

Date: _____

Application #: _____

TDU Ordinance
Application to
Create Sending Zone Density Units from Your Property

Article XX., Sec. 3-5-425 to 3-5-435, County Code

Have you had a Pre-petition Meeting yet?

If **NO**, call the following number to schedule a meeting - 941-743-1242. A Pre-petition Meeting is required prior to submitting this application.

If **YES**, attach a copy of the letter from staff summarizing the meeting.

The County will only process this application if the applicant is also the owner of the Sending Zone (SZ) property. An affidavit from each owner of the property consenting to the application for certification is required. The affidavit form is attached to this application.

Submit one paper copy of the application and a disc containing a copy of the application in PDF format to the Growth Management Department. (Any changes or additions to the application will require you to resubmit the PDF document)

APPLICANT INFORMATION

Applicant's: (add an attachment to the application if there is more than one owner and include % interest of each owner)

Name: Andress Family Florida LP & Andress Holdings LLC

Mailing Address: <u>PO Box 420</u> (7101 Capri Ln, Bokeelia, FL 33922)		
City: <u>Pineland</u>	State: <u>FL</u>	Zip Code: <u>33945</u>
Phone Number: <u>239-994-0624</u>		Fax Number: _____

Agent's:

Name: Noel Andress

Mailing Address: <u>PO Box 420</u> (7101 Capri Ln, Bokeelia, FL 33922)		
City: <u>Pineland</u>	State: <u>FL</u>	Zip Code: <u>33945</u>
Phone Number: <u>239-994-0624</u>		Fax Number: _____

Engineer/Surveyor's:

Name: Gen 3 Land Surveying - Ron Strickland

Mailing Address: <u>17840 TOLEDO BLADE BLVD STE B PORT CHARLOTTE, FL 33948</u>		
City: _____	State: _____	Zip Code: _____
Phone Number: <u>941-629-6801</u>		Fax Number: _____

PE#/PLS#

CHECKLIST

- ☒ An affidavit from the property owner(s) of the proposed SZ property – use attached affidavit
 - ☐ Consent form from the mortgage holder if the property is under mortgage
- ☒ A copy of the most current deed or title to the proposed SZ property
- ☒ Legal description of the proposed SZ, with acreages
- ☒ A signed and sealed survey illustrating boundaries and all existing easements of the proposed SZ - if the proposed SZ consists of platted lots and there are no fractions of a lot, then you may satisfy this requirement by submitting a copy of the most recent plat map with the lot(s) outlined (you must still indicate easements or other encumbrances on the copy of the plat).
- ☒ Maps indicating the location of the proposed SZ (to scale)
- ☐ An Ownership and Encumbrance Report or other document of title issued by an attorney or a title insurance company which must be dated no later than two months prior to submittal of this application.
- ☐ A draft Covenant* –
 - ☐ Management plan, if required (Subsection 3-5-432(c)),
- ☒ A narrative indicating the Base Density (see Section 3-5-427, definitions) of the SZ and describing how the calculation was derived, including an indication of how any Encumbrances as identified per Subsection 3-5-429(b)(2)(iv) affect this Base Density; a statement of the number Density Units requested to be transferred from the property and the number of Density Units requested to be retained.
- ☒ If the property is located in the Coastal High Hazard Area, a boundary map of the property with the storm surge zones illustrated upon the map along with an indication of the acreage of each associated storm surge. If there are VE and AE flood zones, these shall also be illustrated on the map. Any Encumbrances must be subtracted from the whole.
- ☐ If required, maps and surveys of the property illustrating the existing land cover using Level 3 Florida Land Use Cover and Forms Classification system, locations of heritage trees and listed flora a fauna species,.
- ☐ An application fee (\$655), made out to the Charlotte County Board of County Commissioners
- ☐ Pre-application letter

*The Covenant must be signed and notarized prior to the Board of County Commissioners (BCC) hearing. This is one of the standards for approval of the petition by the BCC. In the event the petition is approved, the petitioner is required to file the Covenant with the Clerk of the Circuit Court. The petitioner is required to pay the cost of the filing fee. A certified copy must be given to the TDU program administrator for scanning before you will receive your Certificate.

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the



fee owner



part owner (% of ownership -)

of the property described and which is the subject matter of this application; that I request to have Density Units severed from the property; that I consent to the County initiating and taking action to modify the FLUM designation, and/or Zoning District as appropriate to reflect the reduced density permitted on the proposed SZ; that I consent to a vacation of the plat, as necessary, and agree to supply a boundary survey and utility easements as required; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 27 day of March 2025, by Noel Andress who is personally known to me or who has produced _____ as identification and who did or did not take an oath.

(circle one)

Notary Public Signature

Signature of Applicant

Notary Printed Signature

Printed Signature of Applicant

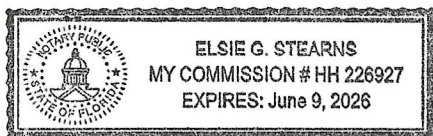
Title

Address

Commission Code

City, State, Zip

Telephone Number



NARRATIVE

Narrative for Creating Sending Zone Density

Ownership of six parcels within West County, located in the managed neighborhood of the Rotonda Villas, is seeking to sever density from the following lots creating 41 Transferable Density Units (TDU's):

ZZZ 054221 P6 - 1.89 Acres - Andress Family Florida LP - 10 Units

ZZZ 054221 P5 – 5.03 Acres - Andress Holdings LLC - 27 Units

ZZZ 054221 P7 - 1.13 Acres - Andress Family Florida LP - 6 Units

RVL 000 0016 0027 - Andress Family Florida LP – 5 Units - 24,955 SF

RVL 000 0016 0028 - Andress Family Florida LP – 5 Units - 22,272 SF

RVL 000 0016 0029 - Andress Family Florida LP - 3 Units - 16,898 SF

The owner shall keep the following density on each parcel:

ZZZ 054221 P6 - 1.89 Acres - Andress Family Florida LP - 3 Units

ZZZ 054221 P5 – 5.03 Acres - Andress Holdings LLC - 6 Units

ZZZ 054221 P7 - 1.13 Acres - Andress Family Florida LP - 3 Units

RVL 000 0016 0027 - Andress Family Florida LP – 1 Units

RVL 000 0016 0028 - Andress Family Florida LP – 1 Units

RVL 000 0016 0029 - Andress Family Florida LP - 1 Units

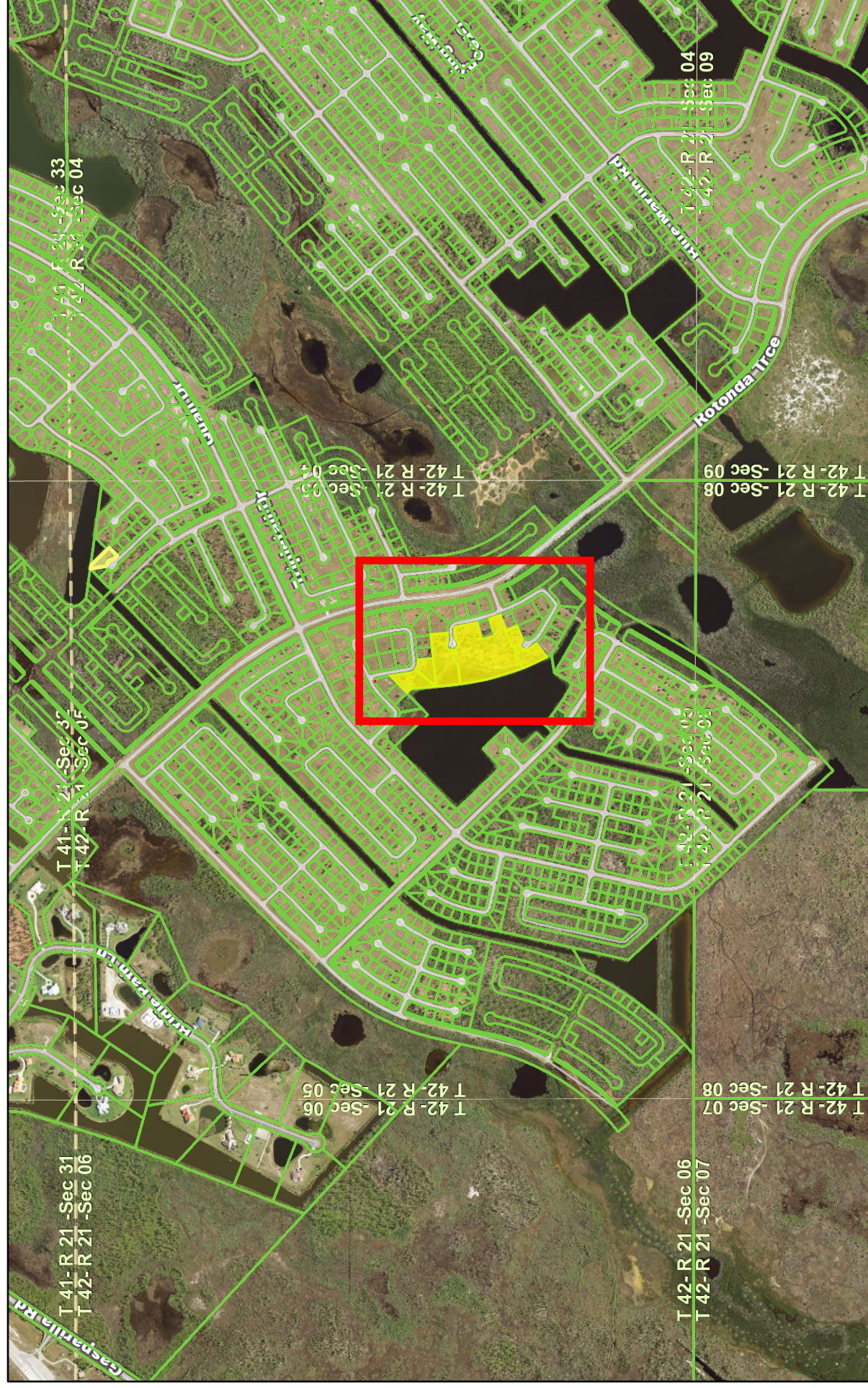
The owner seeks one certificate for the 41 units of density being removed from the above parcels at this time. All of the subject parcels are in an area designated a “Managed Neighborhood” which is designated as a Sending Zone. Unit density has been calculated based off of current zoning and acreage per the Charlotte County Property Appraiser.

The base density is rounded down to the nearest whole number. Staff has confirmed the total number of density units being severed is in fact 41, as can be seen from the table submitted with the application.

No encumbrances affect the base density.

**MAPS OF
PROPOSED SENDING
ZONE (SZ)**

Rotonda Villas



March 20, 2025

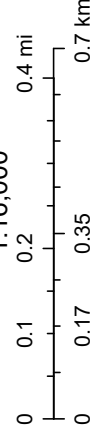
Override 1

Property Ownership



City of Punta Gorda Boundary

1:16,000



Charlotte County, Charlotte County GIS

Charlotte County GIS

Rotonda villas Bock 16-18



March 20, 2025

Override 1

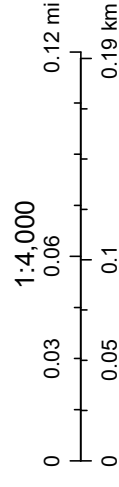
Property Ownership

Block Number 

Lots

Charlotte County, Charlotte County GIS

Charlotte County GIS



Rotonda villas Bock 16-18



March 20, 2025

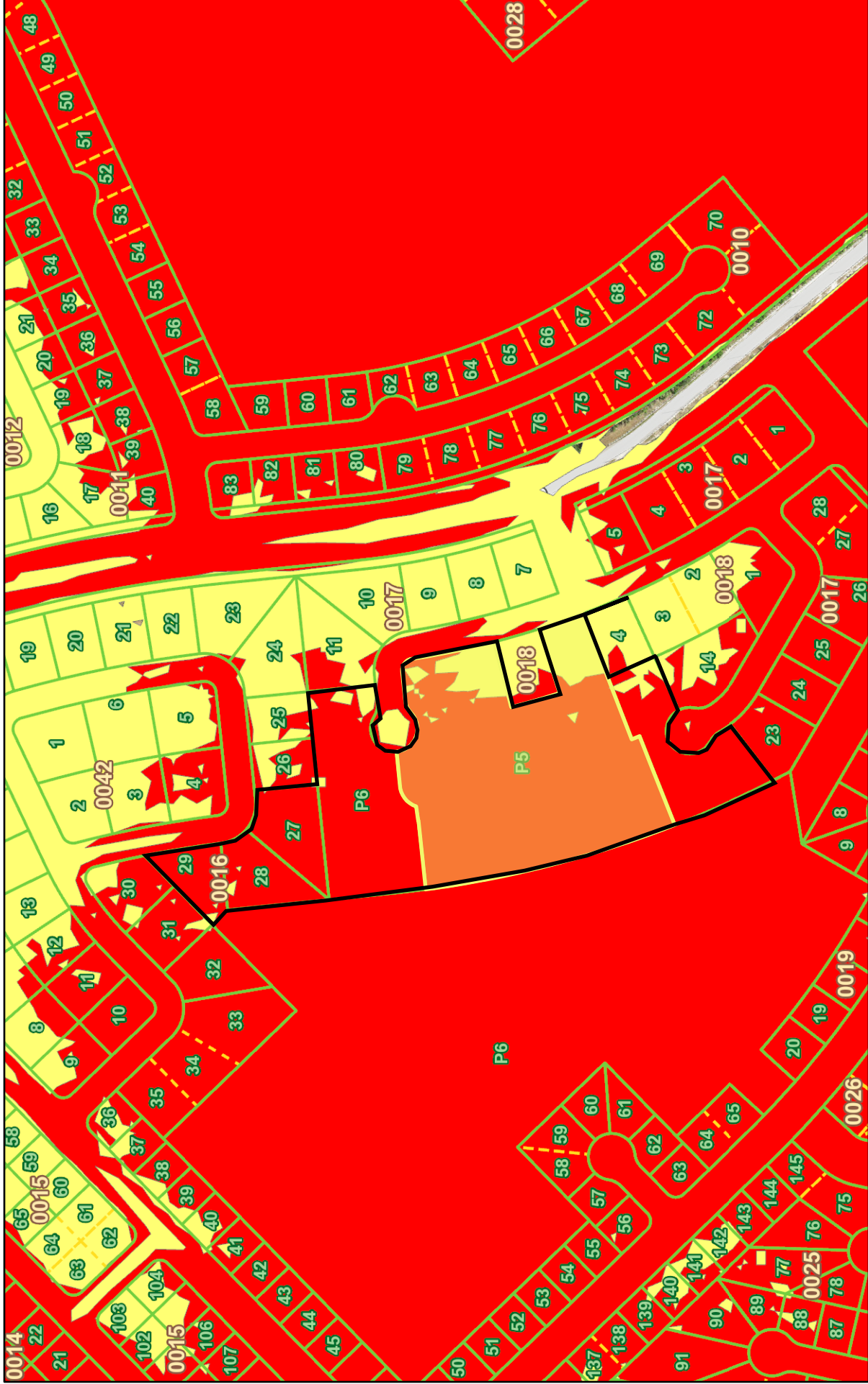
Legend	Override 1	MES	MHP	RSF3.5	MSF5	MMF7.5	RMF12	RMF-T
Zoning		EM	MSF1	MSF3.5	RMF3.5	RMF10	MMF12	RE1
AG		MHC	RSF2	RSF5	RMF5	MMF10	RMF15	RE5
ES								

1:4,000

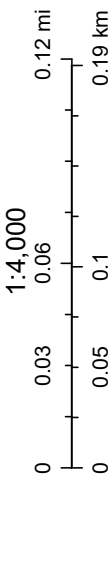
0 0.03 0.06 0.12 mi
0 0.05 0.1 km

Charlotte County, Charlotte County GIS

Rotonda villas Bock 16-18



March 20, 2025



■ Override 1
■ Tropical Storm
■ Coastal High Hazard Area
■ Category 1
 Property Ownership
 Block Number
 City of Punta Gorda Boundary
 Lots
 Charlotte County GIS

Rotonda Villas – Current Units on Lot(s)

All Lots Zoned RMF 10

Area Serviced with
Central Water & Sewer

Units Shown Per Lot



Rotonda Villas – Current Units on Lot(s)

All Lots Zoned RMF 10

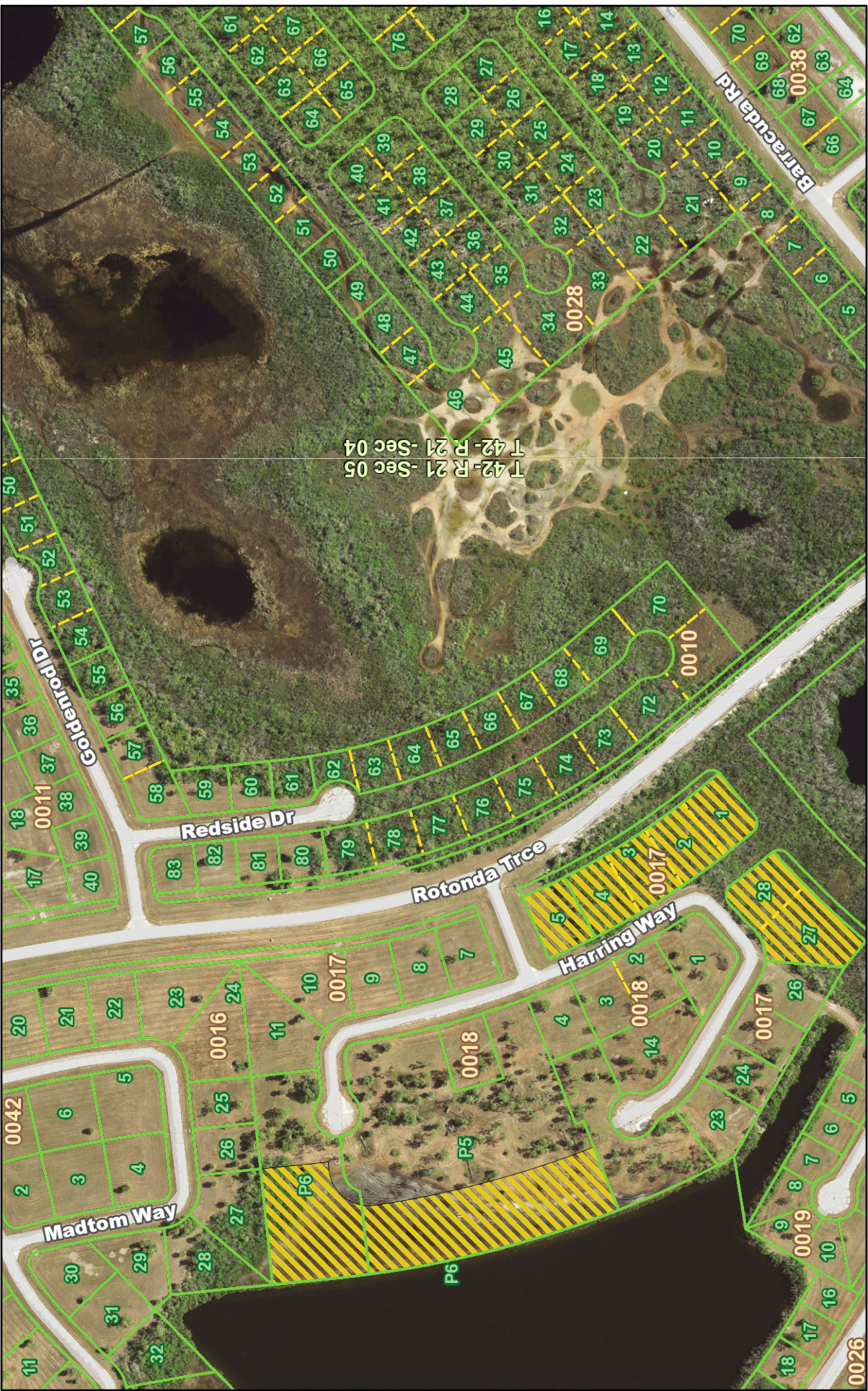
Area Serviced with
Central Water & Sewer

Units Shown Per Lot



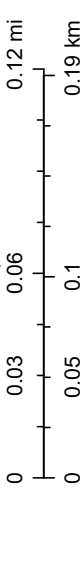
EXISTING EASEMENTS

Map Layout



March 20, 2025

1:4,000



Charlotte County, Charlotte County GIS

Charlotte County GIS

- Conservation Easements
- Property Ownership
- City of Punta Gorda Boundary
- Block Number
- Lots

CONSERVATION EASEMENT

ZZZ 054221 P6 - Andress Family Florida LP

Conservation Easement - Legal Description: LOTS 14 AND 15, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTE: PORTION OF PROPERTY SUBJECT TO CONSERVATION EASEMENT

CONTAINS 49,140 SQ. FT., OR 1.13 AC +/-

ZZZ 054221 P5 – Andress Holdings LLC

Conservation Easement - Legal Description: LOTS 16, 17, 18, 19 AND 20, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTE: PORTION OF PROPERTY SUBJECT TO CONSERVATION EASEMENT

CONTAINS 74,969 SQ. FT., OR 1.72 AC +/-

34
★
MAY 10

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK: 4092 PAGE 1413 PAGE: 1 OF 6
IIISTR # 2444828 Doc Type: EAS
Recorded 6/15/2016 at 9:52 AM
Rec. Fee: RECORDING \$52.50 D DOCTAX PD \$0.70
Cashier By: MICHELED

This document prepared by and return to:
Robert H. Berniisson
Berniisson, Ittersagen, Gunderson & Wideikis, LLP
18401 Murdock Circle, Suite C
Port Charlotte, Florida 33948

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is given this 10th day of May, 2016 by ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership ("Grantor") to CHARLOTTE COUNTY, a political subdivision of the State of Florida, whose mailing address is 18500 Murdock Circle, Port Charlotte, FL 33948 ("Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Charlotte County, Florida, and more specifically described in Exhibit A attached hereto and incorporated herein ("Property"); and

WHEREAS, Grantor intends to sever density units allocated to the Property pursuant to Section 3-5-431, at. Seq. of the Charlotte County Code (the "TDU Ordinance"); and

WHEREAS, the Grantor, in consideration of the density units from the Property and pursuant to the preservation requirements contained in the TDU Ordinance, is agreeable to granting and securing to the Grantee a perpetual conservation easement, as defined in Section 704.06, Florida Statutes, over the Property; and

NOW THEREFORE, in consideration of, and as an inducement to, Grantee severing density units from the Property, together with other good and valuable consideration, including the elimination of any Equivalent Residential Units assigned to the Property for municipal service benefit unit purposes pursuant to the Charlotte County Conservation Easement Program, the sufficiency and receipt of which is hereby acknowledged, Grantor hereby grants, conveys, creates and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever ("Conservation Easement").

The scope, nature and character of this Conservation Easement shall be as follows:

6

1. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. It is the purpose of this conservation easement to retain land or water areas predominantly in their natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times and with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by inconsistent activity or use.

c. Grantee may enforce the terms of this Conservation Easement. If Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

3. The following activities are prohibited in or on the Property:

a. Construction or placing of buildings, road signs, billboards or other advertising, utilities or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic nuisance vegetation;

d. Excavation, dredging, or removal of loam, peat, soil, gravel, rock or other material substances in such a manner as to affect the surface.

e. Surface use except for the purposes that permit the land or water area to remain predominantly in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

4. The following rights are specifically reserved to the Grantor, its heirs, successors and assigns:

a. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with the any County rule or criteria or with the intent and purposes of this Conservation Easement. Specifically, the Property may be maintained in its current condition.

5. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

6. Grantee shall not be responsible for the costs or liabilities related to the operation, upkeep or maintenance of the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this Conservation Easement shall be borne by and recoverable against the non-prevailing party in such proceedings.

8. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization qualified to hold such interests under the applicable state laws. No assignment shall be made unless prior written approval is given by the Grantor.

9. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of this conservation easement is preserved.

10. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States

certified mail, return receipt requested, addressed to the appropriate party or successor in interest.

11. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Charlotte, County Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

12. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors in interest, which shall be filed in the public records in Charlotte County, Florida.

13. Neither Grantor, nor any person or entity claiming by or through Grantor shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

14. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes

15. The covenants, terms, conditions, restrictions, and purpose imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property. The terms, conditions, restrictions and purpose of this Conservation Easement shall be referred to by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement. Any future holder of the Grantor's interest in the Property shall be notified in writing by Grantor of this Conservation Easement.

16. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever, excepting only the State of Florida.

(THIS SPACE INTENTIONALLY BLANK)

ANDRESS FAMILY FLORIDA
LIMITED PARTNERSHIP

Witness Signature: [Signature]
Witness Printed Name: Cindy Fezzell

Witness Signature: [Signature]
Witness Printed Name: Susan C. Rose

By: [Signature]
NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General Partner

STATE OF FLORIDA)
) ss.
COUNTY OF Lee)

The foregoing instrument was sworn to and acknowledged before me this 10 day of May, 2016, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP who is personally known to me or who has produced personally known as identification and who did take an oath.

[Signature]
Notary Public, State of Florida
My Commission Expires: 5/17/2018

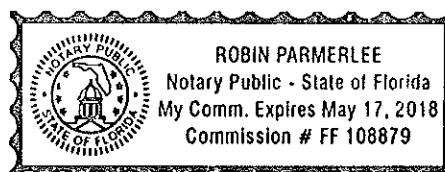


Exhibit A

Lots 1, 2, 3, 4, 5, 14, 15, 16, 17, 18, 19, 20, 27, and 28, Block 17 ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida and Lot 82, Block 97, ROTONDA SPRINGS, a subdivision according to the plat thereof, recorded in Plat Book 12, Page 5, of the Public Records of Charlotte County, Florida

LEGAL DESCRIPTIONS

Short Legal from Charlotte County Property Appraiser
Long Legal from Boundary Surveys

Legal Descriptions:

ZZZ 054221 P6 - 1.89 ACRES PER SURVEY - Andress Family Florida LP - 10 Units

ALL OF LOT 14, BLOCK 17, A PORTION OF LOTS 12, 13 AND 15, BLOCK 17, AND A PORTION OF HARRING WAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 06°00'00" WEST, A DISTANCE OF 145.00' FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE SOUTH 84°00'00" WEST, A DISTANCE OF 449.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 06°00'00" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 01°45'34", A CHORD BEARING OF SOUTH 06°52'47" EAST AND A CHORD LENGTH OF 70.01 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.01 FEET; THENCE NORTH 84°00'00" EAST, A DISTANCE OF 311.52 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 180°00'00", A CHORD BEARING OF NORTH 47°07'48" EAST AND A CHORD LENGTH OF 100.00 FEET; THENCE ALONG THE ARC OF CURVE, A DISTANCE OF 157.08 FEET TO THE NORTH RIGHT-OF-WAY OF HARRING WAY (60' FEET WIDE); THENCE NORTH 84°00'00" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 57.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 82,425 SQUARE FEET MORE OR LESS.

Conservation Easement - Legal Description: LOTS 14 AND 15, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTE: PORTION OF PROPERTY SUBJECT TO CONSERVATION EASEMENT

CONTAINS 49,140 SQ. FT., OR 1.13 AC +/-

ZZZ 054221 P5 - 5.03 ACRES PER SURVEY - Andress Holdings LLC - 27 Units

A PORTION OF LOT 15, BLOCK 7 AND ALL OF LOTS 16, 17, 18, 19, AND 20, BLOCK 17, AND ALL OF LOTS 5, 7, 8, 9, 10, 11 AND 12, BLOCK 18 AND A PORTION OF HARRING WAY, A 60' WIDE RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF

Short Legal from Charlotte County Property Appraiser
Long Legal from Boundary Surveys

THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED
AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 18; THENCE SOUTH 68°48'26" WEST, A DISTANCE OF 290.00 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 18; THENCE SOUTH 51°33'11" WEST, A DISTANCE OF 62.74 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 17; THENCE SOUTH 68°18'30" WEST, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 13°55'56", A CHORD BEARING OF NORTH 14°43'32" WEST AND A CHORD LENGTH OF 553.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 554.42 FEET; THENCE NORTH 84°00'00" EAST, A DISTANCE OF 471.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HARRING WAY (60 FEET WIDE) AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°59'29", A CHORD BEARING OF SOUTH 52°30'15" EAST AND A CHORD LENGTH OF 34.42 FEET; THENCE ALONG THE ARC OF CURVE AND HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 37.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1785.00 FEET, A CENTRAL ANGLE OF 05°45'51", A CHORD BEARING OF SOUTH 11°53'26" EAST AND A CHORD LENGTH OF 179.50 FEET; THENCE ALONG THE ARC OF CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 179.58 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 18; THENCE SOUTH 75°13'38" WEST, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A POINT ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 03°12'35", A CHORD BEARING OF SOUTH 16°22'39" EAST AND A CHORD LENGTH OF 108.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 72°01'03" EAST, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT BEING A POINT ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1785.00, A CENTRAL ANGLE OF 03°12'35", A CHORD BEARING OF SOUTH 19°35'14" EAST AND A CHORD LENGTH OF 99.98 FEET; THENCE ALONG THE ARC OF CURVE AND SAID HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF LOTS 8 & 9, BLOCK 18, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

Short Legal from Charlotte County Property Appraiser
Long Legal from Boundary Surveys

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 84°00'00" EAST ALONG THE SOUTH RIGHT-OF-WAY OF HARRING WAY (60 FEET WIDE), A DISTANCE OF 41.32 FEET, TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 106°15'37", A CHORD BEARING OF SOUTH 84°00'00" WEST AND A CHORD LENGTH OF 80.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.73 FEET TO THE SOUTH RIGHT-OF-WAY OF HARRING WAY; THENCE NORTH 84°00'00" WEST , A DISTANCE OF 38.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 219,137 SQUARE FEET OR 5.03 ACRES MORE OR LESS.

