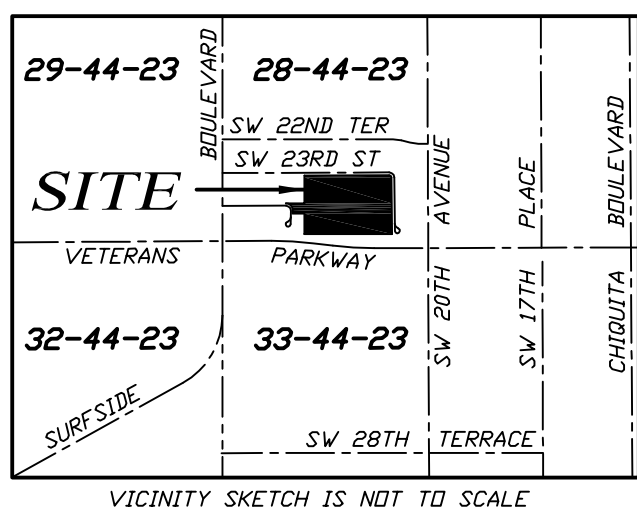
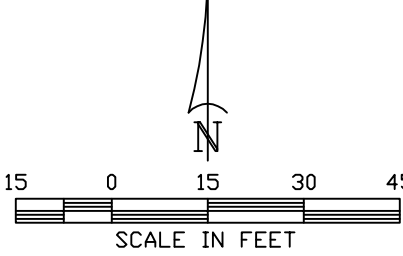


ALTA/NSPS
LAND TITLE SURVEY
BOUNDARY SURVEY OF
ALL OF BLOCK 5916
CAPE CORAL UNIT 92
AND
THE NORTHERLY
EIGHTY (80') FEET
OF LOT 13, BLOCK 5915
CAPE CORAL UNIT 92
SECTION 28, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 25, PAGES 26-34)
LEE COUNTY, FLORIDA



DESCRIPTION: (PER TITLE COMMITMENT)

ALL OF BLOCK 5916, CAPE CORAL UNIT 92, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 25, PAGES 26 THROUGH 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

THE NORTHERLY EIGHTY (80') FEET OF LOT 13, BLOCK 5915, CAPE CORAL UNIT 92, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 25, PAGE 26 THROUGH 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY ORDER NO. 9602317 WITH A COMMITMENT DATE OF 09/13/2021, REVISION #3 (09/17/2021) AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPROPRIATE APPROPRIATION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

ITEMS PERTAINING TO TITLE CERTIFICATION:

- CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 9602317,
COMMITMENT DATE 09/13/2021, REVISION #3 (09/17/2021).
- ITEM 1 DEFECTS AND LIENS, NOT SURVEY RELATED.
ITEM 2 TAXES AND ASSESSMENTS, NOT SURVEY RELATED.
ITEM 3 A ACCURATE AND COMPLETE SURVEY, AS SHOWN HEREON.
B, C, AND D ARE NOT SURVEY RELATED.
ITEMS 4 AND 7 WERE INTENTIONALLY DELETED.
ITEM 5 LIEN PROVIDED BY COUNTY, NOT SURVEY RELATED.
ITEM 6 EASEMENTS PER PLAT BOOK 25, PAGES 26-34, AS SHOWN HEREON.
ITEM 8 EASEMENT INSTRUMENT NO. 2007000181649, AS SHOWN HEREON.
ITEM 9 EASEMENT INSTRUMENT NO. 2007000181650, AS SHOWN HEREON.
ITEM 10 RESOLUTION PER INSTRUMENT NO. 2012000024960, 2012000024990, 2012000025731, 2013000209520, 2013000211486 AND 2013000213579, ARE NOT SURVEY RELATED.
ITEM 11 AGREEMENT PER INSTRUMENT NO. 2019000091347, NOT SURVEY RELATED.
ITEM 12 EASEMENT PER INSTRUMENT NO. 20200000210394 IS A BLANKET EASEMENT.
ITEM 13 RIGHTS OF TENANTS, NOT SURVEY RELATED.
ITEM 14 ASSIGNMENTS OF LEASES, NOT SURVEY RELATED.
ITEM 15 UCC FINANCING, NOT SURVEY RELATED.
ITEM 16 RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT BETWEEN 2P NO.339, LLC AND _____, RECORDED AS INSTRUMENT NO. _____, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ALTA NOTES:

- ITEM 16, AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.
ITEM 17, THERE ARE NO CONTEMPLATED RIGHT-OF-WAY OR ROADWAY CHANGES AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
ITEM 19, SURVEYOR HAS OBTAINED A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF 1,000,000.00 DOLLARS.

