

# **PETITION TO AMEND THE BOUNDARIES OF WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT**

Submitted by: Jere Earlywine, Esq.  
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Tallahassee, Florida 32301  
Ph: (850) 528-6152

**BEFORE THE COUNTY COMMISSION OF CHARLOTTE COUNTY, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF  
WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, West Port East Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance No. 2024-041, and located entirely within the boundaries of Charlotte County, Florida (“District”), hereby petitions the Board of County Commissioners of Charlotte County, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 2024-041 to add lands to the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Charlotte County, Florida (“County”). **Exhibit 1** depicts the general location of the existing District. The District is located south of Tamiami Trail, west of the area known as Murdock, east of Cornelius Boulevard and north of El Jobean Road. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be added to the District (“Expansion Parcels”) are set forth in **Exhibit 3**. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5**. The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2026-\_\_ at **Exhibit 6**, constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

3. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Paul Martin, William Fife, Landon Thomas, Mark Brumfield and Anand Jobalia.

4. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

5. District Facilities and Services. **Exhibit 8** describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 8**. Currently, these improvements are estimated to be made, acquired, constructed, and/or in three (3) phases from 2026 to 2028. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

6. Major Water and Wastewater Facilities. **Exhibit 9** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the Expansion Parcel.

7. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section

120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 11** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.  
[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Ph: (850) 528-6152

9. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the

County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Charlotte County:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

b. Grant the petition and amend Ordinance No. 2024-041 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 15<sup>th</sup> day of March, 2026.

**KUTAK ROCK LLP**



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Jere Earlywine, Esq.

Florida Bar No. 155527

[Jere.Earlywine@KutakRock.com](mailto:Jere.Earlywine@KutakRock.com)

KUTAK ROCK LLP

107 West College Avenue

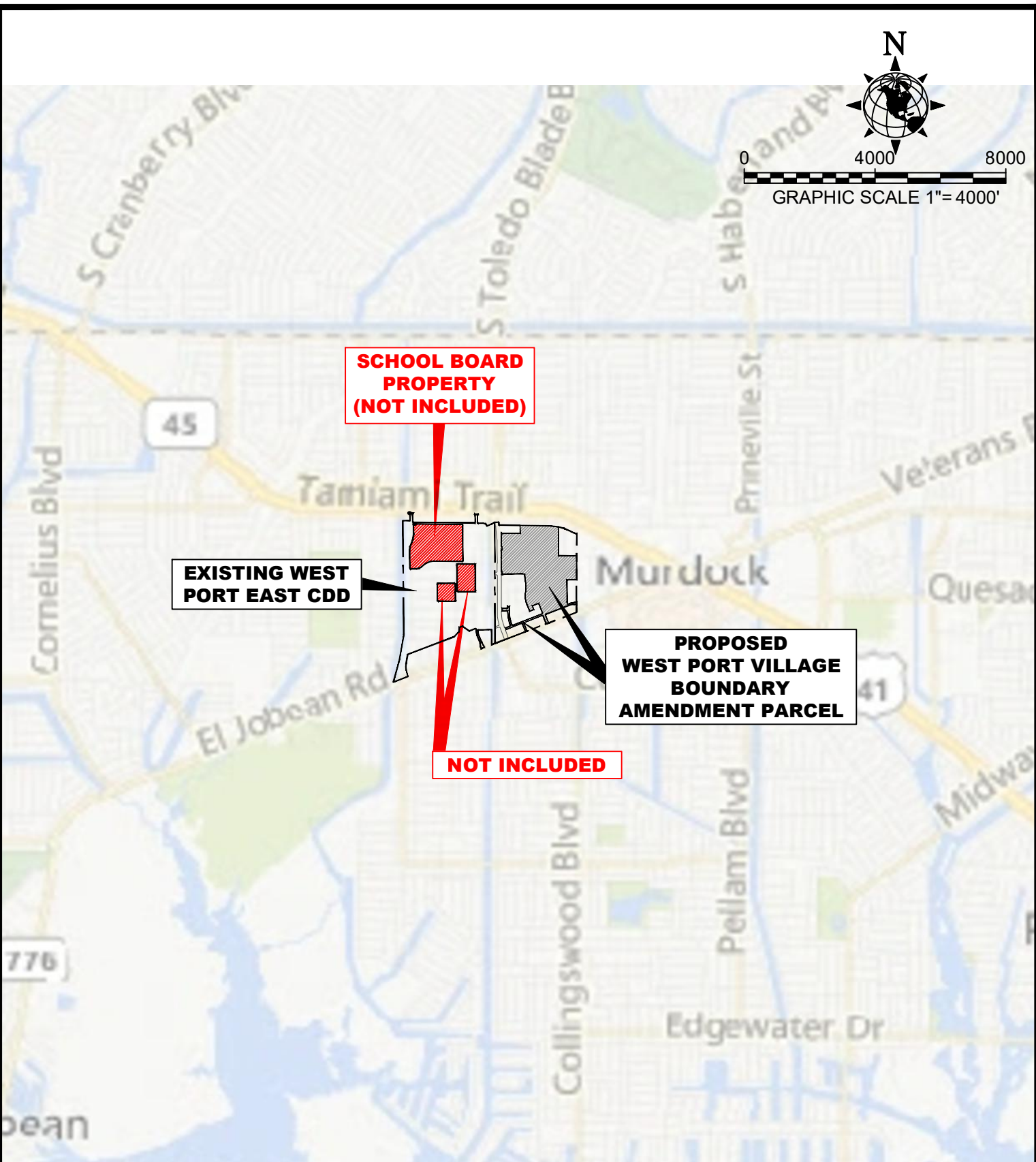
Tallahassee, Florida 32301

Ph: (850) 528-6152

# EXHIBIT 1



0 4000 8000  
GRAPHIC SCALE 1"=4000'



MORRIS ENGINEERING AND CONSULTING, LLC  
Civil Engineering and Land Development Consulting  
6901 Professional Parkway East, Suite 103 Sarasota Florida 34203 941-444-3464 www.morrisengineering.net

DATE	9/03/25
PROJECT	WPC
DRAWING	FLUMAP
DRAWN	CEJ
CHECKED	MJM

Location Map  
WEST PORT VILLAGE EXPANSION CDD  
Charlotte County, Florida

SCALE 1"=4,000'	
SEC.-TSP.-RNG. 11-405-21E	
SHEET	OF
1	1

# EXHIBIT 2



# Description Sketch

(Not A Survey)

Continued from Sheet 1

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

Containing 236.810 acres, more or less.

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "SCHOOL BOARD PROPERTY"

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

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

Containing 43.008 acres, more or less.

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

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



# Description Sketch

(Not A Survey)

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "OUTPARCEL 1"

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

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

Containing 10.918 acres, more or less.

## AND

### DESCRIPTION: "OUTPARCEL 2"

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

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

Containing 7.007 acres, more or less.

**Overall parcel containing 175.877 acres, more or less.**

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213 Hobbs Street  
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**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)

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

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

## Line Data for CDD Boundary

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**GeoPoint**  
 Surveying, Inc.

# Description Sketch

(Not A Survey)

Curve Data Table

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

Curve Data for CDD Boundary

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# Description Sketch

(Not A Survey)

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

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

## Line & Curve Data for School Board Property

SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
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**GeoPoint**  
 Surveying, Inc.

# Description Sketch

(Not A Survey)

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

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

## Line & Curve Data for Out Parcels 1 & 2

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# Description Sketch

(Not A Survey)

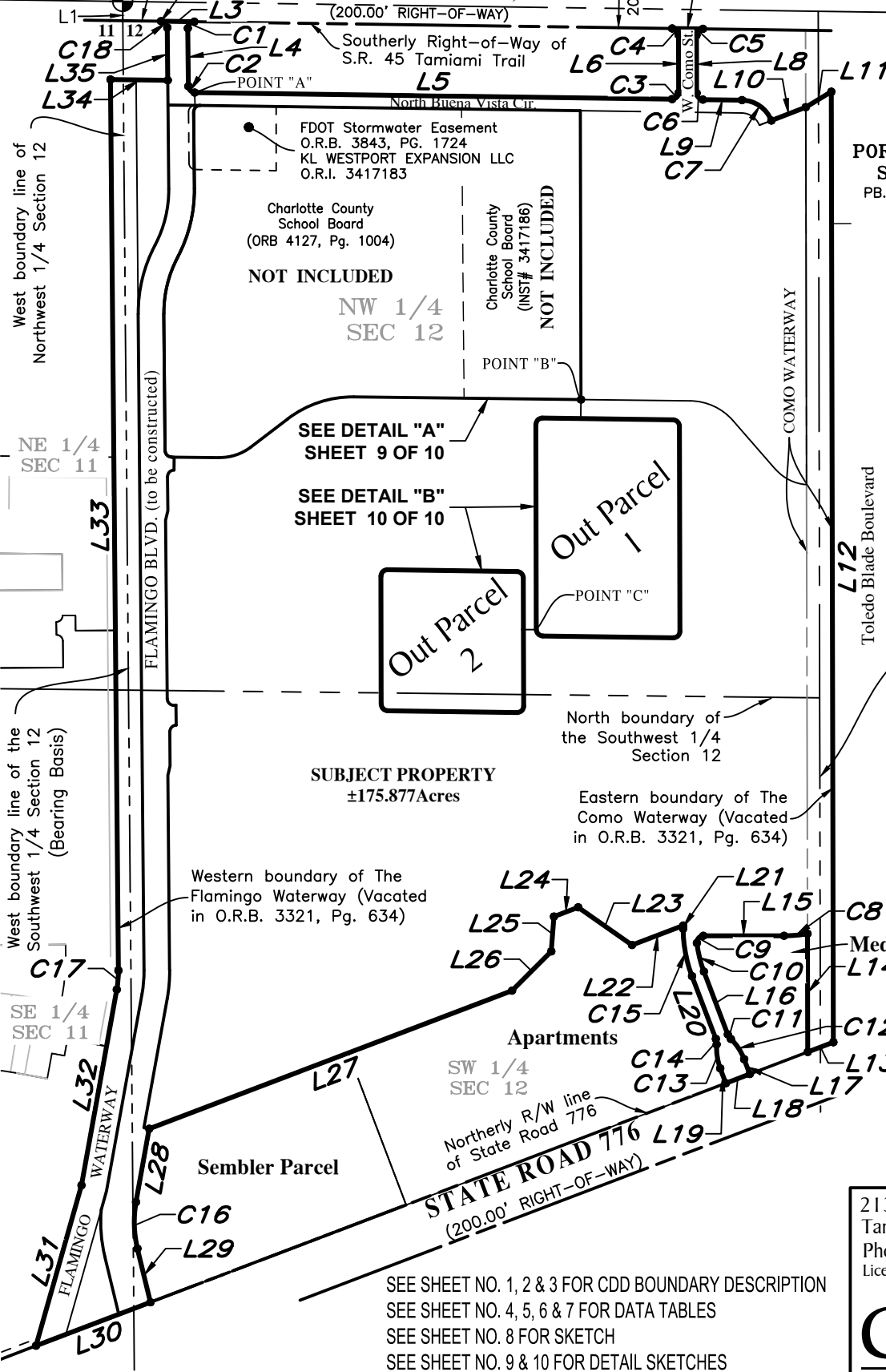
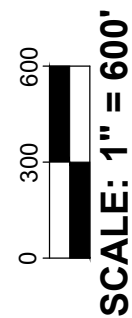
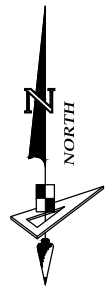
**P.O.C.**

Northwest corner of  
Section 12, Township 40  
South, Range 21 East

SE 1/4  
SEC 2 2

**S.R. 45 TAMiami TRAIL**

**P.O.B.** (U.S. HIGHWAY 41)  
(200.00' RIGHT-OF-WAY)



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

**TOLEDO  
BLADE-SECTION ONE**  
P.B. 23, Pg. 18A-18B

**TOLEDO  
BLADE-SECTION ONE**  
P.B. 23, Pg. 18A-18B

**LEGEND**

O.R.B.	Official Records Book
P.B.	Plat Book
Pg(s).	Page(s)
R/W	Right-of-Way
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
SEC	Section

SEE DETAIL "A"  
SHEET 9 OF 10

SEE DETAIL "B"  
SHEET 10 OF 10

Out Parcel 2

Out Parcel 1

Toledo Blade Boulevard

COMO WATERWAY

North boundary of  
the Southwest 1/4  
Section 12

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

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

**Medical Parcel**

**Apartments**

**Sembler Parcel**

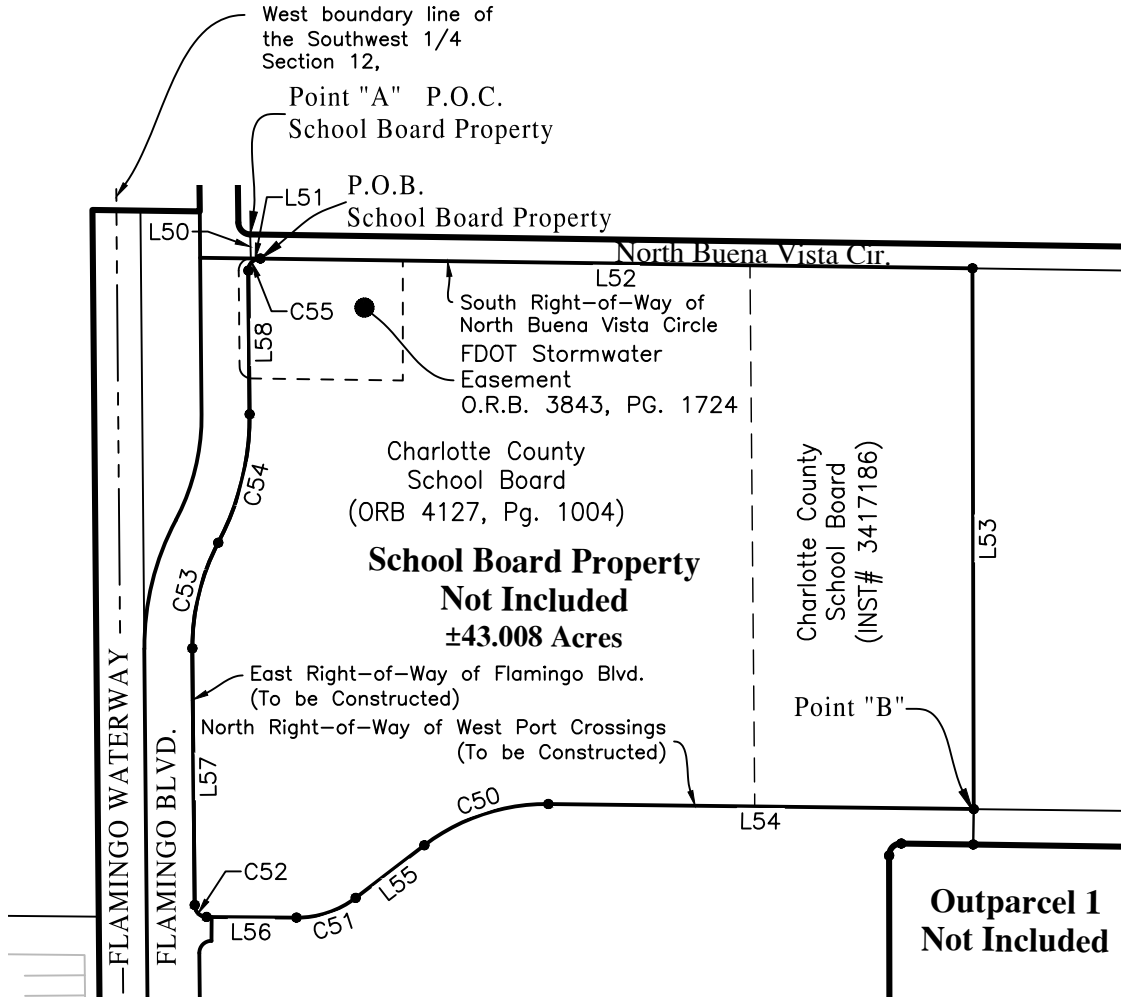
SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
SEE SHEET NO. 8 FOR SKETCH  
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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

**GeoPoint**  
Surveying, Inc.

# Detail Sheet

(Not A Survey)



DETAIL "A"  
SCALE: 1"=400'

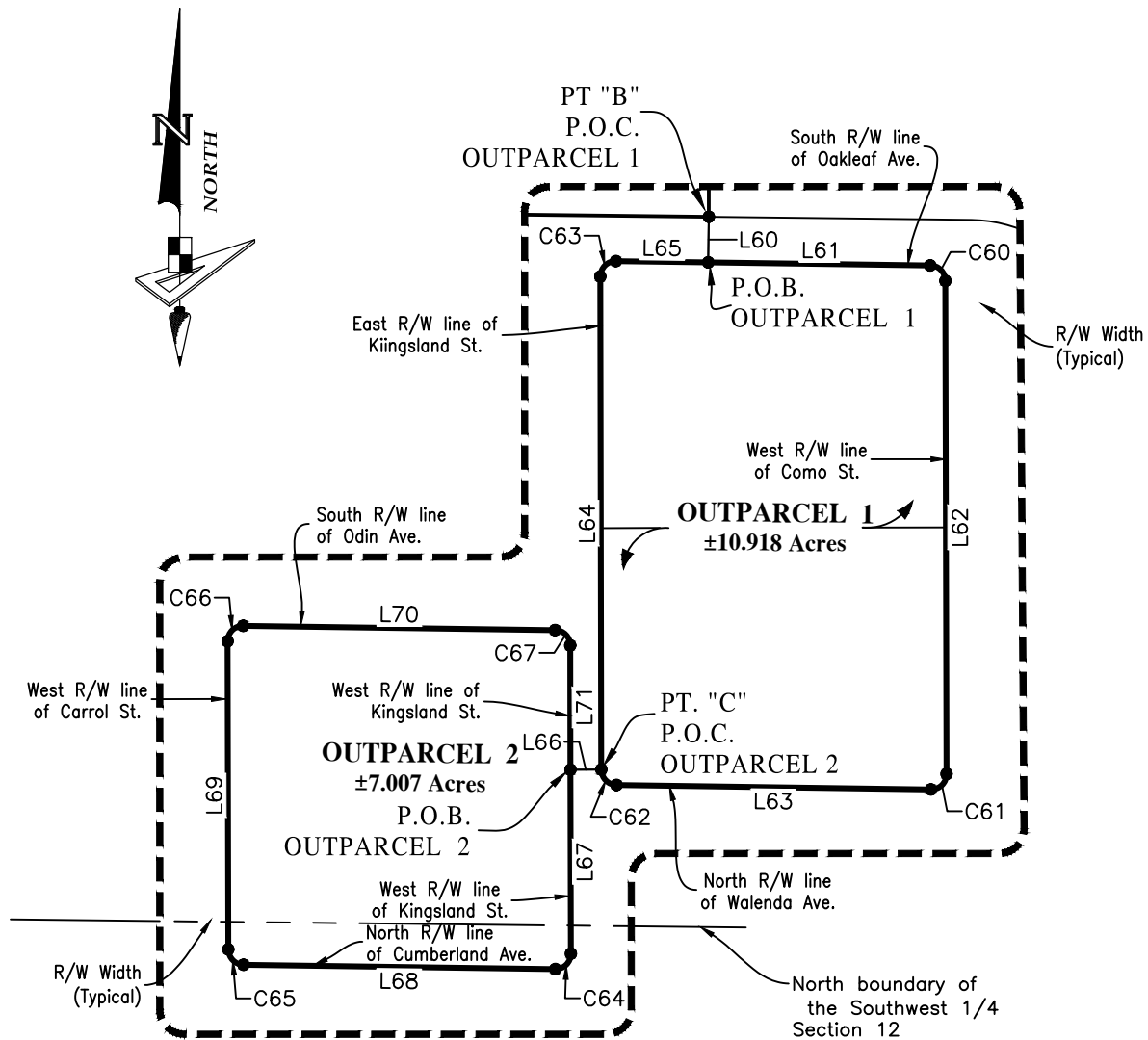
SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
SEE SHEET NO. 8 FOR SKETCH  
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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# Detail Sheet

(Not A Survey)



DETAIL "B"  
SCALE: 1"=300'

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

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# EXHIBIT 3

# Description Sketch

## (Not A Survey)

**DESCRIPTION:**

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

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

Containing 164.753 acres, more or less.



