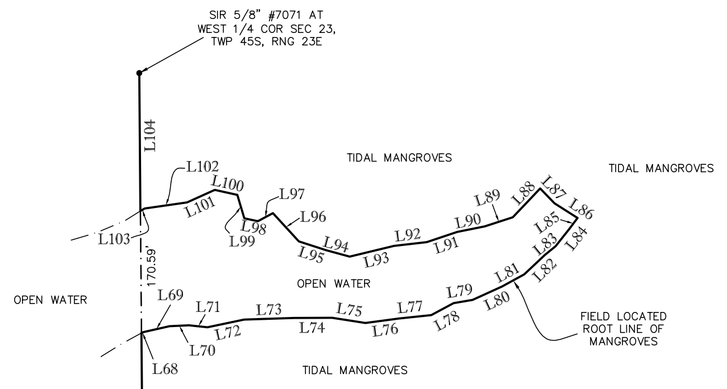
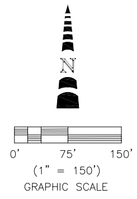
SURVEY PLAT

OF A PARCEL LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA



LINE TABLE

	CALCULATED/MEASURED		DEED		
LINE	BEARING	DISTANCE	BEARING	CHAINS	DISTANCE
L1	S 00°03'18" W	79.31'	S 16°00' W	2.93	193.38'
L2	S 30°45'50" W	132.55'	S 31°15' W	2.30	151.80'
L3	S 22°45'50" W	514.80'	S 23°15' W	7.80	514.80'
L4	S 35°00'50" W	132.00'	S 35°30' W	2.00	132.00'
L5	S 46°00'50" W	336.60'	S 46°30' W	5.10	336.60'
L6	S 73°30'50" W	264.00'	S 74°00' W	4.00	264.00'
L7	S 84°18'50" W	270.60'	S 84°48' W	4.10	270.60'
L8	N 83°59'10" W	330.66'	S 83°30' W	5.01	330.66'
L9	N 86°29'10" W	620.40'	N 86°00' W	9.40	620.40'
L10	S 88°45'50" W	151.80'	S 89°15' W	2.30	151.80'
L11	N 81°14'10" W	250.80'	S 80°45' W	3.80	250.80
L12	S 83°15'50" W	138.60'	S 83°45' W	2.10	138.60'
L13	S 79°30'50" W	343.20'	S 80°00' W	5.20	343.20'
L14	S 84°45'50" W	508.20'	S 85°15' W	7.70	508.20'
L15	S 66°45'50" W	165.00'	S 67°15' W	2.50	165.00'
L16	S 76°00'50" W	343.50'	S 76°20' W	5.20	343.20'
L17	S 84°18'50" W	217.80'	S 84°45' W	3.30	217.80'
L18	S 75°50'50" W	343.75'	S 76°30' W	5.20	343.20'
L19	S 32°10'18" W	149.40'			
L20	S 31°35'07" W	108.75'			
L21	S 29°14'49" W	106.47'			
L22	S 28°13'52" W	59.53'			
L23	S 21°31'37" W	74.81'			
L24	S 27°10'59" W	78.78'			
L25	S 23°18'46" W	75.05'			
L26	S 25°09'29" W	77.77'			
L27	S 35°54'35" W	168.28'			
L28	S 43°05'00" W	93.65'			
L29	S 44°29'12" W	86.04'			
L30	S 51°28'13" W	138.30'			
L31	S 63°56'46" W	96.74'			
L32	S 73°05'33" W	74.62'			
L33	S 72°15'39" W	84.12'			
L34	S 87°20'13" W	147.65'			
L35	S 79°04'51" W	83.99'			
L36	S 88°42'15" W	116.74'			
L37	N 83°06'17" W	136.36'			
L38	S 83°32'25" W	151.46'			
L39	N 84°01'27" W	172.23'			
L40	N 84°41'46" W	165.09'			
L41	N 89°16'31" W	105.96'			
L42	N 88°46'19" W	110.13'			
L43	S 84°33'48" W	115.47'			
L44	S 82°16'34" W	72.40'			
L45	N 79°32'35" W	111.85'			
L46	N 66°21'03" W	39.91'			
L47	S 89°58'44" W	26.98'			
L48	S 88°25'20" W	130.74'			
L49	S 86°25'11" W	105.53'			
L50	S 82°42'50" W	85.55'			
L51	S 80°28'17" W	85.30'			
L52	S 75°29'24" W	77.75'			
L53	S 85°46'07" W	207.36'			
L54	S 73°37'37" W	72.69'			
L55	S 79°04'51" W	82.53'			
L56	N 83°59'10" W	205.01'			
L57	S 00°09'22" W	14.02'			
L58	N 83°06'17" W	49.95'			
L59	N 76°58'54" W	50.52'			
L60	S 81°16'25" W	53.12'			
L61	N 45°56'19" W	21.15'			
L62	S 80°38'16" W	77.09'			
L63	S 78°41'28" W	100.26'			
L64	S 68°03'50" W	119.31'			
L65	S 75°51'00" W	175.81'			
L66	S 71°45'30" W	76.89'			
L67	N 86°29'28" W	62.20'			
L68	N 61°21'30" E	3.01'			
L69	N 77°29'22" E	37.53'			
L70	N 87°32'07" E	27.21'			
L71	S 83°57'02" E	25.90'			
L72	N 78°04'31" E	52.46'			
L73	N 88°13'01" E	69.10'			
L74	N 89°38'19" E	53.90'			
L75	S 81°09'54" E	47.01'			
L76	N 82°26'30" E	47.06'			
L77	N 84°07'41" E	45.55'			
L78	N 61°30'46" E	35.60'			
L79	N 80°51'12" E	26.86'			
L80	N 65°23'58" E	45.40'			
L81	N 61°28'35" E	35.33'			
L82	N 46°33'53" E	39.62'			
L83	N 51°09'46" E	19.17'			
L84	N 38°24'29" E	30.92'			
L85	N 36°47'54" E	19.23'			
L86	N 57°26'25" W	38.24'			
L87	N 44°11'09" W	28.87'			
L88	S 43°17'33" W	55.53'			
L89	S 72°21'45" W	41.35'			
L90	S 78°21'15" W	39.14'			
L91	S 71°29'18" W	44.91'			
L92	S 83°31'45" W	46.05'			
L93	S 76°29'58" W	63.82'			
L94	N 74°59'24" W	34.25'			
L95	N 72°01'40" W	39.93'			
L96	N 42°34'18" W	53.41'			
L97	S 62°13'41" W	23.78'			
L98	N 78°28'34" W	19.42'			
L99	N 16°34'09" W	34.19'			
L100	N 77°28'09" W	32.31'			
L101	S 65°41'39" W	42.54'			
L102	S 81°58'23" W	59.73'			
L103	S 58°23'17" W	6.93'			
L104	S 00°29'10" E	192.79'			



