BOUNDARY SURVEY

A TRACT OR PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 46 SOUTH, RANGE 25 EAST 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 ELM 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 NON-TANGENT 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°5947" 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 499179" W AND A CHORD DISTANCE OF 40.05 FEET TO A POINT OF REVERSE CURVATURE; 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.

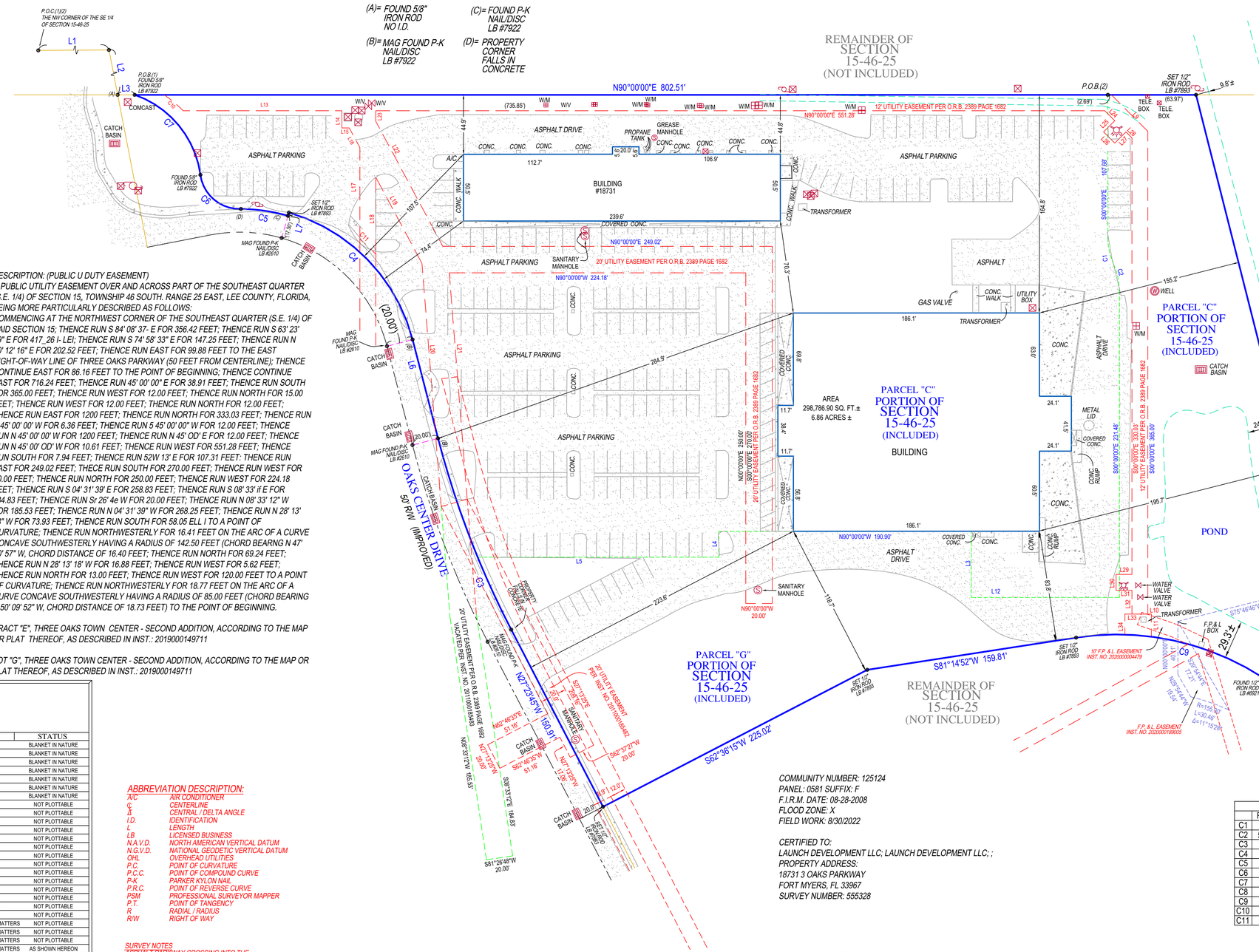
DESCRIPTION: (PUBLIC U DUTY EASEMENT)
A PUBLIC UTILITY EASEMENT OVER AND ACROSS PART OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 15, TOWNSHIP 46 SOUTH. RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 15; THENCE RUN S 84' 08' 37- E FOR 356.42 FEET; THENCE RUN S 63' 23' 59" E FOR 417_26 I- LEI; THENCE RUN S 74' 58' 33" E FOR 147.25 FEET; THENCE RUN N 80' 12' 16" E FOR 202.52 FEET; THENCE RUN EAST FOR 99.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (50 FEET FROM CENTERLINE); THENCE CONTINUE EAST FOR 86.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST FOR 716.24 FEET; THENCE RUN 45' 00' 00" E FOR 38.91 FEET; THENCE RUN SOUTH FOR 365.00 FEET; THENCE RUN WEST FOR 12.00 FEET; THENCE RUN NORTH FOR 15.00 FEET; THENCE RUN WEST FOR 12.00 FEET; THENCE RUN NORTH FOR 12.00 FEET; THENCE RUN EAST FOR 1200 FEET; THENCE RUN NORTH