Digitally signed  
by Charles  
Arnett  
Date:  
2025.10.31  
15:32:15 -04'00'

Charles M. Arnett      LS6884

JOB: WEST PORT EAST CDD		
DRAWN: AKN    DATE: 10/16/25    CHECKED: BC		
Prepared For: RLS - KL WP Village Resi LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
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**GeoPoint**

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Tampa, Florida 33619  
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Fax: (813) 248-2266

# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 1):

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

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

Containing 6.111 acres, more or less.

LESS AND EXCEPT (PARCEL 2):

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

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

Containing 4.016 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 3):

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

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

Containing 3.560 acres, more or less.

LESS AND EXCEPT (PARCEL 4):

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

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

Containing 2.299 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 5):

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

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

Containing 2.262 acres, more or less.

LESS AND EXCEPT (PARCEL 6):

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

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

### Notes:

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

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# Description Sketch

(Not A Survey)

## (Continued Description for Less and Except Parcel 6):


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

Containing 10.646 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 7):

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

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

### Notes:

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

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# Description Sketch

(Not A Survey)

## (Continued Description for Less and Except Parcel 7):

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

Containing 26.255 acres, more or less.

## LESS AND EXCEPT (PARCEL 8):

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

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

Containing 4.706 acres, more or less.

All containing 104.898 acres, more or less.

**FOR A TOTAL ACREAGE OF 280.785,  
MORE OR LESS.**


## SURVEYORS NOTES:

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

## Notes:

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

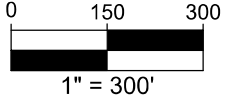
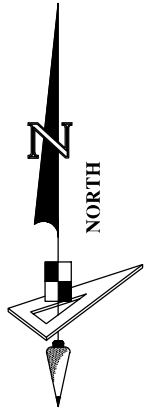
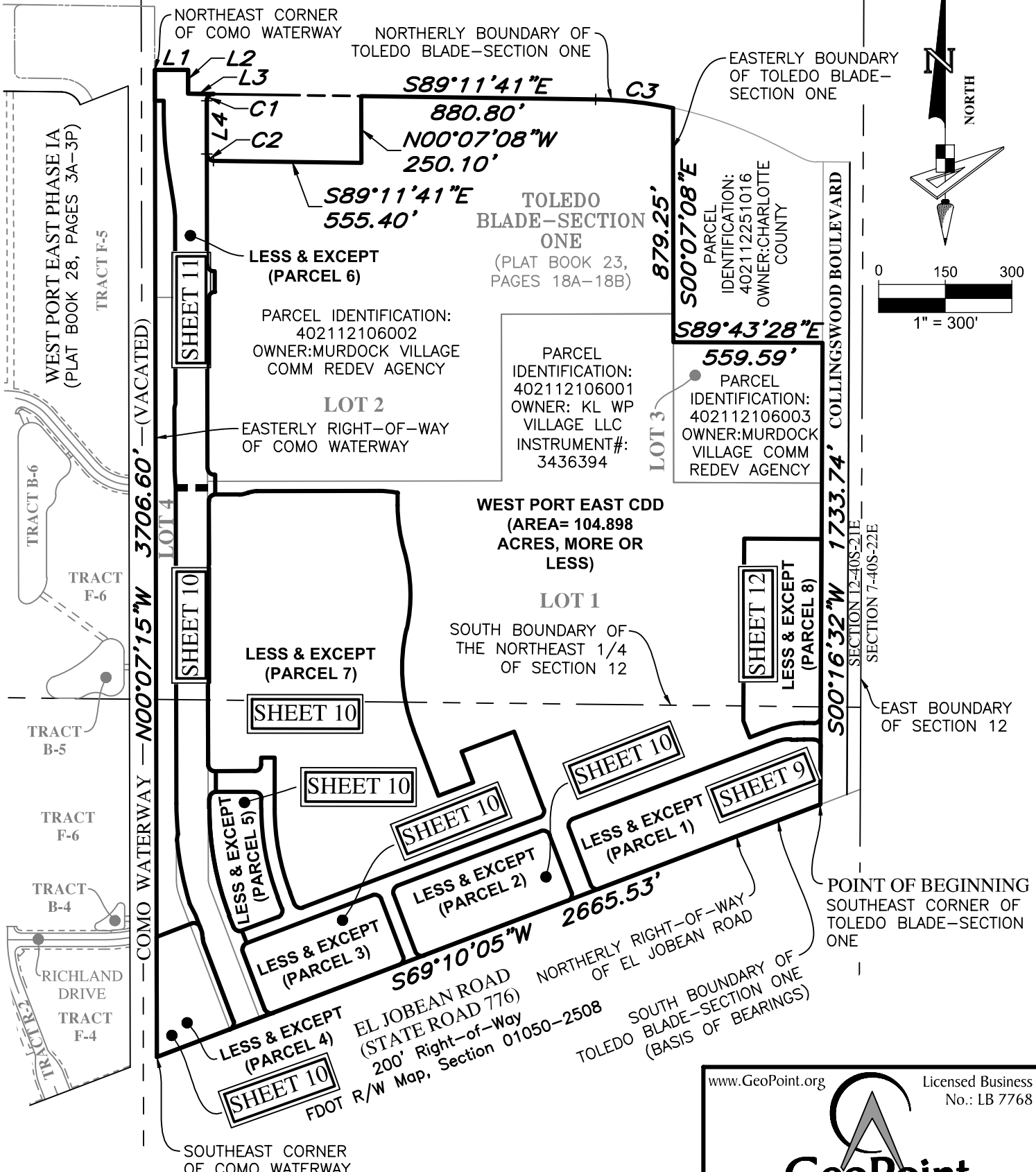
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# Description Sketch

(Not A Survey)



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

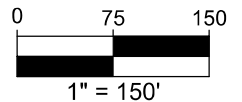
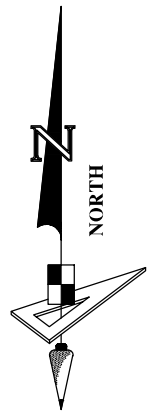
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# Description Sketch

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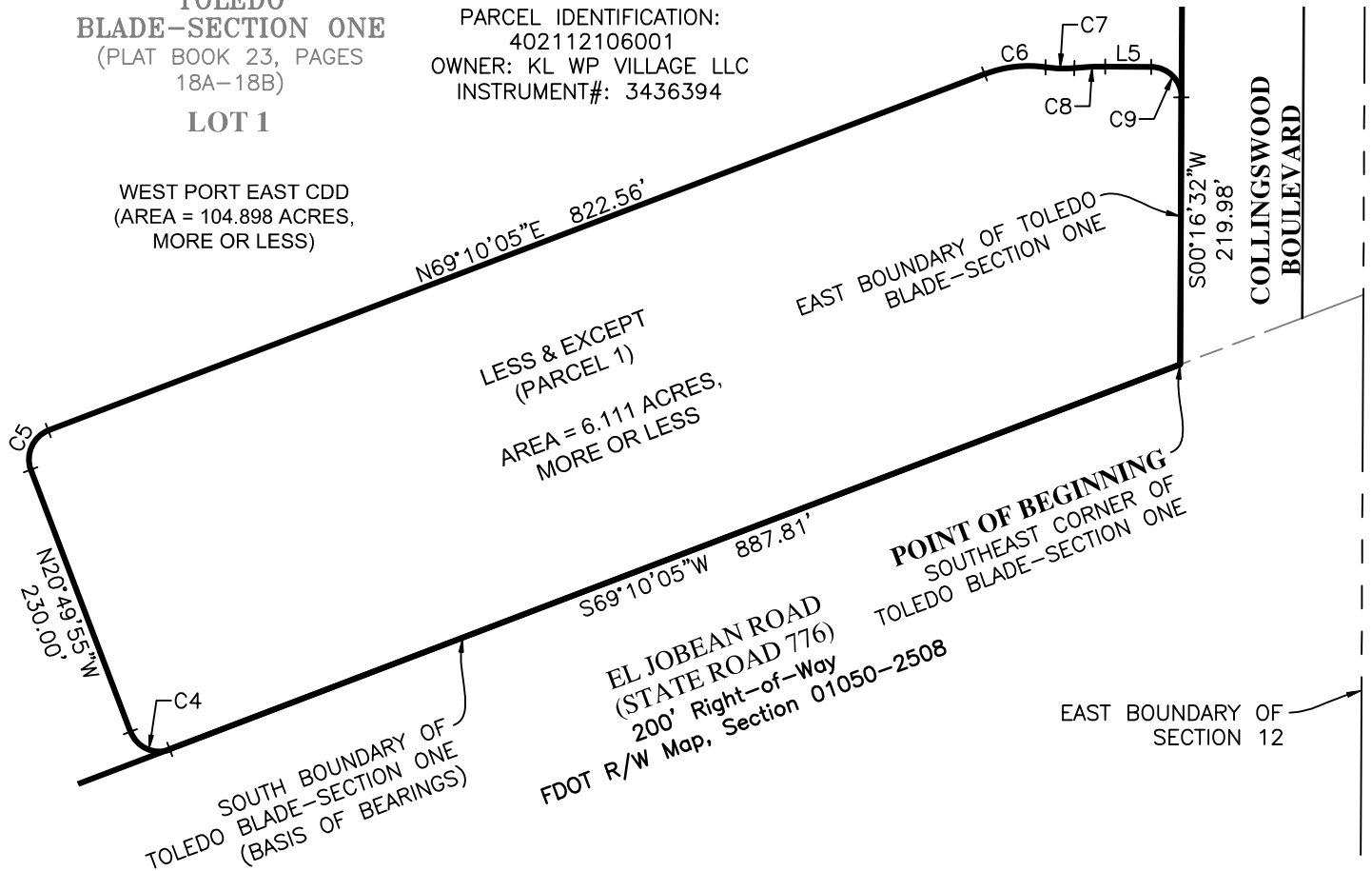


**TOLEDO  
BLADE-SECTION ONE**  
(PLAT BOOK 23, PAGES  
18A-18B)

**LOT 1**

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

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



**Notes:**

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

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# Description Sketch

(Not A Survey)

**Notes:**

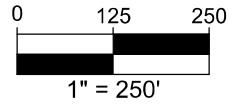
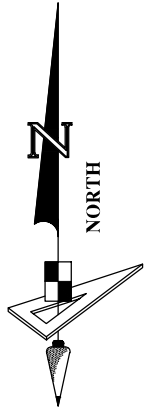
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

**TOLEDO  
BLADE-SECTION  
ONE**

(PLAT BOOK 23,  
PAGES 18A-18B)

**LOT 1**

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



MATCHLINE "A"  
SEE SHEET 11

N89°52'45"E 457.53' C53

WEST BOUNDARY OF THE  
SOUTHEAST 1/4 OF  
SECTION 12

WEST PORT EAST PHASE IA  
(PLAT BOOK 28, PAGES 3A-3P)

COMO WATERWAY - (VACATED)

LOT 4  
N00°07'15"W 1185.19'

TOLEDO BLADE BOULEVARD

LESS & EXCEPT  
(PARCEL 7)

AREA = 26.255 ACRES, MORE OR  
LESS

SOUTH BOUNDARY OF  
THE NORTHEAST 1/4 OF  
SECTION 12

PARCEL IDENTIFICATION:  
402112106004  
OWNER: KL WP VILLAGE LLC

TRACT F-6

WEST BOUNDARY OF  
TOLEDO BLADE-SECTION ONE

TRACT F-4

POB  
(LESS&EXCEPT  
PARCEL 4)

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
TOLEDO BLADE-SECTION ONE

POB (LESS&EXCEPT PARCEL 7)

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

LESS & EXCEPT  
(PARCEL 3)  
AREA = 3.560 ACRES,  
MORE OR LESS

POB (LESS&EXCEPT  
PARCEL 3)

LESS & EXCEPT  
(PARCEL 2)  
AREA = 4.016 ACRES,  
MORE OR LESS

POB (LESS&EXCEPT PARCEL 2)  
SOUTH BOUNDARY OF  
TOLEDO BLADE-SECTION ONE  
(BASIS OF BEARINGS)

**LEGEND**

POB ---- Point of Beginning

EL JOBEAN ROAD  
(STATE ROAD 776)  
200' Right-of-Way  
FDOT R/W Map, Section  
01050-2508

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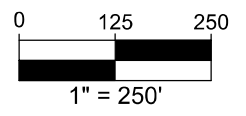
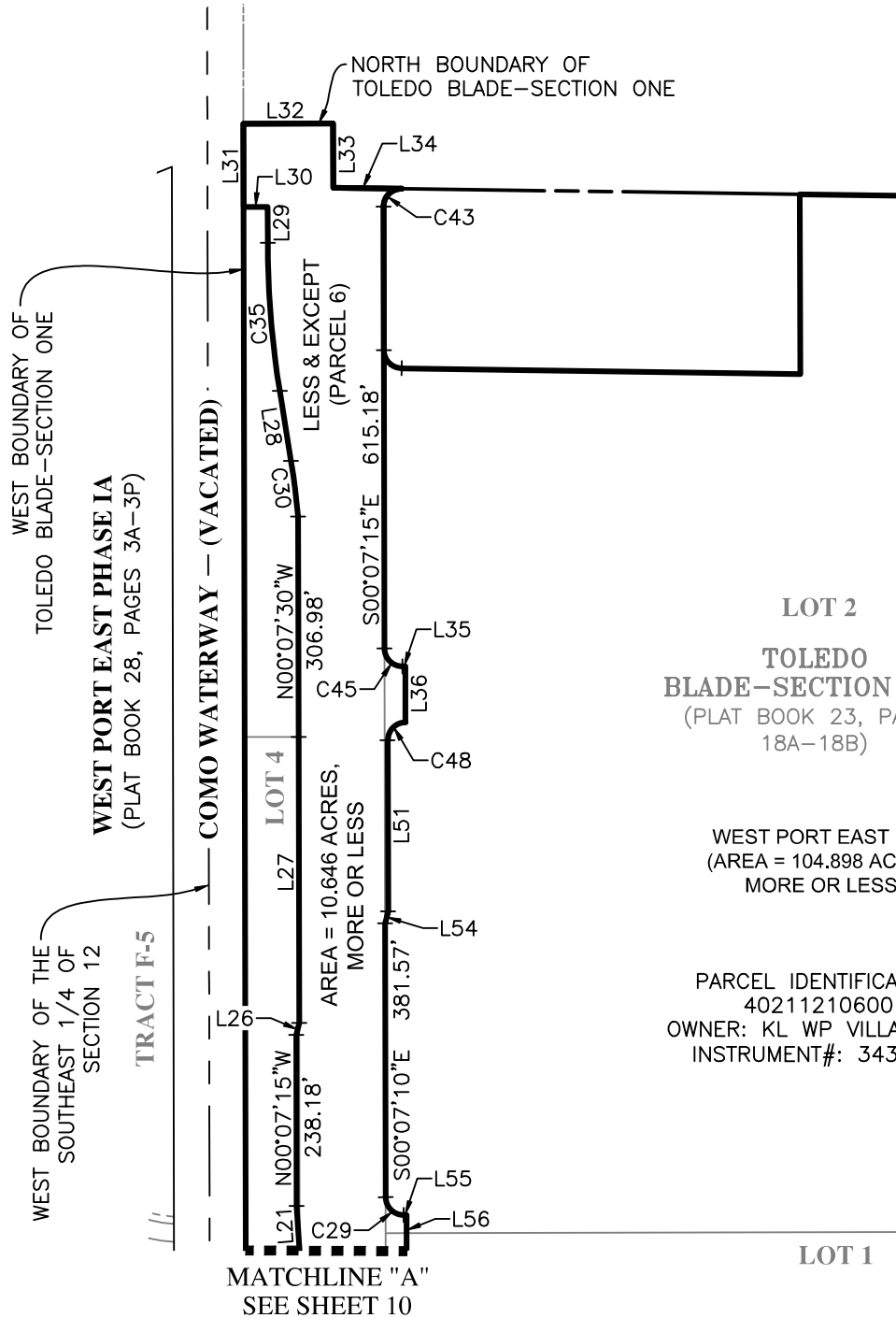
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# Description Sketch

(Not A Survey)



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

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

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

MATCHLINE "A"  
 SEE SHEET 10

## LEGEND

POB ----- Point of Beginning

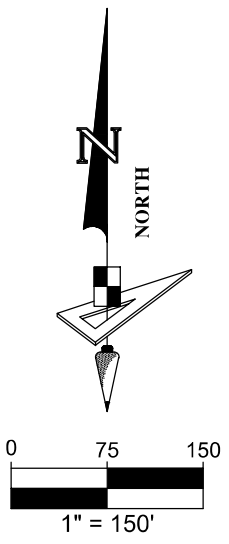
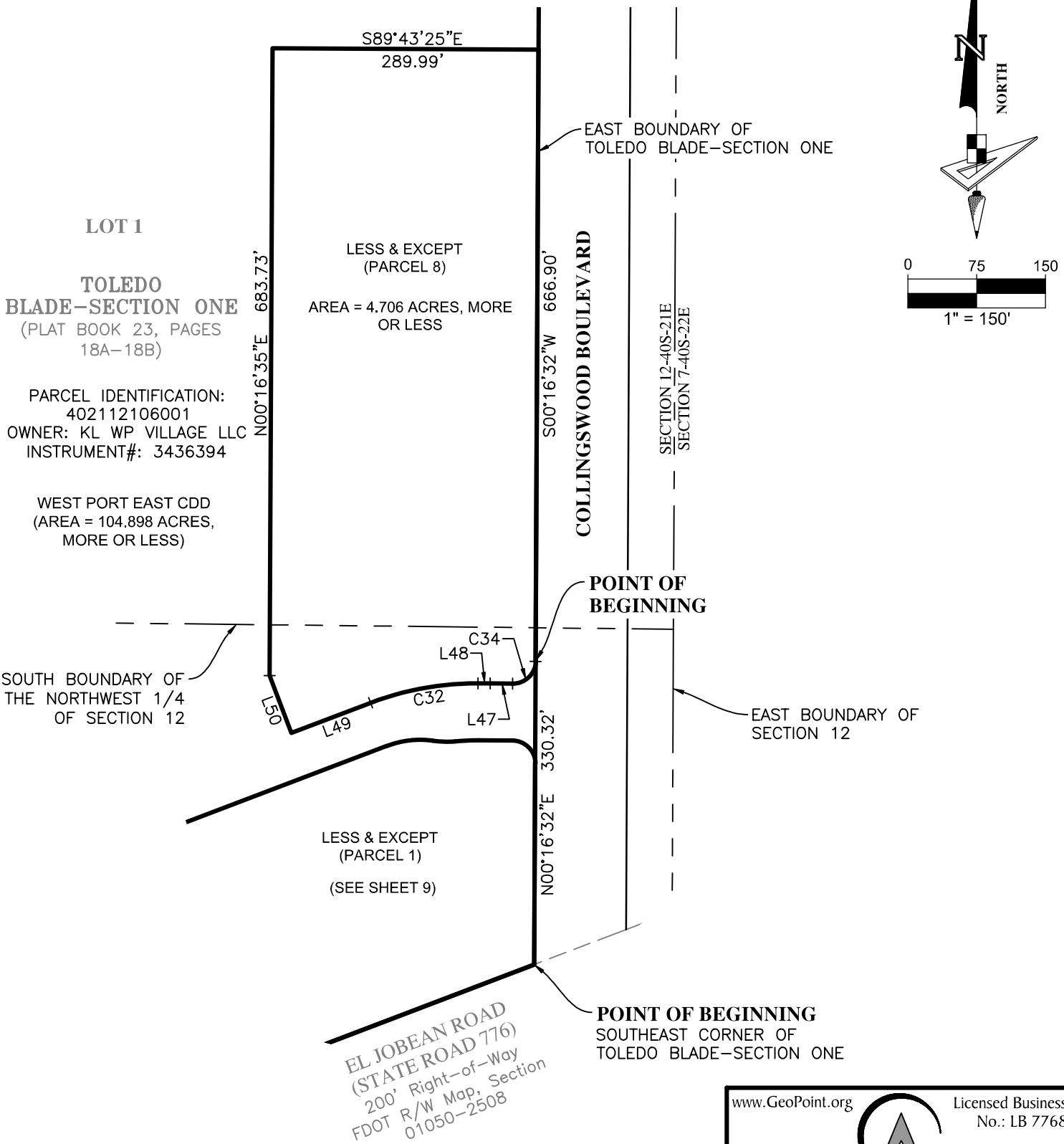
- Notes:
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
  - 2) See Sheets 8 through 12 for Sketch.
  - 3) See Sheets 13 through 15 for Curve and Line tables.

