

December 19, 2018

Addressee: Lee County Board of County Commissioners

TITLE CERTIFICATION

Revised: Revised 12/19/2018 GRH

Proposed Plat of: Arborwood Preserve Phase 2B

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of the Public Records of Lee County, Florida, through November 06, 2018 at 11:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of WCI Communities, LLC, a Delaware limited liability company by virtue of that Special Warranty Deed recorded in Instrument Number 2014000250717.

The search has revealed the following:

Said search discloses the following mortgages not satisfied or released of record nor otherwise terminated by law:

- A. Mortgage from WCI Communities, LLC to U.S. Bank National Association, trustee recorded in Official Records Instrument Number 2014000250718

The following easements over or across the said real property recorded in the aforesaid Public Records have been found:

1. Public utility and Arborwood Community Development District drainage easements as shown on the plat of Arborwood Preserve, Phase 2A, recorded in Official Record Instrument No. 2018000177984, of the Public Records of Lee County, Florida.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 7346291



By: _____

Authorized Signature

Exhibit "A"

THE FOLLOWING PROPERTY DESCRIBED IS ALL OF TRACT FD-1, TRACT LK-14, LOT 41 AND 42, BLOCK J AND PARTS OF TRACT LK-10 AND OS-5 OF ARBORWOOD PRESERVE, PHASE 2A AS RECORDED IN INSTRUMENT NUMBER 2018000177984 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 40, BLOCK J, ARBORWOOD PRESERVE, PHASE 2A AS RECORDED IN INSTRUMENT NUMBER 2018000177984 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID LOT 40, S 83°14' 24" E A DISTANCE OF 132.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ARBOR TRACT DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF ARBOR TRACT DRIVE ON FOLLOWING TWENTY (20) COURSES AND DISTANCES:

- 1) ALONG A CURVE TURNING TO THE LEFT THRU A CENTRAL ANGLE OF 02°50' 13" AND AN ARC LENGTH OF 55.36 FEET, HAVING A RADIUS OF 1472.50 FEET AND WHOSE CHORD BEARS S 07° 50' 13" W FOR A DISTANCE OF 55.35 FEET;
- 2) S 08° 54' 50" W FOR A DISTANCE OF 140.52 FEET;
- 3) ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 00' 00" AND AN ARC LENGTH OF 17.70 FEET, HAVING A RADIUS OF 84.50 FEET, AND WHOSE CHORD BEARS S 14° 54' 50" W FOR A DISTANCE OF 17.67 FEET;
- 4) S 20° 54' 50" W FOR A DISTANCE OF 28.66 FEET;
- 5) ALONG A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 12° 00' 00" AND AN ARC LENGTH OF 24.19 FEET, HAVING A RADIUS OF 115.50 FEET, AND WHOSE CHORD BEARS S 14° 54' 50" W FOR A DISTANCE OF 24.15 FEET;
- 6) S 08° 54' 50" W FOR A DISTANCE OF 15.68 FEET;
- 7) ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 47' 58" AND AN ARC LENGTH OF 27.70 FEET, HAVING A RADIUS OF 29.50 FEET, AND WHOSE CHORD BEARS S 35° 48' 49" W FOR A DISTANCE OF 26.69 FEET;
- 8) ALONG A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08° 35' 00" AND AN ARC LENGTH OF 12.66 FEET, HAVING A RADIUS OF 84.50 FEET, AND WHOSE CHORD BEARS S 58° 25' 18" W FOR A DISTANCE OF 12.65 FEET;
- 9) ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58° 14' 02" AND AN ARC LENGTH OF 29.98 FEET, HAVING A RADIUS OF 29.50 FEET, AND WHOSE CHORD BEARS S 83° 14' 49" W FOR A DISTANCE OF 28.71 FEET;
- 10) N 67° 38' 10" W FOR A DISTANCE OF 10.10 FEET;
- 11) ALONG A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 08° 00' 52" AND AN ARC LENGTH OF 15.70 FEET, HAVING A RADIUS OF 112.24 FEET, AND WHOSE CHORD BEARS N 71° 38' 36" W FOR A DISTANCE OF 15.69 FEET;
- 12) S 25° 12' 45" W FOR A DISTANCE OF 62.77 FEET;
- 13) ALONG A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 10° 36' 35" AND AN ARC LENGTH OF 20.83 FEET, HAVING A RADIUS OF 112.50 FEET, AND WHOSE CHORD BEARS S 62° 26' 19" E FOR A DISTANCE OF 20.80 FEET;
- 14) S 67° 43' 51" E FOR A DISTANCE OF 11.12 FEET;
- 15) ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55° 33' 19" AND AN ARC LENGTH OF 28.60 FEET, HAVING A RADIUS OF 29.50 FEET, AND WHOSE CHORD BEARS S 39° 57' 12" E FOR A DISTANCE OF 27.50 FEET;
- 16) ALONG A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06° 34' 59" AND AN ARC LENGTH OF 9.71 FEET, HAVING A RADIUS OF 84.50 FEET, AND WHOSE CHORD BEARS S 15° 28' 02" E FOR A DISTANCE OF 9.70 FEET;
- 17) ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° 47' 01" AND AN ARC LENGTH OF 23.57 FEET, HAVING A RADIUS OF 29.50 FEET, AND WHOSE CHORD BEARS S 04° 08' 00" W FOR A DISTANCE OF 22.95 FEET;
- 18) S 27° 01' 30" W FOR A DISTANCE OF 68.79 FEET;

