.877 acres, more or less.

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES
SEE SHEET NO. 8 FOR SKETCH
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°29'33"E	75.03'
L2	S89°11'32"E	149.11'
L3	S89°11'32"E	130.03'
L4	S00°30'51"E	226.35'
L5	S89°12'23"E	1862.87'
L6	N00°08'02"W	225.88'
L7	S89°11'32"E	120.02'
L8	S00°08'08"E	225.83'
L9	S89°12'23"E	152.34'
L10	N68°43'12"E	144.06'
L11	N58°58'33"E	116.55'
L12	S00°07'15"E	3706.60'
L13	S69°10'05"W	106.91'
L14	N00°07'15"W	461.19'
L15	N90°00'00"W	315.38'
L16	S20°49'55"E	261.79'
L17	S20°49'55"E	61.87'
L18	S69°10'05"W	100.00'

Line Data Table		
No.	Bearing	Length
L19	N20°49'55"W	61.87'
L20	N20°49'55"W	261.79'
L21	N00°08'08"W	12.11'
L22	S69°10'05"W	213.72'
L23	N55°01'03"W	256.30'
L24	S69°10'05"W	101.16'
L25	S04°19'13"W	136.68'
L26	S45°02'37"W	216.04'
L27	S69°10'05"W	1514.46'
L28	S10°12'47"W	290.58'
L29	S13°40'33"E	215.01'
L30	S69°10'05"W	477.67'
L31	N15°49'23"E	650.57'
L32	N10°12'47"E	775.34'
L33	N00°30'25"W	3474.66'
L34	S89°11'34"E	223.56'
L35	N00°30'51"W	205.57'

Line Data for CDD Boundary

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
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 SEE SHEET NO. 8 FOR SKETCH
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street
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GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C1	25.00'	39.85'	91°19'18"	S45°08'48"W	35.76'
C2	25.00'	38.70'	88°41'33"	S44°51'37"E	34.95'
C3	25.00'	39.68'	90°55'45"	N45°19'45"E	35.64'
C4	25.00'	38.86'	89°03'25"	N44°39'50"W	35.06'
C5	25.00'	39.68'	90°56'35"	S45°20'10"W	35.65'
C6	25.00'	38.86'	89°04'15"	S44°40'15"E	35.07'
C7	125.00'	148.19'	67°55'35"	S55°14'35"E	139.67'
C8	525.00'	91.85'	10°01'27"	S84°59'16"W	91.73'
C9	25.00'	42.30'	96°56'17"	S41°31'52"W	37.43'
C10	475.00'	115.18'	13°53'38"	S13°53'06"E	114.90'
C11	50.00'	21.69'	24°51'02"	S33°15'26"E	21.52'
C12	220.00'	95.42'	24°51'02"	S33°15'26"E	94.67'
C13	220.00'	95.42'	24°51'02"	N08°24'24"W	94.67'
C14	50.00'	21.69'	24°51'02"	N08°24'24"W	21.52'
C15	525.00'	189.64'	20°41'47"	N10°29'01"W	188.61'
C16	439.00'	183.04'	23°53'20"	S01°43'53"E	181.71'
C17	400.00'	74.84'	10°43'12"	N04°51'11"E	74.73'
C18	25.00'	38.69'	88°40'42"	N44°51'12"W	34.95'

Curve Data for CDD Boundary

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES
 SEE SHEET NO. 8 FOR SKETCH
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L50	S01°49'41"E	50.03'
L51	S89°12'23"E	20.01'
L52	S89°12'23"E	1483.20'
L53	S00°08'08"E	1126.35'
L54	N89°19'44"W	886.16'
L55	S52°34'12"W	180.37'
L56	N89°31'17"W	187.25'
L57	N00°30'25"W	534.77'
L58	N00°30'51"W	299.05'

Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C50	417.00'	277.30'	38°06'04"	S71°37'14"W	272.22'
C51	200.00'	132.33'	37°54'31"	S71°31'27"W	129.93'
C52	25.00'	38.84'	89°00'53"	N45°00'51"W	35.05'
C53	460.00'	228.79'	28°29'50"	N13°44'30"E	226.44'
C54	560.00'	278.60'	28°30'15"	N13°44'17"E	275.73'
C55	25.00'	39.84'	91°18'46"	N45°08'14"E	35.75'

Line & Curve Data for School Board Property

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES
 SEE SHEET NO. 8 FOR SKETCH
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street
 Tampa, Florida 33619
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GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table

No.	Bearing	Length
L60	S00°47'57"W	73.98'
L61	S89°12'03"E	360.20'
L62	S00°08'08"E	800.11'
L63	N89°12'03"W	510.24'
L64	N00°07'09"W	800.10'
L65	S89°12'03"E	149.82'
L66	S89°52'51"W	50.00'
L67	S00°07'09"E	298.42'
L68	N89°12'15"W	505.95'
L69	N00°07'48"W	499.98'
L70	S89°12'31"E	506.05'
L71	S00°07'09"E	201.60'

Curve Data Table

No.	Radius	Arc	Delta	Bearing	Chord
C60	25.00'	38.86'	89°03'55"	S44°40'05"E	35.07'
C61	25.00'	39.68'	90°56'05"	S45°19'55"W	35.64'
C62	25.00'	38.87'	89°04'54"	N44°39'36"W	35.07'
C63	25.00'	39.67'	90°55'06"	N45°20'24"E	35.64'
C64	25.00'	39.67'	90°54'54"	S45°20'18"W	35.64'
C65	25.00'	38.87'	89°04'27"	N44°40'02"W	35.07'
C66	25.00'	39.67'	90°55'17"	N45°19'50"E	35.64'
C67	25.00'	38.87'	89°05'22"	S44°39'50"E	35.07'

Line & Curve Data for Out Parcels 1 & 2

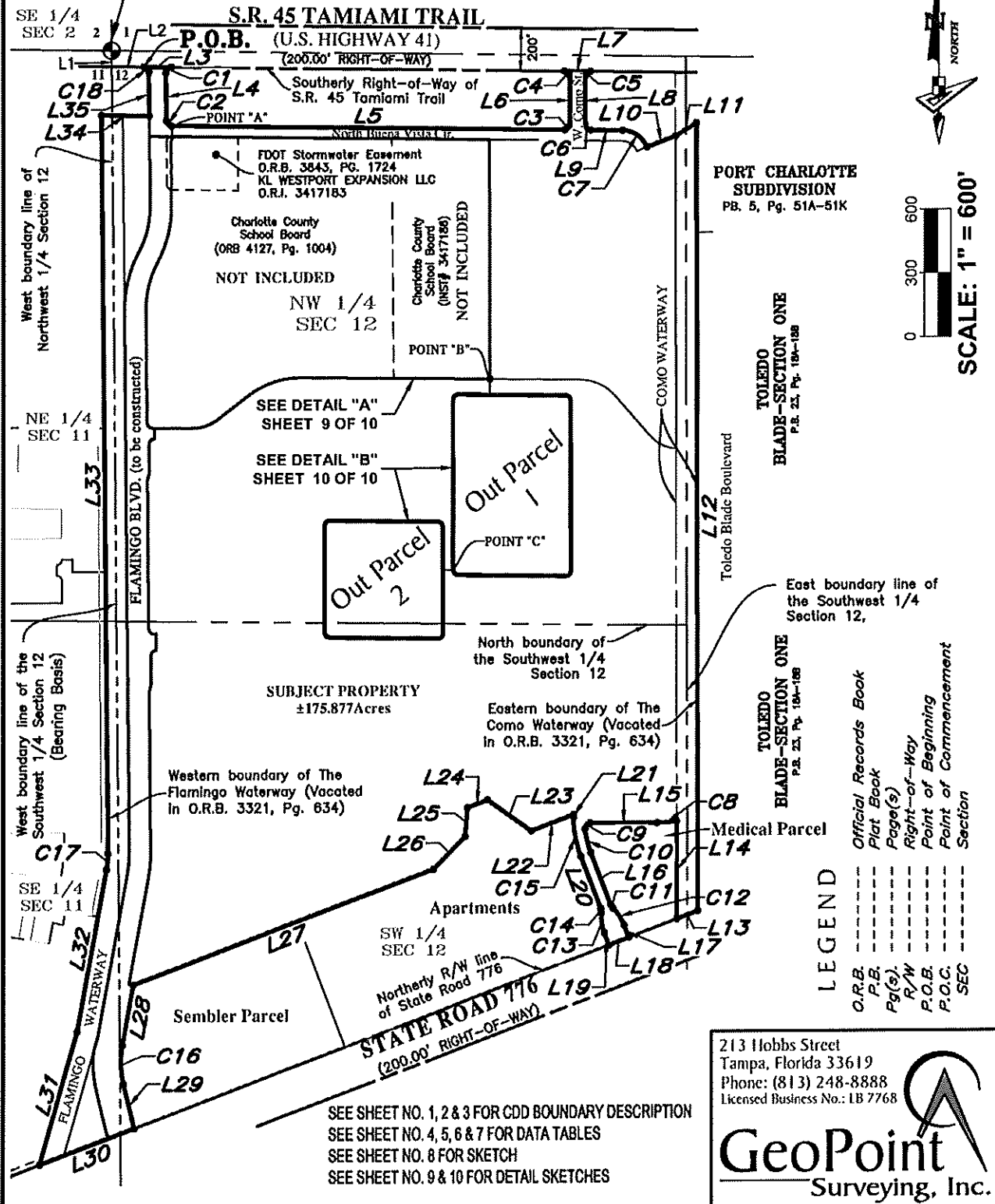
SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
 SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES
 SEE SHEET NO. 8 FOR SKETCH
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street
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Description Sketch (Not A Survey)