Conservation Easement - Legal Description: LOTS 16, 17, 18, 19 AND 20, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

NOTE: PORTION OF PROPERTY SUBJECT TO CONSERVATION EASEMENT

CONTAINS 74,969 SQ. FT., OR 1.72 AC +/-

ZZZ 054221 P7 - 1.13 ACRES PER SURVEY - Andress Family Florida LP - 6 Units

A PORTION OF LOTS 21 AND 22, BLOCK 17 AND LOT 13, BLOCK 18, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 1A-AZ15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, ALONG WITH A PORTION OF HARRING WAY, A 60 FOOT WIDE RIGHT-OF-WAY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 52°25'11" WEST ALONG THE SOUTHEAST BOUNDARY OF SAID LOT 22, A DISTANCE OF 152.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22, SAID POINT BEING ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 2,280.00 FEET, A CENTRAL ANGLE OF 05°49'30", A CHORD BEARING OF NORTH 24°36'15" WEST AND A CHORD LENGTH OF 231.70 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 231.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE NORTH 68°18'30" EAST, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE NORTH 36°55'28" EAST, A DISTANCE OF 35.23 FEET TO THE CENTERLINE OF HARRING WAY; THENCE NORTH 68°48'26" EAST, A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 03°12'35", A CHORD BEARING OF SOUTH 22°47'49" EAST AND A CHORD LENGTH OF 108.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 65°35'53" WEST, A DISTANCE OF 125.14 FEET TO A POINT ON A CURVE TO THE

Short Legal from Charlotte County Property Appraiser
Long Legal from Boundary Surveys

LEFT HAVING AS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 229°30'59", A CHORD BEARING OF SOUTH 36°33'34" WEST AND A CHORD LENGTH OF 90.81 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 200.29 FEET, TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF HARRING WAY, SAID POINT BEING ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 11°21'38", A CHORD BEARING OF SOUTH 31°53'59" EAST AND A CHORD LENGTH OF 45.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 45.60 FEET, TO THE POINT OF BEGINNING.

CONTAINS 49,617 SQUARE FEET MORE OR LESS.

RVL 000 0016 0027 - Andress Family Florida LP – 5 Units - 24,955 SF PER CHARLOTTE COUNTY PROPERTY APPRAISER

LOTS 27, 28, AND 29, OF BLOCK 16, OF ROTONDA VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1-A THROUGH 1-Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

RVL 000 0016 0028 - Andress Family Florida LP – 5 Units - 22,272 SF PER CHARLOTTE COUNTY PROPERTY APPRAISER

LOTS 27, 28, AND 29, OF BLOCK 16, OF ROTONDA VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1-A THROUGH 1-Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

RVL 000 0016 0029 - Andress Family Florida LP - 3 Units - 16,898 SF PER CHARLOTTE COUNTY PROPERTY APPRAISER

LOTS 27, 28, AND 29, OF BLOCK 16, OF ROTONDA VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1-A THROUGH 1-Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

DEEDS

This Instrument Prepared by and Return To:
Robert C. Benedict
Wideikis, Benedict & Berntsson, LLC
THE BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

QUITCLAIM DEED

THIS INDENTURE, made this 7 day of February, 2023, by and between **Andress Family Florida Limited Partnership, a Florida limited partnership**, whose post office address is 7101 Capri Lane, Bokeelia, FL 33922 hereinafter referred to as "Grantor", and **Andress Holdings, LLC, a Florida limited liability company**, whose post office address is 7101 Capri Lane, Bokeelia, FL 33922, hereinafter referred to as "Grantee",

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **Charlotte** County, Florida, to wit:

See Attached Exhibit A.

(For Information Only: Current Property Appraiser's Parcel I.D. Numbers are 422105426003, 422105426001, 422105407003, 422105407001, 422105407002, 422105405009, 422105405010, 422105405011, 422105405012 and 422105405013)

The preparer of this instrument was neither furnished with, nor requested to review an abstract on the described property and therefore expresses no opinion as to condition of title.

To Have and to Hold, the above-described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Andress Family Florida Limited Partnership,
a Florida limited partnership

By: Capri Holdings Investment Incorporated,
aa Florida Corporation, General Partner

By: Noel Andress
Noel Andress, President

STATE OF FLORIDA
COUNTY OF Lee

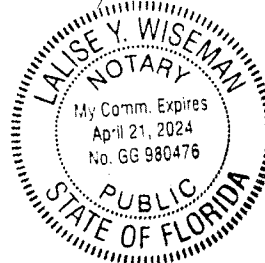
The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 7 day of February, 2023 by Noel Andress, as President of Capri
Holdings Investment Incorporated, a Florida Corporation, General Partner of Andress Family
Limited Partnership, a Florida limited partnership, who is personally known to me or who has
produced known as identification.

Printed Name: Lalise Y. Wiseman

Notary Public

Serial Number GG980476

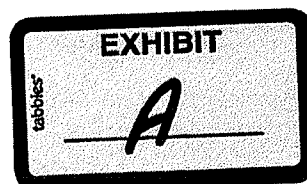
My Commission Expires: 4/21/24
(Seal)



QUIT CLAIM LEGAL DESCRIPTION:

A PORTION OF LOT 15, BLOCK 17 AND ALL OF LOTS 16, 17, 18, 19, AND 20, BLOCK 17, AND ALL OF LOTS 5, 7, 8, 9, 10, 11 AND 12, BLOCK 18 AND A PORTION OF HARRING WAY, A 60' WIDE RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 18; THENCE SOUTH $68^{\circ}48'26''$ WEST, A DISTANCE OF 290.00 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 18; THENCE SOUTH $51^{\circ}33'11''$ WEST, A DISTANCE OF 62.74 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 17; THENCE SOUTH $68^{\circ}18'30''$ WEST, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF $13^{\circ}55'56''$, A CHORD BEARING OF NORTH $14^{\circ}43'32''$ WEST AND A CHORD LENGTH OF 553.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 554.42 FEET; THENCE NORTH $84^{\circ}00'00''$ EAST, A DISTANCE OF 471.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HARRING WAY (60 FEET WIDE) AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $86^{\circ}59'29''$, A CHORD BEARING OF SOUTH $52^{\circ}30'15''$ EAST AND A CHORD LENGTH OF 34.42 FEET; THENCE ALONG THE ARC OF CURVE AND HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 37.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1785.00 FEET, A CENTRAL ANGLE OF $05^{\circ}45'51''$, A CHORD BEARING OF SOUTH $11^{\circ}53'26''$ EAST AND A CHORD LENGTH OF 179.50 FEET; THENCE ALONG THE ARC OF CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 179.58 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 18; THENCE SOUTH $75^{\circ}13'38''$ WEST, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A POINT ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF $03^{\circ}12'35''$, A CHORD BEARING OF SOUTH $16^{\circ}22'39''$ EAST AND A CHORD LENGTH OF 108.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH $72^{\circ}01'03''$ EAST, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT BEING A POINT ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1785.00, A CENTRAL ANGLE OF $03^{\circ}12'35''$, A CHORD BEARING OF SOUTH $19^{\circ}35'14''$ EAST AND A CHORD LENGTH OF 99.98 FEET; THENCE ALONG THE ARC OF CURVE AND SAID HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



①

AFTER RECORDING RETURN TO:

Samuel J. Hagan, IV
DeBoest, Stockman, Decker, Broughton & Hagan
1415 Hendry Street
Fort Myers, FL 33901
239-334-1381



Tax Account No.: 0096876-011000-6; 0096876-011120-1; 0096876-011170-0; 0096876-011160-2;
0096876-011180-8; 0096876-011200-4; 0096876-011210-2; 0096876-011490-3 & 0096876-011510-9

This Special Warranty Deed Made the 31st day of January, A.D. 2006, by **Placida Holdings, LLC, a Florida limited liability company, as Trustee under that certain land trust dated June 4, 2003**, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the hereinafter described real property, whose post office address is 981 Ridgewood Avenue, Suite 105, Venice, Florida 34285, hereinafter called the "Grantor"*, to Andress Family Florida Limited Partnership, A Florida limited partnership, whose post office address is P.O. Box 420, Pineland, FL 33945, hereinafter called the "Grantee"*:

(*Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Charlotte County, Florida, more particularly described as follows (the "Property"):

Lots 1, 2, 3, 4, 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27 and 28, Block 17, ROTONDA VILLAS, Plat Book 12, Pages 1A through 1Z15, Public Records of Charlotte County, Florida.

AND

Lots 9, 11 and 14, Block 18, ROTONDA VILLAS, Plat Book 12, Pages 1A through 1Z15, Public Records of Charlotte County, Florida.

SUBJECT TO conditions, restrictions, reservations, zoning, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the current year and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

J

And the Grantor does hereby covenant with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but no others.

Representation of Trustee: I represent to you that: (a) I am duly appointed and qualified to act as Trustee of the Trust identified above; (b) in all things preliminary to and in and about this conveyance, the terms and conditions of such Trust have been met, and (c) I have the power and authority to execute this deed.

In Witness Whereof the Grantor has caused these presents to be executed in its name by its duly authorized Manager, the day and year first above written.

Signed, sealed and delivered
in the presence of:

PLACIDA HOLDINGS, LLC, a
Florida limited liability company

Mary Lynn Nisbet
Print Name: Mary Lynn Nisbet
Sue Ann Herzog
Print Name: SUE ANN HERZOG

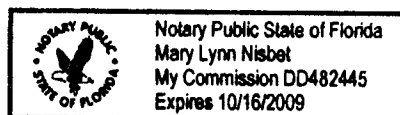
By: [Signature]
Greg Betterton
Its: Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 30 day of January, 2006, by Greg Betterton, as Manager of PLACIDA HOLDINGS, LLC, a Florida limited liability company. He is personally known to me.

(NOTARY SEAL)

Mary Lynn Nisbet
Notary Public
Print Name: Mary Lynn Nisbet
My commission expires: 10/16/2009



Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC
THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

Order No.: 2021-52490JLW

Property Appraiser's Parcel I.D. (folio) No.: 422105405005, 422105405004
and 422105401007

WARRANTY DEED

THIS WARRANTY DEED dated December 30, 2021, is made by and between **PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003**, whose address is 735 E. Venice Ave., Suite 205, Venice, FL 34285 (the "Grantor"), and **ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership**, whose address is P.O. Box 420, Pineland, FL 33945 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Charlotte**, State of Florida, described as follows:

Lots 27, 28, and 29, of Block 16, of ROTONDA VILLAS, according to the map or plat thereof as recorded in Plat Book 12, Pages 1-A through 1-Z15 , of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

Grantor does hereby affirm that neither the Grantor nor any member of Grantor has filed bankruptcy since obtaining title to the subject property.

Grantor covenants that said trust is still in full force and effect and has not been revoked or amended.

Neither the Trustees named herein, nor the spouses thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

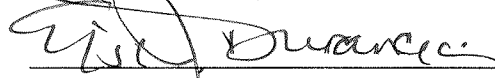
Signed, sealed and delivered in presence of:



Witness Signature

SHARON HUNTER

Printed Name of First Witness



Witness Signature

ELISE J. DURANCEAU

Printed Name of Second Witness

PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003

BY: 

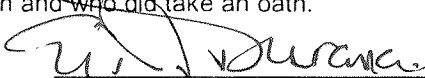
GREG A. BETTERTON, as Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of December, 2021, by GREG A. BETTERTON, as Manager of PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003 who is personally known to me or who has produced _____ as identification and who did take an oath.



ELISE J. DURANCEAU
Commission # HH 082709
Expires March 8, 2025
Bonded Thru Budget Notary Services



Notary Public, State of
My Commission Expires:
(Seal)

OWNERSHIP & ENCUMBRANCE REPORT

PROPERTY INFORMATION REPORT

CERTIFICATE NO: **PIR25-010**

CERTIFIED TO: **CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS
8400 Murdock Circle, Port Charlotte, FL 33948**

**ANDRESS HOLDINGS, LLC and ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP
7101 Capri Lane, Bokeelia, FL 33922**

THIS IS TO CERTIFY that **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused a search to be made of the Public Records of Charlotte County, Florida, solely as revealed by its indices through April 8, 2025, at 5:00 P.M., which constitutes a title search of at least 30 years, and said search reveals the following:

OWNER:

ANDRESS HOLDINGS, LLC, a Florida Limited Liability Company, by virtue of Deeds, filed in Official Records Instrument #3218023 and Official Records Instrument #3238072 of the Public Records of Charlotte County, Florida.

LEGAL DESCRIPTION:

A portion of vacated Lot 15, Block 17; and all of vacated Lots 16, 17, 18, 19 and 20, Block 17; and all of Lots 5, 7, 8, 9, 10, 11, 12 and 13, Block 18; ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12, Pages 1A thru 1Z15, of the Public Records of Charlotte County, Florida; and adjacent portion of vacated Harring Way, a 60 foot wide right-of-way being further described as follows: Begin at the Southeast corner of said Lot 5, Block 18; thence run Southeast a distance of 290.00 feet to the Southeast corner of Lot 12, Block 18; thence run Southeast a distance of 62.74 feet to the Southeast corner of Lot 20, Block 17; thence run Southeast a distance of 145.00 feet to the Southeast corner of said Lot 20, said point being a point on a curve to the right bearing Northeast; thence run along the arc of said curve a distance of 554.42 feet; thence Northeast a distance of 471.42 feet to a point on the South right-of-way of Harring Way and the point of curvature of a curve to the right bearing Southeast; thence run along the arc of curve and Harring Way right-of-way a distance of 37.96 feet to the point of reverse curvature of a curve to the left bearing Southeast; thence run along the arc of curve and said right-of-way a distance of 179.58 feet to the Southeast corner of Lot 7, Block 18; thence run Southeast a distance of 145.00 feet to the Southeast corner of said Lot 7, said point being a point on a curve to the left bearing Southeast; thence run along the arc of said curve a distance of 108.12 feet to the Northeast corner of said Lot 5; thence run Northeast a distance of 145.00 feet to the Northeast corner of said Lot 5, said point being a point on a curve to the left bearing Southeast; thence run along the arc of curve and said Harring Way right-of-way, a distance of 100.00 feet to the Point of Beginning. a/k/a ZZZ 054221 P5 – 5.16 Acres

AND SAID PROPERTY is subject to the following encumbrances:

- 1. Real Estate Taxes and Assessments for the year 2025 and all subsequent years, which are not yet due and payable. Parcel ID#422105426003**
- 2. No Open Mortgages, Judgments or Liens were found of record.**

3. Transfer of Density Units and Vacation of Plat as contained in Resolutions filed in Official Records Book 4307, Page 551 and Official Records Instrument #3323772, of the Public Records of Charlotte County, Florida

The foregoing report is prepared and furnished to the requestor indicated above and its assign for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. No attempt has been made to determine whether the land is subject to liens or assessments, which are not shown as existing liens by the Public Records. This report is not title insurance. Pursuant to Sec.627.7843 Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

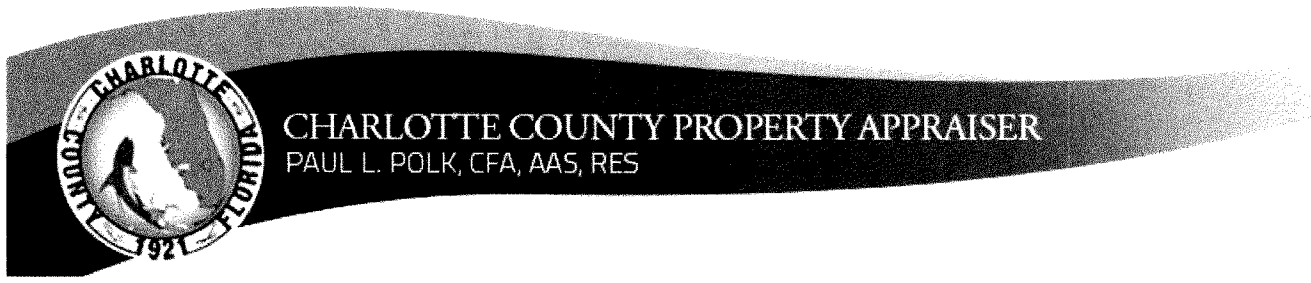
IN WITNESS WHEREOF, **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused this property information report to be signed and sealed this 10th day of April, 2025.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President



Real Property Information for 422105426003 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

ANDRESS HOLDINGS LLC
7101 CAPRI LN
BOKEELIA, FL 33922

Ownership current through: 2/12/2025

Property Address: 12492 HARRING WAY
or 12495 HARRING WAY
or 12502 HARRING WAY
or 12505 HARRING WAY
or 12512 HARRING WAY
or 12521 HARRING WAY
or 12522 HARRING WAY
or 12531 HARRING WAY
or 12532 HARRING WAY
or 12613 HARRING WAY
or 12623 HARRING WAY
or 12643 HARRING WAY

Property City & Zip: PLACIDA 33946

Business Name:

General Parcel Information

Taxing District:	005
In City of Punta Gorda:	NO
Current Use:	VACANT MULTI-FAMILY RESIDENTIAL
Future Land Use (Comp. Plan):	Medium Density Residential
Zoning Code:	<u>RMF10</u>
Market Area / Neighborhood	02/05/0025
/ Subneighborhood:	
Map Number:	3C05S
Section/Township/Range:	05-42-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale cod
3/17/2023	<u>0/0</u>	<u>3238072</u>	\$100	VACA
2/7/2023	<u>0/0</u>	<u>3217023</u>	\$100	VAC-MI
1/31/2006	<u>2902/268</u>	<u>1512006</u>	\$1,050,000	VACA
9/6/2005	<u>2798/1398</u>	<u>1447803</u>	\$350,000	VACA
8/24/2005	<u>2792/255</u>	<u>1443729</u>	\$74,500	VACA
5/20/2005	<u>2720/928</u>	<u>1397436</u>	\$47,000	VACA
10/1/2003	<u>2365/450</u>	<u>1127275</u>	\$4,500	VACA
7/1/2003	<u>2259/2146</u>	<u>1059401</u>	\$7,350,000	VACA
7/1/2003	<u>2302/738</u>	<u>1083782</u>	\$100	IMPRO
9/1/2002	<u>2106/811</u>	<u>961992</u>	\$100	VACA
5/1/1995	<u>1409/1095</u>	<u>362392</u>	\$10,000	VACA
2/1/1995	<u>1437/1715</u>	<u>391142</u>	\$22,500	VACA
9/1/1994	<u>1370/2039</u>	<u>322883</u>	\$21,100	VACA
2/1/1994	<u>1349/1488</u>	<u>300834</u>	\$11,300	VACA
12/1/1993	<u>1332/586</u>	<u>283453</u>	\$13,100	VACA

Date	Book/Page	Instrument Number	Selling Price	Sale cod
12/1/1993	1349/1496	300836	\$10,000	VACA
5/1/1992	1217/1644	167947	\$100	VACA
6/1/1985	827/1915	1985082701915	\$10,000	VACA
5/1/1985	822/1282	1985082201282	\$11,300	VACA
8/1/1984	790/1734	1984079001734	\$10,000	VACA
7/1/1984	786/1351	1984078601351	\$13,100	VACA
1/1/1984	769/1261	1984076901261	\$21,100	VACA
10/1/1983	754/36	1983075400036	\$16,900	VACA
8/1/1983	746/2053	1983074602053	\$22,500	VACA

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0376G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120061	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193.011 adjustment):	\$154,913	\$154,913	\$154,913	\$154,913
Certified Assessed Value:	\$154,913	\$154,913	\$154,913	\$154,913
Certified Taxable Value:	\$154,913	\$154,913	\$154,913	\$154,913

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	ZZZ 054221 P5	0001	RMF10	UNIT	27	0	\$182,250

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the County's Natural Resources web site.

Legal Description:

Short Legal:	Long Legal:
ZZZ 054221 P5	ZZZ 054221 P5 5.16A M/L A PORTION OF VACATED LT 15 BLK 17 AND ALL OF LTS 16 17. 18 19 AND 20 BLK 17 AND ALL OF LTS 5 7 8 9 10 11 12 AND 13 BLK 18 AND ADJACENT PORTION OF VACATED HARRING WAY A 60 WIDE ROW BEING FURTHER DESC AS: BGN AT THE SE CRNR OF SD LT 5 BLK 18 THNC SE A DIST OF 290.00 FT TO THE SE CRNR OF LT 12 BLK 18 THNC SE A DIST OF 62.74 FT TO THE SE CRNR OF LT 20 BLK 17 THNC SE A DIST OF 145.00 FT TO THE SE CRNR OF SD LT 20 SD PT BEING A PT ON A CRV TO THE RT BEARING NE THNC ALONG THE ARC OF SD CRV A DIST OF 554.42

FT THNC NE A DIST OF 471.42 FT TO A PT ON THE S ROW OF HARRING WAY AND THE PT OF CURVATURE OF A CRV TO THE RT BEARING SE THNC ALONG THE ARC OF CRV AND HARRING WAY ROW A DIST OF 37.96 FT TO THE PT OF REVERSE CURVATURE OF A CRV TO THE LFT BEARING SE THNC ALONG THE ARC OF CRV AND SD ROW A DIST OF 179.58 FT TO THE SE CRNR OF LT 7 BLK 18 THNC SE A DIST OF 145.00 FT TO THE SE CRNR OF SD LT 7 SD PT BEING A PT ON A CRV TO THE LFT BEARING SE THNC ALONG THE ARC OF SD CRV A DIST OF 108.12 FT TO THE NE CRNR OF SD LT 5 THNC NE A DIST OF 145.00 FT TO THE NE CRNR OF SD LT 5 SD PT BEING A PT ON A CRV TO THE LFT BEARING SE THNC ALONG THE ARC OF CRV AND SD HARRING WAY ROW A DIST OF 100.00 FT TO THE POB. GOV3323772

Data Last Updated: 3/27/2025- Printed On: 3/27/2025.

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Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008963263
12492 HARRING WAY
ZZZ 054221 P5 ZZZ 054221 P5 5.16A M/L A PORTION OF
VACATED LT 15 BLK 17 AND ALL
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

ANDRESS HOLDINGS LLC
7101 CAPRI LN
BOKEELIA, FL 33922

Parcel ID: 422105426003

Tax District: 005

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	154,913	0	154,913	937.52
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	154,913	0	154,913	39.39
LAW ENFORCEMENT	941-743-1551	2.14490	154,913	0	154,913	332.27
STUMP PASS	941-743-1551	0.19780	154,913	0	154,913	30.64
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	154,913	0	154,913	6.10
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	154,913	0	154,913	30.98
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	154,913	0	154,913	978.12
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	154,913	0	154,913	29.57

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$2,384.59

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	VARIES	54.47
ROTONDA MEADOWS/VILLAS S&D-MAI	941-743-1914	VARIES	975.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	349.51

TOTAL ASSESSMENTS: \$1,378.98

TOTAL COMBINED TAXES AND ASSESSMENTS: \$3,763.57

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008963263

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 422105426003
Owner Information: ANDRESS HOLDINGS LLC
7101 CAPRI LN
BOKEELIA, FL 33922

Property Address: 12492 HARRING WAY, PLACIDA

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00
☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/13/2024

Receipt # INT-00011972

\$3,613.03 Paid

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH PAYMENT



[Search](#) > [Account Summary](#)

Real Estate Account #422105426003

Owner:

ANDRESS HOLDINGS LLC

Situs:

12492 HARRING WAY
PLACIDA

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on 11/13/2024 for \$3,613.03.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$3,613.03	11/13/2024	Receipt #INT-00011972	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$303.76	12/29/2023	Receipt #999-00041713	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$273.38	11/29/2022	Receipt #INT-00023847	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$313.55	11/30/2021	Receipt #412-00001042	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$120.36	11/30/2020	Receipt #449-00000220	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$118.85	11/25/2019	Receipt #461-00000036	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$111.16	11/29/2018	Receipt #410-00000947	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$430.43	11/30/2017	Receipt #410-00001044	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$425.98	11/28/2016	Receipt #457-00000313	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$502.46	02/26/2016	Receipt #454-00003312	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$480.37	11/24/2014	Receipt #456-00000566	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$479.38	11/20/2013	Receipt #459-00001437	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$495.18	03/26/2013	Receipt #451-00001898	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$499.93	03/30/2012	Receipt #449-00000359	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$796.79	03/31/2011	Receipt #447-00000932	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$790.13	12/31/2009	Receipt #2009-9173711	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$841.20	01/08/2009	Receipt #2008-5016286	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$889.02	03/26/2008	Receipt #2007-5028449	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$717.79	03/27/2007	Receipt #2006-5029205	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$307.88	11/28/2005	Receipt #2005-5006367	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$161.65	12/06/2004	Receipt #2004-9038048	Print (PDF)
2003 ⓘ					
2003 Annual Bill	\$0.00	Paid \$122.51	11/04/2004	Receipt #2004-7000855	Print (PDF)
Certificate #9585		Redeemed	11/04/2004	Face \$107.15, Rate 17%	
		Paid \$122.51			
2002 ⓘ					
2002 Annual Bill	\$0.00	Paid \$92.28	11/04/2004	Receipt #2004-7000855	Print (PDF)
Certificate #13571		Redeemed	11/04/2004	Face \$67.74, Rate 18%	
		Paid \$92.28			
2001 ⓘ					
2001 Annual Bill	\$0.00	Paid \$115.61	11/04/2004	Receipt #2004-7000855	Print (PDF)
Certificate #14316		Redeemed	11/04/2004	Face \$86.11, Rate 18%	

2000 Annual Bill ⓘ

Total Amount Due

\$0.00

\$0.00

Paid \$115.61

Paid \$54.85

12/13/2000

Receipt #2000-9065916

 [Print \(PDF\)](#)

This Instrument Prepared by and Return To:
Robert C. Benedict
Wideikis, Benedict & Berntsson, LLC
THE BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

QUITCLAIM DEED

THIS INDENTURE, made this 7 day of February, 2023, by and between **Andress Family Florida Limited Partnership, a Florida limited partnership**, whose post office address is 7101 Capri Lane, Bokeelia, FL 33922 hereinafter referred to as "Grantor", and **Andress Holdings, LLC, a Florida limited liability company**, whose post office address is 7101 Capri Lane, Bokeelia, FL 33922, hereinafter referred to as "Grantee",

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **Charlotte** County, Florida, to wit:

See Attached Exhibit A.

(For Information Only: Current Property Appraiser's Parcel I.D. Numbers are 422105426003, 422105426001, 422105407003, 422105407001, 422105407002, 422105405009, 422105405010, 422105405011, 422105405012 and 422105405013)

The preparer of this instrument was neither furnished with, nor requested to review an abstract on the described property and therefore expresses no opinion as to condition of title.

To Have and to Hold, the above-described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Andress Family Florida Limited Partnership,
a Florida limited partnership

By: Capri Holdings Investment Incorporated,
aa Florida Corporation, General Partner

By Noel Andress
Noel Andress, President

STATE OF FLORIDA
COUNTY OF Lee

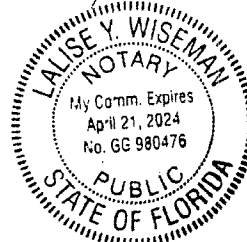
The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 7 day of February, 2023 by Noel Andress, as President of Capri
Holdings Investment Incorporated, a Florida Corporation, General Partner of Andress Family
Limited Partnership, a Florida limited partnership, who is personally known to me or who has
produced known as identification.

Printed Name: Laise Y. Wiseman

Notary Public

Serial Number GG980476

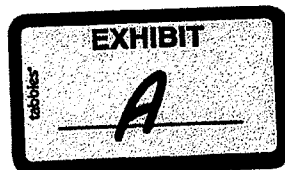
My Commission Expires: 4/21/24
(Seal)



QUIT CLAIM LEGAL DESCRIPTION:

A PORTION OF LOT 15, BLOCK 17 AND ALL OF LOTS 16, 17, 18, 19, AND 20, BLOCK 17, AND ALL OF LOTS 5, 7, 8, 9, 10, 11 AND 12, BLOCK 18 AND A PORTION OF HARRING WAY, A 60' WIDE RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 18; THENCE SOUTH 68°48'26" WEST, A DISTANCE OF 290.00 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 18; THENCE SOUTH 51°33'11" WEST, A DISTANCE OF 62.74 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 17; THENCE SOUTH 68°18'30" WEST, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 13°55'56", A CHORD BEARING OF NORTH 14°43'32" WEST AND A CHORD LENGTH OF 553.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 554.42 FEET; THENCE NORTH 84°00'00" EAST, A DISTANCE OF 471.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HARRING WAY (60 FEET WIDE) AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°59'29", A CHORD BEARING OF SOUTH 52°30'15" EAST AND A CHORD LENGTH OF 34.42 FEET; THENCE ALONG THE ARC OF CURVE AND HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 37.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1785.00 FEET, A CENTRAL ANGLE OF 05°45'51", A CHORD BEARING OF SOUTH 11°53'26" EAST AND A CHORD LENGTH OF 179.50 FEET; THENCE ALONG THE ARC OF CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 179.58 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 18; THENCE SOUTH 75°13'38" WEST, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A POINT ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1930.00 FEET, A CENTRAL ANGLE OF 03°12'35", A CHORD BEARING OF SOUTH 16°22'39" EAST AND A CHORD LENGTH OF 108.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 72°01'03" EAST, A DISTANCE OF 145.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT BEING A POINT ON A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 1785.00, A CENTRAL ANGLE OF 03°12'35", A CHORD BEARING OF SOUTH 19°35'14" EAST AND A CHORD LENGTH OF 99.98 FEET; THENCE ALONG THE ARC OF CURVE AND SAID HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



This Instrument Prepared by and Return To:
Robert C. Benedict
Wideikis, Benedict & Berntsson, LLC
THE BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

QUITCLAIM DEED

THIS INDENTURE, made this 17 day of March, 2023, by and between **Noel Andress and Karen Savulis-Andress, husband and wife**, whose post office address is P.O. Box 420, Pineland, FL 33945, hereinafter referred to as "Grantor", and **Andress Holdings, LLC, a Florida limited liability company**, whose post office address is 7101 Capri Lane, Bokeelia, FL 33922, hereinafter referred to as "Grantee",

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in **Charlotte** County, Florida, to wit:

Lot 7, Block 18 in Rotonda Villas, according to the plat thereof, recorded in Plat Book 12, Pages 1-A to 1-Z-15 of the Public Records of Charlotte County, Florida.

