

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
"FLORIDA FREEZER, LP"
STRAP No. 20-43-25-01-00000.0200
(OFFICIAL RECORDS BOOK 2037, PAGE 2996)
PUBLIC RECORDS OF LEE COUNTY FLORIDA
LYING IN
SECTION 20, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOTES:

1. DATE OF LAST FIELDWORK: JANUARY 12, 2022.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON FIXING THE NORTHWESTERLY LINE OF LOT 20, 175 BAYSHORE ROAD INDUSTRIAL PARK, WHEREIN SAID NORTHWESTERLY LINE BEARS N44°19'10"E.
4. VERTICAL DATA (ELEVATIONS) SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE REFERENCE BENCHMARK IS N.G.S. BENCHMARK P251 (PID AD1450), WITH A PUBLISHED ELEVATION OF +17.06 FEET(NAVD88).
5. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONES AE (EL. +14.0') AND X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE, NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) MAP NUMBER 12071C0277F, EFFECTIVE DATE: AUGUST 28, 2008.
6. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
7. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
8. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED.
9. THIS SURVEY DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
10. THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS. THIS SURVEY LOCATED THE BOUNDARY IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION.
11. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
12. SURVEYED PARCEL CONTAINS 5.09 ACRES, MORE OR LESS.
13. THE PHYSICAL ADDRESS OF THE SURVEYED PARCEL IS 7952 INTERSTATE CT, NORTH FORT MYERS, FL., 33917.
14. LAND TITLE INFORMATION SHOWN HEREON IS BASED ON PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 10314198, DATED MARCH 10, 2022. SURVEY RELATED ITEMS ARE LISTED BELOW.

ITEM 1 - MORTGAGE AND SECURITY AGREEMENT TO ENCORE NATIONAL BANK DATED AUGUST 25, 2011 RECORDED IN INSTRUMENT NO. 2011000190462 AND MODIFICATION OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS AND NOTICE OF ADDITIONAL ADVANCE RECORDED IN INSTRUMENT NO. 201500096248 AND MODIFICATION OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS RECORDED IN INSTRUMENT NO. 2021000256233 TOGETHER WITH ASSIGNMENT OF LEASES, RENTS AND PROFITS RECORDED IN INSTRUMENT NO. 2011000190463 AND UCC FINANCING STATEMENT RECORDED IN INSTRUMENT NO. 2011000190464. [ALL OF THE SURVEYED PARCEL IS INCLUDED WITHIN THE DESCRIPTIONS ATTACHED TO THESE DOCUMENTS]

ITEM 2 - MORTGAGE TO LAKE MICHIGAN CREDIT UNION DATED NOVEMBER 1, 2018 RECORDED IN INSTRUMENT NO. 2018000263956 AND MODIFICATION OF NOTE, MORTGAGES, AND OTHER LOAN DOCUMENTS RECORDED IN INSTRUMENT NO. 2021000256375 TOGETHER WITH ASSIGNMENT OF RENTS, LEASES, PROFITS AND CONTRACTS RECORDED IN INSTRUMENT NO. 2018000263961 AND UCC FINANCING STATEMENT RECORDED IN INSTRUMENT NO. 2018000263958. [ALL OF THE SURVEYED PARCEL IS INCLUDED WITHIN THE DESCRIPTIONS ATTACHED TO THESE DOCUMENTS]

ITEM 3 - MORTGAGE TO LAKE MICHIGAN CREDIT UNION DATED NOVEMBER 1, 2018 RECORDED IN INSTRUMENT NO. 2018000263960 AND MODIFICATION OF NOTE, MORTGAGES, AND OTHER LOAN DOCUMENTS RECORDED IN INSTRUMENT NO. 2021000256375 TOGETHER WITH ASSIGNMENT OF RENTS, LEASES, PROFITS AND CONTRACTS RECORDED IN INSTRUMENT NO. 2018000263961 AND UCC FINANCING STATEMENT RECORDED IN INSTRUMENT NO. 2018000263962. [THE AREA OF THE SURVEYED PARCEL IS INCLUDED WITHIN THE DESCRIPTION CONTAINED IN ORI 2021000256375. UNABLE TO DETERMINE THE AFFECT OF THE REMAINING DOCUMENTS AS THE VARIOUS RAILROAD RIGHT-OF-WAY AND TRACKAGE MAPS WERE NOT MADE AVAILABLE TO THE SURVEYOR]

