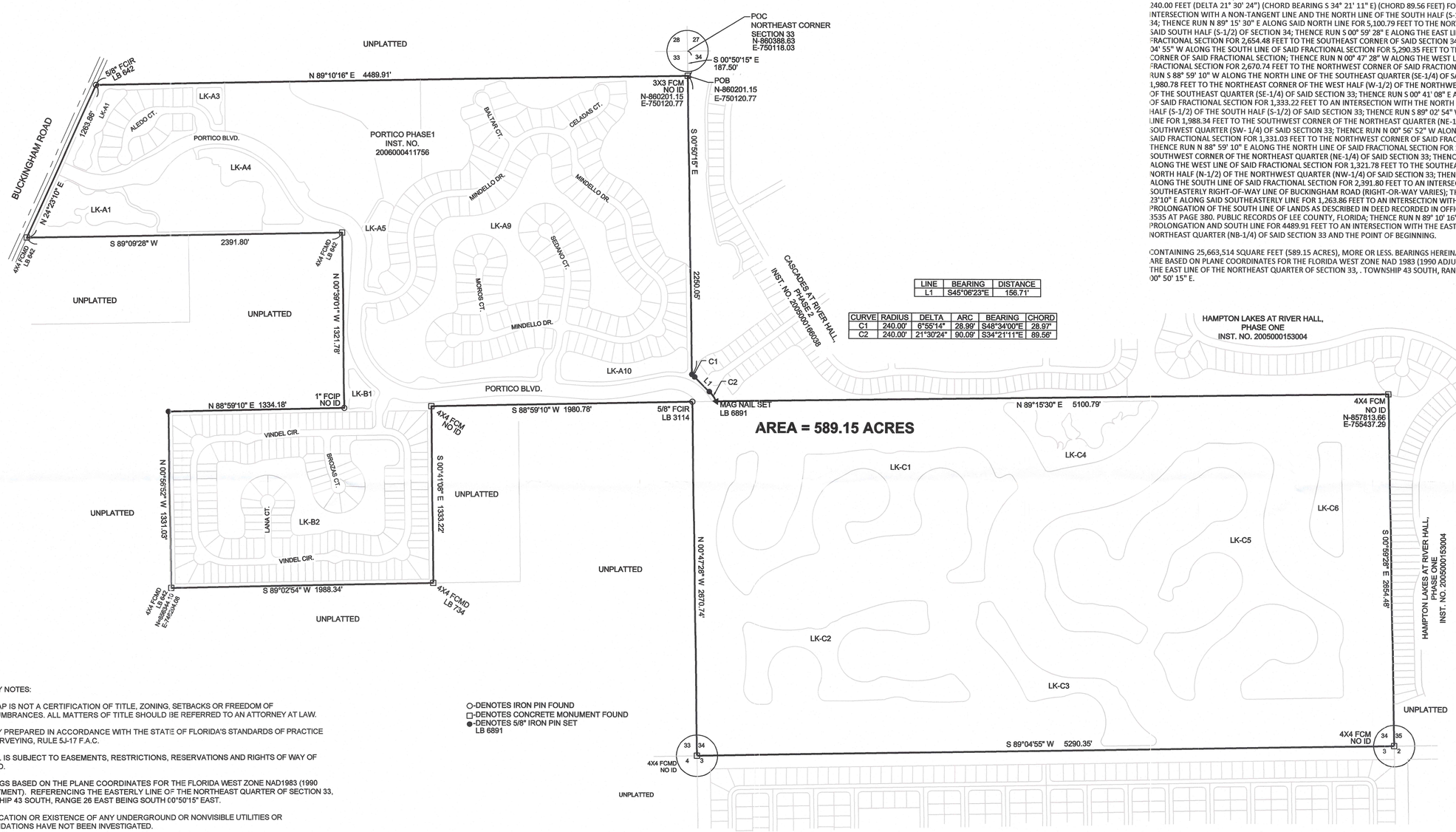


A TRACT OR PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 33 RUN S 00° 50' 15" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33 FOR 187.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 00° 50' 15" E ALONG SAID EAST LINE FOR 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE DEPARTING SAID EAST LINE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 06° 55'14") (CHORD BEARING S 48° 34' 00" E) (CHORD 28.97 FEET) FOR 28.99 FEET TO A POINT OF TANGENCY; THENCE RUN S 45° 06' 23" E FOR 156.71 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 21° 30' 24") (CHORD BEARING S 34° 21' 11" E) (CHORD 89.56 FEET) FOR 90.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE AND THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF SAID SECTION 34; THENCE RUN N 89° 15' 30" E ALONG SAID NORTH LINE FOR 5,100.79 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF (S-1/2) OF SECTION 34; THENCE RUN S 00° 59' 28" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 89° 04' 55" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 5,290.35 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 00° 47' 28" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 2,670.74 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN S 88° 59' 10" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33 FOR 1,980.78 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33; THENCE RUN S 00° 41' 08" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 1,333.22 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF THE SOUTH HALF (S-1/2) OF SAID SECTION 33; THENCE RUN S 89° 02' 54" W ALONG SAID NORTH LINE FOR 1,988.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW- 1/4) OF SAID SECTION 33; THENCE RUN N 00° 56' 52" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,331.03 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 88° 59' 10" E ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION FOR 1,334.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33; THENCE RUN N 00° 39' 01" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,321.78 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 33; THENCE RUN S 89° 09' 28" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 2,391.80 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD (RIGHT-OR-WAY VARIES); THENCE RUN N 24° 23'10" E ALONG SAID SOUTHEASTERLY LINE FOR 1,263.86 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LANDS AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3535 AT PAGE 380, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 89° 10' 16" E ALONG SAID PROLONGATION AND SOUTH LINE FOR 4489.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER (NB-1/4) OF SAID SECTION 33 AND THE POINT OF BEGINNING.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS. BEARINGS HEREINABOVE MENTIONED ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE NAD 1983 (1990 ADJUSTMENT) WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, , TOWNSHIP 43 SOUTH, RANGE 26 EAST BEARS S 00° 50' 15" E.

