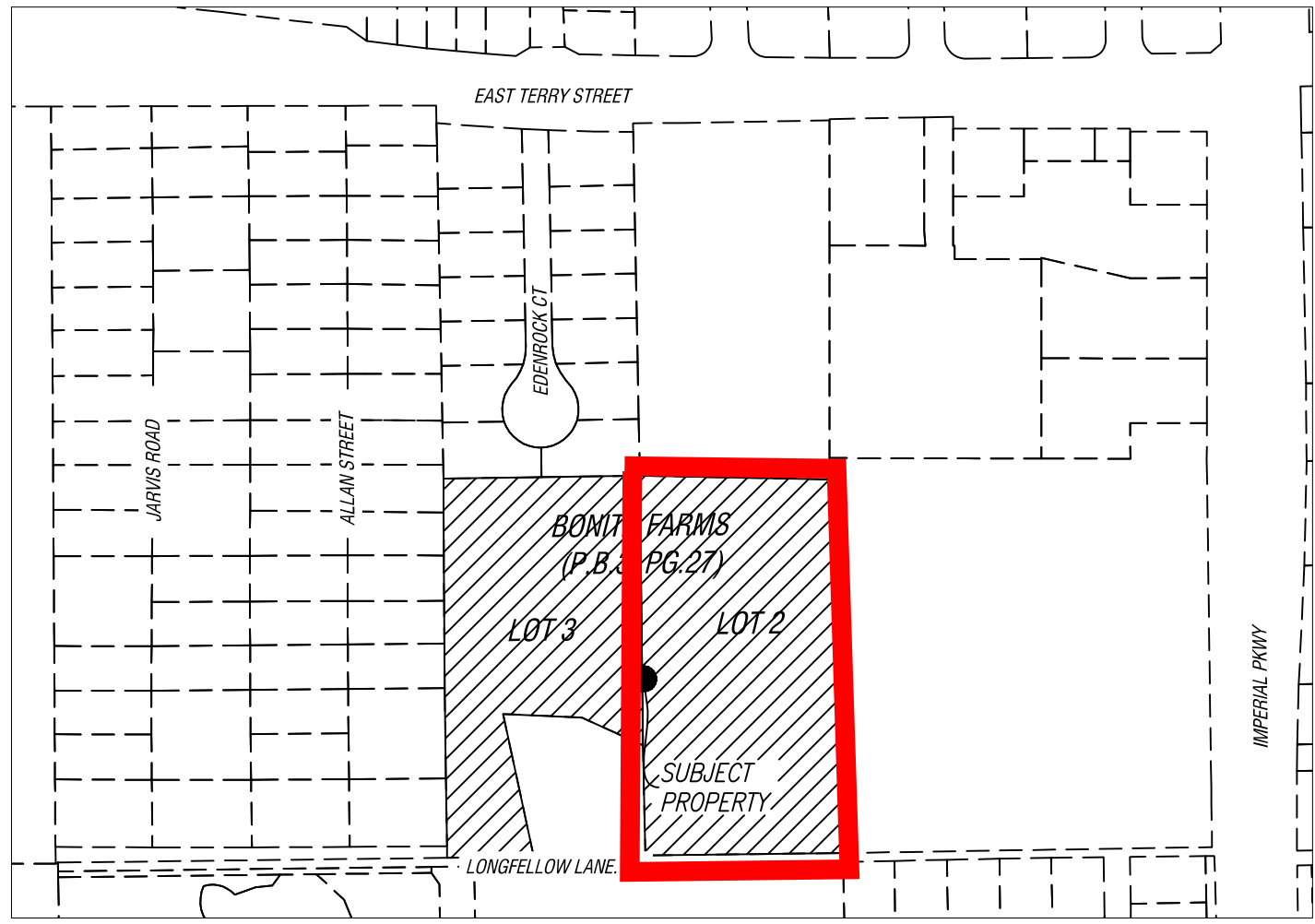


BOUNDARY SURVEY

11291 LONGFELLOW LN
BONITA SPRINGS, FL 34135
OF
A PORTION OF THE S 1/2 LOT 3
SECTION 36 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
STRAP NUMBER: 36-47-25-B1-00103
FOLIO: 10294111