LEGEND:

- SET #4 IRON ROD (CAP LB #9921)
○ FOUND IRON ROD (1/2")
□ PERMANENT MONUMENT
□ PERMANENT CONTROL POINT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
O.R. OFFICIAL RECORDS BOOK
(S) AS PER SURVEY
(M) AS MEASURED
(P) AS PER PLAT
(D) AS PER DEED
(I) CURVE NUMBER
(L) LINE NUMBER
R/W RIGHT-OF-WAY
C CENTERLINE
M.P. METAL PIPE
R.W.B. RECLAIM WATER BOX
W.M. WATER METER
W.V. WATER VALVE
F.H. FIRE HYDRANT
D.H. OVERHEAD POWER
P.P. POWER POLE
G.A.W. GUY ANCHOR & WIRE
E.B. ELECTRIC BOX
C.T.B. CABLE TELEVISION BOX
T.S.B. TELEPHONE SERVICE BOX
N/D NAIL & TINTAB
N/T.T. NAIL & TINTAB
ELEV. ELEVATION
B.M. BENCHMARK
TYPICAL ELEVATION
A/C AIR CONDITIONER
W.S. WATER SYSTEM
P.O. PUMP OUT
C.C. CONCRETE
I.V. IRRIGATION VALVE
P.R.V. PRESSURE RELEASE VALVE
R.C.P. REINFORCED CONCRETE PIPE
S.M.H. STORM MANHOLE
S.S.M.H. SANITARY SEWER MANHOLE
F.B. FIBER POST
L.P. LIGHT POLE

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF S.W. 23RD STREET, AS BEING N89°44'47"E.
2. FIELD NOTES IN CAPE CORAL, UNIT 92, BLOCK 5916.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 9602317, COMMITMENT DATE 09/13/2021, REVISION #3 (09/17/2021).
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 476.025; SJ-17.065; FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 30 SCALE DRAWING.
9. BENCHMARK DERIVED FROM CAPE CORAL BENCHMARK NUMBER 409-05-01, ELEVATION 620 NGVD29, 508 NAVD88.
10. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29).
FLOOD ZONE INFORMATION FROM MSC.FEMA.GOV WEB SITE.
FLOOD ZONE "AE" ELEVATION: 7' AND 8' NAVD88 COMMUNITY NO: 125095
PANEL NO: 0385 SUFFIX --- F REVISION DATE: 8/28/08
MAP NUMBER: 120710385F

TO 2P NO. 339, LLC; CHICAGO TITLE INSURANCE COMPANY; RODGERS AND TOWERS, P.A., ATHENE ANNUITY AND LIFE COMPANY, AN IDVA CORPORATION, AND ITS SUCCESSORS AND/OR ASSIGNS.

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2021.

PHILLIP M. MOULD
LS6515
OCTOBER 6, 2021

REVISED	DESCRIPTION	BY
3/3/20	FOUNDATION CLUB HOUSE	FBH
3/9/20	FOUNDATION BLDG 1	FBH
3/31/20	FOUNDATION BLDG 2	FBH
9/20/21	AS-BUILT SURVEY	RLB
10/6/21	PER COMMENTS FROM LEE KAES PLLC	FBH

DRAWN	CHECK	SCALE	PROJ. #	HARRIS-JORGENSEN, LLC
RLB	PMW	1"=30'	CC-USP-5916 ASB	3049 DEL PRADO BLVD, S. #100
SURVEY DATE	FILE NO.	SHT. -	CAPE CORAL, FLORIDA 33904	PHONE: (239) 257-2624
10/14/19	44-23-28	OF - 3	FAX: (239) 257-2921	