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# Description Sketch

(Not A Survey)



**LOT 1**  
**TOLEDO**  
**BLADE-SECTION ONE**  
 (PLAT BOOK 23, PAGES 18A-18B)  
 PARCEL IDENTIFICATION:  
 402112106001  
 OWNER: KL WP VILLAGE LLC  
 INSTRUMENT#: 3436394

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

LESS & EXCEPT  
 (PARCEL 8)  
 AREA = 4.706 ACRES, MORE  
 OR LESS

LESS & EXCEPT  
 (PARCEL 1)  
 (SEE SHEET 9)

SOUTH BOUNDARY OF  
 THE NORTHWEST 1/4  
 OF SECTION 12

EAST BOUNDARY OF  
 TOLEDO BLADE-SECTION ONE

COLLINGSWOOD BOULEVARD

POINT OF  
 BEGINNING

EAST BOUNDARY OF  
 SECTION 12

POINT OF BEGINNING  
 SOUTHEAST CORNER OF  
 TOLEDO BLADE-SECTION ONE

**EL JOBEAN ROAD**  
 (STATE ROAD 776)  
 200' Right-of-Way  
 FDOT R/W Map, Section  
 01050-2508

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

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# Description Sketch

(Not A Survey)

Curve Data Table

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

Line Data Table

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

**Notes:**

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

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# Description Sketch

(Not A Survey)

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C27	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C28	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C29	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C30	1187.00'	78.07'	3°46'06"	N07°15'57"W	78.06'
C31	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C32	325.85'	119.73'	21°03'09"	S79°43'20"W	119.06'
C33	1264.00'	242.58'	10°59'45"	N11°14'08"W	242.21'
C34	25.00'	38.42'	88°03'06"	S46°15'02"W	34.75'
C35	1315.00'	207.23'	9°01'45"	N04°38'07"W	207.01'
C36	1260.00'	116.74'	5°18'31"	N02°46'30"W	116.70'
C37	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C38	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C39	890.00'	321.71'	20°42'40"	N10°28'35"W	319.97'
C40	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C41	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C42	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C43	25.00'	39.67'	90°54'58"	S45°20'14"W	35.64'
C44	1135.00'	410.28'	20°42'40"	S10°28'35"E	408.05'
C45	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C46	650.00'	383.40'	33°47'44"	S03°56'03"E	377.87'
C47	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C48	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C49	25.00'	39.27'	90°00'00"	N45°07'15"W	35.36'
C50	25.00'	39.27'	90°00'00"	N44°52'45"E	35.36'
C51	100.00'	34.82'	19°56'54"	N79°54'18"E	34.64'
C52	99.81'	34.82'	19°59'16"	N79°54'18"E	34.64'

Line Data Table

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

**Notes:**

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

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# Description Sketch

(Not A Survey)

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


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

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

**Notes:**

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

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# EXHIBIT 4

# Description Sketch

(Not A Survey)

**CDD DESCRIPTION:**

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

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


Continued on Sheet 2

**Certified To:**

- KL Westport Expansion LLC; a Florida limited liability company

**SURVEYOR'S NOTES:**

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

PROJECT: West Port			Prepared For: KOLTER GROUP AQUISITIONS LLC		
PHASE: West Port Expansion KOLTER REMAINDER					
DRAWN: SWM		DATE: 03/20/24		CHECKED BY: MHC	
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
4/17/2024	REVISE BOUNDARY & DESC.	SWM			
6/10/2024	REVISE BOUNDARY & DESC.	JMW			
6/12/2024	REVISE BOUNDARY & DESC.	JMW			
<b>David W. Maxwell</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7311</b>			 <b>GeoPoint</b> Surveying, Inc.		

# Description Sketch

(Not A Survey)

Continued from Sheet 1

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

Containing 236.810 acres, more or less.

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "SCHOOL BOARD PROPERTY"

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

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

Containing 43.008 acres, more or less.

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

213 Hobbs Street  
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# Description Sketch

(Not A Survey)

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "OUTPARCEL 1"

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

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

Containing 10.918 acres, more or less.

## AND

### DESCRIPTION: "OUTPARCEL 2"

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

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

Containing 7.007 acres, more or less.

**Overall parcel containing 175.877 acres, more or less.**

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

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**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)

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

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

## Line Data for CDD Boundary

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

213 Hobbs Street  
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**GeoPoint**  
 Surveying, Inc.

# Description Sketch

(Not A Survey)

Curve Data Table

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

Curve Data for CDD Boundary

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

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# Description Sketch

(Not A Survey)

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

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

## Line & Curve Data for School Board Property

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

213 Hobbs Street  
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Licensed Business No.: LB 7768



# Description Sketch

(Not A Survey)

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

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

## Line & Curve Data for Out Parcels 1 & 2

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

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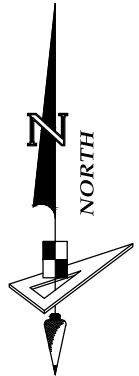
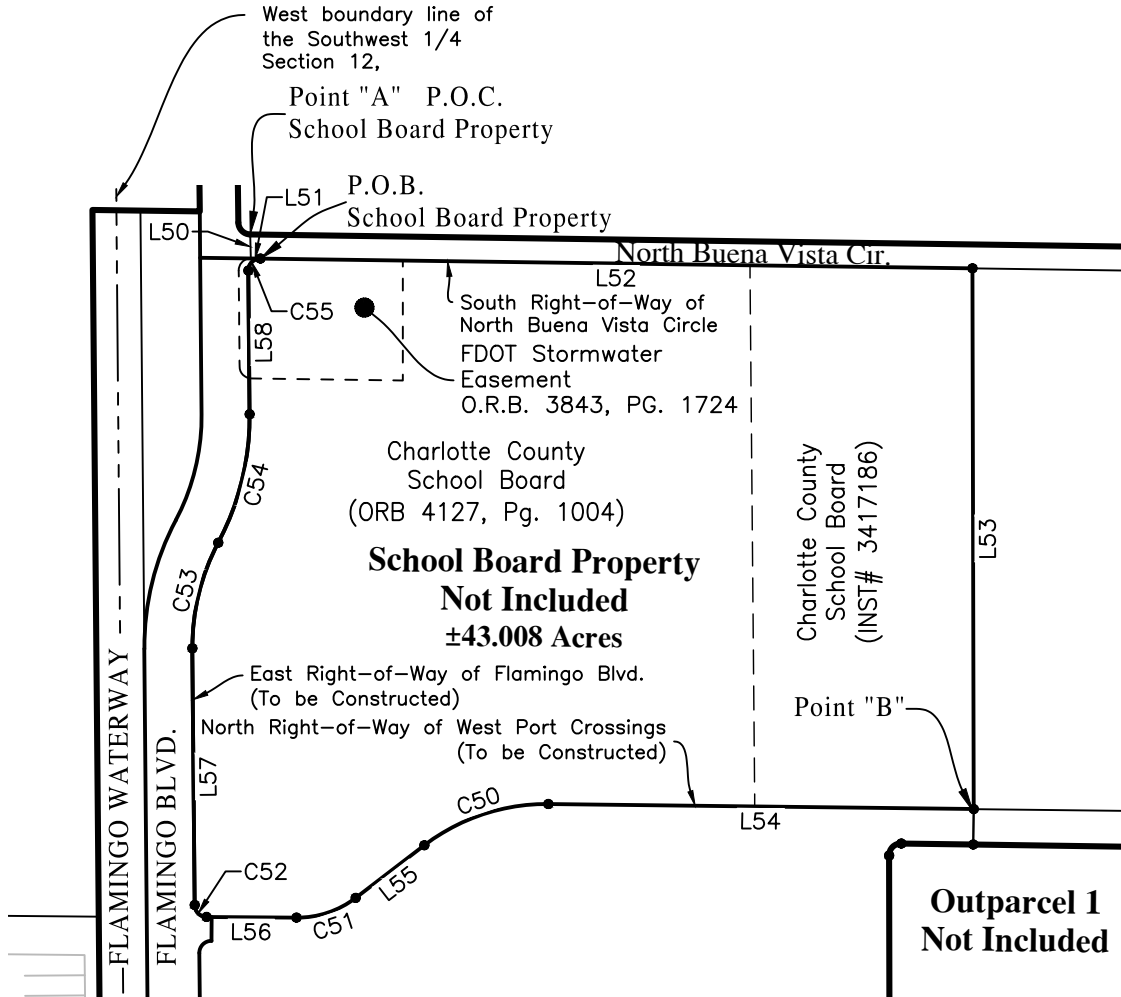


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# Detail Sheet

(Not A Survey)



DETAIL "A"  
SCALE: 1"=400'

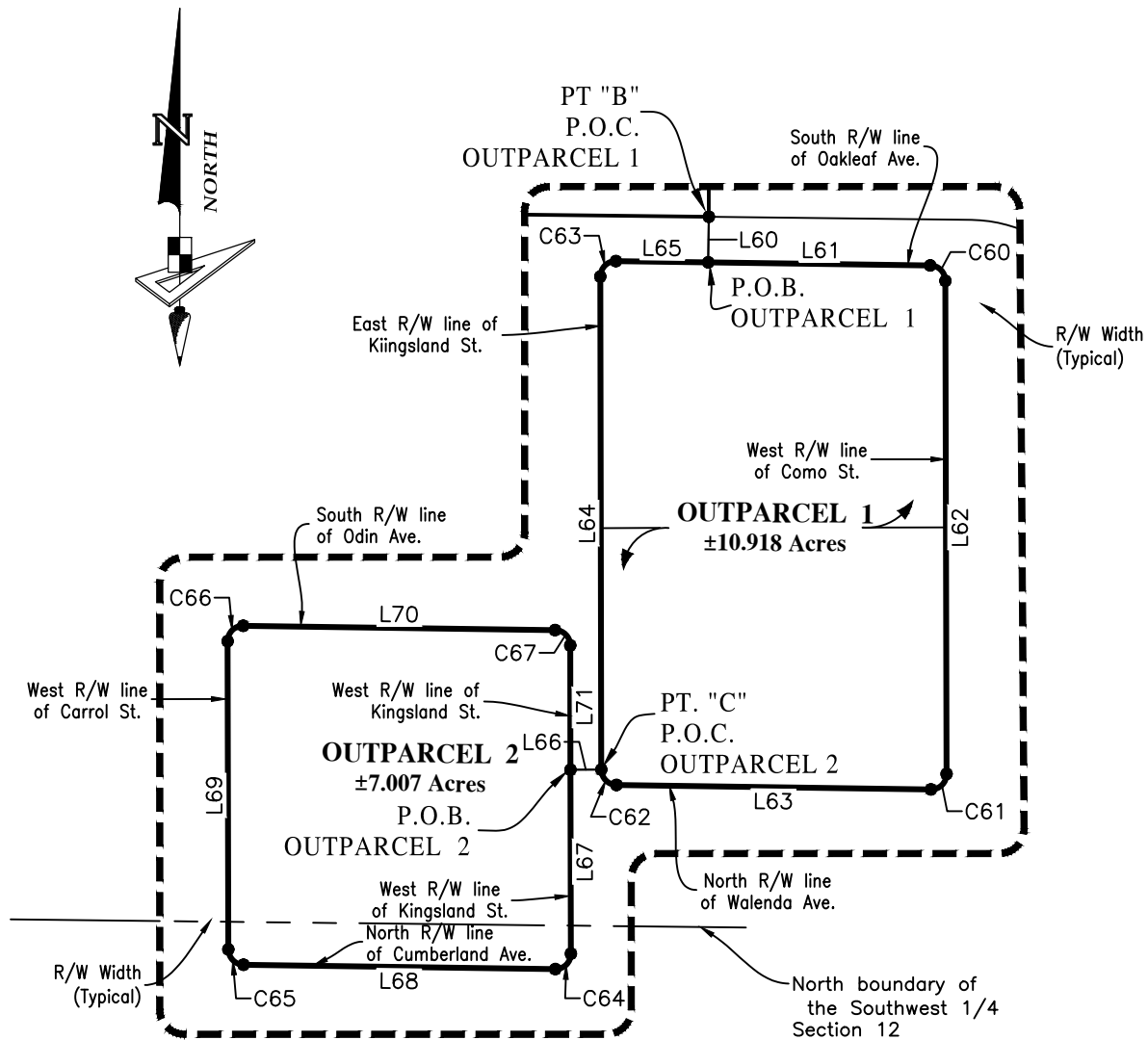
SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
SEE SHEET NO. 8 FOR SKETCH  
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

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# Detail Sheet

(Not A Survey)



DETAIL "B"  
SCALE: 1" = 300'

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

213 Hobbs Street  
 Tampa, Florida 33619  
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 Licensed Business No.: LB 7768



# Description Sketch

**TOGETHER WITH:** (Not A Survey)

**DESCRIPTION:**

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

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

Containing 164.753 acres, more or less.



Digitally signed  
by Charles  
Arnett  
Date:  
2025.10.31  
15:32:15 -04'00'

**Charles M. Arnett LS6884**

JOB: WEST PORT EAST CDD		
DRAWN: AKN    DATE: 10/16/25    CHECKED: BC		
Prepared For: RLS - KL WP Village Resi LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 1):

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

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

Containing 6.111 acres, more or less.

LESS AND EXCEPT (PARCEL 2):

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

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

Containing 4.016 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 3):

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

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

Containing 3.560 acres, more or less.

LESS AND EXCEPT (PARCEL 4):

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

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

Containing 2.299 acres, more or less.

## Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 5):

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

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

Containing 2.262 acres, more or less.

LESS AND EXCEPT (PARCEL 6):

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

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

### Notes:

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

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# Description Sketch

(Not A Survey)

## (Continued Description for Less and Except Parcel 6):


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

Containing 10.646 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 7):

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

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

### Notes:

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

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# Description Sketch

(Not A Survey)

## (Continued Description for Less and Except Parcel 7):

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

Containing 26.255 acres, more or less.

## LESS AND EXCEPT (PARCEL 8):

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

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

Containing 4.706 acres, more or less.

All containing 104.898 acres, more or less.

## FOR A TOTAL OF 280.775 ACRES, MORE OR LESS.


### SURVEYORS NOTES:

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

### Notes:

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

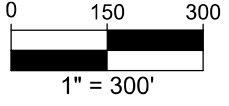
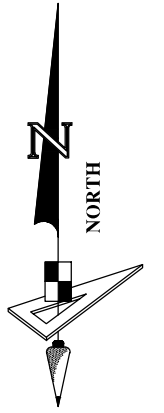
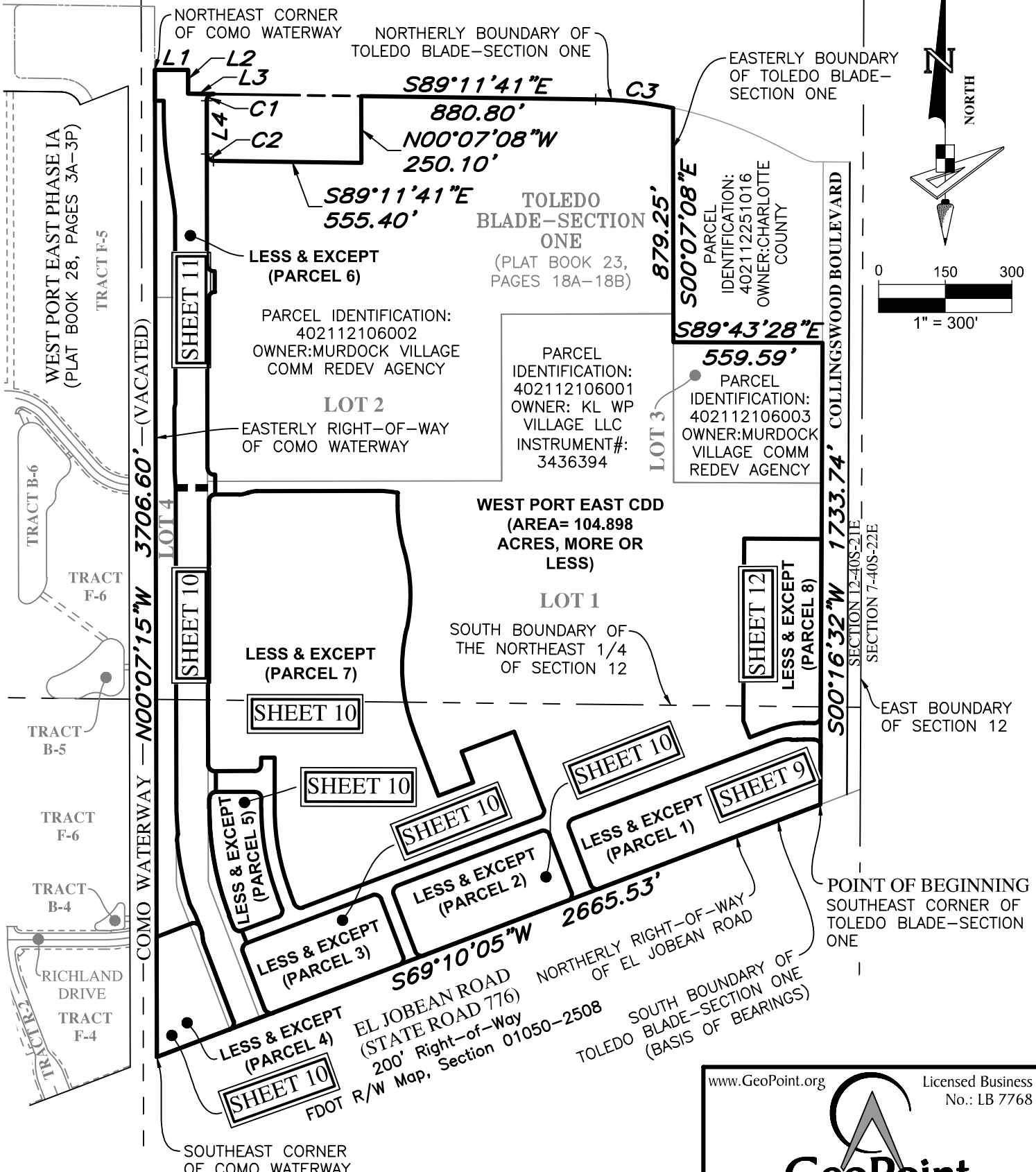
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# Description Sketch

(Not A Survey)



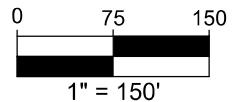
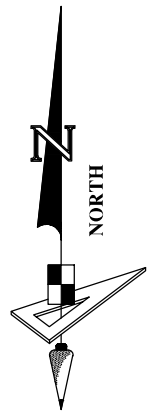
- Notes:**
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
  - 2) See Sheets 8 through 12 for Sketch.
  - 3) See Sheets 13 through 15 for Curve and Line tables.

