



- LEGEND:**
- P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - Fd = Found
  - CM = concrete monument
  - = found rebar or iron pipe as indicated
  - = found concrete monument as indicated
  - = fence
  - = right-of-way
  - = deed bearing and/or distance
  - = measured bearing and/or distance
  - = concrete sidewalk
  - = canopy or covered area
  - = power pole
  - = water meter
  - = telephone pedestal
  - = manhole
  - = sign
  - = catch basin or curb inlet
  - = water well
  - = overhead powerline
  - = centerline

**FLOOD ZONE:**  
AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 125124 0577 S, DATED DECEMBER 7, 2018, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

**LAND AREA:**  
THE LAND AREA IS 150,454 SQUARE FEET OR 3.454 ACRES.

**SOURCE OF ZONING DATA:**  
THE LEE COUNTY, FLORIDA ZONING DEPARTMENT  
PHONE: (239) 533-8329

**ZONING:**  
THE CURRENT ZONING IS I-G (GENERAL INDUSTRIAL).  
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

**BUILDING SETBACK REQUIREMENTS:**  
FRONT 25 FEET  
SIDE 20 FEET  
REAR 25 FEET

**BUILDING HEIGHT RESTRICTION:**  
35 FEET

**PARKING SPACE TABLE:**

REGULAR PARKING SPACES:	12
HANDICAP PARKING SPACES:	1
TOTAL:	13

**PARKING SPACE REQUIREMENTS:**  
1 PARKING SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the Lee County, Florida and the applicable zoning codes.

**BUILDING AREA:**  
EXTERIOR FOOT PRINT AT GROUND FLOOR IS 2,478 SQUARE FEET.

**ACCESS NOTE:**  
ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY OF JEAN STREET.

**ENCROACHMENTS:**  
THERE ARE NO APPARENT ENCROACHMENTS.

**DESCRIPTION:**

**LOT 2:**  
A parcel of land lying in Section 8, Township 46 South, Range 25 East, Lee County, Florida; and being a part of a parcel as described in Official Records Book 1888, Page 3962, of the Public Records of Lee County, Florida, and being more particularly described as follows:  
Commence at the center of said Section 8, thence North 01° 16' 30" West, a distance of 1002.25 feet along the North-South quarter section line to the true Point of Beginning; thence  
1. Continue along said North-South quarter section line North 01° 16' 30" West, a distance of 167.00 feet; thence  
2. North 89° 24' 53" East, a distance of 300.44 feet to a point on the Westerly right of way line of Jean Street (60 foot r/w); thence  
3. South 01° 14' 49" East, a distance of 166.92 feet along said Westerly right of way line of Jean Street; thence  
4. South 89° 23' 54" West, a distance of 300.35 feet to the true Point of Beginning.

**LOT 3:**  
A parcel of land lying in Section 8, Township 46 South, Range 25 East, Lee County, Florida; and being a part of a parcel as described in Official Records Book 1888, Page 3962, of the Public Records of Lee County, Florida, and being more particularly described as follows:  
Commence at the center of said Section 8, thence North 01° 16' 30" West, a distance of 835.20 feet along the North-South quarter section line to the true Point of Beginning; thence  
1. Continue along said North-South quarter section line North 01° 16' 30" West, a distance of 167.05 feet; thence  
2. North 89° 23' 54" East, a distance of 300.35 feet to a point on the Westerly right of way line of Jean Street (60 foot r/w); thence  
3. South 01° 14' 49" East, a distance of 166.96 feet along said Westerly right of way line of Jean Street; thence  
4. South 89° 22' 55" West, a distance of 300.27 feet to the true Point of Beginning.

**LOT 4:**  
A parcel of land lying in Section 8, Township 46 South, Range 25 East, Lee County, Florida; and being a part of a parcel as described in Official Records Book 1888, Page 3962, of the Public Records of Lee County, Florida, and being more particularly described as follows:  
Commence at the center of said Section 8, thence North 01° 16' 30" West, a distance of 668.10 feet along the North-South quarter section line to the true Point of Beginning; thence  
1. Continue along said North-South quarter section line North 01° 16' 30" West, a distance of 167.10 feet; thence  
2. North 89° 22' 55" East, a distance of 300.27 feet to a point on the Westerly right of way line of Jean Street (60 foot r/w); thence  
3. South 01° 14' 49" East, a distance of 167.01 feet along said Westerly right of way line of Jean Street; thence  
4. South 89° 21' 56" West, a distance of 300.19 feet to the true Point of Beginning.

Property surveyed and shown hereon is the same property as described in title commitment number C-779205, dated July 2, 2019, prepared by Chicago Title Insurance Company.

- MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:**
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 01°14'49" E ALONG THE WESTERLY RIGHT OF WAY LINE OF JEAN STREET, AS PER THE LEGAL DESCRIPTION.
  - UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
  - ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
  - THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE WESTERLY RIGHT OF WAY LINE OF JEAN STREET.
  - THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
  - THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
  - UNLESS OTHERWISE SHOWN ON SURVEY:
    - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
    - THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
    - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
    - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
  - NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
  - ADDRESS OF 17250 WAS OBSERVED IN THE FIELD ON BUILDING.
  - FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
  - THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
  - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
  - IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
  - THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. C-779205, DATED JULY 2, 2019, SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

7. Notice of Lot Split Approval recorded July 14, 1993, in Official Records Book 2405, Page 3760, as supplemented by Corrected Notice of Lot Split Approval recorded August 17, 1994, in Official Records Book 2528, Page 413, all of the Public Records of Lee County, Florida. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

8. Lee County Ordinance No. 86-14 providing for mandatory solid waste collection and the imposition of special assessments for said collection services recorded November 30, 1990, in Official Records Book 2189, page 3281, of the Public Records of Lee County, Florida, amended by Ordinances No. 86-18 recorded in Official Records Book 2189, page 3334, of the Public Records of Lee County, Florida, Ordinance 08-10, Ordinance 11-03 and Ordinance 11-27. The special assessments for the current tax year are payable with the ad valorem taxes. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

**SURVEYOR'S CERTIFICATION**

To: Henderson, Franklin, Starnes & Holt, P.A.  
Chicago Title Insurance Company  
17280 Jean Street, LLC, a Florida limited liability company  
First Citizens Bank & Trust Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on August 12, 2019.

Date of Plat or Map: August 12, 2019

DAVID A. BRIGGS  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 5890  
STATE OF FLORIDA

**BRIGGS, WASHINGTON & THOMPSON**  
**LAND SURVEYING, INC.**  
406 SW Rutledge Street P.O. Box 263  
Madison, FL 32340  
850-973-6186 800-882-8396 Fax: 850-973-6931

LB No. 7563 DWG file: 07-125.dwg Calc File: 07-125.crd  
Sec. B-46s-25e, Lee Co., FL.  
Drawn by: LCR, SEB B-2 By: DAB Job Order No: 07-125  
Field work completed: August 12, 2019

"ALTA/NSPS LAND TITLE SURVEY"  
PREPARED FOR:

MARK	DATE	REVISION	BY	APVD

**17280 Jean Street, LLC**

17280 Jean Street  
Fort Myers, Florida

SCALE: 1" = 30'	CHKD./APVD: DAB
DATE: August 12, 2019	APPROVED: DAB
DWN. BY: LCR, SEB	
CHKD. BY: DAB	