

AS-BUILT SURVEY OF
ALL OF LOTS 6 AND 15, THE EAST 30 FEET OF BLOCK 24 AND 16 THE
WEST 50 FEET OF LOTS 7 AND 14, BLOCK 24
PLAT OF PART OF UNITS 3 & 6, ALL OF UNITS 4 AND 5,
SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF
LEHIGH ACRES, LEE COUNTY, FLORIDA

(PLAT BOOK 15, PAGES 1-101)
PUBLIC RECORDS, LEE COUNTY, FLORIDA.

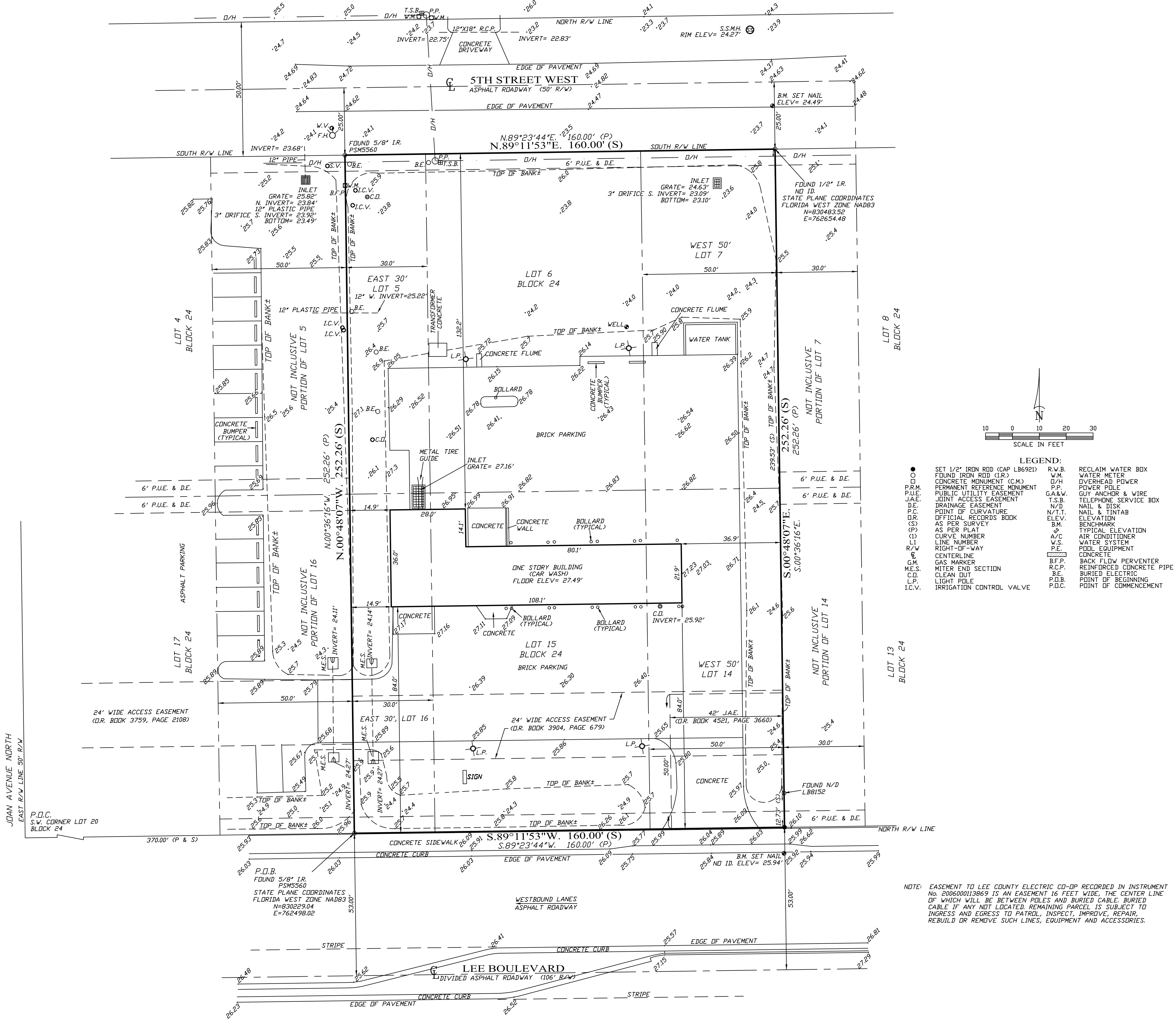
DESCRIPTION: (PER OWNER'S POLICY)

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF LEE,
STATE OF FLORIDA, TO-WIT:
THE EAST 30 FEET OF LOTS 5 AND 16, ALL OF LOTS 6 AND 15, AND THE WEST 50
FEET OF LOTS 7 AND 14, OF BLOCK 24, PLAT OF PART OF UNITS 3 & 6, ALL OF 4
AND 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, AT PAGE 70, OF THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND DRIVEWAY
PURPOSES ON, OVER AND ACROSS THE REAL PROPERTY MORE PARTICULARLY DESCRIBED
IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK
3859 AT PAGE 1742 AND AS AMENDED BY THAT AMENDMENT TO ACCESS EASEMENT
AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3657 AT PAGE 1501 AND THAT
SECOND AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS
BOOK 3759 AT PAGE 2108, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DESCRIPTION: (PER HARRIS-JORGENSEN, LLC.)

