

RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

SURVEYOR'S DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, THENCE ALONG THE EAST LINE OF SAID SECTION 26 SOUTH 02°18'18" EAST, A DISTANCE OF 189.07 FEET; THENCE DEPARTING SAID EAST LINE OF SECTION 26, NORTH 89°57'53" WEST, A DISTANCE OF 54.94 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 846 (IMMOKALEE ROAD, RIGHT OF WAY WIDTH VARIES) AND THE WESTERLY RIGHT OF WAY OF WOODCREST DRIVE (RIGHT OF WAY WIDTH VARIES) AND TO THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT OF WAY OF WOODCREST DRIVE THE FOLLOWING THREE COURSES: COURSE ONE: SOUTH 02°19'40" EAST, A DISTANCE OF 896.16 FEET; COURSE TWO: THENCE SOUTH 88°30'22" WEST, A DISTANCE OF 10.00 FEET; COURSE THREE: THENCE SOUTH 02°19'40" EAST, A DISTANCE OF 251.91 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF WOODCREST DRIVE, AND ALONG THE NORTHERLY BOUNDARY OF TRACT 11 OF BENT CREEK PRESERVE, AS RECORDED IN PLAT BOOK 55 PAGES 61 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, NORTH 89°59'05" WEST, A DISTANCE OF 595.31 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF LOTS 21 THROUGH 6 AND TRACT 2 OF SAID BENT CREEK PRESERVE, NORTH 02°19'18" WEST, A DISTANCE OF 1,148.54 FEET AND TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 846 (IMMOKALEE ROAD); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 89°57'53" EAST, A DISTANCE OF 605.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15.89 ACRES, OR 691,995 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD, RECORDED AND UNRECORDED.

SHEET INDEX

SHEET 1	BOUNDARY DESCRIPTION AND NOTES
SHEET 2	OVERALL BOUNDARY SURVEY
SHEET 3	OVERALL SITE PLAN
SHEETS 4 THROUGH 9	PHASE 1 THROUGH PHASE 3 SITE PLANS
SHEETS 10 AND 11	INTERIOR DIMENSIONS – FIRST FLOOR
SHEETS 12 AND 13	INTERIOR DIMENSIONS – SECOND FLOOR
SHEET 14	ELEVATIONS

ABBREVIATIONS

P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
R/W	= RIGHT OF WAY LINE
OA	= OVERALL
L.B.	= LICENSED BUSINESS NUMBER
L.S.	= LICENSED SURVEYOR NUMBER
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
O.R.	= OFFICIAL RECORDS
PG.	= PAGE
(P)	= PLAT
(M)	= MEASURED
FIR	= FOUND IRON ROD
FND	= FOUND

<u>FLOOD_ZONE:</u>	<u>PANEL_NO.:</u>	<u>MAP_REVISION_DATE</u>
AH 14.5	12021C-0218H	MAY 16, 2012

LEGEND

-  = STORM MANHOLE
-  = MITERED END
-  = WATER VALVE
-  = LIGHT POLE
-  = CATCH BASIN
-  = SANITARY MANHOLE
-  = AIR RELEASE VALVE
-  = CABLE TELEVISION RISER
-  = FIRE HYDRANT
-  = ELECTRIC BOX
-  = WOOD POWER POLE
-  = CONCRETE POWER POLE
-  = ELECTRIC TRANSFORMER
-  = FOUND IRON ROD & CAP
-  = GUY ANCHOR

NOTES:

1. SURVEY BASED ON DEEDS PROVIDED BY CLIENT, EXISTING MONUMENTATION AND TITLE OPINION, PREPARED BY VOGLER ASHTON, PLLC, DATED APRIL 1, 2016, 5:00 P.M.
2. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE FLORIDA EAST ZONE (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) WITH THE EAST LINE OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, AS BEARING SOUTH 02°18'18" EAST.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
4. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS.
5. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
6. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
7. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
10. THE REAL PROPERTY DESCRIBED IN SURVEYOR'S DESCRIPTION ABOVE IS THE SAME REAL PROPERTY AS DESCRIBED IN EXHIBIT "A" OF THE TITLE OPINION.
11. ELEVATIONS ARE BASED ON NGS BENCHMARK J 534, ELEV. 13.76 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)

FOR: NEAL COMMUNITIES

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

JOHN SCOTT RHODES PSM #5739



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 JOHN SCOTT RHODES PSM #5739
RHODES & RHODES
 LAND SURVEYING, INC.

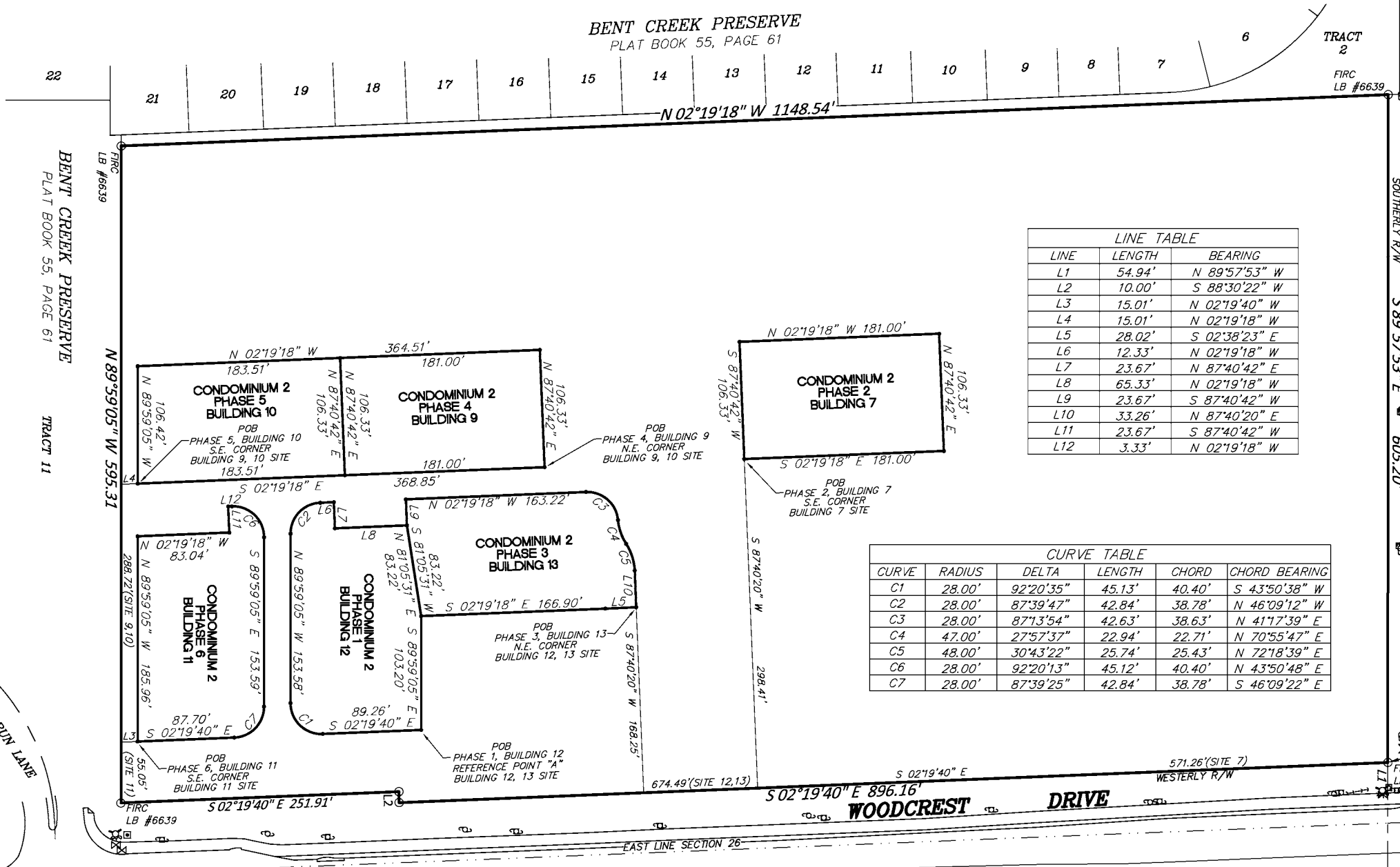
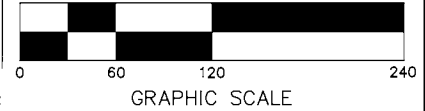
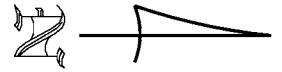
28100 BONITA GRANDE DRIVE, UNIT #107
 BONITA SPRINGS, FLORIDA 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

