



Consolidated Review Comments

Record Number: [VAR2026-00001](#)

Click the record number to open it in the eConnect/ACA portal.

Department of Community Development
Zoning
P.O. Box 398
Fort Myers, FL 33902

Report Date: 06/16/2026

Record Type: Variance

Address: 6227 DEER RUN, FORT MYERS, FL 33908

Project Name: The Forest CC Tower

Record Description: Variance request for height, setbacks and landscaping requirements.

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The application cannot be deemed sufficient for public hearing until the deficiencies provided in the attached comments are addressed.

If you are unable to resubmit within thirty (30) days of this letter, you may request an extension and waive the statutory review deadlines set forth in F.S. 125.022 by completing and returning the [Request for Waiver Form](#).

If you have any questions prior to resubmitting, please contact the lead reviewer for a meeting to discuss the attached comments.

GENERAL COMMENTS:

The information below is an advisory summary of any significant issues identified for the project.

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
<u>Environmental Review</u>				
Yes	Environmental: 6/8 1. Please demonstrate protection of existing trees to remain during construction. 2. Please clearly depict lease area boundary on landscape plan. Staff is having difficulty depicting boundary line in accordance with buffer area. 3. Repeat Comment: Staff cannot support the variance request; it appears the lease area cannot accommodate the required 15ft wide buffer. 4. A non-exclusive easement must be submitted and must be acknowledged by The Forest County Club. Staff could not find this document in the resubmittal.	Paige Carroll	Open	14
<u>LeeTran Review</u>				
Yes	LeeTran has reviewed the proposed development and determined that it is located beyond one-quarter mile of a bus stop or a fixed-route corridor. Based on the current Transit LDC section 10-441, no improvements are required by the developer at this time, but will be reassessed at the time of DO or LDO.	Clarissa Marino-Diaz	Open	8
<u>Legal Review</u>				

<u>Corrections</u>	<u>Review Comments</u>	<u>Reviewer</u>	<u>Status</u>	<u>Comment ID</u>
Yes	LDC §34-202(a)(5) Legal description and sketch to accompany legal description. - The legal sketch and description contain conflicting calls. Please review the highlighted discrepancies.	Larissa Narkiewicz	Open	12
Yes	LDC §34-202(a)(6) Boundary Survey. - The distance, 287.87 in the first call of the first line of the Tower Parcel legal description is missing on the legal sketch. - Please review the typos in the legal description on the Boundary Survey.	Larissa Narkiewicz	Open	13
<u>Zoning Review</u>				
Yes	- ☒ Please provide a clean, unedited, unhighlighted, no strike-thru and underline, version of the Request Narrative. This document will be included as an exhibit in the resolutions and approval for the case. - ☒ Please provide detailed analysis of Lee Plan policy 6.1.1, and how the project meets each specific criteria. - ☒ Pursuant to LDC Section 34-202(a)(9), please provide the requested documents from a variance report provided through the Lee County Property Appraisers site, found here: Lee County Property Appraiser The submitted documents are not sufficient to fulfill this section of code.	MarySue Groth	Open	15

CORRECTIONS NEEDED:

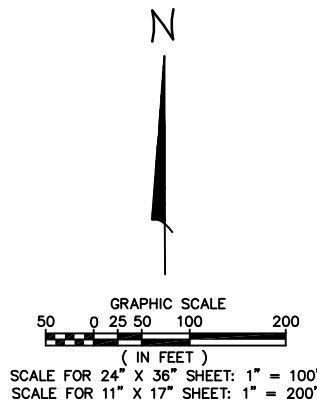
Items marked Yes must be resolved before the plan review can be approved. Items marks "No" may be deferred to subsequent submittals and are not required to be addressed prior to approval of plans and documents.

REVIEWER CONTACT INFORMATION:

<u>Reviewer Name</u>	<u>Reviewer Email</u>	<u>Reviewer Phone</u>
Larissa Narkiewicz	lnarkiewicz@leegov.com	239-533-8824
Clarissa Marino-Diaz	cmarinodiaz@leegov.com	239-533-0340
Paige Carroll	pcarroll@leegov.com	-
MarySue Groth	mgroth@leegov.com	239-533-8335

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
FOLIO ID: 10219848
OFFICIAL RECORD BOOK 2042, PAGE 4511

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES CONCRETE MONUMENT AS NOTED
- INDICATES WOOD UTILITY POLE
- ⋈ INDICATES FIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- OH — INDICATES OVERHEAD UTILITY LINE
- ▨ INDICATES ASPHALT
- (with tree symbol) INDICATES OAK TREE AS NOTED
- ⊗ (with palm tree symbol) INDICATES PALM TREE AS NOTED
- ⊗ (with money tree symbol) INDICATES MONEY TREE AS NOTED
- ⑩ INDICATES EXCEPTION NUMBER OF COMMITMENT FOR TITLE INSURANCE NOTE

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 125124 0576 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR LEE COUNTY, FLORIDA, DATED 11/17/2022, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD, BASE FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL FOR THE LOCATION OF THE PARENT PARCEL IS 11' NAVD'88.

REVISED 5/14/2026 : ADDED STATE PLANE COORDINATES TO SURVEY AND UPDATED SURVEYOR NOTE NUMBER 8.

REVISED 2/24/2026 : ADDED EXTRA TOPO AND ADDED A LANDSCAPE BUFFER EASEMENT. UPDATED NEW TITLE INFORMATION.

REVISED 12/8/2025 : RECONFIGURED AND CHANGED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT "C" TO 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT AND EDITED REPORT OF TITLE REVIEW NOTE

REVISED 9/29/2025 : RECONFIGURED AND DESCRIBED TOWER PARCEL AND EASEMENT AND ADDED 50 FOOT NON-EXCLUSIVE FALL ZONE RADIUS

REVISED 9/25/2024 : ADDED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT "C"

REVISED 3/28/2025: ADDED REPORT OF TITLE REVIEW NOTE, CONTOURS AND SPOT ELEVATIONS, BENCHMARKS

POINT OF COMMENCEMENT
TOWER PARCEL
NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT
20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT
50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
SOUTHEAST CORNER OF SECTION 2-46-24
SOUTHWEST CORNER OF SECTION 1-46-24
FOUND 3.5" X 3.5" CONCRETE MONUMENT
(NO IDENTIFICATION)

NORTH LINE OF
I.D.D. CANAL "T"

POND

SEE SITE DETAIL
ON SHEET 3 OF 6

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102

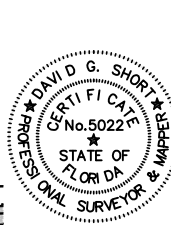
FOREST UTILITIES, INC.
PARCEL NUMBER: 01-46-24-00-00001.0090
OFFICIAL RECORD BOOK 1723, PAGE 1712

CROSS-ACCESS EASEMENT
INSTRUMENT # 2021000185921
PERPETUAL EASEMENT PER
OFFICIAL RECORD BOOK 2051, PAGE 559

CURVE INFORMATION:
ARC = 139.07'(D)
RADIUS = 175.00'(D)
CENTRAL ANGLE = 45°31'58"(D)

CURVE INFORMATION:
ARC = 186.75'(D)
RADIUS = 235.00'(D)
CENTRAL ANGLE = 45°31'58"(D)

Digitally signed
by David G Short
Date: 2026.05.15
13:44:06 -04'00'



SURVEY CERTIFIED TO: VERTEX DEVELOPMENT, LLC

GEOLINE SURVEYING, INC., LB 7082

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386) 418-0500 Fax: (386) 462-9986
geoline@geolineinc.com

