



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Town & Country Title Guaranty of, Hollywood, INC.

Issuing Office:

Issuing Office's ALTA® Registry ID:

Commitment Number: 110868502

Issuing Office File Number: 10143

Property Address: 10143 Neal Ct, Port Charlotte, FL 33981

Revision Number:

SCHEDULE A

1. Commitment Date: August 05, 2025 at 8:00 a.m.
2. Policy to be issued:
 - a. ☐ ALTA® Owner's Policy
Proposed Insured: A Natural Person or Legal Entity to be designated
Proposed Amount of Insurance: \$1,000.00
The estate or interest to be insured: See Item 3 below
 - b. ☐ ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured:
 - c. ☐ ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$ The
estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Grindstone Partners, LLC, a Florida limited liability company
5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

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Form 50139912 (8-4-22)



Town & Country Title Guaranty of, Hollywood, INC.

By: _____

Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a) Warranty Deed from Grindstone Partners, LLC, a Florida limited liability company, to A Natural Person or Legal Entity to be designated. In connection with said deed, we will further require regarding the grantor:
 - i. Production of a copy of the articles of organization and operating agreement if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and operating agreement, and all amendments thereto (the "Enabling Documents"), and that the limited liability company has not been dissolved;
 - ii. That said deed shall be executed by all of the members, unless the articles of organization provide that the company shall be governed by managers, then said deed shall be executed by all of the managers;
 - iii. If the Enabling Documents authorize less than all of the members, or managers as the case may be, to execute a conveyance, then said deed may be executed by such members or managers as are authorized by the articles of organization and operating agreement to execute a conveyance, together with any documentary evidence which may be necessary to show the authority of the parties executing the deed to bind the limited liability company;
 - iv. Should any member, or manager if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;
 - v. Certificate from the Secretary of State (or other governmental agency designated for the filing of the Enabling Documents) of said limited liability company's domicile, showing the limited liability company to have been formed prior to the date of acquisition, together with proof as to the current status of said limited liability company;

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- vi. Documentary evidence in recordable form, showing compliance with all requirements regarding conveying company property contained in the Enabling Documents; and
 - vii. The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.
- 5. Proof of payment of any and all Waterview Property Owners' Association, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).
 - 6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.
 - 7. Proof of payment of taxes and assessments for the year 2024, and prior years, plus any penalties and interest.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2024 taxes show **PAID**. The gross amount is \$521.71 for Tax Identification No. 412126176004.

- 8. If the amount of insurance to be issued exceeds the authority of the agent under the existing Agency Agreement with the Company, the Company requires that the agent obtain specific underwriting approval from First American.

NOTE: The name or names of the proposed insured(s) and/or the amount of requested insurance under the Owner's/Loan Policy to be issued must be furnished and this Commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

NOTE: The following conveyance(s) have been recorded within the last 24 months:

None

NOTE: Florida Statutes, Sections 692.201-692.205, "Conveyances to Foreign Entities" (the "Statute"), effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. Pursuant to such Statute, at the time of purchase of real property in Florida, each Buyer must provide an Affidavit that the proposed Insured is not a foreign principal from a foreign country of concern that is restricted from

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acquiring the Land set forth on Schedule A. In compliance with the statute, Florida Real Estate Commission adopted Rule 61J2-10.200, F.A.C., which established the approved forms for such Affidavits (one for natural persons and one for entities). These affidavits will be provided upon request. Any loss or damage incurred as a result of a violation of this Statute is excluded from coverage under the terms of a title insurance policy. Further, the Company will not knowingly close or insure a transaction that violates this Statute.

9. This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded

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taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION SECTION NINETY FOUR, as recorded in [Plat Book 15, Page\(s\) 48-A](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in [Book 669, Page 1484](#), amended in [Book 677, Page 1280](#), [Book 3097, Page 1738](#) and [Book 3159, Page 1443](#), Assignment of Development Rights in 1506, Page 1518 and [Book 4003, Page 309](#) and amended in [Book 4922, Page 1514](#); Instrument No. [3381896](#) and Instrument No. [3528305](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
11. Resolution No. 2019-083 recorded in [Book 4458, Page 1382](#).
12. Resolution No. 2004-099 as recorded in [Book 2496, Page 1](#).
13. Resolution No. 2004-082 as recorded in [Book 2465, Page 457](#).
14. Resolution No. 2004-081 as recorded in [Book 2465, Page 425](#).
15. Assignment of Easements recorded in [Book 1371, Page 1265](#).

Note: All of the recording information contained herein refers to the Public Records of CHARLOTTE County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices – Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707 (claims.nic@firstam.com).

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First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123
Phn - (727)549-3200
Fax - (866)265-4386

August 15, 2025

Re: File #110868502

Property Address: 10143 Neal Ct, Port Charlotte, FL 33981

REISSUE CREDIT NOTICE

Issued by

First American Title Insurance Company

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on:

REFINANCE TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to your First American issuing agent conducting your settlement prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

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EXHIBIT A

The Land referred to herein below is situated in the County of CHARLOTTE, State of Florida, and is described as follows:

Lot 37, Block 5014, FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION, SECTION NINETY FOUR, according to the map or plat thereof as recorded in [Plat Book 15, Page 48-A](#), Public Records of Charlotte County, Florida.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. **COMPANY'S RIGHT TO AMEND** The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

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- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT** The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY** The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES** This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **ARBITRATION**
The Policy contains an arbitration clause as follows:
- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
 - b. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).
 - c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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First American TaxSource™ Report

Report Issued Date: 08/13/2025

10143 Neal Ct, Port Charlotte, FL 33981

APN: 412126176004
Owner Name: Grindstone Partners Llc
Mailing Address: 4309 Crayton Rd, Naples, FL 34103

Reference ID: e5ed5eacbce04|af6dc1ff-9bd7-48d5-9868-458918d5fb8c
Order Number: 752934038
Alt Tax ID: 00694613575373

Assessed Values

Assd Year:	2024	Legal:	Pch 094 5014 0037 Port Charlotte Sec 94 1St Rep Blk 5014 Lt 37 1277/1629 2664/1257 3007/926 Or Res3097/1738 Res3159/1443 Dc4122/1592-Jc Aff4122/1593 4122/1594
Land Value:	\$19,975	Land Use:	Vacant -Residential Land
Improvement Value:		TRA Code:	006
Total Value:	\$19,975	District:	
Total Taxable Value:	\$19,975	Exemption Type:	
		Exemption Amount:	

Tax Agency 1 Of 1

Agency Name:	Charlotte County Tax Collector	Agency Type:	County
Agency Address:	18500 Murdock Circle Port Charlotte, FL 33948	Agency Code:	1201500000
		Current Tax Year:	2024
Mailing Address:	18500 Murdock Circle Port Charlotte, FL 33948	Tax Year Date:	1/1/2024 - 12/31/2024
		Tax Year Type:	Calendar
Pay To:	Charlotte County Tax Collector	Tax Bill Release Date:	10/20
Agency Phone:	(941) 743-1350	Duplicate Bill Required:	Yes
		Duplicate Bill Fee:	\$1/Parcel
URL:	https://charlotte.county-taxes.com/public		
Agency Comments:	Discounts For Paying Taxes Early = 4% If Paid By November 30Th , 3% If Paid By December 31St , 2% If Paid By January 31St , 1% If Paid By February 28Th . Gross Amount Of Taxes Are Due By March 31St. Tax Certificate Sales Are Held On Or Before 6/1.		

