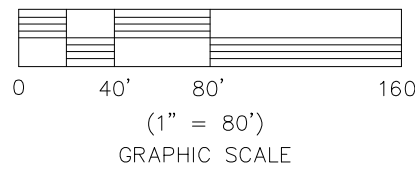
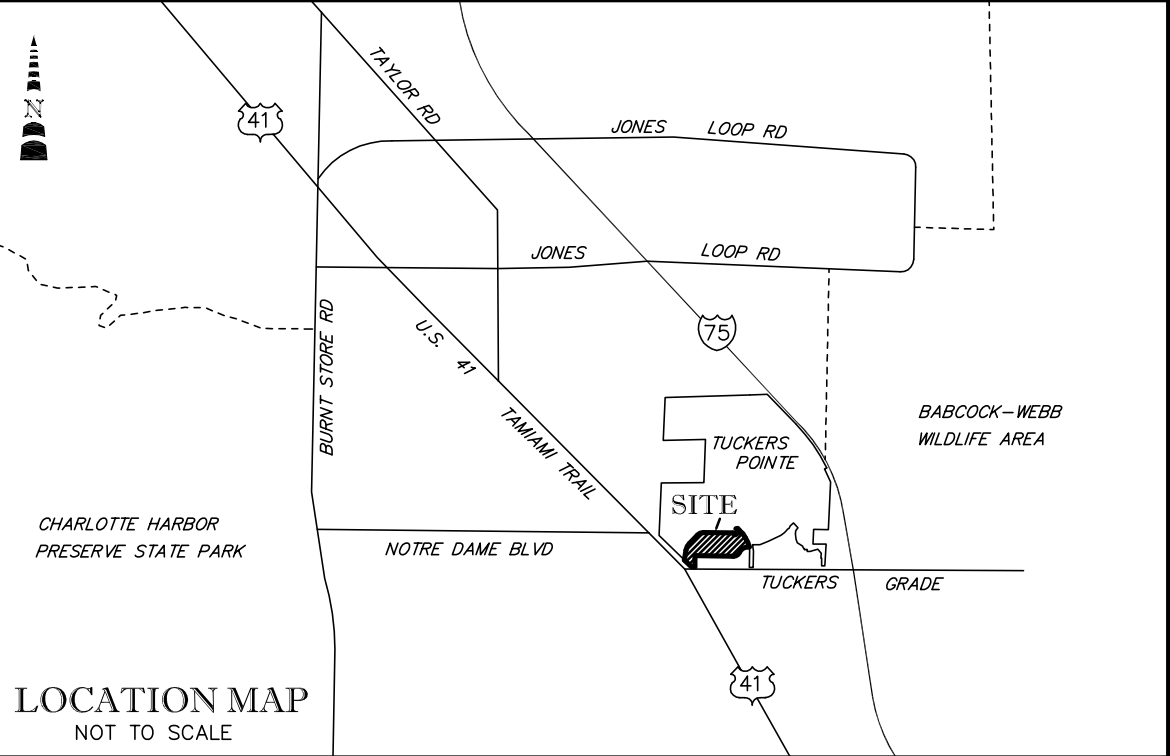