P.O.C.
Northwest corner of
Section 12, Township 40
South, Range 21 East

SE 1/4
SEC 2

S.R. 45 TAMAMI TRAIL
(U.S. HIGHWAY 41)
(200.00' RIGHT-OF-WAY)

P.O.B.
Southernly Right-of-Way of
S.R. 45 Tamiami Trail
(200.00' RIGHT-OF-WAY)

FDOT Stormwater Easement
O.R.B. 3843, Pg. 1724
KL WESTPORT EXPANSION LLC
O.R.I. 3417185

Charlotte County
School Board
(ORB 4127, Pg. 1004)

NOT INCLUDED
NW 1/4
SEC 12

Charlotte County
School Board
(INST# 3417186)

NOT INCLUDED

**PORT CHARLOTTE
SUBDIVISION**
PB. 5, Pg. 51A-51K

**TOLEDO
BLADE-SECTION ONE**
P.B. 23, Pg. 184-188

**TOLEDO
BLADE-SECTION ONE**
P.B. 23, Pg. 184-188

SEE DETAIL "A"
SHEET 9 OF 10

SEE DETAIL "B"
SHEET 10 OF 10

Out Parcel 1
POINT "C"

Out Parcel 2

SUBJECT PROPERTY
±175.877 Acres

North boundary of
the Southwest 1/4
Section 12

Eastern boundary of The
Como Waterway (Vacated
in O.R.B. 3321, Pg. 634)

Western boundary of The
Flamingo Waterway (Vacated
in O.R.B. 3321, Pg. 634)

Medical Parcel

Apartments
SW 1/4
SEC 12

Sembler Parcel

STATE ROAD 776
(200.00' RIGHT-OF-WAY)

LEGEND

---	Official Records Book
---	Plat Book
---	Page(s)
---	R/W
---	P.O.B.
---	P.O.C.
---	SEC

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES
SEE SHEET NO. 8 FOR SKETCH
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

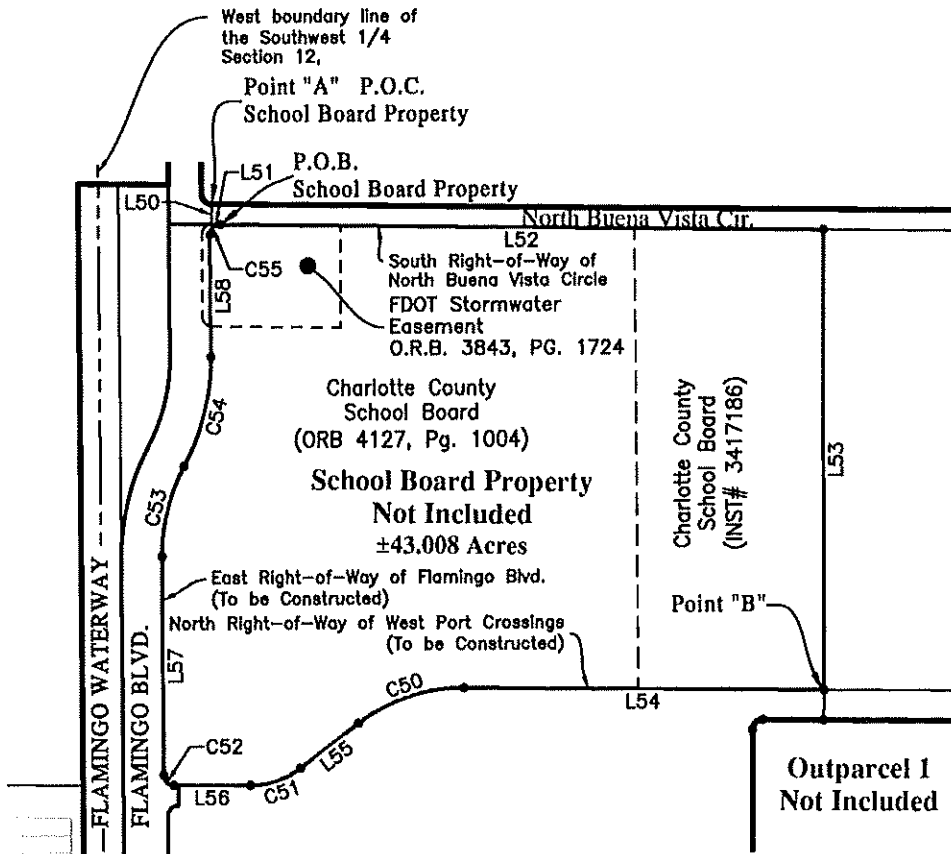
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Detail Sheet

(Not A Survey)



DETAIL "A"
SCALE: 1"=400'

