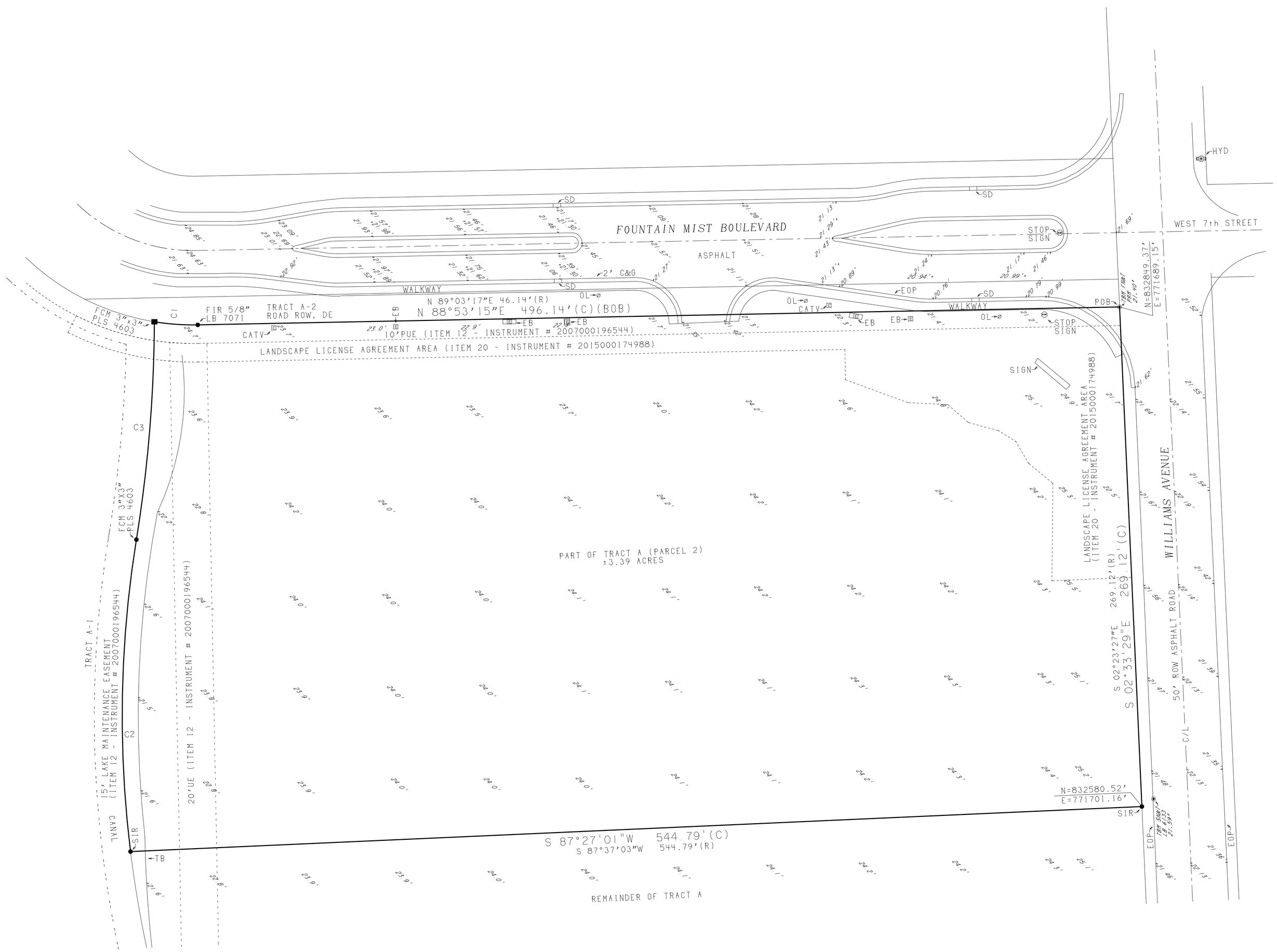


LEGEND:	
(C) = CALCULATED	NAVD = NORTH AMERICAN VERTICAL DATUM
(M) = FIELD MEASURED	O/S = OVERHEAD POWER LINE
(NR) = NON-RADIAL	OL = OUTDOOR LIGHT
(R) = RECORD	PC = POINT OF CURVE
(RAD) = RADIAL	PCP = PERMANENT CONTROL POINT
BOB = BASIS OF BEARINGS (GRID-NAD 83-FL WEST ZONE)	PP = POWER POLE
C/L = CENTERLINE	PSM = PROFESSIONAL SURVEYOR & MAPPER
CATV = CABLE TV BOX	PT = POINT OF TANGENCY
CCED = CAPE CORAL ENGINEERING DEPT.	PUE = PUBLIC UTILITY EASEMENT
CCP = COVERED CONCRETE PAD	ROW = RIGHT OF WAY
CLF = CHAIN LINK FENCE	SD = STORM DRAIN
CON = CONCRETE	SCP = APPROXIMATE LOCATION OF SET CONTROL
CP = CONCRETE PAD	SIR = SET 5/8" REBAR, 18" IRON ROD AND CAP STAMPED "RKB LB 6133"
DE = DRAINAGE EASEMENT	SN&T = SET NAIL & TAB
DUE = DRAINAGE & UTILITY EASEMENT	SP = SCREENED PORCH
EOP = EDGE OF PAVEMENT	SW = SEAWALL
FC = FENCE CORNER	TB = TOP BANK
FCM = FOUND CONCRETE MONUMENT	TBM = TEMPORARY BENCHMARK
FF = FINISHED FLOOR ELEVATION	TEL = TELEPHONE BOX
FIR = FOUND IRON ROD	TYP = TYPICAL
FN = FOUND NAIL	UE = UTILITY EASEMENT
FN&T = FOUND NAIL & TAB	USC&GS = U.S. COAST & GEODETIC SURVEY
GF = GARAGE FLOOR ELEVATION	WM = WATER METER
GW = GUY WIRE	WV = WATER VALVE
HYD = FIRE HYDRANT	WW = WALKWAY
LB = LICENSED BUSINESS	
LS = LICENSED SURVEYOR	
MH = MANHOLE	
NAD = NORTH AMERICAN DATUM	

THIS SURVEY IS CERTIFIED TO

ARCLAND ACQUISITION COMPANY LLC, A VIRGINA LIMITED LIABILITY COMPANY
FIRST TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I JOHN S. BURNS, SR. HEREBY CERTIFY TO

ARCLAND ACQUISITION COMPANY LLC, A VIRGINA LIMITED LIABILITY COMPANY
ROETZEL & ANDRESS, L.P.A.
ATTORNEYS' TITLE FUND SERVICES, LLC

THAT I PREFORMED THIS SURVEY ON THE GROUND.

THAT I HAVE REVIEWED THE TITLE OPINION BY ATTORNEYS' TITLE FUND SERVICES, LLC DATED DECEMBER 4, 2023 (FUND FILE NUMBER: 1469023).

AND MAKE THE FOLLOWING NOTES CONCERNING THE "OTHER ENCUMBRANCES AFFECTING THE TITLE:"

SUBJECT PARCEL LIES IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST OF LEHIGH ACRES, FLORIDA.