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF BLOCK 24, PLAT
OF PART OF UNITS 3 AND 6 ALL OF 4 AND 5, SECTION 25, TOWNSHIP
44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, LEE
COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ALONG THE EAST RIGHT OF WAY OF JOAN
AVENUE NORTH (50 FEET WIDE) AND THE SOUTHWEST CORNER OF LOT 20
OF THE AFORESAID BLOCK 24; THENCE RUN N.89°23'44"E. ALONG THE
NORTH RIGHT OF WAY LINE OF LEE BOULEVARD (106 FEET WIDE) FOR
370.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N.00°36'16"W. TO A
POINT ALONG THE SOUTH RIGHT OF WAY LINE OF 5TH STREET WEST (50
FEET WIDE); THENCE RUN S.89°23'44"E. ALONG THE
SOUTH RIGHT OF WAY LINE OF 5TH STREET WEST (50 FEET WIDE) FOR
160.00 FEET; THENCE RUN S.00°36'16"E. TO A POINT ALONG THE NORTH
RIGHT OF WAY LINE OF THE AFORESAID LEE BOULEVARD (106 FEET
WIDE) FOR 252.26 FEET; THENCE RUN S.89°23'44"W. ALONG SAID NORTH
RIGHT OF WAY LINE OF LEE BOULEVARD (106 FEET WIDE) FOR 160.00
FEET TO THE POINT OF BEGINNING.
CONTAINING: 40,361.60 SQUARE FEET, OR 0.93 ACRES, MORE OR LESS.



NOTE: EASEMENT TO LEE COUNTY ELECTRIC CO-OP RECORDED IN INSTRUMENT
NO. 200600013869 IS AN EASEMENT 16 FEET WIDE, THE CENTER LINE
OF WHICH WILL BE BETWEEN PILES AND BURIED CABLE. BURIED
CABLE IF ANY NOT LOCATED. REMAINING PARCEL IS SUBJECT TO
INGRESS AND EGRESS TO PATROL, INSPECT, IMPROVE, REPAIR,
REBUILD OR REMOVE SUCH LINES, EQUIPMENT AND ACCESSORIES.

1. BASIS OF BEARING SHOWN HEREIN TAKEN FROM THE NORTH RIGHT-OF-WAY
LINE OF LEE BOULEVARD, AS BEING ASSUMED AS S.89°11'53"W.
 2. FIELD NOTES IN LEHIGH ACRES, BLOCK 24.
 3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREIN. IT IS NOT A
CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 4. THIS SURVEY IS BASED ON OWNER'S POLICY BY FIRST AMERICAN TITLE
INSURANCE COMPANY, ORDER NO. CL210063794CD, DATED DECEMBER 28, 2021.
 5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE
WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.501;
FS 472.025; SJ-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
 7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 8. ISSUANCE OF THIS DRAWING FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER
AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES,
DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO
COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION
AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.
 9. INTERNAL PLATTED 6" PUE & DE'S HAVE BEEN VACATED PER RESOLUTION NO.
04-03-14, CASE NO. VAC2003-00078.
 10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 20 SCALE DRAWING.
 11. BENCHMARK DERIVED FROM GPS FDOT RTK NETWORK FFRN 0103,
ELEVATION 85.74' NAVD83.
 12. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88).
- FLOOD ZONE: "X" ELEVATION: N/A
COMMUNITY No. 125124 PANEL No. 0475
SUFFIX: F REVISION DATE: 8/28/08
MAP NUMBER: 12071C0475F
THIS SURVEY IS CERTIFIED TO:
TDM CONSULTING, INC.

REVISED	DESCRIPTION	BY	DATE
2/24/22	REMOVED VACATED EASEMENTS	FBH	2/24/22
		Phillip M Mould, P.S.M. 6515 State of Florida State of Florida	
		PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 STATE OF FLORIDA	
DATE OF LAST FIELD WORK:	2/1/2022		
DRAWN	CHECK	SCALE	PROJ. #
24	PMH	1"=20'	LA-U3-24-5
SURVEY DATE	FILE NO.	SHT.-1	
2/1/2022	44-26-25	OF -1	
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			