(For Information Only: Current Property Appraiser's Parcel I.D. Number is 422105426001)

The preparer of this instrument was neither furnished with, nor requested to review an abstract on the described property and therefore expresses no opinion as to condition of title.

To Have and to Hold, the above-described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

[Signature]

Witness Signature

Kim Essley

Printed Name of First Witness

[Signature]

Witness Signature

Katherine Strunk

Printed Name of Second Witness

[Signature]

Noel Andress

[Signature]

Karen Savulis-Andress

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of March, 2023 by Noel Andress and Karen Savulis-Andress who are personally known to me or who has produced _____ as identification.

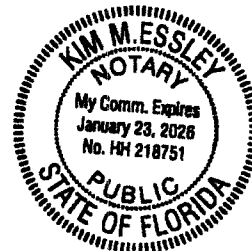
[Signature]

Printed Name: Kim M Essley

Notary Public

Serial Number HH 218751

My Commission Expires: 1-23-2026
(Seal)



PROPERTY INFORMATION REPORT

CERTIFICATE NO: **PIR25-011**

CERTIFIED TO: **CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS**
 8400 Murdock Circle, Port Charlotte, FL 33948

ANDRESS HOLDINGS, LLC and ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP
 7101 Capri Lane, Bokeelia, FL 33922

THIS IS TO CERTIFY that **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused a search to be made of the Public Records of Charlotte County, Florida, solely as revealed by its indices through April 8, 2025, at 5:00 P.M., which constitutes a title search of at least 30 years, and said search reveals the following:

OWNER:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida Limited Partnership,
 by virtue of Deed, filed in Official Records Book 4895, Page 502 of the Public Records of
 Charlotte County, Florida.

LEGAL DESCRIPTION:

Lot 27, Block 16, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12,
 Pages 1A thru 1Z15, of the Public Records of Charlotte County, Florida.

AND SAID PROPERTY is subject to the following encumbrances:

- 1. Real Estate Taxes and Assessments for the year 2025 and all subsequent years, which are not yet due and payable. Parcel ID#422105405005**
- 2. No Open Mortgages, Judgments or Liens were found of record.**

The foregoing report is prepared and furnished to the requestor indicated above and its assign for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. No attempt has been made to determine whether the land is subject to liens or assessments, which are not shown as existing liens by the Public Records. This report is not title insurance. Pursuant to Sec.627.7843 Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

IN WITNESS WHEREOF, **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused this property information report to be signed and sealed this 10th day of April, 2025.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer
A. Miles Krotzer, Vice President



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 422105405005 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Property Address: 13540 MADTOM WAY

Property City & Zip: PLACIDA 33946

Business Name:

Ownership current through: 2/12/2025

General Parcel Information

Taxing District:	005
In City of Punta Gorda:	NO
Current Use:	VACANT MULTI-FAMILY RESIDENTIAL
Future Land Use (Comp. Plan):	Medium Density Residential
Zoning Code:	RMF10
Market Area / Neighborhood	02/05/0025
/ Subneighborhood:	
Map Number:	3C05N
Section/Township/Range:	05-42-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
12/10/2021	4895/502	3035498	\$40,000	VACANT
7/1/2003	2259/2146	1059401	\$7,350,000	VACANT
7/1/2003	2302/738	1083782	\$100	IMPROVE
9/1/2002	2106/811	961992	\$100	VACANT

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0376G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120061	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$21,250	\$21,250	\$21,250	\$21,250

Certified Assessed Value:	\$21,250	\$21,250	\$21,250	\$21,250
Certified Taxable Value:	\$21,250	\$21,250	\$21,250	\$21,250

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	RVL 000 0016 0027	0001	<u>RMF10</u>	UNIT	5	0	\$25,000

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: RVL 000 0016 0027	Long Legal: ROTONDA VILLAS BLK16 LT 27 799/664 1341/1859 2106/811 2259/2146 2302/738 4895/502
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Data Last Updated: 3/27/2025- Printed On: 3/27/2025.

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Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008963250
13540 MADTOM WAY
RVL 000 0016 0027 ROTONDA VILLAS BLK16 LT 27 799/664
1341/1859 2106/811 2259/214
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Parcel ID: 422105405005

Tax District: 005

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	21,250	0	21,250	128.60
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	21,250	0	21,250	5.40
LAW ENFORCEMENT	941-743-1551	2.14490	21,250	0	21,250	45.58
STUMP PASS	941-743-1551	0.19780	21,250	0	21,250	4.20
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	21,250	0	21,250	0.84
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	21,250	0	21,250	4.25
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	21,250	0	21,250	134.17
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	21,250	0	21,250	4.06

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$327.10

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	VARIES	54.47
ROTONDA MEADOWS/VILLAS S&D-MAI	941-743-1914	VARIES	165.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	58.77

TOTAL ASSESSMENTS: \$278.24

TOTAL COMBINED TAXES AND ASSESSMENTS: \$605.34

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008963250

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 422105405005

Owner Information: ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Property Address: 13540 MADTOM WAY, PLACIDA

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00

☐
☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/13/2024

Receipt # INT-00012080

\$581.13 Paid



[Search](#) > Account Summary

Real Estate Account #422105405005

Owner:
ANDRESS FAMILY FLORIDA LP

Situs:
13540 MADTOM WAY
PLACIDA

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/13/2024** for **\$581.13**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00 Paid \$581.13	11/13/2024	Receipt #INT-00012080 Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Paid \$652.54	11/27/2023	Receipt #INT-00025591 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$564.03	11/29/2022	Receipt #INT-00023847 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$350.41	11/08/2021	Receipt #INT-00008444 Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$172.84	11/19/2020	Receipt #INT-00012118 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$700.29	11/19/2019	Receipt #999-00023677 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$681.00	11/21/2018	Receipt #999-00028377 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$678.81	11/14/2017	Receipt #999-00012947 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$671.68	11/07/2016	Receipt #999-00006743 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$722.82	11/10/2015	Receipt #999-00009945 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$710.33	11/13/2014	Receipt #780-00000303 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$708.62	11/12/2013	Receipt #999-00008124 Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$702.16	11/13/2012	Receipt #777-00000380 Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$696.84	11/18/2011	Receipt #999-00027761 Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$1,165.73	11/17/2010	Receipt #774-00000360 Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$1,184.06	11/13/2009	Receipt #2009-9122775 Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$1,222.44	11/24/2008	Receipt #2008-9033056 Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$1,264.90	12/17/2007	Receipt #2007-9073237 Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$683.62	11/21/2006	Receipt #2006-9031604 Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$302.42	11/14/2005	Receipt #2005-9014008 Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$95.74	12/15/2004	Receipt #2004-9083365 Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$67.88	11/30/2003	Receipt #2003-7009068 Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$42.62	11/30/2002	Receipt #2002-9150874 Print (PDF)
2001 Annual Bill ⓘ	\$0.00 Paid \$42.38	11/30/2001	Receipt #2001-4202050 Print (PDF)
2000 Annual Bill ⓘ	\$0.00 Paid \$40.84	11/30/2000	Receipt #2000-9053717 Print (PDF)
Total Amount Due	\$0.00		

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC

THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Order No.: 2021-52490JLW

Property Appraiser's Parcel I.D. (folio) No.: 422105405005, 422105405004
and 422105401007

WARRANTY DEED

THIS WARRANTY DEED dated December 30, 2021, is made by and between **PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003**, whose address is 735 E. Venice Ave., Suite 205, Venice, FL 34285 (the "Grantor"), and **ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership**, whose address is P.O. Box 420, Pineland, FL 33945 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Charlotte**, State of Florida, described as follows:

Lots 27, 28, and 29, of Block 16, of ROTONDA VILLAS, according to the map or plat thereof as recorded in Plat Book 12, Pages 1-A through 1-Z15 , of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

Grantor does hereby affirm that neither the Grantor nor any member of Grantor has filed bankruptcy since obtaining title to the subject property.

Grantor covenants that said trust is still in full force and effect and has not been revoked or amended.

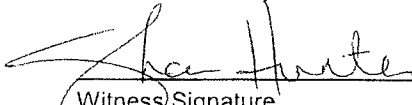
Neither the Trustees named herein, nor the spouses thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

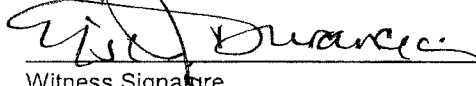
Signed, sealed and delivered in presence of:



Witness Signature

SHARON HUNTER

Printed Name of First Witness



Witness Signature

ELISE J. DURANCEAU

Printed Name of Second Witness

PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003

BY: 

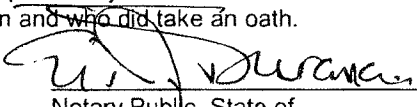
GREG A. BETTERTON, as Manager

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of December, 2021, by GREG A. BETTERTON, as Manager of PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003 who is personally known to me or who has produced _____ as identification and who did take an oath.



ELISE J. DURANCEAU
Commission # HH 082709
Expires March 8, 2025
Bonded Thru Budget Notary Services



Notary Public, State of
My Commission Expires:
(Seal)

PROPERTY INFORMATION REPORT

CERTIFICATE NO: **PIR25-012**

CERTIFIED TO: **CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS**
 8400 Murdock Circle, Port Charlotte, FL 33948

ANDRESS HOLDINGS, LLC and ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP
 7101 Capri Lane, Bokeelia, FL 33922

THIS IS TO CERTIFY that **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused a search to be made of the Public Records of Charlotte County, Florida, solely as revealed by its indices through April 8, 2025, at 5:00 P.M., which constitutes a title search of at least 30 years, and said search reveals the following:

OWNER:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida Limited Partnership,
 by virtue of Deed, filed in Official Records Book 4895, Page 502 of the Public Records of
 Charlotte County, Florida.

LEGAL DESCRIPTION:

Lot 28, Block 16, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12,
 Pages 1A thru 1Z15, of the Public Records of Charlotte County, Florida.

AND SAID PROPERTY is subject to the following encumbrances:

1. **Real Estate Taxes and Assessments for the year 2025 and all subsequent years, which are not yet due and payable. Parcel ID#422105405004**
2. **No Open Mortgages, Judgments or Liens were found of record.**

The foregoing report is prepared and furnished to the requestor indicated above and its assign for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. No attempt has been made to determine whether the land is subject to liens or assessments, which are not shown as existing liens by the Public Records. This report is not title insurance. Pursuant to Sec.627.7843 Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

IN WITNESS WHEREOF, **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused this property information report to be signed and sealed this 10th day of April, 2025.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 422105405004 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

ADDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Property Address: 13552 MADTOM WAY

Property City & Zip: PLACIDA 33946

Business Name:

Ownership current through: 2/12/2025

General Parcel Information

Taxing District:	005
In City of Punta Gorda:	NO
Current Use:	VACANT MULTI-FAMILY RESIDENTIAL
Future Land Use (Comp. Plan):	Medium Density Residential
Zoning Code:	RMF10
Market Area / Neighborhood	02/05/0025
/ Subneighborhood:	
Map Number:	3C05N
Section/Township/Range:	05-42-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale
12/10/2021	4895/502	3035498	\$40,000	VAC.
7/1/2003	2259/2146	1059401	\$7,350,000	VAC.
7/1/2003	2302/738	1083782	\$100	IMPRC
7/1/1995	1413/1550	366826	\$16,300	VAC.
8/1/1984	791/449	1984079100449	\$16,300	VAC.

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0376G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120061	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$28,688	\$28,688	\$28,688	\$28,688

Certified Assessed Value:	\$17,999	\$17,999	\$28,688	\$17,999
Certified Taxable Value:	\$17,999	\$17,999	\$28,688	\$17,999

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	RVL 000 0016 0028	0001	<u>RMF10</u>	UNIT	5	0	\$33,750

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: RVL 000 0016 0028	Long Legal: ROTONDA VILLAS BLK16 LT28 791/449 1413/1550 2259/2146 2302/738 4895/502
--	---

Data Last Updated: 3/27/2025- Printed On: 3/27/2025.

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Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008963249
13552 MADTOM WAY
RVL 000 0016 0028 ROTONDA VILLAS BLK16 LT28 791/449
1413/1550 2259/2146 2302/738
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Parcel ID: 422105405004

Tax District: 005

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	17,999	0	17,999	108.93
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	17,999	0	17,999	4.58
LAW ENFORCEMENT	941-743-1551	2.14490	17,999	0	17,999	38.61
STUMP PASS	941-743-1551	0.19780	17,999	0	17,999	3.56
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	17,999	0	17,999	0.71
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	17,999	0	17,999	3.60
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	28,688	0	28,688	181.14
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	17,999	0	17,999	3.44

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$344.57

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	VARIES	54.47
ROTONDA MEADOWS/VILLAS S&D-MAI	941-743-1914	VARIES	210.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	52.58

TOTAL ASSESSMENTS: \$317.05

TOTAL COMBINED TAXES AND ASSESSMENTS: \$661.62

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008963249

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 422105405004
Owner Information: ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Property Address: 13552 MADTOM WAY, PLACIDA

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00
☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/13/2024

Receipt # INT-00012080

\$635.16 Paid



[Search](#) > Account Summary

Real Estate Account #422105405004

Owner:

ANDRESS FAMILY FLORIDA LP

Situs:

13552 MADTOM WAY
PLACIDA

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/13/2024** for **\$635.16**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$635.16	11/13/2024	Receipt #INT-000120S0	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$625.69	11/27/2023	Receipt #INT-00025591	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$506.09	11/29/2022	Receipt #INT-00023847	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$448.88	11/08/2021	Receipt #INT-00008444	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$212.19	11/19/2020	Receipt #INT-00012118	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$745.84	11/19/2019	Receipt #999-00023677	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$732.37	11/21/2018	Receipt #999-00028377	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$717.26	11/14/2017	Receipt #999-00012947	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$719.54	11/07/2016	Receipt #999-00006743	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$788.70	11/10/2015	Receipt #999-00009945	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$789.25	11/13/2014	Receipt #780-00000303	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$790.77	11/12/2013	Receipt #999-00008124	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$819.48	11/13/2012	Receipt #777-00000380	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$771.46	11/18/2011	Receipt #999-00027761	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,255.15	11/17/2010	Receipt #774-00000360	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$1,242.76	11/13/2009	Receipt #2009-9122775	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$1,522.56	11/24/2008	Receipt #2008-9033056	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$1,552.11	12/17/2007	Receipt #2007-9073237	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$1,690.63	11/21/2006	Receipt #2006-9031603	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$670.33	11/14/2005	Receipt #2005-9013397	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$109.49	12/15/2004	Receipt #2004-9083365	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$74.43	11/30/2003	Receipt #2003-7009068	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$45.28	11/30/2002	Receipt #2002-9150874	Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$44.98	11/30/2001	Receipt #2001-4202057	Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$43.43	11/30/2000	Receipt #2000-9053721	Print (PDF)
Total Amount Due	\$0.00				

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC
THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

Order No.: 2021-52490JLW

Property Appraiser's Parcel I.D. (folio) No.: 422105405005, 422105405004
and 422105401007

WARRANTY DEED

THIS WARRANTY DEED dated December 30, 2021, is made by and between **PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003**, whose address is 735 E. Venice Ave., Suite 205, Venice, FL 34285 (the "Grantor"), and **ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership**, whose address is P.O. Box 420, Pineland, FL 33945 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Charlotte**, State of Florida, described as follows:

Lots 27, 28, and 29, of Block 16, of ROTONDA VILLAS, according to the map or plat thereof as recorded in Plat Book 12, Pages 1-A through 1-Z15 , of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

Grantor does hereby affirm that neither the Grantor nor any member of Grantor has filed bankruptcy since obtaining title to the subject property.

Grantor covenants that said trust is still in full force and effect and has not been revoked or amended.

Neither the Trustees named herein, nor the spouses thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

PROPERTY INFORMATION REPORT

CERTIFICATE NO: **PIR25-013**

CERTIFIED TO: **CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS**
 8400 Murdock Circle, Port Charlotte, FL 33948

ANDRESS HOLDINGS, LLC and ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP
 7101 Capri Lane, Bokeelia, FL 33922

THIS IS TO CERTIFY that **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused a search to be made of the Public Records of Charlotte County, Florida, solely as revealed by its indices through April 8, 2025, at 5:00 P.M., which constitutes a title search of at least 30 years, and said search reveals the following:

OWNER:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida Limited Partnership,
 by virtue of Deed, filed in Official Records Book 4895, Page 502 of the Public Records of
 Charlotte County, Florida.

LEGAL DESCRIPTION:

Lot 29, Block 16, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12,
 Pages 1A thru 1Z15, of the Public Records of Charlotte County, Florida.

AND SAID PROPERTY is subject to the following encumbrances:

- 1. Real Estate Taxes and Assessments for the year 2025 and all subsequent years, which are not yet due and payable. Parcel ID#422105401007**
- 2. No Open Mortgages, Judgments or Liens were found of record.**

The foregoing report is prepared and furnished to the requestor indicated above and its assign for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. No attempt has been made to determine whether the land is subject to liens or assessments, which are not shown as existing liens by the Public Records. This report is not title insurance. Pursuant to Sec.627.7843 Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

IN WITNESS WHEREOF, **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused this property information report to be signed and sealed this 10th day of April, 2025.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 422105401007 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Property Address: 13564 MADTOM WAY
Property City & Zip: PLACIDA 33946
Business Name:

Ownership current through: 2/12/2025

General Parcel Information

Taxing District:	005
In City of Punta Gorda:	NO
Current Use:	VACANT MULTI-FAMILY RESIDENTIAL
Future Land Use (Comp. Plan):	Medium Density Residential
Zoning Code:	RMF10
Market Area / Neighborhood	02/05/0025
/ Subneighborhood:	
Map Number:	3C05S
Section/Township/Range:	05-42-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
12/10/2021	4895/502	3035498	\$40,000	VACANT
7/1/2003	2259/2146	1059401	\$7,350,000	VACANT
7/1/2003	2302/738	1083782	\$100	IMPROVE

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0376G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120061	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$17,213	\$17,213	\$17,213	\$17,213

Certified Assessed Value:	\$10,800	\$10,800	\$17,213	\$10,800
Certified Taxable Value:	\$10,800	\$10,800	\$17,213	\$10,800

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	RVL 000 0016 0029	0001	RMF10	UNIT	3	0	\$20,250

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: RVL 000 0016 0029	Long Legal: ROTONDA VILLAS BLK 16 LT 29 2259/2146 2302/738 4895/502
--	---

Data Last Updated: 3/27/2025- Printed On: 3/27/2025.

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Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008963232
13564 MADTOM WAY
RVL 000 0016 0029 ROTONDA VILLAS BLK 16 LT 29 2259/2146
2302/738 4895/502

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

Parcel ID: 422105401007

Tax District: 005

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	10,800	0	10,800	65.36
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	10,800	0	10,800	2.75
LAW ENFORCEMENT	941-743-1551	2.14490	10,800	0	10,800	23.16
STUMP PASS	941-743-1551	0.19780	10,800	0	10,800	2.14
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	10,800	0	10,800	0.43
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	10,800	0	10,800	2.16
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	17,213	0	17,213	108.68
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	10,800	0	10,800	2.06

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$206.74

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	VARIES	54.47
ROTONDA MEADOWS/VILLAS S&D-MAI	941-743-1914	VARIES	330.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	40.21

TOTAL ASSESSMENTS: \$424.68

TOTAL COMBINED TAXES AND ASSESSMENTS: \$631.42

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008963232

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 422105401007

Owner Information: ANDRESS FAMILY FLORIDA LP
PO BOX 420
PINELAND, FL 33945

Property Address: 13564 MADTOM WAY, PLACIDA

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00

☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/13/2024

Receipt # INT-00012080

\$606.16 Paid

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH PAYMENT



[Search](#) > Account Summary

Real Estate Account #422105401007

Owner:

ANDRESS FAMILY FLORIDA LP

Situs:

13564 MADTOM WAY
PLACIDA

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on 11/13/2024 for \$606.16.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid	\$606.16	11/13/2024	Receipt #INT-00012080 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid	\$600.49	11/27/2023	Receipt #INT-00025591 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid	\$524.08	12/28/2022	Receipt #INT-00036204 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid	\$2,522.98	11/08/2021	Receipt #INT-00008444 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid	\$1,221.44	11/19/2020	Receipt #INT-00012118 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid	\$3,219.38	11/19/2019	Receipt #999-00023677 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid	\$3,144.83	11/21/2018	Receipt #999-00028377 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid	\$3,055.31	11/14/2017	Receipt #999-00012947 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid	\$3,044.13	11/07/2016	Receipt #999-00006743 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid	\$3,378.68	11/10/2015	Receipt #999-00009945 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid	\$3,377.61	11/13/2014	Receipt #780-00000303 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid	\$3,365.23	11/12/2013	Receipt #999-00008124 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid	\$3,493.62	11/13/2012	Receipt #777-00000380 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid	\$3,323.34	11/18/2011	Receipt #999-00027761 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid	\$5,127.09	11/17/2010	Receipt #774-00000360 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid	\$5,122.02	11/13/2009	Receipt #2009-9122775 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid	\$6,595.87	11/24/2008	Receipt #2008-9033056 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid	\$7,076.09	12/17/2007	Receipt #2007-9073237 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid	\$8,653.11	11/21/2006	Receipt #2006-9031603 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid	\$2,756.04	11/14/2005	Receipt #2005-9013041 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid	\$1,603.00	12/15/2004	Receipt #2004-9083365 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid	\$359.86	11/30/2003	Receipt #2003-7009068 Print (PDF)
Total Amount Due	\$0.00				

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC
THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

Order No.: 2021-52490JLW

Property Appraiser's Parcel I.D. (folio) No.: 422105405005, 422105405004
and 422105401007

WARRANTY DEED

THIS WARRANTY DEED dated December 30, 2021, is made by and between **PLACIDA HOLDINGS, LLC, a Florida limited liability company, as TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED JUNE 4, 2003**, whose address is 735 E. Venice Ave., Suite 205, Venice, FL 34285 (the "Grantor"), and **ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership**, whose address is P.O. Box 420, Pineland, FL 33945 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And 00/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Charlotte**, State of Florida, described as follows:

Lots 27, 28, and 29, of Block 16, of ROTONDA VILLAS, according to the map or plat thereof as recorded in Plat Book 12, Pages 1-A through 1-Z15 , of the Public Records of Charlotte County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

Grantor does hereby affirm that neither the Grantor nor any member of Grantor has filed bankruptcy since obtaining title to the subject property.

Grantor covenants that said trust is still in full force and effect and has not been revoked or amended.

Neither the Trustees named herein, nor the spouses thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

Notary Public, State of
My Commission Expires:
(Seal)

PROPERTY INFORMATION REPORT

CERTIFICATE NO: **PIR25-014**

CERTIFIED TO: **CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS**
 8400 Murdock Circle, Port Charlotte, FL 33948

ANDRESS HOLDINGS, LLC and ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP
7101 Capri Lane, Bokeelia, FL 33922

THIS IS TO CERTIFY that **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused a search to be made of the Public Records of Charlotte County, Florida, solely as revealed by its indices through April 8, 2025, at 5:00 P.M., which constitutes a title search of at least 30 years, and said search reveals the following:

OWNER:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida Limited Partnership, by virtue of Deed, filed in Official Records Book 2902, Page 268; and Official Records Book 2259, Page 2146;, of the Public Records of Charlotte County, Florida.

LEGAL DESCRIPTION:

Vacated Lots 21 and 22, Block 17; and vacated Lot 13, Block 18; ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12, Pages 1A thru 1Z15, of the Public Records of Charlotte County, Florida; and Vacated Harring Way adjacent to former Lots 21 and 13 a/k/a ZZZ 054221 P7 – 1014 Acres

AND SAID PROPERTY is subject to the following encumbrances:

1. **Real Estate Taxes and Assessments for the year 2025 and all subsequent years, which are not yet due and payable. Parcel ID#422105405014**
2. **No Open Mortgages, Judgments or Liens were found of record.**
3. **Transfer of Density Units as contained in Resolutions filed in Official Records Book 4307, Page 551 and Official Records Instrument #3323772, of the Public Records of Charlotte County, Florida.**

The foregoing report is prepared and furnished to the requestor indicated above and its assign for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. No attempt has been made to determine whether the land is subject to liens or assessments, which are not shown as existing liens by the Public Records. This report is not title insurance. Pursuant to Sec.627.7843 Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

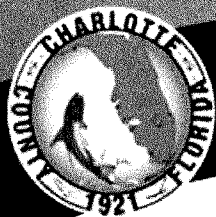
IN WITNESS WHEREOF, **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused this property information report to be signed and sealed this 10th day of April, 2025.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 422105405014 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

ANDRESS FAM FL LTD PARTNERSHIP
PO BOX 420
PINELAND, FL 33945

Ownership current through: 2/12/2025

Property Address: 12472 HARRING WAY
or 12482 HARRING WAY
or 12483 HARRING WAY

Property City & Zip: PLACIDA 33946

Business Name:

General Parcel Information

Taxing District:	005
In City of Punta Gorda:	NO
Current Use:	VACANT MULTI-FAMILY RESIDENTIAL
Future Land Use (Comp. Plan):	Medium Density Residential
Zoning Code:	RMF10
Market Area / Neighborhood / Subneighborhood:	02/05/0025
Map Number:	3C05S
Section/Township/Range:	05-42-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale cod
1/31/2006	<u>2902/268</u>	<u>1512006</u>	\$1,050,000	VACA
7/1/2003	<u>2259/2146</u>	<u>1059401</u>	\$7,350,000	VACA
7/1/2003	<u>2302/738</u>	<u>1083782</u>	\$100	IMPRO
10/1/1993	<u>1327/631</u>	<u>278260</u>	\$10,000	VACA
4/1/1985	<u>816/42</u>	<u>1985081600042</u>	\$10,000	VACA

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0376G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120061	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
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Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$34,425	\$34,425	\$34,425	\$34,425
Certified Assessed Value:	\$7,950	\$7,950	\$34,425	\$7,950
Certified Taxable Value:	\$7,950	\$7,950	\$34,425	\$7,950

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	ZZZ 054221 P7	0001	RMF10	UNIT	6	0	\$40,500

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: ZZZ 054221 P7	Long Legal: ZZZ 054221 P7 1.14A M/L VAC AREA FKA LOTS 21 22 BLK 17 LOT13 BLK 18 ROTONDA VILLAS AND VAC HARRING WAY ADJ TO FORMER LTS 21 AND 13 816/42 1327/631 2259/2146 2302/738 2902/268 RES4307/551 DEC3324745 2259/2146 CD2302/738 2902/268 CONS-EAS4092/1413 RES4307/551 2798/1398 RES4307/551 GOV3323772
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Data Last Updated: 3/27/2025- Printed On: 3/27/2025.

