

# RICHMOND PARK MASTER ASSOCIATION, 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.

### 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)

### SHEET INDEX

SHEET 1	BOUNDARY DESCRIPTION AND NOTES
SHEET 2	OVERALL BOUNDARY SURVEY
SHEET 3	OVERALL SITE PLAN

### 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
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N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
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O.R.	= OFFICIAL RECORDS
PG.	= PAGE
(P)	= PLAT
(M)	= MEASURED
FIR	= FOUND IRON ROD
FND	= FOUND

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

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

EXHIBIT "B"  
RICHMOND PARK MASTER ASSOCIATION,  
A CONDOMINIUM  
BOUNDARY DESCRIPTION AND NOTES

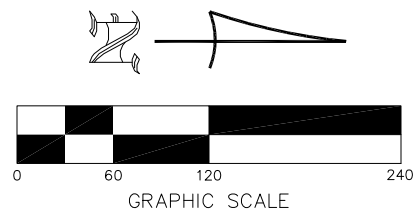
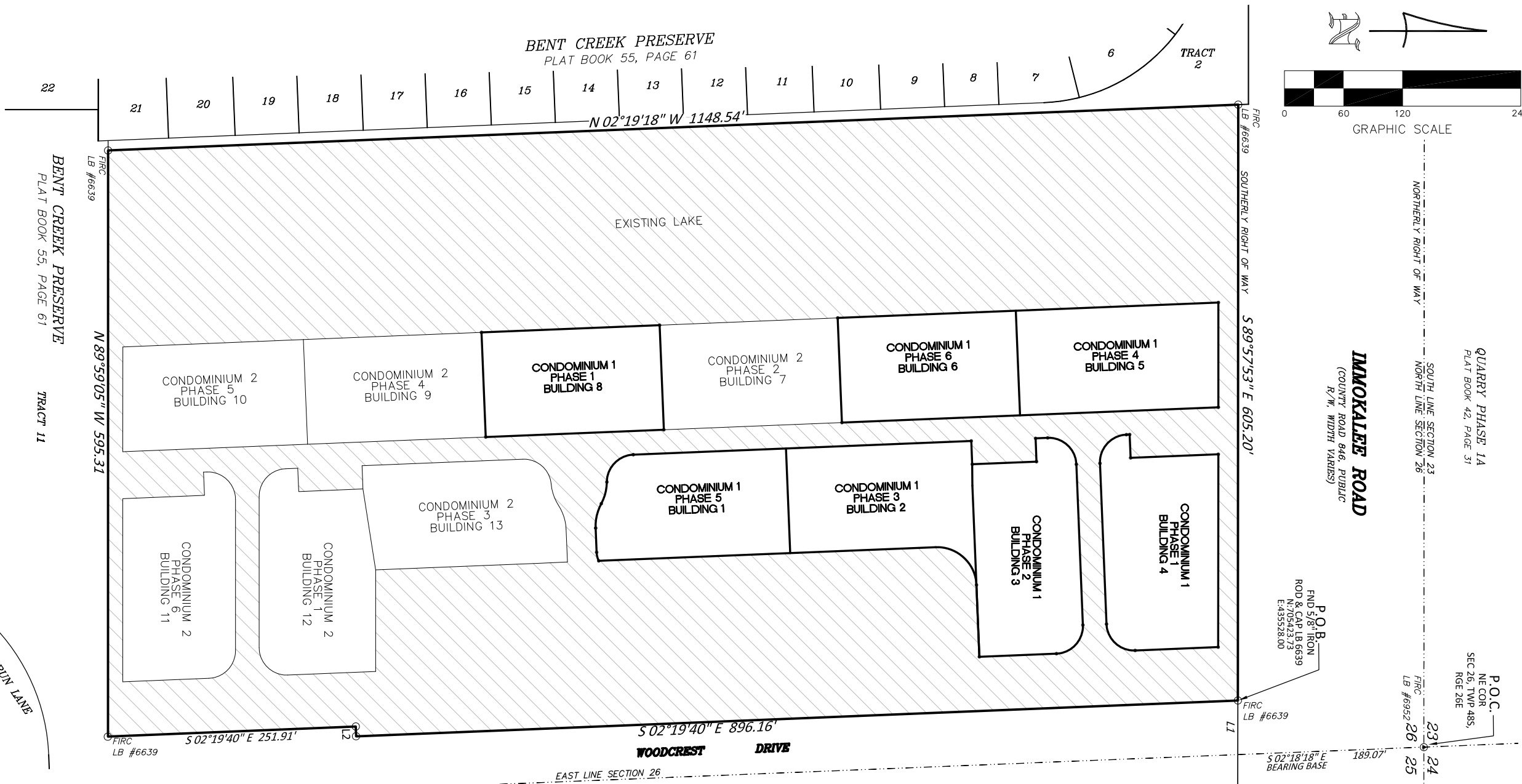


