

DRAFT

ORDINANCE NUMBER 2025 -

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4
5 AN ORDINANCE OF THE BOARD OF COUNTY
6 COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA,
7 PURSUANT TO SECTION 163.3184, FLORIDA STATUTES,
8 AMENDING THE COUNTY'S COMPREHENSIVE PLAN BY:
9 (1) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP
10 #1: 2030 FUTURE LAND USE FROM COMPACT GROWTH
11 MIXED USE (CGMU) (1,081.75± ACRES) AND
12 PRESERVATION (PR) (92.39± ACRES) TO CGMU (1,010.69±
13 ACRES) AND PR (163.45± ACRES) IN ORDER TO ALLOW
14 FOR A MIXTURE OF RESIDENTIAL USES UP TO 3,475
15 UNITS (A REDUCTION OF 485 UNITS), COMMERCIAL, AND
16 LIGHT INDUSTRIAL USES UP TO 1,400,000 SQUARE FEET
17 (A REDUCTION OF 109,807 SQUARE FEET); INCREASING
18 THE BASE DENSITY FROM 1,631 UNITS SUBJECT TO THE
19 COMPREHENSIVE PLAN; (2) AMENDING CHARLOTTE
20 COUNTY FLUM SERIES MAP #2: 2050 FRAMEWORK,
21 FROM AGRICULTURAL/RURAL TO EMERGING
22 NEIGHBORHOOD FOR 28.01± ACRES OF PROPERTIES
23 AND 99.13± ACRES OF PROPERTIES FROM EMERGING
24 NEIGHBORHOOD TO AGRICULTURAL/RURAL; AND
25 (3) AMENDING CHARLOTTE COUNTY FLUM SERIES MAP
26 #3: 2030 SERVICE AREA DELINEATION, TO EXTEND THE
27 URBAN SERVICE AREA BOUNDARY TO INCLUDE 28.01±
28 ACRES OF PROPERTIES AND TO CONCURRENTLY
29 REMOVE 99.13± ACRES OF PROPERTIES FROM THE
30 URBAN SERVICE AREA; FOR PROPERTIES GENERALLY
31 LOCATED SOUTHEAST OF MCCALL ROAD (SR 776) AND
32 SOUTHWEST OF THE MYAKKA RIVER, IN THE WEST
33 COUNTY AREA, CONTAINING 1,174.14± ACRES;
34 COMMISSION DISTRICT IV; PETITION PAL-24-04;
35 APPLICANT: MARONDA HOMES, LLC OF FLORIDA;
36 PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR
37 TRANSMITTAL OF ADOPTED ORDINANCE.
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RECITALS

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42 WHEREAS, applicant, Maronda Homes, LLC of Florida ("Applicant"), filed
43 Petition PAL-24-04, seeking a large scale plan amendment to the County's Comprehensive
44 Plan by: (1) amending Charlotte County FLUM Series Map #1: 2030 Future Land Use from

45 Compact Growth Mixed Use (CGMU) (1,081.75± acres) and Preservation (PR) (92.39±
46 acres) to CGMU (1,010.69± acres) and PR (163.45± acres) in order to allow for a mixture of
47 residential uses no greater than 3,475 units (a reduction of 485 units), commercial, and
48 light industrial uses up to 1,400,000 square feet (a reduction of 109,807 square feet);
49 establishing the base density as 1,631 units subject always to the relevant Comprehensive
50 Plan provisions; restricting development on Area A as identified under Section 1 of FLU
51 Appendix VII: Compact Growth Mixed Use Master Development Plan to low impact
52 recreational uses/passive recreational uses; (2) amending Charlotte County FLUM Series
53 Map #2: 2050 Framework, from Agricultural/Rural to Emerging Neighborhood for 28.01±
54 acres of properties and 99.13± acres of properties from Emerging Neighborhood to
55 Agricultural/Rural; and (3) amending Charlotte County FLUM Series Map #3: 2030 Service
56 Area Delineation, to extend the Urban Service Area boundary to add 28.01± acres and to
57 concurrently remove 99.13± acres from the Urban Service Area; for properties generally
58 located southeast of McCall Road (SR 776) and southwest of the Myakka River, in the
59 West County area, containing 1,174.14± acres, in Commission District IV, more particularly
60 described in attached Exhibit "A" ("Property"), which Property is owned by multiple owners
61 as provided in attached Exhibit "B"; and

62 WHEREAS, on February 10, 2025, Petition PAL-24-04 was heard before the
63 Charlotte County Planning and Zoning Board ("P&Z Board") and, based on the findings and
64 analysis provided by County Staff and the evidence presented to the P&Z Board, Petition
65 PAL-24-04 was found to be consistent with the County's Comprehensive Plan; the P&Z
66 Board recommended approval for transmittal of Petition PAL-24-04 to the Florida
67 Department of Commerce and other state agencies for review; and

68 WHEREAS, in a public hearing held on Tuesday, March 25, 2025, the Board
69 of County Commissioners of Charlotte County, Florida ("Board") reviewed plan amendment
70 Petition PAL-24-04 and, based on the findings and analysis provided by County Staff
71 regarding the amendment and the evidence presented to the Board, approved transmittal
72 of Petition PAL-24-04 to the Florida Department of Commerce and other state agencies for
73 review and comment; and

74 WHEREAS, Petition PAL-24-04 was transmitted to the Florida Department of
75 Commerce and other state agencies for review and comment; and

76 WHEREAS, the comments received by the reviewing agencies, if any, have
77 been considered and addressed by the Applicant and incorporated into the findings and
78 analysis provided by County Staff; and

79 WHEREAS, after due consideration regarding Petition PAL-24-04 in a public
80 hearing held on _____, 2025, and based on the findings and analysis
81 presented to the Board, the Board finds that the proposed amendment is consistent with
82 the County's Comprehensive Plan, and that the requirements of Chapter 163, Florida
83 Statutes, as they relate to the Petition have been met, and that it is in the best interests of
84 the County and its citizens to approve Petition PAL-24-04.

85 NOW, THEREFORE, BE IT ORDAINED by the Board of County
86 Commissioners of Charlotte County, Florida:

87 Section 1. Approval. Petition PAL-24-04 requesting a large scale plan
88 amendment to the County's Comprehensive Plan by: (1) amending Charlotte County FLUM
89 Series Map #1: 2030 Future Land Use from Compact Growth Mixed Use (CGMU)
90 (1,081.75± acres) and Preservation (PR) (92.39± acres) to CGMU (1,010.69± acres) and

91 PR (163.45± acres) in order to allow for a mixture of residential uses no greater than 3,475
92 units (a reduction of 485 units), commercial, and light industrial uses up to 1,400,000
93 square feet (a reduction of 109,807 square feet); establishing the base density as 1,631
94 units subject always to the relevant Comprehensive Plan provisions; (2) amending
95 Charlotte County FLUM Series Map #2: 2050 Framework, from Agricultural/Rural to
96 Emerging Neighborhood for 28.01± acres of properties and 99.13± acres of properties from
97 Emerging Neighborhood to Agricultural/Rural; and (3) amending Charlotte County FLUM
98 Series Map #3: 2030 Service Area Delineation, to extend the Urban Service Area boundary
99 to add 28.01± acres of properties and to concurrently remove 99.13± acres of properties
100 from the Urban Service Area; for properties generally located southeast of McCall Road
101 (SR 776) and southwest of the Myakka River, in the West County area, containing
102 1,174.14± acres, in Commission District IV, more particularly described in attached Exhibit
103 "A", is hereby approved.

104 Section 2. Effective date. The effective date of this plan amendment, if the
105 amendment is not timely challenged, shall be 31 days after the state land planning agency
106 notifies the local government that the plan amendment package is complete. If timely
107 challenged, this amendment shall become effective on the date the state land planning
108 agency or the Administration Commission enters a final order determining this adopted
109 amendment to be in compliance. No development orders, development permits, or land
110 uses dependent on this amendment may be issued or commence before its effective date.
111 If a final order of noncompliance is issued by the Administration Commission, this
112 amendment may nevertheless be made effective by adoption of a resolution affirming its
113 effective status, a copy of which resolution shall be sent to the state land planning agency.

