



LOCATION: Corner of Palm Beach Blvd. & Linwood Ave., Alva, FL 33920

PARCEL ID: 27-43-26-00-00006.0030

ZONING: AG-2 Agricultural / Future Land Use - Commercial

UTILITIES: Water / Sewer

SIZE: 9.73± Acres

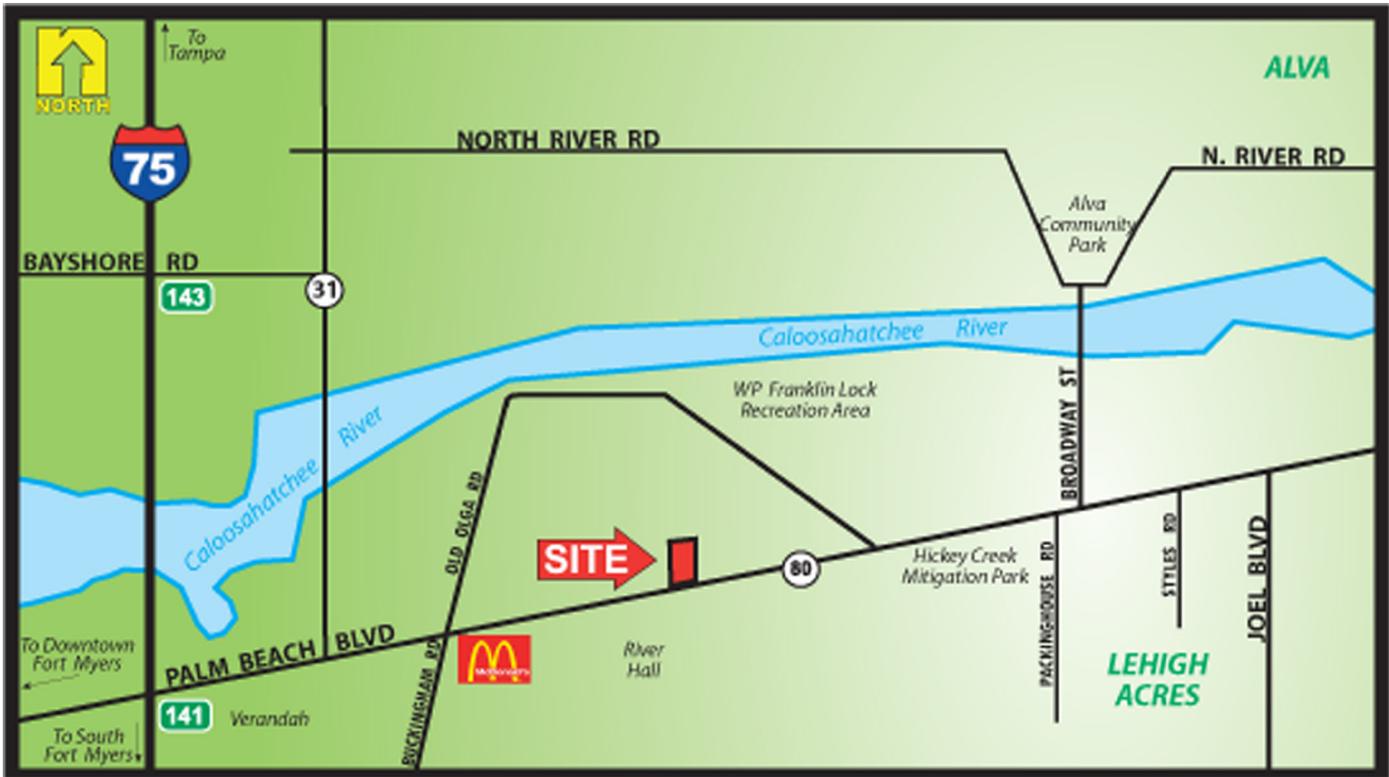
PRICE: \$1,590,000

COMMENTS: Located on the corner of SR 80 / Palm Beach Blvd. and Linwood Ave. in Alva, FL. Property has 653± ft. frontage on SR 80. Commercial Land Use approved. This is an area of strong residential & commercial growth. Residential developments in the area include: Verandah, Greenbriar, Lehigh Lakes, Wellington Ranch and River Hall.