DESIGNED KEITH BARTON
DRAWN KEITH BARTON
CHECKED DAVE SHORT

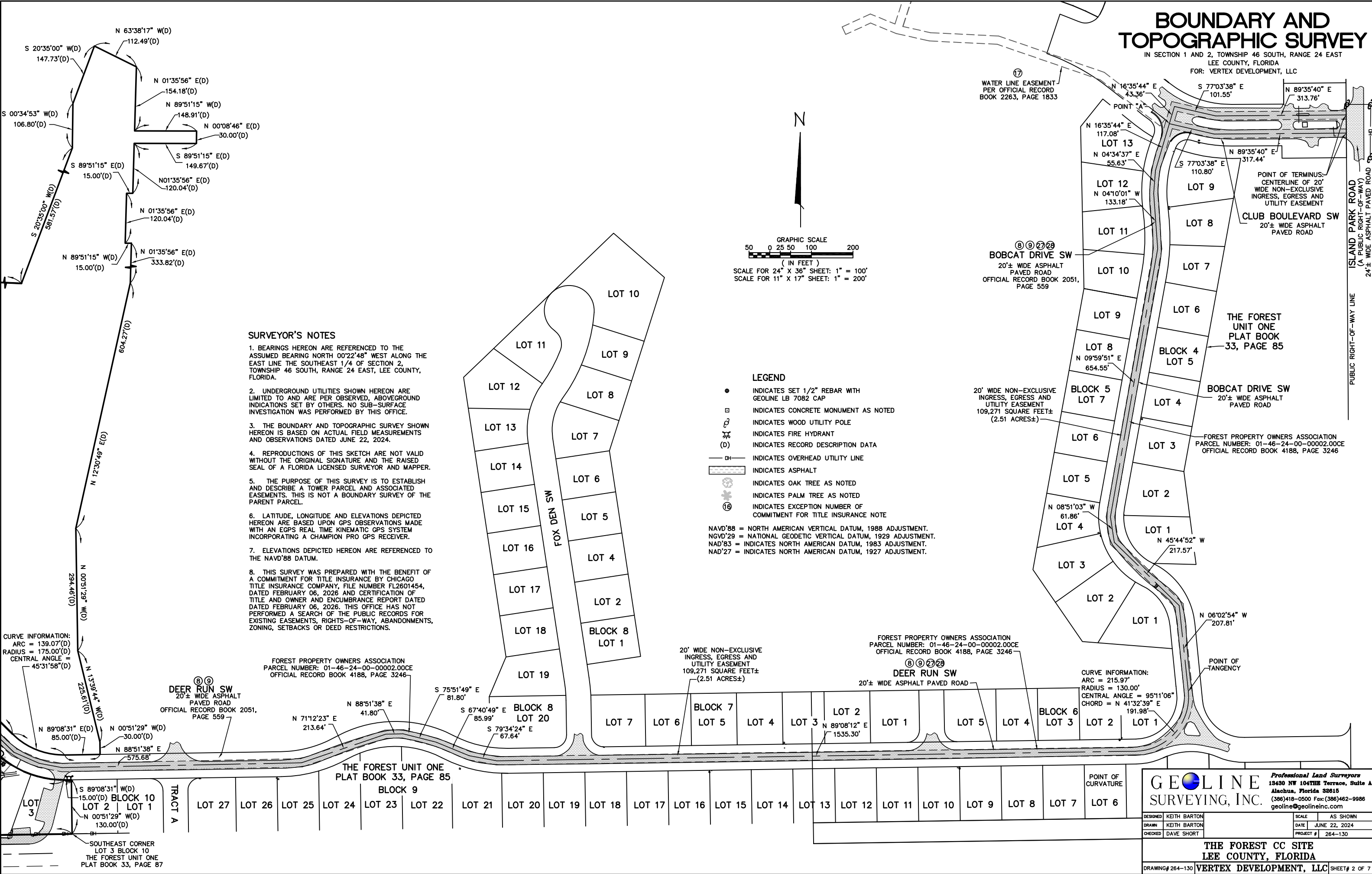
SCALE AS SHOWN
DATE JUNE 22, 2024
PROJECT # 264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130 VERTEX DEVELOPMENT, LLC SHEET# 1 OF 7

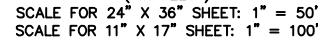
BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

FOR: VERTEX DEVELOPMENT, LLC



- INDICATES SET 1/2" REBAR WITH
GEOLINE LB 7082 CAP
- INDICATES CONCRETE MONUMENT AS NOTED
- ♣ INDICATES WOOD UTILITY POLE
- ⛑ INDICATES FIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- OH — INDICATES OVERHEAD UTILITY LINE
-  INDICATES ASPHALT
-  INDICATES OAK TREE AS NOTED
-  INDICATES PALM TREE AS NOTED
-  INDICATES MONEY TREE AS NOTED

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
OFFICIAL RECORD BOOK 2042, PAGE 4511

FOREST UTILITIES, INC.
PARCEL NUMBER: 01-46-24-00-00001.0090
OFFICIAL RECORD BOOK 1723, PAGE 1712

POINT OF COMMENCEMENT
TOWER PARCEL
NON-EXCLUSIVE INGRESS, EGRESS,
AND UTILITY EASEMENT
20 FOOT WIDE NON-EXCLUSIVE INGRESS,
EGRESS, AND UTILITY EASEMENT
50 FOOT RADIUS NON-EXCLUSIVE FALL
ZONE EASEMENT
SOUTHEAST CORNER OF SECTION 2-46-2
SOUTHWEST CORNER OF SECTION 1-46-2
FOUND 3.5" X 3.5" CONCRETE MONUMENT
— (NO IDENTIFICATION)

PARENT PARCEL
FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102

CURVE INFORMATION:-
 ARC = 186.75'(D)
 RADIUS = 235.00'(D)
 CENTRAL ANGLE = 45°31'58"(D)

SOUTHEAST CORNER
LOT 3 BLOCK 10
THE FOREST UNIT ONE
PLAT BOOK 33, PAGE 87

7'± WIDE CONCRETE GOLF CART PATH

10'± WIDE DIRT DRIVE

EDGE OF POND

EQUIPMENT ON CONCRETE PAD

ONE STORY BUILDING

CONCRETE OVERFLOW DRAIN

POND

SEE SITE DETAIL ON THIS SHEET

NORTH LINE OF I.D.D. CANAL "T"

50'

10'± WIDE DIRT DRIVE

S 88°51'38" W

FLORIDA POWER & LIGHT EASEMENT INSTRUMENT #2015000014434

EDGE OF POND

10'± WIDE DIRT DRIVE

SOUTH LINE OF SECTION 2

NORTH LINE OF SECTION 11

93'

N 88°51'38" E(D)

FOREST UTILITIES, INC.
PARCEL NUMBER: 01-46-24-00-00001.0090
OFFICIAL RECORD BOOK 1723, PAGE 1712

PARENT PARCEL I
FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
OFFICIAL RECORD BOOK 2042, PAGE 4511

FLORIDA POWER & LIGHT EASEMENT
INSTRUMENT #2015000014434

POINT OF COMMENCEMENT
TOWER PARCEL
NON-EXCLUSIVE INGRESS, EGRESS,
AND UTILITY EASEMENT
20 FOOT WIDE NON-EXCLUSIVE INGRESS,
EGRESS, AND UTILITY EASEMENT
50 FOOT RADIUS NON-EXCLUSIVE FALL
ZONE EASEMENT
SOUTHEAST CORNER OF SECTION 2-46-2
SOUTHWEST CORNER OF SECTION 1-46-2
FOUND 3.5" X 3.5" CONCRETE MONUMENT
(NO IDENTIFICATION)

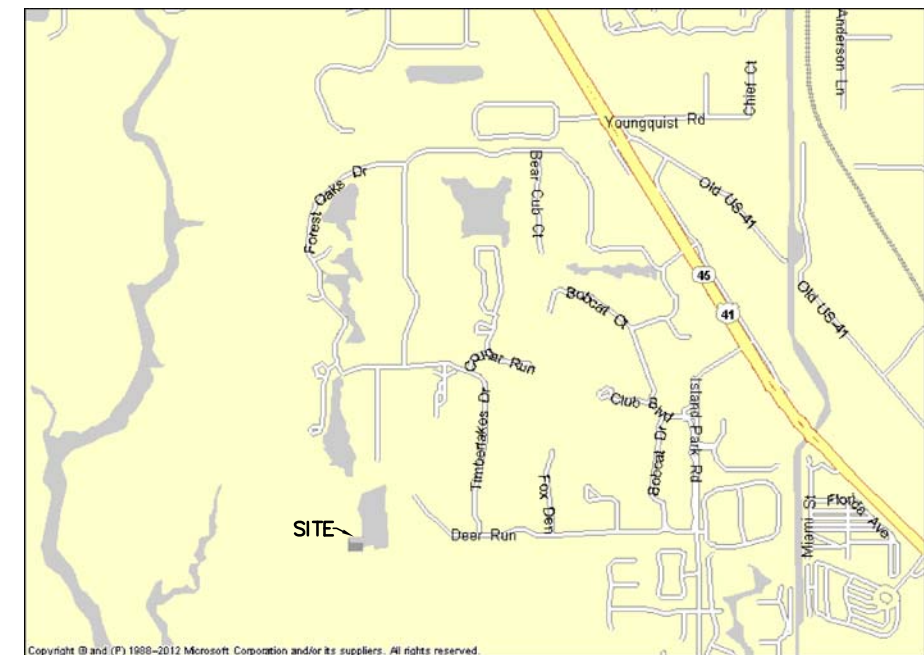
5' UTILITY EASEMENT-
OFFICIAL RECORD BOOK
1483, PAGE 1101

