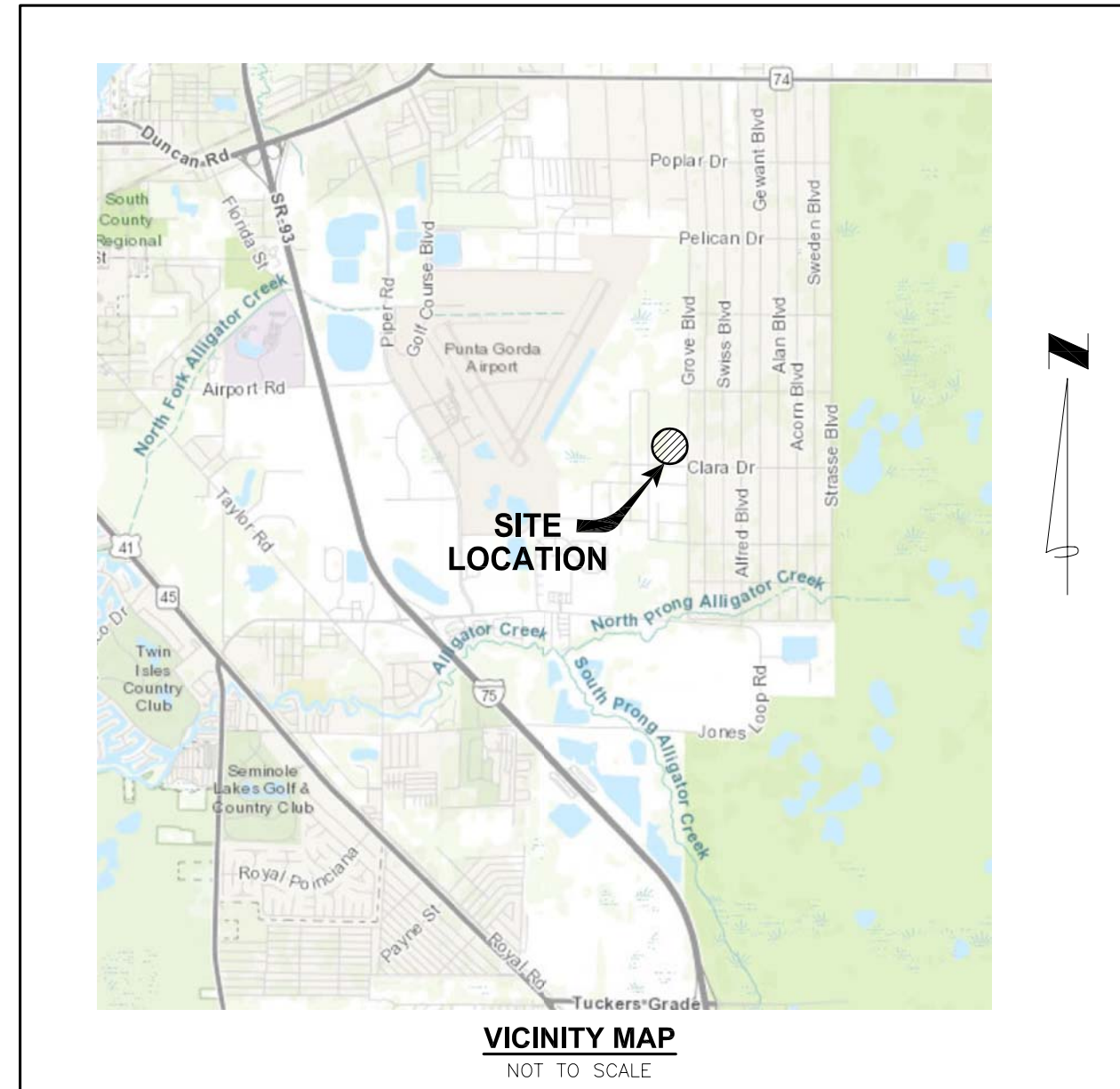


ALTA / NSPS LAND TITLE SURVEY

OF BLOCKS D, G & H

'WOODLAND ESTATES'
LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA



SITE
LOCATION

VICINITY MAP
NOT TO SCALE

PARCEL DATA

ADDRESS	PARCEL ID
8432/8464 WOODWARD ROAD PUNTA GORDA, FL 33982	412314400039
8497 WOODWARD ROAD PUNTA GORDA, FL 33982	412314400038
8498 WOODWARD ROAD PUNTA GORDA, FL 33982	412314400040

LEGAL DESCRIPTION

Parcel One:
Lots 1, 2, 3 and 4, Block D, Woodland Estates, according to the plat thereof recorded in Plat Book 1, Page 58, of the Public Records of Charlotte County, Florida.

Parcel Two:
Lots 1 and 2, Block G, Woodland Estates, according to the plat thereof recorded in Plat Book I, Page 58, of the Public Records of Charlotte County, Florida.

Parcel Three:
Lots 1 and 2, Block H, Woodland Estates, according to the plat thereof recorded in Plat Book 1, Page 58, of the Public Records of Charlotte County, Florida.

Together with
a non-exclusive easement for ingress, egress, road, drainage and utilities purposes over, across and under the following described real property: The South 60 feet of Lot 2, Block L, of Woodland Acres, according to the plat thereof recorded in Plat Book 1, Page 59, of the Public Records of Charlotte County, Florida; and a non-exclusive easement for ingress, egress, road, utilities, and drainage purposes the centerline of said easement being the centerline of Northrup Road from the North boundary of Ameropa Road to the north boundary of Woodlawn Road, and then said easement continues West within 30 feet of the centerline of Woodlawn Road from the center of Northrup Road to the public road portion of Woodlawn Road.

TITLE COMMITMENT NOTES

COMMITMENT No.: 24043450 IO
ISSUED BY: FLORIDA GULF COAST TITLE SPECIALISTS, LLC
COMMITMENT DATE: MAY 3, 2024

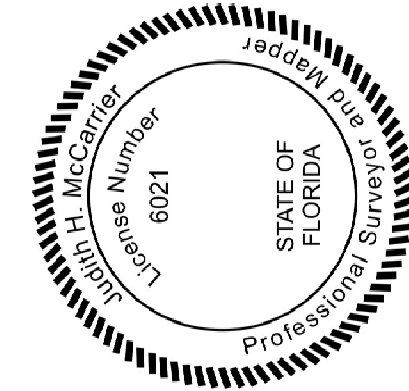
SCHEDULE BII

ITEM NO.	RECORDING INFORMATION	DESCRIPTION	PLOTTED
7	PLAT BOOK 1, PAGE 58	ALL MATTERS CONTAINED ON 'WOODLAND ESTATES' PLAT	YES
9	INSTRUMENT # 3400643	60' INGRESS, EGRESS, ROAD, DRAINAGE & UTILITY EASEMENT	YES

SURVEYOR'S NOTES

- UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED WEST LINE OF BLOCK D, AS N00°07'49"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 1201500263G, DATED DECEMBER 15, 2022.
- SUBJECT PROPERTY CONTAINS 20.02 ± ACRES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MAY 3, 2024.
- PROPERTY LINES EXTEND TO 18' WIDE STREET CENTERLINES PER PLAT BOOK 1, PAGE 59.

SHEET 1 OF 1



TO: AIRPORT TWENTY PDG LLC, A FLORIDA LIMITED LIABILITY CO.
61 BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
FLORIDA GULF COAST TITLE SPECIALISTS CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY MADE HEREON IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY PREPARED BY THE SURVEYOR AND ALTA AND NSPS, AND INCLUDES ITEMS 1-4 AND 13 OF TABLE A. THE FIELD WORK WAS COMPLETED ON APRIL 22, 2024.

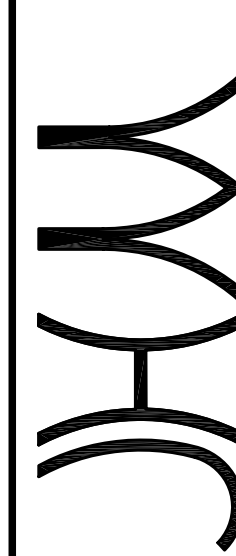
JUDITH H. MCCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021
EMAIL: JUDY@JHMSURVEY.COM

DATE OF PLAT OR MAP: MAY 8, 2024

REVISIONS 5/8/24 UPDATE PER REVISED TITLE COMMITMENT

DATE	FILE NAME	FILE
APRIL 24, 2024	WoodEst_Est_Est_BND.dwg	F.B.I. FIG.
	Punta Gorda Woodland Estates Survey	SCALE
	1"=100'	PROJECT NO.
	23-077	DRAWN BY
	SAS	CHECKED BY
	JHM	

CLIENT
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