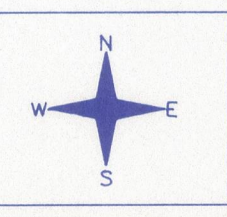


PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC.
2028 PALMETTO ST., CLEARWATER, FL 33765 (727) 442-1918
FOR THE DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY



LEE COUNTY
FLORIDA

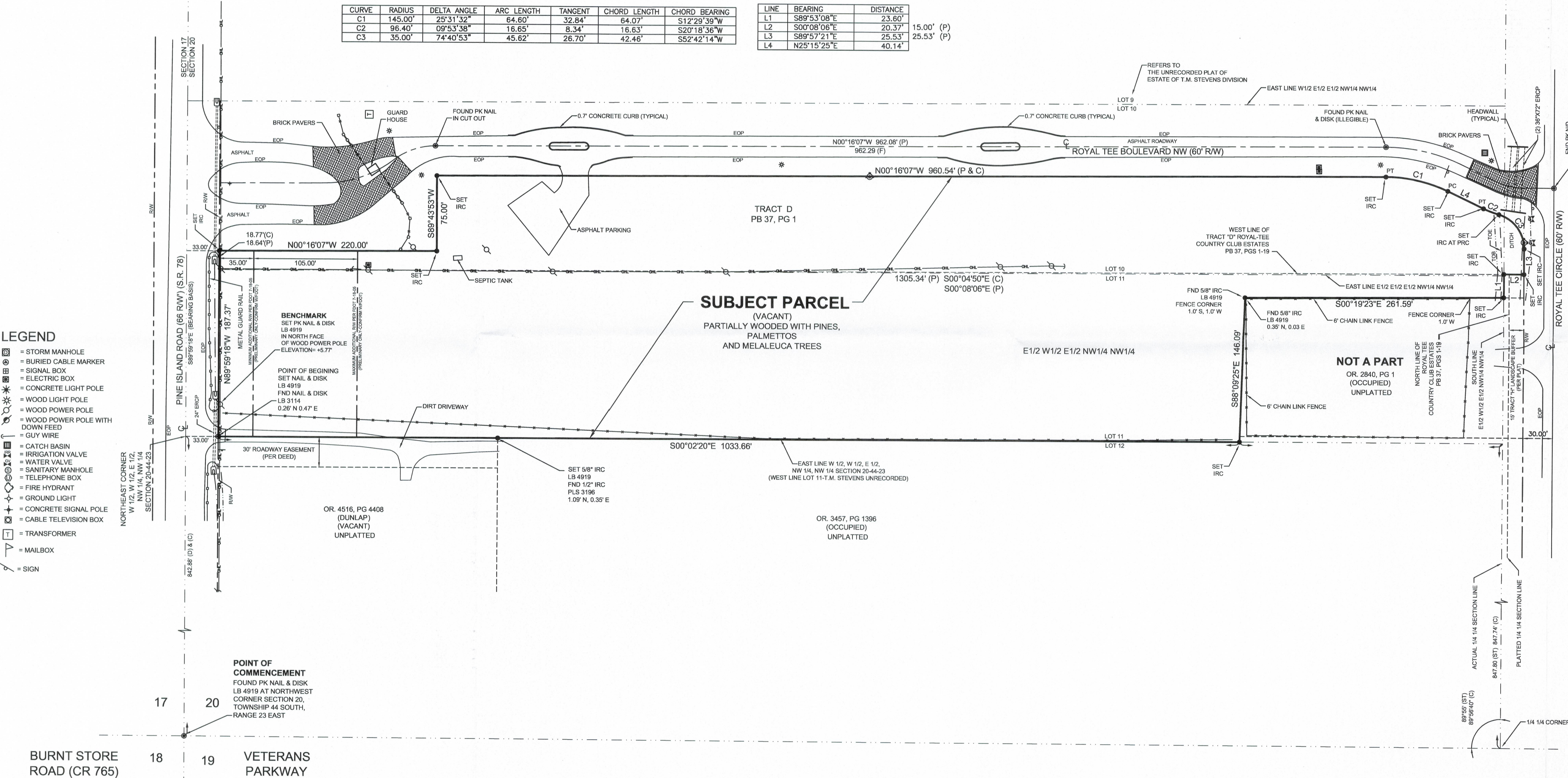
SCALE	1" = 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	20	44S	23E	64D	

ABBREVIATIONS:

P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
I.R. = IRON ROD
I.R.W.C. = IRON ROD AND WITNESS CAP
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
C.M. = CONCRETE MONUMENT
C = CALCULATED
M = MEASURED
FND. = FOUND
O.R. = OFFICIAL RECORDS BOOK
D = DEED
F = FIELD
P = PLAT
DR. = DRAINAGE
P.U.E. = PUBLIC UTILITY EASEMENT
T.O.B. = TOP OF BANK
D.B. = DEED BOOK
N/D = NAIL AND DISK
PS = PAGE
B.M. = BENCH MARK
ELEV. = ELEVATION
FF = FINISH FLOOR
I.E. = INVERT ELEVATION
R.C.P. = REINFORCED CONCRETE PIPE
C.B. = CATCH BASIN
MH = MANHOLE
PK = PARKER KALON
O.H. = OVERHEAD LINES
E.O.P. = EDGE OF PAVEMENT
CONC. = CONCRETE
E.R.C.P. = ELLIPTICAL REINFORCED CONCRETE PIPE
COMB. = COUNTY COMMISSIONERS MINUTES BOOK
MB. = MINUTES BOOK
EDW. = EDGE OF WATER
MES. = MITERED END SECTION
ST. = UNRECORDED PLAT OF T.M. STEVENS - 1949

LEGEND

- STORM MANHOLE
- BURIED CABLE MARKER
- SIGNAL BOX
- ELECTRIC BOX
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- WOOD POWER POLE WITH DOWN FEED
- GUY WIRE
- CATCH BASIN
- IRRIGATION VALVE
- WATER VALVE
- SANITARY MANHOLE
- TELEPHONE BOX
- FIRE HYDRANT
- GROUND LIGHT
- CONCRETE SIGNAL POLE
- CABLE TELEVISION BOX
- TRANSFORMER
- MAILBOX
- SIGN



SURVEY PLAT

OF
A PARCEL OF LAND
LYING IN
SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST, BEING ALL OF TRACT "D" OF ROYAL-TEE COUNTRY CLUB ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 19, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND:

THE EAST ONE HALF (E 1/2) OF THE WEST ONE HALF (W 1/2) OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF PINE ISLAND ROAD (S.R. 78).

LESS AND EXCEPT ALL OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2840 AT PAGE 1;

SAID OVERALL PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 20; THENCE S89°59'18"E ALONG THE NORTH LINE OF SAID FRACTION FOR 842.88 FEET TO THE NORTHEAST CORNER OF THE WEST ONE HALF (W 1/2) OF THE WEST ONE HALF (W 1/2) OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 20; THENCE S00°02'20"E ALONG THE EAST LINE OF SAID FRACTION FOR 33.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD (S.R. 78 - 86 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S00°02'20"E ALONG THE EAST LINE OF SAID FRACTION FOR 1033.66 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 2840 AT PAGE 1; THENCE S88°09'25"E ALONG THE NORTH LINE OF SAID PARCEL FOR 146.09 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°19'23"E ALONG THE EAST LINE OF SAID PARCEL FOR 261.59 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE EAST ONE HALF (E 1/2) OF THE WEST ONE HALF (W 1/2) OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 20; THENCE S89°53'08"E ALONG SAID FRACTION FOR 23.60 FEET TO AN INTERSECTION WITH THE WEST LINE OF TRACT "D" OF SAID SUBDIVISION; THENCE S00°08'06"E ALONG THE WEST LINE OF SAID TRACT "D" FOR 20.37 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ROYAL-TEE CIRCLE (60 FEET WIDE) BEING THE SOUTHWEST CORNER OF SAID TRACT "D"; THENCE S89°57'21"E ALONG SAID RIGHT-OF-WAY LINE FOR 25.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 35.00 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF ROYAL-TEE BOULEVARD (60' WIDE) THROUGH A CENTRAL ANGLE OF 74°40'53" FOR 45.62 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 96.40 FEET; SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID ROYAL-TEE BOULEVARD N.W. (60 FEET WIDE); THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 09°53'38" FOR 16.65 FEET; THENCE S20°18'36"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 40.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 145.00 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25°31'32" FOR 64.60 FEET TO A POINT OF TANGENCY; THENCE N00°16'07"W DEPARTING SAID CURVE ALONG SAID WEST RIGHT-OF-WAY LINE FOR 960.54 FEET; THENCE S89°43'53"W ALONG SAID RIGHT-OF-WAY LINE FOR 75.00 FEET; THENCE N00°10'07"W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 220.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE ISLAND ROAD (S.R. 78 - 66 FEET WIDE); THENCE N89°59'18"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 187.37 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.62 ACRES (288,391 SQUARE FEET), MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20 AS BEARING S89°59'18"E.

