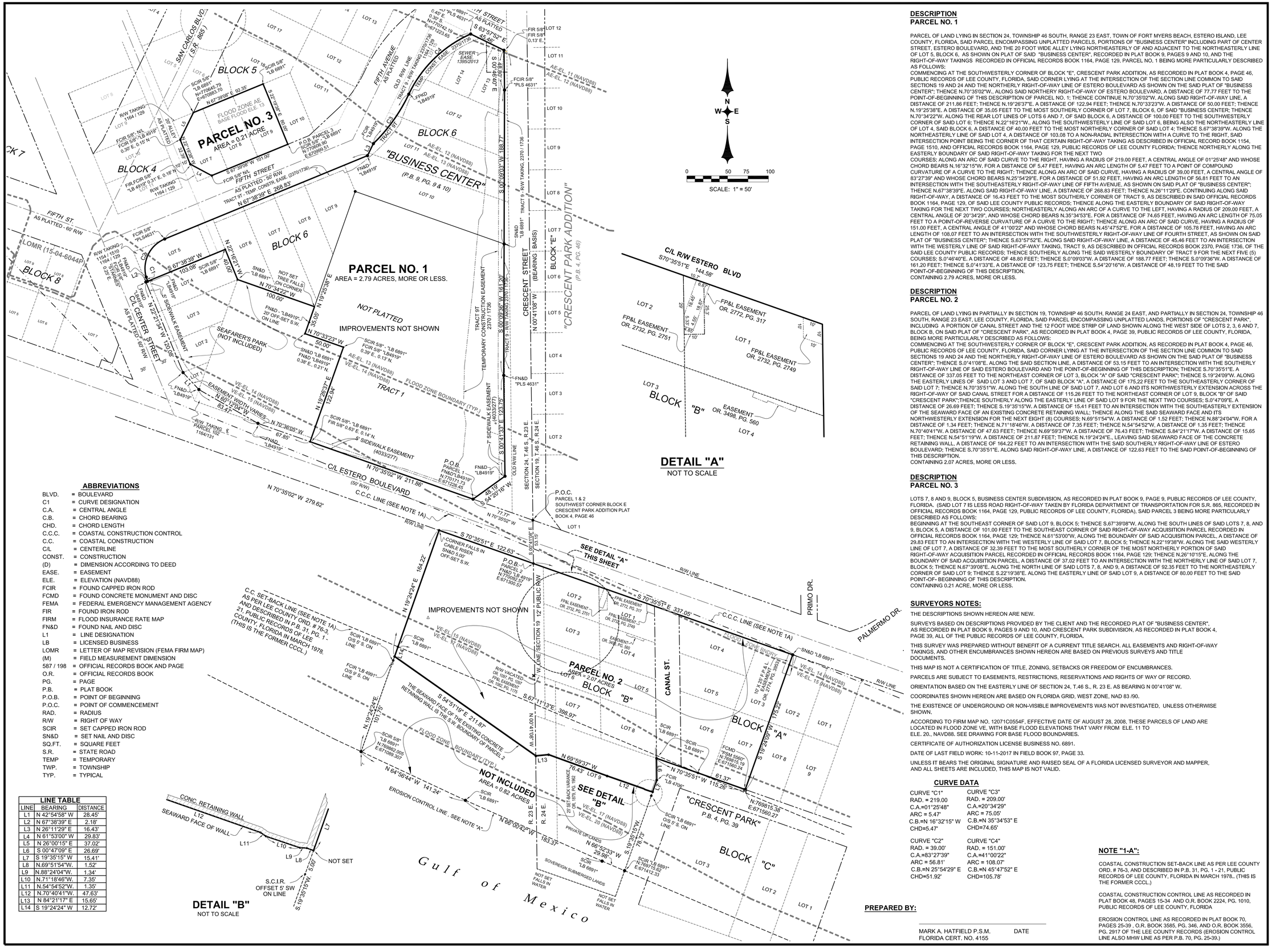

ABBREVIATIONS

BLVD.	=	BOULEVARD
C1	=	CURVE DESIGNATION
C.A.	=	CENTRAL ANGLE
C.B.	=	CHORD BEARING
CHD.	=	CHORD LENGTH
C.C.C.	=	COASTAL CONSTRUCTION CONTROL
C.C.	=	COASTAL CONSTRUCTION
C/L	=	CENTERLINE
CONST.	=	CONSTRUCTION
(D)	=	DIMENSION ACCORDING TO DEED
EASE.	=	EASEMENT
ELE.	=	ELEVATION (NAVD88)
FCIR	=	FOUND CAPPED IRON ROD
FCMD	=	FOUND CONCRETE MONUMENT AND DISC
FEMA	=	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIR	=	FOUND IRON ROD
FIRM	=	FLOOD INSURANCE RATE MAP
FN&D	=	FOUND NAIL AND DISC
L1	=	LINE DESIGNATION
LB	=	LICENSED BUSINESS
LOMR	=	LETTER OF MAP REVISION (FEMA FIRM MAP)
(M)	=	FIELD MEASUREMENT DIMENSION
587 / 198	=	OFFICIAL RECORDS BOOK AND PAGE
O.R.	=	OFFICIAL RECORDS BOOK
PG.	=	PAGE
P.B.	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
RAD.	=	RADIUS
R/W	=	RIGHT OF WAY
SCIR	=	SET CAPPED IRON ROD
SN&D	=	SET NAIL AND DISC
SQ.FT.	=	SQUARE FEET
S.R.	=	STATE ROAD
TEMP	=	TEMPORARY
TWP.	=	TOWNSHIP
TYP.	=	TYPICAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°54'58" W	28.45'
L2	N 67°38'39" E	2.18'
L3	N 26°11'29" E	16.43'
L4	N 61°53'00" W	29.83'
L5	N 26°00'15" E	37.02'
L6	S 00°47'09" E	26.69'
L7	S 19°35'15" W	15.41'
L8	N.69°51'54"W.	1.52'
L9	N.88°24'04"W.	1.34'
L10	N.71°18'46"W.	7.35'
L11	N.54°54'52"W.	1.35'
L12	N.70°40'41"W.	47.63'
L13	N 84°21'17" E	15.65'
L14	S 19°24'24" W	12.72'

DESCRIPTION
PARCEL NO. 1

PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, TOWN OF FORT MYERS BEACH, ESTERO ISLAND, LEE COUNTY, FLORIDA, SAID PARCEL ENCOMPASSING UNPLATTED PARCELS, PORTIONS OF "BUSINESS CENTER" INCLUDING PART OF CENTER STREET, ESTERO BOULEVARD, AND THE 20 FOOT WIDE ALLEY LYING NORTHEASTERLY OF AND ADJACENT TO THE NORTHEASTERLY LINE OF LOT 5, BLOCK 6. AS SHOWN ON PLAT OF SAID "BUSINESS CENTER", RECORDED IN PLAT BOOK 9, PAGES 9 AND 10, AND THE RIGHT-OF-WAY TAKINGS RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129, PARCEL NO. 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK "E", CRESCENT PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER LYING AT THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD AS SHOWN ON THE SAID PLAT OF "BUSINESS CENTER"; THENCE N.70°35'02"W., ALONG SAID NORTHERY RIGHT-OF-WAY OF ESTERO BOULEVARD, A DISTANCE OF 77.77 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION OF PARCEL NO. 1; THENCE CONTINUE N.70°35'02"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 211.86 FEET; THENCE N.19°26'37"E. A DISTANCE OF 122.94 FEET; THENCE N.70°33'23"W. A DISTANCE OF 50.00 FEET; THENCE N.19°25'38"E. A DISTANCE OF 35.05 FEET TO THE MOST SOUTHERLY CORNER OF LOT 7, BLOCK 6, OF SAID "BUSINESS CENTER; THENCE N.70°34'22"W. ALONG THE REAR LOT LINES OF LOTS 6 AND 7, OF SAID BLOCK 6, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE N.22°16'21"W., ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, BEING ALSO THE NORTHEASTERLY LINE OF LOT 4, SAID BLOCK 6, A DISTANCE OF 40.