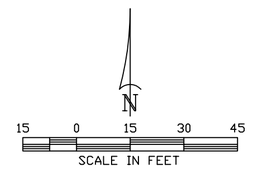
BOUNDARY SURVEY OF

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER OF SECTION 32

(INSTRUMENT No. 2007000023802)
SECTION32, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DESCRIPTION: (INSTRUMENT No. 2007000023802)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF THE WEST ONE HALF OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND FURTHER DESCRIBED AS FOLLOWS:
STARTING AT A 5/8" IRON ROD AT THE INTERSECTION OF THE EAST LINE OF THE AFORESAID FRACTION OF A SECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF COLONIAL BOULEVARD (STATE ROAD 82-B, 250.00 FEET WIDE); THENCE S.46°24'09"W. ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 243.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N.00°57'50"W. PARALLEL WITH THE EAST LINE OF SAID FRACTION OF A SECTION FOR 750.20 FEET; THENCE S.89°02'10"W. FOR 180.00 FEET; THENCE S.00°57'50"E. FOR 915.91 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE AFORESAID COLONIAL BOULEVARD; THENCE N.46°24'09"E. ALONG SAID RIGHT OF WAY LINE FOR 244.66 FEET TO THE POINT OF BEGINNING.



LEGEND:

●	SET #4 IRON ROD (CAP LB #6921)	R.W.B.	RECLAIM WATER BOX
○	FOUND IRON ROD (I.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	W.V.	WATER VALVE
P.R.M.	PERMANENT REFERENCE MONUMENT	F.H.	FIRE HYDRANT
P.C.P.	PERMANENT CONTROL POINT	O/H	OVERHEAD POWER
P.U.E.	PUBLIC UTILITY EASEMENT	P.P.	POWER POLE
D.E.	DRAINAGE EASEMENT	G.A.&W.	GUY ANCHOR & WIRE
L.M.E.	LAKE MAINTENANCE EASEMENT	E.B.	ELECTRIC BOX
P.C.	POINT OF CURVATURE	C.T.B.	CABLE TELEVISION BOX
P.T.	POINT OF TANGENCY	T.S.B.	TELEPHONE SERVICE BOX
O.R.	OFFICIAL RECORDS BOOK	N/D	NAIL & DISK
(S)	AS PER SURVEY	N/T.T.	NAIL & TINTAB
(M)	AS MEASURED	ELEV.	ELEVATION
(P)	AS PER PLAT	B.M.	BENCHMARK
(D)	AS PER DEED	⌀	TYPICAL ELEVATION
(1)	CURVE NUMBER	A/C	AIR CONDITIONER
L1	LINE NUMBER	W.S.	WATER SYSTEM
R/W	RIGHT-OF-WAY	P.E.	POOL EQUIPMENT
℄	CENTERLINE		CONCRETE
T.C.B.	TRAFFIC CONTROL BOX	B.C.M.	BURIED CABLE MARKER
T.C.P.	TRAFFIC CONTROL PEDESTAL	S.L.B.	STREET LIGHT BOX
		B.G.M.	BURIED GAS MARKER
		P.O.B.	POINT OF BEGINNING

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COLONIAL BOULEVARD (STATE ROAD 82-B), AS BEING ASSUMED S.46°24'18"W.
2. FIELD NOTES IN THE N.E 1/4 OF SECTION 32-44-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. *THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.*
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 30 SCALE DRAWING.
10. BENCHMARK DERIVED FROM GPS FDOT RTK NETWORK FPRN 0124, ELEVATION 35.62' NAVD88.
11. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FLOOD ZONE: "AH" ELEVATION: 18.5' NAVD858
COMMUNITY No.: 125106 PANEL No.: 0427
SUFFIX --- G REVISION DATE: 12/7/18
MAP NUMBER: 12071C0427G

THIS SURVEY IS CERTIFIED TO:
VINNIE PATEL

REVISED:	DESCRIPTION:	BY:

Phillip M Mould, LS6515, State of Florida
Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2024.01.09 12:01:44 -05'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA

DATE OF LAST FIELD WORK: 12/6/23

DRAWN:	CHECK:	SCALE	PROJ. #
RLB	PMM	1"=30'	4221 COLONIAL BLVD

SURVEY DATE	FILE NO.	SHT.- 1
12/6/23	44-25-32	OF - 1

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FLORIDA CERTIFICATE OF AUTHORIZATION LB6921