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Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008963255
12472 HARRING WAY
ZZZ 054221 P7 ZZZ 054221 P7 1.14A M/L VAC AREA FKA LOTS
21 22 BLK 17 LOT13 BLK 1
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ANDRESS FAM FL LTD PARTNERSHIP
PO BOX 420
PINELAND, FL 33945

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

Parcel ID: 422105405014

Tax District: 005

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	7,950	0	7,950	48.11
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	7,950	0	7,950	2.02
LAW ENFORCEMENT	941-743-1551	2.14490	7,950	0	7,950	17.05
STUMP PASS	941-743-1551	0.19780	7,950	0	7,950	1.57
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	7,950	0	7,950	0.31
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	7,950	0	7,950	1.59
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	34,425	0	34,425	217.36
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	7,950	0	7,950	1.52

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$289.53

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	VARIES	54.47
ROTONDA MEADOWS/VILLAS S&D-MAI	941-743-1914	VARIES	450.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	117.53

TOTAL ASSESSMENTS: \$622.00

TOTAL COMBINED TAXES AND ASSESSMENTS: \$911.53

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008963255

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 422105405014
Owner Information: ANDRESS FAM FL LTD PARTNERSHIP
PO BOX 420
PINELAND, FL 33945

Property Address: 12472 HARRING WAY, PLACIDA

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00

☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/13/2024

Receipt # INT-00012080

\$875.07 Paid



[Search](#) > Account Summary

Real Estate Account #422105405014

Owner:

ADDRESS FAM FL LTD PARTNERSHIP

Situs:

12472 HARRING WAY
PLACIDA

[Parcel details](#)[GIS](#)[Property Appraiser](#)[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **11/13/2024** for **\$875.07**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$875.07 11/13/2024	Receipt #INT-00012080 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$358.63 11/27/2023	Receipt #INT-00025591 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$321.49 11/17/2022	Receipt #INT-00013421 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$315.52 11/30/2021	Receipt #412-00001042 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$157.40 11/30/2020	Receipt #449-00000220 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$153.81 11/25/2019	Receipt #461-00000086 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$146.96 11/29/2018	Receipt #410-00000947 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$452.31 11/30/2017	Receipt #410-00001044 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$447.97 11/28/2016	Receipt #457-00000313 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$512.58 02/26/2016	Receipt #454-00003312 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$497.36 11/24/2014	Receipt #456-00000566 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$498.18 11/20/2013	Receipt #459-00001437 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$559.84 03/26/2013	Receipt #451-00001898 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$540.11 03/30/2012	Receipt #449-00000359 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$848.39 03/31/2011	Receipt #447-00000932 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$818.26 12/31/2009	Receipt #2009-9173711 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$1,072.86 01/08/2009	Receipt #2008-5016286 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$1,106.82 03/26/2008	Receipt #2007-5028449 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$1,544.56 03/27/2007	Receipt #2006-5029205 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$617.80 11/14/2005	Receipt #2005-9013397 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$86.58 12/15/2004	Receipt #2004-9083365 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$61.12 11/30/2003	Receipt #2003-7009068 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$40.22 11/30/2002	Receipt #2002-9150874 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$39.50 11/30/2001	Receipt #2001-4202057 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$37.96 11/30/2000	Receipt #2000-9053721 Print (PDF)
Total Amount Due	\$0.00		

①

AFTER RECORDING RETURN TO: 
Samuel J. Hagan, IV
DeBoest, Stockman, Decker, Broughton & Hagan
1415 Hendry Street
Fort Myers, FL 33901
239-334-1381

Tax Account No.: 0096876-011000-6; 0096876-011120-1; 0096876-011170-0; 0096876-011160-2;
0096876-011180-8; 0096876-011200-4; 0096876-011210-2; 0096876-011490-3 & 0096876-011510-9

This Special Warranty Deed Made the 31st day of January, A.D. 2006, by **Placida Holdings, LLC, a Florida limited liability company, as Trustee under that certain land trust dated June 4, 2003, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the hereinafter described real property, whose post office address is 981 Ridgewood Avenue, Suite 105, Venice, Florida 34285, hereinafter called the "Grantor"**, to **Andress Family Florida Limited Partnership, A Florida limited partnership, whose post office address is P.O. Box 420, Pineland, FL 33945, hereinafter called the "Grantee"**:

("Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Charlotte County, Florida, more particularly described as follows (the "Property"):

Lots 1, 2, 3, 4, 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27 and 28, Block 17, ROTONDA VILLAS, Plat Book 12, Pages 1A through 1Z15, Public Records of Charlotte County, Florida.

AND

Lots 9, 11 and 14, Block 18, ROTONDA VILLAS, Plat Book 12, Pages 1A through 1Z15, Public Records of Charlotte County, Florida.

SUBJECT TO conditions, restrictions, reservations, zoning, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the current year and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

J

And the Grantor does hereby covenant with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but no others.

Representation of Trustee: I represent to you that: (a) I am duly appointed and qualified to act as Trustee of the Trust identified above; (b) in all things preliminary to and in and about this conveyance, the terms and conditions of such Trust have been met, and (c) I have the power and authority to execute this deed.

In Witness Whereof the Grantor has caused these presents to be executed in its name by its duly authorized Manager, the day and year first above written.

Signed, sealed and delivered
in the presence of:

PLACIDA HOLDINGS, LLC, a
Florida limited liability company

Mary Lynn Nisbet
Print Name: Mary Lynn Nisbet
Sue Ann Herzog
Print Name: SUE ANN HERZOG

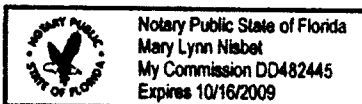
By: Greg Betterton
Its: Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 30 day of January, 2006, by Greg Betterton, as Manager of PLACIDA HOLDINGS, LLC, a Florida limited liability company. He is personally known to me.

(NOTARY SEAL)

Mary Lynn Nisbet
Notary Public
Print Name: Mary Lynn Nisbet
My commission expires: 10/16/2009



PREPARED BY AND RETURN TO:
Larry B. Alexander, Esq.
JONES, FOSTER, JOHNSTON & STUBBS, P.A.
Post Office Box 3475
West Palm Beach, Florida 33402-3475

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02259 PAGE 2146
RECORDED 07/03/2003 02:32:32 PM
FILE NUMBER 1059401
RECORDING FEES 78.00
DEED DOC 51,450.00

Tax Account No.:
See attached Schedule "1"

This Special Warranty Deed Made the 1st day of July, A.D. 2003, by **Cape Cave Corporation, a Delaware corporation, Cape Haze Corporation, a Florida corporation, and Rotonda Services Corporation, a Florida corporation**, and having its principal place of business at 4005 Cape Haze Drive, Cape Haze, Florida 33947, hereinafter collectively called the "Grantors"*, to **Placida Holdings, LLC, a Florida limited liability company, as Trustee under that certain land trust dated June 4, 2003**, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the hereinafter described real property, whose post office address is 981 Ridgewood Avenue, Suite 105, Venice, Florida 34292, hereinafter called the "Grantee"*:

(*Wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Charlotte County, Florida, more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO conditions, restrictions, reservations, zoning, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the current year and all subsequent years; and the following restrictive covenants:

The Property shall be utilized in perpetuity only as provided in, or approved pursuant to, the Charlotte County Land Use and Zoning Ordinances and Regulations, as amended from time to time. Utilization of the Property pursuant to any grandfathered use, or pursuant to any permit, variance, interpretation or approval issued by any permit granting authority or agency or official charged with the enforcement or interpretation of the Charlotte County Land Use and Zoning Ordinances and Regulations shall conclusively be deemed to comply with such ordinances and regulations. The

IMAGED L.T.

foregoing restrictive covenant shall run with the Property and shall be binding on all persons now and at any time hereafter, having or claiming any right, title or interest in and to the Property (including a Lessee's interest) their heirs, executors, administrators, successors and assigns, regardless of the source of or the manner in which any such right, title and interest is or may be acquired.

Every person, corporation, partnership, association or other legal entity, who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to the restrictions contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person, corporation, partnership or other legal entity acquires such right, title or interest in and to any portion of the Property.

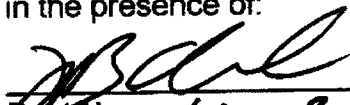
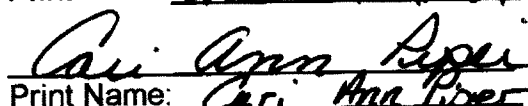
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

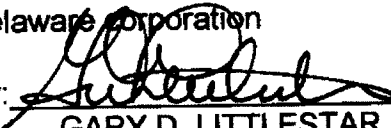
And the Grantors hereby covenant with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

In Witness Whereof the Grantors have caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Lam B. Littlestar

Print Name: Cari Ann Piper

CAPE CAVE CORPORATION, a
Delaware corporation

By: 
GARY D. LITTLESTAR
Its: President

[Signature]
Print Name: Lam B Altman
Cari Ann Piper
Print Name: Cari Ann Piper

CAPE HAZE CORPORATION, a
Florida corporation

By: [Signature]
GARY D. LITTLESTAR
Its: President

[Signature]
Print Name: Lam B Altman
Cari Ann Piper
Print Name: Cari Ann Piper

ROTONDA SERVICES CORPORATION, a
Florida corporation

By: [Signature]
GARY D. LITTLESTAR
Its: President

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by Gary D. Littlestar, as President of CAPE CAVE CORPORATION, a Delaware corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



Cari Ann Piper
Commission #DD171433
Expires: Jan 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Cari Ann Piper
Notary Public
Print Name: _____
My commission expires: _____

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by Gary D. Littlestar, as President of CAPE HAZE CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



Cari Ann Piper
Commission #DD171433
Expires: Jan 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Cari Ann Piper
Notary Public
Print Name: _____
My commission expires: _____

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by Gary D. Littlestar, as President of ROTONDA SERVICES CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



Cari Ann Piper
Commission #DD171433
Expires: Jan 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Cari Ann Piper
Notary Public
Print Name: _____
My commission expires: _____

N:\LBA\19406-44\Placida\Special Warranty Deed.doc

OR BOOK 02259 PAGE 2149

PARCEL 1

EXHIBIT A

DESCRIPTION

DESCRIPTION: A PARCEL OR TRACT OF LAND BEING A PORTION OF VACATED PLAT OF ROTONDA SANDS SOUTH REPLAT UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 5A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA AND VACATED PLAT OF ROTONDA SANDS NORTH REPLAT UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 4-A THRU 4-Z-2, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA. LYING AND BEING IN LAND SECTIONS 1, TOWNSHIP 42 SOUTH, RANGE 20 EAST, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 21 EAST AND SECTION 31, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 11 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 584.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771, ALSO KNOWN AS PLACIDA ROAD (100' RIGHT-OF-WAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 34 DEGREES, 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 3725.63 FEET; THENCE NORTH 55 DEGREES 38 MINUTES 52 SECONDS WEST A DISTANCE OF 887.60 FEET; THENCE NORTH 49 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 1264.49 FEET; THENCE SOUTH 55 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 566.34 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771; THENCE NORTH 34 DEGREES 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2884.52 FEET TO A POINT ON SOUTHEASTERLY BOUNDARY LINE OF STATE LANDS KNOWN AS AREA-3, AS DESCRIBED IN OFFICIAL RECORD BOOK 1808, PAGE 2008, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; THENCE ALONG THE GENERAL SOUTHEASTERLY BOUNDARY LINE OF SAID STATE LANDS THE FOLLOWING TWELVE COURSES NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 159.22 FEET, SOUTH 34 DEGREES 20 MINUTES 01 WEST A DISTANCE OF 75.00 FEET. NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 170.00 FEET; SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 89.75 FEET; NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 122.63 FEET; SOUTH 37 DEGREES 30 MINUTES 15 SECONDS WEST A DISTANCE OF 295.75 FEET; NORTH 51 DEGREES 41 MINUTES 16 SECONDS WEST A DISTANCE OF 91.23 FEET; SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 165.55 FEET; NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 130.00 FEET; SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 204.18 FEET; NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 160.00 FEET SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 489.78 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE IN A WESTERLY DIRECTION, THRU A CENTRAL ANGLE OF 72 DEGREES 06 MINUTES 20 SECONDS, HAVING A RADIUS DISTANCE OF 25.00 FEET, AN ARC DISTANCE OF 31.46 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHEASTERLY BOUNDARY LINE OF SAID LANDS. THE FOLLOWING FOUR COURSES, NORTH 73 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 153.27 FEET; SOUTH 16 DEGREES 26 MINUTES 21 SECONDS WEST A DISTANCE OF 185.00 FEET; NORTH 73 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 225.00 FEET; SOUTH 46 DEGREES 40 MINUTES 09 SECONDS WEST A DISTANCE OF 4885.82 FEET TO THE SOUTHWEST CORNER OF TRACT "AP" SAID PLAT OF ROTONDA SANDS SOUTH REPLAT NO. 2; THENCE SOUTH 16 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COAST LINE RAIL ROAD RIGHT-OF-WAY (100' RIGHT-OF-WAY) A DISTANCE OF 41.65 FEET TO THE CENTERLINE OF VACATED NAUTICAL DRIVE, (80' RIGHT-OF-WAY); THENCE SOUTH 89 DEGREES 47

DESCRIPTION

MINUTES 54 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 104.12 FEET; THENCE SOUTH 16 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE EASTERLY LINE OF TRACT "AQ" AS SHOWN ON SAID PLAT AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1364.92 FEET; THENCE SOUTH 73 DEGREES 37 MINUTES 05 SECONDS EAST ALONG THE LIMITS OF SAID TRACT "AQ" A DISTANCE OF 130.00 FEET TO A POINT ON THE CENTERLINE OF VACATED QUARTER DECK DRIVE (60' RIGHT-OF-WAY) SAID POINT BEING A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 105 DEGREES 43 MINUTES 23 SECONDS, HAVING A RADIUS DISTANCE OF 150.00 FEET, AN ARC DISTANCE OF 276.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 39 MINUTES 32 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRACT "AQ" AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 111.80 FEET TO THE NORTHERLY MONUMENTED PARCEL LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2100, AT PAGE 340 THRU 343, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST (CALCULATED) (SOUTH 89 DEGREES 53 MINUTES 04 SECONDS EAST DEED CALL) ALONG SAID LINE A DISTANCE OF 1048.03 FEET TO THE EAST LINE OF SAID SECTION-1 TOWNSHIP 42 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY FLORIDA; THENCE SOUTH 00 DEGREES 11 MINUTES 06 SECONDS WEST (CALCULATED) (SOUTH 00 DEGREES 13 MINUTES 37 SECONDS WEST (DEED CALL) ALONG SAID EAST SECTION LINE A DISTANCE OF 736.44 FEET (CALCULATED) 736.02 FEET (DEED CALL) TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND: LOT 213, BLOCK 105 AND THAT PORTION OF VACATED EQUINOX ROAD (HALF OF 60' RIGHT-OF-WAY) ADJOINING SAID LOT AND LOT 314, BLOCK 105 AND THAT PORTION OF VACATED RATLINE COURT (50' RIGHT-OF-WAY CUL-DE-SAC) ADJOINING SAID LOT, AND LOT 9, BLOCK 110 AND THAT PORTION OF EQUINOX ROAD (HALF OF 60' RIGHT-OF-WAY) ADJOINING SAID LOT AND LOT 4, BLOCK 109. AND THAT PORTION OF VACATED SERVICE ROAD (HALF OF 30' RIGHT-OF-WAY) ADJOINING SAID LOT, AND LOT-67, BLOCK 111, AND THAT PORTION OF VACATED LUFF COURT (HALF OF 60' RIGHT-OF-WAY) ADJOINING SAID LOT AND LOT 185, BLOCK 105, AND THAT PORTION OF VACATED POPPET DRIVE (HALF OF 60 FOOT RIGHT-OF-WAY) ADJOINING SAID LOT; VACATED PLAT OF ROTONDA SAND SOUTH REPLAT UNIT NO.2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 5-A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA, AND LOT 24, BLOCK 30 AND THAT PORTION OF VACATED KEEL DRIVE (HALF OF 60 FOOT RIGHT-OF-WAY) ADJOINING SAID LOT IN ROTONDA SANDS NORTH REPLAT - UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 4-A THRU 4-Z-2, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT. AN AIRPORT BUFFER EASEMENT LYING 300 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF LAND BEING A PORTION OF THE VACATED PLAT OF ROTONDA SANDS SOUTH REPLAT UNIT NO. TWO AS RECORDED IN PLAT BOOK 11, PAGES 5-A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA. LYING AND BEING IN SECTION 6, TOWNSHIP 42, RANGE 21 EAST, AND SECTION 1, TOWNSHIP 42, RANGE 20 EAST CHARLOTTE COUNTY FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 11 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 584.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771, ALSO KNOWN AS PLACIDA ROAD (100' RIGHT-OF-WAY) THENCE NORTH 34 DEGREES 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 6098.55 FEET,

DESCRIPTION

THENCE NORTH 55 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 290.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND SAID CENTERLINE; THENCE SOUTH 49 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 5051.00 FEET TO THE POINT OF TERMINUS OF THIS DESCRIPTION. LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF EASEMENT AREA: AN EASEMENT LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING A PORTION OF THE VACATED PLAT OF ROTONDA SANDS SOUTH REPLAT UNIT NO. TWO AS RECORDED IN PLAT BOOK 11, PAGES 5-A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA. LYING AND BEING IN SECTION 6, TOWNSHIP 42, RANGE 21 EAST AND SECTION 1, TOWNSHIP 42, RANGE 20 EAST, CHARLOTTE COUNTY FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 11 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 584.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771, ALSO KNOWN AS PLACIDA ROAD (100' RIGHT-OF-WAY) THENCE NORTH 34 DEGREES 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 6098.55 FEET, THENCE NORTH 55 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 290.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND SAID CENTERLINE; THENCE SOUTH 49 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 5051.00 FEET TO THE POINT OF TERMINUS OF THIS DESCRIPTION. ALSO LESS AND EXCEPT ANY OF THOSE PORTIONS OF SAID EASEMENT BEING WITHIN THE ROAD RIGHT-OF-WAY OF COUNTY ROAD 771, (PLACIDA ROAD).

PARCEL 2:

("SOUTHERLY ONE OF THREE SISTER ISLANDS"):

All of fractional Section 10, Township 42 South, Range 20 East, LESS the following described parcel:

From Sta. 0+00, centerline of Cut "C-5", of the Intracoastal Waterway Canal, (X=406,241.23 Y=911,625.99), run South 44°19'50" West, 650.00 feet to the Point of Beginning, (X=405,787.01, Y=911,161.03); said point being 781.20 feet South and 5,363.13 feet West of the Northeast corner of Section 11, Township 42 South, Range 20 East, Charlotte County, Florida; Continue thence South 44°19'50" West, 560.00 feet; thence North 73°45' West, 600.00 feet; thence South 59°40' West, 307.60 feet to a point on the Westerly line of U.S. Government Lot 1, Section 10, Township 42 South, Range 20 East; thence North 33°00' West, 904.43 feet along the Westerly line of said U.S. Government Lot 1 to a point; thence North 85°50'34" East, 980 feet; thence South 82°00' East, 630.00 feet; thence South 19°20' East, 375 feet to the Point of Beginning. All lying and being in U.S. Government Lot 1, Section 10, Township 42 South, Range 20 East, Charlotte County, Florida.

AND LESS

All that portion of Section 10, Township 42 South, Range 20 East, known as Don Pedro Island.

("NORTHERLY TWO OF THREE SISTERS ISLANDS"):

65.0 Acres more or less, being (2) two islands between the Intracoastal Waterway and Gasparilla Sound, lying in Government Lots 3, 4, and 5, of Section 3, Township 42 South, Range 20 East, Charlotte County, Florida.

PARCEL 3:

Lots 1 through 78, inclusive, Lots 80A, 80B, 81A, 81B, 87B, 90A, 91A, 92B, 93A, 93B, 94A, 94B, 95A, 110B, 111A, 112A, 112B, 118B, 119A, 119B, 120A, 122B, 123A, 125A, 125B, 126A, 126B, 127A, 127B, 128A, 128B, 129B, 130A, 130B, 140, 146, 147, 148, 149 and 210, of CAPE HAZE WINDWARD, according to the map or plat thereof as recorded in Plat Book 15, Pages 59A through 59O, Public Records of Palm Beach County, Florida.

PARCEL 4:

The North 180.00 feet of Section 32, Township 41 South, Range 21 East, Charlotte County, Florida, lying East of State Road 771 and the North 180.00 feet of Section 33, Township 41 South, Range 21 East, Charlotte County, Florida, lying West of Rotonda Springs Subdivision.

PARCEL 5: INTENTIONALLY DELETED

PARCEL 6:

The following described property lying, situate and being in ROTONDA LAKES – UNIT 2, a Subdivision according to the Plat thereof, as recorded in Plat Book 8, Pages 25A through 25K, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

- Block 6 - Lots 4, 7, 17, 35
- Block 7 - Lots 5, 19, 29
- Block 8 - Lots 1, 14, 18, 27
- Block 9 - Lots 1, 4, 5, 11, 12

PARCEL 7:

The following described property lying, situate and being in ROTONDA SPRINGS, a Subdivision according to the Plat thereof, as recorded in Plat Book 12, Pages 5A through 5Z70, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

- Block 40 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64
- Block 41 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
- Block 42 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127
- Block 43 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46
- Block 44 - Lots 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, 28
- Block 45 - Lot 1, 2, 3, 4
- Block 46 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
- Tract 11 (Park)

PARCEL 8:

The following described property lying, situate and being in ROTONDA MEADOWS, a Subdivision according to the Plat thereof, as recorded in Plat Book 10, Pages 15A through 15Z18, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

Block 53	-	Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28
Block 54	-	Lots 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
Block 57	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
Block 60	-	Lot 1
Block 62	-	Lots 14, 15
Block 78	-	Lots 6, 7
Block 79	-	Lots 4, 5, 6
Block 80	-	Lots 4, 5, 6, 7, 8, 9
Block 82	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
Block 83	-	Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11
Block 84	-	Lots 5, 6, 7, 8, 9, 10
Block 86	-	Lots 1, 2, 3
Block 87	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
Block 88	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
Block 89	-	Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
Block 90	-	Lots 1, 2, 3, 4, 5, 6
Block 92	-	Lots 1, 2, 3

PARCEL 9:

The following described property lying, situate and being in **Rotonda Villas**, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Page 1, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

- Block 1 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
- Block 2 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43
- Block 3 - Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51
- Block 8 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32
- Block 9 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
- Block 10 - Lots 9, 10, 11, 23, 24, 25, 26, 27, 28, 29, 30, 31, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79
- Block 11 - Lots 12, 25, 26, 27, 28, 29, 30, 31, 32, 33
- Block 16 - Lots 27, 28, 29, 32, 33, 34, 35, 38, 39, 40, 64, 65
- Block 17 - Lots 1, 2, 3, 4, 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28
- Block 18 - Lots 9, 11, 14
- Block 19 - Lots 1, 2, 3, 19, 20
- Block 20 - Lots 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163
- Block 21 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16
- Block 22 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
- Block 23 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
- Block 24 - Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 105
- Block 26 - Lots 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77

Block 28 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 143, 144, 145, 146, 147, 156, 157, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335

Park - P14

N:\LBA\19406-44\Placida\Legal Description KELLY ALL REVISED 7-01-03.doc

SCHEDULE "1"

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RESOLUTION
NUMBER 2018 - 045

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF A SENDING ZONE; FOR CALCULATION AND SEVERANCE OF DENSITY UNITS; PETITION CSZ-15-12-03, IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9 ZONING, ARTICLE V ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; APPROVING AND ACCEPTING A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 3-9 zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units; and

WHEREAS, the TDU Code provides the procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the TDU Code); and

WHEREAS, applicants, Sage Address, Holly Address, Noel Address, Karen Savulis-Address, the Address Family Florida Limited Partnership, and Rotonda-Lakes II Limited Partnership ("Applicants"), submitted Petition CSZ-15-12-03 for a Certification of a Sending Zone ("CSZ Petition") and for approval by the Board of County Commissioners of Charlotte County, Florida ("Board") to sever Two Hundred and Two (202) units of density from 80 lots which comprise the property, and which is described in Exhibit "A"

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("Sending Zone" or "SZ") which exhibit is attached hereto and incorporated herein by reference, in accordance with the provisions of the TDU Code; and

WHEREAS, pursuant of Section (d)(3)f.i. of the TDU Code, one unit of density shall be retained per platted lot; and

WHEREAS, the Applicants have submitted all of the information and documentation required for the approval of the CSZ Petition pursuant to the TDU Code, including a Declaration of Restrictive Covenant, attached hereto as Exhibit "B", granting certain property rights for the Sending Zone from the SZ owners to Charlotte County, which is consistent with subsection 5.b. of FLU Policy 1.2.10: Restrictions, of the County's Comprehensive Plan and Section (d)(3)f.i. of the TDU Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Petition CSZ-15-12-03 submitted by Sage Andress, Holly Andress, Noel Andress, Karen Savulis-Andress, the Andress Family Florida Limited Partnership, and Rotonda-Lakes II Limited Partnership ("Applicants") requesting the severance of Two Hundred and Two (202) units of density from the property described in Exhibit "A", which exhibit is attached hereto and incorporated herein by reference, is hereby approved.

2. The Declaration of Restrictive Covenant attached hereto as Exhibit "B" provided by the Applicants which is attached hereto and incorporated herein by reference, granting certain property rights from the SZ owners to Charlotte County, is hereby approved and accepted by the Board.

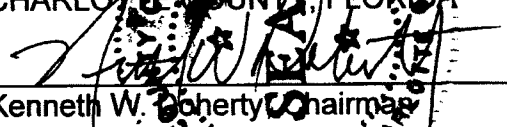
3. As a condition of approval, the TDU Certificate shall not be issued until the assessed fee for the Capital Improvement Infrastructure charges within the Rotonda

Villas/Springs Water and Wastewater Municipal Services Benefit Unit (MSBU) in the amount of \$59,818.56 has been paid in full.

4. The effective date of this Resolution shall be the date this Resolution and the documents required by Section 3-9-150 Transfer of Density Units (TDU) of the Code of Laws and Ordinances of Charlotte County, Florida ("Code"), are recorded and upon the Applicants' compliance with all other requirements of Section 3-9-150 of the Code.

PASSED AND DULY ADOPTED this 24th day of April, 2018.

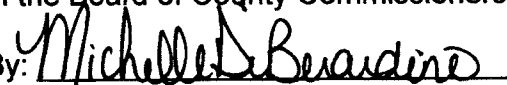
BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: 

Kenneth W. Coherly, Chairman

ATTEST:

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

By: 

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: 

Janette S. Knowlton, County Attorney
LR2015-3782

Applicant's

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, SAGE ANDRESS and HOLLY ANDRESS as to Lots 355 and 356, Block 28, and Lots 33 and 46, Block 40, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

SAGE ANDRESS as to Lot 468, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

NOEL ANDRESS and KAREN SAVULIS-ANDRESS as to Lot 7, Block 18, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ROTONDA-LAKES II LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 346, 352, 358, 360, 367, 368, 371, 375, 378, 387, and 388, Block 28; Lots 16, 21, 24, 27, 29, 30, 34, 42, 53 and 54, Block 35, Lot 89, Block 39, Lots 2, 3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19, 24, 25, 27, 28, 29, 30, 32, 34, 35, 36, 38, 41, 43, 44, 45, 48, 49 and 50, Block 40, and Lot 1, Block 41, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida, and Lot 6, Block 4376, PORT CHARLOTTE SUBDIVISION, SECTION 71, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 27A through 27L, of the Public Records of Charlotte County, Florida;

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, and SAGE ANDRESS as to Lot 24, Block 16, and Lots 353 and 366, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 1, 2, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, and 28, Block 17, Lots 5, 8, 9, 10, 11, 12, 13, and 14, Block 18; Lot 386, Block 28, and Lot 68, Block 39, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida and Lot 82, Block 97, ROTONDA SPRINGS, a subdivision according to the plat thereof, recorded in Plat Book 12, Page 5, of the Public Records of Charlotte County, Florida.

All using the following address and phone contact:

P.O. Box 420, Pineland, Florida 33945

(239) 994-0624



Document Prepared by and return to:

Noel Address

P.O. Box 420

Pineland, Florida 33945

DECLARATION OF RESTRICTIVE COVENANT

This Declaration of Restrictive Covenant is made this the 11th day of January, 2018, by:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, SAGE ANDRESS and HOLLY ANDRESS as to Lots 355 and 356, Block 28, and Lots 33 and 46, Block 40, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

SAGE ANDRESS as to Lot 468, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

NOEL ANDRESS and KAREN SAVULIS-ANDRESS as to Lot 7, Block 18, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ROTONDA-LAKES II LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 346, 352, 358, 360, 367, 368, 371, 375, 378, 387, and 388, Block 28; Lots 16, 21, 24, 27, 29, 30, 34, 42, 53 and 54, Block 35, Lot 89, Block 39, Lots 2, 3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19, 24, 25, 27, 28, 29, 30, 32, 34, 35, 36, 38, 41, 43, 44, 45, 48, 49 and 50, Block 40, and Lot 1, Block 41, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, and SAGE ANDRESS as to Lot 24, Block 16, and Lots 353 and 366, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership as to Lots, 7, 8, 11, 12, 13, 21 and 22 Block 17; Lots 5, 8, 9, 10, 11, 12, 13, and 14, Block 18; Lot 386, Block 28, and Lot 68, Block 39, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida,

collectively referred to as "OWNERS" of the "PROPERTY".

WHEREAS, Owners are the fee title Owners of the Property located in Charlotte County, Florida, as legally described above; and

WHEREAS, Owners hereby declare that Owners are lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this



Declaration; that Owners have good right and lawful authority to make this Declaration; and that Owners agree to fully warrant and defend this Declaration against the claims of all persons whomsoever; and

WHEREAS, except as otherwise provided herein, Owners intend to sever all but one of the Density Units allocated to each lot of the Property pursuant to Section 3-5-425, et. Seq., of the Charlotte County Code (hereinafter referred to as the TDU Ordinance); and

WHEREAS, as defined by the TDU Ordinance, a Density Unit is a development right which equals one increment of housing designed and intended for residential use by one (1) family, whether a single family residence, mobile home or as part of a duplex, apartment or condominium project.

