



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 20, T-42-S, R-23-E,
CHARLOTTE COUNTY, FLORIDA.

(PHASE II)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, BEING A REPLAT OF LOTS 11 THROUGH 53 AND LOTS 87 THROUGH 119, HERITAGE STATION, AS DEPICTED IN PLAT BOOK 26, PAGES 11A THROUGH 11I, CHARLOTTE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898237.7707, E:644623.9446; THENCE S.45°15'44"E. FOR 130.00 FEET; THENCE S.44°44'16"W. FOR 328.70 FEET; THENCE N.69°53'03"W. FOR 725.44 FEET; THENCE N.00°22'34"E. FOR 879.44 FEET; THENCE N.89°24'40"E. FOR 1293.58 FEET; THENCE S.00°35'20"E. FOR 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 54 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898925.0012, E:645104.3657; THENCE S.89°24'40"W. FOR 1096.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 89°02'06", A CHORD BEARING OF S.44°53'37"W. AND A CHORD DISTANCE OF 98.16 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 108.78 FEET; THENCE S.00°22'34"W. FOR 542.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 70°15'37", A CHORD BEARING OF S.34°45'14"E. AND A CHORD DISTANCE OF 80.56 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 85.84 FEET; THENCE S.69°53'03"E. FOR 443.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 65°22'41", A CHORD BEARING OF N.77°25'36"E. AND A CHORD DISTANCE OF 97.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 102.70 FEET; THENCE N.44°44'16"E. FOR 187.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 8.77 ACRES, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF LOT 86 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898381.0468, E:644526.5916; THENCE S.45°15'44"E. FOR 130.00 FEET; THENCE S.44°44'16"W. FOR 220.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 65°22'41", A CHORD BEARING OF S.77°25'36"W. AND A CHORD DISTANCE OF 54.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 57.05 FEET; THENCE N.69°53'03"W. FOR 443.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 70°15'37", A CHORD BEARING OF N.34°45'14"W. AND A CHORD DISTANCE OF 34.53 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.79 FEET; THENCE N.00°22'34"E. FOR 542.06

SHEET 1 OF 4

SERVING THE STATE OF FLORIDA

FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF $89^{\circ}02'06''$, A CHORD BEARING OF $N.44^{\circ}53'37''E.$ AND A CHORD DISTANCE OF 42.07 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 46.62 FEET; THENCE $N.89^{\circ}24'40''E.$ FOR 1101.50 FEET; THENCE $S.00^{\circ}35'20''E.$ FOR 130.00 FEET TO THE SOUTHWEST CORNER OF LOT 120 OF SAID PLAT; SAID POINT HAVING A STATE PLANE COORDINATE OF N:898755.0572, E:645110.6888; THENCE $S.89^{\circ}24'40''W.$ FOR 1003.17 FEET; THENCE $S.00^{\circ}22'34''W.$ FOR 373.37 FEET; THENCE $S.69^{\circ}53'03''E.$ FOR 321.85 FEET; THENCE $N.44^{\circ}44'16''E.$ FOR 169.44 FEET TO THE **POINT OF BEGINNING.**

CONTAINS 6.16 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE CODE "PNTA", IN U.S. FEET WHEREIN THE WESTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD BEARS $S.44^{\circ}52'48''W.$

TOTAL AREA OF BOTH PARCELS = 14.93 ACRES, MORE OR LESS.

