LEGAL DESCRIPTION
PARCEL A

BEING PART OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 00°10'19" EAST, A DISTANCE OF 694.42 FEET; THENCE WESTERLY LEAVING SAID EAST LINE OF SAID SECTION 17, NORTH 89°00'17" WEST, A DISTANCE OF 841.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 00°40'44" WEST, A DISTANCE OF 635.08 FEET; THENCE NORTH 89°05'25" WEST, A DISTANCE OF 1148.63 FEET; THENCE NORTH 00°12'49" WEST, A DISTANCE OF 636.69 FEET; THENCE SOUTH 89°00'59" EAST, A DISTANCE OF 1158.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 733,479 SQ. FT. 16.84 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
PARCEL B

BEING PART OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 00°10'19" EAST, A DISTANCE OF 694.42 FEET; THENCE WESTERLY LEAVING SAID EAST LINE OF SAID SECTION 17, NORTH 88°59'13" WEST, A DISTANCE OF 333.64 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 00°01'01" WEST, A DISTANCE OF 634.50 FEET; THENCE NORTH 89°05'25" WEST, A DISTANCE OF 515.10 FEET; THENCE NORTH 00°40'44" EAST, A DISTANCE OF 635.08 FEET; THENCE SOUTH 89°00'59" EAST, A DISTANCE OF 507.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 324,633 SQ. FT. 7.45 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION
PARCEL C

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, EXCEPTED THEREFROM THE NORTH 30 FEET THEREOF WHICH IS RESERVED FOR ROAD RIGHT-OF-WAY PURPOSES.

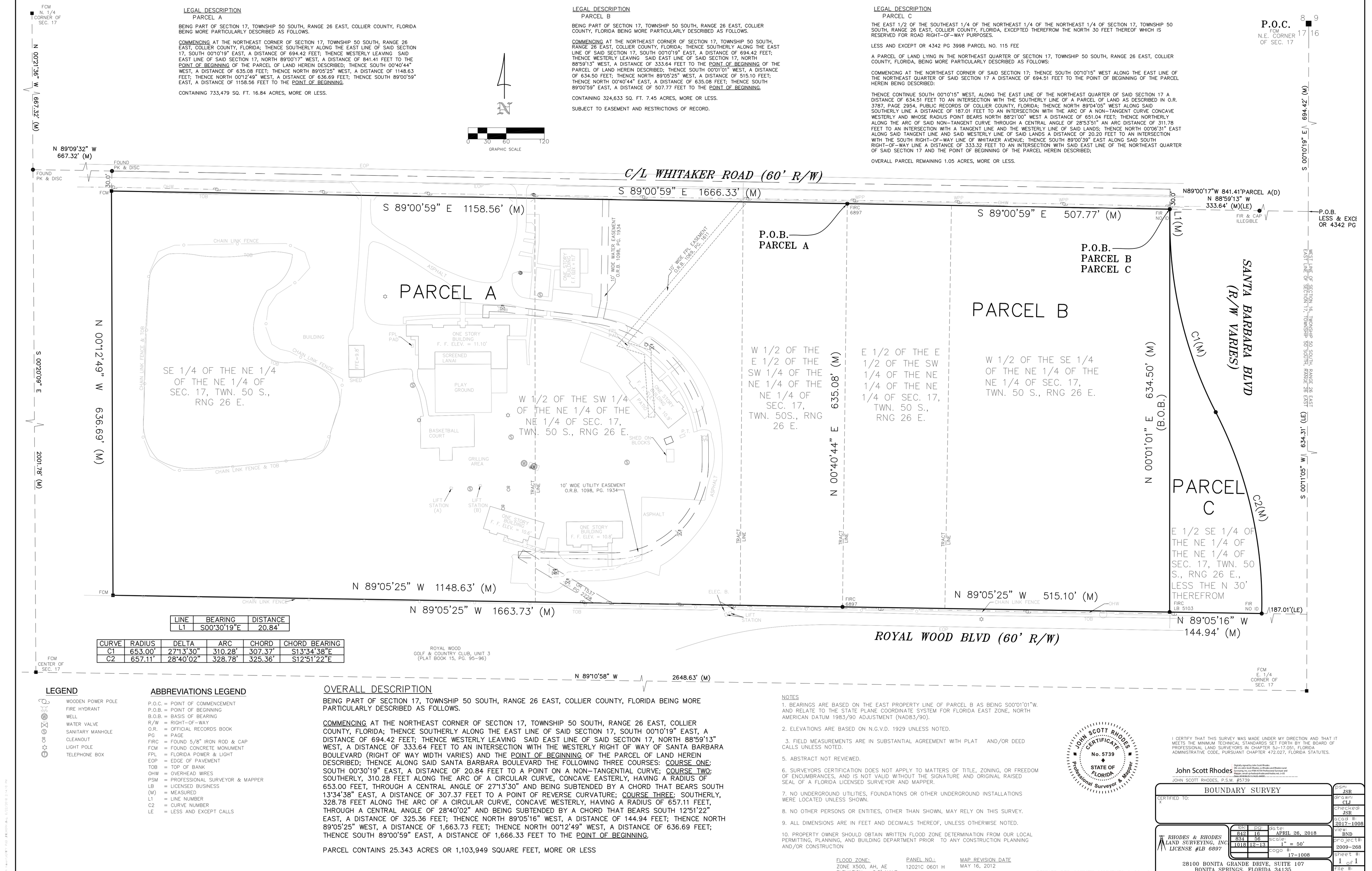
LESS AND EXCEPT OR 4342 PG 3998 PARCEL NO. 115 FEE