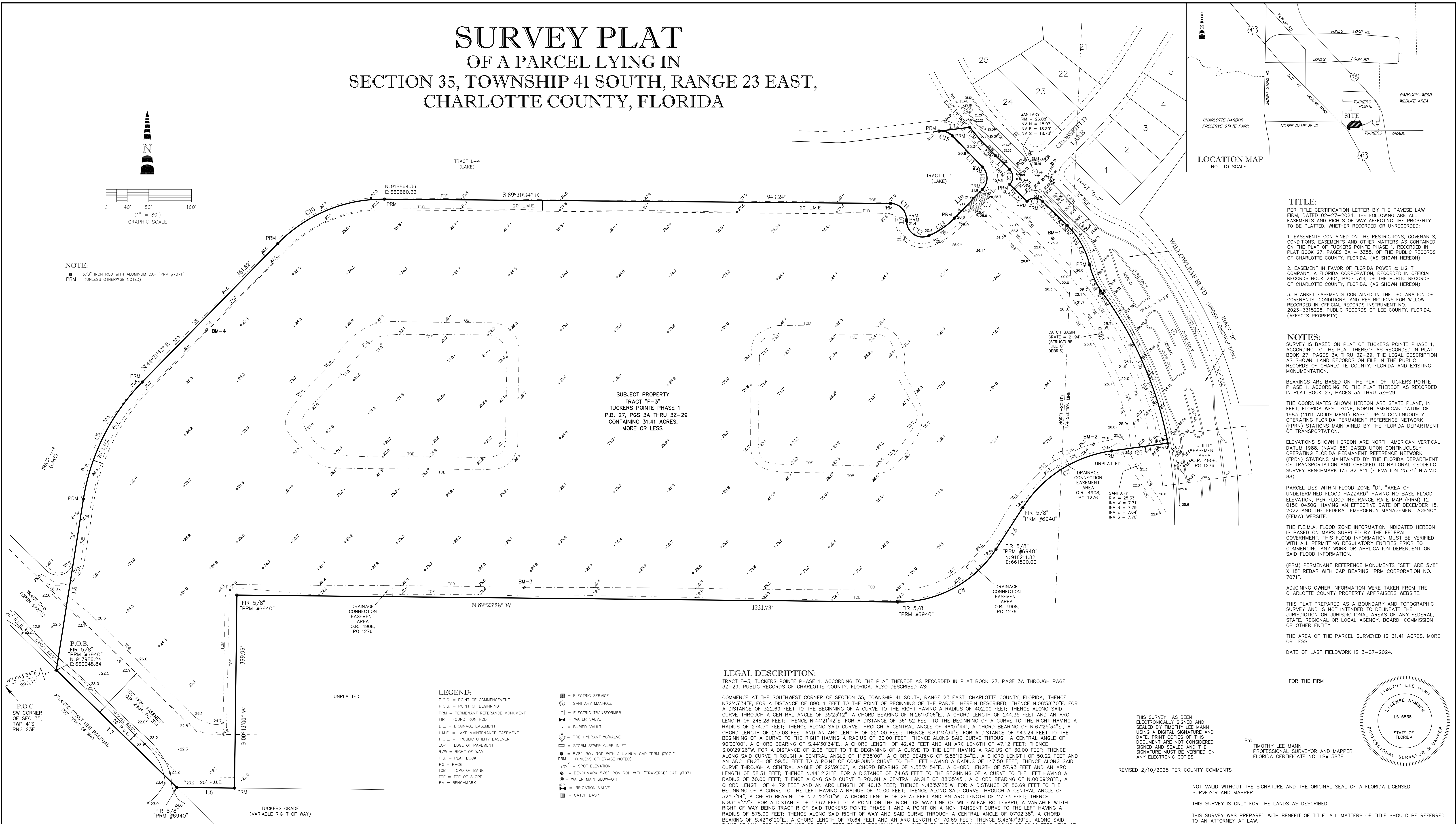