Tax Bill Details

2024 Taxes - Annual

As Of Date : 08/13/2025
Bill # : #999-00009275
Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due	Est. Good Thru Date
11/01/2024	1st	Annual	\$521.71	Paid	\$500.84	11/19/2024	03/31/2025		\$0.00	
Total:			\$521.71							

Assessment Details

Code	Description	Type	Amount
	Charlotte County	Ad Valorem	\$58.00
	Greater Charlotte Lighting	Ad Valorem	\$2.44
	Law Enforcement	Ad Valorem	\$20.55
	Stump Pass	Ad Valorem	\$1.90
	West Coast Inland Navigation	Ad Valorem	\$0.38
	Environmentally Sensitive Lands	Ad Valorem	\$1.92
	Charlotte County School Board	Ad Valorem	\$126.12
	Southwest FI Water Management	Ad Valorem	\$1.83
	Ad Valorem-Subtotal	Calculated Subtotal	\$213.14

Charlotte Co Fire Rescue Dept	Non-Ad Valorem	\$111.79
South Gulf Cove S&D-Cap-Sidewalks	Non-Ad Valorem	\$41.00
South Gulf Cove St & Dr -Maint	Non-Ad Valorem	\$105.00
So Gulf Cove Waterway Ben Unit	Non-Ad Valorem	\$25.00
West Charlotte Stormwater Util	Non-Ad Valorem	\$25.78
Non-Ad Valorem-Subtotal	Calculated Subtotal	\$308.57

Tax Redemption

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

Order Comments

Current Year Taxes:
Other Taxes:

Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report.

This report is not title insurance. Pursuant to S. 627.7843, Florida statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property; (ii) is issued exclusively for the benefit of the applicant therefor and may not be used or relied upon by any other person; (iii) may not be reproduced in any manner without the prior written consent of First American. First American does not represent or warrant that the information herein is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report regardless of whether such errors or omissions result from negligence, accident, or other cause.



[Search](#) > Account Summary

Real Estate Account #412126176004

Owner:

GRINDSTONE PARTNERS LLC

Situs:

10143 NEAL CT
PORT CHARLOTTE

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **11/19/2024** for **\$500.84**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$500.84	11/19/2024	Receipt #999-00009275	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$658.94	11/17/2023	Receipt #999-00015281	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$534.50	11/23/2022	Receipt #999-00016570	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$429.79	11/23/2021	Receipt #775-00001189	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$397.43	11/19/2020	Receipt #779-00000605	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$424.39	11/18/2019	Receipt #999-00018153	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$469.35	11/28/2018	Receipt #999-00032289	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$465.94	11/16/2017	Receipt #999-00019628	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$403.18	11/17/2016	Receipt #999-00026060	Print (PDF)
2015 ⓘ					
2015 Annual Bill	\$0.00	Paid \$448.48	09/16/2016	Receipt #447-00001125	Print (PDF)
Certificate #11802		Redeemed	09/16/2016	Face \$421.17, Rate 5%	
		Paid \$448.48			
2014 ⓘ					
2014 Annual Bill	\$0.00	Paid \$437.83	09/16/2016	Receipt #447-00001126	Print (PDF)
Certificate #11256		Redeemed	09/16/2016	Face \$400.85, Rate 5.75%	
		Paid \$437.83			
2013 Annual Bill ⓘ	\$0.00	Paid \$333.83	03/20/2014	Receipt #773-00004400	Print (PDF)
2012 ⓘ					
2012 Annual Bill	\$0.00	Paid \$388.41	10/23/2013	Receipt #777-00000105	Print (PDF)
Certificate #12766		Redeemed	10/23/2013	Face \$363.96, Rate 11.5%	
		Paid \$388.41			
2011 Annual Bill ⓘ	\$0.00	Paid \$522.38	03/20/2012	Receipt #330-00002501	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$552.08	03/15/2011	Receipt #773-00003973	Print (PDF)
2009 ⓘ					
2009 Annual Bill	\$0.00	Paid \$831.29	03/15/2011	Receipt #773-00003973	Print (PDF)
Certificate #14083		Redeemed	03/15/2011	Face \$717.43, Rate 18%	
		Paid \$831.29			
2008 ⓘ					
2008 Annual Bill	\$0.00	Paid \$1,137.15	03/15/2011	Receipt #773-00003973	Print (PDF)
Certificate #13986		Redeemed	03/15/2011	Face \$850.30, Rate 18%	
		Paid \$1,137.15			
2007 Annual Bill ⓘ	\$0.00	Paid \$1,161.75	03/04/2008	Receipt #2007-9095358	Print (PDF)

2006 Annual Bill ⓘ	\$0.00	Paid \$1,327.74	04/27/2007	Receipt #2006-9109430	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$628.21	01/26/2006	Receipt #2005-9089345	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$419.68	12/15/2004	Receipt #2004-9080118	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$102.98	11/30/2003	Receipt #2003-9055692	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$80.77	11/30/2002	Receipt #2002-9161757	 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$72.35	11/30/2001	Receipt #2001-9154994	 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$53.64	11/30/2000	Receipt #2000-9061998	 Print (PDF)
Total Amount Due	\$0.00				

Real Estate Account #412126176004

Owner:
GRINDSTONE PARTNERS LLC

Situs:
10143 NEAL CT
PORT CHARLOTTE

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)




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2024 Annual Bill

CHARLOTTE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	10008922533	—	006	\$0.00	PAID  Print (PDF)

If paid by: Please pay:	Dec 05, 2024 \$0.00
--	------------------------

Combined taxes and assessments: \$521.71

SAVE TIME PAY ONLINE @ <http://taxcollector.charlottecountyfl.gov>

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
CHARLOTTE COUNTY	6.05190	\$9,583.00	\$0.00	\$9,583.00	\$58.00
GREATER CHARLOTTE LIGHTING	0.25430	\$9,583.00	\$0.00	\$9,583.00	\$2.44
LAW ENFORCEMENT	2.14490	\$9,583.00	\$0.00	\$9,583.00	\$20.55
STUMP PASS	0.19780	\$9,583.00	\$0.00	\$9,583.00	\$1.90
WEST COAST INLAND NAVIGATION	0.03940	\$9,583.00	\$0.00	\$9,583.00	\$0.38
ENVIRONMENTALLY SENSITIVE LANDS	0.20000	\$9,583.00	\$0.00	\$9,583.00	\$1.92
CHARLOTTE COUNTY SCHOOL BOARD	6.31400	\$19,975.00	\$0.00	\$19,975.00	\$126.12
SOUTHWEST FL WATER MANAGEMENT	0.19090	\$9,583.00	\$0.00	\$9,583.00	\$1.83
Total Ad Valorem Taxes	15.39320				\$213.14