ITEMS 1 AND 2 ARE BLANKET IN NATURE AND MAKE NO MENTION OF ANY PARTICULAR PARCEL OF LAND.

ITEM 3 REFERENCES ALL OF SECTION 30 LESS U.S. LOT #1, THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 4 REFERENCES A PORTION OF SECTION 30 THAT ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 5 REFERENCES ALL OF SECTION 30 LYING NORTH OF ABLE CANAL LESS COUNTY PARK. THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 6 REFERENCES A PORTION OF SECTION 30 THAT ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 7 REFERENCES A PORTION OF SECTION 30 THAT ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 8 REFERENCES ALL OF SECTION 30 LYING NORTH OF ABLE CANAL. THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 9 REFERENCES ALL OF SECTION 30, THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 10 DOES NOT PERTAIN TO THE SUBJECT PROPERTY.

ITEM 11 REFERENCES A PORTION OF SECTION 30 THAT ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 12 REFERENCES A PORTION OF SECTION 30 THAT ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 13 REFERENCES ALL OF SECTION 30, THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 14 REFERENCES ALL OF LEHIGH ACRES, THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 15 REFERENCES ALL OF LEHIGH ACRES, THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 16 REFERENCES ALL OF SECTION 30, THIS ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 17 DOES NOT PERTAIN TO THE SUBJECT PROPERTY.

ITEM 18 REFERENCES THE PLAT THAT CREATED THE PARENT PARCEL (TRACT A) AND WOULD ENCOMPASS THE SUBJECT PROPERTY. ALL EASEMENTS ARE DEPICTED ON SURVEY.

ITEM 19 REFERENCES A PORTION OF SECTION 30 THAT ENCOMPASSES THE SUBJECT PROPERTY.

ITEM 20 LANDSCAPE LICENSE AGREEMENT AREA DEPICTED ON SURVEY.

ITEM 21 REFERENCES THE PARENT PARCEL (TRACT A) AND WOULD ENCOMPASS THE SUBJECT PROPERTY.

ITEM 22 REFERENCES THE PARENT PARCEL (TRACT A) AND WOULD ENCOMPASS THE SUBJECT PROPERTY.