ITEM 4 - MORTGAGE TO LAKE MICHIGAN CREDIT UNION DATED NOVEMBER 20, 2018 RECORDED IN INSTRUMENT NO. 2018000275398 TOGETHER WITH ASSIGNMENT OF RENTS, LEASES, PROFITS AND CONTRACTS RECORDED IN INSTRUMENT NO. 2018000275399. [ALL OF THE SURVEYED PARCEL IS INCLUDED WITHIN THE DESCRIPTIONS ATTACHED TO THESE DOCUMENTS]

ITEM 5 - NOTICE OF COMMENCEMENT RECORDED APRIL 20, 2021 IN INSTRUMENT NO. 202100125484. [THE SURVEYED PARCEL IS IDENTIFIED ONLY BY A STREET ADDRESS LISTED IN THE DOCUMENT]

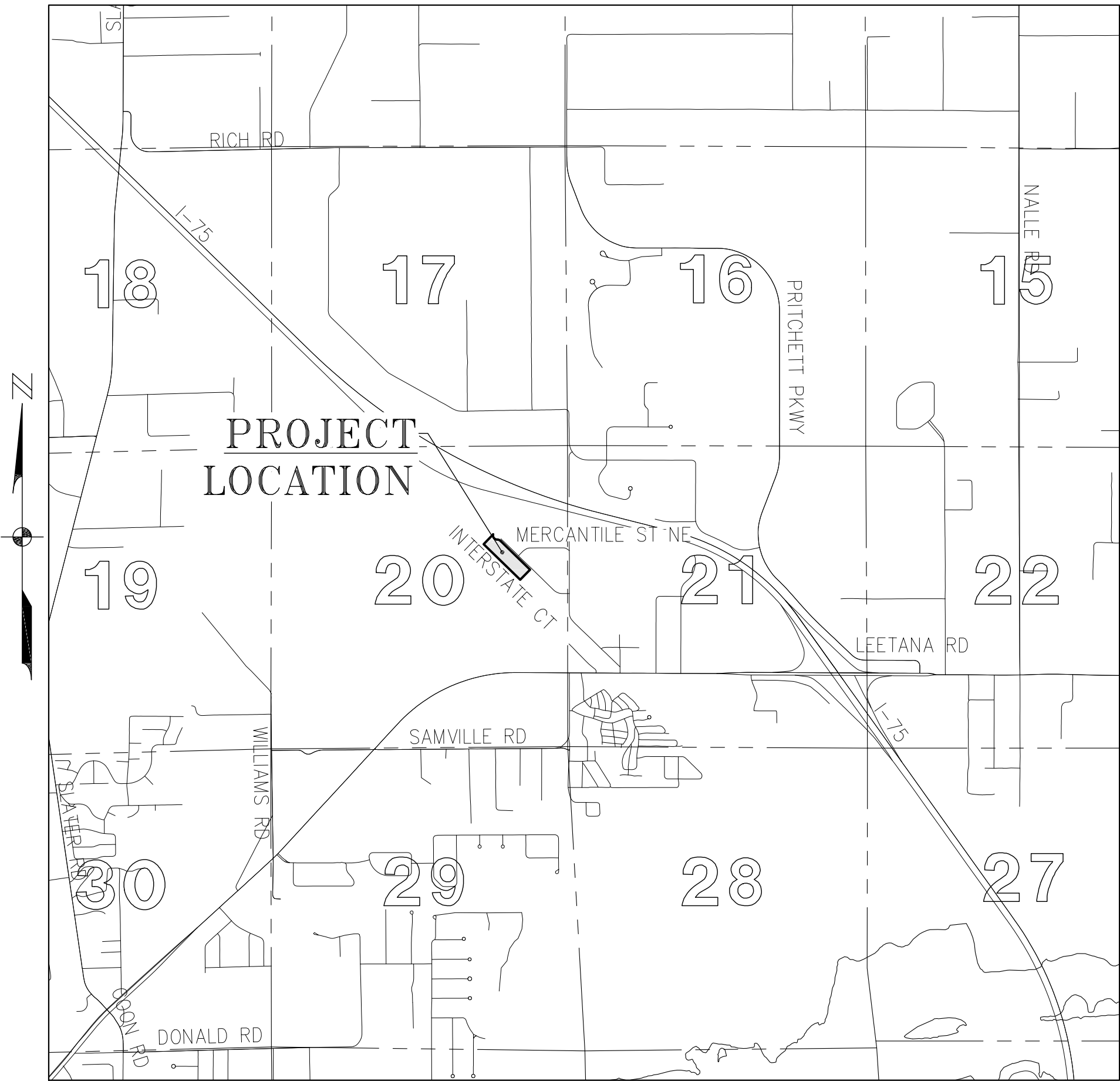
ITEM 6 - MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 34, PAGE 42. [AFFECTS THE SURVEYED PARCEL. APPLICABLE PLATTED EASEMENTS ARE SHOWN HEREON]