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
CHARLOTTE CO FIRE RESCUE DEPT		\$111.79
SOUTH GULF COVE S&D-CAP-SIDEWALKS		\$41.00
SOUTH GULF COVE ST & DR -MAINT		\$105.00
SO GULF COVE WATERWAY BEN UNIT		\$25.00
WEST CHARLOTTE STORMWATER UTIL		\$25.78
Total Non-Ad Valorem Assessments		\$308.57

Parcel Details

Owner:	GRINDSTONE PARTNERS LLC	Account	412126176004	Assessed value:	\$9,583
Owner Address:	4309 CRAYTON RD NAPLES, FL 34103	Alternate Key	10008922533	School assessed value:	\$19,975
Situs:	10143 NEAL CT PORT CHARLOTTE	Millage code	006		
		Millage rate	15.39320		
2024 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$213.14	PCH 094 5014 0037 PORT CHARLOTTE SEC 94 1ST REP BLK 5014 LT 37 1277/1629 2664/1257 3007/926 OR RES3097/1738 RES3159/1443 DC4122/1592-JC AFF4122/1593 4122/1594		Book, page, item:	--
Non-ad valorem:	\$308.57			Geo number:	0069461-357537-3
Total Discountable:	\$521.71			Range:	21
Total tax:	\$521.71			Township:	41
				Section:	26
				Neighborhood:	PORT CHARLOTTE SECTION 87
				Use code:	0000

Charlotte County Tax Collector
18500 Murdock Circle, Port Charlotte, FL 33948



Vickie L. Potts
CHARLOTTE COUNTY TAX COLLECTOR

County Administration Building
18500 Murdock Circle
Port Charlotte, FL 33948-1075

REAL ESTATE
Property Address
Legal Description

10008922533
10143 NEAL CT
PCH 094 5014 0037 PORT CHARLOTTE SEC 94 1ST REP BLK
5014 LT 37 1277/1629 2664/12
See Additional Legal on Tax Roll

CHARLOTTE COUNTY
2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

WALK-IN CUSTOMERS
PLEASE BRING THIS ENTIRE NOTICE

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Parcel ID: 412126176004

Tax District: 006

If Postmarked By	Dec 05, 2024				
Please Pay	\$0.00				

Ad Valorem Taxes

TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
CHARLOTTE COUNTY	941-743-1551	6.05190	9,583	0	9,583	58.00
GREATER CHARLOTTE LIGHTING	941-743-1551	0.25430	9,583	0	9,583	2.44
LAW ENFORCEMENT	941-743-1551	2.14490	9,583	0	9,583	20.55
STUMP PASS	941-743-1551	0.19780	9,583	0	9,583	1.90
WEST COAST INLAND NAVIGATION	941-485-9402	0.03940	9,583	0	9,583	0.38
ENVIRONMENTALLY SENSITIVE LANDS	941-743-1551	0.20000	9,583	0	9,583	1.92
CHARLOTTE COUNTY SCHOOL BOARD	941-255-0808	6.31400	19,975	0	19,975	126.12
SOUTHWEST FL WATER MANAGEMENT	352-796-7211	0.19090	9,583	0	9,583	1.83

TOTAL MILLAGE RATE 15.39320

TOTAL TAXES: \$213.14

Non-Ad Valorem Assessments

LEVYING AUTHORITY	TELEPHONE	RATE (\$ per unit)	AMOUNT
CHARLOTTE CO FIRE RESCUE DEPT	941-743-1914	VARIES	111.79
SOUTH GULF COVE S&D-CAP-SIDEWALKS	941-743-1914	VARIES	41.00
SOUTH GULF COVE ST & DR -MAINT	941-743-1914	VARIES	105.00
SO GULF COVE WATERWAY BEN UNIT	941-743-1914	VARIES	25.00
WEST CHARLOTTE STORMWATER UTIL	941-743-1914	103.10	25.78

TOTAL ASSESSMENTS: \$308.57

TOTAL COMBINED TAXES AND ASSESSMENTS: \$521.71

For additional information please see reverse side * Save Time - Pay Online at <http://taxcollector.charlottecountyfl.gov> * Email: taxcollector@charlottecountyfl.gov

CHARLOTTE COUNTY

10008922533

2024 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Make checks payable to: Charlotte County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS
& DRAWN ON A U.S. BANK *DO NOT SEND CASH*

Mail Payments to: 18500 Murdock Circle
Port Charlotte FL 33948
Telephone: 941-743-1350

Parcel ID: 412126176004
Owner Information: GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Property Address: 10143 NEAL CT, PORT CHARLOTTE

I am paying the following amount indicated.*

☐ Dec 05, 2024 \$0.00

☐
☐
☐
☐

UPON DELINQUENCY - ADD 3%.

Notice: Failure to pay the amounts due will result in Advertising
and a Tax Certificate being issued against the property.

*****PLEASE DO NOT WRITE BELOW THIS AREA*****

11/19/2024

Receipt # 999-00009275

\$500.84 Paid

Paying Your Bill - Save Time Pay Online

Payment Options

Online E-Checks with NO CHARGE:

Pay your taxes with a check
online: taxcollector.charlottecountyfl.gov

Credit Cards/Debit Cards

(Over the Counter or Online Payments)

Pay your taxes by Credit Card/Debit Cards. An additional 2.5% convenience fee or a minimum transaction fee of \$2.50 will be incurred for Visa, MasterCard, Discover, and American Express.

Bill Pay/from your Bank Account:

Create a payee for the Charlotte County Tax Collector as your bank instructs. Include your tax account number and initiate your payment with sufficient lead time for it to settle in our account by the due date.

In Person:

Visit any office location. Bring your tax notice with payment by Cash, Check, Money Order, Debit Card, (PIN required), and all major credit cards accepted.

NEW! GO PAPERLESS!

