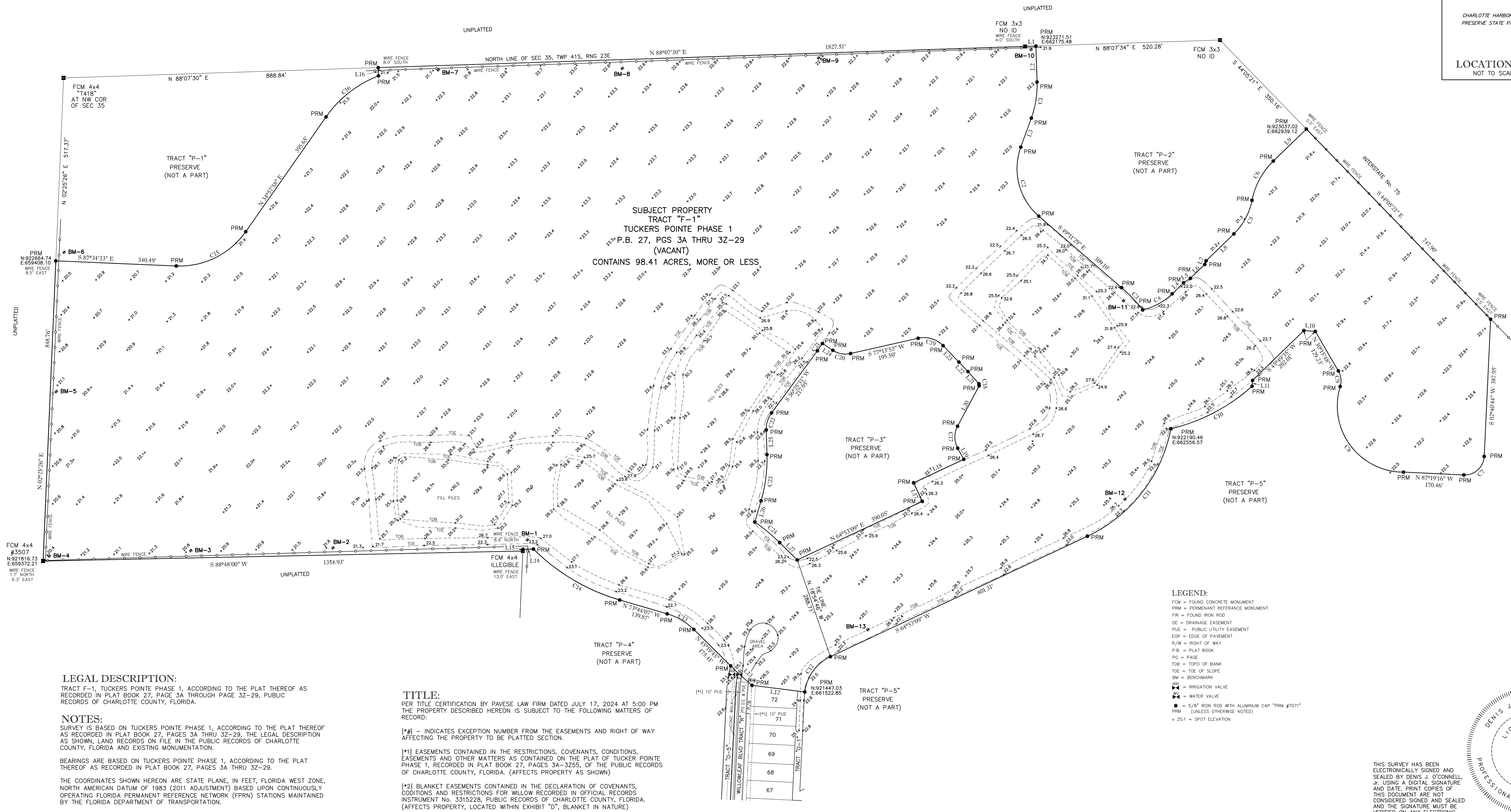
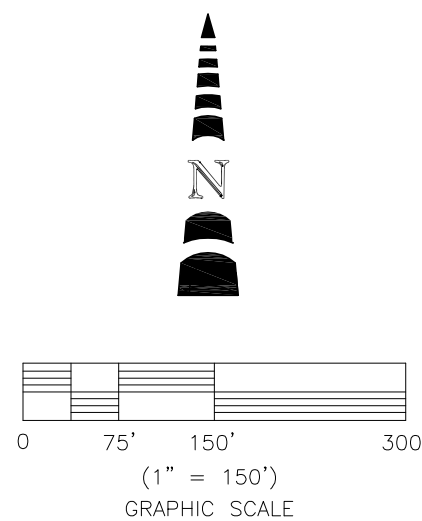