FLORIDA CERTIFICATE OF AUTHORIZATION # LB6921

ZONING INFORMATION PROVIDED BY EN-SITE, INC.
DATE: SEPTEMBER 9, 2021

DATE OF EXISTING ORDINANCE: APRIL 21, 2021

PROPERTY ZONED P.U.D. (PLANNED UNIT DEVELOPMENT)

SETBACK REQUIREMENTS:
FRONT= 80 FEET FOR BUILDINGS
SIDES= 80 FEET FOR BUILDINGS
DECKS AND SCREEN ENCLOSURES - NONE SPECIFIED
REAR= 80 FEET FOR BUILDINGS
WATER FRONT YARD - NONE SPECIFIED

BUILDING SIZE:
MAXIMUM BUILDING HEIGHT OR STORIES: 55 FEET

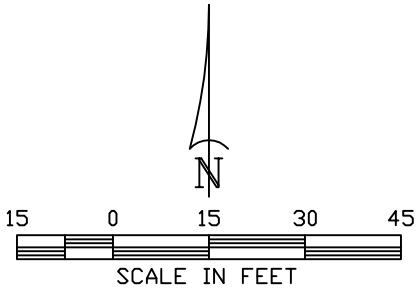
PARKING SPACES REQUIRED: 444 TOTAL (PHASE 1)
EXISTING PARKING SPACES: 531 OPEN SPACES
9 HANDICAP SPACES
540 TOTAL SPACES

VETERANS PARKWAY
RIGHT OF WAY (VARIES)

SHEET 1 OF 3
SHEET 3 OF 3

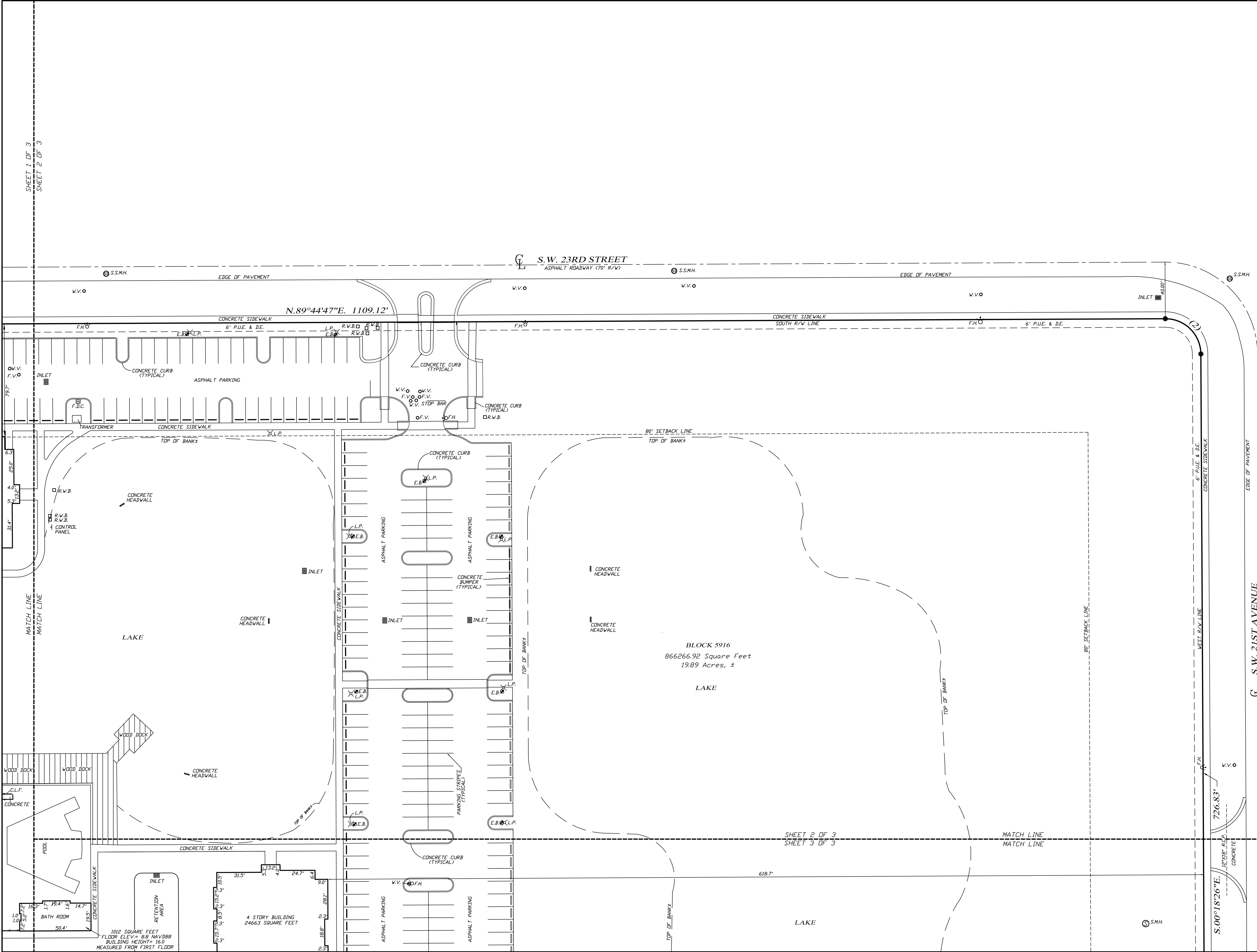
DATE OF LAST FIELD WORK: 9/20/2021			
DRAWN: FBH	CHECK: PMM	SCALE: 1"=30'	PROJ. #: CC-092-5916 ASB
SURVEY DATE: 10/14/19	FILE NO.: 44-23-28	SHT. - 2	DF - 3
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			

