

BOUNDARY SURVEY

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 15; THENCE RUN N 89°37'38" E A DISTANCE OF 1,174.95 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (LEE COUNTY PROJECT CN-02-06); THENCE RUN S 11°00'31" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 238.95 FEET; THENCE RUN N 90°00'00" E A DISTANCE OF 12.84 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE RUN N 90°00'00" E A DISTANCE OF 736.13 FEET; THENCE RUN S 00°00'00" W A DISTANCE OF 107.66 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY 21.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 24°06'56", A CHORD BEARING OF S 12°03'28" E AND A CHORD DISTANCE OF 20.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY 21.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 24°06'56", A CHORD BEARING OF S 12°03'28" E AND A CHORD DISTANCE OF 20.89 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°00'00" E A DISTANCE OF 231.48 FEET; THENCE RUN N 90°00'00" W A DISTANCE OF 112.00 FEET; THENCE RUN N 00°00'00" E A DISTANCE OF 50.00 FEET; THENCE RUN N 90°00'00" W A DISTANCE OF 190.90 FEET; THENCE RUN S 00°00'00" W A DISTANCE OF 19.50 FEET; THENCE RUN N 90°00'00" W A DISTANCE OF 182.33 FEET TO A POINT ON A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS S 67°37'52" W; THENCE RUN NORTHWESTERLY 94.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 687.50 FEET, A DELTA ANGLE OF 07°53'32", A CHORD BEARING OF N 18°25'22" W AND A CHORD DISTANCE OF 94.63 FEET TO A POINT OF TANGENCY; THENCE RUN N 14°28'36" W A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY 140.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 135.00 FEET, A DELTA ANGLE OF 59°31'37", A CHORD BEARING OF N 44°14'24" W AND A CHORD DISTANCE OF 134.03 FEET TO AN INTERSECTION WITH A NONTANGENT LINE; THENCE RUN S 15°59'20" W A DISTANCE OF 2.50 FEET TO A POINT ON A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS N 15°59'47" E; THENCE RUN NORTHWESTERLY 36.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 132.50 FEET, A DELTA ANGLE OF 15°36'07", A CHORD BEARING OF N 81°47'46" W AND A CHORD DISTANCE OF 35.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY 43.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 83°44'21", A CHORD BEARING OF N 49°51'29" W AND A CHORD DISTANCE OF 40.05 FEET TO A POINT OF REVERSE CURVATURE;

LEGAL DESCRIPTION CONT'D:

THENCE RUN NORTHWESTERLY 82.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 62°54'54", A CHORD BEARING OF N 39°26'46" W AND A CHORD DISTANCE OF 78.28 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEING N 89°37'38" E.

PARCEL 2:

TRACT E, OF THREE OAKS TOWN CENTER-SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NUMBER 2019000149711, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 3:

LOT G, OF THREE OAKS TOWN CENTER-SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NUMBER 2019000149711, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

COMMUNITY NUMBER: 125124
PANEL: 0581 SUFFIX: F
F.I.R.M. DATE: 08-28-2008
FLOOD ZONE: X
FIELD WORK: 08-30-2022

CERTIFIED TO:
3 OAKS TC LLC
LAKE MICHIGAN CREDIT UNION
COLEMAN, YOYANOVICH & KOESTER, P.A.
CHICAGO TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
18731 3 OAKS PARKWAY
FORT MYERS, FL 33967

SURVEY NUMBER: 555328

ABBREVIATION DESCRIPTION:
A/C AIR CONDITIONER
C CENTERLINE
C.D. CENTRAL DELTA ANGLE
I.D. IDENTIFICATION
L LENGTH
L.B. LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
O.H. OVERHEAD UTILITIES
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVE
P.C.K. PARKER KYLON NAIL
P.R.C. POINT OF REVERSE CURVE
P.S.M. PROFESSIONAL SURVEYOR MAPPER
P.T. POINT OF TANGENCY
R. RADIAL
R.W. RIGHT OF WAY

SURVEY NOTES:
ASPHALT PARKWAY CROSSING INTO THE 20' U.E. ON EASTERLY, WESTERLY AND MIDDLE SIDE OF LOT.

