



**ABBREVIATIONS**

BLVD. = BOULEVARD  
 CL = CENTERLINE  
 CONC. = CONCRETE  
 CR = CABLE RISER  
 DOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
 (D) = DIMENSION ACCORDING TO DESCRIPTION  
 ELE. = ELEVATION (NAVDS8)  
 FCIR = FOUND CAPPED IRON ROD  
 FCM = FOUND CONCRETE MONUMENT  
 FFE = FINISH FLOOR ELEVATION  
 FIR = FIRE HYDRANT  
 FIR = FOUND IRON ROD (NO CAP)  
 GW = GUY WIRE AND ANCHOR  
 LB = LICENSED BUSINESS  
 O.R. = OFFICIAL RECORDS  
 (M) = DIMENSION AS FIELD MEASURED  
 (P) = DIMENSION ACCORDING TO RECORDED PLAT  
 PG. = PAGE  
 P.B. = PLAT BOOK  
 RW = RIGHT OF WAY  
 S.N.D. = SET NAIL & DISK  
 SQ.FT. = SQUARE FEET  
 S.R. = STATE ROAD  
 STA. = STATION  
 TR = TELEPHONE RISER  
 UP = UTILITY POLE  
 WV = WATER VALVE

**LEGEND**

[Symbol] = ASPHALT PAVEMENT  
 [Symbol] = CONCRETE  
 [Symbol] = EXCEPTION ITEM SHOWN IN TITLE COMMITMENT  
 [Symbol] = SIGN  
 [Symbol] = OVERHEAD UTILITY LINE  
 [Symbol] = SPOT ELEVATION  
 [Symbol] = SANITARY SEWER MANHOLE  
 [Symbol] = TREE LOCATION

