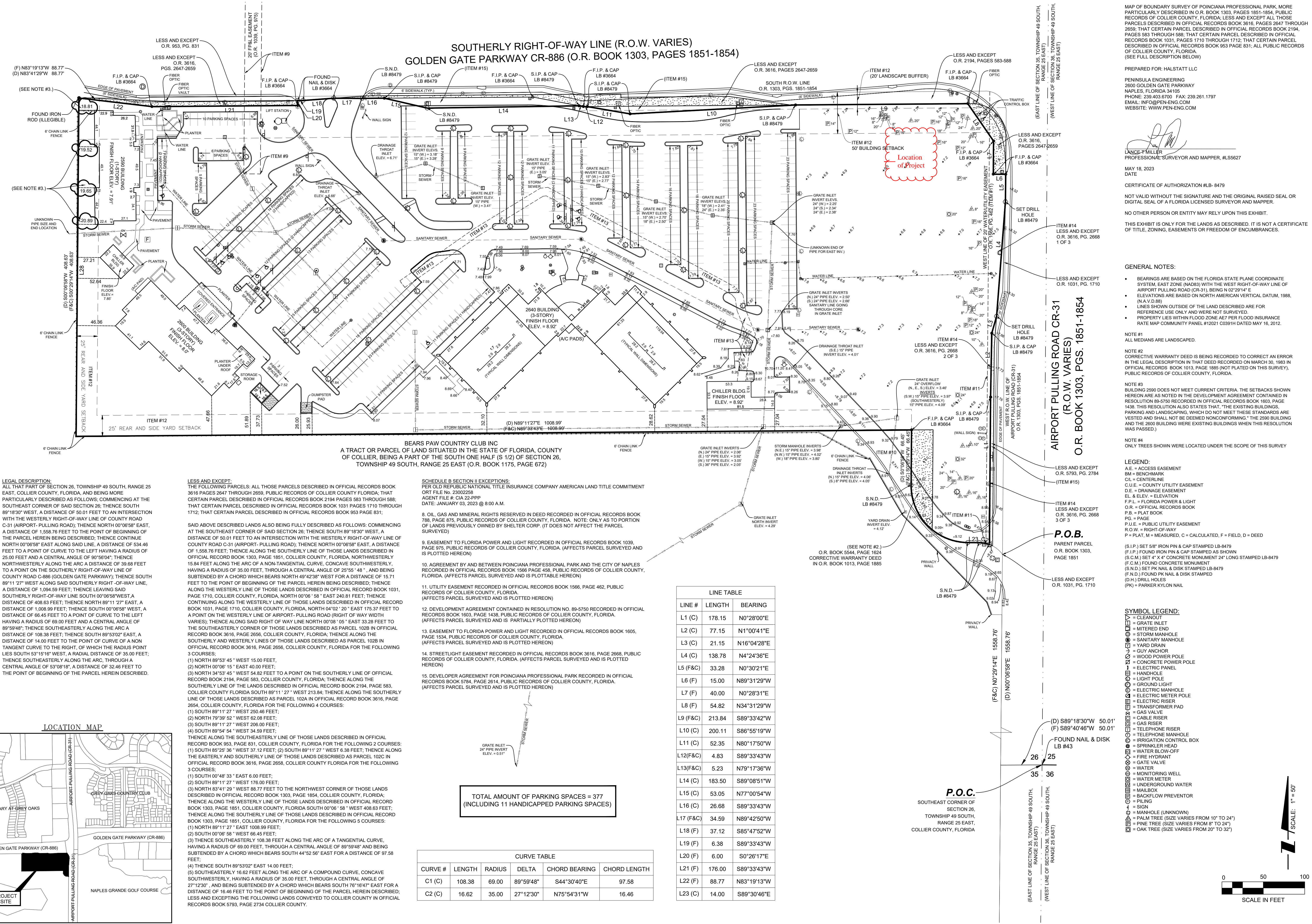


SOUTHERLY RIGHT-OF-WAY LINE (R.O.W. VARIES)  
GOLDEN GATE PARKWAY CR-886 (O.R. BOOK 1303, PAGES 1851-1854)



