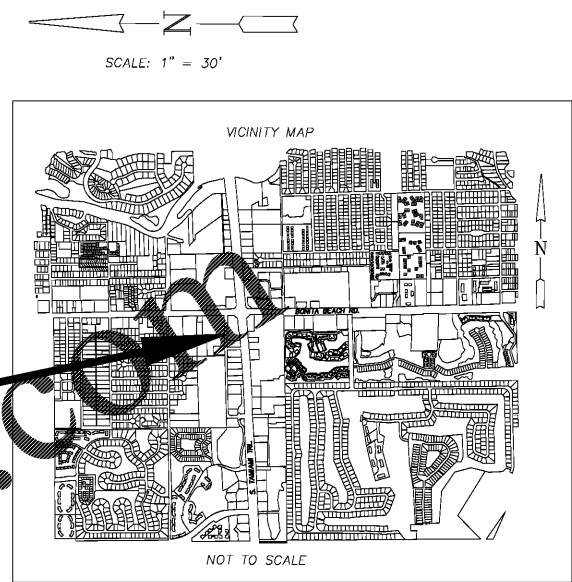


- LEGEND**
- = SET IRON ROD STAMPED "ABB INC. LB3664"
  - = RECOVERED IRON ROD STAMPED "ABB INC. LB3664"
  - = LIGHT POLE
  - ⊙ = WATER METER
  - ⊕ = FIRE HYDRANT
  - ⊕ = BENCH MARK
  - ⊕ = WATER VALVE
  - ⊕ = BURIED FIBER OPTIC WARNING POST
  - = CATCH BASIN
  - ⊕ = SIAMESE CONNECTION
  - ⊕ = BOLLARD
  - ⊕ = 8' CHAIN LINK FENCE
  - ⊕ = TRAFFIC SIGNAL POLE
  - ⊕ = TRAFFIC CONTROL BOX
  - ⊕ = TELEPHONE MANHOLE
  - ⊕ = ANCHOR
  - ◇ = POWER POLE
  - ⊕ = SIGN AS NOTED
  - = BACKFLOW PREVENTOR
  - ⊕ = FLORIDA POWER AND LIGHT TRANSFORMER
  - ⊕ = TRAFFIC SIGNAL SUPPORT POLE
  - ⊕ = TRAFFIC SIGNAL CONTROL BOX
  - ⊕ = STORM MANHOLE
  - ⊕ = TELEPHONE RISER
  - ⊕ = UNKNOWN UTILITY
  - ⊕ = SANITARY SEWER MANHOLE
  - ⊕ = PEDESTRIAN CROSSING SIGN
  - ⊕ = MITERED END SECTION
  - ⊕ = ELECTRIC MARKER
  - ⊕ = ELECTRIC BOX
  - ⊕ = ELECTRIC METER
  - ⊕ = OAK TREE (DBH AS SHOWN)
  - ⊕ = PALM TREE (DBH AS SHOWN)
  - ⊕ = UNKNOWN TREE (DBH AS SHOWN)
  - TOB — = TOP OF BANK
  - TOS — = TOE OF SLOPE
  - DITCH CNTR — = DITCH CENTERLINE
  - ▲ = SET PK NAIL & WASHER

