

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 2984 STORAGE BAY DRIVE, FORT MYERS, FL

LEGEND:

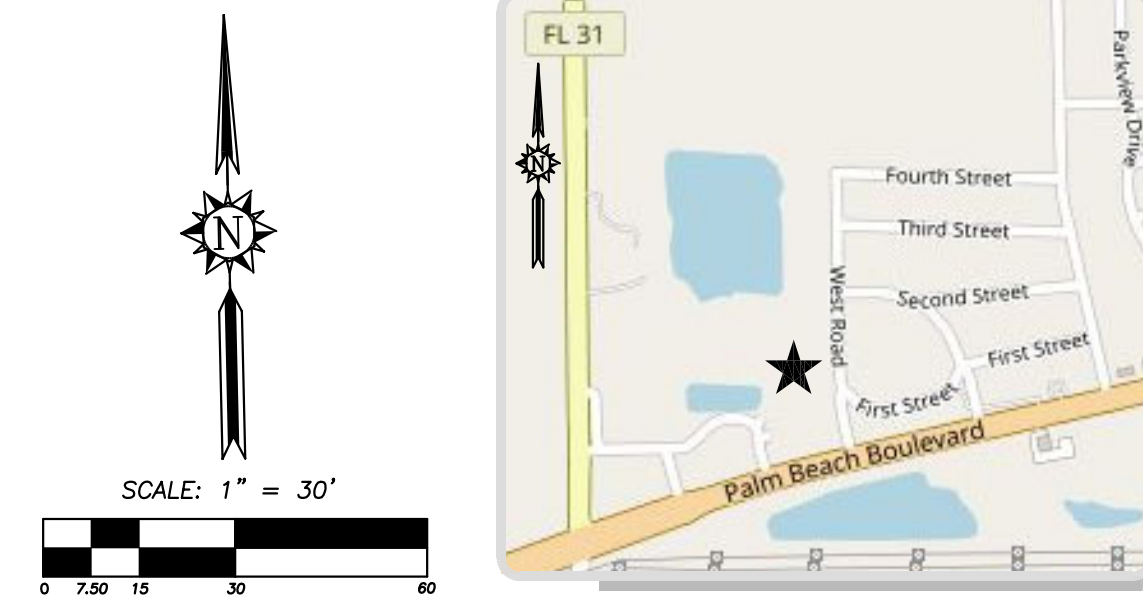
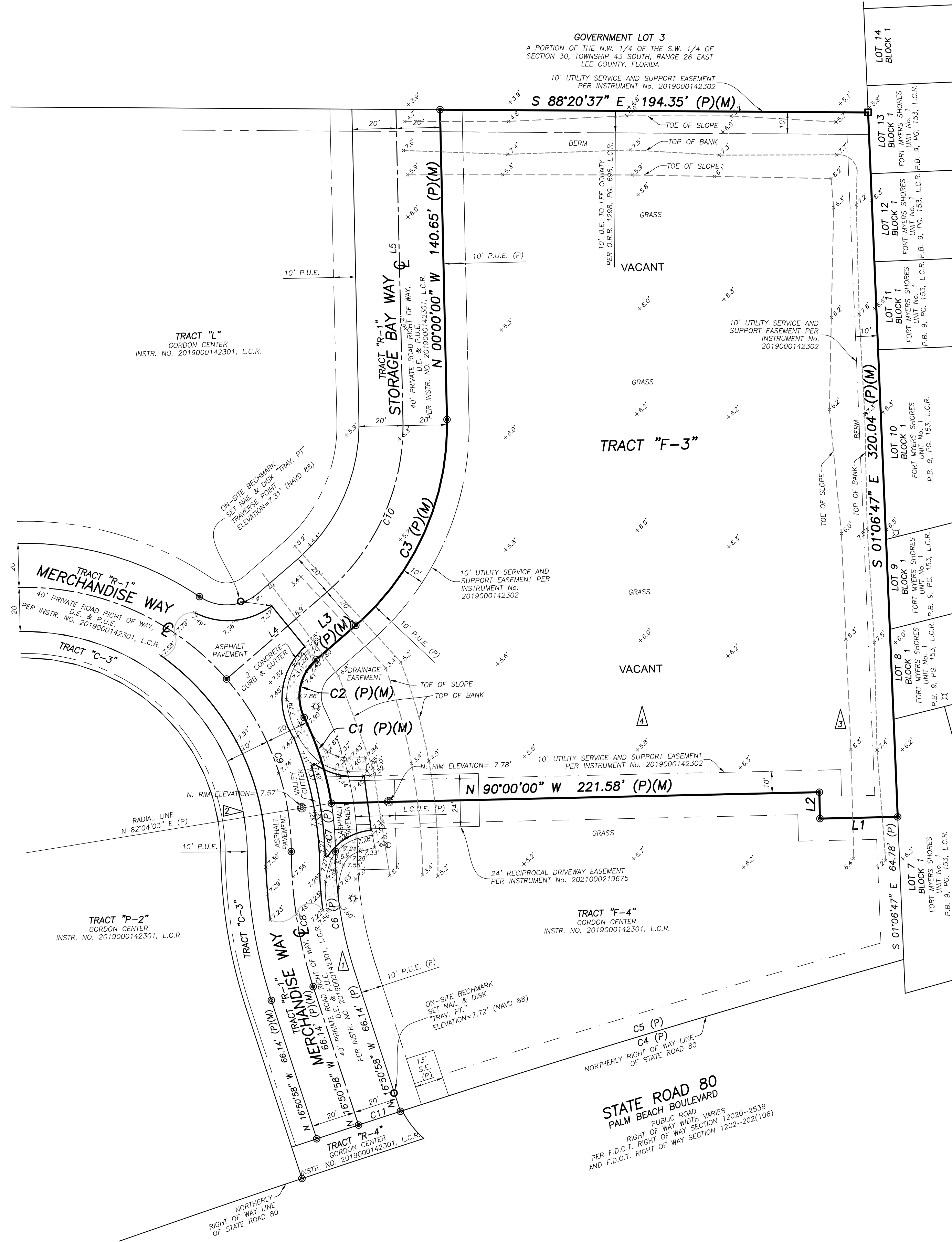
L.C.R. LEE COUNTY RECORDS
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
PGS. PAGES
ID. IDENTIFICATION
(C) CALCULATED
(R) DENOTES INFORMATION BASED ON RECORDED INFORMATION
(P) DENOTES INFORMATION BASED ON PLAT OF RECORD
-OHW- OVERHEAD WIRES
CL CENTERLINE
INST. INSTRUMENT
O.R.B. OFFICIAL RECORDS BOOK
NSRS NATIONAL SPATIAL REFERENCE SYSTEM
L1 LINE NUMBER 1
C1 CURVE NUMBER 1
CA CENTRAL ANGLE
R RADIUS
L ARC LENGTH
CB. CHORD BEARING
CD CHORD DISTANCE
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
L.C.U.E. LEE COUNTY UTILITY EASEMENT
S.E. SIGN EASEMENT
⊙ FOUND NAIL & DISC LB 6940
⊙ FOUND 1/2" IRON ROD & CAP LB 6940
⊙ FOUND CONCRETE MONUMENT, DISTURBED
⊙ SANITARY SEWER MANHOLE
⊙ FIRE HYDRANT
⊙ WATER VALVE
⊙ WOOD POWER POLE
⊙ METAL LIGHT POLE
△ VIEW 1
+5.08 SURFACE ELEVATION

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC DISTANCE	CHORD BEARING	CHORD LENGTH
C1	140.50'	16°41'46"	40.94'	S 16°16'50" E	40.80'
C2	22.00'	75°01'16"	28.81'	N 12°52'55" E	26.79'
C3	120.00'	50°23'33"	105.54'	N 25°11'46" E	102.17'
C4	5819.58'	2°20'28"	237.79'	S 74°30'31" W	237.77'
C5	5819.58'	2°20'59"	238.66'	S 74°30'15" W	238.65'
C6	180.00'	17°51'42"	56.11'	S 07°55'07" E	55.89'
C7	140.50'	8°58'41"	21.93'	N 03°27'57" W	21.91'
C8	200.00'	1°51'42"	62.35'	N 07°55'07" W	62.10'
C9	120.50'	40°37'11"	85.43'	N 19°17'51" W	83.65'
C10	100.00'	50°23'33"	87.95'	N 25°11'46" E	85.14'
C11	5819.58'	0°11'49"	20.00'	N 73°13'51" E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" W	35.32'
L2	N 00°00'00" E	12.00'
L3	N 50°23'33" E	23.87'
L4	N 50°23'33" E	60.35'
L5	N 00°00'00" E	141.23'

TITLE COMMITMENT NOTES:

- THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC., EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON OPINION OF TITLE PREPARED BY MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A., EFFECTIVE DATE: 09/29/2021 AT 11:00 P.M.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1298, PAGE 696. THE EASEMENT DESCRIBED THEREIN EASEMENT HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN ON THE SURVEY.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF GORDON CENTER, RECORDED IN OFFICIAL RECORDS INSTRUMENT No. 2019000142301, ALL EASEMENTS SHOWN IN SAID PLAT AFFECTING THE SURVEYED PROPERTY HAVE BEEN PLOTTED ON THE SURVEY.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO DECLARATION OF RECIPROCAL DRIVEWAY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK INSTRUMENT No. 2021000219675. THE EASEMENT DESCRIBED THEREIN EASEMENT HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN ON THE SURVEY.



LEGAL DESCRIPTION:

TRACT F-3 OF GORDON CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2019000142301, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE PER PLAT OF GORDON CENTER, RECORDED IN INSTRUMENT NUMBER 2019000142301 AND AS NOTED ON SAID PLAT THE BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER SW 1/4 OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 26 EAST TO BEAR S 00°42'54" E. RELATIVE TO THE FLORIDA STATE PLANE COORDINATES, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NSRS ADJUSTMENT.
- THE ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) BENCHMARK NO. 13, DESCRIBED AS A 4" X 4" STANDARD F.D.O.T. CONCRETE MONUMENT WITH BRASS DISK STAMPED "BM 13", LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF STATE ROAD 80 AND STATE ROAD 31, 12' EAST OF A TELEPHONE MANHOLE. ELEVATION= 5.96'.
- THE PROPERTY SHOWN HEREON CONTAINS 1.56 ACRES (67,914 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 7 FEET, REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBERS 12071C 0284 F, COMMUNITY NUMBER 125124, LEE COUNTY UNINCORPORATED AREAS, LEE COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 28, 2008.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPicted ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- THE SURVEYED PROPERTY IS VACANT, THERE ARE NO EXISTING BUILDINGS.

THIS SURVEY IS CERTIFIED TO:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS; MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digital signed by
Javier De La Rocha
Date: 2022.01.27
14:16:53 -05'00'

JAVIER DE LA ROCHA
LICENSE NUMBER 6080
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
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TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

TRACT F-3
GORDON CENTER
INSTR. NO. 2019000142301, LEE COUNTY, FLORIDA
2984 STORAGE BAY DRIVE, FORT MYERS, FL 34135

MOSKOWITZ, MANDELL,
SALIM & SIMOWITZ, P.A.

CLIENT: SALIM & SIMOWITZ, P.A.

DATE: 01/25/22

DRWN BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 02/10/21

REVISIONS

JOB NO.: ECS2447

TASK 2

SHEET NO.: 01

or

01