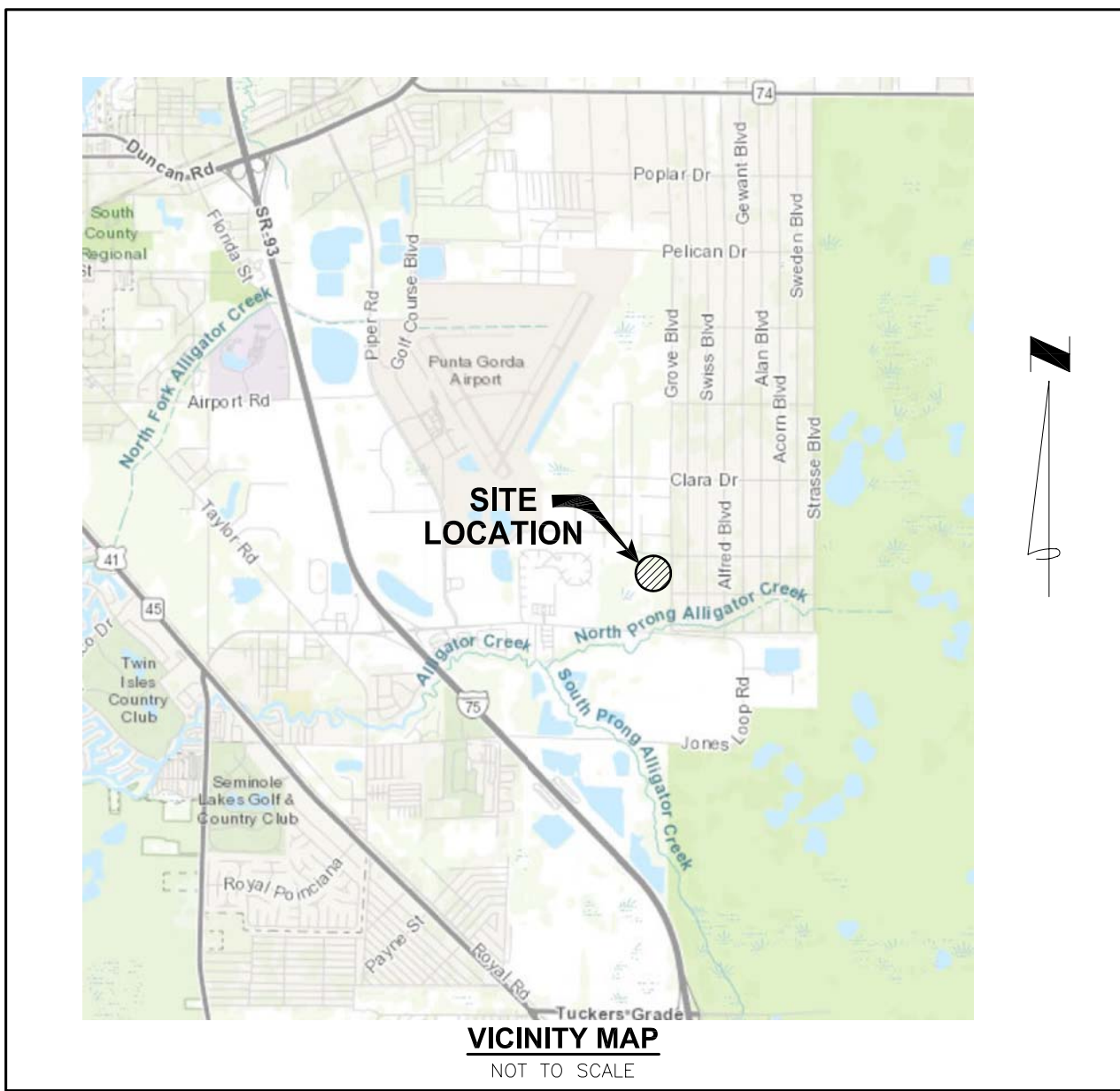


BOUNDARY SURVEY  
OF  
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
SECTION 23, TOWNSHIP 41 SOUTH, RANGE 23 EAST  
CHARLOTTE COUNTY, FLORIDA



