

**LEGAL DESCRIPTION**

PARCELS 1, 2, 3, 4, 5, 6, 7 AND 8 AS DESCRIBED IN EXHIBIT "A" PER COMMITMENT FOR TITLE INSURANCE, BY LAWYERS TITLE INSURANCE CORPORATION, CASE NO. 0140-076, DATED FEBRUARY 14, 2006; PARCEL 9 AS DESCRIBED IN COMMITMENT NO. CF1333756; PARCEL 10 AS DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FILE NO. 140-076; AND PARCELS B AND C AS DEPICTED HEREON, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL 2: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL 3: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL 4: THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL 5: THE WEST 1/2 OF THE EAST 1/2 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST OF CHARLOTTE COUNTY, FLORIDA. LESS AND EXCEPT THAT PARCEL KNOWN AS DEER PASS ACRES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 15A AND 15B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL 6: THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL 7: THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, RUN SOUTH 88°49'43" WEST, 1267.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 765 A/K/A BURNT STORE ROAD, THENCE NORTH 00°18'43" EAST, ALONG SAID RIGHT-OF-WAY LINE, 30 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 88°49'43" EAST, 500.17 FEET; THENCE NORTH 00°18'43" EAST, 640.18 FEET; THENCE NORTH 88°58'35" EAST, 772.75 FEET; THENCE SOUTH 00°45'01" WEST, 668.52 FEET TO THE POINT OF BEGINNING.

AND  
 PARCEL 8: THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, RUN NORTH 00°45'01" EAST, 668.52 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 88°58'35" WEST, 772.75 FEET; THENCE NORTH 00°18'43" EAST, 640.18 FEET; THENCE SOUTH 89°05'46" WEST, 500.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 765 A/K/A BURNT STORE ROAD; THENCE NORTH 00°18'43" EAST, ALONG SAID RIGHT-OF-WAY LINE, 30 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89°05'46" EAST, 1277.94 FEET; THENCE SOUTH 00°45'01" WEST, 668.52 FEET TO THE POINT OF BEGINNING.

AND  
 PARCEL 9: THE WEST ONE-HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL 10: TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS DEER PASS ROAD EASEMENT, AS SHOWN ON THE PLAT OF DEER PASS ACRES, A SUBDIVISION IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST, AS RECORDED IN PLAT BOOK 15, PAGES 56A AND 56B, AND AS SET FORTH AND RECORDED IN OFFICIAL RECORDS BOOK 743, PAGE 390, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL B: THE NORTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TWP 42S, RNG 23E, LESS THE FOLLOWING BEING AT THE CORNER OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TWP 42S, RNG 23E, THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 420 FEET TO A POINT, THENCE SOUTH 105 FEET TO A POINT, THENCE WEST 420 FEET TO A POINT, THENCE NORTH 105 FEET MORE OR LESS, TO THE POINT OF BEGINNING, ALSO LESS AND EXCEPT THE WESTERLY 40.00 FEET THEREOF FOR STATE ROAD RIGHT-OF-WAY, ALL LYING IN CHARLOTTE COUNTY, FLORIDA.

AND  
 PARCEL C: THE NORTH 190 FEET OF THE WEST 290 FEET OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TWP 42S, RNG 23E, LESS STATE ROAD RIGHT OF WAY.

**NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA AS BEING N.89°12'29"E.
- 2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THIS PROPERTY IS LOCATED IN FLOOD ZONE D, AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER F.I.R.M. # 1201SC 0409 F, DATED MAY 5, 2003.
- 6) ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN SHOWN ON THIS SURVEY.
- 7) THE TOTAL AREA OF THE PROPERTY SURVEYED IS 265.086 ACRES MORE OR LESS.
- 8) IMPROVEMENTS CONSISTING OF BUILDINGS, A BILLBOARD, UTILITIES, PAVING, DIRT ROADS, AND LAKES SITUATED ON AND ADJACENT TO THIS PROPERTY HAVE BEEN SHOWN GRAPHICALLY ONLY, PER THE CLIENT, FENCES HAVE NOT BEEN SHOWN, UTILITIES ALONG BURNT STORE ROAD HAVE NOT BEEN SHOWN.
- 9) THE RIGHT OF WAY LINE OF BURNT STORE ROAD, SHOWN HEREON, WAS TAKEN FROM A FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP OF STATE ROAD NO. S-765 "BURNT STORE ROAD", SECTION 01540-2601, SHEET NO. 5, LAST REVISION DATED 6/10/65.

10) THE LEGAL DESCRIPTIONS FOR PARCEL 7 AND PARCEL 8, SHOWN HEREON, DO NOT CLOSE MATHEMATICALLY TO ACHIEVE THE MATHEMATICAL CLOSURE. THE CALCULATED AND MEASURED FRACTIONAL BOUNDARY DIMENSIONS HAVE BEEN UTILIZED. ALSO NOTE, THE BASIS OF BEARINGS OF SAID LEGAL DESCRIPTIONS HAS BEEN ROTATED TO MATCH THE BASIS OF BEARINGS OF THE DESCRIPTIONS OF PARCELS 1 THROUGH 6, 9 AND 10, AS DESCRIBED HEREON.

11) SPECIFIC EXCEPTIONS CONTAINED IN SCHEDULE B, SECTION 2, COMMITMENT FOR TITLE INSURANCE, BY LAWYERS TITLE INSURANCE CORPORATION, CASE NO. 0140-076, DATED FEBRUARY 14, 2006, HAVE BEEN LOCATED HEREON AS FOLLOWS:

- [\*] - INDICATES EXCEPTION NUMBER
- [\*10] (AS TO PARCEL 5) ACCORDING TO DEER PASS ACRES RECORDED IN PLAT BOOK 15 AT PAGES 56A AND 56B OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THE EAST 40 FEET DRAINAGE EASEMENT DEDICATED TO THE PUBLIC AND THE COUNTY OF CHARLOTTE IS LOCATED SOUTHERLY OF THE PARCEL 5 AS SHOWN HEREON. AN ELECTRICAL EASEMENT DEDICATED TO FLORIDA POWER AND LIGHT COMPANY OVER THE ACROSS DEER PASS ROAD INCLUDING A 10 FOOT WIDE STRIP ON EACH SIDE IS LOCATED SOUTHERLY OF THE PARCEL 5 AS SHOWN HEREON. THE INGRESS-EGRESS, UTILITY AND DRAINAGE EASEMENT OVER DEER PASS ROAD, INCLUDING OTHER DRAINAGE EASEMENTS SHOWN ON SAID PLAT OF DEER PASS ACRES, ARE LOCATED SOUTHERLY OF THE PARCEL 5 AS SHOWN HEREON.
- [\*13] (AS TO PARCEL 5) A PORTION OF THE EASEMENT FROM CHARLOTTE HARBOR FARMS, INC., TO CHARLOTTE COUNTY CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 14, PAGE 414, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, IS LOCATED OVER THE SOUTH 50 FEET OF PARCEL 5 AS SHOWN HEREON.
- [\*14] (AS TO PARCEL 5) THE EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY AS DESCRIBED IN O.R. BOOK 350, PAGE 1563, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES, IS BLANKET IN NATURE AND ENCOMPASSES ALL OF PARCEL 5.
- [\*15] (AS TO PARCEL 5) A PORTION OF THE EASEMENT DESCRIBED IN QUIT CLAIM DEED RECORDED IN MAY 2, 1980 IN O.R. BOOK 631, PAGE 1269, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, IS LOCATED OVER PARCEL 5 AS SHOWN HEREON.
- [\*16] (AS TO PARCEL 5) THE EASEMENT AGREEMENT BETWEEN SHARON TOLLES, AS SUCCESSOR TRUSTEE GRANTED TO FLORAL HOLDINGS, N.A. BY INSTRUMENT RECORDED SEPTEMBER 8, 1983 IN O.R. BOOK 743, PAGE 390, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, IS LOCATED OVER DEER PASS ROAD EASEMENT WHICH IS LOCATED ADJACENT TO PARCEL 5 AS SHOWN HEREON.
- [\*17] (AS TO PARCEL 5) SURVEY MADE BY BRETT A. BISHOP OF BLS SURVEYORS & MAPPERS, INC., DATED OCTOBER 2, 2005, SHOWS A 100' COUNTY DRAINAGE EASEMENT ALONG THE SOUTHERLY PROPERTY LINE WITH 50' OF SAID EASEMENT BEING LOCATED OVER PARCEL 5, AS SHOWN HEREON. THIS 100 FOOT COUNTY DRAINAGE EASEMENT IS ALSO KNOWN AS CLARK CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 14 AT PAGE 414 AND AS DEPICTED ON THE PLAT OF DEER PASS ACRES, PLAT BOOK 15 AT PAGES 56A AND 56B, ALL OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.
- [\*18] (AS TO PARCEL 7) EASEMENT AGREEMENT FOR OUTDOOR ADVERTISING RECORDED IN O.R. BOOK 1796, PAGE 1220, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

**CERTIFIED TO:**

1. SOUTH CHARLOTTE PROPERTIES, LLC
2. GARLUK, STIELER & PREPLES, LLP
3. LAWYERS TITLE INSURANCE CORPORATION
4. NATIONAL CITY BANK, ITS SUCCESSORS AND/OR ASSIGNS

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 04/13/06. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