EXHIBIT "B1"
 RICHMOND PARK II, A CONDOMINIUM
 BOUNDARY DESCRIPTION AND NOTES

RICHMOND PARK, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

BENT CREEK PRESERVE
PLAT BOOK 55, PAGE 61



LINE TABLE		
LINE	LENGTH	BEARING
L1	54.94'	N 89°57'53" W
L2	10.00'	S 88°30'22" W
L3	15.01'	N 02°19'40" W
L4	15.01'	N 02°19'18" W
L5	28.02'	S 02°38'23" E
L6	12.33'	N 02°19'18" W
L7	23.67'	N 87°40'42" E
L8	65.33'	N 02°19'18" W
L9	23.67'	S 87°40'42" W
L10	33.26'	N 87°40'20" E
L11	23.67'	S 87°40'42" W
L12	3.33'	N 02°19'18" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	28.00'	92°20'35"	45.13'	40.40'	S 43°50'38" W
C2	28.00'	87°39'47"	42.84'	38.78'	N 46°09'12" W
C3	28.00'	87°13'54"	42.63'	38.63'	N 41°7'39" E
C4	47.00'	27°57'37"	22.94'	22.71'	N 70°55'47" E
C5	48.00'	30°43'22"	25.74'	25.43'	N 72°18'39" E
C6	28.00'	92°20'13"	45.12'	40.40'	N 43°50'48" E
C7	28.00'	87°39'25"	42.84'	38.78'	S 46°09'22" E

BENT CREEK PRESERVE
PLAT BOOK 55, PAGE 61
TRACT 11

QUARRY PHASE 1A
PLAT BOOK 42, PAGE 31
SOUTH LINE SECTION 23
NORTH LINE SECTION 26
IMOKALEE ROAD
(COUNTY ROAD 846, PUBLIC R/W, WIDTH VARIABLS)

- NOTES**
1. DESCRIPTIONS ATTACHED HERETO.
 2. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
 3. ORIGINAL SIZE OF DRAWING IS 8 1/2"X14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
 4. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENTS IS A COMMON ELEMENT.

EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
BOUNDARY SURVEY BUILDING SITES

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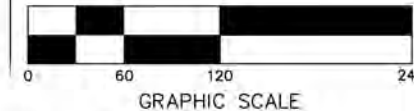
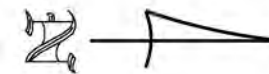


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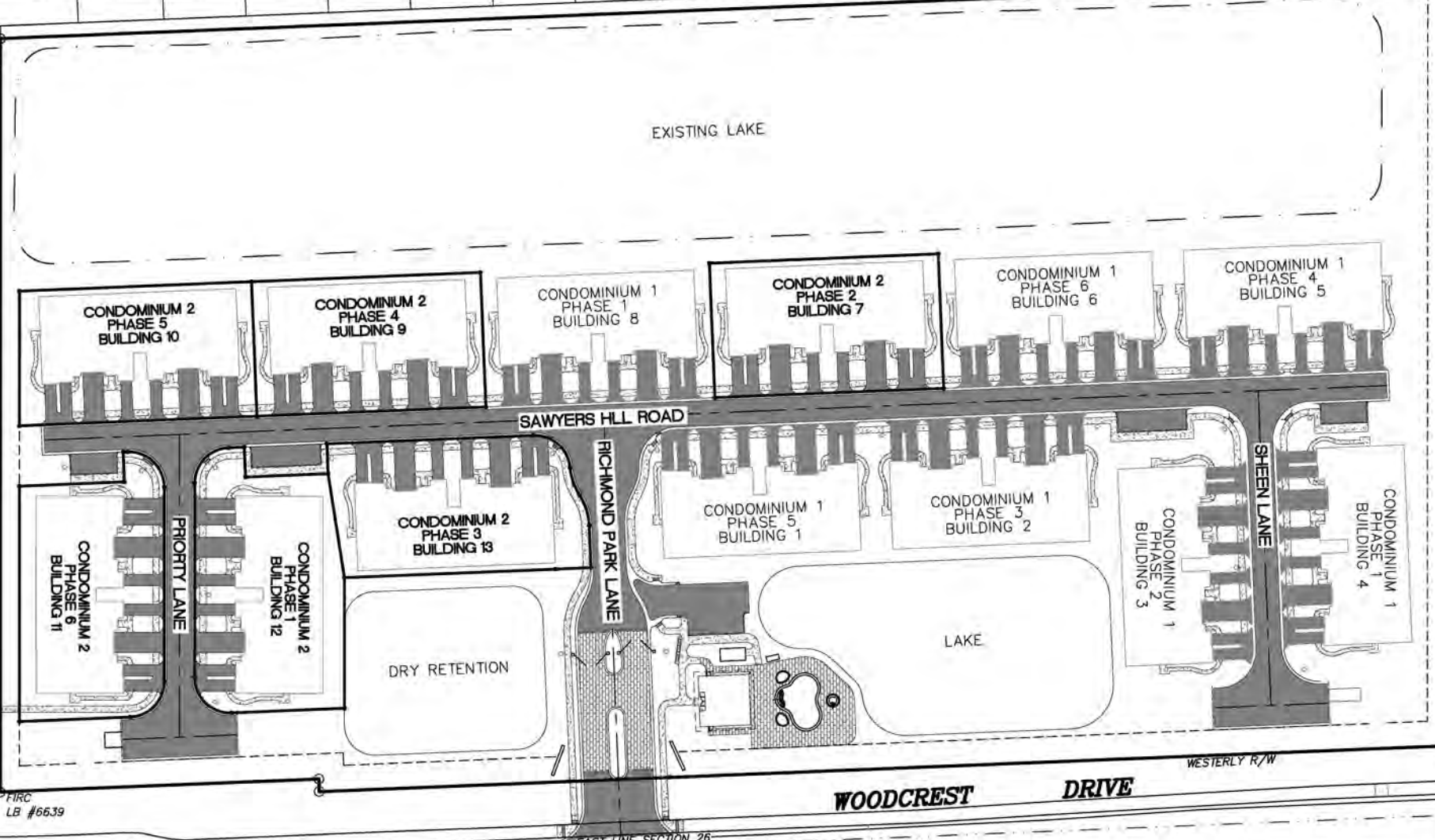
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A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

BENT CREEK PRESERVE
PLAT BOOK 55, PAGE 61



22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 TRACT 2



BENT CREEK PRESERVE
PLAT BOOK 55, PAGE 61

TRACT 11

SOUTHERLY R/W

NORTHERLY RIGHT OF WAY
IMOKALEE ROAD
(COUNTY ROAD 846, PUBLIC R/W, WIDTH VARIUS)