11405 LONGFELLOW LN
BONITA SPRINGS, FL 34135
OF
SOUTH 1/2 OF LOT 2
SECTION 36 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
STRAP NUMBER: 36-47-25-B1-00102.0000
FOLIO: 10294109



LOCATION MAP

SCALE: 1"=300'
SECTION: 36; TOWNSHIP: 47 SOUTH; RANGE: 25 EAST

NOTES:

1. PREPARED AS A BOUNDARY SURVEY. LAST DATE OF FIELD WORK AUGUST 27/2023.
2. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
3. THIS SKETCH 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.
4. PARCEL LIES IN FLOOD ZONE "X", AS SHOWN ON FEDERAL INSURANCE RATE MAP NUMBER 1207106576, DATED NOVEMBER 17, 2022.
5. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

Documents affecting the property by B-II exceptions listed on Title Commitment issued by WFG National Title Insurance Company with a Commitment Number: 2394339FL-A, Commitment Date: November 14, 2023 at 8:00 AM

9. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF BONITA FARMS, UNIT 1, RECORDED IN PLAT BOOK 3, PAGE 27. (AFFECTS AS A WHOLE)
10. NOTICE OF LOT SPLIT APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 2824, PAGE 3526. (AFFECTS AS A WHOLE)
11. GRANT OF UTILITY EASEMENT IN FAVOR OF BONITA SPRINGS UTILITIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 4103, PAGE 3219 (AFFECTS PLOTTED)

Documents affecting the property by B-II exceptions listed on Title Commitment issued by WFG National Title Insurance Company with a Commitment Number: 2394387FL-A, Commitment Date: November 14, 2023 at 8:00 AM

9. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF BONITA FARMS, UNIT 1, RECORDED IN PLAT BOOK 3, PAGE 27. (AFFECTS AS A WHOLE)
10. NOTICE OF LOT SPLIT APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 2487, PAGE 2806. (AFFECTS AS A WHOLE)
11. GRANT OF UTILITY EASEMENT IN FAVOR OF BONITA SPRINGS UTILITIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 3042, PAGE 994. (AFFECTS PLOTTED)
12. GRANT OF UTILITY EASEMENT IN FAVOR OF BONITA SPRINGS UTILITIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 3841, PAGE 1086. (AFFECTS PLOTTED)
13. GRANT OF EASEMENT DRAINAGE IN FAVOR OF AH BONITA SPRINGS, LLC, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2016000234439 (AFFECTS PLOTTED)

DESCRIPTION

THE SOUTH HALF OF LOT 3, BONITA FARMS, UNIT 1, IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

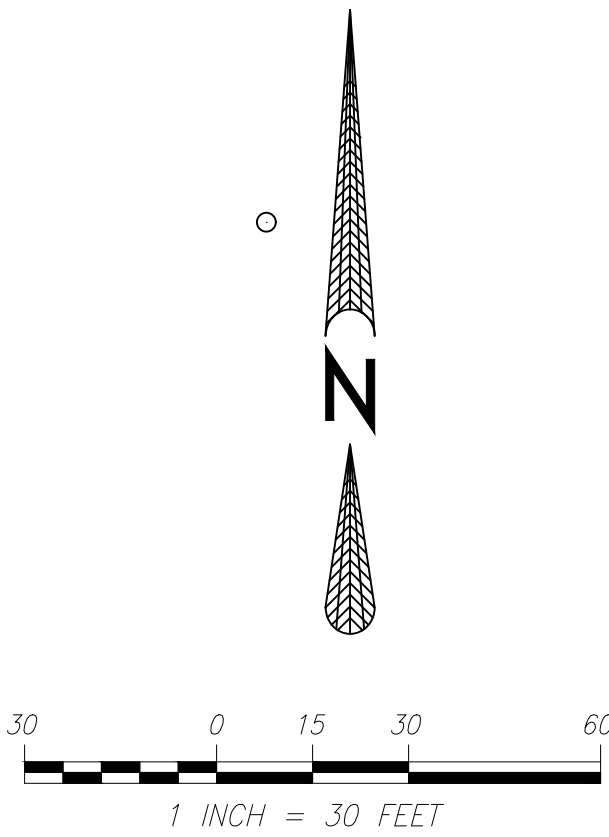
LESS THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BONITA FARMS, IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTHERLY ALONG THE COMMON LINE BETWEEN LOTS 2 AND 3 OF SAID BONITA FARMS FOR 193.89 FEET; THENCE DEFLECT 64 DEGREES 35' 56" TO THE LEFT FOR 112.44 FEET; THENCE DEFLECT 22 DEGREES 49' 30" TO THE LEFT FOR 132.30 FEET; THENCE DEFLECT 104 DEGREES 34' 49" TO THE LEFT FOR 252.54 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A 30 FOOT ROAD; THENCE DEFLECT 77 DEGREES 33' 03" TO THE LEFT AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 181.99 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THE SOUTH 1/2 OF LOT 2, BONITA FARMS, UNIT 1, IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, CONTAINING 8.71 ACRES MORE OR LESS

