



# BENCHMARK LAND SERVICES, INC.

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## ALTA/NSPS LAND TITLE SURVEY

SURVEY #23924

Property Address:  
1202 5th Avenue North  
Naples, FL 34102

Certified To:  
Frank Stier

Flood Zone Information:  
Community Number: 125130 Panel: 0393 Suffix: H  
Effective Date: 05/16/2012  
Flood Zone: AE BFE: 8' N.A.V.D. 1988

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

Legal Description As Furnished:  
SEE BELOW

DATE OF SURVEY	DRAWN BY
04/24/2023	E.S.
COMPLETION DATE:	CHECKED BY
05/02/2023	K.S.

### Legal Description As Furnished:

#### Parcel I

All that certain triangular shaped parcel of land lying West of the Westerly right-of-way line of the Naples Depot spur track of Fort Myers Southern Railroad, bounded on the North by Fifth Avenue North and on the West by a line parallel and 300 feet Westerly distance from East line of the Town of Naples as shown on the plat recorded in Plat Book 1, page 8, Public Records of Collier County, Florida. More particularly described as follows: Beginning at the intersection of the Southerly right-of-way line of Fifth Avenue North and the Westerly right-of-way line of the Depot spur track also the Northwest corner of Lot 14 of Seaboard Downtown Subdivision as recorded in Plat Book 13, Page 62, Public Records of Collier County, Florida go Westerly 58.60 feet along the Southerly right-of-way line of Fifth Avenue North to the Northeast corner of River park Plat No. 2 as recorded in Plat Book 4, page 58, Public Records of Collier County, Florida; thence Southerly along the Easterly boundary of said plat 116.48 feet to the Township Line and the Westerly right-of-way line of the Depot spur track said point being a point on a curve that is the Westerly boundary of said Lot 14; thence along said railroad right-of-way line (Westerly boundary of said Lot 14) the arc of a curve concave to the Northwest 136.33 feet, Radius 1980.48 feet, Central angle of 03°56'38", Chord 136.30 feet, to the Point of Beginning, subject to the following:

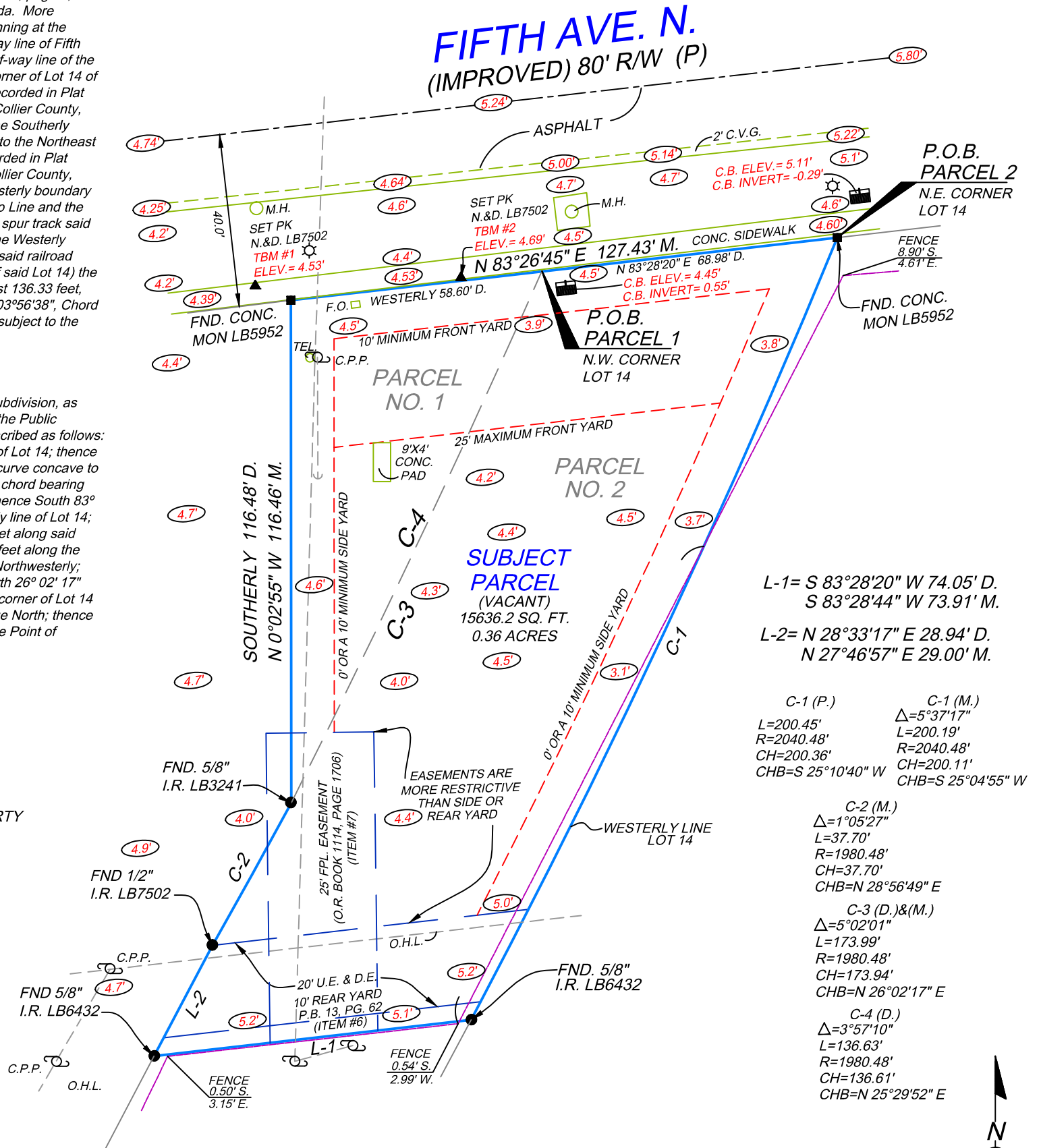
#### Parcel II

Part of Lot 14, Seaboard Downtown Subdivision, as recorded in Plat Book 13, Page 62, of the Public Records of Collier County, Florida, described as follows: Beginning at the Northeast corner of Lot 14; thence 200.45 feet along the arc of a circular curve concave to the Northwesterly radius 2040.48 feet; chord bearing South 25° 10' 40" West, 200.36 feet; thence South 83° 28' 20" West, 74.05 feet to the Westerly line of Lot 14; thence North 28° 33' 17" East 28.94 feet along said line to a point of curve; thence 173.99 feet along the arc of a circular curve concave to the Northwesterly; radius 1980.48 feet; chord bearing North 26° 02' 17" East, 173.93 feet to the Northwesterly corner of Lot 14 and the South boundary of Fifth Avenue North; thence North 83° 28' 20" East, 68.98 feet to the Point of Beginning.

### SCHEDULE B II EXCEPTIONS

ITEMS 1-4, & 8 AFFECT THE PROPERTY AND CAN NOT BE PLOTTED

ITEMS 5-7 AFFECT THE PROPERTY AND HAVE BEEN PLOTTED



L-1 = S 83°28'20" W 74.05' D.  
S 83°28'44" W 73.91' M.

L-2 = N 28°33'17" E 28.94' D.  
N 27°46'57" E 29.00' M.