SOUTH LINE OF SECTION 2	447.60'
NORTH LINE OF SECTION 11	934.75'(D)

SOUTH LINE OF SECTION 1
NORTH LINE OF SECTION 12



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

G E  L I N E
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED	KEITH BARTON
DRAWN	KEITH BARTON
CHECKED	DAVE SHORT

SCALE	AS SHOWN
DATE	SEPTEMBER 26 2023
PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130	VERTEX DEVELOPMENT, LLC	SHEET# 3 OF 7
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IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

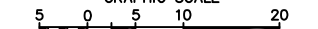
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

 INDICATES SET 1/2" REBAR WITH
GEOLINE LB 7082 CAP
 INDICATES CFIRE HYDRANT
(D) INDICATES RECORD DESCRIPTION DATA
 INDICATES 6 FOOT TALL CHAINLINK FENCE
 INDICATES ASPHALT
 INDICATES PALM TREE AS NOTED
 INDICATES OAK TREE AS NOTED

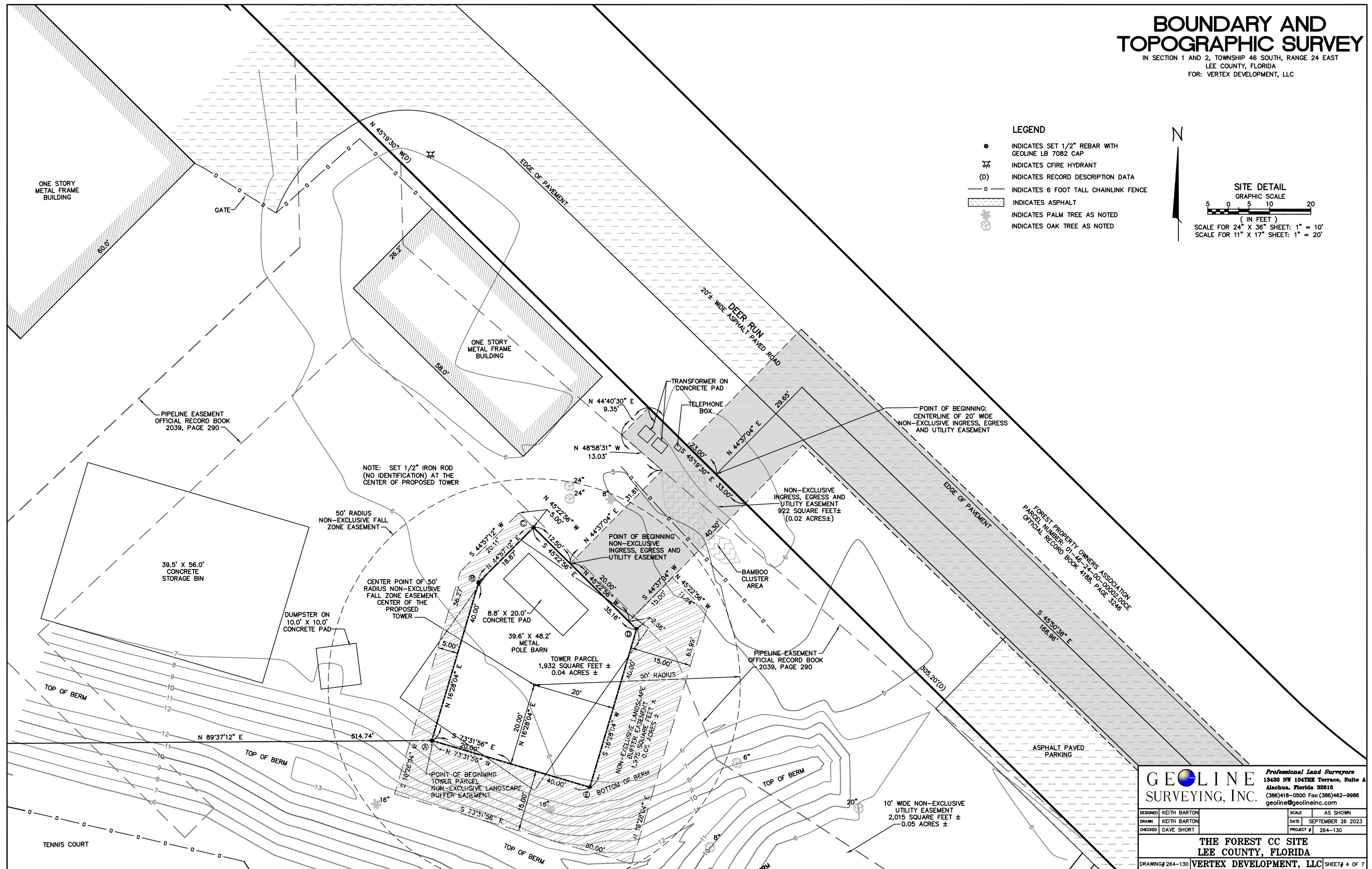
SITE DETAIL
GRAPHIC SCALE

(IN FEET)

SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'



(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'



G E  L I N E
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13430 NW 104TH Terrace, Suite A
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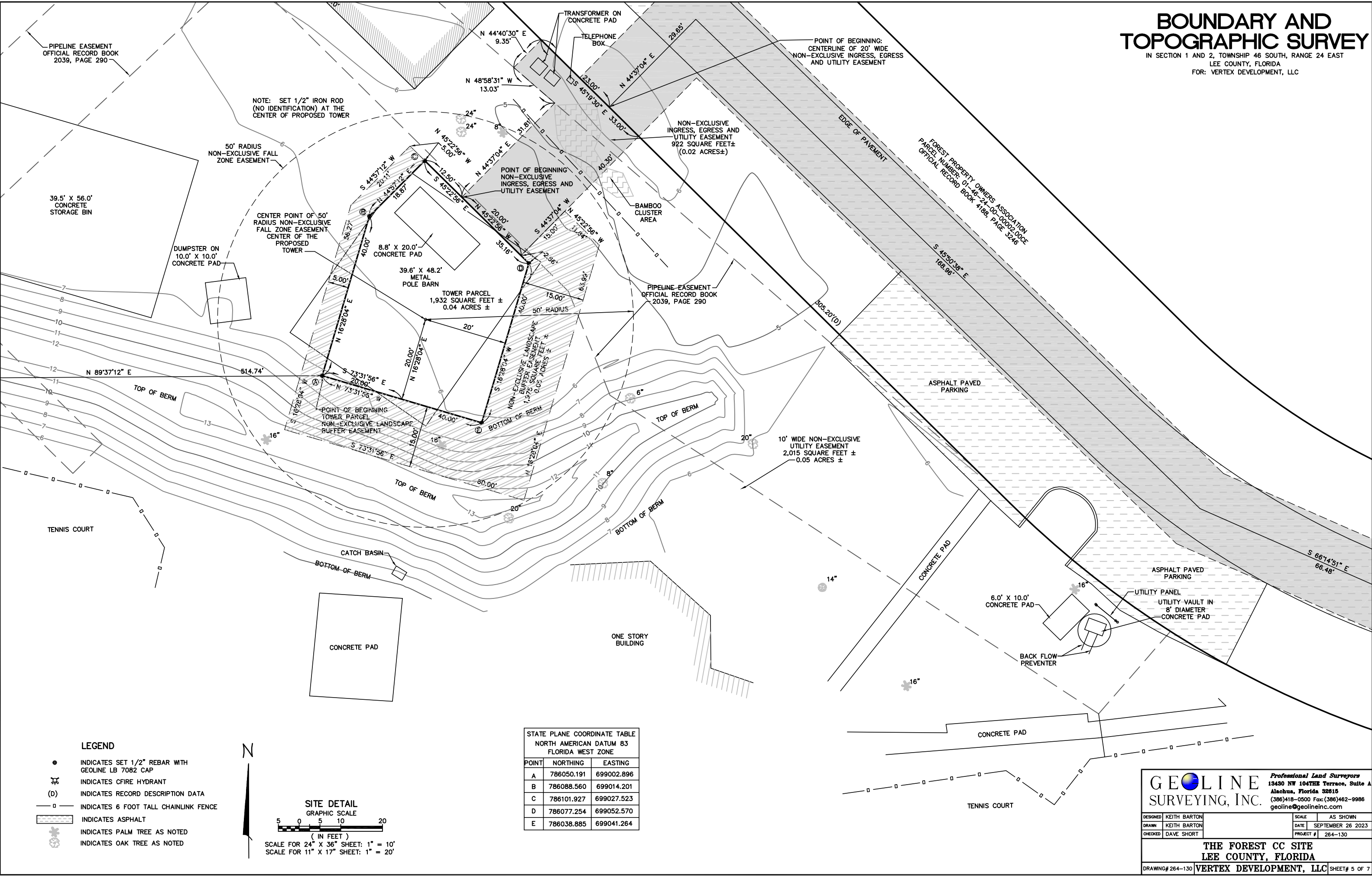
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130	VERTEX DEVELOPMENT, LLC	SHEET# 4 OF 7
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BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



