

E. 1/4 COR. SEC. 16,
TWP. 44S., RGE. 25E.
FD. 1" I.P.

FD. 4"x4"
CONC. MON.
0.5" N.

FD. 1" I.P.
0.2" E.

S00°54'14"E 2645.01'
EAST LINE OF SECTION 16

1322.43'

1272.57'

50.00'

S88°15'14"W
335.43'

O.R. 3911,
PG. 3463

S00°59'36"E 661.36'

DIRT ROAD

3.0'

B.M. SET NAIL
ELEV.=20.74'

WOOD SHED

ASPHALT DRIVE

SCREEN
LANAI

1 STY C.B.S.

F.F. ELEV.=22.84'

65.2'

- LEGEND:
- SEC = SECTION
 - TWP = TOWNSHIP
 - RGE = RANGE
 - FD = FOUND
 - IP = IRON PIPE
 - CONC = CONCRETE
 - MON = MONUMENT
 - IR = IRON ROD
 - ROW = RIGHT OF WAY
 - CLF = CHAIN LINK FENCE
 - FF = FINISHED FLOOR
 - ELEV = ELEVATION
 - STY = STORY
 - CBS = CONCRETE BLOCK STRUCTURE
 - RCP = REINFORCED CONCRETE PIPE
 - INV = INVERT
 - DB = DEED BOOK
 - OR = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - BM = BENCHMARK
 - = GUY ANCHOR
 - ☐ = TELEPHONE RISER
 - ⊙ = POWER POLE
 - ⊙ = SPOT ELEVATION
 - ⊙ = CENTERLINE

RIM ELEV.=20.72'
8"W. INV. ELEV.=14.82'

HEIMAN AVENUE

B.M. SET NAIL
ELEV.=20.55'

FD. 5/8" I.R.

9.4" N. 1.4" W. OF
FENCE COR.

LAREDO AVENUE
(ROADWAY PER D.B. 589, PG. 207)

N88°15'14"E 335.43'

E.O.P.

E.O.P.

N. R.O.W. LINE

S. R.O.W. LINE

O.R. 2601,
PG. 443

O.R. 3350,
PG. 456

NOTES:

1. THIS SURVEY WAS PREPARED AS A BOUNDARY SURVEY.
2. SURVEY BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
3. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 16, AS BEARING S00°54'14"E AND REFERS TO STATION FLGPS 61, NAD 83(1999 ADJUSTMENT).
4. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED.
5. THIS PARCEL LIES IN ZONE "X", THIS INFORMATION WAS TAKEN FROM FEDERAL INSURANCE RATE MAP 125124 0225 C, DATED 3-15-94.
6. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1929.
7. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
8. DATE OF LAST FIELDWORK: 10/25/06.
9. THIS SURVEY IS SUBJECT TO MATTERS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
10. THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
11. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (61G17-6-F.A.C.) IS COMMERCIAL. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
12. BOUNDARY AND IMPROVEMENTS ARE CERTIFIED TO THE LAST DATE OF FIELDWORK LISTED IN NOTE 9 ABOVE.
13. DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DESCRIPTION:

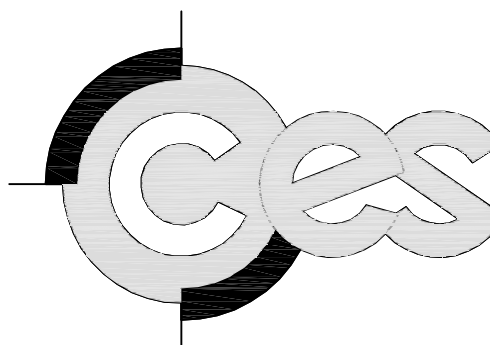
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16, THENCE N.00°54'14"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 1322.43 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAREDO AVENUE; THENCE S. 88°15'14" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.43 FEET, TO A POINT ON THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16, AND THE POINT OF BEGINNING; THENCE S. 00°59'36" E, ALONG SAID EASTERLY LINE, A DISTANCE OF 661.36 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT 18, HIGH COTTON INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 34, AT PAGE 2, OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA; THENCE S. 88°13'35" W, ALONG SAID NORTH LINE OF LOT 18, AND THE NORTH LINE OF LOT 1 OF SAID HIGH COTTON INDUSTRIAL PARK, A DISTANCE OF 334.40 FEET, TO A POINT ON THE WESTERLY LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16; THENCE N. 01°04'57" W, ALONG SAID WESTERLY LINE, A DISTANCE OF 661.51 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAREDO AVENUE; THENCE N. 88°15'14" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 335.43', TO THE POINT OF BEGINNING. CONTAINING 5.09 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16, AS BEARING N.00°54'14"W, AND REFERS TO NORTH AMERICAN DATUM, 1983 (1999 ADJUSTMENT).

date 7-26-05
drawn MAT
file name: 05-331BNDTOPREV
job LAREDO

8930 LAREDO AVENUE
W1/2-NE1/4-SE1/4-SE1/4
Section 16, Township 44 South, Range 25 East
City of Fort Myers, Lee County, Florida



community engineering services, inc.
civil engineering • surveying • project management
EB-0006613 LB-6572
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064