LEGAL DESCRIPTION

PARCEL A

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST ONE QUARTER OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE N89°46'18"W ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 131.01 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 45 (U.S. 41 – TAMIAMI TRAIL); THENCE S00°32'39"W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 181.71 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BOY SCOUT DRIVE (90.00 FEET WIDE) AS SHOWN IN OFFICIAL RECORDS BOOK 1419 AT PAGE 1968 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S89°18'18"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 224.99 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S89°18'18"W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 325.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF ROADWAY AND PUBLIC UTILITIES EASEMENT (50.00 FEET WIDE) AS SHOWN IN OFFICIAL RECORDS BOOK 1313 AT PAGES 1426 AND 1427 OF SAID PUBLIC RECORDS; THENCE S00°32'39"W ALONG SAID EAST LINE FOR 199.15 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A PARCEL AS SHOWN IN OFFICIAL RECORDS BOOK 1313 AT PAGE 1425; THENCE N89°13'04"E ALONG SAID NORTH LINE FOR 550.00 FEET TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 45, U.S. 41, TAMIAMI TRAIL; THENCE N00°32'39"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 60.00 FEET; THENCE S89°18'18"W FOR 224.99 FEET; THENCE N00°32'39"E FOR 138.32 FEET TO THE **POINT OF BEGINNING**; **LESS AND EXCEPT** THAT PORTION CONVEYED TO LEE COUNTY BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2606, PAGE 4049, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

PARCEL B

THE EASTERLY ONE-HALF OF THE FOLLOWING TRACT OR PARCEL OF LAND ON WHICH A ROADWAY AND PUBLIC UTILITY EASEMENT 50 FEET WIDE EXISTS AS DESCRIBED IN A DEED TO RHODES REALTY III, INC. RECORDED IN O.R. BOOK 1313 AT PAGE 1424 AND LOCATED IN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, WHICH LAND IS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 11 RUN N89°46'18"W ALONG THE BISECTOR OF THE EAST LINE OF SAID 11 AND THE EAST LINE OF SECTION 2 IN SAID TOWNSHIP AND RANGE FOR 131.01 FEET TO THE WEST LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL); THENCE RUN S00°32'39"W ALONG SAID WEST LINE OF SAID STATE ROAD NO. 45 FOR 181.71 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF CITY LINE DRIVE; THENCE CONTINUE S00°32'39"W ALONG SAID WEST LINE FOR 198.32 FEET TO A POINT 290 FEET NORTH OF THE SOUTH LINE OF SAID NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AS MEASURED ALONG SAID WEST LINE OF STATE ROAD NO. 45; THENCE RUN S89°13'04"W, PARALLEL WITH SAID SOUTH LINE OF SAID FRACTION, FOR 549.99 FEET TO THE **POINT OF BEGINNING**.
FROM SAID **POINT OF BEGINNING** CONTINUE S89°13'04"W ALONG SAID PARALLEL LINE FOR 50.01 FEET; THENCE RUN N00°32'39"E, PARALLEL WITH SAID WEST LINE OF SAID STATE ROAD NO. 45, FOR 199.23 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF CITY LINE DRIVE; THENCE RUN N89°18'18"E ALONG SAID SOUTH LINE FOR 50.01 FEET; THENCE RUN S00°32'39"W FOR 199.15 FEET TO THE **POINT OF BEGINNING**. BEARINGS HEREINABOVE MENTIONED ARE DERIVED FROM THE CENTERLINE SURVEY FOR SAID STATE ROAD NO. 45.

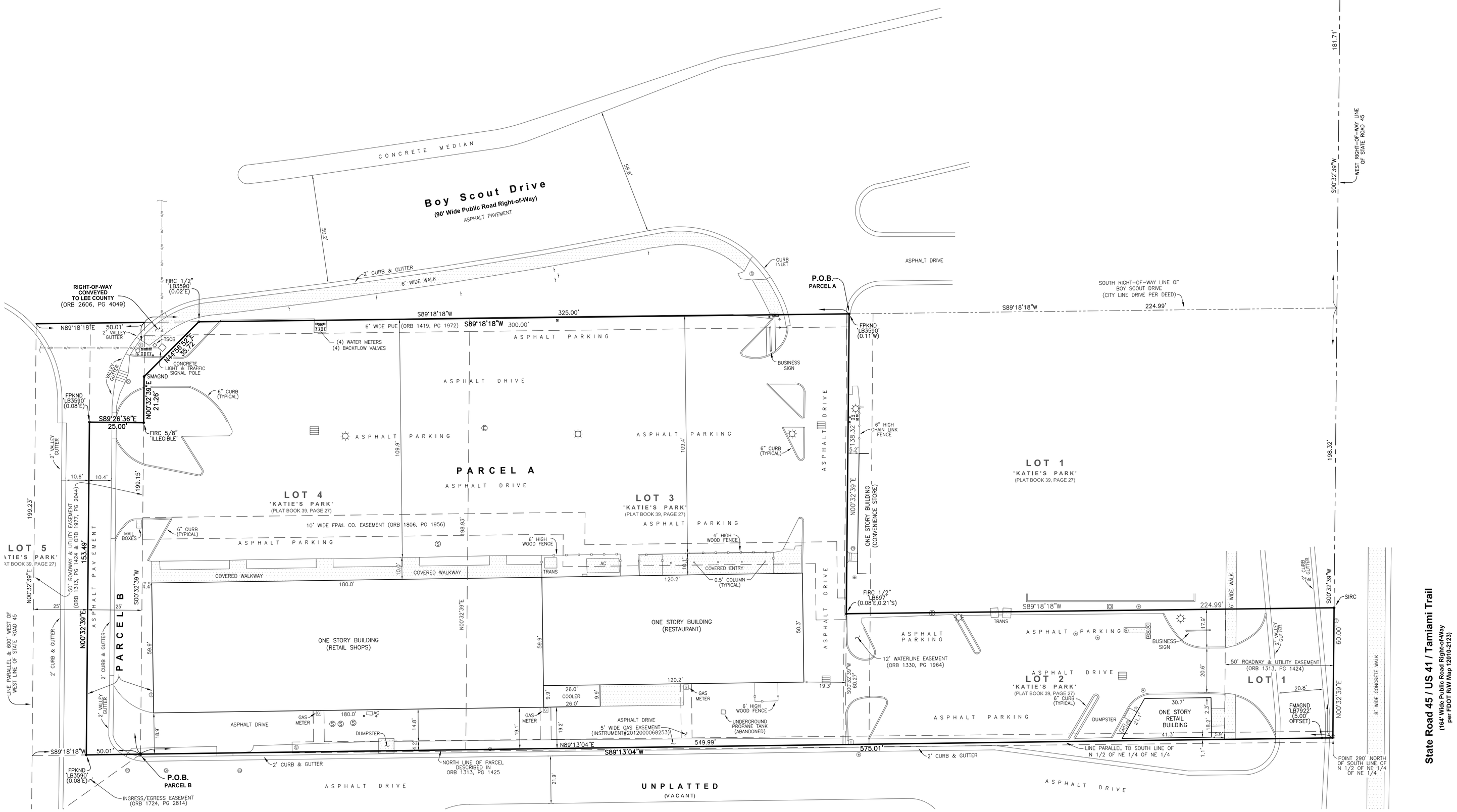
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WESTERLY ONE-HALF OF THE ABOVE DESCRIBED EASEMENT.