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE S.67°38'39"W. ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 103.08 TO A NON-RADIAL INTERSECTION WITH A CURVE TO THE RIGHT, SAID INTERSECTION POINT BEING THE CORNER OF THAT CERTAIN RIGHT-OF-WAY TAKING AS DESCRIBED IN OFFICIAL RECORD BOOK 1154, PAGE 1510, AND OFFICIAL RECORDS BOOK 1164, PAGE 129, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY TAKING FOR THE NEXT TWO COURSES; ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 219.00 FEET, A CENTRAL ANGLE OF 01°25'48" AND WHOSE CHORD BEARS N.16°32'15"W, FOR A DISTANCE OF 5.47 FEET, HAVING AN ARC LENGTH OF 5.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 83°27'39" AND WHOSE CHORD BEARS N.25°54'29"E. FOR A DISTANCE OF 51.92 FEET, HAVING AN ARC LENGTH OF 56.81 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, AS SHOWN ON SAID PLAT OF "BUSINESS CENTER"; THENCE N.67°38'39"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 268.83 FEET; CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 16.43 FEET TO THE MOST SOUTHERLY CORNER OF TRACT 9, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1164, PAGE 129, OF SAID LEE COUNTY PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY TAKING FOR THE NEXT TWO COURSES: NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 209.00 FEET, A CENTRAL ANGLE OF 20°39'29", AND WHOSE CHORD BEARS N.35°34'53"E. FOR A DISTANCE OF 74.65 FEET, HAVING AN ARC LENGTH OF 75.05 FEET TO A POINT-OF-REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 151.00 FEET, A CENTRAL ANGLE OF 41°00'22" AND WHOSE CHORD BEARS N.45°47'52"E. FOR A DISTANCE OF 105.78 FEET, HAVING AN ARC LENGTH OF 108.07 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOURTH STREET, AS SHOWN ON SAID PLAT OF "BUSINESS CENTER"; THENCE S.63°57'52"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.46 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID RIGHT-OF-WAY TAKING, TRACT 9, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 1736, OF THE SAID LEE COUNTY PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE SAID WESTERLY BOUNDARY OF TRACT 9 FOR THE NEXT FIVE (5) COURSES; S.0°46'40"E. A DISTANCE OF 48.80 FEET; THENCE S.0°09'03"W. A DISTANCE OF 188.77 FEET; THENCE S.0°09'36"W. A DISTANCE OF 161.20 FEET; THENCE S.0°41'33"E. A DISTANCE OF 123.75 FEET; THENCE S.54°20'16"W, A DISTANCE OF 48.19 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 2.79 ACRES, MORE OR LESS.

