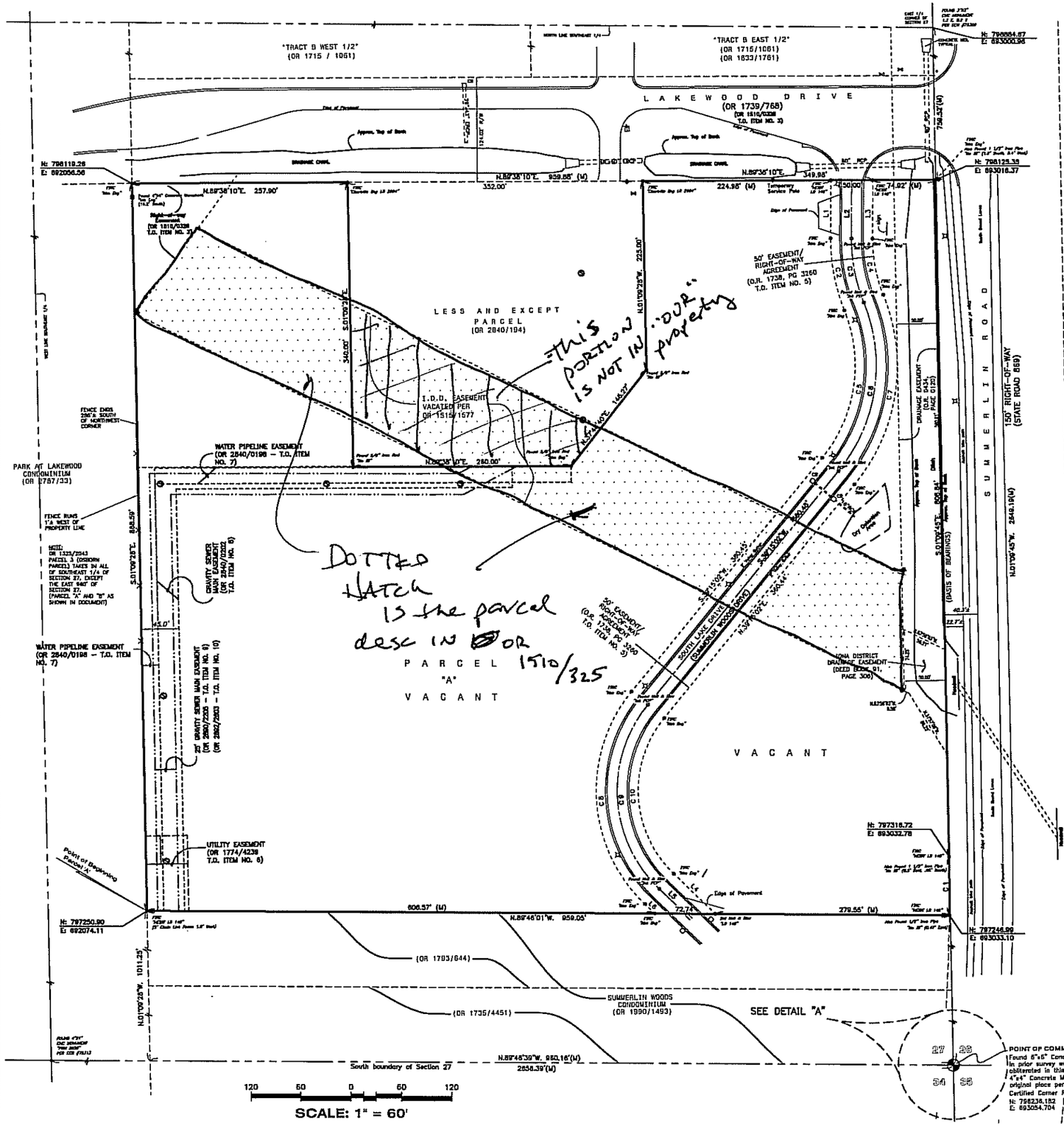
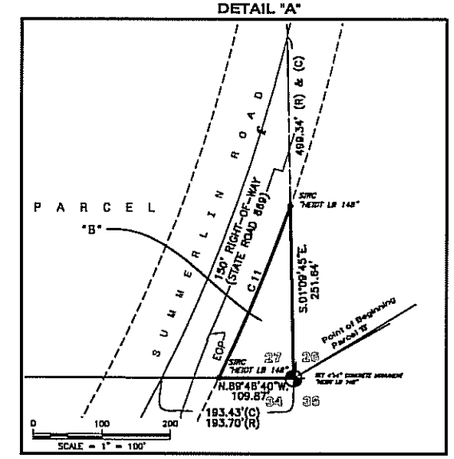


DETAIL "A"



LEGEND

FIRC – FOUND 5/8" IRON ROD & CAP (AS NOTED)
SIRC – SET 5/8" IRON ROD & CAP "HEIDT LB 148"
RCP – REINFORCED CONCRETE PIPE
MES – MITERED END SECTION
(M) – MEASURED
(R) – RECORD
(C) – CALCULATED
OR – OFFICIAL RECORDS BOOK/PAGE
L# – REFER TO LINE DATA TABLE
C# – REFER TO THE CURVE DATA TABLE
APPROX. – APPROXIMATE
CB– STORM CATCH BASIN
– LIGHT POLE
– SANITARY SEWER MANHOLE
I.D.D. – IOWA DRAINAGE DISTRICT
T.O. –TITLE OPINION (SEE NOTE 1)
CNC – CONCRETE
CCR – CERTIFIED CORNER RECORD
EOP – EDGE OF PAVEMENT

LEGAL DESCRIPTION (AS TAKEN FROM TITLE COMMITMENT)

The Southeast 1/4 of Section 27, Township 45 South, Range 24 East, Lee County, Florida less and except those lands conveyed in these certain deeds recorded in Official Records Book 1032, Page 841, Official Records Book 1325, Page 2043, Official Records Book 1510, Page 325, Official Records Book 1715, Page 1061 and corrected in Official Records Book 1881, Page 4636, Official Records Book 1735, Page 4450, Official Records Book 1738, Page 768, Official Records Book 1793, Page 644, Official Records Book 1833, Page 1761, and Official Records Book 2840, Page 194 of the Public Records of Lee County Florida.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

(PARCEL "A")
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE RUN N.89°46'39"W. 959.16 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27; THENCE N.01°09'25"W. 1011.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°09'25"W. 640.38 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LAKEWOOD DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1739, PAGE 768 OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE ALONG SAID SOUTHERLY BOUNDARY N.89°38'10"E., 257.90 FEET TO A POINT ON THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2824, PAGE 3338 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WEST, SOUTH AND EAST BOUNDARY OF SAID LANDS FOR THE FOLLOWING FOUR (4) COURSES 1) S.01°09'25"E., 340.00 FEET; 2) S.89°38'10"E., 260.00 FEET; 3) N.37°48'40"E., 148.27 FEET; 4) N.01°09'25"W., 225.00 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF SAID LAKEWOOD DRIVE; THENCE ALONG SAID SOUTH BOUNDARY N.89°38'10"E., 349.98 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (STATE ROAD 869), AS SHOWN ON THE MAP THEREOF BY THE FLORIDA DEPARTMENT OF TRANSPORTATION OF STATE ROAD S-869 SECTION 12511-801, DATED: 8/26/73; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES 1) S.01°09'45"E., 606.84 FEET TO A POINT OF CURVATURE; 2) SOUTHERLY, 88.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2318.83 FEET AND A CENTRAL ANGLE OF 01°48'08" (CHORD BEARING S.00°15'41"E., 88.73 FEET); THENCE N.89°46'01"W., 808.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.82 ACRES, MORE OR LESS.

TOGETHER WITH

(PARCEL "B")
A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

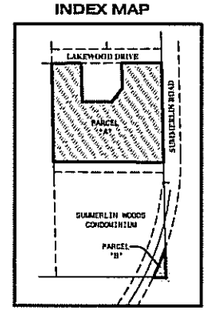
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE RUN ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 27, N.89°46'40"W., 108.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SUMMERLIN ROAD (STATE ROAD 869) AS SHOWN ON THE MAP THEREOF, BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, OF STATE ROAD S-869 SECTION 12511-801, DATED: 8/26/73; THENCE 272.28 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2386.83 FEET, A CENTRAL ANGLE OF 06°35'29", AND SUBTENDED BY A CHORD MEASURING 272.13 FEET AND BEARING N.22°36'28"E. TO A POINT ON THE EASTERLY BOUNDARY OF SAID SECTION 27; THENCE LEAVING SAID RIGHT-OF-WAY S.01°09'45"E. ALONG THE EASTERLY BOUNDARY OF SAID SECTION 27, 251.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.30 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

TOTAL AREA = 18.92 ACRES, MORE OR LESS.

INDEX MAP



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S.00°14'26"W.	68.94
L2	S.00°14'26"W.	69.19
L3	S.00°14'26"W.	69.48
L4	N.45°20'36"W.	99.11
L5	S.48°20'36"E.	42.89
L6	S.48°20'36"E.	16.37

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	2318.83	01°48'08"	88.73	88.73	S.00°15'41"E.
2	214.00	22°23'37"	87.98	87.42	S.10°57'56"E.
3	200.00	22°24'11"	78.20	77.70	S.10°57'56"E.
4	168.00	22°23'36"	68.43	67.99	S.10°57'56"E.
5	188.00	81°24'35"	187.58	178.72	S.08°32'31"W.
6	200.00	81°24'47"	214.37	204.26	S.08°32'31"W.
7	214.00	81°24'36"	241.17	229.70	S.08°32'31"W.
8	176.50	85°35'35"	280.11	254.78	S.03°32'47"E.
9	152.50	85°35'35"	242.76	220.81	S.03°32'47"E.
10	148.50	88°18'48"	205.41	186.84	S.03°32'47"E.
11	2386.83	06°35'29"	272.28	272.13	N.22°36'28"E.

SURVEY NOTES:

1) A TITLE OPINION, DATED AUGUST 14, 2006, WAS FURNISHED BY THE PAVESE LAW FIRM AND REVIEWED FOR THIS SURVEY. THE EASEMENTS LISTED THAT FALL WITHIN THE PARCEL ARE NOTED ON THE MAP. ITEM NUMBERS 2 AND 4 DO NOT FALL WITHIN THE PARCEL. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. CF-7152848 AS ISSUED BY ATTORNEY'S TITLE INSURANCE FUND, DATED: AUGUST 18, 2004.

2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS, AND THAT NOTHING BELOW GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, UTILITIES, ETC.

3) THE WETLAND LINES SHOWN WERE FLAGGED BY OTHERS AND SURVEYED BY HEIDT & ASSOCIATES, EXCEPT WHERE NOTED.

4) THE GEOMETRY SHOWN FOR SOUTH LAKE DRIVE IS A BEST FIT FROM EXISTING MONUMENTATION, NO DIMENSIONS ARE SHOWN IN THE RECORDED EASEMENT AGREEMENT. EXISTING MONUMENTATION SEEMS TO PROVIDE A 50-FOOT RIGHT-OF-WAY.

5) COORDINATES AND BEARINGS SHOWN ARE TIED TO STATE PLANE COORDINATE, FLORIDA WEST ZONE, 1983/90 ADJUSTMENT, TIED TO LEE COUNTY SURVEY MARK "GPS BEAN AZIMUTH" AVERAGE SCALE FACTOR = 0.99994274. COORDINATES ESTABLISHED USING GPS METHODS.

6) BEARINGS BASED ON THE MONUMENTED EAST LINE OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST. AS BEING S.00°-09'-45"E.

7) (R) & (C) DISTANCES TO CENTERLINE OF SUMMERLIN ROAD REFER TO STATE OF FLORIDA D.O.T. RIGHT-OF-WAY MAP OF STATE ROAD S-869 SECTION 12511-501, DATED 08-26-73.

BOUNDARY SURVEY

SUMMERLIN PLACE

No.	Date	Description	Dwn.
1	01/04/07	UPDATED AND CORRECTED TO INCLUDE 0.3 ACRE TRIANGULAR PARCEL "B" AND MERGED OLD PARCEL "A" & "B" INTO ONE PARCEL ("A") – PUT ON STATE PLANE COORDINATES – NO TITLE UPDATE	KAE

REVISIONS

Last Date of Field Survey: 12-21-2004

Prepared For: US HOME

SURVEYOR'S CERTIFICATE
This certifies that a survey of the lands described properly was made under my supervision and meets the minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, Pursuant to Section 472.027, Florida Statutes.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
JAMES H. WILKISON PSM# 154878

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEC. 27, TWP. 45 S., RGE. 24 E.

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers
LB 148
CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE
Fort Myers Office
3800 Colonial Blvd., #203
Fort Myers, Florida 33912
Phone: 239-482-7276
FAX: 239-482-2103

Dwn.: RM	Ck.: SU	P.O.: RM	SUMMERLIN-BS-SPC-TITLE
Date: 12-21-2004	Order No.:	US2-TP-008	

SHEET 1 OF 1

P:\Summerlin Place\Master Plan\Survey\SUMMERLIN-BS-SPC-TITLE.dwg, 1/5/2007 11:34:33 AM, jimw, 1:2.25001