

HIDEAWAY BEACH CONSERVATION AREAS MANAGEMENT PLAN

Implemented November 1996

Amended March 2005

Amended November 2020

**Hideaway Beach Association Inc.
250 South Beach Drive
Marco Island, FL 34145
(239) 394-5555**

CONSERVATION AREAS MANAGEMENT PLAN

TABLE OF CONTENTS

	<u>Page</u>
TABLE OF CONTENTS	2
LIST OF EXHIBITS/ATTACHMENTS	3
INTRODUCTION	4
CONSERVATION AND FUTURE DEVELOPMENT	4
SUMMARY OF CONSERVATION AREAS	5
MANAGEMENT PHILOSOPHY	6
ACCESS/BOARDWALKS MAINTENANCE	7
CONSERVATION AREA MAINTENANCE	8
EDUCATION	8
INSTITUTIONAL CONSIDERATIONS AND CONSTRAINTS	9
MAINTENANCE ACTIVITIES FOR 9 CONSERVATION AREAS	10
ADDITIONAL MAINTENANCE ACTIVITIES AND RESTRICTIONS	15
VIOLATIONS	16
CONCLUSION	17
EXHIBITS/ATTACHMENTS	

CONSERVATION AREA MANAGEMENT PLAN

LIST OF ATTACHMENTS

Attachment	Title
EXHIBIT A-1	MAP: NINE (9) CONSERVATION AREAS WITH THE PERMITTED MANGROVE WETLAND LINE
EXHIBIT A-2	MAP: CONSERVATION AREA #9; INDIVIDUAL PROPERTIES ADJACENT TO CONSERVATION AREAS
EXHIBIT B-1	MANGROVE TRIMMING PLAN & CHECKLIST
EXHIBIT C-1	NATIVE VEGETATION LIST
EXHIBIT D-1	CONSERVATION AREA 9: SKETCHES AND LEGAL DESCRIPTIONS

INTRODUCTION

Hideaway Beach is a private residential community on approximately 305 acres. It is located in Section 6 and 7 Township 52 South, Range 26 East, Collier County Florida. The Hideaway Beach Conservation Areas total in the Hideaway Beach Planned Unit Development (PUD), Collier County Ordinance 92-11, as amended, now the City of Marco Island Ord. No. 01-09, (referred to as the PUD), total approximately 132 acres, which includes 40.31 acres donated to FDEP. The acreage is distributed throughout the development. We have identified additional areas of approximately 12.44 acres that could appropriately be included in the Hideaway Beach Conservation Area Management Plan (will be referred to as the CAMP) Conservation Areas. There are eight previously defined areas, which comprise the conservation areas. The Hideaway Beach CAMP Conservation Areas are depicted on the map attached, as **CAMP Exhibit A-1**, and will be referred to as the “Conservation Areas” or “conservation areas” hereafter. A variety of habitats ranging from wetlands to uplands have been included in the Conservation Areas.

Portions of the conservation areas are available, in various degrees, for the use and enjoyment of Hideaway Beach property owners. The use of conservation areas is limited to passive recreation such as observation, active recreation, and other uses as defined in Section 8.02 of the Hideaway Beach PUD. Other local, state and federal regulations exist which affect the potential degree of use and managed condition of the conservation areas.

The initial management plan for the Conservation Areas was approved and implemented in 1996 under the authority of Collier County. Upon incorporation in 1999, the City of Marco Island became the local authority and the 2005 CAMP version was developed at the request of the City of Marco Island. In 2019, South Florida Water Management District (will be referred to as the District) requested a review and update of the CAMP to reflect the District’s Environmental Resource Permit #11-00166-S, as modified (will be referred to as the Hideaway Beach’s ERP). This amendment seeks to maintain the original intent of the CAMP as well as make updates. The CAMP, as amended, is intended to guide any necessary or required future restoration activities and limit unintentional violations.

CONSERVATION AND FUTURE DEVELOPMENT

The Plat Plan described and identified in the Little Pine Island Mitigation Assessment Summary for the Hideaway Beach Community dated 10/26/2020 (“LPIMB Assessment Hideaway”), and referred to therein as the “permitted mangrove wetland line” and herein as the Mangrove Wetland Line (as shown in **CAMP Exhibit A-1**) depicts wetland areas encompassed within the

Conservation Areas and outside of the individually owned lots. The most recent District permit modification removed 1.33 acres of wetland conservation from individually owned lots and replaces this with 2.72 acres of wetland under control of the Hideaway Beach Association, Inc. (the "Homeowners' Association") but outside the previously approved Conservation Areas. The 2.72 acres has been delineated and will be protected in the same manner as the Conservation Area. The added acreage is considered wetlands under current guidelines so will not result in the loss of any wetland conservation that was provided for in the original permitting and will compensate for the 1.33 acres described above. Future development proposed on any lots adjacent to the Conservation Area will be required to avoid and minimize impacts to the wetland areas as required under local or federal permitting guidelines but will not require further permitting from the SFWMD. No impacts within 10 feet of the 1981 Mangrove Wetland Line or outside of the lots will be allowed. All Conservation Areas will be protected from future encroachments. Signage and where necessary, barriers will be used to delineate the protected areas.

SUMMARY OF CONSERVATION AREAS

The variety of areas contained within the PUD Master Plan Conservation Areas can be generally defined by geography, topography, and/or vegetation community. The areas are graphically identified in **CAMP Exhibit A-1 and A-2**. This yields the following nine (9) categories, summarized as follows:

1. **Collier Bay Mangrove System** This area is at the north end of Hideaway Beach (including the Hideaway Beach 1st Addition). It lies generally east and north of Royal Marco Way and is predominantly mangrove forest with a transitional landward fringe and a small coastal strand/coastal hammock community near the northern tip. This area comprises the largest portion of the conservation areas. The majority of the Collier Bay Mangrove System has been deeded to the State by the Deltona Corporation as a defined preservation area, while the Homeowners' Association remains responsible for maintenance of the landward preserve edge.
2. **Big Marco Pass** These are the lands between the water and the Royal Marco Point Condominiums (Hideaway Beach 1st Addition) at the northern end of Royal Marco Point and the beach system south of Royal Marco Point. There was originally a 150-foot setback line established from the Royal Marco Point Condominium buildings toward the shoreline. Portions of the 150-foot setback area have since eroded. This area currently contains eroding beach and has an adjacent upland coastal strand community with scattered pockets mangrove/buttonwood forest.
3. **Gulf of Mexico Shoreline** This area contains the beach and adjacent mangroves up to the development setback line. There is a mix of wetland and upland communities within this

system consisting of coastal beach, sparsely vegetated low shell ridges and dunes, mangrove forest, upland coastal strand, and small pockets of coastal hammock.

4. **Twin Lagoon Area Uplands** This area is located towards the south end of the Hideaway Beach development and is an upland ridge located between the Gulf of Mexico shoreline and mangrove/open water areas known as Twin Lagoon. These areas are generally sparsely vegetated upland coastal strand.
5. **Twin Lagoon Area Mangroves** This is a mangrove system containing two inland bays. The Twin Lagoon area is located to the southwest of the Big Lagoon Mangroves.
6. **Big Lagoon Mangroves** The area includes the open water bay of Big Lagoon and the adjacent mangroves. This area is located to the west of the golf course and residential developments along Hideaway Circle West. (It should be noted the boundary between the Homeowners' Association conservation area lands and the adjacent private lot occurs within some areas of the mangrove community.)
7. **Miscellaneous Lands Adjacent to Golf Course** This is a small block of primarily coastal hammock uplands located to the north of the golf course maintenance area, adjacent to Hideaway Circle North.
8. **Miscellaneous Lands North and West of Golf Course** This area historically contained two small upland coastal hammock preserves that were adjacent to the golf course. One area is identified as occurring on the southwest boundary of the course, adjacent to the board walk which crosses Big Lagoon. The second area was identified in the northeast corner of the golf course adjacent to the maintenance area. Both areas appear to have been partially impacted by golf course developments.
9. **Additional Acreage Protected Under 2020 District Permit Modification** These areas total approximately 2.72 acres and were added to the Conservation Areas as compensation for 1.33 acres of previously defined Conservation Area that was removed from individually owned lots. **Exhibit D-1** lists and maps the legal descriptions and sketches of the 2.72 acres added to the Conservation Area.

In addition, the boundaries of the Hideaway Beach Conservation Areas are diverse. They include individual property lines, road right-of-way lines, mean high water lines, and the old coastal construction control lines. Some of these lines are constantly evolving as the result of natural events and beach renourishment.

MANAGEMENT PHILOSOPHY

The purpose of the Hideaway Beach Conservation Areas is to maintain a part of the natural habitats and character of Marco Island, for the benefit of the environment and Hideaway Beach residents. The establishment and maintenance of the conservation areas is intended to provide water quality protections, assist with the control of flooding and soil erosion, provide vegetative cover to mitigate environmental heat islands, maintain habitat for wildlife, provide a visual and audio buffer from surrounding land uses, as well as maintaining the aesthetic value of the region. The conservation areas are available for the use and enjoyment of Hideaway Beach property owners where said use is consistent with applicable local, state, and federal regulations, and guidelines of this management plan. The past management of conservation areas has focused on restoring the native habitation through the removal and the maintenance of invasive species. Continued maintenance will be required to maintain and improve the natural, recreational, and aesthetic value of the conservation areas.

The primary management activities for the conservation areas by the Homeowners' Association will focus on protection of mangroves and other native plant species, habitat maintenance through continued invasive vegetation species maintenance, supplemental native vegetation planting and environmental education.

ACCESS/TRAIL MAINTENANCE

Access through an existing system of trails is to be maintained in such a way as to minimize potential hazards to residents. District Environmental Resource Permits (ERP) are required prior to construction of any type of facilities within the conservation areas, including but not limited to, boardwalks, nature trails (other than at-grade) and wildlife observation areas. Maintenance of the access points and trail system will take into account the health, safety, and welfare of the users while remaining true to the essential nature of the surrounding conservation areas. Trimming of native vegetation along the trail system shall be limited to a width of six feet except for the two access points used by Collier County for sea turtle monitoring and beach raking. Judicious trimming and vine removal will be incorporated where necessary to enhance the health of the system, and to provide passive and active recreation. Judicious trimming will be defined as: trimming when necessary to removal dead, damaged or diseased branches, to remove weak or crossing limbs which may damage the overall strength of the tree, to remove water shoots, maintenance to keep the path/trail/boardwalk clear and accessible, and trimming as necessary to allow access for beach renourishment. Trimming will follow the International Society of Arboriculture ("ISA") Guidelines of cut placement and methods. All mangrove trimming must be conducted by a Florida Department of Environmental Protection (DEP) certified mangrove trimmer, possessing necessary license(s) per the Mangrove Trimming and Preservation Act. In the unlikely event of trimming that causes the plant to die, the plant will be replace with an identical size and species or one from the native vegetation list in the attached **CAMP Exhibit B-1** approved by the Homeowners' Association.

CONSERVATION AREA MAINTENANCE

Maintenance of the communities within the conservation areas will consist primarily of the control of invasive vegetation species and, when and where appropriate, the maintenance of native vegetative cover. It is intended that the conservation areas will be maintained free of invasive species. Supplemental planting may be necessary following maintenance or natural events in order to stabilize the soils, establish diverse and appropriate native vegetative structure, increase aesthetic value and reduce potential invasive vegetation species. In naturally vegetated areas within the conservation areas, Hideaway Beach will seek to maintain a healthy vegetative community and in an event that any area greater than 0.01 acre (approximately 20 by 20 foot area) is scarified by maintenance activities, this area will be planted with a combination of native ground, shrub and tree species that is appropriate for the community type. Other maintenance activities will include the felling of dead or damaged vegetation that is directly hazardous to the buildings or humans utilizing the paths, boardwalks and access areas. The damaged vegetation may be partially blown down by trees from a storm event that impede access or could potentially cause harm to the users of the area. Vine growth will also be controlled where it is damaging other desirable woody plant species to a point where these individual plants may not survive. Native vegetation which may cause bodily harm to humans, such as poison ivy (*Toxicodendron radicans*), will be removed near all trails, boardwalks and access points. Judicious trimming for the existing recreational use, boardwalks and access trails, and in response to past disturbance (for example, illegal trimming, storm events), and to increase the rate of the natural healing processes of individual trees will be also be conducted under the guidance of a certified arborist possessing necessary license(s) and will follow the International Society of Arboriculture Guidelines of cut placement and method. All mangrove trimming must be conducted by a FDEP certified mangrove trimmer per the Mangrove Trimming and Preservation Act.

EDUCATION

These conservation areas are part of the surrounding residential development and available, to a limited extent, for the use and enjoyment of the Hideaway Beach residents. As such, it is important that anyone who lives adjacent to and/or enters a conservation area understand that these areas are maintained to support the essential nature of the area consistent with conservation area uses provided in the PUD. Individual property owners adjacent to the conservation areas will be required to maintain their property in a manner to avoid soil migration into the conservation area and, except as to current valid permits, generally prohibit from trimming mangroves within the conservation areas. In addition, it is contrary to the CAMP to

stockpile any material and/or equipment (including recreation watercraft) within the conservation area boundaries except for previously approved kayak storage area.

The Homeowners' Association will include education as a management program in order to increase residents' awareness and appreciation of the conservation areas in Hideaway Beach. This education will consist of multiple strategies to increase awareness and will include an orientation to all new residents discussing the role and management of the conservation areas, an annual educational campaign consisting of informative mailing to all residents identifying the conservation areas, public access and use restrictions; environmental education exhibits along access trails located with the conservation areas to identify habitats and/or native species; and signs installed on Homeowners' Association property along the conservation area boundaries identifying areas as conservation every 100 feet.

INSTITUTIONAL CONSIDERATIONS AND CONSTRAINTS

Regulations of the conservation areas outlined in the PUD range from the federal to the local level. The removal of dead material within the conservation areas is not considered appropriate unless the removal is warranted to reduce the potential of fire hazard which might threaten life or property or unless the dead material obstructs a boardwalk or path/trail or the community's stormwater management system. If dead material is found within 50 feet of the structures or obstructing a path/trail or drainage conveyance, the dead material may be removed without obtaining additional permits. Excessive dead wood associated with storm events, such as tropical storms or hurricanes, will be evaluate by Hideaway Beach and permits may be pursued via the District for the removal to enhance regeneration, improve wildlife habitat, stormwater functions, reduce fire hazard and improve aesthetics. The operational aspects of the CAMP will include an evaluation of existing regulations and obtaining all required permits.

The conservation areas are intended to be maintained and managed as natural vegetative communities. Management to increase water views or create commercial landscaped appeal is not part of the CAMP.

At their own expense, an individual property owner or individual condominium association that is landward of the Coastal Construction Control Line (CCCL) may pursue the required permit(s) from the District or the City of Marco Island for activities in excess of the general maintenance activities defined in the next section of the CAMP. Also, any legally permitted and authorized enhancement or restoration design or construction activities will be conducted at the expense of the individual property owner or individual condominium association. No trimming will be allowed without prior approval by the District, Hideaway Beach Association, and any other entities which have jurisdiction over the proposed area. Any entity conducting trimming in violation of the CAMP without first obtaining appropriate permits, may be subject to fines by the city, state and federal agencies, may face application suspensions under Homeowners'

Association documents, including covenants, House and Ground Rules, and at a minimum will be required to replant the impacted area under guidelines listed under the violation section of the CAMP.

All existing, extant, and current FDEP Mangrove Trimming Permits will be honored regardless of the location in Hideaway Beach. The FDEP permits run with the land and do not need to be amended or extended as long as the property owner engages in necessary maintenance and does not expand the footprint of the area covered in the original FDEP permit. Mangrove trimming maintenance can occur and take place in perpetuity once the desired and permitted trimming level/height has been achieved. FDEP Permit enforcement compliance and enforcement will be by FDEP in coordination with the District. Except as noted below, any modification to a prior FDEP permit and any applications for new mangrove trimming permits will be handled and processed by the District.

The 6000 Building, Royal Marco Point Phase III, has an existing FDEP permit and is under the jurisdiction of FDEP. Another area that will remain under the permitting, compliance and enforcement jurisdiction of FDEP are the single-family properties along Sea Dune Lane where the trimming is to take place waterward of the CCCL.

MAINTENANCE ACTIVITIES FOR NINE (9) CONSERVATION AREAS

The original eight (8) areas, as defined in the Summary of Conservation Areas section of the CAMP, were originally described on the basis of a variety of characteristics. The areas added during the 2020 District Permit revision (identified as Area 9 in the Summary of Conservation Areas section of the CAMP) are all adjacent to previously identified conservation areas #1, #5, and #6 and will be maintained the same as and in conjunction with those adjacent conservation lands. These areas are further broken down into subunits based on landforms and vegetation. A total of twelve (12) areas are addressed based on subdividing Big Marco Pass into two (2) sections and the Gulf of Mexico shoreline into four (4) sections.

District ERPs are required prior to construction of any type of facilities within conservation areas, including but not limited to, boardwalks, nature trails and wildlife observation areas.

Using the Hideaway Beach Conservation Areas Maps (**CAMP Exhibit A-1 and A-2**), the following 8 Areas are more fully described.

AREA #1: COLLIER BAY MANGROVE SYSTEM

On an acreage basis, this is the largest contiguous conservation area. The area is dominated by a canopy of red, black and white mangroves ranging in heights up to approximately 40 feet. Along the landward edge of this area are scattered mature buttonwoods. Historically, invasive

vegetation was common along the landward edge, but past maintenance has significantly reduced its presence. Maintenance of this area should include annual inspections of the landward edge of the mangrove system and removal of the invasive vegetation and, if necessary, the planting of the landward edge with coastal high marsh and transitional trees and shrub species. Potential plants may include knot grass (*Paspalum distichum*), Sea oxeyes (*Borrchia spp.*), salt marsh cordgrass (*Spartina patens*), seaside dropseed (*Sporobolus virginicus*), and leather fern (*Acrostichum danaeae-folium*) in the understory and buttonwood (*Conocarpus erectus*), silver buttonwood (*Conocarpus erectus var. sericeus*), cocoplum (*Chrysobalanus icaco*) and marsh elder (*Iva frutescens*) for shrub/canopy species.

The majority of this area is wetlands, which have been deeded to the State so access to the interior portions is extremely limited. Any additional access would require Hideaway Beach Association membership approval per Association By-laws, approval of all entity(s) holding deeds, and city, state and potentially federal permits.

AREA #2: BIG MARCO PASS This area will be described in two (2) parts, the Northern and Southern Portions, as follows:

AREA #2: Big Marco Pass (Northern Portion)

The northern portion of this area is gulf beach with an adjacent upland coastal hammock/coastal strand community dominated by a canopy of seagrape (*Coccoloba uvifera*) and cabbage palm (*Sabal palmetto*), with Jamaica dogwood (*Piscidia piscipula*) scattered in the midstory and canopy. Understory species include saw palmetto (*Serenoa repens*), wild coffee (*Psychotria nervosa*), wild lime (*Zanthoxylum fagara*), Spanish bayonet (*Yucca aloifolia*), lily (*Hymenocallis latifolia*) and grey Nickerbean (*Caesalpinia bonduc*). Past maintenance has removed a majority of the mature invasive species from this area however, there are scattered occurrences of Brazilian pepper and beach naupaka.

This area has been impacted by previous improper trimmings, which topped the native vegetation, specifically mature Sea grape trees, and periodic storm events. Restoration efforts within this area have included: selective trimming of some of the regrowth in the masses of suckers that have responded to previous damage, property cutting of limbs which have been broken or trimmed further out than at the branch collar and branch bark ridge, and general trimming which conforms to the International Society of Arboriculture (ISA) standard and whose intent is to increase the health of the tree, and planting the area with appropriate salt tolerant native dune vegetation such as beach sunflower (*Helianthus debilis*), knot grass, salt marsh cordgrass, sea oats (*Uniola paniculata*), sea oxeyes, prickly pear (*Opuntia dillenii*), inkberry (*Scaevola plumieri*) and bay cedar (*Suriana maritima*).

The opening of the canopy in this area has resulted in prolific vine growth to the detriment of the many canopy species. Vines should be actively controlled in this area where the survival of the individual tree is in question until the canopy closure is able to control the vines without human intervention.

Due to the history of disturbance, management to improve this area involves considerable effort. Remaining invasive vegetation has been identified and treated, bare areas in the backshore area have been replanted, and trimming of native species have occur over several years to progressively improve the health of the damaged trees. Replanting efforts should be conducted on a seasonal schedule to help ensure the survivability potential of installed native vegetation and temporary irrigation may be utilized to maximize survivability potential.

As defined in the PUD, limited access trails are permitted within the conservation areas. A single shore-parallel path with a pervious surface and similar access paths from the various residential areas should suffice. A path width of six (6) feet is adequate for pedestrian traffic and maintenance activity access. Low limbs crossing trails will be removed if they are a potential hazard to pedestrians.

Removal of dead tree should be undertaken in those area where it constitutes a potential hazard to people or structures. In all other cases, snags will be left to decompose within the native community.

Because shore erosion is an ongoing dynamic process, there may be periodic shoreline nourishment projects, When these projects are undertaken, plans should be developed for planting of the backshore (landward) portion of the project area with native shore pioneer species , and the construction of a dune or other type of system considered if this can be shown to help in the prevention of further erosion of the beach.

Trimming of trees in this area, both as part of the restoration work and as part of the management of this area should be undertaken in accordance with the standards set forth by ISA and should be performed or overseen by a licensed arborist.

AREA #2: Big Marco Pass (Southern Portion)

The shore area from Block 1, Lot 17, southward is a relatively narrow beach area with typical herbaceous pioneer vegetation. Maintenance activities here should be restricted to removal of invasive vegetation, control of native vines in the event they are smothering other vegetation and planting native beach pioneer species (as identified above) in the event of a beach nourishment project. Pedestrian trails are designed, built, and maintained consistent with the parameters set forth in the previous sections of the CAMP.

AREA #3 GULF OF MEXICO SHORELINE

This is the north-south shoreline, shell ridge, and mangrove system on the west side of the property. This area will be described in four (4) parts, Mangrove Shoreline Adjacent to Block 10; Picnic Area; Outer Beach and Ridge Area; and Eastern Edge of Tidal Creek, as follows.

AREA #3: Gulf of Mexico Shoreline (Mangrove Shoreline Adjacent to Block 10): This area has a narrow mangrove fringe with scattered buttonwoods on the landward side. The upland portions of this area contain seagrass clumps, Jamaica dogwoods, and widely scattered invasive vegetation species.

Management of this area is to include the continued maintenance of invasive vegetation and the installation of shoreline plantings, if the eroded shoreline is restored. Planting efforts will use similar dune pioneer species as identified above and be conducted on a seasonal schedule to take advantage of the natural rainfall patterns and help ensure the survivability potential of the installed native vegetation and temporary irrigation may be utilized to maximize survivability potential. Future trimming will need to conform to prevailing local and state regulations and the standards set by the ISA which will maintain or increase the health of the trees.

AREA #3 Gulf of Mexico Shoreline (Picnic Area, Adjacent Beach, Backshore and Mangroves): This area was historically dominated by large Australian pines, but has been restored through invasive removal and plantings of coastal hammock species.

Within this area species such as cabbage palm, seagrass and gumbo limbo (*Bursea simaruba*) have become established. This area should continue to be inspected and treated for invasive vegetation on a minimum annual basis. In the event the areas sparse in vegetation are identified, planting should be conducted with native species that are complementary to the identified use. Suggested additional plantings include beach sunflower, firebush (*Hamelia patens*), wild coffee, cocoplum, silver buttonwood and Geiger tree (*Cordia sebestena*).

AREA #3 Gulf of Mexico Shoreline (Outer Beach and Ridge Area West of the Small Tidal Creek): This area is characterized by a low narrow beach, low dune and shell ridges behind the beach and fringing mangroves in a relatively narrow bank along the tidal creek. Maintenance activities for this area include debris removal and invasive removal on the upland areas between the beach and the tidal creek area. Any pedestrian trails should be restricted to the upland portions and the design and maintenance of such a trail will be in accordance with parameters defined in the CAMP.

AREA #4 Gulf of Mexico Shoreline (Eastern Edge of Tidal Creek to the Setback Line): This area has a mangrove fringe between the tidal creek on the west and the upland ridge on the east. The uplands are generally open with a groundcover of herbaceous species and widely scattered invasive species. The upland area also contains scattered clumps of cocoplum and occasional seagrape. Maintenance activities for this area include debris removal and continued invasive maintenance on the upland areas between the beach and tidal creek area.

AREA #4: TWIN LAGOON AREA UPLANDS

These are coastal fringe uplands with a mix of transitional and coastal hammock vegetation. These areas are generally open with herbaceous groundcover. This area should be inspected and maintained on a periodic basis. Native vegetation maintenance within this area may include maintenance of problem vines and supplemental native shrub and herbaceous plantings.

AREA #5 TWIN LAGOON MANGROVES

This area is made up of the mangrove fringes around the Twin Lagoons. This area is generally in good condition. Maintenance activities should continue to prevent the establishment of invasive species and to control vines that are impacting woody vegetation or pose the potential of causing bodily harm (e.g., poison ivy).

AREA #6 BIG LAGOON MANGROVES

This area is dominated by mangroves that have been negatively impacted and stressed due to recent Hurricane Wilma (2010) and Hurricane Irma (2017) and several tropical storms. Scattered invasive species occur around the landward edge. Periodic maintenance will be required on the treated area and landward edge to maintain the invasive Cattail (*Typha* sp.) at nonproblematic levels. This species should be monitored and if significant increase of coverage, control measures should be developed to control the growth. The option of reopening the lagoon to tidal flow in order to help restore the viability of the system will also be considered as an option in the future.

AREA #7 MISCELLANEOUS LANDS ADJACENT TO GOLF COURSE

This area is dominated by coastal hammock with minor transitional vegetative components. This area has been maintained under the project's periodic maintenance program. A pedestrian path with educational signs about the plant community may be desirable in this area as part of the educational program.

AREA #8 MISCELLANEOUS LANDS NORTH AND WEST OF GOLF COURSE

These conservation areas are predominantly oak hammock communities and have been impacted by golf course activities. The northern portion was essentially eliminated with approval and construction of a maintenance building. The southwestern area was partially impacted by golf course use and the remainder is managed as a native hammock with shrub plantings to attract birds and butterflies. Maintenance activities concentrate on controlling non-native

species with wildlife/butterfly native species plantings consisting of firebush, passion vine (*Passiflora suberosa*), beautyberry (*Callicarpa americana*), sea oxeye, milkweed (*Asclepias spp.*), blue porterweed (*Stachytarpheta jamaicensis*), tickseed (*Coreopsis leavenworthii*), lantana (*Lantana depressa*), coontee (*Zamia pumila*) and Geiger tree.

AREA #9 ADDITIONAL WETLAND AREAS ADJACENT TO INDIVIDUAL PROPERTIES

These conservation areas are predominantly mangrove wetland areas and generally in good condition. Maintenance activities should continue to prevent the establishment of invasive species and to control vines that are impacting woody vegetation or pose the potential of causing bodily harm (e.g., poison ivy).

ADDITIONAL MAINTENANCE ACTIVITIES AND RESTRICTIONS

Additional trimming activities such as reduction in tree heights or the removal of trees and/or limbs to pen view are not part of the CAMP.

However, these activities are allowed on individual properties and individual condominium association properties with proper permits and if the proposed trimming is consistent with the health of the trees, do not result in a sculptured appearance and are permitted by the appropriate agencies as set forth in the **CAMP Exhibit B-1**, the City of Marco Island and/or the District.

Native vegetation within the conservation areas is protected under the Hideaway Beach PUD, the City of Marco Island Land Development Code (LDC); additionally, mangrove vegetation is protected under the 1996 Mangrove Trimming and Preservation Act, Sections 403.9321-403.9333, Florida Statutes, except for existing and extant trimming permits issued by DEP and as otherwise noted below, no trimming permits for mangroves within the conservation areas will be allowed by an individual property owner or condominium association.

If an individual property owner or a condominium association property owner within the Hideaway Beach development wishes to conduct any maintenance of vegetation, they must first contact the Homeowners' Association to determine if the desired maintenance falls under the existing CAMP.

If the desired maintenance of vegetation activities fall under the CAMP, the Homeowners' Association can coordinate the activities with the appropriate association and/or individual property owner and ensure that all work is done accordance with the CAMP, including the use of a certified arborist possessing the necessary license (s).

If the desired vegetation activities/maintenance does not fall under the CAMP, the individual property owner or condominium association may proceed with developing an application for

vegetation removal to be submitted to the City of Marco Island for trimming of native vegetation, simultaneously providing a copy to the Homeowners' Association, and if necessary if mangrove trimming is proposed, follow the procedure in the Homeowners' Association "Mangrove Trimming Plan: Approval Process for Mangrove Trimming on an Individual Property", attached as **CAMP Exhibit B-1**. In addition, the individual property owner or condominium association shall submit an application to the District following their current rules and guidelines.

All existing, extant, and current FDEP Mangrove Trimming Permits will be honored regardless of the location in Hideaway Beach. The FDEP permits run with the land and do not need to be amended or extended as long as the property owner engages in necessary maintenance and does not expand the footprint of the area covered in the original FDEP permit. Mangrove trimming maintenance can occur and take place in perpetuity once the desired and permitted trimming level/height has been achieved. Permit enforcement compliance and enforcement will be by FDEP in coordination with the District. Except as noted below, any modification to a prior FDEP permit and any applications for new mangrove trimming permits will be handled and processed by the District.

The 6000 Building, Royal Marco Point Phase III has an existing FDEP permit and is under the jurisdiction of DEP. Another area that will remain under the permitting, compliance and enforcement jurisdiction of DEP are the single-family properties along Sea Dune Lane as these properties are waterward of the CCCL.

All mangrove trimming must be conducted by a FDEP certified mangrove trimmer per the Mangrove Trimming and Preservation Act.

VIOLATIONS

If a violation of the management plan is identified, Homeowners' Association will make all attempts to identify the person or entity responsible and require restoration. Upon identification of a violation, Hideaway Beach will contact the District to initiate a review and identify mitigation, if appropriate. At a minimum, Hideaway Beach will require that the responsible party prepare a restoration plan for the impact area that includes appropriate type and vegetation species for the area impacted as identified in **CAMP Exhibit C-1**, and/or as required by the City of Marco Island's LDC, whichever is greater. If the area cannot be restored based on the land-use changes, the responsible party must negotiate with the City of Marco Island to identify appropriate alternate mitigation,

For violations of the City of Marco Island ordinances associated with the Hideaway Beach conservation areas, the City of Marco Island may impose fines or penalties in addition to restoration/mitigation requirements. In the event that an individual property owner or condominium association causes a violation of the CAMP that results in restoration and/or fines, the individual property owner or condominium owner or association will have to indemnify and

reimburse the Homeowners' Association cost, expenses, fees and fines associated with the violation.

Unauthorized vegetation removals may constitute a misdemeanor violation of the City of Marco Island ordinances and may result in penalties in addition to the required restoration and/or mitigation. In addition, violations of the CAMP may also constitute a violation of state and/or federal laws, such as, listed species, mangrove and/or wetland resource protection, and in such cases the responsible entity may be liable for associated penalties and/or mitigation associated with such laws.

CONCLUSION

The conservation areas will be maintained to preserve the essential nature of the areas consistent with uses provided in the PUD for Hideaway Beach property owners. The primary management activities within these areas shall consist of invasive removal and maintenance of the areas. Judicious trimming and vine removal will also be incorporated in order to enhance the health of the system where applicable, and supplemental plantings of native species may be conducted. Access to and through the conservation areas will be maintained in a series of trails maintained to ensure the safety of the users. Future enhancement of the conservation areas may include, but is not limited to, the establishment of dune system crossovers, boardwalks, nature trail and wildlife observation areas, with the knowledge that District ERPs are required prior to construction of any type of facilities within the conservation areas, including but not limited to, boardwalks, nature trails and wildlife observation areas. Overriding all these objectives is the goal of maintaining the coastal strand vegetation in a natural state to provide environmental benefits while accommodating recreational use and aesthetic value for the community.

Future development proposed on any lots adjacent to the Conservation Area will be required to avoid and minimize impacts to the wetland areas as required under local or federal permitting guidelines but will not require further permitting from the SFWMD. No impacts within 10 feet of the permitted mangrove wetland line or outside of the lots will be allowed. All Conservation Areas will be protected from future encroachments. Signage and where necessary, barriers will be used to delineate the protected areas.

The Homeowners' Association will utilize licensed professional for the identification and evaluation of vegetative resources, such as a forester, biologist, ecologist, horticulturist, landscape architect, certified mangrove trimmer, and/or certified arborist in its efforts to ensure compliance with the CAMP.



EXHIBIT A-1
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA

CONSERVATION AREAS		
HATCH	SUBJECT AREA	ACREAGE
	CONSERVATION AREA OUTSIDE LOTS	144.44 AC
	CONSERVATION AREA WITHIN LOTS	1.33 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	2.05 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.20 AC
	DIRECT MANGROVE WETLAND IMPACT	(12,673 SF) .29 AC
	TOTAL CONSERVATION	145.77 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	2.25 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	143.52 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(12,673 SF) .29 AC

ADDED CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION 'A'	.52 AC
	CONSERVATION 'B'	1.43 AC
	CONSERVATION 'C'	.77 AC

- NOTES:
- THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
 - THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
 - THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
 - THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
 - THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.

PROJECT: 17-120
DATE: 03/20

ENGINEER: ANDRES BORAL, P.E., MBA
LICENSE # 80373 FPE # 3152
9911 CONSCREW RD, STE 222 ESTERO, FL 33928
WWW.BORALENGINEERING.COM
(P) 239-492-0909

BORAL
ENGINEERING
& DESIGN

OWNER:

REVISION DESCRIPTION

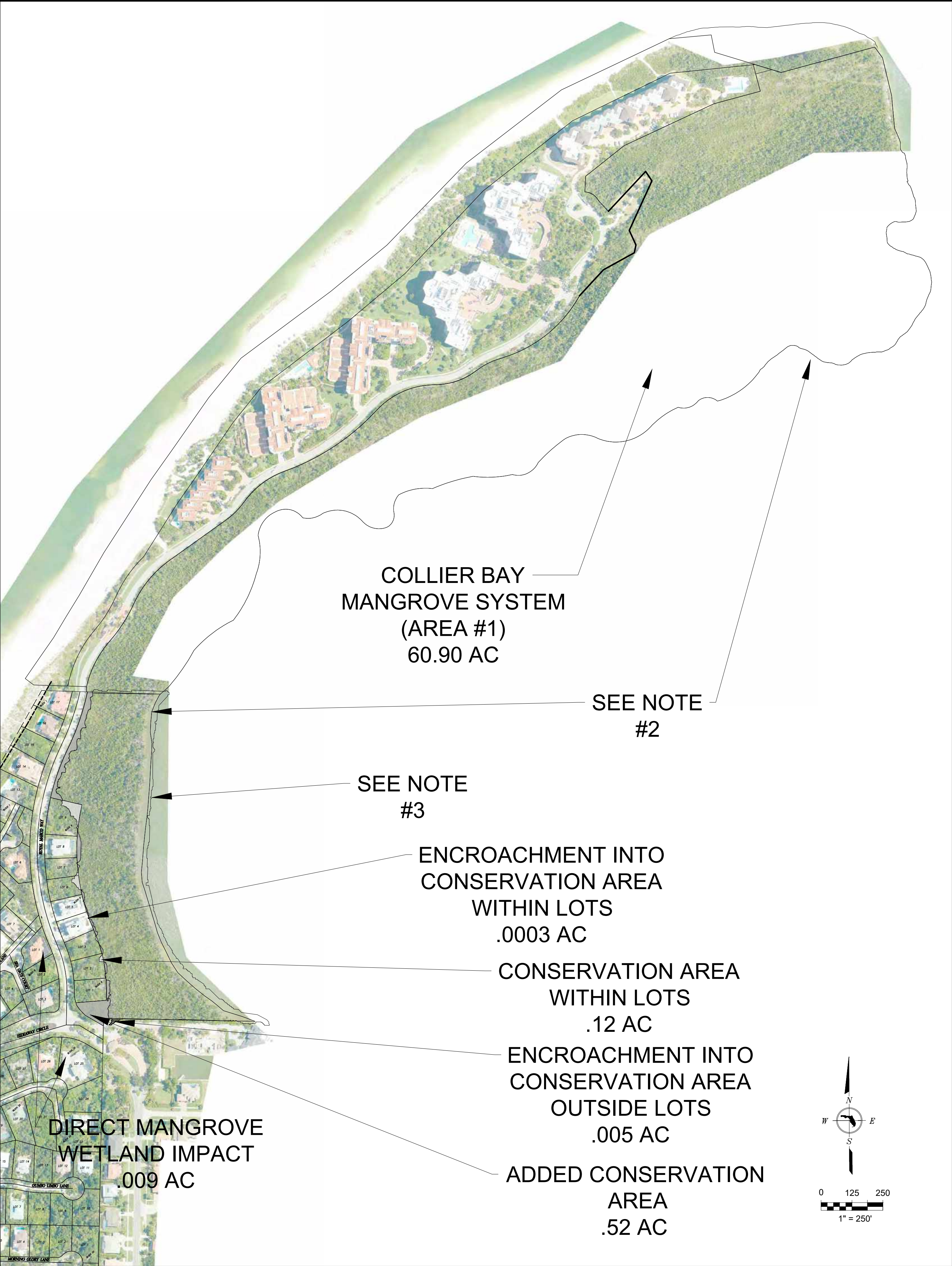
BY

DATE

HIDEAWAY BEACH
MARCO ISLAND, FLORIDA

EXHIBIT A-1
COVER SHEET

SHEET
1 OF 9

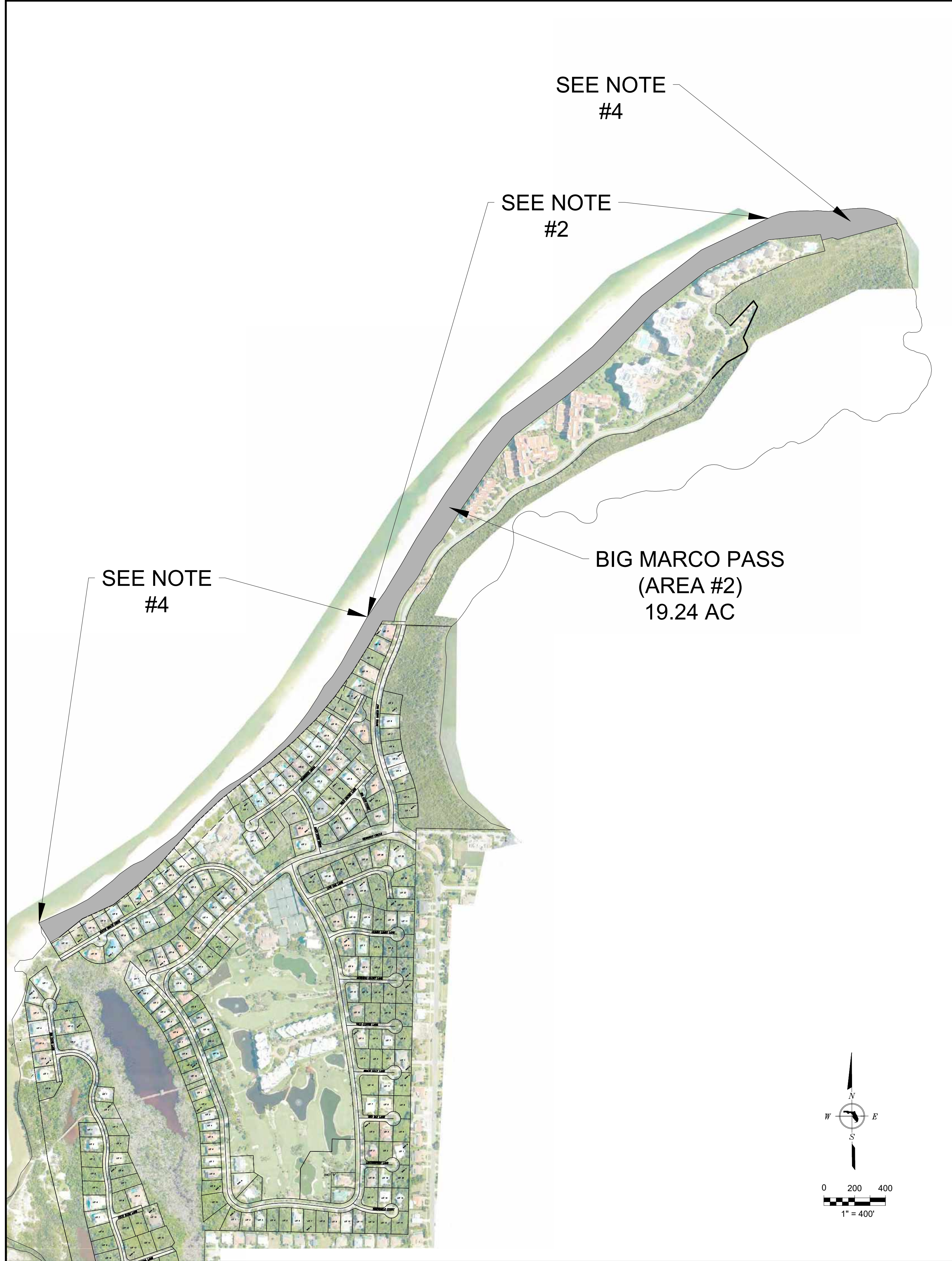


**COLLIER BAY MANGROVE SYSTEM
(AREA #1)
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA**

CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION AREA OUTSIDE LOTS	60.90AC
	CONSERVATION AREA WITHIN LOTS	0.12 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.0003 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.005 AC
	DIRECT MANGROVE WETLAND IMPACT	(424 SF) 0.009 AC
	TOTAL CONSERVATION	61.02 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	0.005 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	61.01 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(424 SF) 0.009 AC

- NOTES:
- THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
 - THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
 - THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
 - THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
 - THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.

CONSERVATION 'A'		
HATCH	SUBJECT AREA	AREA
	ADDED CONSERVATION AREA	.52 AC

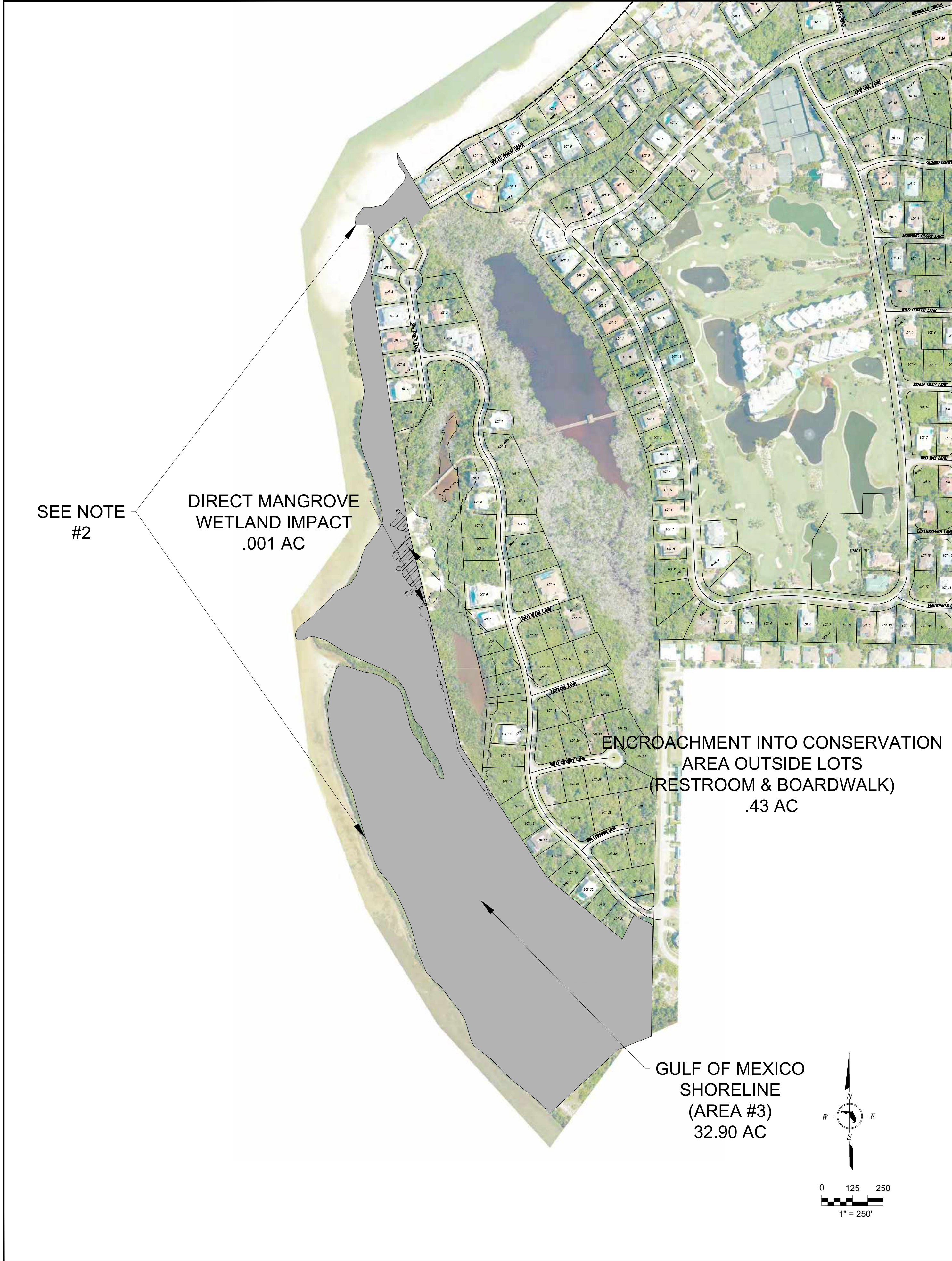


**BIG MARCO PASS
(AREA #2)
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA**

CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION AREA OUTSIDE LOTS	19.24 AC
	CONSERVATION AREA WITHIN LOTS	0.00 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.00 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.00 AC
	DIRECT MANGROVE WETLAND IMPACT	(0 SF) 0 AC
	TOTAL CONSERVATION	19.24 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	0.00 AC
	TOTAL W/O ENCROACHMENT	19.24 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(0 SF) 0.00 AC

NOTES:

1. THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
2. THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
3. THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
4. THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
5. THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
6. THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
7. DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.



**GULF OF MEXICO SHORELINE
(AREA #3)
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA**

CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION AREA OUTSIDE LOTS	32.90 AC
	CONSERVATION AREA WITHIN LOTS	0.00 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.43 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.00 AC
	DIRECT MANGROVE WETLAND IMPACT	(44 SF) 0.001 AC
	TOTAL CONSERVATION	32.90 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	0.43 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	32.47 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(44 SF) 0.001 AC

NOTES:

1. THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
2. THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
3. THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
4. THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
5. THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
6. THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
7. DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.

CONSERVATION AREA
WITHIN LOTS
.01 AC

SEE NOTE
#3

TWIN LAGOON UPLANDS
(AREA #4)
2.01 AC

ENCROACHMENT INTO CONSERVATION
AREA OUTSIDE LOTS
(PICNIC AREA/RESTROOM & BOARDWALK)
.64 AC

SEE NOTE
#1

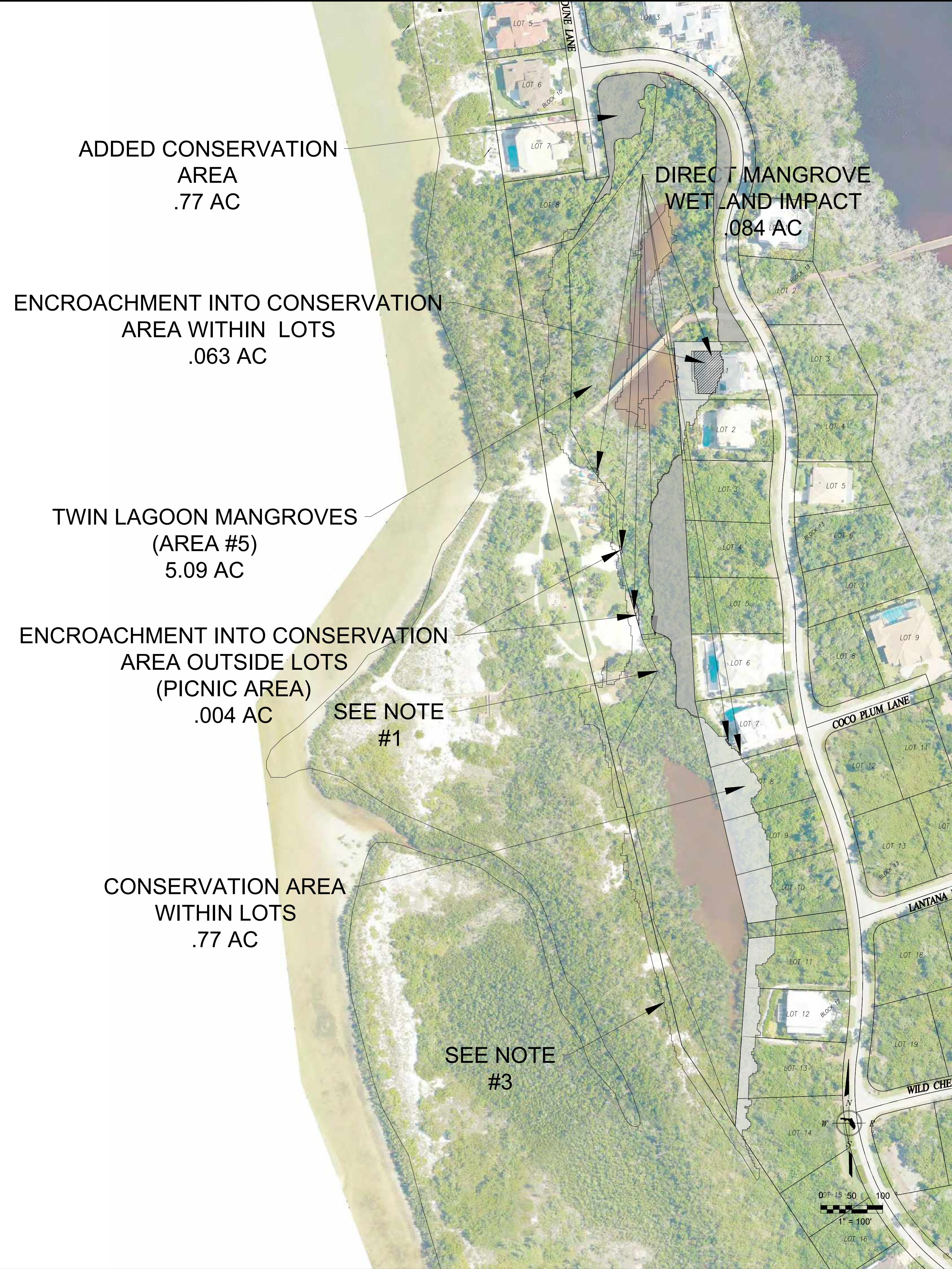
DIRECT MANGROVE
WETLAND IMPACT
.056 AC

TWIN LAGOONS UPLANDS (AREA #4) AT HIDEAWAY BEACH SECTION 7, TOWNSHIP 52, RANGE 26 COLLIER COUNTY, FLORIDA

CONSERVATION AREA		
HATCH	SUBJECT AREA	ACREAGE
	CONSERVATION AREA OUTSIDE LOTS	2.01 AC
	CONSERVATION AREA WITHIN LOTS	0.01 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.64 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.00 AC
	DIRECT MANGROVE WETLAND IMPACT	(2,427 SF) 0.056 AC
	TOTAL CONSERVATION	2.02 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	0.64 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	1.38 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(2,427 SF) 0.056 AC

NOTES:

1. THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
2. THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
3. THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
4. THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
5. THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
6. THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
7. DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.



**TWIN LAGOON MANGROVES
(AREA #5)
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA**

CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION AREA OUTSIDE LOTS	5.09 AC
	CONSERVATION AREA WITHIN LOTS	0.77 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.004
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.063 AC
	DIRECT MANGROVE WETLAND IMPACT	(3,668 SF) 0.084 AC
	TOTAL CONSERVATION	5.86 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	0.07 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	5.79 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(3,668 SF) 0.084 AC

- NOTES:
- THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
 - THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
 - THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
 - THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
 - THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.

CONSERVATION 'C'		
HATCH	SUBJECT AREA	AREA
	ADDED CONSERVATION AREA	.77 AC

PROJECT: 17-120
DATE: 03/20

ENGINEER: ANDRES BORAL, PE, MBA
LICENSE # 80373 FPE # 3152
9911 CONSCREW RD, STE 222, ESTERO, FL 33928
WWW.BORALENGINEERING.COM
(P) 239-492-0069

BORAL
ENGINEERING
& DESIGN

OWNER:

REVISION DESCRIPTION

BY

DATE

HIDEAWAY BEACH
MARCO ISLAND, FLORIDA

EXHIBIT A-1
TWIN LAGOON MANGROVES

SHEET
6 OF 9



**BIG LAGOON MANGROVES
(AREA #6)
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA**

CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION AREA OUTSIDE LOTS	21.41 AC
	CONSERVATION AREA WITHIN LOTS	0.43 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.18 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.14 AC
	DIRECT MANGROVE WETLAND IMPACT	(6,110 SF) 0.14 AC
	TOTAL CONSERVATION	21.84 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	.32 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	21.52 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(6,110 SF) 0.14 AC

- NOTES:
- THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
 - THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
 - THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
 - THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
 - THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.

CONSERVATION 'B'		
HATCH	SUBJECT AREA	AREA
	ADDED CONSERVATION AREA	1.43 AC



MISC. LANDS ADJACENT TO GOLF COURSE
(AREA #7)
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA

CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION AREA OUTSIDE LOTS	.92 AC
	CONSERVATION AREA WITHIN LOTS	0.00 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.00 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.00 AC
	DIRECT MANGROVE WETLAND IMPACT	(0 SF) 0.00 AC
	TOTAL CONSERVATION	.92 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	0.00 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	.92 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(0 SF) 0.00 AC

- NOTES:
1. THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 2. THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
 3. THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
 4. THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
 5. THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
 6. THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 7. DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.

PROJECT: 17-120
DATE: 03/20

ENGINEER: ANDRES BORAL, P.E., MBA
LICENSE # 80373 FPE # 3152
9911 CONSCREW RD, STE 222, ESTERO, FL 33929
WWW.BORALENGINEERING.COM
(P) 239-492-0909

BORAL

ENGINEERING
& DESIGN

OWNER:

REVISION DESCRIPTION

BY

DATE

HIDEAWAY BEACH
MARCO ISLAND, FLORIDA

EXHIBIT A-1
MISC. LANDS ADJ TO GOLF COURSE

SHEET
8 OF 9



MISC. LANDS NORTH & WEST OF
GOLF COURSE
(AREA #8)
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA

CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION AREA OUTSIDE LOTS	1.97 AC
	CONSERVATION AREA WITHIN LOTS	0.00 AC
	ENCROACHMENT INTO CONSERVATION AREA OUTSIDE LOTS	0.97 AC
	ENCROACHMENT INTO CONSERVATION AREA WITHIN LOTS	0.00 AC
	DIRECT MANGROVE WETLAND IMPACT	(0 SF) 0.00 AC
	TOTAL CONSERVATION	1.97 AC
	TOTAL ENCROACHMENT INTO CONSERVATION AREA	0.97 AC
	TOTAL CONSERVATION W/O ENCROACHMENT	1.00 AC
	TOTAL DIRECT MANGROVE WETLAND IMPACT	(0 SF) 0.00 AC

- NOTES:
- THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
 - THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
 - THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
 - THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
 - THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 - DIRECT MANGROVE WETLAND IMPACT AREAS PER THE MITIGATION ASSESSMENT SUMMARY ON JUNE 8, 2020.



EXHIBIT A-2
CONSERVATION AREA 9
AT
HIDEAWAY BEACH
SECTION 7, TOWNSHIP 52, RANGE 26
COLLIER COUNTY, FLORIDA

ADDED CONSERVATION AREA		
HATCH	SUBJECT AREA	AREA
	CONSERVATION '9-A'	.52 AC
	CONSERVATION '9-B'	1.43 AC
	CONSERVATION '9-C'	.77 AC
	TOTAL ADDED AREA	2.72 AC

- NOTES:**
1. THE LINES SHOWN ARE PER SURVEY PREPARED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 2. THE LINES SHOWN ARE PER THE SHAPE FILE LINE WORK PROVIDED PER COLLIER COUNTY PROPERTY APPRAISER ON APRIL 24, 2020.
 3. THE LINES SHOWN ARE PER THE DECLARATIONS OF COVENANTS FOR HIDEAWAY BEACH DATED 1981.
 4. THE LINES SHOWN ARE PER THE S.F.W.M.D ERP PERMIT # 11-00166-A DATED DEC. 13, 1979 "MAP 3 HIDEAWAY BEACH EIGHT (8) CONSERVATION AREAS".
 5. THE LINES SHOWN ARE PER ORDINANCE 80-81 PUD CONSERVATION AREA AS RECORDED IN THE COLLIER COUNTY PUBLIC RECORDS.
 6. THE LINES SHOWN ARE TRACED PER THE AERIAL PROVIDED IN THE SURVEY PROVIDED BY DAGOSTINO GEOSPATIAL SURVEYING & MAPPING ON FEB. 3RD, 2020.
 7. SUBSEQUENT GOLF COURSE ADDITION PLAT (PLAT BOOK 13 PG. 59-60) THAT CREATED A RECREATIONAL TRACT, CONDOMINIUM TRACT AND TWO SINGLE FAMILY LOTS DOES NOT AFFECT THE CONSERVATION AREAS SHOWN.

PROJECT: 17-120
DATE: 10/20

ENGINEER: ANDRES BORAL, P.E., MBA
LICENSE # 80373 FPE # 3152
9911 CONSCREW RD, STE 222 ESTERO, FL 33929
WWW.BORALENGINEERING.COM
(P) 239-692-0909

BORAL
ENGINEERING
& DESIGN

OWNER:
HIDEAWAY BEACH CLUB
250 SOUTH BEACH DRIVE,
MARCO ISLAND, FL 34145.

REVISION DESCRIPTION

BY

DATE

HIDEAWAY BEACH
ASSOCIATION
MARCO ISLAND, FLORIDA

EXHIBIT A-2
COVER SHEET

SHEET
1 OF 1

**HIDEAWAY BEACH ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
MANGROVE TRIMMING PLAN
APPROVAL PROCESS FOR SFWMD MANGROVE TRIMMING APPLICATIONS
FOR INDIVIDUAL PROPERTIES**

MISSION:

To provide Hideaway Beach Association (HBA) individual property owners an HBA mangrove trimming application review process, through a set of requirements to obtain the PRIOR WRITTEN APPROVAL OF HBA and the South Florida Water Management District ("SFWMD").

The Mangrove Trimming Plan requirements are intended to ensure that the property owner/member and their agents/contractors follow the 1996 Mangrove Trimming & Preservation Act (Section 10, Volume 1 and Sections 403.9321-9333, Florida Statutes) and any future amendments to this State rule, the Hideaway Beach covenants and restrictions, the HBA Design Criteria Manual, the Hideaway Beach PUD and current Best Management Practices ("BMP") to ensure protection and enhancement of mangroves within Hideaway Beach.

**MANDATED CHECKLIST FOR SFWMD MANGROVE TRIMMING APPLICATIONS TO BE
SUBMITTED TO THE HBA ARCHITECTURAL REVIEW COMMITTEE (ARC):**

For owners to receive the approval of a permit to trim mangroves on individual properties, all mangrove trimming permit applications must be requested, processed, approved and submitted to SFWMD by the Hideaway Beach Association. The application must comply with the requirements of the current, approved HBA SFWMD Environmental Resource Permit No. 11-00166-S.

Provide a current (within 30 days) signed and sealed Boundary Survey by a Florida licensed professional land surveyor, showing all mangroves on the property for which approval is sought.

The Boundary Survey shall depict and provide:

- a) The four (4) corners of the property boundaries with a signed and sealed Boundary Survey.
- b) All mangrove line boundaries.
- c) The 1981 Mangrove Wetland Line.
- d) Existing height of the mangrove canopy.

1. Show GPS coordinates of all native and invasive tree species, mid story vegetation, groundcovers and soil types.
2. Provide current (within 30 days) photographs, at ground level and aerial, of proposed trimming.
3. Provide current license and insurance of Professional Mangrove Trimmer (PMT), and as appropriate name HBA as an additional insured.
4. Provide all previous mangrove trimming permits issued and conducted in HBA; and provide a reference from recent prior trimming projects and permits.
5. Provide detailed report of proposed mangrove trimming to include photos and drawings; Example: windowing, 1/3 cut, etc.
6. Provide detail of how mangrove roots will be protected to remove mangrove trimmings and how non trimmed mangroves, substrate, adjacent waterbody will be protected during all trimming related activities.
7. Provide detail of how area will be accessed.
8. Provide detailed proposed timeline of trimming; Example: duration, hours etc.
9. Provide complete copy of proposed application to SFWMD; application will include a request that SFWMD copy HBA on all communications.
10. HBA environmentalist to perform a pre-inspection after a complete application has been submitted to HBA.

IF APPROVED BY ARC:

1. HBA will provide approval letter for the Mangrove Trimming Application submittal to SFWMD.
2. Applicant to provide a final copy of the application to HBA to be kept in homeowner/members file.
3. Applicant to provide HBA with copies of all communications associated with permit application between the homeowner/member and all entities. Example: SFWMD.
4. Applicant to provide copy of approval or disapproval from SFWMD or any other entities within 5 days of receipt of approval or disapproval from SFWMD or any other entities.
5. Applicant to provide not less than 3 days written notice to HBA of any inspections or site visits by SFWMD or any other entities so that ARC staff can attend if needed.
6. Applicant to provide photographs of work in progress documenting each stage of the trimming process.
7. After completion of permitted work, provide written notification to HBA and the ARC consulting environmentalist.
8. If all activity has been inspected and completed in accordance with the HBA written approval and the approved SFWMD permit, HBA will issue an appropriate certification of completion.

Hideaway Beach Association
Architectural Review Committee Manual
NATIVE VEGETATION SPECIES FOR LANDSCAPE REQUIREMENT

TREES

Common Name	Genus Species	Description	Preferred Conditions	Misc.
Sea Grape	<i>Coccoloba uvifera</i>	10-13 ft tall; can be hedge	Drier soils, sun	Salt tolerant
Gumbo Limbo	<i>Bursera simaruba</i>	25-30' tall, grows fast	Sun, drier soils	Easy to manage
Live Oak	<i>Quercus virginiana</i>	60-80' tall, slow growing	Sun, drier soils	Wildlife, birds
Laurel Oak	<i>Quercus laurifolia</i>	60-80' tall, slow growing	Part sun, average soils	Wildlife, birds
Trumpet Tree	<i>Tabebuia heterophylla</i>	20-30' tall, fast growing	Sun, average soils	Flowers
Frangi Pangi	<i>Plumeria sp.</i>	20' tall, salt tolerant	Sun, average soils	Fragrant, flowers
Geiger	<i>Cordia sebetena</i>	10-15' tall, slow growing	Part sun, average soils	Hummingbirds
Pigeon Plum	<i>Coccoloba diversifolia</i>	15-25' tall	Part sun, average soils	Salt/Drought tolerant
Silver Buttonwood	<i>Conocarpus erectus sp.</i>	10', hedge or tree	Part sun, wetter soils	Salt/Drought tolerant
Green Buttonwood	<i>Conocarpus erectus sp.</i>	10', hedge or tree	Part sun, wetter soils	Salt/Drought tolerant
Red Bay	<i>Persea borbonia</i>	50' tall, need room	Part shade, average soils	Evergreen

PALMS

Sabal Palm	<i>Sabal palmetto</i>	Stand alone or grouped	Shade to Sun, average soils	FL State Tree
Florida Thatch Palm	<i>Thrinax radiata</i>	Stand alone or grouped	Shade to Sun, average soils	Hardy
Silver Palm	<i>Bismarckia nobilis</i>	Stand alone, grows fast	Shade to Sun, average soils	Hardy
Royal Palm	<i>Roystonea regia</i>	Stand alone or grouped	Shade to Sun, average soils	Hardy
Paurotis Palm	<i>Acoelorrhaphes wrightii</i>	Group of palms	Shade to Sun, average soils	Hedge or stand alone
Queen Palm	<i>Syagrus romanzoffiani</i>	Stand alone or grouped	Shade to Sun, average soils	Hardy

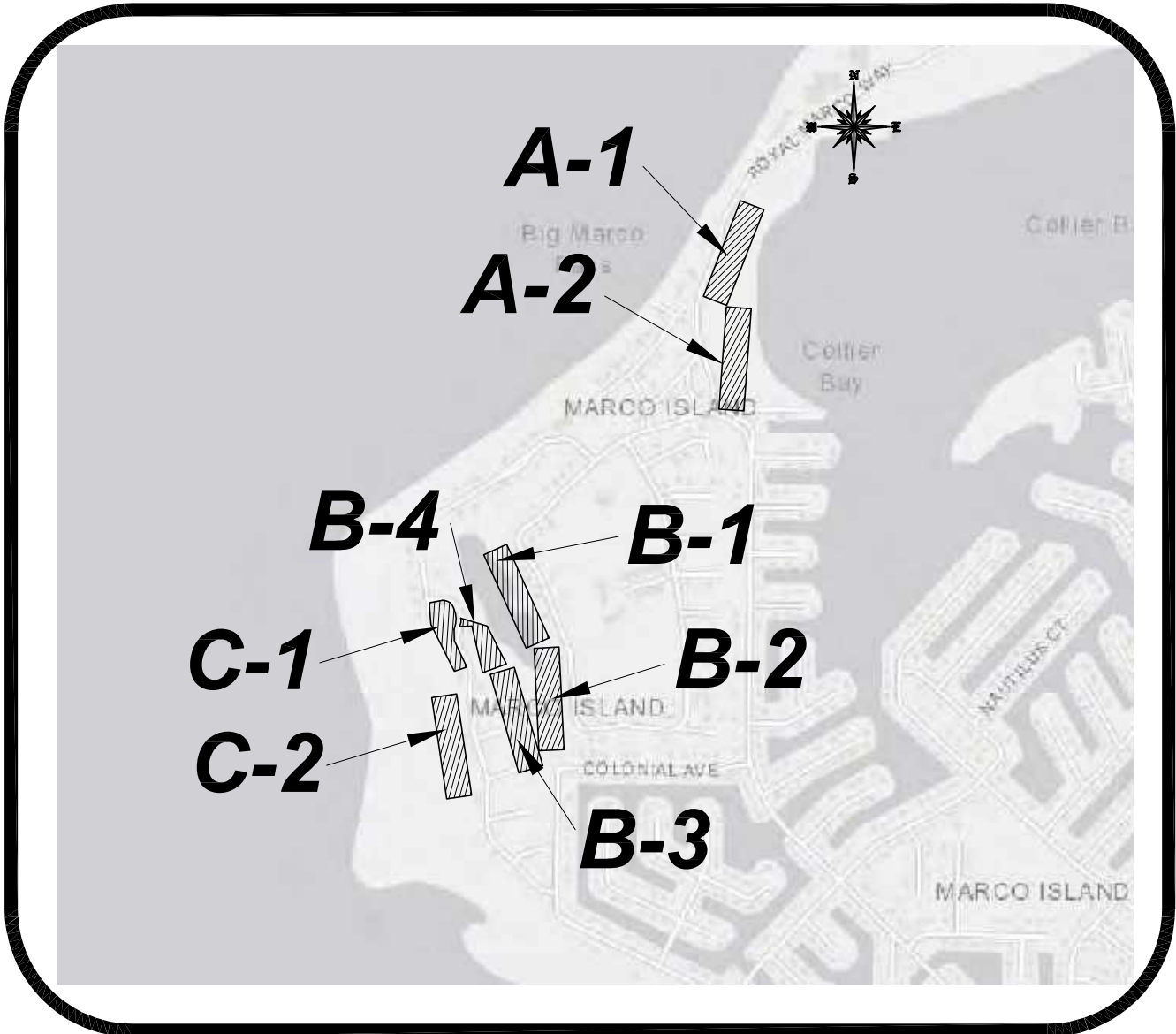
SHRUBS

Cocoplum	<i>Chrysobalanus icaco</i>	Up to 15', good hedge	Part shade, average soils	Attracts wildlife
Pitch Apple	<i>Clusia rosea</i>	Up to 20'; salt tolerant	Sun to Shade, average soil	Tree or shrub
Florida Swamp Privet	<i>Forestiera segregata</i>	Up to 15' hgt; good hedge	Sun, average soils	Salt tolerant
Elderberry	<i>Sambucus canadensis</i>	Up to 15' hgt; good hedge	Sun, wet soils	Fragrant, butterfly
Buttonbush	<i>Cephalanthus occidentalis</i>	Up to 15' hgt;	Sun, wet soils	Flowers
Simpson Stopper	<i>Mycianthes fragans</i>	5-20' hgt; tree or shrub	Part Sun, dry soils	Fragrant flowers
Coral Bean	<i>Erythrina herbacea</i>	3-20' hgt; hummingbirds	Part Sun, dry soils	Salt tolerant
Dahoon Holly	<i>Ilex cassine</i>	15-20' hgt;	Part Sun, average soils	Attracts pollinators
Walter's Viburnum	<i>Viburnum obovatum</i>	10-20' hgt; evergreen	Part Sun, average soils	Attracts pollinators
Firebush	<i>Hamelia patens</i>	Up to 4-10' hgt; flowers	Part Sun, average soils	Attracts pollinators
Wax Myrtle	<i>Myrica cerifera</i>	Up to 10-15' hgt; fragrant	Part Sun, wet soils	Attracts birds
Beauty Berry	<i>Callicarpa Americana</i>	4-8' hgt; purple berries	Part Sun, average soils	Attracts birds
Wild Coffee	<i>Psychotria nervosa</i>	4-6' hgt; evergreen	Shade, average soils	Attracts birds
Saw Palmetto	<i>Serenoa repens</i>	3-8' hgt; long-lived	Sun, average soils	Attracts wildlife

CLUMPING GRASSES, FLOWERS, GROUNDCOVERS, VINES

Fakahatchee Grass	<i>Tripsacum cactyloides</i>	4-6' hgt; clumping grass	Part sun, average soils	Salt tolerant
Wiregrass	<i>Aristida stricta</i>	2' hgt; clumping grass	Sun, dry soils	Salt tolerant
Coontie	<i>Zamia pumila</i>	3' hgt; slow growing	Shade, dry soils; salt tolerant	Evergreen
Sand Cordgrass	<i>Spartina bakeri</i>	3-5' hgt; clumping grass	Sun, average soils	Salt tolerant
Indian Blanket Flower	<i>Gaillardia pulchella</i>	15" tall; annual flower	Sun, dry soils; salt tolerant	Re-seeds easily
Beach Sunflower	<i>Helianthus debilis</i>	15" tall; perennial	Sun, dry soils; salt tolerant	Subspecies <i>vestitus</i>
Sunshine Mimosa	<i>Mimosa strigilosa</i>	6" tall; groundcover	Sun, average soils; spreads	Good groundcover
Passion Vine	<i>Passiflora incarnata</i>	Up to 10' long vine	Part Sun, dry soils	Gorgeous flowers
Butterfly Milkweed	<i>Asclepias tuberosa</i>	2-3' tall	Sun, average soils	Flowers, butterflies
Coral Honeysuckle	<i>Lonicera sempervirens</i>	Up to 15' long vine	Part Sun, dry soils	Long-lived, flowers
Lizard's Tail	<i>Saururus cernuus</i>	2-3' tall; spreads	Shade, wet soils	Evergreen, Fragrant
Bromeliads	<i>Many species</i>	2-3' tall, reproduce	Sun to shade, average soils	Colorful, dimension

KEY MAP
FOR HIDEAWAY BEACH
CONSERVATION AREAS
SECTIONS 6 & 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LOCATION SKETCH

SCALE = N.T.S.

SHEET 1 OF 1

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 1



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:28:56 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

Map of the study area showing the location of the study site. The map includes Marco Island, Collier Bay, and the 207th Street Pier. A black rectangle with diagonal hatching marks the study site, with an arrow pointing to it and the word "SITE" in bold. A compass rose is in the top right corner.



Digitally signed by **John A Ibarra**
 Date: 2020.12.28 12:29:36 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

SEAI

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "A-1"
SECTION 6, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 9 OF SAID HIDEAWAY BEACH, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROYAL MARCO WAY (60.00 FEET WIDE) AND A POINT ON A CURVE CONCAVE TO THE SOUTHEAST TO WHICH A RADIAL LINE BEARS N76°56'20"W AND HAVING A RADIUS OF 931.95 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°51'18" AN ARC DISTANCE OF 209.09 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1026.47 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°40'19" AN ARC DISTANCE OF 244.94 FEET TO THE NORTH LINE AND PLAT LIMITS OF SAID HIDEAWAY BEACH; THENCE S88°15'16"E, ALONG SAID NORTH LINE AND PLAT LIMITS OF SAID HIDEAWAY BEACH, A DISTANCE OF 20.19 FEET; THENCE S06°45'28"E, A DISTANCE OF 11.94 FEET; THENCE S35°44'01"W, A DISTANCE OF 16.67 FEET; THENCE S20°08'19"E, A DISTANCE OF 15.16 FEET; THENCE S05°03'16"W, A DISTANCE OF 18.23 FEET; THENCE S08°31'48"W, A DISTANCE OF 11.39 FEET; THENCE S64°15'55"W, A DISTANCE OF 9.68 FEET; THENCE S12°56'50"W, A DISTANCE OF 12.12 FEET; THENCE S26°35'40"W, A DISTANCE OF 9.51 FEET; THENCE S00°32'04"E, A DISTANCE OF 9.11 FEET; THENCE S22°53'59"W, A DISTANCE OF 13.05 FEET; THENCE S13°12'29"W, A DISTANCE OF 6.54 FEET; THENCE S02°25'59"W, A DISTANCE OF 8.67 FEET; THENCE S17°35'52"E, A DISTANCE OF 9.63 FEET; THENCE S18°43'02"W, A DISTANCE OF 6.56 FEET; THENCE S89°37'44"W, A DISTANCE OF 9.82 FEET; THENCE S40°58'36"W, A DISTANCE OF 11.47 FEET; THENCE S12°06'56"W, A DISTANCE OF 7.66 FEET; THENCE S05°09'05"E, A DISTANCE OF 15.81 FEET; THENCE S08°23'38"E, A DISTANCE OF 8.87 FEET; THENCE S33°56'43"W, A DISTANCE OF 5.69 FEET; THENCE N57°42'57"W, A DISTANCE OF 5.95 FEET; THENCE S58°36'02"W, A DISTANCE OF 7.47 FEET; THENCE S21°02'19"W, A DISTANCE OF 10.28 FEET; THENCE S07°47'30"W, A DISTANCE OF 22.65 FEET; THENCE S05°51'43"W, A DISTANCE OF 4.68 FEET; THENCE S25°38'26"W, A DISTANCE OF 9.05 FEET; THENCE N84°40'45"W, A DISTANCE OF 5.59 FEET; THENCE S67°43'38"W, A DISTANCE OF 6.74 FEET; THENCE S84°32'32"W, A DISTANCE OF 6.79 FEET; THENCE S51°57'27"W, A DISTANCE OF 7.26 FEET; THENCE S03°16'26"W, A DISTANCE OF 3.38 FEET; THENCE S58°24'57"W, A DISTANCE OF 3.68 FEET; THENCE S14°33'34"W, A DISTANCE OF 3.45 FEET; THENCE S13°52'01"E, A DISTANCE OF 7.25 FEET; THENCE S13°15'27"E, A DISTANCE OF 3.57 FEET; THENCE S44°24'12"W, A DISTANCE OF 6.89 FEET; THENCE S41°07'57"E, A DISTANCE OF 7.70 FEET; THENCE S06°35'20"W, A DISTANCE OF 2.52 FEET; THENCE S42°22'17"W, A DISTANCE OF 8.96 FEET; THENCE S53°33'13"W, A DISTANCE OF 17.16 FEET; THENCE S14°13'28"E, A DISTANCE OF 4.75 FEET; THENCE S37°40'36"W, A DISTANCE OF 7.25 FEET; THENCE S36°29'23"E, A DISTANCE OF 7.76 FEET; THENCE S13°13'12"W, A DISTANCE OF 12.75 FEET; THENCE S48°21'42"W, A DISTANCE OF 5.32 FEET; THENCE S86°22'41"W, A DISTANCE OF 8.08 FEET; THENCE S03°51'12"W, A DISTANCE OF 12.65 FEET; THENCE S32°28'35"W, A DISTANCE OF 12.35 FEET; THENCE S30°15'39"W, A DISTANCE OF 14.28 FEET; THENCE S05°46'40"W, A DISTANCE OF 18.31 FEET; THENCE S47°29'50"E, A DISTANCE OF 10.71 FEET; THENCE S04°15'13"W, A DISTANCE OF 1.28 FEET; THENCE S60°43'07"W, A DISTANCE OF 9.74 FEET; THENCE S12°18'00"W, A DISTANCE OF 7.85 FEET; THENCE S31°22'02"E, A DISTANCE OF 44.53 FEET TO THE NORTH LINE OF SAID LOT 9, BLOCK 9, HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE N76°56'20"W, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 49.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 9 AND THE POINT OF BEGINNING.

CONTAINING 9,779 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 3 - NOT VALID WITHOUT SHEETS 1 & 3 OF 3


DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



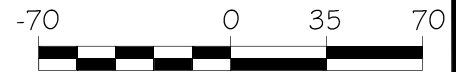
Digitally signed
by John A
Ibarra
Date:
2020.12.28
12:29:58 -05'00'
Adobe Acrobat
Reader version:
2020.013.20074

L.B.# 7806 **SEAL**

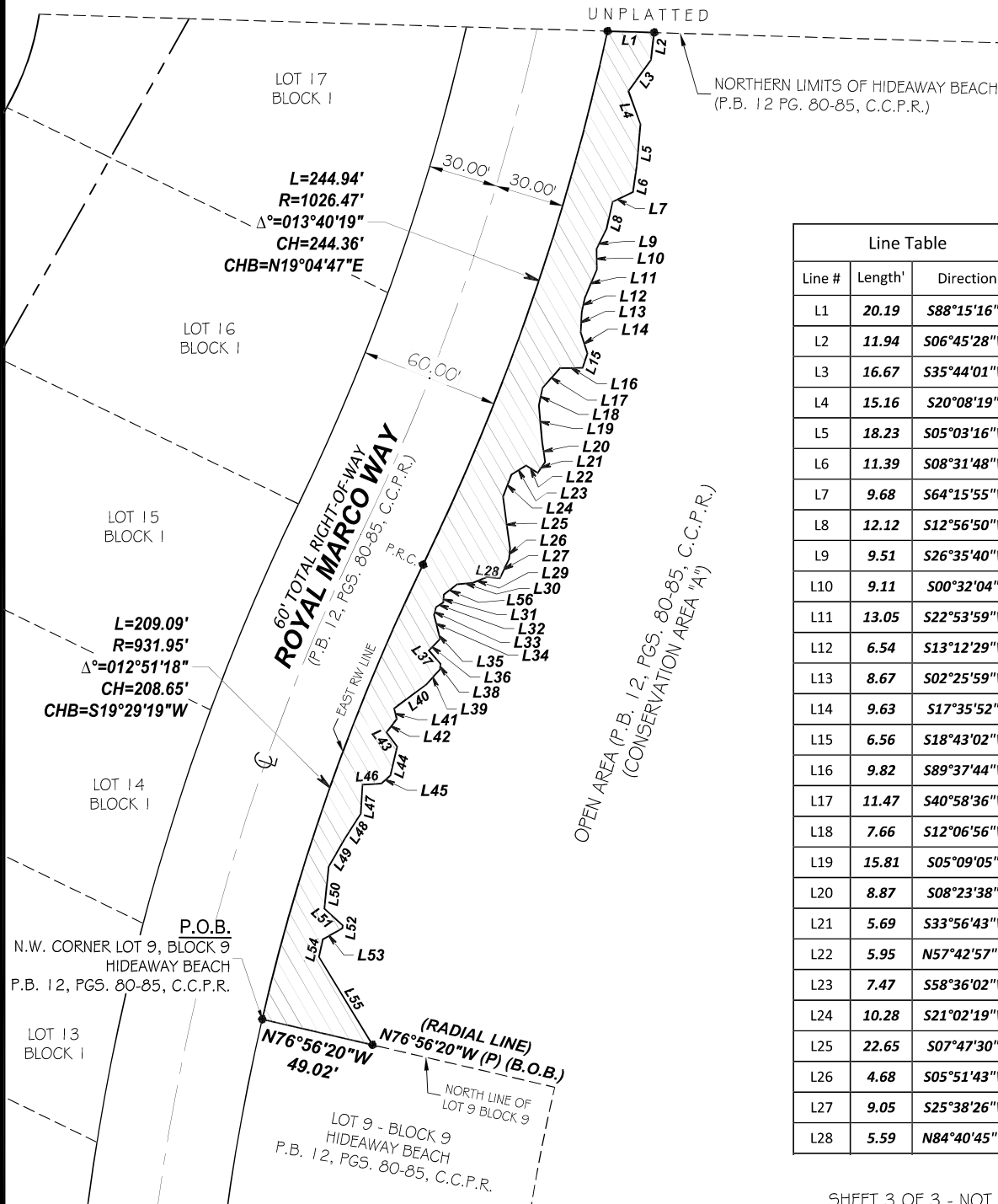
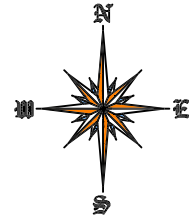
**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "A-1"**

**SECTION 6, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"**

GRAPHIC SCALE



(IN FEET)
1 INCH = 70 FEET



Line Table		
Line #	Length'	Direction
L1	20.19	S88°15'16"E
L2	11.94	S06°45'28"W
L3	16.67	S35°44'01"W
L4	15.16	S20°08'19"E
L5	18.23	S05°03'16"W
L6	11.39	S08°31'48"W
L7	9.68	S64°15'55"W
L8	12.12	S12°56'50"W
L9	9.51	S26°35'40"W
L10	9.11	S00°32'04"E
L11	13.05	S22°53'59"W
L12	6.54	S13°12'29"W
L13	8.67	S02°25'59"W
L14	9.63	S17°35'52"E
L15	6.56	S18°43'02"W
L16	9.82	S89°37'44"W
L17	11.47	S40°58'36"W
L18	7.66	S12°06'56"W
L19	15.81	S05°09'05"E
L20	8.87	S08°23'38"E
L21	5.69	S33°56'43"W
L22	5.95	N57°42'57"W
L23	7.47	S58°36'02"W
L24	10.28	S21°02'19"W
L25	22.65	S07°47'30"E
L26	4.68	S05°51'43"W
L27	9.05	S25°38'26"W
L28	5.59	N84°40'45"W

Line Table		
Line #	Length'	Direction
L29	6.74	S67°43'38"W
L30	6.79	S84°32'32"W
L31	3.38	S03°16'26"W
L32	3.68	S58°24'57"W
L33	3.45	S14°33'34"W
L34	7.25	S13°52'01"E
L35	3.57	S13°15'27"E
L36	6.89	S44°24'12"W
L37	7.70	S41°07'57"E
L38	2.52	S06°35'20"W
L39	8.96	S42°22'17"W
L40	17.16	S53°33'13"W
L41	4.75	S14°13'28"E
L42	7.25	S37°40'36"W
L43	7.76	S36°29'23"E
L44	12.75	S13°13'12"W
L45	5.32	S48°21'42"W
L46	8.08	S86°22'41"W
L47	12.65	S03°51'12"W
L48	12.35	S32°28'35"W
L49	14.28	S30°15'39"W
L50	18.31	S05°46'40"W
L51	10.71	S47°29'50"E
L52	1.28	S04°15'13"W
L53	9.74	S60°43'07"W
L54	7.85	S12°18'00"W
L55	44.53	S31°22'02"E
L56	7.26	S51°57'27"W

SHEET 3 OF 3 - NOT VALID WITHOUT SHEETS 1 & 2 OF 3

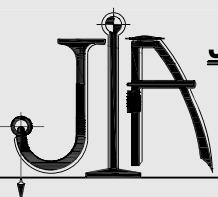
DRAWN BY: MDP

DATE : 12/28/2020

SCALE: 1"=70'

SURVEY NO: 20-004037-1

SHEET: 3 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

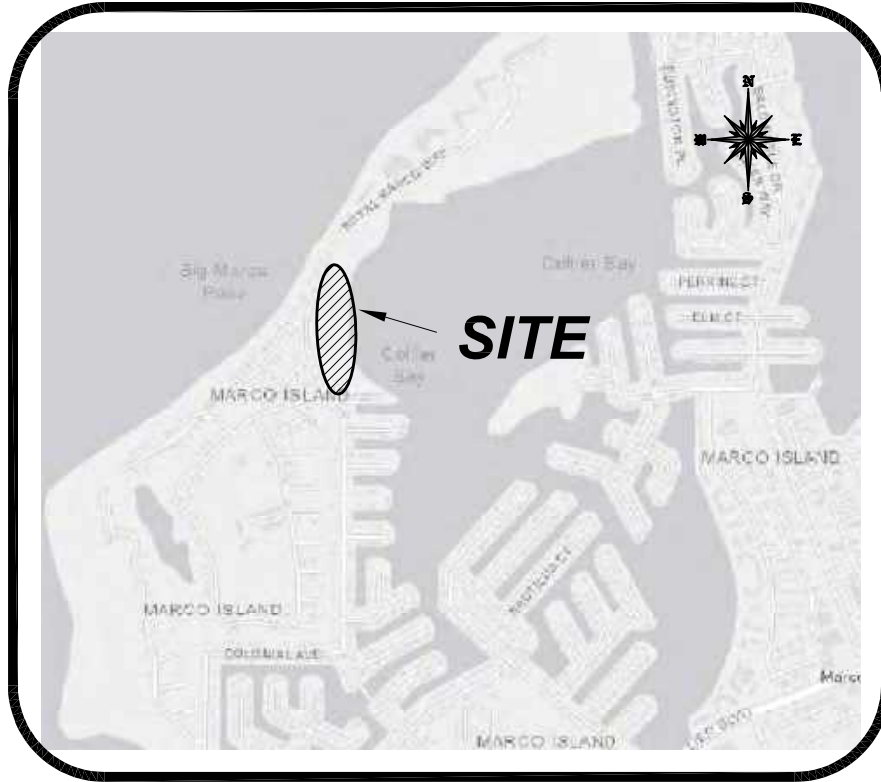
3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:30:15 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "A-2"
SECTIONS 6 & 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LEGEND:


CL = CENTER LINE
 L.B. = LICENSED BUSINESS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.R.C. = POINT OF REVERSE CURVE
 C.C.P.R. = COLLIER COUNTY, FLORIDA
 PUBLIC RECORDS
 R/W = RIGHT-OF-WAY
 B.O.B. = BASIS OF BEARINGS
 P.B. = PLAT BOOK
 PG.(S) = PAGE(S)
 (P) = PLAT INFORMATION
 NA = NOT APPLICABLE

LOCATION SKETCH

SCALE = N.T.S.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH & DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY  Digitally signed by John A Ibarra
 Date: 2020.12.28 12:30:40 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074 **12/28/2020**
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 9, HIDEAWAY BEACH (P.B. 12 PGS. 80-85, C.C.P.R.) AS BEARING N76°56'20"W.
4. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 5 - NOT VALID WITHOUT SHEETS 2, 3, 4 & 5 OF 5


DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 5



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX : (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed
 by John A Ibarra
 Date: 2020.12.28
 12:31:00 -05'00'
 Adobe Acrobat
 Reader version:
 2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "A-2"
SECTIONS 6 & 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 9 OF SAID HIDEAWAY BEACH, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 110.91 FEET TO WHICH THE RADIUS POINT BEARS N70°13'34"E; THENCE N85°16'17"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 123.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE EAST LINE OF SAID BLOCK 9; THENCE N01°10'27"E, ALONG THE EAST LINE OF SAID LOT 1 AND BLOCK 9, A DISTANCE OF 26.97 FEET TO A POINT OF CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 05°18'29" A DISTANCE OF 56.51 FEET TO POINT "A"; THENCE S72°22'37"E, A DISTANCE OF 16.10 FEET; THENCE S01°42'05"W, A DISTANCE OF 47.24 FEET; THENCE S01°56'33"E, A DISTANCE OF 49.98 FEET; THENCE S16°47'23"W, A DISTANCE OF 21.52 FEET; THENCE S04°58'41"W, A DISTANCE OF 17.49 FEET; THENCE S09°24'29"E, A DISTANCE OF 16.83 FEET TO THE NORTH LINE OF HIDEAWAY BEACH ENTRANCE AS RECORDED IN PLAT BOOK 13, PAGES 36 THROUGH 38, INCLUSIVE, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE N88°49'38"W, ALONG SAID NORTH LINE, A DISTANCE OF 21.13 FEET TO THE NORTHWEST CORNER OF SAID HIDEAWAY BEACH ENTRANCE; THENCE S01°10'40"W, ALONG THE WEST LINE OF SAID HIDEAWAY BEACH ENTRANCE, A DISTANCE OF 30.70 FEET; THENCE N59°32'04"W, A DISTANCE OF 72.89 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 108.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°58'32", A DISTANCE OF 75.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,636 SQUARE FEET, MORE OR LESS.

PARCEL 2:

COMMENCING AT SAID POINT "A", SAID POINT BEING ON THE EAST LINE OF SAID BLOCK 9 AND A POINT ON A CURVE CONCAVE TO THE WEST TO WHICH THE RADIUS POINT BEARS S85°51'58"W AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHERLY ALONG SAID EAST LINE OF BLOCK 9 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°18'57" A DISTANCE OF 24.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 610.00 FEET THROUGH A CENTRAL ANGLE OF 04°36'29" A DISTANCE OF 49.06 FEET TO POINT "B"; THENCE S54°06'17"E, A DISTANCE OF 13.02 FEET; THENCE S11°39'34"E, A DISTANCE OF 14.60 FEET; THENCE S01°31'42"W, A DISTANCE OF 24.06 FEET; THENCE S65°08'51"W, A DISTANCE OF 5.93 FEET TO THE EAST LINE OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

CONTAINING 357 SQUARE FEET, MORE OR LESS.

PARCEL 3:

COMMENCING AT SAID POINT "B", SAID POINT BEING A POINT ON THE EAST LINE OF SAID BLOCK 9 AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST TO WHICH THE RADIUS POINT BEARS S78°56'32"W AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°47'33" A DISTANCE OF 29.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 610.00 FEET THROUGH A CENTRAL ANGLE OF 03°48'14" A DISTANCE OF 40.50 FEET TO POINT "C"; THENCE S36°55'06"E, A DISTANCE OF 24.15 FEET; THENCE S02°03'14"W, A DISTANCE OF 15.94 FEET; THENCE S38°13'34"W, A DISTANCE OF 4.74 FEET TO THE EAST LINE OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

CONTAINING 190 SQUARE FEET, MORE OR LESS.

PARCEL 4:

COMMENCING AT SAID POINT "C", SAID POINT BEING ON THE EAST LINE OF SAID BLOCK 9 AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST TO WHICH THE RADIUS POINT BEARS S72°20'45"W AND HAVING A RADIUS OF 610.00 FEET; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID BLOCK 9 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'44" A DISTANCE OF 40.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 02°21'34" A DISTANCE OF 25.12 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 801.94 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°24'16" A DISTANCE OF 47.65 TO POINT "D"; THENCE S75°39'25"E, A DISTANCE OF 8.48 FEET; THENCE S26°23'16"E, A DISTANCE OF 12.35 FEET; THENCE S37°59'42"E, A DISTANCE OF 3.41 FEET; THENCE S08°03'29"E, A DISTANCE OF 12.01 FEET; THENCE S33°28'47"E, A DISTANCE OF 15.22 FEET; THENCE S10°36'09"E, A DISTANCE OF 8.79 FEET; THENCE S49°57'14"E, A DISTANCE OF 7.81 FEET; THENCE S02°03'19"W, A DISTANCE OF 10.52 FEET; THENCE S63°48'10"W, A DISTANCE OF 6.12 FEET TO THE EAST LINE OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

CONTAINING 544 SQUARE FEET, MORE OR LESS.

PARCEL 5:

COMMENCING AT SAID POINT "D", SAID POINT BEING ON THE EAST LINE OF SAID BLOCK 9 AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST TO WHICH THE RADIUS POINT BEARS N69°34'43"E AND HAVING A RADIUS OF 801.94 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'16" A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 801.94 FEET THROUGH A CENTRAL ANGLE OF 04°31'15" A DISTANCE OF 63.28 FEET TO POINT "E"; THENCE S24°09'58"E, A DISTANCE OF 32.86 FEET; THENCE S20°22'40"E, A DISTANCE OF 17.65 FEET; THENCE S01°29'00"W, A DISTANCE OF 13.75 FEET TO THE EAST LINE OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

CONTAINING 188 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 5 - NOT VALID WITHOUT SHEETS 1, 3, 4 & 5 OF 5

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 5



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:31:32 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "A-2"
SECTIONS 6 & 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

PARCEL 6:

COMMENCING AT SAID POINT "E", SAID POINT BEING ON THE EAST LINE OF SAID BLOCK 9 AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST TO WHICH THE RADIUS POINT BEARS N74°33'14"E AND HAVING A RADIUS OF 801.94 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°29'19" A DISTANCE OF 6.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 801.94 FEET THROUGH A CENTRAL ANGLE OF 03°18'48" A DISTANCE OF 46.38 FEET TO POINT "F"; THENCE S43°00'48"E, A DISTANCE OF 19.14 FEET; THENCE S04°50'26"E, A DISTANCE OF 27.09 FEET; THENCE S48°26'19"W, A DISTANCE OF 6.24 FEET TO THE EAST LINE OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

CONTAINING 298 SQUARE FEET, MORE OR LESS.

PARCEL 7:

COMMENCING AT SAID POINT "F", SAID POINT BEING A POINT ON THE EAST LINE OF SAID BLOCK 9 AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST TO WHICH THE RADIUS POINT BEARS N78°21'22"E AND HAVING A RADIUS OF 801.94 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'28" A DISTANCE OF 70.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID EAST LINE THE ARC OF SAID CURVE HAVING A RADIUS OF 801.94 FEET THROUGH A CENTRAL ANGLE OF 02°25'15" A DISTANCE OF 33.88 FEET TO POINT "G"; THENCE S55°16'51"E, A DISTANCE OF 11.58 FEET; THENCE S03°07'02"E, A DISTANCE OF 1.77 FEET; THENCE S35°26'24"W, A DISTANCE OF 6.89 FEET; THENCE S11°36'30"W, A DISTANCE OF 9.99 FEET; THENCE S02°20'02"W, A DISTANCE OF 9.99 FEET TO THE EAST LINE OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

CONTAINING 120 SQUARE FEET, MORE OR LESS.

PARCEL 8:

COMMENCING AT SAID POINT "G", SAID POINT BEING ON THE EAST LINE OF SAID BLOCK 9 AND A POINT ON A CURVE CONCAVE TO THE EAST TO WHICH THE RADIUS POINT BEARS N85°47'05"E AND HAVING A RADIUS OF 801.94 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'53" A DISTANCE OF 5.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 801.94 FEET THROUGH A CENTRAL ANGLE OF 09°02'30" A DISTANCE OF 126.55 FEET; THENCE S24°52'32"E, A DISTANCE OF 14.97 FEET; THENCE S17°49'51"E, A DISTANCE OF 20.90 FEET; THENCE S07°09'56"E, A DISTANCE OF 11.18 FEET; THENCE S01°58'33"W, A DISTANCE OF 65.27 FEET; THENCE S10°46'20"W, A DISTANCE OF 4.53 FEET; THENCE S27°55'53"W, A DISTANCE OF 4.53 FEET; THENCE S44°20'24"W, A DISTANCE OF 6.68 FEET; THENCE S59°34'51"W, A DISTANCE OF 6.68 FEET TO THE EAST LINE OF SAID BLOCK 9 AND THE POINT OF BEGINNING.

CONTAINING 1,661 SQUARE FEET, MORE OR LESS.

SHEET 3 OF 5. NOT VALID WITHOUT SHEETS 1, 2, 4 & 5 OF 5

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	3 OF 5



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

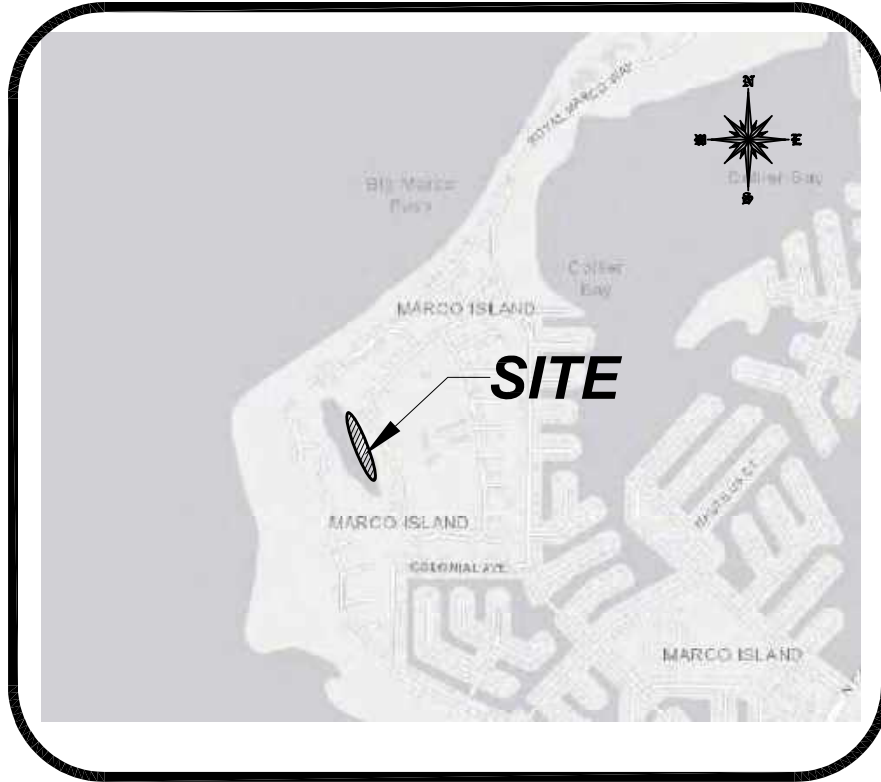
3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:31:56 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 **SEAL**

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-1"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LEGEND:

CL = CENTER LINE
 L.B. = LICENSED BUSINESS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVE
 C.C.P.R. = COLLIER COUNTY, FLORIDA PUBLIC RECORDS
 R/W = RIGHT-OF-WAY
 B.O.B. = BASIS OF BEARINGS
 P.B. = PLAT BOOK
 PG.(S) = PAGE(S)
 (P) = PLAT INFORMATION
 NA = NOT APPLICABLE

LOCATION SKETCH

SCALE = N.T.S.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH & DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by John A Ibarra
 Date: 2020.12.28 12:33:26 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

BY _____ **12/28/2020**

JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF BLOCK 15, HIDEAWAY BEACH (P.B. 12 PGS. 80-85, C.C.P.R.) AS BEARING N30°30'00"W.
4. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 4 - NOT VALID WITHOUT SHEETS 2, 3, & 4 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 4

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX : (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by John A Ibarra
 Date: 2020.12.28 12:33:54 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

L.B.# 7806 **SEAL**

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-1"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST CORNER OF LOT 1, BLOCK 15 OF SAID PLAT OF HIDEAWAY BEACH; THENCE S30°30'00"E, ALONG THE WESTERLY LINE OF SAID LOT 1 AND BLOCK 15, A DISTANCE OF 53.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S30°30'00"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 31.01 FEET; THENCE S39°51'47"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 129.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST TO WHICH THE RADIUS POINT BEARS S47°16'24"W AND HAVING A RADIUS OF 986.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'26" A DISTANCE OF 250.23 FEET; THENCE S10°00'39"E, A DISTANCE OF 5.48 FEET; THENCE S29°44'45"W, A DISTANCE OF 0.90 FEET; THENCE N81°43'45"W, A DISTANCE OF 1.78 FEET; THENCE N56°41'57"W, A DISTANCE OF 11.11 FEET; THENCE N23°50'32"W, A DISTANCE OF 4.78 FEET; THENCE N53°13'11"W, A DISTANCE OF 9.53 FEET; THENCE N17°13'52"W, A DISTANCE OF 8.30 FEET; THENCE N58°25'36"W, A DISTANCE OF 3.78 FEET; THENCE S55°23'55"W, A DISTANCE OF 5.39 FEET; THENCE N55°23'55"W, A DISTANCE OF 3.46 FEET; THENCE N05°03'37"E, A DISTANCE OF 6.00 FEET; THENCE N09°02'11"W, A DISTANCE OF 3.89 FEET; THENCE N29°05'57"W, A DISTANCE OF 6.80 FEET; THENCE N85°15'41"W, A DISTANCE OF 4.80 FEET; THENCE N06°17'57"E, A DISTANCE OF 8.27 FEET; THENCE N86°48'53"W, A DISTANCE OF 4.74 FEET; THENCE S07°48'05"W, A DISTANCE OF 7.08 FEET; THENCE S80°25'55"W, A DISTANCE OF 7.56 FEET; THENCE N26°33'58"W, A DISTANCE OF 2.13 FEET; THENCE N11°58'54"E, A DISTANCE OF 7.45 FEET; THENCE N11°20'46"W, A DISTANCE OF 6.43 FEET; THENCE N35°32'34"E, A DISTANCE OF 1.59 FEET; THENCE S80°59'00"E, A DISTANCE OF 4.50 FEET; THENCE N76°10'20"E, A DISTANCE OF 3.94 FEET; THENCE N35°27'37"E, A DISTANCE OF 5.56 FEET; THENCE N09°56'20"W, A DISTANCE OF 2.16 FEET; THENCE N76°05'56"W, A DISTANCE OF 2.68 FEET; THENCE S80°10'20"W, A DISTANCE OF 17.73 FEET; THENCE N63°23'00"W, A DISTANCE OF 2.41 FEET; THENCE N14°01'21"E, A DISTANCE OF 5.12 FEET; THENCE N35°56'15"W, A DISTANCE OF 3.84 FEET; THENCE S57°49'52"W, A DISTANCE OF 13.59 FEET; THENCE S07°59'03"W, A DISTANCE OF 14.95 FEET; THENCE N88°00'54"W, A DISTANCE OF 13.73 FEET; THENCE N02°50'39"W, A DISTANCE OF 17.21 FEET; THENCE S84°55'35"E, A DISTANCE OF 7.66 FEET; THENCE N08°32'14"W, A DISTANCE OF 4.06 FEET; THENCE N50°09'54"W, A DISTANCE OF 4.20 FEET; THENCE S85°38'13"W, A DISTANCE OF 8.19 FEET; THENCE N01°04'20"W, A DISTANCE OF 8.88 FEET; THENCE S85°57'44"E, A DISTANCE OF 17.76 FEET; THENCE N04°39'52"E, A DISTANCE OF 6.07 FEET; THENCE N67°38'20"W, A DISTANCE OF 6.55 FEET; THENCE N28°52'52"W, A DISTANCE OF 17.93 FEET; THENCE N49°56'12"W, A DISTANCE OF 14.12 FEET; THENCE N14°20'58"W, A DISTANCE OF 6.68 FEET; THENCE S87°31'42"W, A DISTANCE OF 12.09 FEET; THENCE N73°05'53"W, A DISTANCE OF 17.91 FEET; THENCE N19°53'56"W, A DISTANCE OF 14.28 FEET; THENCE N00°14'20"E, A DISTANCE OF 10.11 FEET; THENCE N29°27'41"W, A DISTANCE OF 30.57 FEET; THENCE N15°19'56"E, A DISTANCE OF 12.84 FEET; THENCE N45°46'16"W, A DISTANCE OF 2.60 FEET; THENCE S79°04'15"W, A DISTANCE OF 4.41 FEET; THENCE N47°35'42"W, A DISTANCE OF 1.85 FEET; THENCE N07°29'57"E, A DISTANCE OF 5.80 FEET; THENCE N42°24'23"W, A DISTANCE OF 4.77 FEET; THENCE S75°19'51"W, A DISTANCE OF 8.14 FEET; THENCE N32°22'41"W, A DISTANCE OF 6.75 FEET; THENCE N54°06'18"E, A DISTANCE OF 9.35 FEET; THENCE N33°50'39"W, A DISTANCE OF 7.48 FEET; THENCE S85°34'05"W, A DISTANCE OF 12.13 FEET; THENCE N27°46'18"W, A DISTANCE OF 18.71 FEET; THENCE N710°47'15"W, A DISTANCE OF 12.83 FEET; THENCE N21°29'49"E, A DISTANCE OF 16.80 FEET; THENCE N72°40'21"W, A DISTANCE OF 7.97 FEET; THENCE N87°40'22"W, A DISTANCE OF 3.58 FEET; THENCE S33°53'03"W, A DISTANCE OF 10.38 FEET; THENCE N59°04'54"W, A DISTANCE OF 4.15 FEET; THENCE N04°40'39"W, A DISTANCE OF 3.39 FEET; THENCE N21°26'45"E, A DISTANCE OF 7.56 FEET; THENCE N30°59'25"E, A DISTANCE OF 4.35 FEET; THENCE N01°18'52"W, A DISTANCE OF 2.94 FEET; THENCE N32°48'58"W, A DISTANCE OF 10.87 FEET; THENCE N53°12'24"W, A DISTANCE OF 5.64 FEET; THENCE N32°29'27"W, A DISTANCE OF 6.58 FEET; THENCE N43°20'59"W, A DISTANCE OF 6.63 FEET; THENCE N36°58'28"W, A DISTANCE OF 5.61 FEET; THENCE N24°17'03"W, A DISTANCE OF 16.66 FEET; THENCE N05°20'23"E, A DISTANCE OF 6.89 FEET; THENCE N26°58'41"W, A DISTANCE OF 1.71 FEET; THENCE N73°25'56"W, A DISTANCE OF 5.29 FEET; THENCE N13°17'40"W, A DISTANCE OF 1.88 FEET; THENCE N21°13'24"E, A DISTANCE OF 6.65 FEET; THENCE N35°42'58"W, A DISTANCE OF 8.14 FEET; THENCE N08°53'47"E, A DISTANCE OF 4.22 FEET TO THE WESTERLY LINE OF SAID LOT 1 AND BLOCK 15 AND THE POINT OF BEGINNING.

CONTAINING 8,385 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 4 - NOT VALID WITHOUT SHEETS 1, 3, & 4 OF 4


DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

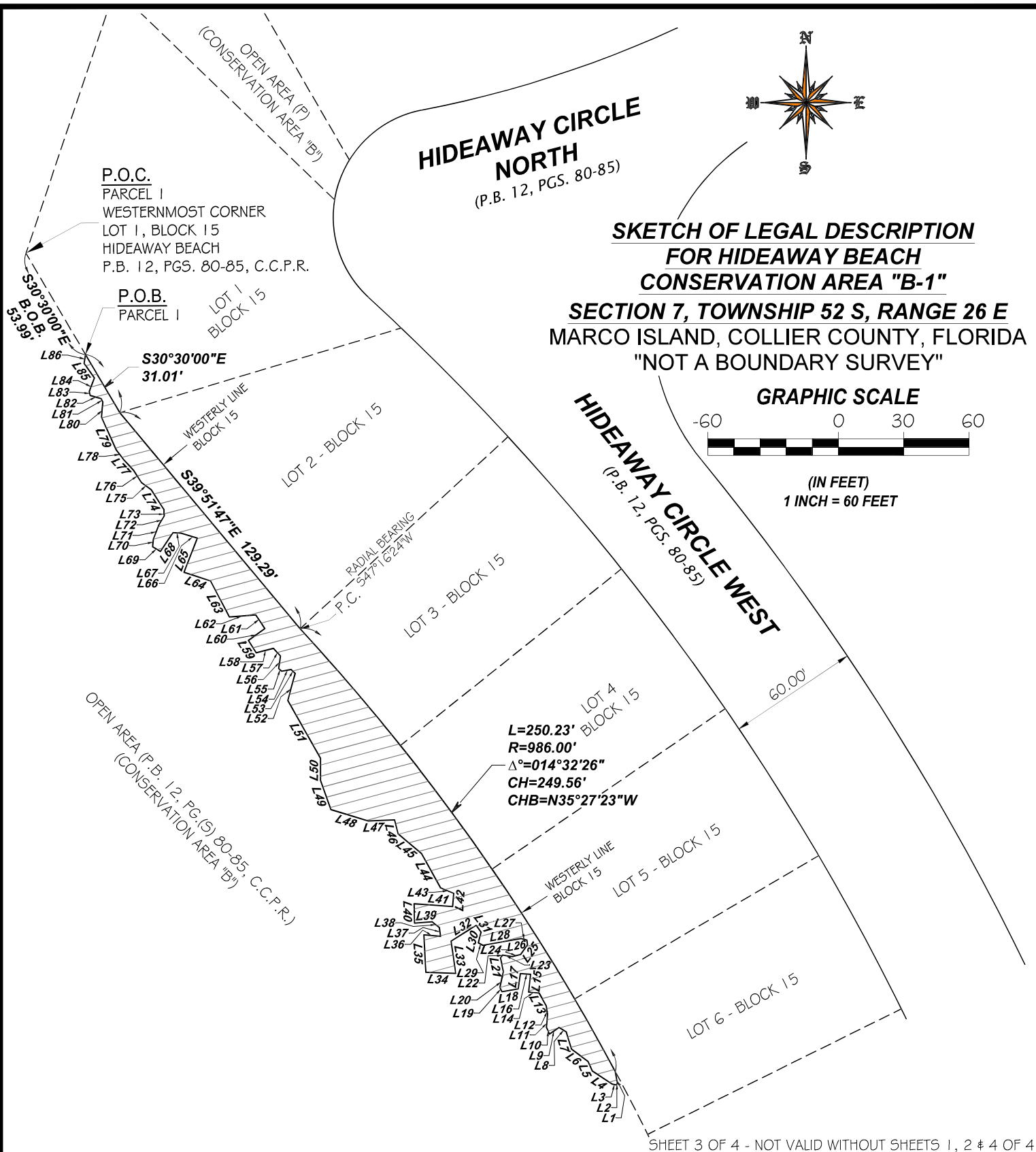
3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:34:17 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

SEAL

L.B.# 7806



SHEET 3 OF 4 - NOT VALID WITHOUT SHEETS 1, 2 & 4 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	1"=60'
SURVEY NO:	20-004037-1
SHEET:	3 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:34:42 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806

SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-1"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"
LINE TABLES

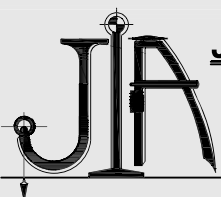
Line Table		
Line #	Length'	Direction
L1	5.48	S10°00'39"E
L2	0.90	S29°44'45"W
L3	1.78	N81°43'45"W
L4	11.11	N56°41'57"W
L5	4.78	N23°50'32"W
L6	9.53	N53°13'11"W
L7	8.30	N17°13'52"W
L8	3.78	N58°25'36"W
L9	5.39	S55°23'55"W
L10	3.46	23°58'37"W
L11	6.00	N05°03'37"E
L12	3.89	N09°02'11"W
L13	6.80	N29°05'57"W
L14	4.80	N85°15'41"W
L15	8.27	N06°17'57"E
L16	4.74	N86°48'53"W
L17	7.08	S07°48'05"W
L18	7.56	S80°25'55"W
L19	2.13	N26°33'58"W
L20	7.45	N11°58'54"E
L21	6.43	N11°20'46"W
L22	1.59	N35°32'34"E
L23	4.50	S80°59'00"E
L24	3.94	N76°10'20"E
L25	5.56	N35°27'37"E
L26	2.16	N09°56'20"W
L27	2.68	N76°05'56"W
L28	17.73	S80°10'20"W
L29	2.41	N63°23'00"W

Line Table		
Line #	Length'	Direction
L30	5.12	N14°01'21"E
L31	3.84	N35°56'15"W
L32	13.59	S57°49'52"W
L33	14.95	S07°59'03"W
L34	13.73	N88°00'54"W
L35	17.21	N02°50'39"W
L36	7.66	S84°55'35"E
L37	4.06	N08°32'14"W
L38	4.20	N50°09'54"W
L39	8.19	S85°38'13"W
L40	8.88	N01°04'20"W
L41	17.76	S85°57'44"E
L42	6.07	N04°39'52"E
L43	6.55	N67°38'20"W
L44	17.93	N28°52'52"W
L45	14.12	N49°56'12"W
L46	6.68	N14°20'58"W
L47	12.09	S87°31'42"W
L48	17.91	N73°05'53"W
L49	14.28	N19°53'56"W
L50	10.11	N00°14'20"E
L51	30.57	N29°27'41"W
L52	12.84	N15°19'56"E
L53	2.60	N45°46'16"W
L54	4.41	S79°04'15"W
L55	1.85	N47°35'42"W
L56	5.80	N07°29'57"E
L57	4.77	N42°24'23"W
L58	8.14	S75°19'51"W

Line Table		
Line #	Length'	Direction
L59	6.75	N32°22'41"W
L60	9.35	N54°06'18"E
L61	7.48	N33°50'39"W
L62	12.13	S85°34'05"W
L63	18.71	N27°46'18"W
L64	12.83	N71°47'15"W
L65	16.80	N21°29'49"E
L66	7.97	N72°40'21"W
L67	3.58	N87°40'22"W
L68	10.38	S33°53'03"W
L69	4.15	N59°04'54"W
L70	3.39	N04°40'39"E
L71	7.56	N21°26'45"E
L72	4.35	N30°59'25"E
L73	2.94	N01°18'52"W
L74	10.87	N32°48'58"W
L75	5.64	N53°12'24"W
L76	6.58	N32°29'27"W
L77	6.63	N43°20'59"W
L78	5.61	N36°58'28"W
L79	16.66	N24°17'03"W
L80	6.89	N05°20'23"E
L81	1.71	N26°58'41"W
L82	5.29	N73°25'56"W
L83	1.88	N13°17'40"W
L84	6.65	N21°13'24"E
L85	8.14	N35°42'58"W
L86	4.22	N08°53'47"E

SHEET 4 OF 4 - NOT VALID WITHOUT SHEETS 1, 2, & 3 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	4 OF 4



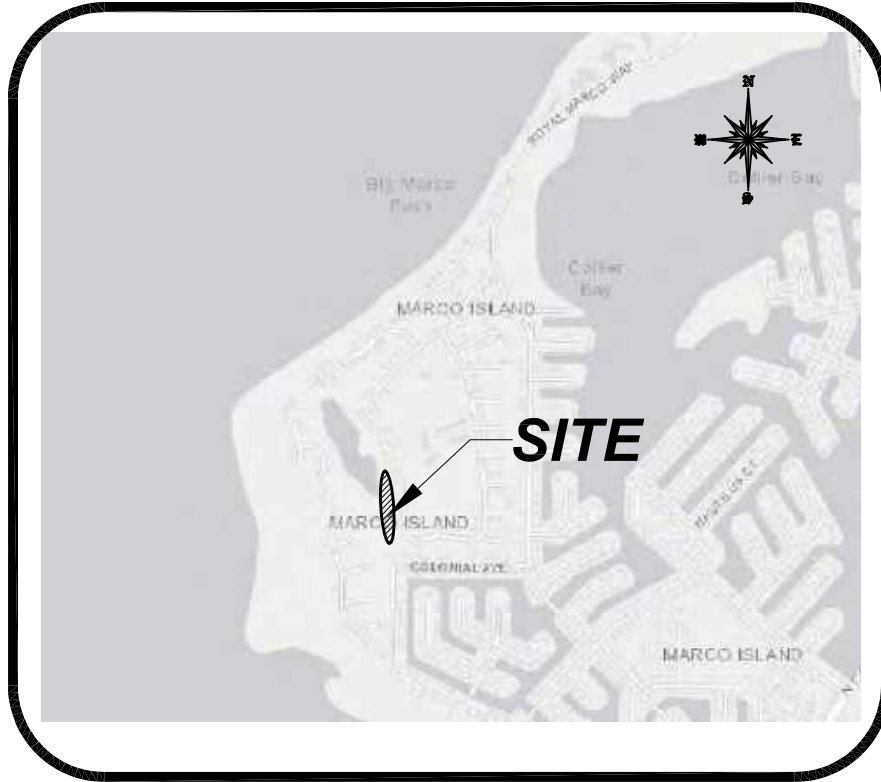
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
 WWW.IBARRALANDSURVEYORS.COM
 777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401
 3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by John A Ibarra
 Date: 2020.12.28 12:35:08 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-2"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LOCATION SKETCH
SCALE = N.T.S.

LEGEND:


CL = CENTER LINE
 L.B. = LICENSED BUSINESS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVE
 C.C.P.R. = COLLIER COUNTY,
 FLORIDA PUBLIC RECORDS
 RW = RIGHT-OF-WAY
 B.O.B. = BASIS OF BEARINGS
 P.B. = PLAT BOOK
 PG.(S) = PAGE(S)
 (P) = PLAT INFORMATION
 NA = NOT APPLICABLE

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF BLOCK 15, HIDEAWAY BEACH (P.B. 12 PGS. 80-85, C.C.P.R.) AS BEARING N30°30'00"W.
4. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH & DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY  Digitally signed by John A Ibarra
 Date: 2020.12.28 12:35:44 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074 **12/28/2020**
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

SHEET 1 OF 4 - NOT VALID WITHOUT SHEETS 2, 3, & 4 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by John A Ibarra
 Date: 2020.12.28 12:36:07
 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

L.B.# 7806 SEAL

**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-2"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"**

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 16 OF SAID PLAT OF HIDEAWAY BEACH; THENCE N03°43'53"W, ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 16, A DISTANCE OF 9.87 FEET TO THE POINT OF BEGINNING; THENCE S23°17'06"W, A DISTANCE OF 4.97 FEET; THENCE S86°52'56"W, A DISTANCE OF 13.63 FEET; THENCE N39°09'47"W, A DISTANCE OF 3.75 FEET; THENCE N04°10'56"E, A DISTANCE OF 5.57 FEET; THENCE N35°22'51"E, A DISTANCE OF 7.71 FEET; THENCE N00°00'45"W, A DISTANCE OF 3.74 FEET; THENCE N33°56'33"W, A DISTANCE OF 4.48 FEET; THENCE N01°56'16"E, A DISTANCE OF 3.99 FEET; THENCE N33°51'22"W, A DISTANCE OF 9.46 FEET; THENCE N07°52'17"E, A DISTANCE OF 5.96 FEET; THENCE N28°36'25"W, A DISTANCE OF 16.95 FEET; THENCE N02°21'51"W, A DISTANCE OF 10.05 FEET; THENCE N37°26'32"W, A DISTANCE OF 8.34 FEET; THENCE N13°34'50"E, A DISTANCE OF 4.03 FEET; THENCE N04°16'49"W, A DISTANCE OF 7.25 FEET; THENCE N24°21'53"E, A DISTANCE OF 3.96 FEET; THENCE N59°59'57"E, A DISTANCE OF 3.51 FEET; THENCE N13°12'02"E, A DISTANCE OF 4.44 FEET; THENCE N00°33'10"E, A DISTANCE OF 7.45 FEET; THENCE N73°14'54"E, A DISTANCE OF 5.86 FEET; THENCE N34°54'58"E, A DISTANCE OF 3.54 FEET; THENCE N02°40'33"E, A DISTANCE OF 5.85 FEET; THENCE N31°53'43"W, A DISTANCE OF 2.94 FEET; THENCE N49°59'06"E, A DISTANCE OF 4.41 FEET; THENCE N27°21'24"E, A DISTANCE OF 11.57 FEET; THENCE N18°42'07"E, A DISTANCE OF 3.47 FEET; THENCE N24°29'16"E, A DISTANCE OF 6.51 FEET TO THE WESTERLY LINE OF SAID LOT 10, BLOCK 16 AND POINT "A"; THENCE S03°43'53"E, ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 16, A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,385 SQUARE FEET, MORE OR LESS.

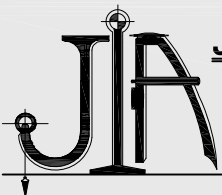
PARCEL 2

COMMENCING AT SAID POINT "A"; THENCE N03°43'53"W ALONG THE WESTERLY LINE OF SAID BLOCK 16, A DISTANCE OF 11.03 FEET TO THE POINT OF BEGINNING; THENCE S89°39'53"W, A DISTANCE OF 2.71 FEET; THENCE N40°41'18"W, A DISTANCE OF 5.29 FEET; THENCE N69°35'25"W, A DISTANCE OF 9.18 FEET; THENCE N28°08'57"W, A DISTANCE OF 3.06 FEET; THENCE N06°09'20"E, A DISTANCE OF 12.26 FEET; THENCE N22°15'49"W, A DISTANCE OF 2.98 FEET; THENCE S78°32'53"W, A DISTANCE OF 14.54 FEET; THENCE N35°12'40"W, A DISTANCE OF 7.29 FEET; THENCE N00°44'32"W, A DISTANCE OF 4.73 FEET; THENCE N61°33'10"E, A DISTANCE OF 7.63 FEET; THENCE N17°24'57"W, A DISTANCE OF 16.77 FEET; THENCE N05°50'14"E, A DISTANCE OF 18.49 FEET; THENCE N57°06'52"W, A DISTANCE OF 6.50 FEET; THENCE N11°18'59"E, A DISTANCE OF 7.67 FEET; THENCE N13°23'11"W, A DISTANCE OF 11.11 FEET; THENCE N30°07'26"E, A DISTANCE OF 3.62 FEET; THENCE N07°23'11"E, A DISTANCE OF 9.76 FEET; THENCE N50°25'47"E, A DISTANCE OF 8.46 FEET; THENCE N31°07'16"W, A DISTANCE OF 4.61 FEET; THENCE S55°54'11"W, A DISTANCE OF 4.69 FEET; THENCE S73°01'56"W, A DISTANCE OF 6.23 FEET; THENCE N56°42'30"W, A DISTANCE OF 2.63 FEET; THENCE N03°40'40"E, A DISTANCE OF 10.89 FEET; THENCE N56°49'41"E, A DISTANCE OF 9.96 FEET; THENCE N25°14'24"W, A DISTANCE OF 11.33 FEET; THENCE N00°17'37"W, A DISTANCE OF 11.03 FEET; THENCE N26°28'24"W, A DISTANCE OF 7.04 FEET; THENCE N22°37'08"E, A DISTANCE OF 2.44 FEET; THENCE N60°27'28"E, A DISTANCE OF 4.83 FEET; THENCE N12°36'00"E, A DISTANCE OF 10.37 FEET; THENCE N69°38'01"W, A DISTANCE OF 7.02 FEET; THENCE N46°39'13"E, A DISTANCE OF 7.76 FEET; THENCE N18°50'36"E, A DISTANCE OF 2.91 FEET; THENCE N10°16'27"W, A DISTANCE OF 4.23 FEET; THENCE N31°09'04"W, A DISTANCE OF 14.42 FEET; THENCE N31°09'04"W, A DISTANCE OF 14.42 FEET; THENCE N32°47'32"E, A DISTANCE OF 10.54 FEET; THENCE N14°18'15"W, A DISTANCE OF 14.97 FEET; THENCE N61°36'16"E, A DISTANCE OF 4.35 FEET; THENCE N13°49'16"W, A DISTANCE OF 9.45 FEET; THENCE N25°16'21"E, A DISTANCE OF 14.99 FEET; THENCE N09°20'28"E, A DISTANCE OF 22.41 FEET; THENCE N17°38'15"W, A DISTANCE OF 14.07 FEET; THENCE N21°07'40"W, A DISTANCE OF 3.86 FEET; THENCE N55°06'20"W, A DISTANCE OF 10.62 FEET; THENCE N44°37'27"W, A DISTANCE OF 13.05 FEET; THENCE N26°34'50"W, A DISTANCE OF 6.60 FEET; THENCE N13°48'43"W, A DISTANCE OF 8.16 FEET; THENCE N09°28'01"E, A DISTANCE OF 3.81 FEET; THENCE N69°31'45"E, A DISTANCE OF 4.55 FEET; THENCE N08°13'59"E, A DISTANCE OF 10.47 FEET; THENCE N77°31'28"E, A DISTANCE OF 5.26 FEET; THENCE S86°17'34"E, A DISTANCE OF 10.89 FEET; THENCE N25°38'40"E, A DISTANCE OF 8.66 FEET; THENCE N06°48'05"W, A DISTANCE OF 10.28 FEET; THENCE N42°48'48"W, A DISTANCE OF 14.78 FEET; THENCE N07°40'10"W, A DISTANCE OF 10.31 FEET; THENCE N43°21'15"W, A DISTANCE OF 9.76 FEET; THENCE N83°59'50"W, A DISTANCE OF 9.39 FEET; THENCE N12°47'11"W, A DISTANCE OF 3.56 FEET; THENCE N10°29'16"E, A DISTANCE OF 4.23 FEET; THENCE N40°33'50"E, A DISTANCE OF 11.24 FEET; THENCE N09°34'52"W, A DISTANCE OF 27.14 FEET; THENCE N00°35'25"E, A DISTANCE OF 9.68 FEET; THENCE N24°21'14"E, A DISTANCE OF 23.56 FEET; THENCE N19°10'05"W, A DISTANCE OF 5.98 FEET; THENCE N50°12'21"W, A DISTANCE OF 19.13 FEET; THENCE N49°11'06"E, A DISTANCE OF 13.95 FEET; THENCE N89°30'42"E, A DISTANCE OF 7.07 FEET; THENCE N05°31'40"E, A DISTANCE OF 5.35 FEET; THENCE N42°53'50"W, A DISTANCE OF 28.98 FEET; THENCE N18°05'43"W, A DISTANCE OF 7.82 FEET; THENCE N01°27'23"E, A DISTANCE OF 29.49 FEET; THENCE N29°01'45"E, A DISTANCE OF 12.23 FEET; THENCE N14°54'38"E, A DISTANCE OF 19.46 FEET; THENCE N40°43'08"E, A DISTANCE OF 15.23 FEET TO THE WESTERLY LINE OF SAID BLOCK 16; THENCE S20°29'11"E, ALONG SAID WESTERLY LINE A DISTANCE OF 31.06 FEET; THENCE S10°53'06"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 117.70 FEET; THENCE S02°41'28"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 320.00 FEET; THENCE S02°10'48"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 96.14 FEET; THENCE S03°43'53"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 22.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,731 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 4 - NOT VALID WITHOUT SHEETS 1, 3, & 4 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



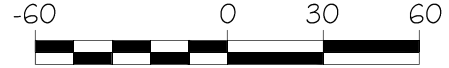
Digitally signed by John A Ibarra
Date: 2020.12.28 12:36:46 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 SEAL

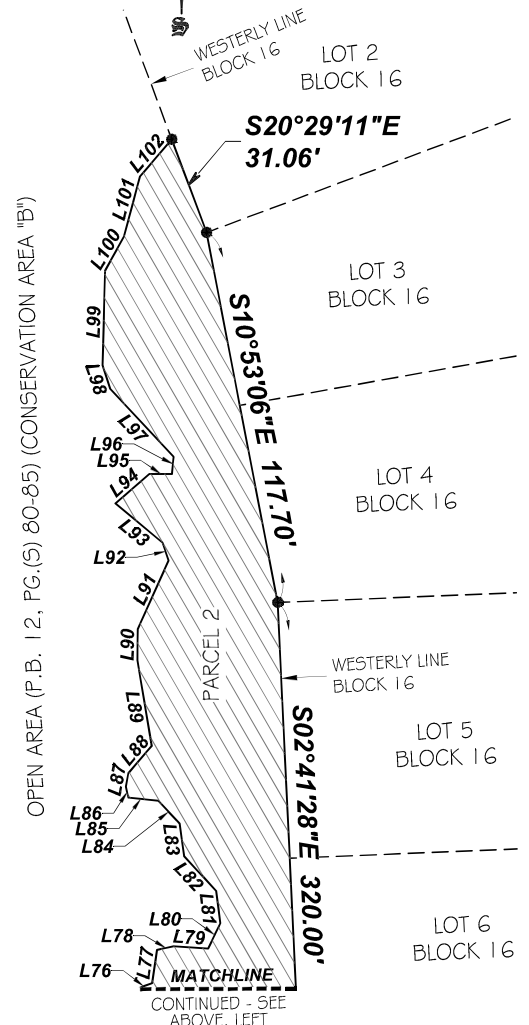
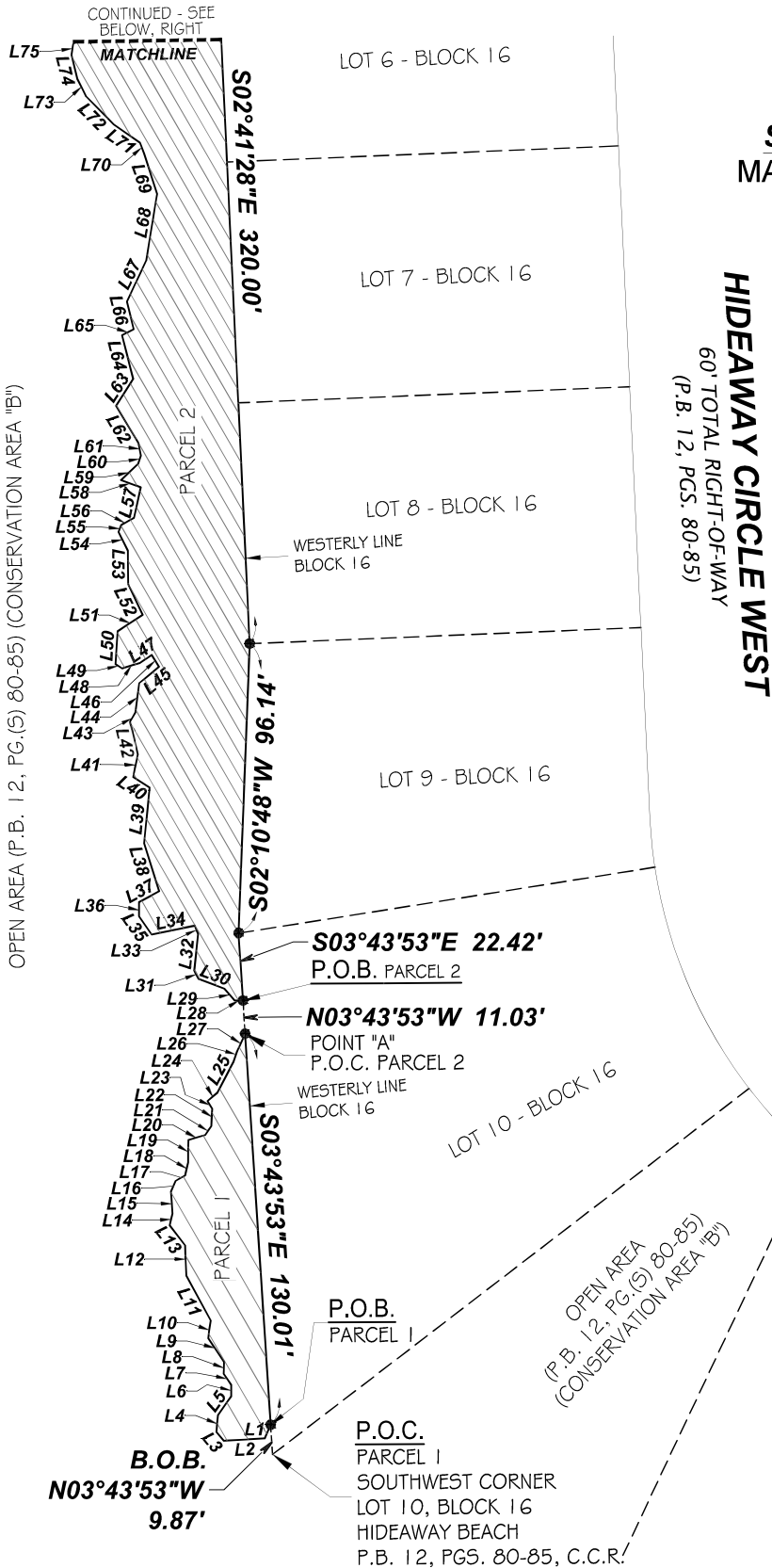
**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-2"**

**SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"**

GRAPHIC SCALE

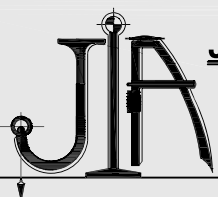


(IN FEET)
1 INCH = 60 FEET



SHEET 3 OF 4 - NOT VALID WITHOUT SHEETS 1, 2 & 4 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	1"=60'
SURVEY NO:	20-004037-1
SHEET:	3 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:37:48 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 SEAL

**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-2"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"
LINE TABLES**

Line Table		
Line #	Length'	Direction
L1	4.97	S23°17'06"W
L2	13.63	S86°52'56"W
L3	3.75	N39°09'47"W
L4	5.57	N04°10'56"E
L5	7.71	N35°22'51"E
L6	3.74	N00°00'45"W
L7	4.48	N33°56'33"W
L8	3.99	N01°56'16"E
L9	9.46	N33°51'22"W
L10	5.96	N07°52'17"E
L11	16.95	N28°36'25"W
L12	10.05	N02°21'51"W
L13	8.34	N37°26'32"W
L14	4.03	N13°34'50"E
L15	7.25	N04°16'49"W
L16	3.96	N24°21'53"E
L17	3.51	N59°59'57"E
L18	4.44	N13°12'02"E
L19	7.45	N00°33'10"E
L20	5.86	N73°14'54"E
L21	3.54	N34°54'58"E
L22	5.85	N02°40'33"E
L23	2.94	N31°53'43"W
L24	4.41	N49°59'06"E
L25	11.57	N27°21'24"E
L26	3.47	N18°42'07"E

Line Table		
Line #	Length'	Direction
L27	6.51	N24°29'16"E
L28	2.71	S89°39'53"W
L29	5.29	N40°41'18"W
L30	9.18	N69°35'25"W
L31	3.06	N28°08'57"W
L32	12.26	N06°09'20"E
L33	2.98	N22°15'49"W
L34	14.54	S78°32'53"W
L35	7.29	N35°12'40"W
L36	4.73	N00°44'32"W
L37	7.63	N61°33'10"E
L38	16.77	N17°24'57"W
L39	18.49	N05°50'14"E
L40	6.50	N57°06'52"W
L41	7.67	N11°18'59"E
L42	11.11	N13°23'11"W
L43	3.62	N30°07'26"E
L44	9.76	N07°23'11"E
L45	8.46	N50°25'47"E
L46	4.61	N31°07'16"W
L47	4.69	S55°54'11"W
L48	6.23	S73°01'56"W
L49	2.63	N56°42'30"W
L50	10.89	N03°40'40"E
L51	9.96	N56°49'41"E
L52	11.33	N25°14'24"W

Line Table		
Line #	Length'	Direction
L53	11.03	N00°19'37"W
L54	7.04	N26°28'24"W
L55	2.44	N22°37'08"E
L56	4.83	N60°27'28"E
L57	10.37	N12°36'00"E
L58	7.02	N69°38'01"W
L59	7.76	N46°39'13"E
L60	2.91	N18°50'36"E
L61	4.23	N10°16'27"W
L62	14.42	N31°09'04"W
L63	10.54	N32°47'32"E
L64	14.97	N14°18'15"W
L65	4.35	N61°36'16"E
L66	9.45	N13°49'16"W
L67	14.99	N25°16'21"E
L68	22.41	N09°20'28"E
L69	14.07	N17°38'15"W
L70	3.86	N21°07'40"W
L71	10.62	N55°06'20"W
L72	13.05	N44°37'27"W
L73	6.60	N26°34'50"W
L74	8.16	N13°48'43"W
L75	3.81	N09°28'01"E
L76	4.55	N69°31'45"E
L77	10.47	N08°13'59"E
L78	5.26	N77°31'28"E

Line Table		
Line #	Length'	Direction
L79	10.89	S86°17'34"E
L80	8.66	N25°38'40"E
L81	10.28	N06°48'05"W
L82	14.78	N42°48'48"W
L83	10.31	N07°40'10"W
L84	9.76	N43°21'15"W
L85	9.39	N83°59'50"W
L86	3.56	N12°47'11"W
L87	4.23	N10°29'16"E
L88	11.24	N40°33'50"E
L89	27.14	N09°34'52"W
L90	9.68	N00°35'25"E
L91	23.56	N24°21'14"E
L92	5.98	N19°10'05"W
L93	19.13	N50°12'21"W
L94	13.95	N49°11'06"E
L95	7.07	N89°30'42"E
L96	5.35	N05°31'40"E
L97	28.98	N42°53'50"W
L98	7.82	N18°05'43"W
L99	29.49	N01°27'23"E
L100	12.23	N29°01'45"E
L101	19.46	N14°54'38"E
L102	15.23	N40°43'08"E

SHEET 4 OF 4 - NOT VALID WITHOUT SHEETS 1, 2, & 3 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	4 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

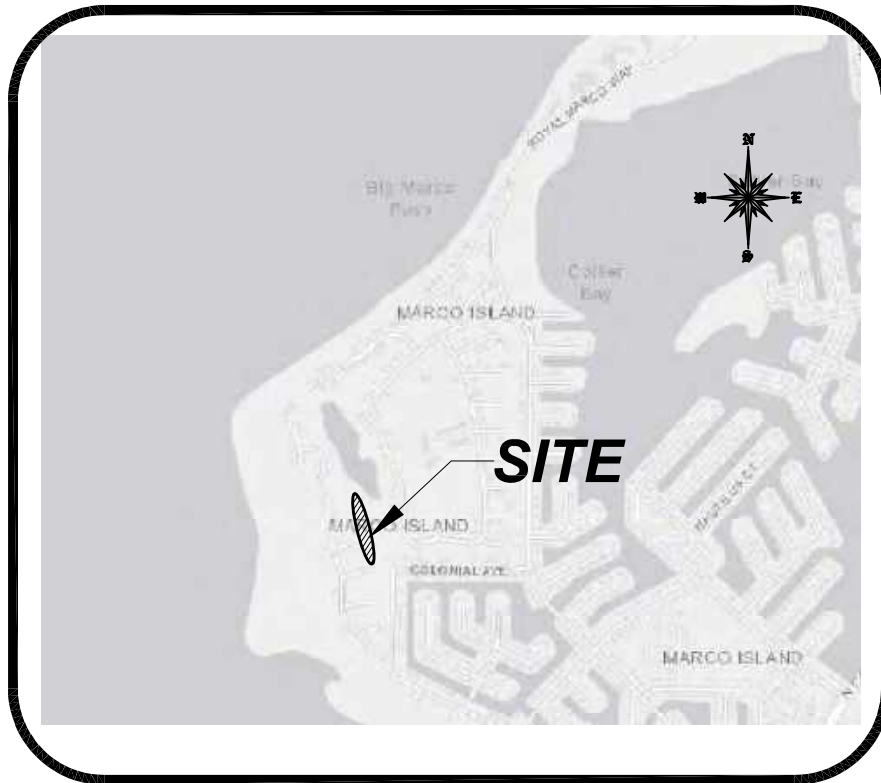
3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:38:16 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-3"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LOCATION SKETCH
 SCALE = N.T.S.

LEGEND:


CL = CENTER LINE
 L.B. = LICENSED BUSINESS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVE
 C.C.P.R. = COLLIER COUNTY, FLORIDA
 PUBLIC RECORDS
 R/W = RIGHT-OF-WAY
 B.O.B. = BASIS OF BEARINGS
 P.B. = PLAT BOOK
 PG.(S) = PAGE(S)
 (P) = PLAT INFORMATION
 NA = NOT APPLICABLE
 D.E. = DRAINAGE EASEMENT
 S'LY = SOUTHERLY
 N'LY = NORTHERLY
 E'LY = EASTERLY
 N.E. = NORTHEAST
 S.E. = SOUTHEAST

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF BLOCK 13, HIDEAWAY BEACH (P.B. 12 PG.(S) 80-85, C.C.P.R.) AS BEARING N14°30'00"W.
4. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH & DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY  Digitally signed by John A Ibarra
 Date: 2020.12.28 12:38:46 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074 **12/28/2020**

JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

SHEET 1 OF 4 - NOT VALID WITHOUT SHEETS 2, 3, & 4 OF 4


DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by John A Ibarra
 Date: 2020.12.28 12:39:12 -05'00'
 Adobe Acrobat Reader version: 2020.013.20074

L.B.# 7806 **SEAL**

**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-3"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"**

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 13 OF SAID HIDEAWAY BEACH; THENCE S75°30'53"W, ALONG THE NORTHERLY LINE OF SAID LOT 22 AND BLOCK 13, A DISTANCE OF 3.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S75°30'53"W ALONG THE NORTHERLY LINE OF SAID LOT 22, BLOCK 13, A DISTANCE OF 16.63 FEET TO THE EASTERLY LINE OF LOT 16, BLOCK 13 OF SAID PLAT OF HIDEAWAY BEACH; THENCE N14°30'00"W ALONG SAID EASTERLY LINE, A DISTANCE OF 34.43 FEET TO POINT "A"; THENCE N71°47'19"E, A DISTANCE OF 6.51 FEET; THENCE S60°07'00"E, A DISTANCE OF 17.81 FEET; THENCE S07°52'48"E, A DISTANCE OF 22.55 FEET TO THE NORTH LINE OF SAID LOT 22 AND THE POINT OF BEGINNING.

CONTAINING 560 SQUARE FEET, MORE OR LESS.

PARCEL 2

COMMENCING AT SAID POINT "A"; THENCE N14°30'00"W ALONG THE EASTERLY LINE OF SAID LOT 16, BLOCK 13, A DISTANCE OF 117.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 13 AND THE NORTH RIGHT-OF-WAY LINE OF SAID LANTANA LANE (40.00 FEET WIDE) AS SHOWN ON SAID PLAT OF HIDEAWAY BEACH; THENCE N42°29'42"W, ALONG THE EAST LINE OF SAID LANTANA LANE (40.00 FEET WIDE), A DISTANCE OF 15.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N42°29'42"W, ALONG SAID EAST LINE OF LANTANA LANE (40.00 FEET WIDE) A DISTANCE OF 27.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LANTANA LANE (40.00 FEET WIDE), THE SAME BEING A POINT ON THE SOUTHERLY LINE OF LOT 15, BLOCK 13 OF SAID HIDEAWAY BEACH; THENCE N40°00'00"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15, BLOCK 13, A DISTANCE OF 30.00 FEET TO THE EASTERLY LINE OF SAID LOT 15, BLOCK 13; THENCE N26°18'52"W, A DISTANCE OF 123.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, BLOCK 13; THENCE S71°00'00"W, ALONG THE NORTHERLY LINE OF SAID LOT 15, BLOCK 13, A DISTANCE OF 9.99 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 13 OF SAID PLAT OF HIDEAWAY BEACH; THENCE N19°00'00"W, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 15, A DISTANCE OF 79.87 FEET TO POINT "B"; THENCE S85°21'31"E, A DISTANCE OF 5.98 FEET; THENCE S51°05'17"E, A DISTANCE OF 25.28 FEET; THENCE S18°54'39"E, A DISTANCE OF 9.26 FEET; THENCE S89°46'00"E, A DISTANCE OF 10.14 FEET; THENCE S35°44'49"E, A DISTANCE OF 27.17 FEET; THENCE S10°34'49"W, A DISTANCE OF 36.10 FEET; THENCE S32°46'10"E, A DISTANCE OF 14.73 FEET; THENCE S60°02'04"E, A DISTANCE OF 9.05 FEET; THENCE S86°40'05"E, A DISTANCE OF 32.58 FEET; THENCE S45°39'11"E, A DISTANCE OF 5.96 FEET; THENCE S01°26'53"E, A DISTANCE OF 15.40 FEET; THENCE S22°48'34"E, A DISTANCE OF 18.80 FEET; THENCE N88°05'30"E, A DISTANCE OF 7.54 FEET; THENCE S24°40'33"E, A DISTANCE OF 22.87 FEET; THENCE S12°11'46"W, A DISTANCE OF 16.06 FEET; THENCE S41°30'48"W, A DISTANCE OF 8.72 FEET; THENCE S12°57'12"W, A DISTANCE OF 11.79 FEET; THENCE S57°23'45"W, A DISTANCE OF 14.91 FEET; THENCE S31°29'35"E, A DISTANCE OF 7.21 FEET; THENCE S15°26'43"W, A DISTANCE OF 17.45 FEET; THENCE S74°32'22"W, A DISTANCE OF 10.74 FEET TO THE EASTERLY LINE OF SAID LANTANA LANE (40.00 FEET WIDE) AND THE POINT OF BEGINNING.

CONTAINING 6,854 SQUARE FEET, MORE OR LESS.

PARCEL 3

COMMENCING AT SAID POINT "B"; THENCE N19°00'00"W ALONG THE EASTERLY LINE OF SAID LOT 10, BLOCK 13, A DISTANCE OF 39.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N19°00'00"W ALONG SAID EASTERLY LINE, A DISTANCE OF 26.87 FEET TO POINT "C"; THENCE N66°05'42"E, A DISTANCE OF 2.33 FEET; THENCE S46°48'02"E, A DISTANCE OF 17.83 FEET; THENCE S05°09'14"W, A DISTANCE OF 8.74 FEET; THENCE S45°48'34"W, A DISTANCE OF 7.80 FEET TO THE EASTERLY LINE OF SAID LOT 10 AND THE POINT OF BEGINNING.

CONTAINING 184 SQUARE FEET, MORE OR LESS.

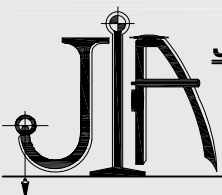
PARCEL 4

COMMENCING AT SAID POINT "C"; THENCE N19°00'00"W ALONG THE EASTERLY LINE OF SAID LOT 10, BLOCK 13, A DISTANCE OF 13.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 13; THENCE S71°00'00"W, ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 13, A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S71°00'00"W, ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 13, A DISTANCE OF 42.41 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 13; THENCE N19°00'00"W, ALONG THE EASTERLY LINE OF SAID LOT 9, BLOCK 13, A DISTANCE OF 126.29 FEET; THENCE S58°15'32"E, A DISTANCE OF 6.45 FEET; THENCE S16°46'20"E, A DISTANCE OF 11.44 FEET; THENCE S45°21'18"E, A DISTANCE OF 13.21 FEET; THENCE S18°26'44"E, A DISTANCE OF 10.44 FEET; THENCE N68°45'39"E, A DISTANCE OF 12.75 FEET; THENCE S33°11'55"E, A DISTANCE OF 4.10 FEET; THENCE S09°28'14"W, A DISTANCE OF 10.36 FEET; THENCE S72°10'32"E, A DISTANCE OF 15.96 FEET; THENCE S09°52'25"E, A DISTANCE OF 6.16 FEET; THENCE S13°00'15"W, A DISTANCE OF 15.85 FEET; THENCE S18°48'53"E, A DISTANCE OF 7.43 FEET; THENCE S80°32'36"E, A DISTANCE OF 9.64 FEET; THENCE S10°41'28"W, A DISTANCE OF 7.12 FEET; THENCE S22°04'46"E, A DISTANCE OF 5.27 FEET; THENCE S69°44'50"E, A DISTANCE OF 18.30 FEET; THENCE S26°26'28"E, A DISTANCE OF 10.96 FEET TO THE NORTHERLY LINE OF SAID LOT 10, BLOCK 13, AND THE POINT OF BEGINNING.

CONTAINING 2,709 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 4 - NOT VALID WITHOUT SHEETS 1, 3, & 4 OF 4

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:40:03 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 SEAL

SEE SHEET 4 OF 4
MATCHLINE

POINT "B"
P.O.C. PARCEL 3

LOT 10
BLOCK 13

S.E. COR.
LOT 10

N.E. COR.
LOT 15

LOT 15
BLOCK 13

LOT 14
BLOCK 13

S.W. LINE LOT 15

LANTANA LANE
40' TOTAL RIGHT-OF-WAY
(P.B. 12, PGS. 80-85)

P.O.B.
PARCEL 2

EASTERLY LINE
LANTANA LANE

N.E. COR.
LOT 16

LOT 16
BLOCK 13

POINT "A"
P.O.C. PARCEL 2

N14°30'00"W
34.43'

P.O.B.
PARCEL 1

LOT 22
BLOCK 13

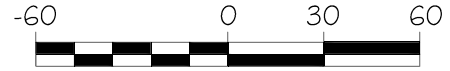
LOT 21
BLOCK 13



SKETCH OF LEGAL DESCRIPTION FOR HIDEAWAY BEACH CONSERVATION AREA "B-3"

SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

Line Table		
Line #	Length'	Direction
L1	16.63	S75°30'00"W
L2	27.96	N42°29'42"W
L3	9.99	S71°00'00"W
L4	5.98	S85°21'31"E
L5	25.28	S51°05'17"E
L6	9.26	S18°54'39"E
L7	10.14	S89°46'00"E
L8	27.17	S35°44'49"E
L9	9.05	S60°02'04"E
L10	5.96	S45°39'11"E
L11	7.54	N88°05'30"E
L12	8.72	S41°30'48"W
L13	11.79	S12°57'12"W
L14	14.91	S57°23'45"W
L15	7.21	S31°29'35"E
L16	17.45	S15°26'43"W
L17	10.74	S74°32'22"W

(P.B. 12, PGS. 80-85, C.C.P.R.)
OPEN AREA
(CONSERVATION AREA "B")

N71°47'19"E 6.51'

S60°07'00"E 17.81'

PARCEL 1

S07°52'48"E 22.55'

S75°30'00"W 3.16'

P.O.C.
PARCEL 1

NORTHEAST CORNER
LOT 22, BLOCK 13

HIDEAWAY BEACH
P.B. 12, PGS. 80-85, C.C.P.R.

SHEET 3 OF 4 - NOT VALID WITHOUT SHEETS 1, 2 & 4 OF 4

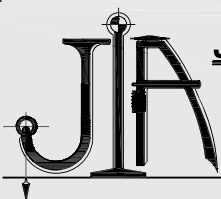
DRAWN BY: MDP

DATE : 12/28/2020

SCALE: 1"=60'

SURVEY NO: 20-004037-1

SHEET: 3 OF 4



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

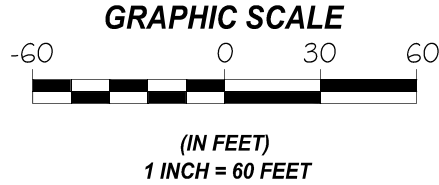
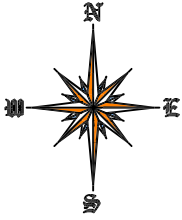
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

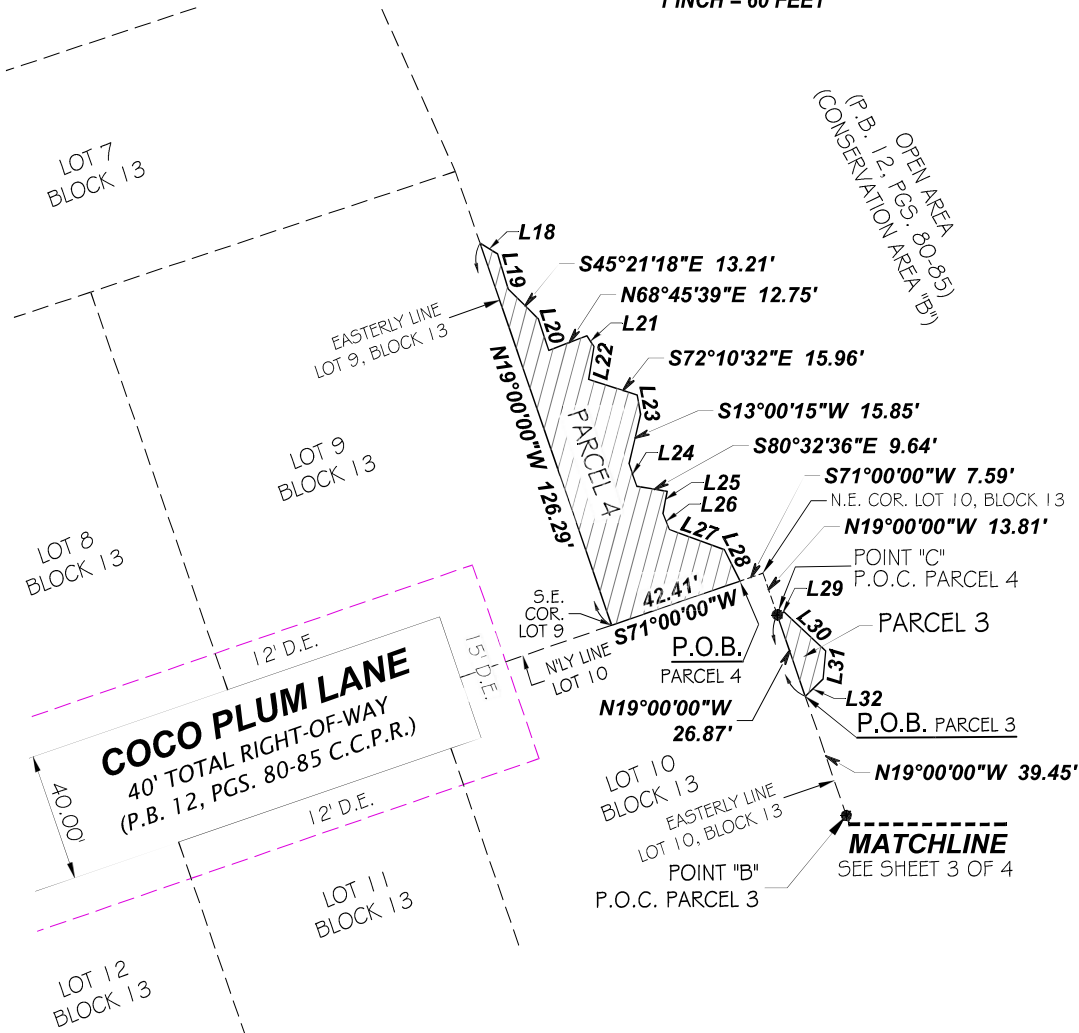
Digitally signed
by John A
Ibarra
Date:
2020.12.28
12:40:35 -05'00'
Adobe Acrobat
Reader version:
2020.013.2007
4

L.B.# 7806 SEAL

**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-3"**
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

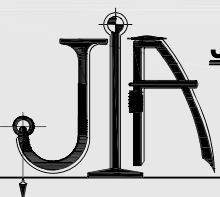


Line Table		
Line #	Length'	Direction
L18	6.45	S58°15'32"E
L19	11.44	S16°46'20"E
L20	10.44	S18°26'44"E
L21	4.10	S33°11'55"E
L22	10.36	S09°28'14"W
L23	6.16	S09°52'25"E
L24	7.43	S18°48'53"E
L25	7.12	S10°41'28"W
L26	5.27	S22°04'46"E
L27	18.30	S69°44'50"E
L28	10.96	S26°26'28"E
L29	2.33	N66°05'42"E
L30	17.83	S46°48'02"E
L31	8.74	S05°09'14"W
L32	7.80	S45°48'34"W



SHEET 4 OF 4 - NOT VALID WITHOUT SHEETS 1, 2 & 3 OF 4

DRAWN BY: MDP
DATE : 12/28/2020
SCALE: 1"=60'
SURVEY NO: 20-004037-1
SHEET: 4 OF 4

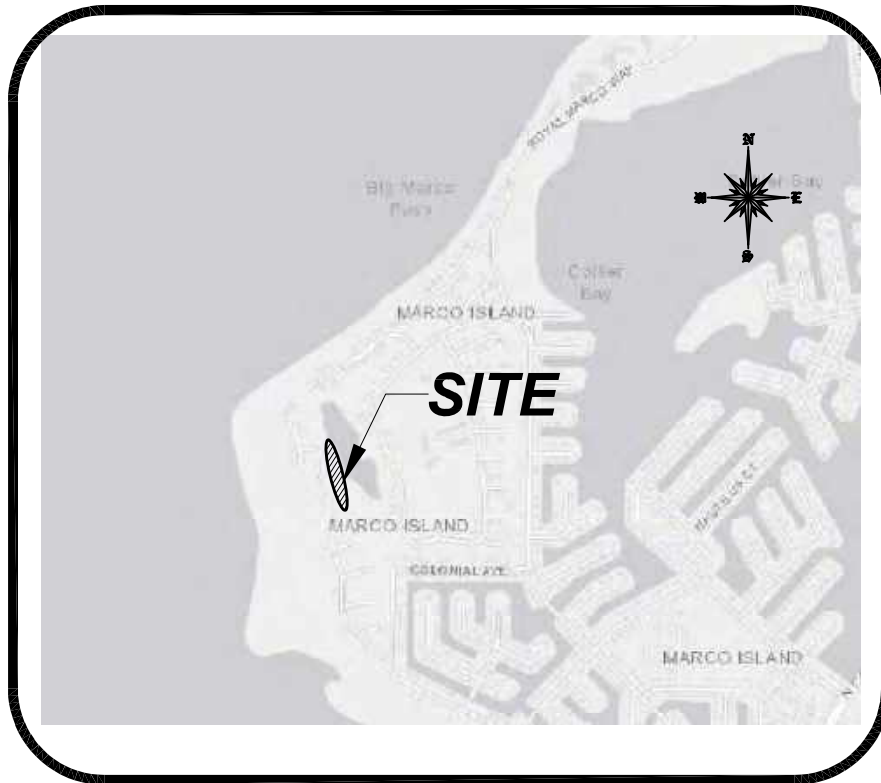


JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401
3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

Digitally signed
by John A
Ibarra
Date:
2020.12.28
12:43:07 -05'00'
Adobe Acrobat
Reader version:
2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-4"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LOCATION SKETCH
 SCALE = N.T.S.

LEGEND:


CL = CENTER LINE
 L.B. = LICENSED BUSINESS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVE
 C.C.P.R. = COLLIER COUNTY, FLORIDA
 PUBLIC RECORDS
 R/W = RIGHT-OF-WAY
 B.O.B. = BASIS OF BEARINGS
 P.B. = PLAT BOOK
 PG.(S) = PAGE(S)
 (P) = PLAT INFORMATION
 NA = NOT APPLICABLE
 D.E. = DRAINAGE EASEMENT
 S'LY = SOUTHERLY
 N'LY = NORTHERLY
 E'LY = EASTERLY
 N.E. = NORTHEAST
 S.E. = SOUTHEAST

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF BLOCK 13, HIDEAWAY BEACH (P.B. 12 PG.(S) 80-85, C.C.P.R.) AS BEARING N14°30'00"W.
4. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH & DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY  Digitally signed by John A Ibarra
 Date: 2020.12.28 12:43:51 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074 **12/28/2020**
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

SHEET 1 OF 3 - NOT VALID WITHOUT SHEETS 2 & 3 OF 3


DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by John A Ibarra
 Date: 2020.12.28 12:44:49 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "B-4"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 13 OF SAID PLAT OF HIDEAWAY BEACH; THENCE N05°00'00"E, ALONG THE EASTERLY LINE OF SAID LOT 5 AND BLOCK 13, A DISTANCE OF 108.43 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 13 OF SAID HIDEAWAY BEACH; THENCE CONTINUE N25°54'25"W ALONG THE EASTERLY LINE OF SAID BLOCK 13, A DISTANCE OF 239.71 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 13 OF SAID PLAT OF HIDEAWAY BEACH; THENCE N04°13'00"E ALONG SAID EASTERLY LINE, A DISTANCE OF 30.56 FEET TO POINT "A"; THENCE S40°33'22"E, A DISTANCE OF 17.64 FEET; THENCE N82°34'20"E, A DISTANCE OF 13.34 FEET; THENCE S29°04'23"E, A DISTANCE OF 8.93 FEET; THENCE S41°38'30"E, A DISTANCE OF 36.60 FEET; THENCE S07°05'16"W, A DISTANCE OF 21.93 FEET; THENCE S67°27'45"E, A DISTANCE OF 18.38 FEET; THENCE N59°03'13"E, A DISTANCE OF 8.39 FEET; THENCE S57°47'01"E, A DISTANCE OF 7.82 FEET; THENCE S09°13'59"E, A DISTANCE OF 11.65 FEET; THENCE S53°40'56"E, A DISTANCE OF 49.27 FEET; THENCE S01°19'47"E, A DISTANCE OF 11.24 FEET; THENCE S61°16'28"W, A DISTANCE OF 7.89 FEET; THENCE S06°47'45"W, A DISTANCE OF 9.44 FEET; THENCE S15°52'36"E, A DISTANCE OF 26.95 FEET; THENCE S59°36'16"E, A DISTANCE OF 11.90 FEET; THENCE S36°44'53"E, A DISTANCE OF 38.81 FEET; THENCE S00°36'28"W, A DISTANCE OF 45.53 FEET; THENCE S00°36'28"W, A DISTANCE OF 45.53 FEET; THENCE S71°38'04"W, A DISTANCE OF 16.10 FEET; THENCE S18°15'34"W, A DISTANCE OF 69.14 FEET; THENCE S05°50'36"E, A DISTANCE OF 31.40 FEET; THENCE S87°56'20"W, A DISTANCE OF 19.45 FEET; THENCE N24°22'52"W, A DISTANCE OF 19.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,560 SQUARE FEET, MORE OR LESS.

PARCEL 2

COMMENCING AT SAID POINT "A"; THENCE N04°13'00"E ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 13, A DISTANCE OF 66.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 13; THENCE N85°47'00"W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 13, A DISTANCE OF 93.03 FEET TO THE EAST RIGHT- OF-WAY LINE OF WATERSIDE DRIVE (40.00 FEET WIDE), THE SAME BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST TO WHICH THE RADIUS POINT BEARS N70°25'57"W AND HAVING A RADIUS OF 180.00 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°38'28" A DISTANCE OF 105.69 FEET; THENCE S59°10'48"E, A DISTANCE OF 52.70 FEET; THENCE S15°28'12"E, A DISTANCE OF 34.31 FEET; THENCE S36°08'11"W, A DISTANCE OF 10.74 FEET; THENCE S50°51'59"E, A DISTANCE OF 24.23 FEET; THENCE S37°54'53"E, A DISTANCE OF 34.04 FEET TO THE NORTH LINE OF SAID LOT 1, BLOCK 13 AND THE POINT OF BEGINNING.

CONTAINING 5,099 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 3 - NOT VALID WITHOUT SHEETS 1 & 3 OF 3


DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

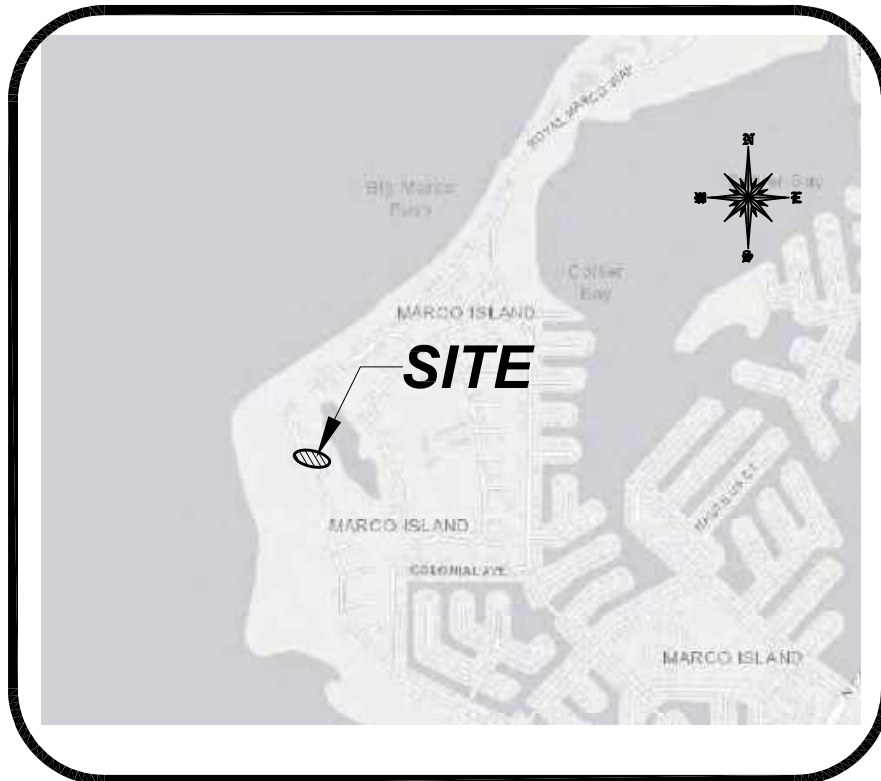


Digitally signed
by John A
Ibarra
Date:
2020.12.28
12:46:31 -05'00'
Adobe Acrobat
Reader version:
2020.013.20074

SEAL

L.B.# 7806

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "C-1"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LOCATION SKETCH
 SCALE = N.T.S.