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
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 SEE SHEET NO. 8 FOR SKETCH
 SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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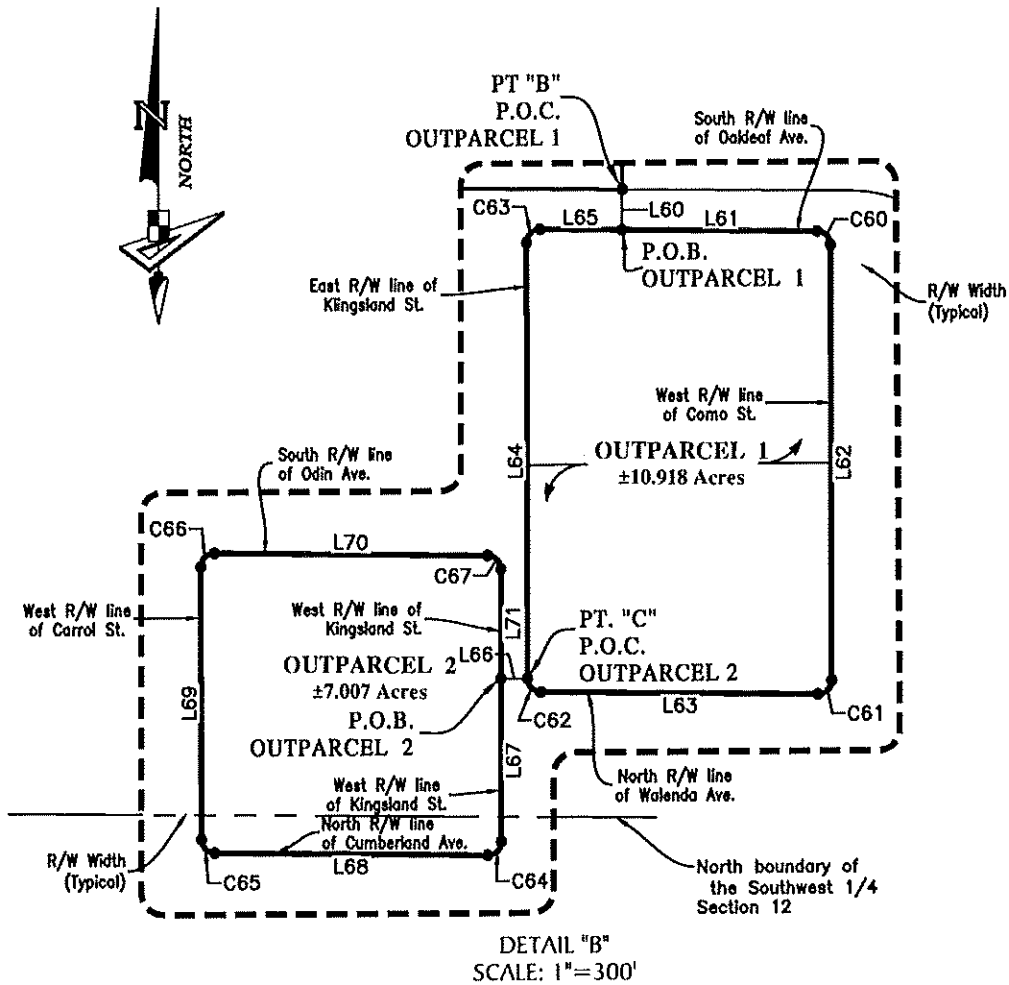
GeoPoint

Surveying, Inc.



Detail Sheet

(Not A Survey)



SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION
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Description Sketch



TOGETHER WITH: (Not A Survey)

DESCRIPTION:

All of Lots 1 through 4, and Toledo Blade Boulevard, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said TOLEDO BLADE-SECTION ONE, said corner also being a point on the Northerly Right-of-Way of El Jobean Road (State Road 776), a 200 foot public Right-of-Way as shown on Florida Department of Transportation Right-of-Way map, Section 01050-2508, run thence along said Northerly Right-of-Way, S.69°10'05"W., a distance of 2665.53 feet to the Southeast corner of Como Waterway, a 100 foot vacated Right-of-Way, as recorded in Official Records Book 3321, Page 624, of the Public Records of Charlotte County, Florida; thence along the Easterly Right-of-Way thereof, N.00°07'15"W., a distance of 3706.60 feet to the Northeast corner of said Como Waterway; thence along the Northerly and Easterly boundary of said TOLEDO BLADE-SECTION ONE the following thirteen (13) courses: 1) N.89°52'57"E., a distance of 125.00 feet; 2) S.00°07'15"E., a distance of 89.49 feet; 3) S.89°12'17"E., a distance of 95.41 feet; 4) Southwesterly, 39.67 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°54'58" (chord bearing S.45°20'14"W., 35.64 feet); 5) S.00°07'56"E., a distance of 200.05 feet; 6) Southeasterly, 38.87 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 89°04'33" (chord bearing S.44°39'24"E., 35.07 feet); 7) S.89°11'41"E., a distance of 555.40 feet; 8) N.00°07'08"W., a distance of 250.10 feet; 9) S.89°11'41"E., a distance of 880.80 feet; 10) Easterly, 292.39 feet along the arc of a tangent curve to the right having a radius of 1509.86 feet and a central angle of 11°05'44" (chord bearing S.83°38'49"E., 291.93 feet); 11) S.00°07'08"E., a distance of 879.25 feet; 12) S.89°43'28"E., a distance of 559.59 feet; 13) S.00°16'32"W., a distance of 1733.74 feet to the **POINT OF BEGINNING**.

Containing 164.753 acres, more or less.

 Digitally signed by Charles Arnett Date: 2025.10.31 15:32:15 -04'00' Charles M. Arnett LS6884	JOB: WEST PORT EAST CDD DRAWN: AKN DATE: 10/16/25 CHECKED: BC Prepared For: RLS - KL WP Village Resi LLC	www.GeoPoint.org Licensed Business No.: LB 7768  GeoPoint 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266															
	Revisions																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---
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Description Sketch

(Not A Survey)

DESCRIPTION (CONTINUED): LESS AND EXCEPT (PARCEL 1):

A portion of Lot 1, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said TOLEDO BLADE-SECTION ONE; run thence along the South boundary thereof, S.69°10'05"W., a distance of 887.81 feet; thence Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.65°49'55"W., 35.36 feet); thence N.20°49'55"W., a distance of 230.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.24°10'05"E., 35.36 feet); thence N.69°10'05"E., a distance of 822.56 feet; thence Easterly, 50.85 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 29°08'01" (chord bearing N.83°44'06"E., 50.30 feet); thence Easterly, 23.69 feet along the arc of a reverse curve to the left having a radius of 100.00 feet and a central angle of 13°34'28" (chord bearing S.88°29'07"E., 23.64 feet); thence Easterly, 25.47 feet along the arc of a reverse curve to the right having a radius of 263.00 feet and a central angle of 05°32'57" (chord bearing N.87°30'07"E., 25.46 feet); thence S.89°44'00"E., a distance of 37.68 feet; thence Southeasterly, 38.47 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 88°09'44" (chord bearing S.45°38'32"E., 34.78 feet) to a point on the East boundary of said TOLEDO BLADE-SECTION ONE; thence along said East boundary, S.00°16'32"W., a distance of 219.98 feet to the **POINT OF BEGINNING**.

Containing 6.111 acres, more or less.

LESS AND EXCEPT (PARCEL 2):

A portion of Lot 1, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said TOLEDO BLADE-SECTION ONE; run thence along the South boundary thereof, N.69°10'06"E., a distance of 1073.08 feet to the **POINT OF BEGINNING**; thence Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.65°49'55"W., 35.36 feet); thence N.20°49'55"W., a distance of 230.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.24°10'05"E., 35.36 feet); thence N.69°10'05"E., a distance of 576.64 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.65°49'55"E., 35.36 feet); thence S.20°50'05"E., a distance of 230.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°59'33" (chord bearing S.24°09'59"W., 35.36 feet) to a point on said South boundary of TOLEDO BLADE-SECTION ONE; thence along said South boundary, S.69°10'05"W., a distance of 576.65 feet to the **POINT OF BEGINNING**.

Containing 4.016 acres, more or less.

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch

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DESCRIPTION (CONTINUED):
LESS AND EXCEPT (PARCEL 3):

A portion of Lot 1, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said TOLEDO BLADE-SECTION ONE; run thence along the South boundary thereof, thence N.69°10'05"E., a distance of 466.98 feet to the **POINT OF BEGINNING**; thence Northwesterly, 38.92 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°12'19" (chord bearing N.65°26'04"W., 35.11 feet); thence N.20°49'55"W., a distance of 230.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.24°10'05"E., 35.36 feet); thence N.69°10'05"E., a distance of 505.75 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.65°49'55"E., 35.36 feet); thence S.20°49'55"E., a distance of 230.00 feet; thence Southwesterly, 38.97 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°18'10" (chord bearing S.23°49'10"W., 35.14 feet) to a point on said South boundary of TOLEDO BLADE-SECTION ONE; thence along said South boundary, S.69°10'05"W., a distance of 506.40 feet to the **POINT OF BEGINNING**.

Containing 3.560 acres, more or less.

