

UPLAND PROPERTY LEGAL DESCRIPTION

PARCEL 1
THE EAST 300.00 FEET OF TRACT "C", MARCO BEACH UNIT SEVENTEEN, ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 6, PAGES 119 THRU 124 INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AND

PARCEL 2
A LOT OR PARCEL OF LAND LYING ON THE NORTH SIDE OF STATE ROAD NO.92 IN SECTION 13, TOWNSHIP 52 SOUTH, RANGE 26 EAST, BEING A PART OF THE LANDS OCCUPIED IN ACCORDANCE WITH THAT CERTAIN DEED RECORDED IN O.R. BOOK 32 AT PAGE 209 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE CONCRETE MONUMENT WITH A BRASS CAP MARKING THE QUARTER-SECTION CORNER ON THE WEST LINE OF SAID SECTION 13, RUN N. 05°22'03" W. ALONG SAID WEST LINE FOR 450.55 FEET TO A CONCRETE MONUMENT WITH A BRASS CAP ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 92; THENCE CONTINUE ON THE SAME COURSE FOR 50.07 FEET TO A POINT ON THE CENTERLINE OF SAID ROAD; THENCE RUN N. 87°41'00" E. ALONG SAID CENTERLINE FOR 569.14 FEET TO A BRASS CAP IN THE PAVEMENT IN SAID CENTERLINE; THENCE CONTINUE ON THE SAME COURSE 1163.74 FEET TO A POINT 59.26 FEET WEST OF THE WEST END OF A BRIDGE ACROSS MARCO PASS ON SAID STATE ROAD; THENCE RUN N. 02°18'19" W. FOR 100 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO.92; THENCE RUN S. 87°41'00" W. ALONG SAID RIGHT-OF-WAY LINE FOR 140 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S. 87°41'00" W. ALONG SAID RIGHT-OF-WAY LINE FOR 310.12 FEET; THENCE RUN N. 02°18'19" W. FOR 0.69 FEET TO A CONCRETE MONUMENT WITH A BRASS CAP FOUND ON THE WESTERLY LINE OF SAID PARCEL CONVEYED BY DEED RECORDED IN OR. BOOK 32 AT PAGE 209; THENCE CONTINUE ON THE SAME COURSE FOR 130.29 FEET TO ANOTHER LIKE MONUMENT FOUND; THENCE CONTINUE ON THE SAME COURSE FOR 13.02 FEET; THENCE RUN N. 87°41'00" E. PARALLEL WITH SAID RIGHT-OF-WAY LINE OF STATE ROAD NO.92 FOR 310.12 FEET; THENCE RUN S. 02°18'19" E. FOR 144 FEET TO THE POINT OF BEGINNING ON SAID STATE ROAD RIGHT-OF-WAY LINE.

UPLAND PROPERTY LEGAL DESCRIPTION (CONT.)

AND

PARCEL 3
COMMENCING AT A POINT ON THE EAST LINE OF SECTION 13, TOWNSHIP 52 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, THENCE N 5° 40' W 1342.7 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE N 88°58' 30" W 292.28 FEET TO A POINT; THENCE N 45° 21' 45" W 507.25 FEET TO A POINT; THENCE N 4° 31' 30" W 346.34 FEET TO A POINT; THENCE N 35° 31' 00" W 659.81 FEET TO A POINT; THENCE N 27° 10' 30" W 1278.16 FEET TO A POINT; THENCE N 2° 40' 50" W 102.55 FEET TO A POINT IN THE CENTERLINE OF ROYAL PALM HAMMOCK TO MARCO ROAD -STATE ROAD NO.92; THENCE N 87° 19' 10" E ALONG THE CENTERLINE OF SAID ROAD 180.69 FEET TO A POINT (60 FEET MORE OR LESS WEST OF A BRIDGE ACROSS MARCO PASS); THENCE N 2° 40' 50" W 100.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID ROAD TO POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED AND BEING MARKED BY A 4 INCH CONCRETE MONUMENT WITH A BRASS CAP; THENCE CONTINUING N 2° 40' 50" W 18.0 FEET TO A CONCRETE MONUMENT. WITH A BRASS CAP ON THE SHORE OF GOODLAND BAY; THENCE CONTINUING N 2° 40' 50" W 122.0 FEET TO A POINT; THENCE S 87°19' 10" W PARALLEL TO THE NORTHERLY RIGHT-OF-WAY OF SAID ROAD 140.0 FEET TO A POINT; THENCE S 2° 40' 50" E 140.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ROYAL PALM HAMMOCK TO MARCO ROAD; THENCE N 87° 19' 10" E ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 140.0 FEET TO POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 575, PAGE 692, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 2907, PAGE 715, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPOSED SUBMERGED LAND LEASE AREA

