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Our File No: 11160.001

December 9, 2011

REC'D DEC 12 2011

Williams Hughes, President
Villa Grande at Burnt Store Isles, Inc.
c/o Star Hospitality Management, Inc.
26530 Mallard Way
Punta Gorda, FL 33950

Re: Recorded Governing Documents

Dear Mr. Hughes:

Enclosed please find the original Amendment (Nunc Pro Tunc) to the Declaration of Condominium for Villa Grande at Burnt Store Isles, a Condominium Charlotte County, Florida. Please keep these documents with the other Association governing documents.

Very truly yours,



Ernest W. Sturges, Jr., Esq.
Of Goldman, Tiseo & Sturges, P.A.

EWS/pjs

F:\Ernie\Villa Grande\Hughes.12.09.11.ltr.wpd

Enclosure

PERSONAL INJURY ♦ WRONGFUL DEATH ♦ CRIMINAL DEFENSE ♦ MEDIATION
CIVIL LITIGATION ♦ REAL ESTATE LITIGATION ♦ COMMERCIAL LITIGATION
CONDOMINIUM & COMMUNITY ASSOCIATION LAW ♦ REAL ESTATE LAW ♦ BUSINESS / CORPORATE LAW



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MC
#1539

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT
OR BOOK 3613, PGS 1783-1795 13 pg(s)
INSTR # 2057944
Doc Type CND, Recorded 11/30/2011 at 08:46 AM
Rec. Fee: \$112.00
Cashiered By: MARGEC Doc. #:1

This instrument prepared by and return to:
Ernest W. Sturges, Jr., Esquire
Goldman, Tiseo & Sturges, P.A.
701 JC Center Court, Suite 3
Port Charlotte, FL 33954
11160.001-03

AMENDMENT (NUNC PRO TUNC) TO DECLARATION OF CONDOMINIUM
FOR VILLA GRANDE AT BURNT STORE ISLES, A CONDOMINIUM,
CHARLOTTE COUNTY, FLORIDA

Made this 16TH day of NOVEMBER, 2011, by Villa Grande at Burnt Store Isles, Inc., a Florida not for profit corporation, (Association) as the governing entity pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes, for the operation of Villa Grande at Burnt Store Isles, a condominium, for itself, its successors, grantees, assignees and/or their transferees.

The Declaration of Condominium recorded at Official Record Book 3168, Page 2041, of the Public Records of Charlotte County, Florida, is hereby amended as shown on the attached Exhibit A. After proper notice of the meeting was sent to all member, this action was submitted to the members of the corporation on August 20, 2010. It was approved by a vote of the directors with 2 voting in favor and 0 voting against. It was also approved by a vote of the members with 66 voting in favor and 3 voting against.

This Amendment is made nunc pro tunc to August 30, 2010 and is recorded to correct scrivener errors in the original Amendment recorded at Official Records Book 3511, Pages 1720 through 1724; inclusive, of the Public Records of Charlotte County, Florida.

IN WITNESS WHEREOF, the Association has caused the execution of this Amendment this 16TH day of NOVEMBER, 2011.

Villa Grande at Burnt Store Isles, Inc.

[Signature]
WITNESS
Edward M. Rose
WITNESS

By [Signature]
WILLIAM HUGHES, President

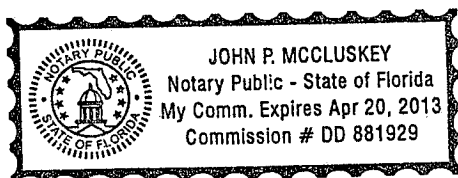
STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared

WILLIAM HUGHES, as president of Villa Grande at Burnt Store Isles, Inc., a Florida not for profit corporation, known to me to be the person described in and who executed the foregoing Amendment to Declaration of Condominium for Villa Grande of Burnt Store Isles, a Condominium, Charlotte County, Florida, and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 16TH day of NOVEMBER, 2011.

(SEAL)



John P. McCluskey
Notary Public - State of FLORIDA
JOHN P. MCCLUSKEY
(Print, Type or Stamped Commissioned Name of Notary Public)
Personally known X or Produced Identification _____
Type of Identification Produced _____

Exhibit A

Resolved:

1. This condominium shall be changed to a phased condominium pursuant to section 718.403 of the Florida Statutes.
2. The first phase shall include those units listed on the attached Exhibit 1. The second phase shall include those units listed on the attached Exhibit 2.
3. Phase one shall be known as Villa Grande at Burnt Store Isles, a condominium.
4. Phase two shall be known as Villa Grande at Burnt Store Isles – Phase Two, a condominium.
5. Section 7 of the Declaration of Condominium for Villa Grande at Burnt Store Isles shall be amended to read as follows:

7. PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS

The percentage ownership of the common elements will be ~~one-seventy-fourth (1/74)~~ one-forty-fourth (1/44). Upon the addition of Phase Two, the percentage ownership will be one-seventy-fourth (1/74)

6. Section 8 of the Declaration of Condominium for Villa Grande at Burnt Store Isles shall be amended to read as follows:

8. PERCENTAGE OF COMMON EXPENSES AND COMMON SURPLUS

The Common Surplus is the excess of all receipts of the Condominium Association, collected on behalf of the Condominium, including but not limited to assessments, rents, profits and revenues on account of the Common Elements, over the Common Expenses. Each unit shares in the Common Surplus, if any, in the same share as the Common Elements and Common Expenses.