ITEM 7 - EASEMENT TO LEE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 1965, PAGE 3222, 8, DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 1520, PAGE 2390. [THIS EASEMENT IS TO LEE COUNTY ELECTRIC COOPERATIVE AND NOT LEE COUNTY, AND AFFECTS PORTIONS OF THE SURVEYED PARCEL. THE EASEMENT IS 12 FEET IN WIDTH AND IS CENTERED ON EXISTING OVERHEAD AND/OR BURIED ELECTRICAL FACILITIES. ABOVEGROUND ELECTRICAL FACILITIES WERE LOCATED AS A PART OF THIS SURVEY AND ARE SHOWN HEREON. UNDERGROUND FACILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. SEE NOTE 6]

ITEM 9 - AFFIDAVIT OF PUBLICATION RECORDED IN OFFICIAL RECORDS 2306, PAGE 1737. (VACATION OF 10 FOOT UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTHWEST LOT LINE OF LOTS 22, 23, 24 AND 25) [AFFECTS THE SURVEYED PARCEL. THE PORTION OF THE UN-VACATED EASEMENTS ARE SHOWN HEREON]

ITEM 10 - NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 1924, PAGE 854 AND IN OFFICIAL RECORDS BOOK 3009, PAGE 3527. [AFFECTS THE SURVEYED PARCEL. BLANKET IN NATURE]

VICINITY MAP
1"=2000'



0 1000 2000 4000
(INTENDED DISPLAY SCALE: 1"=2000')

DESCRIPTION

(PER OFFICIAL RECORDS BOOK 2037, PAGE 2996)

LOTS 20, 21, 22, 23, 24 AND 25, IN THAT CERTAIN SUBDIVISION KNOWN AS I-75 BAYSHORE ROAD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 34, PAGE 42.

DESCRIPTION

(PER PROPERTY INFORMATION REPORT)

LOTS 20, 21, 22, 23, 24, AND 25, I-75 BAYSHORE ROAD INDUSTRIAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 42, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS SURVEY IS ONLY FOR THE BENEFIT OF:

- FLORIDA FREEZER LTD PARTNERSHIP
- LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 53-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

Mark D. Haines
PSM LS5312
State of Florida

Digitally signed by
Mark D. Haines PSM
LS5312 State of Florida
Date: 2022.03.23
15:37:45 -0400

MARK D. HAINES (FOR THE FIRM, B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5312

DATE SIGNED: MARCH 23, 2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN IN NOTE 1 AND NOT THE SIGNATURE DATE.

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LEE COUNTY, FLORIDA

REVISIONS

DATE	DESCRIPTION
01/12/22	UPDATE SURVEY.
03/23/22	ADD TITLE INFORMATION.

