

BOUNDARY SURVEY

Legal Description:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N 00°22'37" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 A DISTANCE OF 52.38 FEET; THENCE RUN N 72°38'41" W A DISTANCE OF 104.96 FEET; THENCE RUN N 00°23'36" W A DISTANCE OF 128.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N 00°23'36" W A DISTANCE OF 170.29 FEET; THENCE RUN S 72°44'40" E A DISTANCE OF 104.92 FEET; THENCE RUN S 84°25'50" E A DISTANCE OF 598.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF WAY LINE OF SOUTH TAMIAHI TRAIL; THENCE RUN ALONG A CURVE CONCAVE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH TAMIAHI TRAIL HAVING A RADIAL BEARING S 45°28'05" W, RADIUS OF 1364.69 FEET, DELTA OF 10°06'53", CHORD BEARING AND DISTANCE OF S 39°28'29" E FOR 240.60 FEET, FOR AN ARC DISTANCE OF 240.91 FEET; THENCE RUN N 84°25'50" W A DISTANCE OF 751.32 FEET; THENCE RUN N 72°44'40" W A DISTANCE OF 104.94 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT OVER THE WEST 50 FEET.

SAID LANDS SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, AND CONTAIN 132,705.51 SQUARE FEET OR 3.0464 ACRES, MORE OR LESS.

Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.
11. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.10'
12. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NAVD-88. THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE ELEVATIONS AND 0.1' FOR THE SOFT SURFACE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE SURVEY FEET UNLESS OTHERWISE NOT

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
Pablo A Alvarez
Date: 2025.10.29
17:29:24 -04'00'

SIGNATURE _____ DATE: 10-29-2025
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Survey Related Information and Certifications:

CERTIFIED TO
LEE SHAN PROPERTIES INC

LANDTEC
SURVEYING
and Lien
LICENSED BUSINESS No. 8507

BOUNDARY SURVEY

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	FPL = FLORIDA POWER AND LIGHT	PH = POOL HEATER	TR = TELEPHONE RISER
AT&T = AMERICAN TELEPHONE & TELEGRAPH	F.F.E. = FINISHED FLOOR ELEV.	PI = POINT OF INTERSECTION	TWP = TOWNSHIP
BFP = BACKFLOW PREVENTER	FIR = FOUND IRON ROD	PK = PARKER KAELOON	UE = UTILITY EASEMENT
BSL = BUILDING SETBACK LINE	FN = FOUND NAIL	R = RADIUS	UP = UTILITY POLE
C/O = CLEANOUT	FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
CA = CENTRAL ANGLE	G.F.F.E = GARAGE FINISHED FLOOR ELEV.	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
CATV = CABLE TV RISER	ICV - IRRIGATION CONTROL VALVE	PP = POOL PUMP	
CF = CALCULATED FROM FIELD	L = LEGAL DESCRIPTION	PRC = POINT OF REVERSE	
CH = CHORD DISTANCE	M = MEASURED	CURVATURE	
CONC. = CONCRETE	OHC = OVERHEAD CABLE	QTR = QUARTER	
CR = CALCULATED FROM RECORD	P = PLAT	RNG = RANGE	
DE = DRAINAGE EASEMENT	PC = POINT OF CURVATURE	ROW = RIGHT OF WAY	
EL OR ELEV = ELEVATION	PCC = POINT OF COMPOUND CURVATURE	SEC = SECTION	
EM = ELECTRIC METER			

Symbols (Some items in legend may not appear on drawing - Not to Scale)

			Line types
 = UTILITY POLE	 = WELL	 = HANDICAP SPACES	BOUNDARY 
 = LIGHT POLE	 = CENTER LINE	 = CONTROLLING POINT (POINT OF ROTATION)	BUILDING 
 = CATCH BASIN	 = PARTY WALL	 = HELD FOR ALIGNMENT	EASEMENT 
 = FIRE HYDRANT	 = AIR CONDITIONER	 = SEC. QTR. CORNER	CHAIN LINK FENCE 
 = MANHOLE	 = SEPTIC LID	 = SECTION CORNER	WOOD FENCE 
 = WATER VALVE	 = ELEV. SHOT	 = TEMPORARY SITE BENCHMARK	PLASTIC FENCE 
 WM = WATER METER			OVERHEAD 