The cost of administration and management of the Condominium Property, expenses of maintenance and operation, repair and replacement of the common elements, insurance covering the common elements and limited common elements, expenses declared to be Common Expenses by the Declaration of condominium and any valid charges against the Condominium as a whole are Common Expenses. The Association shall allocate sufficient funds in its budget for Common Expenses for monitoring and maintenance of the wetland mitigation area(s) each year until the Southwest Florida Water Management District determines that the area(s) is/are successful in accordance with the Environmental Resource Permit. A Condominium meets the cost of common expenses by imposing assessments against each condominium unit, which assessments in accordance with law are borne by the unit owners in the same proportion as they share in ownership of the common elements. Upon submission of the first phase, each unit owner is responsible for an undivided one-forty-fourth (1/44) of common expenses. Upon the addition of Phase Two, each unit owner is responsible for an undivided one-seventy-fourth (1/74) of common expenses.

7. The following Section 24 shall be added to the Declaration of Condominium for Villa Grande at Burnt Stores Isles:

24. PHASE CONDOMINIUM

The Condominium may be developed in phases pursuant to the provisions of Section 718.403, Florida Statutes. The first phase of the Condominium will consist of 44 units. The Developer anticipates construction and development of one additional phase, to be known as Phase Two. The Developer is not committed to construct the additional phase. The description of all anticipated phases, the impact which the completion of the subsequent phase, if constructed, will have upon the first phase and the time period within each phase shall be completed, is hereinafter set forth.

24.1 **Real Property Comprising the Condominium.** The real property which submitted to the condominium form of ownership as Phase One of the Condominium, is real property lying in Charlotte County as more particularly described on Exhibit 1 attached hereto and made a part hereof. Other real property owned by the Developer which may be submitted to the condominium form of ownership as part of this condominium, as Phase Two is more particularly described on Exhibit 2, which is attached hereto and made a part hereof. A survey of the real property which may be added to this condominium as Phase Two is also included and made a part of Exhibit 2. The Developer reserves the right to make nonmaterial changes in the legal description of phase two.

24.2 **Phase One.** Phase One of the Condominium consists of 44 condominium units, as more particularly described and identified on Exhibits 1. Phase Two will consist of 30 units.

24.3 **Voting Membership in the Association and Percentage Ownership in the Common Elements.** Each Unit Owner in the condominium will be a member of the Association and will be entitled to cast an owner's vote in accordance with the Articles of Incorporation and Bylaws. Each Unit Owner will also own an undivided interest in the common elements. When the membership of the Association consists of only Phase One, the following membership votes and percentage ownership shall apply:

<u>Phase One Units</u>	<u>Votes</u>	<u>Percent in Common Elements</u>
44	44	1/44th

If Phase Two is added, the following membership votes and percentage ownership shall apply:

<u>Phase II Units</u>	<u>Votes</u>	<u>Percent in Common Elements</u>
30	30	1/74th

24.4 **Discretion to Add Future Phase.** The Developer, in the Developer's sole discretion, will determine whether or not the additional phase shall be added to this Condominium. Upon substantial completion of the construction of the improvements of the subsequent phase, if any, to this Condominium, a surveyor shall prepare a survey of the improvements in the phase to be added to this Condominium, and will prepare a surveyor's certificate certifying the facts required by the Florida Condominium Act. The survey of the additional lands included in the subsequent phase, if any,

and the surveys of the improvements in the subsequent phase and the surveyor's certificate shall be attached to an amendment or amendments to this Declaration and the same shall be executed solely by the Developer and recorded in the Public Records of Charlotte County, together with any exhibits relating thereto as the Developer determines, in the Developer's sole discretion, are necessary. Notwithstanding any other provisions of this Declaration to the contrary, pursuant to Section 718.403 (6), Florida Statutes, any amendment or amendments adding additional phase to this Condominium shall not be required to be executed by, nor consented to by, Unit Owners, the Association, nor the members thereof, nor the voters or holders of any lien encumbering a condominium unit previously submitted to condominium ownership by this Declaration.

- 24.5 **Building Number Design and Location.** Building design for the subsequent phase and building location (plot plan) may be modified at the discretion of the Developer. The minimum and maximum square feet to be in each unit shall range from _____ to _____ square feet. The number of units in the phase shall range as follows:

Phase Two, minimum units 30, the maximum units 30.

The plot plan may be modified to accommodate the actual number of buildings constructed.

- 24.6 **Completion Dates for Future Phases.** Nothing contained in this Declaration shall be construed as requiring the Developer to construct any additional phase to this Condominium. If Phases Two is added to this condominium, the Developer plans, but is not required, to complete this phase no later than seven (7) years from the date of this Amendment to the Declaration.

- 24.7 **Time Shares Estates Not Created.** Time share estates will not be created with respect to any Units in any phases of the Condominium.

- 24.8 **Recreation Areas and Facilities.** The recreation facilities shall be common elements common to all phases of the condominium and shall consist of a clubhouse and pool.

