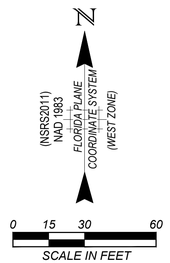


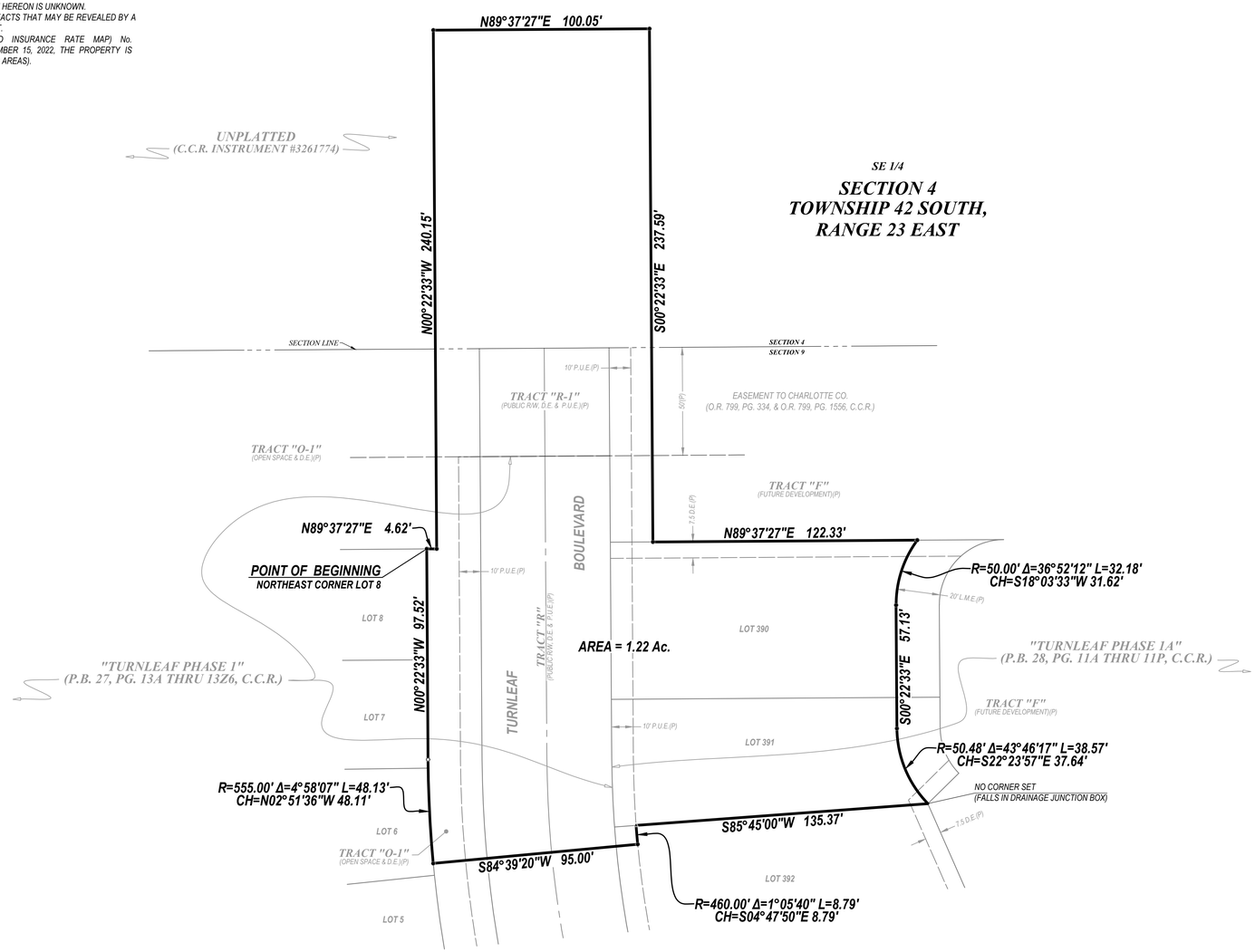
NOTES:

1. DATE OF LAST FIELD WORK: OCTOBER 28, 2025.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999412 TO OBTAIN GRID DISTANCES.
6. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED THE EASTERLY LINE OF LOT 8 OF THE RECORD PLAT OF "TURNLEAF PHASE 1" RECORDED IN PLAT BOOK 27, PAGE 13A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA TO BEAR N00°22'33"W.
7. IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.
11. ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) No. 12015C409G, MAP REVISED: DECEMBER 15, 2022, THE PROPERTY IS LOCATED IN FLOOD ZONE D (OTHER AREAS).

