



Conservation Management Plan

This management plan form is intended for Board of Trustees leases and subleases of conservation properties that are 160 acres or less. It is intended to address the requirements of Chapter 253.034, 259.032, 259.105, and rule 18-2.021. Attachments to, or expansion of this form are welcome, if the space provided below is not sufficient. Please answer all of the items below and number all attachments and reference them in the appropriate location below. You are under no obligation to use this form. Any plan format is acceptable, provided it includes all of the appropriate items from the above mentioned statutes and rule. This form is available in electronic format upon request. For additional information pertaining to management plans, please visit the Division of State Lands Stewardship page on the web at <https://floridadep.gov/lands/environmental-services/content/land-stewardship>.

A. General Information

1. Common Name of the Property: _____

2. Lease Number: _____

3. Acres: _____

4. Managing Agency: _____

5. Provide an executive summary/description of this property that includes a brief description of the resources, uses and proposed uses, outstanding features etc.

6. Attach a map showing the location and boundaries of the property including:
- a) The location and type of structures or improvements currently on the property.
 - b) The location and type of proposed improvements. Appendix _____
7. Attach a map showing the proximity of this managed area to other conservation areas within 10 miles. Appendix _____
8. Please attach a legal description of the property. Appendix _____
9. Provide a physical description of the land including a quantitative data description of the land which includes an inventory of forest and other natural resource, exotic and invasive plants, hydrologic features, infrastructure including recreational facilities, and other significant land, cultural or historical features.

10. A brief description of soil types, attaching USDA maps when available.

11. Is the property adjacent to an aquatic preserve or designated area of critical state concern? YES _____ NO _____

If YES, please identify:

12. Was the property acquired by a conservation land acquisition program? If YES, please identify.

13. Do any agency-specific statute requirements or legislative/executive directives constrain the use of the property? (These restrictions can frequently be found in the lease) YES _____ NO _____

If YES, please identify

14. Are there any reservations or encumbrances on the property?
YES _____ NO _____

If YES, please identify:

B. Natural and Cultural Resources

15. Are there any archeological or historical sites on this property? YES _____ NO _____
If YES,

A) How do you plan to locate, protect and preserve these resources?

B) Please describe the actions the agency plans to take to locate and identify unknown Resources such as surveys of unknown archeological or historical sites.

16. Are there any buildings on the property that are fifty or more years old?

YES _____ NO _____ If YES,

A) Please Identify:

B) Have these buildings been evaluated by a historian or historic architect to determine their historical and/or architectural significance. If YES, please identify both the building(s) and the evaluators(s):

C) Please state whether any such buildings are listed in the Florida Master Site File, National Register of Historic Places or a local register of historic places and identify such buildings.

By law, the managing agency must consult with the Division of Historical Resources with regard to any proposed land clearing or ground disturbing activities or with regard to any proposed rehabilitation, restoration or demolition of structures 50 or more years old. Please contact the Division of Historic Resources if you would like to obtain information on archeological/historical sites.

Division of Historical Resources
Florida Department of State
R.A. Gray Building, MS-8
Tallahassee, Florida 32399
(850) 245-6312

17. Please identify natural resources on the property that are listed in the Florida Natural Areas Inventory.

18. Are any imperiled natural communities, unique natural features, or any State and federally listed endangered or threatened plant or animal species, on site?

YES _____ NO _____

If YES, please provide a specific description of how you plan to identify, locate, protect and preserve these species.

If you would like further information regarding natural resources or endangered species please contact the Florida Natural Areas Inventory (FNAI).

Florida Natural Areas Inventory
1018 Thomasville Road, Suite 200-C
Tallahassee, Florida 32303
(850) 224-8207

19. Please identify the water resources including swamps, marshes or other wetlands, on the property including the water quality classification for each water body and if the water body has been designated "Outstanding Florida Waters".