WHEREAS, Owners intend to retain one (1) Density Unit on each lots of the Property; and

WHEREAS, Owners have applied to Charlotte County for severance of 202 of the Density Units allocated to the eighty (80) lots comprising the Property; and

WHEREAS, pursuant to Section 3-5-432 of the TDU Ordinance, a condition of the severance of Density Units is that Owners must provide a covenant imposing certain limitations upon the Property; and

WHEREAS, Owners in fulfillment of that obligation, hereby place the following restrictive covenant on the use of the Property;

NOW, THEREFORE:

1. The recitals set forth above are true and correct and are incorporated into this restrictive covenant.
2. Owners hereby declares that the Property shall be held, maintained, transferred, sold, conveyed and owned subject to the following restrictive covenant:

Owners hereby agrees that one (1) Density Units exists on each lot comprising the Property. Any future residential development of the Property shall be restricted by the provisions herein, and the Density, as such term is defined by Charlotte County Code, shall be limited to one (1) unit per lot comprising the Property.
3. Except for the restrictive covenant described herein, Owners retain all zoning and land use rights afforded Owners pursuant to the Charlotte County Code, the Charlotte County Future Land Use Map and the Charlotte County Comprehensive Plan, as the same may exist from time to time, limited to the current zoning designation on each such Property which either is Residential Multi-Family 5, 10 or Environmentally Sensitive as pertaining to each individual lot comprising the Property.
4. This Declaration of Restrictive Covenant shall be recorded in the Public Records of Charlotte County, Florida, and shall run with the Property, and be binding upon Owners and their heirs, successors and assigns.

5. Charlotte County, through its Board of County Commissioners, its successors and assigns, is the beneficiary of this Restrictive Covenant and Charlotte County may enforce this restrictive covenant by action at law or in equity against any person or persons, entity or entities, violating or attempting to violate the terms of this restrictive covenant.
6. This Declaration of Restrictive Covenant shall only be amended with the consent of Charlotte County, through its Board of County Commissioners.
7. Any failure of Charlotte County to enforce this restrictive covenant shall not be deemed a waiver of the right to do so thereafter.
8. This Declaration of Restrictive Covenant shall become effective upon recordation.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, Owners have executed this Restrictive Covenant as follows:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, SAGE ANDRESS and HOLLY ANDRESS as to Lots 355 and 356, Block 28, and Lots 33 and 46, Block 40, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida.

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, SAGE ANDRESS and HOLLY ANDRESS

ANDRESS FAMILY FLORIDA
LIMITED PARTNERSHIP

Witness Signature:

Witness Printed Name: Alan Brian Bickford

Witness Signature:

Witness Printed Name: Cindy Bickford

Witness Signature:

Witness Printed Name: Cindy Bickford

Witness Signature:

Witness Printed Name: Alan Brian Bickford

Witness Signature:

Witness Printed Name: Cindy Bickford

Witness Signature:

Witness Printed Name: Alan Brian Bickford

By:

Noel E. Andress

NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General Partner

Sage Andress
SAGE ANDRESS

Holly Andress
HOLLY ANDRESS

STATE OF FLORIDA)

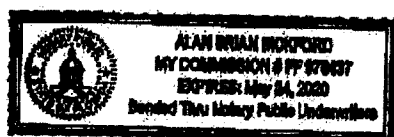
COUNTY OF LEE)

) ss.

The foregoing instrument was sworn to and acknowledged before me this 11 day of January, 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP who is personally known to me or who has produced _____ as identification and who did take an oath.

Alan Brian Bickford
Notary Public, State of FL

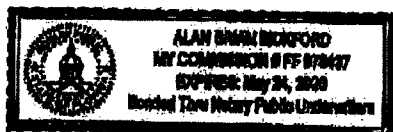
My Commission Expires: 5/29/2020



STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was sworn to and acknowledged before me this 11 day of January, 2018, by SAGE ANDRESS and HOLLY ANDRESS who are personally known to me or who has produced _____ as identification and who did take an oath.

Abbey B. B. B.
Notary Public, State of FL
My Commission Expires: 5/24/2020



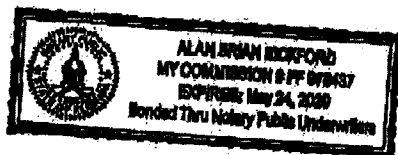
SAGE ANDRESS as to Lot 468, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1215, of the Public Records of Charlotte County, Florida

Witness Signature: [Signature]
Witness Printed Name: Alan Brian Rickford SAGE ANDRESS

Witness Signature: [Signature]
Witness Printed Name: Cindy Rickford

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 11 day of January, 2018, by SAGE ANDRESS who is personally known to me or who has produced as identification and who did take an oath.



[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020

NOEL ANDRESS and KAREN SAVULIS-ANDRESS as to Lot 7, Block 18, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida

Witness Signature: [Signature]
Witness Printed Name: ALAN BRIAN BICKFORD NOEL ANDRESS

Witness Signature: [Signature]
Witness Printed Name: Cindy Bickford

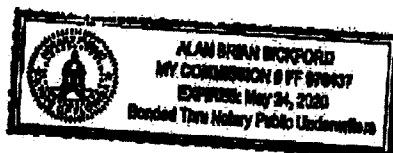
Witness Signature: [Signature]
Witness Printed Name: Cindy Bickford KAREN SAVULIS-ANDRESS

Witness Signature: [Signature]
Witness Printed Name: ALAN BRIAN BICKFORD

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 11 day of January 2018, by NOEL ANDRESS and KAREN SAVULIS-ANDRESS who are personally known to me or who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020



ROTONDA-LAKES II LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 346, 352, 358, 360, 367, 368, 371, 375, 378, 387, and 388, Block 28; Lots 16, 21, 24, 27, 29, 30, 34, 42, 53 and 54, Block 35, Lot 89, Block 39, Lots 2, 3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19, 24, 25, 27, 28, 29, 30, 32, 34, 35, 36, 38, 41, 43, 44, 45, 48, 49 and 50, Block 40, and Lot 1, Block 41, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida.

Witness Signature: [Signature]
Witness Printed Name: ALAN BRIAN BICKFORD

Witness Signature: [Signature]
Witness Printed Name: Cindy Bickford

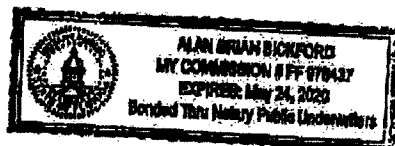
ROTONDA-LAKES II LIMITED
PARTNERSHIP

By: [Signature]
NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General
Partner of ANDRESS FAMILY
FLORIDA LIMITED
PARTNERSHIP, as General Partner
of ROTONDA-LAKES II LIMITED
PARTNERSHIP

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was sworn to and acknowledged before me this 11 day of January 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, as General Partner of ROTONDA-LAKES II LIMITED PARTNERSHIP who is personally known to me or who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020



ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, and SAGE ANDRESS as to Lot 24, Block 16, and Lots 353 and 366, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida

Witness Signature: [Signature]
Witness Printed Name: ALAN BICKFORD

Witness Signature: [Signature]
Witness Printed Name: CINDY BICKFORD

ANDRESS FAMILY FLORIDA
LIMITED PARTNERSHIP

By: [Signature]
NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General Partner

Witness Signature: [Signature]
Witness Printed Name: CINDY BICKFORD

Witness Signature: [Signature]
Witness Printed Name: ALAN BICKFORD

[Signature]
SAGE ANDRESS

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 11th day of January, 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP who is personally known to me or who has produced as identification and who did take an oath.

Notary Public, State of _____
My Commission Expires: _____

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 11 day of Jan, 2018, by SAGE ANDRESS who is personally known to me or who has produced as identification and who did take an oath.

[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020



ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership as to Lots, 7, 8, 11, 12, 13, 21 and 22 Block 17, Lots 5, 8, 9, 10, 11, 12, 13, and 14, Block 18; Lot 386, Block 28, and Lot 68, Block 39, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida

Witness Signature: [Signature]
Witness Printed Name: Ann Brown Beckton
Witness Signature: [Signature]
Witness Printed Name: Cindy Beckford

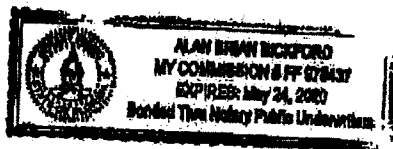
ANDRESS FAMILY FLORIDA
LIMITED PARTNERSHIP

By: [Signature]
NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General Partner

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 21 day of January 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP who is personally known to me or who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020



CHG
BCC

RESOLUTION
NUMBER 2023 - 185

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, VACATING A PORTION OF THE ROTONDA VILLAS SUBDIVISION AND GENERALLY CONSISTING OF LOTS 12 THROUGH 22 IN BLOCK 17, LOTS 5 AND 7 THROUGH 13 IN BLOCK 18, AND A PORTION OF THE UNPAVED HARRING WAY, CONTAINING A TOTAL OF 354,742± SQUARE FEET OR 8.14± ACRES, AND GENERALLY LOCATED ALONG HARRING WAY, WEST OF ROTONDA TRACE, EAST OF SEDAN ROAD, AND SOUTH OF MADTOM WAY, IN THE PLACIDA AND THE WEST COUNTY AREA, AND LOCATED IN COMMISSION DISTRICT III; PROVIDING AN EFFECTIVE DATE;

RECITALS

WHEREAS, Andress Family Limited Partnership and Andress Holdings, LLC ("Petitioners"), have petitioned the Board of County Commissioners of Charlotte County, Florida ("Board"), pursuant to Section 177.101, Florida Statutes, to vacate a portion of the Rotonda Villas Subdivision generally consisting of Lots 12 through 22 in Block 17, Lots 5 and 7 through 13 in Block 18, and a portion of the unpaved Harring Way, containing 41,875± square feet or 0.96± acres, as recorded in Plat Book 12, Page 1, in the Public Records of Charlotte County, Florida; the total area to be vacated is 354,742± square feet or 8.14± acres and is generally located along Harring Way, west of Rotonda Trace, east of Sedan Road, and south of Madtom Way, in the Placida and the West County area, and more particularly described in Exhibit "A" attached hereto and by this reference provided herein; and

WHEREAS, the aforementioned lands are located in Commission District III and consist of approximately 8.14 acres more or less; and

WHEREAS, Section 177.101, Florida Statutes, authorizes the vacation of plats, either in whole or in part, including the vacation of streets therein, by the Board; and

WHEREAS, public notice of said application was published and evidence thereof given as required by law to the Board; and

WHEREAS, the application was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based upon the findings and analysis provided by County

Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on August 14, 2023; and

WHEREAS, it has been shown by Petitioners on the application that Petitioners are the fee simple title owners of the property described above, on which property the plat sought to be vacated is located; and

WHEREAS, it is further determined that the plat vacation as petitioned for herein will not adversely affect the ownership or right of convenient access of persons owning other parts of the subdivision; and

WHEREAS, all state and county taxes due on the property which is the subject of the petition filed herein have been paid.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Based upon consideration of the evidence in support of the petition and the findings of this Board as set forth above, the Board does hereby vacate a portion of the Rotonda Villas Subdivision generally consisting of Lots 12 through 22 in Block 17, Lots 5 and 7 through 13 in Block 18, and a portion of the unpaved Haring Way, containing a total of 354,742± square feet or 8.14± acres, and generally located along Haring Way, west of Rotonda Trace, east of Sedan Road, and south of Madtom Way, in the Placida and the West County area, Charlotte County, Florida, Commission District III, and more particularly described in Exhibit "A" attached hereto and by this reference provided herein ("Property").

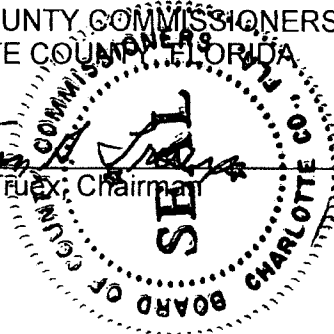
[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 26th day of September, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. True

William G. True, Chairman



ATTEST:

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

By: Roger D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton

Janette S. Knowlton, County Attorney

LR2023-0420

LEGAL DESCRIPTION:

LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA.

ALONG WITH:

LOTS 5, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 18, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALONG WITH:

A PORTION OF HARRING WAY A 60 FOOT WIDE RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF ROTONDA VILLAS SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

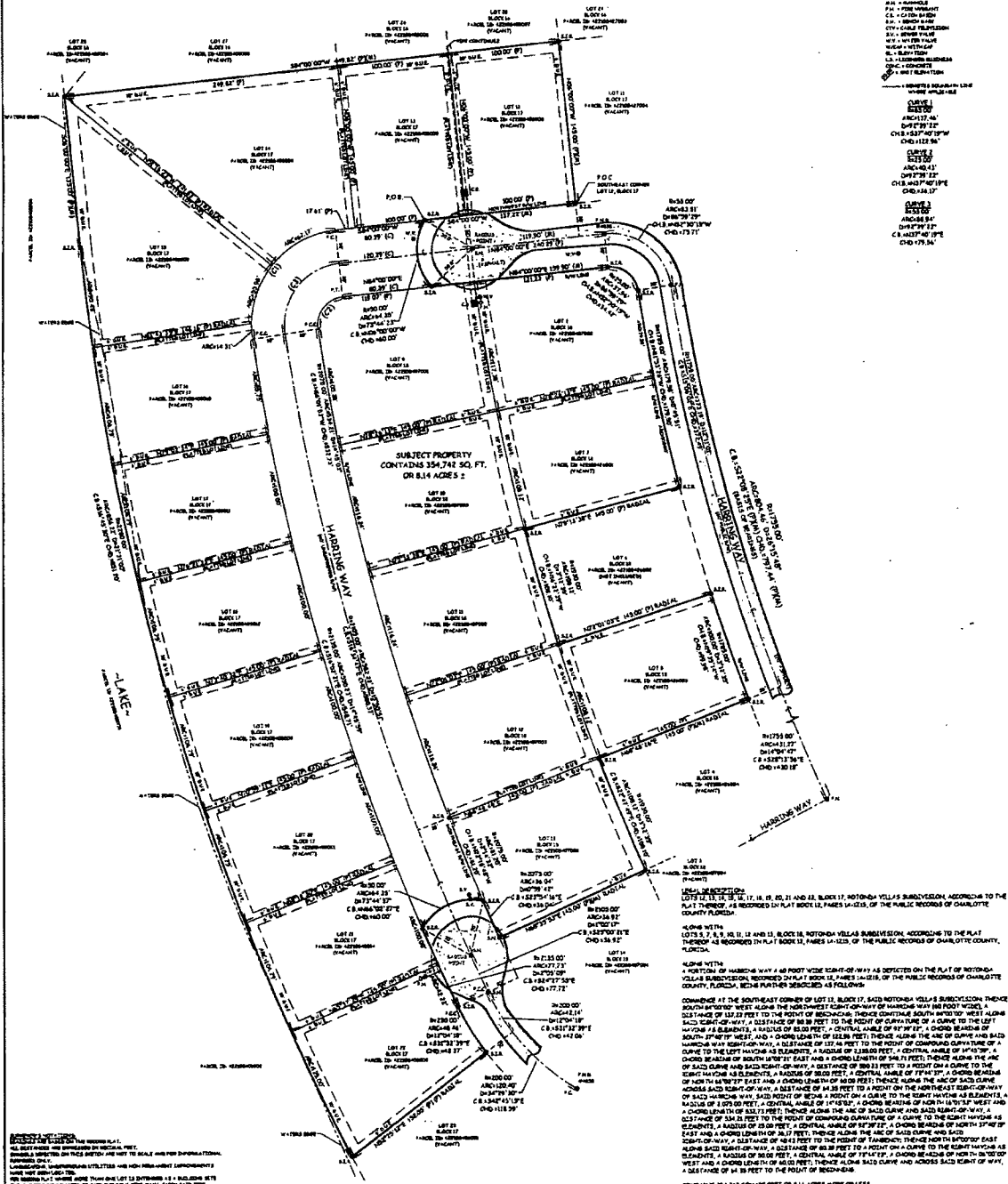
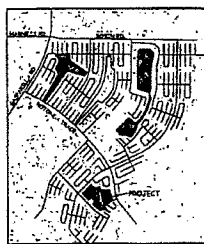
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 17, SAID ROTONDA VILLAS SUBDIVISION; THENCE SOUTH 84°00'00" WEST ALONG THE NORTHWEST RIGHT-OF-WAY OF HARRING WAY (60 FOOT WIDE), A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°00'00" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 92°39'22", A CHORD BEARING OF SOUTH 37°40'19" WEST, AND A CHORD LENGTH OF 122.96 FEET; THENCE ALONG THE ARC OF CURVE AND SAID HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 137.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 2,135.00 FEET, A CENTRAL ANGLE OF 14°45'59", A CHORD BEARING OF SOUTH 16°02'21" EAST AND A CHORD LENGTH OF 548.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 550.23 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°44'37", A CHORD BEARING OF NORTH 66°02'27" EAST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 64.35 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY OF SAID HARRING WAY, SAID POINT OF BEING



A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 2,075.00 FEET, A CENTRAL ANGLE OF $14^{\circ}45'03''$, A CHORD BEARING OF NORTH $16^{\circ}01'53''$ WEST AND A CHORD LENGTH OF 532.73 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 534.21 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $92^{\circ}39'22''$, A CHORD BEARING OF NORTH $37^{\circ}40'19''$ EAST AND A CHORD LENGTH OF 36.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 40.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH $84^{\circ}00'00''$ EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF $73^{\circ}44'23''$, A CHORD BEARING OF NORTH $06^{\circ}00'00''$ WEST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG SAID CURVE AND ACROSS SAID RIGHT OF WAY, A DISTANCE OF 64.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 354,742 SQUARE FEET OR 8.14 ACRES MORE OR LESS

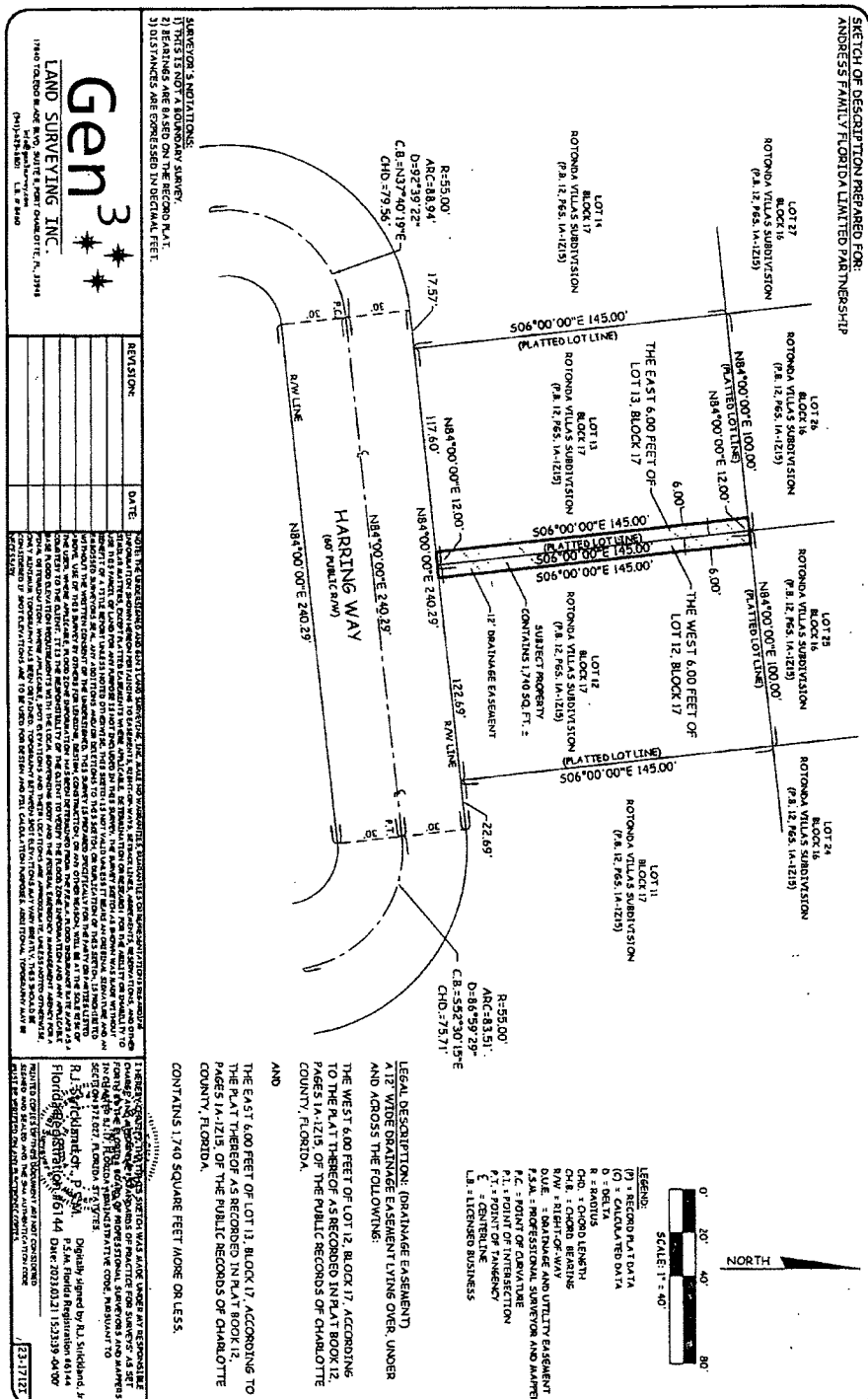
BOUNDARY SURVEY CERTIFIED TO:
ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP



RESEARCH THE BASICS ON THE WOODBRIDGE AREA.
ALL SURVEYS ARE CONDUCTED BY MEDICAL PRO.
SPECIAL REPORTS ON THIS SUBJECT ARE NOT TO BE USED FOR INFORMATIONAL
PURPOSES ONLY.
LAND SURVEYING UTILITIES ARE HIGHLY ACCURATE AND EXPENSIVE
AND ARE NOT TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
LAND SURVEYING UTILITIES ARE HIGHLY ACCURATE AND EXPENSIVE
AND ARE NOT TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
LAND SURVEYING UTILITIES ARE HIGHLY ACCURATE AND EXPENSIVE
AND ARE NOT TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

BOUNDARY SURVEY

[illegible]



Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

10/06/23

**NOTICE OF ADOPTION OF
RESOLUTION**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of County Commissioners of Charlotte County, Florida, in regular session assembled on the 26th day of September 2023, adopted a Resolution closing, vacating and abandoning the following described properties:

PV-23-04-02

The applicants, Andress Family Limited Partnership and Andress Holdings, LLC, are requesting to vacate a portion of the Rotonda Villas Subdivision generally consisting of Lots 12 through 22 in Block 17, Lots 5 and 7 through 13 in Block 18, and a portion of the unpaved Harring Way, consisting of 41,875± square feet or 0.96± acres, as recorded in Plat Book 12, Page 1, in the Public Records of Charlotte County, Florida. The total area to be vacated is 354,742± square feet or 8.14± acres and is generally located along Harring Way, west of Rotonda Trace, east of Sedan Road and south of Matom Way, in the Placida and the West County area, and located in Commission District III.

DESCRIPTION:

LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA.

ALONG WITH:

LOTS 5, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 18, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALONG WITH:

A PORTION OF HARRING WAY A 60 FOOT WIDE RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF ROTONDA VILLAS SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 17, SAID ROTONDA VILLAS SUBDIVISION; THENCE SOUTH 84°00'00" WEST ALONG THE NORTHWEST RIGHT-OF-WAY OF HARRING WAY (60 FOOT WIDE), A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°00'00" WEST ALONG SAID

Acct#: 163352	Date: 10/06/23
	Ad Date: 10/05/23
	Class: 3138
	Ad ID: 3905964
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 737
	Lines: 171
	Agate Lines: 192
	Depth: 20.194
	Inserts: 1
	Description: PV-23-04-02
RHIANNON MILLS BOARD OF COUNTY COMMISSIONERS 18500 MURDOCK CIR PORT CHARLOTTE, FL 33948	
Telephone: (941) 743-1374	

Other Charges:	\$0.00	Gross:	\$277.26
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	20.194	Amount Due:	\$277.26

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	10/05/23	10/05/23	1	\$277.26

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You RHIANNON MILLS!

RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 92°39'22" A CHORD BEARING OF SOUTH 37°40'19" WEST, AND A CHORD LENGTH OF 122.96 FEET; THENCE ALONG THE ARC OF CURVE AND SAID HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 137.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 2,135.00 FEET, A CENTRAL ANGLE OF 14°45'59" A CHORD BEARING OF SOUTH 16°02'21" EAST AND A CHORD LENGTH OF 548.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 550.23 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°44'37" A CHORD BEARING OF NORTH 66°02'27" EAST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 64.35 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY OF SAID HARRING WAY, SAID POINT OF BEING A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 2,075.00 FEET, A CENTRAL ANGLE OF 14°45'03" A CHORD BEARING OF NORTH 16°01'53" WEST AND A CHORD LENGTH OF 532.73 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 534.21 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°39'22" A CHORD BEARING OF NORTH 37°40'19" EAST AND A CHORD LENGTH OF 36.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 40.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°00'00" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°44'23" A CHORD BEARING OF NORTH 06°00'00" WEST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG SAID CURVE AND ACROSS SAID RIGHT OF WAY, A DISTANCE OF 64.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 354,742 SQUARE FEET OR 8.14 ACRES MORE OR LESS CONTAINS 354,742 SQUARE FEET OR 8.14 ACRES MORE OR LESS

Dated at Murdock, Charlotte County, Florida, the 26th day of September 2023.
BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA
/s/ William G. Truex, Chairman
Publish: 10/05/23
163352 3905964

PROPERTY INFORMATION REPORT

CERTIFICATE NO: **PIR25-015**

CERTIFIED TO: **CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS**
 8400 Murdock Circle, Port Charlotte, FL 33948

ANDRESS HOLDINGS, LLC and ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP
 7101 Capri Lane, Bokeelia, FL 33922

THIS IS TO CERTIFY that **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused a search to be made of the Public Records of Charlotte County, Florida, solely as revealed by its indices through April 8, 2025, at 5:00 P.M., which constitutes a title search of at least 30 years, and said search reveals the following:

OWNER:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida Limited Partnership, by virtue of Deed, filed in Official Records Book 2902, Page 268; and Official Records Book 2259, Page 2146;, of the Public Records of Charlotte County, Florida.

LEGAL DESCRIPTION:

Vacated Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 17, ROTONDA VILLAS, according to the plat thereof, recorded in Plat Book 12, Pages 1A thru 1Z15, of the Public Records of Charlotte County, Florida, further described as follows: Begin at the Southeast corner of said Lot 12; thence run Westerly along the Northwest right-of-way of Harring Way a distance of 217.61 feet to a point on curve to the left bearing Southwest; thence run along the arc of said curve and said right-of-way a distance of 137.46 feet to a point of compound curve left bearing Southerly; thence run along arc of said curve and West right-of-way of Harring Way a distance of 485.74 feet to the Southeast corner of Lot 20, Block 17; thence run Southwest along South boundary of said Lot 20 a distance of 145 feet to a point on a curve right bearing Northwest; thence run along arc of said curve a distance of 624.43 feet; thence run North a distance of 135 feet; thence run East a distance of 449.82 feet; thence run South a distance of 145.00 to the Point of Beginning; Less vacated area f/k/a Harring Way and Lots 16 through 20 and a portion of Lot 15 encompassed in land conveyed in Instrument #3217023 described as: Begin a the Southeast corner of said Lot 5, Block 18; thence run Southeasterly a distance of 290.00 feet to the Southeast corner of Lot 12, Block 18; thence Southeasterly a distance of 62.74 feet to the Southeast corner of Lot 20, Block 17; thence Southeasterly a distance of 145.00 feet to the Southeast corner of said Lot 20, said point being a point on a curve to the right bearing Northeast; thence run along the arc of said curve a distance of 554.42 feet; thence run Northeasterly a distance of 471.42 feet to a point on the South right-of-way of Harring Way and the point of curvature of a curve to the right bearing Southeast; thence run along the arc of curve and Harring Way right-of-way a distance of 37.96 feet to the point of reverse curvature of a curve to the left bearing Southeast; thence run along the arc of curve and said right-of-way a distance of 179.58 feet to the Southeast corner of Lot 7, Block 18; thence run Southeasterly a distance of 145.00 feet to the Southeast corner of said Lot 7, said point being a point on a curve to the left bearing Southeast; thence run along the arc of said curve a distance of 108.12 feet to the Northeast corner of said Lot 5; thence run Northeasterly a distance of 145.00 feet to the Northeast corner of said Lot 5, said point being a point on a curve to the left bearing Southeast; thence run along the arc of curve and said Harring Way right-of-way a distance of 100.00 feet to the Point of Beginning. a/k/a ZZZ 054221 P6 – 1.84 Acres

AND SAID PROPERTY is subject to the following encumbrances:

1. Real Estate Taxes and Assessments for the year 2025 and all subsequent years, which are not yet due and payable. Parcel ID#422105405008
2. No Open Mortgages, Judgments or Liens were found of record.
3. Transfer of Density Units as contained in Resolutions filed in Official Records Book 4307, Page 551 and Official Records Instrument #3323772, of the Public Records of Charlotte County, Florida.