ALTA/NSPS
LAND TITLE SURVEY
BOUNDARY SURVEY OF
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OF LOT 13, BLOCK 5915
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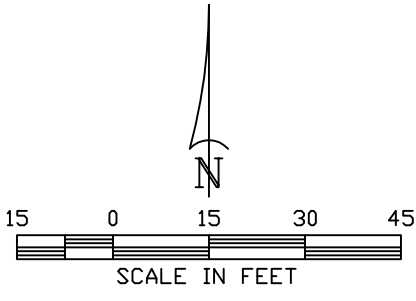
Curve number 2
Radius= 25.00'
Delta= 89°56'47"
Arc= 39.25'
Tangent= 24.98'
Chord= 35.34'
Chord Brg= S.45°16'50"E.

- LEGEND:
- SET #4 IRON ROD (CAP LB #6921)
 - FOUND IRON ROD (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - P.P.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - O.R. OFFICIAL RECORDS BOOK
 - (S) AS PER SURVEY
 - (M) AS MEASURED
 - (P) AS PER PLAT
 - (D) AS PER DEED
 - (C) CURVE NUMBER
 - LI LINE NUMBER
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - MD METAL PIPE
 - R.W.B. RECLAIM WATER BOX
 - W.M. WATER METER
 - W.V. WATER VALVE
 - Y.D. YARD DRAIN
 - F.V. FIRE VALVE
 - F.B. FIBER BOX
 - F.P. FIBER POST
 - F.H. FIRE HYDRANT
 - D/H OVERHEAD POWER
 - P.P. POWER POLE
 - G.A.S.W. GUY ANCHOR & WIRE
 - E.B. ELECTRIC BOX
 - C.T.B. CABLE TELEVISION BOX
 - T.S.B. TELEPHONE SERVICE BOX
 - N/D NAIL & DISK
 - N/T-I. NAIL & TINTAB
 - ELEV. ELEVATION
 - B.M. BENCHMARK
 - ▲ TYPICAL ELEVATION
 - A/C AIR CONDITIONER
 - W.S. WATER SYSTEM
 - P.E. POOL EQUIPMENT
 - CONCRETE CONCRETE
 - IRR.V. IRRIGATION VALVE
 - P.R.V. PRESSURE RELEASE VALVE
 - R.C.P. REINFORCE CONCRETE PIPE
 - S.M.H. STORM MANHOLE
 - S.S.M.H. SANITARY SEWER MANHOLE
 - W.V. WATER VALVE
 - C.O. CLEAN OUT
 - CL.F. CHAIN LINK FENCE
 - B.F.P. BACK FLOW PERVENTER
 - L.P. LIGHT POLE

