SURVEY PLAT

OF A PARCEL OF LAND

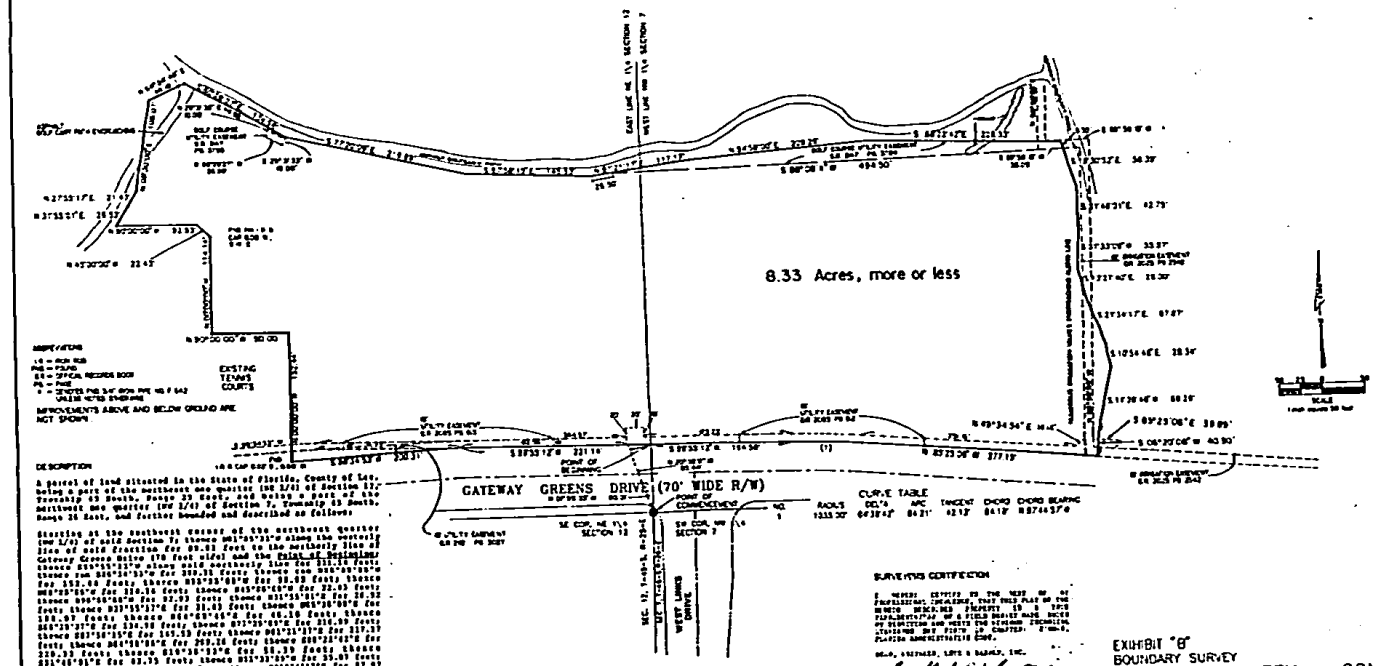
LYING IN

SECTION 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST,

AND

SECTION 12, TOWNSHIP 45 SOUTH, RANGE 25 EAST,

LEE COUNTY, FLORIDA



DESCRIPTION

A parcel of land situated in the State of Florida, County of Lee, being a part of the northwest one quarter (NW 1/4) of Section 12, Township 45 South, Range 25 East, and being a part of the Northwest one quarter (NW 1/4) of Section 7, Township 45 South, Range 26 East, and further bounded and described as follows:

Starting at the southwest corner of the northwest quarter (NW 1/4) of said Section 7; thence N01°45'33"W along the westerly line of said Section for 99.81 feet to the northerly line of Gateway Greens Drive (70 feet wide) and the Point of Beginning; thence S54°55'33"W along said northerly line for 111.16 feet; thence run S44°34'33"W for 319.31 feet; thence run S54°55'33"W for 153.34 feet; thence N35°25'27"W for 38.00 feet; thence N88°25'51"W for 316.34 feet; thence N45°58'16"W for 33.93 feet; thence N56°56'08"W for 57.33 feet; thence N51°35'01"W for 28.32 feet; thence N37°55'37"W for 31.03 feet; thence N61°36'08"W for 183.97 feet; thence N64°43'44"W for 48.18 feet; thence N45°35'27"W for 124.38 feet; thence N37°25'55"W for 216.99 feet; thence N07°36'35"W for 149.53 feet; thence N41°31'17"W for 117.37 feet; thence N41°18'35"E for 203.16 feet; thence N58°25'57"E for 228.33 feet; thence N16°36'33"W for 51.39 feet; thence N51°48'01"E for 93.35 feet; thence N11°33'45"W for 35.87 feet; thence N13°37'41"E for 20.69 feet; thence N21°36'17"E for 27.87 feet; thence N10°36'40"E for 38.36 feet; thence N11°38'46"W for 64.36 feet; thence S26°25'44"W for 45.93 feet to the northerly line of the aforesaid Gateway Greens Drive; thence N45°55'56"W along said northerly line for 237.19 feet to the beginning of a curve concave to the south having a radius of 1933.00 feet; thence westerly along said curve and along said northerly line through a central angle of 04°39'42" for 94.31 feet; thence S59°55'33"W for 161.30 feet to the Point of Beginning.

Containing 8.33 acres, more or less.

Subject to a 10 foot utility easement recorded in Official Records Book 3152 at Page 3027.

Subject to a 10 foot golf course irrigation easement recorded in Official Records Book 2535 at Page 3142.

Subject to utility easements as recorded in Official Records Book 2288 at Pages 637-637.

Subject to easements, restrictions, reservations and rights-of-way (written and unwritten, recorded and unrecorded).

Bearings based on the west line of the northwest one quarter (NW 1/4) of Section 7 as bearing N01°45'33"W.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARD TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

BEAN, WHITAKER, LUTZ & BARNES, INC.

SCOTT C. BARTHES, P.L.S.
FLORIDA CERTIFICATION NO. 4396

- THIS CERTIFICATION IS MADE FOR THE SAME REASONS AS MENTIONED ABOVE.
- IT IS NOT A CERTIFICATION OF TITLE, OWNERSHIP, EASEMENTS OR ENCUMBRANCES.
- THIS SURVEY IS NOT VALID UNLESS SEALED WITH THE RAISED CONTROL SURVEYORS SEAL.
- THIS SURVEY HAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

EXHIBIT "B"

BOUNDARY SURVEY

CHAMPIONS GREEN, a CONDOMINIUM

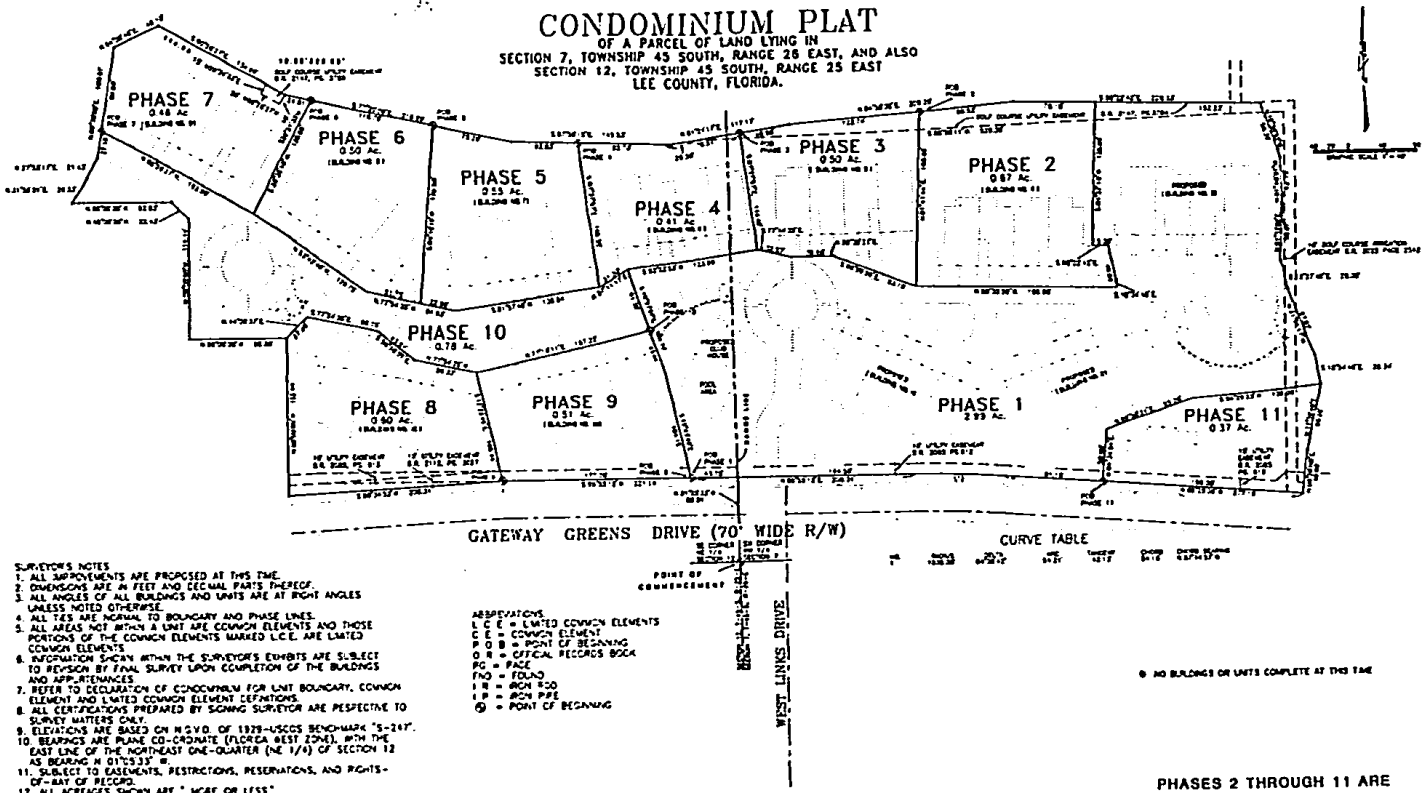
Bean, Whitaker, Lutz & Barnes, Inc.