NOTES:

SURVEY BASED ON THE DEED OF RECORD, THE FRACTIONAL BREAKDOWN OF SECTION 20, THE RECORD PLAT OF ROYAL-TEE COUNTRY CLUB ESTATES AS RECORDED IN PLAT BOOK 37 AT PAGES 1 THROUGH 19, THE UNRECORDED PLAT OF ESTATE OF T.M. STEVENS DIVISION DATED FEB. 1949 BY JOHNSON & COTHERN AND EXISTING MONUMENTATION.

ELEVATIONS SHOWN ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM (1928) BASED ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) BENCHMARK A241

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20 BEING THE CENTERLINE OF PINE ISLAND ROAD (SR 78) BEARING S89°59'18"E

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL LIES IN FLOOD ZONE A8, HAVING A BASE FLOOD ELEVATION OF +8.0'. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124, PANEL 0170 B, EFFECTIVE DATE SEPTEMBER 19, 1984 (INDEX DATED 05-05-2003).

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH PLASTIC CAP BEARING CORPORATION NO. LB4919.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

WETLANDS, ENVIRONMENTAL ISSUES AND MATTERS OF PROTECTED SPECIES ARE NOT WITHIN THE SCOPE OF THIS SURVEY.

TREES AND SHRUBS ARE NOT SHOWN

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR COMPLETE DESIGN PURPOSES.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:15,000).

DATE OF LAST FIELD WORK: 06-06-2005.

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEAN, WHITAKER, LUTZ & KAREH, INC.

SCOTT C. WHITAKER, P.S.M., NO. LS4324

PROFESSIONAL SURVEYOR & MAPPER

STATE OF FLORIDA

- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

BOUNDARY SURVEY - TRACT D ROYAL TEE C.C ESTATES

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

SR32290_TRACT_D.DWG

DATE	PROJECT No.	DRAWN BY	SCALE	SHEET	S-T-R
06-06-2005	32290	J.N	1"= 60'	1 OF 1	20-44-23

OF
A PARCEL OF LAND
LYING IN
SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST, BEING THAT PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 4516, PAGE 4408, PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:

SUBJECT TO A ROADWAY EASEMENT OVER AND ACROSS THE EASTERLY 30.00 FEET

DATE OF LAST FIELD WORK: 06-06-2005.

SHOULD BE REFERRED TO AN ATTORNEY AT LAW

SR36045.DWG					
DATE	PROJECT No.	DRAWN BY	SCALE	SHEET	S-T-R
06-06-2005	36045	J.N	1"= 30'	1 OF 1	20-44-23

-  = STORM MANHOLE
-  = BURIED CABLE MARKER
-  = SIGNAL BOX
-  = ELECTRIC BOX
-  = CONCRETE LIGHT POLE
-  = WOOD LIGHT POLE
-  = WOOD POWER POLE
-  = WOOD POWER POLE WITH DOWN FEED
-  = GUY WIRE
-  = CATCH BASIN
-  = IRRIGATION VALVE
-  = WATER VALVE
-  = SANITARY MANHOLE
-  = TELEPHONE BOX
-  = FIRE HYDRANT
-  = GROUND LIGHT
-  = CONCRETE SIGNAL POLE
-  = CABLE TELEVISION BOX
-  = TRANSFORMER
-  = MAILBOX
-  = SIGN

P.B. = PLANT BLOCK
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
P.C.P. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
I.R. = IRON ROD
IRWC = IRON ROD AND WITNESS CAP
P.C.P. = PERMANENT CONTROL POINT
C.M. = CONCRETE MONUMENT REFERENCE MONUMENT.
C.M. = CONCRETE MONUMENT
C.C. = CALCULATED
M. = MEASURED
FND. = FOUND
O.R. = OFFICIAL RECORDS BOOK
D. = DEED
F. = FIELD
P. = PLAT
DR. = DRAINAGE
P.U.E. = PUBLIC UTILITY EASEMENT.
T.O.B. = TOP OF BANK
D.B. = DEED BOOK
ND = NAIL AND DISK.
P. = PAGES
B.M. = BENCH MARK
LEV. = ELEVATION
FF = FINISH FLOOR
I.E. = INVERT ELEVATION
R.C.P. = REINFORCED CONCRETE PIPE
C.B. = CATCH BASIN
M. = MANHOLE
P.K. = PARKER KALON
O.H. = OVERHEAD LINES
E.P. = EDGE OF PAVEMENT.
CONC. = CONCRETE.
R.F. = REINFORCED CONCRETE REINFORCED CONCRETE PIPE
COMB. = COUNTY COMMISSIONERS MINUTES BOOK
MB. = MINUTES BOOK
ED. = EDGE OF WATER
FERS. = FILTERED END SECTION

LOCATION Z:\ALL SURVEYING AND ENGINEERING FILES\PROJECTS\36000-36999\36045\SURVEYING\SR36045.dwg