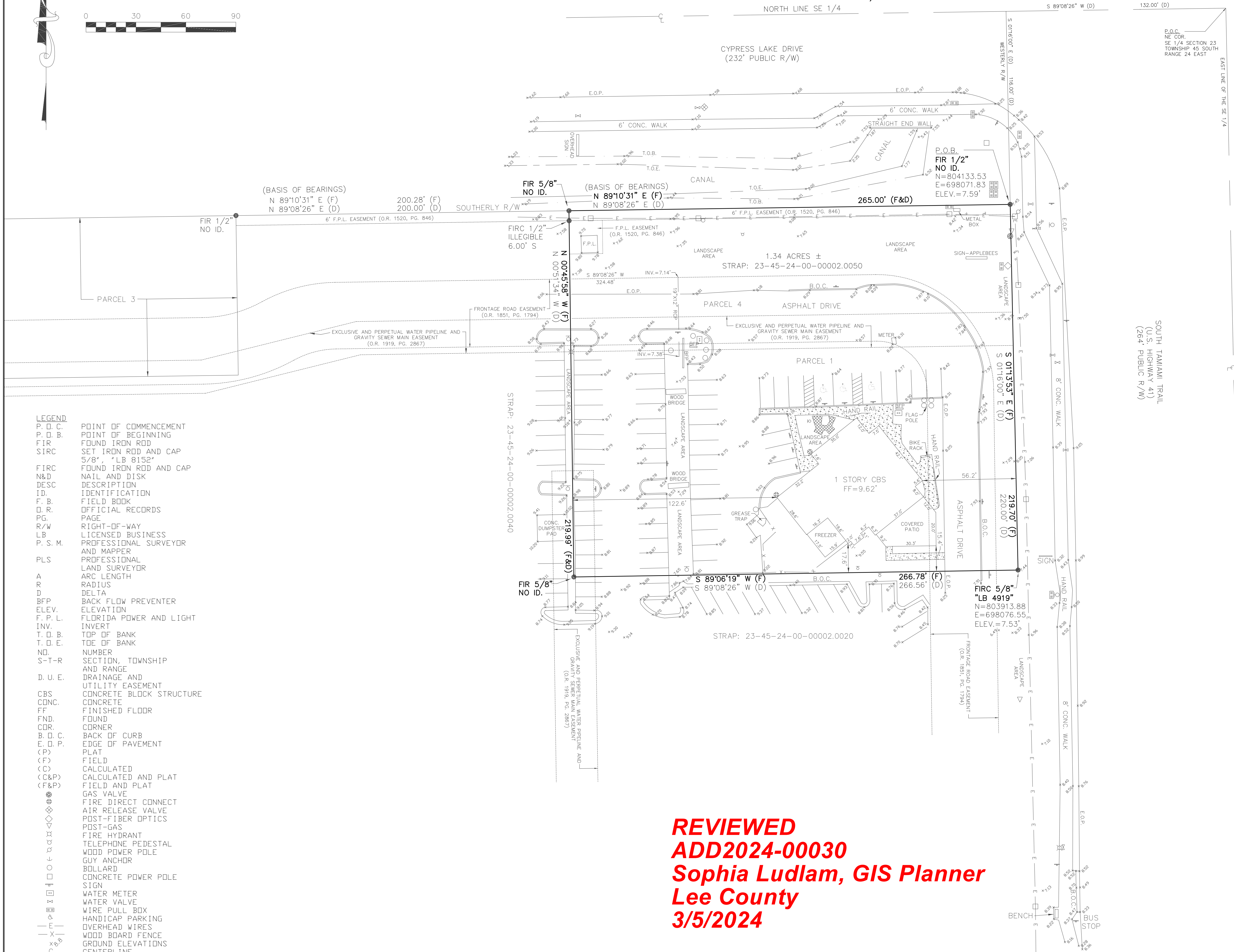


BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



LEGAL DESCRIPTION:
A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1:

STARTING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ONE QUARTER (SE 1/4) THENCE S 89°08'26" W ALONG THE CENTERLINE OF CYPRESS LAKE DRIVE FOR 132.00 FEET; THENCE S 01°16'00" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF US 41 (TAMiami TRAIL - SR 45) FOR 116.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CYPRESS LAKE DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°16'00" E ALONG SAID WESTERLY LINE FOR 220.00 FEET; THENCE S 89°08'26" W FOR 266.56 FEET; THENCE N 00°51'34" W FOR 219.99 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE N 89°08'26" E ALONG SAID SOUTHERLY LINE FOR 265.00 FEET TO THE POINT OF BEGINNING.

INCLUDING ALL OF GRANTOR'S INTEREST, IF ANY, IN THE FOLLOWING:

PARCEL 2:

TOGETHER WITH ALL APPURTENANT EASEMENTS CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT ENTERED INTO BY CYPRESS LAKE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, AS DECLARANT, AND FILED FOR RECORD IN O.R. BOOK 1848, PAGE, 2699, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; AND

PARCEL 3:

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PARKING, RECORDED IN O.R. BOOK 1937, PAGE 3356, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 4:

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS CONTAINED IN DOCUMENT
RECORDED IN O.R. BOOK 1851, PAGE 1794, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES:

BEARINGS AND DISTANCES ARE STATE PLANE, FLORIDA WEST ZONE.

BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY OF CYPRESS LAKE DRIVE HAVING
A BEARING OF N 89° 10' 31" E.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS NOT A CERTIFICATE OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.

UNDERGROUND IMPROVEMENTS, OTHER THAN SHOWN, IF ANY, WERE NOT LOCATED.

PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 7 FEET, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 12071C0436G, EFFECTIVE DATE: 12/07/2018.

PARCEL SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT CONTROL NETWORK WAS UTILIZED ON THIS BOUNDARY SURVEY AND THE DATUM IS NORTH AMERICAN DATUM NAD(83)-(2011)-(EPOCH 2017,000). THE STATED HORIZONTAL ACCURACY IS 1-2 CENTIMETER. THE STATED VERTICAL ACCURACY IS 2-3 CENTIMETER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

KENNETH PUFAHL Digitally signed by KENNETH PUFAHL
Date: 2021.03.30 19:03:46 -04'00'

Date: 2021.03.30 19:03:46 -04'00'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	No.	DATE	BY	REVISION DESCRIPTION	THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT. NO ABSTRACT EXAMINATION IS IMPLIED. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH SEAL. BEARINGS SHOWN HEREON ARE ASSUMED UNLESS OTHERWISE NOTED. THE INFORMATION HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD. THE CERTIFICATION OF THIS SURVEY APPLIES ONLY TO THE PERSON/PERSONS SHOWN.	KP SURVEYING, INC. LB 8152 2802 W. CYPRESS AVENUE FT. MYERS, FLORIDA 33905 (239) 462-1901	SURVEY RECORD		SECTION: 23	TOWNSHIP: 45 SOUTH	RANGE: 24 EAST	LAST DATE OF FIELD WORK:		STRAP: 23-45-24-00-00002.0050
BOUNDARY AND TOPOGRAPHIC SURVEY	1						FIELD BOOK: 11 PAGE: 65	COUNTY: LEE	11/04/2019		PLAN: PLAN	1 OF SH.OF		
PREPARED BY: KEN PUFAHL, P.S.M.	2						ADDRESS: 13550 S. TAMiami TRAIL FORT MYERS, FL 33912	CLIENT NAME: BBE-BOGGS ENGINEERING, LLC	FIELD BY: KP	DATE: 11/04/2019	FILE NAME: 13350 S. TAMiami TRAIL			
KENNETH PUFAHL, P.S.M. 13.6.26	3						INSTRUMENT# 2018000194245		DRAWN: KP	DATE: 11/04/2019	PROJECT NUMBER: 19-0272			
	4						CHECKED: KP	DATE: 11/05/2019						