**DESCRIPTION:**  
 FROM TITLE COMMITMENT EXHIBIT A

**(AS-SURVEYED)**  
 A PORTION OF LOTS 1, 2 AND 3, KAUNE'S ADDITION TO EAST FORT MYERS, AS RECORDED IN PLAT BOOK 5, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN STREET (50' RIGHT-OF-WAY); THENCE RUN S 88°30'14" W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 199.87 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE DEPARTING SAID SOUTHERLY LOT LINE, RUN S 01°29'46" E, 33.07 FEET; THENCE RUN S 80°17'44" W, 178.56 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD STREET (65' RIGHT-OF-WAY); THENCE RUN N 0°19'32" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 391.23 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN N 88°40'28" E, 168.78 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 7 OF THE AFOREMENTIONED KAUNE'S ADDITION TO EAST FORT MYERS; THENCE RUN S 01°29'46" E, ALONG THE WESTERLY LINE OF LOTS 7, 6, 5, 4 AND 3, OF SAID KAUNE'S ADDITION TO EAST FORT MYERS, A DISTANCE OF 194.14 FEET; THENCE DEPARTING SAID WESTERLY LOT LINE, RUN N 88°30'14" E, 50.00 FEET; THENCE RUN S 01°29'46" E, 110.00 FEET; THENCE RUN N 88°30'14" E, 149.87 FEET, TO A POINT OF THE EASTERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN STREET (50' RIGHT-OF-WAY); THENCE RUN S 01°29'46" E, ALONG SAID EASTERLY LOT LINE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED AS FOLLOWS:  
 (INSTR. 201500274912)  
 PARCEL 1:  
 BEGIN 340 YARDS SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 25 EAST; THENCE EAST 330 FEET; THENCE NORTH 612 FEET TO THE PUBLIC HIGHWAY KNOWN AS FIRST STREET IN THE CITY OF FORT MYERS; THENCE WESTWARD ALONG SAID PUBLIC HIGHWAY TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 462 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM, THE RIGHT-OF-WAY OF SEABOARD AIR LINE RAILWAY (DEED BOOK 102, PAGE 511 AND DEED BOOK 115, PAGE 76) AND ALSO EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED TRACT LYING ON THE WESTERLY SIDE OF THE SEABOARD AIR LINE RIGHT-OF-WAY WHICH PARCEL WAS CONVEYED TO SHAW BROTHERS, OIL CO. BY BOCA GRANDE INN, INC.  
 AND  
 BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 25 EAST; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18 FOR A DISTANCE OF 654.6 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE PRESENT SOUTH LINE OF FIRST STREET FOR A DISTANCE OF 381.71 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING FEE POINT OF INTERSECTION OF THE WEST LINE OF KAUNE'S ADDITION TO EAST FORT MYERS ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WITH THE EXISTING SOUTH LINE OF FIRST STREET); THENCE RUN SOUTH AT AN INCLUSIVE ANGLE OF 89 DEGREES 12 MINUTES 30 SECONDS FOR A DISTANCE OF 699.77 FEET; THENCE RUN SOUTHWESTERLY AT AN INCLUSIVE ANGLE OF 98 DEGREES 12 MINUTES 30 SECONDS FOR A DISTANCE OF 168.7 FEET TO THE EAST LINE OF THE FORMER SEABOARD AIR LINE RAILWAY RIGHT OF WAY; THENCE NORTH ALONG THE EAST LINE OF SAID SEABOARD AIR LINE RAILWAY RIGHT OF WAY FOR A DISTANCE OF 526.6 FEET TO THE SOUTH LINE OF FIRST STREET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF FIRST STREET FOR A DISTANCE OF 193.2 FEET TO THE POINT OF BEGINNING.  
 LESS A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE INTERSECTION OF THE EASTERLY SIDE OF SEABOARD STREET AND THE SOUTHERLY SIDE OF FIRST STREET IN THE CITY OF FORT MYERS; THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF SEABOARD STREET A DISTANCE OF 138 FEET; THENCE LEFT AT A RIGHT ANGLE TO SAID EASTERLY SIDE OF SEABOARD STREET AND RUN EASTERLY 165 FEET, MORE OR LESS, TO THE WESTERLY SIDE OF THAT CERTAIN SUBDIVISION KNOWN AS KAUNE'S ADDITION TO EAST FORT MYERS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG THE WESTERLY SIDE OF SAID SUBDIVISION A DISTANCE OF 233 FEET, MORE OR LESS, TO THE SOUTHERLY SIDE OF FIRST STREET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY SIDE OF FIRST STREET A DISTANCE OF 193.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:  
 A PARCEL OF LAND LYING WITHIN LOTS 1, 2 AND 3, KAUNE'S ADDITION TO EAST FORT MYERS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT OF BEGINNING LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN STREET (50' WIDE); THENCE N 90 DEGREES 00 MINUTES 00 SECONDS W, ON AN ASSUMED BEARING, ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 200 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E, ALONG THE WESTERLY LINE OF SAID LOTS 1, 2 AND 3 FOR A DISTANCE OF 135.00 FEET TO A POINT; SAID POINT LIES 35.00 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E, FOR A DISTANCE OF 50.00 FEET; THENCE S 00 DEGREES 00 MINUTES 00 SECONDS E, FOR A DISTANCE OF 110.00 FEET; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E, PARALLEL TO AND 25.00 FEET NORTH OF THE SOUTHERLY LINE OF SAID LOT 1, FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1 AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S 00 DEGREES 00 MINUTES 00 SECONDS E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THE AS SURVEYED DESCRIPTION SHOWN HEREON DESCRIBES THE SAME PARCEL OF LAND AS THAT RECORDED AS CLERK'S INSTRUMENT NUMBER 201500274912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**SCHEDULE B - SECTION II EXCEPTIONS**

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **UNKNOWN.**
- FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. **ALL ITEMS SHOWN.**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. **UNKNOWN.**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **UNKNOWN.**
- LEE COUNTY ORDINANCES 86-14, 86-38, 11-03 AND 11-27 PROVIDING FOR MANDATORY SOLID WASTE COLLECTION AND THE IMPOSITION OF SPECIAL ASSESSMENTS FOR SAID COLLECTION SERVICES; THE SPECIAL ASSESSMENTS FOR THE CURRENT TAX YEAR ARE PAYABLE WITH THE AD VALOREM TAXES FOR IMPROVED LAND. **AFFECTS SUBJECT PARCEL, NOT PLOTTABLE, BLANKET IN NATURE.**
- ALL MATTERS CONTAINED ON THE PLAT OF KAUNE'S ADDITION TO E. FT. MYERS, AS RECORDED IN PLAT BOOK 5, PAGE 9. **AFFECTS SUBJECT PARCEL, ALL PLOTTABLE ITEMS PLOTTED.**
- EASEMENT RECORDED NOVEMBER 15, 1991 IN OFFICIAL RECORDS BOOK 2259, PAGE 1048. **AFFECTS SUBJECT PARCEL, PLOTTED.**