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# Description Sketch

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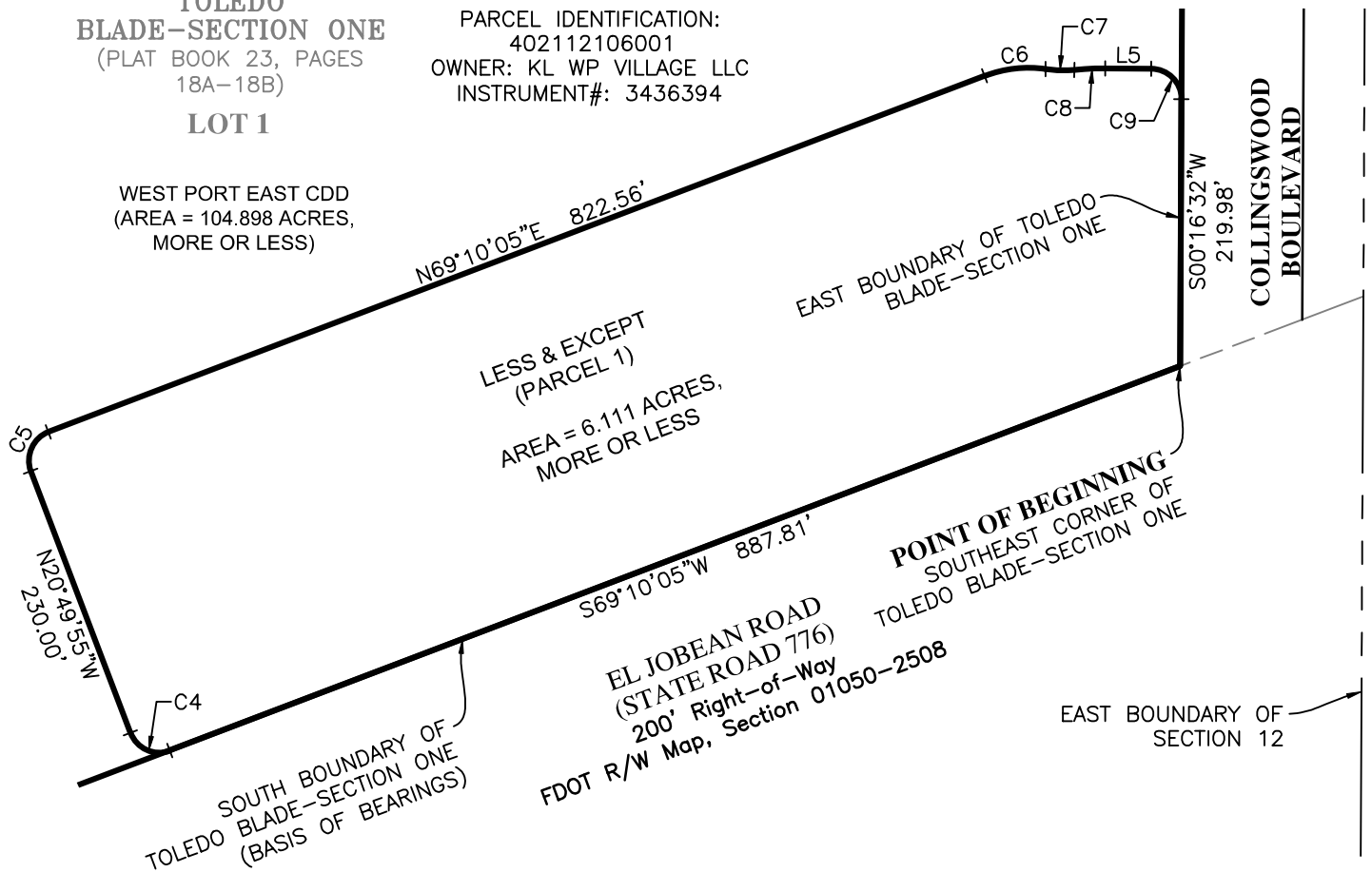


**TOLEDO  
BLADE-SECTION ONE**  
(PLAT BOOK 23, PAGES  
18A-18B)

**LOT 1**

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

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



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

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# Description Sketch

(Not A Survey)

**Notes:**

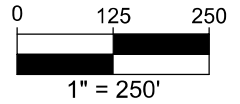
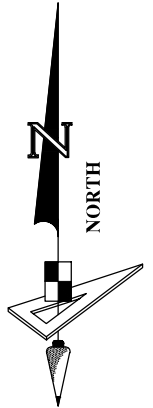
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

**TOLEDO  
BLADE-SECTION  
ONE**

(PLAT BOOK 23,  
PAGES 18A-18B)

**LOT 1**

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



MATCHLINE "A"  
SEE SHEET 11

N89°52'45"E 457.53'

WEST BOUNDARY OF THE  
SOUTHEAST 1/4 OF  
SECTION 12

WEST PORT EAST PHASE IA  
(PLAT BOOK 28, PAGES 3A-3P)

COMO WATERWAY - (VACATED)

LOT 4

TOLEDO BLADE BOULEVARD

LESS & EXCEPT  
(PARCEL 7)  
AREA = 26.255 ACRES, MORE OR  
LESS

SOUTH BOUNDARY OF  
THE NORTHEAST 1/4 OF  
SECTION 12

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

PARCEL IDENTIFICATION:  
402112106004  
OWNER: KL WP VILLAGE LLC

TRACT F-6

TRACT F-4

WEST BOUNDARY OF  
TOLEDO BLADE-SECTION ONE

**POB**  
(LESS&EXCEPT  
PARCEL 4)  
**POINT OF COMMENCEMENT**  
SOUTHWEST CORNER OF  
TOLEDO BLADE-SECTION ONE

EL JOBEAN ROAD  
(STATE ROAD 776)  
200' Right-of-Way  
FDOT R/W Map, Section  
01050-2508

**LEGEND**

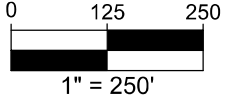
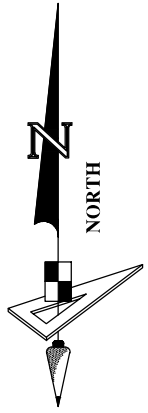
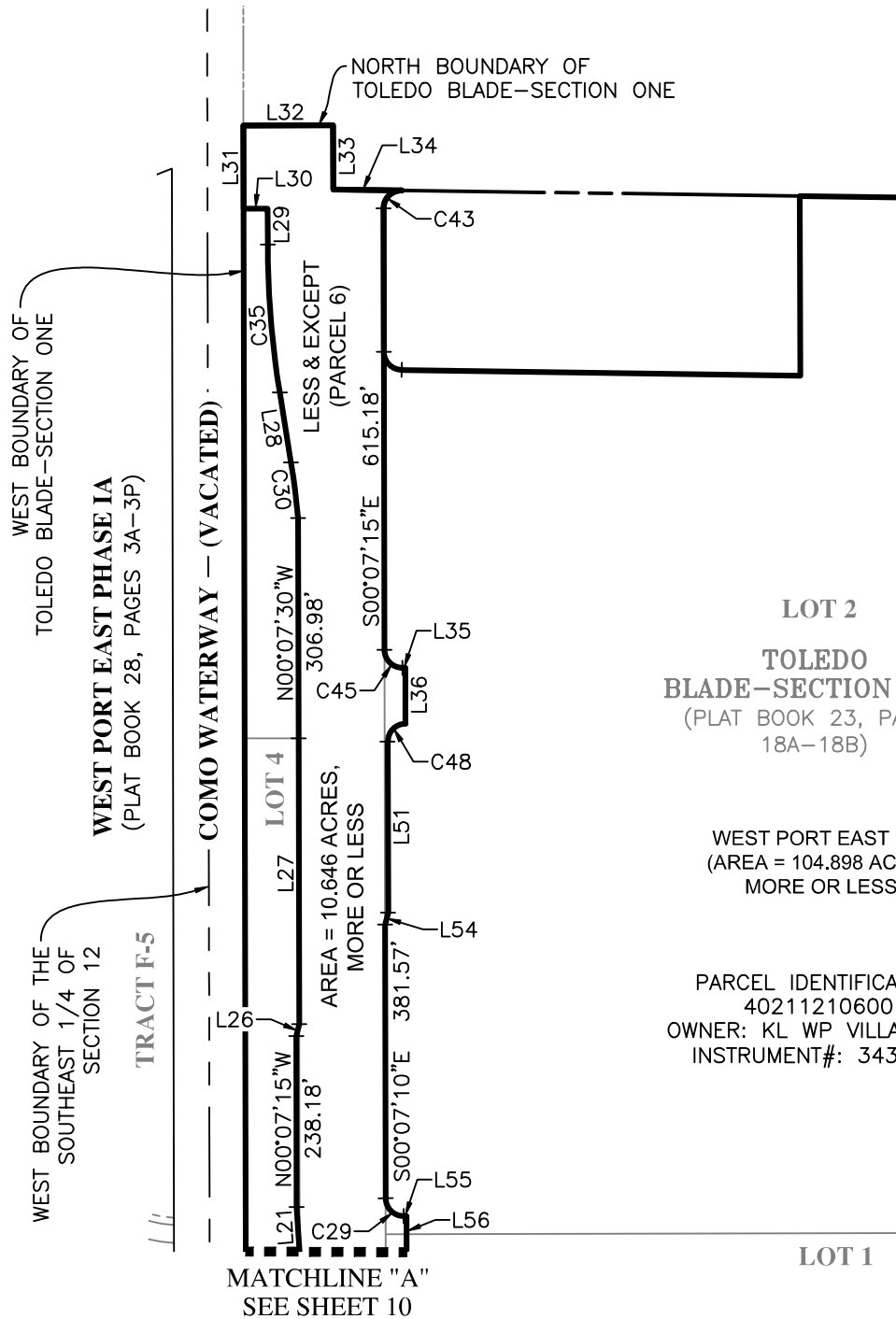
POB ---- Point of Beginning

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# Description Sketch

(Not A Survey)



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

WEST PORT EAST CDD  
 (AREA = 104,898 ACRES,  
 MORE OR LESS)

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

MATCHLINE "A"  
 SEE SHEET 10

## LEGEND

POB ----- Point of Beginning

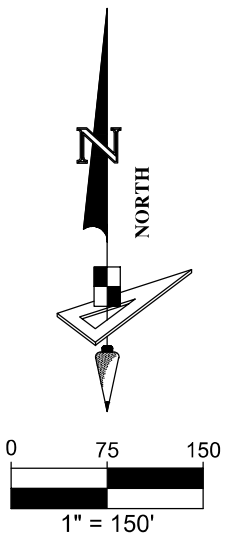
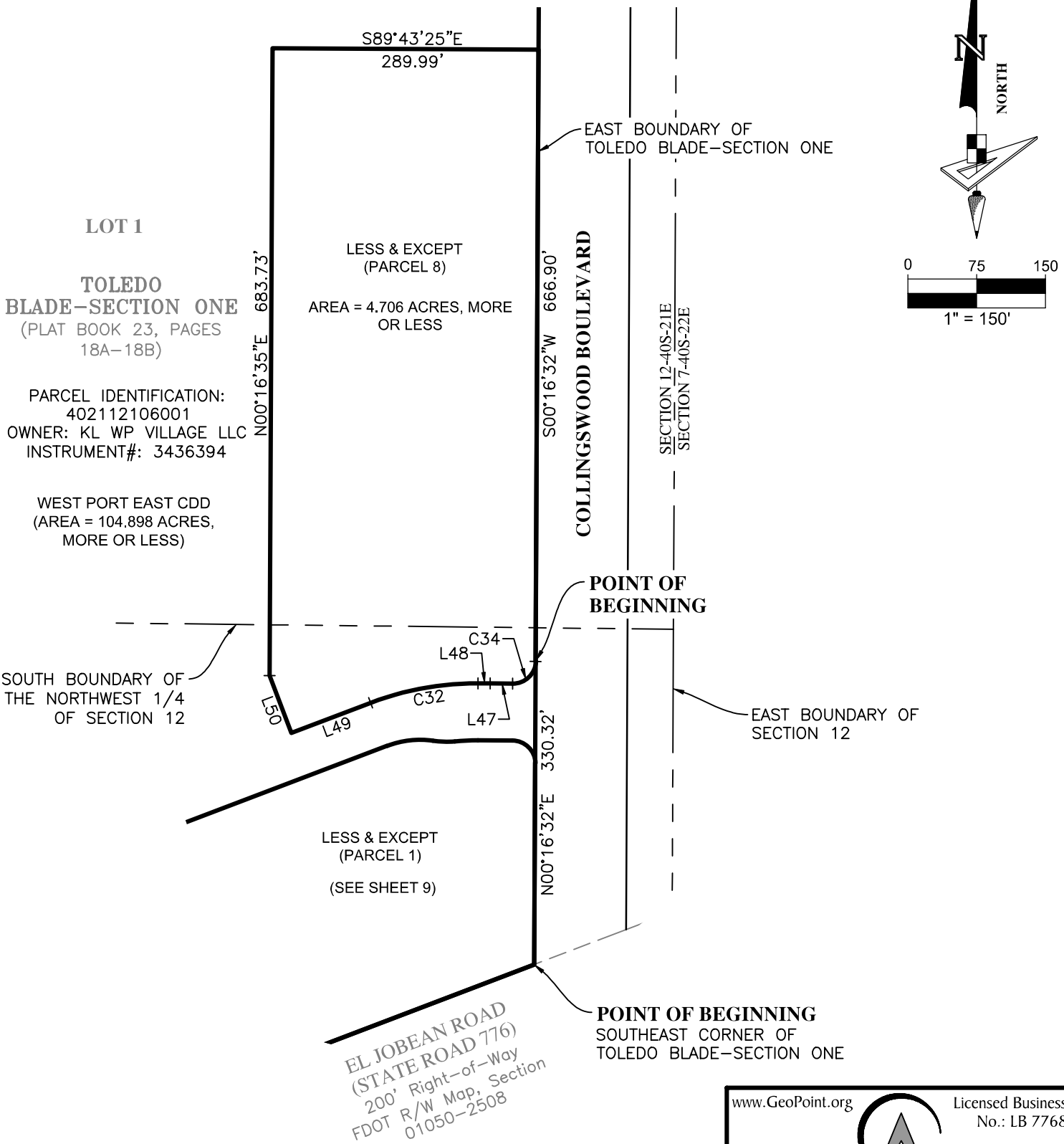
- Notes:
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
  - 2) See Sheets 8 through 12 for Sketch.
  - 3) See Sheets 13 through 15 for Curve and Line tables.

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# Description Sketch

(Not A Survey)



**LOT 1**  
**TOLEDO BLADE-SECTION ONE**  
 (PLAT BOOK 23, PAGES 18A-18B)  
 PARCEL IDENTIFICATION:  
 402112106001  
 OWNER: KL WP VILLAGE LLC  
 INSTRUMENT#: 3436394

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

SOUTH BOUNDARY OF  
 THE NORTHWEST 1/4  
 OF SECTION 12

LESS & EXCEPT  
 (PARCEL 1)  
 (SEE SHEET 9)

**EL JOBEAN ROAD**  
 (STATE ROAD 776)  
 200' Right-of-Way  
 FDOT R/W Map, Section  
 01050-2508

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

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# Description Sketch

(Not A Survey)

Curve Data Table

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

Line Data Table

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

**Notes:**

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

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# Description Sketch

(Not A Survey)

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C27	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C28	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C29	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C30	1187.00'	78.07'	3°46'06"	N07°15'57"W	78.06'
C31	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C32	325.85'	119.73'	21°03'09"	S79°43'20"W	119.06'
C33	1264.00'	242.58'	10°59'45"	N11°14'08"W	242.21'
C34	25.00'	38.42'	88°03'06"	S46°15'02"W	34.75'
C35	1315.00'	207.23'	9°01'45"	N04°38'07"W	207.01'
C36	1260.00'	116.74'	5°18'31"	N02°46'30"W	116.70'
C37	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C38	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C39	890.00'	321.71'	20°42'40"	N10°28'35"W	319.97'
C40	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C41	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C42	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C43	25.00'	39.67'	90°54'58"	S45°20'14"W	35.64'
C44	1135.00'	410.28'	20°42'40"	S10°28'35"E	408.05'
C45	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C46	650.00'	383.40'	33°47'44"	S03°56'03"E	377.87'
C47	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C48	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C49	25.00'	39.27'	90°00'00"	N45°07'15"W	35.36'
C50	25.00'	39.27'	90°00'00"	N44°52'45"E	35.36'
C51	100.00'	34.82'	19°56'54"	N79°54'18"E	34.64'
C52	99.81'	34.82'	19°59'16"	N79°54'18"E	34.64'

Line Data Table

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

**Notes:**

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

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# Description Sketch

(Not A Survey)

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


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

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

**Notes:**

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

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# EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.  
KUTAK ROCK LLP  
107 West College Avenue  
Tallahassee, Florida 32301

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**CONSENT AND JOINDER OF LANDOWNER FOR THE  
AMENDMENT OF THE BOUNDARIES OF THE  
WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT  
[EXPANSION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the West Port East Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby requests and consents to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

*[signatures on following page]*

Executed this 29th day of April, 2026.


**WITNESS**

**KL WP VILLAGE LLC**

**LANDOWNER**


By:   
Name: Darlene J. Miklos

  
Name: John Peckahm  
Its: Authorized Signatory

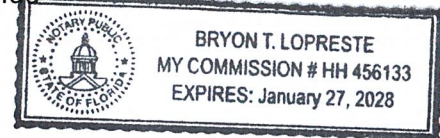
By:   
Name: Bryon T. LoPreste

**STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30<sup>th</sup> day of April, 2026, by John Peckham, as Authorized Signatory of KL WP Village LLC, on its behalf. He  is personally known to me or  produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida

**EXHIBIT A:** Legal Description



**EXHIBIT A:**  
Legal Description

# Description Sketch

## (Not A Survey)

**DESCRIPTION:**

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

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

Containing 164.753 acres, more or less.



Digitally signed  
by Charles  
Arnett  
Date:  
2025.10.31  
15:32:15 -04'00'

Charles M. Arnett      LS6884

JOB: WEST PORT EAST CDD		
DRAWN: AKN    DATE: 10/16/25    CHECKED: BC		
Prepared For: RLS - KL WP Village Resi LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 1):

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

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

Containing 6.111 acres, more or less.

LESS AND EXCEPT (PARCEL 2):

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

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

Containing 4.016 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

### LESS AND EXCEPT (PARCEL 3):

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

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

Containing 3.560 acres, more or less.

### LESS AND EXCEPT (PARCEL 4):

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

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

Containing 2.299 acres, more or less.

#### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 5):

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

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

Containing 2.262 acres, more or less.

LESS AND EXCEPT (PARCEL 6):

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

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

### Notes:

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

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# Description Sketch

(Not A Survey)

**(Continued Description for Less and Except Parcel 6):**

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

Containing 10.646 acres, more or less.

**Notes:**

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

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# Description Sketch

(Not A Survey)

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

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

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

**Notes:**

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

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Fax: (813) 248-2266

# Description Sketch

(Not A Survey)

## (Continued Description for Less and Except Parcel 7):

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

Containing 26.255 acres, more or less.

## LESS AND EXCEPT (PARCEL 8):

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

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

Containing 4.706 acres, more or less.

