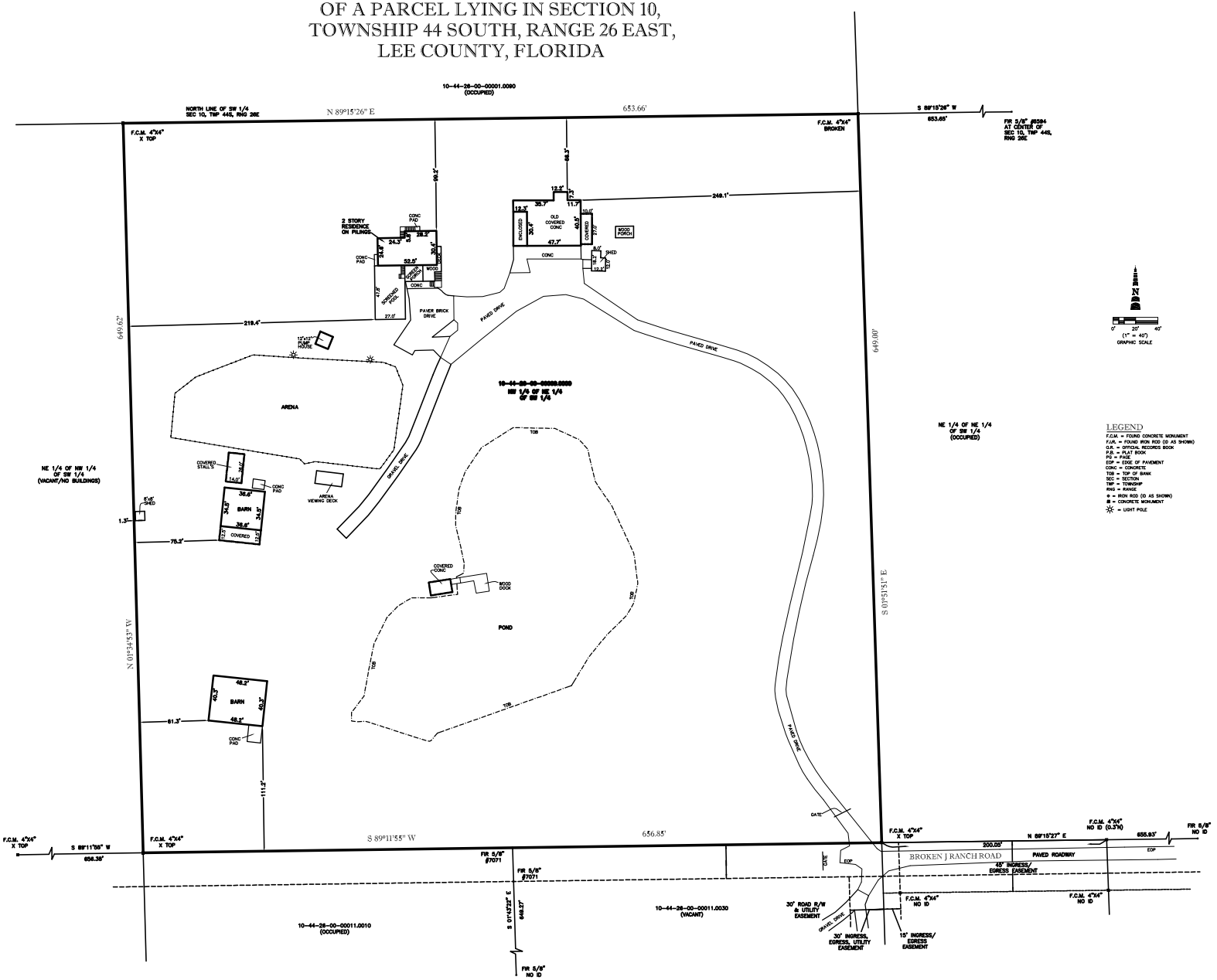
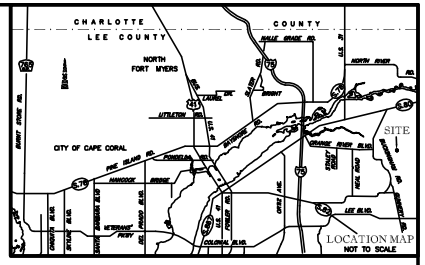
SURVEY PLAT

OF A PARCEL LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA





N

0' 20' 40'
(1" = 40')
GRAPHIC SCALE

LEGEND

F.C.M. = FOUND CONCRETE MONUMENT
F.I.R. = FOUND IRON ROD (DO AS SHOWN)
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG = PAGE
EOP = EDGE OF PAVEMENT
CONC = CONCRETE
TOB = TOP OF BANK
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
⊕ = IRON ROD (DO AS SHOWN)
■ = CONCRETE MONUMENT
☼ = LIGHT POLE

NOTES:

SURVEY BASED THE LEGAL DESCRIPTION AS SHOWN, PROPERTY DESCRIPTIONS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING N.89°15'26"E..

PARCEL LIES WITHIN FLOOD ZONE "AE", HAVING A BASE FLOOD ELEVATION OF 9.0 NAVD 88, PER FLOOD INSURANCE RATE MAP (FIRM) 125124 0419 F, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

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.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

SITE ADDRESS IS LISTED AS 15291 BROKEN J RANCH ROAD, FORT MYERS, FL, PER LEE COUNTY PROPERTY APPRAISERS WEBSITE.

ADJOINING OWNER INFORMATION WERE 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.

PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

THIS PLAT PREPARED AS A BOUNDARY SURVEY, TO SHOW THE ABOVE GROUND VISIBLE IMPROVEMENTS LOCATED ON THE PROPERTY AS DESCRIBED HEREON AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

DATE OF LAST FIELD WORK: 2/15/19

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

FOR THE FIRM:

BY: _____
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5636

DATE SIGNED:

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

THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

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

15291 BROKEN J RANCH ROAD

TITLE: BOUNDARY SURVEY

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS · PLANNERS
LB# 7071

10970 S. CLEVELAND AVENUE, SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
14642SR.DWG	629-71	14642	1 OF 1

SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	(S-T-R)
2/08/19	BUD	1"= 40'	TLM	10-44-26