DESCRIPTION
PARCEL NO. 2

PARCEL OF LAND LYING IN PARTIALLY IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST, AND PARTIALLY IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, SAID PARCEL ENCOMPASSING UNPLATTED LANDS, PORTIONS OF "CRESCENT PARK", INCLUDING A PORTION OF CANAL STREET AND THE 12 FOOT WIDE STRIP OF LAND SHOWN ALONG THE WEST SIDE OF LOTS 2, 3, 6 AND 7, BLOCK B, ON SAID PLAT OF "CRESCENT PARK", AS RECORDED IN PLAT BOOK 4, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK "E", CRESCENT PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER LYING AT THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD AS SHOWN ON THE SAID PLAT OF "BUSINESS CENTER"; THENCE S.0°41'08"E. ALONG THE SAID SECTION LINE, A DISTANCE OF 53.15 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ESTERO BOULEVARD AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S.70°35'51"E. A DISTANCE OF 337.05 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK "A" OF SAID "CRESCENT PARK"; THENCE S.19°24'09"W. ALONG THE EASTERLY LINES OF SAID LOT 3 AND LOT 7, OF SAID BLOCK "A", A DISTANCE OF 175.22 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 7; THENCE N.70°35'51"W. ALONG THE SOUTH LINE OF SAID LOT 7, AND LOT 6 AND ITS NORTHWESTERLY EXTENSION ACROSS THE RIGHT-OF-WAY OF SAID CANAL STREET FOR A DISTANCE OF 115.26 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK "B" OF SAID "CRESCENT PARK";THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 9 FOR THE NEXT TWO COURSES; S.0°47'09"E. A DISTANCE OF 26.69 FEET; THENCE S.19°35'15"W. A DISTANCE OF 15.41 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SEAWARD FACE OF AN EXISTING CONCRETE RETAINING WALL; THENCE ALONG THE SAID SEAWARD FACE AND ITS NORTHWESTERLY EXTENSION FOR THE NEXT EIGHT (8) COURSES; N.69°51'54"W. A DISTANCE OF 1.52 FEET; THENCE N.88°24'04"W, FOR A DISTANCE OF 1.34 FEET; THENCE N.71°18'46"W. A DISTANCE OF 7.35 FEET; THENCE N.54°54'52"W, A DISTANCE OF 1.35 FEET; THENCE N.70°40'41"W. A DISTANCE OF 47.63 FEET; THENCE N.69°59'37"W. A DISTANCE OF 76.43 FEET; THENCE S.84°21'17"W. A DISTANCE OF 15.65 FEET; THENCE N.54°51'19"W. A DISTANCE OF 211.87 FEET; THENCE N.19°24'24"E., LEAVING SAID SEAWARD FACE OF THE CONCRETE RETAINING WALL, A DISTANCE OF 164.22 FEET TO AN INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD; THENCE S.70°35'51"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 122.63 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 2.07 ACRES, MORE OR LESS.

