

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
OF A PARCEL OF LAND LYING IN
SECTION 6, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

LEGEND

- = BENCHMARK, SET PK NAIL AND DISK - "LB 6896"
● = FOUND 5/8" REBAR AND CAP - ILLEGIBLE
○ = FOUND 5/8" REBAR AND CAP - "LB 6816"
● = SET 5/8" REBAR AND CAP - "D&W LB 6896"
(C) = CALCULATED DATA
(D) = LEGAL DESCRIPTION DATA
FLUFCFS = FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM
(M) = FIELD MEASURED DATA
O.R. = OFFICIAL RECORDS BOOK
RCP = REINFORCED CONCRETE PIPE
• = SPOT ELEVATION, NAVD 1988
• = WOOD UTILITY POLE
← = DUTY ANCHOR
⊙ = SANITARY SEWER MANHOLE
⊙ = TELEPHONE PEDESTAL
⊙ = CENTURY LINK CABLE BOX
d = SIGN

LINE TABLE		
LINE	BEARING (C)	DISTANCE (C)
L1	N00°54'28"W	60.00'
L2	S00°49'39"E	60.00'
LINE	BEARING (D)	DISTANCE (D)
L1	N00°52'46"W	60.00'
L2	S00°48'31"E	60.00'

SURVEYOR'S NOTES

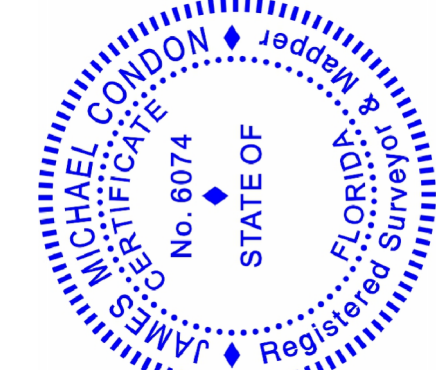
- BEARINGS AND COORDINATES SHOWN HEREON ARE GRID BEARINGS BASED UPON THE NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (NAD83/NSRS 2007) FLORIDA WEST ZONE AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6, BEARING N88°49'26"E. DISTANCES SHOWN ARE GROUND DISTANCES MEASURED IN FEET.
- NO UNDERGROUND IMPROVEMENTS OR FOUNDATIONS WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
- THIS PARCEL LIES IN FLOOD ZONE "AH" BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 1207120428H, DATED NOVEMBER 17, 2022. THIS PARCEL HAS A BASE FLOOD ELEVATION OF 16.5' (NAVD 1988) PER LEE COUNTY ARC GIS WEBSITE.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE RECORD PLAT AND LEGAL DESCRIPTION PROVIDED. NO SEARCH OF THE PUBLIC RECORD WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE OTHER SETBACKS AND/OR EASEMENTS NOT KNOWN TO THIS SURVEYOR.
- THE STREET ADDRESS IS:
6193 IDLEWILD STREET
FORT MYERS, FLORIDA 33966
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). ELEVATIONS ARE BASED UPON TIES TO THE TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) CONTROL NETWORK.
- THIS PARCEL CONTAINS 9.859 ACRES, OR 255,198 SQ. FT., MORE OR LESS.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING PARCEL 3 OF THOSE LANDS DESCRIBED IN DEED RECORDED IN INSTRUMENT NUMBER 2013000230860 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6 RUN N88°49'26"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 6 FOR 695.74 FEET TO AN INTERSECTION WITH THE CENTER LINE OF METRO PARKWAY (CANAL ROAD) 100' WIDE RIGHT OF WAY, AS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 1005, AT PAGE 79, LEE COUNTY RECORDS; THENCE CONTINUE N88°49'26"E ALONG SAID SOUTH LINE FOR 1,065.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN N00°52'46"W PARALLEL WITH SAID CENTER LINE FOR 660.26 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 6; THENCE RUN N88°49'27"E ALONG SAID NORTH LINE FOR 386.77 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 510 FEET OF SAID FRACTION; THENCE RUN S00°48'31"E ALONG SAID WEST LINE FOR 660.26 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6; THENCE RUN S88°49'26"W ALONG SAID SOUTH LINE FOR 385.96 FEET TO THE POINT OF BEGINNING.



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LB-9246

NV5

SCALE
1" = 30'
THIS SCALE IS BASED ON THE ORIGINAL DRAWING. IT DOES NOT TAKE INTO ACCOUNT THIS SHEET ADJUST SCALES ACCORDINGLY.

PREPARED BY:
MIKE CORRADI
METRO PLAN & IDEWILD ST., LLC.
A FLORIDA LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
CHEFFY PASSIDOMO, P.A.

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JAMES M. CONDON, PSM
Professional Surveyor & Mapper, Fla. License No. 6074

This map prepared by:
CERTIFICATE OF AUTHORIZATION NO. LB-8246
SIGNATURE AND SEAL OF ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

SHEET NO.:
1 OF 1

