

NOTES

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2 UES, INC. IS LB-8336.
2. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
3. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
4. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
5. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
6. ALL HORIZONTAL SURVEY DATA IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED ON GPS RTK (REAL TIME KINEMATIC) CORRECTIONS RECEIVED FROM THE TRIMBLE VRS NETWORK. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 23 AS BEING N 00°55'06" W.
7. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
8. COORDINATES, ELEVATIONS, BEARINGS AND DISTANCES SHOWN ARE MEASURED OR CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
9. SURVEYED PARCEL CONTAINS A COMBINED 931,228.24 SQUARE FEET OR 21.38 ACRES, MORE OR LESS. INDIVIDUAL PARCEL AREA AS DEPICTED ON SURVEY MAP.
10. DATE OF LAST FIELD WORK: 11/4/2021.
11. THIS SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
14. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
15. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON A SITE BENCHMARK ESTABLISHED THROUGH MULTIPLE GPS OBSERVATIONS.
16. SURVEY PARCEL IS LOCATED IN FLOOD ZONES X AND AE (BASE FLOOD ELEVATION VARIES BETWEEN 21.7 AND 22 FEET) BASED ON FLOOD INSURANCE RATE MAP COMMUNITY CITY OF FORT MYERS, COMMUNITY AND PANEL NUMBER 125106 0295, MAP NUMBER 12071C0295G, MAP REVISION DATE DECEMBER 7, 2018.
17. BACKGROUND AERIAL IMAGE SHOWN IN THIS TOPOGRAPHIC SURVEY MAP WAS OBTAINED FROM THE LEE COUNTY GIS WEBSITE, DATED 2021, RELATIVE POSITIONAL ACCURACY OF AERIAL IMAGERY WAS NOT FIELD VERIFIED. IMAGE IS FOR INFORMATIONAL PURPOSES ONLY.
18. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' OR SMALLER.

TITLE COMMITMENT NOTES

I HAVE REVIEWED THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY , ISSUING OFFICE FILE NUMBER THG 39312-1, FILE NUMBER 21140044 CJ3, EFFECTIVE DATE AUGUST 30, 2021 AT 11:00 PM, REVISED DATE SEPTEMBER 14, 2021 AT 1:14 PM. ALL ENCUMBRANCES, EXCEPT LIENS, IDENTIFIED IN SCHEDULE B, SECTION II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE MAP OF SURVEY. SEE THE FOLLOWING COMMENTS:

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 hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- NOT A MATTER OF SURVEY
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
- SURVEY AS PROVIDED
3. Rights or claims of parties in possession.
- NOT A MATTER OF SURVEY
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
- NOT A MATTER OF SURVEY
5. Easements or claims of easements not shown by the public records.
- ALL KNOWN EASEMENTS HAVE BEEN SHOWN
6. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
- NOT A MATTER OF SURVEY
7. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
- NOT A MATTER OF SURVEY
8. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases or rental agreements.
- NOT A MATTER OF SURVEY
9. Lee County Ordinances 86-14, 86-38,11-03 and 11-27 providing for mandatory solid waste collection and the imposition of special assessments for said collection services.
- NOT A MATTER OF SURVEY
10. Oil, gas, mineral or other reservations as set forth in deed recorded in Deed Book 131, Page 485, as affected by Oil, Gas and Mineral Assignment recorded in Miscellaneous Book 21, Page 1, Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein. The rights of entry and/or exploration have been released or eliminated of record.
- THE OIL, GAS AND MINERAL RIGHTS ARE NOT A MATTER OF SURVEY. THE LANDS DESCRIBED IN DEED BOOK 131, PAGE 485 INCLUDE ALL OF SURVEYED PARCEL.
11. Right-of-Way Agreement in favor of Florida Power & Light Company recorded in Deed Book 257, Page 132, Public Records of Lee County, Florida.
- AS SHOWN ON SHEET 2 OF SURVEY
12. Road Right-of-Way Agreement in favor of Florida Power & Light Company recorded in Deed Book 285, Page 493, Public Records of Lee County, Florida.
- AS SHOWN ON SHEET 2 OF SURVEY
13. Subject to Florida Power & Light Company easement as referenced in Deeds recorded in Official Records Book 1718, Page 716, Official Records Book 1718, Page 718, Official Records Book 1718, Page 720 and Official Records Book 1727, Page 337, Public Records of Lee County, Florida.
- AS SHOWN ON SHEET 2 OF SURVEY
14. Subject to roadway easements as referenced in Deeds recorded in Official Records Book 1718, Page 718, Official Records Book 1718, Page 720, Official Records Book 1718, Page 722 and Official Records Book 2882, Page 295, Public Records of Lee County, Florida.
- AS SHOWN ON SHEET 2 OF SURVEY
15. Terms and conditions set forth in Easement by and between Lewis M. Flint and Milton Dallas Flint recorded in Official Records Book 2882, Page 293, as affected by Release and Quit-Claim of Easement Rights recorded in Official Records Instrument Number 2007000334928 and Affidavit recorded in Official Records Instrument Number 200700033492, Public Records of Lee County, Florida.
- THE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2882, PAGE 293 AS SHOWN ON SHEET 2 OF SURVEY