**LEGAL DESCRIPTION:**  
ALL THAT PART OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°18'30" WEST, A DISTANCE OF 50.01 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-31 (AIRPORT-PULLING ROAD); THENCE NORTH 00°06'58" EAST, A DISTANCE OF 1,558.78 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN BEING DESCRIBED; THENCE CONTINUE NORTH 00°06'58" EAST SAID LINE, A DISTANCE OF 534.46 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 26.00 FEET AND A CENTRAL ANGLE OF 90°56'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 169.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-886 (GOLDEN GATE PARKWAY); THENCE SOUTH 89°11'27" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,094.59 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°06'58" WEST A DISTANCE OF 408.93 FEET; THENCE NORTH 89°11'27" EAST, A DISTANCE OF 1,008.99 FEET; THENCE SOUTH 00°06'58" WEST, A DISTANCE OF 66.45 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 89.00 FEET AND A CENTRAL ANGLE OF 89°59'48"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 108.38 FEET; THENCE SOUTH 89°33'02" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 53°15'16" WEST, A RADIAL DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 53°08'18", A DISTANCE OF 32.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

**LESS AND EXCEPT:**  
THE FOLLOWING PARCELS: ALL THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGES 2647-2659, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2194, PAGES 583 THROUGH 588; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGES 1710 THROUGH 1712; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 953, PAGE 831; SAID ABOVE DESCRIBED LANDS ALSO BEING FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 89°18'30" WEST, A DISTANCE OF 50.01 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-31 (AIRPORT-PULLING ROAD); THENCE NORTH 00°06'58" EAST, A DISTANCE OF 1,558.78 FEET; THENCE ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1303, PAGE 1851, COLLIER COUNTY, FLORIDA, NORTHWESTERLY 15.94 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 25°55'48", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 49°42'38" WEST FOR A DISTANCE OF 15.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED; THENCE ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1031, PAGE 1710, COLLIER COUNTY, FLORIDA, NORTH 00°06'58" EAST 240.81 FEET; THENCE CONTINUING ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1031, PAGE 1710, COLLIER COUNTY, FLORIDA, NORTH 04°02'20" EAST 175.37 FEET TO A POINT ON THE WESTERLY LINE OF AIRPORT-PULLING ROAD (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID RIGHT OF WAY LINE NORTH 00°08'05" EAST 33.28 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1028 IN OFFICIAL RECORD BOOK 3616, PAGE 2656, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF THOSE LANDS DESCRIBED AS PARCEL 1028 IN OFFICIAL RECORD BOOK 3616, PAGE 2656, COLLIER COUNTY, FLORIDA FOR THE FOLLOWING 3 COURSES:  
(1) NORTH 89°53'45" WEST 15.00 FEET;  
(2) NORTH 00°06'15" EAST 40.00 FEET;  
(3) NORTH 34°53'45" WEST 54.82 FEET TO A POINT ON THE SOUTHERLY LINE OF OFFICIAL RECORD BOOK 2194, PAGE 583, COLLIER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2194, PAGE 583, COLLIER COUNTY, FLORIDA SOUTH 89°11'27" WEST 213.84; THENCE ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 102A IN OFFICIAL RECORD BOOK 3616, PAGE 2654, COLLIER COUNTY, FLORIDA FOR THE FOLLOWING 4 COURSES:  
(1) SOUTH 89°11'27" WEST 250.46 FEET;  
(2) NORTH 79°39'52" WEST 82.08 FEET;  
(3) SOUTH 89°11'27" WEST 206.00 FEET;  
(4) SOUTH 89°54'54" WEST 34.59 FEET;  
THENCE ALONG THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 953, PAGE 831, COLLIER COUNTY, FLORIDA FOR THE FOLLOWING 2 COURSES:  
(1) SOUTH 89°11'27" WEST 176.00 FEET;  
(2) NORTH 83°41'29" WEST 88.77 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1303, PAGE 1854, COLLIER COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1303, PAGE 1851, COLLIER COUNTY, FLORIDA SOUTH 00°06'58" WEST 408.63 FEET; THENCE ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1303, PAGE 1851, COLLIER COUNTY, FLORIDA FOR THE FOLLOWING 5 COURSES:  
(1) NORTH 89°11'27" EAST 1038.99 FEET;  
(2) SOUTH 00°06'58" WEST 66.45 FEET;  
(3) THENCE SOUTHEASTERLY 108.38 FEET ALONG THE ARC OF A TANGENTIAL CURVE, HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°52'56" EAST FOR A DISTANCE OF 97.58 FEET;  
(4) THENCE SOUTH 89°33'02" EAST 14.00 FEET;  
(5) SOUTHEASTERLY 16.62 FEET ALONG THE ARC OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 27°12'30", AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 76°16'47" EAST FOR A DISTANCE OF 16.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; LESS AND EXCEPTING THE FOLLOWING LANDS CONVEYED TO COLLIER COUNTY IN OFFICIAL RECORDS BOOK 5793, PAGE 2734 COLLIER COUNTY.

