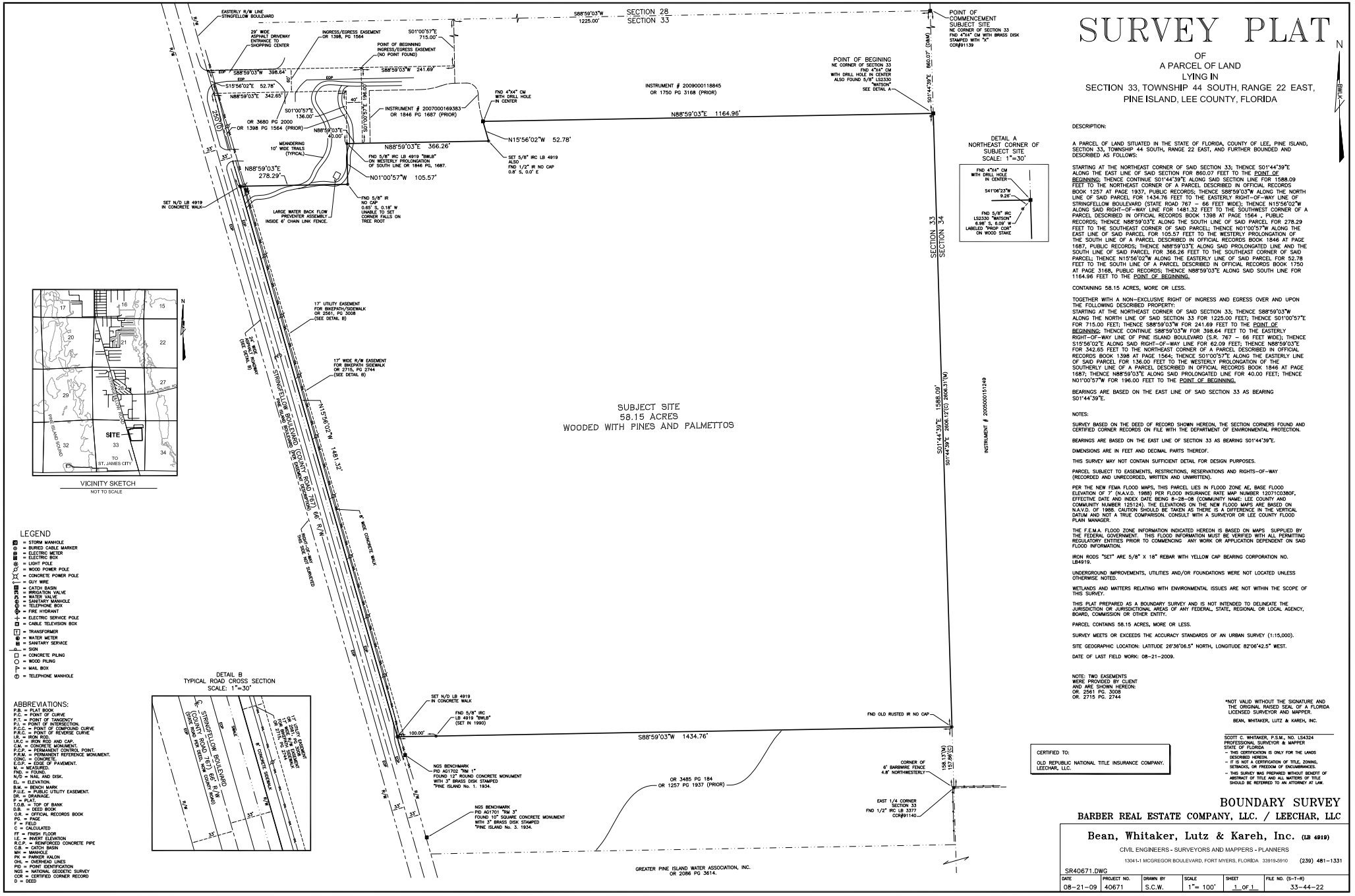
SURVEY PLAT

OF
A PARCEL OF LAND
LYING IN
SECTION 33, TOWNSHIP 44 SOUTH, RANGE 22 EAST,
PINE ISLAND, LEE COUNTY, FLORIDA



DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, PINE ISLAND, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 22 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S01°44'39"E ALONG THE EAST LINE OF SAID SECTION FOR 860.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°44'39"E ALONG SAID SECTION LINE FOR 1588.09 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1257 AT PAGE 1937, PUBLIC RECORDS; THENCE S88°59'03"W ALONG THE NORTH LINE OF SAID PARCEL FOR 1434.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STRINGFELLOW BOULEVARD (STATE ROAD 767 – 66 FEET WIDE); THENCE N15°56'02"W ALONG SAID RIGHT-OF-WAY LINE FOR 1481.32 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 1564 , PUBLIC RECORDS; THENCE N88°59'03"E ALONG THE SOUTH LINE OF SAID PARCEL FOR 278.29 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N01°00'57"W ALONG THE EAST LINE OF SAID PARCEL FOR 105.57 FEET TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1846 AT PAGE 1687, PUBLIC RECORDS; THENCE N88°59'03"E ALONG SAID PROLONGATED LINE AND THE SOUTH LINE OF SAID PARCEL FOR 366.26 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N15°56'02"W ALONG THE EASTERLY LINE OF SAID PARCEL FOR 52.78 FEET TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1750 AT PAGE 3168, PUBLIC RECORDS; THENCE N88°59'03"E ALONG SAID SOUTH LINE FOR 1164.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.15 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:
STARTING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S88°59'03"W ALONG THE NORTH LINE OF SAID SECTION 33 FOR 1225.00 FEET; THENCE S01°00'57"E FOR 715.00 FEET; THENCE S88°59'03"W FOR 241.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°59'03"W FOR 398.64 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE ISLAND BOULEVARD (S.R. 767 – 66 FEET WIDE); THENCE S15°56'02"E ALONG SAID RIGHT-OF-WAY LINE FOR 52.69 FEET; THENCE N88°59'03"E FOR 342.65 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1398 AT PAGE 1564; THENCE S01°00'57"E ALONG THE EASTERLY LINE OF SAID PARCEL FOR 136.00 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1846 AT PAGE 1687; THENCE N88°59'03"E ALONG SAID PROLONGATED LINE FOR 40.00 FEET; THENCE N01°00'57"W FOR 196.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 33 AS BEARING S01°44'39"E.

