

LINE	BEARING	DISTANCE
L1	N 89°45'41" W	50.00'
L2	S 00°00'43" W	25.00'
L3	N 89°45'41" W	248.91'
L4	S 00°00'43" W	309.56'
L5	N 89°45'41" W	69.80'
L6	S 00°03'50" W	309.00'

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE BEING A PART OF SECTION 6, TOWNSHIP 46, SOUTH, RANGE 24 EAST; AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE AFORESAID SECTION 6, SAID POINT BEING A RAILROAD SPIKE AT THE CENTERLINE INTERSECTION OF STATE ROAD #865 (SAN CARLOS BOULEVARD, 100.00 FEET WIDE) AND THE CENTERLINE OF KELLY ROAD (50.00 FEET WIDE); THENCE S89°45'41"W ALONG THE CENTERLINE OF SAID KELLY ROAD A DISTANCE OF 50.00 FEET; THENCE S00°00'43"W PARALLEL WITH AND 50.00 FEET WEST OF, AS MEASURED ON A PERPENDICULAR, THE CENTERLINE OF SAID SAN CARLOS BOULEVARD, A DISTANCE OF 25.00 FEET; THENCE N89°45'41"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLY ROAD A DISTANCE OF 248.91 FEET; THENCE S00°00'43"W A DISTANCE OF 309.56 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL THAT IS DESCRIBED IN OFFICIAL RECORDS BOOK 1173, AT PAGE 246, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N89°45'41"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 69.80 FEET TO THE NORTHWEST CORNER OF THE AFORE SAID PARCEL; THENCE S00°03'50"W A DISTANCE OF 309.00 FEET TO A POINT IN THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUE S00°03'50"W A DISTANCE OF 228.00 FEET; THENCE N89°45'41"W A DISTANCE OF 90.00 FEET; THENCE N00°03'50"E A DISTANCE OF 228.00 FEET; THENCE S89°45'41"E A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING.

SAID PARCEL IS SUBJECT TO ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENTS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE AFORESAID PRINCIPAL PLACE OF BEGINNING; THENCE S00°03'50"W A DISTANCE OF 228.00 FEET; THENCE N89°45'41"W A DISTANCE OF 25.00 FEET; THENCE N00°03'50"E A DISTANCE OF 178.08 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 39.19 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS N44°50'56"W A DISTANCE OF 35.30 FEET; THENCE N89°45'41"W A DISTANCE OF 40.08 FEET; THENCE N00°03'50"E A DISTANCE OF 25.00 FEET; THENCE S89°45'41"E A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING.

SAID PARCEL ALSO SUBJECT TO DRAINAGE AND PUBLIC UTILITY EASEMENTS OVER AND ACROSS THE WESTERLY 6.00 FEET AND OVER AND ACROSS THE SOUTHERLY 6.00 FEET.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD MEASURED BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST.

BEARINGS REFER TO THE WEST BOUNDARY LINE, AS BEING S00°03'50"W.

THIS SURVEY MEETS THE RELATIVE POSITIONAL PRECISION AS PER SECTION 3.E.I.-v.

SITE ADDRESS: 11575 MARSHWOOD LN, FORT MYERS

AT THE TIME OF SURVEY, THIS PROPERTY WAS LOCATED IN FLOOD ZONE AE, AREA DETERMINED TO HAVE A FLOOD ELEVATION OF 10.0 FEET, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NO. 12071 C 0414 G, COMMUNITY NO. 125124, HAVING A F.I.R.M. INDEX DATED NOVEMBER 17, 2022. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION.

PROPERTY AREA: 0.47 ACRE MORE OR LESS.

ZONING CLASSIFICATION AND SETBACK REQUIREMENTS - ZONING REPORT HAS NOT BEEN PROVIDED.

PARCEL HAS NO IDENTIFIED PARKING SPACES.