114 Section 3. Transmittal. County Staff is hereby directed to forward a copy of
115 this Ordinance and its attachments to the Florida Department of Commerce, 107 East
116 Madison Street, Tallahassee, FL 32399-4120, and to the Executive Director, Southwest
117 Florida Regional Planning Council, 1400 Colonial Boulevard, Suite 1, Fort Myers, FL
118 33907.

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[SIGNATURE PAGE FOLLOWS]

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PASSED AND DULY ADOPTED this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

DRAFT

By: _____
Joseph M. Tiseo, Chairman

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

DRAFT

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DRAFT

By: _____
Janette S. Knowlton, County Attorney
LR2024-0558

SURVEY PLAT

OF A PARCEL OF LAND LYING IN
SECTIONS 33, 34, TOWNSHIP 42 SOUTH, RANGE 21 EAST,
SECTIONS 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST,
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN THE PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 4, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 6, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 8, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 10, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 33, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 33, 34, TOWNSHIP 42 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 34, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 33, 34, TOWNSHIP 42 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 4, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 6, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 8, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 10, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 4, 6, 8 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 33, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 33, 34, TOWNSHIP 42 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

SECTION 34, BEING A CERTAIN PART OF PARCEL COUNTY OF CHARLOTTE, FLORIDA, BEING A CERTAIN PART OF SECTION 33, 34, TOWNSHIP 42 SOUTH, RANGE 21 EAST, BEING MORE FULLY DESCRIBED AS FOLLOWS:

NOTES

1. THIS SURVEY PLAT IS PREPARED AS A SURVEY PLAT AND IS NOT INTENDED TO BE USED AS A DEED OR TO CONVEY ANY INTEREST IN REAL PROPERTY. IT IS INTENDED TO BE USED TO SHOW THE LOCATION OF THE BOUNDARIES OF THE PARCEL OF LAND DESCRIBED IN THE SURVEY PLAT AND TO SHOW THE LOCATION OF THE BOUNDARIES OF THE PARCELS OF LAND ADJACENT TO THE PARCEL OF LAND DESCRIBED IN THE SURVEY PLAT.

2. THE SURVEY PLAT IS PREPARED BY ATWELL SURVEYING, P.L.L.C., A PROFESSIONAL SURVEYING FIRM LICENSED UNDER THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, F.S., FLORIDA. THE SURVEY PLAT IS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSIONAL SURVEYING ACT, CHAPTER 471, F.S., FLORIDA.

3. THE SURVEY PLAT IS PREPARED ON THE BASIS OF THE INFORMATION FURNISHED TO THE SURVEYOR BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE SURVEY PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PARCEL OF LAND DESCRIBED IN THE SURVEY PLAT AND HAS FOUND THAT THE INFORMATION FURNISHED TO THE SURVEYOR IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

4. THE SURVEY PLAT IS PREPARED ON THE BASIS OF THE INFORMATION FURNISHED TO THE SURVEYOR BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE SURVEY PLAT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PARCEL OF LAND DESCRIBED IN THE SURVEY PLAT AND HAS FOUND THAT THE INFORMATION FURNISHED TO THE SURVEYOR IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

- LEGEND**
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DATE	PROJECT	DRAWING	DESIGN	STATUS	CHECKED	SCALE	SHEET
5/17/24	4188A	0384-SH		✓	CSH	1"=400'	1 of 13

ATWELL
SURVEYING, P.L.L.C.
1100 W. BAY ST. SUITE 100
PORT ST. LUCIE, FLORIDA 34953
TEL: 888.644.1300
WWW.ATWELLSURV.COM

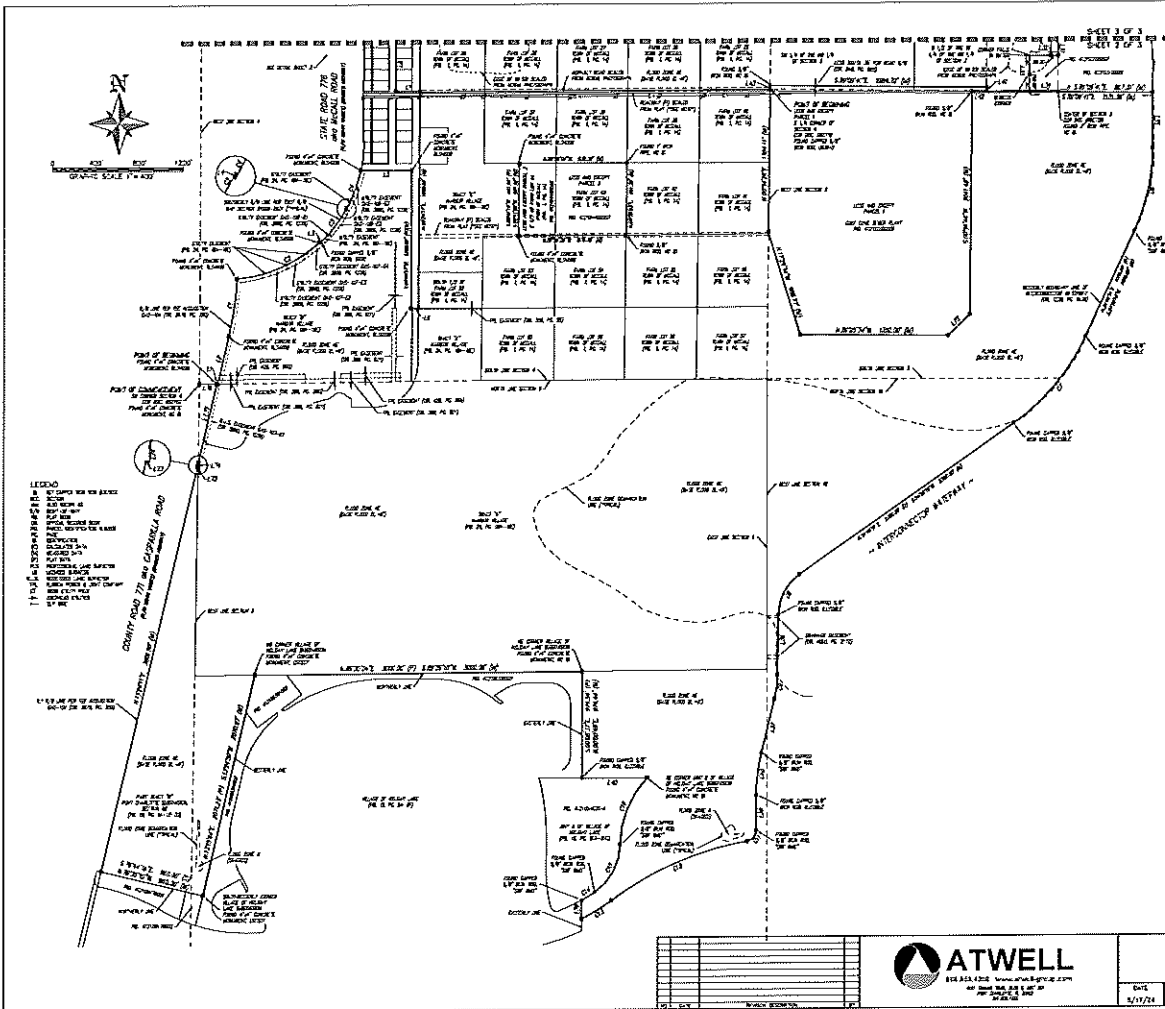
BOUNDARY SURVEY
HARBOR VILLAGE
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	STATUS	CHECKED	SCALE	SHEET
5/17/24	4188A	0384-SH		✓	CSH	1"=400'	1 of 13



SURVEY PLAT

OF A PARCEL OF LAND LONG IN
SECTIONS 12, 13, 14, TOWNSHIP 40 NORTH, RANGE 21 EAST,
SECTIONS 1, 4, 8, 9 AND 12, TOWNSHIP 41 SOUTH, RANGE 21 EAST,
CHARLOTTE COUNTY, FLORIDA



NOTES:
 1. THIS SURVEY IS A PARTIAL SURVEY AND DOES NOT REPRESENT THE ENTIRE PARCEL OF LAND DESCRIBED IN THE DEED.
 2. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED ANY FIELD VERIFICATION.
 3. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY.
 4. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ENCUMBRANCES OR EASEMENTS AFFECTING THE PARCEL.
 5. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ADJACENT PARCELS OR THEIR BOUNDARIES.
 6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNLAWFUL ACTS OR OMISSIONS.
 7. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY.
 8. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT.
 9. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DELAYS OR INCONVENIENCES.
 10. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNFURNISHED INFORMATION.
 11. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE DELAYS.
 12. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE COSTS.
 13. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE RISKS.
 14. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE DAMAGES.
 15. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE LOSSES.
 16. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE INJURIES.
 17. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE DEATHS.
 18. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE CONSEQUENCES.
 19. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE RESULTS.
 20. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNREASONABLE OUTCOMES.

LINE TABLE

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CURVE TABLE

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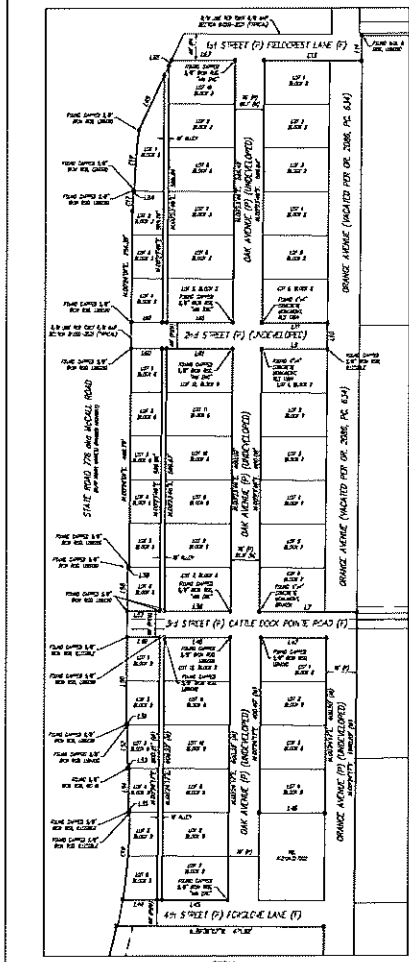
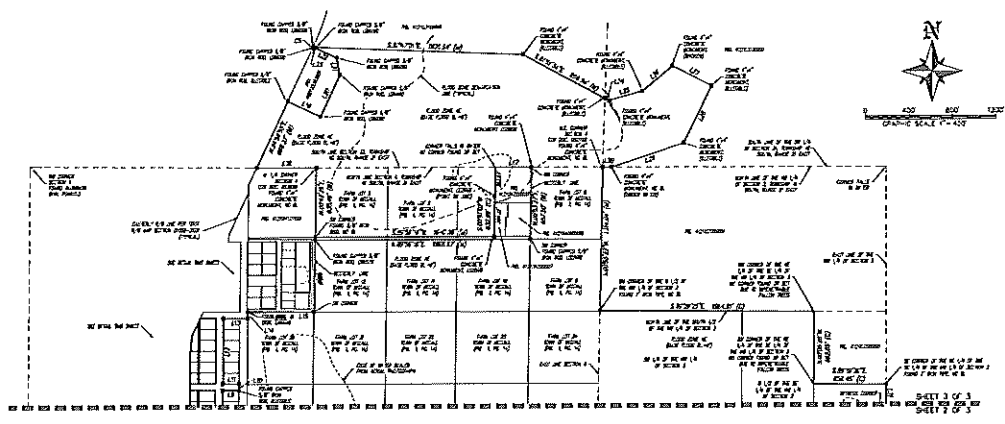


BOUNDARY SURVEY
HARBOR VILLAGE
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	NO. PAGES	NO. SHEETS	NO. PAGES	NO. SHEETS	SCALE	DATE
5/17/24	4188A	28	28	1	1	1"=40'	2013

SURVEY PLAT

OF A PARCEL OF LAND LYING IN SECTIONS 34, 34A, TOWNSHIP 40 SOUTH, RANGE 21 EAST, SECTIONS 4, 5, & 9 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLIE COUNTY, FLORIDA.



CURVE TABLE

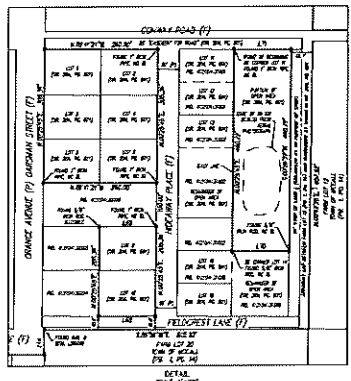
STATION	CHORD	CHORD BEGINS AT	CHORD ENDS AT
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10+00	100.00	40+00	60+00
10+00	100.00	60+00	80+00
10+00	100.00	80+00	100+00

LINE TABLE

LINE NO.	STATION	DESCRIPTION	BEARING	DISTANCE
1	0+00	TO 10+00	N 00° 00' 00" E	100.00
1	10+00	TO 20+00	N 00° 00' 00" E	100.00
1	20+00	TO 30+00	N 00° 00' 00" E	100.00
1	30+00	TO 40+00	N 00° 00' 00" E	100.00
1	40+00	TO 50+00	N 00° 00' 00" E	100.00
1	50+00	TO 60+00	N 00° 00' 00" E	100.00
1	60+00	TO 70+00	N 00° 00' 00" E	100.00
1	70+00	TO 80+00	N 00° 00' 00" E	100.00
1	80+00	TO 90+00	N 00° 00' 00" E	100.00
1	90+00	TO 100+00	N 00° 00' 00" E	100.00
1	100+00	TO 110+00	N 00° 00' 00" E	100.00
1	110+00	TO 120+00	N 00° 00' 00" E	100.00
1	120+00	TO 130+00	N 00° 00' 00" E	100.00
1	130+00	TO 140+00	N 00° 00' 00" E	100.00
1	140+00	TO 150+00	N 00° 00' 00" E	100.00
1	150+00	TO 160+00	N 00° 00' 00" E	100.00
1	160+00	TO 170+00	N 00° 00' 00" E	100.00
1	170+00	TO 180+00	N 00° 00' 00" E	100.00
1	180+00	TO 190+00	N 00° 00' 00" E	100.00
1	190+00	TO 200+00	N 00° 00' 00" E	100.00

LINE TABLE

LINE NO.	STATION	DESCRIPTION	BEARING	DISTANCE
2	0+00	TO 10+00	N 00° 00' 00" E	100.00
2	10+00	TO 20+00	N 00° 00' 00" E	100.00
2	20+00	TO 30+00	N 00° 00' 00" E	100.00
2	30+00	TO 40+00	N 00° 00' 00" E	100.00
2	40+00	TO 50+00	N 00° 00' 00" E	100.00
2	50+00	TO 60+00	N 00° 00' 00" E	100.00
2	60+00	TO 70+00	N 00° 00' 00" E	100.00
2	70+00	TO 80+00	N 00° 00' 00" E	100.00
2	80+00	TO 90+00	N 00° 00' 00" E	100.00
2	90+00	TO 100+00	N 00° 00' 00" E	100.00
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2	130+00	TO 140+00	N 00° 00' 00" E	100.00
2	140+00	TO 150+00	N 00° 00' 00" E	100.00
2	150+00	TO 160+00	N 00° 00' 00" E	100.00
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2	190+00	TO 200+00	N 00° 00' 00" E	100.00