20. Are any known mineral resources, such as oil, gas and phosphates, or any unique natural features, such as coral reefs, beaches, dunes, natural springs, caverns, large sinkholes, virgin timber stands, scenic vistas, and natural rivers and streams, and outstanding native landscapes containing relatively unaltered flora, fauna, and geological features on site? YES _____ NO _____

If YES, Please identify and provide locations of these resources on a map.
Appendix

21. Are there fish or wildlife resources (both game and non-game) on the property?
YES _____ NO _____ If YES, please describe:

C. Use of the Property

22. Please provide a statement of the purpose for which the lands were acquired, the projected use or uses as defined in Chapter 253.034, Florida Statutes, and the statutory authority you have for such uses.

23. Please state the desired outcome for this property, and key management activities necessary to achieve the desired outcome, including public access.

24. Please state the single or multiple uses currently made of the property and if the property is single use, please provide an analysis of its potential for multiple-use.

Single _____ Multiple _____ use/s is/are:

25. Were multiple uses considered but not adopted? YES _____ NO _____

If YES, please describe why:

26. Please provide an analysis of the potential use of private land managers to facilitate the restoration or management of these lands.

27. Please provide an analysis of the potential of the property to generate revenues to enhance the management of the property.

28. Describe the projected, current and recent past uses of the property, and any unauthorized uses, if known.

29. Do the planned uses impact renewable and non-renewable resources on the property?
YES _____ NO _____

If YES, please describe what specific activities will be taken to protect or enhance and conserve those resources and to compensate/mitigate the damage that is caused by the impacting use.

30. Should any parcels of land within or adjacent to the property be purchased because they are essential to management of the property? YES _____ NO _____

If YES, please attach a map of this area. Appendix

31. Are there any portions of this property no longer needed for your use?

YES _____ NO _____ If YES, please attach a map of this area.

32. Please describe what public uses and public access that would be consistent with the purpose for which this property was acquired.

33. Assess the feasibility of managing the lands >40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.

34. Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.

D. Management Activities

35. If more than one agency manages this property, describe the management responsibilities of each agency and how such responsibilities will be coordinated.

36. Please discuss management needs and problems on the property including conservation of soil and water resources and control and prevention of soil erosion and water and soil contamination.

37. Identify adjacent land uses that will conflict with the planned use of this property, if any.

38. Please describe measures used to prevent/control invasive, non-native plants.

39. Was there any public or local government involvement / participation in the development of this plan? YES _____ NO _____ If YES, please describe:

40. If an arthropod control plan has been established for this property, please include it as an attachment. (Attachment _____) If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the managing agency. See Chapter 388.4111 regarding mosquito control on public lands.

41. Management Goals – **The following 8 goals may not all be applicable to your site. Write N/A where appropriate. Also, please add as many goals, objectives, and measures as you wish.**

Core Objectives	Measure	Timeframe 2 yrs = Short Term 10 yrs = Long Term	Expenses and Manpower Budget
1. Habitat restoration and improvement (Description):			
Prescribe burn _____ acres per year	_____ acres burned per year	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
Maintain _____ acres per year within target fire return interval.	_____ acres within fire return interval target	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Person \$ _____
Conduct habitat/natural community improvement on _____ acres	_____ acres with restoration underway	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Person \$ _____
Conduct habitat/natural community restoration activities on _____ acres.	_____ acres restored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
Conduct timber harvest for the purposes of habitat restoration on _____ acres	_____ acres harvested	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____

2	<u>Public access and recreational opportunities (Description):</u>			
Maintain public access and recreational opportunities to allow for a recreational carrying capacity of _____ visitors per day	_____ visitor opportunities/day	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____	
Develop additional public access and recreational opportunities to allow for a carrying capacity of _____ visitors/day	_____ visitor opportunities/day	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____	
Continue to provide interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____	
Develop _____ new interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____	
3	<u>Hydrological preservation and restoration (Description):</u>			
Conduct or obtain a site assessment/study to identify potential hydrology restoration needs	Assessment conducted? Y _____ N _____	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____	
Restore natural hydrologic condition and functions to _____ acres on site	_____ acres for which hydrologic restoration is underway (planning, grant writing, earth moving, etc.)	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____	