SURVEY NOTES:

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS BASED ON THE PLANE COORDINATES FOR THE FLORIDA WEST ZONE NAD1983 (1990 ADJUSTMENT). REFERENCING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST BEING SOUTH 00°50'15" EAST.

THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NONVISIBLE UTILITIES OR FOUNDATIONS HAVE NOT BEEN INVESTIGATED.

THIS PARCEL LIES IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAPS 12071C0303F AND 12071C0304F WITH AN EFFECTIVE DATE OF 8/8/2008.

THIS SURVEY WAS 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 ENTITY.

LAST DATE OF FIELD WORK PERFORMED ON 1/31/2018, IN FIELD BOOK 141 PAGE 01.

WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY IS NOT VALID.

STRUCTURES NOT SHOWN ON THIS SURVEY.

THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

EASEMENTS ARE NOT DEPICTED ON THIS SURVEY. REFER TO THE RECORDED PLAT OF PORTICO PHASE 1 FOR THIS INFORMATION.

THIS IS NOT INTENDED TO BE A SURVEY OF EACH INDIVIDUAL LOT BUT AN OVERALL BOUNDARY FOR THE INTENDED PURPOSES.

SEE SHEET 2 OF 2 FOR LIMITED IMPROVEMENTS.

○-DENOTES IRON PIN FOUND
□-DENOTES CONCRETE MONUMENT FOUND
●-DENOTES 5/8" IRON PIN SET
LB 6891

ABBREVIATIONS

C1 = CURVE DESIGNATION
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
(NR) = NON-RADIAL
PG. = PAGE
P.B. = PLAT BOOK
POB = POINT-OF-BEGINNING
POC = POINT-OF-COMMENCEMENT
R/W = RIGHT-OF-WAY

ALL "LK" TRACTS ARE PART OF A SPEICAL WARRANTY DEED, INSTRUMENT NUMBER 2006000260708 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

PROJECT:

PORTICO

RECEIVED
JUN 01 2018
COMMUNITY DEVELOPMENT
DCI2018-00018

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS + PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

DONALD G. MILLER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6674
5/24/2018
DATE

REVISIONS	DATE

PROJECT MANAGER:	DM
DRAWING BY:	DM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 1 OF 2

-400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103

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PORTICO

RECEIVED
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Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

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DONALD G. MILLER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6674

REVISIONS	DATE
PROJECT MANAGER:	DM
DRAWING BY:	DM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:

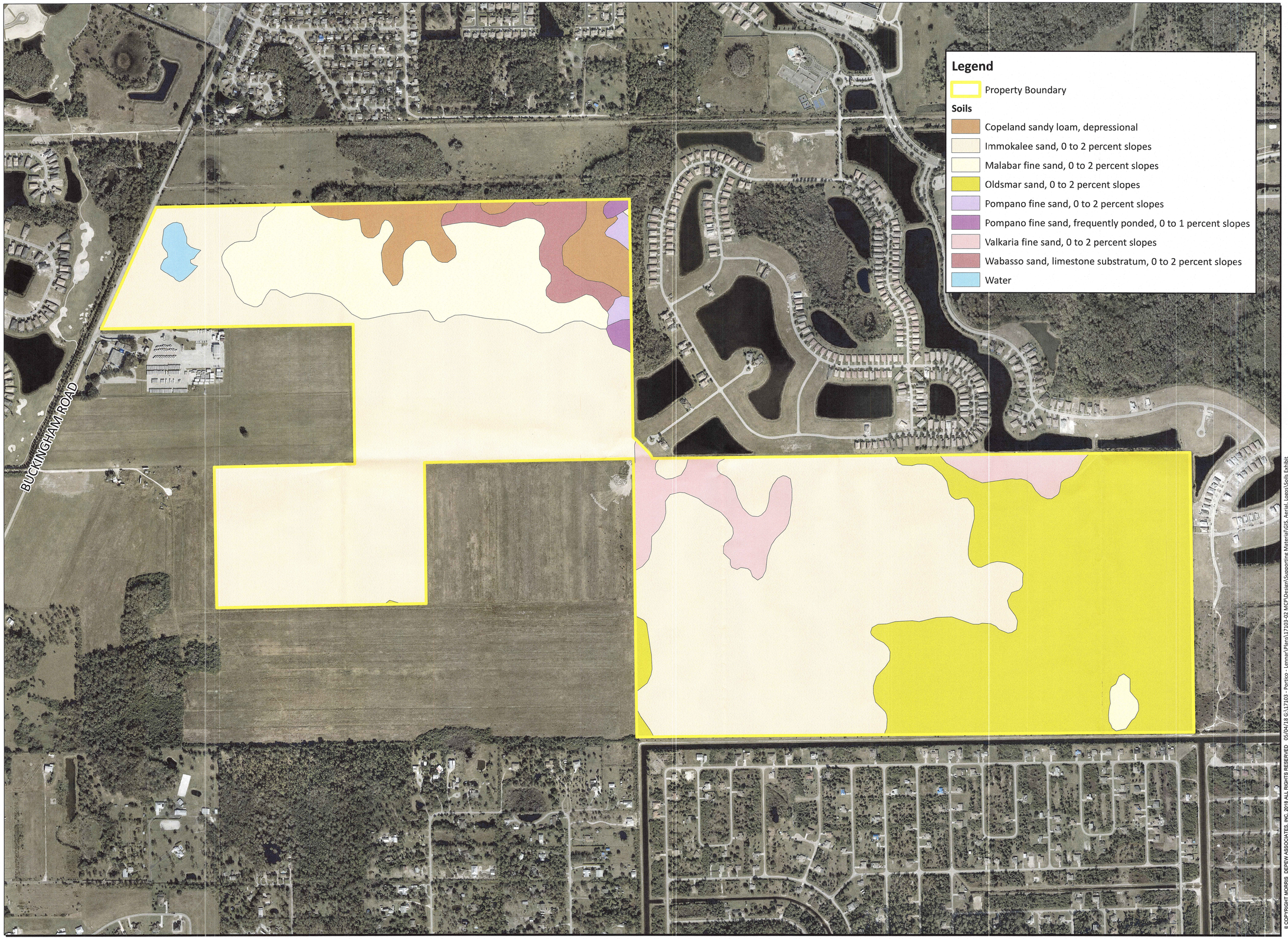
BOUNDARY SURVEY
AERIAL SHOWING IMPROVEMENTS

SHEET NUMBER: 2 OF 2

-400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103

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Legend

Property Boundary

Soils

- Copeland sandy loam, depressional
- Immokalee sand, 0 to 2 percent slopes
- Malabar fine sand, 0 to 2 percent slopes
- Oldsmar sand, 0 to 2 percent slopes
- Pompano fine sand, 0 to 2 percent slopes
- Pompano fine sand, frequently ponded, 0 to 1 percent slopes
- Valkaria fine sand, 0 to 2 percent slopes
- Wabasso sand, limestone substratum, 0 to 2 percent slopes
- Water

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

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Toll free: 866-337-7341

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PREPARED BY:

RECEIVED
JUN 01 2018
COMMUNITY DEVELOPMENT
DCI2018-00018

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CLB
JURISDICTION:	LEE COUNTY
DATE:	05/04/18

SHEET TITLE:

SOILS EXHIBIT

SHEET NUMBER:

400 0 200 400

SCALE 1" = 400'

JOB/FILE NUMBER: 17103-02

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PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
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Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

RECEIVED
JUN 01 2018
COMMUNITY DEVELOPMENT
DCI2018-00018

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	CLB
JURISDICTION:	LEE COUNTY
DATE:	05/04/18

SHEET TITLE:

PROPERTY OWNERS EXHIBIT

SHEET NUMBER:

400 0 200 400

SCALE 1" = 400'

JOB/FILE NUMBER: 17103-02

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