Receive next year's property tax bill via email. Sign up today at taxcollector.charlottecountyfl.gov

Mail Payments to

Charlotte County Tax Collector, 18500 Murdock Circle, Port Charlotte, FL 33948

Use the enclosed envelope and detach the lower portion of your tax notice and return it with your payment. Write your Parcel ID number on the bottom of your check. The Postmark will determine the appropriate discount for the current Nov-March bill and your cancelled check will be your receipt. Make checks or money order **Payable To: Charlotte**

County Tax Collector

CANADIAN & FOREIGN CHECKS MUST BE PAYABLE IN U.S. FUNDS & DRAWN ON A U.S. BANK

DO NOT SEND CASH

ALL POSTDATED CHECKS WILL BE RETURNED

Important Information - Please Read

- Ad Valorem & Non Ad Valorem Assessments are due November 1st. Early payment **discounts** made before delinquency date are determined by postmark and shall be at the rate of 4% in November, 3% in December, 2% in January, 1% in February, and 0% in March. Taxes become delinquent April 1st. If the postmark indicates your payment was mailed on or after April 1st (delinquent date), the amount due is determined by the date your payment is **RECEIVED** in the office by close of business by the Tax Collector. A certificate will be sold by June 1st.
- If you have sold the property described on this bill, please send this bill to the new owners or return it to the Tax Collector's Office immediately. If you sold the tangible personal property, but were the owner on January 1st of the tax year, you are responsible for the taxes due. If tangible personal property taxes are not paid a collection warrant will be issued.
- **Partial Payments** per Florida Statute 197.374 for current year taxes are permitted under certain circumstances. Additional fees and loss of discount will apply. For more information including qualifications, please call (941) 743-1350
- Escrowed taxes are requested by an escrow company. This will be noted at the bottom of your notice, **THIS IS NOT A BILL-DO NOT PAY** (Your bill has been forwarded to your escrow agent). If your notice has this message and your taxes are escrowed, you do not need to do anything - the notice is your record. If your taxes are not escrowed through a mortgage company but your notice has that message, you can pay your taxes. If your taxes are escrowed but your notice does not indicate the words DO NOT PAY, you need to contact your mortgage company.
- Taxes become delinquent April 1st, with a 3% minimum mandatory charge, plus any additional fees. If you have the following statement on the front of your bill: ***Prior Year Taxes Due*** this indicates that this account has delinquent taxes to be paid. Failure to pay the amounts due will result in an advertising charge and a Tax Certificate being issued against the property with additional fees. Continued non-payment of prior years' taxes could result in the loss of your property.
- **Tax Collector** is responsible for the preparation and mailing of tax notices based on information contained on the current tax roll certified by the Property Appraiser and Non-Ad Valorem assessments provided by the levying authorities. Call (941) 743-1350
- **Property Appraiser** is responsible for the preparation of the current ad valorem tax roll, assessed value, exemptions, taxable value, assessed owner(s) name and address, address changes, and legal property description. Call (941) 743-1593 for the Property Appraiser's Office.
- **The Taxing Authorities** are responsible for setting Ad Valorem Millage Rates. (Phone numbers provided on the front of bill)
- **The Levying Authorities** are responsible for setting Non-Ad Valorem Assessments. (Phone numbers provided on the front of bill)

Please detach and return this bottom part with your payment

Office Locations

Punta Gorda- 410 Taylor St.
Englewood - 6868 San Casa Dr
Murdock - 18500 Murdock Cir 2nd Floor
Port Charlotte - 21229 Olean Blvd Ste B



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412126176004

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Property Address: 10143 NEAL CT
Property City & Zip: PORT CHARLOTTE 33981
Business Name:

Ownership current through: 7/23/2025

General Parcel Information

Taxing District:	006
In City of Punta Gorda:	NO
Current Use:	VACANT RESIDENTIAL
Future Land Use (Comp. Plan):	Low Density Residential
Zoning Code:	RSF3.5
Market Area / Neighborhood	02/04/00
/ Subneighborhood:	
Map Number:	3B26N
Section/Township/Range:	26-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
9/15/2016	4122/1594	2466597	\$16,500	VACANT
7/20/2006	3007/926	1574982	\$62,000	VACANT
3/18/2005	2664/1257	1357201	\$48,000	VACANT
4/1/1993	1277/1629	229460	\$15,000	VACANT

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0218G	OUT	IN	8AE	12015C	Outside of CBRA Zone	120061	8 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
Certified Just Value (Just Value reflects 193,011 adjustment.):	\$19,975	\$19,975	\$19,975	\$19,975
Certified Assessed Value:	\$9,583	\$9,583	\$19,975	\$9,583

Certified Taxable Value:	\$9,583	\$9,583	\$19,975	\$9,583
---------------------------------	---------	---------	----------	---------

Land Information

Line	Description	<u>Land Use</u>	<u>Zoning</u>	Unit Type	Units	Acreage	Land Value
1	PCH 094 5014 0037	0000	<u>RSF3.5</u>	LOT	1	0	\$23,500

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal:	Long Legal:
PCH 094 5014 0037	PORT CHARLOTTE SEC 94 1ST REP BLK 5014 LT 37 1277/1629 2664/1257 3007/926 OR RES3097/1738 RES3159/1443 DC4122/1592-JC AFF4122/1593 4122/1594

Data Last Updated: 8/14/2025- Printed On: 8/14/2025.



PREPARED BY AND RETURN TO:
THOMAS G. ECKERTY, ESQUIRE
12734 Kenwood Lane, Suite 89
Fort Myers, FL 33907-5638

Property ID No.: 412126176004

Recording: \$ 18.50
Documentary Stamps: \$
Consideration: \$ 16,500.00

THIS WARRANTY DEED made this 15th day of September, 2016, by

FRAN COLOSIMO, Trustee of the Hawk Land Trust, dated June 22, 2006, with full power and authority to protect, conserve, sell, lease, encumber, manage and dispose of the property described herein pursuant to F.S. 689.073,

whose post office address is 8300 Wiltshire Drive, Suite 2, Port Charlotte, Charlotte County, Florida 33981, hereinafter called the Grantor, to

GRINDSTONE PARTNERS, LLC, a Florida limited liability company,

whose post office address is 4309 Crayton Road, Naples, Collier County, Florida 34103, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Hendry County, State of Florida, viz:

Lot 37, Block 5014, First Replat in Port Charlotte Subdivision, Section Ninety Four, according to the map or plat thereof as recorded in Plat Book 15, Page 48-A, Public Records of Charlotte County, Florida.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

The interest of the beneficiaries under said Trust is undeveloped real property. Persons dealing with the Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of trust property, not in the title, legal or, equitable, of said real estate. The liability of the Trustee under this deed and the Trust Agreement is limited to the assets of the Trust and the Trustee hereunder has no personal liability whatsoever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land is fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing for the current year.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Thomas A. Schuch
Printed name: Thomas A. Schuch

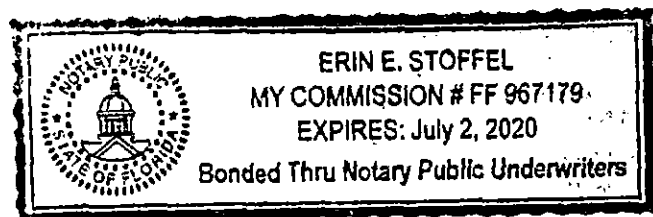
Fran Colosimo
Fran Colosimo, Trustee

Erin E Stoffel
Printed name: Erin E Stoffel

STATE OF Florida)
COUNTY OF Lee) §:

The foregoing instrument was acknowledged before me this 15th day of September, 2016, by Fran Colosimo, Trustee of the Hawk Land Trust, dated June 22, 2006, who is personally known to me or who produced _____ as identification and who did/did not take an oath.