LESS AND EXCEPT (PARCEL 4):

A portion of Lot 4, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said TOLEDO BLADE-SECTION ONE; run thence along the West boundary thereof, N.00°07'15"W., a distance of 451.23 feet; thence N.69°10'05"E., a distance of 140.76 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.65°49'55"E., 35.36 feet); thence S.20°49'55"E., a distance of 18.08 feet; thence S.07°20'10"E., a distance of 38.56 feet; thence S.20°49'55"E., a distance of 316.49 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.24°10'05"W., 35.36 feet) to a point on the South boundary of said TOLEDO BLADE-SECTION ONE; thence along said South boundary, S.69°10'05"W., a distance of 291.34 feet to the **POINT OF BEGINNING**.

Containing 2.299 acres, more or less.

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch

(Not A Survey)

DESCRIPTION (CONTINUED):
LESS AND EXCEPT (PARCEL 5):

A portion of Lot 1, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said TOLEDO BLADE-SECTION ONE; run thence along the South boundary thereof, N.69°10'05"E., a distance of 466.98 feet; thence Northwesterly, 38.92 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°12'19" (chord bearing N.65°26'04"W., 35.11 feet); thence N.20°49'55"W., a distance of 230.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.24°10'05"E., 35.36 feet); thence N.20°49'55"W., a distance of 50.00 feet to the **POINT OF BEGINNING**; thence Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.65°49'55"W., 35.36 feet); thence N.20°49'55"W., a distance of 44.84 feet; thence Northerly, 410.28 feet along the arc of a tangent curve to the right having a radius of 1135.00 feet and a central angle of 20°42'40" (chord bearing N.10°28'35"W., 408.05 feet); thence N.00°07'15"W., a distance of 38.27 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°52'45"E., 35.36 feet); thence N.89°52'45"E., a distance of 145.00 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°07'15"E., 35.36 feet); thence S.00°07'15"E., a distance of 38.27 feet; thence Southerly, 339.79 feet along the arc of a tangent curve to the left having a radius of 940.00 feet and a central angle of 20°42'40" (chord bearing S.10°28'35"E., 337.94 feet); thence S.20°49'55"E., a distance of 44.84 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.24°10'05"W., 35.36 feet); thence S.69°10'05"W., a distance of 145.00 feet to the **POINT OF BEGINNING**.

Containing 2.262 acres, more or less.

LESS AND EXCEPT (PARCEL 6):

A portion of Toledo Blade Boulevard, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said TOLEDO BLADE-SECTION ONE; run thence along the South boundary thereof, N.69°10'05"E., a distance of 291.34 feet to the **POINT OF BEGINNING**; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.24°10'05"E., 35.36 feet); thence N.20°49'55"W., a distance of 316.49 feet; thence N.07°20'10"W., a distance of 38.56 feet; thence N.20°49'55"W., a distance of 68.08 feet; thence N.27°39'14"W., a distance of 48.56 feet; thence Northerly, 242.58 feet along the arc of a non-tangent curve to the right having a radius of 1264.00 feet and a central angle of 10°59'45" (chord bearing N.11°14'08"W., 242.21 feet); thence N.08°47'18"E., a distance of 21.54 feet; thence Northerly, 116.74 feet along the arc of a non-tangent curve to the right having a radius of 1260.00 feet and a central angle of 05°18'31" (chord bearing N.02°46'30"W., 116.70 feet); thence N.00°07'15"W., a distance of 1185.19 feet; thence N.03°48'44"W., a distance of 62.13 feet; (See continued description on Sheet 5)

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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(Not A Survey)

(Continued Description for Less and Except Parcel 6):

thence N.00°07'15"W., a distance of 238.18 feet; thence N.13°22'30"E., a distance of 17.14 feet; thence N.00°07'04"W., a distance of 398.41 feet; thence N.00°07'30"W., a distance of 306.98 feet; thence Northerly, 78.07 feet along the arc of a non-tangent curve to the left having a radius of 1187.00 feet and a central angle of 03°46'06" (chord bearing N.07°15'57"W., 78.06 feet); thence N.09°09'00"W., a distance of 98.75 feet; thence Northerly, 207.23 feet along the arc of a tangent curve to the right having a radius of 1315.00 feet and a central angle of 09°01'45" (chord bearing N.04°38'07"W., 207.01 feet); thence N.00°07'15"W., a distance of 50.00 feet; thence S.89°52'45"W., a distance of 33.50 feet to a point on the West boundary of said TOLEDO BLADE-SECTION ONE; thence along said West boundary, N.00°07'15"W., a distance of 116.02 feet to a point on the North boundary of said TOLEDO BLADE-SECTION ONE; thence along said North boundary the following three (3) courses: 1) N.89°52'57"E., a distance of 125.00 feet; 2) S.00°07'15"E., a distance of 89.49 feet; 3) S.89°12'17"E., a distance of 95.41 feet; thence Southwesterly, 39.67 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°54'58" (chord bearing S.45°20'14"W., 35.64 feet); thence S.00°07'15"E., a distance of 615.18 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°07'15"E., 35.36 feet); thence N.89°52'45"E., a distance of 4.00 feet; thence S.00°07'15"E., a distance of 78.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'45"W., 35.36 feet); thence S.00°07'15"E., a distance of 238.18 feet; thence S.13°22'30"W., a distance of 17.14 feet; thence S.00°07'10"E., a distance of 381.57 feet; thence Southeasterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°07'15"E., 35.36 feet); thence N.89°52'45"E., a distance of 4.00 feet; thence S.00°07'15"E., a distance of 74.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'45"W., 35.36 feet); thence S.00°07'15"E., a distance of 238.18 feet; thence S.13°22'30"W., a distance of 17.14 feet; thence S.00°07'15"E., a distance of 734.03 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°07'15"E., 35.36 feet); thence N.89°52'45"E., a distance of 3.99 feet; thence S.00°07'15"E., a distance of 78.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'45"W., 35.36 feet); thence S.00°07'15"E., a distance of 38.27 feet; thence Southerly, 410.28 feet along the arc of a tangent curve to the left having a radius of 1135.00 feet and a central angle of 20°42'40" (chord bearing S.10°28'35"E., 408.05 feet); thence S.20°49'55"E., a distance of 44.84 feet; thence Southeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.65°49'55"E., 35.36 feet); thence S.20°49'55"E., a distance of 50.00 feet; thence Southwesterly, 39.27 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.24°10'05"W., 35.36 feet); thence S.20°49'55"E., a distance of 230.00 feet; thence Southeasterly, 38.92 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 89°12'19" (chord bearing S.65°26'04"E., 35.11 feet) to a point on the South boundary of said TOLEDO BLADE-SECTION ONE; thence along said South boundary, S.69°10'05"W., a distance of 175.64 feet to the **POINT OF BEGINNING**.

Containing 10.646 acres, more or less.

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch

(Not A Survey)

DESCRIPTION (CONTINUED):
LESS AND EXCEPT (PARCEL 7):