PARCEL DATA	
ADDRESS	PARCEL ID
27580 JONES LOOP ROAD PUNTA GORDA, FL 33982	412323200001
27550 JONES LOOP ROAD PUNTA GORDA, FL 33982	412323200002

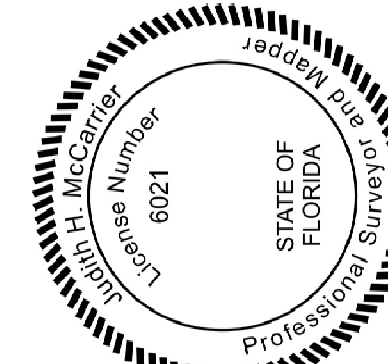
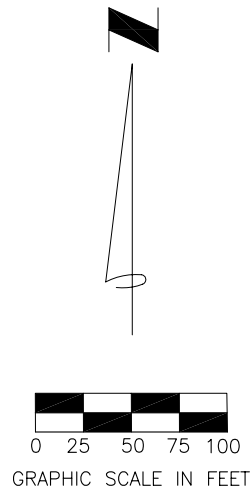
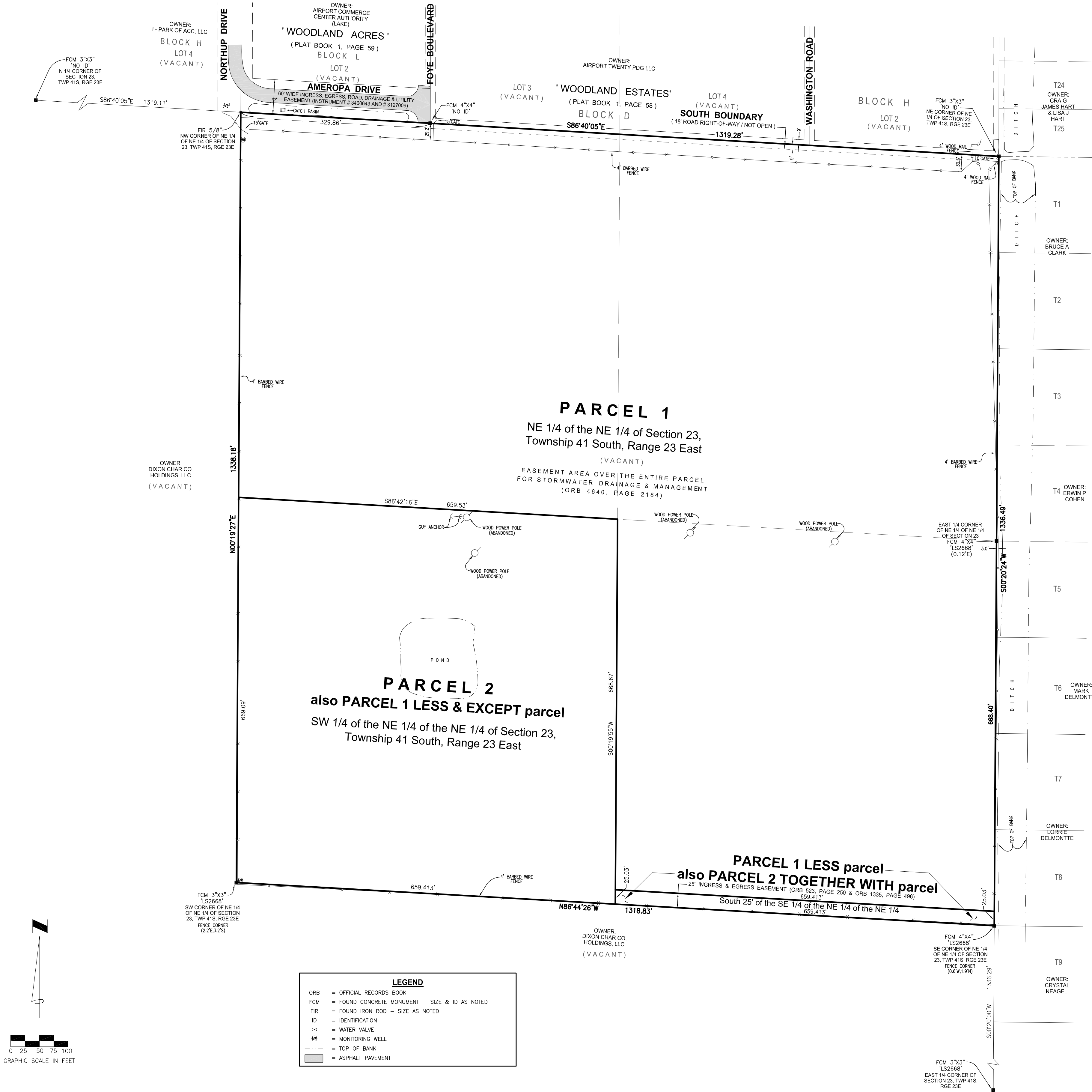
**LEGAL DESCRIPTION**