THIS INSTRUMENT PREPARED BY:  
JOHN SCOTT RHODES PSM #5739  
**RHODES & RHODES**  
**LAND SURVEYING, INC.**  
28100 BONITA GRANDE DRIVE, UNIT #107  
BONITA SPRINGS, FLORIDA 34135  
(239) 405-8166 FAX NO. (239) 405-8163  
FLORIDA BUSINESS LICENSE NO. LB 6897

# RICHMOND PARK MASTER ASSOCIATION, 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



Z:\A\BACO RICHMOND PARK 15-969\condos\2016-747\con\m.dwg, 3/22/2017 8:36:09 AM

CHIPLEY RUN LANE



LINE	BEARING	DISTANCE
L1	N 89°57'53" W	54.94'
L2	S 88°30'22" W	10.00'

**EXHIBIT "B"**  
**RICHMOND PARK MASTER ASSOCIATION,**  
**A CONDOMINIUM**  
**OVERALL BOUNDARY SURVEY**

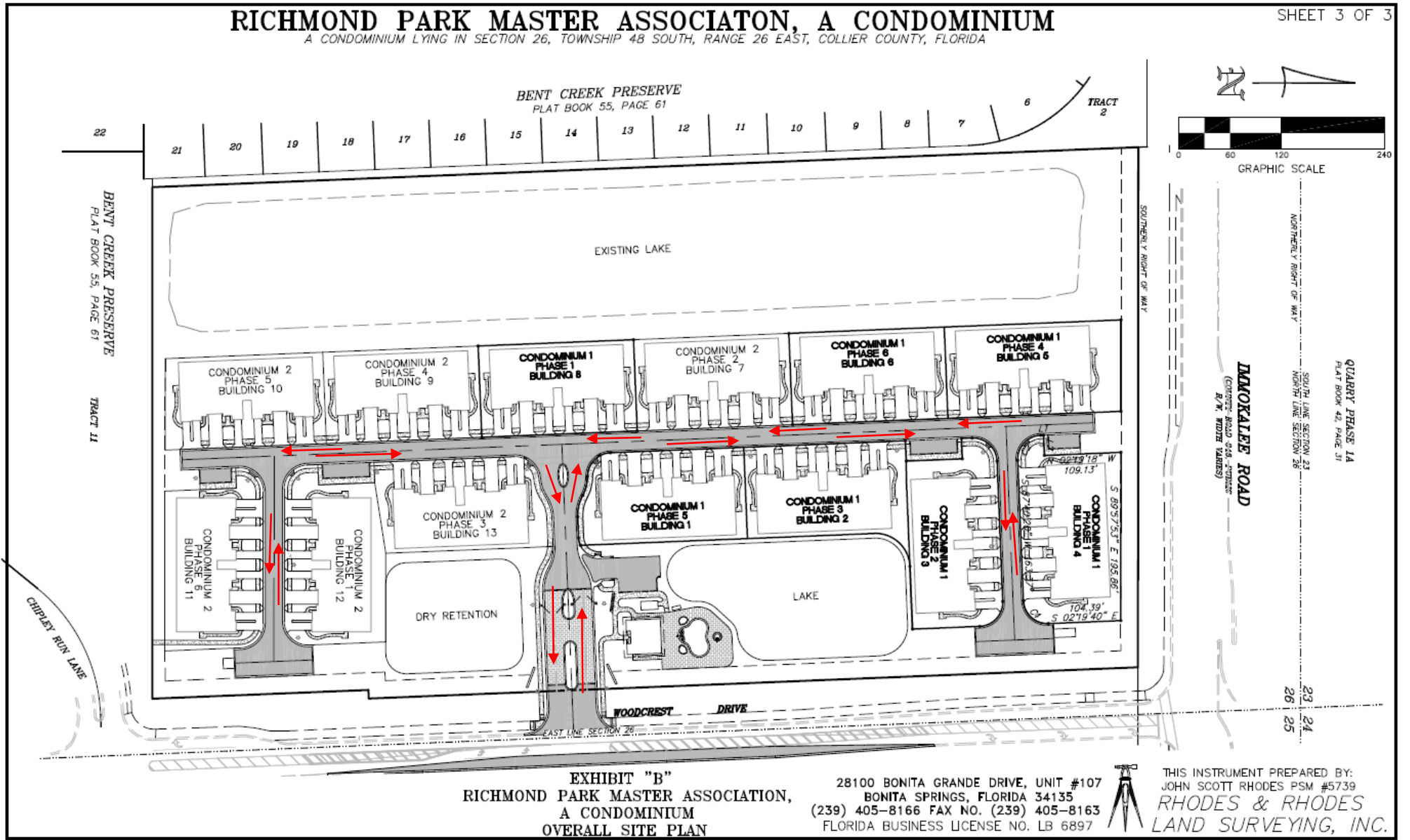
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A CONDOMINIUM LYING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