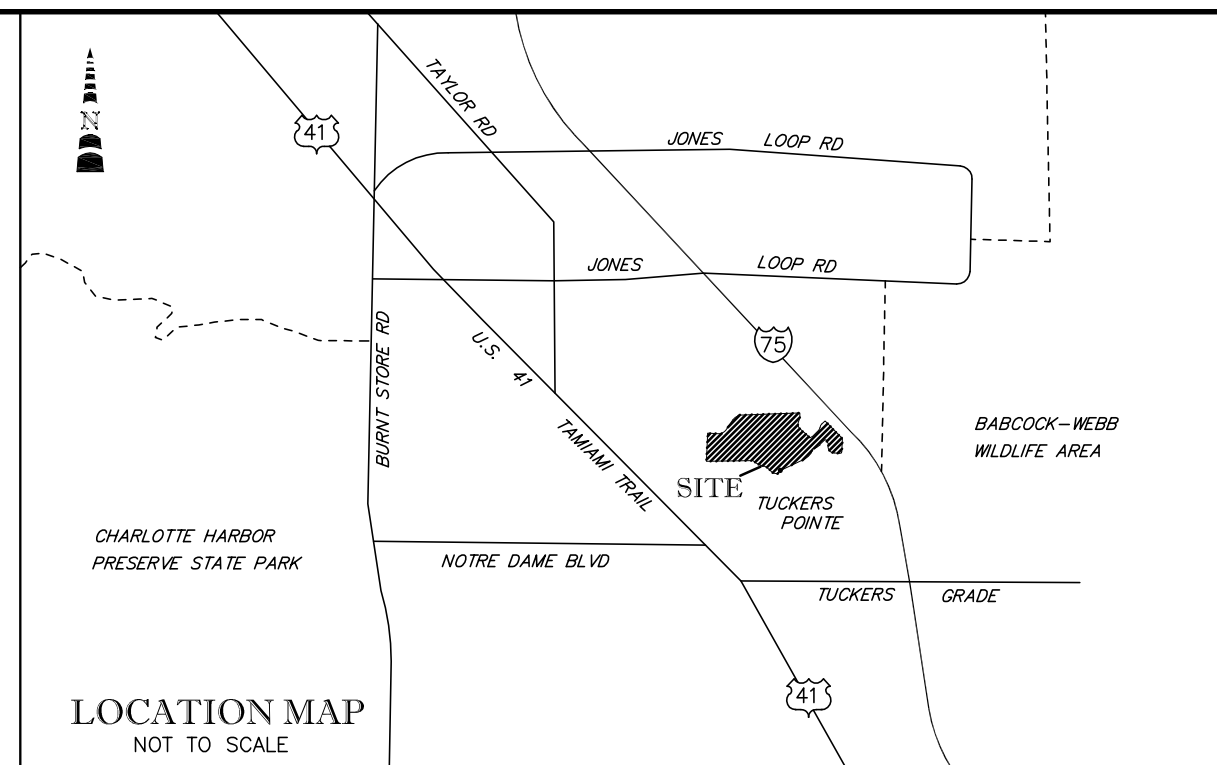


