SKETCH AND DESCRIPTION
PORTICO

Applicant's Legal Checked by DM 10/16/18

DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°50'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 187.50 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES; S.0°50'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 06°55'14" AND WHOSE CHORD BEARS S.48°34'00"E. FOR A DISTANCE OF 28.97 FEET, ARC LENGTH BEING 28.99 FEET; THENCE S.45°06'23"E. ALONG A TANGENT LINE, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°30'24" AND WHOSE CHORD BEARS S.34°21'11"E. FOR A DISTANCE OF 89.56 FEET, ARC LENGTH BEING 90.09 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°15'30"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5100.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°04'55"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5290.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2670.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR TNE NEXT NINE (9) COURSES; S.88°59'10"W. A DISTANCE OF 1980.78 FEET; THENCE S.0°41'08"E. A DISTANCE OF 1333.22 FEET; THENCE S.89°02'54"W. A DISTANCE OF 1988.34 FEET; THENCE N.0°56'52"W. A DISTANCE OF 1331.03 FEET; THENCE N.88°59'10"E. A DISTANCE OF 1334.18 FEET; THENCE N.0°39'01"W. A DISTANCE OF 1321.78 FEET; THENCE S.89°09'28"W. A DISTANCE OF 2391.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINHAM ROAD"; THENCE N.24°23'10"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCKINHAM ROAD", A DISTANCE OF 1263.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4489.91 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

RECEIVED
AUG 03 2018
COMMUNITY DEVELOPMENT

SURVEY NOTES:

DESCRIPTIONS SHOWN HEREON ARE NEW.

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

BEARINGS BASED ON THE EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

DCI 2018-00018

ABBREVIATIONS

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

PREPARED BY:

MARK A. HATFIELD, PSM — DATE 7-24-18
FLA. CERT. NO. 4155

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I:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

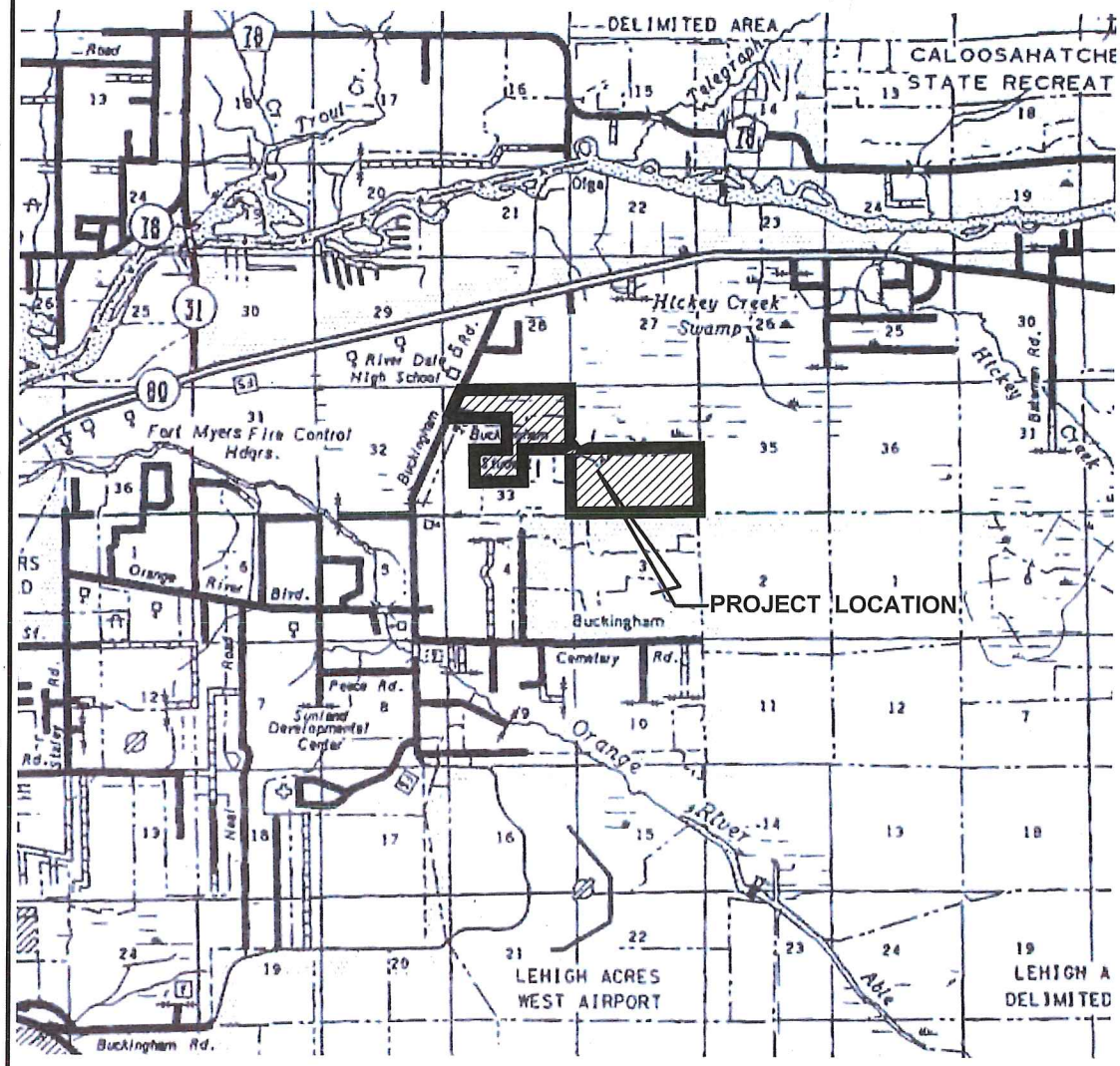
PROJECT: PORTICO

LOCATION: SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

CONSULTANT: MORRIS DEPEW
ENGINEERS ■ PLANNERS ■ SURVEYORS
LANDSCAPE ARCHITECTS
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Fort Myers, Florida 33916
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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 205
Miramar Beach, FL 32550
Toll free: 866-337-7341