NOTES:

SURVEY BASED ON THE DEED OF RECORD SHOWN HEREON, THE SECTION CORNERS FOUND AND CERTIFIED CORNER RECORDS ON FILE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

BEARINGS ARE BASED ON THE EAST LINE OF SECTION 33 AS BEARING S01°44'39"E.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.

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

PER THE NEW FEMA FLOOD MAPS, THIS PARCEL LIES IN FLOOD ZONE AE, BASE FLOOD ELEVATION OF 7' (N.A.V.D. 1988) PER FLOOD INSURANCE RATE MAP NUMBER 12071C0380F, EFFECTIVE DATE AND INDEX DATE BEING 8-28-08 (COMMUNITY NAME: LEE COUNTY AND COMMUNITY NUMBER 125124). THE ELEVATIONS ON THE NEW FLOOD MAPS ARE BASED ON N.A.V.D. OF 1988. CAUTION SHOULD BE TAKEN AS THERE IS A DIFFERENCE IN THE VERTICAL DATUM AND NOT A TRUE COMPARISON. CONSULT WITH A SURVEYOR OR LEE COUNTY FLOOD PLAIN MANAGER.

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 YELLOW CAP BEARING CORPORATION NO. LB4919.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS AND MATTERS RELATING WITH ENVIRONMENTAL ISSUES ARE NOT WITHIN THE SCOPE OF THIS SURVEY.

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.

PARCEL CONTAINS 58.15 ACRES, MORE OR LESS.

SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:15,000).

SITE GEOGRAPHIC LOCATION: LATITUDE 26°36'06.5" NORTH, LONGITUDE 82°06'42.5" WEST.

DATE OF LAST FIELD WORK: 08-21-2009.

NOTE: TWO EASEMENTS
WERE PROVIDED BY CLIENT
AND ARE SHOWN HEREON:
OR. 2561 PG. 3008
OR. 2715 PG. 2744

LEGEND

- = STORM MANHOLE
- = BURIED CABLE MARKER
- = ELECTRIC METER
- = ELECTRIC BOX
- = LIGHT POLE
- = WOOD POWER POLE
- = CONCRETE POWER POLE
- = GUY WIRE
- = CATCH BASIN
- = IRRIGATION VALVE
- = WATER VALVE
- = SANITARY MANHOLE
- = TELEPHONE BOX
- = FIRE HYDRANT
- = ELECTRIC SERVICE POLE
- = CABLE TELEVISION BOX
- = TRANSFORMER
- = WATER METER
- = SANITARY SERVICE
- = SIGN
- = CONCRETE PILING
- = WOOD PILING
- = MAIL BOX
- = TELEPHONE MANHOLE

ABBREVIATIONS:

P.B. = PLAT BOOK
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION.
P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE
I.R. = IRON ROD.
I.R.C. = IRON ROD AND CAP.
C.M. = CONCRETE MONUMENT.
P.C.P. = PERMANENT CONTROL POINT.
P.R.M. = PERMANENT REFERENCE MONUMENT.
CONC. = CONCRETE.
E.O.P. = EDGE OF PAVEMENT.
M.E.S. = MITERED END.
FND. = FOUND.
N/D = NAIL AND DISK.
EL. = ELEVATION.
B.M. = BENCH MARK.
P.U.E. = PUBLIC UTILITY EASEMENT.
DR. = DRAINAGE.
P = PLAT.
T.O.B. = TOP OF BANK
D.B. = DEED BOOK
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
F = FIELD
C = CALCULATED
FF = FINISH FLOOR
I.E. = INVERT ELEVATION
R.C.P. = REINFORCED CONCRETE PIPE
C.B. = CATCH BASIN
MH = MANHOLE
PK = PARKER KALON
OHL = OVERHEAD LINES
PID = POINT IDENTIFICATION
NGS = NATIONAL GEODETIC SURVEY
COR = CERTIFIED CORNER RECORD
D = DEED

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

BEAN, WHITAKER, LUTZZ & KAREH, INC.

SCOTT C. WHITAKER, P.S.M., NO. LS4324
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
– THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
– IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR OTHER MATTERS OF ENCUMBRANCES.
– THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

CERTIFIED TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
LEECHAR, LLC.

BOUNDARY SURVEY
BARBER REAL ESTATE COMPANY, LLC. / LEECHAR, LLC

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

SR40671.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
08-21-09	40671	S.C.W.	1"= 100'	1 OF 1	33-44-22