

ALTA/NSPS LAND TITLE SURVEY

CITY WALK PARCEL

SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST

CITY OF FORT MYERS, LEE COUNTY, FLORIDA

PARENT PARCEL
(AS TAKEN FROM INSTRUMENT NUMBER 201500015943 AND TITLE COMMITMENT)

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOTS 1 AND 2, SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PIT WHERE THE NORTHERLY LINE OF MCGREGOR BOULEVARD (60 FEET WIDE) IS INTERSECTED BY THE WESTERLY LINE OF ALTAMONT AVENUE (45 FEET WIDE) THENCE RUN SOUTH 45 DEGREES 04 MINUTES 09 SECONDS WEST ALONG SAID NORTHERLY LINE FOR 78.5 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 04 MINUTES 09 SECONDS EAST ALONG SAID WESTERLY LINE FOR 100 FEET TO THE INTERSECTION WITH VIRGINIA AVENUE, FORMERLY WRIGHT STREET (60 FOOT WIDE); THENCE RUN NORTH 47 DEGREES 39 MINUTES 03 SECONDS WEST ALONG SAID EASTERLY LINE FOR 525.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF WEST FIRST STREET (60 FEET WIDE); THENCE RUN NORTH 45 DEGREES 03 MINUTES 52 SECONDS EAST ALONG SAID EASTERLY LINE FOR 100 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID ALTAMONT AVENUE; THENCE RUN SOUTH 45 DEGREES 11 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY LINE FOR 190.76 FEET; THENCE RUN NORTH 45 DEGREES 46 SECONDS WEST ALONG SAID WESTERLY LINE FOR 51 SECONDS EAST ALONG SAID WESTERLY LINE FOR 334.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 346.425 SQUARE FEET (7.95 ACRES), MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTHWESTERLY LINE OF MCGREGOR BOULEVARD AS BEARING SOUTH 45 DEGREES 04 MINUTES 09 SECONDS EAST.

LESS AND EXCEPT ANY PART LYING WITHIN DEED RECORDED IN INSTRUMENT NUMBER 2007000070875,
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL B
(AS TAKEN FROM INSTRUMENT NUMBER 2007000070875)

A PARCEL OR TRACT LAND LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, WHICH PARCEL OR TRACT LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION FORMED BY THE WESTERLY RIGHT-OF-WAY LINE OF CLIFFORD STREET (45 FEET WDE) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (60 FEET WDE), THENCE RUN ALONG SAID MCGREGOR BOULEVARD S 45° 06' 00" W FOR A DISTANCE OF 100 FEET INTO THE WESTERLY RIGHT-OF-WAY LINE OF ALTAMONT AVENUE (45 FEET WDE) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 45° 06' 00" W ALONG SAID MCGREGOR BOULEVARD FOR A DISTANCE OF 350 FEET, THENCE DEPARTING SAID MCGREGOR BOULEVARD RUN N 46° 36' 00" W AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF ALTAMONT AVENUE S 34° 42' 00" W, THENCE RUN S 45° 05' 49" W AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 137.82 FEET; THENCE RUN S 45° 05' 49" W FOR A DISTANCE OF 6.00 FEET; THENCE RUN N 45° 10' 12" W FOR A DISTANCE OF 6.21 FEET TO A POINT OF CURVATURE; THENCE RUN S 89° 18' 53" DELTA 89.3 CHORD BEARING S 89° 18' 53" W (CHORD 63.49 FEET) FOR A DISTANCE OF 70.48 FEET TO A POINT OF TANGENCY; THENCE RUN S 45° 05' 49" W FOR A DISTANCE OF 9.21 FEET; THENCE RUN N 45° 10' 12" W FOR A DISTANCE OF 2.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CLIFFORD STREET (45 FEET WDE); THENCE RUN S 45° 05' 49" W AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF ALTAMONT AVENUE (45 FEET WDE) FOR A DISTANCE OF 190.76 FEET; THENCE RUN S 46° 36' 00" E FOR A DISTANCE OF 334.51 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF SAID PARCEL CONTAINS 2,720 SQUARE FEET OR 0.062 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD TO BEAR N 45° 06' 00" E.

