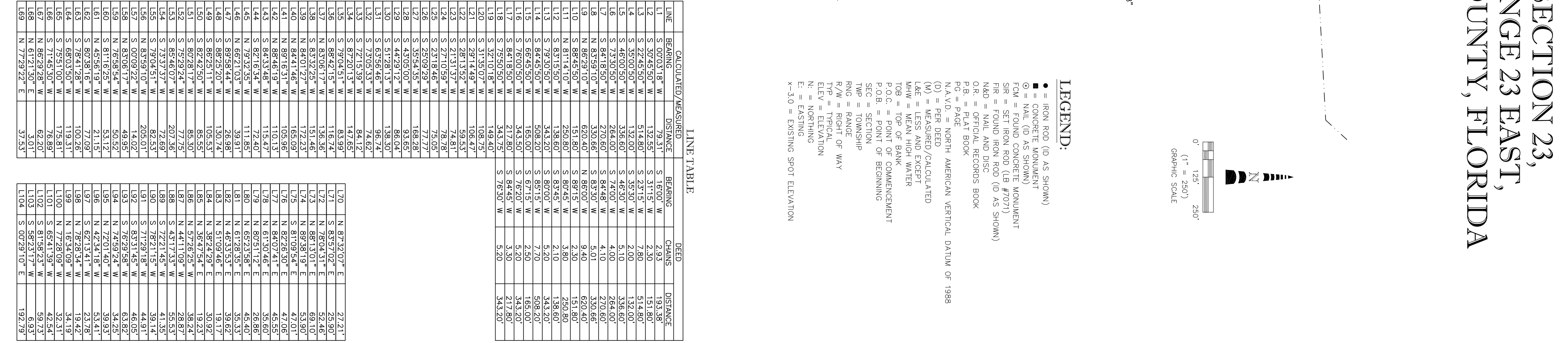


OF A PARCEL LYING IN SECTION 23,  
TOWNSHIP 45 SOUTH, RANGE 23 EAST,  
CITY OF CAPE CORAL, LEE COUNTY, FLORIDA



SURVEY BEARS, THE ELEVATION DESCRIPTIONS AS SHOWN, SURVEY PLATS OF CAPE CORAL UNIT 3, UNIT 3 PART ONE, UNIT 72, UNIT 67 AND UNIT 77 TARPON POINT, OFFICIAL RECORDS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING INFORMATION.

BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1980 ADJUSTMENT).

THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1980 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA FERMAMENT REFERENCE NETWORK (FFRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

THE ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) IN FEET AND DECIMALS THEREOF AND ARE BASED UPON CONTINUOUSLY OPERATING FLORIDA FERMAMENT REFERENCE NETWORK (FFRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

APPROXIMATE MEAN LOW WATER, HAS BEEN DETERMINED USING THE INTERPOLATION POINT 6280 (ELEVATION = 0.17' N.A.V.D. 1988) AS PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL RESOURCES.

PLANNED LIES WITHIN 5,000 FEET OF: HAVING BEEN A FLOOD ELEVATIONS OF 8.0 AND 8.0' (NAD 83) AND 5,000 FEET LIES, HAVING BEEN A FLOOD ELEVATIONS OF 10.0 AND 11.0' (NAD 83), AS DORIZED HEREON, PER FLOOD INSURANCE RATE ACT (FIRMA) WEBSITE.

F. HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE FEMA FLOOD ZONE INFORMATION IDENTIFYING 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 FOR DEVELOPMENT ON SAID FLOOD INFORMATION.

NON RECORD "SET" ARE 5/8" X 18" BEARER WITH ORANGE CAP BEARING CORPORATION NO. 7071.

ADJOINING OWNER INFORMATION WAS TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.  
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.

COMBINED AREA OF PARCELS = 350.46 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 11-30-18

LEGAL DESCRIPTION:  
PARCEL 23-45-C1-00005.0000 (PER INST# 2010000241858)

[20.00 FEET] INDICATES CONVERSION TO FEET

[illegible]