LEGAL DESCRIPTION

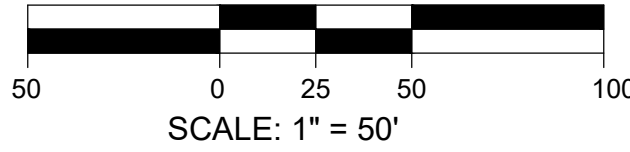
A PARCEL OF LAND LYING NORTHERLY AND EASTERLY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1826, PAGES 1637 AND 1638 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 52 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1826, PAGES 1637 AND 1638 OF THE PUBLIC RECORDS, RUN N 02°18'38" W ALONG THE EASTERLY LINE OF SAID LANDS FOR A DISTANCE OF 78.27 FEET; THENCE LEAVING SAID LINE N 87°43'33" E A DISTANCE OF 11.37 FEET TO AN INTERSECTION WITH THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2907, PAGE 713 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING.

THENCE ALONG THE BOUNDARY OF SAID LANDS N 28°26'44" W A DISTANCE OF 60.12 FEET; THENCE N 83°06'57" W A DISTANCE OF 41.75 FEET; THENCE S 85°30'22" W A DISTANCE OF 25.01 FEET; THENCE S 78° 38' 38" W A DISTANCE OF 59.42 FEET; THENCE N 2° 18' 38" W A DISTANCE OF 15.36 FEET TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1826, PAGES 1637 AND 1638; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS S 87° 40' 41" W A DISTANCE OF 278.94 FEET; THENCE LEAVING SAID LINE N 24° 37' 09" E A DISTANCE OF 86.79 FEET; THENCE N 41° 23' 11" E A DISTANCE OF 80.17 FEET; THENCE N 86° 52' 08" E A DISTANCE OF 283.18 FEET; THENCE N 3° 07' 52" W A DISTANCE OF 21.14 FEET; THENCE N 86° 52' 08" E A DISTANCE OF 108.22 FEET; THENCE S 3° 07' 52" E A DISTANCE OF 227.80 FEET; THENCE S 87° 43' 33" W A DISTANCE OF 58.71 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBES APPROXIMATELY 69,852 SQUARE FEET OR 1.60 ACRES OF LAND.