DATE: 04/05/2021
PROJECT NO. 20192179-001
FILE NO. 20-43-25
SCALE: AS SHOWN

COVER
SHEET

SHEET NUMBER

1 OF 4

BOUNDARY AND
TOPOGRAPHIC SURVEY

FIELD BOOK 2876, PAGE 69
FIELD BOOK 2883, PAGE(S) 44-45, 51-52

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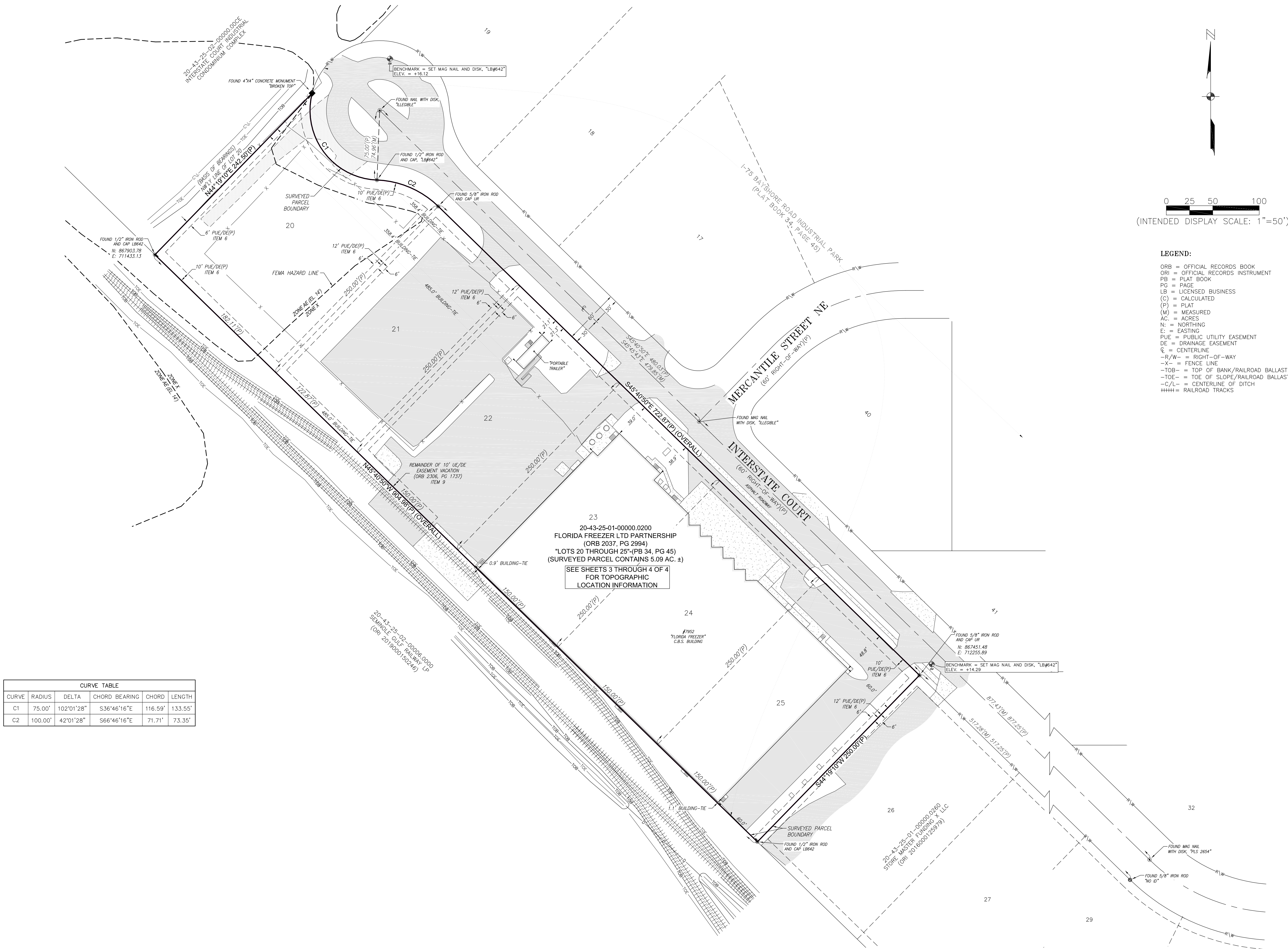
REVISIONS

DATE	DESCRIPTION
01/12/22	UPDATE SURVEY.
03/23/22	ADD TITLE INFORMATION

DATE: 04/05/2021
PROJECT NO. 20192179-001
FILE NO. 20-43-25
SCALE: 1"=50'

BOUNDARY
DETAIL

SHEET NUMBER



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	102°01'28"	S36°46'16"E	116.59'	133.55'
C2	100.00'	42°01'28"	S66°46'16"E	71.71'	73.35'

BOUNDARY AND TOPOGRAPHIC SURVEY

FIELD BOOK 2876, PAGE 69
FIELD BOOK 2863, PAGE(S) 44-45, 51-52

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03/23/22	ADD TITLE INFORMATION.

DATE:	04/05/2021
PROJECT NO.	20192179-001
FILE NO.	20-43-25
SCALE:	1"=20'

TOPOGRAPHIC
DETAIL

SHEET NUMBER

3 OF 4

BOUNDARY AND
TOPOGRAPHIC SURVEY

FIELD BOOK 2876, PAGE 69
FIELD BOOK 2883, PAGE(S) 44-45,51-52

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DATE: 04/05/2021
PROJECT NO. 20192179-001
FILE NO. 20-43-25
SCALE: 1"=20'

TOPOGRAPHIC
DETAIL

SHEET NUMBER

4 OF 4