LEGEND

SIRC	DENOTES SET 5/8" IRON ROD & CAP STAMPED "JHM LB7027"
FPKND	DENOTES FOUND PK NAIL & DISC – IDENTIFICATION AS NOTED
FMAGND	DENOTES FOUND MAG NAIL & DISC – IDENTIFICATION AS NOTED
FIRC	DENOTES FOUND IRON ROD & CAP – SIZE & ID AS NOTED
ID	DENOTES IDENTIFICATION
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING
FP&L CO	DENOTES FLORIDA POWER & LIGHT COMPANY
— o/h —	DENOTES OVERHEAD WIRES
AC	DENOTES AIR CONDITIONER
TRANS	DENOTES ELECTRICAL TRANSFORMER PAD
TSCB	DENOTES TRAFFIC SIGNAL CONTROL BOX
	DENOTES SEWER CLEANOUT
	DENOTES SANITARY SEWER MANHOLE
	DENOTES WATER METER WITH BACKFLOW PREVENTOR
	DENOTES LIGHT POLE
	DENOTES TELEPHONE RISER
	DENOTES CATCH BASIN
	DENOTES ELECTRIC HANDHOLE
	DENOTES SIGN
	DENOTES BURIED GAS LINE MARKER/WARNING
	DENOTES FIRE HYDRANT
	DENOTES CONCRETE
ORB	DENOTES OFFICIAL RECORD BOOK
PG	DENOTES PAGE
PUE	DENOTES PUBLIC UTILITY EASEMENT
	DENOTES UNKNOWN MANHOLE
	DENOTES IRRIGATION METER
•	DENOTES BOLLARD

SURVEYOR'S NOTES

1. THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE COMMITMENT 18-0246, EFFECTIVE DATE OF OCTOBER 3, 2018, ISSUED BY FIRST JACK P. PANKOW, ATTORNEY AT LAW.
2. BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF BOY SCOUT DRIVE AS N89°18'18"E.
3. SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
4. THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP IRM MAP NUMBER 12071C0428G, EFFECTIVE DATE 12/07/18.
5. THE SUBJECT PROPERTY CONTAINS 1.88± ACRES.
6. THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THE ACCURACY OF THIS SURVEY HAS MET OR EXCEEDED THE MINIMUM REQUIREMENTS FOR A HIGH RISK-COMMERCIAL SURVEY AS SET FORTH IN THE STANDARDS OF PRACTICE (CHAPTER 5J-17.05(3)(b)15.b.ii), FLORIDA STATUTES.
8. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN THE LIMITS OF "KATIE'S PARK" PLAT AS RECORDED IN PLAT BOOK 39, AT PAGES 27-28.
9. RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



SHEET 1 OF 1

CERTIFIED TO:
Folks Plaza FM LLC
Business First Bank, BACOL, ATIMA
Lee County Housing Finance Authority
Old Republic National Title Insurance Company

Judith H McCarrier PSM Digitally signed by Judith H McCarrier Date: 2019.02.04 16:17:05 -05'00'
Florida License #4021

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021

REVISIONS

SCALE	1"=20'	DATE	FEBRUARY 4, 2019
FILENAME	Katies Park_L2-4.dwg	PROJECT NO.	19-009
DRAWN BY JWM	CHECKED BY JHM	F.B. / PG.:	Katies_Park-Lots_2-4.survey

PROJECT

BOUNDARY SURVEY
A PORTION OF 'KATIES PARK'
(PLAT BOOK 39, PAGES 27-28, LEE COUNTY RECORDS)

ADDRESS

1902-1920 BOY SCOUT DRIVE
FORT MYERS, FL 33907

CLIENT

FOLKS PLAZA FM LLC
2040 VIRGINIA AVENUE
FORT MYERS, FL 33901
PHONE: (239) 690-4100

J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027
2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone:(239) 277-7021