SURVEY PLAT
OF A PARCEL LYING IN
SECTION 35, TOWNSHIP 41 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGAL DESCRIPTION:

TRACT F-1, TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 3A THROUGH PAGE 3Z-29, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTES:

SURVEY IS BASED ON TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 3A THRU 3Z-29. THE LEGAL DESCRIPTION AS SHOWN, LAND RECORDS ON FILE IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 3A THRU 3Z-29.

THE COORDINATES SHOWN HEREON ARE STATE PLANE, IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988, (NAVD 88) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CHECKED TO NATIONAL GEODETIC SURVEY BENCHMARK 175 BZ A11 (ELEVATION 25.75' N.A.V.D. 88)

PARCEL LIES WITHIN FLOOD ZONE "D", "AREA OF UNDETERMINED FLOOD HAZARD" HAVING NO BASE FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) 12 01SC 04306, HAVING AN EFFECTIVE DATE OF DECEMBER 15, 2022 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

(PRM) PERMANENT REFERENCE MONUMENTS "SET" ARE 5/8" X 18" REBAR WITH CAP BEARING "PRM CORPORATION NO. 7071".

ADJOINING OWNER INFORMATION WERE TAKEN FROM THE CHARLOTTE COUNTY PROPERTY APPRAISERS WEBSITE.

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THE AREA OF THE PARCEL SURVEYED IS 98.41 ACRES, MORE OR LESS.

DATE OF LAST FIELDWORK IS 7-08-24.

TITLE:

PER TITLE CERTIFICATION BY PAVESSE LAW FIRM DATED JULY 17, 2024 AT 5:00 PM THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

{*#} - INDICATES EXCEPTION NUMBER FROM THE EASEMENTS AND RIGHT OF WAY AFFECTING THE PROPERTY TO BE PLATTED SECTION.

{*1} EASEMENTS CONTAINED IN THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TUCKER POINTE PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 3A-3Z55, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. (AFFECTS PROPERTY AS SHOWN)

{*2} BLANKET EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLOW RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 3315228, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. (AFFECTS PROPERTY, LOCATED WITHIN EXHIBIT "D", BLANKET IN NATURE)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	272.50'	103.99'	103.36'	S 09°02'49" W	21°51'54"
C2	177.50'	214.29'	201.51'	S 14°36'21" E	69°10'15"
C3	422.50'	86.69'	86.54'	S 43°18'08" E	11°45'21"
C4	177.50'	96.10'	94.93'	N 61°20'15" E	31°01'18"
C5	180.00'	109.53'	107.85'	N 28°23'41" E	34°51'50"
C6	210.00'	128.18'	126.20'	N 28°26'56" E	34°58'20"
C7	55.00'	86.39'	77.78'	S 47°40'44" W	90°00'00"
C8	187.00'	349.68'	300.92'	N 36°27'54" W	107°08'28"
C9	55.00'	45.47'	44.19'	N 06°34'44" W	47°22'08"
C10	522.50'	261.03'	258.32'	S 62°20'59" W	28°37'28"
C11	422.50'	399.13'	384.46'	S 37°49'20" W	54°07'37"
C12	127.50'	128.55'	123.18'	S 36°00'04" W	57°46'09"
C13	177.50'	88.00'	87.10'	N 59°31'56" W	28°24'22"
C14	572.50'	285.78'	282.82'	N 59°28'06" W	28°36'04"
C15	227.50'	228.14'	218.70'	N 63°41'43" E	57°27'29"
C16	322.50'	190.82'	188.05'	N 51°55'01" E	33°54'05"
C17	65.00'	64.73'	62.09'	N 02°23'59" W	57°03'50"
C18	5.00'	6.10'	5.72'	N 06°47'09" W	69°50'37"
C19	75.00'	76.90'	73.58'	N 73°23'36" W	58°45'03"
C20	65.00'	52.30'	50.90'	N 79°43'00" W	45°08'15"
C21	422.50'	249.97'	249.97'	S 34°43'56" W	32°31'11"
C22	77.50'	51.52'	50.57'	S 17°22'55" W	38°05'12"
C23	422.50'	132.19'	131.65'	S 07°18'06" W	17°55'34"
C24	522.50'	91.28'	91.16'	S 50°20'01" E	10°00'52"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°07'34" E	30.62'
L2	S 01°53'08" E	101.59'
L3	S 19°58'46" W	87.02'
L4	N 45°49'35" E	44.97'
L5	N 57°16'04" E	22.77'
L6	N 45°49'35" E	56.73'
L7	N 20°22'14" E	10.51'
L8	N 45°49'35" E	109.39'
L9	N 45°56'06" E	129.74'
L10	N 85°46'33" W	32.52'
L11	S 04°22'04" W	16.61'
L12	N 82°53'00" W	150.00'
L13	N 48°59'33" W	52.60'
L14	S 88°48'10" W	29.64'