LESS AND EXCEPT PARCEL 2
(AS TAKEN FROM INSTRUMENT NUMBER 2007000070875)

A TRACT OR PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PO WHERE THE NORTHERLY LINE OF MCGREGOR BOULEVARD (60' WIDE) IS INTERSECTED BY THE WESTERLY LINE OF VIRGINIA AVENUE, FORMERLY WRIGHT AVENUE (60' WIDE); THENCE NORTH NORTH 47° 39' 03" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF VIRGINIA AVENUE TO A POINT 83.96 FEET FROM THE BEGINNING; THENCE SOUTHWEST 89° 02' 00" EAST TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT OF RADIUS 85.00 FEET; DELTA 87° 02' 00" WEST ALONG THE NON-TANGENT CURVE TO A POINT 99.02 FEET; THENCE SOUTH 44° 56' 02" EAST FOR 2.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD; THENCE SOUTH 45° 04' 09" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY FOR 63.96 FEET TO THE BEGINNING OF ANOTHER TANGENT CURVE CONTAINING 1.063 SQUARE FEET (0.02 ACRES), MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTHWESTERLY LINE OF MCGREGOR BOULEVARD AS BEARING SOUTH 45° 04' 09" WEST.

PROJECT NAME:	CITY WALK
PROJECT ADDRESS:	MCGREGOR BLVD. FORT MYERS, FL 33901
PROJECT FOLIO ID:	10171928
PROJECT STRAP NO.:	23--44--24-P2-00005.0000
OWNER:	CITY WALK FORT MYERS, LLC 936 S. HOWARD AVENUE TAMPA, FL 33606
TOTAL AREA:	7.87 ACRES, MORE OR LESS



0 750 1500 3000
(INTENDED DISPLAY SCALE: 1"=1500')

LOCATION MAP

LEGEND

(M)	= MEASURED	—	= DUTY WIRE AND/OR	™	= STREET SIGN	★	= WASHINGTON PALM
(C)	= DEAD	—	= DRAINAGE	™	= DRAINAGE MANHOLE	★	= BOTTLE BRUSH
(D)	= DRAINAGE PIPE	—	= DRAINAGE CLEAN OUT	™	= STREET SIGN	★	= LIME DAM
(DS)	= OVERHEAD POWER LINE	—	= ELECTRICAL SERVICE BOX	™	= TELEPHONE BOX	★	= LAUREL DAM
(SS)	= SANITARY SEWER LINE	—	= FIRE HYDRANT	™	= TELEPHONE MANHOLE	★	= TRAFFIC SIGNAL CONTROL BOX
(W)	= WATER	—	= GARAGE TRAP	™	= TRAFFIC SIGNAL CONTROL BOX	★	= WATER VALVE
C	= CHORD LENGTH	—	= GAS TAP	™	= WATER VALVE	★	= MANGROVE
CB	= CHORD BEARING	—	= IRIGATION CONTROL VALVE	™	= WATER VALVE	★	= MANGO
DB	= CHORD BEARING	—	= LIGHT POLE	™	= FOUND IRON PIPE WITH CAP	★	
DC	= DESCRIPTION	—	= CONCRETE POWER POLE	™	= FOUND IRON ROD WITH DISK	★	
DESC	= DESCRIPTION	—	= METAL POWER POLE	™	= FOUND IRON ROD WITH DISK	★	
INSTR	= INSTRUMENT	—	= CURB INLET	™	= FOUND IRON ROD WITH DISK	★	
LI	= LICENSED BUSINESS	—	= CURB MANHOLE	™	= FOUND IRON ROD WITH DISK	★	
LM	= LICENSE	—		™	= FOUND IRON ROD WITH DISK	★	
POB	= POINT OF BEGINNING	—		™	= FOUND IRON ROD WITH DISK	★	
POB	= POINT OF BEGINNING	—		™	= FOUND IRON ROD WITH DISK	★	
R	= RADIAL	—		™	= FOUND IRON ROD WITH DISK	★	
R/W	= RIGHT OF WAY	—		™	= FOUND IRON ROD WITH DISK	★	
DELTA	= DELTA ANGLE	—		™	= FOUND IRON ROD WITH DISK	★	

AREA TABULATION		
TRACT	SQ. FT.	ACRES
PARENT PARCEL	346,425	7.95
LESS PARCEL B	2,720	0.06
LESS PARCEL 2	1,063	0.02
TOTAL	342,642	7.87