NOTES:

SURVEY BASED THE LEGAL DESCRIPTIONS AS SHOWN, SURVEY PLATS OF CAPE CORAL UNIT 3, UNIT 3 PART ONE, UNIT 27, UNIT 67 AND UNIT 77 TARPON POINT, OFFICIAL RECORDS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

THE ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) IN FEET AND DECIMALS THEREOF AND BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

APPROXIMATE MEAN HIGH WATER LINE DETERMINED USING TIDE INTERPOLATION POINT 6280 (ELEVATION = 0.17' N.A.V.D. 1988) AS PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL RESOURCES.

PARCEL LIES WITHIN FLOOD ZONES AE, HAVING BASE FLOOD ELEVATIONS OF 8.0 AND 9.0 (NAVD 88) AND FLOOD ZONES VE, HAVING BASE FLOOD ELEVATIONS OF 10.0 AND 11.0 (NAVD 88), AS DIGITIZED HEREON, PER FLOOD INSURANCE RATE MAP (FIRM) 125095 415 F, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

ADJOINING OWNER INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

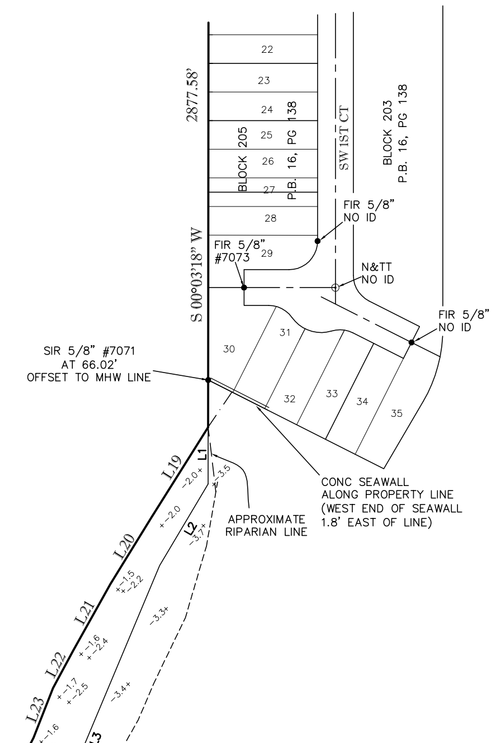
UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

COMBINED AREA OF PARCELS = 350.46 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 11-30-18.



LEGEND:

● = IRON ROD (ID AS SHOWN)
■ = CONCRETE MONUMENT
⊙ = NAIL (ID AS SHOWN)
FCM = FOUND CONCRETE MONUMENT
SIR = SET IRON ROD (LB #7071)
FIR = FOUND IRON ROD (ID AS SHOWN)
N&D = NAIL AND DISC
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG = PAGE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM OF 1988
(D) = PER DEED
(M) = MEASURED/CALCULATED
L&E = LESS AND EXCEPT
MHW = MEAN HIGH WATER
TOB = TOP OF BANK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
R/W = RIGHT OF WAY
TYP = TYPICAL
ELEV = ELEVATION
N: = NORTHING
E: = EASTING
x+3.0 = EXISTING SPOT ELEVATION

CALOOSAHATCHEE RIVER

MAPPED LINEAL FEET OF SHORELINE ALONG APPROXIMATE MEAN HIGH WATER LINE = 4325.2 FEET, MORE OR LESS.

MAPPED LINEAL FEET ALONG MANGROVE ROOTLINE = 1365.3 FEET, MORE OR LESS.

THIS SURVEY CONSISTS OF 2 SHEETS

TITLE: BOUNDARY SURVEY

METRON SURVEYING & MAPPING, LLC
LAND SURVEYORS·PLANNERS
LB# 7071

10970 S. CLEVELAND AVENUE, SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
14620SR.dwg	625/74	14620	2 OF 2

SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	(S-T-R)
11/13/18	BUD	1"= 150'	TLM	23-45-43