EXCEPTING THEREAFTER, 1/4 M. THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST, RUN SOUTH 57.89 CHAINS [3,620.74 FEET] TO THE NORMAL MEASUREMENT CORNER BETWEEN SECTIONS 23 AND 24, BEING THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING RUN NORTH 79.42 EAST 18.10 CHAINS [1,544.6 FEET], THENCE NORTH 87.24 EAST 28.21 CHAINS [2,350.0 CHAINS] TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING RUN NORTH 83.92 WEST 5.01 CHAINS [336.6 FEET], THENCE NORTH 87.00 WEST 3.40 CHAINS [283.4 FEET], THENCE SOUTH 89.15 WEST 3.50 CHAINS [19.8 FEET], THENCE NORTH 87.45 WEST 3.80 CHAINS [268.6 FEET], THENCE SOUTH 83.45 WEST 1.10 CHAINS [92.5 FEET], THENCE SOUTH 87.75 WEST 2.50 CHAINS [156.0 FEET], THENCE SOUTH 78.50 WEST 2.50 CHAINS [134.2 FEET] TO THE LINE BETWEEN SECTIONS 22 AND 23, THENCE NORTH 25.46 CHAINS [1,680.3 FEET] ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 23-46-23C-004-0000

PARCEL 20 OF INST# 200600209994

A PARCEL OF SOVEREIGNTY LAND IN THE CALDOOSAHATCHEE RIVER IN  
LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

ALL FRACTIONAL SECTION ACCRETION TO GOVERNMENT LOT 3 IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23, RECORDED IN OR BOOK 1167, PAGE 0261 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TIMOTHY LEE MANN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: \_\_\_\_\_

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

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

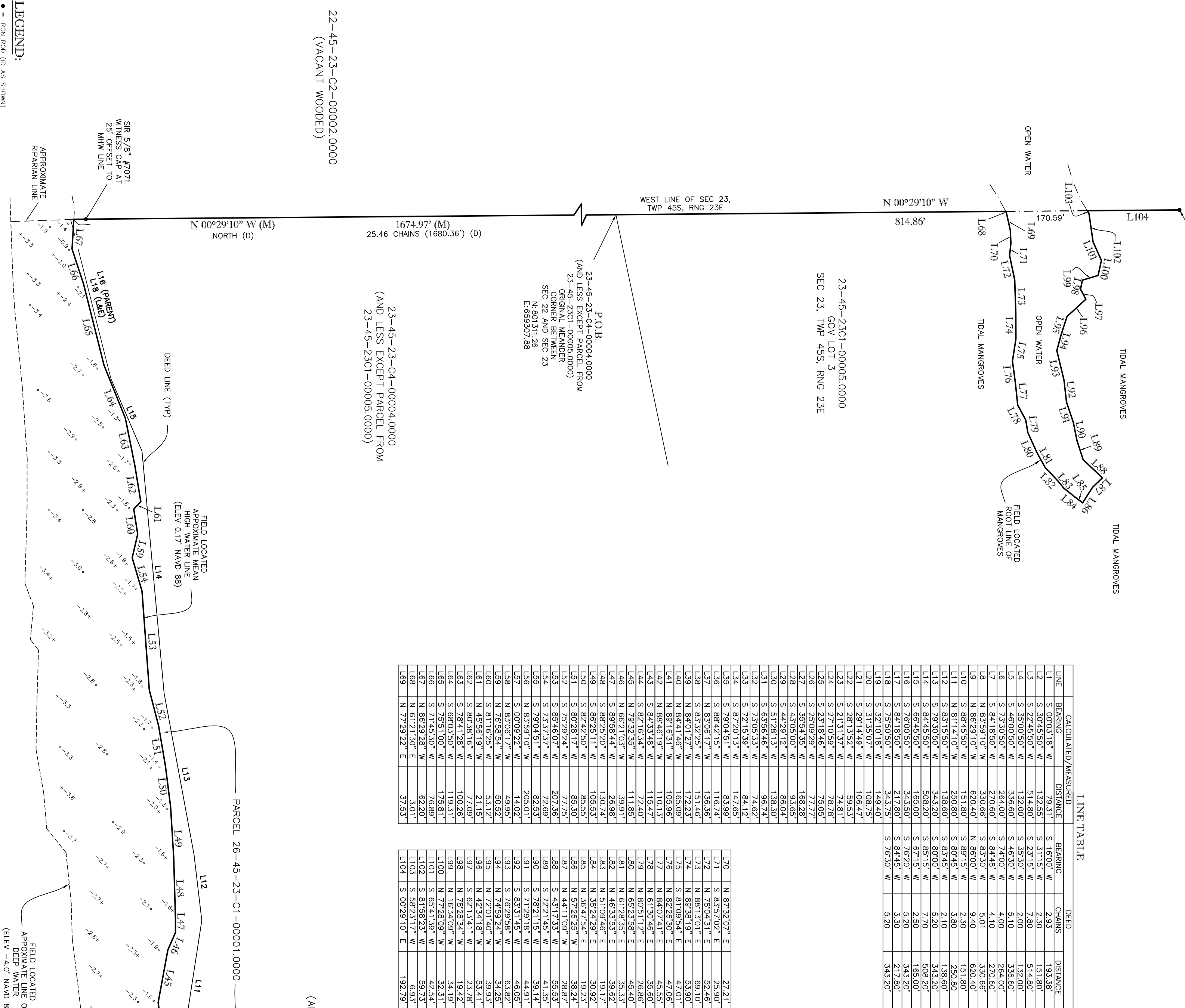
## BOUNDARY SURVEY



S. CLEVELAND AVENUE,  
SUITE #605  
MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457  
[www.metronefi.com](http://www.metronefi.com)