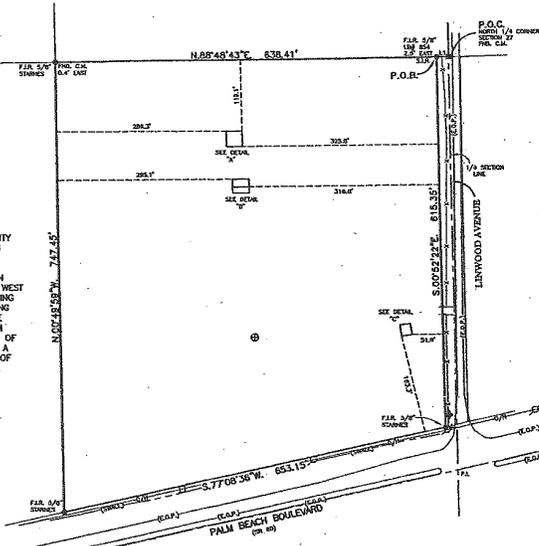
CONTACT: FRED BURSON
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

SR 80/Palm Beach Blvd & Linwood Ave., Alva, Florida 33920



PL SITUATED IN THE STATE OF FLORIDA, COUNTY SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST DESCRIBED AS FOLLOWS:
 E NORTH QUARTER CORNER OF SAID SECTION 8°43'N. A DISTANCE OF 20.00 FEET TO THE WEST 1/4 CORNER AND THE POINT OF BEGINNING DESCRIBED PARCEL; THENCE S.00°52'22"E ALONG WAY LINE OF LINWOOD AVENUE A DISTANCE OF 5.77°08'36"W, ALONG SAID RIGHT OF WAY OF LINWOOD AVENUE A DISTANCE OF 653.15 FEET; THENCE N.00°49'58"W, A DISTANCE OF 11.00 FEET; THENCE N.08°44'43"E, A DISTANCE OF 838.41 FEET TO THE WEST RIGHT OF WAY OF LINWOOD AVENUE BEGINNING.



SURVEY PLAT

OF A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

NOTES:
 SURVEY BASED ON THE DESCRIPTION AS SHOWN, AND EXISTING MONUMENTATION.
 BEARINGS BASED ON THE NORTH RIGHT OF WAY OF PALM BEACH BOULEVARD AS BEARING S.77°08'36"W.
 PARCEL LIES IN FLOOD ZONE "A" HAVING A BASE FLOOD ELEVATION OF 48'. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0250 B REVISED 09-19-1984.
 THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED 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 DEPENDENT ON SAID FLOOD INFORMATION.
 ABOVE GROUND OR UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 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.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
 DURING THE COURSE OF THIS SURVEY, NO DOCUMENTATION COULD BE FOUND OR WAS PROVIDED PERTAINING THE RIGHT OF WAY OF LINWOOD AVENUE. THE RIGHT OF WAY OF LINWOOD AVENUE SHOWN HEREON IS BASED ON ADJOINING DEEDS AND FOUND MONUMENTATION.
 ALL DIMENSIONS PLAT AND FIELD VERIFIED, UNLESS OTHERWISE SHOWN.
 DATE OF LAST FIELD WORK: 4-25-2005.
 PARCEL CONTAINS 10.0 ACRES, MORE OR LESS.

FOR THE EXCLUSIVE USE OF:
 WILLIAM BYRUS
 BY: SCOTT M. SHORE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS 85943
 DATE SIGNED: 4-26-2005

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 THIS BOUNDARY SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

TITLE: BOUNDARY SURVEY			
		3245 PANSEY WAY, SUITE #2 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8573 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 7763SR.DWG	FIELD BOOK/NO: 279/04	PROJECT NO: 7763	SHEET: 5/25
SURVEY DATE:	DATE:		

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