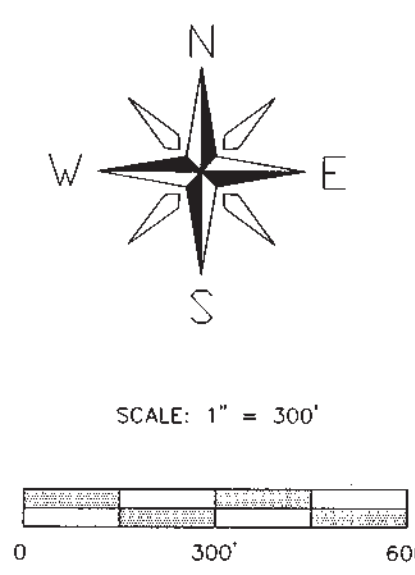
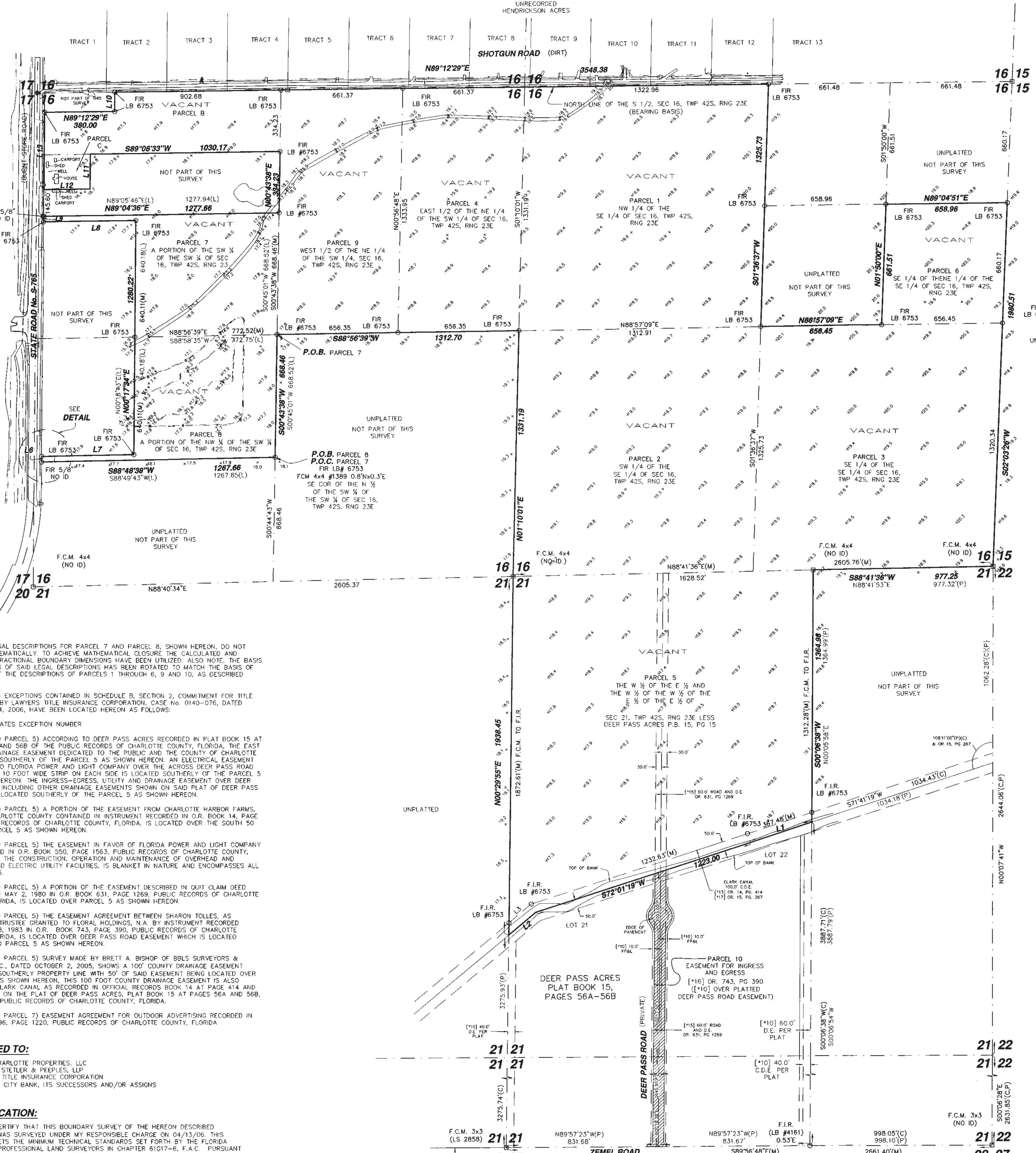
THOMAS J. GARRIS, STATE OF FLORIDA, (L.S. #3741)  
 BLS SURVEYORS & MAPPERS INC. (L.B. #6753)

