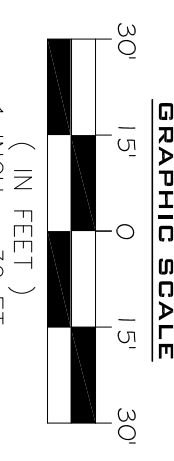


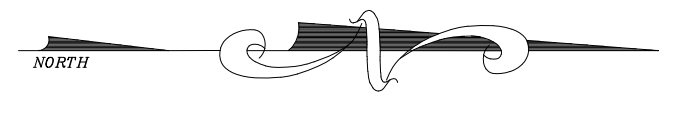
MAP OF BOUNDARY SURVEY

LOCATION MAP

SECTION 4, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LYING AND BEING IN LEE COUNTY FLORIDA
(NOT TO SCALE)



LEGAL DESCRIPTION:
LOT 3, OF "VANDERBILT OFFICE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGES 48 THROUGH 52, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



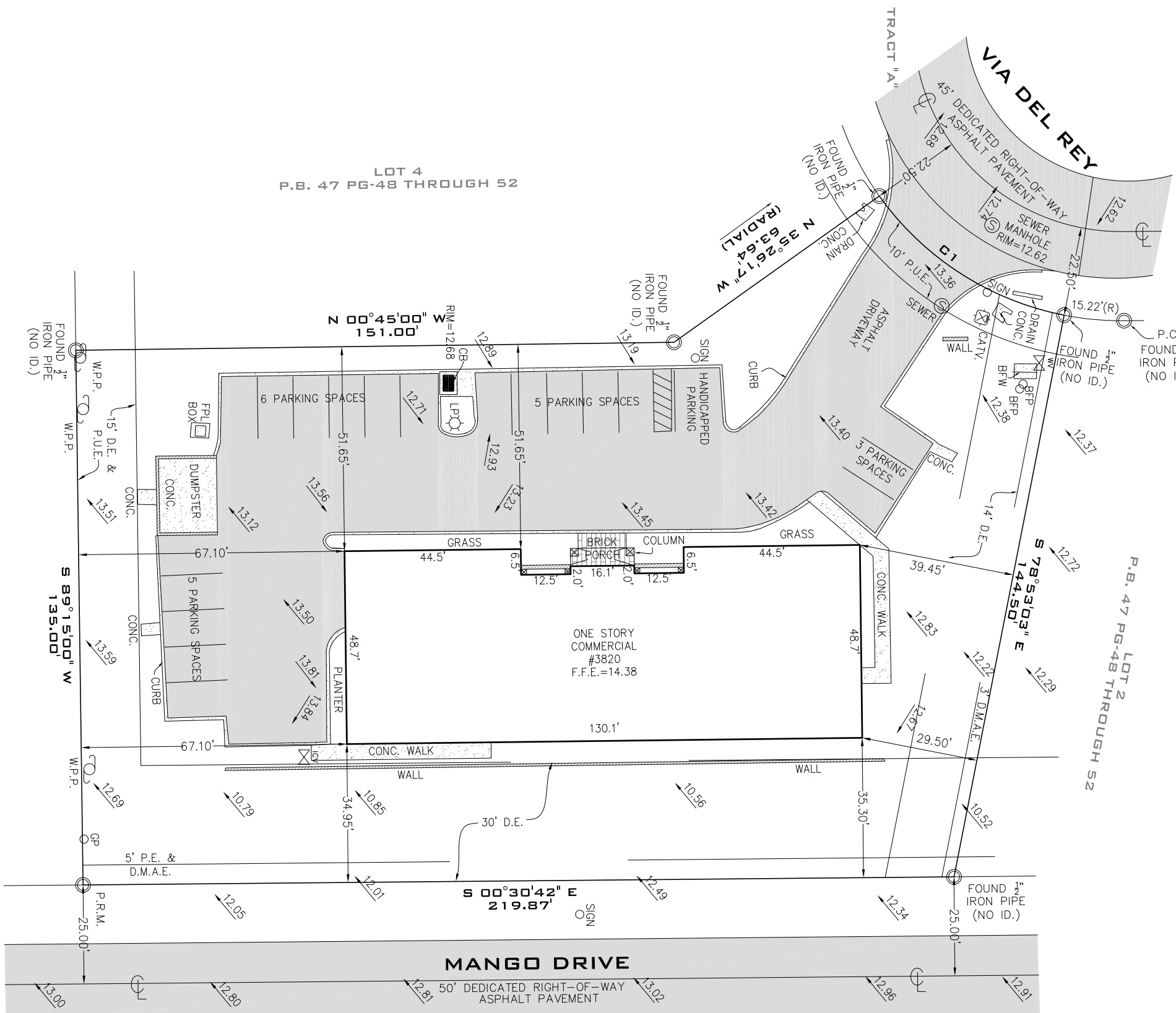
PROPERTY ADDRESS:
FOLIO NO. 10296923
3820 VA DEL REY
BONITA SPRINGS, FLORIDA 34134