ABBREVIATION LEGEND

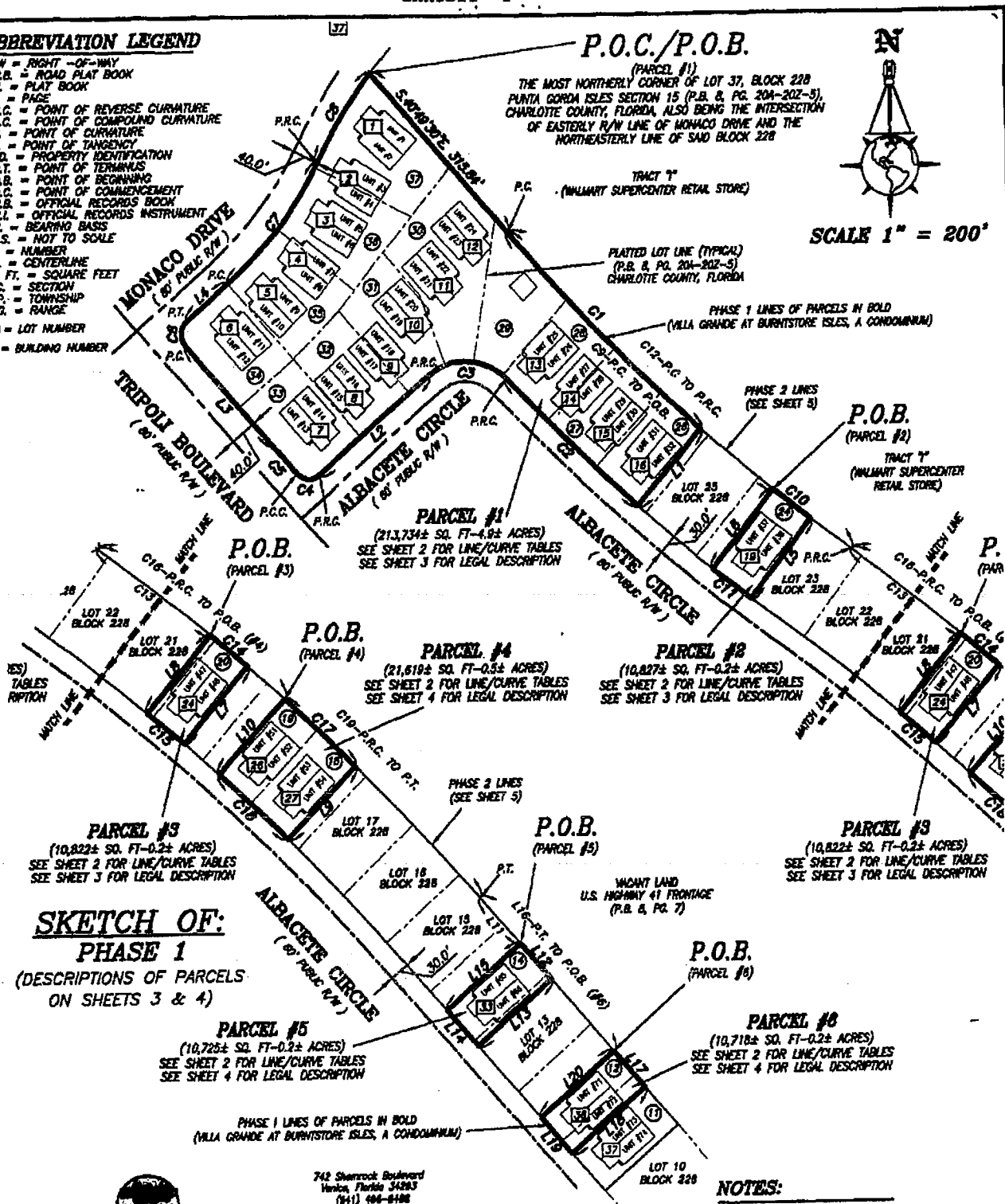
R/W = RIGHT-OF-WAY
P.B. = ROAD PLAT BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.I.D. = PROPERTY IDENTIFICATION
P.O.T. = POINT OF TERMINUS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.I. = OFFICIAL RECORDS INSTRUMENT
B.B. = BEARING BASIS
N.T.S. = NOT TO SCALE
NO. = NUMBER
C/L = CENTERLINE
SQ. FT. = SQUARE FEET
SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
② = LOT NUMBER
④ = BUILDING NUMBER

P.O.C./P.O.B.

(PARCEL #1)
THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228
PUNTA GORDA ISLES SECTION 15 (P.B. & PG. 204-202-5),
CHARLOTTE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION
OF EASTERLY R/W LINE OF MONACO DRIVE AND THE
NORTHEASTERLY LINE OF SAID BLOCK 228



SCALE 1" = 200'



SKETCH OF:

PHASE 1
(DESCRIPTIONS OF PARCELS
ON SHEETS 3 & 4)

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

742 Sherrack Boulevard
Venice, Florida 34283
(941) 486-6188
Fax (941) 487-8188

335 Tanager Trail
Port Charlotte, Florida 33653
(941) 824-4600
Fax (941) 487-8188
www.strayermapping.com

SHEET 1 OF 8

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE
SOUTH LINE OF MIDLAND BOULEVARD PER
O.R.I. 1127, PG. 448, BEING N 89°00'45"E.

THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT
REPRESENT A BOUNDARY SURVEY.