A portion of Lot 1, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said TOLEDO BLADE-SECTION ONE; run thence along the South boundary thereof, thence N.69°10'05"E., a distance of 466.98 feet; thence Northwesterly, 38.92 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 89°12'19" (chord bearing N.65°26'04"W., 35.11 feet); thence N.20°49'55"W., a distance of 230.00 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.24°10'05"E., 35.36 feet); thence N.20°49'55"W., a distance of 50.00 feet; thence Northwesterly, 39.27 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.65°49'55"W., 35.36 feet); thence N.20°49'55"W., a distance of 44.84 feet; thence Northerly, 410.28 feet along the arc of a tangent curve to the right having a radius of 1135.00 feet and a central angle of 20°42'40" (chord bearing N.10°28'35"W., 408.05 feet); thence N.00°07'15"W., a distance of 38.27 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°52'45"E., 35.36 feet); thence N.00°07'15"W., a distance of 78.00 feet; thence S.89°52'45"W., a distance of 3.99 feet to the **POINT OF BEGINNING**; thence Northwesterly, 39.27 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°07'36"W., 35.36 feet); thence N.00°07'15"W., a distance of 734.03 feet; thence N.13°22'30"E., a distance of 17.14 feet; thence N.00°07'15"W., a distance of 238.18 feet; thence Northeasterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°52'45"E., 35.36 feet); thence N.89°52'45"E., a distance of 88.08 feet; thence Easterly, 34.82 feet along the arc of a tangent curve to the left having a radius of 100.00 feet and a central angle of 19°56'54" (chord bearing N.79°54'18"E., 34.64 feet); thence Easterly, 34.82 feet along the arc of a non-tangent curve to the right having a radius of 99.81 feet and a central angle of 19°59'16" (chord bearing N.79°54'18"E., 34.64 feet); thence N.89°52'45"E., a distance of 457.53 feet; thence Easterly, 71.07 feet along the arc of a non-tangent curve to the right having a radius of 375.01 feet and a central angle of 10°51'28" (chord bearing S.84°41'28"E., 70.96 feet); thence S.00°07'15"E., a distance of 47.33 feet; thence Southerly, 173.28 feet along the arc of a tangent curve to the left having a radius of 615.90 feet and a central angle of 16°07'10" (chord bearing S.08°10'50"E., 172.70 feet); thence Southerly, 297.72 feet along the arc of a reverse curve to the right having a radius of 584.10 feet and a central angle of 29°12'14" (chord bearing S.01°38'18"E., 294.51 feet); thence Southerly, 383.40 feet along the arc of a reverse curve to the left having a radius of 650.00 feet and a central angle of 33°47'44" (chord bearing S.03°56'03"E., 377.87 feet); thence S.20°49'55"E., a distance of 265.89 feet; thence N.69°10'05"E., a distance of 140.00 feet; thence N.20°49'55"W., a distance of 124.20 feet; thence N.69°10'05"E., a distance of 211.39 feet; thence S.20°49'55"E., a distance of 310.00 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.24°10'05"W., 35.36 feet); thence S.69°10'05"W., a distance of 951.39 feet; thence Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.65°49'55"W., 35.36 feet); (See continued description on Sheet 7)

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch

(Not A Survey)

(Continued Description for Less and Except Parcel 7):

thence N.20°49'55"W., a distance of 44.84 feet; thence Northerly, 321.71 feet along the arc of a tangent curve to the right having a radius of 890.00 feet and a central angle of 20°42'40" (chord bearing N.10°28'35"W., 319.97 feet); thence N.00°07'15"W., a distance of 191.27 feet; thence S.89°52'45"W., a distance of 50.00 feet; thence S.00°07'15"E., a distance of 25.00 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°52'45"W., 35.36 feet); thence S.89°52'45"W., a distance of 149.00 feet to the **POINT OF BEGINNING**.

Containing 26.255 acres, more or less.

LESS AND EXCEPT (PARCEL 8):

A portion of Lot 1, TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida; lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said TOLEDO BLADE-SECTION ONE; run thence along the East boundary thereof, N.00°16'32"E., a distance of 330.32 feet to the **POINT OF BEGINNING**; thence Southwesterly, 38.42 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 88°03'06" (chord bearing S.46°15'02"W., 34.75 feet); thence N.89°43'25"W., a distance of 24.59 feet; thence N.89°45'05"W., a distance of 13.09 feet; thence Westerly, 119.73 feet along the arc of a tangent curve to the left having a radius of 325.85 feet and a central angle of 21°03'09" (chord bearing S.79°43'20"W., 119.06 feet); thence S.69°10'05"W., a distance of 92.40 feet; thence N.20°49'55"W., a distance of 66.90 feet; thence N.00°16'35"E., a distance of 683.73 feet; thence S.89°43'25"E., a distance of 289.99 feet to a point on said East boundary of TOLEDO BLADE-SECTION ONE; thence along said East boundary, S.00°16'32"W., a distance of 666.90 feet to the **POINT OF BEGINNING**.

Containing 4.706 acres, more or less.

All containing 104.898 acres, more or less.

FOR A TOTAL OF 280.775 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- 1) Bearings shown hereon are based on the South boundary of TOLEDO BLADE-SECTION ONE, according to the plat thereof, as recorded in Plat Book 23, Pages 18A and 18B, of the Public Records of Charlotte County, Florida, lying in Section 12, Township 40 South, Range 21 East, Charlotte County, Florida, having a Grid Bearing of S.69°10'05"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheets 2 through 7 for continued Description.
- 4) See sheets 8 through 12 for Sketch.
- 5) See sheets 13 through 15 for Curve and Line tables.

Notes:

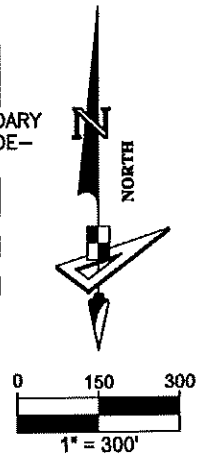
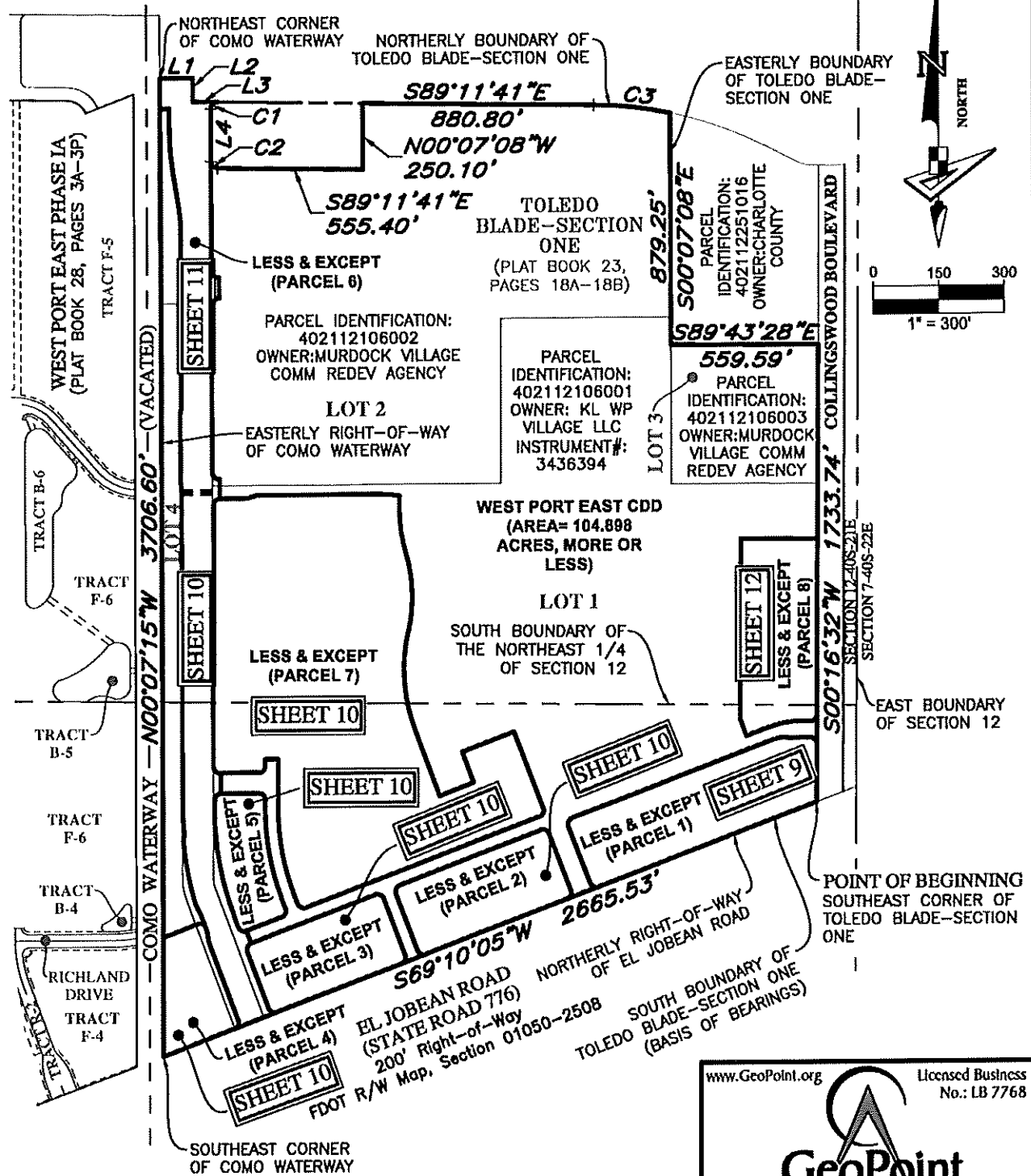
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch (Not A Survey)