QUARRY PHASE 1A
PLAT BOOK 42, PAGE 31

SOUTH LINE SECTION 25
NORTH LINE SECTION 26

P.O.B. OVERALL
FND 5/8" IRON
ROD & CAP LB 6639
E:335528.00

P.O.C.
NE COR
SEC 26, TWP 48S,
RGE 25E

FIRC LB #6639
23
24
25

EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
OVERALL SITE PLAN

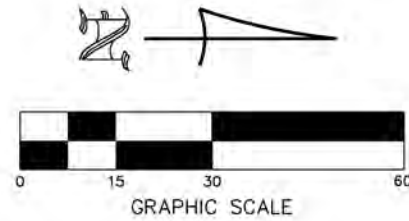
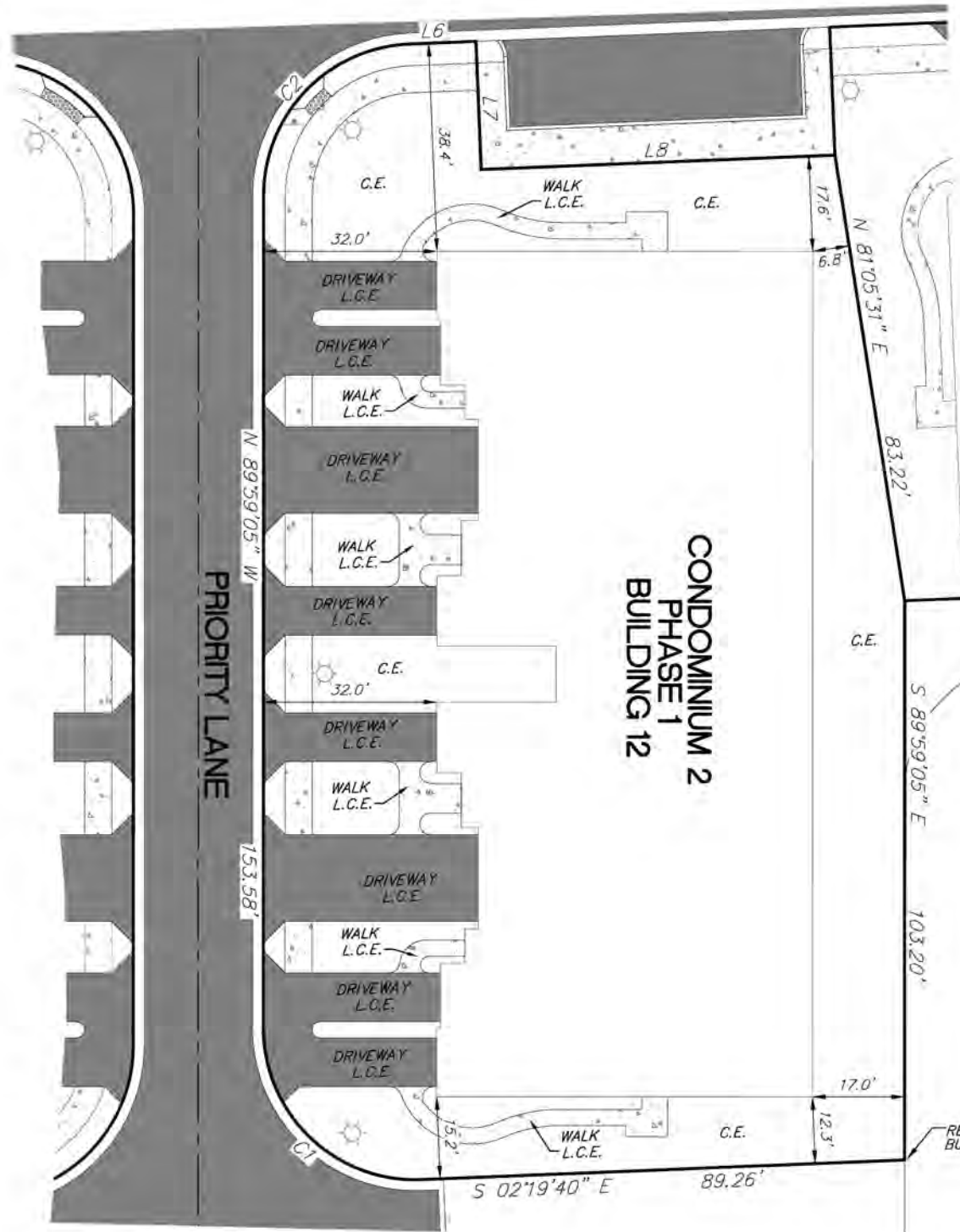
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A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



LINE TABLE (PHASE 1, BUILDING 12)

LINE	LENGTH	BEARING
L6	12.33'	N 02°19'18" W
L7	23.67'	N 87°40'42" E
L8	65.33'	N 02°19'18" W

CURVE TABLE (PHASE 1, BUILDING 12)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	28.00'	92°20'35"	45.13'	40.40'	S 43°50'38" W
C2	28.00'	87°39'47"	42.84'	38.78'	N 46°09'12" W

NOTES

1. DESCRIPTIONS ATTACHED HERETO.
2. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
3. ORIGINAL SIZE OF DRAWING IS 8 1/2" X 14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
4. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENTS IS A COMMON ELEMENT.

POB
REFERENCE POINT "A"
BUILDING 12, 13 SITE

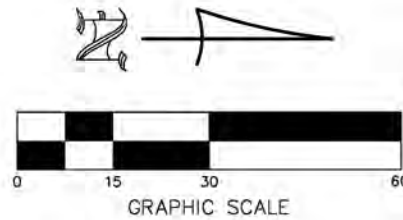
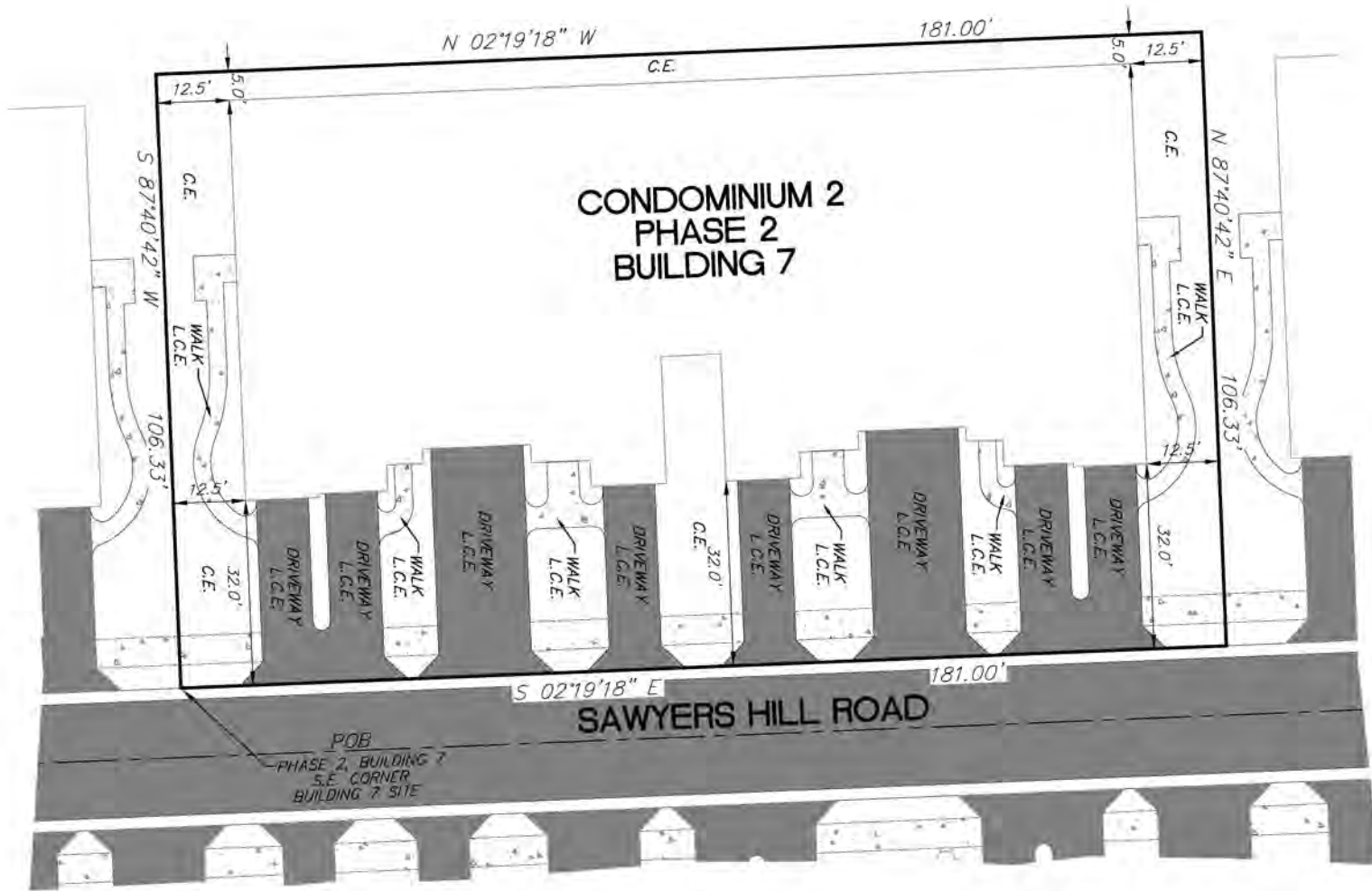
EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
PHASE 1, BUILDING 12