LINE TABLE

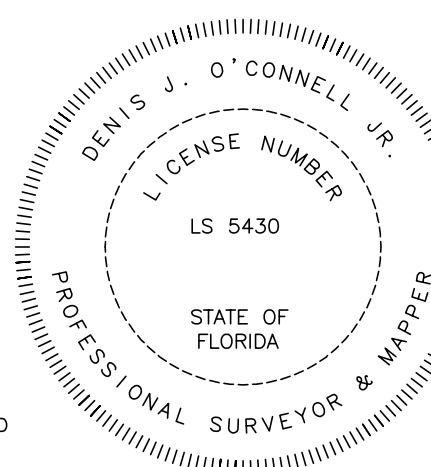
LINE	BEARING	DISTANCE
L15	S 02°50'44" W	4.88'
L16	N 01°52'11" W	23.26'
L17	N 25°06'51" W	57.98'
L18	N 64°53'09" E	156.51'
L19	N 28°55'20" W	35.76'
L20	N 28°08'10" E	129.44'
L21	N 41°42'22" W	46.28'
L22	N 43°42'53" W	37.13'
L23	N 44°01'04" W	64.30'
L24	N 56°39'53" W	35.10'
L25	S 01°39'41" E	69.70'
L26	S 16°15'53" W	62.43'
L27	S 45°19'45" E	69.69'

BENCHMARKS

ALL BENCHMARKS SET ARE 5/8" IRON ROD WITH "TRAVERSE" CAP #7071

BM	ELEV	NORTHING	EASTING
BM-1	24.85'	921876.8	660739.5
BM-2	21.75'	921854.1	660190.6
BM-3	21.17'	921846.4	659789.2
BM-4	21.34'	921851.0	659389.5
BM-5	20.83'	922295.5	659409.4
BM-6	20.92'	922689.2	659431.3
BM-7	21.99'	923204.6	660487.9
BM-8	23.28'	923208.7	661007.7
BM-9	22.58'	923238.1	661561.8
BM-10	21.77'	923261.8	662162.1
BM-11	26.87'	922552.4	662422.7
BM-12	26.68'	921991.5	662427.3
BM-13	26.36'	921622.8	661701.2

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENIS J. O'CONNELL, JR., USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



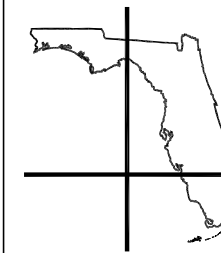
BY: DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

TRACT F-1, TUCKERS POINTE PHASE 1
BOUNDARY AND TOPOGRAPHIC SURVEY



METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS-PLANNERS
LB# 7071

10970 S. CLEVELAND AVENUE,
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

FILE NAME:	15524SR.DWG	FIELD BOOK/PAGE:	756/4-5, 11-16	PROJECT NO.:	15524	SHEET:	1 OF 1
SURVEY DATE:	7/08/24	DRAWN BY:	BUD	SCALE:	1" = 150'	CHECKED BY:	DJO
						(S-T-R)	35-41-23

REVISED 8-07-24 ADD TITLE