The foregoing report is prepared and furnished to the requestor indicated above and its assign for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. No attempt has been made to determine whether the land is subject to liens or assessments, which are not shown as existing liens by the Public Records. This report is not title insurance. Pursuant to Sec.627.7843 Florida Statutes, the maximum liability of the issuer of the property information report for errors or omissions in property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

IN WITNESS WHEREOF, **FLORIDA ABSTRACT & SECURITY TITLE CORPORATION** has caused this property information report to be signed and sealed this 10th day of April, 2025.

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION
2575 Tamiami Trail
Port Charlotte, Florida 33952
PHONE: (941) 743-7041 FAX: (941) 624-5362

Countersigned:

A. Miles Krotzer

A. Miles Krotzer, Vice President



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 422105405008 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

ADDRESS FAM FL LTD PARTNERSHIP
PO BOX 420
PINELAND, FL 33945

Ownership current through: 2/12/2025

Property Address: 12544 HARRING WAY
or 12558 HARRING WAY
or 12570 HARRING WAY
or 12580 HARRING WAY

Property City & Zip: PLACIDA 33946

Business Name:

General Parcel Information

Taxing District:	005
In City of Punta Gorda:	NO
Current Use:	VACANT MULTI-FAMILY RESIDENTIAL
Future Land Use (Comp. Plan):	Medium Density Residential
Zoning Code:	RMF10
Market Area / Neighborhood	02/05/0025
/ Subneighborhood:	
Map Number:	3C05S
Section/Township/Range:	05-42-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sale cod
1/31/2006	2902/268	1512006	\$1,050,000	VACA
7/1/2003	2259/2146	1059401	\$7,350,000	VACA
7/1/2003	2302/738	1083782	\$100	IMPRO
4/1/1988	986/1288	1988098601288	\$14,800	VACA
10/1/1986	894/681	1986089400681	\$14,800	VACA

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0376G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120061	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
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Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$57,375	\$57,375	\$57,375	\$57,375
Certified Assessed Value:	\$56,269	\$56,269	\$57,375	\$56,269
Certified Taxable Value:	\$56,269	\$56,269	\$57,375	\$56,269

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	ZZZ 054221 P6	0001	RMF10	UNIT	10	0	\$67,500

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: ZZZ 054221 P6	Long Legal: ZZZ 054221 P6 1.84A M/L VAC AREA FKA LTS 12 13 14 15 16 17 18 19 20 BLK17 ROTONDA VILLAS SUB FURTHER DESC AS BEG SE CRNR SD LT12 THNC WLY ALG NW ROW OF HARRING WAY A DIST OF 217.61FT TO A PT ON CRV LFT BEARING SW THNC ALG THE ARC OF SD CRV AND SD ROW A DIST OF 137.46FT TO PT OF COMPOUND CRV LFT BEARING SLY HTNC ALG ARC OF SD CRV AND W ROW OF HARRING WAY A DIST OF 485.74FT TO SE CRNR LOT20BLK17 THNC SW ALG S BOUNDARY OF SD LT20 A DIST OF 145FT TO A PT ON A CRV RT BEARING NW THNC ALG THE ARC OF SD CRV A DIST OF 624.43FT THNC N A DIST OF 135FT THNC E A DIST OF 449.82FT THNC S A DIST OF 145FT TO POB LESS VACATED AREA FKA HARRING WAY LOTS 16-20 AND PORTION LT15 ENCOMPASSED IN LAND CONVEYED INST3217023 DESC AS BGN AT THE SE CRNR OF SD LT 5 BLK 18 THNC SE A DIST OF 290.00 FT TO THE SE CRNR OF LT 12 BLK 18 THNC SE A DIST OF 62.74 FT TO THE SE CRNR OF LT 20 BLK 17 THNC SE A DIST OF 145.00 FT TO THE SE CRNR OF SD LT 20 SD PT BEING A PT ON A CRV TO THE RT BEARING NE THNC ALONG THE ARC OF SD CRV A DIST OF 554.42 FT THNC NE A DIST OF 471.42 FT TO A PT ON THE S ROW OF HARRING WAY AND THE PT OF CURVATURE OF A CRV TO THE RT BEARING SE THNC ALONG THE ARC OF CRV AND HARRING WAY ROW A DIST OF 37.96 FT TO THE PT OF REVERSE CURVATURE OF A CRV TO THE LFT BEARING SE THNC ALONG THE ARC OF CRV AND SD ROW A DIST OF 179.58 FT TO THE SE CRNR OF LT 7 BLK 18 THNC SE A DIST OF 145.00 FT TO THE SE CRNR OF SD LT 7 SD PT BEING A PT ON A CRV TO THE LFT BEARING SE THNC ALONG THE ARC OF SD CRV A DIST OF 108.12 FT TO THE NE CRNR OF SD LT 5 THNC NE A DIST OF 145.00 FT TO THE NE CRNR OF SD LT 5 SD PT BEING A PT ON A CRV TO THE LFT BEARING SE THNC ALONG THE ARC OF CRV AND SD HARRING WAY ROW A DIST OF 100.00 FT TO THE POB. 2259/2146 CD2302/738 2902/268 CONS-EAS4092/1413 RES4307/551 RVL 000 0017 0012 ROTONDA VILLAS BLK17 LT 12 894/681 986/1288 2259/2146 2302/738 2902/268 RES4307/551 GOV3323772
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Data Last Updated: 3/27/2025- Printed On: 3/27/2025.

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Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008963253
12544 HARRING WAY
ZZZ 054221 P6 ZZZ 054221 P6 1.84A M/L VAC AREA FKA LTS 12
13 14 15 16 17 18 19 2
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

ANDRESS FAM FL LTD PARTNERSHIP
PO BOX 420
PINELAND, FL 33945

Parcel ID: 422105405008

Tax District: 005

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	56,269	0	56,269	340.53
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	56,269	0	56,269	14.31
LAW ENFORCEMENT	941-743-1551	2.14490	56,269	0	56,269	120.69
STUMP PASS	941-743-1551	0.19780	56,269	0	56,269	11.13
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	56,269	0	56,269	2.22
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	56,269	0	56,269	11.25
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	57,375	0	57,375	362.27
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	56,269	0	56,269	10.74

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$873.14

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
ENGLEWOOD AREA FIRE DISTRICT	941-474-3311	VARIES	54.47
ROTONDA MEADOWS/VILLAS S&D-MAI	941-743-1914	VARIES	330.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	76.29

TOTAL ASSESSMENTS: \$460.76

TOTAL COMBINED TAXES AND ASSESSMENTS: \$1,333.90

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008963253

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 422105405008

Owner Information: ANDRESS FAM FL LTD PARTNERSHIP
PO BOX 420
PINELAND, FL 33945

Property Address: 12544 HARRING WAY, PLACIDA

I am paying the following amount indicated.*

☐ Dec 05, 2024 **\$0.00**

☐
☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/13/2024

Receipt # INT-00012080

\$1,280.54 Paid

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH PAYMENT



[Search](#) > Account Summary

Real Estate Account #422105405008

Owner:

ANDRESS FAM FL LTD PARTNERSHIP

Situs:

12544 HARRING WAY
PLACIDA

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **11/13/2024** for **\$1,280.54**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid	\$1,280.54	11/13/2024	Receipt #INT-00012080 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid	\$299.80	11/27/2023	Receipt #INT-00025591 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid	\$271.63	11/17/2022	Receipt #INT-00013421 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid	\$268.60	11/30/2021	Receipt #412-00001042 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid	\$118.62	11/30/2020	Receipt #449-00000220 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid	\$117.10	11/25/2019	Receipt #461-00000086 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid	\$109.41	11/29/2018	Receipt #410-00000947 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid	\$428.68	11/30/2017	Receipt #410-00001044 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid	\$424.23	11/28/2016	Receipt #457-00000313 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid	\$500.66	02/26/2016	Receipt #454-00003312 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid	\$478.63	11/24/2014	Receipt #456-00000566 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid	\$477.63	11/20/2013	Receipt #459-00001437 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid	\$494.27	03/26/2013	Receipt #451-00001898 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid	\$499.02	03/30/2012	Receipt #449-00000359 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid	\$795.88	03/31/2011	Receipt #447-00000932 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid	\$789.25	12/31/2009	Receipt #2009-9173711 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid	\$840.31	01/08/2009	Receipt #2008-5016286 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid	\$888.11	03/26/2008	Receipt #2007-5028449 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid	\$717.33	03/27/2007	Receipt #2006-5029205 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid	\$307.44	11/14/2005	Receipt #2005-9013041 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid	\$161.21	12/15/2004	Receipt #2004-9083365 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid	\$91.12	11/30/2003	Receipt #2003-7009068 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid	\$56.44	11/30/2002	Receipt #2002-9150874 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid	\$48.87	11/30/2001	Receipt #2001-4202057 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid	\$47.36	11/30/2000	Receipt #2000-9053721 Print (PDF)
Total Amount Due	\$0.00				

①

AFTER RECORDING RETURN TO:

Samuel J. Hagan, IV
DeBoest, Stockman, Decker, Broughton & Hagan
1415 Hendry Street
Fort Myers, FL 33901
239-334-1381



Tax Account No.: 0096876-011000-6; 0096876-011120-1; 0096876-011170-0; 0096876-011160-2;
0096876-011180-8; 0096876-011200-4; 0096876-011210-2; 0096876-011490-3 & 0096876-011510-9

This Special Warranty Deed Made the 31st day of January, A.D. 2006, by **Placida Holdings, LLC, a Florida limited liability company, as Trustee under that certain land trust dated June 4, 2003**, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the hereinafter described real property, whose post office address is 981 Ridgewood Avenue, Suite 105, Venice, Florida 34285, hereinafter called the "Grantor"*, to Address Family Florida Limited Partnership, A Florida limited partnership, whose post office address is P.O. Box 420, Pineland, FL 33945, hereinafter called the "Grantee"*:

(*Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Charlotte County, Florida, more particularly described as follows (the "Property"):

Lots 1, 2, 3, 4, 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27 and 28, Block 17, ROTONDA VILLAS, Plat Book 12, Pages 1A through 1Z15, Public Records of Charlotte County, Florida.

AND

Lots 9, 11 and 14, Block 18, ROTONDA VILLAS, Plat Book 12, Pages 1A through 1Z15, Public Records of Charlotte County, Florida.

SUBJECT TO conditions, restrictions, reservations, zoning, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the current year and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

J

And the Grantor does hereby covenant with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but no others.

Representation of Trustee: I represent to you that: (a) I am duly appointed and qualified to act as Trustee of the Trust identified above; (b) in all things preliminary to and in and about this conveyance, the terms and conditions of such Trust have been met, and (c) I have the power and authority to execute this deed.

In Witness Whereof the Grantor has caused these presents to be executed in its name by its duly authorized Manager, the day and year first above written.

Signed, sealed and delivered
in the presence of:

PLACIDA HOLDINGS, LLC, a
Florida limited liability company

Mary Lynn Nisbet
Print Name: Mary Lynn Nisbet
Sue Ann Herzog
Print Name: SUE ANN HERZOG

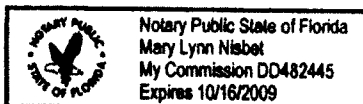
By: Greg Betterton
Its: Manager

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 30 day of January, 2006, by Greg Betterton, as Manager of PLACIDA HOLDINGS, LLC, a Florida limited liability company. He is personally known to me.

(NOTARY SEAL)

Mary Lynn Nisbet
Notary Public
Print Name: Mary Lynn Nisbet
My commission expires: 10/16/2009



PREPARED BY AND RETURN TO:

Larry B. Alexander, Esq.
JONES, FOSTER, JOHNSTON & STUBBS, P.A.
Post Office Box 3475
West Palm Beach, Florida 33402-3475

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02259 PAGE 2146
RECORDED 07/03/2003 02:32:32 PM
FILE NUMBER 1059401
RECORDING FEES 78.00
DEED DOC 51,450.00

Tax Account No.:
See attached Schedule "1"

This Special Warranty Deed Made the 1st day of July, A.D. 2003, by **Cape Cave Corporation, a Delaware corporation, Cape Haze Corporation, a Florida corporation, and Rotonda Services Corporation, a Florida corporation**, and having its principal place of business at 4005 Cape Haze Drive, Cape Haze, Florida 33947, hereinafter collectively called the "Grantors"; to **Placida Holdings, LLC, a Florida limited liability company, as Trustee under that certain land trust dated June 4, 2003**, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the hereinafter described real property, whose post office address is 981 Ridgewood Avenue, Suite 105, Venice, Florida 34292, hereinafter called the "Grantee":

(*Wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Charlotte County, Florida, more particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO conditions, restrictions, reservations, zoning, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes for the current year and all subsequent years; and the following restrictive covenants:

The Property shall be utilized in perpetuity only as provided in, or approved pursuant to, the Charlotte County Land Use and Zoning Ordinances and Regulations, as amended from time to time. Utilization of the Property pursuant to any grandfathered use, or pursuant to any permit, variance, interpretation or approval issued by any permit granting authority or agency or official charged with the enforcement or interpretation of the Charlotte County Land Use and Zoning Ordinances and Regulations shall conclusively be deemed to comply with such ordinances and regulations. The

IMAGED L.T.

foregoing restrictive covenant shall run with the Property and shall be binding on all persons now and at any time hereafter, having or claiming any right, title or interest in and to the Property (including a Lessee's interest) their heirs, executors, administrators, successors and assigns, regardless of the source of or the manner in which any such right, title and interest is or may be acquired.

Every person, corporation, partnership, association or other legal entity, who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to the restrictions contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person, corporation, partnership or other legal entity acquires such right, title or interest in and to any portion of the Property.

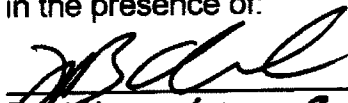
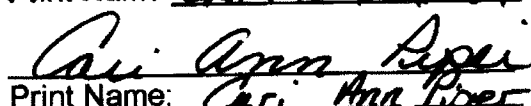
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

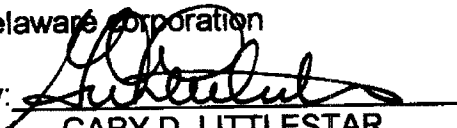
And the Grantors hereby covenant with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

In Witness Whereof the Grantors have caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: Larry B. Altman

Print Name: Cari Ann Piper

CAPE CAVE CORPORATION, a
Delaware corporation

By: 
GARY D. LITTLESTAR
Its: President

[Signature]
Print Name: LAM B. ALTAMON

[Signature]
Print Name: Cari Ann Piper

CAPE HAZE CORPORATION, a
Florida corporation

By: [Signature]
GARY D. LITTLESTAR
Its: President

[Signature]
Print Name: LAM B. ALTAMON

[Signature]
Print Name: Cari Ann Piper

ROTONDA SERVICES CORPORATION, a
Florida corporation

By: [Signature]
GARY D. LITTLESTAR
Its: President

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by Gary D. Littlestar, as President of CAPE CAVE CORPORATION, a Delaware corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



Cari Ann Piper
Commission #DD171433
Expires: Jan 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary Public
Print Name: _____
My commission expires: _____

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 1st day of July, 2003, by Gary D. Littlestar, as President of CAPE HAZE CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



Cari Ann Piper
Commission #DD171433
Expires: Jan 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary Public
Print Name: _____
My commission expires: _____

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 15 day of July, 2003, by Gary D. Littlestar, as President of ROTONDA SERVICES CORPORATION, a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



Cari Ann Piper
Commission #DD171433
Expires: Jan 23, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Cari Ann Piper
Notary Public
Print Name: _____
My commission expires: _____

N:\LBA\19406-44\Placida\Special Warranty Deed.doc

PANCEL 1

EXHIBIT A

DESCRIPTION

DESCRIPTION: A PARCEL OR TRACT OF LAND BEING A PORTION OF VACATED PLAT OF ROTONDA SANDS SOUTH REPLAT UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 5A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA AND VACATED PLAT OF ROTONDA SANDS NORTH REPLAT UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 4-A THRU 4-Z-2, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA. LYING AND BEING IN LAND SECTIONS 1, TOWNSHIP 42 SOUTH, RANGE 20 EAST, SECTION 6, TOWNSHIP 42 SOUTH, RANGE 21 EAST AND SECTION 31, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 11 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 584.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771, ALSO KNOWN AS PLACIDA ROAD (100' RIGHT-OF-WAY) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 34 DEGREES, 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 3725.63 FEET; THENCE NORTH 55 DEGREES 38 MINUTES 52 SECONDS WEST A DISTANCE OF 887.60 FEET; THENCE NORTH 49 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 1264.49 FEET; THENCE SOUTH 55 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 566.34 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771; THENCE NORTH 34 DEGREES 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2884.52 FEET TO A POINT ON SOUTHEASTERLY BOUNDARY LINE OF STATE LANDS KNOWN AS AREA-3, AS DESCRIBED IN OFFICIAL RECORD BOOK 1808, PAGE 2008, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; THENCE ALONG THE GENERAL SOUTHEASTERLY BOUNDARY LINE OF SAID STATE LANDS THE FOLLOWING TWELVE COURSES NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 159.22 FEET, SOUTH 34 DEGREES 20 MINUTES 01 WEST A DISTANCE OF 75.00 FEET, NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 170.00 FEET; SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 89.75 FEET; NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 122.63 FEET; SOUTH 37 DEGREES 30 MINUTES 15 SECONDS WEST A DISTANCE OF 295.75 FEET; NORTH 51 DEGREES 41 MINUTES 16 SECONDS WEST A DISTANCE OF 91.23 FEET; SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 165.55 FEET; NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 130.00 FEET; SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 204.18 FEET; NORTH 55 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 160.00 FEET SOUTH 34 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 489.78 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE IN A WESTERLY DIRECTION, THRU A CENTRAL ANGLE OF 72 DEGREES 06 MINUTES 20 SECONDS, HAVING A RADIUS DISTANCE OF 25.00 FEET, AN ARC DISTANCE OF 31.46 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHEASTERLY BOUNDARY LINE OF SAID LANDS. THE FOLLOWING FOUR COURSES, NORTH 73 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 153.27 FEET; SOUTH 16 DEGREES 26 MINUTES 21 SECONDS WEST A DISTANCE OF 185.00 FEET; NORTH 73 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 225.00 FEET; SOUTH 46 DEGREES 40 MINUTES 09 SECONDS WEST A DISTANCE OF 4885.82 FEET TO THE SOUTHWEST CORNER OF TRACT "AP" SAID PLAT OF ROTONDA SANDS SOUTH REPLAT NO. 2; THENCE SOUTH 16 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED SEABOARD COAST LINE RAIL ROAD RIGHT-OF-WAY (100' RIGHT-OF-WAY) A DISTANCE OF 41.65 FEET TO THE CENTERLINE OF VACATED NAUTICAL DRIVE, (80' RIGHT-OF-WAY); THENCE SOUTH 89 DEGREES 47

DESCRIPTION

MINUTES 54 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 104.12 FEET; THENCE SOUTH 16 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE EASTERLY LINE OF TRACT "AQ" AS SHOWN ON SAID PLAT AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 1364.92 FEET; THENCE SOUTH 73 DEGREES 37 MINUTES 05 SECONDS EAST ALONG THE LIMITS OF SAID TRACT "AQ" A DISTANCE OF 130.00 FEET TO A POINT ON THE CENTERLINE OF VACATED QUARTER DECK DRIVE (60' RIGHT-OF-WAY) SAID POINT BEING A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 105 DEGREES 43 MINUTES 23 SECONDS, HAVING A RADIUS DISTANCE OF 150.00 FEET, AN ARC DISTANCE OF 276.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 39 MINUTES 32 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRACT "AQ" AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 111.80 FEET TO THE NORTHERLY MONUMENTED PARCEL LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2100, AT PAGE 340 THRU 343, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST (CALCULATED) (SOUTH 89 DEGREES 53 MINUTES 04 SECONDS EAST DEED CALL) ALONG SAID LINE A DISTANCE OF 1048.03 FEET TO THE EAST LINE OF SAID SECTION-1 TOWNSHIP 42 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY FLORIDA; THENCE SOUTH 00 DEGREES 11 MINUTES 06 SECONDS WEST (CALCULATED) (SOUTH 00 DEGREES 13 MINUTES 37 SECONDS WEST (DEED CALL) ALONG SAID EAST SECTION LINE A DISTANCE OF 736.44 FEET (CALCULATED) 736.02 FEET (DEED CALL) TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND: LOT 213, BLOCK 105 AND THAT PORTION OF VACATED EQUINOX ROAD (HALF OF 60' RIGHT-OF-WAY) ADJOINING SAID LOT AND LOT 314, BLOCK 105 AND THAT PORTION OF VACATED RATLINE COURT (50' RIGHT-OF-WAY CUL-DE-SAC) ADJOINING SAID LOT, AND LOT 9, BLOCK 110 AND THAT PORTION OF EQUINOX ROAD (HALF OF 60' RIGHT-OF-WAY) ADJOINING SAID LOT AND LOT 4, BLOCK 109. AND THAT PORTION OF VACATED SERVICE ROAD (HALF OF 30' RIGHT-OF-WAY) ADJOINING SAID LOT, AND LOT-67, BLOCK 111, AND THAT PORTION OF VACATED LUFF COURT (HALF OF 60' RIGHT-OF-WAY) ADJOINING SAID LOT AND LOT 185, BLOCK 105, AND THAT PORTION OF VACATED POPPET DRIVE (HALF OF 60 FOOT RIGHT-OF-WAY) ADJOINING SAID LOT; VACATED PLAT OF ROTONDA SAND SOUTH REPLAT UNIT NO.2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 5-A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA, AND LOT 24, BLOCK 30 AND THAT PORTION OF VACATED KEEL DRIVE (HALF OF 60 FOOT RIGHT-OF-WAY) ADJOINING SAID LOT IN ROTONDA SANDS NORTH REPLAT - UNIT 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 4-A THRU 4-Z-2, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT. AN AIRPORT BUFFER EASEMENT LYING 300 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF LAND BEING A PORTION OF THE VACATED PLAT OF ROTONDA SANDS SOUTH REPLAT UNIT NO. TWO AS RECORDED IN PLAT BOOK 11, PAGES 5-A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA. LYING AND BEING IN SECTION 6, TOWNSHIP 42, RANGE 21 EAST, AND SECTION 1, TOWNSHIP 42, RANGE 20 EAST CHARLOTTE COUNTY FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 11 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 584.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771, ALSO KNOWN AS PLACIDA ROAD (100' RIGHT-OF-WAY) THENCE NORTH 34 DEGREES 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 6098.55 FEET,

DESCRIPTION

THENCE NORTH 55 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 290.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND SAID CENTERLINE; THENCE SOUTH 49 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 5051.00 FEET TO THE POINT OF TERMINUS OF THIS DESCRIPTION. LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF EASEMENT AREA: AN EASEMENT LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEING A PORTION OF THE VACATED PLAT OF ROTONDA SANDS SOUTH REPLAT UNIT NO. TWO AS RECORDED IN PLAT BOOK 11, PAGES 5-A THRU 5-Z-13, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA. LYING AND BEING IN SECTION 6, TOWNSHIP 42, RANGE 21 EAST AND SECTION 1, TOWNSHIP 42, RANGE 20 EAST, CHARLOTTE COUNTY FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 11 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 584.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 771, ALSO KNOWN AS PLACIDA ROAD (100' RIGHT-OF-WAY) THENCE NORTH 34 DEGREES 21 MINUTES 08 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 6098.55 FEET, THENCE NORTH 55 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 290.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND SAID CENTERLINE; THENCE SOUTH 49 DEGREES 04 MINUTES 13 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 5051.00 FEET TO THE POINT OF TERMINUS OF THIS DESCRIPTION. ALSO LESS AND EXCEPT ANY OF THOSE PORTIONS OF SAID EASEMENT BEING WITHIN THE ROAD RIGHT-OF-WAY OF COUNTY ROAD 771, (PLACIDA ROAD).

PARCEL 2:

("SOUTHERLY ONE OF THREE SISTER ISLANDS"):

All of fractional Section 10, Township 42 South, Range 20 East, LESS the following described parcel:

From Sta. 0+00, centerline of Cut "C-5", of the Intracoastal Waterway Canal, (X=406,241.23 Y=911,625.99), run South 44°19'50" West, 850.00 feet to the Point of Beginning, (X=405,787.01, Y=911,161.03); said point being 781.20 feet South and 5,363.13 feet West of the Northeast corner of Section 11, Township 42 South, Range 20 East, Charlotte County, Florida; Continue thence South 44°19'50" West, 560.00 feet; thence North 73°45' West, 600.00 feet; thence South 59°40' West, 307.60 feet to a point on the Westerly line of U.S. Government Lot 1, Section 10, Township 42 South, Range 20 East; thence North 33°00' West, 904.43 feet along the Westerly line of said U.S. Government Lot 1 to a point; thence North 85°50'34" East, 980 feet; thence South 82°00' East, 630.00 feet; thence South 19°20' East, 375 feet to the Point of Beginning. All lying and being in U.S. Government Lot 1, Section 10, Township 42 South, Range 20 East, Charlotte County, Florida.

AND LESS

All that portion of Section 10, Township 42 South, Range 20 East, known as Don Pedro Island.

("NORTHERLY TWO OF THREE SISTERS ISLANDS"):

65.0 Acres more or less, being (2) two islands between the Intracoastal Waterway and Gasparilla Sound, lying in Government Lots 3, 4, and 5, of Section 3, Township 42 South, Range 20 East, Charlotte County, Florida.

PARCEL 3:

Lots 1 through 78, inclusive, Lots 80A, 80B, 81A, 81B, 87B, 90A, 91A, 92B, 93A, 93B, 94A, 94B, 95A, 110B, 111A, 112A, 112B, 118B, 119A, 119B, 120A, 122B, 123A, 125A, 125B, 126A, 126B, 127A, 127B, 128A, 128B, 129B, 130A, 130B, 140, 146, 147, 148, 149 and 210, of CAPE HAZE WINDWARD, according to the map or plat thereof as recorded in Plat Book 15, Pages 59A through 59O, Public Records of Palm Beach County, Florida.

PARCEL 4:

The North 180.00 feet of Section 32, Township 41 South, Range 21 East, Charlotte County, Florida, lying East of State Road 771 and the North 180.00 feet of Section 33, Township 41 South, Range 21 East, Charlotte County, Florida, lying West of Rotonda Springs Subdivision.

PARCEL 5: INTENTIONALLY DELETED

PARCEL 6:

The following described property lying, situate and being in ROTONDA LAKES – UNIT 2, a Subdivision according to the Plat thereof, as recorded in Plat Book 8, Pages 25A through 25K, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

- Block 6 - Lots 4, 7, 17, 35
- Block 7 - Lots 5, 19, 29
- Block 8 - Lots 1, 14, 18, 27
- Block 9 - Lots 1, 4, 5, 11, 12

PARCEL 7:

The following described property lying, situate and being in ROTONDA SPRINGS, a Subdivision according to the Plat thereof, as recorded in Plat Book 12, Pages 5A through 5Z70, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

- Block 40 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64
- Block 41 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
- Block 42 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127
- Block 43 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46
- Block 44 - Lots 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, 28
- Block 45 - Lot 1, 2, 3, 4
- Block 46 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
- Tract 11 (Park)

PARCEL 8:

The following described property lying, situate and being in ROTONDA MEADOWS, a Subdivision according to the Plat thereof, as recorded in Plat Book 10, Pages 15A through 15Z18, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

Block 53	-	Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28
Block 54	-	Lots 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
Block 57	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
Block 60	-	Lot 1
Block 62	-	Lots 14, 15
Block 78	-	Lots 6, 7
Block 79	-	Lots 4, 5, 6
Block 80	-	Lots 4, 5, 6, 7, 8, 9
Block 82	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
Block 83	-	Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11
Block 84	-	Lots 5, 6, 7, 8, 9, 10
Block 86	-	Lots 1, 2, 3
Block 87	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
Block 88	-	Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
Block 89	-	Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20
Block 90	-	Lots 1, 2, 3, 4, 5, 6
Block 92	-	Lots 1, 2, 3

PARCEL 9:

The following described property lying, situate and being in **Rotonda Villas**, a Subdivision according to the plat thereof, as recorded in Plat Book 12, Page 1, of the Public Records of Charlotte County, Florida, and being more particularly described as follows:

- Block 1 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
- Block 2 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43
- Block 3 - Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51
- Block 8 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32
- Block 9 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
- Block 10 - Lots 9, 10, 11, 23, 24, 25, 26, 27, 28, 29, 30, 31, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79
- Block 11 - Lots 12, 25, 26, 27, 28, 29, 30, 31, 32, 33
- Block 16 - Lots 27, 28, 29, 32, 33, 34, 35, 38, 39, 40, 64, 65
- Block 17 - Lots 1, 2, 3, 4, 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28
- Block 18 - Lots 9, 11, 14
- Block 19 - Lots 1, 2, 3, 19, 20
- Block 20 - Lots 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163
- Block 21 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16
- Block 22 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
- Block 23 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
- Block 24 - Lots 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 48, 47, 48, 105
- Block 26 - Lots 1, 2, 3, 7, 8, 9, 10, 11, 12, 13, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77

Block 28 - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 143, 144, 145, 146, 147, 156, 157, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335

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RESOLUTION
NUMBER 2018 - 045

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, APPROVING A PETITION FOR CERTIFICATION OF A SENDING ZONE; FOR CALCULATION AND SEVERANCE OF DENSITY UNITS; PETITION CSZ-15-12-03, IN ACCORDANCE WITH PART III LAND DEVELOPMENT AND GROWTH MANAGEMENT, CHAPTER 3-9 ZONING, ARTICLE V ENVIRONMENTAL REQUIREMENTS AND OTHER REQUIREMENTS, SECTION 3-9-150 TRANSFER OF DENSITY UNITS (TDU), OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA; APPROVING AND ACCEPTING A DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapter 3-9 zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida (hereinafter "TDU Code"), establishes processes and requirements for approval of petitions for transfers of density units; and

WHEREAS, the TDU Code provides the procedures for a severance of density involving a Sending Zone, or SZ (as that term is defined in the TDU Code); and

WHEREAS, applicants, Sage Andress, Holly Andress, Noel Andress, Karen Savulis-Andress, the Andress Family Florida Limited Partnership, and Rotonda-Lakes II Limited Partnership ("Applicants"), submitted Petition CSZ-15-12-03 for a Certification of a Sending Zone ("CSZ Petition") and for approval by the Board of County Commissioners of Charlotte County, Florida ("Board") to sever Two Hundred and Two (202) units of density from 80 lots which comprise the property, and which is described in Exhibit "A"

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("Sending Zone" or "SZ") which exhibit is attached hereto and incorporated herein by reference, in accordance with the provisions of the TDU Code; and

WHEREAS, pursuant of Section (d)(3)f.i. of the TDU Code, one unit of density shall be retained per platted lot; and

WHEREAS, the Applicants have submitted all of the information and documentation required for the approval of the CSZ Petition pursuant to the TDU Code, including a Declaration of Restrictive Covenant, attached hereto as Exhibit "B", granting certain property rights for the Sending Zone from the SZ owners to Charlotte County, which is consistent with subsection 5.b. of FLU Policy 1.2.10: Restrictions, of the County's Comprehensive Plan and Section (d)(3)f.i. of the TDU Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Petition CSZ-15-12-03 submitted by Sage Andress, Holly Andress, Noel Andress, Karen Savulis-Andress, the Andress Family Florida Limited Partnership, and Rotonda-Lakes II Limited Partnership ("Applicants") requesting the severance of Two Hundred and Two (202) units of density from the property described in Exhibit "A", which exhibit is attached hereto and incorporated herein by reference, is hereby approved.

