

kwiktag®

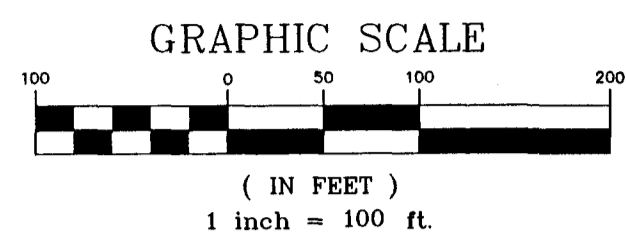
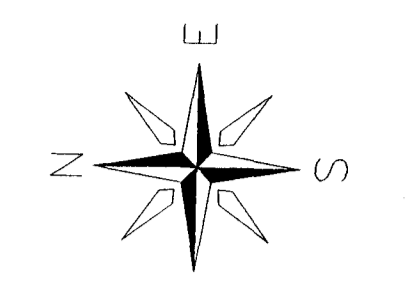
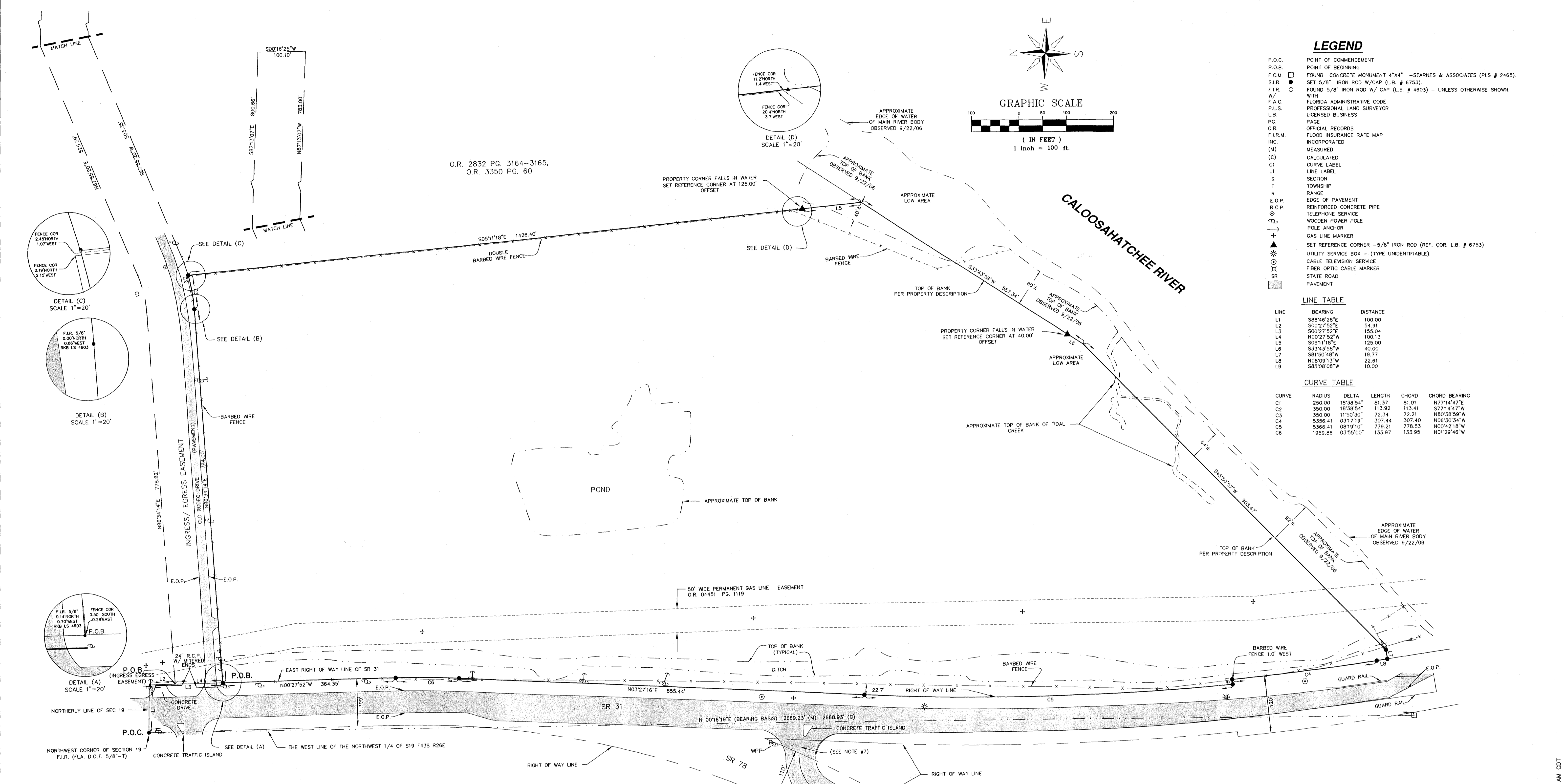
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CPA2006-00013