CLIENT: LENNAR

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 3
JOB/FILE NUMBER:	17103



SKETCH AND DESCRIPTION
PORTICO

VICINITY MAP

Applicant's Legal Checked by DM 10/16/18

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I:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

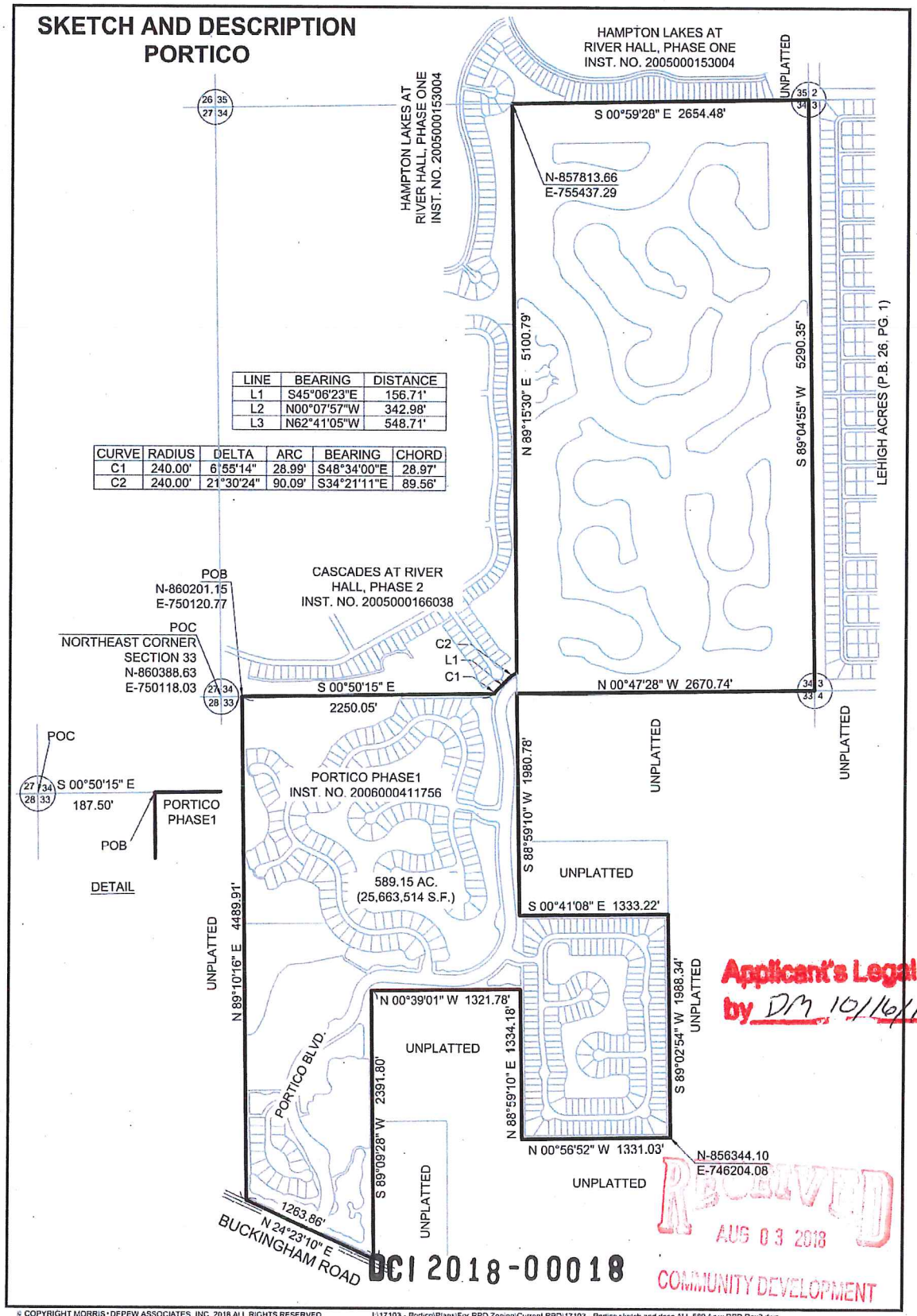
CONSULTANT:
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495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

CLIENT:
LENNAR

0 0.5 1.0
SCALE OF MILES

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION RPD
SHEET NUMBER:	2 OF 3
JOB/FILE NUMBER:	17103

SKETCH AND DESCRIPTION
PORTICO



LINE	BEARING	DISTANCE
L1	S45°06'23"E	156.71'
L2	N00°07'57"W	342.98'
L3	N62°41'05"W	548.71'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	240.00'	6°55'14"	28.99'	S48°34'00"E	28.97'
C2	240.00'	21°30'24"	90.09'	S34°21'11"E	89.56'

Applicant's Legal Checked by DM 10/16/18

RECEIVED
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COMMUNITY DEVELOPMENT

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I:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

CONSULTANT:
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ENGINEERS • PLANNERS • SURVEYORS
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495 Grand Boulevard
Suite 204
Miramar Beach, FL 32550
Toll free: 866-337-7341

CLIENT:
LENNAR

0 1000' 2000'
SCALE 1"=1000'

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	3 OF 3
JOB/FILE NUMBER:	17103

RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT

SURVEY NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

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 EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

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.