2. The Declaration of Restrictive Covenant attached hereto as Exhibit "B" provided by the Applicants which is attached hereto and incorporated herein by reference, granting certain property rights from the SZ owners to Charlotte County, is hereby approved and accepted by the Board.

3. As a condition of approval, the TDU Certificate shall not be issued until the assessed fee for the Capital Improvement Infrastructure charges within the Rotonda

Villas/Springs Water and Wastewater Municipal Services Benefit Unit (MSBU) in the amount of \$59,818.56 has been paid in full.

4. The effective date of this Resolution shall be the date this Resolution and the documents required by Section 3-9-150 Transfer of Density Units (TDU) of the Code of Laws and Ordinances of Charlotte County, Florida ("Code"), are recorded and upon the Applicants' compliance with all other requirements of Section 3-9-150 of the Code.

PASSED AND DULY ADOPTED this 24th day of April, 2018.

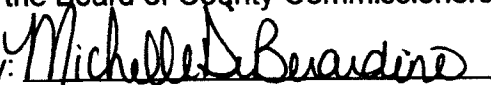
BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: 

Kenneth W. Coherly, Chairman

ATTEST:

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

By: 

Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: 

Janette S. Knowlton, County Attorney

LR2015-3782

Applicant's

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, SAGE ANDRESS and HOLLY ANDRESS as to Lots 355 and 356, Block 28, and Lots 33 and 46, Block 40, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

SAGE ANDRESS as to Lot 468, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

NOEL ANDRESS and KAREN SAVULIS-ANDRESS as to Lot 7, Block 18, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ROTONDA-LAKES II LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 346, 352, 358, 360, 367, 368, 371, 375, 378, 387, and 388, Block 28; Lots 16, 21, 24, 27, 29, 30, 34, 42, 53 and 54, Block 35, Lot 89, Block 39, Lots 2, 3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19, 24, 25, 27, 28, 29, 30, 32, 34, 35, 36, 38, 41, 43, 44, 45, 48, 49 and 50, Block 40, and Lot 1, Block 41, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida, and Lot 6, Block 4376, PORT CHARLOTTE SUBDIVISION, SECTION 71, a subdivision according to the plat thereof, recorded in Plat Book 6, Pages 27A through 27L, of the Public Records of Charlotte County, Florida;

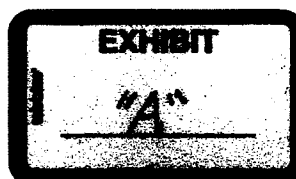
ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, and SAGE ANDRESS as to Lot 24, Block 16, and Lots 353 and 366, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 1, 2, 3, 4, 5, 7, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 27, and 28, Block 17, Lots 5, 8, 9, 10, 11, 12, 13, and 14, Block 18; Lot 386, Block 28, and Lot 68, Block 39, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida and Lot 82, Block 97, ROTONDA SPRINGS, a subdivision according to the plat thereof, recorded in Plat Book 12, Page 5, of the Public Records of Charlotte County, Florida.

All using the following address and phone contact:

P.O. Box 420, Pineland, Florida 33945

(239) 994-0624



Document Prepared by and return to:
Noel Andress
P.O. Box 420
Pineland, Florida 33945

DECLARATION OF RESTRICTIVE COVENANT

This Declaration of Restrictive Covenant is made this the 11th day of January, 2018, by:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, SAGE ANDRESS and HOLLY ANDRESS as to Lots 355 and 356, Block 28, and Lots 33 and 46, Block 40, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

SAGE ANDRESS as to Lot 468, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

NOEL ANDRESS and KAREN SAVULIS-ANDRESS as to Lot 7, Block 18, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ROTONDA-LAKES II LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 346, 352, 358, 360, 367, 368, 371, 375, 378, 387, and 388, Block 28; Lots 16, 21, 24, 27, 29, 30, 34, 42, 53 and 54, Block 35, Lot 89, Block 39, Lots 2, 3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19, 24, 25, 27, 28, 29, 30, 32, 34, 35, 36, 38, 41, 43, 44, 45, 48, 49 and 50, Block 40, and Lot 1, Block 41, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

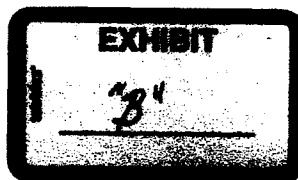
ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, and SAGE ANDRESS as to Lot 24, Block 16, and Lots 353 and 366, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida;

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership as to Lots, 7, 8, 11, 12, 13, 21 and 22 Block 17; Lots 5, 8, 9, 10, 11, 12, 13, and 14, Block 18; Lot 386, Block 28, and Lot 68, Block 39, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida,

collectively referred to as "OWNERS" of the "PROPERTY".

WHEREAS, Owners are the fee title Owners of the Property located in Charlotte County, Florida, as legally described above; and

WHEREAS, Owners hereby declare that Owners are lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this



Declaration; that Owners have good right and lawful authority to make this Declaration; and that Owners agree to fully warrant and defend this Declaration against the claims of all persons whomsoever; and

WHEREAS, except as otherwise provided herein, Owners intend to sever all but one of the Density Units allocated to each lot of the Property pursuant to Section 3-5-425, et. Seq., of the Charlotte County Code (hereinafter referred to as the TDU Ordinance); and

WHEREAS, as defined by the TDU Ordinance, a Density Unit is a development right which equals one increment of housing designed and intended for residential use by one (1) family, whether a single family residence, mobile home or as part of a duplex, apartment or condominium project.

WHEREAS, Owners intend to retain one (1) Density Unit on each lots of the Property; and

WHEREAS, Owners have applied to Charlotte County for severance of 202 of the Density Units allocated to the eighty (80) lots comprising the Property; and

WHEREAS, pursuant to Section 3-5-432 of the TDU Ordinance, a condition of the severance of Density Units is that Owners must provide a covenant imposing certain limitations upon the Property; and

WHEREAS, Owners in fulfillment of that obligation, hereby place the following restrictive covenant on the use of the Property;

NOW, THEREFORE:

1. The recitals set forth above are true and correct and are incorporated into this restrictive covenant.
2. Owners hereby declares that the Property shall be held, maintained, transferred, sold, conveyed and owned subject to the following restrictive covenant:

Owners hereby agrees that one (1) Density Units exists on each lot comprising the Property. Any future residential development of the Property shall be restricted by the provisions herein, and the Density, as such term is defined by Charlotte County Code, shall be limited to one (1) unit per lot comprising the Property.
3. Except for the restrictive covenant described herein, Owners retain all zoning and land use rights afforded Owners pursuant to the Charlotte County Code, the Charlotte County Future Land Use Map and the Charlotte County Comprehensive Plan, as the same may exist from time to time, limited to the current zoning designation on each such Property which either is Residential Multi-Family 5, 10 or Environmentally Sensitive as pertaining to each individual lot comprising the Property.
4. This Declaration of Restrictive Covenant shall be recorded in the Public Records of Charlotte County, Florida, and shall run with the Property, and be binding upon Owners and their heirs, successors and assigns.

5. Charlotte County, through its Board of County Commissioners, its successors and assigns, is the beneficiary of this Restrictive Covenant and Charlotte County may enforce this restrictive covenant by action at law or in equity against any person or persons, entity or entities, violating or attempting to violate the terms of this restrictive covenant.
6. This Declaration of Restrictive Covenant shall only be amended with the consent of Charlotte County, through its Board of County Commissioners.
7. Any failure of Charlotte County to enforce this restrictive covenant shall not be deemed a waiver of the right to do so thereafter.
8. This Declaration of Restrictive Covenant shall become effective upon recordation.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, Owners have executed this Restrictive Covenant as follows:

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, SAGE ANDRESS and HOLLY ANDRESS as to Lots 355 and 356, Block 28, and Lots 33 and 46, Block 40, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida.

ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, SAGE ANDRESS and HOLLY ANDRESS

ANDRESS FAMILY FLORIDA
LIMITED PARTNERSHIP

Witness Signature: [Signature]
Witness Printed Name: Alan Brian Bickford

Witness Signature: [Signature]
Witness Printed Name: Cindy Bickford

Witness Signature: [Signature]
Witness Printed Name: Cindy Bickford

Witness Signature: [Signature]
Witness Printed Name: Alan Brian Bickford

Witness Signature: [Signature]
Witness Printed Name: Cindy Bickford

Witness Signature: [Signature]
Witness Printed Name: Alan Brian Bickford

By: [Signature]
NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General Partner

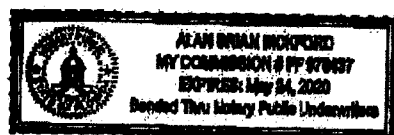
[Signature]
SAGE ANDRESS

[Signature]
HOLLY ANDRESS

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was sworn to and acknowledged before me this 11 day of January, 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP who is personally known to me or who has produced _____ as identification and who did take an oath.

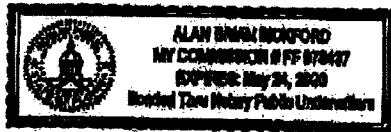
[Signature]
Notary Public, State of FL
My Commission Expires: 5/29/2020



STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was sworn to and acknowledged before me this 11 day of January, 2018, by SAGE ANDRESS and HOLLY ANDRESS who are personally known to me or who has produced _____ as identification and who did take an oath.

Abb B. B. B.
Notary Public, State of FL
My Commission Expires: 5/24/2020



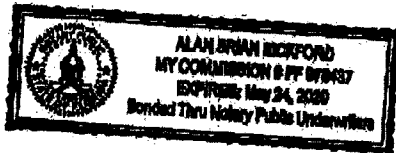
SAGE ADDRESS as to Lot 468, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida

Witness Signature: [Signature]
Witness Printed Name: ALAN BRIAN RICKFORD SAGE ADDRESS

Witness Signature: [Signature]
Witness Printed Name: Cindy Rickford

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 11 day of January, 2018, by SAGE ADDRESS who is personally known to me or who has produced as identification and who did take an oath.



[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020

NOEL ANDRESS and KAREN SAVULIS-ANDRESS as to Lot 7, Block 18, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida

Witness Signature: Alan Brian Bickford Noel Andress
Witness Printed Name: Alan Brian Bickford NOEL ANDRESS

Witness Signature: Cindy Bickford
Witness Printed Name: Cindy Bickford

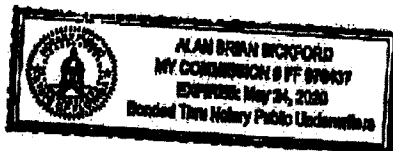
Witness Signature: Cindy Bickford Karen Savalis-Andress
Witness Printed Name: Cindy Bickford KAREN SAVULIS-ANDRESS

Witness Signature: Alan Brian Bickford
Witness Printed Name: Alan Brian Bickford

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was sworn to and acknowledged before me this 11 day of January 2018, by NOEL ANDRESS and KAREN SAVULIS-ANDRESS who are personally known to me or who has produced _____ as identification and who did take an oath.

Alan Brian Bickford
Notary Public, State of FL
My Commission Expires: 5/24/2020



ROTONDA-LAKES II LIMITED PARTNERSHIP, a Florida limited partnership as to Lots 346, 352, 358, 360, 367, 368, 371, 375, 378, 387, and 388, Block 28; Lots 16, 21, 24, 27, 29, 30, 34, 42, 53 and 54, Block 35, Lot 89, Block 39, Lots 2, 3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19, 24, 25, 27, 28, 29, 30, 32, 34, 35, 36, 38, 41, 43, 44, 45, 48, 49 and 50, Block 40, and Lot 1, Block 41, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida.

Witness Signature: [Signature]
Witness Printed Name: Alan Brian Bickford

Witness Signature: [Signature]
Witness Printed Name: Cindy Bickford

ROTONDA-LAKES II LIMITED
PARTNERSHIP

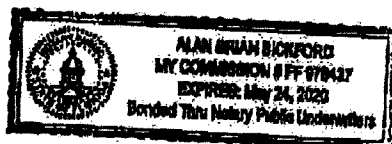
By: [Signature]

NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General
Partner of ANDRESS FAMILY
FLORIDA LIMITED
PARTNERSHIP, as General Partner
of ROTONDA-LAKES II LIMITED
PARTNERSHIP

STATE OF FLORIDA)
) ss.
COUNTY OF KEE)

The foregoing instrument was sworn to and acknowledged before me this 11 day of January, 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, as General Partner of ROTONDA-LAKES II LIMITED PARTNERSHIP who is personally known to me or who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020



ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership, and SAGE ANDRESS as to Lot 24, Block 16, and Lots 353 and 366, Block 28, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida

Witness Signature: [Signature]
Witness Printed Name: ALAN BRIAN BICKFORD

Witness Signature: [Signature]
Witness Printed Name: CINDY BICKFORD

ANDRESS FAMILY FLORIDA
LIMITED PARTNERSHIP
By: [Signature]
NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General Partner

Witness Signature: [Signature]
Witness Printed Name: CINDY BICKFORD

Witness Signature: [Signature]
Witness Printed Name: ALAN BRIAN BICKFORD

[Signature]
SAGE ANDRESS

STATE OF FLORIDA)
COUNTY OF LEE) ss.

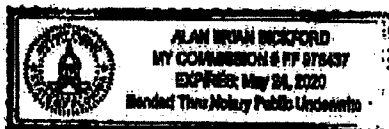
The foregoing instrument was sworn to and acknowledged before me this 11th day of January, 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP who is personally known to me or who has produced as identification and who did take an oath.

Notary Public, State of _____
My Commission Expires: _____

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 11 day of Jan, 2018, by SAGE ANDRESS who is personally known to me or who has produced as identification and who did take an oath.

[Signature]
Notary Public, State of FL
My Commission Expires: 5/24/2020



ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP, a Florida limited partnership as to Lots, 7, 8, 11, 12, 13, 21 and 22 Block 17, Lots 5, 8, 9, 10, 11, 12, 13, and 14, Block 18; Lot 386, Block 28, and Lot 68, Block 39, ROTONDA VILLAS, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 1A through 1Z15, of the Public Records of Charlotte County, Florida

Witness Signature: [Signature]
Witness Printed Name: Alan Brian Rickford
Witness Signature: [Signature]
Witness Printed Name: Cindy Rickford

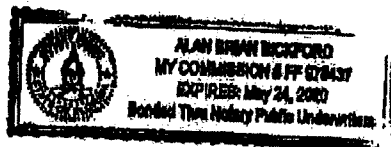
ANDRESS FAMILY FLORIDA
LIMITED PARTNERSHIP

By: [Signature]
NOEL E. ANDRESS, as President of
CAPRI HOLDINGS INVESTMENT
INCORPORATED, as General Partner

STATE OF FLORIDA)
COUNTY OF LEE) ss.

The foregoing instrument was sworn to and acknowledged before me this 21 day of January 2018, by NOEL E. ANDRESS, as President of CAPRI HOLDINGS INVESTMENT INCORPORATED, as General Partner of ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP who is personally known to me or who has produced _____ as identification and who did take an oath.

[Signature]
Notary Public, State of FL
My Commission Expires: 5/29/2020



CHG
BCC

RESOLUTION
NUMBER 2023-185

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, VACATING A PORTION OF THE ROTONDA VILLAS SUBDIVISION AND GENERALLY CONSISTING OF LOTS 12 THROUGH 22 IN BLOCK 17, LOTS 5 AND 7 THROUGH 13 IN BLOCK 18, AND A PORTION OF THE UNPAVED HARRING WAY, CONTAINING A TOTAL OF 354,742± SQUARE FEET OR 8.14± ACRES, AND GENERALLY LOCATED ALONG HARRING WAY, WEST OF ROTONDA TRACE, EAST OF SEDAN ROAD, AND SOUTH OF MADTOM WAY, IN THE PLACIDA AND THE WEST COUNTY AREA, AND LOCATED IN COMMISSION DISTRICT III; PROVIDING AN EFFECTIVE DATE;

RECITALS

WHEREAS, Andress Family Limited Partnership and Andress Holdings, LLC ("Petitioners"), have petitioned the Board of County Commissioners of Charlotte County, Florida ("Board"), pursuant to Section 177.101, Florida Statutes, to vacate a portion of the Rotonda Villas Subdivision generally consisting of Lots 12 through 22 in Block 17, Lots 5 and 7 through 13 in Block 18, and a portion of the unpaved Harring Way, containing 41,875± square feet or 0.96± acres, as recorded in Plat Book 12, Page 1, in the Public Records of Charlotte County, Florida; the total area to be vacated is 354,742± square feet or 8.14± acres and is generally located along Harring Way, west of Rotonda Trace, east of Sedan Road, and south of Madtom Way, in the Placida and the West County area, and more particularly described in Exhibit "A" attached hereto and by this reference provided herein; and

WHEREAS, the aforementioned lands are located in Commission District III and consist of approximately 8.14 acres more or less; and

WHEREAS, Section 177.101, Florida Statutes, authorizes the vacation of plats, either in whole or in part, including the vacation of streets therein, by the Board; and

WHEREAS, public notice of said application was published and evidence thereof given as required by law to the Board; and

WHEREAS, the application was heard by the Charlotte County Planning and Zoning Board ("P&Z Board") and, based upon the findings and analysis provided by County

Staff and the evidence presented to the P&Z Board, the P&Z Board recommended approval on August 14, 2023; and

WHEREAS, it has been shown by Petitioners on the application that Petitioners are the fee simple title owners of the property described above, on which property the plat sought to be vacated is located; and

WHEREAS, it is further determined that the plat vacation as petitioned for herein will not adversely affect the ownership or right of convenient access of persons owning other parts of the subdivision; and

WHEREAS, all state and county taxes due on the property which is the subject of the petition filed herein have been paid.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida ("Board"):

1. Based upon consideration of the evidence in support of the petition and the findings of this Board as set forth above, the Board does hereby vacate a portion of the Rotonda Villas Subdivision generally consisting of Lots 12 through 22 in Block 17, Lots 5 and 7 through 13 in Block 18, and a portion of the unpaved Haring Way, containing a total of 354,742± square feet or 8.14± acres, and generally located along Haring Way, west of Rotonda Trace, east of Sedan Road, and south of Madtom Way, in the Placida and the West County area, Charlotte County, Florida, Commission District III, and more particularly described in Exhibit "A" attached hereto and by this reference provided herein ("Property").

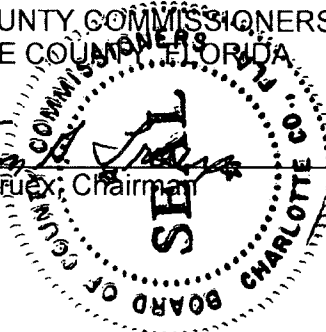
[SIGNATURE PAGE FOLLOWS]

PASSED AND DULY ADOPTED this 26th day of September, 2023.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Tuley

William G. Tuley, Chairman



ATTEST:

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

By: Roger D. Eaton
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton

Janette S. Knowlton, County Attorney

LR2023-0420

LEGAL DESCRIPTION:

LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA.

ALONG WITH:

LOTS 5, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 18, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALONG WITH:

A PORTION OF HARRING WAY A 60 FOOT WIDE RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF ROTONDA VILLAS SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

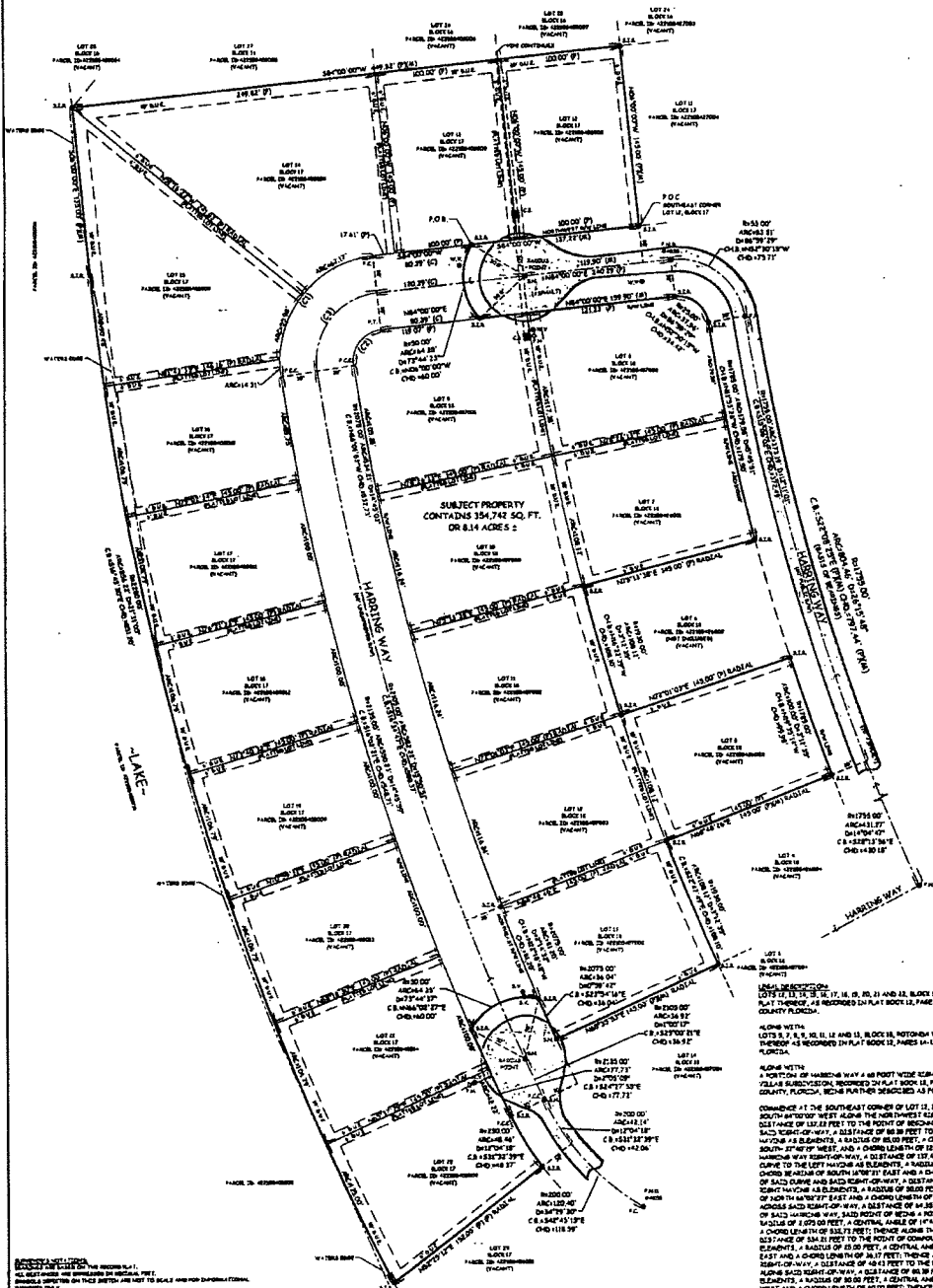
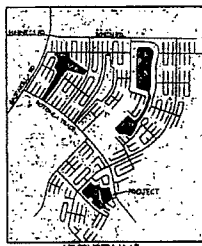
COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 17, SAID ROTONDA VILLAS SUBDIVISION; THENCE SOUTH $84^{\circ}00'00''$ WEST ALONG THE NORTHWEST RIGHT-OF-WAY OF HARRING WAY (60 FOOT WIDE), A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $84^{\circ}00'00''$ WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF $92^{\circ}39'22''$, A CHORD BEARING OF SOUTH $37^{\circ}40'19''$ WEST, AND A CHORD LENGTH OF 122.96 FEET; THENCE ALONG THE ARC OF CURVE AND SAID HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 137.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 2,135.00 FEET, A CENTRAL ANGLE OF $14^{\circ}45'59''$, A CHORD BEARING OF SOUTH $16^{\circ}02'21''$ EAST AND A CHORD LENGTH OF 548.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 550.23 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF $73^{\circ}44'37''$, A CHORD BEARING OF NORTH $66^{\circ}02'27''$ EAST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 64.35 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY OF SAID HARRING WAY, SAID POINT OF BEING



A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 2,075.00 FEET, A CENTRAL ANGLE OF 14°45'03", A CHORD BEARING OF NORTH 16°01'53" WEST AND A CHORD LENGTH OF 532.73 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 534.21 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°39'22", A CHORD BEARING OF NORTH 37°40'19" EAST AND A CHORD LENGTH OF 36.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 40.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°00'00" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°44'23", A CHORD BEARING OF NORTH 06°00'00" WEST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG SAID CURVE AND ACROSS SAID RIGHT OF WAY, A DISTANCE OF 64.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 354,742 SQUARE FEET OR 8.14 ACRES MORE OR LESS