LEGEND:

CL = CENTER LINE
 L.B. = LICENSED BUSINESS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVE
 C.C.P.R. = COLLIER COUNTY, FLORIDA
 PUBLIC RECORDS
 R/W = RIGHT-OF-WAY
 B.O.B. = BASIS OF BEARINGS
 P.B. = PLAT BOOK
 PG.(S) = PAGE(S)
 (P) = PLAT INFORMATION
 NA = NOT APPLICABLE
 D.E. = DRAINAGE EASEMENT
 S'LY = SOUTHERLY
 N'LY = NORTHERLY
 E'LY = EASTERLY
 N.E. = NORTHEAST
 S.E. = SOUTHEAST

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF BLOCK 13, HIDEAWAY BEACH (P.B. 12 PG.(S) 80-85, C.C.P.R.) AS BEARING N14°30'00"W.
4. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH & DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY  Digitally signed by John A Ibarra
 Date: 2020.12.28 12:48:18 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074 **12/28/2020**
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

SHEET 1 OF 3 - NOT VALID WITHOUT SHEETS 2 & 3 OF 3

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed
 by John A
 Ibarra
 Date:
 2020.12.28
 12:50:08 -05'00'
 Adobe Acrobat
 Reader version:
 2020.013.2007
 4

L.B.# 7806 SEAL

**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "C-1"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"**

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 10 OF SAID PLAT OF HIDEAWAY BEACH; THENCE N29°44'03"E, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8 AND BLOCK 10, A DISTANCE OF 68.38 FEET TO THE TO THE POINT OF BEGINNING; THENCE CONTINUE N29°44'03"E, ALONG SAID SOUTHEASTERLY LINE OF LOT 8, BLOCK 10 A DISTANCE OF 47.24 FEET TO THE SOUTHEAST CORNER OF SEA DUNES LANE (40.00 FEET WIDE) AS SHOWN ON SAID PLAT OF HIDEAWAY BEACH; THENCE N08°15'57"W ALONG THE EASTERLY LINE OF SAID SEA DUNES LANE (40.00 FEET WIDE), A DISTANCE OF 135.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THE SAME BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WATERSIDE DRIVE (40.00 FEET WIDE) AS SHOWN ON SAID PLAT OF HIDEAWAY BEACH; THENCE N81°44'03"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WATERSIDE DRIVE (40.00 FEET WIDE) A DISTANCE OF 35.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 17°31'40" A DISTANCE OF 42.83 FEET TO POINT "A"; THENCE S31°33'05"E, A DISTANCE OF 4.74 FEET; THENCE S11°48'52"E, A DISTANCE OF 4.89 FEET; THENCE S47°35'21"E, A DISTANCE OF 9.01 FEET; THENCE S22°03'06"E, A DISTANCE OF 5.26 FEET; THENCE S46°07'43"W, A DISTANCE OF 4.07 FEET; THENCE S77°26'41"W, A DISTANCE OF 4.76 FEET; THENCE N77°03'38"W, A DISTANCE OF 3.03 FEET; THENCE N61°52'31"W, A DISTANCE OF 6.82 FEET; THENCE N69°46'52"W, A DISTANCE OF 6.57 FEET; THENCE S83°46'39"W, A DISTANCE OF 5.44 FEET; THENCE S52°11'11"W, A DISTANCE OF 5.54 FEET; THENCE S23°44'40"W, A DISTANCE OF 5.56 FEET; THENCE S00°42'44"E, A DISTANCE OF 8.92 FEET; THENCE S25°52'21"W, A DISTANCE OF 5.37 FEET; THENCE S58°39'42"W, A DISTANCE OF 9.29 FEET; THENCE S20°42'49"E, A DISTANCE OF 11.22 FEET; THENCE N86°49'21"E, A DISTANCE OF 5.11 FEET; THENCE S35°18'46"E, A DISTANCE OF 2.08 FEET; THENCE S02°38'21"W, A DISTANCE OF 4.61 FEET; THENCE S20°46'24"W, A DISTANCE OF 11.53 FEET; THENCE S14°11'58"W, A DISTANCE OF 7.59 FEET; THENCE S05°50'25"W, A DISTANCE OF 13.12 FEET; THENCE S54°02'38"W, A DISTANCE OF 17.79 FEET; THENCE S85°41'49"W, A DISTANCE OF 21.65 FEET; THENCE S48°28'00"W, A DISTANCE OF 8.28 FEET; THENCE S09°05'18"W, A DISTANCE OF 8.46 FEET; THENCE S05°28'44"E, A DISTANCE OF 17.71 FEET; THENCE S01°46'18"W, A DISTANCE OF 16.10 FEET; THENCE S13°30'56"W, A DISTANCE OF 16.75 FEET; THENCE S02°36'22"W, A DISTANCE OF 22.27 FEET; THENCE S53°20'03"W, A DISTANCE OF 27.40 FEET; THENCE N80°23'45"W, A DISTANCE OF 4.91 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8, BLOCK 10 AND THE POINT OF BEGINNING.

CONTAINING 8,840 SQUARE FEET, MORE OR LESS.

PARCEL 2

COMMENCING AT SAID POINT "A", BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WATERSIDE DRIVE (40.00 FEET WIDE), THE SAME BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 140.00 FEET TO WHICH THE RADIUS POINT BEARS S09°15'42"W; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°25'24" A DISTANCE OF 42.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WATERSIDE DRIVE (40.00 FEET WIDE) AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°52'56" A DISTANCE OF 182.97 FEET TO THE POINT OF TANGENCY; THENCE S19°34'03"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WATERSIDE DRIVE (40.00 FEET WIDE), A DISTANCE OF 22.28 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 218.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°02'41" A DISTANCE OF 57.26 FEET TO A POINT OF CUSP; THENCE N00°37'43"W, A DISTANCE OF 71.50 FEET; THENCE N05°32'39"E, A DISTANCE OF 58.68 FEET; THENCE N02°23'13"W, A DISTANCE OF 58.06 FEET; THENCE N29°00'42"W, A DISTANCE OF 32.68 FEET; THENCE N47°03'30"W, A DISTANCE OF 23.10 FEET; THENCE N21°19'46"W, A DISTANCE OF 7.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WATERSIDE DRIVE (40.00 FEET WIDE) AND THE POINT OF BEGINNING.

CONTAINING 3,247 SQUARE FEET, MORE OR LESS.

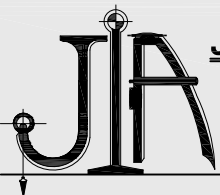
PARCEL 3

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 12 OF THE PLAT OF SAID PLAT OF HIDEAWAY BEACH; THENCE N90°00'00"W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, A DISTANCE OF 45.01 FEET; THENCE N31°15'37"W, A DISTANCE OF 11.07 FEET; THENCE N04°21'21"E, A DISTANCE OF 24.81 FEET; THENCE N09°50'27"W, A DISTANCE OF 23.48 FEET; THENCE N42°42'22"W, A DISTANCE OF 6.63 FEET; THENCE N02°26'35"E, A DISTANCE OF 24.88 FEET; THENCE N61°10'54"E, A DISTANCE OF 10.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WATERSIDE DRIVE (40.00 FEET WIDE) AND A POINT ON A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 218.05 FEET TO WHICH THE RADIUS POINT BEARS N73°26'23"E; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°12'35" A DISTANCE OF 65.49 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°11'17" A DISTANCE OF 38.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING 2,410 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 3 - NOT VALID WITHOUT SHEETS 1 & 3 OF 3

DRAWN BY:	MDP
DATE :	12/21/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

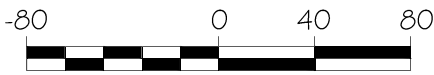
3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A Ibarra
Date: 2020.12.28 12:50:44 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 **SEAL**

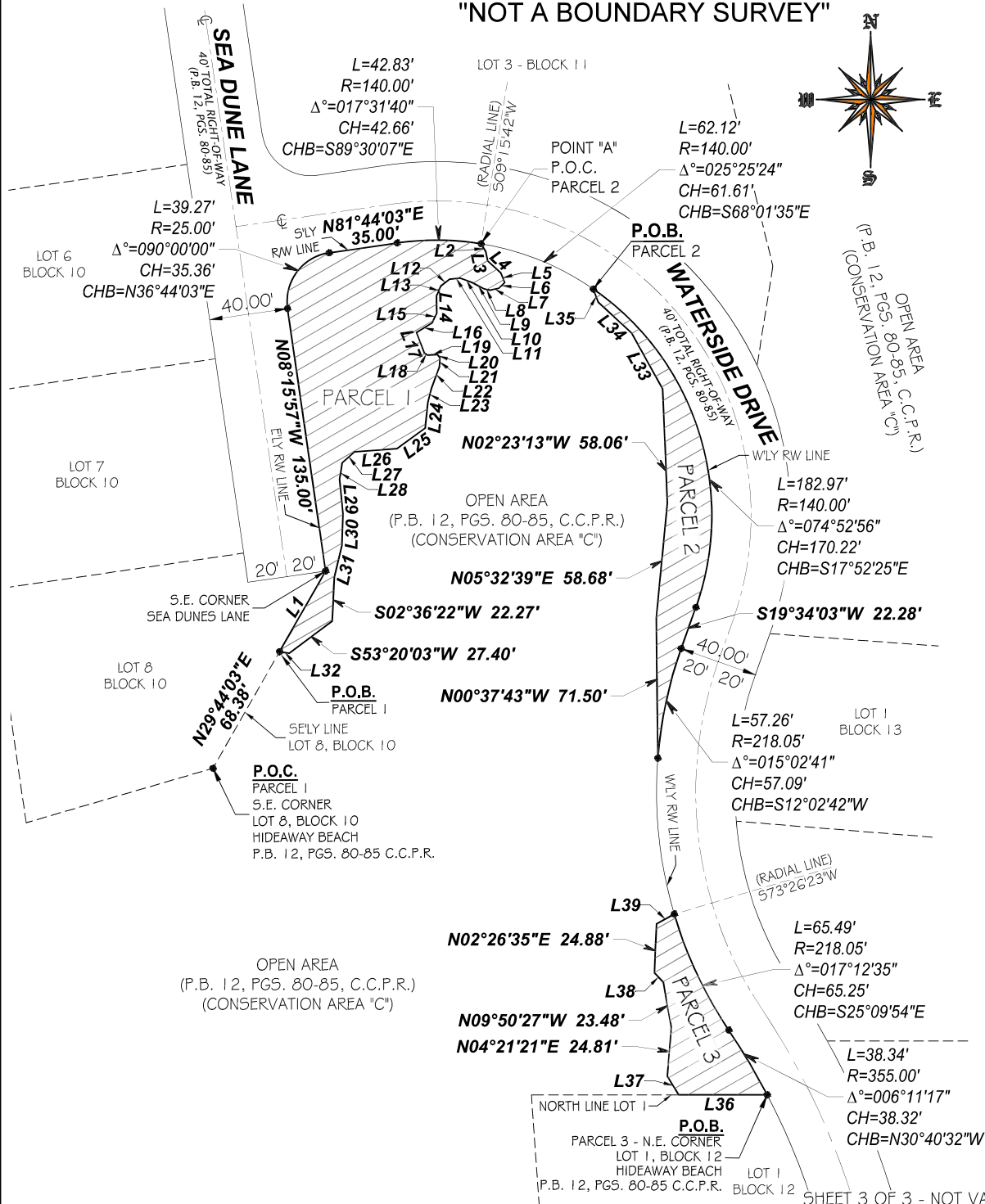
GRAPHIC SCALE



(IN FEET)
1 INCH = 80 FEET

SKETCH OF LEGAL DESCRIPTION FOR HIDEAWAY BEACH CONSERVATION AREA "C-1"

SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



Line Table

Line #	Length'	Direction
L1	47.24	N29°44'03"E
L2	4.74	S31°33'05"E
L3	4.89	S11°48'52"E
L4	9.01	S47°35'21"E
L5	5.26	S22°03'06"E
L6	4.07	S46°07'43"W
L7	4.76	S77°26'41"W
L8	3.03	N77°03'38"W
L9	6.82	N61°52'31"W
L10	6.57	N69°46'52"W
L11	5.44	S83°46'39"W
L12	5.54	S52°11'11"W
L13	5.56	S23°44'40"W
L14	8.92	S00°42'44"E
L15	5.37	S25°52'21"W
L16	9.29	S58°39'42"W
L17	11.22	S20°42'49"E
L18	1.94	S56°54'42"E
L19	5.11	N86°49'21"E
L20	2.08	S35°18'46"E
L21	4.61	S02°38'21"W
L22	11.53	S20°46'24"W
L23	7.59	S14°11'58"W
L24	13.12	S05°50'25"W
L25	17.79	S54°02'38"W
L26	21.65	S85°41'49"W
L27	8.28	S48°28'00"W
L28	8.46	S09°05'18"W
L29	17.71	S05°28'44"E
L30	16.10	S01°46'18"W
L31	16.75	S13°30'56"W
L32	4.91	S80°23'45"E
L33	32.68	N29°00'42"W
L34	23.10	N47°03'30"W
L35	7.09	N21°19'46"W
L36	45.01	S89°59'52"W
L37	11.07	N31°15'37"W
L38	6.63	N42°42'22"W
L39	10.29	N61°10'54"E

SHEET 3 OF 3 - NOT VALID WITHOUT SHEETS 1 & 2 OF 3

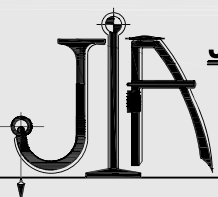
DRAWN BY: MDP

DATE: 12/28/2020

SCALE: 1"=80'

SURVEY NO: 20-004037-1

SHEET: 3 OF 3



JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

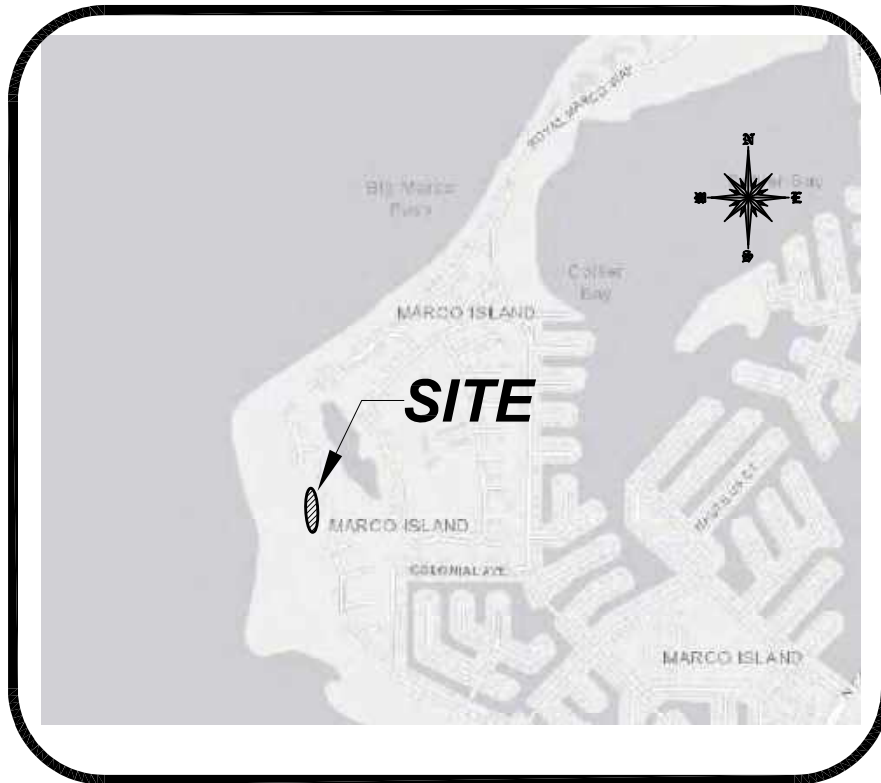
3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



Digitally signed by John A
Ibarra
Date: 2020.12.28 12:52:32
-05'00'
Adobe Acrobat Reader version:
2020.013.20074

L.B.# 7806 SEAL

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "C-2"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"



LOCATION SKETCH
 SCALE = N.T.S.

LEGEND:


CL = CENTER LINE
 L.B. = LICENSED BUSINESS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVE
 C.C.P.R. = COLLIER COUNTY, FLORIDA
 PUBLIC RECORDS
 R/W = RIGHT-OF-WAY
 B.O.B. = BASIS OF BEARINGS
 P.B. = PLAT BOOK
 PG.(S) = PAGE(S)
 (P) = PLAT INFORMATION
 NA = NOT APPLICABLE
 D.E. = DRAINAGE EASEMENT
 S'LY = SOUTHERLY
 NLYB = NORTHERLY
 E'LY = EASTERLY
 N.E. = NORTHEAST
 S.E. = SOUTHEAST

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF BLOCK 13, HIDEAWAY BEACH (P.B. 12 PG.(S) 80-85, C.C.P.R.) AS BEARING N 14°30'00"W.
4. THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH & DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY  Digitally signed by John A Ibarra
 Date: 2020.12.28 12:53:31 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074 **12/28/2020**
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: _____

SHEET 1 OF 3 - NOT VALID WITHOUT SHEETS 2 & 3 OF 3


DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX : (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by John A Ibarra
 Date: 2020.12.28 12:55:50 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

L.B.# 7806 **SEAL**

SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "C-2"
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

LEGAL DESCRIPTION:

A PART OF HIDEAWAY BEACH ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 80 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 12 OF SAID PLAT OF HIDEAWAY BEACH; THENCE S04°05'31"E, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 183.35 FEET TO THE TO THE POINT OF BEGINNING; THENCE CONTINUE S04°05'31"E, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 183.35 FEET TO THE TO THE SOUTH LINE OF LOT 2, BLOCK 12 OF SAID PLAT OF HIDEAWAY BEACH; THENCE S02°56'12"E, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 390.70 FEET TO THE SOUTH LINE OF LOT 6, BLOCK 12 OF SAID PLAT OF HIDEAWAY BEACH; THENCE S13°18'39"E, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 20.22 FEET; THENCE N69°42'12"W, A DISTANCE OF 14.42 FEET; THENCE N53°59'21"W, A DISTANCE OF 29.42 FEET; THENCE N00°45'41"E, A DISTANCE OF 46.11 FEET; THENCE N09°50'22"W, A DISTANCE OF 47.03 FEET; THENCE N03°39'41"W, A DISTANCE OF 9.70 FEET; THENCE N51°45'46"W, A DISTANCE OF 14.53 FEET; THENCE N75°25'57"W, A DISTANCE OF 15.97 FEET; THENCE N02°58'46"W, A DISTANCE OF 53.52 FEET; THENCE N03°48'36"E, A DISTANCE OF 13.44 FEET; THENCE N37°12'08"W, A DISTANCE OF 11.25 FEET; THENCE N00°12'56"E, A DISTANCE OF 80.19 FEET; THENCE N16°53'40"E, A DISTANCE OF 18.08 FEET; THENCE N30°58'29"W, A DISTANCE OF 7.21 FEET; THENCE N05°22'51"E, A DISTANCE OF 26.19 FEET; THENCE N21°10'25"E, A DISTANCE OF 51.35 FEET; THENCE N65°59'50"E, A DISTANCE OF 10.16 FEET; THENCE N17°02'54"E, A DISTANCE OF 20.03 FEET; THENCE N65°59'50"E, A DISTANCE OF 10.16 FEET; THENCE N49°17'02"E, A DISTANCE OF 14.68 FEET; THENCE N88°39'18"E, A DISTANCE OF 5.18 FEET TO THE WEST LINE OF SAID BLOCK 12 AND THE POINT OF BEGINNING.

CONTAINING 19,325 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 3 - NOT VALID WITHOUT SHEETS 1 & 3 OF 3

DRAWN BY:	MDP
DATE :	12/28/2020
SCALE:	NA
SURVEY NO:	20-004037-1
SHEET:	2 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

3725 DEL PRADO BLVD SOUTH
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



LB#7806

Digitally signed by John A Ibarra,
Date: 2020.12.28 12:57:25 -05'00'
Adobe Acrobat Reader version:
2020.013.20074

SEAL

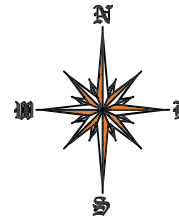
L.B.# 7806

**SKETCH OF LEGAL DESCRIPTION
FOR HIDEAWAY BEACH
CONSERVATION AREA "C-2"**
SECTION 7, TOWNSHIP 52 S, RANGE 26 E
MARCO ISLAND, COLLIER COUNTY, FLORIDA
"NOT A BOUNDARY SURVEY"

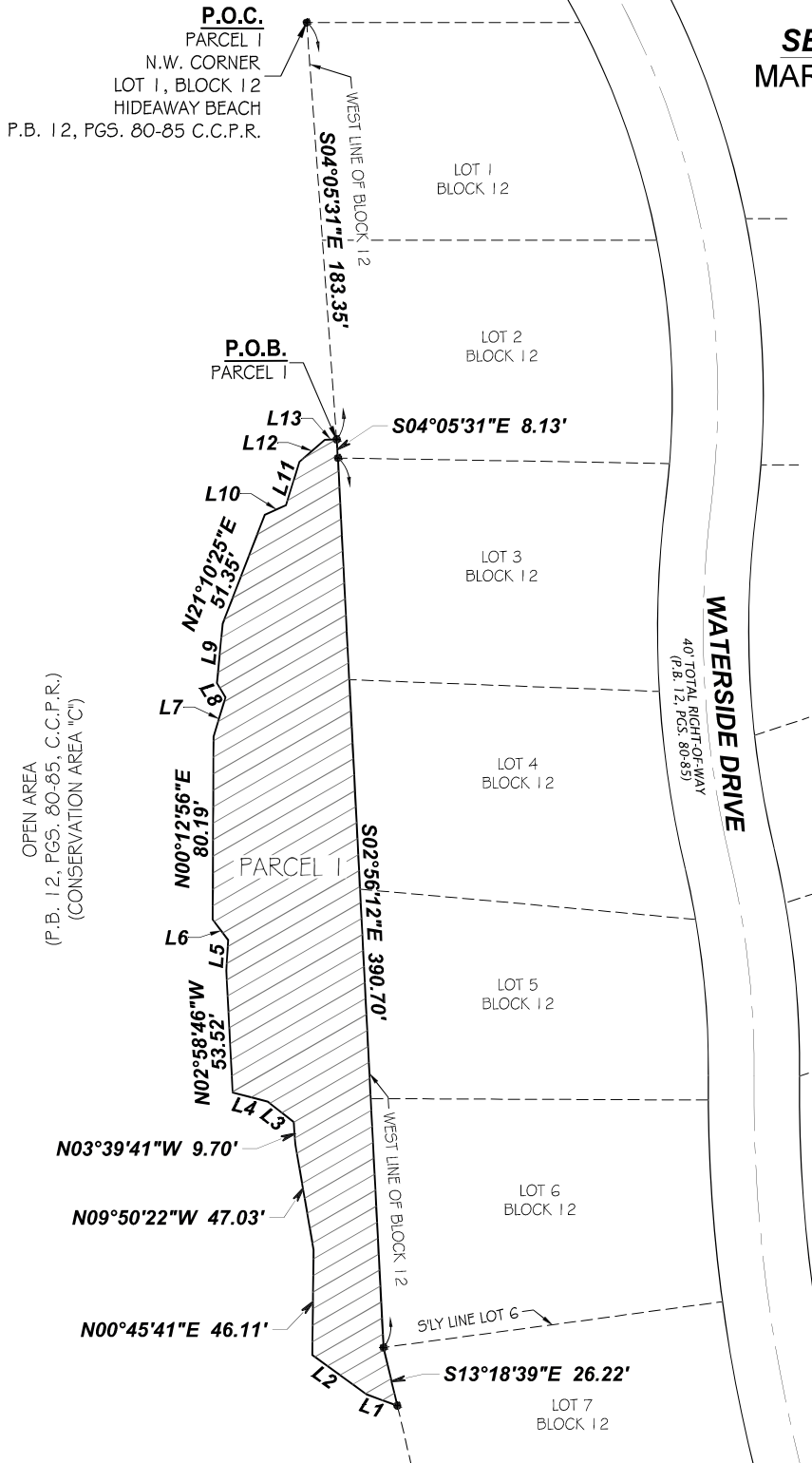
GRAPHIC SCALE



(IN FEET)
1 INCH = 80 FEET

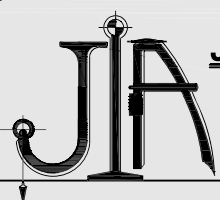


Line Table		
Line #	Length'	Direction
L1	14.42	N69°42'12"W
L2	29.42	N53°59'21"W
L3	14.53	N51°55'46"W
L4	15.97	N75°25'57"W
L5	13.44	N03°48'36"E
L6	11.25	N37°12'08"W
L7	18.08	N16°53'40"E
L8	7.21	N30°58'29"W
L9	26.19	N05°22'51"E
L10	10.16	N65°59'50"E
L11	20.03	N17°02'54"E
L12	14.68	N49°17'02"E
L13	5.18	N88°39'18"E



SHEET 3 OF 3 - NOT VALID WITHOUT SHEETS 1 & 2 OF 3

DRAWN BY: MDP
DATE : 12/28/2020
SCALE: 1"=80'
SURVEY NO: 20-004037-1
SHEET: 3 OF 3



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
 WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
 SUITE 3025
 MIAMI, FLORIDA 33126
 PH: (305) 262-0400
 FAX: (305) 262-0401

3725 DEL PRADO BLVD SOUTH
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664



Digitally signed by John A Ibarra
 Date: 2020.12.28 12:59:42
 -05'00'
 Adobe Acrobat Reader version:
 2020.013.20074

L.B.# 7806 SEAL