NOTARY STAMP OR SEAL



Erin E Stoffel
NOTARY PUBLIC
Print Name: Erin E Stoffel
Commission No.: FF 967179
My Commission Expires: 7/2/20



PREPARED BY AND RETURN TO:
THOMAS G. ECKERTY, ESQUIRE
12734 Kenwood Lane, Suite 89
Fort Myers, FL 33907-5638

Parcel ID: 0069461-357537-3

Recording: \$18.50
Documentary Stamps: \$434.00

THIS WARRANTY DEED made this 20 day of July, 2006, by

THOMAS J. BRISSETTE,

whose post office address is 165 River Trail Drive, Bay City, Michigan 48706, hereinafter called the Grantor, to

JAMES R. COLOSIMO and FRAN COLOSIMO, as Co-Trustees of the Hawk Land Trust, dated June 22, 2006, with full power and authority to protect, conserve, sell, lease, encumber or to otherwise manage and dispose of the real property described herein, as provided in F. S. §689.071,

whose post office address is 8300 Wiltshire Drive, Suite 5, Port Charlotte, Florida 33981, hereinafter called the Grantee;

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Charlotte County, State of Florida, viz:

Lot 37, Block 5014, First Replat in Port Charlotte Subdivision, Section 94, according to the map or plat thereof as recorded in Plat Book 15, Page 48A-48R, Public Records of Charlotte County, Florida

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD OF GRANTOR.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land is fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing for the current year.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca L. Schultze
Printed name: Rebecca L. Schultze

Thomas J. Brissette
THOMAS J. BRISSETTE

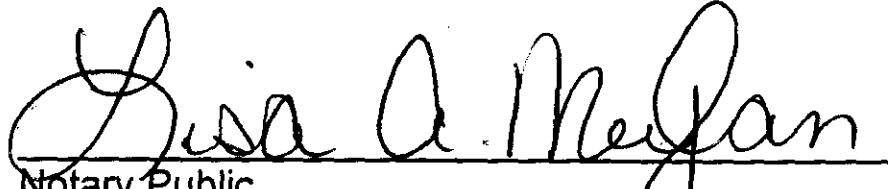


Printed name: Jennifer J Robanz

STATE OF MICHIGAN

COUNTY OF Bay

The foregoing instrument was acknowledged before me this 20 day of July, 2006, by Thomas J. Brissette, who is personally known to me, OR who produced Detran ID as identification, and who did/did not take an oath.



Notary Public

Commission No.: n/a

My Commission Expires: 5-1-2008

LISA A. MEYLAN
Notary Public, Bay County, Michigan
My Commission Expires May 1, 2008
Acting in the County of Bay

Rec. 10.00
Doc. 336.00

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02664
PG 1257 (1 Pg(s))
FILE NUMBER 1357201
RECORDED 03/24/2005 03:48:52 PM
RECORDING FEES 10.00
DEED DOC 336.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

F. Miller

SAFETITLE COMPANY
1700 TAMiami TRAIL
PORT CHARLOTTE, FLORIDA 33948

Our File No. **PC05-292**

Property Appraisers Parcel Identification (Folio) Numbers:

0069461-357537-3

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18 day of March, 2005 by **OLGA I. MERCADO** and **CHRISTOPHER J. BORRAS**, herein called the grantors, whose post office address is **2166 Bronx Park East #6-C, Bronx, NY 10462**, to **THOMAS J. BRISSETTE** whose post office address is **165 River Trail Drive, Bay City, MI 48706**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CHARLOTTE County, State of Florida, viz:

Lot 37, Block 5014, FIRST REPLAT IN PORT CHARLOTTE SUBDIVISION, Section 94, a Subdivision according to the Plat thereof, as recorded in Plat Book 15, Pages 48A thru 48R, of the Public Records of Charlotte County, Florida.

SUBJECT to reservations, restrictions, easements of record, zoning, applicable governmental regulations and taxes for the current year.

GRANTORS herein covenant that the above-described property is vacant-unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantors.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Christopher Fucci
Witness #1 Signature

Christopher Fucci
Witness #1 Printed Name

Vicky Tsiampos
Witness #2 Signature

Vicky Tsiampos
Witness #2 Printed Name

Olga I. Mercado L.S.
OLGA I. MERCADO

Christopher J. Borrás L.S.
CHRISTOPHER J. BORRAS

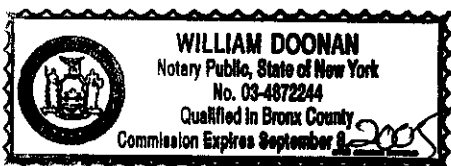
STATE OF NEW YORK
COUNTY OF BRONX

The foregoing instrument was acknowledged before me this 18 day of March, 2005 by **OLGA I. MERCADO** and **CHRISTOPHER J. BORRAS**, who are personally known to me or have produced DRIVER'S LICENSE identification.

SEAL

My Commission Expires:

William Doonan
Notary Signature
William Doonan
Printed Notary Signature



IMAGED IN MURDOCK

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

OFFICE of VITAL STATISTICS

13 Thomas Eckerley
12754 Lenwood Ln Pl 89
Fort Myers FL 33907-5638

FLORIDA CERTIFICATE OF DEATH

LOCAL FILE NO.