# RICHMOND PARK I, A CONDOMINIUM

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

**OVERALL 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:

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C.E.	= COMMON ELEMENT
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<b>FLOOD_ZONE:</b>	<b>PANEL_NO.:</b>	<b>MAP_REVISION_DATE</b>
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**LEGEND**

-  = STORM MANHOLE
-  = MITERED END
-  = WATER VALVE
-  = LIGHT POLE
-  = CATCH BASIN
-  = SANITARY MANHOLE
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-  = ELECTRIC TRANSFORMER
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-  = GUY ANCHOR

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FOR: NEAL COMMUNITIES

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

# RICHMOND PARK I, 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

22

21

20

19

18

17

16

15

14

13

12

11

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9

8

7

6

TRACT  
2

FIRC  
LB #6639

N 02°19'18" W 1148.54'

FIRC  
LB #6639

BENT CREEK PRESERVE  
PLAT BOOK 55, PAGE 61

TRACT 11

N 89°59'05" W 595.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	28.00'	90°00'00"	43.98'	39.60'	S 42°40'20" W
C2	28.00'	90°00'22"	43.99'	39.60'	N 47°19'29" W
C3	40.00'	89°59'38"	62.83'	56.57'	S 42°40'31" W
C4	23.00'	22°31'14"	9.04'	8.98'	S 76°24'43" W
C5	48.00'	30°43'22"	25.74'	25.43'	N 76°57'59" W
C6	47.00'	27°57'05"	22.93'	22.70'	N 75°34'50" W
C7	28.00'	87°14'04"	42.63'	38.63'	N 45°56'20" W
C8	28.00'	89°59'38"	43.98'	39.60'	N 42°40'31" E
C9	28.00'	90°00'00"	43.98'	39.60'	S 47°19'40" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.94'	N 89°57'53" W
L2	10.00'	S 88°30'22" W
L3	55.00'	N 87°40'20" E
L4	73.05'	S 87°40'20" W
L5	24.61'	N 87°40'20" E
L6	23.67'	N 87°40'42" E
L7	65.33'	N 02°19'18" W
L8	23.67'	N 87°40'42" E
L9	12.33'	N 02°19'18" W
L10	78.33'	S 02°19'40" E
L11	3.33'	N 02°19'18" W
L12	23.67'	N 87°40'42" E
L13	20.02'	S 02°19'40" E
L14	20.02'	S 02°19'18" E
L15	21.64'	S 89°26'19" W
L21	21.64'	N 89°26'19" E

POB  
BUILDING 8 SITE  
(SOUTHEAST CORNER)

POB  
PHASE 6, BUILDING 6  
S.E. CORNER  
BUILDING 5, 6 SITE

POB  
N.E. CORNER  
PHASE 4, BUILDING 5  
BUILDING 5, 6 SITE

POB  
PHASE 5, BUILDING 1  
BUILDING 1, 2, 3 SITE  
(REFERENCE POINT "B")