FILE NAME:		FIELD BOOK/PAGE:		PROJECT NO.:		SHEET:	
14620SR.dwg		625/74		14620		1 OF 2	
SURVEY DATE:		DRAWN BY:		CHECKED BY:		(S-T-R)	
11/13/18		BUD		TLM		23-45-43	

SURVEY PLAT  
OF A PARCEL LYING IN SECTION 23,  
TOWNSHIP 45 SOUTH, RANGE 23 EAST,  
CITY OF CAPE CORAL, LEE COUNTY, FLORIDA



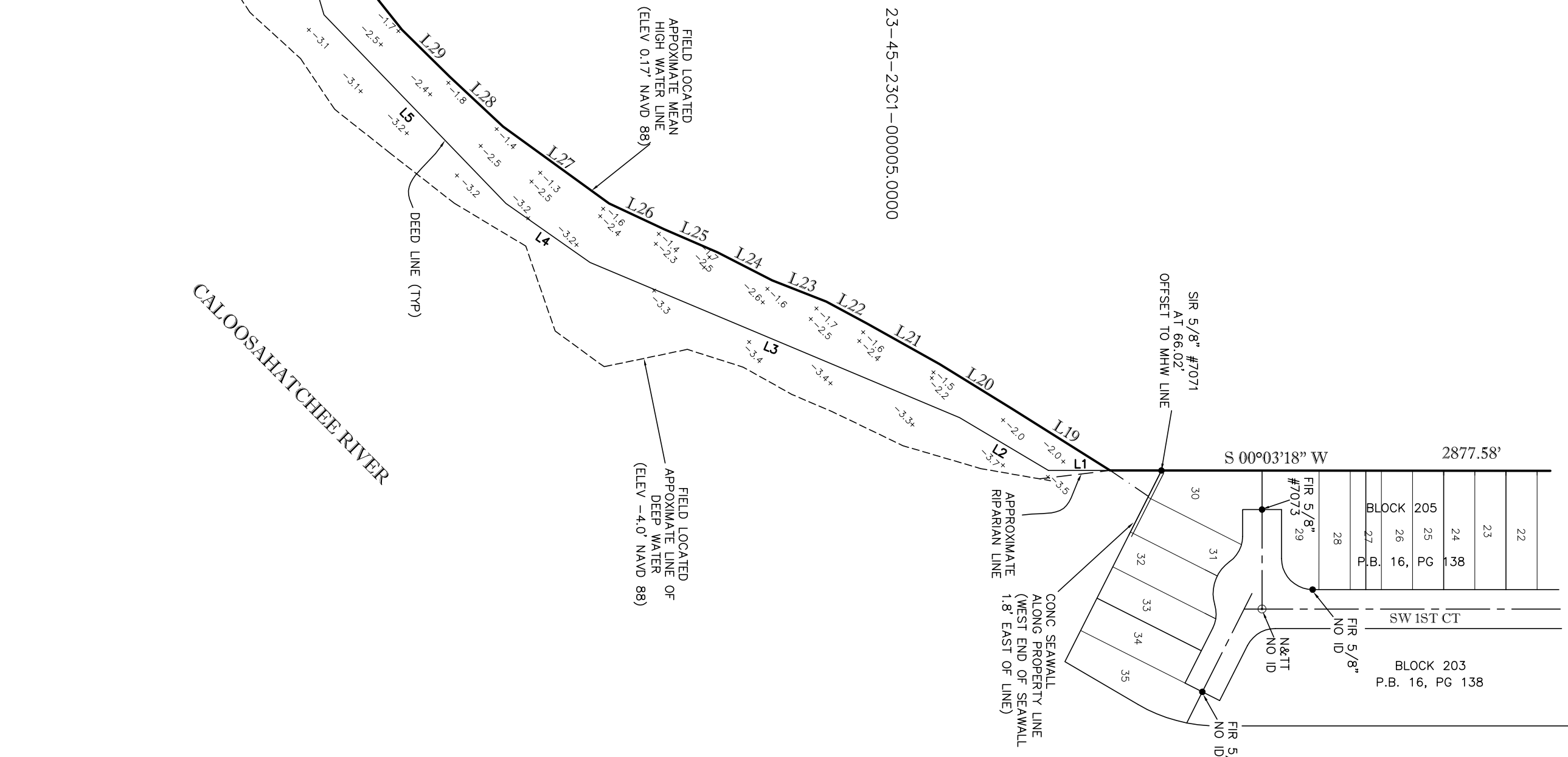
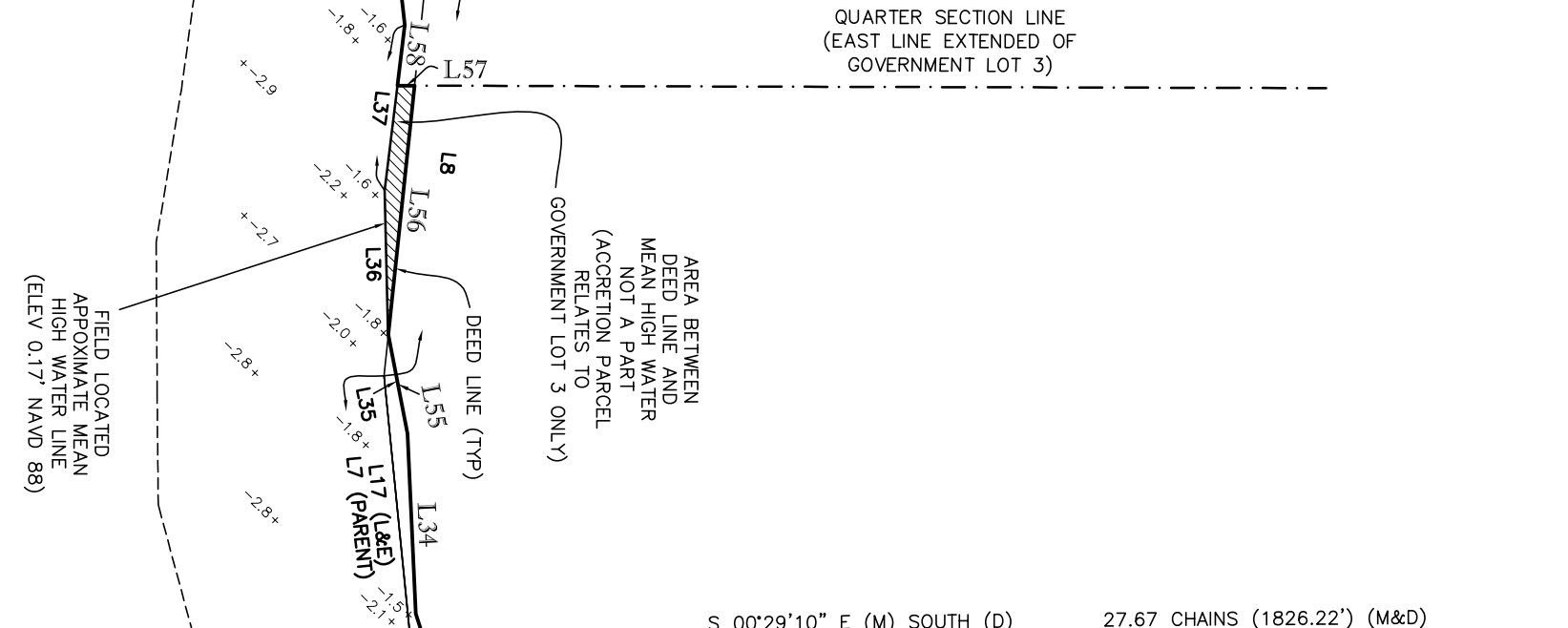
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°03'18" W	79.31'
L2	S 30°55'00" W	132.55'
L3	S 11°15' W	2.30'
L4	S 32°00' W	2.80'
L5	S 46°00' W	3.56.60'
L6	S 27°00' W	264.00'
L7	S 27°00' W	4.00'
L8	S 83°30' W	5.01'
L9	N 86°29'10" W	620.40'
L10	N 86°00' W	9.40'
L11	N 81°14'10" W	250.80'
L12	S 83°45' W	2.10'
L13	S 60°00' W	5.20'
L14	S 87°15' W	3.80'
L15	S 87°15' W	2.50'
L16	S 76°50' W	5.20'
L17	S 76°50' W	5.20'
L18	S 76°50' W	5.20'
L19	S 32°01'18" W	148.40'
L20	S 32°01'18" W	148.40'
L21	S 20°14'45" W	106.42'
L22	S 28°13'52" W	59.53'
L23	S 21°13'57" W	74.81'
L24	S 27°00' W	12.79'
L25	S 25°09'29" W	77.77'
L26	S 23°18'46" W	75.05'
L27	S 43°05'00" W	93.65'
L28	S 44°30'12" W	86.04'