LEGEND:

A.E.	ACCESS EASEMENT	I.P.	IRON PIPE
B.M.	BENCHMARK	I.R.	IRON ROD
(C)	CALCULATED	L=	LENGTH=
C.C.R.	CHARLOTTE COUNTY RECORDS	L.A.E.	LAKE ACCESS EASEMENT
CCR#	CERTIFIED CORNER RECORD	LB	LICENSED BUSINESS
CONC.	CONCRETE	L.M.E.	LAKE MAINTENANCE EASEMENT
CB=	CHORD BEARING=	(M)	MEASURED
CD=	CHORD DISTANCE=	O.R.	OFFICIAL RECORD BOOK
CH=	CHORD BEARING & DISTANCE=	(P)	PLAT
C.M.	CONCRETE MONUMENT	P.B.	PLAT BOOK
C.M.P.	CORRIGATED METAL PIPE	PG.	PAGE
COR.	CORNER	P.K.	PARKER-KALON
Δ=	DELTA ANGLE=	P.R.M.	PERMANENT REFERENCE MONUMENT
(D)	DEED	PROP.	PROPERTY
D.B.	DEED BOOK	P.V.C.	PLASTIC PIPE
D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
EL.	ELEVATION	R=	RADIUS=
FD.	FOUND	R.C.P.	REINFORCED CONCRETE PIPE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	REF.	REFERENCE
F.P. & L.	FLORIDA POWER & LIGHT CO.	R/W	RIGHT OF WAY
FRAC.	FRACTION	TYP.	TYPICAL
I.E.	IRRIGATION EASEMENT	SEC.	SECTION
INST.	INSTRUMENT	W/	WITH
		WIT.	WITNESS

- ▲ SET "MAG" NAIL WITH DISC STAMPED LB6940
- ● SET 1/2" IRON ROD WITH CAP STAMPED LB6940
- ■ SET 4"x4" CONC. MONUMENT STAMPED LB6940
- ▵ FOUND NAIL AS NOTED
- ◘ FOUND CONC. MONUMENT AS NOTED
- ○ FOUND IRON PIPE OR IRON ROD AS NOTED
- DRAINAGE INLET
- DRAINAGE MANHOLE
- MITERED END SECTION
- YARD DRAIN
- LIGHT POLE
- FLOOD LIGHT
- CONCRETE POWER POLE
- WOOD POWER POLE
- GUY ANCHOR
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE TV BOX
- WATER VALVE
- WATER BOX
- FIRE HYDRANT
- BACK FLOW ASSEMBLY
- AIR RELEASE VALVE
- IRRIGATION VALVE
- IRRIGATION SERVICE
- WELL
- SANITARY MANHOLE
- SANITARY SERVICE
- SIGN
- MAIL BOX
- BLOW OFF
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- GAS VALVE



SE 1/4

SECTION 4
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

NE 1/4

SECTION 9
TOWNSHIP 42 SOUTH,
RANGE 23 EAST

DESCRIPTION

A tract or parcel of land being a portion of Tracts "O-1" and "R" as shown on the record plat of "TURNLEAF PHASE 1", recorded in Plat Book 27, Page 13A, a portion of Tracts "F", "R-1" and Lots 390 through 392, as shown on the record plat of "TURNLEAF PHASE 1A", recorded in Plat Book 28, Page 11A, both of Charlotte County Records, lying in Section 9, Township 42 South, Range 23 East, Charlotte County, Florida, and lands lying in the Southeast Quarter (SE ¼) of Section 4, Township 42 South, Range 23 East, Charlotte County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northeast Corner of Lot 8 as shown on said record plat of "TURNLEAF PHASE 1", run N89°37'27"E for 4.62 feet; thence run N00°22'33"W for 240.15 feet; thence run N89°37'27"E for 100.05 feet; thence run S00°22'33"E for 237.59 feet; thence run N89°37'27"E for 122.33 feet to a point on a non-tangent curve; thence run Southerly along an arc of a curve to the left of radius 50.00 feet (delta 36°52'12") (chord bearing S18°03'33"W) (chord 31.62 feet) for 32.18 feet to a point of tangency; thence run S00°22'33"E for 57.13 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 50.48 feet (delta 43°46'17") (chord bearing S22°23'57"E) (chord 37.64 feet) for 38.57 feet; thence run S85°45'00"W along a non-tangent line for 135.37 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 460.00 feet (delta 01°05'40") (chord bearing S04°47'50"E) (chord 8.79 feet) for 8.79 feet; thence run S84°39'20"W for 95.00 feet to a point on a curve; thence run Northerly along an arc of a curve to the right of radius 555.00 feet (delta 04°58'07") (chord bearing N02°51'36"W) (chord 48.11 feet) for 48.13 feet to a point of tangency; thence run N00°22'33"W for 97.52 feet to the POINT OF BEGINNING.
Containing 1.22 acres more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the Easterly line of said Lot 8 to bear N00°22'33"W.

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by Scott A Wheeler
Date: 2025.10.29 13:26:53 -04'00'

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

DATE SIGNED:

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

TURNLEAF PHASE 1

PLAT BOOK 27,
PAGES 13A THROUGH 13Z6,
CHARLOTTE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTION 9,
TOWNSHIP 42 SOUTH,
RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23991S10.DWG
LAYOUT	1
LOCATION	J:\23991\DWG\SURVEYING\
PLOT DATE	WED. 10-29-2025 - 1:24 PM
PLOT BY	CALEBREIBER

DRAWING DATA

SURVEY DATE	10-28-2025
DRAWN BY	CLR
CHECKED BY	SAW
SCALE	1"=30'
FIELD BOOK	691/35

PLAN REVISIONS

STRAP NUMBERS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23991/24099 9-42-23	1 OF 1