All containing 104.898 acres, more or less. **FOR A TOTAL ACREAGE OF 280.785,  
MORE OR LESS.**


## SURVEYORS NOTES:

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

## Notes:

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

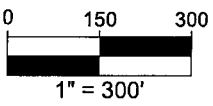
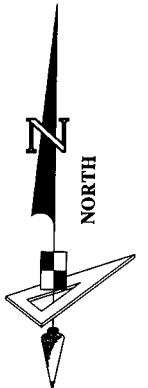
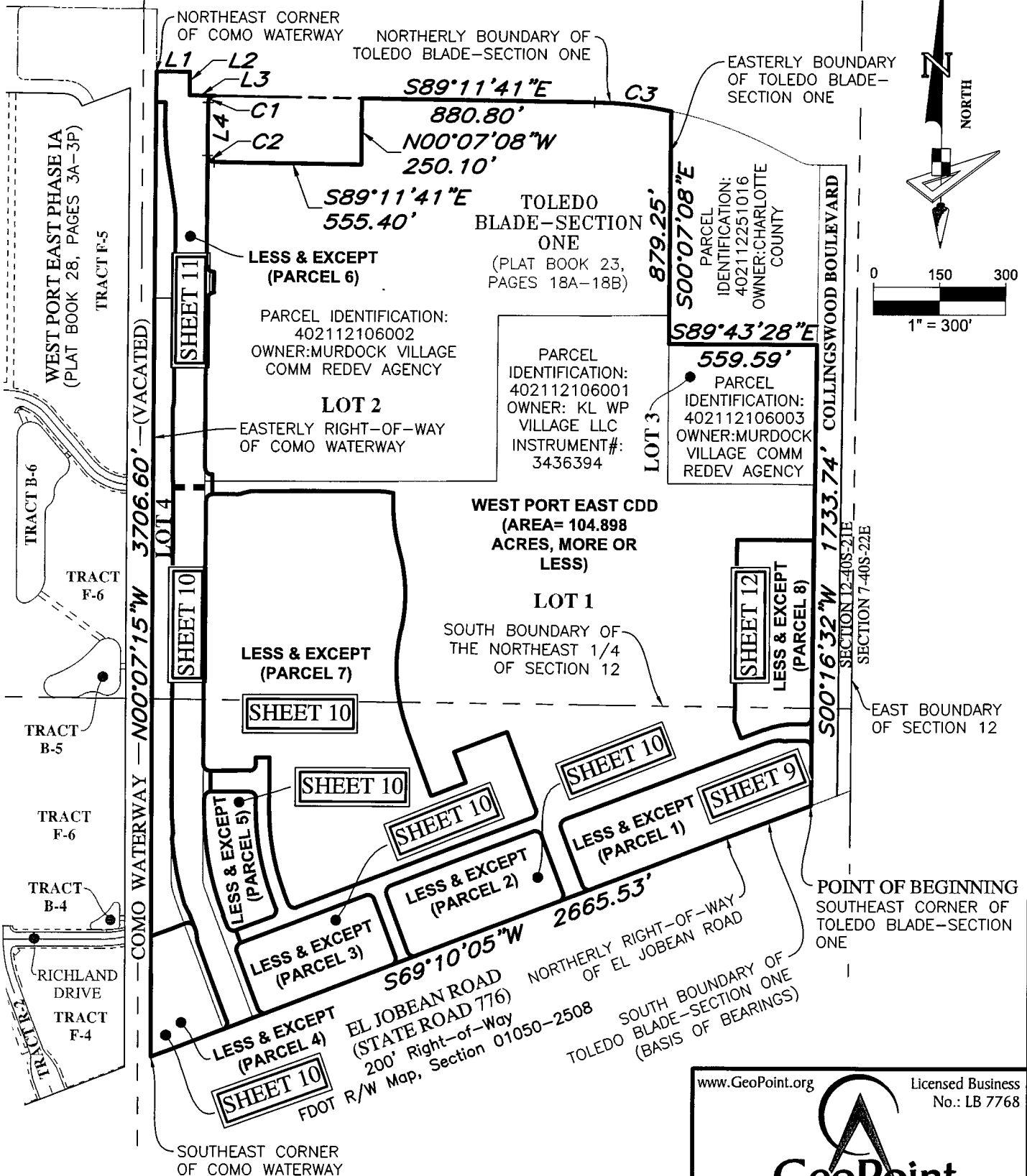
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# Description Sketch

(Not A Survey)



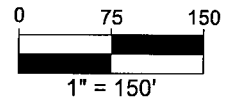
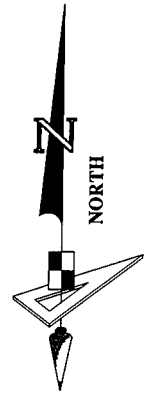
- Notes:**
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
  - 2) See Sheets 8 through 12 for Sketch.
  - 3) See Sheets 13 through 15 for Curve and Line tables.

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# Description Sketch

(Not A Survey)

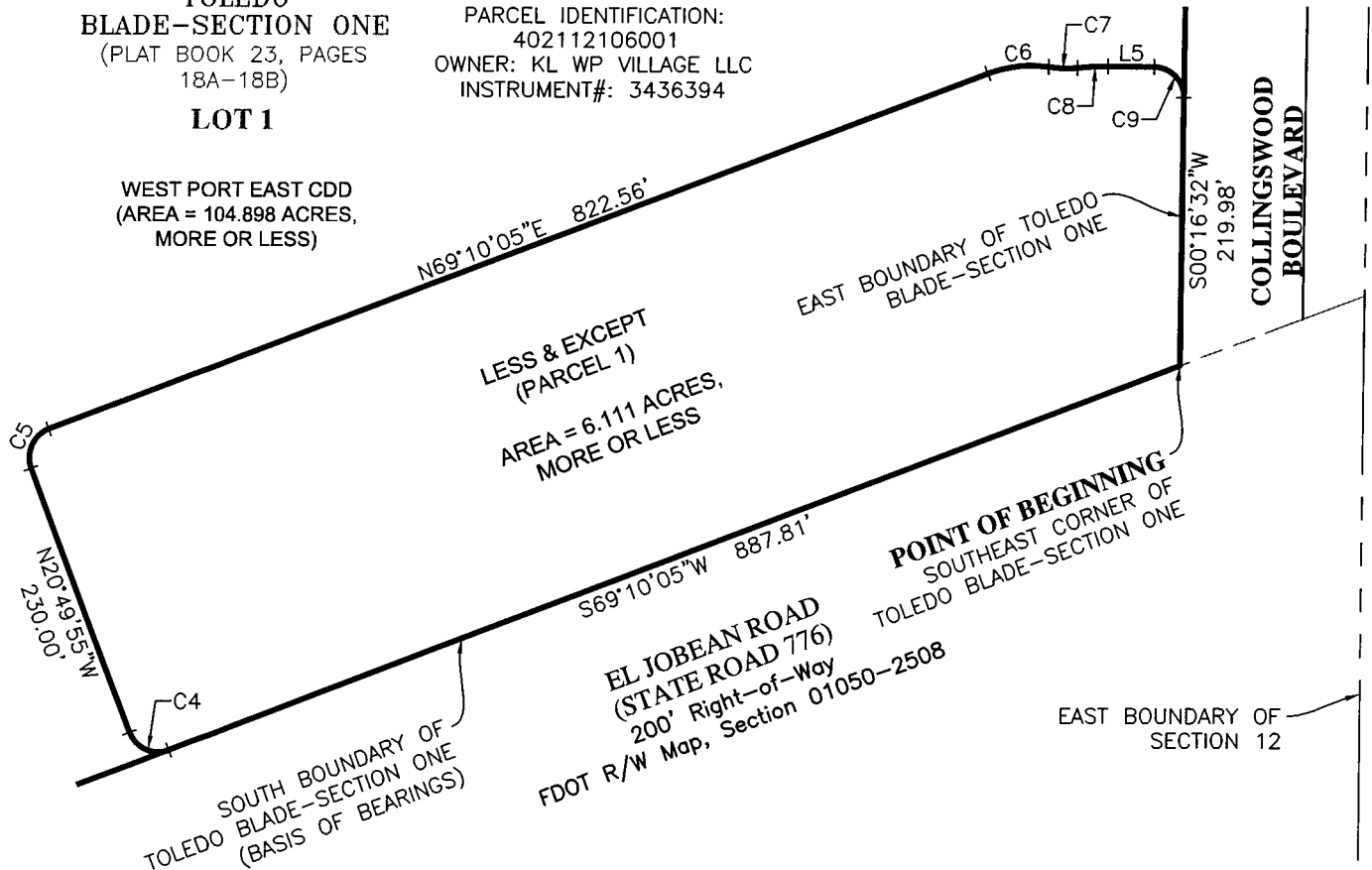


**TOLEDO  
BLADE-SECTION ONE**  
(PLAT BOOK 23, PAGES  
18A-18B)

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

**LOT 1**

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



LESS & EXCEPT  
(PARCEL 1)  
AREA = 6.111 ACRES,  
MORE OR LESS

**POINT OF BEGINNING**  
SOUTHEAST CORNER OF  
TOLEDO BLADE-SECTION ONE

**EL JOBEAN ROAD**  
(STATE ROAD 776)  
200' Right-of-Way  
FDOT R/W Map, Section 01050-2508

EAST BOUNDARY OF  
SECTION 12

**COLLINGSWOOD  
BOULEVARD**

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

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# Description Sketch

(Not A Survey)

**Notes:**

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

MATCHLINE "A"  
SEE SHEET 11

WEST BOUNDARY OF THE  
SOUTHEAST 1/4 OF  
SECTION 12

WEST PORT EAST PHASE IA  
(PLAT BOOK 28, PAGES 3A-3P)

- COMO WATERWAY - (VACATED)

LOT 4  
TOLEDO BLADE BOULEVARD

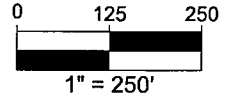
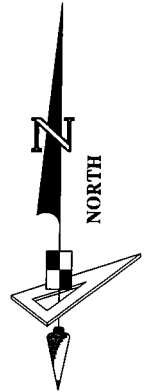
LESS & EXCEPT  
(PARCEL 7)  
AREA = 26.255 ACRES, MORE OR  
LESS

SOUTH BOUNDARY OF  
THE NORTHEAST 1/4 OF  
SECTION 12

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

LOT 1

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



PARCEL IDENTIFICATION:  
402112106004  
OWNER: KL WP VILLAGE LLC

TRACT F-6

WEST BOUNDARY OF  
TOLEDO BLADE-SECTION ONE

TRACT F-4

POB  
(LESS&EXCEPT  
PARCEL 4)

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
TOLEDO BLADE-SECTION ONE

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

LESS & EXCEPT  
(PARCEL 2)  
AREA = 4.016 ACRES,  
MORE OR LESS

POB (LESS&EXCEPT  
PARCEL 2)  
SOUTH BOUNDARY OF  
TOLEDO BLADE-SECTION ONE  
(BASIS OF BEARINGS)

**LEGEND**

POB ---- Point of Beginning

www.GeoPoint.org

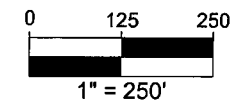
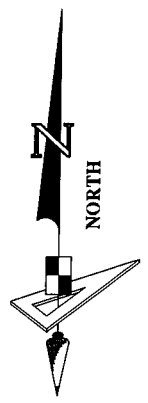
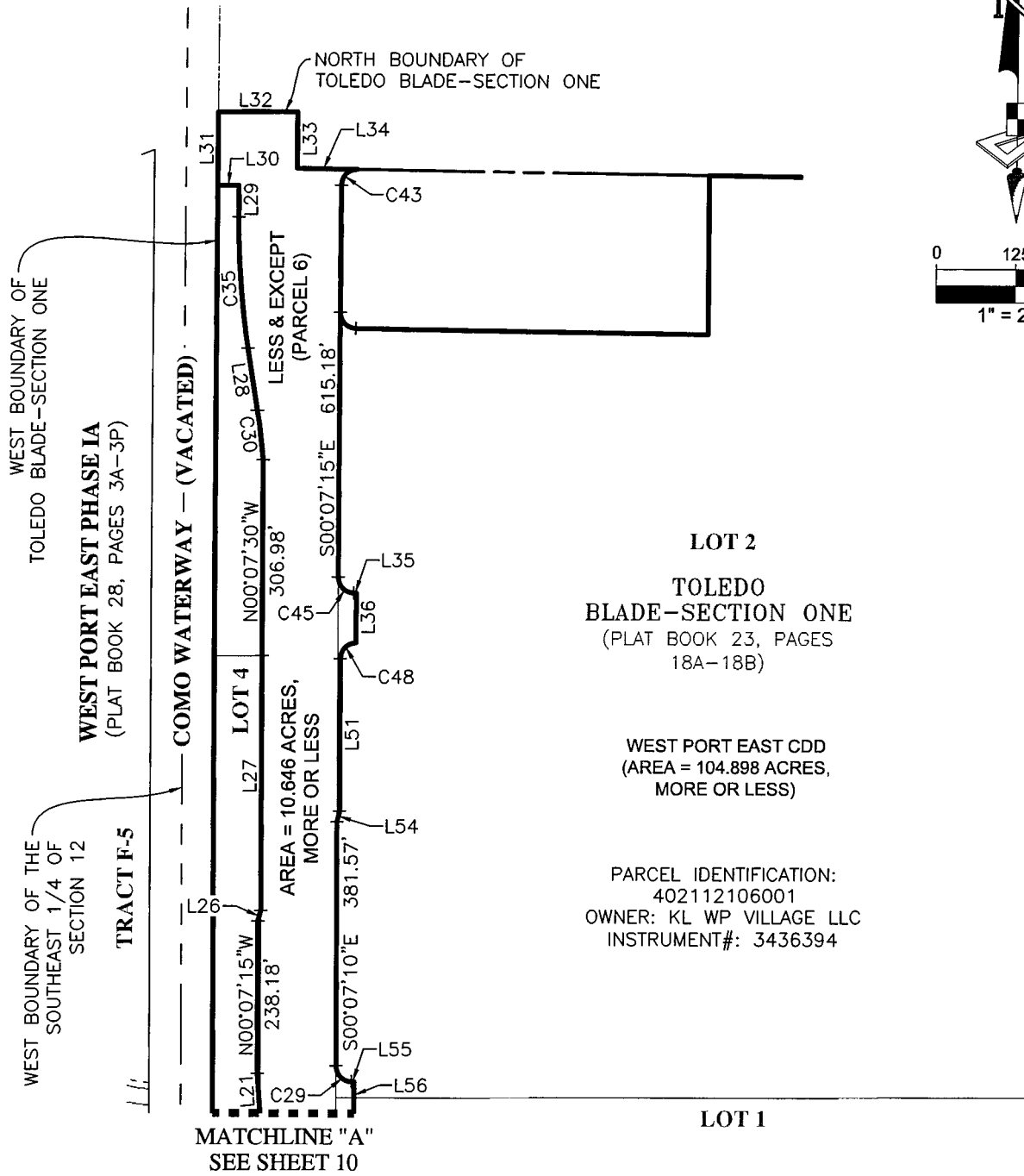
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# Description Sketch

(Not A Survey)



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

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

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

MATCHLINE "A"  
 SEE SHEET 10

## LEGEND

POB ----- Point of Beginning

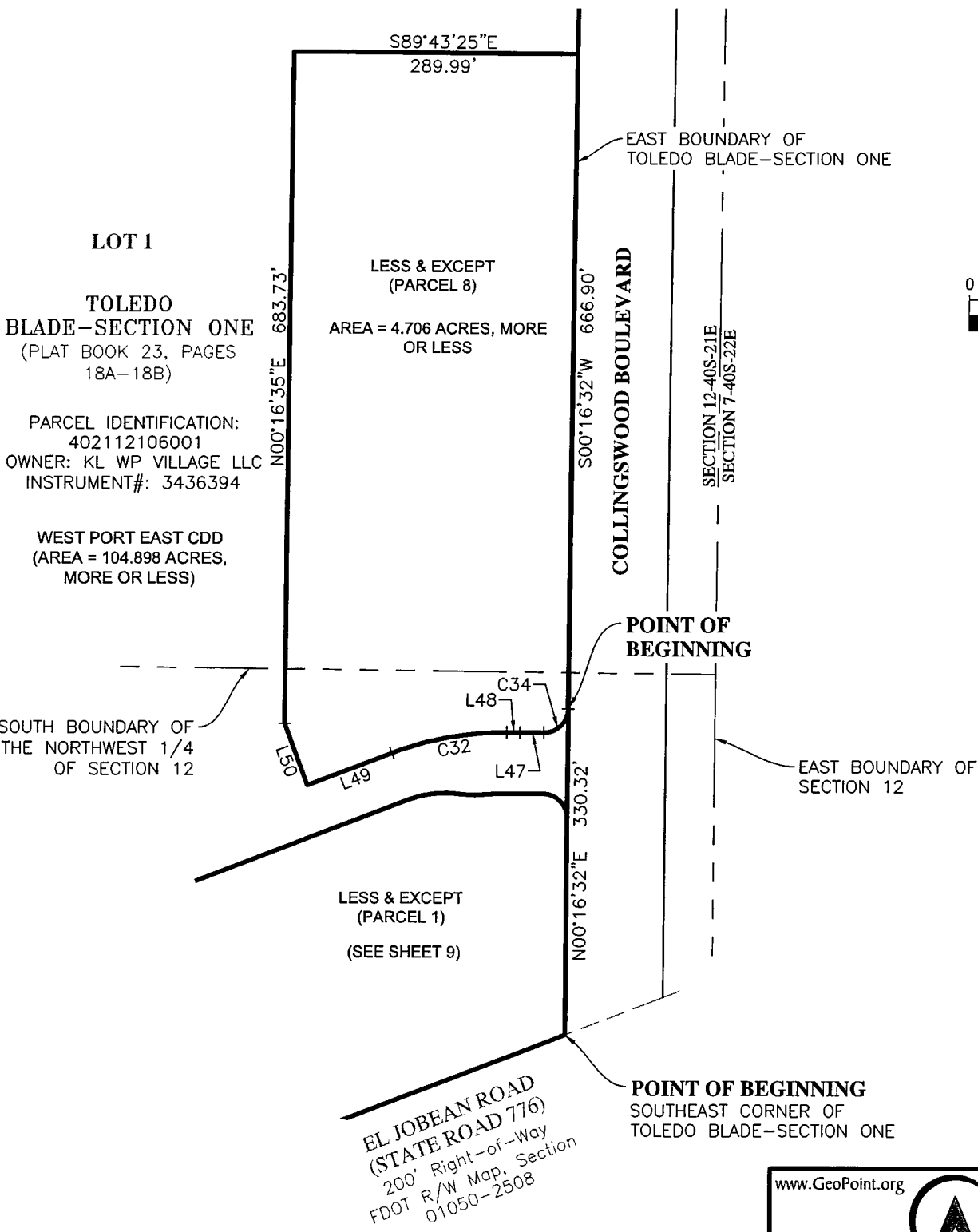
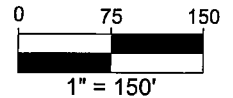
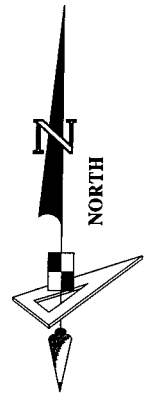
- Notes:
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
  - 2) See Sheets 8 through 12 for Sketch.
  - 3) See Sheets 13 through 15 for Curve and Line tables.

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# Description Sketch

(Not A Survey)



**LOT 1**

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

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

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

LESS & EXCEPT  
(PARCEL 8)  
AREA = 4.706 ACRES, MORE  
OR LESS

**COLLINGSWOOD BOULEVARD**

**POINT OF  
BEGINNING**

SOUTH BOUNDARY OF  
THE NORTHWEST 1/4  
OF SECTION 12

EAST BOUNDARY OF  
SECTION 12

LESS & EXCEPT  
(PARCEL 1)  
(SEE SHEET 9)

**POINT OF BEGINNING**  
SOUTHEAST CORNER OF  
TOLEDO BLADE-SECTION ONE

**EL JOBEAN ROAD**  
(STATE ROAD 776)  
200' Right-of-Way  
FDOT R/W Map, Section  
01050-2508

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

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# Description Sketch

(Not A Survey)

**Curve Data Table**

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

**Line Data Table**

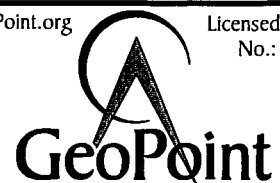
No.	Bearing	Length
L1	N89°52'57"E	125.00'
L2	S00°07'15"E	89.49'
L3	S89°12'17"E	95.41'
L4	S00°07'56"E	200.05'
L5	S89°44'00"E	37.68'
L6	N20°49'55"W	230.00'
L7	N69°10'05"E	140.76'
L8	S20°49'55"E	18.08'
L9	S07°20'10"E	38.56'
L10	S20°49'55"E	316.49'
L11	N20°49'55"W	316.49'
L12	N20°49'55"W	50.00'
L13	N20°49'55"W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

**Notes:**

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

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# Description Sketch

(Not A Survey)

**Curve Data Table**

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C27	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C28	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C29	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C30	1187.00'	78.07'	3°46'06"	N07°15'57"W	78.06'
C31	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C32	325.85'	119.73'	21°03'09"	S79°43'20"W	119.06'
C33	1264.00'	242.58'	10°59'45"	N11°14'08"W	242.21'
C34	25.00'	38.42'	88°03'06"	S46°15'02"W	34.75'
C35	1315.00'	207.23'	9°01'45"	N04°38'07"W	207.01'
C36	1260.00'	116.74'	5°18'31"	N02°46'30"W	116.70'
C37	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C38	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C39	890.00'	321.71'	20°42'40"	N10°28'35"W	319.97'
C40	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C41	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C42	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C43	25.00'	39.67'	90°54'58"	S45°20'14"W	35.64'
C44	1135.00'	410.28'	20°42'40"	S10°28'35"E	408.05'
C45	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C46	650.00'	383.40'	33°47'44"	S03°56'03"E	377.87'
C47	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C48	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C49	25.00'	39.27'	90°00'00"	N45°07'15"W	35.36'
C50	25.00'	39.27'	90°00'00"	N44°52'45"E	35.36'
C51	100.00'	34.82'	19°56'54"	N79°54'18"E	34.64'
C52	99.81'	34.82'	19°59'16"	N79°54'18"E	34.64'

**Line Data Table**

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

**Notes:**

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

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# Description Sketch

(Not A Survey)


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

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

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

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

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# EXHIBIT 6

## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the West Port East Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

**WHEREAS**, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

**WHEREAS**, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

**WHEREAS**, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

**WHEREAS**, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS**, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT:**

**1. RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORIZATION FOR BOUNDARY AMENDMENT.** Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

**3. AUTHORIZATION FOR AGENT.** The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

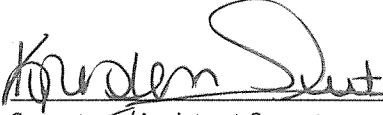
**4. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

**PASSED AND ADOPTED** this 10<sup>th</sup> day of February, 2026.

ATTEST:

**WEST PORT EAST COMMUNITY DEVELOPMENT  
DISTRICT**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

**Exhibit A:**  
Legal Description of District Boundaries, as Amended

# Description Sketch

(Not A Survey)

**CDD DESCRIPTION:**

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

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


Continued on Sheet 2

**Certified To:**

- KL Westport Expansion LLC; a Florida limited liability company

**SURVEYOR'S NOTES:**

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

PROJECT: West Port			Prepared For: KOLTER GROUP AQUISITIONS LLC		
PHASE: West Port Expansion KOLTER REMAINDER					
DRAWN: SWM		DATE: 03/20/24		CHECKED BY: MHC	
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
4/17/2024	REVISE BOUNDARY & DESC.	SWM			
6/10/2024	REVISE BOUNDARY & DESC.	JMW			
6/12/2024	REVISE BOUNDARY & DESC.	JMW			
<b>David W. Maxwell</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>LS7311</u>			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.		