MORE PARTICULARLY DESCRIBED

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BONITA FARMS, IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 27, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTHERLY ALONG THE COMMON LINE BETWEEN LOTS 2 AND 3 OF SAID BONITA FARMS FOR 193.89 FEET; THENCE DEFLECT 64 DEGREES 35' 56" TO THE LEFT FOR 112.44 FEET; THENCE DEFLECT 22 DEGREES 49' 30" TO THE LEFT FOR 132.30 FEET; THENCE DEFLECT 104 DEGREES 34' 49" TO THE LEFT FOR 252.54 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A 30 FOOT ROAD; THENCE ALONG SAID RIGHT-OF-WAY S 89°15' 41" W A DISTANCE OF 150.31' TO SOUTHWEST CORNER OF SAID LOT; THENCE ALONG WEST LOT LINE N 01°06' 44" W A DISTANCE OF 655.96' TO THE NORTH LINE OF THE SOUTH HALF OF LOTS 2 AND 3 OF SAID BONITA FARMS THENCE N 89°07' 44" E A DISTANCE OF 668.10' TO THE EAST LINE OF SAID LOT 2; THENCE ALONG EAST LINE OF SAID LOT 3 S 00°46' 57" E A DISTANCE 657.49' TO THE NORTHERLY RIGHT-OF-WAY LINE OF A 30 FOOT ROAD; THENCE ALONG SAID RIGHT-OF-WAY S 89°15' 41" W A DISTANCE OF 332.93' TO THE POINT OF BEGINNING.