POB  
PHASE 2, BUILDING 3  
BUILDING 1, 2, 3 SITE  
(REFERENCE POINT "A")

POB  
PHASE 1, BUILDING 4  
N.E. CORNER  
BUILDING 4 SITE

P.O.B.  
(OVERALL)  
END 5/8" IRON  
ROD & CAP LB 6639  
N 08°42'32" W  
E 435.528.00

CHIPLEY RUN LANE

FIRC  
LB #6639

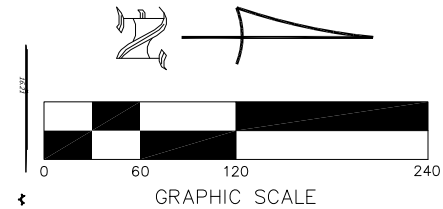
S 02°19'40" E 251.91'

S 02°19'40" E 896.16'

**WOODCREST DRIVE**

S 02°18'18" E  
BEARING BASE

189.07'



SOUTH LINE SECTION 26  
NORTH LINE SECTION 23

**IMMOKALEE ROAD**  
(COUNTY ROAD 846, PUBLIC R/W,  
WIDTH VARIES)

QUARRY PHASE 1A  
PLAT BOOK 42, PAGE 31

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

FIRC  
LB #6639

23 @ 24

25

**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 I, A CONDOMINIUM**  
**BOUNDARY SURVEY AND BUILDING SITES**

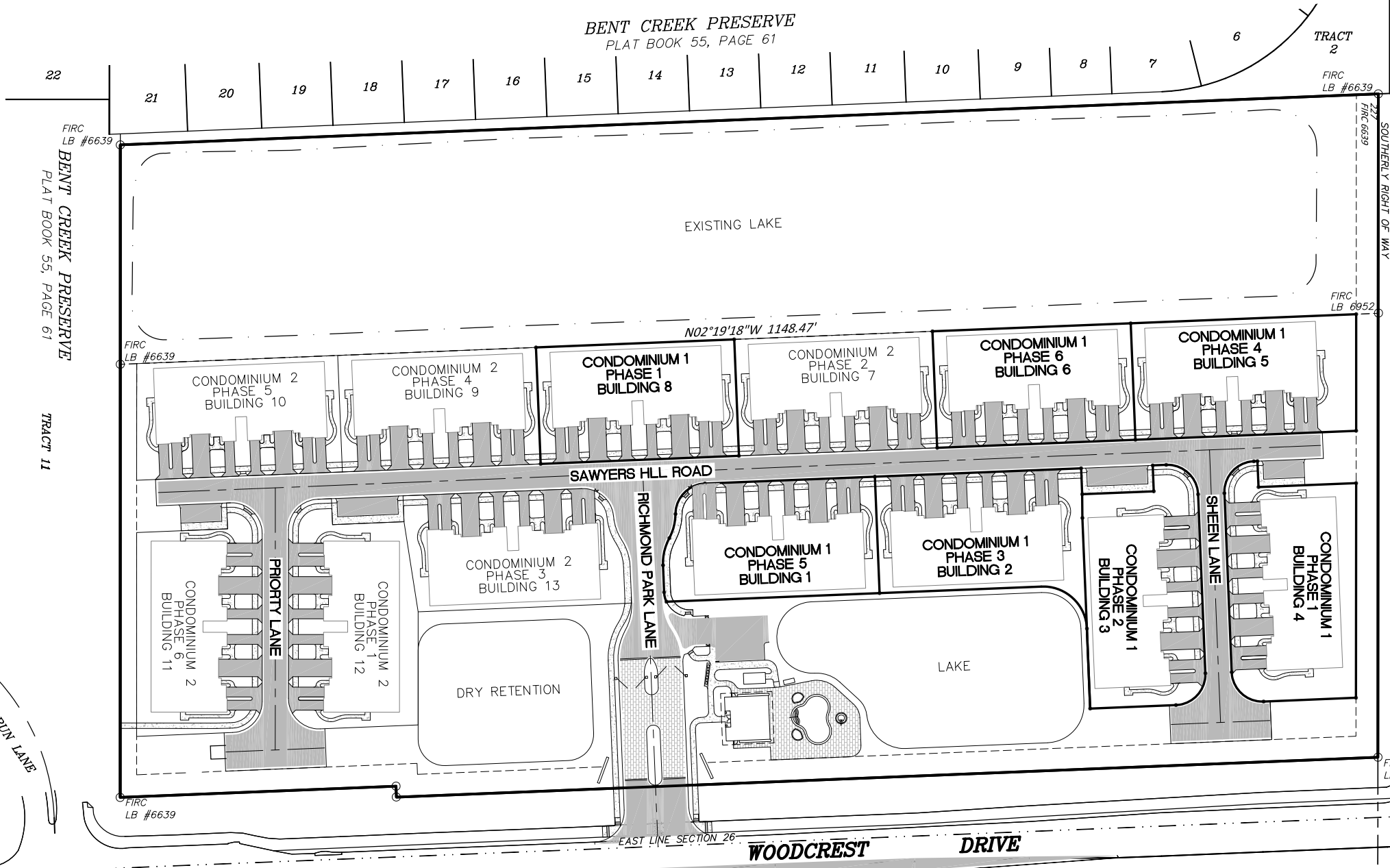
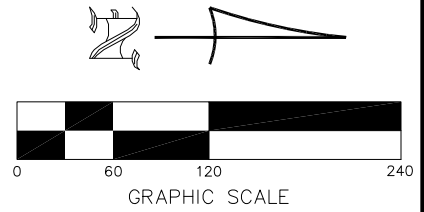
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# RICHMOND PARK I, A CONDOMINIUM