		_____ acres for which natural hydrologic conditions and function are restored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
4	<u>Sustainable forest management (Description):</u>			
	Prepare & implement a silviculture management plan including reforestation, harvesting, prescribed burning, restoration, and timber stand improvement activities and goals.	Silviculture management plan complete? Y__N__ _____ acres treated	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Develop and implement a process for conducting stand descriptions and forest inventory including a GIS database containing forest stands, roads & other attributes (including but not limited to: threatened & endangered species, archeological resources, exotic species locations, historical areas)	Complete GIS database and re-inventory all attributes every 3-5 years or as needed.	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
		_____ acres of forest inventoried annually	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
5	<u>Exotic and invasive species maintenance and control (Description):</u>			

	Annually treat _____ acres of EPPC Category I and Category II invasive exotic plant species.	_____ acres treated	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Implement control measures on exotic and nuisance animal species	_____ nuisance and exotic species for which control measures are implemented	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
6	<u>Capital facilities and infrastructure (Description:</u>			
	To maintain _____ facilities, _____ miles of roads, and _____ miles of trails existing on site (as applicable)	_____ facilities, _____ miles roads, _____ miles trails maintained	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	To construct _____ facilities. _____ miles of roads, and _____ miles of trails (as applicable)	_____ facilities, _____ miles roads, _____ miles trails constructed	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	To improve or repair _____ facilities. _____ miles of roads, and _____ miles of trails existing on site (as applicable)	_____ facilities, _____ miles roads, _____ miles trails improved or repaired	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
7	<u>Cultural and Historical resources (Description:</u>			
	Ensure all known sites are recorded in the FL Division of Historical Resources Master Site file	_____ of recorded sites	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Monitor _____ recorded sites and send updates to DHR Master Site file as needed	_____ of sites monitored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____

	Bring ___ of ___ recorded sites/cultural resources into good condition	_____ of sites in good condition	Within 2 yrs ___ Within 10 yrs ___	Expense \$ _____ Personnel \$ _____
8	<u>Imperiled species habitat maintenance, enhancement, restoration, or population restoration</u> <u>(Description:</u>			
	Develop baseline imperiled species occurrence inventory list	Baseline imperiled species occurrence inventory list complete Y___N___	Within 2 yrs ___ Within 10 yrs ___	Expense \$ _____ Personnel \$ _____
	Develop monitoring protocols for _____ selected imperiled species	_____ imperiled species for which monitoring protocols are developed	Within 2 yrs ___ Within 10 yrs ___	Expense \$ _____ Personnel \$ _____
	Implement monitoring protocols for _____ imperiled species	_____ species for which monitoring is ongoing	Within 2 yrs ___ Within 10 yrs ___	Expense \$ _____ Personnel \$ _____
	[If applicable, provide additional measurable objective(s) for new or ongoing species-specific management activities for each of the priority species such as population augmentation, translocations, nest box projects, etc.]	Examples: Project-specific quantity, _____ of nest boxes, # of individuals introduced or trans-located, etc.	Within 2 yrs ___ Within 10 yrs ___	Expense \$ _____ Personnel \$ _____

42. Costs

Activity	Yearly Estimated Cost		
	Priority Cost	Other Management Cost	Cost Effective Methods
<u>Resource Management</u>			
<u>Administration</u>			
<u>Support</u>			

<u>Capital Improvements</u>			
<u>Recreation Visitor Services</u>			
<u>Law Enforcement Activities</u>			

43. A finding regarding whether each planned use conforms to the appropriate policies and guidelines of the State Lands Management Plan is required. The Plan can be found at <https://floridadep.gov/lands/environmental-services/content/land-stewardship>, by writing to the State of Florida Department of Environmental Protection, Division of State Lands, Office of Environmental Services, 3900 Commonwealth Boulevard, Mail Station 140, Tallahassee, Florida 32399-3000, or by calling (850) 245-2784. Does this plan conform to the State Lands Management Plan?