BOUNDARY SURVEY CERTIFIED TO:
ADDRESS FAMILY FLORIDA LIMITED PARTNERSHIP

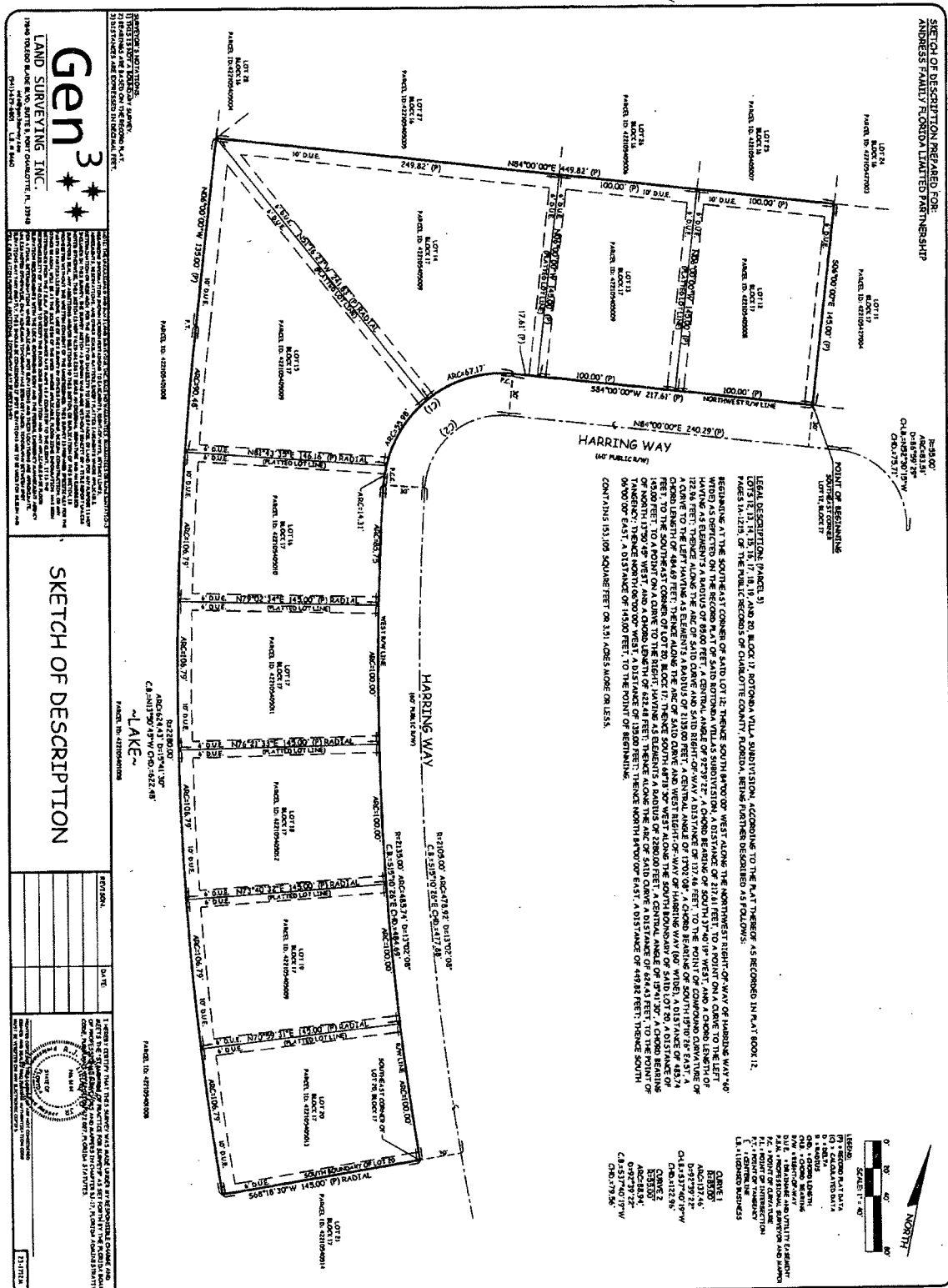


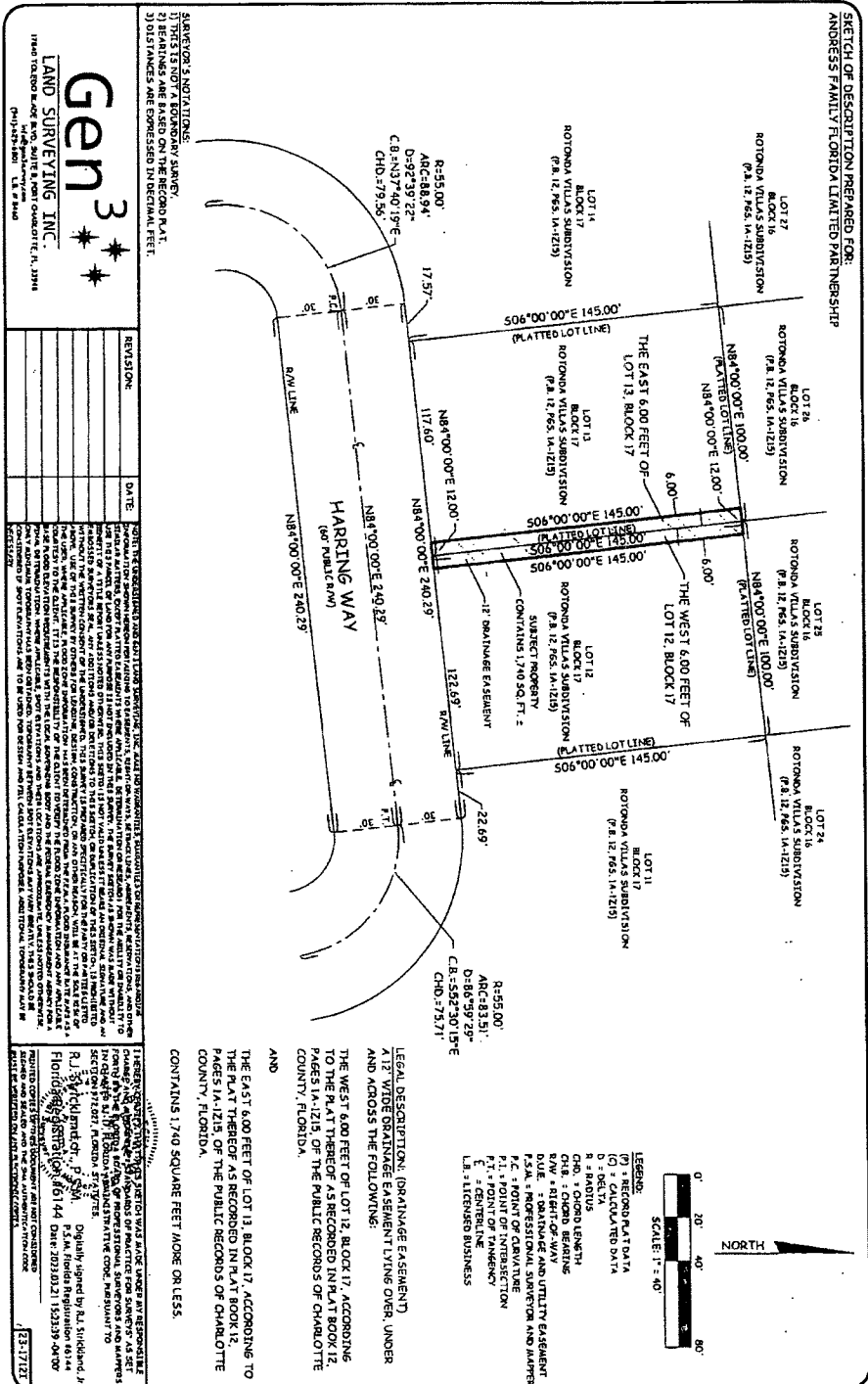
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23. ALL LOTS SHOWN WITH CORNER P
24. ALL LOTS SHOWN WITH CORNER P

Gen³ LAND SURVEYING INC.
1000 W. 10TH AVE. SUITE 100, MIAMI, FL 33136
(305) 555-1234

BOUNDARY SURVEY

Surveyor's Seal and Signature
[Signature]
[Seal]





Sun Newspapers
Legal Advertising
23170 Harborview Rd
Port Charlotte, FL 33980

10/06/23

Phone:(941) 206-1025 Email:legals@yoursun.com

**NOTICE OF ADOPTION OF
RESOLUTION**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of County Commissioners of Charlotte County, Florida, in regular session assembled on the 26th day of September 2023, adopted a Resolution closing, vacating and abandoning the following described properties:

PV-23-04-02

The applicants, Andress Family Limited Partnership and Andress Holdings, LLC, are requesting to vacate a portion of the Rotonda Villas Subdivision generally consisting of Lots 12 through 22 in Block 17, Lots 5 and 7 through 13 in Block 18, and a portion of the unpaved Harring Way, consisting of 41,875± square feet or 0.96± acres, as recorded in Plat Book 12, Page 1, in the Public Records of Charlotte County, Florida. The total area to be vacated is 354,742± square feet or 8.14± acres and is generally located along Harring Way, west of Rotonda Trace, east of Sedan Road and south of Matom Way, in the Placida and the West County area, and located in Commission District III.

DESCRIPTION:

LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK 17, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA.

ALONG WITH:

LOTS 5, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 18, ROTONDA VILLAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALONG WITH:

A PORTION OF HARRING WAY A 60 FOOT WIDE RIGHT-OF-WAY AS DEPICTED ON THE PLAT OF ROTONDA VILLAS SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 17, SAID ROTONDA VILLAS SUBDIVISION; THENCE SOUTH 84°00'00" WEST ALONG THE NORTHWEST RIGHT-OF-WAY OF HARRING WAY (60 FOOT WIDE), A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°00'00" WEST ALONG SAID

Acct#: 163352	Date: 10/06/23
	Ad Date: 10/05/23
	Class: 3138
	Ad ID: 3905964
	Ad Taker: MPRESCOTT
	Sales Person: 200
	Words: 737
	Lines: 171
	Agate Lines: 192
	Depth: 20.194
	Inserts: 1
	Description: PV-23-04-02
RHIANNON MILLS BOARD OF COUNTY COMMISSIONERS 18500 MURDOCK CIR PORT CHARLOTTE, FL 33948	
Telephone: (941) 743-1374	

Other Charges:	\$0.00	Gross:	\$277.26
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	20.194	Amount Due:	\$277.26

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	10/05/23	10/05/23	1	\$277.26

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You RHIANNON MILLS!

RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 92°39'22" A CHORD BEARING OF SOUTH 37°40'19" WEST, AND A CHORD LENGTH OF 122.96 FEET; THENCE ALONG THE ARC OF CURVE AND SAID HARRING WAY RIGHT-OF-WAY, A DISTANCE OF 137.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS, A RADIUS OF 2,135.00 FEET, A CENTRAL ANGLE OF 14°45'59" A CHORD BEARING OF SOUTH 16°02'21" EAST AND A CHORD LENGTH OF 548.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 550.23 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°44'37" A CHORD BEARING OF NORTH 66°02'27" EAST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 64.35 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY OF SAID HARRING WAY, SAID POINT OF BEING A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 2,075.00 FEET, A CENTRAL ANGLE OF 14°45'03" A CHORD BEARING OF NORTH 16°01'53" WEST AND A CHORD LENGTH OF 532.73 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 534.21 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°39'22" A CHORD BEARING OF NORTH 37°40'19" EAST AND A CHORD LENGTH OF 36.17 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY, A DISTANCE OF 40.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°00'00" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.39 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°44'23" A CHORD BEARING OF NORTH 06°00'00" WEST AND A CHORD LENGTH OF 60.00 FEET; THENCE ALONG SAID CURVE AND ACROSS SAID RIGHT OF WAY, A DISTANCE OF 64.35 FEET TO THE POINT OF BEGINNING.

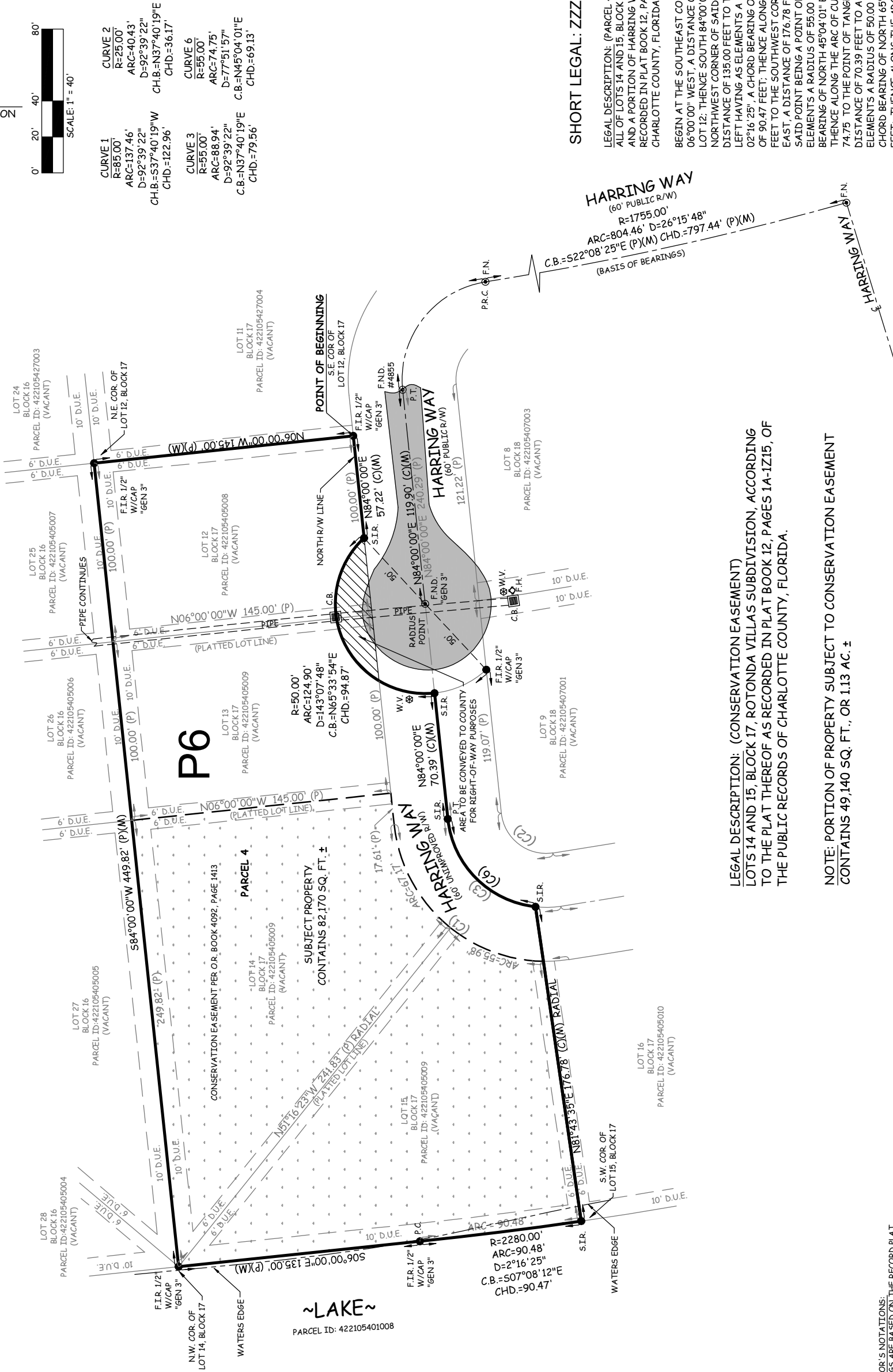
CONTAINS 354,742 SQUARE FEET OR 8.14 ACRES MORE OR LESS CONTAINS 354,742 SQUARE FEET OR 8.14 ACRES MORE OR LESS

Dated at Murdock, Charlotte County, Florida, the 26th day of September 2023.
BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA
/s/ William G. Truex, Chairman
Publish: 10/05/23
163352 3905964

SURVEYS

BOUNDARY SURVEY CERTIFIED TO:
ADDRESS FAMILY FLORIDA LIMITED PARTNERSHIP

LEGEND:
PE = POOL EQUIPMENT
S.I.R. = SET 1/2" IRON ROD WITH CAP "GEN 3"
F.I.R. = FOUND IRON PIPE
F.T.P. = FOUND IRON PIPE
S.N. = SET NAIL AND DISK "GEN 3"
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL AND DISK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
D.H. = DRILL HOLE
C.M. = CONCRETE MONUMENT
(M) = MEASURED DATA
(V) = RECORD PLAT DATA
(C) = CALCULATED DATA
D = DELTA
R = RADIUS
CHD. = CHORD LENGTH
CH.B. = CHORD BEARING
P.O.L. = POINT ON LINE
F.F.E. = FINISHED FLOOR ELEVATION
* = LAST DAY IN FIELD
D.U.E. = DRAINAGE AND UTILITY EASEMENT
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L.P. = LIGHT POLE
C.E. = COVERED ENTRY
C. = CONCRETE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.T. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
C. = CENTERLINE
W.M. = WATER METER
W.E. = WELL EQUIPMENT
F.N.D. = FOUND
A.T.O.S. = AT TIME OF SURVEY
E.O.W. = EDGE OF WATER
T.O.B. = TOP OF BANK
O.H.U. = OVERHEAD UTILITIES
U.P. = UTILITY POLE
G.U.Y. = GUY WIRE
P.S.B. = PHONE SERVICE BOX
M.H. = MANHOLE
F.H. = FIRE HYDRANT
C.B. = CATCH BASIN
B.M. = BENCH MARK
C.T.V. = CABLE TELEVISION
S.V. = SEWER VALVE
W.V. = WATER VALVE
W/CAP = WITH CAP
EL = ELEVATION
L.B. = LICENSED BUSINESS
CONC = CONCRETE
SPT = SPOT ELEVATION



SHORT LEGAL: ZZZ 054221 P6

LEGAL DESCRIPTION: (PARCEL 4)
ALL OF LOTS 14 AND 15, BLOCK 17, A PORTION OF LOTS 12 AND 13, BLOCK 17, AND A PORTION OF HARRING WAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 06°00'00" WEST, A DISTANCE OF 145.00' FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE SOUTH 84°00'00" WEST, A DISTANCE OF 449.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 06°00'00" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING AS ELEMENTS A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 02°16'25", A CHORD BEARING OF SOUTH 07°08'12" EAST AND A CHORD LENGTH OF 90.47 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 81°43'35" EAST, A DISTANCE OF 176.78 FEET TO THE CENTERLINE OF HARRING WAY SAID POINT BEING A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 77°51'57", A CHORD BEARING OF NORTH 45°04'01" EAST AND A CHORD LENGTH OF 69.13 FEET; THENCE ALONG THE ARC OF CURVE AND SAID CENTERLINE, A DISTANCE OF 74.75 TO THE POINT OF TANGENCY; THENCE NORTH 84°00'00" EAST, A DISTANCE OF 70.39 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING AS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 143°07'48", A CHORD BEARING OF NORTH 65°33'54" EAST AND A CHORD LENGTH OF 94.87 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.90 FEET TO THE END OF SAID CURVE AND A POINT ON THE NORTHWEST RIGHT-OF-WAY OF HARRING WAY; THENCE NORTH 84°00'00" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 57.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 82,170 SQUARE FEET MORE OR LESS.

NOTE: LAST DAY IN FIELD 2-22-23*.

NOTE: THE UNDERSIGNED AND GEN3 LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF THIS SURVEY. THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Gen3
LAND SURVEYING INC.
17840 TOLEDO BLADE BLVD, SUITE B, PORT CHARLOTTE, FL, 33948
info@gen3survey.com
(941)-629-6801 L.B. # 8460

REVISION:	DATE:
ORIGINAL SURVEY	2-22-23*
ADD CONSERVATION EASEMENT	4-7-25

BOUNDARY SURVEY

R.J. Strickland, Jr.
P.S.M., Florida
Registration #6144
Strickland, Jr., P.S.M. Florida
Digitally signed by R.J. Strickland, Jr., P.S.M. Florida
Registration #6144
Date: 2025.04.07 16:09:14 -0400

PRINTED COPIES OF THIS MAP/PLAT ARE NOT CONSIDERED VALID UNLESS THEY ARE ACCOMPANIED BY THE ORIGINAL ELECTRONIC COPIES.
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ROTONDA VILLAS

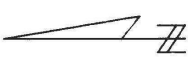
1 Q

SEE SHEET 16

SEE SHEET 19

SEE SHEET 18

LOT 17 OF 41 SHEETS



SHEET

SEE

LAKE

AREA = 690.034*

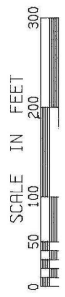
SEAHORSE

SEE SHEET 18

ROAD

URVE DATA

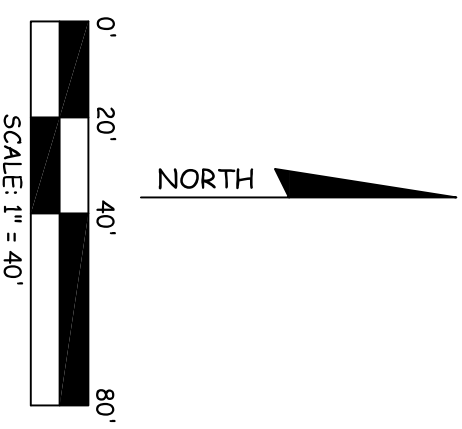
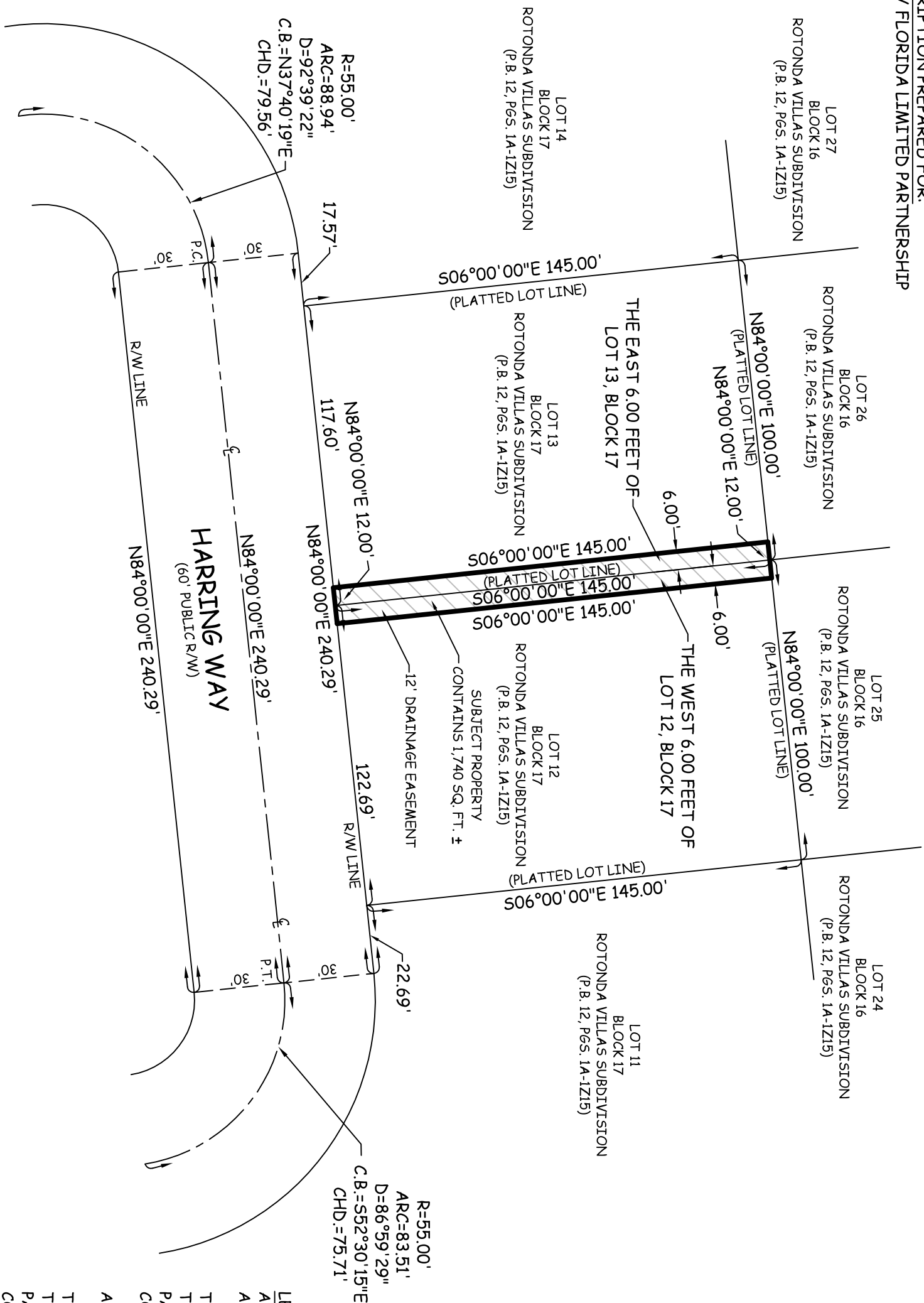
ID	RADIUS	DELTA	ARC	CHORD	TRAIL
1	25.00	72.90	34.78	32.03	20.49
2	25.00	72.90	34.78	32.03	20.49
3	25.00	72.90	34.78	32.03	20.49
4	25.00	72.90	34.78	32.03	20.49
5	25.00	72.90	34.78	32.03	20.49
6	25.00	72.90	34.78	32.03	20.49
7	25.00	72.90	34.78	32.03	20.49
8	25.00	72.90	34.78	32.03	20.49
9	25.00	72.90	34.78	32.03	20.49
10	25.00	72.90	34.78	32.03	20.49
11	25.00	72.90	34.78	32.03	20.49
12	25.00	72.90	34.78	32.03	20.49
13	25.00	72.90	34.78	32.03	20.49
14	25.00	72.90	34.78	32.03	20.49
15	25.00	72.90	34.78	32.03	20.49
16	25.00	72.90	34.78	32.03	20.49
17	25.00	72.90	34.78	32.03	20.49
18	25.00	72.90	34.78	32.03	20.49
19	25.00	72.90	34.78	32.03	20.49
20	25.00	72.90	34.78	32.03	20.49
21	25.00	72.90	34.78	32.03	20.49
22	25.00	72.90	34.78	32.03	20.49
23	25.00	72.90	34.78	32.03	20.49
24	25.00	72.90	34.78	32.03	20.49
25	25.00	72.90	34.78	32.03	20.49
26	25.00	72.90	34.78	32.03	20.49
27	25.00	72.90	34.78	32.03	20.49
28	25.00	72.90	34.78	32.03	20.49
29	25.00	72.90	34.78	32.03	20.49
30	25.00	72.90	34.78	32.03	20.49
31	25.00	72.90	34.78	32.03	20.49
32	25.00	72.90	34.78	32.03	20.49
33	25.00	72.90	34.78	32.03	20.49
34	25.00	72.90	34.78	32.03	20.49
35	25.00	72.90	34.78	32.03	20.49
36	25.00	72.90	34.78	32.03	20.49
37	25.00	72.90	34.78	32.03	20.49
38	25.00	72.90	34.78	32.03	20.49
39	25.00	72.90	34.78	32.03	20.49
40	25.00	72.90	34.78	32.03	20.49



SCALE IN FEET

LOTS THIS SHEET 45

SKETCH OF DESCRIPTION PREPARED FOR:
ANDRESS FAMILY FLORIDA LIMITED PARTNERSHIP



LEGEND:

(P) = RECORD PLAT DATA
(G) = CALCULATED DATA
D = DELTA
R = RADIUS
CHD. = CHORD LENGTH
CH.B. = CHORD BEARING
R/W. = RIGHT-OF-WAY
D.U.E. = DRAINAGE AND UTILITY EASEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
C. = CENTERLINE
L.B. = LICENSED BUSINESS

LEGAL DESCRIPTION: (DRAINAGE EASEMENT)
A 12' WIDE DRAINAGE EASEMENT LYING OVER, UNDER
AND ACROSS THE FOLLOWING:

THE WEST 6.00 FEET OF LOT 12, BLOCK 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AND

THE EAST 6.00 FEET OF LOT 13, BLOCK 17, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1A-1Z15, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINS 1,740 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTATIONS:

1) THIS IS NOT A BOUNDARY SURVEY.

2) BEARINGS ARE BASED ON THE RECORD PLAT.

3) DISTANCES ARE EXPRESSED IN DECIMAL FEET.

Gen 3

LAND SURVEYING INC.

17840 TOLEDO BLADE BLVD, SUITE B, PORT CHARLOTTE, FL, 33948

info@gen3survey.com

(941)-629-6801

L.B. # 8460

[illegible]

NOTE: THE UNDESIGNED AND GEN 3 LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL STAMPAURA AND AN EMBOSSED SURVEYORS SEAL, ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH, OR DUPLICATION OF THIS SKETCH, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDESIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER, WHERE APPLICABLE. FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION, WHERE APPLICABLE. SPOT ELEVATIONS AND THEIR LOCATIONS ARE APPROXIMATE UNLESS NOTED OTHERWISE. ANY MINIMUM TOPOGRAPHY HAS BEEN OBTAINED. TOPOGRAPHY BETWEEN SPOT ELEVATIONS MAY VARY GREATLY. THIS SHOULD BE CONSIDERED IF SPOT ELEVATIONS ARE TO BE USED FOR DESIGN AND FILL CALCULATION PURPOSES. ADDITIONAL TOPOGRAPHY MAY BE NECESSARY.

I HEREBY CERTIFY THAT THIS SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE "STANDARDS OF PRACTICE FOR SURVEYS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R.J. Strickland, Jr., P.S.M.

Florida Registration #61 44

Date: 2023.03.21 15:23:39 -04'00'

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23-1712I

Pre-Application Letter

We have attached the emails that verify the pre-application meeting held with Jie Shao on November 19th, 2024. Per a follow-up phone conversation with Jai on April 4th we have amended the Conservation Easement to include the land contained within the conservation easement on each parcel where density is being requested to be removed.

nandress@comcast.net

From: Shao, Jie <Jie.Shao@charlottecountyfl.gov>
Sent: Wednesday, November 13, 2024 8:58 AM
To: nandress
Subject: RE: Pre-application for A CSZ application

Yes. Please ask for my name when you arrive.

Thank you,
Jie

Jie Shao, AICP, MCP
Planner, Principal
Charlotte County Community Development Department
941-743-1272 (Office)
941-370-2833 (Cell)
18400 Murdock Circle
Port Charlotte, FL 33948
CharlotteCountyFL.gov
Delivering Exceptional Service

From: nandress <nandress@comcast.net>
Sent: Wednesday, November 13, 2024 8:57 AM
To: Shao, Jie <Jie.Shao@charlottecountyfl.gov>
Subject: RE: Pre-application for A CSZ application

Is the P&Z conference room in same building. thanks

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Shao, Jie" <Jie.Shao@charlottecountyfl.gov>
Date: 11/13/24 8:33 AM (GMT-05:00)
To: BCSLargeConferenceRoom <BCSLargeConferenceRoom@charlottecountyfl.gov>, "Walker, Kimlyn" <Kimlyn.Walker@charlottecountyfl.gov>, nandress@comcast.net
Cc: "David, Thomas" <Thomas.David@charlottecountyfl.gov>, Legal Calendar <Legal.Calendar@charlottecountyfl.gov>
Subject: Pre-application for A CSZ application

Good morning,

Subject: Pre-application for A CSZ application
Location: P-Z-ConferenceRoom

Start: Tue 11/19/2024 9:00 AM
End: Tue 11/19/2024 10:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Shao, Jie
Resources: P-Z-ConferenceRoom

Good morning,

The BCS large conference room is not available. This meeting will be held in the P&Z Conference Room.

Thank you,
Jie