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*BENT CREEK PRESERVE*  
PLAT BOOK 55, PAGE 61



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 VARIES)  
 23 @ 24  
 FIRC  
 LB #6952, 26 | 25

**EXHIBIT "B1"**  
**RICHMOND PARK I, A CONDOMINIUM**  
**OVERALL SITE PLAN**

28100 BONITA GRANDE DRIVE, UNIT #107  
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Z:\ABACO RICHMOND PARK 15-969\condos\Phase 1 (small version)\2016-747\confsm\dl.dwg, 5/15/2017 10:41:52 AM

# 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:

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**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



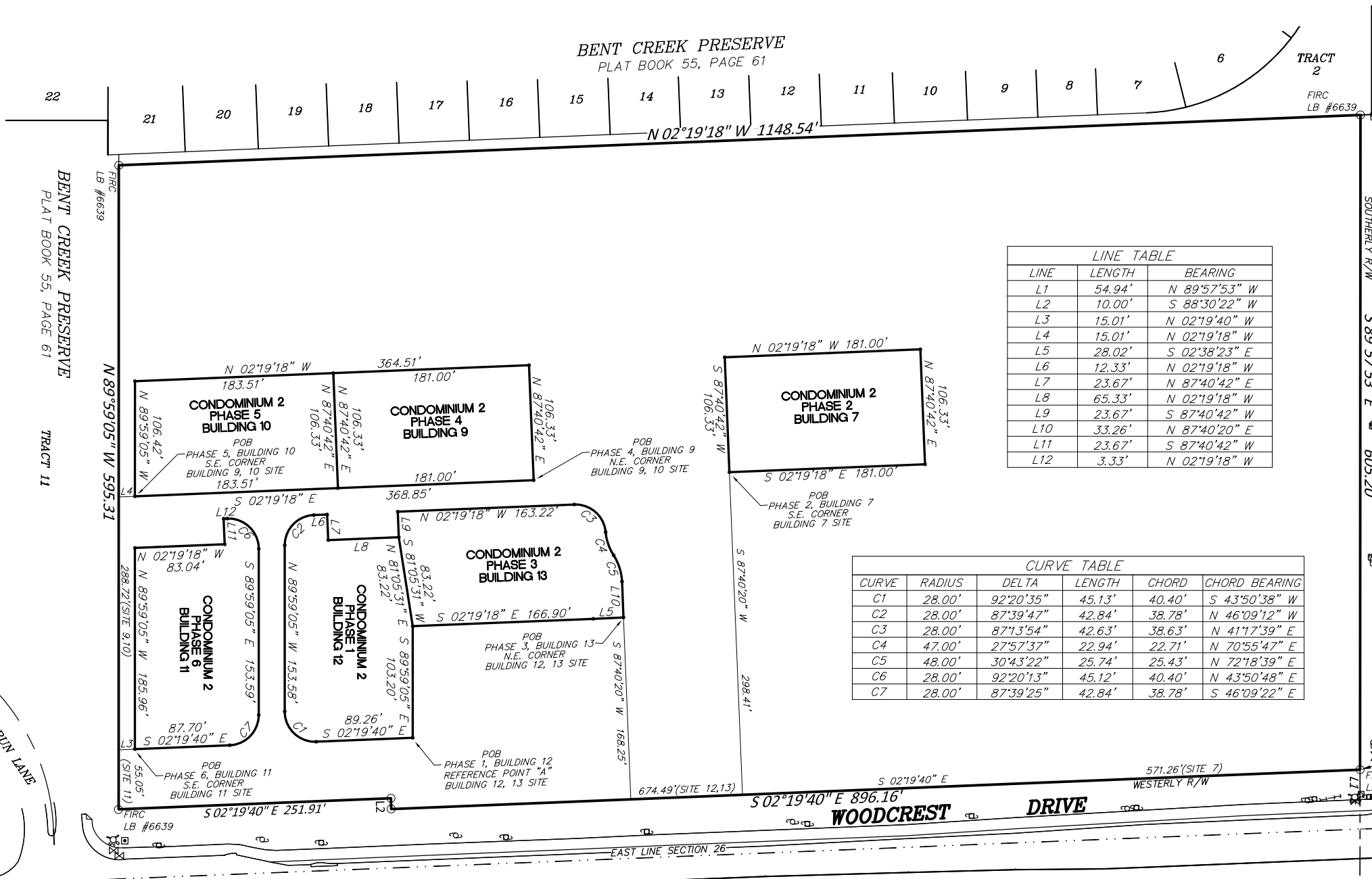
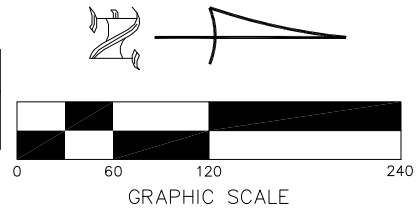
THIS INSTRUMENT PREPARED BY:  
 JOHN SCOTT RHODES PSM #5739  
**RHODES & RHODES**  
 LAND SURVEYING, INC.  
 28100 BONITA GRANDE DRIVE, UNIT #107  
 BONITA SPRINGS, FLORIDA 34135  
 (239) 405-8166 FAX NO. (239) 405-8163  
 FLORIDA BUSINESS LICENSE NO. LB 6897

**EXHIBIT "B2"**  
**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°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
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