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RICHMOND PARK II, A CONDOMINIUM


A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



NOTES

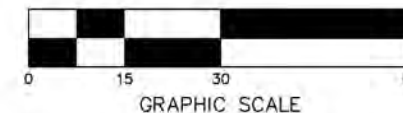
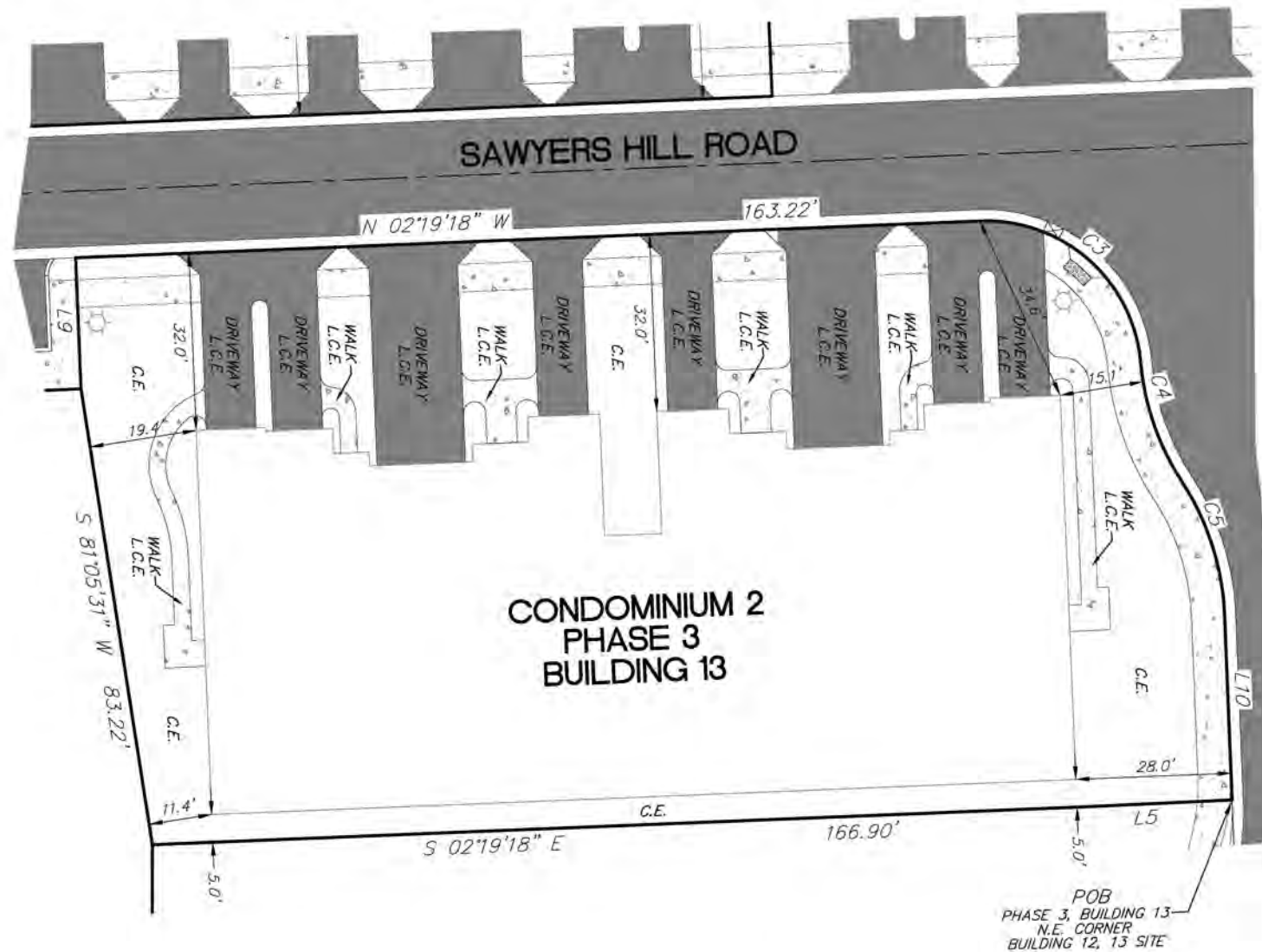
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EXHIBIT "B1"
 RICHMOND PARK II, A CONDOMINIUM
 PHASE 2, BUILDING 7


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RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



LINE TABLE (PHASE 3, BUILDING 13)

LINE	LENGTH	BEARING
L5	28.02'	S 02°38'23" E
L9	23.67'	S 87°40'42" W
L10	33.26'	N 87°40'20" E

CURVE TABLE (PHASE 3, BUILDING 13)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	28.00'	87°13'54"	42.63'	38.63'	N 41°17'39" E
C4	47.00'	27°57'37"	22.94'	22.71'	N 70°55'47" E
C5	48.00'	30°43'22"	25.74'	25.43'	N 72°18'39" E