YES _____ NO _____

44. Please provide the following contact information below:

Name:	
Managing Agency:	
Address:	
Phone:	
Email Address:	

Date Management Plan Prepared: _____

Please send this completed form and attachments to:

james.parker@dep.state.fl.us, Or
to: Division of State Lands
D.E.P. M.S. 140
3900 Commonwealth Blvd.
Tallahassee Fl. 32399-3000
850-245-3045

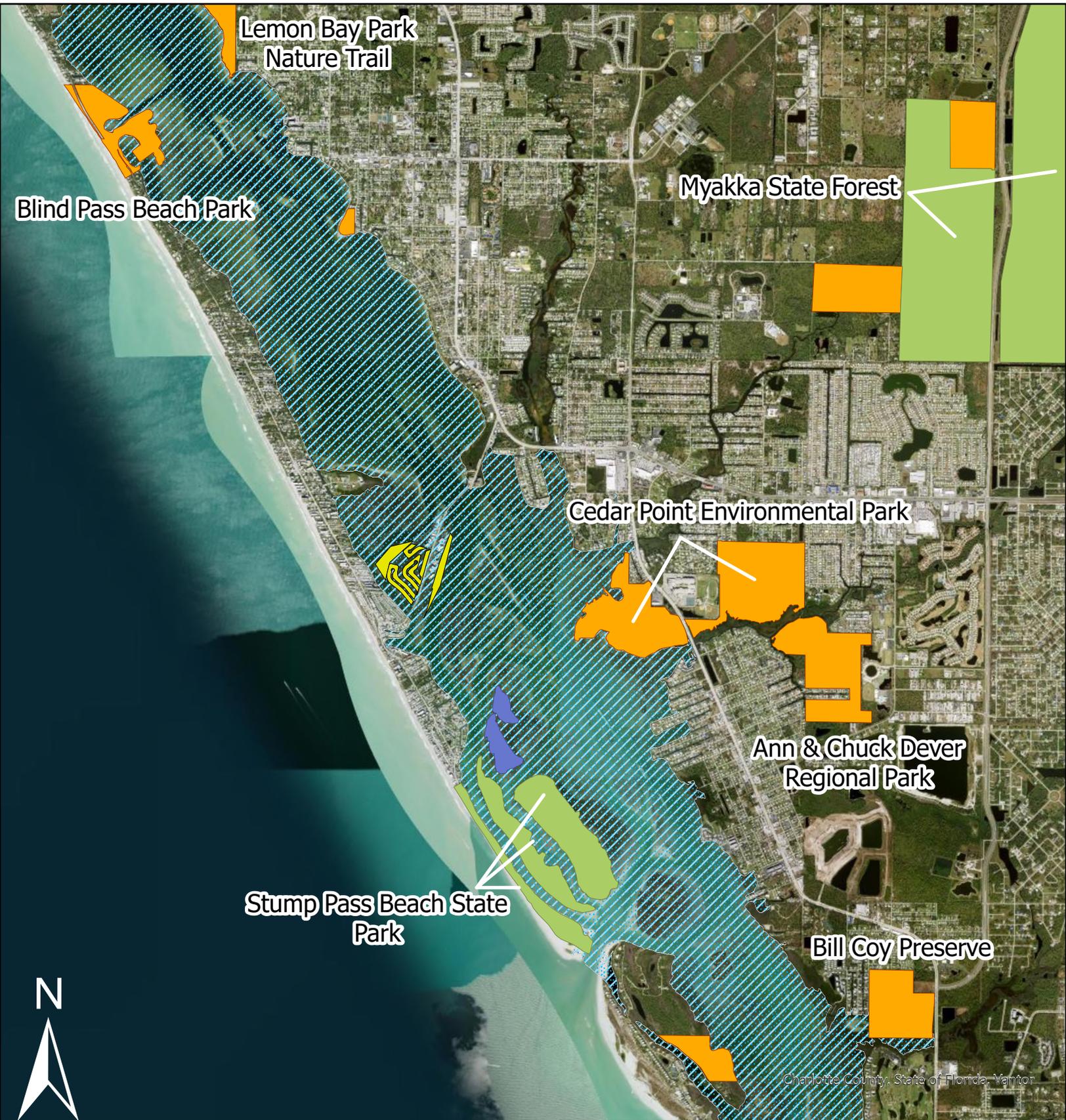
Sandpiper Key Preserve Boundary



0 0.05 0.1 0.2 Miles

 Sandpiper Key Preserve Boundary

Sandpiper Key Preserve: Conservation Lands



- Sandpiper Key Preserve Boundary
- Lemon Bay Aquatic Preserves
- State Conservation Lands
- Local Conservation Lands
- Private Conservation Lands

Prepared By and Return To:
Samantha Tannous
American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, Florida 33618
AGS#: 33195

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE is made this 19th day of February, 2025, between **Beach Property Investment Group, LLC, a Florida limited liability company**, whose post office address is 1819 Spruce Creek Blvd, Port Orange, FL 32128 ("Grantor"), and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land situate, lying and being in **Charlotte County, Florida**, to-wit:

See **EXHIBIT "A"** attached hereto and by reference made a part hereof.

Parcel Identification Numbers: 411912202002, 411912227002, 411912227003 and 411912227004

This conveyance is subject to easements, restrictions, limitations, and conditions of record, if any, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

AND the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

SEE FOLLOWING PAGES FOR SIGNATURES

Prepared By and Return To:
Samantha Tannous
American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, Florida 33618
AGS#: 33195

E-RECORDED simplifile®

ID: inst. # 3496321
County: Charlotte
Date: 2-19-25 Time: 3:17PM

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IN WITNESS WHEREOF the Grantor has hereunto set Grantor’s hand and seal, the day and year first above written.

SEE FOLLOWING PAGES FOR SIGNATURES

Signed, sealed and delivered in the presence of:

Witnesses:

Signature: [Signature]
Printed Name: Hanne Lunt
Address: 1022 Green Acres Circle N.
South Daytona FL 32119

Beach Property Investment Group, LLC, a Florida limited liability company

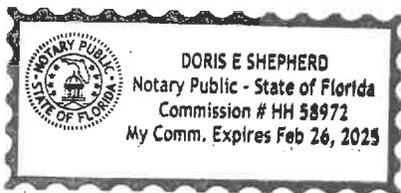
By: [Signature]
Jack Baker, as Managing Member

Signature: [Signature]
Printed Name: DONALD KAPALDO
Address: 94 S. PIEDMONT AVE
PORT ORANGE, FL 32129

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 8TH day of FEBRUARY, 2025, by Jack Baker, as Managing Member of **Beach Property Investment Group, LLC, a Florida limited liability company**, on behalf of said company. Such person(s) (Notary Public must check applicable box):

- () is personally known to me.
- produced a driver license.
- () produced FOL as identification.



[Signature]
Notary Public
DORIS E SHEPHERD
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: 4458972

My Commission Expires: 2/26/2025

(NOTARY PUBLIC SEAL)

Exhibit "A"

PARCEL NO. 1

A PORTION OF PLAT BOOK 6, PAGE 37A THROUGH 37C, BEING LOTS 52 THROUGH 59, AND 65 THROUGH 132 AND PORTIONS OF LOTS 51, 60, 61 AND 62, LYING SOUTHERLY OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 64 TO THE NORTHWESTERLY CORNER OF LOT 51; LESS AND EXCEPT PARTS OF LOTS 98, 99, 131 AND 132 FOR ROAD RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 557, PAGE 801 AS FOLLOWS:

PARCEL 104

THAT PART OF:

LOTS 98, 99, 131 AND 132 OF HOLIDAY ISLES SUBDIVISION, IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST, AS RECORDED IN PLAT BOOK 7, PAGE 51-A, B AND C, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

LYING WITHIN 60.00 FEET WESTERLY OF A CENTER LINE OF CONSTRUCTION ON STATE ROAD 776, SECTION 01050, BETWEEN STATION 84+20.00 AND STATION 87+00.00; LYING WITHIN 100.00 FEET WESTERLY OF SAID CENTERLINE BETWEEN STATION 87+00.00 AND STATION 90+80.00; LYING WITHIN 69.50 FEET WESTERLY OF SAID CENTER LINE SOUTHERLY OF STATION 90-80.00, SAID CENTER LINE AND STATION BEING DESCRIBED AND LOCATED AS FOLLOWS:

BEGIN ON THE CENTER LINE OF CONSTRUCTION ON STATE ROAD 776, SECTION 01050, IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST, AT A POINT BEING DESIGNATED AS STATION 94+11.49 ON SAID CENTER LINE OF CONSTRUCTION, SAID POINT BEING 69.50 FEET SOUTH 59°42'33" EAST OF THE NORTHEAST CORNER OF ENGLEWOOD BEACH CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 1, PAGES 4A, 4B, 7 AND 36A; RUN THENCE NORTH 30°17'27" EAST A DISTANCE OF 331.49 FEET TO A POINT BEING DESIGNATED AS STATION 90+80.00 ON SAID CENTER LINE OF CONSTRUCTION; CONTINUE THENCE NORTH 30°17'27" EAST FOR A DISTANCE OF 39.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 1145.92 FEET; RUN THENCE NORTHEASTERLY ALONG SAID CURVE 296.637 FEET, THRU A CENTRAL ANGLE OF 14°50'00" TO END OF SAID CURVE; RUN THENCE NORTH 15°27'27" EAST A DISTANCE 43.94 FEET TO STATION 87+00.00; CONTINUE THENCE NORTH 15°27'27" EAST A DISTANCE OF 280.00 FEET TO A POINT ON SAID CENTER LINE OF CONSTRUCTION ON STATE ROAD 776 BEING DESIGNATED AS BEGIN RIGHT-OF-WAY JOB STATION 84+20.00. (SECTION 01050) (AS TO PARCEL 1 ONLY)

AND FURTHER LESS AND EXCEPT ANY PORTION OF LANDS LYING WITHIN THE PARCEL DESCRIBED IN QUIT CLAIM DEED FILED IN O.R. BOOK 669, PAGE 1585, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AND

BSM: 

DATE: January 15, 2025

A PARCEL OF LAND LYING IN SECTION 1 AND 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST, CHARLOTTE COUNTY, FLORIDA, CONSISTING OF SUBMERGED LANDS LYING IN LEMON BAY, AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 1 AND 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST, CHARLOTTE COUNTY, FLORIDA, CONSISTING OF SUBMERGED LANDS LYING IN LEMON BAY, AS FOLLOWS:

PARCEL NO. 2: A PARCEL OF SUBMERGED LAND LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 12 WHICH CORNER IS A POINT ON THE SHORE LINE OF LEMON BAY, 450.3 FEET EASTERLY FROM THE NORTHWEST CORNER OF LOT 6 OF R. CLARENCE BROWN'S SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, AT PAGE 53 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, RUN SOUTH 4°45'40" WEST FOR 277.9 FEET TO A POINT ON THE SOUTH SIDE OF LOT 10 OF SAID SUBDIVISION, WHICH POINT IS 274 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE SOUTH 89°14'20" EAST ALONG SAID SOUTH LINE OF LOT 10 AND A PROLONGATION THEREOF FOR 762.4 FEET; THENCE NORTH 51°16'20" WEST FOR 567 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED. FROM SAID POINT OF BEGINNING RUN NORTH 13°32'40" EAST FOR 538 FEET; THENCE NORTH 48°07'40" EAST FOR 950 FEET; THENCE SOUTH 76°32'40" WEST FOR 700 FEET; THENCE SOUTH 40°59'50" WEST FOR 693.8 FEET; THENCE SOUTH 32°31' EAST FOR 557.2 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3: A PARCEL OF SUBMERGED LAND LYING IN SECTION 1 AND 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 12 WHICH CORNER IS A POINT ON THE SHORELINE OF LEMON BAY, 450.3 FEET EASTERLY FROM THE NORTHWEST CORNER OF LOT 6 OF R. CLARENCE BROWN'S SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 7, AT PAGE 53 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, RUN SOUTH 4°45'40" WEST FOR 277.9 FEET TO A POINT ON THE SOUTH SIDE OF LOT 10 OF SAID SUBDIVISION, WHICH POINT IS 274 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE SOUTH 89°14'20" EAST ALONG SAID SOUTH LINE OF LOT 10 AND A PROLONGATION THEREOF FOR 762.4 FEET; THENCE SOUTH 39°00'50" EAST FOR 897.1 FEET, PASSING THROUGH A POINT ON THE CENTER LINE OF THE NORTHEASTERLY END OF A TIMBER BRIDGE ON THE COUNTY ROAD TO PUNTA GORDA BEACH AT 654.3 FEET, FOR 897.1 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED. FROM SAID POINT OF BEGINNING RUN NORTH 21°55'40" EAST FOR 810 FEET; THENCE NORTH 16°00'40" EAST FOR 640 FEET; THENCE NORTH 14°59'20" WEST FOR 970 FEET; THENCE NORTH 76°32'40" EAST FOR 75 FEET; THENCE NORTH 20°19'40" EAST FOR 718.3 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRA-COASTAL WATERWAY, SAID WESTERLY RIGHT-OF-WAY LINE BEING 750 FEET, MORE OR LESS, FROM AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID INTRA-COASTAL WATERWAY; THENCE SOUTH 34°01'01" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 800 FEET, MORE OR LESS; THENCE SOUTH 14°18'50" WEST FOR 1498.5 FEET; THENCE SOUTH 26°59' WEST FOR 1070.8 FEET; THENCE NORTH 63°01' WEST FOR 160 FEET TO THE POINT OF BEGINNING. SUBJECT HOWEVER TO THE EXISTING RIGHT-OF-WAY OF THE COUNTY ROAD THROUGH SAID PARCEL LYING AND BEING IN THE COUNTY OF CHARLOTTE, STATE OF FLORIDA.

BSM: *Amy Lewis*

DATE: January 15, 2025

LESS AND EXCEPT LANDS CONVEYED IN O.R. BOOK 572, PAGE 199 DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST; THENCE SOUTH 4°20'37" WEST, 277.90 FEET; THENCE SOUTH 89°39'23" EAST, 762.4 FEET; THENCE SOUTH 39°25'53" EAST, 897.1 FEET; THENCE SOUTH 63°28'03" EAST, 151.42 FEET; THENCE NORTH 26°33'57" EAST, 116.43 FEET; THENCE NORTH 16°36'50" EAST, 2428.50 FEET; THENCE NORTH 34°27'24" WEST, 74.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18°59'27" WEST, 401.91 FEET; THENCE NORTH 74°32'33" WEST, 301.24 FEET TO EASTERLY RIGHT-OF WAY LINE OF STATE ROAD NO. 778 (80' RIGHT-OF WAY); THENCE NORTH 18°59'27" EAST, (ALONG RIGHT-OF WAY LINE) 641.94 FEET; THENCE SOUTH 34°27'24" EAST, 371.97 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 19 EAST, CHARLOTTE COUNTY, FLORIDA, LESS STATE ROAD RIGHT-OF WAY. THE ABOVE DESCRIPTION IS THE BOUNDARY OF LOT 37 AND NORTHERLY ½ OF A 60 FOOT WATERWAY THAT WAS NOT BUILT OF AMENDED PLAT OF HOLIDAY ISLES AS RECORDED IN PLAT BOOK 7, PAGES 51, 51A, 51B AND 51C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LESS STATE ROAD RIGHT-OF-WAY. SAID PLAT NOW VACATED.

AND FURTHER LESS AND EXCEPT THOSE PARCELS CONVEYED IN INSTRUMENTS RECORDED IN O.R. BOOK 592, PAGE 1787; O.R. BOOK 595, PAGE 1928; O.R. BOOK 542, PAGE 2059; O.R. BOOK 669, PAGE 1595; O.R. BOOK 238, PAGE 570; O.R. BOOK 804, PAGE 1008; O.R. BOOK 661, PAGE 1097; O.R. BOOK 630, PAGE 2168 AND O.R. BOOK 603, PAGE 1164. PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

BSM: *Ray Lewis*

DATE: January 15, 2025

Sandpiper Key Preserve Natural Communities



Charlotte County, State of Florida, Microsoft, Vantor

 Sandpiper Key Preserve Boundary

Natural Communities

 Invasive Plants

 Bays and Estuaries

 Continuous Seagrass

 Land

 Patchy Seagrass

 Sandy or Non-Seagrass

 Tidal Flats

 Mangroves

N



Sandpiper Key Preserve: Optimal Boundary



Charlotte County, State of Florida, Vantor



0 0.15 0.3 0.6 Miles

 Sandpiper Key Preserve

 Optimal Boundary