SPOT ELEVATIONS HAVE BEEN MARKED ON SURVEY. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SITE BENCHMARK:

- BM1180-66-01, SET NAIL&DISC LB1772, NW CORNER OF PROPERTY, ELEV = 6.13'
- BM1180-66-02, SET NAIL&DISC LB1772, NE OF PROPERTY ELEV = 6.35'
- BM1180-66-03, SET NAIL&DISC LB1772, N CORNER OF PROPERTY, ELEV = 6.41'

NO EVIDENCE OF DIVISION OR PARTY WALL IDENTIFIED DURING TIME OF SURVEY.

ABOVE GROUND IMPROVEMENTS EXISTING ON THIS PROPERTY HAVE BEEN LOCATED HEREON AS SHOWN. (ABOVE GROUND INDICATORS OF UNDERGROUND UTILITIES EXISTING ON THIS PROPERTY HAVE NOT BEEN LOCATED.)

THE PARCEL IS LOCATED ON MARSHWOOD LANE.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO EVIDENCE OF PROPOSED CHANGES TO RIGHT-OF-WAY LINES.

NO EVIDENCE OF USE OF PREMISES AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS FOUND.

THE BUILDING ENCROACHES INTO THE ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT LISTED ON THE DEED BUT NOT GRANTED TO ANY PARTY AS SHOWN HEREON.

NO OFFSITE EASEMENTS OR SERVITUDE HAVE BEEN DISCLOSED.

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCE ABOVE.

COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST.

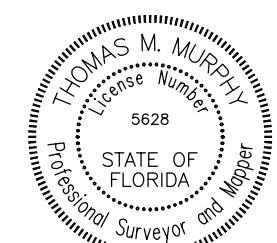
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

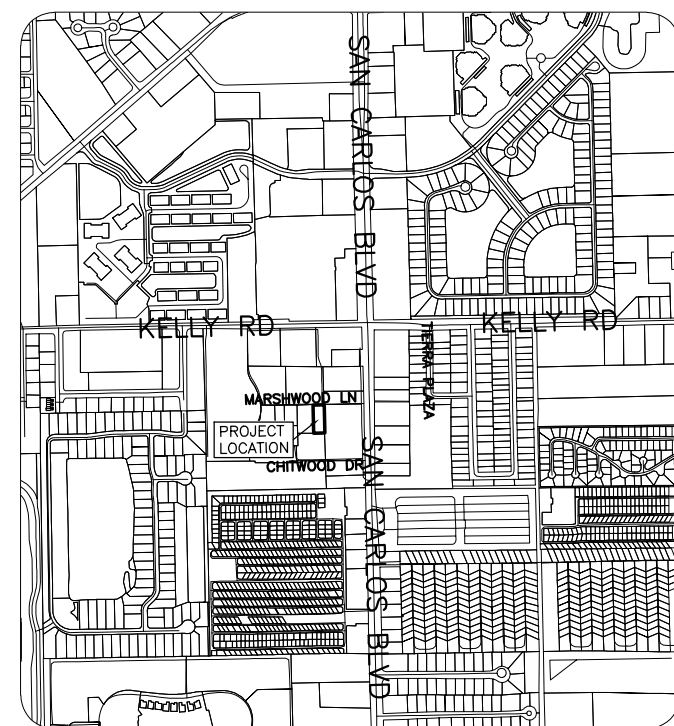
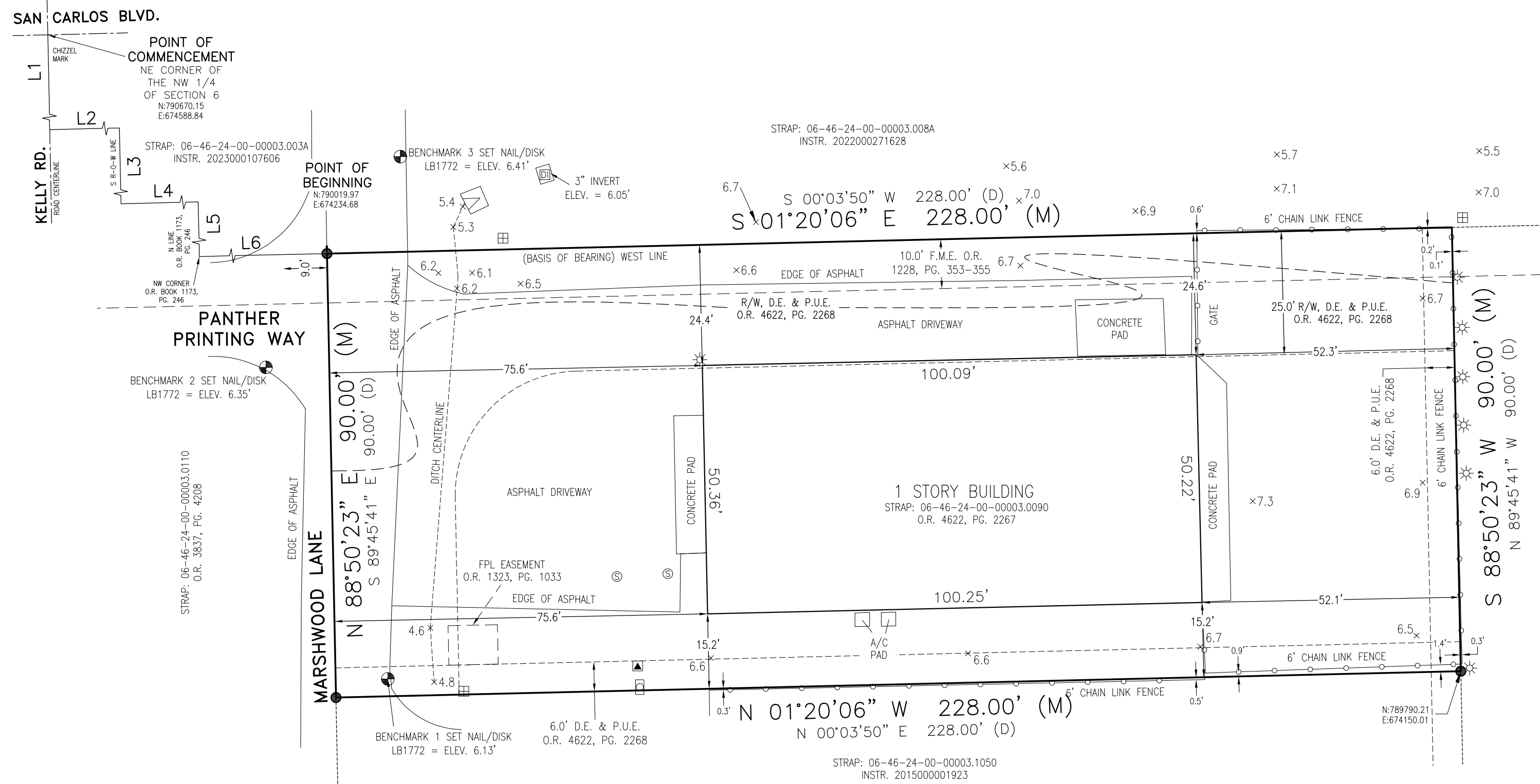
- RLR INVESTMENT LLC, AN OHIO LIMITED LIABILITY COMPANY
- CENTRAL LINE PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY 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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 8, 9, 11(b), 13, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/22/2023.

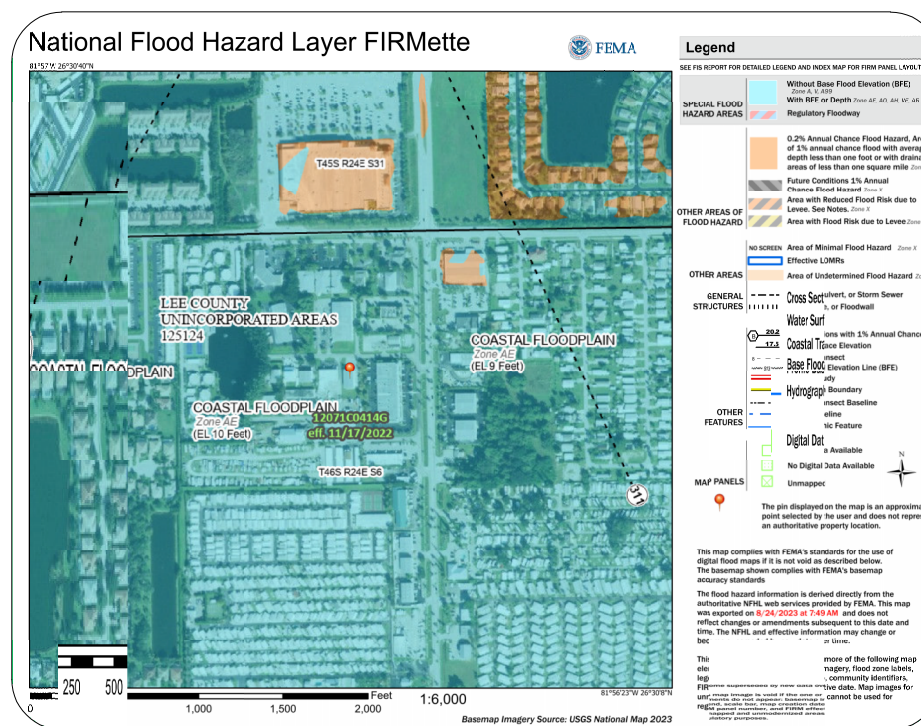
HOLE MONTES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



BY THOMAS M. MURPHY LSS628 STATE OF FLORIDA



SITE MAP (NOT TO SCALE)



FEMA FIRM MAP (NOT TO SCALE)

NOTES TO TITLE COMMITMENT:

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY, HAVING A COMMITMENT NO. 1430537 AND A COMMITMENT DATE OF AUGUST 3, 2023 AT 11:00 P.M. ITEMS LISTED IN SCHEDULE B-II THEREIN HAVE BEEN REVIEWED AS FOLLOWS:

- COVENANTS, CONDITIONS, AND RESTRICTIONS, AS RECORDED IN O.R. 1173, PG. 254, AMENDED BY O.R. 1182, PG. 498, BLANKET IN NATURE
- WATER PIPELINE EASEMENT AS RECORDED IN O.R. BOOK 1228, PG. 353 & O.R. BOOK 1413, PG. 1886, AS SHOWN HEREON.
- FPL EASEMENT, AS RECORDED IN O.R. BOOK 1323, PG 1033, AS SHOWN HEREON.
- LEE COUNTY ORDINANCE NO. 86-14, AS RECORDED IN, O.R. BOOK 2189, PG. 3281, AMENDED BY, O.R. BOOK 2189, PG. 3334, BLANKET IN NATURE.
- ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT, AS RECORDED IN, O.R. BOOK 4622, PG 2267, AS SHOWN HEREON.

- LEGEND
- (D) = DEED
 - (M) = MEASURED
 - L1 = SEE LINE TABLE
 - FOUND NAIL/DISK
 - ▲ SET 5/8" IRON PIN/CAP "LB1772"
 - FOUND IRON PIN/CAP
 - COMMUNICATION SERVICE PEDESTAL
 - * BOLLARD
 - ⊕ TRANSFORMER
 - ⊙ SPLICE BOX
 - ⊗ SANITARY SEWER MANHOLE
 - ⊞ DRAINAGE INLET

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

PARTY CHIEF: D.F. - 1180/66	DATE: 8/22/2023
DRAWN BY: JNH	DATE: 8/23/2023
SHEET 1	OF SHEET 1
SEC-TWN-RGE 06-46-24	



6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772

11575 MARSHWOOD LN ALTA/NSPS SURVEY

DRAWING NO. H-2438
PROJECT NO. 2023.612
REFERENCE NO. 2023612 ALTA.dwg