ASPHALT PARKWAY CROSSES THE PROPERTY LINE ON WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

COMMUNITY CONCRETE SIDEWALK AND ASPHALT ROADWAY CROSSES THE PROPERTY LINE ON WESTERLY SIDE OF LOT.

P.U.E. = PUBLIC UTILITY EASEMENT.

A.E. = ACCESS EASEMENT.

U.G.U. UNDERGROUND UTILITY MARKS

SYMBOL DESCRIPTIONS:

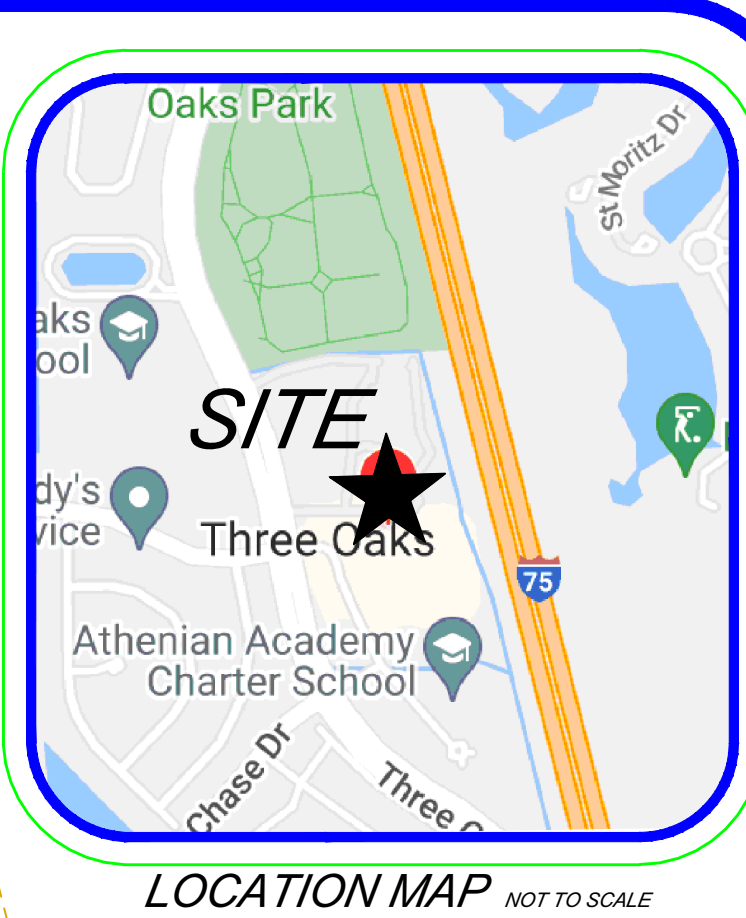
[Symbol] = CATCH BASIN
[Symbol] = CENTERLINE ROAD
[Symbol] = COVERED AREA
[Symbol] = EXISTING ELEVATION
[Symbol] = HYDRANT
[Symbol] = MANHOLE
[Symbol] = METAL FENCE
[Symbol] = W.W. = WATER VALVE
[Symbol] = MISC. FENCE
[Symbol] = PROPERTY CORNER
[Symbol] = UTILITY BOX
[Symbol] = UTILITY POLE
[Symbol] = WATER METER
[Symbol] = WELL
[Symbol] = WOOD FENCE

REVISIONS

UNDERGROUND UTILITY MARKS ADDED. DATE: 10-14-2022
PROPERTY CORNER MARKS REVISED. DATE: 03-23-2023

Exhibit A

REMAINDER OF SECTION 15-46-25 (NOT INCLUDED)



SCALE 1"=40'