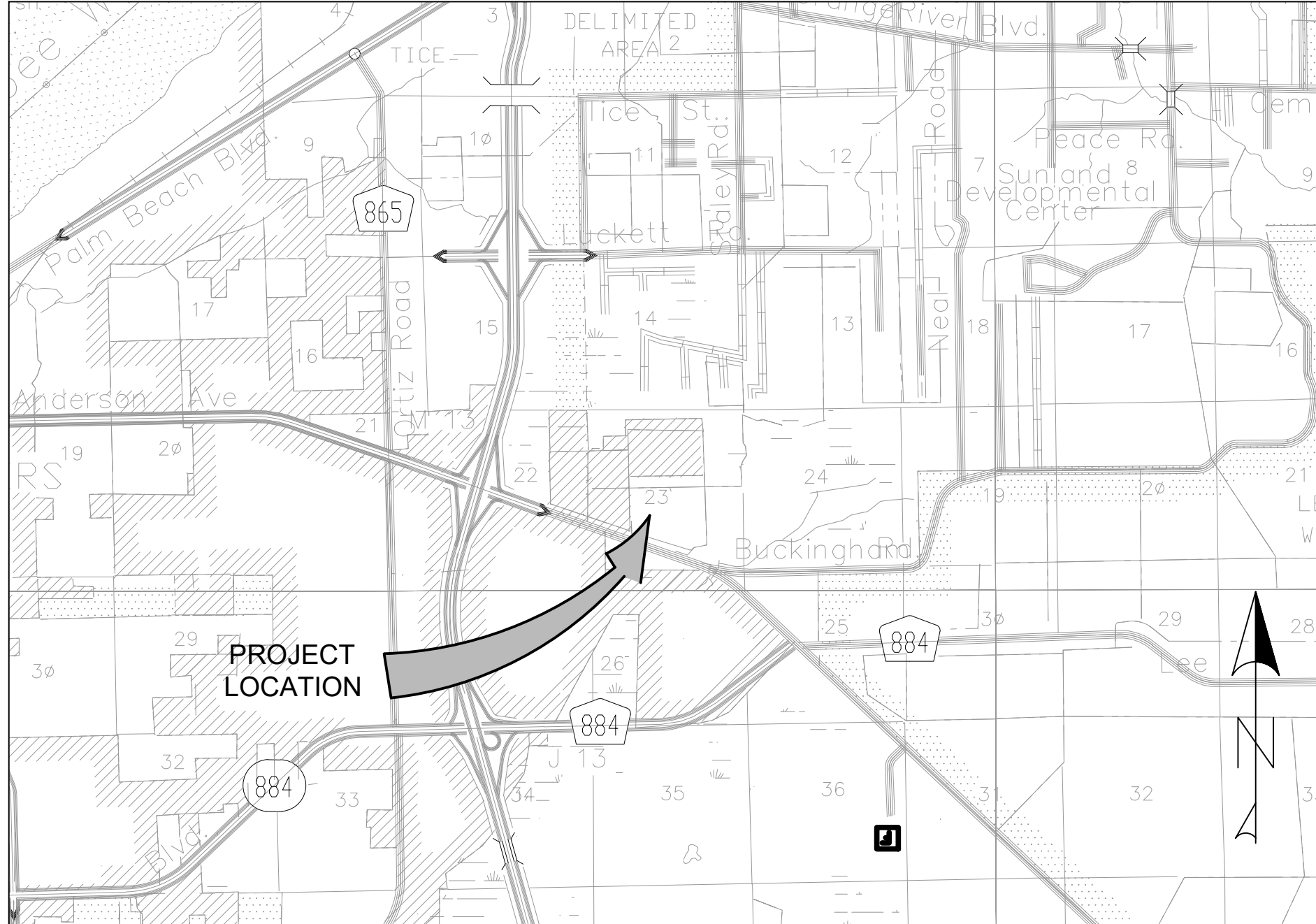
ALTA/NSPS LAND TITLE SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY

OF A PARCEL OF LAND LYING IN

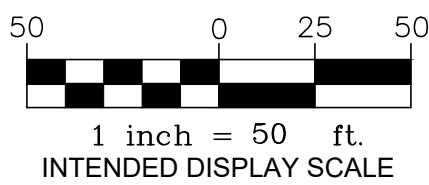
SECTION 23, TOWNSHIP 44 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

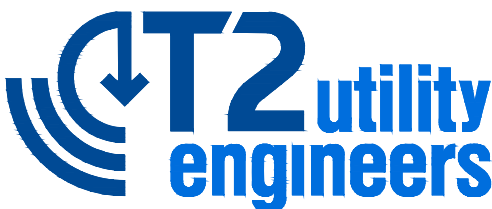


ALTA/NSPS LAND TITLE SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY
OF A PARCEL OF LAND LYING IN
SECTION 23, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



COUNTY:	LEE		DWG. DATE:	11-04-21	REVISION	DATE	FOR:	
	SEC.	23-44-25	SURVEY DATE:	11-04-21	#	#	MILHAUS DEVELOPMENT LLC	
	PROJECT NUMBER:	211004	DRAWN BY:	SURO	#	#		
	DWG. NUMBER:	211004	CHECKED BY:	SU	#	#		



5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

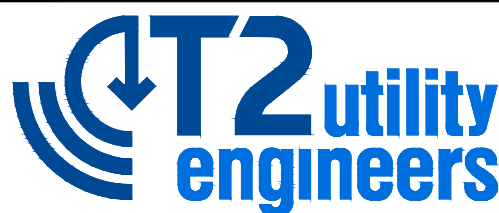
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SECTION 23, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

30 0 15 30
1 inch = 30 ft.
INTENDED DISPLAY SCALE



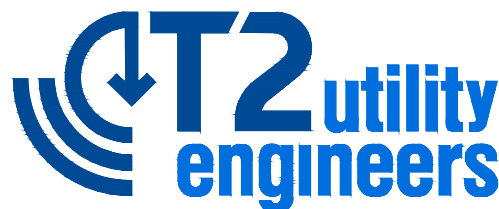
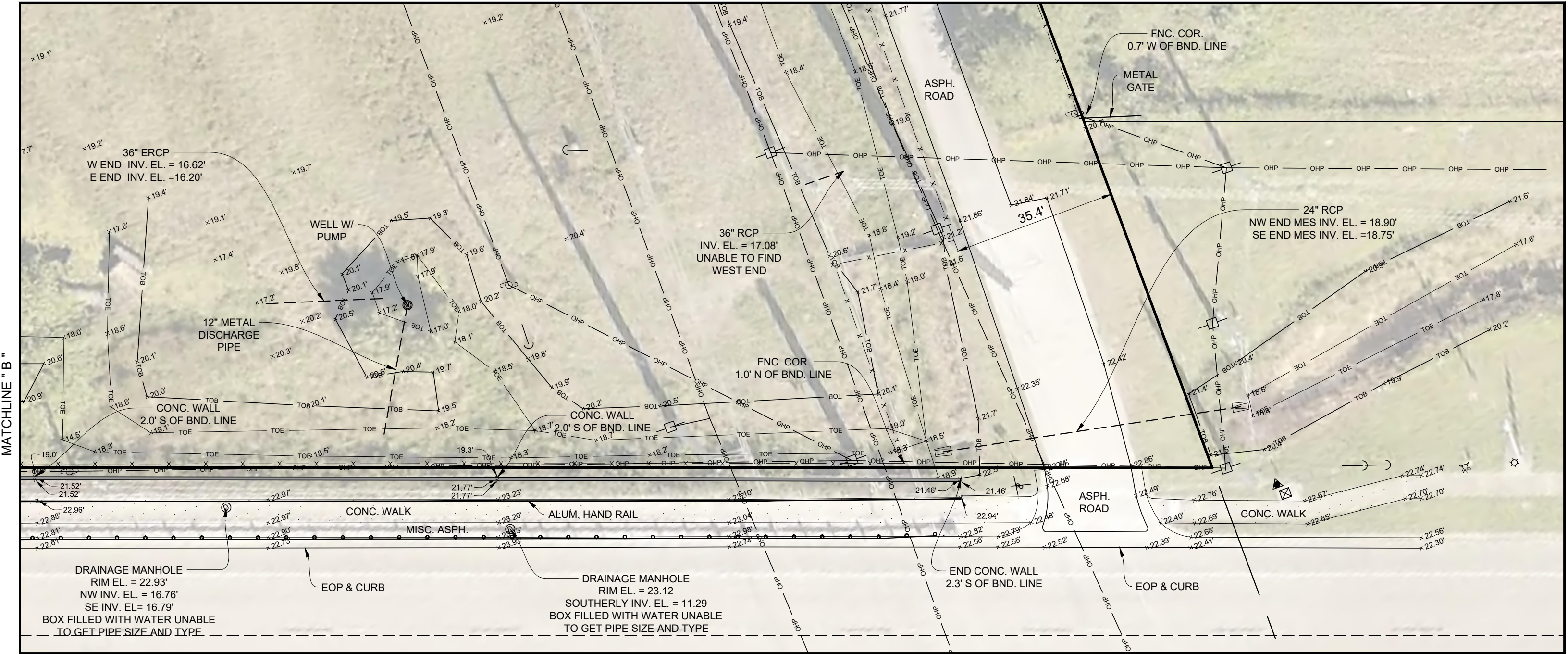
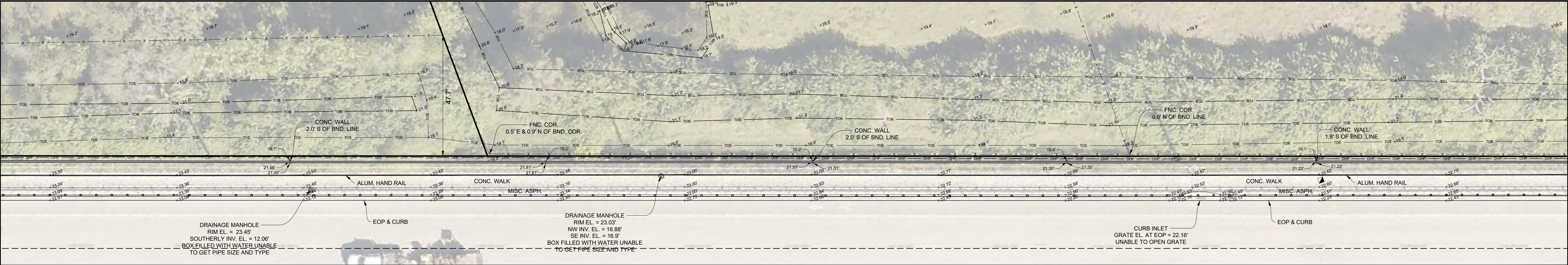
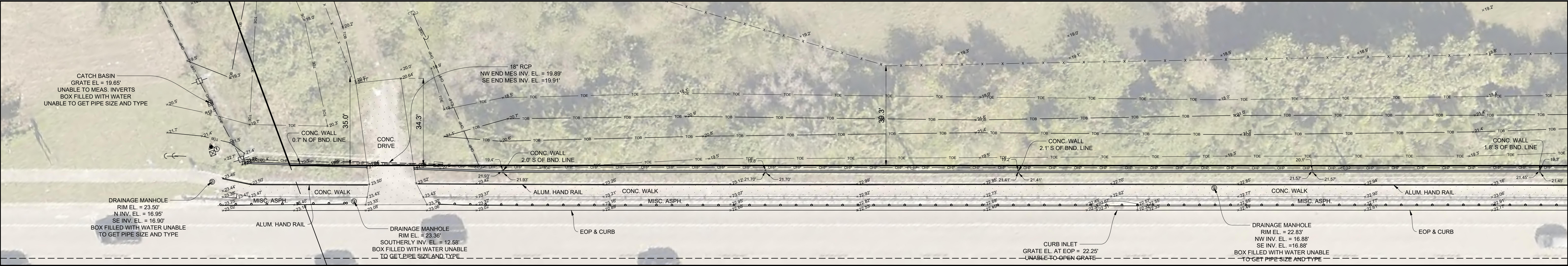
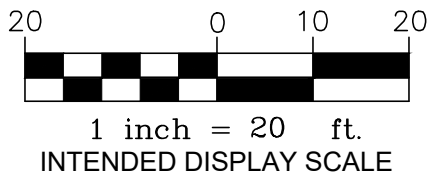
4 OF 5	BOUNDARY AND TOPOGRAPHIC SURVEY LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 25 EAST LEE COUNTY, FL	COUNTY:	LEE	DWG. DATE:	11-04-21	REVISION	DATE	FOR: MILHAUS DEVELOPMENT LLC
		SEC.	23-44-25	SURVEY DATE:	11-04-21	#	#	
		PROJECT NUMBER:	211004	DRAWN BY:	SURO	#	#	
		DWG. NUMBER:	211004	CHECKED BY:	SU	#	#	



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ALTA/NSPS LAND TITLE SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY
OF A PARCEL OF LAND LYING IN
SECTION 23, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



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COUNTY:	FOR:		
	DATE	#	#
	REVISION	#	#
	DATE	#	#
LEE	DWG. DATE:	11-04-21	
SEC.	SURVEY DATE:	11-04-21	
PROJECT NUMBER:	DRAWN BY:	SURO	
DWG. NUMBER:	CHECKED BY:	SU	
BOUNDARY AND TOPOGRAPHIC SURVEY OF A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 25 EAST LEE COUNTY, FL			
MILHAUS DEVELOPMENT LLC			5 OF 5