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 00°10'15" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 694.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED:

THENCE CONTINUE SOUTH 00°10'15" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 634.51 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN O.R. 3787, PAGE 2954, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE NORTH 89°04'05" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 187.01 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY AND WHOSE RADIUS POINT BEARS NORTH 88°21'00" WEST A DISTANCE OF 651.04 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 28°53'51" AN ARC DISTANCE OF 311.78 FEET TO AN INTERSECTION WITH A TANGENT LINE AND THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 00°06'31" EAST ALONG SAID TANGENT LINE AND SAID WESTERLY LINE OF SAID LANDS A DISTANCE OF 20.20 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF WHITAKER AVENUE; THENCE SOUTH 89°00'39" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 333.32 FEET TO AN INTERSECTION WITH SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

OVERALL PARCEL REMAINING 1.05 ACRES, MORE OR LESS.



LINE	BEARING	DISTANCE
L1	S00°30'19"E	20.84'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	653.00'	27°13'30"	310.28'	307.37'	S13°34'38"E
C2	657.11'	28°40'02"	328.78'	325.36'	S12°51'22"E

LEGEND

- WOODEN POWER POLE
- FIRE HYDRANT
- WELL
- WATER VALVE
- SANITARY MANHOLE
- CLEANOUT
- LIGHT POLE
- TELEPHONE BOX

ABBREVIATIONS LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
B.O.B. = BASIS OF BEARING
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
PG = PAGE
FIRC = FOUND 5/8" IRON ROD & CAP
FCM = FOUND CONCRETE MONUMENT
FPL = FLORIDA POWER & LIGHT
EOP = EDGE OF PAVEMENT
TOB = TOP OF BANK
OHW = OVERHEAD WIRES
PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
(M) = MEASURED
L1 = LINE NUMBER
C2 = CURVE NUMBER
LE = LESS AND EXCEPT CALLS

OVERALL DESCRIPTION

BEING PART OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 00°10'19" EAST, A DISTANCE OF 694.42 FEET; THENCE WESTERLY LEAVING SAID EAST LINE OF SAID SECTION 17, NORTH 88°59'13" WEST, A DISTANCE OF 333.64 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF SANTA BARBARA BOULEVARD (RIGHT OF WAY WIDTH VARIES) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG SAID SANTA BARBARA BOULEVARD THE FOLLOWING THREE COURSES: COURSE ONE; SOUTH 00°30'19" EAST, A DISTANCE OF 20.84 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE TWO; SOUTHERLY, 310.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 653.00 FEET, THROUGH A CENTRAL ANGLE OF 27°13'30" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 13°34'38" EAST, A DISTANCE OF 307.37 FEET TO A POINT OF REVERSE CURVATURE; COURSE THREE; SOUTHERLY, 328.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 657.11 FEET, THROUGH A CENTRAL ANGLE OF 28°40'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 12°51'22" EAST, A DISTANCE OF 325.36 FEET; THENCE NORTH 89°05'16" WEST, A DISTANCE OF 144.94 FEET; THENCE NORTH 89°05'25" WEST, A DISTANCE OF 1,663.73 FEET; THENCE NORTH 00°12'49" WEST, A DISTANCE OF 636.69 FEET; THENCE SOUTH 89°00'59" EAST, A DISTANCE OF 1,666.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 25.343 ACRES OR 1,103,949 SQUARE FEET, MORE OR LESS

NOTES

1. BEARINGS ARE BASED ON THE EAST PROPERTY LINE OF PARCEL B AS BEING S00°01'01"W. AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).

2. ELEVATIONS ARE BASED ON N.G.V.D. 1929 UNLESS NOTED.

3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.

5. ABSTRACT NOT REVIEWED.

6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.

8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.

9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

FLOOD ZONE: ZONE X500, AH, AE ELEVATION = 8.5' NAVD

PANEL NO.: 12021C 0601 H

MAP REVISION DATE MAY 16, 2012

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

John Scott Rhodes

Digitally signed by John Scott Rhodes
DN: cn=John Scott Rhodes, o=Rhodes and Rhodes Land Surveying, Inc, ou=Professional Surveyor and Mapper, email=johnscottrhodes@rhodeslandsurvey.com, c=US
Date: 2018.04.25 11:14:22 -04'00'

JOHN SCOTT RHODES, P.S.M. #5739

REVISED PER COUNTY COMMENTS 6-22-18

BOUNDARY SURVEY

CERTIFIED TO:
X

RHODES & RHODES LAND SURVEYING, INC LICENSE #LB 6897

PDF:	Date:
16	APRIL 26, 2018
56	Scale: 1" = 50'
12-13	Cogo #: 17-1008

28100 BONITA GRANDE DRIVE, SUITE 107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 (239) 405-8163 FAX

PSM:	JSR
Drawn:	CJ
Checked:	JSR
Acad #:	2017-1008
View:	BND
Project #:	2009-268
Sheet #:	1 of 1
File #:	2017-1008