# Description Sketch

(Not A Survey)

Continued from Sheet 1

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

Containing 236.810 acres, more or less.

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "SCHOOL BOARD PROPERTY"

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

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

Containing 43.008 acres, more or less.

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

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# Description Sketch

(Not A Survey)

## LESS AND EXCEPT THE FOLLOWING

### DESCRIPTION: "OUTPARCEL 1"

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

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

Containing 10.918 acres, more or less.

## AND

### DESCRIPTION: "OUTPARCEL 2"

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

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

Containing 7.007 acres, more or less.

**Overall parcel containing 175.877 acres, more or less.**

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

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Licensed Business No.: LB 7768

  
**GeoPoint**  
Surveying, Inc.

# Description Sketch

(Not A Survey)

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

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

## Line Data for CDD Boundary

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

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



**GeoPoint**  
 Surveying, Inc.

# Description Sketch

(Not A Survey)

Curve Data Table

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

Curve Data for CDD Boundary

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

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**GeoPoint**  
 Surveying, Inc.

# Description Sketch

(Not A Survey)

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

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

## Line & Curve Data for School Board Property

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

213 Hobbs Street  
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# Description Sketch

(Not A Survey)

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

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

## Line & Curve Data for Out Parcels 1 & 2

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

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**GeoPoint**  
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# Description Sketch

(Not A Survey)

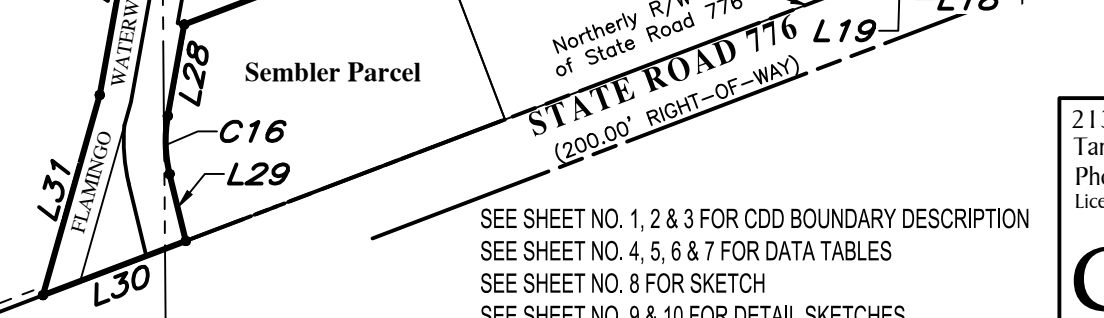
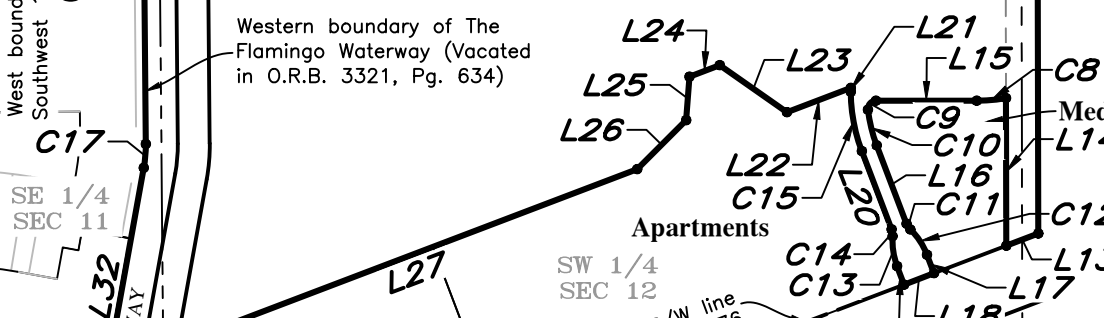
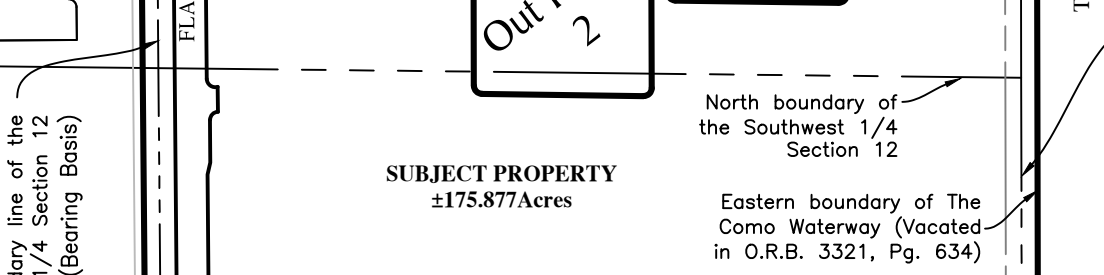
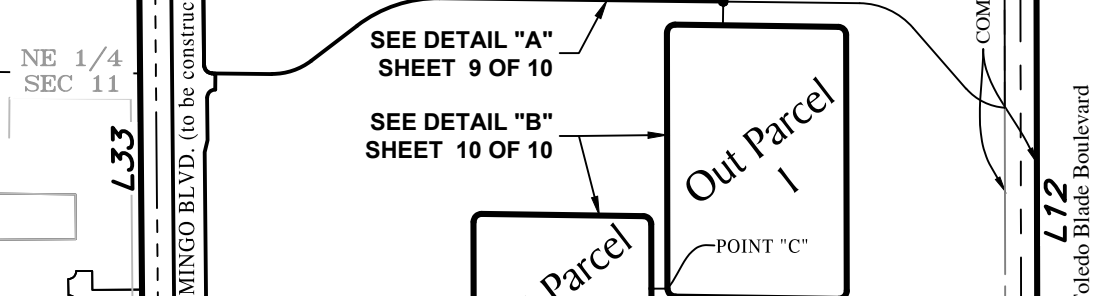
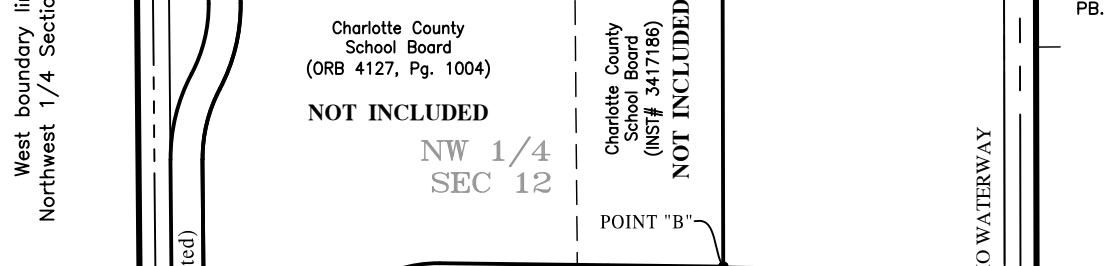
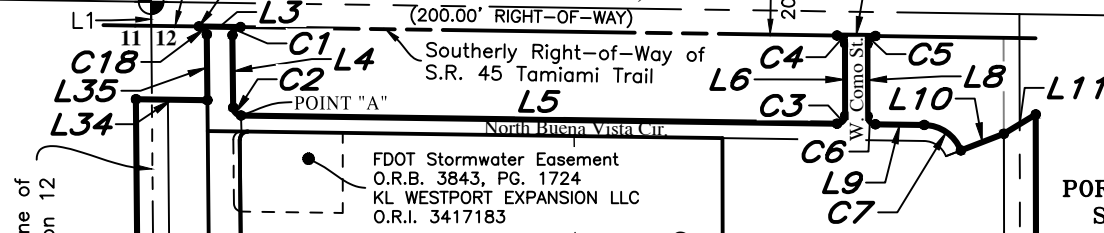
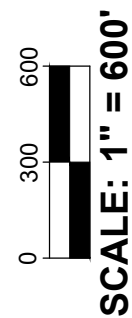
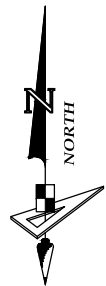
**P.O.C.**

Northwest corner of  
Section 12, Township 40  
South, Range 21 East

SE 1/4  
SEC 2 2

**S.R. 45 TAMAMI TRAIL**

**P.O.B.** (U.S. HIGHWAY 41)  
(200.00' RIGHT-OF-WAY)



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

**TOLEDO  
BLADE-SECTION ONE**  
P.B. 23, Pg. 18A-18B

**TOLEDO  
BLADE-SECTION ONE**  
P.B. 23, Pg. 18A-18B

**NOT INCLUDED**  
Charlotte County  
School Board  
(ORB 4127, Pg. 1004)

**NOT INCLUDED**  
Charlotte County  
School Board  
(INST# 3417186)

SEE DETAIL "A"  
SHEET 9 OF 10

SEE DETAIL "B"  
SHEET 10 OF 10

**SUBJECT PROPERTY**  
±175.877Acres

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

North boundary of the  
Southwest 1/4  
Section 12

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

East boundary line of the  
Southwest 1/4  
Section 12,

**LEGEND**

O.R.B.	Official Records Book
P.B.	Plat Book
Pg(s).	Page(s)
R/W	Right-of-Way
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
SEC	Section

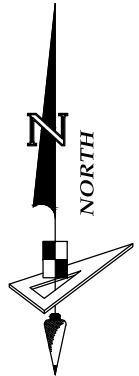
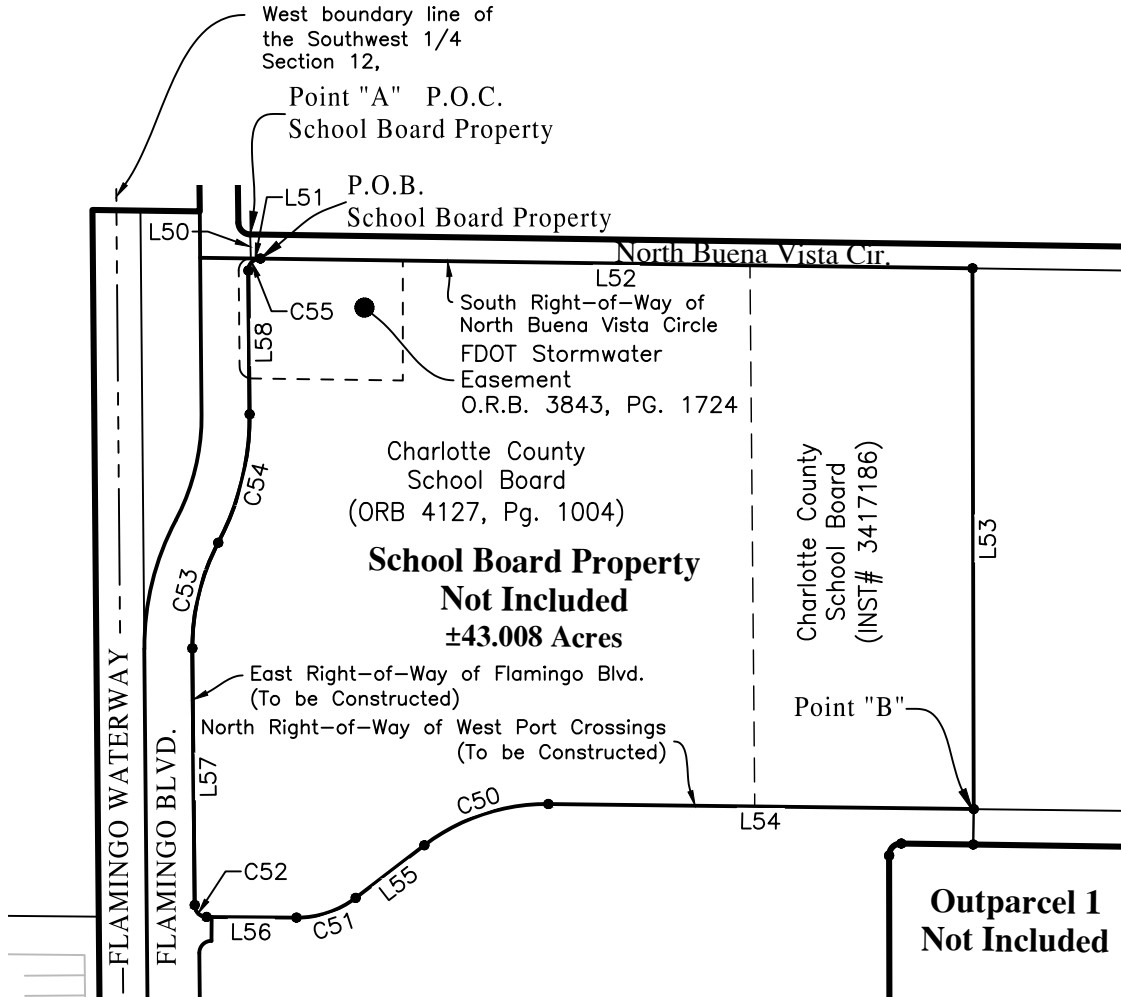
SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
SEE SHEET NO. 8 FOR SKETCH  
SEE SHEET NO. 9 & 10 FOR DETAIL SKETCHES

213 Hobbs Street  
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**GeoPoint**  
Surveying, Inc.

# Detail Sheet

(Not A Survey)



DETAIL "A"  
SCALE: 1"=400'

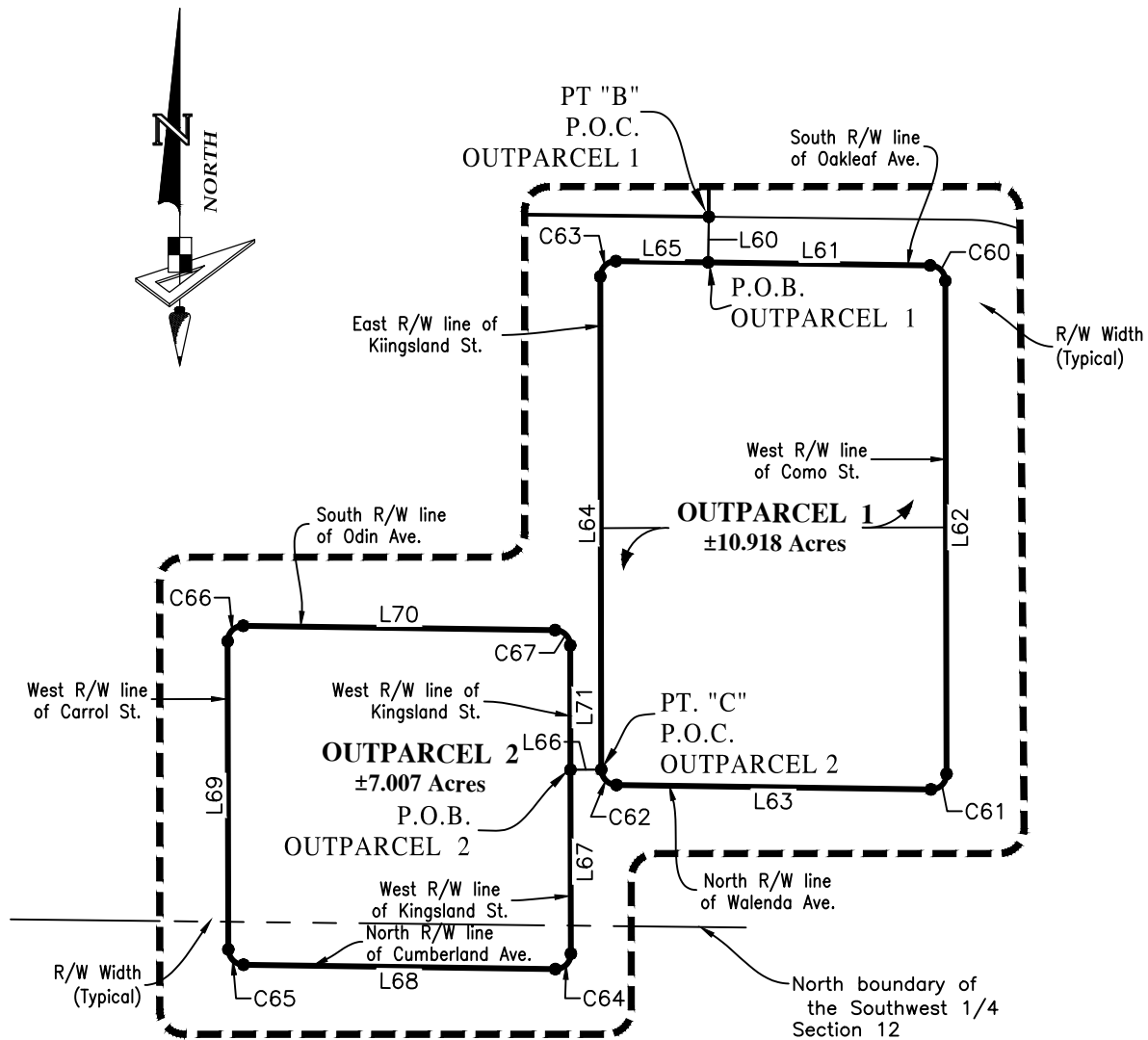
SEE SHEET NO. 1, 2 & 3 FOR CDD BOUNDARY DESCRIPTION  
SEE SHEET NO. 4, 5, 6 & 7 FOR DATA TABLES  
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# Detail Sheet

(Not A Survey)



DETAIL "B"  
SCALE: 1"=300'

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

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



# Description Sketch

**TOGETHER WITH:** (Not A Survey)

**DESCRIPTION:**

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

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

Containing 164.753 acres, more or less.



Digitally signed  
by Charles  
Arnett  
Date:  
2025.10.31  
15:32:15 -04'00'

**Charles M. Arnett LS6884**

JOB: WEST PORT EAST CDD		
DRAWN: AKN    DATE: 10/16/25    CHECKED: BC		
Prepared For: RLS - KL WP Village Resi LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
---	---	---
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Licensed Business  
No.: LB 7768

**GeoPoint**

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Fax: (813) 248-2266

# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 1):

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

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

Containing 6.111 acres, more or less.