**SCHEDULE B SECTION II EXCEPTIONS:**  
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE COMMITMENT CRTI FILE NO. 23802258  
AGENT FILE #: CIA 22-PPP  
DATE: JANUARY 03, 2023 @ 8:00 A.M.  
8. OIL, GAS AND MINERAL RIGHTS RESERVED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 788, PAGE 875, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. NOTE: ONLY AS TO PORTION OF LANDS PREVIOUSLY OWNED BY SHELTER CORP. (IT DOES NOT AFFECT THE PARCEL SURVEYED)  
9. EASEMENT TO FLORIDA POWER AND LIGHT RECORDED IN OFFICIAL RECORDS BOOK 1039, PAGE 975, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PARCEL SURVEYED AND IS PLOTTED HEREON)  
10. AGREEMENT BY AND BETWEEN POINCIANA PROFESSIONAL PARK AND THE CITY OF NAPLES RECORDED IN OFFICIAL RECORDS BOOK 1566, PAGE 488, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PARCEL SURVEYED AND IS PLOTTED HEREON)  
11. UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1566, PAGE 482, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PARCEL SURVEYED AND IS PLOTTED HEREON)  
12. DEVELOPMENT AGREEMENT CONTAINED IN RESOLUTION NO. 89-5750 RECORDED IN OFFICIAL RECORDS BOOK 1603, PAGE 1438, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PARCEL SURVEYED AND IS PARTIALLY PLOTTED HEREON)  
13. EASEMENT TO FLORIDA POWER AND LIGHT RECORDED IN OFFICIAL RECORDS BOOK 1605, PAGE 1534, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PARCEL SURVEYED AND IS PLOTTED HEREON)  
14. STREETLIGHT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3616, PAGE 2668, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PARCEL SURVEYED AND IS PLOTTED HEREON)  
15. DEVELOPER AGREEMENT FOR POINCIANA PROFESSIONAL PARK RECORDED IN OFFICIAL RECORDS BOOK 5784, PAGE 2614, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (AFFECTS PARCEL SURVEYED AND IS PLOTTED HEREON)

**LOCATION MAP**

**TOTAL AMOUNT OF PARKING SPACES = 377 (INCLUDING 11 HANDICAPPED PARKING SPACES)**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1 (C)	108.38	69.00	89°59'48"	S44°30'40"E	97.58
C2 (C)	16.62	35.00	27°12'30"	N75°54'31"W	16.46