B.G. Rieth DATE: 10/19/10
B. GREGORY RIETH
FLORIDA PROFESSIONAL SURVEYOR & MAPPER REG'N #5228
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

PHASE 1	DRAWN	J.D.G.	DATE	9/16/10	SCALE 1"=200'
879,445± SQUARE FEET	CHECKED	B.G.R.	DATE	9/16/10	FILE NO. 04-06-89P

CURVE/LINE TABLES FOR PHASE 1

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3138.04'	419.04'	418.73'	S.44°39'03"E.	7°39'04"
C2	3288.04'	278.05'	277.97'	N.46°02'38"W.	4°50'43"
C3	85.00'	129.36'	117.20'	N.87°12'53"W.	87°11'47"
C4	25.00'	38.99'	35.10'	N.86°11'12"W.	89°07'23"
C5	3618.04'	55.37'	55.37'	N.41°15'38"W.	0°52'37"
C6	25.00'	40.32'	36.13'	N.02°59'12"E.	92°24'52"
C7	565.00'	226.88'	225.35'	N.37°40'13"E.	23°00'00"
C8	760.00'	156.31'	156.04'	N.32°05'18"E.	11°47'33"
C9	3138.04'	560.34'	559.60'	S.45°56'27"E.	10°13'51"
C10	3138.04'	71.32'	71.31'	S.51°42'26"E.	1°18'08"
C11	3288.04'	73.03'	73.03'	N.51°42'44"W.	1°16'22"
C12	3138.04'	708.97'	707.46'	S.47°17'51"E.	12°56'41"
C13	3461.38'	213.60'	213.56'	S.51°59'14"E.	3°32'08"
C14	3461.38'	73.66'	73.65'	S.49°36'35"E.	1°13'09"
C15	3311.38'	70.64'	70.64'	N.49°36'35"W.	1°13'20"
C16	3461.38'	360.99'	360.81'	S.50°46'02"E.	5°58'31"
C17	3461.38'	147.17'	147.15'	S.46°33'42"E.	2°26'10"
C18	3311.38'	141.08'	141.07'	N.46°33'31"W.	2°26'28"
C19	3461.38'	781.81'	780.13'	S.47°17'04"E.	12°56'27"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.41°34'02"W.	150.00'
L2	S.49°10'30"W.	223.69'
L3	N.40°49'30"W.	198.96'
L4	N.49°10'30"E.	85.00'
L5	S.37°41'11"W.	150.00'
L6	N.38°20'33"E.	150.00'
L7	S.40°57'56"W.	150.00'
L8	N.39°48'51"E.	150.00'
L9	S.44°31'54"W.	150.00'
L10	N.42°12'28"E.	150.00'
L11	S.40°49'30"E.	92.18'
L12	S.40°49'30"E.	71.50'
L13	S.49°10'59"W.	150.00'
L14	N.40°49'30"W.	71.50'
L15	N.49°10'59"E.	150.00'
L16	S.40°49'30"E.	306.68'
L17	S.40°49'30"E.	71.34'
L18	S.49°05'34"W.	150.00'
L19	N.40°49'30"W.	71.57'
L20	N.49°10'59"E.	150.00'

NOTES:

SEE SHEET 1 FOR COMPLETE SKETCH OF PHASE 1.
SEE SHEETS 3 & 4 FOR PHASE 1 LEGAL DESCRIPTIONS.

SHEET 2 OF 8

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

742 Shamrock Boulevard 335 Tamiami Trail
Hialeah, Florida 33153 Fort Charlotte, Florida 33653
(941) 486-8488 (941) 824-6800
Fax (941) 487-8188 Fax (941) 487-8188
www.strayermapping.com

PHASE 1	DRAWN	J.D.G.	DATE	9/18/10	SCALE N.T.S.
270,445± SQUARE FEET	CHECKED	B.G.R.	DATE	9/18/10	FILE NO. 04-08-00P

DESCRIPTION OF:PHASE 1
(CONTINUED ON SHEET 4)

A PORTION OF LOTS 12, 13, 14, 18, 19, 20, 21, 23, 24, 26 & ALL OF LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 & 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, ALL LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL #1)