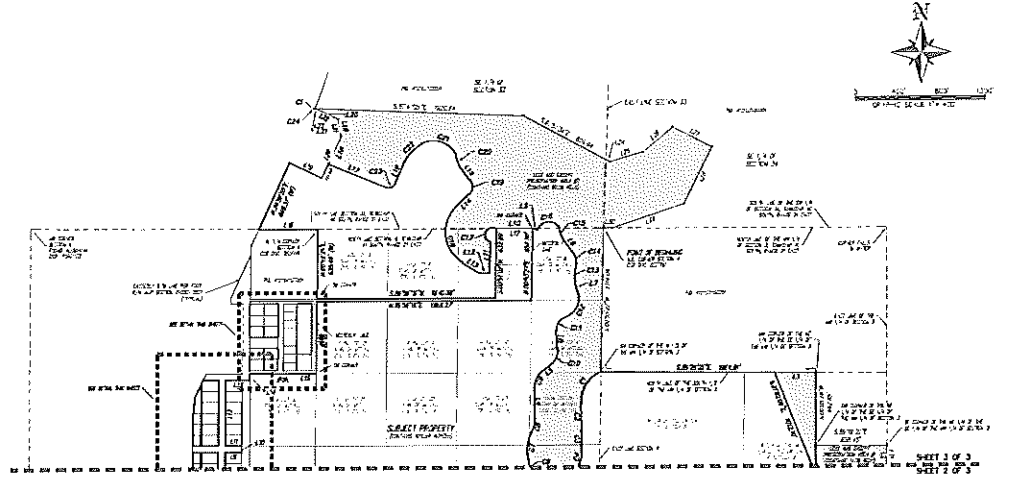
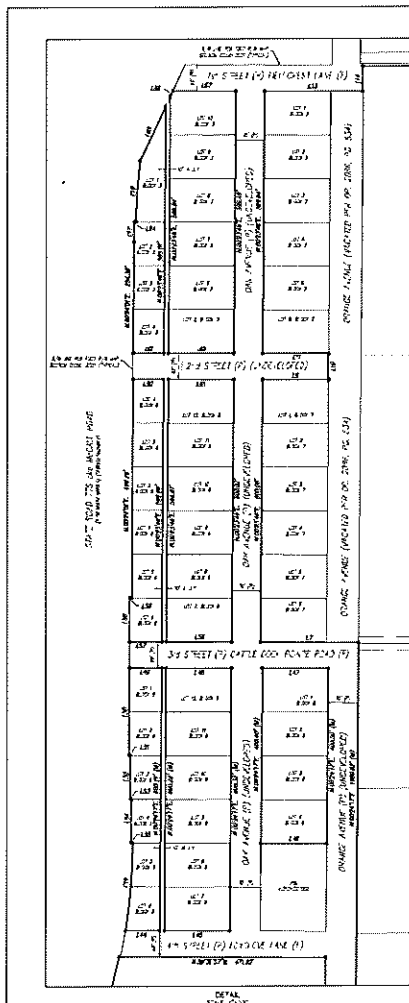
DETAIL SCALE 1" = 400'

LINE NO.	STATION	DESCRIPTION	BEARING	DISTANCE
1	0+00	TO 10+00	N 00° 00' 00" E	100.00
1	10+00	TO 20+00	N 00° 00' 00" E	100.00
1	20+00	TO 30+00	N 00° 00' 00" E	100.00
1	30+00	TO 40+00	N 00° 00' 00" E	100.00
1	40+00	TO 50+00	N 00° 00' 00" E	100.00
1	50+00	TO 60+00	N 00° 00' 00" E	100.00
1	60+00	TO 70+00	N 00° 00' 00" E	100.00
1	70+00	TO 80+00	N 00° 00' 00" E	100.00
1	80+00	TO 90+00	N 00° 00' 00" E	100.00
1	90+00	TO 100+00	N 00° 00' 00" E	100.00
1	100+00	TO 110+00	N 00° 00' 00" E	100.00
1	110+00	TO 120+00	N 00° 00' 00" E	100.00
1	120+00	TO 130+00	N 00° 00' 00" E	100.00
1	130+00	TO 140+00	N 00° 00' 00" E	100.00
1	140+00	TO 150+00	N 00° 00' 00" E	100.00
1	150+00	TO 160+00	N 00° 00' 00" E	100.00
1	160+00	TO 170+00	N 00° 00' 00" E	100.00
1	170+00	TO 180+00	N 00° 00' 00" E	100.00
1	180+00	TO 190+00	N 00° 00' 00" E	100.00
1	190+00	TO 200+00	N 00° 00' 00" E	100.00



BOUNDARY SURVEY HARBOUR VILLAGE CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	REVISION	PLANT	DRAWN BY	SCALE	SHEET
5/1/24	ATWELL	4-284-28		JR	CCB	1" = 400'	3 of 3



CURVE TABLE

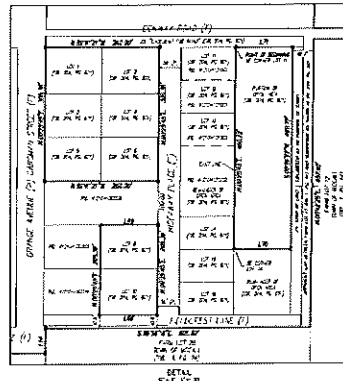
STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
1+00.00	S 89° 58' 12" E	11.000	11.000	90° 00' 00"
1+11.00	S 00° 00' 00" E	11.000	22.000	90° 00' 00"
1+22.00	N 89° 58' 12" W	11.000	33.000	90° 00' 00"
1+33.00	N 00° 00' 00" W	11.000	44.000	90° 00' 00"

LINE TABLE

LINE NO.	START STATION	END STATION	BEARING	DISTANCE	AREA
1	1+00.00	1+11.00	S 89° 58' 12" E	11.000	11.000
2	1+11.00	1+22.00	S 00° 00' 00" E	11.000	22.000
3	1+22.00	1+33.00	N 89° 58' 12" W	11.000	33.000
4	1+33.00	1+44.00	N 00° 00' 00" W	11.000	44.000

LINE TABLE

LINE NO.	START STATION	END STATION	BEARING	DISTANCE	AREA
5	1+44.00	1+55.00	N 89° 58' 12" E	11.000	55.000
6	1+55.00	1+66.00	S 00° 00' 00" E	11.000	66.000
7	1+66.00	1+77.00	N 89° 58' 12" W	11.000	77.000
8	1+77.00	1+88.00	N 00° 00' 00" W	11.000	88.000



LINE TABLE

LINE NO.	START STATION	END STATION	BEARING	DISTANCE	AREA
9	1+88.00	1+99.00	N 89° 58' 12" E	11.000	99.000
10	1+99.00	1+10.00	S 00° 00' 00" E	11.000	110.000
11	1+10.00	1+21.00	N 89° 58' 12" W	11.000	121.000
12	1+21.00	1+32.00	N 00° 00' 00" W	11.000	132.000

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
1+00.00	S 89° 58' 12" E	11.000	11.000	90° 00' 00"
1+11.00	S 00° 00' 00" E	11.000	22.000	90° 00' 00"
1+22.00	N 89° 58' 12" W	11.000	33.000	90° 00' 00"
1+33.00	N 00° 00' 00" W	11.000	44.000	90° 00' 00"

- LEGEND**
- 1. LOT
 - 2. DRIVE
 - 3. SIDEWALK
 - 4. EASEMENT
 - 5. EASEMENT
 - 6. EASEMENT
 - 7. EASEMENT
 - 8. EASEMENT
 - 9. EASEMENT
 - 10. EASEMENT
 - 11. EASEMENT
 - 12. EASEMENT
 - 13. EASEMENT
 - 14. EASEMENT
 - 15. EASEMENT
 - 16. EASEMENT
 - 17. EASEMENT
 - 18. EASEMENT
 - 19. EASEMENT
 - 20. EASEMENT

DATE	PROJECT	DATE	BY	CHKD	APPD
3/11/21	4 914	4/26/21	ESD	JR	ESD



NOTE: NOT A BOUNDARY SURVEY

SKETCH AND DESCRIPTION
CGMU AREA
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DATE	BY	CHKD	APPD	SHEET
3/11/21	4 914	4/26/21	ESD	JR	ESD	17 of 20