BOUNDARY AND
TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

PROPERTY DESCRIPTIONS

PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E.FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE **S.89°08'31"W.** ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34–37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°5 1'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W.FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20.00 FOOT WDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO SAID POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

NON-EXCLUSIVE LANDSCAPE BUFFER EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) SOUTH 44°57'12" WEST FOR 20.11 FEET, (2) SOUTH 16°28'04" WEST FOR 56.27 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET EASTERLY OF THE EASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 16°28'04" EAST ALONG SAID PARALLEL LINE FOR 63.99 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID PARALLEL LINE FOR 11.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY SIDELINE OF AN NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°37'04" WEST ALONG SAID SOUTHEASTERLY SIDELINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE SOUTH 45°22'56" EAST ALONG SAID NORTHEASTERLY LINE FOR 2.66 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 16°28'04" WEST ALONG SAID EASTERLY LINE FOR 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 73°31'56" WEST ALONG SAID SOUTHERLY LINE FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,975 SQUARE FEET (0.05 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax:(386)462-9986
geoline@geolineinc.com

DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130

VERTEX DEVELOPMENT, LLC

SHEET# 6 OF 7

COMMITMENT OF TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE UNDERWRITTEN BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER FL2601454, EFFECTIVE DATE OF 2/6/2026 @ 8:00 A.M., AND FIND AS FOLLOWS WITH REGARD TO THE FOLLOWING ITEMS LISTED ON SCHEDULE B – SECTION II OF SAID REPORT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. NOT THE TYPE TO BE DEPICTED HEREON.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT THE TYPE TO BE DEPICTED HEREON.

3. STANDARD EXCEPTIONS:

A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. AS DEPICTED HEREON.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. NOT THE TYPE TO BE DEPICTED HEREON.

5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. NOT THE TYPE TO BE DEPICTED HEREON.

6. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT AS RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1104, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2600 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

7. EASEMENT GRANT TO FLORIDA CITIES WATER AS RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2000 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON .

8. PETITION TO VACATE PUBLIC ROADS IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AND THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

9. RESOLUTION NO. 87–5–39 VACATING THE ROADS WITHIN UNITS ONE, TWO AND THREE OF THE FOREST SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGES 1282 THROUGH 1300, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AROUND THE PARENT PARCEL AND WITHIN THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

10. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCE THE PUD IN WHICH THE PLATS LIE WITHIN. BLANKET IN NATURE. NOT THE TYPE TO BE DEPICTED HEREON.

11. RIGHTS OF OTHERS THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGES 4530 THROUGH 4544; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

12. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN THE DEED OF RESTRICTIONS, FILED ON JUNE 2, 1980, IN OFFICIAL RECORDS BOOK 1431, PAGE 644; AMENDED THE FOREST AMENDED DEED OF RESTRICTIONS, UNIT ONE, RECORDED ON JUNE 6, 1980, IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524 AND OFFICIAL RECORDS BOOK 2400, PAGE 2241, AND IN INSTRUMENT NO. 2010000131830, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PLATS AROUND AND ADJOINING THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. NOT THE TYPE TO BE DEPICTED HEREON.

13. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3695, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A PARCEL OF LAND 2100 FEET NORTHERLY OF THE SUBJECT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

14. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3699, OF THE PUBLIC RECORDS OF LEE COUTY, FLORIDA. REFERENCES THE NORTHERLY ADJOINING PARCEL OF THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

15. RECOVERED WATER AGREEMENT DATED JANUARY 3, 1989, BY AND BETWEEN FOREST UTILITIES, INC., A FLORIDA CORPORATION, AND THE FOREST COUNTRY CLUB MEMBERSHIP ASSOCIATION, INC, A FLORIDA CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 4543, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

16. A NON–EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AS FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 2051, PAGE 559, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 60 FOOT BY 60 FOOT EASEMENT 160± WESTERLY OF THE TOWER PARCEL AS DEPICTED HEREON.

17. EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT, BETWEEN THE FOREST COUNTRY CLUB, INC., AND FLORIDA CITIES WATER COMPANY, RECORDED ON DECEMBER 9, 1991, IN OFFICIAL RECORDS BOOK 2263, PAGE 1833, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 20 FOOT WIDE EASEMENT NEAR THE INTERSECTION OF CLUB BOULEVARD SW AND BOBCAT DRIVE SW. AS DEPICTED HEREON.

18. DRAINAGE EASEMENT AS DESCRIBED IN INDENTURE DATED APRIL 27, 1999, GIVEN BY DAVID W. SWOR, IN FAVOR OF THE FOREST COUNTRY CLUB, INC., A FLORIDA CORPORATION, AS RECORDED ON AUGUST 3, 1999, IN OFFICIAL RECORDS BOOK 3152, PAGE 784, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES 2 DRAINAGE EASEMENTS LOCATED IN A DIFFERENT PORTION OF THE SURROUNDING PLATS AND BEING APPROXIMATELY 4200 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

19. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY J. THOMAS HAMM, IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2000, IN OFFICIAL RECORDS BOOK 3260, PAGE 4024, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT WITHN A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4900 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

20. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY SOUTHWEST FLORIDA HOME SOLUTIONS, INC., IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2000, IN OFFICIAL RECORDS BOOK 3260, PAGE 4028, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT WITHIN A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4800 FEET NORTHEATERLY OF THR TOWER PARCEL. NOT DEPICTED HEREON.

21. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED JANUARY 22, 2016, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT–FOR–PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, AS RECORDED ON FEBRUARY 8, 2016, IN INSTRUMENT NO. 2016000034730, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA’S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

22. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED NOVEMBER 12, 2018, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT–FOR–PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, AS RECORDED ON JANUARY 19, 2019, IN INSTRUMENT NO. 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA’S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

23. EASEMENT (BUSINESS), IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, GIVEN BY THE FOREST PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED ON OCTOBER 3, 2019, IN INSTRUMENT NO. 2019000229189, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES 4 DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

24. NOTICE OF TYPE E LIMITED DEVELOPMENT ORDER APPROVAL, GIVEN BY THE LEE COUNTY UNDER THE LEE COUNTY LAND DEVELOPMENT CODE, FILED ON JUNE 28, 2021, IN INSTRUMENT NO. 2021000212934, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

25. LEE COUNTY ORDINANCE 11–03, AS AMENDED BY LEE COUNTY ORDINANCE 11–27, PROVIDING FOR MANDATORY SOLID WASTE COLLECTION AND THE IMPOSITION OF SPECIAL ASSESSMENTS FOR SAID COLLECTION SERVICES. THE SPECIAL ASSESSMENTS FOR THE CURRENT TAX YEAR ARE PAYABLE WITH THE AD VALOREM TAXES. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT ONE:

26. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT ONE, RECORDED IN PLAT BOOK 33, PAGES 85 THRU 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AS DEPICTED HEREON.