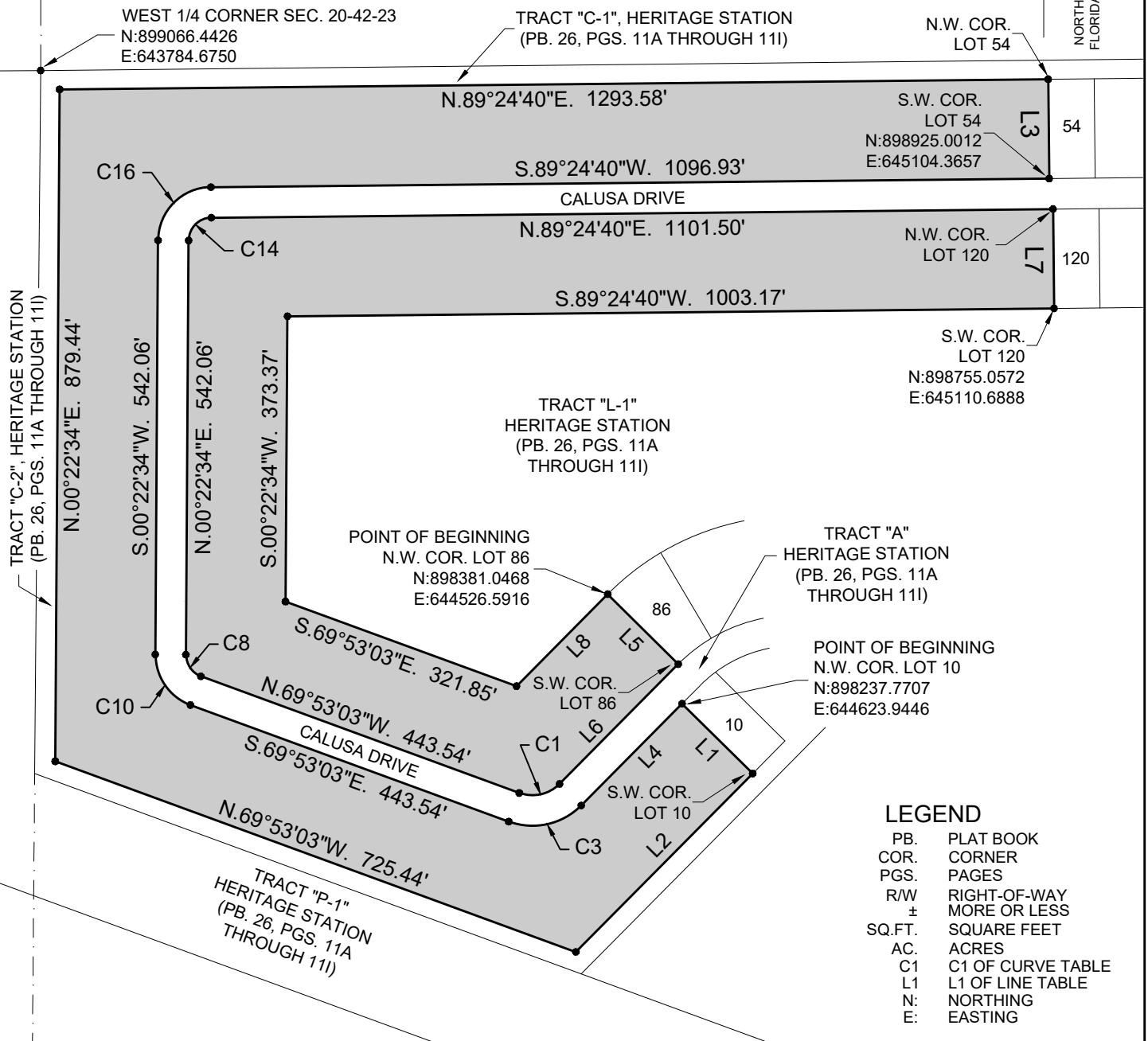
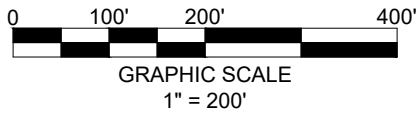
ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

OCTOBER 21, 2025

STEVEN R. SONBERG, P.E., P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 6656

SHEET 2 OF 4

SERVING THE STATE OF FLORIDA



- LEGEND**
- PB. PLAT BOOK
 - COR. CORNER
 - PGS. PAGES
 - R/W RIGHT-OF-WAY
 - ± MORE OR LESS
 - SQ.FT. SQUARE FEET
 - AC. ACRES
 - C1 C1 OF CURVE TABLE
 - L1 L1 OF LINE TABLE
 - N. NORTHING
 - E. EASTING

NOTE: THIS IS NOT A BOUNDARY SURVEY



4161 TAMiami TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1165
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

SKETCH TO ACCOMPANY DESCRIPTION

PHASE II

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	(S-T-R)
10/21/2025	3127M	JS	SS	1"=200'	3of4	20-42-23

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.45°15'44"E.	130.00'
L2	S.44°44'16"W.	328.70'
L3	S.00°35'20"E.	130.00'
L4	N.44°44'16"E.	187.52'
L5	S.45°15'44"E.	130.00'
L6	S.44°44'16"W.	220.77'
L7	S.00°35'20"E.	130.00'
L8	N.44°44'16"E.	169.44'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	50.00'	57.05'	54.01'	S.77°25'36"W.	65°22'41"
C3	90.00'	102.70'	97.21'	N.77°25'36"E.	65°22'41"
C8	30.00'	36.79'	34.53'	N.34°45'14"W.	70°15'37"
C10	70.00'	85.84'	80.56'	S.34°45'14"E.	70°15'37"
C14	30.00'	46.62'	42.07'	N.44°53'37"E.	89°02'06"
C16	70.00'	108.78'	98.16'	S.44°53'37"W.	89°02'06"

LEGEND

PB.	PLAT BOOK
COR.	CORNER
PGS.	PAGES
R/W	RIGHT-OF-WAY
±	MORE OR LESS
SQ.FT.	SQUARE FEET
AC.	ACRES
C1	C1 OF CURVE TABLE
L1	L1 OF LINE TABLE
N:	NORTHING
E:	EASTING

NOTE: THIS IS NOT A BOUNDARY SURVEY



ATWELL

4161 TAMiami TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1165

FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

SKETCH TO ACCOMPANY DESCRIPTION

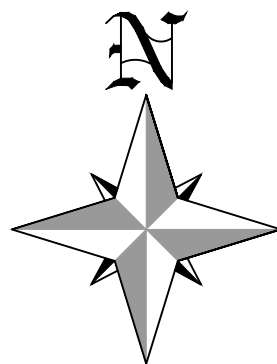
PHASE II

CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	(S-T-R)
10/21/2025	3127M	JS	SS	N/A	4of4	20-42-23

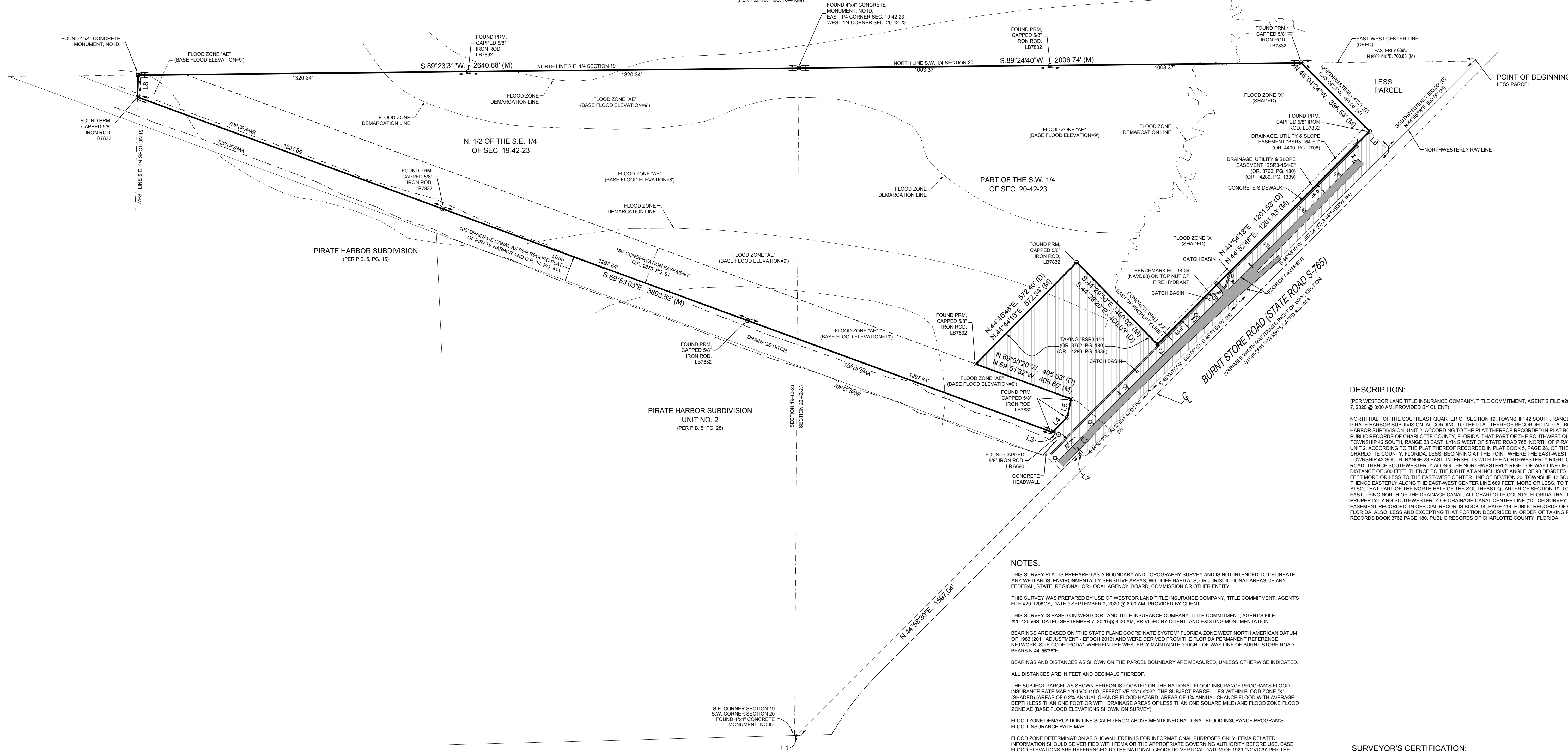
SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 19 & 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA



0 200' 400' 600'
GRAPHIC SCALE 1"= 200'

TERN BAY GOLF AND COUNTRY
CLUB RESORT
(PER P.B. 19, PGS. 18A-18M)



DESCRIPTION:

(PER WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT, AGENT'S FILE #20-1205GS, DATED SEPTEMBER 7, 2020 @ 8:00 AM, PROVIDED BY CLIENT)

NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 23 EAST, LYING NORTH OF PIRATE HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 15, AND PIRATE HARBOR SUBDIVISION, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 28, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, LYING WEST OF STATE ROAD 785, NORTH OF PIRATE HARBOR SUBDIVISION, UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 28, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS: BEGINNING AT THE POINT WHERE THE EAST-WEST CENTER LINE OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, INTERSECTS WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BURNT STORE ROAD A DISTANCE OF 500 FEET, THENCE TO THE RIGHT AT AN INCLUSIVE ANGLE OF 90 DEGREES GOING NORTHWESTERLY 473 FEET MORE OR LESS TO THE EAST-WEST CENTER LINE OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 23 EAST, AND THENCE EASTERLY ALONG THE EAST-WEST CENTER LINE 680 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALSO, THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH RANGE 23 EAST, LYING NORTH OF THE DRAINAGE CANAL, ALL CHARLOTTE COUNTY, FLORIDA THAT PORTION OF THE ABOVE PROPERTY LYING SOUTHWESTERLY OF DRAINAGE CANAL CENTER LINE ("DITCH SURVEY LINE") AS DESCRIBED IN EASEMENT RECORDED, IN OFFICIAL RECORDS BOOK 14, PAGE 414, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, ALSO, LESS AND EXCEPTING THAT PORTION DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3762 PAGE 180, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

NOTES:

THIS SURVEY PLAT IS PREPARED AS A BOUNDARY AND TOPOGRAPHY SURVEY AND IS NOT INTENDED TO DELINEATE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

THIS SURVEY WAS PREPARED BY USE OF WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT, AGENT'S FILE #20-1205GS, DATED SEPTEMBER 7, 2020 @ 8:00 AM, PROVIDED BY CLIENT.