ITEMS 23 THROUGH 26 ARE BLANKET IN NATURE AND MAKE NO MENTION OF ANY PARTICULAR PARCEL OF LAND.

Grid North
1" = 30'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1(C)	10°19'50"	130.00'	23.44'	11.75'	23.41'	S 85°56'49"E
C 1(R)	10°19'50"	130.00	23.44'		23.41'	S 85°46'53"E
C 2(C)	16°13'32"	595.00'	168.50'	84.82'	167.94'	N 01°04'40"E
C 2(R)	16°14'30"	594.42'	168.50'		167.94'	N 01°14'39"E
C 3(C)	08°56'00"	755.01'	117.72'	58.98'	117.60'	N 04°43'26"E
C 3(R)	08°56'01"	755.01'	117.72'	58.98'	117.60'	N 04°53'28"E

PARCEL DESCRIPTION:

PROPOSED PARCEL 2

A PORTION OF TRACT A AS RECORDED IN INSTRUMENT 2013000076649, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT AS RECORDED IN INSTRUMENT NUMBER 2013000076649, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THENCE ALONG SAID EAST LINE OF TRACT A, S 02 DEGREES 23' 27" E, A DISTANCE OF 269.12 FEET; THENCE S 87 DEGREES 37' 03" W A DISTANCE OF 544.79 FEET TO A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.50 FEET, WITH A RADIUS OF 594.42 FEET, WITH A DELTA ANGLE OF 16 DEGREES 14' 30" WITH A CHORD BEARING OF N 01 DEGREES 14' 39" E, WITH A CHORD LENGTH OF 167.94 FEET; THENCE TO A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 117.72 FEET, WITH A RADIUS OF 755.01 FEET, WITH A DELTA ANGLE OF 8 DEGREES 56' 01" WITH A CHORD BEARING OF N 04 DEGREES 53' 28" E, WITH A CHORD LENGTH OF 117.60 FEET; THENCE TO A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 23.44 FEET, WITH A RADIUS OF 130.00 FEET, WITH A DELTA ANGLE OF 10 DEGREES 19' 50" WITH A CHORD BEARING OF S 85 DEGREES 46' 53" E, WITH A CHORD LENGTH OF 23.41 FEET; THENCE ALONG SAID NORTH LINE OF TRACT A N 89 DEGREES 03' 17" E A DISTANCE OF 496.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.39 ACRES MORE OR LESS.

THIS MAP OF SURVEY IS ONLY FOR THE LAND DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENT, FREEDOM OF ENCUMBRANCE, OWNERSHIP OR RIGHTS-OF-WAY.

ADDITIONS OR DELETIONS TO THE SURVEY MAP BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY WAS PREPARED TO MEET THE REQUIREMENTS OF THE PERSONS LISTED AND SHOULD NOT BE RELIED ON TO MEET THE REQUIREMENTS OF ANY OTHER PERSONS OR PURPOSES.

NOTES:
1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2) UNDERGROUND UTILITIES, FOUNDATIONS, AND STRUCTURES WERE NOT FIELD LOCATED OR SHOWN.
3) ONLY INTERIOR IMPROVEMENTS SHOWN WERE LOCATED.
4) PARCEL WAS SURVEYED FROM INFORMATION FURNISHED BY THE CLIENT.
5) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
6) NO WETLANDS OR JURISDICTION LINES WERE LOCATED.
7) ABSTRACT NOT REVIEWED.
8) PARCEL LIES IN NO SPECIAL FLOOD HAZARD AREA (FIRM 12071C 0475 F, PANEL NOT PRINTED).
9) ELEVATIONS SHOWN ARE NGVD 29 (CONVERTED TO NAVD 1988 BASED ON FDOT CORS)
10) REVISION: ADDED ALTA CERTIFICATION, 10/05/2023.
11) REVISED ALTA CERTIFICATION, 10/19/2023.
12) REVISION: ADDED COORDINATES, 11/29/2023. W.M.B.
13) REVISED DRAWING, 12/05/2023. W.M.B.
14) REVISED DRAWING, 01/10/2024. W.M.B.

John S. Burns Sr.
Surveyor & Mapper
LS 5583
State of Florida

Digitally signed by John Burns
Date: 2024.01.10 14:54:46 -05'00'

JOHN STEPHEN BURNS LICENSE NUMBER LS - 5583 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

By:

WO#: 23-1014 DRAWN BY: W.M.B.

R.K.BURNS SURVEYING, INC. LB 6133

3507 LEE BLVD. # 230
LEHIGH ACRES, FL. 33971
239-368-0766
239-303-0850 (FAX)
INFO@BURNSSURVEYING.COM

MAP OF BOUNDARY SURVEY

FIELD WORK COMPLETED: 09/22/2023 SHEET 1 OF 1

ADD2024-00149 Lee County ePlan