L29	S 44°30'12" W	86.04'
L30	S 51°08'15" W	138.50'
L31	S 51°08'15" W	138.50'
L32	S 73°05'53" W	74.62'
L33	S 72°15'59" W	84.12'
L34	S 72°15'59" W	84.12'
L35	S 79°04'51" W	83.99'
L36	S 88°21'15" W	118.74'
L37	S 83°02'45" W	15.48'
L38	S 83°02'45" W	15.48'
L39	N 84°01'27" W	172.23'
L40	N 84°01'42" W	165.09'
L41	S 84°01'42" W	165.09'
L42	S 84°01'42" W	165.09'
L43	S 84°01'42" W	165.09'
L44	S 84°01'42" W	165.09'
L45	S 84°01'42" W	165.09'
L46	N 66°21'03" W	39.91'
L47	S 86°21'03" W	105.53'
L48	S 86°21'03" W	105.53'
L49	S 86°21'03" W	105.53'
L50	S 86°21'03" W	105.53'
L51	S 86°21'03" W	105.53'
L52	S 86°21'03" W	105.53'
L53	S 86°21'03" W	105.53'
L54	S 86°21'03" W	105.53'
L55	S 86°21'03" W	105.53'
L56	S 86°21'03" W	105.53'
L57	S 86°21'03" W	105.53'
L58	S 86°21'03" W	105.53'
L59	S 86°21'03" W	105.53'
L60	S 86°21'03" W	105.53'
L61	S 86°21'03" W	105.53'
L62	S 86°21'03" W	105.53'
L63	S 86°21'03" W	105.53'
L64	S 86°21'03" W	105.53'
L65	S 86°21'03" W	105.53'
L66	S 86°21'03" W	105.53'
L67	S 86°21'03" W	105.53'
L68	S 86°21'03" W	105.53'
L69	S 86°21'03" W	105.53'