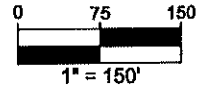
- Notes:**
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
 - 2) See Sheets 8 through 12 for Sketch.
 - 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch

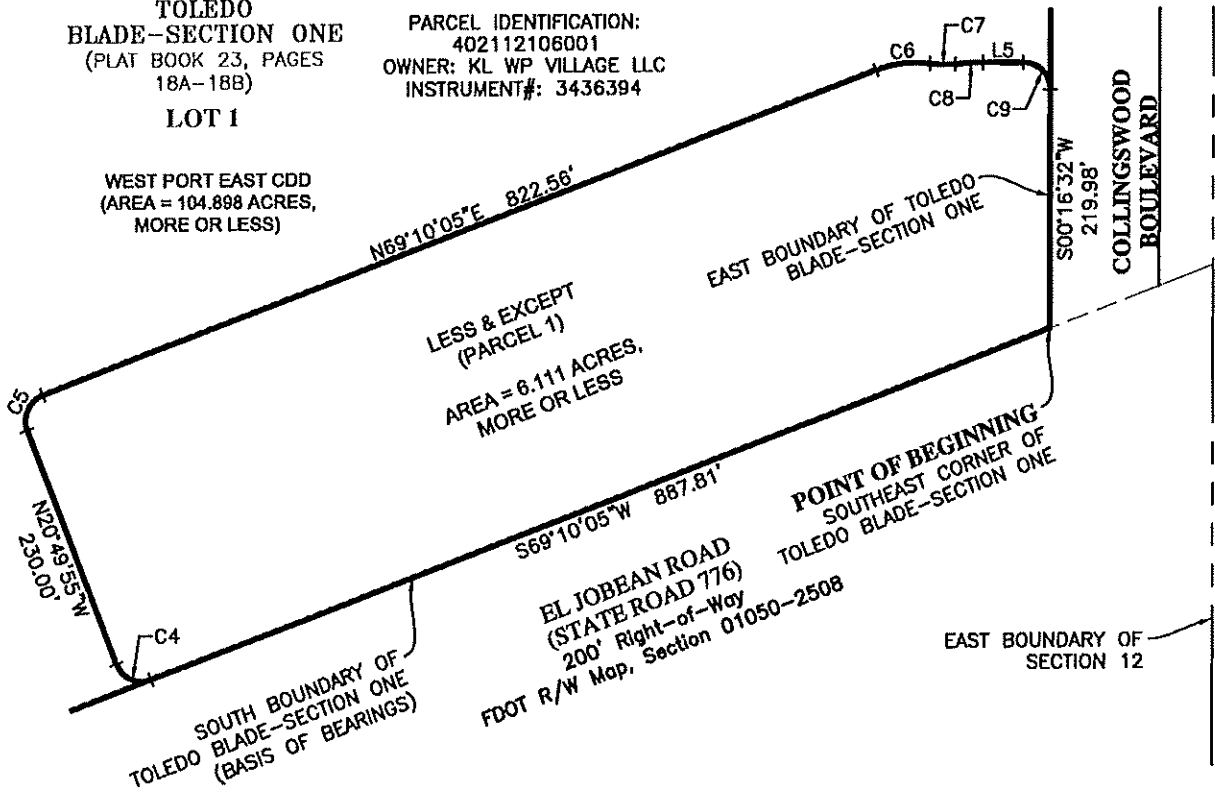
(Not A Survey)



**TOLEDO
BLADE-SECTION ONE**
(PLAT BOOK 23, PAGES
18A-18B)
LOT 1

PARCEL IDENTIFICATION:
402112106001
OWNER: KL WP VILLAGE LLC
INSTRUMENT#: 3436394

WEST PORT EAST CDD
(AREA = 104.898 ACRES,
MORE OR LESS)



- Notes:
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
 - 2) See Sheets 8 through 12 for Sketch.
 - 3) See Sheets 13 through 15 for Curve and Line tables.

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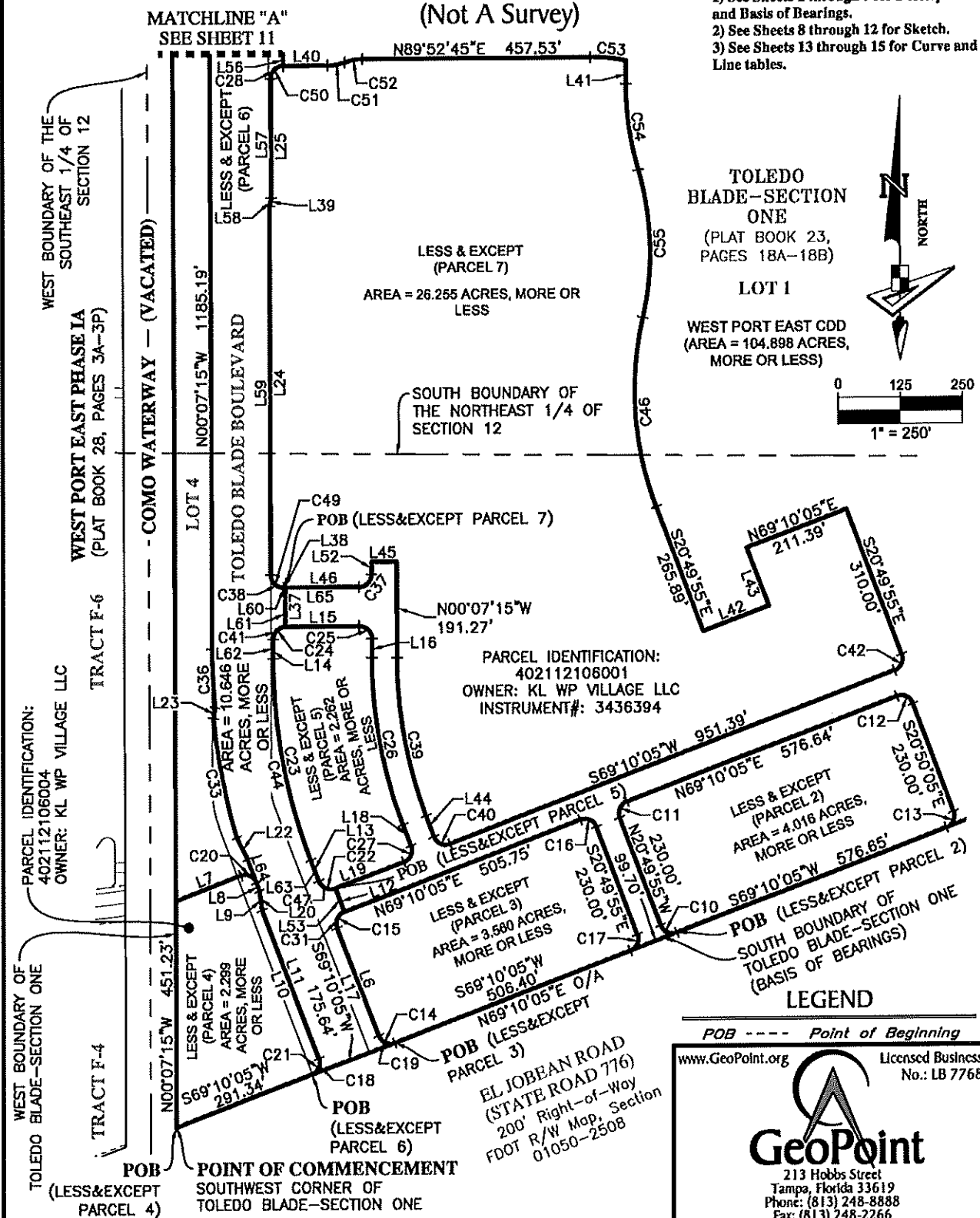
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Description Sketch

(Not A Survey)

Notes:

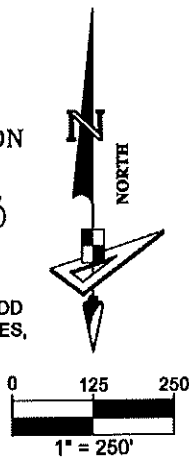
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.