1. DECEDENT'S NAME (First, Middle, Last, Suffix) James Colosimo				2. SEX Male	
3. DATE OF BIRTH (Month, Day, Year) August 05, 1937		4a. AGE-Last Birthday (Years) 74		5. DATE OF DEATH (Month, Day, Year) June 26, 2012	
6. SOCIAL SECURITY NUMBER [REDACTED]		7. BIRTHPLACE (City and State or Foreign Country) Erie, Pennsylvania		8. COUNTY OF DEATH Collier	
9. PLACE OF DEATH (Check only one) HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Dead on Arrival NON-HOSPITAL: <input checked="" type="checkbox"/> Hospice facility <input type="checkbox"/> Nursing Home/Long Term Care Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)					
10. FACILITY NAME (If not institution, give street address) Frances Georgeson Hospice House				11a. CITY, TOWN, OR LOCATION OF DEATH Naples	
12. MARITAL STATUS (Specify) <input checked="" type="checkbox"/> Married <input type="checkbox"/> Married, but Separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married				13. SURVIVING SPOUSE'S NAME (if wife, give maiden name) Karen DeBov	
14a. RESIDENCE - STATE Florida		14b. COUNTY Collier		14c. CITY, TOWN, OR LOCATION Naples	
14d. STREET ADDRESS 15475 Cedarwood Lane				14e. APT. NO., 14f. ZIP CODE 203 34110	
15a. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life.) Do not use "Retired" Broker				15 b. KIND OF BUSINESS/INDUSTRY Real Estate	
16. DECEDENT'S RACE (Specify the race/races to indicate what decedent considered himself/herself to be. More than one race may be specified.) <input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaskan Native (Specify tribe) <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian (Specify) <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Samoan <input type="checkbox"/> Other Pacific Isl. (Specify) <input type="checkbox"/> Other (Specify)					
17. DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify if decedent was of Hispanic or Haitian Origin.) <input type="checkbox"/> Yes (If Yes, specify) <input checked="" type="checkbox"/> No <input type="checkbox"/> Mexican <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Cuban <input type="checkbox"/> Central/South American <input type="checkbox"/> Other Hispanic (Specify) <input type="checkbox"/> Haitian					
18. DECEDENT'S EDUCATION (Specify the decedent's highest degree or level of school completed at time of death.) <input type="checkbox"/> 8th or less <input type="checkbox"/> High school but no diploma <input type="checkbox"/> High school diploma or GED <input type="checkbox"/> College but no degree <input type="checkbox"/> College degree (Specify): <input type="checkbox"/> Associate <input checked="" type="checkbox"/> Bachelor's <input type="checkbox"/> Master's <input type="checkbox"/> Doctorate					19. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
20. FATHER'S NAME (First, Middle, Last, Suffix) Ray G. Colosimo			21. MOTHER'S NAME (First, Middle, Maiden Surname) Alice Showers		
22a. INFORMANT'S NAME Karen Colosimo			22b. RELATIONSHIP TO DECEDENT Spouse		23a. INFORMANT'S MAILING - STATE Florida
23b. CITY OR TOWN Naples		23c. STREET ADDRESS 15475 Cedarwood Lane #203		23d. ZIP CODE 34110-7067	
24. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Hodges Funeral Home at Naples Memorial Gardens			25a. LOCATION - STATE Florida		25b. LOCATION - CITY OR TOWN Naples
26a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Entombment <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify)					
26b. IF CREMATION DONATION OR BURIAL AT SEA, WAS MEDICAL EXAMINER APPROVAL GRANTED? <input type="checkbox"/> Yes <input type="checkbox"/> No		27a. LICENSE NUMBER (of Licensee) FD65498		27b. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH [Signature]	
28. NAME OF FUNERAL FACILITY Hodges Funeral Home at Naples Memorial Gardens				29a. FACILITY'S MAILING - STATE Florida	
29b. CITY OR TOWN Naples		29c. STREET ADDRESS 525 - 111th Ave N		29d. ZIP CODE 34108	
30. CERTIFIER: <input checked="" type="checkbox"/> Certifying Physician - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated. (Check one) <input type="checkbox"/> Medical Examiner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, due to the causes) and manner stated.					
31a. (Signature and Title of Certifier) Cynthia Neherkorn MD		31b. DATE SIGNED (mm/dd/yyyy) 07/05/2012		32. TIME OF DEATH (24 hr.) 0545	
34a. LICENSE NUMBER (of Certifier) ME74143		34b. CERTIFIER'S NAME CYNTHIA NEHERKORN, MD		35. NAME OF ATTENDING PHYSICIAN (If other than Certifier)	
36a. CERTIFIER'S - STATE Florida		36b. CITY OR TOWN Naples		36c. STREET ADDRESS 1095 Whippoorwill Lane	
36d. ZIP CODE 34105		37. SUBREGISTRAR - Signature and Date [Signature]		38a. LOCAL REGISTRAR - Signature [Signature]	
				38b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) JUL 05 2012	

JUL 05 2012

Mark A. Smith cor

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THIS DOCUMENT WILL NOT PRODUCE A COLOR COPY.



* 5 2 1 9 5 2 0 3 *

DH FORM 1947 (11/11)

CERTIFICATION OF VITAL RECORD

FLORIDA DEPARTMENT OF HEALTH

JH

THOMAS G ECKERTY, ATTORNEY AT LAW
12734 KENWOOD LANE, SUITE 89
FORT MYERS, FL 33907-5638



Affidavit of No Florida Estate Tax Due

DR-312

R. 08/13

TC

Rule 12C-3.008

Florida Administrative Code

Effective 01/14

The Estate of James Colosimo, deceased

(This space available for case style of estate probate proceeding)

(For official use only)

State of Florida County of LEE

I, the undersigned, Fran Colosimo, do hereby state:

(print name of personal representative)

1. I am the personal representative as defined in section 198.01 or section 731.201, Florida Statutes, as the case

may be, of the estate of James Colosimo

(print name of decedent)

2. The decedent referenced above died on 06 / 26 / 2012, and was domiciled (as defined in s. 198.015, F.S.) at

(date of death)

the time of death in the state of Florida.

On date of death, the decedent was (check one): ☒ a U.S. citizen ☐ not a U.S. citizen

3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the estate.

4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.

5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read this Affidavit and the facts stated in it are true. This declaration is based on all information of which the personal representative has any knowledge [ss. 92.525(1)(b); 213.37; 837.06, F.S.].

Executed this _____ day of September, 20 19

Signature [Signature]

Print name Fran Colosimo

Telephone number 941-223-6768

Mailing address 8300 Wiltshire Drive, Ste. 2 City/State/ZIP Port Charlotte, Florida 33981

State of Florida County of LEE

Sworn to (or affirmed) and subscribed before me by Fran Colosimo

On this 4th day of September, 20 19

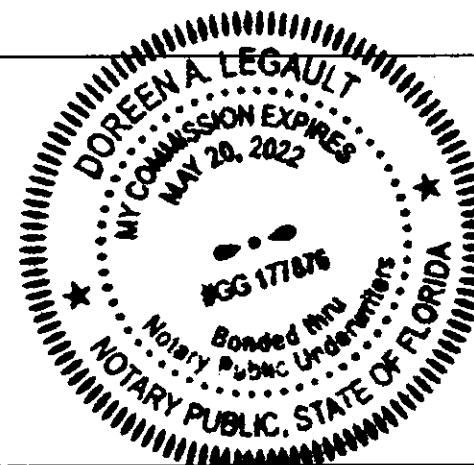
Signature of Notary [Signature]

(Check one)

☐ Personally known

☐ Or produced identification

Type of identification produced _____



Print, type, or stamp name of Notary Public

File this form with the appropriate clerk of the court. Do not mail to the Florida Department of Revenue.



PREPARED BY AND RETURN TO:
THOMAS G. ECKERTY, ESQUIRE
12734 Kenwood Lane, Suite 89
Fort Myers, FL 33907-5638

Recording: \$ 10.00

AFFIDAVIT

STATE OF Florida
COUNTY OF Lee

I, **FRAN COLOSIMO, Trustee**, after being duly sworn, depose and say:

1. I am Trustee of the Hawk Land Trust, dated June 22, 2006.

2. Pursuant to the terms of the Trust, I have full power and authority to protect, conserve, sell, lease, encumber or to otherwise manage and dispose of the real property, as provided in the Florida Statutes, to transfer property to Grindstone Partners, LLC, a Florida limited liability company, and to execute all related documentation for the property described as:

Lot 37, Block 5014, First Replat in Port Charlotte Subdivision, Section Ninety Four, according to the map or plat thereof as recorded in Plat Book 15, Page 48-A, Public Records of Charlotte County, Florida.