L70	N 87°30'07" E	27.21'
L71	S 83°51'02" E	25.90'
L72	N 88°10'11" E	62.16'
L73	N 88°10'11" E	62.16'
L74	N 88°10'11" E	62.16'
L75	N 88°10'11" E	62.16'
L76	N 88°10'11" E	62.16'
L77	N 88°10'11" E	62.16'
L78	N 88°10'11" E	62.16'
L79	N 88°10'11" E	62.16'
L80	N 88°10'11" E	62.16'
L81	N 88°10'11" E	62.16'
L82	N 88°10'11" E	62.16'
L83	N 88°10'11" E	62.16'
L84	N 88°10'11" E	62.16'
L85	N 88°10'11" E	62.16'
L86	N 88°10'11" E	62.16'
L87	N 88°10'11" E	62.16'
L88	N 88°10'11" E	62.16'
L89	N 88°10'11" E	62.16'
L90	N 88°10'11" E	62.16'
L91	N 88°10'11" E	62.16'
L92	N 88°10'11" E	62.16'
L93	N 88°10'11" E	62.16'
L94	N 88°10'11" E	62.16'
L95	N 88°10'11" E	62.16'
L96	N 88°10'11" E	62.16'
L97	N 88°10'11" E	62.16'
L98	N 88°10'11" E	62.16'
L99	N 88°10'11" E	62.16'
L100	N 88°10'11" E	62.16'
L101	N 88°10'11" E	62.16'
L102	N 88°10'11" E	62.16'
L103	N 88°10'11" E	62.16'
L104	N 88°10'11" E	62.16'

23-45-23-C1-00001.0000  
(AND LESS EXCEPT PARCEL FROM  
23-45-23C1-00005.0000)

23-45-23-C4-00004.0000  
(AND LESS EXCEPT PARCEL FROM  
23-45-23C1-00005.0000)

23-45-23-C2-00002.0000  
(VACANT WOODS)



TITLE: BOUNDARY SURVEY

\*THIS SURVEY CONSISTS OF 2 SHEETS\*

FILE NAME: 14620SR.DWG

SHEET DATE: 11/13/18

DRAWN BY: BUD

CHECKED BY: TLM

SCALE: 1" = 150'

PROJECT NO.: 14620

SHEET: 2 OF 2

METRON SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS

10977 S. CLEVELAND AVENUE,  
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