COMMENCE/BEGIN AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE ON SAID NORTHEASTERLY LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 7°39'04", A CHORD BEARING OF SOUTH 44°39'03" EAST AND A CHORD LENGTH OF 418.73 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 418.04 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID BLOCK LINE, SOUTH 41°34'02" WEST, A DISTANCE OF 150.00 FEET, TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3288.04 FEET, A CENTRAL ANGLE OF 4°50'43", A CHORD BEARING OF NORTH 46°02'38" WEST AND A CHORD LENGTH 277.97 FEET; THENCE ON THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 60' PUBLIC RIGHT OF WAY), A DISTANCE OF 278.05 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 87°11'47", A CHORD BEARING OF NORTH 87°12'53" WEST AND A CHORD LENGTH OF 117.20 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 129.36 FEET, TO A POINT OF TANGENCY; THENCE CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 49°10'30" WEST, A DISTANCE OF 223.69 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°07'23", A CHORD BEARING OF NORTH 86°11'12" WEST AND A CHORD LENGTH OF 35.10 FEET; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 38.89 FEET, TO A POINT OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 3818.04 FEET, A CENTRAL ANGLE OF 00°32'37", A CHORD BEARING OF NORTH 41°15'38" WEST AND A CHORD LENGTH OF 55.37 FEET; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 55.37 FEET, SAID POINT OF COMPOUND CURVATURE BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF TRIPOLE BOULEVARD (A 60' PUBLIC RIGHT OF WAY); THENCE CONTINUE ON SAID RIGHT OF WAY LINE, NORTH 40°49'30" WEST, A DISTANCE OF 198.96 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°24'52", A CHORD BEARING OF NORTH 02°39'12" EAST AND A CHORD LENGTH OF 38.13 FEET; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 40.32 FEET, TO A POINT OF TANGENCY, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (A 80' PUBLIC RIGHT OF WAY); THENCE CONTINUE ON SAID RIGHT OF WAY LINE, NORTH 49°10'30" EAST, A DISTANCE OF 85.00 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 885.00 FEET, A CENTRAL ANGLE OF 23°00'00", A CHORD BEARING OF NORTH 37°40'13" EAST AND A CHORD LENGTH OF 225.35 FEET; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 228.88 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°47'33", A CHORD BEARING OF NORTH 37°05'18" EAST AND A CHORD LENGTH OF 158.04 FEET; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 158.31 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 213,734 SQUARE FEET OR 4.9 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #2)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE LEAVING SAID INTERSECTION, ON SAID BLOCK LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 10°13'51", A CHORD BEARING OF SOUTH 45°58'27" EAST AND A CHORD LENGTH OF 558.80 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 580.34 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE AND SAID CURVE HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 01°18'08", A CHORD BEARING OF SOUTH 51°42'28" EAST AND A CHORD LENGTH OF 71.31 FEET; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 71.32 FEET; THENCE LEAVING SAID BLOCK LINE, SOUTH 37°41'11" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 60' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3288.04 FEET, A CENTRAL ANGLE OF 01°16'22", A CHORD BEARING OF NORTH 51°42'44" WEST AND A CHORD LENGTH OF 73.03 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 73.03 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 39°20'33" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10,827 SQUARE FEET OR 0.2 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #3)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE LEAVING SAID INTERSECTION, ON SAID BLOCK LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 12°58'41", A CHORD BEARING OF SOUTH 47°17'51" EAST AND A CHORD LENGTH OF 707.46 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 708.97 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 03°32'08", A CHORD BEARING OF SOUTH 51°59'14" EAST AND A CHORD LENGTH OF 213.58 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 213.60 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 01°13'09", A CHORD BEARING OF SOUTH 49°38'35" EAST AND A CHORD LENGTH OF 73.65 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 73.66 FEET; THENCE LEAVING SAID NORTHEASTERLY BLOCK LINE, SOUTH 40°57'58" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 60' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3311.38 FEET, A CENTRAL ANGLE OF 01°13'20", A CHORD BEARING OF NORTH 49°38'35" WEST AND A CHORD LENGTH OF 70.84 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 70.84 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 39°48'51" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10,822 SQUARE FEET OR 0.2 ACRES, MORE OR LESS.

NOTES:

SEE SHEET 1 FOR COMPLETE SKETCH OF PHASE 1.

SEE SHEET 2 FOR PHASE 1 LINE/CURVE TABLES.

SEE SHEET 4 FOR CONTINUATION OF LEGAL DESCRIPTIONS.

SHEET 3 OF 8

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

B.S.T. 1987
STRAYER
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www.strayer-surveying.com

PHASE 1	DRAWN	J.D.G.	DATE	9/16/10	SCALE N.T.S.
878,445± SQUARE FEET	CHECKED	B.G.R.	DATE	9/16/10	FILE NO. 04-08-88P

PHASE 1

(PARCEL #4)

PARCEL CONTAINS 21,619 SQUARE FEET OR 0.5 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #5)

PARCEL CONTAINS 10,725 SQUARE FEET OR 0.2 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #6)

PARCEL CONTAINS 10,718 SQUARE FEET OR 0.2 ACRES, MORE OR LESS.

PHASE 1 CONTAINS 278,445 SQUARE FEET OR 6.4 ACRES, MORE OR LESS.

SEE SHEET 1 FOR COMPLETE SKETCH OF PHASE 1.
SEE SHEET 2 FOR PHASE 1 LINE/CURVE TABLES.

EST. 1987
STRAYER
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www.glenviewturning.com

