

BOUNDARY SURVEY

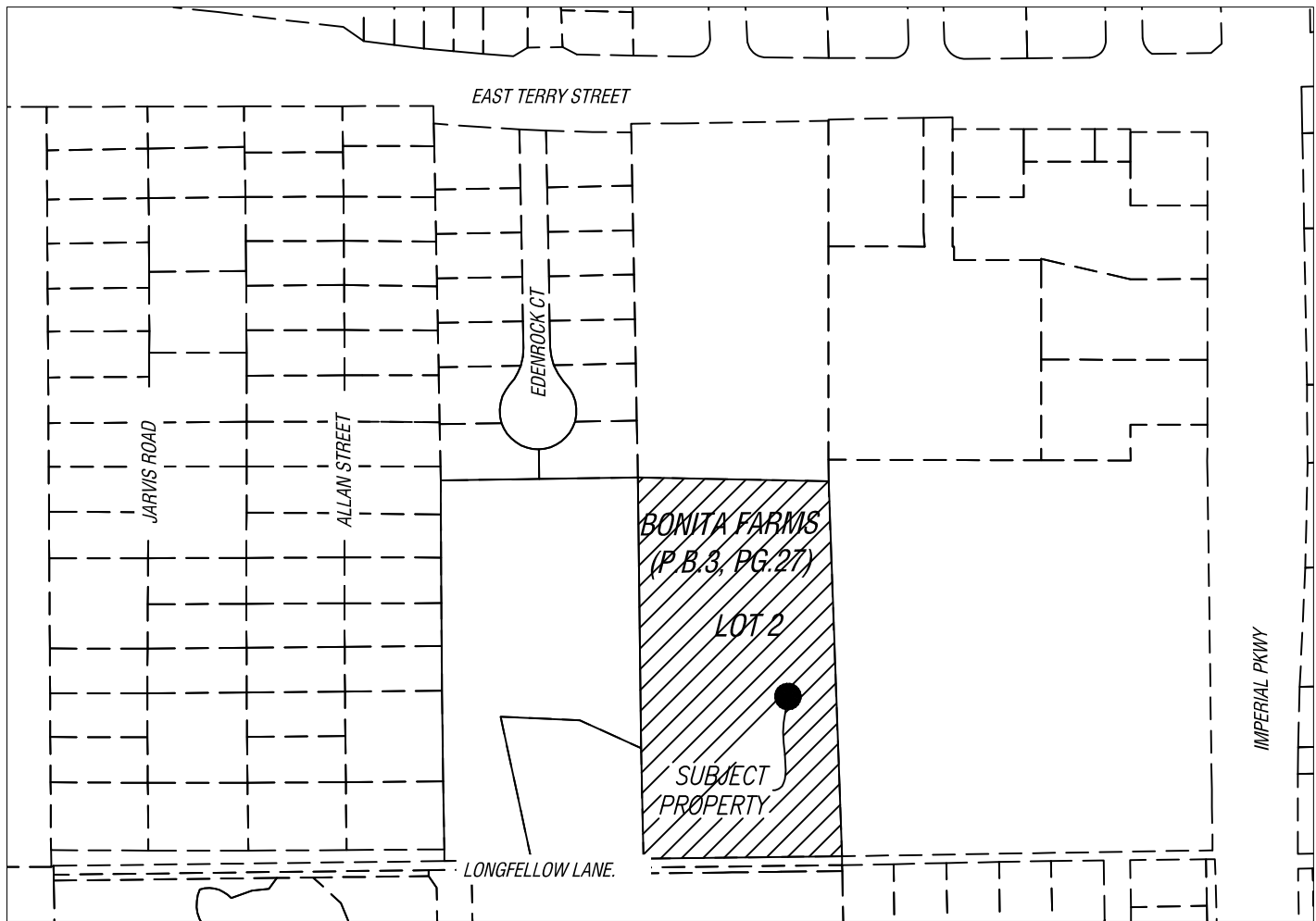
11405 LONGFELLOW LN
BONITA SPRINGS, FL 34135
OF
SOUTH 1/2 OF LOT 2
SECTION 36 TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
STRAP NUMBER:36-47-25-B1-00102.0000
FOLIO:10294109