**PRELIMINARY**

**BOUNDARY SURVEY/OVER ALL**  
 A PORTION OF THE SOUTH HALF OF SECTION 16 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA

**BLS SURVEYORS & MAPPERS INC.**  
 1502-A RAIL HEAD BLVD.  
 NAPLES, FLORIDA 34110  
 (239) 597-1315

DATE: 5/16/06  
 F.I.R./P.C.: 378/75  
 DRAWN BY: BUD  
 APPROVED: TJC  
 SCALE: 1" = 300'



**LEGEND**

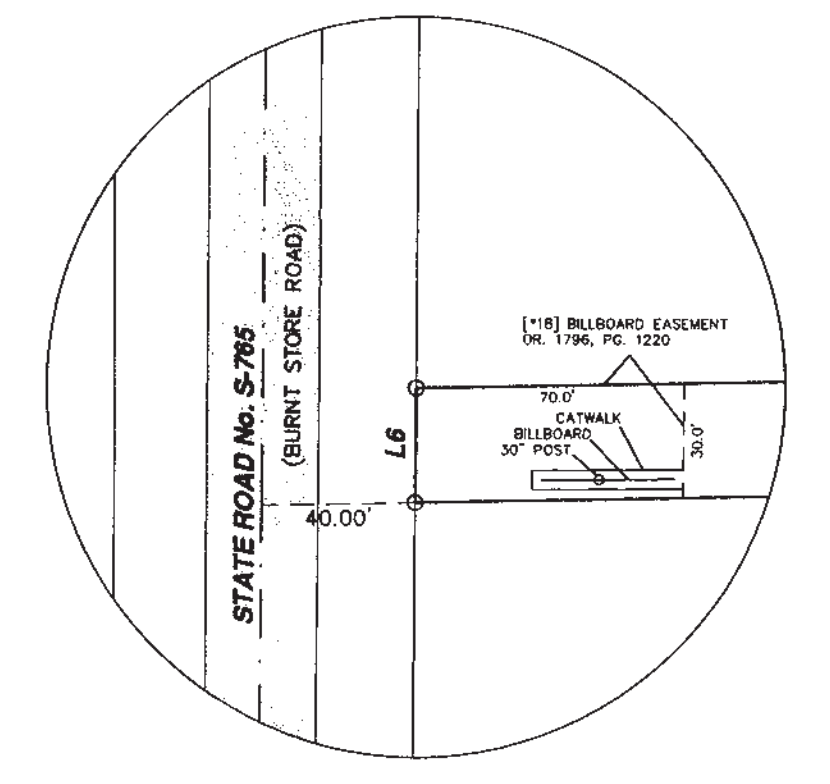
- F.C.M. (ID AS SHOWN) FOUND CONCRETE MONUMENT (ID AS SHOWN)
- F.N. (ID AS SHOWN) FOUND NAIL (ID AS SHOWN)
- F.I.R. (ID AS SHOWN) FOUND IRON ROD 5/8" (ID AS SHOWN)
- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- F.A.C. FLORIDA ADMINISTRATIVE CODE
- F.I.R.M. FLOOD INSURANCE RATE MAP
- O.R. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.C. PAGE
- SEC. SECTION
- TOWNSHIP
- RANGE
- I.E.E. INGRESS-EGRESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- C.D.E. COUNTY DRAINAGE EASEMENT
- (C) CALCULATED (BASED ON FIELD MEASUREMENTS)
- (M) MEASURED
- (P) PLAT
- (L) LEGAL DESCRIPTION
- ☎ TELEPHONE SERVICE
- ☐ DIRT ROAD
- ☐ PAVEMENT
- ☐ DEER PASS ROAD (PRIVATE)

**LINE TABLE**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S71°41'19"W(C)	350.98(C)	S71°41'19"W(P)	351.17(P)
L2	S49°54'19"W(C)	190.65(C)	S49°54'19"W(P)	190.81(P)
L3	S49°54'19"W(M)	157.58(M)		
L4	N00°17'34"E(M)	30.01(M)	N00°17'34"E(L)	30.00(L)
L5	N88°48'38"E(M)	500.17(M)	N88°48'38"E(L)	500.17(L)
L6	S89°04'36"W(M)	500.11(M)	S89°04'36"W(L)	500.11(L)
L7	N00°17'34"E(M)	30.01(M)	N00°17'34"E(L)	30.00(L)
L8	N00°17'34"E(M)	105.00(M)		
L9	S00°17'34"W(M)	190.04(M)		
L10	S00°17'34"W(M)	250.00(M)		
L11	S89°08'33"W(M)	250.00(M)		
L12	N00°17'34"E(M)	420.68(M)		
L13				

**DETAIL No 1**

NOT TO SCALE



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