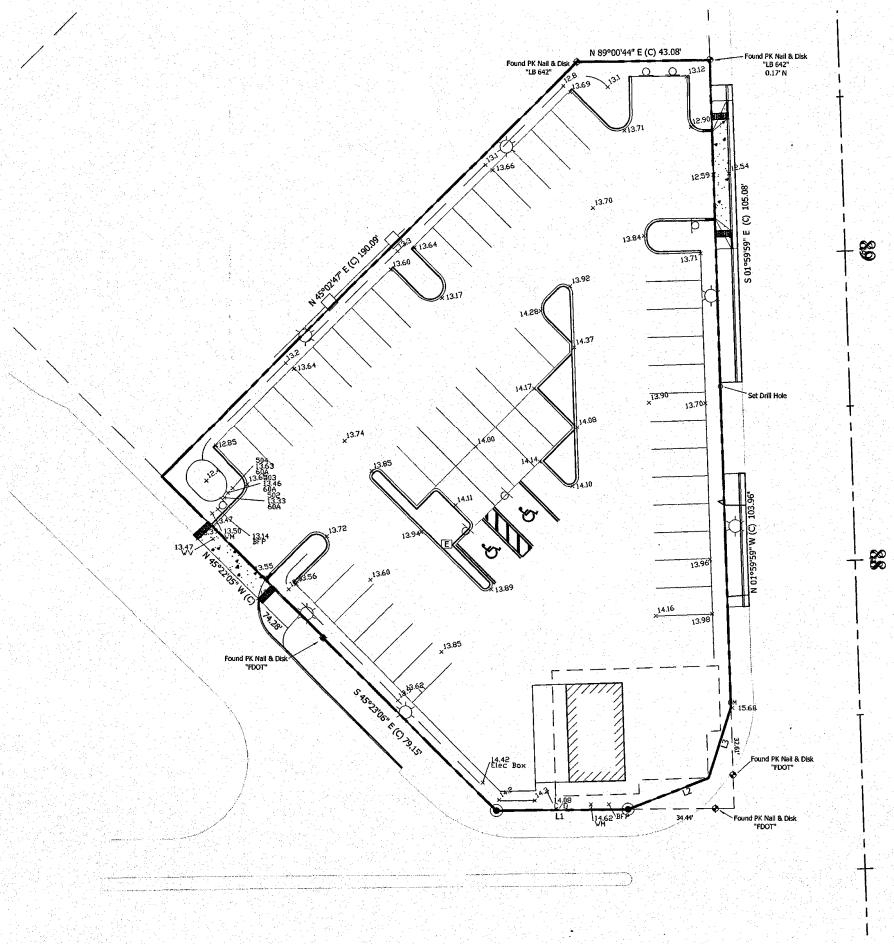
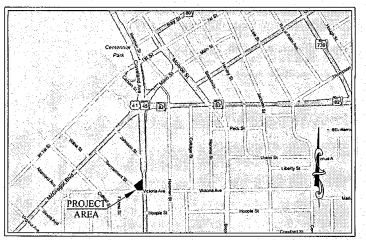



| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°13'15" E | 42.71' |
| L2 | N 68°25'20" E | 28.11' |
| L3 | N 17°29'44" E | 23.82' |




VICINITY MAP
(NOT TO SCALE)

Description:

STRAP NO. 23-44-24-P2-00600.0160

A TRACT OR PARCEL OF LAND LYING IN LOTS 16 AND 17 OF COHEN SUBDIVISION ACCORDING TO A PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 6 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 24 EAST IN THE CITY OF FORT MYERS WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OR ROAD SECTION 23 RUN S 89°15'21" W ALONG THE CENTERLINE OF SURVEY FOR VICTORIA AVENUE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED AND APPROVED NOVEMBER 4 1980 FOR 78.53 FEET; THENCE RUN N 00°44'39" W FOR 25.02 FEET TO AN INTERSECTION WITH THE RIGHT-OF-WAY LINE AS SHOWN ON SAID MAP AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING RUN N 68°27'26" E ALONG SAID RIGHT-OF-WAY LINE FOR 28.11 FEET; THENCE RUN N 17° 31'59" E ALONG SAID LINE FOR 23.82 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE FOR CLEVELAND AVENUE (STATE ROAD NO. 45); THENCE RUN N 01° 57'33" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 103.96 FEET TO A POINT 20 FEET SOUTHERLY ALONG SAID WESTERLY LINE FROM THE INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 16 ROAD COHEN SUBDIVISION; THENCE RUN S 88°02'07" W PERPENDICULAR TO SAID RIGHT-OF-WAY LINE FOR 48.05 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 16; THENCE RUN S 45°13'32" W ALONG SAID NORTHWESTERLY LINE FOR 113.82 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 16 AND THE NORTHEASTERLY LINE OF TOURNAMENT STREET; THENCE RUN S 45°21'00" E ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 16 AND 17 FOR 79.15 FEET TO AN INTERSECTION WITH THE NEW NORTHERLY LINE OF VICTORIA STREET AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE RUN N 89° 15'21" E ALONG SAID NORTHERLY LINE FOR 42.71 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.
4. NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.)
5. ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND BASED ON NGS BENCHMARK (B 242).
6. THE NATIONAL FLOOD INSURANCE INFORMATION:
   COMMUNITY NUMBER: 125106
   PANEL NUMBER: 12071 C 0288
   SUFFIX: F
   EFFECTIVE DATE: 08/28/2008FIRM ZONE: X
   BASE FLOOD ELEVATION: N/A
   (FIRM PANEL LISTED ABOVE SHOULD BE CONSULTED FOR VERIFICATION OF ALL FLOOD RELATED INFORMATION)
7. BEARINGS ARE STATE PLANE FL WEST, NAD 83 (2011 ADJ) BASED ON THE WEST R/W LINE OF CLEVELAND AVENUE AS BEING NORTH 01°59'59" WEST.
8. DATES OF LAST FIELD WORK : **NOVEMBER 1ST, 2017.**
9. RECORDING INSTRUMENTS LISTED HEREON SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.
10. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF AN UP TO DATE TITLE COMMITMENT.
11. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2017, KING ENGINEERING ASSOCIATES, INC., ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF KING ENGINEERING ASSOCIATES, INC.
12. THIS SURVEY WAS PREPARED ONLY FOR THE CLIENTS AS NAMED HEREON AND NO THIRD OR OTHER PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
13. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM NAD 83/2011 AND ARE BASED ON THE FDOT PERMANENT REFERENCE STATION NETWORK (FPRN).
14. UNDERLYING BASE MAP PROVIDED BY ENSITE.

| SURVEY LEGEND | SURVEY ABBREVIATIONS |
|---|---|
| FOUND NAIL & DISK | P.O.C. POINT OF COMMENCEMENT |
| FOUND IRON ROD & CAP | P.O.B. POINT OF BEGINNING |
| SET 5/8" IRON ROD & CAP (LB 7922) | INSTR.# INSTRUMENT NUMBER |
| SET NAIL & DISK (LB 7922) | P.B. PLAT BOOK |
| FIRE HYDRANT | O.R. OFFICIAL RECORDS BOOK |
| WATER VALVE | PG. PAGE |
| IRRIGATION CONTROL VALVE | (P) DENOTES PLAT |
| ELECTRIC BOX | (M) DENOTES MEASURED |
| LIGHT POLE | (D) DENOTES DEED |
| CENTERLINE | D.E. DRAINAGE EASEMENT |
| CATCH BASIN | P.U.E. PUBLIC UTILITY EASEMENT |
| STORM MANHOLE | E/P EDGE OF PAVEMENT |
| SANITARY MANHOLE | R/W RIGHT OF WAY |
| WOOD POWER POLE | EL. ELEVATION |
| GUY ANCHOR | TOB TOP OF BANK |
| WATER METER | TOE TOE OF SLOPE |
| BACKFLOW PREVENTOR VALVE | EOW EDGE OF WATER |
| VAULT BOX | CPP CORRUGATED PLASTIC PIPE |
| UTILITY RISER | CMP CORRUGATED METAL PIPE |
| BURIED CABLE MARKER | RCP REINFORCED CONCRETE PIPE |
| | PVC POLYVINYL CHLORIDE PIPE |
| | INV INVERT |

JEFFREY D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Phone: (561) 478-5381 | Fax: (561) 478-5411
www.kingengineering.com

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

As-built Survey
of a Portion of Section 23, Township 44 South, Range 24 East, City of Fort Myers, Lee County, Florida.

Prepared for: CHRIS-TEL

SECTION 23,TOWNSHIP 44S, RANGE 24E

Jeffrey D. Stouten

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584

| | |
|---|---|
| JOB NO: | 17-2136 |
| FIELD BOOK: | ??? |
| DATE: | 11/01/2017 |
| SCALE: | AS SHOWN |

1 of 1

DRAWN BY
TIMOTHY LAYMANCE