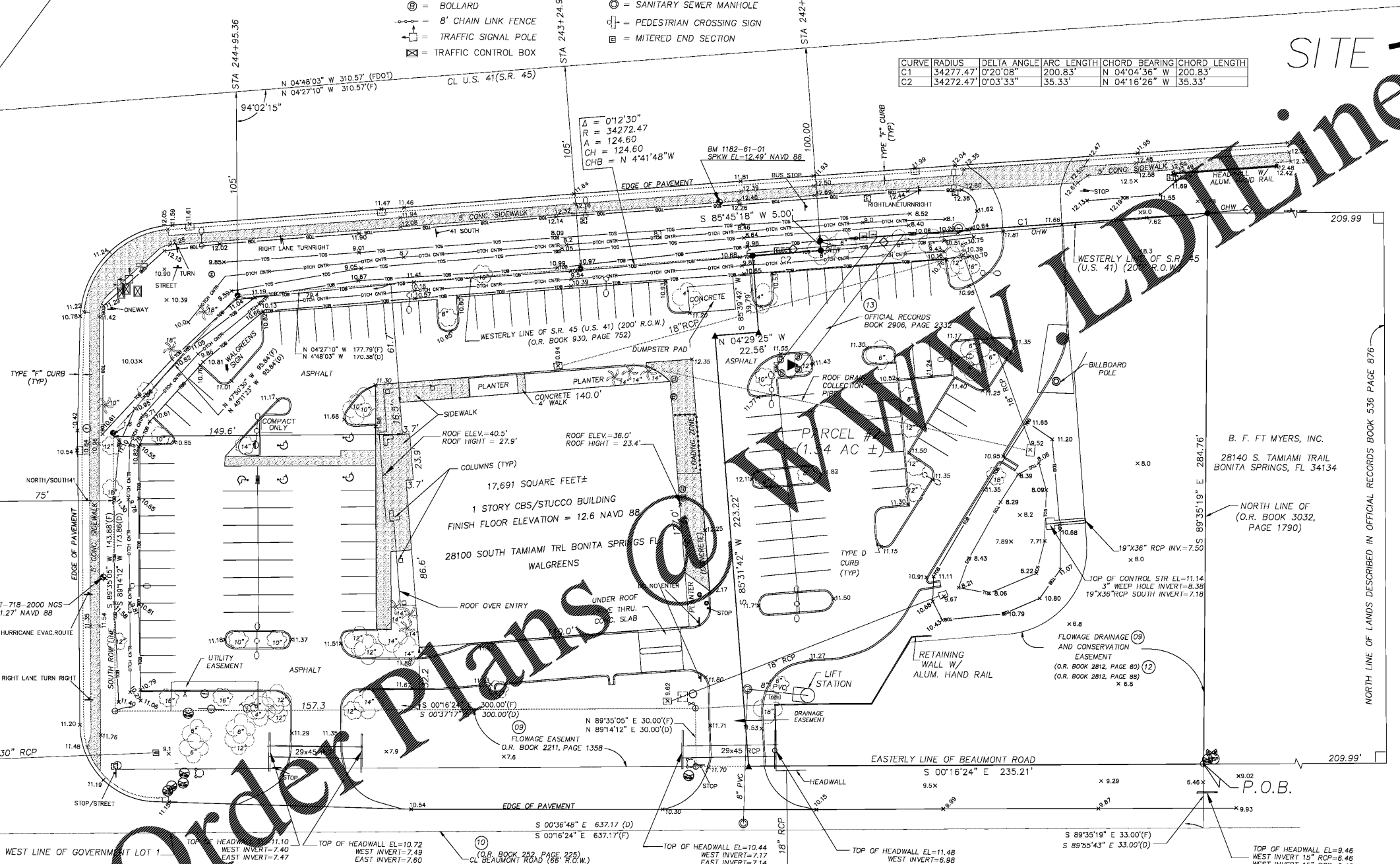
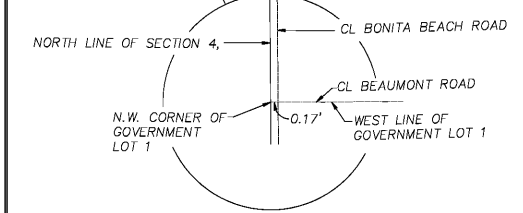
**SURVEYOR'S NOTE:**  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 0658-0685, EFFECTIVE DATE AUGUST 28, 2008 THE SUBJECT PROPERTY LIES IN ZONE AE WITH A BASE FLOOD ELEVATION OF 10 AND ZONE X.  
 PARKING SPACES = 113  
 HANDICAP SPACES = 5  
 TOTAL PARKING SPACES = 118



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34277.47'	0°20'08"	200.83'	N 04°04'36" W	200.83'
C2	34272.47'	0°03'33"	35.33'	N 04°16'26" W	35.33'

NORTH LINE OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST

P.O.C.  
 NORTHWEST CORNER OF GOVERNMENT LOT 1 (NE 1/4 OF THE NE 1/4) OF SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST



**LEGAL DESCRIPTION FOR PARCEL 2**  
 A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 (ALSO REFERRED TO AS THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4), SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 S 0°16'24" E A DISTANCE OF 637.17 FEET; THENCE LEAVING SAID WEST LINE S 89°35'19" E A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF BEAUMONT ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED; THENCE S 89°35'19" E ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN O.R. BOOK 3032, PAGE 1790 A DISTANCE OF 284.76 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF S.R. 45 (U.S. 41) AND THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 85°45'18" W AND HAVING A RADIUS OF 34277.47 FEET; THENCE ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°20'08" AN ARC DISTANCE OF 200.83 FEET; THENCE S 85°45'18" W A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 85°45'20" W AND HAVING A RADIUS OF 34272.47 FEET; THENCE ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°03'33" AN ARC DISTANCE OF 35.33 FEET; THENCE LEAVING SAID WESTERLY LINE S 85°39'42" W A DISTANCE OF 39.79 FEET; THENCE N 04°29'25" W A DISTANCE OF 22.56 FEET; THENCE S 85°31'42" W A DISTANCE OF 223.22 FEET TO AN INTERSECTION WITH FORESAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE S 0°16'24" E A DISTANCE OF 235.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.  
 CONTAINING 1.54 ACRES OF LAND MORE OR LESS.

**ALTA CERTIFICATION**  
 TO: ENCORE-BONITA, LLC A FLORIDA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, VALLEY NATIONAL BANK, SANDERS LAW GROUP, JOHNSON, POPE BOKOR RUPPEL & BURNS, LLP  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-7(c)(1), 7(c), 8, 9, 11, 13, 14 & 16-20 OF TABLE A THEREOF.  
 THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2019.  
 signed by George Hackney, Users  
 George Hackney, Users  
 No. 9606  
 STATE OF FLORIDA  
 LICENSED SURVEYOR

- GENERAL NOTES:**
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - ABBREVIATIONS  
 P.O.B. = POINT OF BEGINNING.  
 P.O.C. = POINT OF COMMENCEMENT.  
 R.O.W. = RIGHT-OF-WAY.  
 (F) = BEARING AS MEASURED ON THE FLORIDA STATE PLANE, EAST SIDE.  
 (D) = DIMENSION AS SHOWN ON THE DEED.  
 OHW = OVER HEAD WIRES  
 RCP = REINFORCED CONCRETE PIPE  
 OHW = OVER HEAD WIRES  
 DBH = DIAMETER BREST HEIGHT
  - CURVE DIMENSIONS ARE AS FOLLOWS:  
 Δ = DELTA, R = RADIUS, A = ARC, CH = CHORD, AND CHB = CHORD BEARING.
  - BEARINGS ARE BASED ON THE CENTERLINE OF SURVEY OF US 41 BEING N 04°27'10" W.
  - ELEVATIONS ARE BASED ON N.A.V.D. 1988 USING COAST AND GEODETIC SURVEY BENCHMARK T-718-2000 NGS.
  - ZONING RESOLUTION NO. Z-88-348 IS RECORDED IN O.R. BOOK 2045, PAGE 4259.
  - LANDSCAPED HEDGES ARE NOT SHOWN.
  - THE UTILITIES WERE LOCATED FROM VISIBLE ABOVE GROUND FIXTURES AND A PREVIOUS SURVEY ON FILE. NO SUE FIRMS WERE USED.
  - THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2061-3729090 WITH AN EFFECTIVE DATE OF JULY 31, 2019 @ 9:00 A.M. WITH REGARD TO SCHEDULE B, ITEMS 1-8, 10, 11, 14 AND 15 ARE NOT PLOTTABLE. ITEMS 9, 12 AND 13 ARE SHOWN ON THE FACE OF THE SURVEY AND ARE IDENTIFIED BY NUMBER AS (X).

approved: \_\_\_\_\_

revised: AUG. 16, 2019  
 REVISED SURVEY BOUNDARY

for: ENCORE REAL ESTATE DEVELOPMENT, LLC  
 title: ALTA/NSPS LAND TITLE SURVEY OF PARCEL 2 BEING PART OF THE PROPERTY AT 28100 SOUTH TAMAMI TRAIL BONITA SPRINGS FL. 34135 PART OF GOVERNMENT LOT 1 LEE COUNTY, FLORIDA

design: JMF  
 drawn: JMF  
 checked: GWH  
 view: LIMITS  
 project #: 17-0055  
 sheet #: 1 of 1  
 title #: 11695

AGNOLI BARBER & BRUNDAGE, INC.  
 Professional engineers, planners, & land surveyors  
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)997-3111  
 Lee County: Suite 101, 1625 Hendry Street, Fort Myers, FL 33901 (941)337-3111  
 Certificate of Authorization Nos. LB 3664 and EB 3664 Fax: (941)566-2203