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

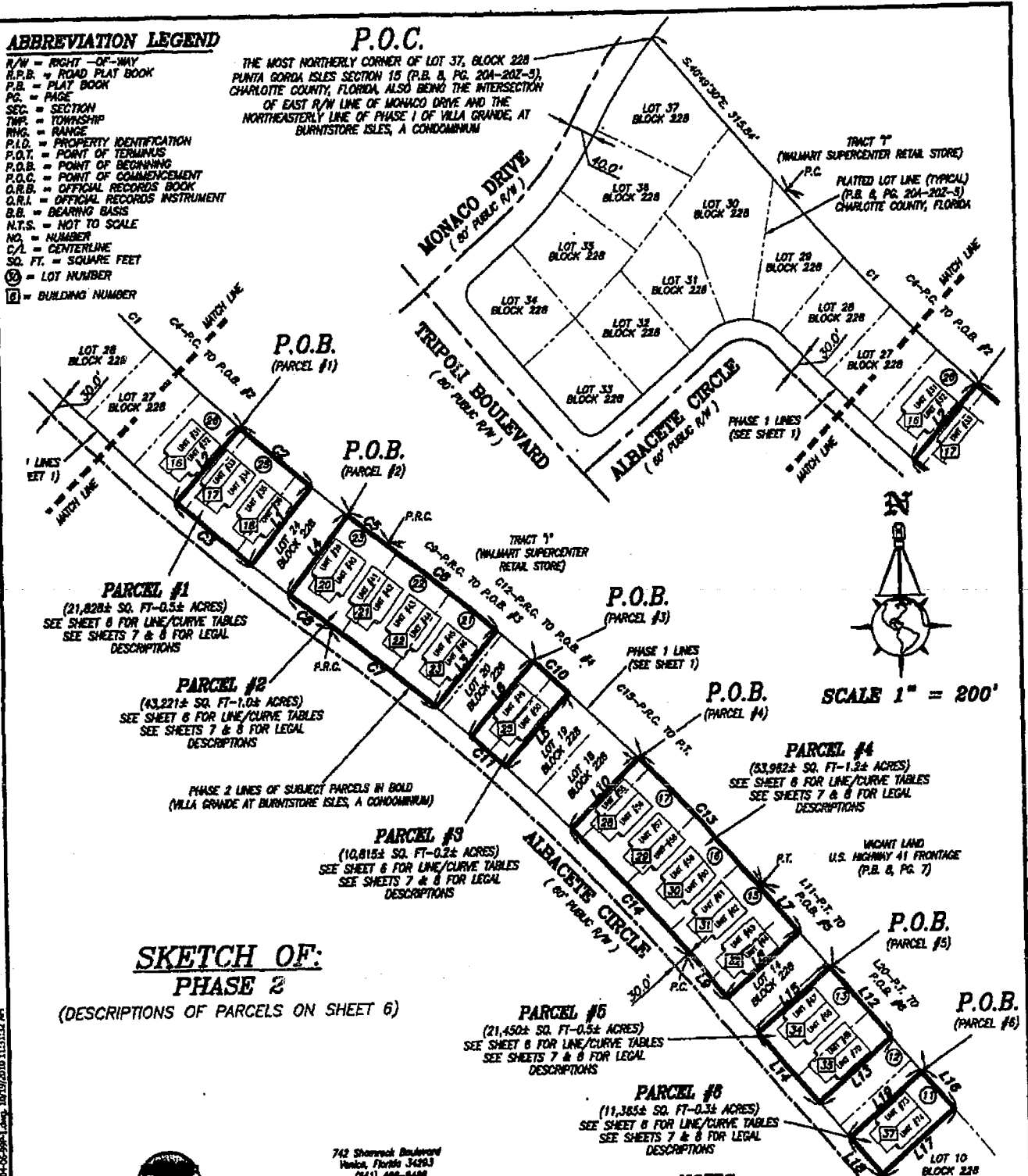
PHASE 1	DRAWN	J.D.G.	DATE	9/16/10	SCALE N.T.S.
278,445± SQUARE FEET	CHECKED	B.G.R	DATE	9/16/10	FILE NO. 04-08-999

ABBREVIATION LEGEND

R/W = RIGHT-OF-WAY
 R.P.B. = ROAD PLAT BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 SEC. = SECTION
 TWP. = TOWNSHIP
 RANG. = RANGE
 P.I.D. = PROPERTY IDENTIFICATION
 P.O.T. = POINT OF TERMINUS
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 O.R.B. = OFFICIAL RECORDS BOOK
 O.R.I. = OFFICIAL RECORDS INSTRUMENT
 B.B. = BEARING BASIS
 N.T.S. = NOT TO SCALE
 NO. = NUMBER
 C/L = CENTERLINE
 SQ. FT. = SQUARE FEET
 (28) = LOT NUMBER
 (B) = BUILDING NUMBER

P.O.C.

THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228
 PUNTA GORDA ISLES SECTION 15 (P.B. & PG. 204-202-5),
 CHARLOTTE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION
 OF EAST R/W LINE OF MONACO DRIVE AND THE
 NORTHEASTERLY LINE OF PHASE 1 OF VILLA GRANDE, AT
 BURNSTORSE ISLES, A CONDOMINIUM



SKETCH OF: PHASE 2

(DESCRIPTIONS OF PARCELS ON SHEET 6)

EST. 1987
STRAYER
 SURVEYING & MAPPING, INC.

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 Fax (941) 497-8186

335 Tamarisk Trail
 Port Charlotte, Florida 33653
 (941) 824-6900
 Fax (941) 497-8186
 www.strayerurveying.com

SHEET 5 OF 8

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE
 SOUTH LINE OF PEACHLAND BOULEVARD PER
 O.R.B. 1187, PG. 446, BEING N89°00'48"E
 THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT
 REPRESENT A BOUNDARY SURVEY.