FOR 333.03 FEET; THENCE RUN N 45' 00' 00' W FOR 6.36 FEET; THENCE RUN 5 45' 00' 00" W FOR 12.00 FEET; THENCE RUN N 45' 00' 00' W FOR 1200 FEET; THENCE RUN N 45' OD' E FOR 12.00 FEET; THENCE RUN N 45' 00' OD' W FOR 10.61 FEET; THENCE RUN WEST FOR 551.28 FEET; THENCE RUN SOUTH FOR 7.94 FEET; THENCE RUN 52W 13' E FOR 107.31 FEET: THENCE RUN EAST FOR 249.02 FEET; THECE RUN SOUTH FOR 270.00 FEET; THENCE RUN WEST FOR 20.00 FEET; THENCE RUN NORTH FOR 250.00 FEET; THENCE RUN WEST FOR 224.18 FEET; THENCE RUN S 04' 31' 39' E FOR 258.83 FEET; THENCE RUN S 08' 33' I'E FOR 184.83 FEET; THENCE RUN Sr 26' 4e W FOR 20.00 FEET; THENCE RUN N 08' 33' 12" W FOR 185.53 FEET; THENCE RUN N 04' 31' 39" W FOR 268.25 FEET; THENCE RUN N 28' 13' 18" W FOR 73.93 FEET; THENCE RUN SOUTH FOR 58.05 ELL I TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY FOR 16.41 FEET ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 142.50 FEET (CHORD BEARNG N 47' 00' 57" W, CHORD DISTANCE OF 16.40 FEET; THENCE RUN NORTH FOR 69.24 FEET; THENCE RUN N 28' 13' 18' W FOR 16.88 FEET; THENCE RUN WEST FOR 5.62 FEET; THENCE RUN NORTH FOR 13.00 FEET; THENCE RUN WEST FOR 120.00 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY FOR 18.77 FEET ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 85.00 FEET (CHORD BEARING N 50' 09' 52" W, CHORD DISTANCE OF 18.73 FEET) TO THE POINT OF BEGINNING.