I have reviewed CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE			
Fund File Number: 10587765 Issuing Office File Number: 5262.046			
Dated: August 18, 2022 @ 08:00a.m.			
All policy and title search items have been abstracted and all that apply are shown hereon			
ITEM#	O.R.B.	P.G.	CONVEYANCE STATUS
6	2007	2462	TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS BLANKET IN NATURE
6	2007	2466	TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS BLANKET IN NATURE
6	2917	3855	TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS BLANKET IN NATURE
6	3237	2980	TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS BLANKET IN NATURE
6	3444	1189	TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS BLANKET IN NATURE
6	4094	1426	TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS BLANKET IN NATURE
6	4480	1941	TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS BLANKET IN NATURE
7	2316	1593	COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS NOT PLOTTABLE
7	INST. NO. 2015000230608		COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS NOT PLOTTABLE
7	INST. NO. 2018000121758		COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS NOT PLOTTABLE
7	INST. NO. 2019000149710		COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS NOT PLOTTABLE
9	1246	269	INTEREST IN THOSE CERTAIN OIL, GAS, AND MINERAL NOT PLOTTABLE
9	1949	4408	NOTICE OF DEVELOPMENT ORDER NOT PLOTTABLE
9	2212	4803	NOTICE OF DEVELOPMENT ORDER NOT PLOTTABLE
9	2292	4594	NOTICE OF DEVELOPMENT ORDER NOT PLOTTABLE
9	INST. NO. 2007000330540		NOTICE OF DEVELOPMENT ORDER NOT PLOTTABLE
9	INST. NO. 2007000330548		NOTICE OF DEVELOPMENT ORDER NOT PLOTTABLE
9	INST. NO. 2019000125828		NOTICE OF DEVELOPMENT ORDER NOT PLOTTABLE
9	INST. NO. 2020000237963		NOTICE OF DEVELOPMENT ORDER NOT PLOTTABLE
10	2189	3281	LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990 NOT PLOTTABLE
10	2189	3334	LEE COUNTY ORDINANCE NO. 86-14 RECORDED NOVEMBER 30, 1990 NOT PLOTTABLE
11	INST. NO. 2016000155241		RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SHOWN HEREON
11	INST. NO. 2019000149711		RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SHOWN HEREON
13	INST. NO. 2016000043446		RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS NOT PLOTTABLE
14	2389	1682	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SHOWN HEREON
14	INST. NO. 2010000185483		RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SHOWN HEREON
15	INST. NO. 2011000185482		RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SHOWN HEREON
16	INST. NO. 2019000184061		LAKE MAINTENANCE PLAN FOR THREE OAKS TOWN CENTER SECOND ADDITION NOT PLOTTABLE
17	3364	4027	TERMS AND CONDITIONS OF LEASE BY AND BETWEEN PAUL H. FREEMAN NOT PLOTTABLE
17	3364	4121	TERMS AND CONDITIONS OF LEASE BY AND BETWEEN PAUL H. FREEMAN NOT PLOTTABLE
17	INST. NO. 2010000028950		TERMS AND CONDITIONS OF LEASE BY AND BETWEEN PAUL H. FREEMAN NOT PLOTTABLE
17	INST. NO. 2019000153886		TERMS AND CONDITIONS OF LEASE BY AND BETWEEN PAUL H. FREEMAN DOES NOT AFFECT
17	INST. NO. 2020000138963		TERMS AND CONDITIONS OF LEASE BY AND BETWEEN PAUL H. FREEMAN DOES NOT AFFECT
17	INST. NO. 2021000413839		TERMS AND CONDITIONS OF LEASE BY AND BETWEEN PAUL H. FREEMAN DOES NOT AFFECT
18	INST. NO. 2020000044979		FLORIDA POWER AND LIGHT EASEMENT AS SHOWN HEREON
19	INST. NO. 2020000189005		GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT TO LEE COUNTY AS SHOWN HEREON

GENERAL NOTES

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS NOT LOCATED
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
- ONLY VISIBLE ENCROACHMENTS LOCATED

- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

LOT CONTAINS:
298,786.90 SQUARE FEET OR 6.86 ACRES MORE OR LESS
200 REGULAR PARKING SPACES &
8 HANDICAPPED PARKING SPACES

CERTIFIED TO:

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 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on DATE: 08-30-2022

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.
KENNETH J. OSBORNE
(SIGNED) Digitally signed by KENNETH J. OSBORNE
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893
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