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

B. GREGORY RIETH
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER REG'N #5228

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

PHASE 2	DRAWN	J.D.G.	DATE	9/18/10	SCALE 1"=200'
168,641± SQUARE FEET	CHECKED	B.G.R.	DATE	9/18/10	FILE NO. 04-08-86P

CURVE/LINE TABLES FOR PHASE 2

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3138.04'	419.04'	418.73'	S.44°39'03"E.	7°39'04"
C2	3138.04'	141.30'	141.29'	S.49°45'59"E.	2°34'48"
C3	3288.04'	149.74'	149.73'	N.49°46'16"W.	2°36'33"
C4	3138.04'	631.66'	630.59'	S.46°35'31"E.	11°31'59"
C5	3138.04'	77.31'	77.31'	S.53°03'51"E.	1°24'42"
C6	3461.38'	213.60'	213.56'	S.51°59'14"E.	3°32'08"
C7	3311.38'	204.25'	204.22'	N.51°59'16"W.	3°32'03"
C8	3288.04'	81.08'	81.07'	N.53°03'17"W.	1°24'46"
C9	3461.38'	287.26'	287.17'	S.51°22'39"E.	4°45'17"
C10	3461.38'	73.73'	73.72'	S.48°23'24"E.	1°13'13"
C11	3311.38'	70.47'	70.47'	S.48°23'20"E.	1°13'10"
C12	3461.38'	508.16'	507.69'	S.49°32'58"E.	8°24'40"
C13	3461.38'	273.65'	273.58'	S.43°04'44"E.	4°31'47"
C14	3311.38'	261.47'	261.40'	N.43°04'34"W.	4°31'27"
C15	3461.38'	781.79'	780.13'	S.47°17'04"E.	12°56'27"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.38°20'33"W.	150.02'
L2	N.41°34'02"E.	149.99'
L3	S.39°48'51"W.	150.00'
L4	N.37°41'11"E.	150.02'
L5	S.42°12'28"W.	150.00'
L6	N.40°57'56"E.	150.00'
L7	S.40°50'06"E.	92.18'
L8	S.49°10'59"W.	149.82'
L9	N.40°50'06"W.	92.02'
L10	N.44°31'54"E.	150.00'
L11	S.40°50'06"E.	163.68'
L12	S.40°50'06"E.	143.00'
L13	S.49°10'58"W.	149.83'
L14	N.40°50'06"W.	143.00'
L15	N.49°10'59"E.	149.82'
L16	S.40°50'06"E.	75.81'
L17	S.49°05'34"W.	149.83'
L18	N.40°50'06"W.	75.72'
L19	N.49°07'27"E.	149.83'
L20	S.40°50'06"E.	378.02'

NOTES:

SEE SHEET 5 FOR COMPLETE SKETCH OF PHASE 2.
SEE SHEET 7 FOR PHASE 2 LEGAL DESCRIPTION.

SHEET 6 OF 8

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

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www.strayermapping.com

335 Tamarind Trail Fort Charlotte, Florida 33683
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Fax (941) 497-8188

PHASE 2	DRAWN	J.D.G.	DATE	9/18/10	SCALE N.T.S.
162,641± SQUARE FEET	CHECKED	B.G.R.	DATE	9/18/10	FILE NO. 04-08-88P

DESCRIPTION OF:

PHASE 2

(CONTINUED ON SHEET 8)

A PORTION OF LOTS 11, 12, 13, 14, 18, 19, 20, 21, 23, 24, 26 & ALL OF LOTS 15, 16, 17, 22 & 25, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, ALL LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(PARCEL #1)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE ON SAID NORTHEASTERLY LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 7°39'04", A CHORD BEARING OF SOUTH 44°39'03" EAST AND A CHORD LENGTH OF 418.73 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 418.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 02°34'48", A CHORD BEARING OF SOUTH 49°45'59" EAST AND A CHORD LENGTH OF 141.29 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 141.30 FEET; THENCE LEAVING SAID BLOCK LINE, SOUTH 38°20'33" WEST, A DISTANCE OF 150.02 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 60' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3288.04 FEET, A CENTRAL ANGLE OF 02°36'33", A CHORD BEARING OF NORTH 49°46'16" WEST AND A CHORD LENGTH OF 148.73 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 149.74 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 41°34'02" EAST, A DISTANCE OF 149.99 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 21,828 SQUARE FEET OR 0.5 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #2)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE ON SAID NORTHEASTERLY LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 7°39'04", A CHORD BEARING OF SOUTH 46°35'31" EAST AND A CHORD LENGTH OF 630.59 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 631.86 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 01°24'42", A CHORD BEARING OF SOUTH 53°03'31" EAST AND A CHORD LENGTH OF 77.31 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 77.31 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 03°32'08", A CHORD BEARING OF SOUTH 51°58'14" EAST AND A CHORD LENGTH OF 213.58 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 213.60 FEET; THENCE LEAVING SAID BLOCK LINE, SOUTH 39°48'51" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 60' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3311.38 FEET, A CENTRAL ANGLE OF 03°32'03", A CHORD BEARING OF NORTH 51°59'18" WEST AND A CHORD LENGTH OF 204.22 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 204.25 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO RIGHT HAVING A RADIUS OF 3288.04 FEET, A CENTRAL ANGLE OF 01°24'46", A CHORD BEARING OF NORTH 53°03'12" WEST AND A CHORD LENGTH OF 81.07 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 81.08 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 37°41'11" EAST, A DISTANCE OF 150.02 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 43,221 SQUARE FEET OR 1.0 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #3)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE ON SAID NORTHEASTERLY LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 7°39'04", A CHORD BEARING OF SOUTH 47°17'51" EAST AND A CHORD LENGTH OF 708.97 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 708.97 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 04°45'17", A CHORD BEARING OF SOUTH 51°22'39" EAST AND A CHORD LENGTH OF 287.17 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 287.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 01°13'13", A CHORD BEARING OF SOUTH 48°23'24" EAST AND A CHORD LENGTH OF 73.72 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 73.73 FEET; THENCE LEAVING SAID BLOCK LINE, SOUTH 42°12'28" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 60' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3311.38 FEET, A CENTRAL ANGLE OF 01°15'10", A CHORD BEARING OF NORTH 48°23'20" WEST AND A CHORD LENGTH OF 70.47 FEET; THENCE ON THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 70.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 40°57'38" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10,815 SQUARE FEET OR 0.2 ACRES, MORE OR LESS.