LESS AND EXCEPT (PARCEL 2):

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

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

Containing 4.016 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 3):

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

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

Containing 3.560 acres, more or less.

LESS AND EXCEPT (PARCEL 4):

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

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

Containing 2.299 acres, more or less.

## Notes:

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

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Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 5):

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

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

Containing 2.262 acres, more or less.

LESS AND EXCEPT (PARCEL 6):

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

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

## Notes:

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

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# Description Sketch

(Not A Survey)

## (Continued Description for Less and Except Parcel 6):


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

Containing 10.646 acres, more or less.

### Notes:

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

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# Description Sketch

(Not A Survey)

## DESCRIPTION (CONTINUED):

LESS AND EXCEPT (PARCEL 7):

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

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

### Notes:

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

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# Description Sketch

(Not A Survey)

## (Continued Description for Less and Except Parcel 7):

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

Containing 26.255 acres, more or less.

## LESS AND EXCEPT (PARCEL 8):

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

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

Containing 4.706 acres, more or less.

All containing 104.898 acres, more or less.

## FOR A TOTAL OF 280.775 ACRES, MORE OR LESS.


### SURVEYORS NOTES:

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

### Notes:

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

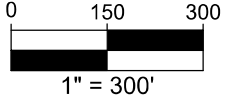
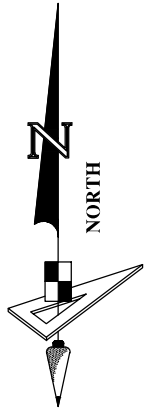
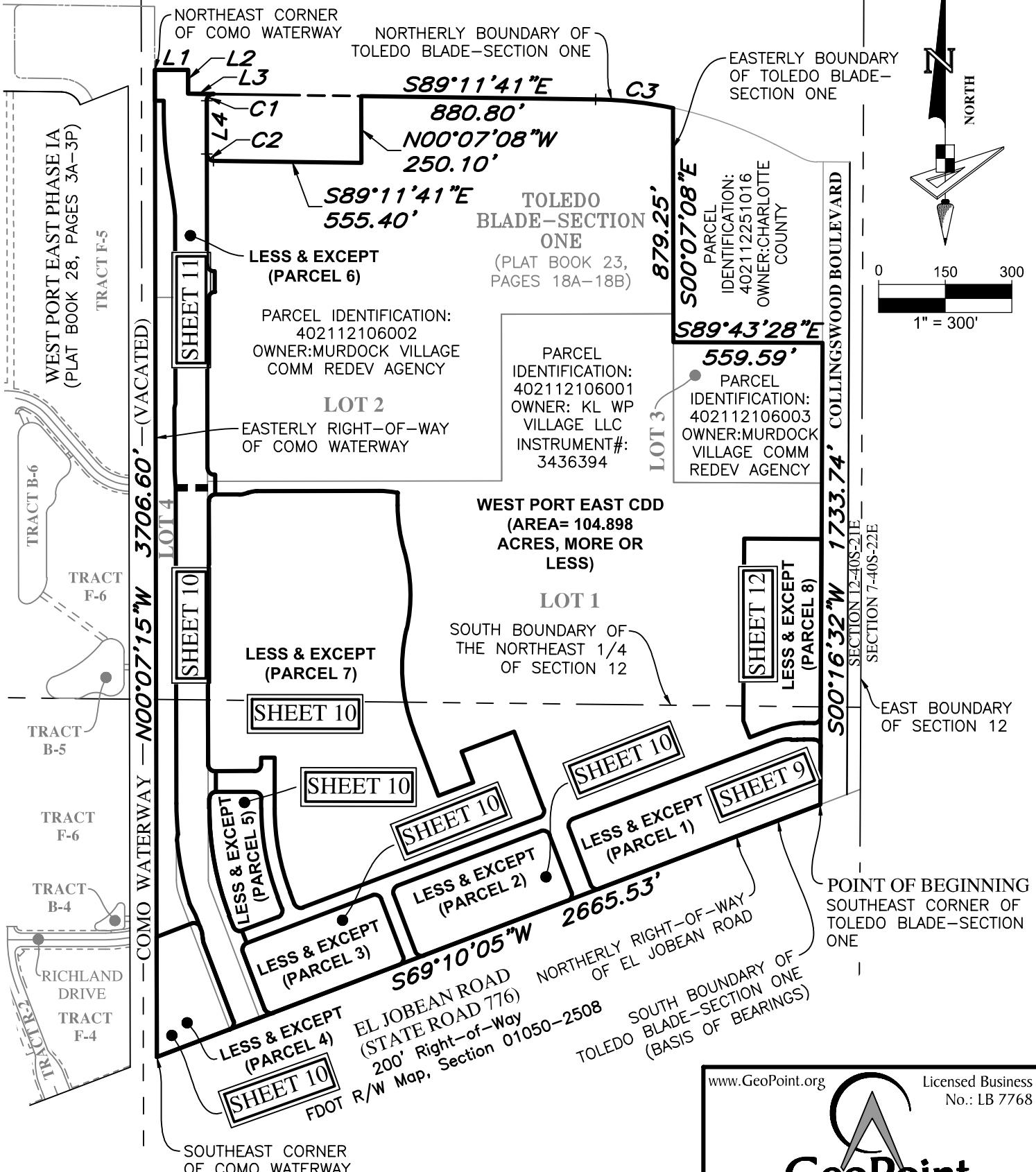
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# Description Sketch

(Not A Survey)



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

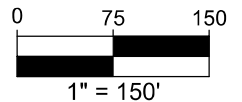
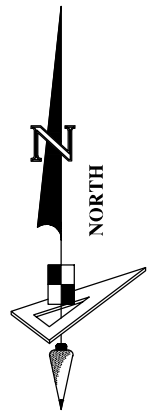
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# Description Sketch

(Not A Survey)

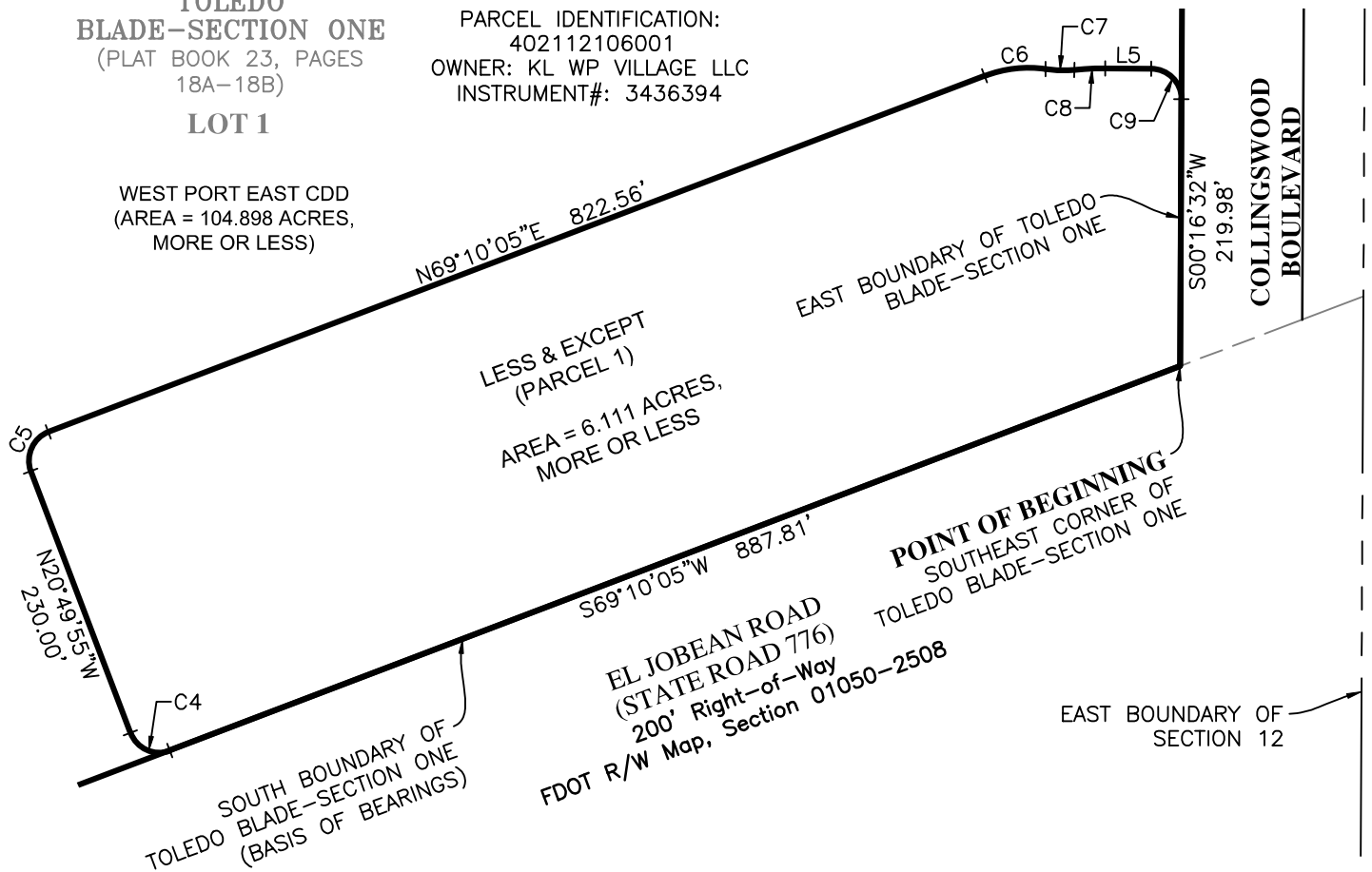


**TOLEDO  
BLADE-SECTION ONE**  
(PLAT BOOK 23, PAGES  
18A-18B)

**LOT 1**

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

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



**Notes:**

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

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# Description Sketch

(Not A Survey)

**Notes:**

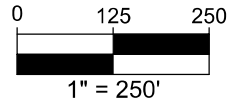
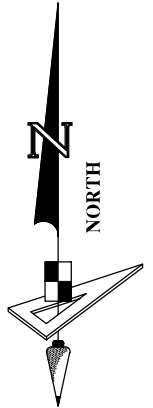
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
- 2) See Sheets 8 through 12 for Sketch.
- 3) See Sheets 13 through 15 for Curve and Line tables.

**TOLEDO  
BLADE-SECTION  
ONE**

(PLAT BOOK 23,  
PAGES 18A-18B)

**LOT 1**

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



MATCHLINE "A"  
SEE SHEET 11

N89°52'45"E 457.53'

WEST BOUNDARY OF THE  
SOUTHEAST 1/4 OF  
SECTION 12

WEST PORT EAST PHASE IA  
(PLAT BOOK 28, PAGES 3A-3P)

COMO WATERWAY - (VACATED)

LOT 4  
N00°07'15"W 1185.19'

TOLEDO BLADE BOULEVARD

LESS & EXCEPT  
(PARCEL 7)

AREA = 26.255 ACRES, MORE OR  
LESS

SOUTH BOUNDARY OF  
THE NORTHEAST 1/4 OF  
SECTION 12

PARCEL IDENTIFICATION:  
402112106004  
OWNER: KL WP VILLAGE LLC

TRACT F-6

WEST BOUNDARY OF  
TOLEDO BLADE-SECTION ONE

TRACT F-4

POB  
(LESS&EXCEPT  
PARCEL 4)

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
TOLEDO BLADE-SECTION ONE

POB (LESS&EXCEPT PARCEL 7)

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

LESS & EXCEPT  
(PARCEL 3)  
AREA = 3.560 ACRES,  
MORE OR LESS

POB (LESS&EXCEPT  
PARCEL 3)

LESS & EXCEPT  
(PARCEL 2)  
AREA = 4.016 ACRES,  
MORE OR LESS

POB (LESS&EXCEPT PARCEL 2)  
SOUTH BOUNDARY OF  
TOLEDO BLADE-SECTION ONE  
(BASIS OF BEARINGS)

**LEGEND**

POB ---- Point of Beginning

EL JOBEAN ROAD  
(STATE ROAD 776)  
200' Right-of-Way  
FDOT R/W Map, Section  
01050-2508

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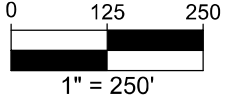
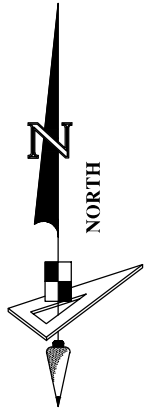
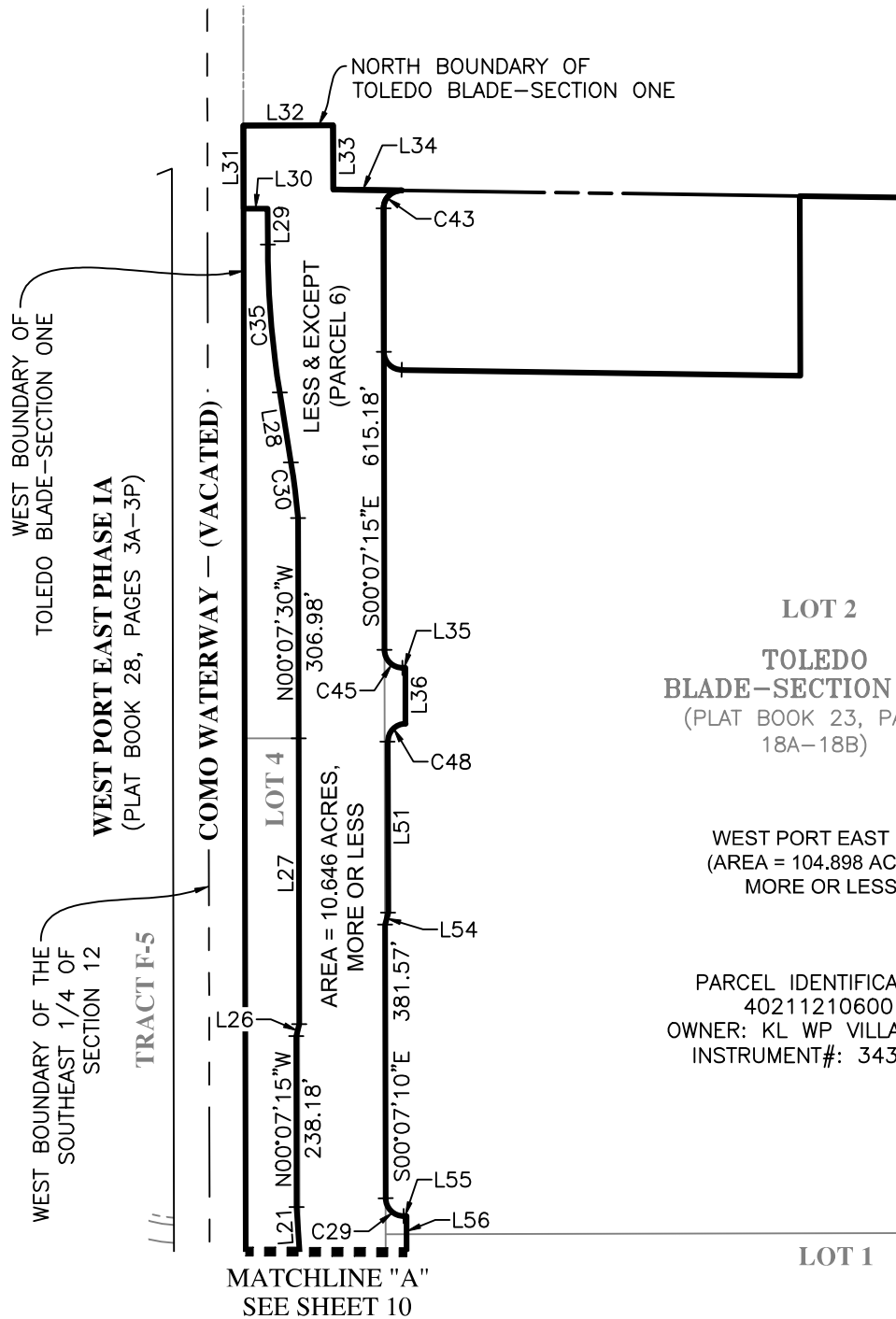
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# Description Sketch

(Not A Survey)



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

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

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

**LEGEND**

---

POB ----- Point of Beginning

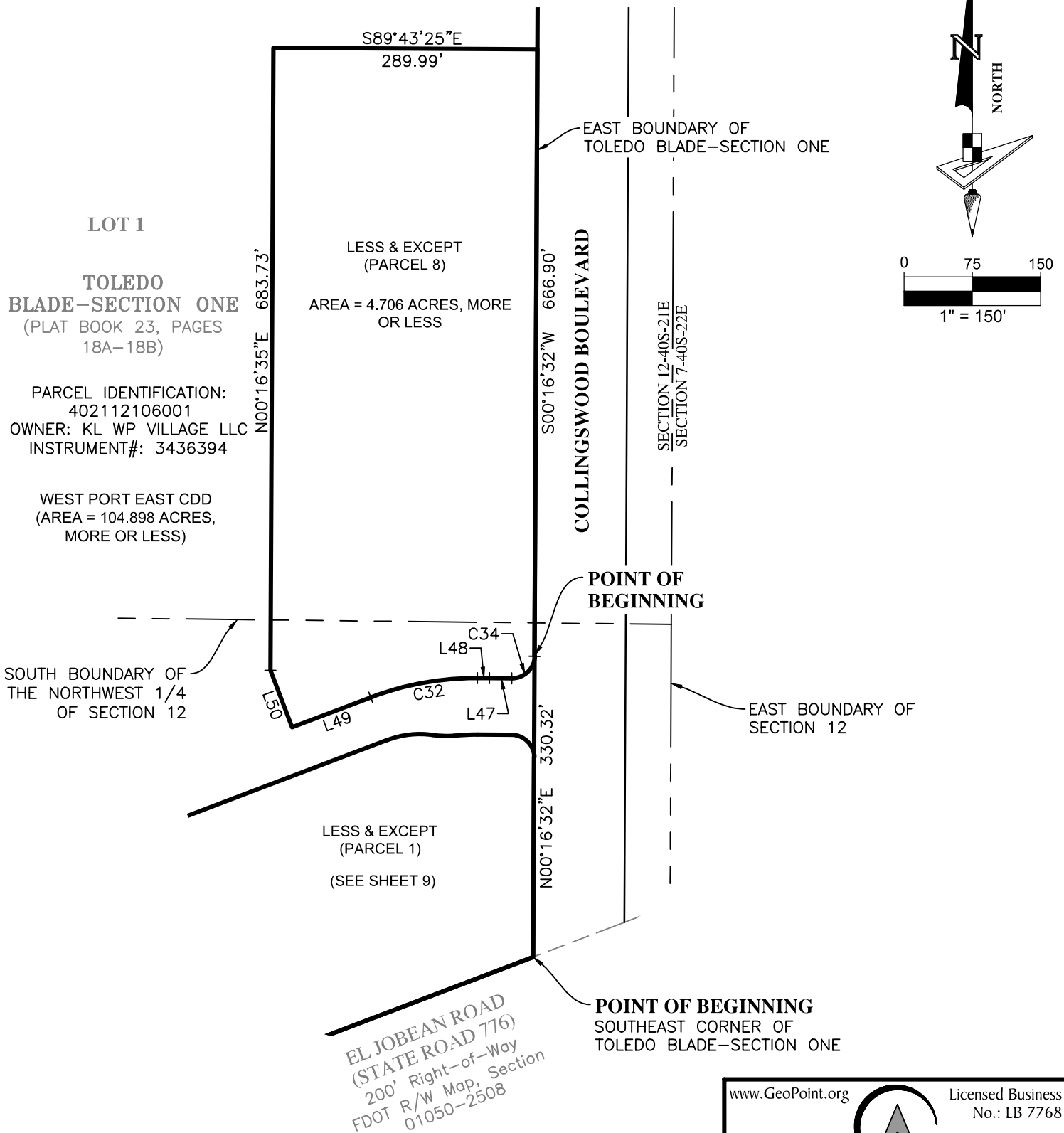
- Notes:
- 1) See Sheets 1 through 7 for Description and Basis of Bearings.
  - 2) See Sheets 8 through 12 for Sketch.
  - 3) See Sheets 13 through 15 for Curve and Line tables.