C-1 (P.)                      C-1 (M.)  
L=200.45'                      Δ=5°37'17"  
R=2040.48'                      L=200.19'  
CH=200.36'                      R=2040.48'  
CHB=S 25°10'40" W                      CH=200.11'  
CHB=S 25°04'55" W

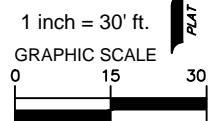
C-2 (M.)  
Δ=1°05'27"  
L=37.70'  
R=1980.48'  
CH=37.70'  
CHB=N 28°56'49" E

C-3 (D.) & (M.)  
Δ=5°02'01"  
L=173.99'  
R=1980.48'  
CH=173.94'  
CHB=N 26°02'17" E

C-4 (D.)  
Δ=3°57'10"  
L=136.63'  
R=1980.48'  
CH=136.61'  
CHB=N 25°29'52" E

- LEGAL DESCRIPTION PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN THE FORM OF A COMMITMENT FOR TITLE INSURANCE. COMMITMENT NUMBER: 1393027
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
- THIS SURVEY IS INTENDED FOR USE BY THOSE TO WHOM IT IS CERTIFIED.
- ONLY IMPROVEMENTS SHOWN WERE LOCATED. FENCE OWNERSHIP NOT DETERMINED.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
- PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
- WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTE 5J-17.052 (2)(d)4 OF THE FLORIDA ADMINISTRATIVE CODE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION OR PLANNING.
- ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.

- POINTS OF INTEREST:
- Buildings may be placed on the side yard line or a minimum of ten feet from it.
  - Zoning District D - Downtown.



To Frank Stier  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6.a, & 11 of Table A thereof.



KENNETH SARRIO  
Professional Surveyor & Mapper  
PSM No. 6348 State of Florida

A.E. ACCESS EASEMENT	D.E. DRAINAGE EASEMENT	I.E. INGRESS / EGRESS EASEMENT	P.C.P. PERMANENT CONTROL POINT	PLT. PLANTER	EXISTING ELEVATION	WV WATER VALVE
B.D. BRASS DISC	D.H. DRILL HOLE	I.R. IRON ROD	PK PARKER-KALON NAIL	R. RADIAL	PROPOSED ELEVATION	W POWER POLE
B.LDG. BUILDING	F.F. FINISHED FLOOR	L.M.E. LAKE MAINTENANCE EASEMENT	P.I. POINT OF INTERSECTION	R/W RIGHT OF WAY	IRON ROD	W WELL
B.R. BEARING REFERENCE	F.ND. FOUND	M. FIELD MEASURED	P.L.S. PROFESSIONAL LAND SURVEYOR	S.D. STORM DRAIN	CONCRETE MONUMENT	W EXISTING FIRE HYDRANT
C. CALCULATED	GEN. GENERATOR	M.E. MAINTENANCE EASEMENT	P.T. POINT OF TANGENCY	SCRN. SCREENED	FENCE	W BENCH MARK
CATV CABLE TV. RISER	ELEC. ELECTRIC BOX	M.E.S. MAINTENANCE END SECTION	P.O.B. POINT OF BEGINNING	T.B.M. TEMPORARY BENCH MARK	N/A NOT APPLICABLE	W LAMP POST
C.B. CATCH BASIN	ENCL. ENCLOSURE	N.&D. NAIL & DISK	P.E.P. PROPOSED POOL EQUIPMENT	TEL. TELEPHONE FACILITIES		
C/O CLEAN OUT	E.O.W. EDGE OF WATER	N.R. NON-RADIAL	P.R.C. POINT OF REVERSE CURVATURE	T.O.B. TOP OF BANK		
C.M. CONCRETE MONUMENT	EQ. EQUIPMENT	O.H.L. OVERHEAD LINE	P.R.M. PERMANENT REFERENCE CURVATURE	U.E. UTILITY EASEMENT		
C.U.E. COUNTY UTILITY ESMT.	ELEV. ELEVATION	P. PLAT	P.U.E. PUBLIC UTILITY EASEMENT	W.M. WATER METER		
C.V.G. CONC VALLEY GUTTER	I.D. IDENTIFICATION	P.C. POINT OF CURVATURE	P.C.C. POINT OF COMPOUND CURVATURE			
D. DEEDED	I.P. IRON PIPE	P.C.C. POINT OF COMPOUND CURVATURE	PROP. PROPOSED			