Documents affecting the property by Owner &
Encumbrance Property Information Report File Number:
26033574, Date: March 13, 2026 at 8:00 AM

- EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF BONITA FARMS, UNIT 1, RECORDED IN PLAT BOOK 3, PAGE 27.
- NOTICE OF LOT SPLIT APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 2847, PAGE 2806.
- GRANT OF UTILITY EASEMENT IN FAVOR OF BONITA SPRINGS UTILITIES, INC. RECORDED IN OFFICIAL RECORDS BOOK 3042, PAGE 994 (AFFECTS PLOTTED)
- GRANT OF UTILITY EASEMENT IN FAVOR OF BONITA SPRINGS UTILITIES, INC. RECORDED IN OFFICIAL RECORDS BOOK 3841, PAGE 1056. (AFFECTS PLOTTED)
- GRANT OF EASEMENT DRAINAGE IN FAVOR OF AH BONITA SPRINGS, LLC, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2016000234439 (AFFECTS PLOTTED)

DESCRIPTION

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.



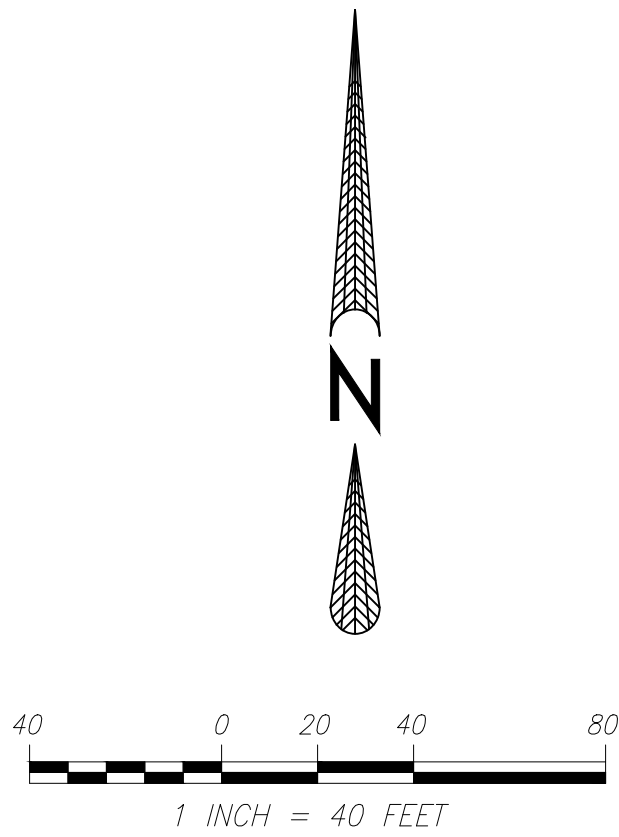
LOCATION MAP

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

NOTES:

1. PREPARED AS A BOUNDARY SURVEY. LAST DATE OF FIELD WORK APRIL 14, 2026.
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 12071C06576, DATED NOVEMBER 17, 2022.
5. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

EDENROCK
INSTRUMENT#
2005000006851



NOT A PART

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

NOT A PART

LOT 3
PARCEL B
(OR 2824 PG 3526)