3. I hereby certify under oath that said land trust is a duly existing trust, and is still in full force and effect, and has not been revoked.

4. There are no provisions elsewhere in the Trust documents or amendments thereto which limit or contradict the aforesaid authority.

5. I further state that I am familiar with the nature of an oath and with the statements made in this instrument.

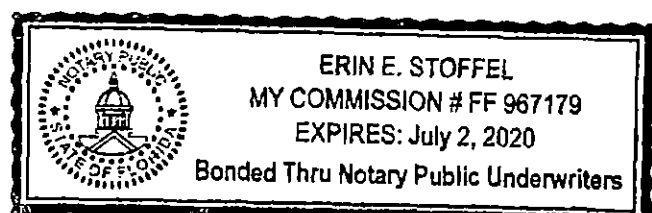
6. I further certify that I have fully read this Affidavit and understand its contents.


FURTHER AFFIANT SAYETH NOT.


Fran Colosimo, Trustee

The foregoing instrument was acknowledged before me this 15th day of September, 2016, by Fran Colosimo, Trustee of the Hawk Land Trust, dated June 22, 2006, who is personally known to me or who produced _____ as identification and who did/did not take an oath.

NOTARY STAMP OR SEAL




NOTARY PUBLIC
Print Name: Erin E. Stoffel
Commission No.: FF967179
My Commission Expires: 7/2/20

RECORDED IN
OFFICIAL RECORDS

81 JAN 17 AM 11:3

BUDDY C. ALEXANDER
COUNTY CLERK
CHARLOTTE COUNTY, FLORIDA

FIRST REPLAT IN
[PORT] [CHARLOTTE] [SUBDIVISION]
[SECTION] [NINETY] [FOUR]

A SUBDIVISION OF A PORTION OF
SECTIONS 14, 15, 23, 25 & 26, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA) SS GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected Officers, acting by and with authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, Thoroughfares and Waterways shown or described on this plat to the use of the general public forever. Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued or abandoned by law. The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities:

1. A 20 foot strip along the lot lines abutting and adjacent to Waterways.
 2. A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each.
- Where more than one lot or parts of one or more lots is intended as a building site, the outside boundaries of the building site shall carry the side easements.

* Tract AA is not dedicated to the Public.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the Officers named below and its corporate seal to be affixed hereto this 19 day of November, A.D. 1980.

GENERAL DEVELOPMENT CORPORATION
Miami, Florida
1001 South Bayshore Drive

BY: Jack G. O'Neal ATTEST: Saul J. Sack
JACK G. O'NEAL SAUL J. SACK
Sr. Vice President Asst. Secretary

ACKNOWLEDGEMENT

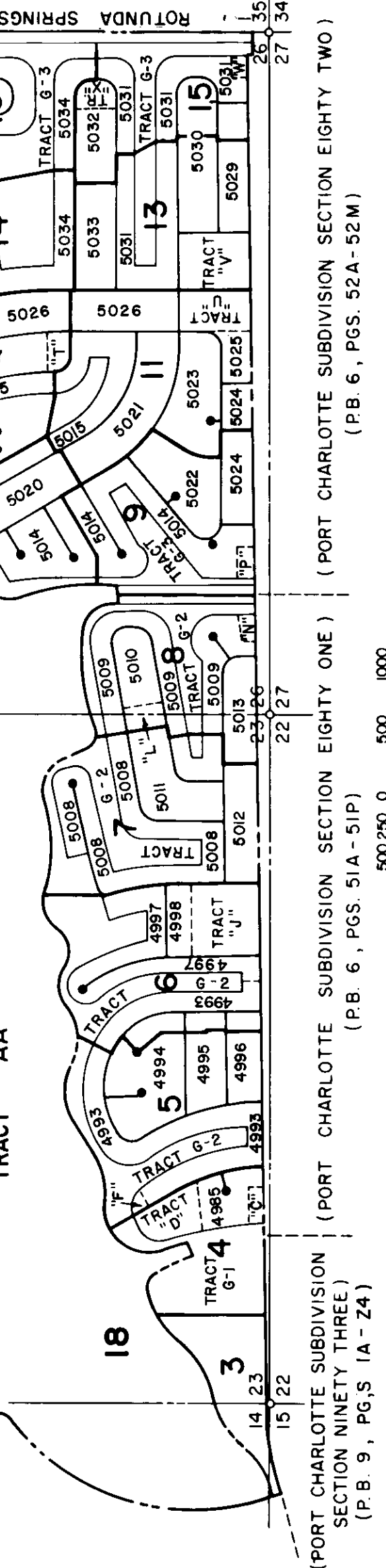
STATE OF FLORIDA) S.S.
COUNTY OF DADE)

Before me personally appeared Jack G. O'Neal and Saul J. Sack to me well known and known to be the individuals described in and who executed the foregoing instrument as Sr. Vice President and Asst. Secretary of the above named Corporation and severally acknowledged to and before me that they executed such instrument as such Sr. Vice President and Asst. Secretary, respectively, of said Corporation and that the seal affixed to the foregoing instrument is the regular Corporate Seal of said Corporation and that it was affixed to said instrument by due and regular Corporate authority.

WITNESS my hand and official seal, this 19 day of November, A.D. 1980.
My Commission expires February 2, 1981

Sandra Y. Dale
Notary Public, State of Florida
TRACT "AA"

TRACT "AA"



APPROVALS

Sandra Y. Dale

DRAWN BY PL
CHECKED BY PM
APPROVED BY GI

LOCATION & KEY MAP

SECTIONS 14, 15, 23 & 26 TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

GENERAL NOTES

1. © P.M. indicates Permanent Reference Monument
2. • P.C.P. indicates Permanent Control Point.
3. Dimensions on corner lots are to the intersection of black lines extended unless otherwise indicated.
4. All radii are twenty five feet unless otherwise indicated.
5. Basis of bearing system is assumed for computation purposes.
7. Deed restrictions recorded in O.R. Book 2, Page 1484.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA) SS I, the undersigned Registered Land Surveyor hereby certify that this plat is a true representation of the land described hereon, to the best of my knowledge and belief, and that Permanent Reference Monuments have been placed as required by the Statutes of Florida thereunto appertaining.
Dated this 15 day of June, AD 1981

HARRY W. ANDREWS, P.L.S.
Professional Land Surveyor No. 1185 State of Florida, GENERAL DEVELOPMENT ENGINEERING CO.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA) SS We hereby certify that this plat is true and correct to the best of COUNTY OF DADE) our knowledge and belief as recently platted under our direction from survey and boundary information furnished by General Development Corporation.
Dated this 20th day of March 1980

GEORGE IBARRA
CAS ENGINEERING
Consulting Engineers
Coral Gables, Florida
Registered Land Surveyor No. 2534
State of Florida

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA) SS I, the undersigned Registered Land Surveyor hereby certify that this COUNTY OF DADE) plat is a true representation of the land described and shown hereon, to the best of my knowledge and belief, and that Permanent Reference Monuments have been placed as required by the Statutes of Florida thereunto appertaining.
Dated this 5th day of June, AD 1981

STANLEY B. SHALITA, P.L.S.
Professional Land Surveyor No. 2789 State of Florida, GENERAL DEVELOPMENT ENGINEERING CO.