NOTES

1. DATE OF LAST FIELDWORK: JANUARY 11, 2018.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF MCCORDOR BOULEVARD TO BEAR NORTH 45°04'09" EAST.
3. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN.
4. SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED.
5. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
6. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONE AE (EL. 7') AND ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) COMMUNITY PANEL NUMBER 12071C02070, EFFECTIVE DATE: AUGUST 28, 2008.
7. ELEVATIONS SHOWN HEREON ARE IN FEET AND IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND BASED ON A LEVEL LOOP FROM NGS BENCHMARK "MYERS 2 R 1" (PID A51530) WITH AN ELEVATION OF 3.14 FEET (NAVD83).
8. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
9. 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.
10. THE LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED.
11. 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.
12. SURVEYED PARCEL CONTAINS 342,642 SQUARE FEET OR 7.87 ACRES, MORE OR LESS.
13. STRAP NUMBERS SHOWN HEREON WERE TAKEN FROM 2018 LEE COUNTY GEOGRAPHIC INFORMATION SYSTEM.
14. 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.
15. BUILDING SETBACK LINES SHOWN HERE ON ARE FROM CITY OF FORT MYERS ORDINANCE NO. 3331, SUPPLIED BY CLIENT. NO DATE OR RECORDING INFORMATION IS SHOWN ON THE DOCUMENT.
16. THE FOUNDATIONS BENEATH THE SURFACE WERE NOT LOCATED UNLESS OTHERWISE NOTED.
17. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS SET FORTH IN THE STANDARDS FOR PRACTICE FOR LAND SURVEYS IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
18. SURVEY WAS MADE WITH THE REVIEW OF COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER: 1712193, COMMITMENT DATE: JANUARY 17, 2018 AT 8:00 A.M.
19. THE FOLLOWING ARE ITEM(S) AS LISTED IN SCHEDULE B - PART II IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN THE NOTE 18 ABOVE:
- ITEM 5. TERMS AND CONDITIONS IN THE AGREEMENT FOR MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 200806060, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (REFERS TO A PARCEL EAST OF THE SURVEYED PARCEL, NOT SHOWN ON SURVEY).

SURVEYOR'S CERTIFICATION

AILERON INVESTMENT MANAGEMENT, LLC

CITY WALK FORT MYERS, LLC

EMERALD CREEK CAPITAL 3, L.P., AS ADMINISTRATIVE
AGENT, ITS SUCCESSORS AND/OR ASSIGNS

STEWART TITLE

SCHUYT LAW FIRM, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 8, 11, 13, 14 AND 16, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 11, 2018.

WE FURTHER CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

DATE OF PLAT OR MAP: 11/18/18

MARK G. WENTZEL (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6242

DATE SIGNED: 7/19/18

THIS SURVEY IS 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 AND NOT THE SIGNATURE DATE.

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

CITY WALK FORT MYERS, LLC

CITY WALK PARCEL
BLOCKS FROM MCGREGOR BOULEVARD
TO FIRST STREET BETWEEN ALTAMONT AVENUE AND VIRGINIA STREET
SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST
CITY OF FORT MYERS, LEE COUNTY, FLORIDA

REVISIONS	DESCRIPTION
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	CER	NO	OW		
DATE	2/6/18	2/12/18	7-19-18		
DATE: 1/16/18					
PROJECT NO. 20181003					
FILE NO. 23-44-24					
SCALE: AS SHOWN					

ALTA/NSPS
LAND TITLE
SURVEY

SHEET NUMBER

CITY WALK FORT MYERS, LLC

F.B. 2813, PG. 77

CITY WALK PARCEL
BLOCKS FROM MCGREGOR BOULEVARD
TO FIRST STREET BETWEEN ALTAMONT AVENUE AND VIRGINIA STREET
SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST
CITY OF FORT MYERS, LEE COUNTY, FLORIDA

REVISIONS	
DATE	DESCRIPTION

DATE:	1-16-18
PROJECT NO.	2018-11003
FILE NO.	23-44-24
SCALE	1"=30'

ALTA/NSPS
LAND TITLE
SURVEY

SHEET NUMBER

2 OF 2