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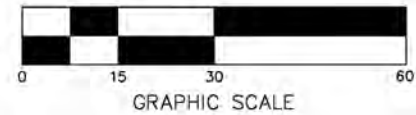
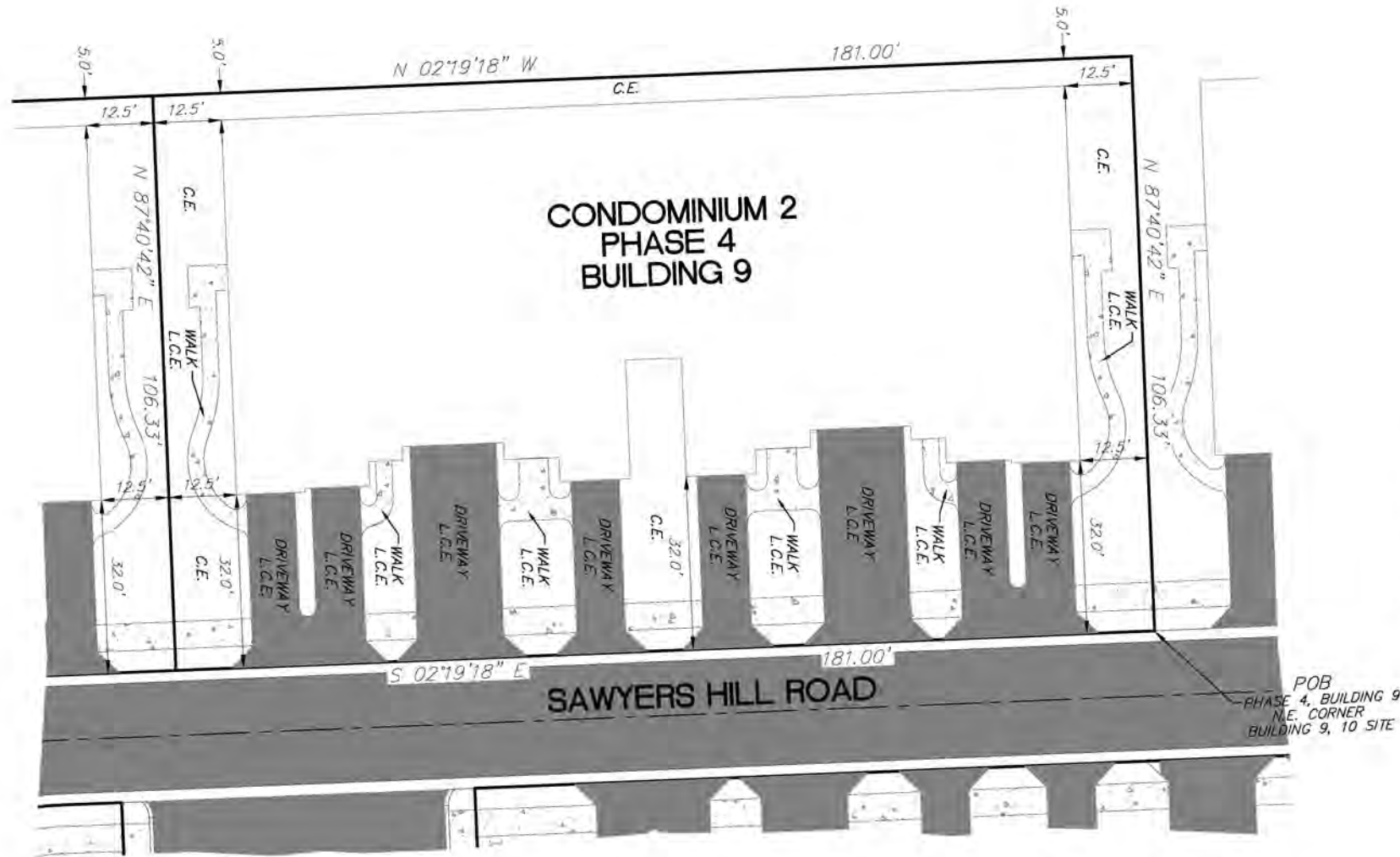
EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
PHASE 3, BUILDING 13



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RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



NOTES

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POB
PHASE 4, BUILDING 9
N.E. CORNER
BUILDING 9, 10 SITE

EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
PHASE 4, BUILDING 9

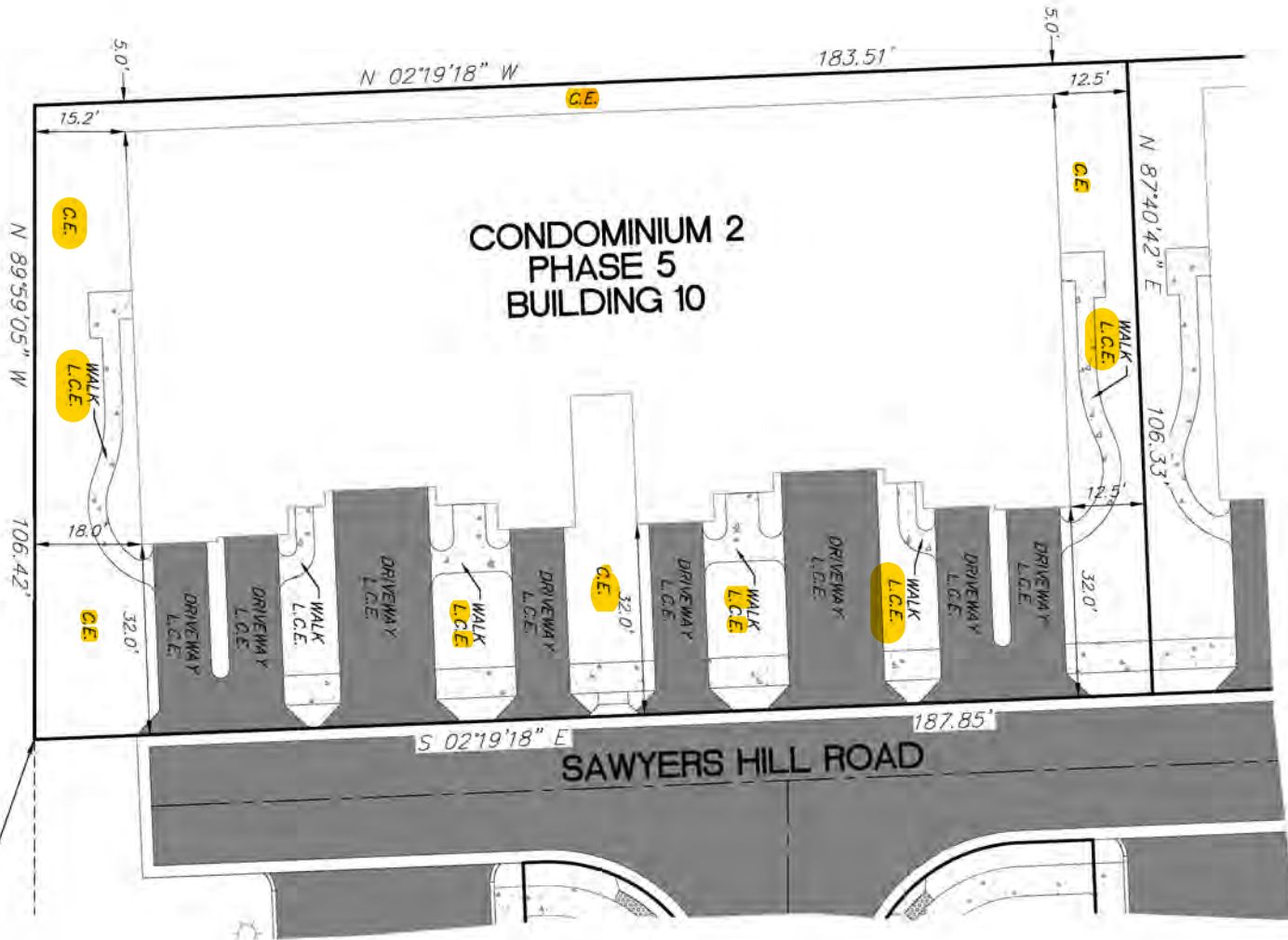


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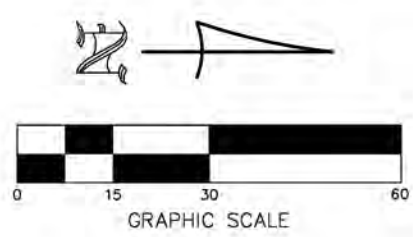
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RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