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 213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
 Fax: (813) 248-2266


# Description Sketch

(Not A Survey)



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

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# Description Sketch

(Not A Survey)

Curve Data Table

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

Line Data Table

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

**Notes:**

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Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C27	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C28	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C29	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C30	1187.00'	78.07'	3°46'06"	N07°15'57"W	78.06'
C31	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C32	325.85'	119.73'	21°03'09"	S79°43'20"W	119.06'
C33	1264.00'	242.58'	10°59'45"	N11°14'08"W	242.21'
C34	25.00'	38.42'	88°03'06"	S46°15'02"W	34.75'
C35	1315.00'	207.23'	9°01'45"	N04°38'07"W	207.01'
C36	1260.00'	116.74'	5°18'31"	N02°46'30"W	116.70'
C37	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C38	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C39	890.00'	321.71'	20°42'40"	N10°28'35"W	319.97'
C40	25.00'	39.27'	90°00'00"	N65°49'55"W	35.36'
C41	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C42	25.00'	39.27'	90°00'00"	S24°10'05"W	35.36'
C43	25.00'	39.67'	90°54'58"	S45°20'14"W	35.64'
C44	1135.00'	410.28'	20°42'40"	S10°28'35"E	408.05'
C45	25.00'	39.27'	90°00'00"	S45°07'15"E	35.36'
C46	650.00'	383.40'	33°47'44"	S03°56'03"E	377.87'
C47	25.00'	39.27'	90°00'00"	S65°49'55"E	35.36'
C48	25.00'	39.27'	90°00'00"	S44°52'45"W	35.36'
C49	25.00'	39.27'	90°00'00"	N45°07'15"W	35.36'
C50	25.00'	39.27'	90°00'00"	N44°52'45"E	35.36'
C51	100.00'	34.82'	19°56'54"	N79°54'18"E	34.64'
C52	99.81'	34.82'	19°59'16"	N79°54'18"E	34.64'

Line Data Table

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

**Notes:**

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# Description Sketch

(Not A Survey)

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


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

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

**Notes:**

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# EXHIBIT 7

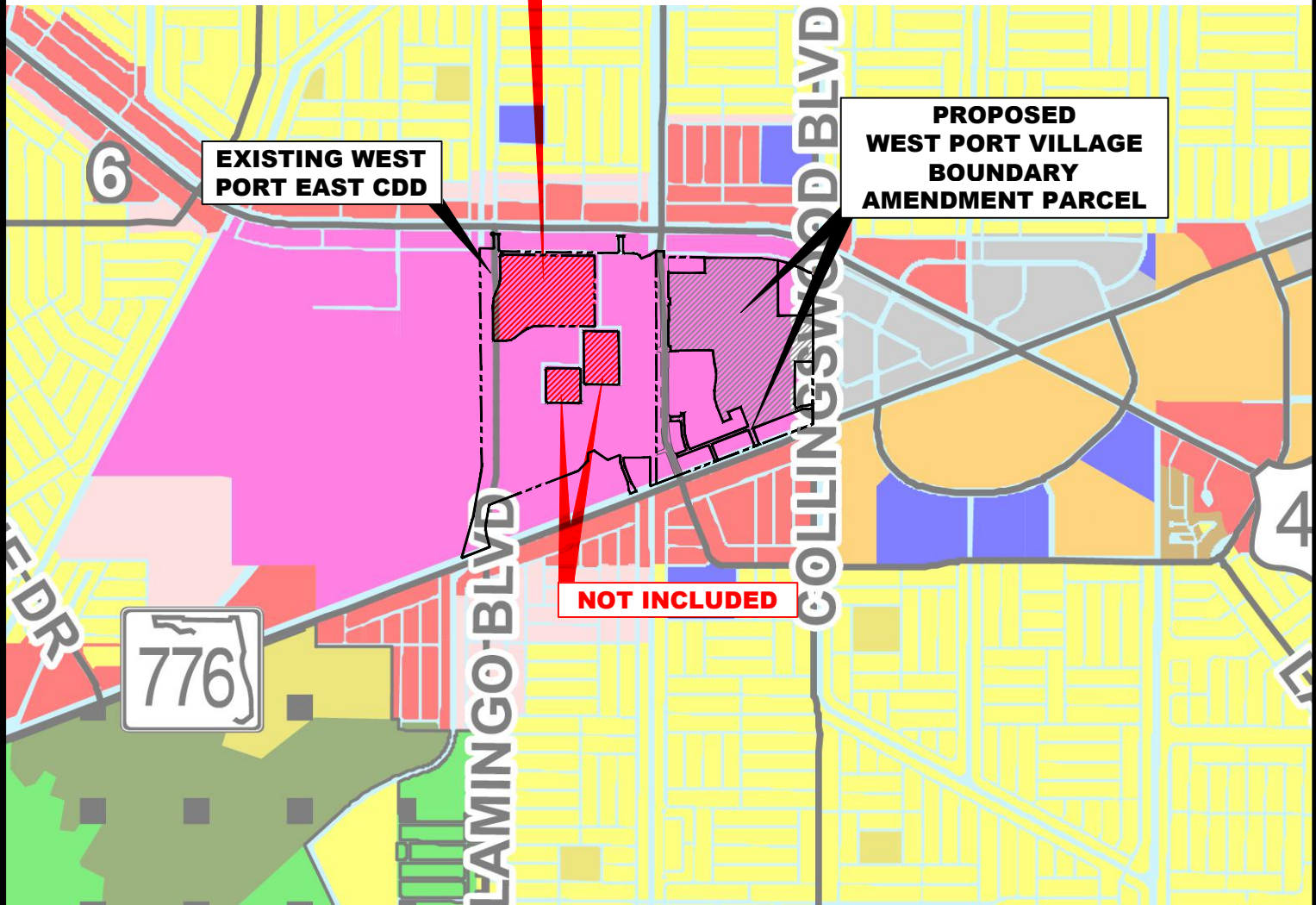


**SCHOOL BOARD  
PROPERTY  
(NOT INCLUDED)**

**EXISTING WEST  
PORT EAST CDD**

**PROPOSED  
WEST PORT VILLAGE  
BOUNDARY  
AMENDMENT PARCEL**

**NOT INCLUDED**



**LEGEND**

Conservation Overlay	Office & Residential	High Intensity Industrial	Resource Conservation	Charlotte Harbor Neighborhood Business/Residential
Agriculture	Enterprise Charlotte Airport Park	Murdock Village Mixed Use	Rural Community Mixed Use	Charlotte Harbor Industrial (inactive)
Babcock Mixed Use	Mineral Resource Extraction	DRI Mixed Use	US 41 Mixed Use	Recreational Vehicle Park (inactive)
Burnt Store Limited Development	Low Density Residential	Compact Growth Mixed Use	Charlotte Harbor Coastal Residential	Coastal Residential (inactive)
Burnt Store Village Residential	Medium Density Residential	Parks & Recreation	Charlotte Harbor Tourist	Rural Estate Residential (inactive)
City	High Density Residential	Preservation	Charlotte Harbor Mixed Use	#s See Related Map Appendix for Conditions
Commercial	Low Intensity Industrial	Public Lands & Facilities	Charlotte Harbor Commercial	



**MORRIS ENGINEERING AND CONSULTING, LLC**  
 Civil Engineering and Land Development Consulting  
 6901 Professional Parkway East, Suite 103, Sarasota Florida 34203 941-444-6644 www.morrisengineering.net

DATE	9/03/25
PROJECT	WPC
DRAWING	FLUMAP
DRAWN	CEJ
CHECKED	MAM

**Future Land Use Map**  
**WEST PORT VILLAGE EXPANSION CDD**  
 Charlotte County, Florida

SCALE	1"=1/2mile
SEC.-TSP.-RNG.	11-405-21E
SHEET	1
OF	1

# EXHIBIT 8

**WEST PORT EAST CDD - EXPANSION PARCEL**  
**PROPOSED FACILITIES & ESTIMATED COSTS**

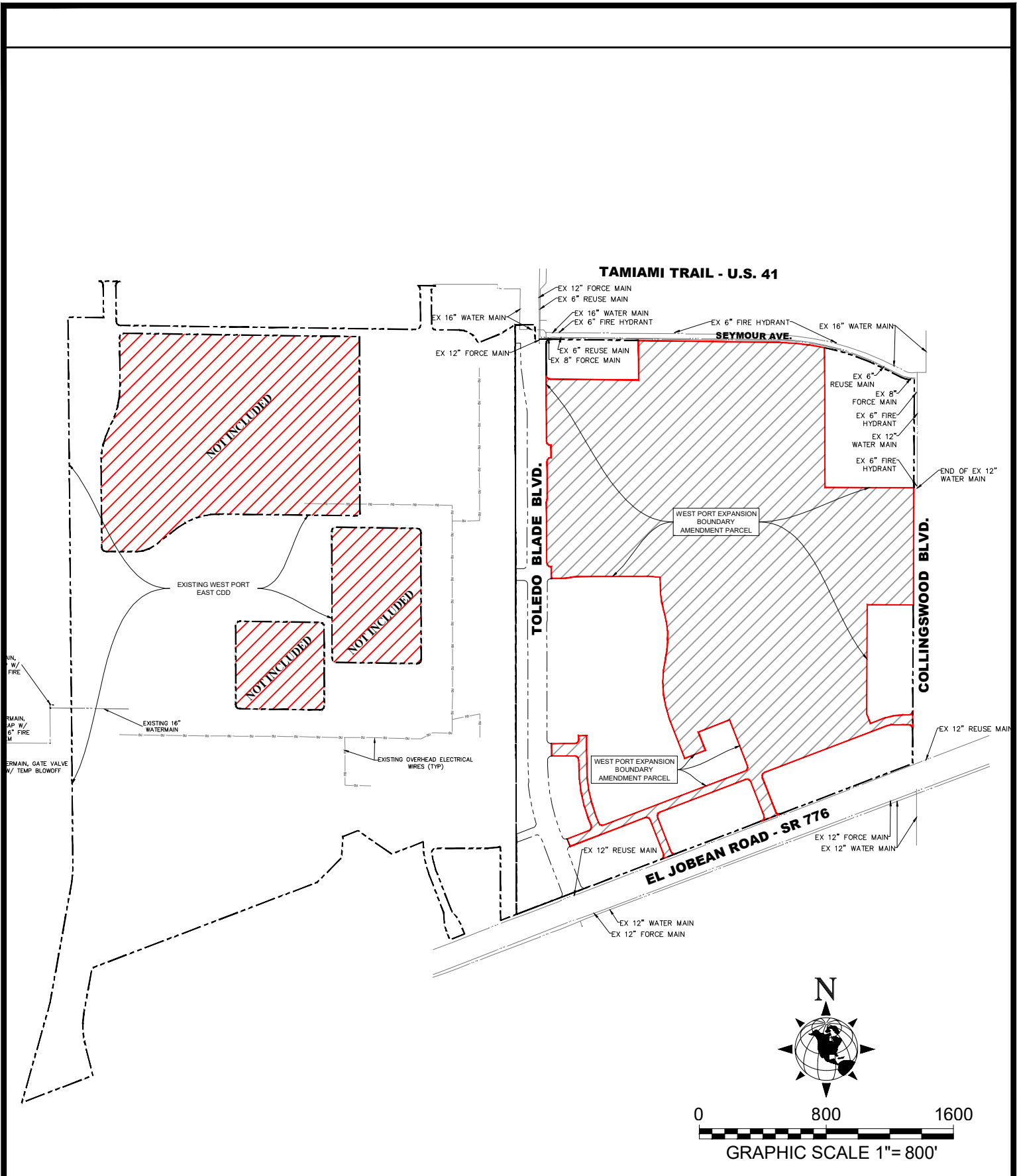
Facility Description	Estimated Cost	Construction Entity	Final Owner & Maintenance Entity
Roadway*	\$12,000,000.00	CDD	CDD/County
Stormwater Management	\$8,000,000.00	CDD	CDD
Utilities (Water, Sewer, Reuse)	\$6,000,000.00	CDD	County
Offsite Improvements	\$1,500,000.00	CDD	County/FDOT
Landscaping/Hardscape/Lighting	\$2,000,000.00	CDD	CDD
Professional Services	\$1,500,000.00	N/A	N/A
Contingency (10%)	\$3,100,000.00	N/A	N/A
<b>TOTAL</b>	<b>\$34,100,000.00</b>		

\*Includes Toledo Blade Boulevard Widening

The Expansion Parcel Improvements are estimated to be made, acquired, constructed and installed in three (3) phases over an estimated three (3) year period from 2026 – 2028.

The Developer may alternatively elect to privately finance certain of the improvements above, and have an HOA own and operate such improvements instead of the District.

# EXHIBIT 9



**MORRIS ENGINEERING AND CONSULTING, LLC**  
 Civil Engineering and Land Development Consulting  
 6901 Professional Parkway East, Suite 103, Sarasota Florida 34203 941-444-6644 www.morrisengineering.net

DATE	9/03/25
PROJECT	WPE
DRAWING	FLUMAP
DRAWN	CEJ
CHECKED	MAM

Existing Utilities  
**WEST PORT VILLAGE EXPANSION CDD**  
 Charlotte County, Florida

SCALE 1"=500'	
SEC-TSP-RNG. 11-405-21E	
SHEET	OF
1	1

# EXHIBIT 10

# West Port East COMMUNITY DEVELOPMENT DISTRICT

Statement  
of  
Estimated Regulatory Costs

November 5, 2025



Provided by

***Wrathell, Hunt and Associates, LLC***  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
Phone: 561-571-0010  
Fax: 561-571-0013  
Website: [www.whhassociates.com](http://www.whhassociates.com)

# **STATEMENT OF ESTIMATED REGULATORY COSTS**

## **1.0 Introduction**

### **1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the West Port East Community Development District ("District"). The District was established by Ordinance No. 2024-041, passed by the Board of County Commissioners of Charlotte County, Florida on December 10, 2024. The current size of the District is approximately 175.877 +/- acres and the District is located entirely within the Charlotte County, Florida (the "County"). The petition to amend the boundaries of the District seeks to add approximately 104.898 +/- acres located in the County to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 280.785 +/- acres and is planned to be developed with a total of 1,136 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

*"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."*

### **1.2 Overview of the West Port East Community Development District**

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 1,136 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as West Port East.

### **1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment,

or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.

2. Expenses to obtain a license.

3. Necessary equipment.

4. Installation, utilities for, and maintenance of necessary equipment.

5. Necessary operations or procedures.

6. Accounting, financial, information management, and other administrative processes.

7. Labor, based on relevant wages, salaries, and benefits.

8. Materials and supplies.

9. Capital expenditures, including financing costs.

10. Professional and technical services, including contracted services necessary to implement and maintain compliance.

11. Monitoring and reporting.

12. Qualifying and recurring education, training, and testing.

13. Travel.

14. Insurance and surety requirements.

15. A fair and reasonable allocation of administrative costs and other overhead.

16. Reduced sales or other revenue.

17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Charlotte County, according to the Census 2020, has a population of 213,238; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.

2. Changes to the market value of goods or services produced, provided, or sold.

3. Changes to costs resulting from the purchase of substitute or alternative goods or services.

4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

**2.0 An economic analysis showing whether the ordinance directly or indirectly:**

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida or Charlotte County governments staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Charlotte County and the marginal impact of one more CDD will be negligible if any.

**2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The sole reason for the amending of the District's boundaries is to provide public facilities and services

to support the development of a new, master planned residential development. The development of the larger, approximately 280.785 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a smaller, pre-amendment, approximately 175.877 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and larger District, various public facilities and services for a larger-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and larger District. The private developer of the land in the amended and larger District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,136 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and larger District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

## **2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and larger District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and larger District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The amendment of the District’s boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District’s boundaries.

The amending of the District’s boundaries will, however, directly increase regulatory costs to the landowners within the Amendment Area. Such increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is completely voluntary, all current property owners within the Amendment Area must consent to the amendment of the District’s boundaries and the likelihood of additional transaction costs, and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the Transactional Costs in the aggregate within 5 years, they are anticipated to not exceed \$5,000,000.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.**

The proposed amended District will serve land that comprises an approximately 280.785 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,136 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed amended District at build out would be approximately 3,976 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

**4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.**

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District’s boundaries on state or local revenues.

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

## State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and enlarged District.

## Charlotte County, Florida

The existing District as well as the Amendment Area are both located within the Charlotte County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County approved ordinance establishing the District in 2023 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it maintains a monitoring program for this District.

## **4.2 Impact on State and Local Revenues**

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

## **5.0 A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.**

The review of the petition to amend the boundaries of the District will be funded by a payment of an application fee to the County. This payment will be made voluntarily by the Petitioner, who is the same as/affiliated with the owners of land proposed to be included within the boundaries of the District and

subject to the ordinance amending the boundaries of the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018, Florida Statutes. With regard to capital equipment necessary for the provision of public infrastructure and services, Table 1 below outlines the good faith estimates of same, while Table 2 below outlines the entities responsible for the ownership and maintenance of different categories of public infrastructure and services. Please note that while the Transactional Costs of the public infrastructure and services are not readily identifiable at this time, they are reasonably expected to be similar to those that would be needed under an alternative public infrastructure and services (such as those discussed in Section 7.0) or should the infrastructure and services be provided under a fully private alternative delivery mechanism in absence of a public option.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities in the amendment area that may be provided are estimated to be approximately \$34,100,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

**Table 1**  
**WEST PORT EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Roadway*	CDD	CDD/County	CDD/County
Stormwater Management	CDD	CDD	CDD
Utilities (Water, Sewer, Reuse)	CDD	County	County
Offsite Improvements	CDD	County/FDOT	County/FDOT
Landscaping/Hardscape/Lighting	CDD	CDD	CDD

\*Includes Toledo Blade Boulevard Widening

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the Transactional Costs incurred by landowners as a result of the establishment of the District. Such Transactional Costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

**Table 2**  
**WEST PORT EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Estimated Costs of Construction**

CATEGORY	COST
Roadway*	\$12,000,000
Stormwater Management	\$8,000,000
Utilities (Water, Sewer, Reuse)	\$6,000,000
Offsite Improvements	\$1,500,000
Landscaping/Hardscape/Lighting	\$2,000,000
Professional Services	\$1,500,000
Contingency (10%)	\$3,100,000
<b>Total</b>	<b>\$34,100,000</b>

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower Transactional Costs to enhance the quality of infrastructure and services.

In considering Transactional Costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

## **6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

There will be little impact on small businesses because of the amendment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Further, the ordinance amending the boundaries of the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand

and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and Charlotte County and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

Charlotte County has a population of 213,238 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

## **7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the West Port East Community Development District with amended boundaries is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent Special District for the Amendment Area.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the West Port East. First, an existing District was established specifically to serve as the West Port East development. It would be inefficient to have the existing West Port East development provided with improvements and services by a dependent Special District.

Second, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the West Port East development is a significant and expensive undertaking.

Third, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District for the Amendment Area, then the some of the residents and landowners of the West Port East development would take their grievances and desires to the County Commission meetings, and some others to the CDD Board, leading to confusion as to the which party is responsible for what area.

Fourth, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependent Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services for that portion of the West Port East development that would not be within the CDD. A CDD is superior to a POA for a

variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability. Finally, it would be inefficient to have the West Port East development to change from getting the improvements and services by a CDD to a POA.

**8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the West Port East Community Development District.

# EXHIBIT 11

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, West Port East Community Development District, with regard to any and all matters pertaining to the Petition to the County of the Charlotte, Florida, to Amend the Boundaries of the West Port East Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

**WITNESSES:**

West Port East COMMUNITY  
DEVELOPMENT DISTRICT

April Ralph  
Name: April Ralph

Paul Martin  
By: Paul Martin  
Chairman, Board of Supervisors

Monica Morris  
Name: Monica Morris

Date: 9/23/25

STATE OF FLORIDA  
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of Sept, 2024, by Paul Martin, as Chairman of Board of Supervisors, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

April D Ralph  
NOTARY PUBLIC, STATE OF FLORIDA

Name: April Ralph  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



April Ralph  
Comm.: HH 256606  
Expires: June 11, 2026  
Notary Public - State of Florida