**TOLEDO
BLADE-SECTION
ONE**
(PLAT BOOK 23,
PAGES 18A-18B)

LOT 1

WEST PORT EAST CDD
(AREA = 104.898 ACRES,
MORE OR LESS)



PARCEL IDENTIFICATION:
402112106001
OWNER: KL WP VILLAGE LLC
INSTRUMENT#: 3436394

PARCEL IDENTIFICATION:
402112106004
OWNER: KL WP VILLAGE LLC

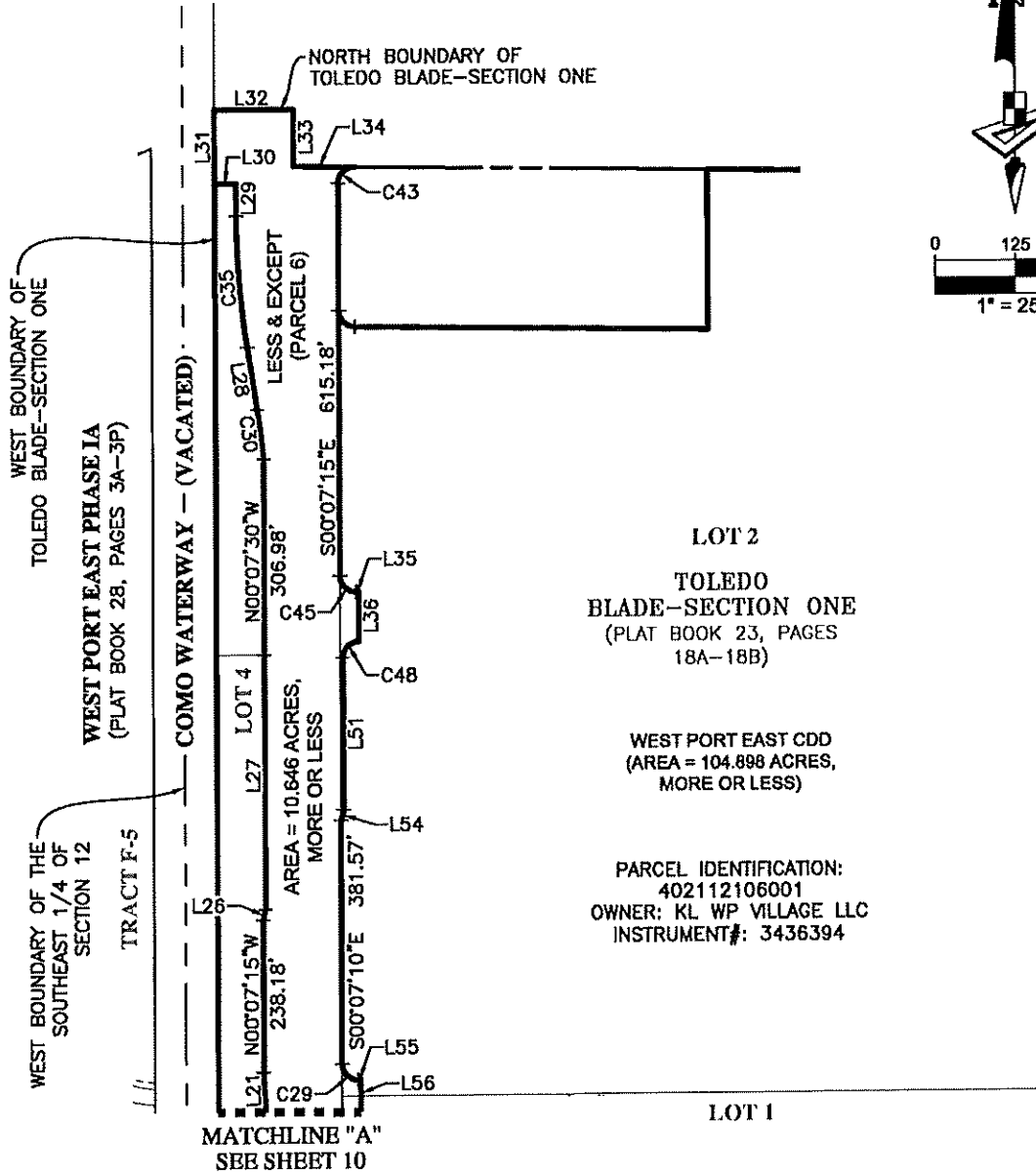
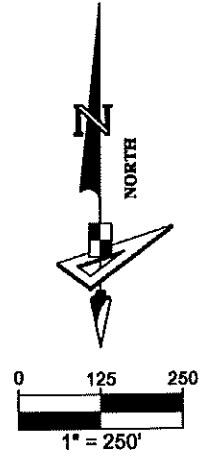
LEGEND

POB --- Point of Beginning

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Description Sketch (Not A Survey)



LOT 2
TOLEDO
BLADE-SECTION ONE
(PLAT BOOK 23, PAGES
18A-18B)

WEST PORT EAST CDD
(AREA = 104.898 ACRES,
MORE OR LESS)

PARCEL IDENTIFICATION:
402112106001
OWNER: KL WP VILLAGE LLC
INSTRUMENT#: 3436394

LEGEND

POB ---- Point of Beginning

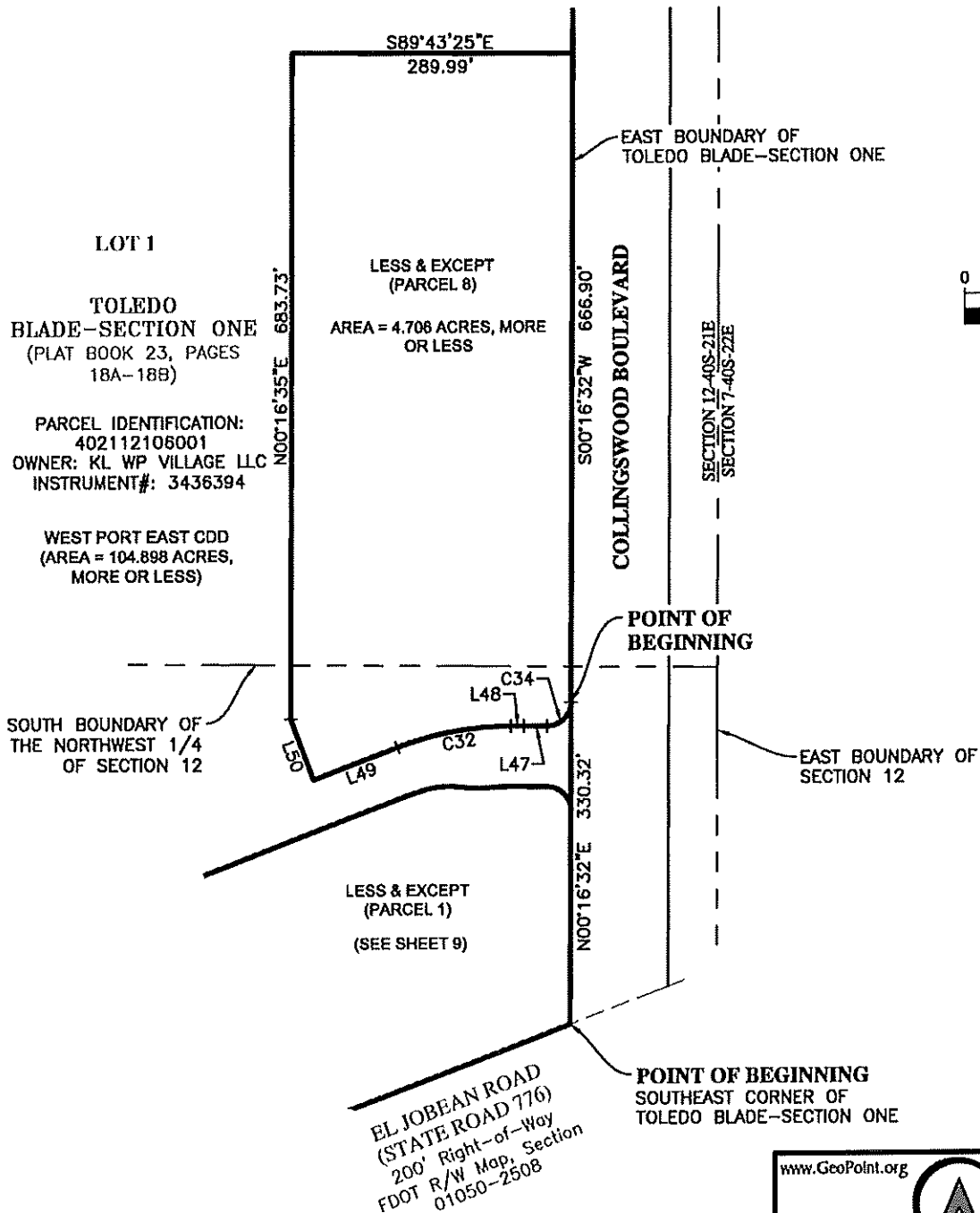
Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch (Not A Survey)



