WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

BONITA SPRINGS Tampa Orlando Sarasota

28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

October 12, 2018

RECEIVED
OCT 16 2018
COMMUNITY DEVELOPMENT
DCI 2018-00007

Mr. Dirk Danley, Jr.
Senior Planner
Lee County DCD Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

RE: Treeline 115 MPD (DCI2018-00007)
Revised Boundary Survey

Dear Mr. Danley:

Enclosed please find three (3) original, revised boundary surveys as a supplement to the resubmittal package provided on October 5, 2018.

In response to Staff's legal review comments, the closure ratio of the legal description has been revised to achieve a 1:5,000 ratio. Additionally, the survey is certified to Lee County.

Thank you for your consideration of this additional information. If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 2207, or alexis.crespo@waldropengineering.com.

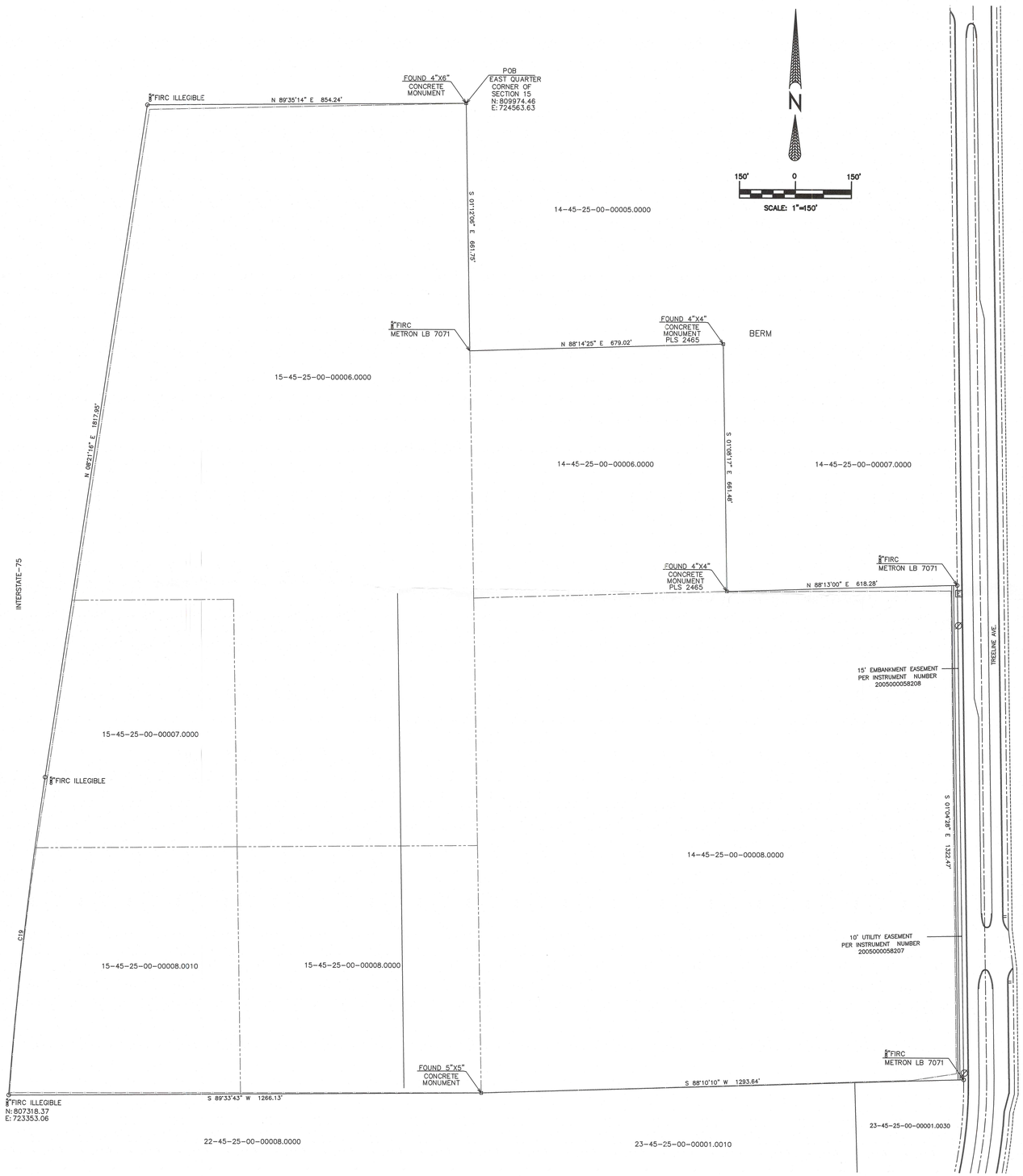
Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP, LEED AP
Vice President of Planning

Enclosures

BOUNDARY SURVEY
OF A PARCEL LYING IN
SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



DESCRIPTION:
14-45-25-00-00006.0000 (OFFICIAL RECORD 4212, PAGE 708)

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14. TOWNSHIP 45 SOUTH, RANGE 25 EAST,

AND

14-45-25-00-00008.0000 (OFFICIAL RECORD BOOK 4164, PAGE 1508)

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LESS THE EAST 60 FEET FOR THE ROAD RIGHT OF WAY, SITUATED IN LEE COUNTY, FLORIDA.