PLAN/BACKUP

COMP PLAN



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.C.M. FOUND CONCRETE MONUMENT 4"x4" - STARNES & ASSOCIATES (PLS # 2465)
- S.I.R. SET 5/8" IRON ROD W/CAP (L.B. # 6753)
- F.I.R. FOUND 5/8" IRON ROD W/ CAP (L.S. # 4603) - UNLESS OTHERWISE SHOWN.
- W/ WITH
- F.A.C. FLORIDA ADMINISTRATIVE CODE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- L.B. LICENSED BUSINESS
- P.G. PAGE
- O.R. OFFICIAL RECORDS
- F.I.R.M. FLOOD INSURANCE RATE MAP
- INC. INCORPORATED
- (M) MEASURED
- (C) CALCULATED
- C1 CURVE LABEL
- L1 LINE LABEL
- S SECTION
- T TOWNSHIP
- R RANGE
- E.O.P. EDGE OF PAVEMENT
- R.C.P. REINFORCED CONCRETE PIPE
- ☉ TELEPHONE SERVICE
- ☉ WOODEN POWER POLE
- ☉ POLE ANCHOR
- ☉ GAS LINE MARKER
- ☉ SET REFERENCE CORNER - 5/8" IRON ROD (REF. COR. L.B. # 6753)
- ☉ UTILITY SERVICE BOX - (TYPE UNIDENTIFIABLE)
- ☉ CABLE TELEVISION SERVICE
- ☉ FIBER OPTIC CABLE MARKER
- SR STATE ROAD
- PAVEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°46'28"E	100.00
L2	S00°27'52"E	54.91
L3	S00°27'52"E	155.04
L4	N00°27'52"W	100.13
L5	S05°11'18"E	125.00
L6	S33°43'58"W	40.00
L7	S81°50'48"W	19.77
L8	N08°08'13"W	22.61
L9	S85°08'08"W	10.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	250.00	18°38'54"	81.37	81.01	N77°14'47"E
C2	350.00	18°38'54"	113.92	113.41	S77°14'47"W
C3	350.00	11°50'30"	72.34	72.21	N80°38'59"W
C4	5356.41	03°17'18"	307.44	307.40	N06°30'34"W
C5	5366.41	08°19'10"	779.21	778.53	N00°42'18"W
C6	1959.86	03°55'00"	133.97	133.95	N01°29'46"W

LEGAL DESCRIPTION

PARCEL DESCRIPTION:
 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE S 88°46'28"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 31, THENCE S 00°27'52"E ALONG SAID RIGHT OF WAY FOR 155.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE N86°34'14"E FOR 784.00 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE FOR 72.34 FEET TO A NON-TANGENT POINT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, AN INTERNAL (DELTA) ANGLE OF 11°50'30", AND A CHORD OF 72.21 FEET THAT BEARS N80°38'59"E, THENCE S05°11'18"E ALONG A PARCEL OF LAND, FOR 125.00 FEET TO THE APPROXIMATE TOP BANK OF THE CALOOSAHATCHEE RIVER, THENCE S33°43'58"W ALONG SAID TOP BANK FOR 557.34 FEET, THENCE CONTINUE ALONG SAID TOP BANK S45°50'57"W FOR 903.47 FEET, THENCE S81°50'48"W FOR 19.77 FEET TO THE EASTERLY RIGHT OF WAY OF STATE ROAD 31, THENCE N08°08'13"W ALONG SAID RIGHT OF WAY FOR 22.61 FEET TO A POINT OF CURVATURE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 307.44 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 5356.41 FEET, AN INTERNAL (DELTA) ANGLE OF 03°17'18" AND CHORD OF 307.40 FEET THAT BEARS N06°30'34"W, THENCE S 85°08'08"W RADIALLY ALONG SAID RIGHT OF WAY FOR 10.00 FEET TO A POINT ON A CURVE TO THE RIGHT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 779.21 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 5366.41 FEET, AN INTERNAL (DELTA) ANGLE OF 08°19'10" AND A CHORD OF 778.53 FEET WHICH BEARS N 00°42'18"W, THENCE CONTINUE ALONG SAID RIGHT OF WAY N 03°27'16"E FOR 855.44 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY FOR 133.97 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1959.86 FEET, AN INTERNAL (DELTA) ANGLE OF 03°55'00" AND A CHORD OF 133.95 FEET WHICH BEARS N01°29'46"E, THENCE N 00°27'52"W FOR 364.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT OF WAYS OF RECORD.
 PARCEL CONTAINS 44.8 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS/EGRESS EASEMENT:
 A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 31 (100 FEET WIDE) RUN S88°46'28"E FOR 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD 31 (100 FEET WIDE), THENCE RUN S 00°27'52"E ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 31 (100 FEET WIDE) FOR 54.91 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN N86°34'14"E FOR 778.82 FEET TO A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 250.00, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 81.01 FEET THAT BEARS N77°14'47"E, THENCE RUN EASTERLY ALONG SAID CURVE FOR 81.37 FEET TO A POINT OF TANGENCY, THENCE RUN N 67°55'20"E FOR 525.39 FEET, THENCE RUN S 87°13'07"E FOR 800.86 FEET, THENCE RUN S 00°16'25"W FOR 100.10 FEET, THENCE RUN N 87°15'07"W FOR 783.00 FEET, THENCE RUN S 67°55'20"W FOR 503.35 FEET TO A POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 18°38'54" AND A CHORD OF 113.41 FEET THAT BEARS S 77°14'47"W, THENCE RUN WESTERLY ALONG SAID CURVE FOR 113.92 FEET, THENCE RUN S 86°34'14"W FOR 784.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID STATE ROAD 31, THENCE RUN N 00°27'52"W ALONG SAID RIGHT OF WAY FOR 100.13 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38"E.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT OF WAYS OF RECORD.

CERTIFIED TO:
 ELLAMAE INVEST, INC.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 09/22/06. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Phillip J. Maffeo 9/25/06
 PHILIP J. MAFFEO, STATE OF FLORIDA, (L.S. #5045)
 BBL SURVEYORS & MAPPERS INC. (L.B. #6753)

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST AS BEING N0016'19"E.
- 2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 8.0' PER F.I.R.M. 1251240225C, DATED MAP REVISED: MARCH 15, 1994.
- 6) FENCES/POLES/GUYWIRES AND SURFACE UTILITY INDICATORS EXISTING ON THIS PROPERTY HAVE BEEN LOCATED HEREON AS SHOWN. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED UNDER THE SCOPE OF THIS SURVEY. THIS PROPERTY IS OTHERWISE VACANT.
- 7) RIGHT OF WAYS SHOWN ARE TAKEN FROM STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NUMBER 12620-2150 DATED 12-02-05.

BOUNDARY SURVEY
 A PORTION OF SECTIONS 18 AND 19
 TOWNSHIP 43 SOUTH, RANGE 26 EAST
 LEE COUNTY, FLORIDA

DATE:	09/22/06
F.B./PG.	442/39-40
DRAWN BY:	JML/PTG
APPROVED:	PTG
SCALE:	1" = 100'

PRINTED
 SEP 23 2006
 BBL SURVEYORS & MAPPERS, INC.

BBL SURVEYORS & MAPPERS INC.
 1502-A RAIL HEAD BLVD.
 NAPLES, FLORIDA 34110 (239) 597-1315

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