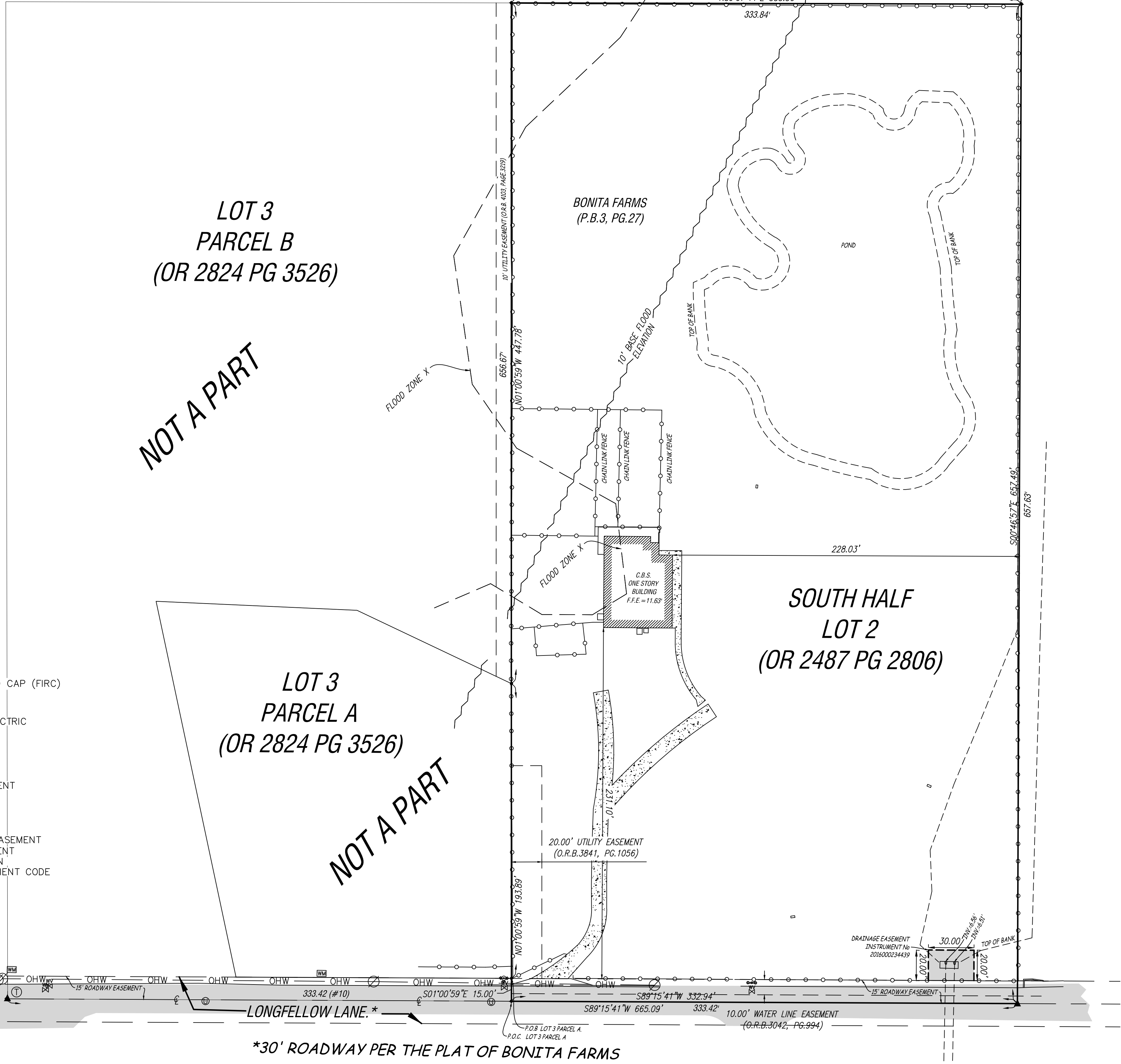
NOT A PART

LOT 3
PARCEL A
(OR 2824 PG 3526)

SOUTH HALF
LOT 2
(OR 2487 PG 2806)

LEGEND:

- = FOUND 5/8" IRON AND CAP (FIRC)
- ▲ = FOUND PK NAIL
- 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
- 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
- WM = WATER METER
- Ⓢ = TELEPHONE RISER
- ⊗⊗ = BACKFLOW PREVENTER
- = HEADWALL



*30' ROADWAY PER THE PLAT OF BONITA FARMS

P.B. 3 PG 27 PER INSTRUMENT 2014000013317(AMERICA HOUSE -BONITA SPRINGS)
OF THE LEE COUNTY RECORDS.

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 Fiddlesticks 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 37-17.050 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: _____