



PROPERTY DESCRIPTION

(PER PROVIDED TITLE COMMITMENT)

PARCEL A:

THE SOUTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST THIRTY (30) FEET FOR ROAD RIGHT-OF-WAY PURPOSES ONLY.

PARCEL B:

THE NORTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST THIRTY (30) FEET FOR ROAD RIGHT-OF-WAY PURPOSES ONLY; ALSO KNOWN AS TRACT 40 OF UNRECORDED PLAT.

PARCEL C:

THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST THIRTY (30) FEET FOR ROAD RIGHT-OF-WAY PURPOSES ONLY; ALSO KNOWN AS TRACT 38, ENCHAINED ACRES, COLLIER COUNTY, FLORIDA.

PARCEL D:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST 30 FEET FOR ROAD RIGHT OF WAY; ALSO DESCRIBED AS TRACT 45, ENCHAINED ACRES.

AND ALSO LESS THAT PORTION OF SAID PARCELS A, B, C AND D, TAKEN BY DAMEL DOWAN PROCEEDING BETWEEN COLLIER COUNTY, FLORIDA AND CAT PROPERTIES UNLIMITED AS EVIDENCED BY ORDER OF TAKING RECORDED MARCH 10, 2008 IN OFFICIAL RECORDS BOOK 4337, PAGE 541, CASE NUMBER 07-4933-CA REFERENCED TO AS PARCEL 1286EE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00°50'29" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 653.41 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COPE LAKE; THENCE SOUTH 89°57'37" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.83 FEET, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 07°21'18" EAST, A DISTANCE OF 207.06 FEET TO THE BEGINNING OF A CURVE CORING INTERSECTING AND HAVING A RADIUS OF 5100.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°20'02" AN ARC DISTANCE OF 450.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 00°58'38" WEST, A DISTANCE OF 685.19 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN O.R. 3383, PAGE 524, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 89°57'37" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°58'38" EAST ALONG SAID WEST LINE, A DISTANCE OF 686.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL E:

THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS THE EAST THIRTY (30) FEET THEREOF, TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES ONLY (TRACT 50 OF UNRECORDED PLAT).

PARCEL F:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS ROAD EASEMENTS ON THE WEST SIDE OF 30-FOOT PARCEL ALSO KNOWN AS TRACT 49 ENCHAINED ACRES.

PARCEL G:

SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND ALSO KNOWN AS LOT 48 OF ENCHAINED ACRES.

PARCEL H:

(1) THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

(2) THE EAST 30 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

(3) THE EAST 30 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS THE SOUTH 30 FEET THEREOF CONVEYED TO COLLIER COUNTY, FLORIDA, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGES 1110 AND 1119, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

(4) THE EAST 30 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

(5) THE WEST 30 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND.

(6) THE WEST 30 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

CONTAINING 32.89 ACRES, MORE OR LESS.

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	3100.00'	450.91'	8°20'02"	N 31°43' E
C1 (D)	3100.00'	450.91'	8°20'02"	

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST AS BEING N 89°24'46" W.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH A FILE NUMBER 679488, AND A COMMITMENT DATED OF JANUARY 9, 2018 AT 6:00 AM, REVISED JANUARY 22, 2018. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONES AE AND AH, HAVING A BASE FLOOD ELEVATION OF 9.5' (NAVD 88), AND ZONE X, HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12021C 0414 H, DATED MAY 16, 2012.

4. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.

5. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE NAVD 88 AND THE SOURCE BENCHMARK IS V-718, ELEVATION 5.67'.

6. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY EXCEPT AS SHOWN ON THIS SURVEY.

7. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

8. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SURVEY PARTY.

9. UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.

10. BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-11.051, F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

CERTIFIED TO:

NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
GRAY ROBINSON, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
CROSS AND THOMPSON, LLC
GROSS, KIMMICK, DEBESS & GROSS, PLLC

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 CERTAIN REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, AND 7A OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8 JANUARY 2018.

DONALD L. SAINTENOY III
P.S.M. #6761, FOR THE FIRM

DATE

- LEGEND**
- ROC POINT OF BEGINNING
FP POINT OF BEGINNING
C FOUND IRON PIPE
SR 5/8" IRON ROD W/CD, LB. #5151
FOM FOUND CONCRETE MONUMENT
SOM SET CONIC MONUMENT w/ALUMINUM DISK, LB. #5151
FRK FOUND PARKER VALON NAIL w/BRASS DISK, LB. #5151
SRK SET PARKER VALON NAIL w/BRASS DISK, LB. #5151
FHD FOUND DRILL HOLE
SH SET DRILL HOLE
FNM FOUND NAIL
FND FOUND
FPL FOUND
FMS FOUND
FMS FOUND
- CALCULATED
DEED
PLAY BOOK
OFFICIAL RECORDS BOOK
PROFESSIONAL SURVEYOR AND MAPPER
LICENSED BUSINESS
STATE PLANE COORDINATES
PUBLIC UTILITY EASEMENT
COUNTY UTILITY EASEMENT
UTILITY EASEMENT
ACCESS EASEMENT
DRAINAGE EASEMENT
LAKE MAINTENANCE EASEMENT
LANDSCAPE BUFFER EASEMENT
NORTH AMERICAN VERTICAL DATUM OF 1988
NORTH AMERICAN VERTICAL DATUM OF 1929
- ELEVATION
INVERT ELEVATION
RM ELEVATION
A/C CONCRETE
CONCRETE
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
REINFORCED CONCRETE PIPE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
BACTERIA SAMPLE POINT
AIR RELEASE VALVE
IRRIGATION VALVE/CONTROL VALVE
GAS VALVE
GAS METER/SERVICE
UTILITY POLE - WOOD
UTILITY POLE - CONCRETE
CLEAN OUT
SEWER VALVE
- CATCH BASIN
DRAINAGE MANHOLE
RADIO TELEPHONE RISER/BOX
CABLE TELEVISION RISER/BOX
ELECTRIC MANHOLE
ELECTRIC RISER/BOX/METER
ELECTRIC TRANSFORMER
TRAFFIC LIGHT
PINE TREE
PINE TREE
IRRIGATION EASEMENT
2" POLY TUBE SUB OUT
GAS MAIN MARKER
CERTIFIED CORNER RECORD
FLORIDA POWER AND LIGHT
WELL
- REVISION: REVISED PER UPDATED TITLE COMMITMENT. 1-18-18
REVISION: REVISED TYPED, REVISED PER NEW TITLE COMMITMENT, REMOVED WETLAND AND FLOOD ZONE LINES PER CLIENT. 1-23-18

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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DRAWN BY: KJG
CHECKED BY: DLS
JOB CODE: NCSB
SCALE: 1" = 80'
DATE: 15 DECEMBER 2017
FILE: 17-107-ALTA (DIGITAL) DWG
SHEET: 1 of 1

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND

LYING IN
SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

S E A L