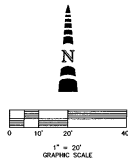


LOCALITY SKETCH
(NOT TO SCALE)

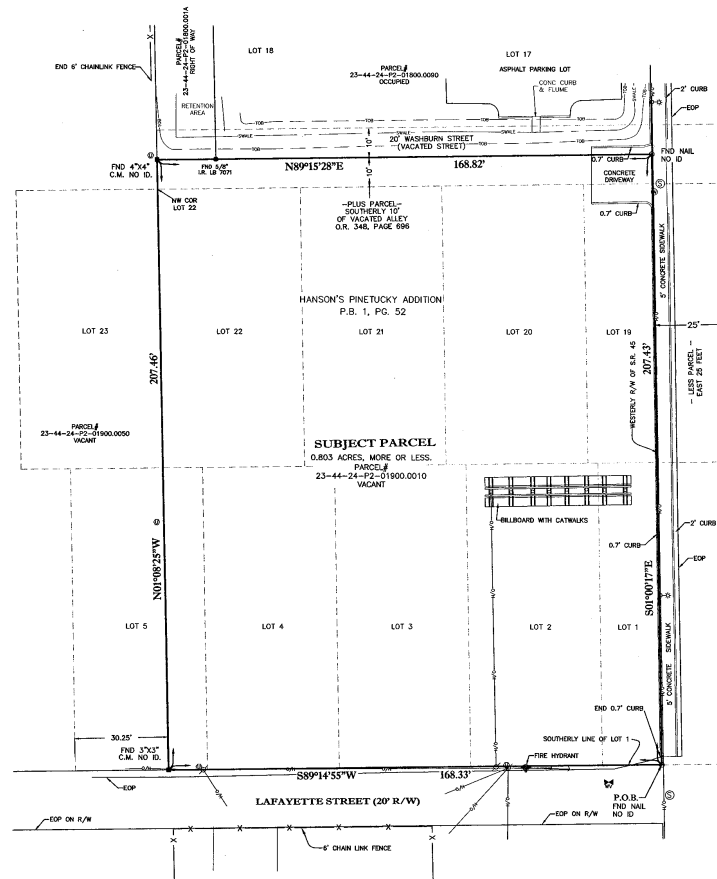
SURVEY PLAT

OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
CITY OF FT. MYERS, LEE COUNTY, FLORIDA



LEGEND:

- C.M. = CONCRETE MONUMENT
- I.D. = IDENTIFICATION
- C.M.C. = CONCRETE
- F.M.D. = FOUND
- E.O.P. = EDGE OF PAVEMENT
- T.O.B. = TOP OF BANK
- T.O.E. = TOP OF EASEMENT
- F.O.B. = FOOT OF BEGINNING
- R/W = RIGHT OF WAY
- L.S. = LICENSED BUSINESS
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- W.M. = WATER METER
- T.P. = TELEPHONE SERVICE RISER
- C.U. = CONCRETE UTILITY POLE WITH LIGHT
- X = FENCE LINE
- W.I. = CITY WIRE INDICATOR
- O.U.L. = OVERHEAD UTILITY LINES
- S.M. = SANITARY MANHOLE
- W.V. = WATER VALVE
- M.U.P. = MUD UTILITY POLE
- F.H. = FIRE HYDRANT



U.S. 41 (S.R. 45) CLEVELAND AVENUE
R/W VAMES

DESCRIPTION:

INSTRUMENT # 4804156
(OFFICIAL RECORDS BOOK 3215, PAGE 2686)

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 1 OF HANSON'S PINETUCKY ADDITION, AS RECORDED IN PLAT BOOK 1, PAGE 52 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 45, THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 45 TO AN INTERSECTION WITH THE CENTERLINE OF A VACATED ALLEY, SAID CENTERLINE BEING 10 FEET PARALLEL WITH THE NORTHERLY LINE OF LOTS 19, 20, 21 AND 22 OF W.R. WASHBURN'S ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE WESTERLY ALONG SAID CENTERLINE TO A POINT 10 FEET NORTH OF THE NORTHWESTERLY CORNER OF LOT 22 OF SAID W.R. WASHBURN'S ADDITION; THENCE SOUTHERLY ALONG THE BOUNDARY BETWEEN LOTS 22 AND 23 OF W.R. WASHBURN'S ADDITION AND AN EXTENSION OF SAID LINE SOUTHERLY TO A POINT ON THE SOUTH LINE OF LOT 5 OF HANSON'S PINETUCKY ADDITION 30.25 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF LOTS 5, 4, 3, 2 AND 1 OF HANSON'S PINETUCKY ADDITION TO THE POINT OF BEGINNING.

NOTES:

SURVEY BASED ON THE DESCRIPTION AS RECORDED IN O.R. BOOK 3215 AT PAGE 2687, STATE ROAD 45 RIGHT OF WAY MAPS AND EXISTING MONUMENTATION. BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF US 41 AS BEARING S.00°57'55"E.

PARCEL LIES IN FLOOD ZONE "X", NO BASE FLOOD ELEVATION, THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP 12071C 0288 F, EFFECTIVE DATE 8-28-08.

THE FEMA 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.

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.

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

PARCEL CONTAINS 0.803 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 12-19-14

FOR THE EXCLUSIVE USE OF:

- MOREY AND MOLENDA K. PAYAMI
- AMSTER HOLINGS, LLC
- PREFERRED COMMUNITY BANK ISDA
- MARTELLA LAW FIRM, P.C.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FOR THE FIRM:

BY: *Timothy Lee Mann*
TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: 12-24-2014

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

THIS 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			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS L.B# 7071	
10970 S. CLEVELAND AVENUE SUITE 100 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-0575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 9956SR-2.DWG	FIELD BOOK/PAGE: 405/28	PROJECT NO.: 9956	SHEET: 1 OF 1
SURVEY DATE: 12/23/14	DRAWN BY: BUD	CHECKED BY: TLM	FILE NO. (S-T-R): 23-44-24