B.S.T. 1987
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Fort Charlotte, Florida 33653
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Fax (813) 497-8186

NOTES:

SEE SHEET 8 FOR COMPLETE SKETCH OF PHASE 2.

SEE SHEET 8 FOR PHASE 2 LINE/CURVE TABLES.

SEE SHEET 8 FOR CONTINUATION OF LEGAL DESCRIPTIONS.

SHEET 7 OF 8

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

PHASE 2	DRAWN	J.D.G.	DATE	9/16/10	SCALE N.T.S.
182,841± SQUARE FEET	CHECKED	B.G.R.	DATE	9/16/10	FILE NO. 04-08-89P

DESCRIPTION OF:

PHASE 2

(CONTINUED ON FROM SHEET 7)

(PARCEL #4)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE ON SAID NORTHEASTERLY LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 12°58'41", A CHORD BEARING OF SOUTH 47°17'51" EAST AND A CHORD LENGTH OF 708.97 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 708.97 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 05°24'40", A CHORD BEARING OF SOUTH 49°32'38" EAST AND A CHORD LENGTH OF 507.69 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 508.16 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 04°31'47", A CHORD BEARING OF SOUTH 43°04'44" EAST AND A CHORD LENGTH OF 273.58 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 273.65 FEET, TO A POINT OF TANGENCY; THENCE CONTINUE ON SAID BLOCK LINE, SOUTH 49°10'59" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 80' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE, NORTH 40°49'30" WEST, A DISTANCE OF 92.19 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: A RADIUS OF 3311.38 FEET, A CENTRAL ANGLE OF 04°31'27", A CHORD BEARING OF NORTH 43°04'34" WEST AND A CHORD LENGTH OF 281.40 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID RIGHT OF WAY LINE, A DISTANCE OF 281.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 44°31'54" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 53,982 SQUARE FEET OR 1.2 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #5)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE ON SAID NORTHEASTERLY LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 12°58'41", A CHORD BEARING OF SOUTH 47°17'51" EAST AND A CHORD LENGTH OF 708.97 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 708.97 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 12°58'27", A CHORD BEARING OF SOUTH 47°17'04" EAST AND A CHORD LENGTH OF 780.13 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 781.79 FEET, TO A POINT OF TANGENCY; THENCE CONTINUE ON SAID BLOCK LINE SOUTH 40°49'30" EAST, A DISTANCE OF 183.68 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE, SOUTH 40°49'30" EAST, A DISTANCE OF 143.00 FEET; THENCE LEAVING SAID NORTHEASTERLY BLOCK LINE, SOUTH 49°10'58" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 80' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE, NORTH 40°49'30" WEST, A DISTANCE OF 143.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 49°10'58" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 21,450 SQUARE FEET OR 0.5 ACRES, MORE OR LESS.

TOGETHER WITH:

(PARCEL #6)

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 37, BLOCK 228, PUNTA GORDA ISLES, SECTION 15, AS RECORDED IN PLAT BOOK 8, PAGE 204-202-5, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MONACO DRIVE (80' WIDE RIGHT OF WAY) AND THE NORTHEASTERLY LINE OF SAID BLOCK 228; THENCE ON SAID NORTHEASTERLY LINE, SOUTH 40°49'30" EAST, FOR A DISTANCE OF 315.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 3138.04 FEET, A CENTRAL ANGLE OF 12°58'41", A CHORD BEARING OF SOUTH 47°17'51" EAST AND A CHORD LENGTH OF 708.97 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 708.97 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 3481.38 FEET, A CENTRAL ANGLE OF 12°58'27", A CHORD BEARING OF SOUTH 47°17'04" EAST AND A CHORD LENGTH OF 780.13 FEET; THENCE ON THE ARC OF SAID CURVE AND ON SAID BLOCK LINE, A DISTANCE OF 781.79 FEET, TO A POINT OF TANGENCY; THENCE CONTINUE ON SAID BLOCK LINE SOUTH 40°49'30" EAST, A DISTANCE OF 378.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID BLOCK LINE, SOUTH 40°49'30" EAST, A DISTANCE OF 75.81 FEET; THENCE LEAVING SAID NORTHEASTERLY BLOCK LINE, SOUTH 49°07'27" WEST, A DISTANCE OF 150.00 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF ALBACETE CIRCLE (A 80' PUBLIC RIGHT OF WAY); THENCE ON SAID RIGHT OF WAY LINE, NORTH 40°49'30" WEST, A DISTANCE OF 75.72 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 49°05'34" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 11,385 SQUARE FEET OR 0.3 ACRES, MORE OR LESS.

PHASE 2 CONTAINS 182,641 SQUARE FEET OR 3.7 ACRES, MORE OR LESS.

NOTES:

SEE SHEET 5 FOR COMPLETE SKETCH OF PHASE 2.

SEE SHEET 6 FOR PHASE 2 LINE/CURVE TABLES.



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SHEET 8 OF 8

PREPARED FOR: CHARLOTTE ISLES DEVELOPMENT, LLC

PHASE 2	DRAWN	J.D.G.	DATE	9/16/10	SCALE N.T.S.
182,641± SQUARE FEET	CHECKED	B.G.R	DATE	9/16/10	FILE NO. 04-08-88P