CONSULTING ENGINEERS AND SURVEYORS

DATE	PROJECT NO.	DRAWN BY	SCALE		REVISED
8-10-93	25120	JG	1"=50'		12-03-93

CONDOMINIUM PLAT

OF A PARCEL OF LAND LYING IN
SECTION 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AND ALSO
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA.



SURVEYOR'S NOTES
1. ALL IMPROVEMENTS ARE PROPOSED AT THIS TIME.
2. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. ALL ANGLES OF ALL BUILDINGS AND UNITS ARE AT RIGHT ANGLES UNLESS NOTED OTHERWISE.
4. ALL TIES ARE NORMAL TO BOUNDARY AND PHASE LINES.
5. ALL AREAS NOT WITHIN A UNIT ARE COMMON ELEMENTS AND THOSE PORTIONS OF THE COMMON ELEMENTS MARKED L.C.E. ARE LIMITED COMMON ELEMENTS.
6. INFORMATION SHOWN WITHIN THE SURVEYOR'S EXHIBITS ARE SUBJECT TO REVISION BY FINAL SURVEY UPON COMPLETION OF THE BUILDINGS AND APPURTENANCES.
7. REFER TO DECLARATION OF CONDOMINIUM FOR UNIT BOUNDARY, COMMON ELEMENT AND LIMITED COMMON ELEMENT DEFINITIONS.
8. ALL CERTIFICATIONS PREPARED BY SIGNING SURVEYOR ARE RESPECTIVE TO SURVEY MATTERS ONLY.
9. ELEVATIONS ARE BASED ON N.G.V.D. OF 1929-USCGS BENCHMARK "S-247".
10. BEARINGS ARE PLANE CO-ORDINATE (FLORIDA WEST ZONE), WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 12 AS BEARING N 01°05'33" W.
11. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.
12. ALL ACREAGES SHOWN ARE " MORE OR LESS"

ABBREVIATIONS
L C E = LIMITED COMMON ELEMENTS
C E = COMMON ELEMENT
P O B = POINT OF BEGINNING
O R = OFFICIAL RECORDS BOOK
PG = PAGE
FND = FOUND
I R = IRON ROD
I P = IRON PIPE
⊗ = POINT OF BEGINNING