27. RESOLUTION NUMBER 87–5–39, BY THE FOREST PROPERTY OWNERS’ ASSOCIATION, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, PETITION TO REQUEST THE VACATION OF THE ROADS IN THE FOREST SUBDIVISION, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGES 85, 86, 87, AND 88; FOREST SUBDIVISION UNIT TWO, AS RECORDED IN PLAT BOOK 34, PAGES 20, 21 AND 22; AND FOREST SUBDIVISION UNIT THREE, AS RECORDED IN PLAT BOOK 35, PAGES 34, 35, 36 AND 37, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24, EAST, LEE COUNTY, FLORIDA, BEING APPROVED ON MAY 19, 1987, IN OFFICIAL RECORDS BOOK 1923, PAGE 1284, SUBJECT TO FLORIDA POWER & LIGHT COMPANY EASEMENTS, WITH PROOF OF PUBLICATION, ALL AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS AND MAKING THEM PRIVATE ROADS FROM BEING PUBLIC ROADS. AS BE DEPICTED HEREON.

28. THE FOREST, A SUBDIVISION, AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO AND UNIT THREE OF THE FOREST SUBDIVISION, AS RECORDED IN FAVOR OF ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY, AS RECORDED ON JUNE 23, 1987, IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, AND IN OFFICIAL RECORDS BOOK 1924, PAGE 4530, AS EXECUTED BY TIMBERLAKES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, TO AMEND ALL OF THE DEEDS OF RESTRICTION, WITHIN THE UNITS AS DESCRIBED AND RECORDED IN THE FOREST UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88, THE FOREST UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGES 20 THROUGH 22, AND THE FOREST UNIT THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED THE FOREST UNIT ONE SUBDIVISION. AS DEPICTED HEREON.

29. DEED OF RESTRICTIONS OF THE FOREST UNIT TWO, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1522, PAGE 1328, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A ADJOINING PLAT TO THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

30. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THE DECLARATION FOR THE FOREST, UNIT ONE, AS RECORDED IN OFFICIAL RECORD BOOK 1431, PAGE 664; AND AMENDMENTS IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1768, PAGE 1016; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524; OFFICIAL RECORDS BOOK 1924, PAGE 4528; ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTION OF UNIT ONE RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3279; OFFICIAL RECORDS BOOK 2400, PAGE 2241; AND AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT ONE RECORDED IN OFFICIAL RECORDS INSTRUMENT #2010000133987; AMENDMENTS RECORDED IN INSTRUMENT #2019000027742, OFFICIAL RECORDS INSTRUMENT #2019000027746, OFFICIAL RECORDS INSTRUMENT #2019000229190, OFFICIAL RECORDS INSTRUMENT #2020000063155, AND AS MAY BE SUBSEQUENTLY AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

31. THE BY–LAWS OF THE FOREST PROPERTY OWNERS ASSOCIATION, INC, RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 4751; CERTIFICATE OF RECORDATION AMENDED AND RESTATED ARTICLES OF INCORPORATION THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082899; AND AMENDED AND RESTATED BY–LAWS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, AS MAY BE SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

32. TERMS AND PROVISIONS OF STANDARD EASEMENT AGREEMENT BY AND BETWEEN TIMBERLAKES LIMITED PARTNERSHIP AND SOUTH FLORIDA CABLE TELEVISION CORP. RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGE 1534 AND ASSIGNED THROUGH A SERIES OF ASSIGNMENTS TO PROVIDENCE JOURNAL COMPANY IN OFFICIAL RECORDS BOOK 2347, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT THE TYPE TO BE DEPICTED HEREON.

33. EASEMENT TO SOUTH FLORIDA CABLE TELEVISION CORPORATION AS RECORDED IN OFFICIAL RECORD BOOK 1520, PAGE 1529 AND AS ASSIGNED TO SOUTH FLORIDA CABLEVISION, INC., RECORDED IN OFFICIAL RECORD BOOK 1801, PAGE 2475, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT IN PHASE I OF THE FOREST, TO INCLUDE “BOBCAT DRIVE SW, CLUB BOULEVARD, TO THE CLUBHOUSE, DEER RUN SW, FOX DEN SW AND FOREST BOULEVARD SW. NOT THE TYPE TO BE DEPICTED HEREON.

34. EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1684, PAGE 1199, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES TWO 12 FOOT WIDE EASEMENTS ON A NORTH ADJOINING PLAT. NOT DEPICTED HEREON.

35. TERMS, PROVISIONS AND CONDITIONS OF RESOLUTION NO. 87–5–39 BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, VACATING DEDICATED AND PLATTED ROADS AND ROAD RIGHTS–OF–WAY WITHIN THE FOREST AND TURNING RESPONSIBILITY FOR MAINTENANCE OVER TO THE FOREST PROPERTY OWNERS ASSOCIATION RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

36. EASEMENT IN FAVOR OF PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

37. CERTIFICATE OF RECORDATION THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000131830, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

38. GRANT OF EASEMENT TO COMCAST OF THE SOUTH, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000043702, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD THAT THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

39. AGREEMENTS FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENTS, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2012000179830, OFFICIAL RECORDS INSTRUMENT NO. 2016000034730, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, COMMON AREA’S AND CANALS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

40 . EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT NUMBER 2019000229189. DOES NOT AFFECT THE SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES 4 DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

41. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT #2019000250880. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES A 10 FOOT WIDE UTILITY EASEMENT ON THE ADJOINING PLAT AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON..

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT TWO:

42. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT TWO, RECORDED IN PLAT BOOK 34, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT DEPICTED HEREON.

43. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1431, PAGE 644, AMENDED IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; AS AMENDED; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524; OFFICIAL RECORDS BOOK 2400, PAGE 2241 AND OFFICIAL RECORDS INSTRUMENT NO 2010000131830; AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

44. RIGHTS OF OTHERS, OTHER THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGE 4530; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

45. ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO, UNIT THREE OF THE FOREST SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 2150, PAGE 3102, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

46. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES THE PARENT PARCEL AND THE ADJOINJ PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT THREE:

47. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT THREE, RECORDED IN PLAT BOOK 35, PAGE 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT NORTHERLY AND WESTERLY OF PARENT PARCEL. NOT DEPICTED HEREON.

48. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN DECLARATIONS RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 1206, RE–RECORDED IN OFFICIAL RECORDS BOOK 1645, PAGE 2307; AS AMENDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524; (DEED TO THE FOREST PROPERTY OWNER’S ASSOCIATION, INC. FOR ALL RIGHTS, TITLE, INTEREST, CLAIM AND DEMAND ACQUIRED THROUGH THE VACATION OF ROADS RECORDED IN OFFICIAL RECORDS BOOK 2146, PAGE 692 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 4332, PAGE 3624); OFFICIAL RECORDS BOOK 1925, PAGE 3119; OFFICIAL RECORDS BOOK 1925, PAGE 3133; OFFICIAL RECORDS BOOK 1925, PAGE 3147; OFFICIAL RECORDS INSTRUMENT NO. 2010000131830; CERTIFICATE OF RECORDATION OF THE FOREST AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT III RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000046479; AFFECTED BY A CERTIFICATE OF RECORDATION/NOTICE OF PRESERVATION OF USE RESTRICTIONS RECORDED AS INSTRUMENT NO. 2013000183559, AMENDMENT RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2019000027744, OFFICIAL RECORDS INSTRUMENT NO. 2019000027746, AND AS MAY BE SUBSEQUENTLY AMENDED. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

49. CERTIFICATE OF INCORPORATION OF AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR THE FOREST PROPERTY OWNERS’ ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082899, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

50. FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 5 FOOT WIDE UTILITY EASEMENT IN THE SOUTHERLY PORTION OF THE PARENT PARCEL. AS DEPICTED HEREON.

51. TERMS AND PROVISIONS OF THAT CERTAIN FEE SIMPLE DEED RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3376, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

BOUNDARY AND TOPOGRAPHIC SURVEY
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

52. STANDARD EASEMENT AGREEMENT FROM TIMBERLAKES LIMITED PARTNERSHIP TO SOUTH FLORIDA CABLE TELEVISION CORP. AS RECORDED IN OFFICIAL RECORD BOOK 1579, PAGE 1534, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. CABLE SERVICES EASEMENT IN PHASE II OF THE FOREST, TO INCLUDE TIMBERLAKES DRIVE, BOBCAT DRIVE SW AND BEAR CUB COURT SW. NOT THE TYPE TO BE DEPICTED HEREON.

53. PIPELINE EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559 AND OFFICIAL RECORDS BOOK 1723, PAGE 1788, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 10 FOOT WIDE EASEMENT ON AN ADJOINING PLAT. NOT DEPICTED HEREON.