CERTIFICATE OF COUNTY ENGINEER

I hereby certify that I have reviewed this plat and in my opinion it conforms with the County Subdivision Regulations.

Date 6-16-81 County Engineer James L. Walker, P.E.

CERTIFICATE OF APPROVAL OF HEALTH DEPARTMENT

STATE OF FLORIDA) SS I, hereby certify that the requirements of the County Health Dept. COUNTY OF CHARLOTTE) have been complied within the preparations of this plat.

Date 6-12-81 Sanitary Director Sammy R. W. Walker

CERTIFICATE OF APPROVAL OF PLANNING & ZONING

STATE OF FLORIDA) SS This is to certify this plat meets the requirements of the Charlotte COUNTY OF CHARLOTTE) County Subdivision and Zoning Regulations and conforms to the Charlotte County Comprehensive Plan

Date 6-12-81 May Ann Henderson
Chairman, Charlotte County Planning and Zoning Board

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA) SS It is hereby certified that this plat has been specially approved for COUNTY OF CHARLOTTE) record by the Board of County Commissioners of Charlotte County, Florida, this 17th day of June, AD. 1981

James L. Walker
County Attorney
Approved
Examiner of Engineering
Chairman of the Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA) SS BUDDY C. ALEXANDER, County Clerk of Charlotte County, COUNTY OF CHARLOTTE) Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Page _____ of the Public Records of Charlotte County, Florida, this 17th day of June, AD. 1981

Buddy C. Alexander
Buddy C. Alexander, Clerk
Charlotte County, Florida

By Harriette B. Dill Clerk

FIRST REPLAT IN
PORT CHARLOTTE SUBDIVISION
SECTION NINETY FOUR

A SUBDIVISION OF A PORTION OF
SECTIONS 14, 15, 23, 25 & 26, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION

A portion of Sections 14, 15, 23, 25 & 26, Township 41 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

1. Section 14: BEGINNING at the Southwest corner of said Section 14 run N 00°33'42"W along the west line thereof 724.11 feet; thence N 79°02'32"E 297.59 feet to the point of curvature of a circular curve to the right having a radius of 1715 feet; thence easterly along the arc of said curve thru a central angle of 59°15'58" for a distance of 1773.98 feet to the point of tangency; thence S 41°41'30"E, 189.65 feet to the point of curvature of a circular curve to the left having a radius of 100 feet; thence easterly along the arc of said curve thru a central angle of 90°00'00" for a distance of 157.08 feet to a point of tangency; thence N 48°18'30"E, 298.28 feet; thence S 34°42'00"E, 348.11 feet to the South line of said Section 14; thence West along said south line, 2579.94 feet to the POINT OF BEGINNING.
Containing 31.99 acres, more or less.
2. Section 15: Commencing at the Southeast corner of said Section 15 run N 00°33'42"W along the east line thereof 200.31 feet to the POINT OF BEGINNING said point being on a circular curve having a radius of 4765 and bearing N 82°10'21"E from the center thereof; thence northerly along the arc of said curve to the left thru a central angle of 06°10'21" for a distance of 513.34 feet to the point of tangency; thence N 14°00'00"W, 2.12 feet; thence N 79°02'32"E, 94.24 feet to the east line of said Section 15; thence S 00°33'42"E along said east line 523.80 feet to the POINT OF BEGINNING. Being a replat of a portion of Tract "L" of Section Ninety Three Port Charlotte Subdivision as recorded in Plat Book 9 at Pages 1-A thru 1-DD. Containing 0.50 acre, more or less.
3. Section 23: BEGINNING at the Northwest corner of said Section 23, run East along the north line thereof for a distance of 2579.94 feet; thence S 34°42'00"E, 839.38 feet to the point of curvature of a circular curve to the right having a radius of 455 feet; thence Southerly along the arc of said curve thru a central angle of 74°30'30" for a distance of 591.69 feet to the point of tangency; thence S 39°48'30"W, 273.02 feet to a point on a circular curve having a radius of 943.23 feet; said point bearing N 56°29'36"E from the center thereof; thence Southerly along the arc of said curve to the right thru a central angle of 29°43'54" for a distance of 489.45 feet to a point of tangency; thence S 04°46'30"E, 3428.41 feet to the point of curvature of a circular curve to the left having a radius of 550 feet; thence Southerly along the arc of said curve thru a central angle of 01°49'25" for a distance of 17.50 feet to the South line of said Section 23; thence N 89°52'00"W along said South line 3256.57 feet; thence N 00°41'28"W, 3986.25 feet; thence S 89°18'32"W 10.51 feet to the West line of Section 23; thence North along the West line thereof 1346.51 feet to the POINT OF BEGINNING.
Containing 376.06 acres, more or less.
4. Section 25: BEGINNING at the Southwest corner of said Section 25, run N 00°27'30"E along the West line thereof 1205.89 feet; thence S 36°00'00"E, 1313.79 feet to the point of curvature of a circular curve to the left having a radius of 850 feet; thence Southeasterly along the arc of said curve thru a central angle of 13°06'42" for a distance of 194.51 feet to the South line of said Section 25; thence West along said line 913.14 feet to the POINT OF BEGINNING.
Containing 12.29 acres, more or less.
5. Section 26: BEGINNING at the Southeast corner of said Section 26, run S 89°31'42"W along the South line thereof, 5109.03 feet; thence N 00°41'28"W, 250.00 feet; thence N 89°31'50"E 50.00 feet; thence N 00°41'28"W 5081.53 feet to the North line of said Section 26; thence S 89°52'00"E along said North line, 3256.57 feet to a point on a circular curve having a radius of 550 feet; said point bearing S 83°24'05"W from the center thereof; thence Southeasterly along the arc of said curve to the left thru a central angle of 15°35'35" for a distance of 149.68 feet; thence S 22°11'30"E, 3212.04 feet to the point of curvature of a circular curve to the left having a radius of 1950 feet; thence Southeasterly along the arc of said curve thru a central angle of 13°48'30" for a distance of 469.95 feet thence S 36°00'00"E, 677.07 feet to the East line of said Section 26; thence S 00°27'30"W along said East line 1205.89 feet to the POINT OF BEGINNING.
Containing 523.62 acres, more or less.

All land lying in Charlotte County, Florida, and containing a total of 944.46 acres, more or less.

DRAWN BY _____
CHECKED BY _____
APPROVED BY _____

FIRST REPLAT IN
PORT CHARLOTTE SUBDIVISION

SECTION NINETY FOUR

A SUBDIVISION OF A PORTION OF
SECTIONS 14, 15, 23 25 & 26, TOWNSHIP 41 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