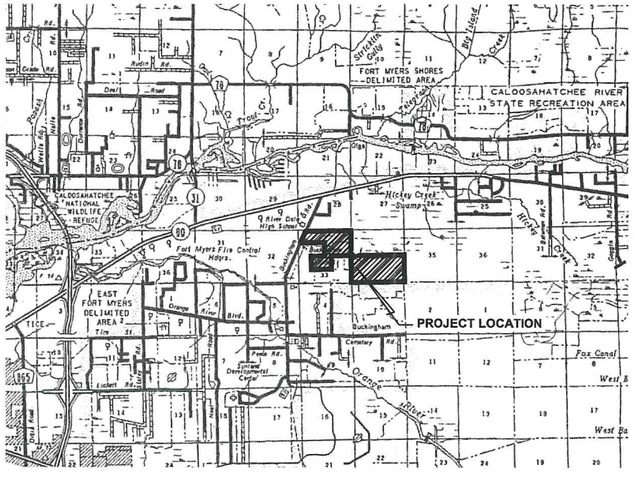
LAST DATE OF FIELD WORK PERFORMED ON 1/31/2018, IN FIELD BOOK 141 PAGE 01.

IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

THIS IS NOT INTENDED TO BE A SURVEY OF EACH INDIVIDUAL LOT BUT IS AN OVERALL BOUNDARY SURVEY OF THE LEGAL DESCRIPTION SHOWN HEREON.

SEE SHEET 4 OF 4 FOR AERIAL SHOWING LIMITED IMPROVEMENTS.

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



VICINITY MAP

1 0 1/2 1

SCALE OF MILES
1" = 1 MILE

TITLE CERTIFICATION PERTAINING TO EASEMENTS AND RIGHTS-OF-WAY FOR PORTICO
PREPARED BY PAVESE LAW FIRM, DATED AUGUST 29, 2018

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easements contained on plat of Portico Phase I, as recorded in Instrument No. 2006000411756, Public Records of Lee County, Florida.

2. The following easements contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Portico, which contains provisions for a private charge or assessments, recorded October 30, 2006 under Instrument No. 2006000411757, as amended from time to time, including but not limited to First Amendment recorded June 14, 2011 under Instrument No. 2011000136713; as affected by Assignment of Declarant's Rights recorded July 18,2016 under Instrument No. 2016000151211 and Assignment of Rights and Interest in and to the Portico Master Property Owners Association, Inc. recorded July 18,2016 under Instrument No. 2016000151212 all as Amended and Restated in that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Portico recorded June 8, 2017 under Instrument No. 2017000125248, all of the Public Records of Lee County:

   a) Utility easements over any portions of the Property which may be necessary or desirable for such purpose the construction, maintenance and operation of any communication, cable, television, drainage and surface water management, irrigation distribution system and entry system. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   b) Drainage easements over, across and through the Property for the purpose of providing drainage and for the installation, operation, use and maintenance of drainage facilities including the Surface Water Drainage and Management System. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE)**
   c) Easements for encroachments to any adjoining Lot, Unit, Parcel, or the Common Property to permit the use, construction, existence, maintenance, repair, restoration of structures located on such adjoining Lots, Unit, Parcel, or Common Property including but not limited to the use construction, existence, maintenance, repair and restoration of walkways, roof structures and overhangs **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   d) Development and use easements reserved to Declarant. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   e) Easements over, across and through Common Property. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   f) Access easements for emergency personnel, including but not limited to, all policemen, firemen, ambulance personnel and similar emergency personnel in the performance of their respective duties. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   g) A perpetual, non-exclusive easement to Declarant, Master Association and CDD for a distance of 20 feet on the land side of the control elevation of each lake in the Community for access and maintenance of all such lakes. **AFFECTS SUBJECT PARCEL - PLOTTED.**
3. Easements for public service use and public utilities and construction contained in the Amenities Declaration for Portico recorded in Official Records Instrument No. 20170001 09550, Public Records of Lee County, Florida **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
4. Communications Systems Right Easement granted to Embarq Florida recorded in Official Records instrument No. 2007000241034, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED**
5. Easement for Cable Television and Communications recorded in Official Records Instrument No. 200700031218, Public Records of Lee County, Florida. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
6. Grant of Perpetual Public Uti lity Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039241, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED**
7. Grant of Perpetual Public Utility Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039265 , Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED.**
8. Deed of Conservation Easement recorded in Official Records Instrument No. 2006000012052, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED.**

DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°50'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 187.50 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES; S.0°50'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 06°55'14" AND WHOSE CHORD BEARS S.48°34'00"E. FOR A DISTANCE OF 28.97 FEET, ARC LENGTH BEING 28.99 FEET; THENCE S.45°06'23"E. ALONG A TANGENT LINE, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°30'24" AND WHOSE CHORD BEARS S.34°21'11"E. FOR A DISTANCE OF 89.56 FEET, ARC LENGTH BEING 90.09 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°15'30"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5100.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°04'55"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5290.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2670.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR THE NEXT NINE (9) COURSES; S.88°59'10"W. A DISTANCE OF 1980.78 FEET; THENCE S.0°41'08"E. A DISTANCE OF 1333.22 FEET; THENCE S.89°02'54"W. A DISTANCE OF 1988.34 FEET; THENCE N.0°56'52"W. A DISTANCE OF 1331.03 FEET; THENCE N.88°59'10"E. A DISTANCE OF 1334.18 FEET; THENCE N.0°39'01"W. A DISTANCE OF 1321.78 FEET; THENCE S.89°09'28"W. A DISTANCE OF 2391.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINHAM ROAD"; THENCE N.24°23'10"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCKINHAM ROAD", A DISTANCE OF 1263.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4489.91 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

Applicant's Survey Checked by DM 10/18/18

PREPARED BY:

Digitally signed by Mark A. Hatfield, PSM 4155
DN: cn=Mark A. Hatfield, PSM 4155, o=Morris-Depew Associates, Inc., ou, email=mhatfield@m-da.com, c=US
Date: 2018.09.18 15:34:29 -04'00'

MARK A. HATFIELD, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4155

PROJECT:

PORTICO
RESIDENTIAL
PLANNED
DEVELOPMENT

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

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Toll free: 866-337-7341

Destin
485 Grand Boulevard
Suite 205
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
VARIOUS.	MAH & BMH . 2018-07-24
VARIOUS.	MAH & BMH . 2018-09-17