POB
PHASE 5, BUILDING 10
S.E. CORNER
BUILDING 9, 10 SITE



NOTES

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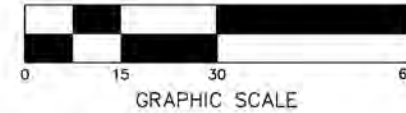
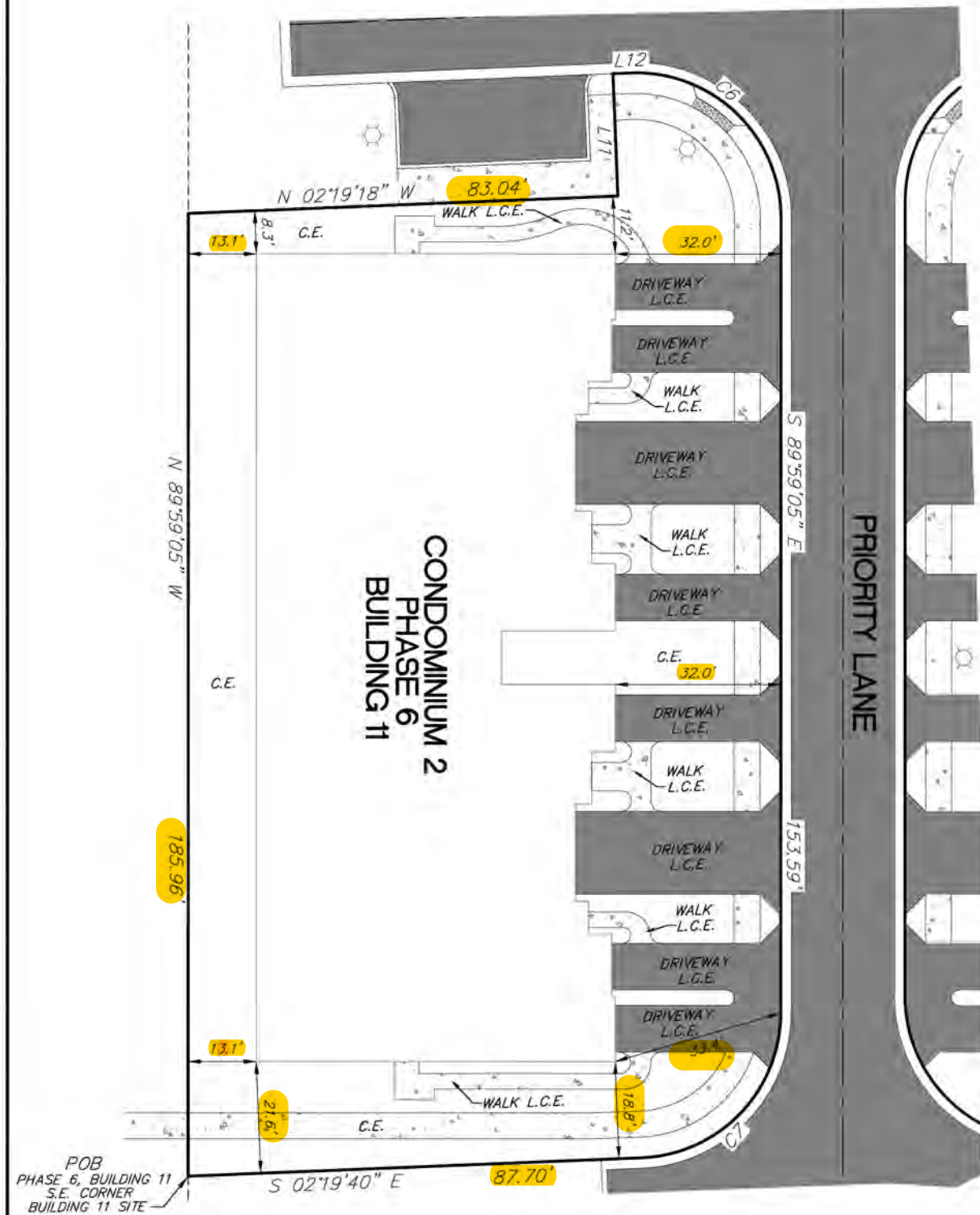
EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
PHASE 5, BUILDING 10



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A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



LINE TABLE (PHASE 6, BUILDING 11)

LINE	LENGTH	BEARING
L11	23.67'	S 87°40'42" W
L12	3.33'	N 02°19'18" W

CURVE TABLE (PHASE 6, BUILDING 11)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C6	28.00'	92°20'13"	45.12'	40.40'	N 43°50'48" E
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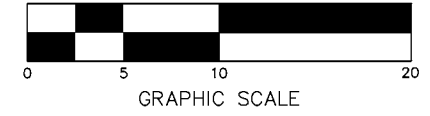
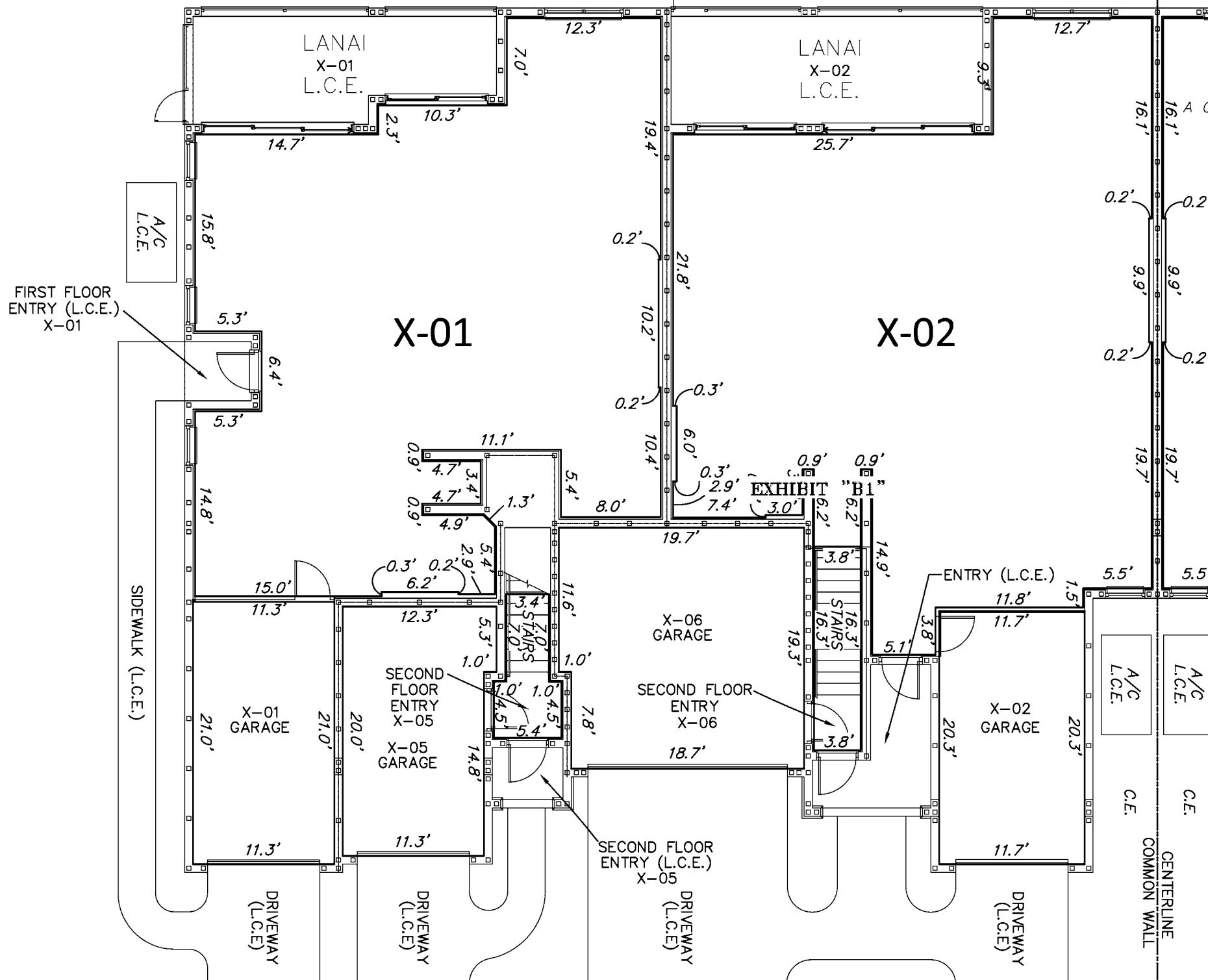
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EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
PHASE 6, BUILDING 11