**Parcel 1:**  
A place or parcel of land lying and being in Section 23, Township 41 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:  
The Northeast 1/4 of the Northeast 1/4 of Section 23, Township 41 South, Range 23 East, Charlotte County, Florida; **LESS AND EXCEPT** the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23, Township 41 South, Range 23 East, Charlotte County, Florida; also **LESS** the South 25 feet of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4, of said Section, Township and Range.

**Parcel 2:**  
A place or parcel of land lying and being in Section 23, Township 41, South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:  
The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23, Township 41 South, Range 23 East, Charlotte County, Florida; and **TOGETHER WITH** the South 25 feet of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4, of said Section, Township and Range.

TITLE COMMITMENT NOTES			
COMMITMENT No.: 24016450TPF ISSUED BY: TITLE PROFESSIONALS OF FLORIDA COMMITMENT DATE: JULY 23, 2024 SCHEDULE: BII			
ITEM NO.	RECORDING INFORMATION	DESCRIPTION	PLOTTED
6	ORB 523, PAGE 250	25' INGRESS & EGRESS EASEMENT (Parcel 2)	YES
7	ORB 1335, PAGE 496	25' INGRESS & EGRESS EASEMENT (Parcel 2)	YES
9	ORB 4640, PAGE 2184	DRAINAGE EASEMENT (Blanket)	YES
10	ORB 5017, PAGE 300 (INSTRUMENT #3127009)	INGRESS, EGRESS, UTILITIES & DRAINAGE EASEMENT	YES
11	ORB 4491, PAGE 1580	DEVELOPMENT AGREEMENT	NO

- SURVEYOR'S NOTES**
- UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
  - BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED NORTH LINE OF THE NE 1/4 OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 23 EAST, AS S86°40'05"E.
  - THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
  - SUBJECT PROPERTY LIES WITHIN ZONE X AND ZONE A, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 12015C0263G, DATED DECEMBER 15, 2022.
  - SUBJECT PROPERTY CONTAINS 40.44 ± ACRES.
  - THIS SURVEY IS BASED UPON AND WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 23, 2024.



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND THAT I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA.

JUDITH H. MCCARRIER  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NO. 6021

REVISIONS	DATE	DESCRIPTION
	SEPTEMBER 3, 2024	Wooded LAPS, BND.dwg
		Punta Gorda Wooded Estates Survey
		SCALE 1"=100'
		PROJECT NO. 24-062
		DRAWN BY SAS
		CHECKED BY JHM

**AIRPORT TWENTY PDG LLC**  
16 WINEWOOD COURT  
FORT MYERS, FL 33919  
PHONE: (239) 633-8672

**J H McCARRIER LAND SURVEYING, INC.**  
Licensed Business No. 7027  
2460 SUNRISE BOULEVARD  
FORT MYERS, FLORIDA 33907  
Phone: (239) 277-7821