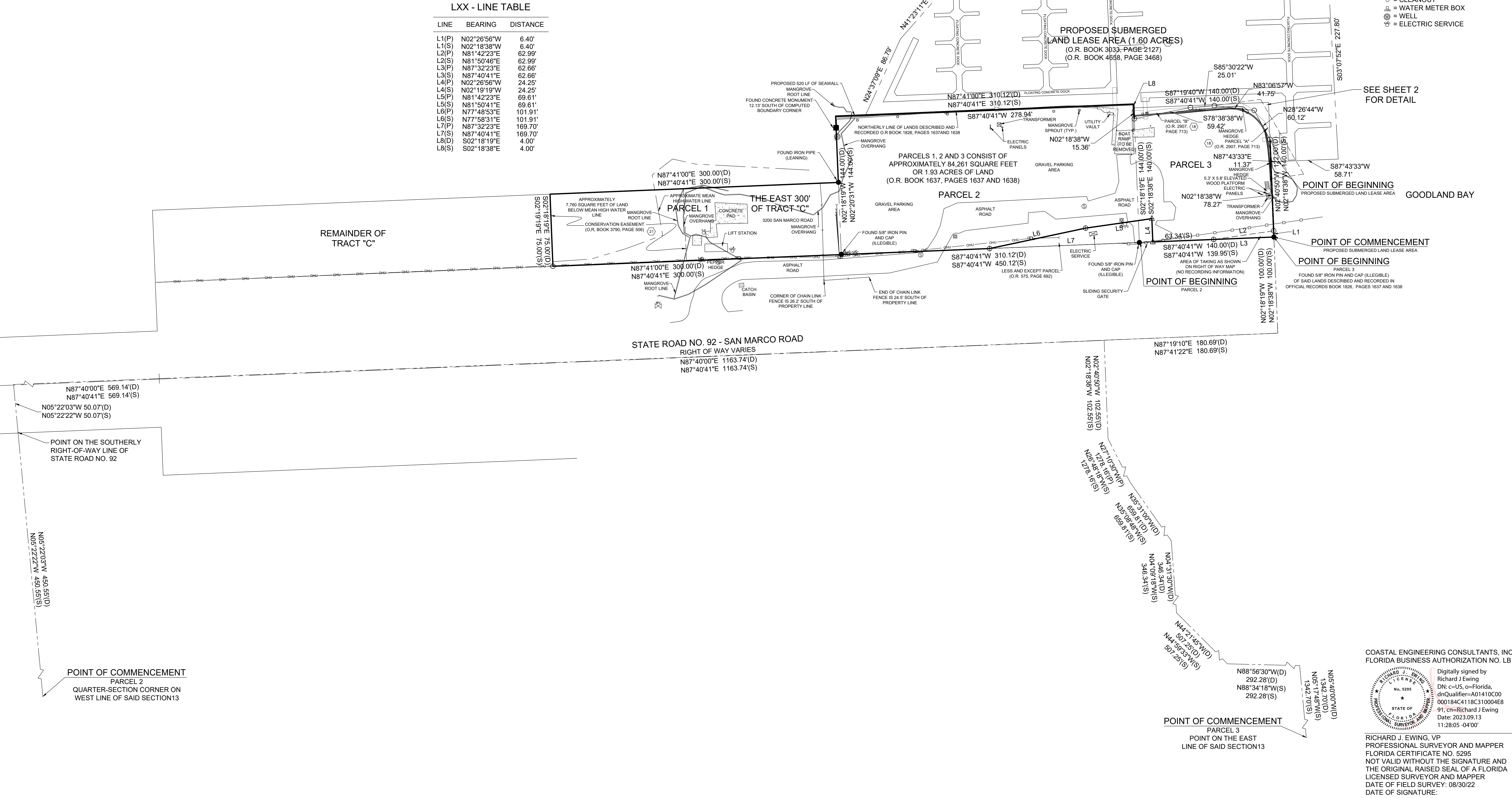
GENERAL NOTES

1. ■ = FOUND 4"x4" CONCRETE MONUMENT.
2. ● = FOUND 5/8" IRON PIN AS NOTED.
3. ○ = SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464.
4. △ = SET PK NAIL AND DISC STAMPED CEC LB 2464.
5. BEARINGS BASED ON A GRID BEARING OF N87°40'41"E ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 92 - SAN MARCO ROAD.
6. DESCRIBED PROPERTY LIES IN FLOOD ZONE AE, ELEVATION 9.0 PER F.I.R.M. COMMUNITY PANEL NO. 120426 AND 120067 MAP NOS. 12021C 0841H AND 0842H DATED MAY 16, 2012.
7. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.
8. THE EXISTING SUBMERGED LAND LEASE LEGAL DESCRIPTION SHOWN HEREON DOES NOT MATHEMATICALLY CLOSE BY APPROXIMATELY TWO (2) FEET, THEREFORE CEC PREPARED A CORRECTED SLL LEGAL DESCRIPTION THAT IS ALSO CONTIGUOUS TO THE UPLAND PROPERTY BOUNDARY.



LEGEND

- (S) = SURVEY DATA
- (D) = DESCRIPTION DATA
- OHU = OVERHEAD UTILITY LINE
- = CONCRETE LIGHT POLE
- = CONCRETE POWER POLE
- ⊗ = SANITARY SEWER MANHOLE
- ⊗ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊗ = CLEANOUT
- ⊗ = WATER METER BOX
- ⊗ = WELL
- ⊗ = ELECTRIC SERVICE



CLIENT: MARITIME ACQUISITIONS, LLC

TITLE: SITE PLAN OF A PARCEL OF LAND LYING ON THE NORTH SIDE OF STATE ROAD NO. 92 IN SECTION 13, TOWNSHIP 52 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

COASTAL AND MARINE ENGINEERING ENVIRONMENTAL AND GEOLOGICAL SERVICES LAND AND MARINE SURVEY AND MAPPING

COASTAL ENGINEERING CONSULTANTS INC. Serving Florida Since 1977 28421 BONITA CROSSINGS BOULEVARD BONITA SPRINGS, FLORIDA 34135

SHEET 1 OF 2 FILE NO.: 21.406

COASTAL ENGINEERING CONSULTANTS, INC. FLORIDA BUSINESS AUTHORIZATION NO. LB 2464
Digitally signed by Richard J Ewing
DN: c=US, o=Florida, dnQualifier=A01410C00
000184C4118C310004E8
91, cm=Richard J Ewing
Date: 2023.09.13 11:28:05 -04'00'
RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 08/30/22
DATE OF SIGNATURE:

