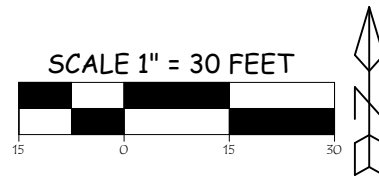


MICHAEL YOUNG LAND SURVEYING
 18714 SPRUCE DRIVE W.
 FORT MYERS, FL. 33967
 YOUNGSURVEYING@AOL.COM
 TELEPHONE 239-267-1700
 FAX 866-626-4904

CERTIFIED TO:
 AR DEV1, LLC
 790 Juno Ocean 304C
 Juno Beach, FL 33458

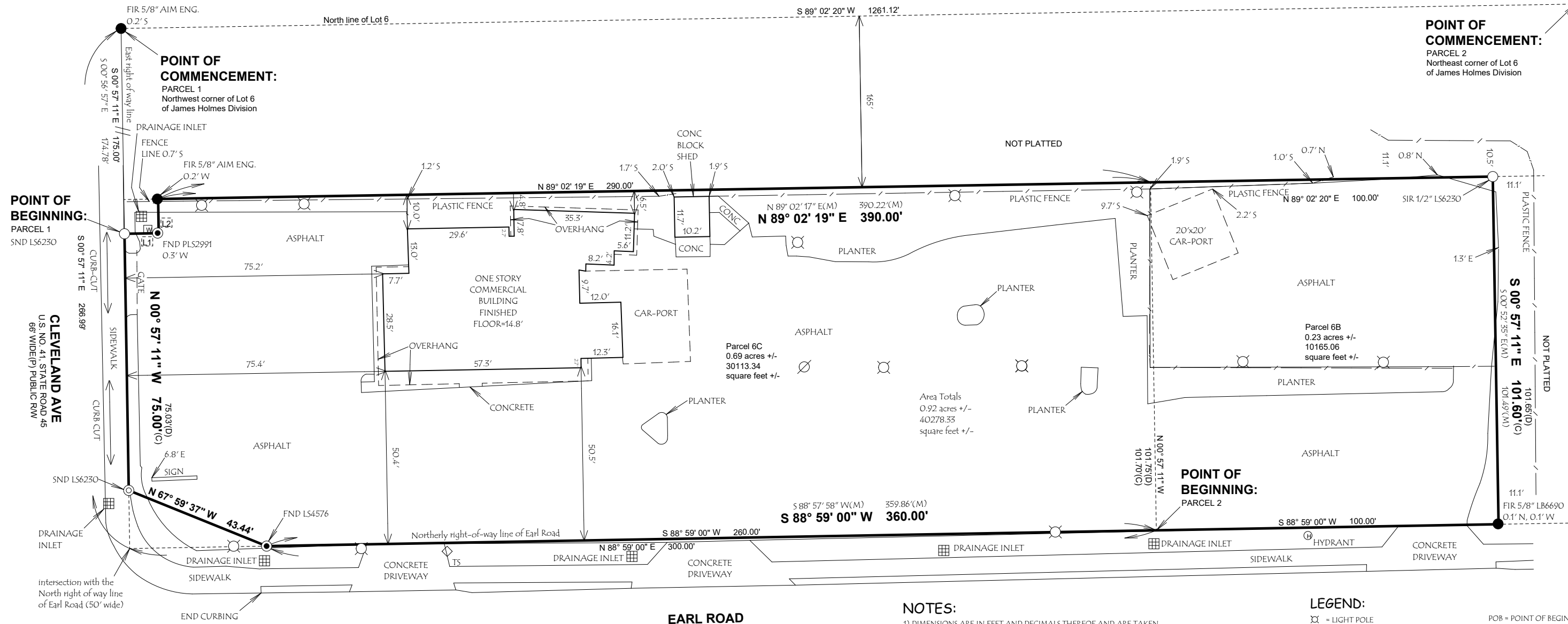


Id	Bearing	Distance
L1	N 89° 02' 49" E	10.00'
	N 88° 47' 27" E(M)	9.70'(M)
L2	N 00° 57' 11" W	10.00'
	N 00° 30' 23" W(M)	9.95'(M)

PROPERTY ADDRESS:
 3535 CLEVELAND AVENUE
 FORT MYERS, FLORIDA 33901

BOUNDARY SURVEY

FILE NO: 19115
 SURVEY DATE: 4-29-19



LEGAL DESCRIPTION:

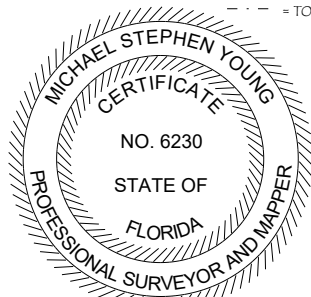
Parcel 6B:
 A parcel of land lying in Section 25, Township 44 South, Range 24 East, Lee County, Florida more particularly described as follows:
 Commencing at the N.E. corner of Lot 6, JAMES HOLMES DIVISION, as recorded in Plat Book 5, at page 11, Public Records of Lee County, Florida; thence run S 89 degrees 02'20"W, 1261.12 feet along the North line of said Lot 6 to the East right of way line of Cleveland Avenue (S.R. 45, U.S. 41); thence run S 0 degrees 57'11"E along the said East right of way line of Cleveland Avenue for 266.99 feet to the intersection with the North right of way line of Earl Road (50' wide); thence run N 88 degrees 59'00"E along the said North right of way line of Earl Road for 300.00 feet to the Point of Beginning of the land hereinafter described; thence from said Point of Beginning run N 0 degrees 57'11"W parallel to Cleveland Avenue for 101.75 feet to a point 165 feet South of the North line of said Lot 6; thence run N 89 degrees 02'20"E parallel to the North line of said Lot 6 for 100.00 feet; thence run S 0 degrees 57'11"E, 101.65 feet to the North line of Earl Road; thence run S 88 degrees 59'00" W along the North line of Earl Road for 100.00 feet to the Point of Beginning.

Parcel 6C:
 A parcel of land being known as a part of Lot 6 of James Holmes Division, according to a plat or map thereof recorded in Plat Book 5, at Page 11, of the Public Records of Lee County, Florida, located in Section 25, Township 44 South, Range 24 East, in the City of Fort Myers, Lee County, Florida, being more particularly described as follows:

From the Northwest corner of said Lot 6 run S 00° 57' 11" E along the West line of said lot, along the Easterly line of Cleveland Avenue (State Road No. 45), for 175 feet to the Point of Beginning of the herein described parcel of land, from said Point of Beginning N 89° 02' 49" E for 10 feet; thence run N 00° 57' 11" W for 10 feet; thence run N 89° 02' 20" E for 290 feet; thence run S 00° 57' 11" E for 101.82 feet to the Northerly right-of-way line of Earl Road; thence run along said road right-of-way line S 88° 59' 00" W for 259.91 feet; thence run N 67° 56' 00" W for 43.46 feet to the Easterly right-of-way line of Cleveland Avenue; thence run N 00° 57' 11" W for 75.03 feet to the Point of Beginning.

- NOTES:**
- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF AND ARE TAKEN FROM THE RECORDED DEED UNLESS OTHERWISE NOTED.
 - 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 6, JAMES HOLMES DIVISION TO BEAR S 89° 02' 20" W, AS DESCRIBED IN INSTRUMENT NO. 2017000030650, PUBLIC RECORDS LEE COUNTY, FLORIDA.
 - 3) LEGAL DESCRIPTION, AS SHOWN, WAS PROVIDED BY CLIENT.
 - 4) NO EASEMENTS ARE RECORDED ON THE DEED.
 - 5) ONLY IMPROVEMENTS SHOWN WERE LOCATED.
 - 6) UNDERGROUND UTILITIES WERE NOT LOCATED.
 - 7) PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS RIGHT-OF-WAYS OF RECORD.
 - 8) ABSTRACT NOT REVIEWED AND OPINION OF TITLE NOT DETERMINED.
 - 9) ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
 - 10) THE PARCEL SHOWN HEREON LIES IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP 125124 0426 G, EFFECTIVE DATE 12-07-18.
 - 11) The property shown and surveyed hereon is the same property described in the title commitment issued by Old Republic Title Insurance Company, bearing an effective date of March 4, 2019 at 9:00 AM and commitment number 01-52757.
 - 12) The property has direct physical access to Cleveland Avenue (U.S. 41, State Road 45) and Earl Road, both public rights of way, with no gaps, goes, or overlaps.
 - 13) The property contains no gaps, goes, or overlaps.
 - 14) REVISIONS:
 a) ADDED ADDITIONAL NOTES, MODIFIED LEGAL DESCRIPTION AND CERTIFICATION 5-10-19.
 b) CHANGED CERTIFICATIONS 9-24-25.

- LEGEND:**
- ⊗ = LIGHT POLE
 - ⊙ = POWER POLE
 - ⊕ = WATER METER
 - ⊖ = UNDERGROUND TELEPHONE BOX
 - ⊗ = ELEVATION SPOT SHOT
 - = FOUND IRON ROD
 - = SET 1/2" IRON ROD AND CAP
 - LS 6230 = WATER VALVE
 - ⊕ = SANITARY MANHOLE
 - = WIRE FENCE
 - = CHAIN LINK FENCE
 - = OVERHEAD POWER LINES
 - = CENTERLINE SWALE
 - = TOP OF BANK
- POB = POINT OF BEGINNING
 C = CALCULATED
 FIR = FOUND IRON ROD
 M = MEASURED
 P = PLAT
 POC = POINT OF COMMENCEMENT
 R/W = RIGHT-OF-WAY
 SIR = SET 1/2" IRON ROD & CAP
 LS 6230 = WATER VALVE
 SND = SET NAIL & TAB LS 6230
 TS = TELEPHONE SERVICE BOX
 Δ = CENTRAL ANGLE
 R = RADIUS
 L = ARC LENGTH



THIS SURVEY NOT VALID WITHOUT THE DIGITAL SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MICHAEL S. YOUNG
 PROFESSIONAL SURVEYOR AND MAPPER
 LS 6230

DATE SIGNED
 9-24-2025