AND

15-45-25-00-00006.0000 (OFFICIAL RECORD BOOK 4212, PAGE 708)

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LESS AND EXCEPT A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15 AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 1074, PAGE 748, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

15-45-25-00-00007.0000 (OFFICIAL RECORD BOOK 4562, PAGE 1378)

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA LYING EAST OF THE RIGHT OF WAY OF INTERSTATE 75.

AND

15-45-25-00-00008.0000
15-45-25-00-00008.0010 (OFFICIAL RECORD BOOK 4562, PAGE 1333)

THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PARCEL DESCRIBED IN THAT CERTAIN DEED DATED AUGUST 13, 1974, GIVEN BY VELMA CANNON MCDONALD TO THE STATE OF FLORIDA, FOR I-75 RECORDED IN O.R. BOOK 1050, PAGE 257, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DESCRIPTION (PER NOTE 9. BELOW)

A TRACT OR PARCEL OF LAND IN SECTIONS 14 & 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 15, WHICH IS THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED:
THENCE S 01°12'06" E A DISTANCE OF 661.75'
THENCE N 88°14'25" E A DISTANCE OF 679.02'
THENCE S 01°08'17" E A DISTANCE OF 661.48'
THENCE N 88°13'00" E A DISTANCE OF 618.28' TO THE WESTERLY RIGHT OF WAY LINE OF TREELINE AVENUE,
THENCE S 01°04'28" E ALONG SAID LINE A DISTANCE OF 1322.47'
THENCE LEAVING SAID LINE S 88°10'10" W A DISTANCE OF 1293.64'
THENCE S 89°33'43" W A DISTANCE OF 1266.13' TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75
THENCE ALONG SAID LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 856.47', WITH A DELTA OF 04°20'37", WITH A RADIUS OF 11297.16', WITH A CHORD BEARING OF N 06°10'57" E, WITH A CHORD LENGTH OF 856.26';
THENCE N 08°21'16" E A DISTANCE OF 1817.95'
THENCE N 89°35'14" E A DISTANCE OF 854.24' TO THE POINT OF BEGINNING,
HAVING AN AREA OF 114.8 ACRES+/-

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C19	11297.16'	856.47'	856.26'	N 06°10'57" E	4°20'37"

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LEGEND

- □ = FOUND PRM/PCP AS NOTED
- ● = SET IRON ROD AND CAP
- ○ = FOUND IRONR ROD AND CAP AS NOTED
- ▣ = FPL BOX
- ⌀ = WOOD POWER POLE
- ⊢ = GUY WIRE
- ⋈ = WATER VALVE
- ⊕ = FIRE HYDRANT
- ☼ = STREET LIGHT

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MARKER
PCP = PERMANENT CONTROL POINT

NOTES:

1. PREPARED AS A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 06-24-17
2. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
3. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
4. MAP BASED ON SURVEY PREPARED BY METRON DATED MARCH 11, 2005
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. THIS PARCEL LIES IN ZONE "X". THIS INFORMATION WAS TAKEN FROM FEDERAL INSURANCE RATE MAP 12071C0445F, DATED AUG. 28, 2008.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. ALL ELEVATIONS ARE IN N.A.V.D. 88.

NOTES UPDATE:

9. THIS BOUNDARY SURVEY TIES TO THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE AND HAS BEEN UPDATE TO REFLECT TITLE CERTIFICATION REPORT ORDER NO. 6686871 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED FROM 12/27/2012 THROUGH 03/19/2018.

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATION CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE LAND SURVEYOR LISTED, THIS DRAWING IS NOT VALID AND IS FOR INFORMATIONAL
MARK D. MCCLARY (FOR THE FIRM LB-7995)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6067
DATE SIGNED: 6/24/17

DATE:
REVISIONS:

CERTIFIED TO:
LEE COUNTY
BJ HOLDINGS OF FORT MYERS LLC

AE SITE
AE Site, LLC
EB-30108 • LB-7995
6900 Daniels Parkway, Suite 29-130
Fort Myers, FL 33912

community engineering services, inc.
13650 Fiddlesticks Blvd, PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

PROJECT NO: TL 115
SCALE: 1"=150'
DRAWN BY: MM
CHECKED BY: MM
DATE DRAWN: 07/07/2017
FIELD BOOK/PAGE: