

SURVEY PLAT

OF
LOT 2, N.T.T. SUBDIVISION
PLAT BOOK 54, PAGE 43-44
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

DESCRIPTION

Lot 2, N.T.T. Subdivision, according to the plat thereof recorded in Plat Book 54, Pages 43 and 44, of the Public Records of Lee County, Florida.
LESS AND EXCEPT that part of the above described property conveyed to Lee County, Florida, as described in that certain Warranty Deed recorded in Official Record Book 2699, Page 772, Public Records of Lee County, Florida.

NOTES

Survey based on plat of N.T.T. Subdivision (Plat Book 54, Pages 43-44), previous surveys by this firm and field located monumentation.

Bearings based on plat of N.T.T. Subdivision (Plat Book 54, Pages 43-44) and field located monumentation.

Dimensions are in feet and decimal parts thereof.

Parcel subject to Easements, Restrictions, Reservations and Rights-- of-Way (Recorded and Unrecorded, Written and Unwritten).

Parcel lies in Flood Zone A, Base Flood Elevation of N/A. This information taken from Flood Insurance Rate Map 125124 200 C, effective date 3-15-94 (Index dated 5-05-03).

The F.E.M.A. Flood Zone information indicated hereon is based on maps supplied by the Federal Government. This flood information must be verified with all permitting regulatory entities prior to commencing any work or application dependent on said flood information.

Iron rods "set" are 5/8" x 18" rebar with yellow cap bearing corporation No. LB4919.

Underground improvements, utilities and/or foundations were not located unless otherwise noted.

Wetlands, if any, were not located.

This plat prepared as a Boundary Survey and is not intended to delineate the jurisdiction or jurisdictional areas of any federal, state, regional or local agency, board, commission or other entity.

Parcel contains 2.21 acres more or less.

The property is subject to any claim that any part of said land is owned by the state of Florida by right of sovereignty, riparian rights and the title to filled-in lands, if any.

Date of last field work: 8-19-04.

Survey meets or exceeds the accuracy standards of an Urban Survey (1:15,000).

REVIEWED
ADD2023-00107
Rick Burris, Principal
Planner
Lee County DCD/Planning
10/26/2023

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEAN, WHITAKER, LUTZ & KAREH, INC.

W. Britt Pomeroy, Jr. 8-20-04

W. BRITT POMEROY, JR. (FOR THE FIRM)

PROFESSIONAL LAND SURVEYOR

FLORIDA CERTIFICATE NO. 4448

- This Certification is only for the lands described hereon.
- It is not a certification of Title, Zoning, Setbacks or freedom of encumbrances.

ABBREVIATIONS:

P.B. = Plat Book
I.R. = Iron Rod
C.M. = Concrete Monument
P.C.P. = Permanent Control Point
P.R.M. = Permanent Reference Monument
CONC. = Concrete
E.O.P. = Edge of Pavement
FND. = Found
N/D = Nail and Disk
P.U.E. = Public Utility Easement
DR. = Drainage
P = Plat
T.O.B. = Top of Bank
O.R. = Official Records Book
PG. = Page
C.B. = Catch Basin
MH = Manhole
PK = Parker Kalon
OH = Overhead Lines
D = Deed

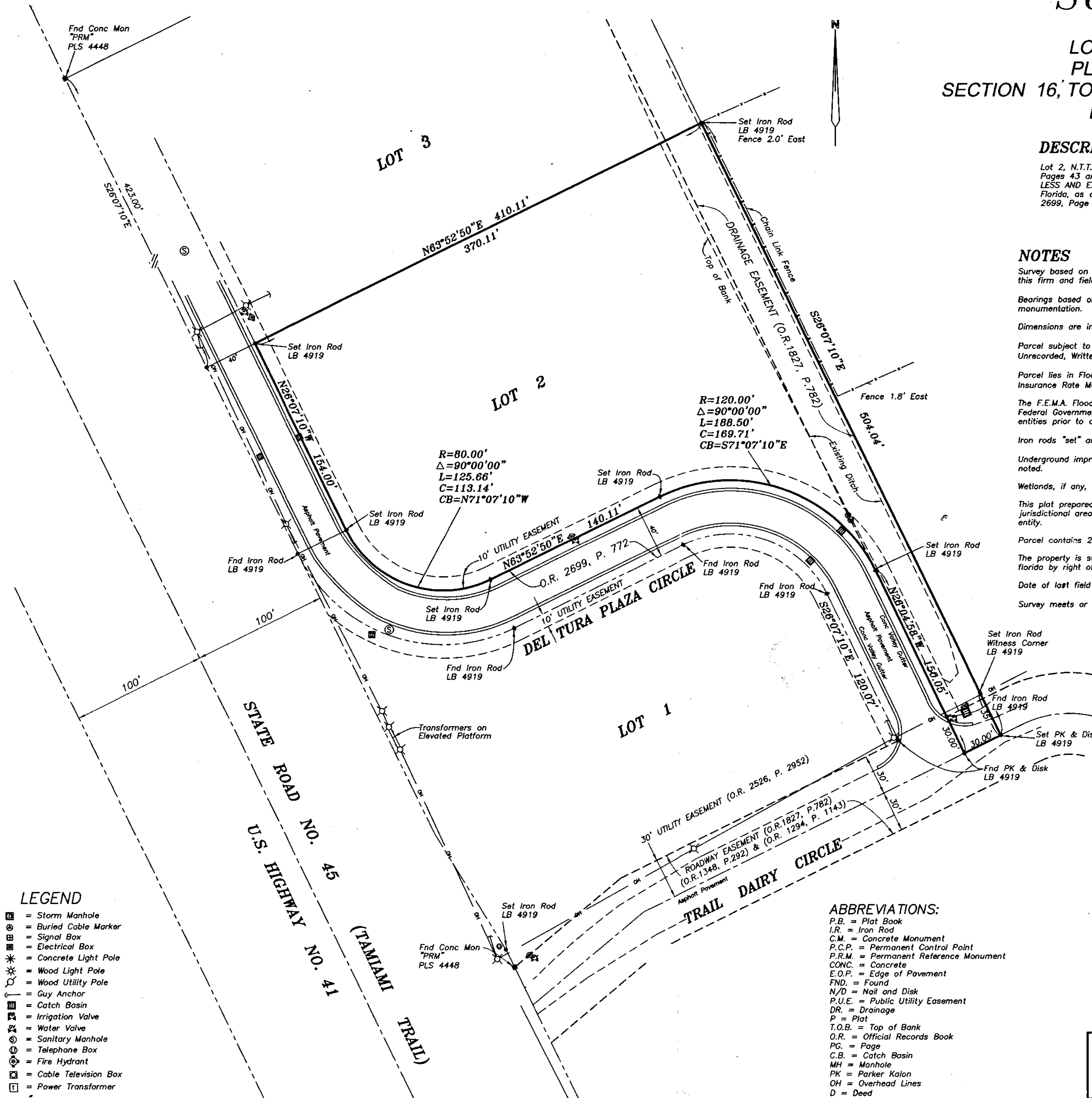


Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
8-19-04	35820	WBP	1" = 50'	1 OF 1	16-43-24



LEGEND

- = Storm Manhole
- = Buried Cable Marker
- = Signal Box
- = Electrical Box
- = Concrete Light Pole
- = Wood Light Pole
- = Wood Utility Pole
- = Guy Anchor
- = Catch Basin
- = Irrigation Valve
- = Water Valve
- = Sanitary Manhole
- = Telephone Box
- = Fire Hydrant
- = Cable Television Box
- = Power Transformer