THIS SURVEY IS BASED ON WESTCOR LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT, AGENT'S FILE #20-1205GS, DATED SEPTEMBER 7, 2020 @ 8:00 AM, PROVIDED BY CLIENT, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "RCDA", WHEREIN THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BURNT STORE ROAD BEARS N 44°55'38"E.

BEARINGS AND DISTANCES AS SHOWN ON THE PARCEL BOUNDARY ARE MEASURED, UNLESS OTHERWISE INDICATED. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP 1201500416G, EFFECTIVE 10/15/2022. THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND FLOOD ZONE FLOOD ZONE AE (BASE FLOOD ELEVATIONS SHOWN ON SURVEY).

FLOOD ZONE DEMARCATION LINE SCALED FROM ABOVE MENTIONED NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

FLOOD ZONE DETERMINATION AS SHOWN HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. FEMA RELATED INFORMATION SHOULD BE VERIFIED WITH FEMA OR THE APPROPRIATE GOVERNING AUTHORITY BEFORE USE. BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP.

ELEVATIONS AS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD1988) FROM NGS BENCHMARK "175 82 A11", HAVING AN ELEVATION OF 5.481 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD1929) CONVERTED TO AN ELEVATION OF 4.333 FEET (NAVD1988) USING ARMY CORPS OF ENGINEERS CORRECTION V6.01.

ALL PLAT BOOKS AND OFFICIAL RECORD BOOKS SHOWN AND DESCRIBED ON THIS SURVEY PLAT ARE RECORDED IN THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

UNDERGROUND IMPROVEMENTS, OTHER THAN AS SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 85.47 ACRES, MORE OR LESS.

LAST DATE OF FIELD WORK: 05-09-2022 (PLAT PRM# SET)
06-09-2025 (SITE SURVEYING)

LEGEND

●	SET CAPPED IRON ROD #LB6690	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
PRM	PERMANENT REFERENCE MONUMENT	±	MORE OR LESS
SEC.	SECTION	L1	LINE DATA (SEE LINE TABLE)
R/W	RIGHT-OF-WAY	⊙	LIGHT POLE
(D)	DEED DATA	⊕	ELECTRIC HAND HOLE
PLS	PROFESSIONAL LAND SURVEYOR	—	SIGN
LB	LICENSED BUSINESS	⊕	PHONE SERVICE BOX
R.L.S.	REGISTERED LAND SURVEYOR	⊕	WATER GATE VALVE
OR.	OFFICIAL RECORDS BOOK	⊕	SEWER GATE VALVE
PG.	PAGE		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.89°23'31"W. (M)	9.72' (M)
L2	N.49°03'25"W. (D)	128.72' (D)
	N.49°03'18"W. (M)	128.72' (M)
L3	N.69°50'20"W. (D)	26.15' (D)
	N.69°53'03"W. (M)	25.09' (M)
L4	N.44°12'48"E. (D)	83.85' (D)
	N.44°12'48"E. (M)	83.75' (M)
L5	N.12°12'48"E. (D)	74.42' (D)
	N.12°11'16"E. (D)	74.44' (M)
L6	S.45°03'30"E. (D)	104.41' (D)
	S.45°04'24"E. (M)	104.54' (M)
L7	N.49°03'25"W. (D)	104.54' (M)
	N.49°01'47"W. (M)	17.85' (M)
L8	S.01°10'32"W. (M)	87.76' (M)

NO.	DATE	UPDATE SURVEY	REVISION DESCRIPTION	JS	BY
1	06/26/25	UPDATE SURVEY		JS	



ATWELL
4161 TAMAMI TRAIL, BLDG. 5, #501
PORT CHARLOTTE, FL 33952
941.625.1165
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

BOUNDARY SURVEY
HERITAGE STATION
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/09/20	3127M	3127M-SR		JS	BJC	1"=200'	1 of 1