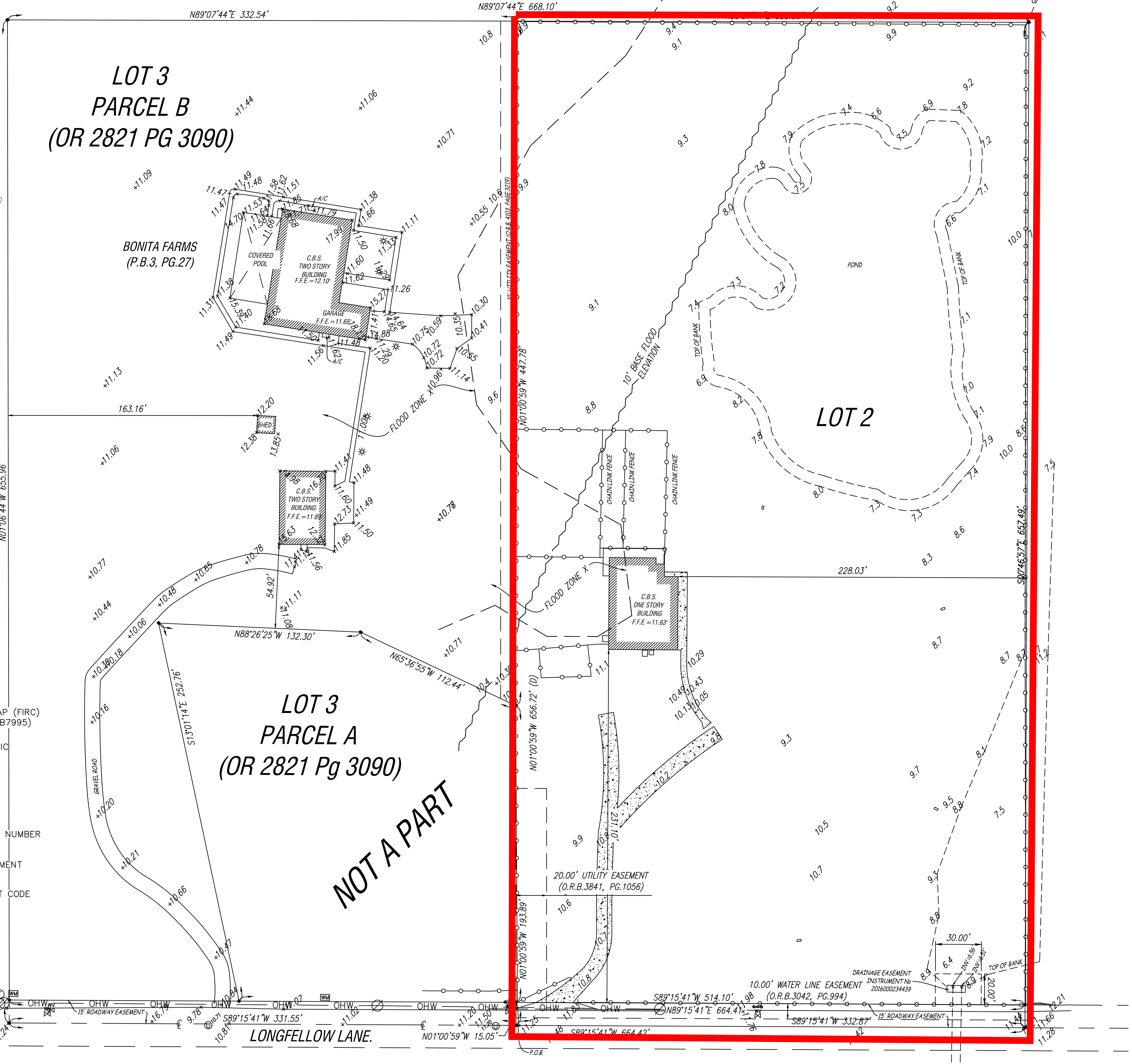
**EDENROCK
INSTRUMENT#
2005000006851**



LEGEND:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

NOT A PART

**LOT 4
BONITA FARMS
(P.B.3, PG.27)**



LEGEND:

- = FOUND 5/8" IRON AND CAP (FIRC)
- ▲ = SET PK NAIL AND DISC (LB7995)
- BP = BRICK PAVERS
- FPL = FLORIDA POWER & ELECTRIC
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- ELEC. PED. = ELECTRIC PEDESTAL
- TEL. PED. = TELEPHONE PEDESTAL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- CONC. = CONCRETE
- = FENCELINE
- (##) = SCHEDULE B-II EXCEPTION NUMBER
- TOB = TOP OF BANK
- TOE = TOE OF SLOPE
- LCUE = LEE COUNTY UTILITY EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PI = POINT OF INTERSECTION
- LDC = LEE COUNTY DEVELOPMENT CODE
- ROW = RIGHT OF WAY
- ☀ = LIGHT POLE
- ⊕ = FIRE HYDRANT
- ⊖ = GUY WIRE
- ⊙ = POWER POLE
- ⊗ = WATER VALVE
- ⊘ = WATER METER
- ⊚ = TELEPHONE RISER
- ⊛ = BACKFLOW PREVENTER

PROJECT NO: LONGFELLOW
SCALE: 1"=30'
DRAWN BY: A.H.
CHECKED BY: MDM
DATE DRAWN: 08/08/2023
FIELD BOOK: 55

CE-SITE
civil engineering • surveying • project management
EB-30108 LB-7995
13650 Fiddlerscove Boulevard, PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777



Date:	Description:	By:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 57-1050 THRU 52, FLORIDA ADMINISTRATION CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MARK D. MCLEARY (FOR THE FIRM LB-7995)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6557
DATE SIGNED: _____