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

SHEET TITLE:

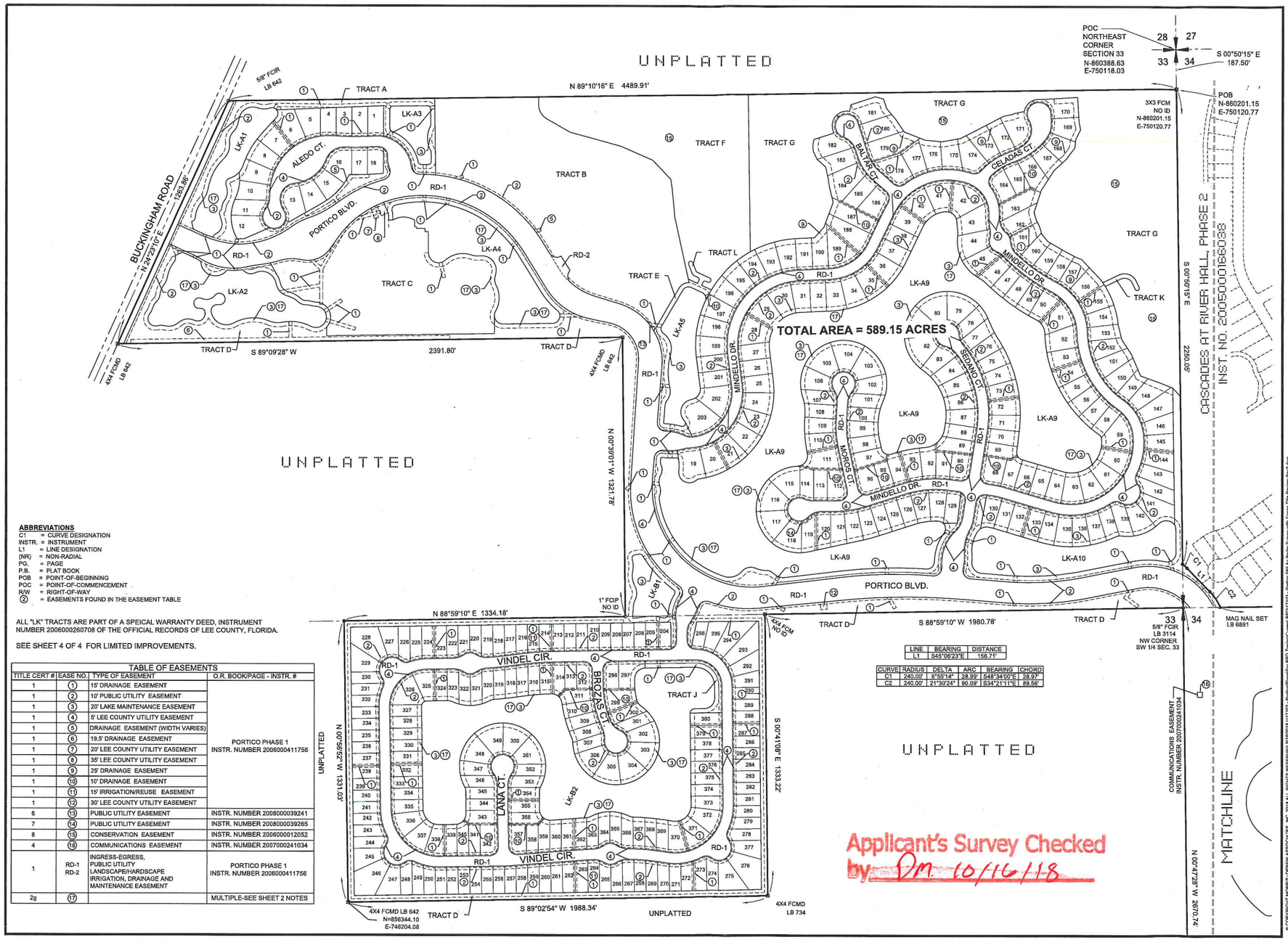
BOUNDARY SURVEY

SHEET NUMBER: 1 OF 4

JOB/FILE NUMBER: 17103

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DCI 2018-00018



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
②	= EASEMENTS FOUND IN THE EASEMENT TABLE

ALL "LK" TRACTS ARE PART OF A SPEICAL WARRANTY DEED, INSTRUMENT NUMBER 20060000260708 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

SEE SHEET 4 OF 4 FOR LIMITED IMPROVEMENTS.

TABLE OF EASEMENTS

TITLE CERT #	EASE NO.	TYPE OF EASEMENT	O.R. BOOK/PAGE - INSTR. #
1	①	15' DRAINAGE EASEMENT	PORTICO PHASE 1 INSTR. NUMBER 2006000411756
1	②	10' PUBLIC UTILITY EASEMENT	
1	③	20' LAKE MAINTENANCE EASEMENT	
1	④	5' LEE COUNTY UTILITY EASEMENT	
1	⑤	DRAINAGE EASEMENT (WIDTH VARIES)	
1	⑥	19.5' DRAINAGE EASEMENT	
1	⑦	20' LEE COUNTY UTILITY EASEMENT	
1	⑧	35' LEE COUNTY UTILITY EASEMENT	
1	⑨	25' DRAINAGE EASEMENT	
1	⑩	10' DRAINAGE EASEMENT	
1	⑪	15' IRRIGATION/REUSE EASEMENT	
1	⑫	30' LEE COUNTY UTILITY EASEMENT	
6	⑬	PUBLIC UTILITY EASEMENT	INSTR. NUMBER 2008000039241
7	⑭	PUBLIC UTILITY EASEMENT	INSTR. NUMBER 2008000039265
8	⑮	CONSERVATION EASEMENT	INSTR. NUMBER 2006000012052
4	⑯	COMMUNICATIONS EASEMENT	INSTR. NUMBER 2007000241034
1	RD-1 RD-2	INGRESS-EGRESS, PUBLIC UTILITY LANDSCAPE/HARDSCAPE IRRIGATION, DRAINAGE AND MAINTENANCE EASEMENT	PORTICO PHASE 1 INSTR. NUMBER 2006000411756
2g	⑰		MULTIPLE-SEE SHEET 2 NOTES

LINE	BEARING	DISTANCE
L1	S45°06'23"E	156.71'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	240.00'	6°55'14"	28.99'	S48°34'00"E	28.97'
C2	240.00'	21°30'24"	90.09'	S34°21'11"E	89.56'

Applicant's Survey Checked by DM 10/16/18

RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT

PROJECT:

PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:

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

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
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PREPARED BY:

REVISIONS	DATE
VARIOUS.	MAH & BMH . 2018-07-24
VARIOUS.	MAH 2018-09-17

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

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 2 OF 4

SCALE 1"=400'

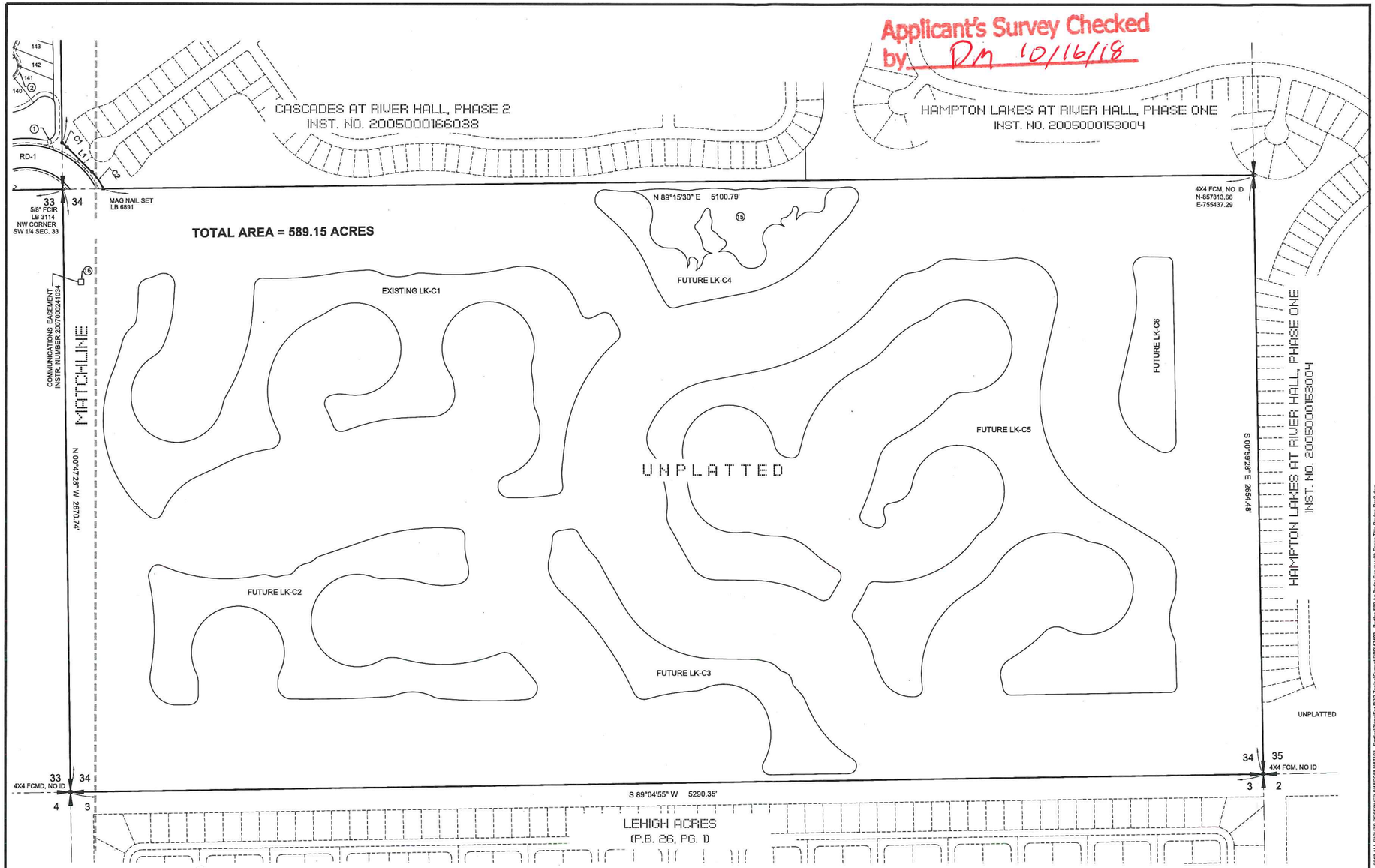
JOB/FILE NUMBER: 17103

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Applicant's Survey Checked by DM 10/16/18



ABBREVIATIONS

C1 = CURVE DESIGNATION
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
(NR) = NON-RADIAL
PG. = PAGE
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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.

SEE SHEET 4 OF 4 FOR LIMITED IMPROVEMENTS.

TABLE OF EASEMENTS

EASE NO.	TYPE OF EASEMENT	O.R. BOOK/PAGE - INSTR. NUMBER
(15)	CONSERVATION EASEMENT	INSTR. NUMBER 2006000012052
(16)	COMMUNICATIONS EASEMENT	INSTR. NUMBER 2007000241034

PROJECT:
PORTICO
RESIDENTIAL
PLANNED
DEVELOPMENT

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
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PROJECT MANAGER:	MAH
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JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:
BOOUNDARY SURVEY

SHEET NUMBER: 3 OF 4

400 0 100 200
SCALE 1"=200'

JOB/FILE NUMBER: 17103

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DCI 2018-00018

Applicant's Survey Checked by DM 10/16/18



AERIAL PROVIDED BY LEE COUNTY PROPERTY APPRAISER - 2017 PHOTO

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PROJECT:

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JURISDICTION:	LEE COUNTY, FLORIDA
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SHEET TITLE:

BOUNDARY SURVEY
AERIAL SHOWING IMPROVEMENTS

SHEET NUMBER: 4 OF 4

-400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103

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DCI 2018-00018

SURVEY NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

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 EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

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.

IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

THIS IS NOT INTENDED TO BE A SURVEY OF EACH INDIVIDUAL LOT BUT IS AN OVERALL BOUNDARY SURVEY OF THE LEGAL DESCRIPTION SHOWN HEREON.

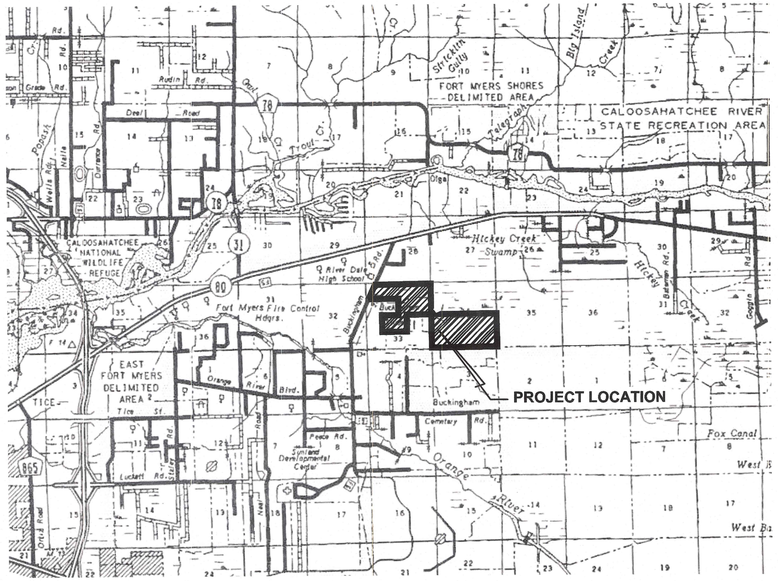
SEE SHEET 4 OF 4 FOR AERIAL SHOWING LIMITED IMPROVEMENTS.

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

TITLE CERTIFICATION PERTAINING TO EASEMENTS AND RIGHTS-OF-WAY FOR PORTICO
PREPARED BY PAVESE LAW FIRM, DATED AUGUST 29, 2018

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easements contained on plat of Portico Phase I, as recorded in Instrument No. 2006000411756, Public Records of Lee County, Florida.
2. The following easements contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Portico, which contains provisions for a private charge or assessments, recorded October 30, 2006 under Instrument No. 2006000411757, as amended from time to time, including but not limited to First Amendment recorded June 14, 2011 under Instrument No. 2011000136713; as affected by Assignment of Declarant's Rights recorded July 18,2016 under Instrument No. 2016000151211 and Assignment of Rights and Interest in and to the Portico Master Property Owners Association, Inc. recorded July 18,2016 under Instrument No. 2016000151212 all as Amended and Restated in that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Portico recorded June 8, 2017 under Instrument No. 2017000125248; all of the Public Records of Lee County:
   a) Utility easements over any portions of the Property which may be necessary or desirable for such purpose the construction, maintenance and operation of any communication, cable, television, drainage and surface water management, irrigation distribution system and entry system. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   b) Drainage easements over, across and through the Property for the purpose of providing drainage and for the installation, operation, use and maintenance of drainage facilities including the Surface Water Drainage and Management System. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE)**
   c) Easements for encroachments to any adjoining Lot, Unit, Parcel, or the Common Property to permit the use, construction, existence, maintenance, repair, restoration of structures located on such adjoining Lots, Unit, Parcel, or Common Property including but not limited to the use construction, existence, maintenance, repair and restoration of walkways, roof structures and overhangs **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   d) Development and use easements reserved to Declarant. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   e) Easements over, across and through Common Property. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   f) Access easements for emergency personnel, including but not limited to, all policemen, firemen, ambulance personnel and similar emergency personnel in the performance of their respective duties. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   g) A perpetual, non-exclusive easement to Declarant, Master Association and CDD for a distance of 20 feet on the land side of the control elevation of each lake in the Community for access and maintenance of all such lakes. **AFFECTS SUBJECT PARCEL - PLOTTED.**
3. Easements for public service use and public utilities and construction contained in the Amenities Declaration for Portico recorded in Official Records Instrument No. 2017000 I 09550, Public Records of Lee County, Florida **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
4. Communications Systems Right Easement granted to Embarq Florida recorded in Official Records instrument No. 2007000241034, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED**
5. Easement for Cable Television and Communications recorded in Official Records Instrument No. 200700031218, Public Records of Lee County, Florida. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
6. Grant of Perpetual Public Uti lity Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039241, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED**
7. Grant of Perpetual Public Utility Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039265 , Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED.**
8. Deed of Conservation Easement recorded in Official Records Instrument No. 2006000012052, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED.**



VICINITY MAP

1 0 1/2 1

SCALE OF MILES
1" = 1 MILE

DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°50'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 187.50 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES; S.0°50'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 06°55'14" AND WHOSE CHORD BEARS S.48°34'00"E. FOR A DISTANCE OF 28.97 FEET, ARC LENGTH BEING 28.99 FEET; THENCE S.45°06'23"E. ALONG A TANGENT LINE, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°30'24" AND WHOSE CHORD BEARS S.34°21'11"E. FOR A DISTANCE OF 89.56 FEET, ARC LENGTH BEING 90.09 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°15'30"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5100.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°04'55"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5293.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2670.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR TNE NEXT NINE (9) COURSES; S.88°59'10"W. A DISTANCE OF 1980.78 FEET; THENCE S.0°41'08"E. A DISTANCE OF 1333.22 FEET; THENCE S.89°02'54"W. A DISTANCE OF 1988.34 FEET; THENCE N.0°56'52"W. A DISTANCE OF 1331.03 FEET; THENCE N.88°59'10"E. A DISTANCE OF 1334.18 FEET; THENCE N.0°39'01"W. A DISTANCE OF 1321.78 FEET; THENCE S.89°09'28"W. A DISTANCE OF 2391.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINHAM ROAD"; THENCE N.24°23'10"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCKINHAM ROAD", A DISTANCE OF 1283.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4489.91 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

PREPARED BY:

9-18-18

MARK A. HATFIELD, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4155

PROJECT:

PORTICO
RESIDENTIAL
PLANNED
DEVELOPMENT

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
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CLIENT:

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CONSULTANT:

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PREPARED BY:

RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT

Applicant's Survey Checked
by DM 10/16/18

REVISIONS	DATE
VARIOUS.	MAH & BMH , 2018-07-24
VARIOUS.	MAH & BMH , 2018-09-17
PROJECT MANAGER:	MAH
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:

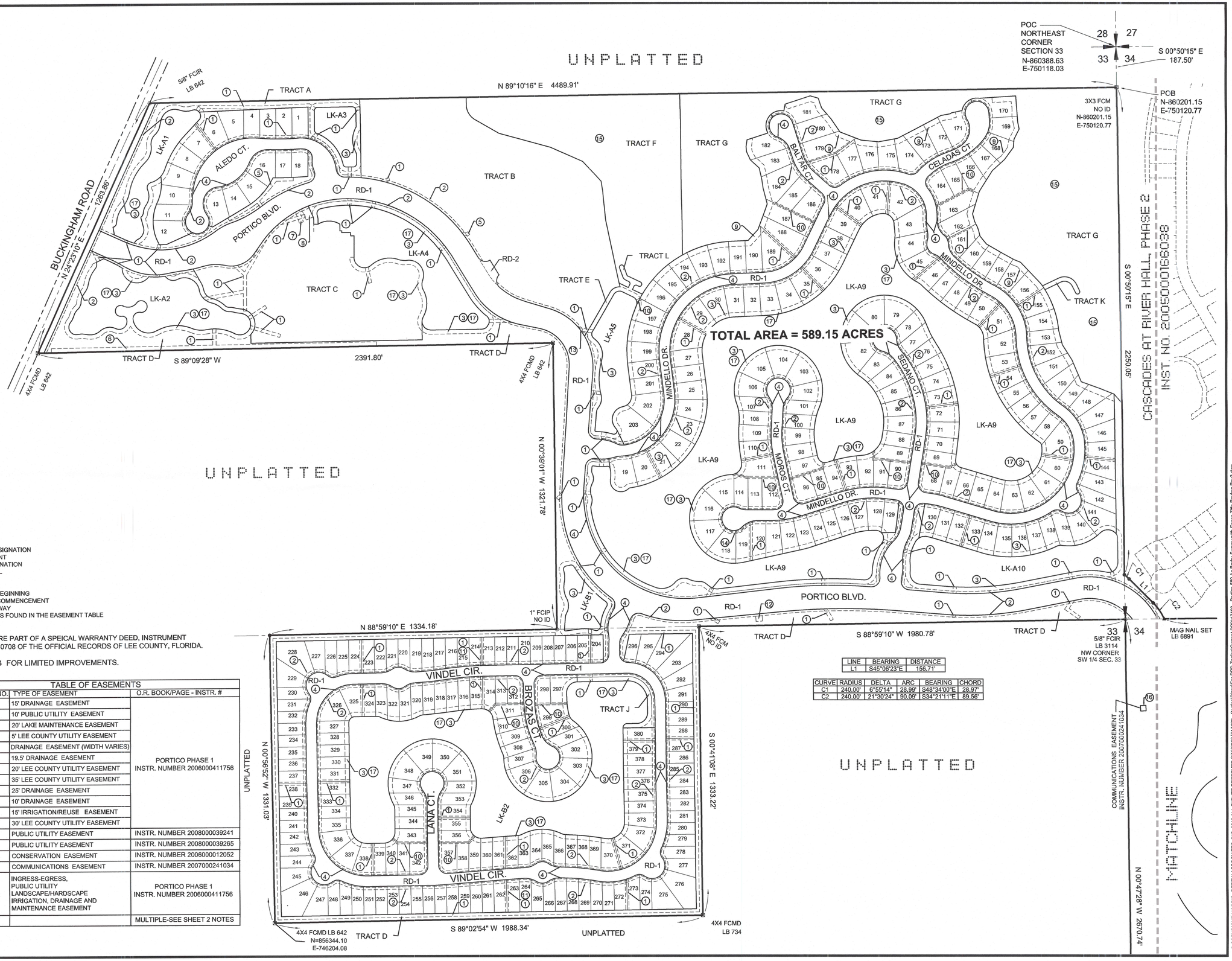
BOUNDARY SURVEY

SHEET NUMBER: 1 OF 4

DCI 2018-00018

JOB/FILE NUMBER: 17103

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R/W = RIGHT-OF-WAY
(2) = EASEMENTS FOUND IN THE EASEMENT TABLE

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

SEE SHEET 4 OF 4 FOR LIMITED IMPROVEMENTS.

