



LOCATION MAP

NO SCALE

ALTA/NSPS LAND TITLE SURVEY OF A PORTION OF TRACT "A", BLOCK 2371, CAPE CORAL UNIT 35, LEE COUNTY, FLORIDA



TITLE COMMITMENT NOTES
THE MATTERS SHOWN HEREON WERE PROVIDED BY THE TITLE COMMITMENT NUMBER 1404605-A2, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE JULY 13, 2023 AT 11:00 PM, AND WAS RELIED UPON TO BE COMPLETE AND CORRECT.

ITEMS CORRESPONDING TO SCHEDULE B

NO APPLICABLE SCHEDULE B ITEMS

SURVEYOR'S NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT "A" BLOCK 2371 OF SAID "CAPE CORAL UNIT 35, AS BEARING S.89° 50' 24"E.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988) AND WERE DERIVED FROM NGS BENCH MARK "G 246" (PID AD1433).

ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.

PARCEL LIES IN FLOOD ZONE 'X', HAVING NO BASE FLOOD ELEVATION, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 12071C0261G, EFFECTIVE DATE: 11/17/2022.

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.

THE SKETCH OF SURVEY SHOWS OR DESCRIBES THE LOCATION OF ALL RIGHT-OF-WAY AND EASEMENTS OF WHICH HAVE BEEN ADVISED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN THE TITLE COMMITMENT NUMBER 1404605-A2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED JULY 13, 2023 AT 11:00 PM.

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF DELINEATING BOUNDARY LINES OF THE PARCEL AND THE VISIBLE IMPROVEMENTS THERETO ONLY AND IS NOT INTENDED TO IDENTIFY THE EXISTENCE OF, NOR DELINEATE THE EXTENT OF, THE JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER ENTITY WHOSE RULES, REGULATIONS OR ORDINANCES MAY AFFECT THIS PARCEL, EXCEPT AS MAY BE OTHERWISE SHOWN HEREON.

ALL BEARINGS AND DISTANCES ARE MEASURED OR PLAT UNLESS NOTED OTHERWISE.

THE SOURCE OF THE LOCATION AND WIDTHS OF THE RIGHT OF WAYS ABUTTING THE SURVEYED PROPERTY WERE OBTAINED FROM PLAT BOOK 16, AT PAGES 100 THROUGH 111, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SITE CONDITIONS WERE OPTIMAL AND RESULTED IN A RELATIVE POSITIONAL PRECISION THAT EXCEEDED THE MAXIMUM OF 2 CENTIMETERS (0.07 FEET) PLUS 50 PARTS PER MILLION.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

OTHER THAN WHAT IS SHOWN ON THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER FROM THE CLIENT PURSUANT TO TABLE A ITEM 6(A) AND/OR 6(B).

THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT CONTROL NETWORK WAS UTILIZED ON THIS BOUNDARY SURVEY AND THE DATUM IS NORTH AMERICAN DATUM NAD(83) (2011)-(EPOCH 2017.000). THE STATED HORIZONTAL ACCURACY IS 1-2 CENTIMETER. THE STATED VERTICAL ACCURACY IS 2-3 CENTIMETER.

AT THE TIME OF SURVEY, THERE WERE NO STRIPPED PARKING SPACES

WETLAND AND ZONING STATEMENT

WETLAND AND ZONING ANALYSIS NOT PROVIDED AT TIME OF SURVEY.AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ANY WETLAND AREAS

ENCROACHMENT STATEMENT

AS SHOWN ON MAP

LEGEND		PUBLIC RECORDS OF LEE COUNTY, FLORIDA	
ASPHALT PAVEMENT	B.O.B. BASIS OF BEARINGS	P.R.L.C.F.	S.F. SQUARE FEET
CONCRETE	FND FOUND	S.F.	PAGE
(F) FIELD INFORMATION	CB CATCH BASIN	PG.	LP LIGHT POLE OR LIGHT POST
(R) RECORDED PLAT DATA	EL ELEVATION	LP	WV WATER VALVE
(D) DESCRIPTION OR DRED DATA	U.P. UTILITY POLE	WV	OVERHEAD WIRE
UDE UTILITY AND DRAINAGE EASEMENT	TEL TELECOMMUNICATIONS RISER	WV	SET IRON ROD WITH CAP
STRAP SECTION/TOWNSHIP-RANGE-AREA-PARCEL	IRR IRRIGATION	SIRC	STAMPED "JAM ENG LB8305"
PKN&D PARKER-KALON NAIL & DISK	C.L.F. CHAIN-LINK FENCE	CM	EXISTING GROUND ELEVATION
PC. POINT OF CURVE	CM CONCRETE MONUMENT	FO	TEMPORARY BENCHMARK
PT. POINT OF TANGENCY	FO FIBER OPTIC	O.R.B.	OFFICIAL RECORDS BOOK
J-BOX JUNCTION BOX	O.R.B. OFFICIAL RECORDS BOOK	P.B.	PLAT BOOK
FIRC FOUND IRON ROD & CAP	P.B. PLAT BOOK	PG.	PAGE
LB LICENSED BUSINESS	PG. PAGE		
CHB CHORD BEARING			

THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT. NO ABSTRACT EXAMINATION IS IMPLIED. THE SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH SEAL. BEARINGS SHOWN HEREON ARE STATE PLANE, FLORIDA WEST UNLESS OTHERWISE NOTED. THE INFORMATION HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD. THE CERTIFICATION OF THIS SURVEY APPLIES TO THE PERSON/PERSONS SHOWN.

No	DATE	BY	REVISION DESCRIPTION
1			
2			
3			
4			

REMAINDER TRACT "A"
(VACANT)

SUBJECT PARCEL PORTION OF TRACT "A" - BLOCK 2371

VACANT

CONTAINING 217,800 S.F. (5.00± ACRES)

PART OF LOTS 21 & 20
FLORIDA TROPICAL FARMS
P.B. 9, PG. 21 (P.R.L.C.F.)
STRAP: 12-44-23-C4-00500.0200
(VACANT)

LOT 22
FLORIDA TROPICAL FARMS
P.B. 9, PG. 21 (P.R.L.C.F.)
STRAP: 12-44-23-C4-00500.0220
(VACANT)

LOT 23
FLORIDA TROPICAL FARMS
P.B. 9, PG. 21 (P.R.L.C.F.)
STRAP: 12-44-23-C4-00500.0230
(VACANT)

RECORD LEGAL DESCRIPTION

A PORTION OF TRACT "A" IN BLOCK 2371 IN "CAPE CORAL UNIT 35" AS RECORDED IN PLAT BOOK 16, AT PAGES 100 THROUGH 111, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 2371 OF SAID "CAPE CORAL UNIT 35", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF "TRACT A", BLOCK 2371 OF SAID "CAPE CORAL UNIT 35"; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2910.18 FEET THROUGH A CENTRAL ANGLE OF 5° 44' 50" FOR A DISTANCE OF 291.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 26° 48' 23" EAST, 405.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 26° 48' 23" EAST, 159.13 FEET; THENCE SOUTH 63° 10' 25" WEST FOR A DISTANCE OF 748.48 FEET; THENCE SOUTH 63° 12' 28" WEST FOR A DISTANCE OF 33.60 FEET TO THE SOUTHWEST CORNER OF TRACT "A"; THENCE NORTH 00° 01' 34" WEST, A DISTANCE OF 496.71 FEET; THENCE SOUTH 89° 50' 24" EAST, A DISTANCE OF 626.39 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER:
12-44-23-C4-02371.000B

SURVEYORS CERTIFICATE
TO: TSAYO GROUP, INC., A FLORIDA PROFIT CORPORATION;
CALDERA LAW PLLC;
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7a,7b(1),7(c),8,9,13,AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 10, 2023.

This item has been digitally signed and sealed by ALLAN K. MAKAU on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



DATE OF SURVEY: AUGUST 21, 2023
SURVEY PERFORMED BY: JAM ENGINEERING AND SURVEYING, INC.
8685 PEGASUS DRIVE
LEHIGH ACRES, FL 33971
PHONE: (239) 357-6438
EMAIL: allanmakau@gmail.com

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

I FURTHER CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LANDS DESCRIBED HEREON ACCORDING TO A RECENT BOUNDARY SURVEY PERFORMED ON THE GROUND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.050 - 5J-17.052 AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND AS SURVEYED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JAM ENGINEERING AND SURVEYING, INC. LB # 8305 8685 PEGASUS DRIVE LEHIGH ACRES, FLORIDA 33971 (239) 357-6438 allanmakau@gmail.com	SURVEY RECORD		SECTION: 12	TOWNSHIP: 44 SOUTH	RANGE: 23 EAST	LAST DATE OF FIELD WORK: 08/10/2023		COMMITMENT NUMBER NA		SHEET: 1
	FIELD BOOK: 1	PAGE: 10	COUNTY: LEE			FIELD BY: JAM DATE: 8/10/2023		FILE NAME: BOUNDARY		
	ADDRESS:		CLIENT NAME: TSAYO GROUP, INC., A FLORIDA PROFIT CORPORATION			DRAWN: MDP DATE: 8/12/2022		PROJECT NUMBER: 20-538		
						CHECKED: JAM DATE: 8/21/2022		OF 1		