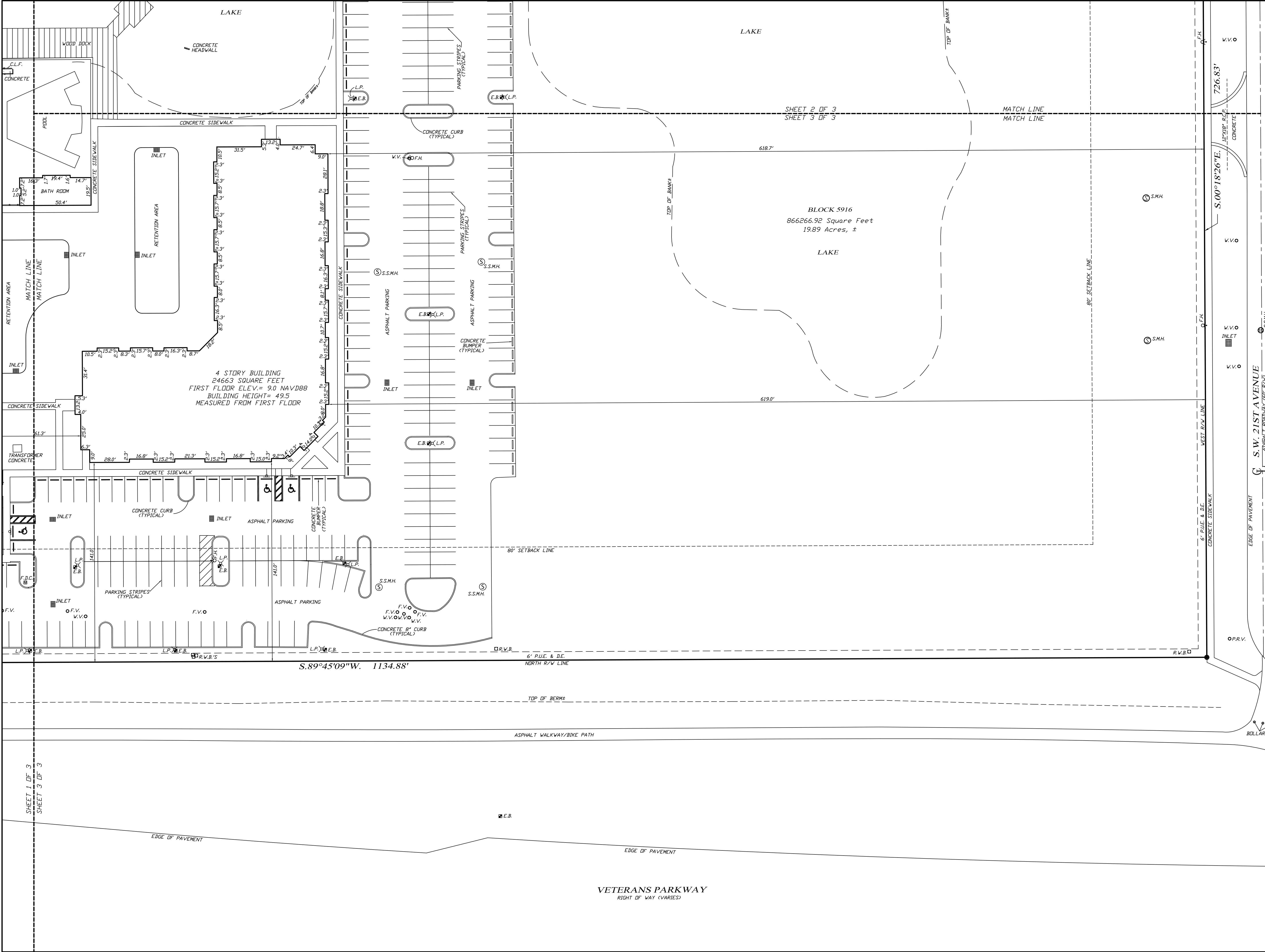


DATE OF LAST FIELD WORK: 9/20/2021			
DRAWN: FBH	CHECK: PMM	SCALE: 1"=30'	PROJ. #: CC-192-5916 ASB
SURVEY DATE: 10/14/19	FILE NO.: 44-23-28	SHT. - 3	DF - 3
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			

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- LEGEND:
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VETERANS PARKWAY
RIGHT OF WAY (VARIES)