**IMMOKALEE ROAD**  
(COUNTY ROAD 846, PUBLIC R/W, WIDTH VARIES)

QUARRY PHASE 1A  
PLAT BOOK 42, PAGE 31

P.O.B. OVERALL  
FIND 5/8" IRON  
ROD & CAP LB 6639  
N 06°42'32" E  
E 335.528.00

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

**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.

**EXHIBIT "B2"**  
**RICHMOND PARK II, A CONDOMINIUM**  
**BOUNDARY SURVEY BUILDING SITES**

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



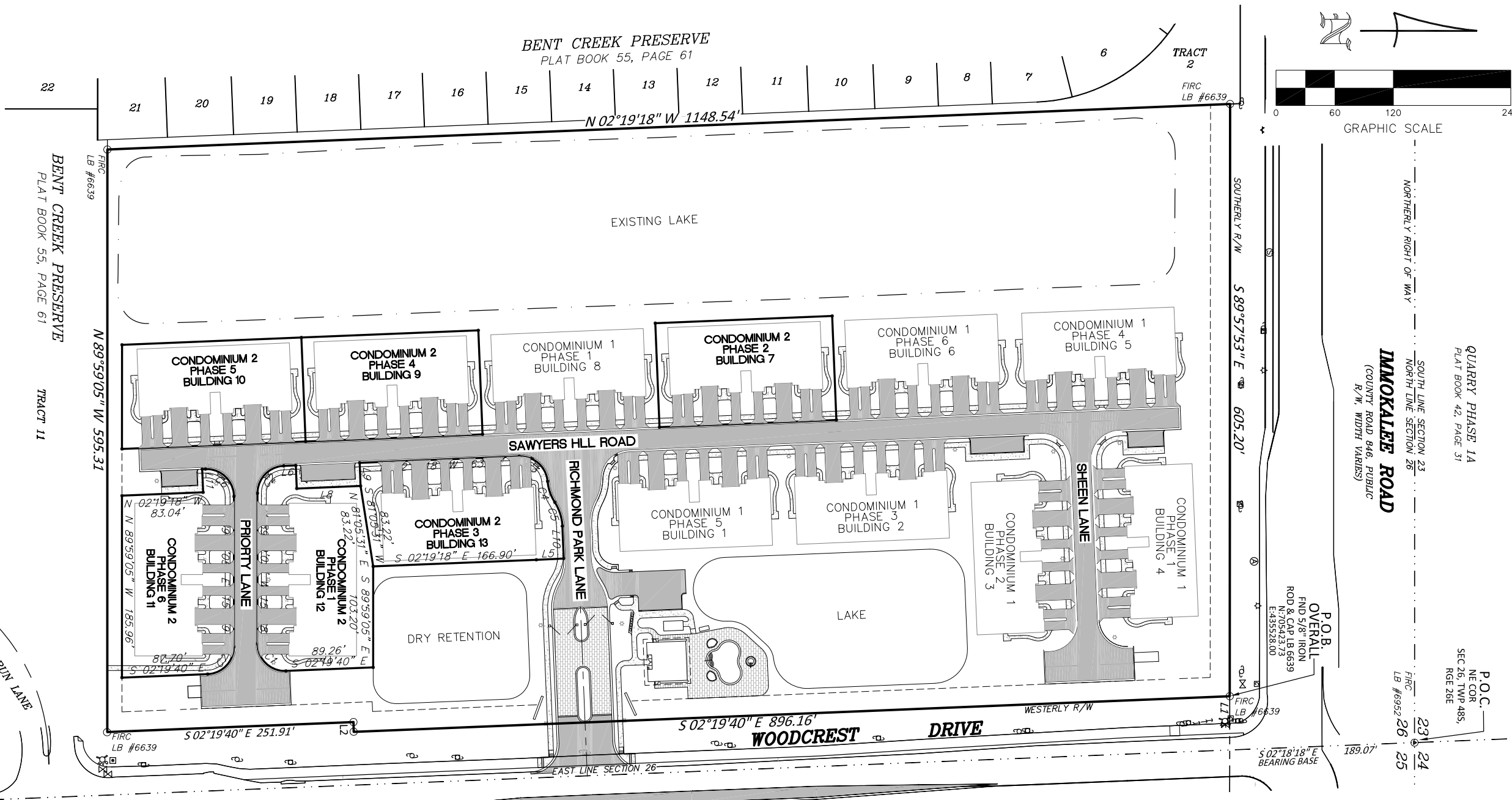
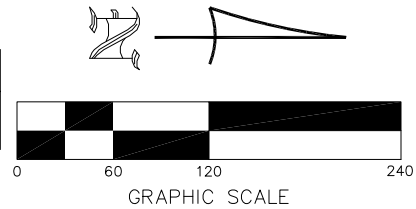
THIS INSTRUMENT PREPARED BY:  
JOHN SCOTT RHODES PSM #5739  
**RHODES & RHODES**  
LAND SURVEYING, INC.



# RICHMOND PARK II, 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



BENT CREEK PRESERVE  
PLAT BOOK 55, PAGE 61  
TRACT 11

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

P.O.B.  
OVERALL  
FND 5/8" IRON  
ROD & CAP LB 6639  
N 06°42'32"  
E 43°52'28.00

P.O.C.  
NE COR  
SEC 26, TWP 48S,  
RGE 26E  
FIRC  
LB #6639  
23  
24  
25

**EXHIBIT "B2"**  
**RICHMOND PARK II, A CONDOMINIUM**  
**OVERALL SITE PLAN**

28100 BONITA GRANDE DRIVE, UNIT #107  
BONITA SPRINGS, FLORIDA 34135  
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THIS INSTRUMENT PREPARED BY:  
JOHN SCOTT RHODES PSM #5739  
*RHODES & RHODES*  
LAND SURVEYING, INC.

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