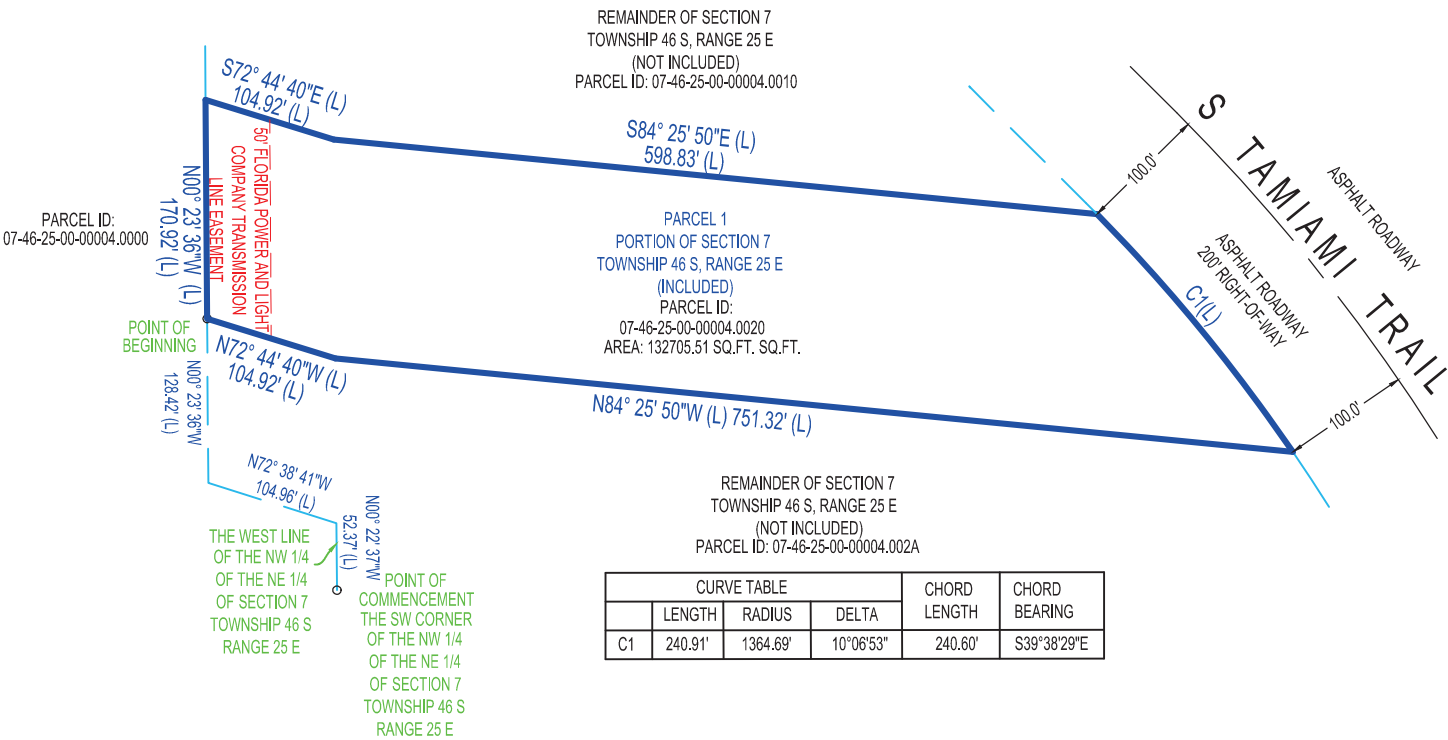
SCALE: 1"=150'

BOUNDARY SURVEY

BEARING REFERENCE:
THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST RECORDED AS
N 00°27'08" W AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



Elevations, if shown:

Benchmark: DR 8421

Benchmark Elev.: 14.28'

Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:

N.G.V.D.29 ☐ N.A.V.D.88 ☒

This sketch of description has been issued by the following Landtec Surveying office:
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Job No.: 201566-SW Date: 03/19/2024

Drawn By: K.T.

Revisions:

UPDATE - 10/29/2025 - D.C.

LANDTEC
SURVEYING
and Lien

LICENSED BUSINESS No. 8507