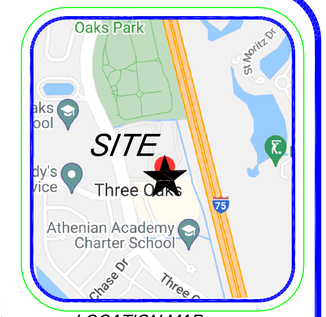
TRACT "E", THREE OAKS TOWN CENTER - SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS DESCRIBED IN INST.: 2019000149711

LOT "G", THREE OAKS TOWN CENTER - SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS DESCRIBED IN INST.: 2019000149711

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.	PG.	CONVEYANCE	STATUS
6	2007	2662	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. 2015000239068		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
8	1248	809	INTEREST IN THOSE CERTAIN OIL, GAS, AND MINERAL	NOT PLOTTABLE
9	1849	4408	NOTICE OF DEVELOPMENT ORDER	NOT PLOTTABLE
9	2212	4603	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	NOT PLOTTABLE
12	INST. NO. 2019000149,711		RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS	NOT PLOTTABLE
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. 2011000185483		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	4097	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. 2010000002850		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. 2020000138993		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. 2020000004479		FLORIDA POWER AND LIGHT EASEMENT	AS SHOWN HEREON
19	INST. NO. 2020000189005		FLORIDA POWER AND LIGHT EASEMENT	AS SHOWN HEREON





LOCATION MAP NOT TO SCALE

LINE TABLE		
	BEARING	LENGTH
L1	N89°37'38"E	1174.95'
L2	S11°00'31"E	238.95'
L3	N00°00'00"E	50.00'
L4	S00°00'00"E	19.50'
L5	N90°00'00"W	182.33'
L6	N14°28'36"W	77.17'
L7	S15°59'20"W	2.50'
L8	S75°46'41"W	30.00'
L9	S44°57'44"E	38.93'
L10	N90°00'00"E	2.71'
L11	S00°00'00"W	17.10'
L12	N90°00'00"W	112.00'
L13	N90°00'00"W	120.00'
L14	N00°00'00"E	13.00'
L15	N90°00'00"W	5.62'
L16	N28°13'18"W	16.88'
L17	S00°00'00"E	69.25'
L18	S00°00'00"E	58.06'
L19	N28°13'18"W	73.93'
L20	N04°31'39"W	268.25'
L21	S04°31'39"E	258.83'
L22	S28°13'18"E	107.31'
L23	S00°00'00"E	7.94'
L24	S44°57'44"E	10.63'
L25	N45°02'16"E	12.00'
L26	S44°57'44"E	12.00'
L27	N45°02'16"E	12.00'
L28	S44°57'44"E	6.36'
L29	N90°00'00"W	11.98'
L30	S00°00'00"E	12.00'
L31	N90°00'00"E	11.98'
L32	S00°00'00"E	18.00'
L33	N90°00'00"E	5.29'
L34	S00°00'00"E	15.52'

COMMUNITY NUMBER: 125124
PANEL: 0581 SUFFIX: F
F.I.R.M. DATE: 08-28-2008
FLOOD ZONE: X
FIELD WORK: 8/30/2022

CERTIFIED TO:
LAUNCH DEVELOPMENT LLC; LAUNCH DEVELOPMENT LLC; ;
PROPERTY ADDRESS:
18731 3 OAKS PARKWAY
FORT MYERS, FL 33967
SURVEY NUMBER: 555328

CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	50.00'	21.04'	24°06'56"
C2	50.00'	21.04'	24°06'56"
C3	687.50'	155.02'	12°55'09"
C4	135.00'	140.26'	59°31'37"
C5	132.50'	36.08'	15°36'07"
C6	30.00'	43.85'	83°44'21"
C7	75.00'	82.36'	62°55'03"
C8	40.00'	32.88'	47°05'55"
C9	203.00'	147.49'	41°37'45"
C10	85.00'	18.77'	12°39'11"
C11	142.50'	16.39'	06°35'25"

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
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.

SYMBOL DESCRIPTIONS:

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

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].

Date of Plat or Map: _____ (Surveyor's signature, printed name and seal with Registration/License Number)

GENERAL NOTES

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
9) 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.

REVISIONS

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 OSBORNE
(SIGNED)
KENNETH OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by KENNETH OSBORNE
Date: 2022.09.20 10:12:37 -04'00'

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net