ADD2022-00007 Lee County ePlan

SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTIONS 16 AND 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



VICINITY MAP

NOT TO SCALE



SURVEYOR'S NOTES:

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

BOUNDARY SURVEY BASED ON THE FOLLOWING:

1. LEGAL DESCRIPTION REFERENCED IN SCHEDULE A, EXHIBIT "A", OF THAT CERTAIN AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 9284460, COMMITMENT DATE: 03/30/2021 AT: 8:00 AM.
2. A BOUNDARY SURVEY FOR BRIDGE PLAZA PREPARED BY HARRIS-JORGENSEN, INC., JOB# 97-661, DATED JUNE 30, 1999.
3. RIGHT-OF-WAY MAP FOR STATE ROAD 867 (MCGREGOR BOULEVARD), STATE PROJECT NO. 12040-2514, DATED 11/14/91.
4. DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS FOR SECTIONS 16 AND 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST.
5. EXISTING MONUMENTATION.

THE FOLLOWING SURVEY RELATED MATTERS REFERENCED IN SCHEDULE B SECTION II, EXCEPTIONS, OF THAT CERTAIN AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 9284460, COMMITMENT DATE: 03/30/2021 AT: 8:00 AM, AND SHOWN HEREON OR ADDRESSED AS FOLLOWS:

6. NON-EXCLUSIVE 50 FOOT PEDESTRIAN AND VEHICULAR EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGE 540. (EASEMENT DOES NOT LIE OVER OR ACROSS THE SUBJECT PARCEL – NOTHING SHOWN)
7. TERMS, RESTRICTIONS AND COVENANTS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGE 548, AS AFFECTED BY RELEASE RECORDED IN OFFICIAL RECORDS INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3282, PAGE 3075. (EASEMENT WAS BLANKET IN NATURE AND APPEARS TO BE RELEASED – NOTHING SHOWN)
8. RECIPROCAL EASEMENT AND PARKING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGE 553, AS AMENDED IN OFFICIAL RECORDS BOOK 1200, PAGE 176, OFFICIAL RECORDS BOOK 1283, PAGE 364, AND AS AFFECTED BY TERMINATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2790, PAGE 2858. (EASEMENTS ARE BLANKET IN NATURE – NOTHING SHOWN)
9. TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS AND EASEMENTS AS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1254, PAGE 1173. (SUBJECT PARCEL LIES WITHIN LANDS DESCRIBED IN DEED – UNRECORDED DRAINAGE EASEMENT SHOWN HEREON)
10. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1323, PAGE 1037. (SHOWN HEREON)
11. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1399, PAGE 1747. (EASEMENT DOES NOT LIE OVER OR ACROSS THE SUBJECT PARCEL – NOTHING SHOWN)
13. INGRESS AND EGRESS EASEMENT AGREEMENT BY AND BETWEEN BRIDGE PLAZA FORT MYERS LIMITED COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION TO BRIDGE PLAZA PARTNERSHIP, AFFIDAVIT OF GENERAL PARTNERSHIP, AND BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2011000088016. (EASEMENT IS BLANKET IN NATURE – NOTHING SHOWN)

BEARINGS, DISTANCES AND COORDINATES, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 867 (MCGREGOR BOULEVARD) BEARS N 17°42'17" E. THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION – FORT MYERS CORS ARP. HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE SCALE FACTOR IS 0.999944648.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS, UNLESS OTHERWISE NOTED.

ABOVE AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, PER FLOOD INSURANCE RATE MAP NUMBER 12071C0416F, EFFECTIVE DATE AUGUST 28, 2008, THE SUBJECT PARCEL LIES IN ZONE X HAVING NO BASE FLOOD ELEVATION.

PARCEL IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES OR BURIAL GROUNDS AT THE TIME OF SURVEY.

NO OBSERVED EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR LANDFILL.

SITE ADDRESS: 12971 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919.

PARCEL ID.: STRAP: STRAP: 16-45-24-00-00013.003A – FOLIO ID: 10202064

GROSS LAND AREA CONTAINS: 0.99 ACRES OR 43,173 SQUARE FEET, MORE OR LESS.

DATE OF LAST FIELD WORK: 03-30-2021.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED: 04-28-2021

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- THIS SURVEY MAY BE RELIED UPON ONLY BY THE CERTIFIED PARTIES PROVIDED HEREIN.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 9284460, COMMITMENT DATE: 03/30/2021 AT: 8:00 AM, AND ALL SURVEY RELATED MATTERS REFERENCES WITHIN THAT COMMITMENT THAT CAN BE DELINEATED ON THE SURVEY ARE SHOWN OR ADDRESSED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

LEGAL DESCRIPTION:

(REFERENCED IN SCHEDULE A, EXHIBIT "A", OF THAT CERTAIN AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 9284460, COMMITMENT DATE: 03/30/2021 AT: 8:00 AM)

A PARCEL OR TRACT OF LAND LYING AND BEING IN SECTION 16 AND SECTION 21, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 16 AND THE EASTERLY RIGHT-OF- WAY LINE OF MCGREGOR BOULEVARD, RUN NORTH 18°35'39" EAST ALONG SAID RIGHT-OF-WAY LINE 148.01 FEET; THENCE RUN SOUTH 71°24'21" EAST 170 FEET; THENCE RUN SOUTH 18°35'39" WEST A DISTANCE OF 229.88 FEET TO THE INTERSECTION WITH THE NORTHERLY SIDE OF CAMELOT AVENUE AS DESCRIBED IN THAT CERTAIN INSTRUMENT OF DEDICATION RECORDED IN OFFICIAL RECORDS BOOK 265, PAGE 233 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY SIDE OF SAID CAMELOT AVENUE TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF MCGREGOR BOULEVARD; THENCE RUN NORTH 18°35'39" EAST ALONG THE EASTERLY LINE OF MCGREGOR BOULEVARD A DISTANCE OF 119.59 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES CONTINUED:

WITHOUT EXPRESSING A LEGAL OPINION TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE FOLLOWING CONDITIONS WERE OBSERVED AT THE TIME OF SURVEY:

THERE IS POTENTIALLY A 15' WIDE SEWER LINE EASEMENT AND A 10' WIDE WATERLINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1278, PAGES 149 THROUGH 154, PUBLIC RECORDS OF LEE COUNTY, THAT LIE ACROSS THE SUBJECT PARCEL THAT CANNOT BE PLOTTED HEREON. THE EASEMENTS EXIST ACROSS THE BURIED UTILITY LINES, WHICH COULD NOT BE DETERMINED AT THE TIME OF SURVEY.

PARKING TABULATION:

REGULAR PARKING SPACES:	17
DISABLED PARKING SPACES:	1
TOTAL PARKING SPACES:	18

INDICATES DISABLED PARKING SPACE

(6) INDICATES 6 REGULAR PARKING SPACES

LEGEND:

BLD	INDICATES BOLLARD
CO	INDICATES CLEANOUT
FP	INDICATES FLAG POLE
SL	INDICATES SPOT LIGHT
LP	INDICATES LIGHT POLE
℄	INDICATES CENTERLINE
ENG.	INDICATES ENGINEERING
CB	INDICATES CATCH BASIN
WV	INDICATES WATER VALVE
FH	INDICATES FIRE HYDRANT
R/W	INDICATES RIGHT-OF-WAY
INC.	INDICATES INCORPORATION
TRAV. PT.	INDICATES TRAVERSE POINT
-OH-	INDICATES OVERHEAD LINES
SP	INDICATES STREETLIGHT POLE
GWA	INDICATES GUY WIRE ANCHOR
EM	INDICATES ELECTRICAL METER
WPP	INDICATES WOOD POWER POLE
LB	INDICATES LICENSED BUSINESS
T.S.	INDICATES EXISTING ELEVATION
I.N.	INDICATES INSTRUMENT NUMBER
P.C.	INDICATES POINT OF CURVATURE
BFP	INDICATES BACKFLOW PREVENTER
A/C	INDICATES AIR CONDITIONING UNIT
ID #	INDICATES IDENTIFICATION NUMBER
FOHH	INDICATES FIBER OPTICS HANDHOLE
O.R.	INDICATES OFFICIAL RECORDS BOOK
GAS	INDICATES BURIED GAS LINE MARKER
TRANS.	INDICATES ELECTRICAL TRANSFORMER
TSR	INDICATES TELEPHONE SERVICE RISER
SSMH	INDICATES SANITARY SEWER MANHOLE
ICV	INDICATES IRRIGATION CONTROL VALVE
ARP	INDICATES ANTENNA REFERENCE POINT
TSHH	INDICATES TELEPHONE SERVICE HANDHOLE
PLS	INDICATES PROFESSIONAL LAND SURVEYOR
C1	INDICATES CURVE DATA: SEE CURVE TABLE
F.P.L.	INDICATES FLORIDA POWER AND LIGHT COMPANY
N/D	INDICATES NAIL AND DISC BANKS ENG. "LB 6690" UNLESS OTHERWISE NOTED
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
F.D.O.T.	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
NAVD 88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
STRAP	INDICATES SECTION TOWNSHIP RANGE AREA AND PARCEL
CORS	INDICATES CONTINUOUSLY OPERATION REFERENCE STATION
(L)	INDICATES BEARING AND/OR DISTANCE PER LEGAL DESCRIPTION
(ITEM 10)	INDICATES ITEM 10 OF SCHEDULE B-II EXCEPTIONS OF TITLE COMMITMENT (SEE SURVEYOR'S NOTES)
I.R.	INDICATES 5/8" IRON ROD BANKS ENG. "LB 6690" UNLESS OTHERWISE NOTED

SURVEYOR'S NOTES CONTINUED:

COMMENTS ON ITEMS FROM TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

ITEM 2: STREET ADDRESSES PROVIDED BY THE LEE COUNTY PROPERTY APPRAISER.

ITEM 5: VERTICAL RELIEF SHOWN HEREON AS SPOT ELEVATIONS.

ITEM 6(A) AND 6(B): NO ZONING REPORT WAS PROVIDED.

ITEM 9: SEE PARKING TABULATION.

ITEM 11: THE LOCATION OF UTILITIES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY, PURSUANT TO SECTION 5.E.IV. NO DETERMINATION WAS MADE IN RESPECT TO ANY SUBTERRANEAN USES.

ITEM 14: THE CLOSEST INTERSECTION WITH A PUBLIC ROAD IS AT STATE ROAD 867 (MCGREGOR BOULEVARD) AND CAMELOT DRIVE, WHICH LIES SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY.

ITEM 17: THERE WAS NO EVIDENCE IN CHANGES TO RIGHT-OF-WAYS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

TO: CNL FORT MYERS MCGREGOR, LLC AND CHICAGO NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 11(A), 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 30, 2021.

DATE OF PLAT OR MAP: APRIL 28, 2021

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191

NO.	DATE	REVISION DESCRIPTION	BY

BANKS ENGINEERING
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WWW.BANKSENG.COM

ALTA/NSPS LAND TITLE SURVEY

12971 MCGREGOR BOULEVARD

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
03-30-2021	8658	BNDY-TPO SR	AMV	AMV	1"= 20'	1	1	16-45-24 21-45-24