

DESCRIPTION (PER OFFICIAL RECORDS INSTRUMENT 2011000027046)

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL A AND PARCEL B, DESCRIBED BELOW:

PARCEL A:

AND

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING PART OF THE FORMER I.D.D. CANAL H-8, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, RUN ALONG THE WEST LINE OF SAID QUARTER S 01 "31' 22" E EAST FOR 1275.30 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTH LINE OF FORMER I.D.D. CANAL H-8 AND THE POINT OF BEGINNING OF SAID TRACT OR PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE S 01 "31 '22" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) 50.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15; THENCE RUN ALONG SAID SOUTH LINE N 88° 31' 12" E FOR 994.70 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE RUN ALONG SAID EAST LINE N 01 '30' 25" W FOR 50.00 FEET; THENCE RUN S 88' 31' 12" W FOR 994.71 FEET TO THE POINT OF BEGINNING.

PARCEL B

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE S.01°31'22"E., FOR 1005.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) TO THE POINT OF BEGINNING.

FOR SAID POINT OF BEGINNING; THENCE CONTINUE S.01°31'22"E, FOR 270.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE IONA DRAINAGE DISTRICT CANAL H-8; THENCE N.88°31'12"E. FOR 175.00 FEET ALONG SAID NORTH LINE; THENCE N.01°28'48"W. FOR 270 FEET; THENCE S.88°31'12"W., FOR 175.20 FEET ALONG THE SOUTH LINE OF A PROPOSED 35 FOOT WIDE ACCESS ROAD TO THE POINT OF BEGINNING

NOTES:

- 1. DATE OF LAST FIELDWORK: AUGUST 9, 2019.
- 2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT. SURVEY CONTROL POINTS AND FOUND SURVEY MONUMENTATION WERE SET/LOCATED BY REDUNDANT MEASUREMENTS USING REAL TIME KINEMATIC (RTK) GPS AND WERE FOUND TO BE WITHIN REASONABLE TOLERANCES OF PUBLISHED OR MEASURED COORDINATE VALUES. THE PRIMARY HORIZONTAL CONTROL POINT USED WAS FLORIDA D.O.T. PERMANENT REFERENCE STATION "FMYR" LOCATED AT PAGE FIELD IN FORT MYERS, FLORIDA.
- . BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHEREIN SAID WEST LINE BEARS S.00°57'19"E..
- 4. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE, NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) COMMUNITY PANEL NUMBER 125124 0417 F, EFFECTIVE DATE: AUGUST 28, 2008.
- 5. SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- 7. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED. THIS SURVEY DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
- 8. THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS. THIS SURVEY LOCATED THE BOUNDARY IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION.
- 9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY. 10. AERIAL PHOTOGRAPHY SHOWN HEREON WAS OBTAINED FROM LEE COUNTY AND IS DATED 2019. IT IS INCLUDED
- FOR ORIENTATION PURPOSES ONLY.
- 11. PHYSICAL ACCESS TO THE SURVEYED PARCEL IS VIA A PARTIALLY PAVED ENTRANCE OFF COLLEGE PARKWAY AND VIA A PAVED ROAD ENTERING THE PARCEL FROM THE WEST. LEGAL ACCESS TO THE SURVEYED PARCEL APPEARS TO BE VIA COLLEGE PARKWAY (A PUBLIC RIGHT-OF-WAY) AND VIA A PLATTED PRIVATE ROAD TO THE WEST (SOUTH POINTE BLVD.) WHICH ALSO CONNECTS TO COLLEGE PARKWAY (A PUBLIC RIGHT-OF-WAY).
- 12. SURVEY MADE WITH THE REVIEW OF "COMMITMENT FOR TITLE INSURANCE" PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT ORDER NO.: 7731388, FILE NO.: CH19-28/GOAT FARM, EFFECTIVE DATE: 06/24/2019, AT 8:00 AM.

(THE FOLLOWING ARE ITEMS AS LISTED IN SCHEDULE B, SECTION II, OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE)

- 7. NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 3052, PAGE 3801. (DOES NOT AFFECT SURVEYED PARCEL, THIS IS A DEVELOPMENT ORDER FOR THE ECKERD PARCEL, TRACT "J" OF THE PLAT OF COLLEGE POINTE AND PARCEL "B")
- 8. INGRESS AND EGRESS, ROADWAY, PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3076, PAGE 2830 AND AS CORRECTED IN OFFICIAL RECORDS BOOK 3149, PAGE 2485. (AFFECTS SURVEYED PARCEL, EASEMENT LIES WITHIN BOUNDARY, SHOWN ON SURVEY)
- 9. AGREEMENT AS TO RESTRICTIONS ON USE RECORDED IN OFFICIAL RECORDS BOOK 3076, PAGE 2842 AS CORRECTED IN OFFICIAL RECORDS BOOK 3149, PAGE 2503. (RESTRICTS THE ADJOINER NOT THE SUBJECT PARCEL. THE PROPERTY THAT IS SUBJECT TO ANY OF THE RESTRICTIONS STATED IN THE REFERENCED AGREEMENT IS THE ADJOINING PARCEL B AND NOT THE SURVEYED PARCEL)
- 10. CORRECT GRANT OF SIGNAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3149, PAGE 2470, AS MODIFIED IN OFFICIAL RECORDS BOOK 3365, PAGE 4196, AND AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS INSTRUMENT No. 2017000174259. (BENEFIT TO SURVEYED PARCEL, EASEMENT DOES NOT FALL WITHIN SURVEYED PARCEL, SAID EASEMENT LIES IN TRACT "J", SHOWN ON SURVEY)
- 11. TERMS AND CONDITIONS OF THE GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT No. 2018000182510. (BENEFITS SURVEYED PARCEL BY WAY OF ADJOINING INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENTS OVER ADJOINING TRACT "A" AND TRACT "I", OF THE PLAT OF COLLEGE POINTE, SHOWN ON SURVEY)

THIS SURVEY IS ONLY FOR THE BENEFIT OF: ZIMMER DEVELOPMENT

CHICAGO TITLE INSURANCE COMPANY

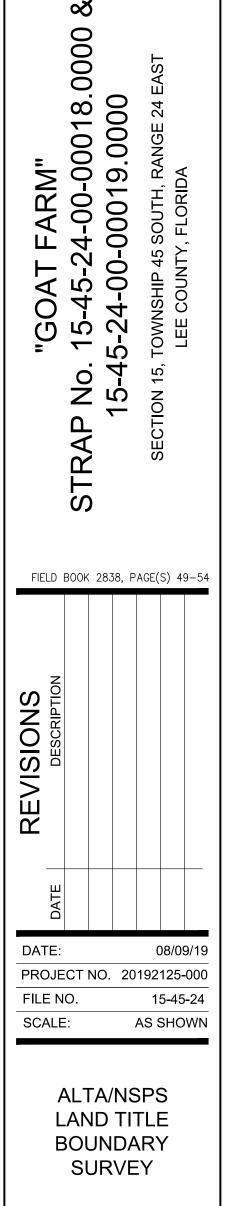
NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1., 2., 3., 4., 7(a)., 8., 11. AND 13.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMMISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA S

MARK PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5312

DATE AUGUST 30, 2019 SIGNED: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN IN NOTE 1 AND NOT THE SIGNATURE DATE.

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