54. FOREST UTILITIES, INC. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1723, PAGE 787, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 12 FOOT WIDE SEWER EASEMENT ON A PACEL IN AN ADJOINING PLAT. NOT DEPICTED HEREON.

55. CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1677, PAGE 2246, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL OF SECTION 1 AND 2 FOR A CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT. BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.

56. THAT CERTAIN DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1706, PAGE 2031, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A MUCH LARGER PARCEL THAT THE PARENT PARCEL AND THE AJOINING PLATS LIE WITHIN. NOT DEPICTED HEREON.

57. SUBJECT TO CABLE SERVICE EASEMENT TO PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, AS AMENDED IN OFFICIAL RECORDS BOOK 2347, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL AND ADJOINJ PLATS LIE WITHIN. BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.

58. GRANT OF EASEMENT FOR BROADBAND COMMUNICATIONS SERVICES RECORDED AS INSTRUMENT NUMBER 2013000043702. REFERENCES THE PUD THAT THE PARENT PARCEL AND ADJOINING PLATS LIE WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

59. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, RECORDED UNDER INSTRUMENT #2019000007813. REFERENCES THE PARENT PARCEL AND ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE SUBJECT LANDS:

60. POSSIBLE EXPENSES FOR MAINTENANCE, REPAIR, LIGHTING AND SECURITY OF ROADS AND RIGHTS–OF–WAY RECORDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

61. SUBJECT TO RESOLUTION NUMBER 87–5–39 OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN DEDICATED AND PLATTED ROADS AND ROAD RIGHT–OF–WAYS WITHIN THE FOREST SUBDIVISION, UNIT ONE, TWO AND THREE, WERE VACATED, CLOSED AND MAINTENANCE AND RESPONSIBILITY THEREFORE TURNED OVER TO THE FOREST PROPERTY OWNERS. ACCESS TO THIS PROPERTY IS PROVIDED BY THAT ROADWAY SYSTEM. REFERENCES ALL THE ROADS WITHIN THE PLATS AND THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. NOT THE TYPE TO BE DEPICTED HEREON.

62. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. NOT THE TYPE TO BE DEPICTED HEREON.

63. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

GEOLINE SURVEYING, INC.		Professional Land Surveyors 13430 NW 104TH Terrace, Suite A Alachua, Florida 32615 (386)418-0500 Fax:(386)462-9986 geoline@geolineinc.com	
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130
THE FOREST CC SITE LEE COUNTY, FLORIDA			
DRAWING# 264-130	VERTEX DEVELOPMENT, LLC		SHEET# 7 OF 7

DESCRIPTION SKETCH

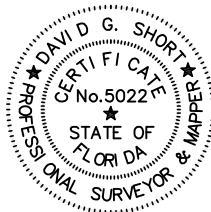
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING NORTH 00°22'48" WEST ALONG THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE DERIVED FROM REDUNDANT VIRTUAL REFERENCE STATION (V.R.S.) NETWORK GNSS OBSERVATIONS INCORPORATING AN EGPS M-5 RECEIVER IN CONJUNCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.

David G
Short

Digitally signed by
David G Short
Date: 2026.05.15
13:42:48 -04'00'



GEOLINE SURVEYING, INC., LB 7082

A handwritten signature of David G. Short in black ink.

5/15/2026

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

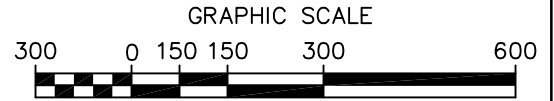
GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

N



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 600'

POINT OF COMMENCEMENT
PARENT PARCEL
SOUTHWEST CORNER OF
THE NORTHWEST 1/4
OF SECTION 1-46S-24E

POINT OF
BEGINNING
PARENT PARCEL

WEST LINE OF SECTION 1
BASIS OF BEARING

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102

SOUTH LINE OF SECTION 1

SOUTHWEST CORNER OF
SECTION 1-46-24

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°22'48" E	390.02'
L2	S 00°22'48" E	1446.29'
L3	N 73°57'27" E	250.82'
L4	N 29°02'14" E	30.00'
L5	S 40°18'15" E	239.90'
L6	S 19°38'44" E	90.44'
L7	S 44°40'30" W	284.50'
L8	S 45°51'29" E	100.12'
L9	S 00°51'29" E	300.00'
L10	N 89°08'31" E	551.00'
L11	N 00°51'29" W	130.00'
L12	S 89°08'31" W	15.00'
L13	N 45°19'30" W	305.20'
L14	N 44°40'30" E	60.00'
L15	S 45°19'30" E	305.20'
L16	N 89°08'31" E	85.00'
L17	N 00°51'29" W	30.00'
L18	N 13°39'44" W	225.61'
L19	N 00°51'29" W	294.00'
L20	N 12°30'49" E	604.27'
L21	N 01°35'56" E	333.82'
L22	N 89°51'15" W	15.00'
L23	N 01°35'56" E	120.04'
L24	S 89°51'15" E	15.00'
L25	N 01°35'56" E	120.04'
L26	S 89°51'15" E	149.67'
L27	N 00°08'46" E	30.00'
L28	N 89°51'15" W	148.91'
L29	N 01°35'56" E	154.18'
L30	N 63°38'17" W	112.49'
L31	S 20°35'00" W	147.73'
L32	S 00°34'53" W	106.80'
L33	S 20°35'00" W	581.57'
L34	N 87°14'43" W	82.80'
L35	N 34°58'32" W	325.62'
L36	N 02°45'17" E	572.23'
L37	S 89°06'24" W	440.00'

CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	235.00'	45°31'58"	186.75'
C2	175.00'	45°31'58"	139.07'

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SURVEYING, INC.

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13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

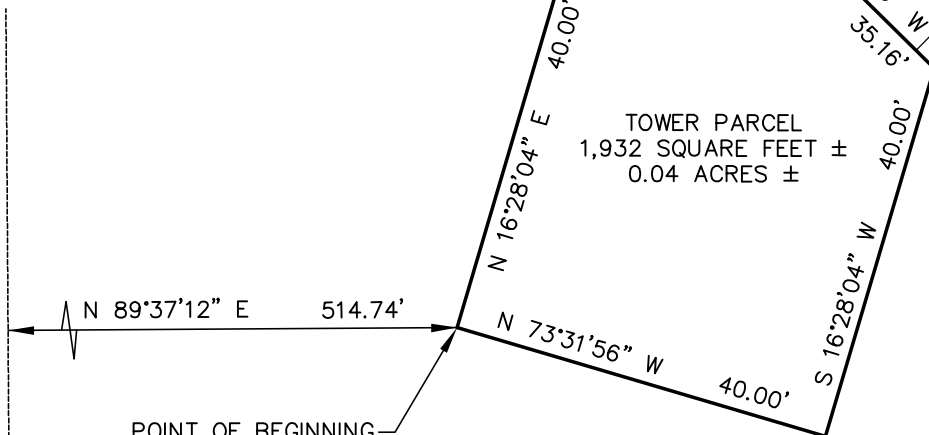
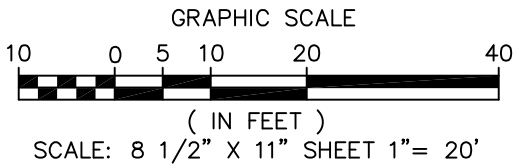
N

POINT OF BEGINNING:
CENTERLINE OF 20' WIDE
NON-EXCLUSIVE INGRESS,
EGRESS AND UTILITY
EASEMENT

MATCH LINE "A"

N 44°40'30" E
9.35'
N 48°58'31" W
13.03'

POINT OF BEGINNING
NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT



TOWER PARCEL
1,932 SQUARE FEET ±
0.04 ACRES ±

20' WIDE NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
109,271 SQUARE FEET±
(2.51 ACRES±)

NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
922 SQUARE FEET±
(0.02 ACRES±)

POINT OF BEGINNING
TOWER PARCEL

WEST LINE OF SECTION 1
BASIS OF BEARING
N 00°22'48" W

POINT OF COMMENCEMENT
TOWER PARCEL
NON-EXCLUSIVE INGRESS, EGRESS,
AND UTILITY EASEMENT
20 FOOT WIDE NON-EXCLUSIVE INGRESS,
EGRESS, AND UTILITY EASEMENT
SOUTHEAST CORNER OF SECTION 2-46-24
SOUTHWEST CORNER OF SECTION 1-46-24