- 19) ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $10^{\circ} 30' 43''$ AND AN ARC LENGTH OF 137.60 FEET, HAVING A RADIUS OF 750.00 FEET, AND WHOSE CHORD BEARS $S 32^{\circ} 16' 52'' W$ FOR A DISTANCE OF 137.41 FEET;
- 20) $S 37^{\circ} 32' 13'' W$ FOR A DISTANCE OF 191.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COMMERCE LAKES DRIVE (OFFICIAL RECORD 4846, PAGE 4127);
- THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ON THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 1) ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $38^{\circ} 16' 28''$ AND AN ARC LENGTH OF 1053.46 FEET, HAVING A RADIUS OF 1577.00 FEET, AND WHOSE CHORD BEARS $N 31^{\circ} 30' 32'' W$ FOR A DISTANCE OF 1033.98 FEET;
- 2) $N 12^{\circ} 22' 16'' W$ FOR A DISTANCE OF 623.49;

THENCE ALONG THE SOUTHERLY LINE OF TRACTS OS-1 AND LK-10, ARBORWOOD PRESERVE, PHASE 1 (INSTRUMENT NUMBER 2015000246323), $N 78^{\circ} 17' 12'' E$ FOR A DISTANCE OF 248.51 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF TRACT LK-10, $N 69^{\circ} 40' 02'' E$ FOR A DISTANCE OF 471.68 FEET TO THE WESTERLY LINE OF ARBORWOOD PRESERVE, PHASE 2A, BLOCK J (INSTRUMENT NUMBER 2018000177984); THENCE ALONG SAID WESTERLY LINE, $S 20^{\circ} 19' 58'' E$ FOR A DISTANCE OF 333.75 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE ALONG A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $27^{\circ} 05' 37''$ AND AN ARC LENGTH OF 633.87 FEET, HAVING A RADIUS OF 1340.50 FEET, AND WHOSE CHORD BEARS $S 06^{\circ} 47' 11'' E$ FOR A DISTANCE OF 627.98 FEET TO THE POINT OF BEGINNING.;

CONTAINING 1,031,971 SQUARE FEET OR 23.69 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE PLAT OF ARBORWOOD PRESERVE, PHASE 2A AS RECORDED IN INSTRUMENT NUMBER 2018000177984 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.