

LEGAL DESCRIPTION:

TRACT "A" OF A REPLAT OF TRACT "L", MARCO BEACH UNIT SIX, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 55 AND 56, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

CONTAINING 435,603 SQUARE FEET OR 10.00 ACRES, MORE OR LESS.

LEGEND & ABBREVIATIONS SET IRON PIN WITH CAP LB 6952 (C) = CALCULATED A = PK NAIL WITH DISK LB 6952 (= GUY WIRE ANCHOR 🗼 = ANTENNA $-\acute{O}HP-$ = OVERHEAD POWER O = POWER HAND HOLE = FOUND CONCRETE MONUMENT 🕱 = LIGHT POLE = CHORD LENGTH = FOUND IRON PIN WITH CAP ⟨E⟩ = POWER METER C.B.S. = CONCRETE BLOCK AND STUCCO \triangle = FOUND NAIL WITH DISK = CHORD BEARING = METAL POWER POLE WITH LIGHT = ELEVATION (:) = ELECTRICAL OUTLET ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE = STREET SIGN □ = POWER SERVICE BOX 🎇 = OAK TREE = FINISHED FLOOR ☐ = TRAFFIC SIGNAL HAND HOLE = FOUND * = PALM TREE TRANSFORMER # = PINE TREE = ARC LENGTH (A) = UNKNOWN TREE = LICENSED BUSINESS S = SEWER MANHOLE D = CABLE TELEVISION MARKER = LEE COUNTY ELECTRIC CO-OP = MONUMENT CABLE TELEVISION SERVICE BOX DRAINAGE INLET NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988 ₩ = WATER AIR RELEASE VALVE \Diamond = COMMUNICATION HAND HOLE = OFFICIAL RECORDS BOOK & = FIRE LINE AIR RELEASE VALVE ₩ = WATER BACK FLOW PREVENTOR = PLAT BOOK ₹ = FIRE LINE VALVE 🗑 = FIRE HYDRANT ı _ = IRRIGATION VALVE = PROFESSIONAL LAND SURVEYOR = POLYVINYL CHLORIDE PIPE ⟨₩⟩ = WATER METER ₩ = WATER VALVE) = CONCRETE POWER POLE WITH LIGHT RCP = REINFORCED CONCRETE PIPE = WITH = LANDSCAPE LIGHT = DELTA ANGLE

TITLE OPINION NOTES;

ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY PLAT PROPERTY INFORMATION REPORT# 9596343

PAGE 619. (AFFECTS PLATTED LANDS)

AGENT: BARNETT, KIRKWOOD, KOCHË, LONG & FOSTER, P.A. PLAT PROPERTY INFORMATION REPORT DATE: OCTOBER 6, 2021 AT 8:00 A.M.

THE FOLLOWING ARE ITEMS AS LISTED IN THE ABOVE REFERENCED COMMITMENT, SAID RECORD TITLE OWNERS HAVE A FEE SIMPLE TITLE INTEREST THERETO, HOWEVER, SUBJECT TO THE FOLLOWING ENCUMBRANCES OR QUALIFICATIONS:

1. NOTICE OF COMMENCEMENT RECORDED APRIL 11, 2021, IN OFFICIAL RECORDS BOOK 5925, PAGE 3368. 2. PLAT OF A REPLAT OF TRACT L, MARCO BEACH UNIT SIX, RECORDED IN PLAT BOOK 12, PAGE 55.

3. BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 532, PAGE 279. (MARCO BEACH UNIT 6 IS INCLUDED IN

LANDS TO MIDC) 4. RIGHT TO USE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 500, PUBLIC RECORDS OF COLLIER

COUNTY, FLORIDA, AND AS AMENDED BY THE CORRECTIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 1760, PAGE 948 AND ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3448, PAGE 2398 TOGETHER WITH ASSIGNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGE 1591. (DESCRIBES THE PLATTED EASEMENTS IN MARCO BEACH UNIT 6) 5. RESOLUTION NO. MWS-82-2 RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 67 AND AMENDED IN OFFICIAL RECORDS BOOK 1189, PAGE 1373 AS RE-RECORDED IN OFFICIAL RECORDS BOOK 1193, PAGE 311, AND RESOLUTION MWS-88-4 RECORDED IN OFFICIAL RECORDS BOOK 1372, PAGE 1579. (PLATTED LANDS ARE WITHIN THE MARCO WATER AND SEWER DISTRICT) 6. RESOLUTION ESTABLISHING THE IMMOKALEE AREA PLANNING DISTRICT AND THE COASTAL AREA PLANNING DISTRICT AND DECLARING THE INTENT OF THE BOARD OF COUNTY COMMISSIONERS TO ENACT A COMPREHENSIVE ZONING ORDINANCE FOR THE COASTAL AREA PLANNING DISTRICT OF COLLIER COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 649, PAGE 1239. (PLATTED LANDS ARE PART OF THE DESCRIBED COASTAL PLANNING DISTRICT)

7. EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 2510, PAGE 477. (DESCRIBES PLAT DEDICATED UTILITY EASEMENTS TO LCEC)

8. DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1151, PAGE 154, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (DESCRIBES THE PLATTED DRAINAGE EASEMENTS IN MARCO BEACH UNIT 6) 9. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5947,