CURVE TABLE

● NO BUILDINGS OR UNITS COMPLETE AT THIS TIME

PHASES 2 THROUGH 11 ARE PROPOSED AT THIS TIME

EXHIBIT "B" PHASING PLAN
CHAMPIONS GREEN a CONDOMINIUM
FORT MYERS, FLORIDA

Bean, Whitaker, Lutz & Barnes, Inc.
CONSULTING ENGINEERS AND SURVEYORS

CONDOMINIUM PLAT

OF A PARCEL OF LAND LYING IN
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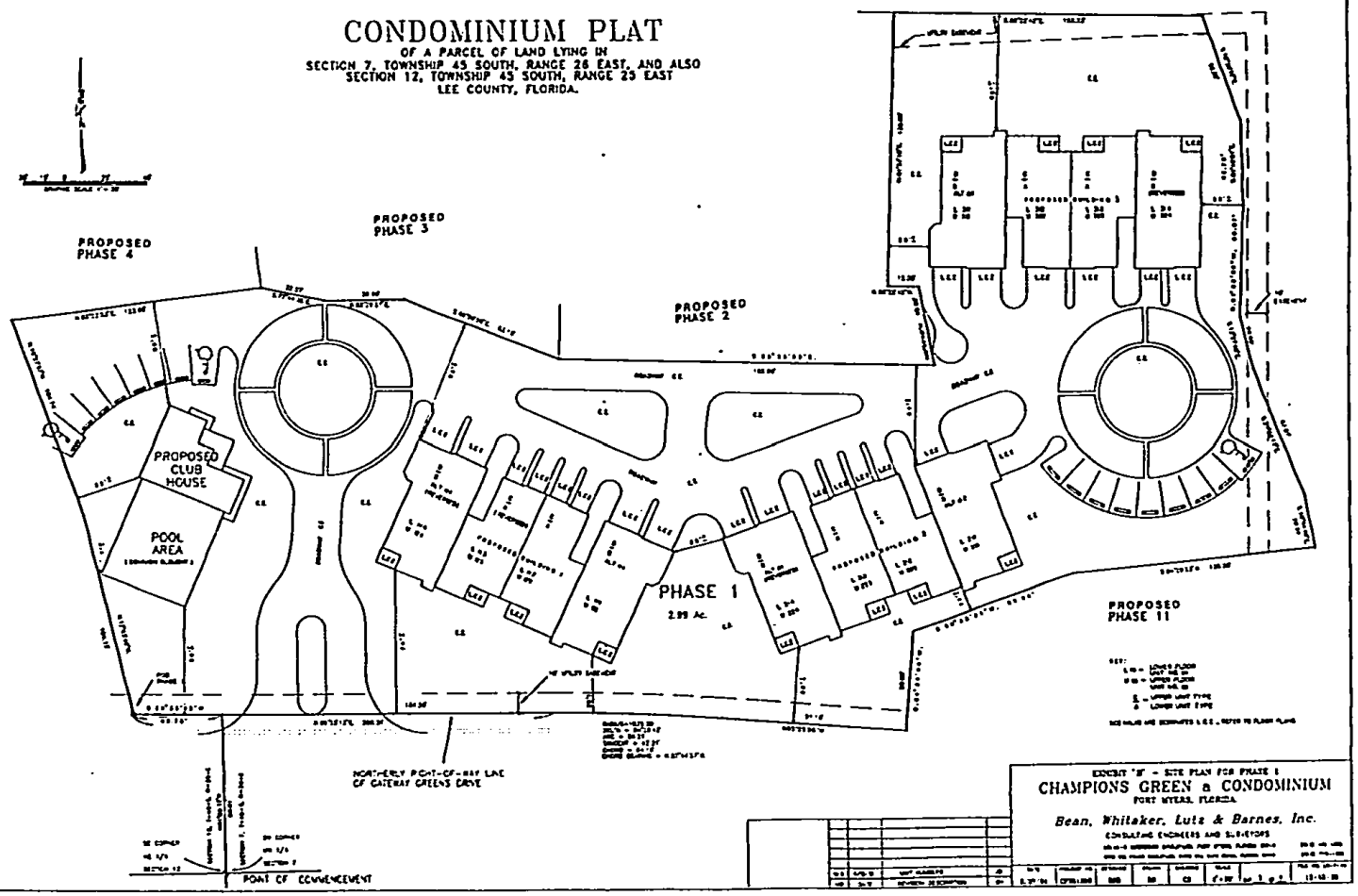

EXHIBIT "B" - SITE PLAN FOR PHASE 1
CHAMPIONS GREEN a CONDOMINIUM
FORT MYERS, FLORIDA

Bean, Whitaker, Lutz & Barnes, Inc.
CONSULTING ENGINEERS AND SURVEYORS