SURVEY PLAT
OF A PARCEL LYING IN
SECTION 35, TOWNSHIP 41 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



NOTE:

● = 5/8" IRON ROD WITH ALUMINUM CAP "PRM #7071"
PRM (UNLESS OTHERWISE NOTED)



TITLE:

PER TITLE CERTIFICATION LETTER BY THE PAVSE LAW FIRM, DATED 02-27-2024, THE FOLLOWING ARE ALL EASEMENTS AND RIGHTS OF WAY AFFECTING THE PROPERTY TO BE PLATTED, WHETHER RECORDED OR UNRECORDED.

1. EASEMENTS CONTAINED ON THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TUCKERS POINTE PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 3A - 32-29, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. (AS SHOWN HEREON).

2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2904, PAGE 314, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. (AS SHOWN HEREON).

3. BLANKET EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WILLOW RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2023-3315228, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY)

NOTES:

SURVEY IS BASED ON PLAT OF TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 3A THRU 32-29, THE LEGAL DESCRIPTION AS SHOWN. LAND RECORDS ON FILE IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE PLAT OF TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 3A THRU 32-29.

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 AND CHECKED TO NATIONAL GEODETIC SURVEY BENCHMARK 175 82 A11 (ELEVATION 25.75' N.A.V.D. 88).

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 82 A11 (ELEVATION 25.75' N.A.V.D. 88).

PARCELS LIES WITHIN FLOOD ZONE "D", "AREA OF UNDETERMINED FLOOD HAZARD" HAVING NO BASE FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) 12 015C 0430G, 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 JURISDICTION AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

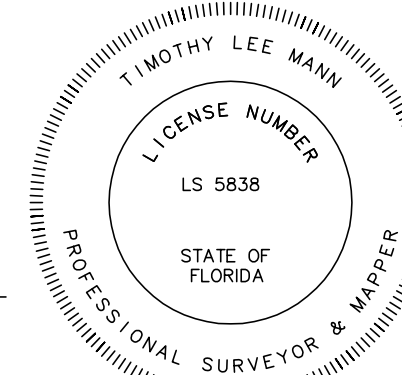
THE AREA OF THE PARCEL SURVEYED IS 31.41 ACRES, MORE OR LESS.

DATE OF LAST FIELDWORK IS 3-07-2024.

FOR THE FIRM

BY:

TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838



THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY LEE MANN USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISED 2/10/2025 PER COUNTY COMMENTS

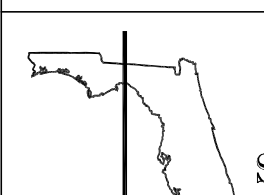
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

TRACT F-3, TUCKERS POINTE PHASE 1

BOUNDARY AND TOPOGRAPHIC SURVEY



METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS-PLANNERS

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

www.metronfl.com

LB# 7071

FILE NAME:	15500SR.DWG	FIELD BOOK/PAGE:	756/17,21	PROJECT NO.:	15499	SHEET:	1 OF 1
SURVEY DATE:	8/14/24	DRAWN BY:	BUD	SCALE:	1" = 80'	CHECKED BY:	DJO
						(S-T-R)	35-41-23

BENCHMARKS

ALL BENCHMARKS SET ARE 5/8" IRON ROD WITH "TRAVERSE" CAP #7071 (UNLESS NOTED)

BM	ELEV	NORTHING	EASTING
BM-1	25.78	918791.3	661905.6
BM-2	25.30	918407.5	661981.3
BM-3	25.42	918140.6	660920.6
BM-4	26.71	918620.8	660328.1

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	575.00'	70.69'	70.64'	S 42°16'20" E	7°02'38"
C2	20.00'	31.42'	28.28'	S 00°47'39" E	90°00'00"
C3	20.00'	31.42'	28.28'	N 89°12'21" E	90°00'00"
C4	150.00'	84.81'	83.68'	S 29°35'49" E	32°23'41"
C5	150.00'	59.76'	59.36'	S 24°48'45" E	22°49'34"
C6	690.00'	308.72'	304.22'	S 23°29'28" E	25°28'08"
C7	235.00'	202.51'	196.30'	S 57°27'49" W	49°22'28"
C8	215.00'	216.98'	207.89'	S 61°41'19" W	57°49'27"
C9	402.00'	248.28'	244.35'	N 26°40'06" E	35°23'12"
C10	274.50'	221.00'	215.08'	N 67°25'34" E	46°07'44"
C11	30.00'	47.12'	42.43'	S 44°30'34" E	90°00'00"
C12	30.00'	59.50'	50.22'	S 56°19'34" E	11°38'00"
C13	147.50'	58.31'	57.93'	N 55°31'54" E	22°39'06"
C14	30.00'	46.13'	41.72'	N 00°09'28" E	88°05'45"
C15	30.00'	27.73'	26.75'	N 70°22'01" W	52°57'14"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°47'39" E	37.24'
L2	S 45°47'39" E	45.00'
L3	S 45°47'39" E	65.33'
L4	S 82°09'03" W	105.96'
L5	S 32°46'35" W	92.28'
L6	N 89°17'09" W	107.56'
L7	N 45°44'31" W	313.35'
L8	N 08°58'30" E	322.69'
L9	S 02°29'26" W	2.06'
L10	N 44°12'21" E	74.95'
L11	N 43°53'25" W	80.69'
L12	N 83°09'22" E	57.62'