CENTER OF PROPOSED TOWER INFORMATION:

NAD'83
LATITUDE = 26°29'46.31" N ±20'
LONGITUDE = 81°52'08.22" W ±20'

NAD'27
LATITUDE = 26°29'45.02" N ±20'
LONGITUDE = 81°52'08.91" W ±20'

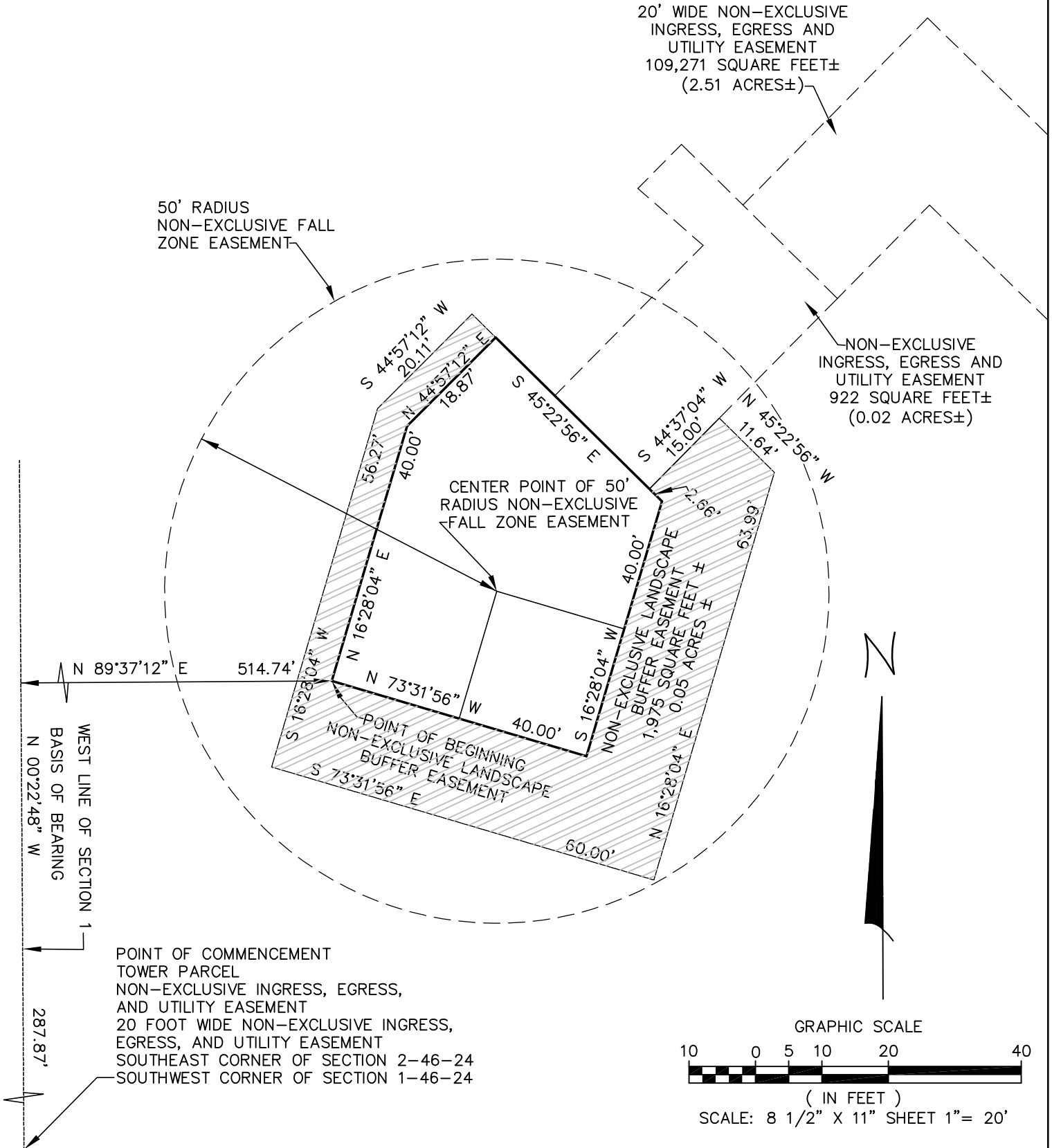
GROUND ELEVATION = 5.9'±3' NAVD'88
GROUND ELEVATION = 7.1'±3' NGVD'29

G E L I N E
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Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

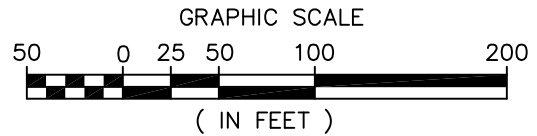
DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

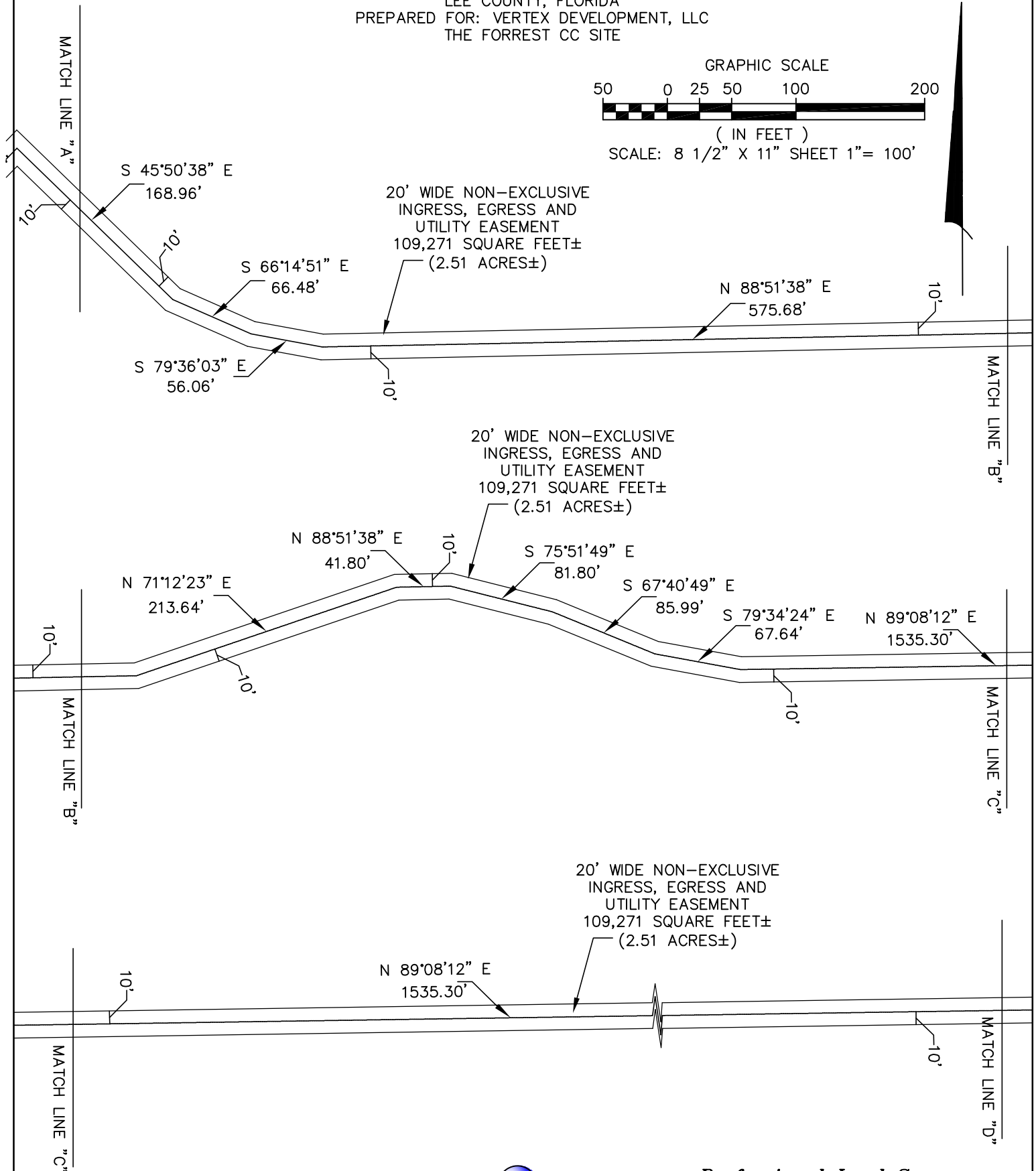


DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



SCALE: 8 1/2" X 11" SHEET 1"= 100'



DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

N

MATCH LINE "E"

N 09°59'51" E
654.55'

10'

N 08°51'03" W
61.86'

10'

N 45°44'52" W
217.57'

20' WIDE NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
109,271 SQUARE FEET±
(2.51 ACRES±)

N 06°02'54" W
207.81'

10'

POINT OF
TANGENCY

CURVE INFORMATION:

ARC = 215.97'

RADIUS = 130.00'

CENTRAL ANGLE = 95°11'06"

CHORD = N 41°32'39" E

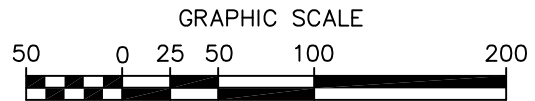
191.98'

POINT OF
CURVATURE

10'

MATCH LINE "D"

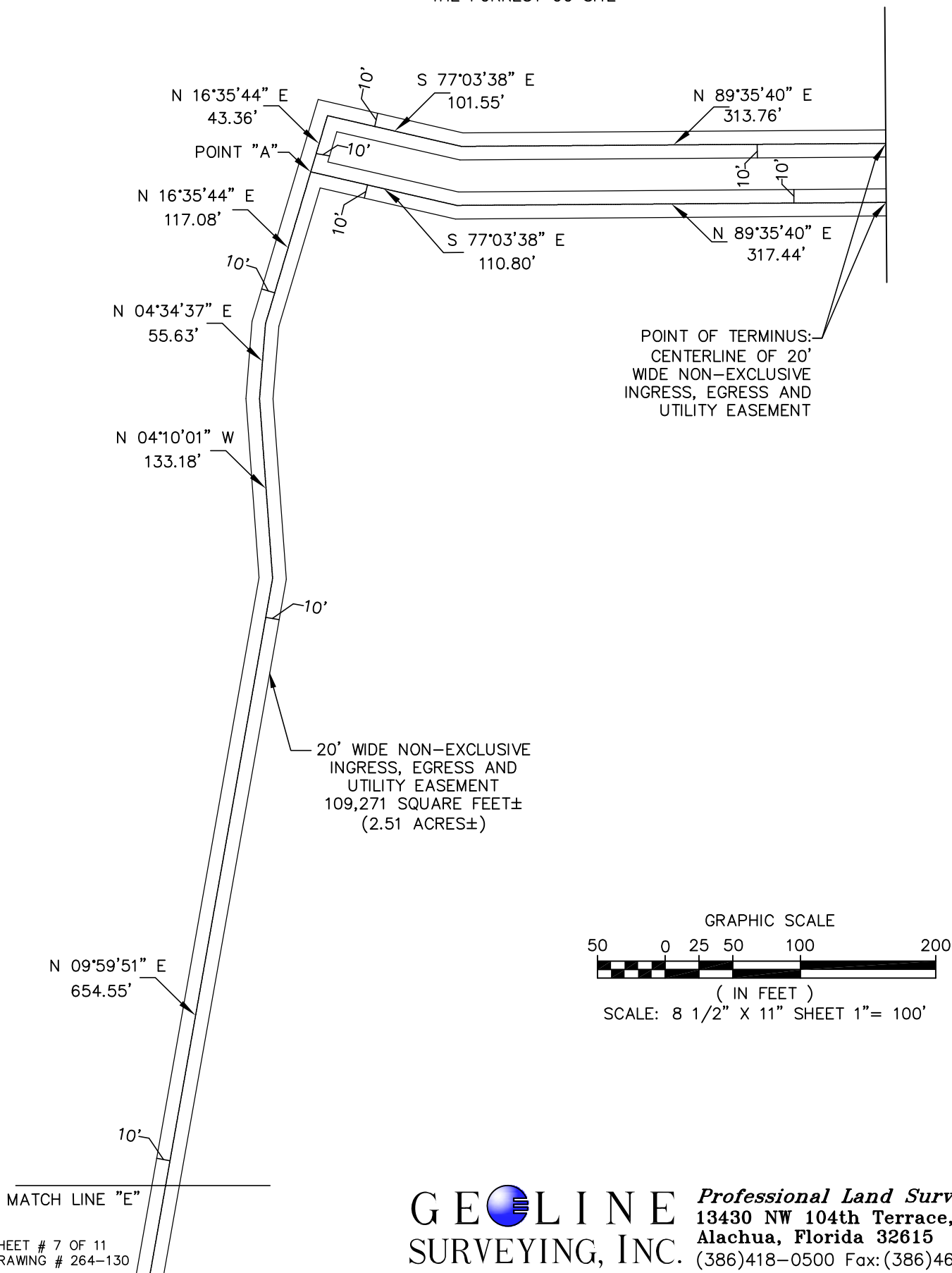
10'



SCALE: 8 1/2" X 11" SHEET 1"= 100'

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

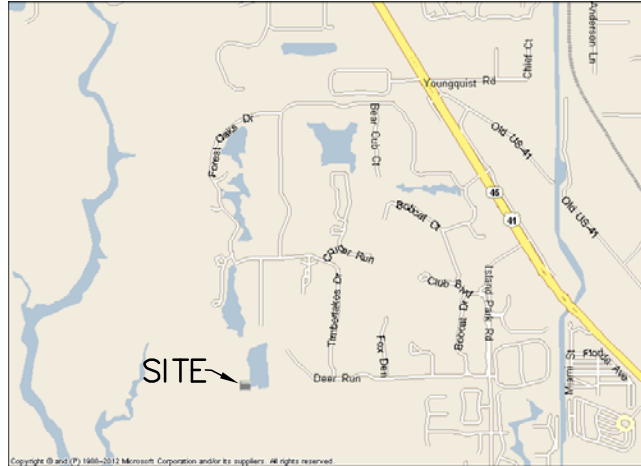


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DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
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THE FORREST CC SITE



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

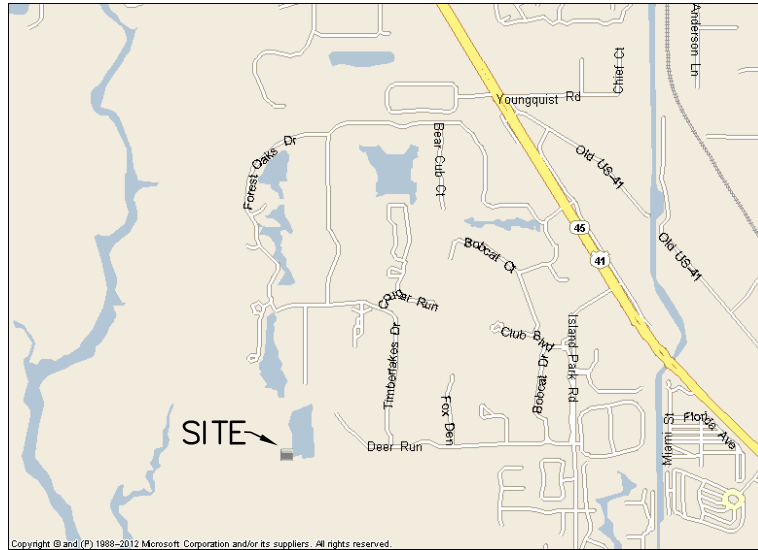
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

G E O L I N E
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

TOWER PARCEL

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

PROPERTY DESCRIPTIONS (CONTINUED)

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

PROPERTY DESCRIPTIONS (CONTINUED)

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

NON-EXCLUSIVE LANDSCAPE BUFFER EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) SOUTH 44°57'12" WEST FOR 20.11 FEET, (2) SOUTH 16°28'04" WEST FOR 56.27 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET EASTERLY OF THE EASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 16°28'04" EAST ALONG SAID PARALLEL LINE FOR 63.99 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID PARALLEL LINE FOR 11.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY SIDELINE OF AN NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°37'04" WEST ALONG SAID SOUTHEASTERLY SIDELINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE SOUTH 45°22'56" EAST ALONG SAID NORTHEASTERLY LINE FOR 2.66 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 16°28'04" WEST ALONG SAID EASTERLY LINE FOR 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 73°31'56" WEST ALONG SAID SOUTHERLY LINE FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,975 SQUARE FEET (0.05 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986