AREA OF PROPERTY: 33,434 SQUARE FEET AND/OR 0.768 ACRES MORE OR LESS.

CERTIFIED TO:
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
-PHELAN FAMILIES, LLC

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION. PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ASTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ASTRACT OR TITLE WILL HAVE TO BE MADE TO DETERMINE ACCURACY OF THIS SURVEY. ANY REFERENCE TO THE LAND AS DESCRIBED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5.1-17.5FAC) IS "RESIDENTIAL" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL. HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D/88)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PROJECT FOR BUILDING AND ZONING INFORMATION. THE HEREIN DESCRIBED PROJECT IS SUBJECT TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS BB.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) THE SOURCE OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "VANDERBILT OFFICE PARK" RECORDED IN PLAT BOOK 47, AT PAGE 48 THROUGH 52.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



CURVE DATA:
A=43.2650'
R=95.80'



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17.050 THROUGH 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED: ARTURO MENDIGUILLA, P.S.M.
FOR THE FIRM LANDMARK SURVEYING & ASSOCIATES, INC.
P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISION / UPDATE OF SURVEY	
DATE	DESCRIPTION
05-23-2022	JFEE 1"=30'
DATE N/A DESCRIPTION N/A	
JOB NO. 2205.0105	

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

ABBREVIATIONS AND LEGEND:

- A/C = DENOTES AIR CONDITIONING UNIT
- B.B. = DENOTES BASIS OF BEARINGS
- ASPH. = DENOTES ASPHALT
- B.L. = DENOTES PROPERTY LINE
- B.M. = DENOTES BENCHMARK
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- C.&G. = DENOTES CURVE & GUTTER
- V.C. = DENOTES VALLEY GUTTER
- G.C. = DENOTES CENTERLINE
- M. = DENOTES MONUMENT LINE
- D.M.E. = DENOTES DRAINAGE & MAINTENANCE EASEMENT
- D.I.A. = DENOTES DIAMETER
- D.H. = DENOTES DRILL HOLE
- (M) = DENOTES MEASURE
- (R) = DENOTES RECORD
- (W) = DENOTES RECORD OF WAY
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- P.G. = DENOTES PAGE
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- P.O.B. = DENOTES POINT OF BEGINNING
- TYP. = DENOTES TYPICAL
- = DENOTES WOOD FENCE
- - - = DENOTES CHAIN LINK FENCE
- - - = DENOTES IRON FENCE
- = DENOTES FOUND IRON PIPE (NO I.D.)
- △ = DENOTES FOUND NAIL AND DISC
- = DENOTES ASPHALT PAVEMENT
- = DENOTES BRICK
- = DENOTES CONCRETE PAD
- XXX = DENOTES ELEVATION

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
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MIAMI, FL 33174
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WWW.LANDMARKSURVEYING.COM
EMAIL: REQUEST@LANDMARKSURVEYING.COM