LEGAL DESCRIPTION:

TRACT F-3, TUCKERS POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 3A THROUGH PAGE 32-29, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. ALSO DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N72°43'34"E, FOR A DISTANCE OF 890.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE N08°58'30"E, FOR A DISTANCE OF 322.69 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 402.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°23'12", A CHORD BEARING OF N26°40'06"E, A CHORD LENGTH OF 244.35 FEET AND AN ARC LENGTH OF 248.28 FEET; THENCE N44°21'42"E, FOR A DISTANCE OF 361.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 274.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°07'44", A CHORD BEARING OF N67°25'34"E, A CHORD LENGTH OF 215.08 FEET AND AN ARC LENGTH OF 221.00 FEET; THENCE S89°30'34"E, FOR A DISTANCE OF 943.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S44°30'34"E, A CHORD LENGTH OF 42.43 FEET AND AN ARC LENGTH OF 47.12 FEET; THENCE S02°29'26"W, FOR A DISTANCE OF 2.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'00", A CHORD BEARING OF S56°19'34"E, A CHORD LENGTH OF 50.22 FEET AND AN ARC LENGTH OF 59.50 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 147.50 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'06", A CHORD BEARING OF N55°31'54"E, A CHORD LENGTH OF 57.93 FEET AND AN ARC LENGTH OF 58.31 FEET; THENCE N44°12'21"E, FOR A DISTANCE OF 74.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°05'45", A CHORD BEARING OF N00°09'28"E, A CHORD LENGTH OF 41.72 FEET AND AN ARC LENGTH OF 46.13 FEET; THENCE N43°53'25"W, FOR A DISTANCE OF 80.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°23'41", A CHORD BEARING OF S29°35'49"E, A CHORD LENGTH OF 83.68 FEET AND AN ARC LENGTH OF 84.81 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'34", A CHORD BEARING OF S24°48'45"E, A CHORD LENGTH OF 59.36 FEET AND AN ARC LENGTH OF 59.76 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET; THENCE ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 25°28'08", A CHORD BEARING OF S23°29'28"E, A CHORD LENGTH OF 304.22 FEET AND AN ARC LENGTH OF 308.72 FEET; THENCE LEAVING SAID RIGHT OF WAY, S82°09'03"W, FOR A DISTANCE OF 105.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°22'28", A CHORD BEARING OF S57°27'49"W, A CHORD LENGTH OF 196.30 FEET AND AN ARC LENGTH OF 202.51 FEET; THENCE S32°46'35"W, FOR A DISTANCE OF 92.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°49'27", A CHORD BEARING OF S61°41'19"W, FOR A DISTANCE OF 207.89 FEET AND AN ARC LENGTH OF 216.98 FEET; THENCE N89°23'58"W, FOR A DISTANCE OF 1231.73 FEET; THENCE S00°43'00"W, FOR A DISTANCE OF 359.95 FEET; THENCE N89°17'09"W, FOR A DISTANCE OF 107.56 FEET; THENCE N45°44'31"W, FOR A DISTANCE OF 313.35 FEET TO THE POINT OF BEGINNING.