**SURVEY NOTES:**

- SURVEY BASED BASED ON TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 22069974 JLD, WITH AN EFFECTIVE DATE OF AUGUST 30, 2022 AT 08:00am.
- SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17-F.A.C.
- ORIENTATION BASED ON THE EAST RIGHT-OF-WAY LINE OF SEABOARD STREET, AS BEARING N 0°19'32" W.
- ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVDS8).
- THE LOCATION OR EXISTENCE OF UNDERGROUND OR NON-VISIBLE IMPROVEMENTS, OR UTILITIES HAS NOT BEEN INVESTIGATED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 12071C0288H, WITH AN EFFECTIVE DATE OF 11-17-2022, THIS PARCEL OF LAND LIES IN FLOOD ZONE "AE" WITH A BASE ELEVATION OF 9 AND ZONE "AE" WITH A BASE FLOOD ELEVATION OF 10 (NAVDS8).
- THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- LAST DATE OF FIELD WORK PERFORMED ON 03-01-2023, IN FIELD BOOK 45 PAGE 75.
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

**CERTIFICATION:**

THIS SURVEY IS MADE FOR THE BENEFIT OF: THE SHOPS AT SEABOARD LLC, A FLORIDA LIMITED LIABILITY COMPANY, CCHC FUND II, L.P., A DELAWARE LIMITED PARTNERSHIP, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MADDEN LAW FIRM, LLC, OVID DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND GFS CORP.

THE UNDERSIGNED CERTIFIES TO THE PARTIES LISTED ABOVE, AS OF THE DATE SET FORTH BELOW, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/TAPSPS' LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 03-01-2023.  
 DATE OF PLAT OR MAP: MARCH 03, 2023.

THOMAS M. ROOKS JR., P.S.M.  
 FLORIDA CERTIFICATE NO. 6347

**NOTE:**  
 SURVEY BASED ON FLORIDA DOT R/W MAPS ENTITLED:  
 "RIGHT-OF-WAY MAP, STATE ROAD NO. N/A, LEE COUNTY, SECTION: 12020-2534", DATED 1-22-85, WITH LAST REVISION DATE OF 9-30-85.  
 "PLANS OF PROPOSED STATE HIGHWAY, F.A. PROJ. NO. F-100-1(21) [STATE PROJ. NO. 12020-3530], LEE COUNTY, STATE ROAD NO. 80," WITH LAST REVISION DATE OF 8-2-90.  
 "RIGHT-OF-WAY MAP, STATE ROAD NO. 80, LEE COUNTY, SECTION: 12020-2530", DATED 10-8-87, WITH LAST REVISION DATE OF 5-09-89.

**PROJECT:**  
 SEABOARD ST.

**LOCATION:**  
 1211 SEABOARD STREET  
 FORT MYERS, FL, 33916  
 S 18 - T 44 S - R 25 E

**CLIENT:**  
 GFC GROUP

**CONSULTANT:**  
**MORRIS DEPEW**  
 ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS  
 FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

**Fort Myers**  
 2914 Cleveland Avenue  
 Fort Myers, Florida 33901  
 (239) 337-3993  
 Fax: (239) 337-3994  
 Toll free: 866-337-7341

**Tallahassee**      **Destin**  
 113 South Monroe Street      5587 Highway 98  
 1st Floor      Unit 201  
 Tallahassee, Florida 32301      Santa Rosa Beach, Florida 32459  
 Toll free: 866-337-7341      Toll free: 866-337-7341

**PREPARED BY:**

REVISIONS	DATE

**PROJECT MANAGER:** TMR  
**DRAWING BY:** BMH/TAB  
**JURISDICTION:** LEE COUNTY  
**DATE:** 03-03-2023

**SHEET TITLE:**  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

**SHEET NUMBER:** 1 OF 1

30 0 15 30  
 SCALE 1"=30'

**JOB/FILE NUMBER:** 22214

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2023 ALL RIGHTS RESERVED. 03/02/24 - 1211 Seaboard Plns/22214 - ALTA Survey/22214 - Topo Survey points.dwg - 2/24/23 - Mar 03, 2023 03:53:51 pm PLOTTED BY: thantley