

VICINITY MAP
(NOT TO SCALE)

Description:

That part of Block 104, of PLAT OF PART OF UNIT 12 SECTION 25, TOWNSHIP 44 S., RANGE 26 E., A SUBDIVISION OF LEHIGH ACRES, as shown on plat found of record in Plat Book 15, Page 73, of the Public Records of Lee County, Florida, being more particularly described as follows:

Bearing at the Northeast corner of said Block 104, said point also being the Intersection of the Southerly right way line of Lee Boulevard with the Westerly right way line of First Street West, then running north with the Westerly right way line of First Street West, South 38°28'08" West a distance of 237.89 feet to the beginning of a curve; thence with the arc of said curve, concave Northerly, having a radius of 613.62 feet, through an angle of 13°13'12" East, to the intersection of the arc of said curve with the southerly right way line of Lee Boulevard; thence North 49°06'15" West, to the Northerly right way line of Fourth Street West, thence with said Northerly right way line, North 51°13'12" West, a distance of 214.42 feet; thence departing said northerly right way line, North 38°28'08" East, a distance of 252.44 feet to the Southerly right way line of Lee Boulevard; thence with same, bearing the arc of a curve concave Northerly, having a radius of 1360.21 feet, an arc distance of 150.20 feet, a chord distance of 218.96 feet and a chord bearing of South 75°04'40" East to the Point of Beginning of said curve, thence with the arc of said curve, concave Northerly, bearing as above, a distance of 287.22 feet, Page 3208, Public Records of Lee County, Florida.

SCHEDULE B EXCEPTIONS TO ALTA OWNER'S POLICY:

CHICAGO TITLE INSURANCE COMPANY
POLICY NUMBER: FL 106 203047513
AGENT'S ORDER/FILE NUMBER: 10103083931/203047513
EFFECTIVE DATE: AUGUST 18, 2015 AT 11:28 A.M.

EXCEPTIONS TO SCHEDULE B: (OF A SURVEY NATURE)

4. EASEMENTS SET FORTH ON PLAT OF PART OF UNIT 12 SECTION 25, TOWNSHIP 44 S., A SUBDIVISION OF LEHIGH ACRES, AS SHOWN ON A PLAT FOUND OF RECORD IN PLAT BOOK 15, PAGE 73, AS AGREED BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 209, PAGE 59, AFFIRMATION RECORDED OFFICIAL RECORDS BOOK 127, PAGE 10 AND RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 251, PAGE 228, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PLAT EASEMENTS AND LOTS AFFECTING SUBJECT PROPERTY VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 251, PAGE 228).
11. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN OFFICIAL RECORDS BOOK 2505, PAGE 2620, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (PORTIONS THAT CAN BE PLOTTED GRAPHICALLY ARE SHOWN ON SURVEY.)

SURVEY NOTES:

- MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS
SPECIFICALLY SHOWN.
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED
SURVEYOR AND MAPPER (P.S.M.)
ELEVATIONS SHOWN ARE BASED ON REFERENCE TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (N.A.V.D.88) AND BASED ON FLORIDA DEPARTMENT OF
TRANSPORTATION BENCHMARK 1135.
THE NATIONAL FLOOD INSURANCE INFORMATION:
COMMUNITY NUMBER IS JPL
PANEL NUMBER: 12071 C 0475
SUFFIX: F
EFFECTIVE DATE: 08/28/2008
FIRM ZONE: X
BASE FLOOD ELEVATION: N/A
(FIRM PANEL LISTING SHOULD BE CONSULTED FOR
VERIFICATION OF ALL FLOOD RELATED INFORMATION)
BEARINGS ARE BASED ON THE NORTHERLY RIGHT OF WAY OF N51°31'52"W, BEING
1551±31'26"
DATE OF LAST FIELD WORK: **SEPTEMBER 2, 2015**
RECORDING INSTRUMENTS LISTED HEREON SHOULD BE CONSULTED AND
REFERENCED FOR ADDITIONAL INFORMATION.
THIS SURVEY WAS COMPLETED UNDER AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY (10-17-92) (WITH FLORIDA MODIFICATIONS) POLICY NO. FL 106
2004-015 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, AGENT ORDER FILE
#15093195 (2/28/2015) AND THIS SURVEY, AUGUST 18, 2015 AT 11 A.M., IS
ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE
SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE
WRITTEN CONSENT OF STOUTENRAMER, INC.
COPYRIGHT 2015, STOUTENRAMER, INC., ALL RIGHTS RESERVED. DO NOT COPY
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THIS SURVEY AND ASSESSMENT IS FOR THE CLIENTS AS NAMED AND NO
THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1360.21	78.80	03°19'09"	S 54°07'09" E	78.79
C2	182.72	35.94	11°16'11"	S 44°06'14" W	35.88
C3	1360.21	219.91	09°14'01"	S 57°04'35" E	218.97
C4	1360.21	140.41	05°54'52"	S 58°44'09" E	140.35
C5	1360.21	241.27	10°09'47"	S 56°36'09" E	240.95

CERTIFICATIONS:

TO: Doane Limited Partnership, a Florida Limited Partnership
Chicago Title Insurance Company
United Farm Family Life Insurance Company
Kevin A. Denti, P.A.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7-9, 11, 11a, 14 and 21 of Table A thereof. The fieldwork was completed on September 2, 2015.

Date of Plat or Map: September 2, 2015

Jeffrey D. Stouten
Florida Professional Surveyor & Mapper Number 6584

FIELD BOOK: 55 - Page(s): 12-14		SURVEY ABBREVIATIONS	
SURVEY LEGEND			
	FOUND NAIL & DISK	P.O.C.	POINT OF COMMENCEMENT
	FOUND IRON ROD & CAP	P.O.B.	POINT OF BEGINNING
	SET 5/8" IRON ROD & CAP (LB 7922)	CONC.	CONCRETE
	SET NAIL & DISK (LB 7922)	(D)	DENOTES DEED
	FIRE HYDRANT	D.E.	DRAINAGE EASEMENT
	WATER VALVE	E/P	ELEV OF PAVEMENT
	BACK FLOW PREVENTOR VALVE	ELEV	ELEVATION
	ELECTRIC BOX	INSTR.#	INSTRUMENT NUMBER
	LIGHT POLE	IR&C	IRON ROD AND CAP
	CENTERLINE	(M)	MEASURES MEASURED
	CATCH BASIN	O.R.	OFFICIAL RECORDS BOOK
	STORM MANHOLE	PG	PAGE
	SANITARY MANHOLE	P.U.E.	PUBLIC UTILITY EASEMENT
	BURIED FIBER OPTIC CABLE MARKER	RCF	REINFORCED CONCRETE PIPE
	UTILITY RISER	R/W	RIGHT OF WAY
	WOOD POWER POLE	U.E.	UTILITY EASEMENT
	GUY ANCHOR	TOE	TOE OF SLOPE
	VAULT BOX	SMNH	SANITARY SERVICE MANHOLE
	WELL	SMNH	STORM MANHOLE
	BOLLARD	CB	CATCH BASIN
		EL.	ELEVATION

Jeffrey D Stouten

STOUTENCRAMER
PROFESSIONAL SURVEYORS

CERTIFICATE OF AUTHORIZATION: LB7922
3324 Nicholas Parkway West, Suite F, Cape Coral, FL 33914
Phone: (239) 673-9541 Fax: (239) 424-8181

ALTA/ACSM Land Title Survey of
2511 Lee Boulevard
of a Portion of Section 25, Township 44 South,
Range 26 East, Lee County, Florida.

Prepared for: Creighton

SECTION 25, TOWNSHIP 44S, RANGE 26E