POB
PHASE 6, BUILDING 11
S.E. CORNER
BUILDING 11 SITE

RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



NOTES

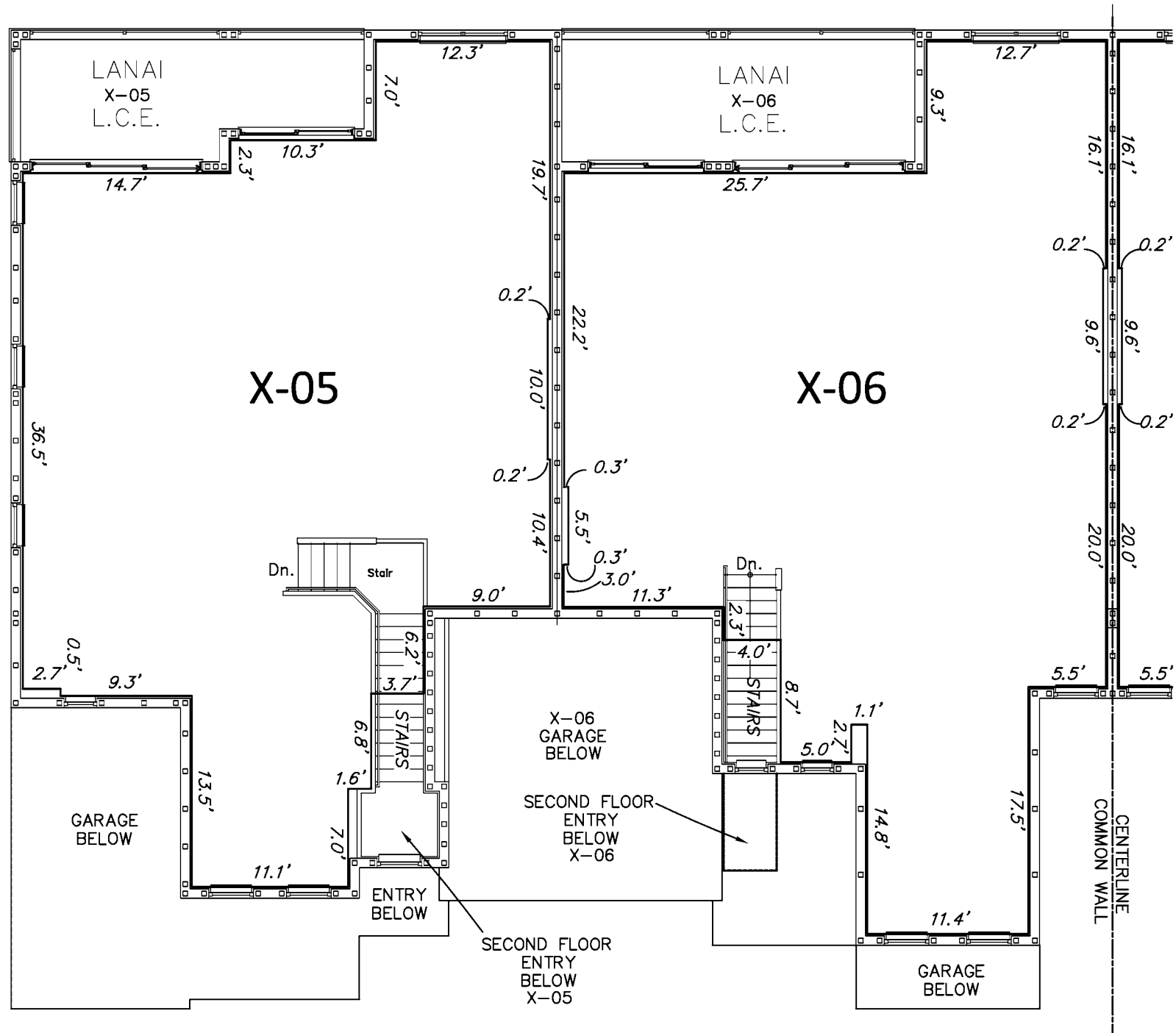
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4. ORIGINAL SIZE OF DRAWING IS 8 1/2"x14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
5. SPECIFIC REFERENCE SHOULD BE MADE TO THE DECLARATION OF CONDOMINIUM FOR A COMPLETE DESCRIPTION OF THE UNIT BOUNDARIES, LIMITED COMMON ELEMENTS (L.C.E.), AND COMMON ELEMENTS (C.E.).

EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
8 PLEX FLOOR PLANS - FIRST FLOOR
(UNITS X-01 AND X-02)



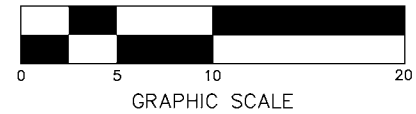
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 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

Z:\ABACO RICHMOND PARK 115-969\condos\Phase II (full version)\2016-747\cond2(cu1).dwg_10/5/2017 8:04:56 AM



RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
2. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENT IS A COMMON ELEMENT.
3. ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
4. ORIGINAL SIZE OF DRAWING IS 8 1/2"X14". DRAWING IN ANY OTHER SIZE IS NOT TO SCALE.
5. SPECIFIC REFERENCE SHOULD BE MADE TO THE DECLARATION OF CONDOMINIUM FOR A COMPLETE DESCRIPTION OF THE UNIT BOUNDARIES, LIMITED COMMON ELEMENTS (L.C.E.), AND COMMON ELEMENTS (C.E.).

EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
8 PLEX FLOOR PLANS – SECOND FLOOR
(UNITS X-05 AND X-06)

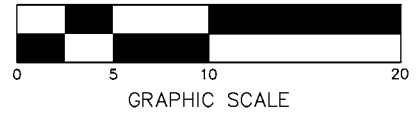
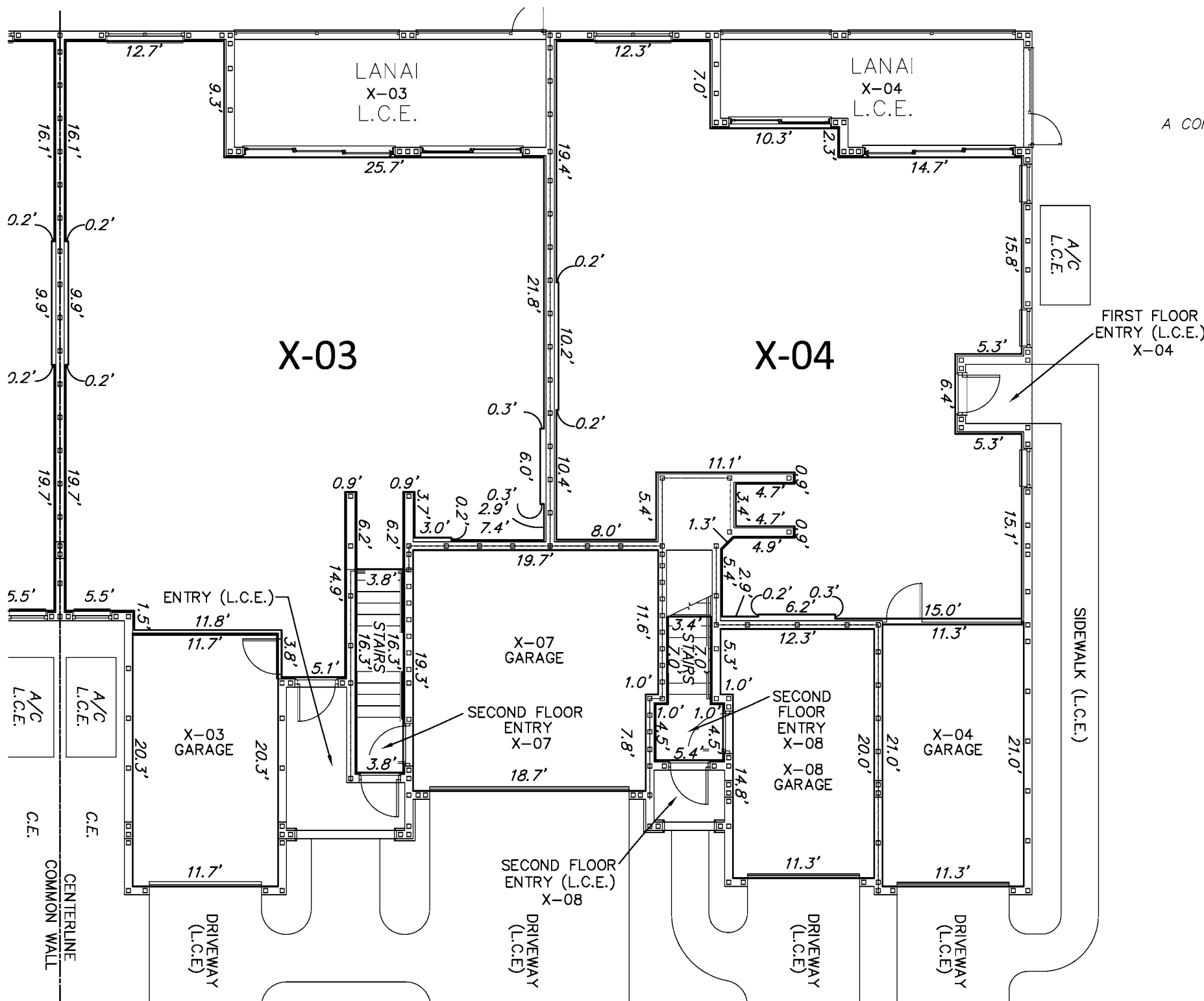


THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES PSM #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE, UNIT #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
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RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



NOTES

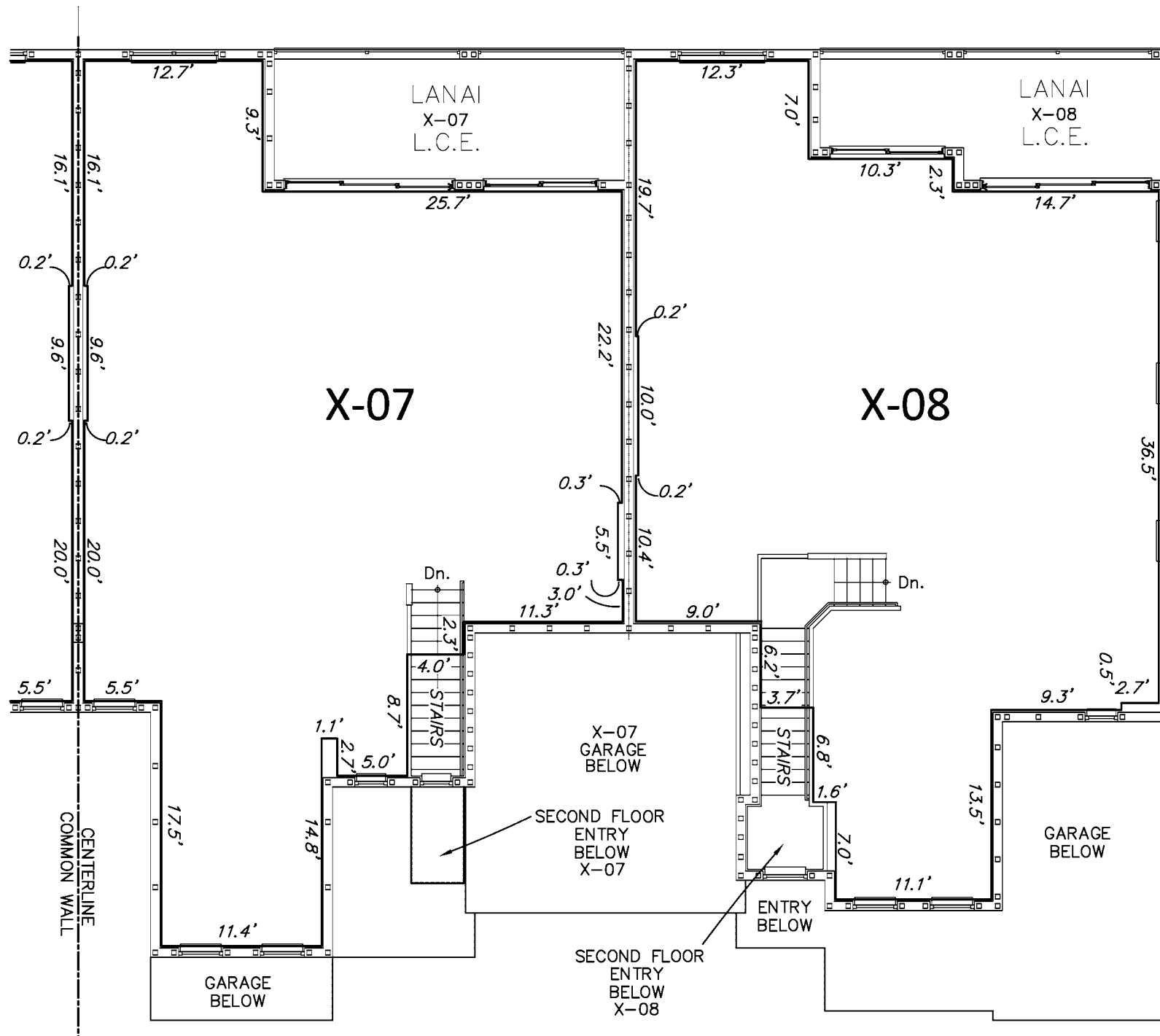
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EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
8 PLEX FLOOR PLANS - FIRST FLOOR
(UNITS X-03 AND X-04)



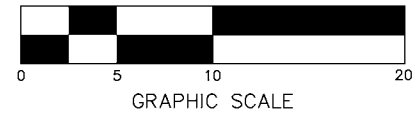
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RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA



- NOTES**
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 2. EVERYTHING EXTERIOR TO THE UNITS AND LIMITED COMMON ELEMENT IS A COMMON ELEMENT.
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EXHIBIT "B1" RICHMOND PARK II, A CONDOMINIUM 8 PLEX FLOOR PLANS – SECOND FLOOR (UNITS X-07 AND X-08)


 THIS INSTRUMENT PREPARED BY:
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 FLORIDA BUSINESS LICENSE NO. LB 6897

RICHMOND PARK II, A CONDOMINIUM

A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



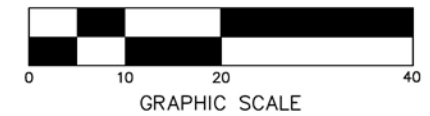
LEFT SIDE



RIGHT SIDE



FRONT



NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
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REAR

EXHIBIT "B1"
RICHMOND PARK II, A CONDOMINIUM
ELEVATIONS



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28100 BONITA GRANDE DRIVE, UNIT #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

Owner	T.W.H.
Date	3/2/15
Revision	
Date	Description
10/15	Program Set
11/15	Program Set
12/15	Program Set
1/16	Program Set
2/16	Program Set
3/16	Program Set
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11/31	Program Set
12/31	Program Set



Keswick

Living Area	1339 S.F.
Lanai	207 S.F.
Garage	240 S.F.
Covered Entry	26 S.F.
Total Area	1812 S.F.

Kendal

Living Area	1467 S.F.
Lanai	232 S.F.
Garage	236 S.F.
Covered Entry	58 S.F.
Total Area	1993 S.F.

Kendal

Living Area	1467 S.F.
Lanai	232 S.F.
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Keswick

Living Area	1339 S.F.
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Garage	240 S.F.
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Total Area	1812 S.F.

First Floor Overall

Richmond Park
8-Unit Carriage Homes
 Master Plan Richmond Park
 Collier County, Florida

NEAL COMMUNITIES
 Building Home. Life.
WILLIAMSON-HINKLE architects LLC
 P.A. AND LICENSED ARCHITECTS IN THE STATE OF FLORIDA
 1000 W. FT. WARE ROAD, SUITE 200, FT. WARE, FLORIDA 32033
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