LINE #	LENGTH	BEARING
L1 (C)	178.15	N0°28'00"E
L2 (C)	77.15	N1°00'41"E
L3 (C)	21.15	N16°04'28"E
L4 (C)	138.78	N4°24'36"E
L5 (F&C)	33.28	N0°30'21"E
L6 (F)	15.00	N89°31'29"W
L7 (F)	40.00	N0°28'31"E
L8 (F)	54.82	N34°31'29"W
L9 (F&C)	213.84	S89°33'42"W
L10 (C)	200.11	S86°55'19"W
L11 (C)	52.35	N80°17'50"W
L12 (F&C)	4.83	S89°33'43"W
L13 (F&C)	5.23	N79°17'36"W
L14 (C)	183.50	S89°08'51"W
L15 (C)	53.05	N77°00'54"W
L16 (C)	26.68	S89°33'43"W
L17 (F&C)	34.59	N89°42'50"W
L18 (F)	37.12	S85°47'52"W
L19 (F)	6.38	S89°33'43"W
L20 (F)	6.00	S0°26'17"E
L21 (F)	176.00	S89°33'43"W
L22 (F)	88.77	N83°19'13"W
L23 (C)	14.00	S89°30'46"E

MAP OF BOUNDARY SURVEY OF POINCIANA PROFESSIONAL PARK, MORE PARTICULARLY DESCRIBED IN O.R. BOOK 1303, PAGES 1851-1854, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; LESS AND EXCEPT ALL THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGES 2647 THROUGH 2659; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2194, PAGES 583 THROUGH 588; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGES 1710 THROUGH 1712; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 953 PAGE 831; ALL PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. (SEE FULL DESCRIPTION BELOW)

PREPARED FOR: HALSTATT LLC  
PENINSULA ENGINEERING  
2600 GOLDEN GATE PARKWAY  
NAPLES, FLORIDA 34105  
PHONE: 239-403-8700 FAX: 239-261-1797  
EMAIL: INFO@PEN-ENG.COM  
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LANGRISH MILLER  
PROFESSIONAL SURVEYOR AND MAPPER, #LS5627

MAY 18, 2023  
DATE

CERTIFICATE OF AUTHORIZATION #LB-8479

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

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS EXHIBIT.

THIS EXHIBIT IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

**GENERAL NOTES:**

- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83) WITH THE WEST RIGHT-OF-WAY LINE OF AIRPORT PULLING ROAD (CR-31), BEING N 02°29'41" E
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988, (N.A.V.D.88)
- POINTS SHOWN OUTSIDE OF THE LAND DESCRIBED ARE FOR REFERENCE USE ONLY AND WERE NOT SURVEYED.
- PROPERTY LIES WITHIN FLOOD ZONE AE7 PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL #12021 C0391H DATED MAY 16, 2012.

NOTE #1  
ALL MEDIANS ARE LANDSCAPED.

NOTE #2  
CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION IN THAT DEED RECORDED ON MARCH 30, 1985 IN OFFICIAL RECORDS BOOK 1013, PAGE 1885 (NOT PLATED ON THIS SURVEY), PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

NOTE #3  
BUILDING 2590 DOES NOT MEET CURRENT CRITERIA. THE SETBACKS SHOWN HEREON ARE AS NOTED IN THE DEVELOPMENT AGREEMENT CONTAINED IN RESOLUTION 89-5750 RECORDED IN OFFICIAL RECORDS BOOK 1603, PAGE 1438. THIS RESOLUTION ALSO STATES THAT THE EXISTING BUILDINGS, PARKING AND LANDSCAPING, WHICH DO NOT MEET THESE STANDARDS ARE VESTED AND SHALL NOT BE DEEMED NONCONFORMING. THE 2590 BUILDING AND THE 2600 BUILDING WERE EXISTING BUILDINGS WHEN THIS RESOLUTION WAS PASSED.

NOTE #4  
TWO TREES SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY

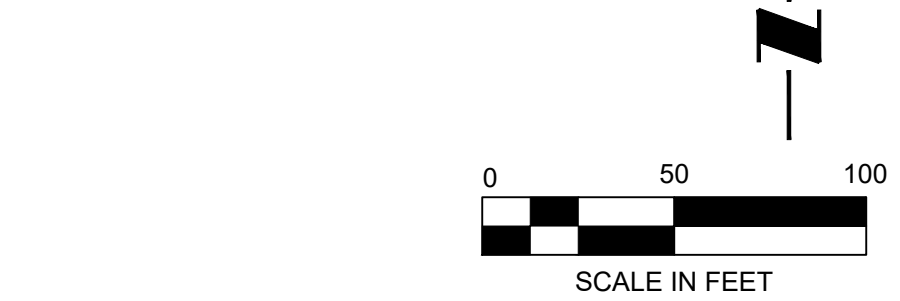
**LEGEND:**

- AE = ACCESS EASEMENT
- BM = BENCHMARK
- CL = CENTERLINE
- CL E = COUNTY UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- EL & ELEV = ELEVATION
- F.P. & CAP = FLORIDA POWER & LIGHT
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG = PAGE
- PL E = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- P = PLAT, M = MEASURED, C = CALCULATED, F = FIELD, D = DEED

(S.I.P.) SET 6" X 6" IRON PIN & CAP STAMPED LB-8479  
(F.I.P.) FOUND IRON PIN & CAP STAMPED AS SHOWN  
(S.C.M.) SET 4" X 4" CONCRETE MONUMENT 2" LONG STAMPED LB-8479  
(F.C.M.) FOUND CONCRETE MONUMENT  
(S.N.D.) SET PK NAIL & DISK STAMPED LB-8479  
(F.N.D.) FOUND PK NAIL & DISK STAMPED  
(D.H.) DRILL HOLES  
(PK) = PARKER NYLON NAIL

**SYMBOL LEGEND:**

- PS = CLEANOUT
- GI = GRATE INLET
- ME = MITERED END
- SM = STORM MANHOLE
- SMH = SANITARY MANHOLE
- YD = YARD DRAIN
- GA = GUY ANCHOR
- WP = WOOD POWER POLE
- CP = CONCRETE POWER POLE
- EP = ELECTRIC PANEL
- HL = HANDHOLE
- LP = LIGHT POLE
- GL = GROUND LIGHT
- EMH = ELECTRIC MANHOLE
- EM = ELECTRIC METER POLE
- ER = ELECTRIC RISER
- TRP = TRANSFORMER PAD
- GV = GAS VALVE
- CR = CABLE RISER
- GR = GAS RISER
- TR = TELEPHONE RISER
- TMH = TELEPHONE MANHOLE
- ICB = IRRIGATION CONTROL BOX
- SH = SPRINKLER HEAD
- WB = WATER BLOW-OFF
- FD = FIRE HYDRANT
- GV = GATE VALVE
- W = WATER
- MW = MONITORING WELL
- WM = WATER METER
- UW = UNDERGROUND WATER
- MB = MAILBOX
- SFP = BACKFLOW PREVENTOR
- P = PILING
- S = SIGN
- MH = MANHOLE (UNKNOWN)
- PT = PALM TREE (SIZE VARIES FROM 10" TO 24")
- PN = PINE TREE (SIZE VARIES FROM 8" TO 24")
- OT = OAK TREE (SIZE VARIES FROM 20" TO 32")



CLIENT: HALSTATT LLC

PROJECT NO: S-HLST-010

SHEET #: 01 OF 01

DRAWING NO.: S-HLST-003-001.dwg

TITLE: MAP OF BOUNDARY SURVEY OF POINCIANA PROFESSIONAL PARK, MORE PARTICULARLY DESCRIBED IN O.R. BOOK 1303, PAGES 1851-1854, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; LESS AND EXCEPT ALL THOSE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGES 2647 THROUGH 2659; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2194, PAGES 583 THROUGH 588; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGES 1710 THROUGH 1712; THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 953 PAGE 831; ALL PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

DATE: 05/18/2023

Horizontal Scale: 1" = 50'

Vertical Scale: N.T.S.

Fieldbook/Paper: P-01818, P-03077

Fielded by: S.D.

Drawn by: C.A.C.

DATE: 05/18/2023

Horizontal Scale: 1" = 50'

Vertical Scale: N.T.S.

Fieldbook/Paper: P-01818, P-03077

Fielded by: S.D.

Drawn by: C.A.C.