TABLE OF EASEMENTS

TITLE CERT #	EASE NO.	TYPE OF EASEMENT	O.R. BOOK/PAGE - INSTR. #
1	(1)	15' DRAINAGE EASEMENT	PORTICO PHASE 1 INSTR. NUMBER 2006000411756
1	(2)	10' PUBLIC UTILITY EASEMENT	
1	(3)	20' LAKE MAINTENANCE EASEMENT	
1	(4)	5' LEE COUNTY UTILITY EASEMENT	
1	(5)	DRAINAGE EASEMENT (WIDTH VARIES)	
1	(6)	19.5' DRAINAGE EASEMENT	
1	(7)	20' LEE COUNTY UTILITY EASEMENT	
1	(8)	35' LEE COUNTY UTILITY EASEMENT	
1	(9)	25' DRAINAGE EASEMENT	
1	(10)	10' DRAINAGE EASEMENT	
1	(11)	15' IRRIGATION/REUSE EASEMENT	
1	(12)	30' LEE COUNTY UTILITY EASEMENT	
6	(13)	PUBLIC UTILITY EASEMENT	INSTR. NUMBER 2008000039241
7	(14)	PUBLIC UTILITY EASEMENT	INSTR. NUMBER 2008000039265
8	(15)	CONSERVATION EASEMENT	INSTR. NUMBER 2006000012052
4	(16)	COMMUNICATIONS EASEMENT	INSTR. NUMBER 2007000241034
1	RD-1 RD-2	INGRESS-EGRESS, PUBLIC UTILITY LANDSCAPE/HARDSCAPE IRRIGATION, DRAINAGE AND MAINTENANCE EASEMENT	PORTICO PHASE 1 INSTR. NUMBER 2006000411756
2g	(17)		MULTIPLE-SEE SHEET 2 NOTES

LINE	BEARING	DISTANCE
L1	S45°06'23"E	156.71'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	240.00'	6°55'14"	28.99'	S48°34'00"E	28.97'
C2	240.00'	21°30'24"	90.09'	S34°21'11"E	89.56'

PROJECT:

PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:

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

CLIENT:

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PREPARED BY:

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JURISDICTION:	LEE COUNTY, FLORIDA
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SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 2 OF 4

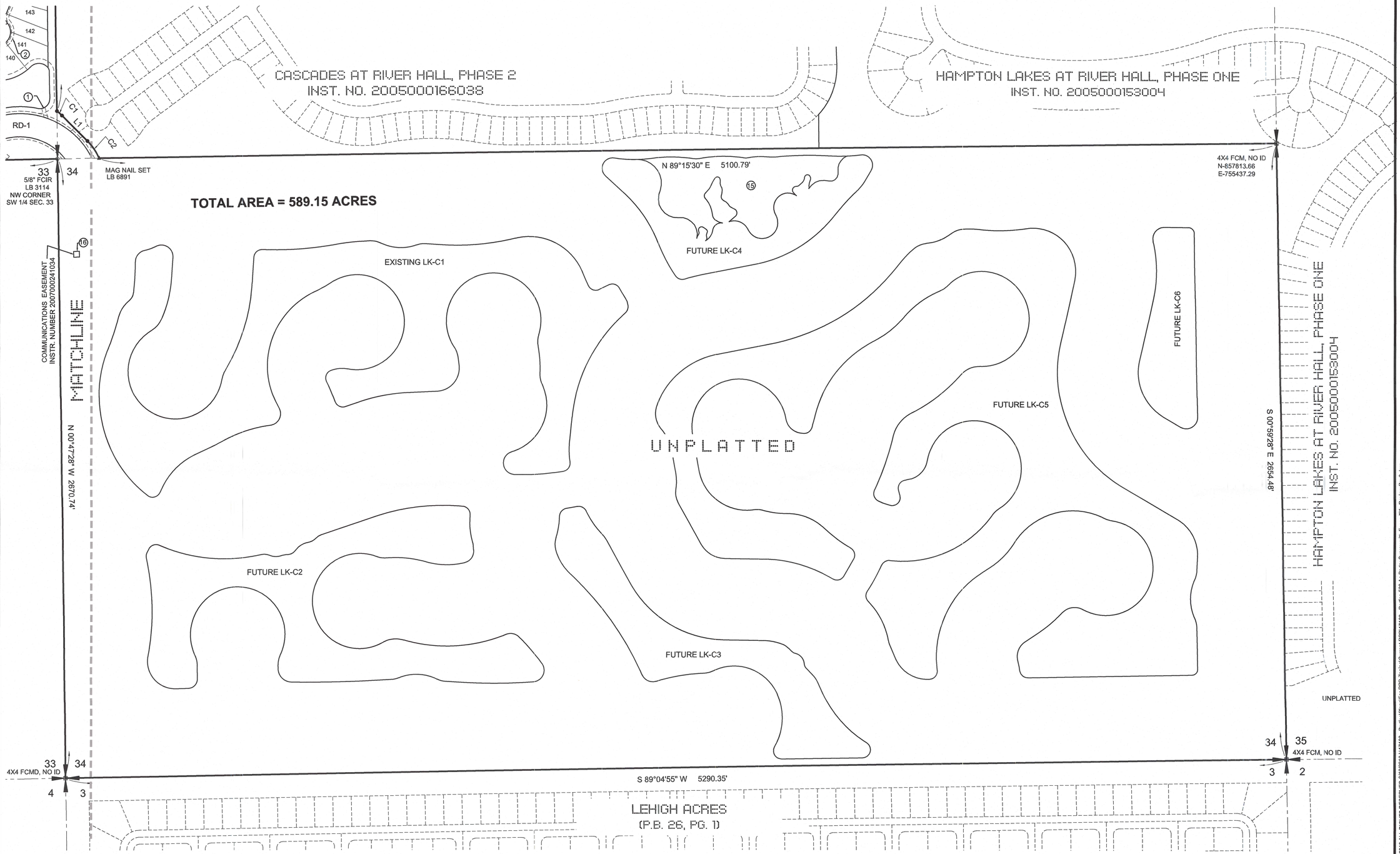
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AERIAL PROVIDED BY LEE COUNTY PROPERTY APPRAISER - 2017 PHOTO

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DATE:	2/1/2018

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BOUNDARY SURVEY
AERIAL SHOWING IMPROVEMENTS

SHEET NUMBER: 4 OF 4

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SCALE 1"=400'

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