- Notes:**
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
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Description Sketch

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Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C1	25.00'	39.67'	90°54'58"	S45°20'14"W	35.64'
C2	25.00'	38.87'	89°04'33"	S44°39'24"E	35.07'
C3	1509.86'	292.39'	11°05'44"	S83°38'49"E	291.93'
C4	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C5	25.00'	39.27'	90°00'00"	N24°10'05"E	35.36'
C6	100.00'	50.85'	29°08'01"	N83°44'06"E	50.30'
C7	100.00'	23.69'	13°34'28"	S88°29'07"E	23.64'
C8	263.00'	25.47'	5°32'57"	N87°30'07"E	25.46'
C9	25.00'	38.47'	88°09'44"	S45°38'32"E	34.78'
C10	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C11	25.00'	39.27'	90°00'00"	N24°10'05"E	35.36'
C12	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C13	25.00'	39.27'	89°59'33"	S24°09'59"W	35.36'
C14	25.00'	38.92'	89°12'19"	N65°26'04"W	35.11'
C15	25.00'	39.27'	90°00'00"	N24°10'05"E	35.36'
C16	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C17	25.00'	38.97'	89°18'10"	S23°49'10"W	35.14'
C18	25.00'	39.27'	90°00'00"	N24°10'05"E	35.36'
C19	25.00'	38.92'	89°12'19"	S65°26'04"E	35.11'
C20	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C21	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C22	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C23	1135.00'	410.28'	20°42'40"	N10°28'35"W	408.05'
C24	25.00'	39.27'	90°00'00"	N44°52'45"E	35.36'
C25	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C26	940.00'	339.79'	20°42'40"	S10°28'35"E	337.94'

Line Data Table		
No.	Bearing	Length
L1	N89°52'57"E	125.00'
L2	S00°07'15"E	89.49'
L3	S89°12'17"E	95.41'
L4	S00°07'56"E	200.05'
L5	S89°44'00"E	37.68'
L6	N20°49'55"W	230.00'
L7	N69°10'05"E	140.76'
L8	S20°49'55"E	18.08'
L9	S07°20'10"E	38.56'
L10	S20°49'55"E	316.49'
L11	N20°49'55"W	316.49'
L12	N20°49'55"W	50.00'
L13	N20°49'55"W	44.84'
L14	N00°07'15"W	38.27'
L15	N89°52'45"E	145.00'
L16	S00°07'15"E	38.27'
L17	S20°49'55"E	230.00'
L18	S20°49'55"E	44.84'
L19	S69°10'05"W	145.00'
L20	N07°20'10"W	38.56'

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C27	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C28	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C29	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C30	1187.00'	78.07'	3°46'06"	N07°15'57"W	78.08'
C31	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C32	325.85'	119.73'	21°03'09"	S79°43'20"W	119.06'
C33	1264.00'	242.58'	10°59'45"	N11°14'08"W	242.21'
C34	25.00'	38.42'	88°03'06"	S46°15'02"W	34.75'
C35	1315.00'	207.23'	9°01'45"	N04°38'07"W	207.01'
C36	1260.00'	116.74'	5°18'31"	N02°46'30"W	116.70'
C37	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C38	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C39	890.00'	321.71'	20°42'40"	N10°28'35"W	319.97'
C40	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C41	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C42	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C43	25.00'	39.67'	90°54'58"	S45°20'14"W	35.64'
C44	1135.00'	410.28'	20°42'40"	S10°28'35"E	408.05'
C45	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C46	650.00'	383.40'	33°47'44"	S03°56'03"E	377.87'
C47	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C48	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C49	25.00'	39.27'	90°00'00"	N45°07'15"W	35.36'
C50	25.00'	39.27'	90°00'00"	N44°52'45"E	35.36'
C51	100.00'	34.82'	19°56'54"	N79°54'18"E	34.64'
C52	99.81'	34.82'	19°59'16"	N79°54'18"E	34.64'

Line Data Table		
No.	Bearing	Length
L21	N03°48'44"W	62.13'
L22	N27°39'14"W	48.56'
L23	N08°47'18"E	21.54'
L24	N00°07'15"W	734.03'
L25	N00°07'15"W	238.18'
L26	N13°22'30"E	17.14'
L27	N00°07'04"W	398.41'
L28	N09°09'00"W	98.75'
L29	N00°07'15"W	50.00'
L30	S89°52'45"W	33.50'
L31	N00°07'15"W	116.02'
L32	N89°52'57"E	125.00'
L33	S00°07'15"E	89.49'
L34	S89°12'17"E	95.41'
L35	N89°52'45"E	4.00'
L36	S00°07'15"E	78.00'
L37	N00°07'15"W	78.00'
L38	S89°52'45"W	4.00'
L39	N13°22'30"E	17.14'
L40	N89°52'45"E	88.08'

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

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Description Sketch

(Not A Survey)

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C53	375.01'	71.07'	10°51'28"	S84°41'28"E	70.96'
C54	615.90'	173.28'	16°07'10"	S08°10'50"E	172.70'
C55	584.10'	297.72'	29°12'14"	S01°38'18"E	294.51'

Line Data Table		
No.	Bearing	Length
L41	S00°07'15"E	47.33'
L42	N69°10'05"E	140.00'
L43	N20°49'55"W	124.20'
L44	N20°49'55"W	44.84'
L45	S89°52'45"W	50.00'
L46	N89°52'45"E	145.00'
L47	N89°43'25"W	24.59'
L48	N89°45'05"W	13.09'
L49	S69°10'05"W	92.40'
L50	N20°49'55"W	66.90'
L51	S00°07'15"E	238.18'
L52	S00°07'15"E	25.00'
L53	S20°49'55"E	50.00'
L54	S13°22'30"W	17.14'
L55	N89°52'45"E	4.00'
L56	S00°07'15"E	74.00'
L57	S00°07'15"E	238.18'
L58	S13°22'30"W	17.14'
L59	S00°07'15"E	734.03'
L60	N89°52'45"E	4.00'

Line Data Table		
No.	Bearing	Length
L61	S00°07'15"E	78.00'
L62	S00°07'15"E	38.27'
L63	S20°49'55"E	44.84'
L64	N20°49'55"W	68.08'
L65	S89°52'45"W	149.00'

Notes:

- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
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- 3) See Sheets 13 through 15 for Curve and Line tables.

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