10. DECLARATION OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5947, PAGE 593. (AFFECTS PLATTED LANDS) 11. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 784, PAGE 893, AS ASSIGNED IN OFFICIAL RECORDS BOOK 1226, PAGE 894, AMENDMENT IN OFFICIAL RECORDS BOOK 1844, PAGE 1771, AS FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 2661, PAGE 2767 AS AFFECTED BY A NOTICE OF CONTINUATION OF DECLARATION OF RESTRICTIONS IN OFFICIAL RECORDS BOOK 2024, PAGE 971 AND OFFICIAL RECORDS BOOK 2470 PAGE 655 (AS SUBJECT PROPERTY), AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5518, PAGE 2862; AS AFFECTED BY OFFICIAL RECORDS BOOK 5575, PAGE 2958; AS MAY BE SUBSEQUENTLY AMENDED. (BLANKET DESCRIPTION OVER PARCEL 1) 12. EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 267, PAGE 540 (NOTE: SAID EASEMENT AFFECTS PRIOR, UNDERLYING PLATTED LANDS)

13. PARK AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5982, PAGE 2912, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PLATTED LANDS)

SURVEYOR'S GENERAL NOTES:

- 1. THIS PLAT OF SURVEY WAS PREPARED AS A BOUNDARY SURVEY AND REFLECTS THE CONDITIONS AS OBSERVED ON THE DATE OF LAST FIELDWORK 01/15/18.
- (NAD83, 2011 ADJUSTMENT) WHERE THE NORTH LINE OF TRACT "A", MARCO BEACH UNIT SIX, PLAT BOOK 12, PAGE 56, PUBLIC RECORD OF COLLIER COUNTY, FLORIDA, BEARS N89°36'17"E. (PLATTED BEARING N89°36'28"E), A COUNTER-CLOCK BEARING ROTATION OF 00°00'11" (PLATTED TO MEASURED) HAS BEEN APPLIED TO ALL PLATTED BEARINGS. BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED PLATTED BEARINGS.
- 3. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO THE ZONING REGULATIONS AND OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- 4. DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMAL PARTS THEREOF. UNLESS A DIRECT COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT OR RECORD VALUES.
- 5. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONES X, X500 AND AE (EL. 8') AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) MAP NUMBER 12021C0829H EFFECTIVE DATE: 5/16/2012.
- 6. ELEVATIONS, IF ANY, SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. 7. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
- 8. THIS SURVEY IS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER
- 9. THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS.
- 10. THIS SURVEY REPRESENTS THE BOUNDARY AND THE LOCATED IMPROVEMENTS OR FEATURES, IF ANY, IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTIONS AS DEPICTED HEREON.
- 11. PARCEL INFORMATION SHOWN HEREON WERE TAKEN FROM 2017 COLLIER COUNTY GEOGRAPHIC INFORMATION SYSTEM, AS DOWNLOADED ON THE DATE OF SURVEY.
- 12. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY(IES) IT WAS ORIGINALLY PREPARED FOR, AS DEPICTED HEREON, AND IS NOT TRANSFERABLE. ANY ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- 13. THE OWNERSHIP OF FENCES IS UNKNOWN, UNLESS OTHERWISE NOTED.
- 14. ONLY THOSE SURFACE AND AERIAL IMPROVEMENTS, AS DEPICTED HEREON, HAVE BEEN FIELD LOCATED. SUBSURFACE AND AERIAL IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED. BUILDING FOUNDATIONS BENEATH THE SURFACE WERE NOT LOCATED UNLESS OTHERWISE NOTED.
- 15. THE LEGAL DESCRIPTION USED TO PREPARE THIS SURVEY WAS PROVIDED BY OTHERS.
- 16. TYPE AND OR SPECIES OF TREES DEPICTED HEREON ARE THE BEST ESTIMATION OF THE SURVEY FIELD CREW AND HAVE NOT BEEN VERIFIED BY A QUALIFIED FORESTER OR ENVIRONMENTALIST. STATED TREE DIAMETERS ARE THE DIAMETER AT BREAST HEIGHT. TREE LOCATIONS WERE LIMITED TO 6" DIAMETER AND ABOVE, DEAD TREES AND BUSHES WERE NOT LOCATED.

PREPARED FOR: MARCO ISLAND HOSPITAL, INC., MARCO ISLAND SENIOR LIVING, LLC, KENNETH D. GOODMAN, AS TRUSTEE OF THE MARCO PARK TRUST DATED FEBRUARY 10, 2020

PROFESSIONAL SURVEYOR AND MAPPER NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

11/09/2021

						NAME	DATE
					FIELD:	CL	1/15/18
2	REVISED TITLE OPINION	WF	MAW	11/09/21	DRAWN:	DAM	3/26/20
1	UPDATED BOUNDARY SURVEY	WF	MAW	7/02/21			1
REV #	REVISION	DRAWN:	CHECKED:	DATE	CHECKED:	MAW	3/26/20



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:: 3/28/20 Z. SCALE: 1"=30'	CLIENT:	MARCO I	ISLAND	HOSPITAL,			SAN M	SAN MARCO SENIOR LIVING					
. SCALE:	TITLE:												
		BO	UNDARY	SURVEY		CROSS REFERENCE:		PROJECT NO.:	SHEET NUMBER:	FILE NO.:			
: TWP: RGE: 52S 26E								170073.00.09	1 of 3	03 BS			