3 of 3



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 3 AND 10, T-41-S, R-21-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVATION AREA #2)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 3 AND 10, TOWNSHIP 41 SOUTH, RANGE 21 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 3, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #082719; THENCE S.00°34'26"W. (FOR A BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID SECTION 3 FOR 1304.11 FEET TO A POINT ON SAID WEST LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.00°34'26"W. ALONG SAID WEST LINE FOR 1348.15 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #082722; THENCE S.00°00'18"W. ALONG THE WEST LINE OF SAID SECTION 10 FOR 331.76 FEET TO A POINT ON SAID WEST LINE; THENCE S.89°40'52"E. FOR 80.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 159.18 FEET, A DELTA ANGLE OF 53°33'05", A CHORD BEARING OF S.60°39'27"E., A CHORD DISTANCE OF 143.42 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 148.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 745.29 FEET, A DELTA ANGLE OF 13°01'38", A CHORD BEARING OF S.39°26'04"E. AND A CHORD DISTANCE OF 169.09 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 169.45 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 271.00 FEET, A DELTA ANGLE OF 64°47'41", A CHORD BEARING OF S.83°59'08"E. AND A CHORD DISTANCE OF 290.40 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 306.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1439.11 FEET, A DELTA ANGLE OF 13°26'03", A CHORD BEARING OF N.72°36'10"E. AND A CHORD DISTANCE OF 336.66 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 337.43 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 314.71 FEET, A DELTA ANGLE OF 32°56'41", A CHORD BEARING OF N.60°03'38"E. AND A CHORD DISTANCE OF 178.47 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 180.96 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 304.02 FEET, A DELTA ANGLE OF 32°33'38", A CHORD BEARING OF N.58°55'09"E. AND A CHORD DISTANCE OF 170.46 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 172.77 FEET; THENCE N.76°17'16"E. FOR 344.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 358.09 FEET, A DELTA ANGLE OF 56°54'45", A CHORD BEARING OF N.38°21'26"E. AND A CHORD DISTANCE OF 341.25 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 355.69 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 402.36 FEET, A DELTA ANGLE OF 42°17'21", A CHORD BEARING OF N.30°45'37"E. AND A CHORD DISTANCE OF 290.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 296.98 FEET; THENCE N.53°16'10"E. FOR 212.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 491.53 FEET, A DELTA ANGLE OF 28°53'55", A CHORD BEARING OF N.41°10'33"E. AND A CHORD DISTANCE OF 245.29 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 247.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 448.95 FEET, A DELTA ANGLE OF 31°42'37", A CHORD BEARING OF N.38°47'30"E. AND A CHORD DISTANCE OF 245.31 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 248.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 661.98 FEET, A DELTA ANGLE OF 57°01'16", A CHORD BEARING OF N.26°46'42"E. AND A CHORD DISTANCE OF 631.95 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 658.80

SHEET 1 OF 4

SERVING THE STATE OF FLORIDA

FEET; THENCE N.00°15'16"W. FOR 630.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 416.91 FEET, A DELTA ANGLE OF 29°27'53", A CHORD BEARING OF N.13°11'34"W. AND A CHORD DISTANCE OF 212.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 214.40 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 308.10 FEET, A DELTA ANGLE OF 70°05'45", A CHORD BEARING OF N.12°21'55"E. AND A CHORD DISTANCE OF 353.86 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 376.93 FEET; THENCE N.89°09'41"W. ALONG A LINE BEING PARALLEL TO AND 50 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3 FOR 837.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 838, PAGE 500, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, SOUTHERLY AND SOUTHWESTERLY LINES OF SAID LANDS THE FOLLOWING 4 COURSES: S.00°34'44"W. FOR 1991.48; THENCE S.45°34'26"W. FOR 275.00 FEET; THENCE N.89°25'34"W. FOR 1350.00 FEET; THENCE N.17°25'34"W. FOR 988.77 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINS 71.11 ACRES, MORE OR LESS.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

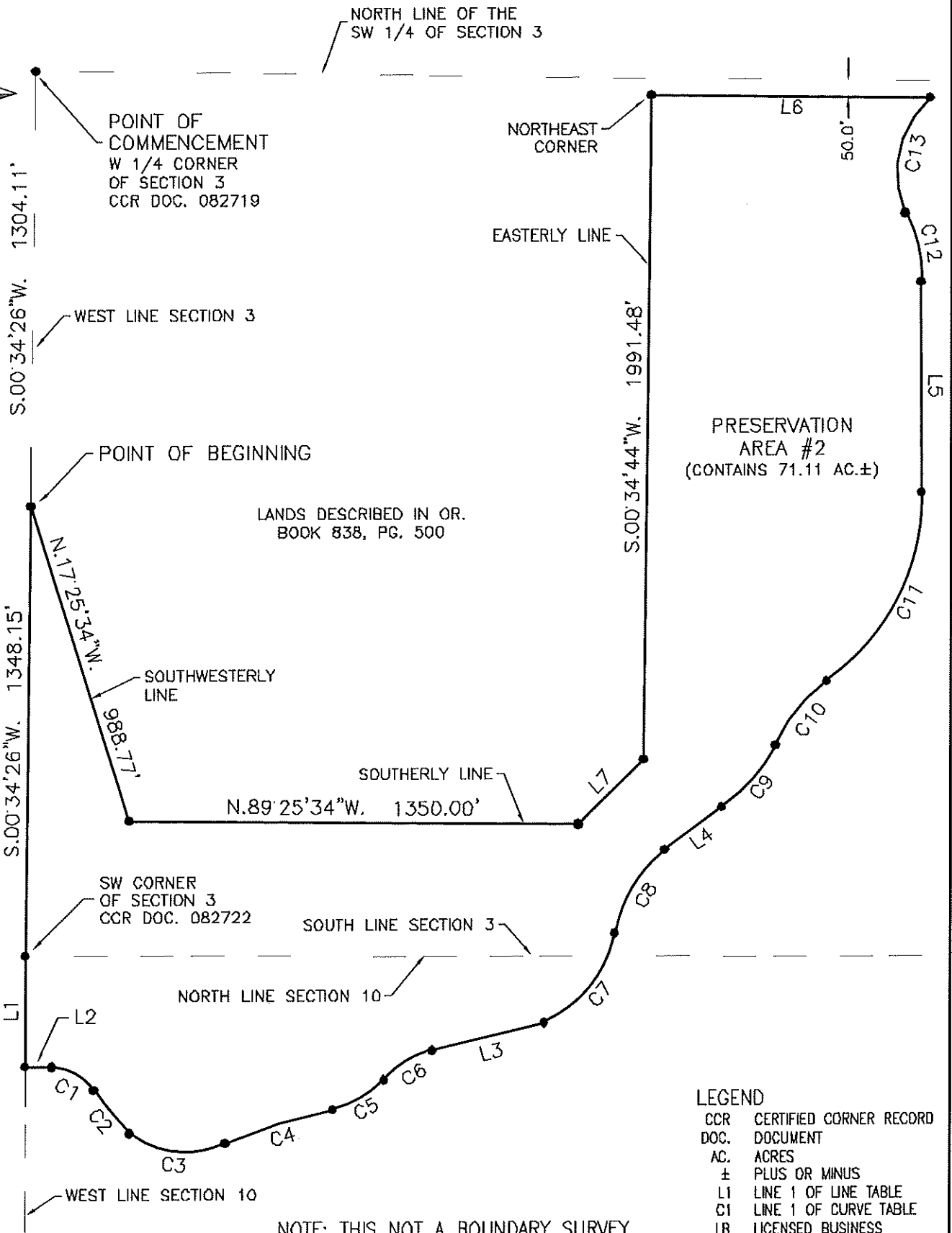
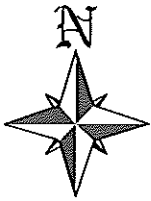
MAY 31, 2024

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 2 OF 4

SERVING THE STATE OF FLORIDA

4161 Tamiami Trail – Building 5, Unit 501, Port Charlotte, FL 33952
(941) 625-1165 www.atwell-group.com



LEGEND

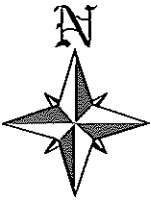
CCR	CERTIFIED CORNER RECORD
DOC.	DOCUMENT
AC.	ACRES
±	PLUS OR MINUS
L1	LINE 1 OF LINE TABLE
C1	LINE 1 OF CURVE TABLE
LB	LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



ATWELL
 866.850.4200 www.atwell-group.com
 4181 TAVIANI TRAIL, BLDG 5, UNIT 501
 PORT CHARLOTTE, FL 33902
 941.825.1193

SKETCH AND DESCRIPTION					
PRESERVATION AREA #2					
CHARLOTTE COUNTY, FLORIDA					
COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4196A	JB		COB	3 of 4



LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°00'18"W.	331.76'
L2	S.89°40'52"E.	80.38'
L3	N.76°17'16"E.	344.82'
L4	N.53°16'10"E.	212.70'
L5	N.00°15'18"W.	630.48'
L6	N.89°09'41"W.	837.69'
L7	S.45°34'26"W.	275.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	159.18'	148.78'	143.42'	S.60°39'27"E.	53°33'05"
C2	745.29'	169.45'	169.09'	S.39°26'04"E.	13°01'38"
C3	271.00'	306.47'	290.40'	S.83°59'08"E.	64°47'41"
C4	1439.11'	337.43'	336.66'	N.72°36'10"E.	13°26'03"
C5	314.71'	180.96'	178.47'	N.60°03'38"E.	32°56'41"
C6	304.02'	172.77'	170.46'	N.58°55'09"E.	32°33'38"
C7	358.09'	355.69'	341.25'	N.38°21'26"E.	56°54'45"
C8	402.36'	296.98'	290.28'	N.30°45'37"E.	42°17'21"
C9	491.53'	247.91'	245.29'	N.41°10'33"E.	28°53'55"
C10	448.95'	248.47'	245.31'	N.38°47'30"E.	31°42'37"
C11	661.98'	658.80'	631.95'	N.26°46'42"E.	57°01'16"
C12	416.91'	214.40'	212.04'	N.13°11'34"W.	29°27'53"
C13	308.10'	376.93'	353.86'	N.12°21'55"E.	70°05'45"

LEGEND

- CCR CERTIFIED CORNER RECORD
- DOC. DOCUMENT
- AC. ACRES
- ± PLUS OR MINUS
- L1 LINE 1 OF LINE TABLE
- C1 LINE 1 OF CURVE TABLE
- LB LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



ATWELL

866.850.4200 www.atwell-group.com
 4151 TANIAMI TRAIL, BLDG A, UNIT 501
 FORT CHARLOTTE, FL 33902
 941.925.1183

SKETCH AND DESCRIPTION
 PRESERVATION AREA #2
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
8/28/24	4100A	JS		COB	4 of 4



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTIONS 33 AND 34, T-40-S, R-21-E, AND
SECTION 4, T-41-S, R-21-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVATION AREA 3)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND SECTION 4, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #052700; THENCE S.00°55'22"W. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4 (FOR A BASIS OF BEARINGS) FOR 1314.04 FEET TO A POINT ON SAID EAST LINE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 279.82 FEET, A DELTA ANGLE OF 75°23'34", A CHORD BEARING OF S.32°31'31"W. AND A CHORD DISTANCE OF 342.21 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 368.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1921.19 FEET, A DELTA ANGLE OF 07°14'21", A CHORD BEARING OF S.01°33'06"E. AND A CHORD DISTANCE OF 242.58 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 242.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2172.36 FEET, A DELTA ANGLE OF 04°47'31", A CHORD BEARING OF S.00°19'40"E. AND A CHORD DISTANCE OF 181.63 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 181.68 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 284.80 FEET, A DELTA ANGLE OF 26°50'07", A CHORD BEARING OF S.10°41'38"W. AND A CHORD DISTANCE OF 132.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 133.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.84 FEET, A DELTA ANGLE OF 92°49'02", A CHORD BEARING OF S.22°17'50"E. AND A CHORD DISTANCE OF 472.00 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 527.85 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S.00°58'40"W. ALONG SAID EAST LINE FOR 19.35 FEET; THENCE N.88°36'50"W. FOR 651.03 FEET; THENCE N.03°04'09"E. FOR 379.40 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 203.73 FEET, A DELTA ANGLE OF 22°38'09", A CHORD BEARING OF N.08°14'56"W. AND A CHORD DISTANCE OF 79.97 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 80.49 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 341.30 FEET, A DELTA ANGLE OF 46°25'21", A CHORD BEARING OF N.03°38'40"E. AND A CHORD DISTANCE OF 269.03 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 276.53 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 337.20 FEET, A DELTA ANGLE OF 26°43'51", A CHORD BEARING OF N.13°29'25"E. AND A CHORD DISTANCE OF 155.89 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 157.32 FEET; THENCE N.01°19'45"W. FOR 269.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 172.01 FEET, DELTA ANGLE OF 53°24'50", A CHORD BEARING OF N.25°16'04"E. AND A CHORD DISTANCE OF 154.62 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 160.36 FEET; THENCE N.53°39'48"E. FOR 113.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 180.35 FEET, A DELTA ANGLE OF 51°58'56", A CHORD BEARING OF N.21°13'32"E. AND A CHORD DISTANCE OF 158.07 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 163.62 FEET; THENCE N.03°59'00"W. FOR 161.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 115.47 FEET, A DELTA ANGLE OF 79°29'20", A CHORD BEARING OF N.34°10'01"E. AND A CHORD

SHEET 1 OF 5

SERVING THE STATE OF FLORIDA

DISTANCE OF 147.66 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 160.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 183.30 FEET, A DELTA ANGLE OF 91°10'15", A CHORD BEARING OF N.25°02'58"E. AND A CHORD DISTANCE OF 261.85 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 291.67 FEET; THENCE N.14°36'39"W. FOR 90.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 290.35 FEET, A DELTA ANGLE OF 28°27'17", A CHORD BEARING OF N.03°00'22"E. AND A CHORD DISTANCE OF 142.72 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 144.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.73 FEET, A DELTA ANGLE OF 53°56'05", A CHORD BEARING OF N.13°55'32"W. AND A CHORD DISTANCE OF 136.70 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 141.88 FEET; THENCE N.35°09'58"W. FOR 155.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.84 FEET, A DELTA ANGLE OF 35°11'07", A CHORD BEARING OF N.17°34'24"W. AND A CHORD DISTANCE OF 103.27 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 104.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 117.72 FEET, A DELTA ANGLE OF 120°04'52", A CHORD BEARING OF S.81°28'03"W. AND A CHORD DISTANCE OF 203.98 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 246.72 FEET; THENCE N.69°00'51"W. FOR 48.49 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE N.89°58'30"W. ALONG SAID SOUTH LINE FOR 328.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 66.38 FEET, A DELTA ANGLE OF 198°50'43", A CHORD BEARING OF S.24°25'23"W. AND A CHORD DISTANCE OF 130.97 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 230.38 FEET; THENCE S.01°21'18"W. FOR 286.67 FEET; THENCE N.87°26'43"W. FOR 101.02 FEET; THENCE N.57°38'46"W. FOR 169.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.62 FEET, A DELTA ANGLE OF 106°22'56", A CHORD BEARING OF N.05°45'37"W. AND A CHORD DISTANCE OF 527.82 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 612.02 FEET; THENCE N.46°37'45"E. FOR 156.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 97.44 FEET, A DELTA ANGLE OF 77°19'56", A CHORD BEARING OF N.01°07'22"E. AND A CHORD DISTANCE OF 121.76 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 131.52 FEET; THENCE N.35°18'13"W. FOR 155.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 240.62 FEET, A DELTA ANGLE OF 26°34'17", A CHORD BEARING OF N.18°15'11"W. AND A CHORD DISTANCE OF 110.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 111.59 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 230.71 FEET, A DELTA ANGLE OF 90°27'51", A CHORD BEARING OF N.71°10'05"W. AND A CHORD DISTANCE OF 327.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 364.27 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 370.92 FEET, A DELTA ANGLE OF 35°39'47", A CHORD BEARING OF S.44°08'09"W. AND A CHORD DISTANCE OF 227.16 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 230.87 FEET; THENCE S.23°11'46"W. FOR 209.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 68.33 FEET, A DELTA ANGLE OF 94°24'55", A CHORD BEARING OF S.66°27'41"W. AND A CHORD DISTANCE OF 100.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 112.59 FEET; THENCE N.68°10'24"W. FOR 576.90 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 776 (aka McCALL ROAD), AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 01050-2521; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: N.25°00'49"E. FOR 277.52 FEET; THENCE N.09°55'23"W. FOR 159.14 FEET; THENCE N.64°59'20"W. FOR 211.92 FEET; THENCE N.87°17'38"W. FOR 27.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2356.83 FEET, A DELTA ANGLE OF 00°12'19", A CHORD BEARING OF N.24°54'16"E. AND A CHORD DISTANCE OF 8.44 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 8.44 FEET; THENCE S.87°47'01"E. FOR 1920.70 FEET; THENCE S.61°51'34"E. FOR 859.94 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 33; THENCE S.61°58'33"E. FOR 40.30 FEET; THENCE N.74°10'10"E. FOR 315.16 FEET;

SHEET 2 OF 5

SERVING THE STATE OF FLORIDA

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THENCE N.50°09'19"E. FOR 360.02 FEET; THENCE S.62°48'04"E. FOR 404.94 FEET; THENCE S.26°09'43"W. FOR 579.76 FEET; THENCE S.71°31'20"W. FOR 694.38 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34; THENCE N.89°49'55"W. ALONG SAID SOUTH LINE FOR 82.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 80.55 ACRES, MORE OR LESS.

ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

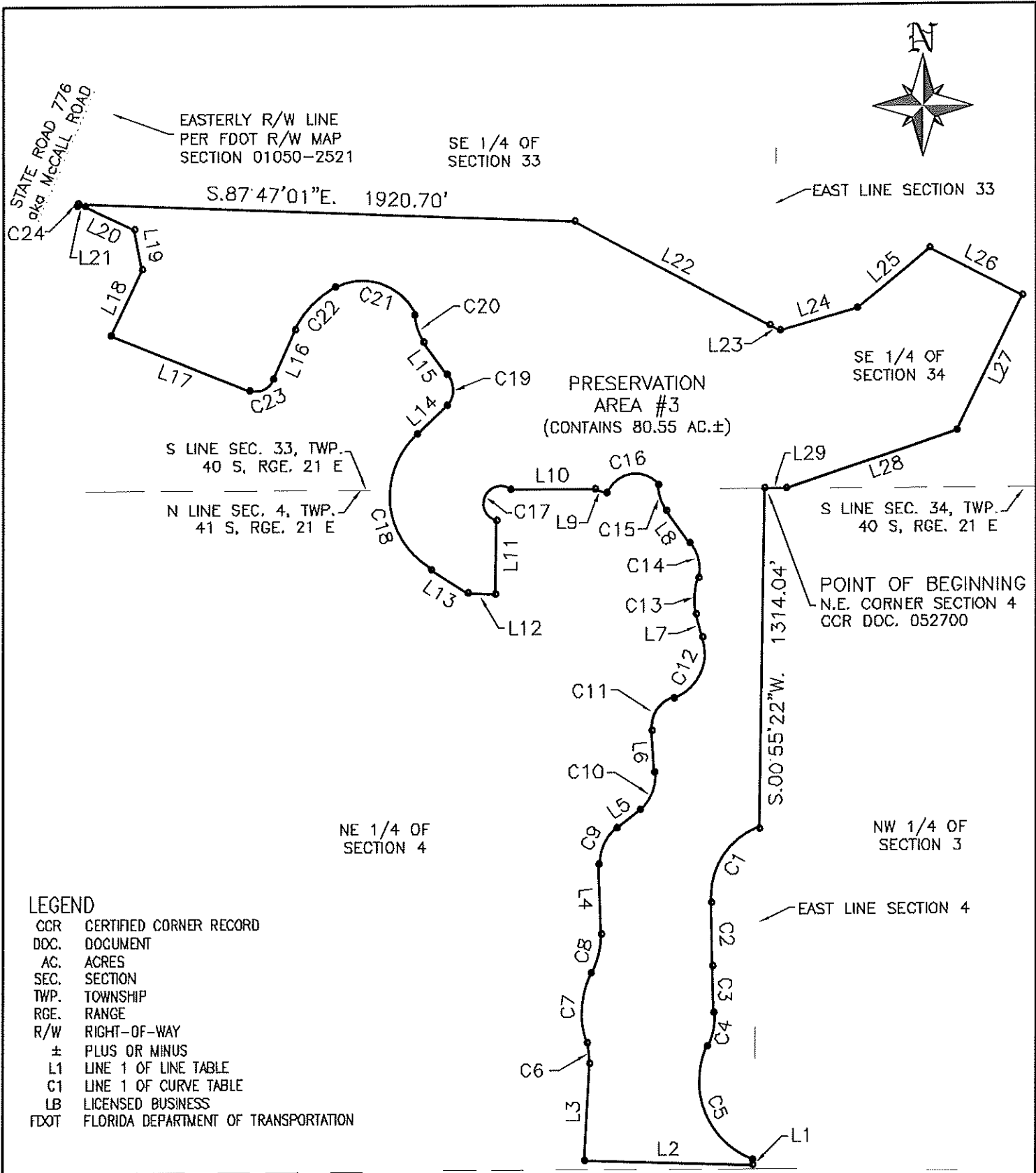
MAY 31, 2024

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 3 OF 5

SERVING THE STATE OF FLORIDA


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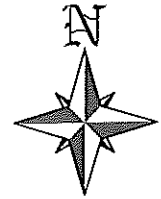


LEGEND

- CCR CERTIFIED CORNER RECORD
- DOC. DOCUMENT
- AC. ACRES
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- R/W RIGHT-OF-WAY
- ± PLUS OR MINUS
- L1 LINE 1 OF LINE TABLE
- C1 LINE 1 OF CURVE TABLE
- LB LICENSED BUSINESS
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

NOTE: THIS NOT A BOUNDARY SURVEY

 <p>ATWELL 866.860.4200 www.atwell-group.com 4181 TAMMAM TRAIL, BLDG 5, UNIT 501 PORT CHARLOTTE, FL 33802 941.929.1193</p>	<p>SKETCH AND DESCRIPTION PRESERVATION AREA #3 CHARLOTTE COUNTY, FLORIDA</p>				
	COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
	8/28/24	4180A	JR	COB	4 of 5



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	279.82'	368.20'	342.21'	S.32°31'31"W.	75°23'34"
C2	1921.19'	242.74'	242.58'	S.01°33'06"E.	7°14'21"
C3	2172.36'	181.68'	181.63'	S.00°19'40"E.	4°47'31"
C4	284.80'	133.39'	132.17'	S.10°41'38"W.	26°50'07"
C5	325.84'	527.85'	472.00'	S.22°17'50"E.	92°49'02"
C6	203.73'	80.49'	79.97'	N.08°14'56"W.	22°38'09"
C7	341.30'	276.53'	269.03'	N.03°38'40"E.	46°25'21"
C8	337.20'	157.32'	155.89'	N.13°29'25"E.	26°43'51"
C9	172.01'	160.36'	154.62'	N.25°16'04"E.	53°24'50"
C10	180.35'	183.82'	158.07'	N.21°13'32"E.	51°58'56"
C11	115.47'	180.20'	147.66'	N.34°10'01"E.	79°29'20"
C12	183.30'	291.67'	261.85'	N.25°02'58"E.	91°10'15"
C13	290.35'	144.20'	142.72'	N.03°00'22"E.	28°27'17"
C14	150.73'	141.88'	136.70'	N.13°55'32"W.	53°56'05"
C15	170.84'	104.91'	103.27'	N.17°34'24"W.	35°11'07"
C16	117.72'	246.72'	203.98'	S.81°28'03"W.	120°04'52"
C17	66.38'	230.38'	130.97'	S.24°25'23"W.	198°50'43"
C18	329.62'	612.02'	527.82'	N.05°45'37"W.	106°22'56"
C19	97.44'	131.52'	121.76'	N.01°07'22"E.	77°19'56"
C20	240.62'	111.59'	110.59'	N.18°15'11"W.	26°34'17"
C21	230.71'	364.27'	327.59'	N.71°10'05"W.	90°27'51"
C22	370.92'	230.87'	227.16'	S.44°08'09"W.	35°39'47"
C23	68.33'	112.59'	100.28'	S.66°27'41"W.	94°24'55"
C24	2356.83'	8.44'	8.44'	N.24°54'16"E.	0°12'19"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°58'40"W.	19.35'
L2	N.88°36'50"W.	651.03'
L3	N.03°04'09"E.	379.40'
L4	N.01°19'45"W.	269.63'
L5	N.53°39'48"E.	113.17'
L6	N.03°59'00"W.	161.39'
L7	N.14°36'39"W.	90.17'
L8	N.35°09'58"W.	155.01'
L9	N.69°00'51"W.	48.49'
L10	N.89°58'30"W.	328.71'
L11	S.01°21'18"W.	286.67'
L12	N.87°26'43"W.	101.02'
L13	N.57°38'46"W.	169.62'
L14	N.46°37'45"E.	156.36'
L15	N.35°18'13"W.	155.02'
L16	S.23°11'46"W.	209.10'
L17	N.68°10'24"W.	576.90'
L18	N.25°00'49"E.	277.52'
L19	N.09°55'23"W.	159.14'
L20	N.64°59'20"W.	211.92'
L21	N.87°17'38"W.	27.71'
L22	S.61°51'34"E.	859.94'
L23	S.61°58'33"E.	40.30'
L24	N.74°10'10"E.	315.16'
L25	N.50°09'19"E.	360.02'
L26	S.82°48'04"E.	404.94'
L27	S.26°09'43"W.	579.76'
L28	S.71°31'20"W.	694.38'
L29	N.89°49'55"W.	82.63'

LEGEND

- CCR CERTIFIED CORNER RECORD
- DOC. DOCUMENT
- AC. ACRES
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- R/W RIGHT-OF-WAY
- ± PLUS OR MINUS
- L1 LINE 1 OF LINE TABLE
- C1 LINE 1 OF CURVE TABLE
- LB LICENSED BUSINESS
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

NOTE: THIS NOT A BOUNDARY SURVEY



ATWELL
 866.860.4200 www.atwell-group.com
 4151 TAMIAMI TRAIL, BLDG 5, UNIT 501
 PORT CHARLOTTE, FL 33682
 941.829.1183

SKETCH AND DESCRIPTION
 PRESERVATION AREA #3
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4106A	JB		COB	5 of 5



DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 3, T-41-S, R-21-E,
CHARLOTTE COUNTY, FLORIDA.

(PRESERVATION AREA 1)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN AND BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 3, AS DEPICTED IN CERTIFIED CORNER RECORD DOCUMENT #082720; THENCE N.00°11'31"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 (FOR A BASIS OF BEARINGS) FOR 332.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°11'31"W. ALONG SAID EAST LINE FOR 332.39 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE N.89°19'30"W. ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR 658.45 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE N.00°05'28"E. ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR 662.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE N.89°29'25"W. ALONG SAID NORTH LINE FOR 378.50 FEET TO A POINT ON SAID NORTH LINE; THENCE S.21°52'09"E. FOR 1012.10 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE S.00°05'28"W. ALONG SAID WEST LINE FOR 354.79 FEET TO A POINT ON SAID WEST LINE; THENCE S.89°09'41"E. ALONG A LINE BEING PARALLEL TO AND 35 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR 397.54 FEET; THENCE N.00°11'31"W. FOR 297.00 FEET; THENCE S.89°14'34"E. FOR 264.04 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINS 11.79 ACRES, MORE OR LESS.

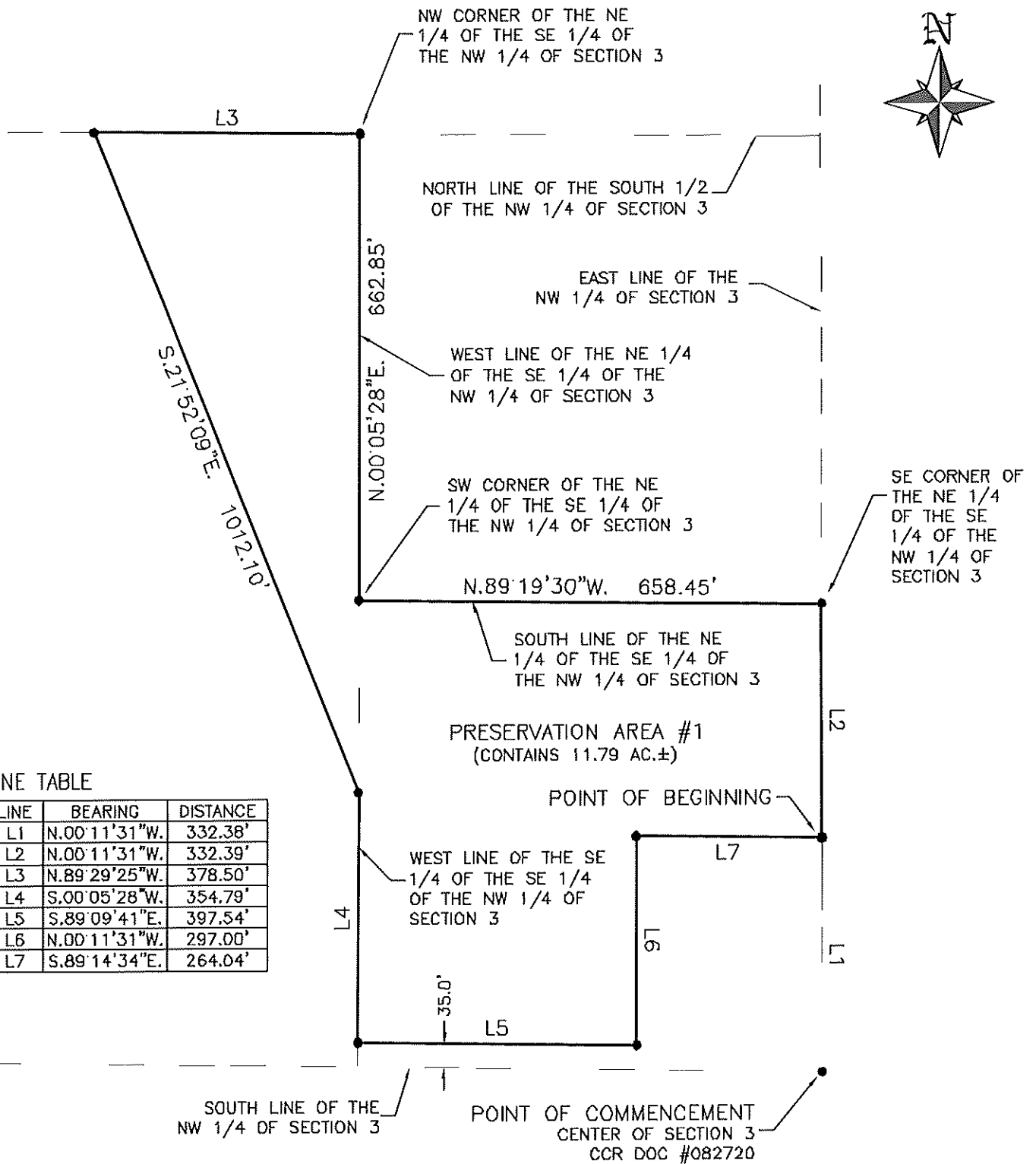
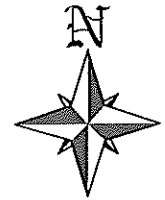
ATWELL, LLC
FLORIDA LICENSED BUSINESS NO. LB7832

MAY 31, 2024

C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542

SHEET 1 OF 2

SERVING THE STATE OF FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°11'31"W.	332.38'
L2	N.00°11'31"W.	332.39'
L3	N.89°29'25"W.	378.50'
L4	S.00°05'28"W.	354.79'
L5	S.89°09'41"E.	397.54'
L6	N.00°11'31"W.	297.00'
L7	S.89°14'34"E.	264.04'

LEGEND

- CCR CERTIFIED CORNER RECORD
- DOC. DOCUMENT
- AC. ACRES
- ± PLUS OR MINUS
- L1 LINE 1 OF LINE TABLE
- LB LICENSED BUSINESS

NOTE: THIS NOT A BOUNDARY SURVEY



SKETCH AND DESCRIPTION
 PRESERVATION AREA #1
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
5/28/24	4188A	JB		COB	2 of 2



**HARBOR VILLAGE
Property Ownership Table
Comprehensive Plan Amendment**

Ownership Entity	Person/Entity Authorizing	Authorized Agent
Dennis J. Fullenkamp	RVi/Atwell/Rob Berntsson	Dennis J. Fullenkamp
Charlotte Sarasota Holdings, LLC	Charlotte 246 Holdings, LLC	Dennis J. Fullenkamp
Charlotte 246 Holdings, LLC (Sharma)	Maronda Homes, LLC	Ron Greenland/Neekaytan Sharma
MAR McCall 37, LLC	RVi/Atwell/Rob Berntsson	Dennis J. Fullenkamp
Fullenkamp Dennis J Trustee	Maronda Homes, LLC	Dennis J. Fullenkamp
2008 FL Recovery Limited Partnership	Maronda Homes, LLC	Russell (Rusty) Richardson