DESCRIPTION
PARCEL NO. 3

LOTS 7, 8 AND 9, BLOCK 5, BUSINESS CENTER SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SAID LOT 7 IS LESS ROAD RIGHT-OF-WAY TAKEN BY FLORIDA DEPARTMENT OF TRANSPORTATION FOR S.R. 865, RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129, PUBLIC RECORDS OF LEE COUNTY, FLORIDA), SAID PARCEL 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 5; THENCE S.67°39'08"W, ALONG THE SOUTH LINES OF SAID LOTS 7, 8, AND 9, BLOCK 5, A DISTANCE OF 101.00 FEET TO THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY ACQUISITION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129; THENCE N.61°53'00"W, ALONG THE BOUNDARY OF SAID ACQUISITION PARCEL, A DISTANCE OF 29.83 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 7, BLOCK 5; THENCE N.22°19'38"W. ALONG THE SAID WESTERLY LINE OF LOT 7, A DISTANCE OF 32.39 FEET TO THE MOST SOUTHERLY CORNER OF THE MOST NORTHERLY PORTION OF SAID RIGHT-OF-WAY ACQUISITION PARCEL RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129; THENCE N.26°10'15"E. ALONG THE BOUNDARY OF SAID ACQUISITION PARCEL, A DISTANCE OF 37.02 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 7, BLOCK 5; THENCE N.67°39'08"E. ALONG THE NORTH LINE OF SAID LOTS 7, 8, AND 9, A DISTANCE OF 92.35 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE S.22°19'38"E. ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 80.00 FEET TO THE SAID POINT-OF- BEGINNING OF THIS DESCRIPTION.
CONTAINING 0.21 ACRE, MORE OR LESS.

SURVEYORS NOTES:

THE DESCRIPTIONS SHOWN HEREON ARE NEW.

SURVEYS BASED ON DESCRIPTIONS PROVIDED BY THE CLIENT AND THE RECORDED PLAT OF "BUSINESS CENTER", AS RECORDED IN PLAT BOOK 9, PAGES 9 AND 10, AND CRESCENT PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 39, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. ALL EASEMENTS AND RIGHT-OF-WAY TAKINGS, AND OTHER ENCUMBRANCES SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS AND TITLE DOCUMENTS.

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.

PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

ORIENTATION BASED ON THE EASTERLY LINE OF SECTION 24, T.46 S., R. 23 E. AS BEARING N 00°41'08" W.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83 /90.

THE EXISTENCE OF UNDERGROUND OR NON-VISIBLE IMPROVEMENTS WAS NOT INVESTIGATED, UNLESS OTHERWISE SHOWN.

ACCORDING TO FIRM MAP NO. 12071C0554F, EFFECTIVE DATE OF AUGUST 28, 2008, THESE PARCELS OF LAND ARE LOCATED IN FLOOD ZONE VE, WITH BASE FLOOD ELEVATIONS THAT VARY FROM ELE. 11 TO ELE. 20., NAVD88. SEE DRAWING FOR BASE FLOOD BOUNDARIES.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

DATE OF LAST FIELD WORK: 10-11-2017 IN FIELD BOOK 97, PAGE 33.

UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

CURVE DATA

CURVE "C1"	CURVE "C3"
RAD. = 219.00	RAD. = 209.00'
C.A.=01°25'48"	C.A.=20°34'29"
ARC = 5.47'	ARC = 75.05'
C.B.=N 16°32'15" W	C.B.=N 35°34'53" E
CHD=5.47'	CHD=74.65'
CURVE "C2"	CURVE "C4"
RAD. = 39.00'	RAD. = 151.00'
C.A.=83°27'39"	C.A.=41°00'22"
ARC = 56.81'	ARC = 108.07'
C.B.=N 25°54'29" E	C.B.=N 45°47'52" E
CHD=51.92'	CHD=105.78'

NOTE "1-A":

COASTAL CONSTRUCTION SET-BACK LINE AS PER LEE COUNTY ORD. # 76-3, AND DESCRIBED IN P.B. 31, PG. 1 - 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA IN MARCH 1978.. (THIS IS THE FORMER CCCL.)

COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 48, PAGES 15-34 AND O.R. BOOK 2224, PG. 1010, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 70, PAGES 25-39 , O.R. BOOK 3585, PG. 346, AND O.R. BOOK 3556, PG. 2917 OF THE LEE COUNTY RECORDS (EROSION CONTROL LINE ALSO MHW LINE AS PER P.B. 70, PG. 25-39.)

PREPARED BY:

MARK A. HATFIELD P.S.M. DATE
FLORIDA CERT. NO. 4155

PROJECT:

BOUNDARY SURVEY

PARCELS OF LAND LOCATED IN SECTION 19, T. 46 S., R. 24 E., AND SECTION 24, T. 46 S., R. 23 E., TOWN OF FORT MYERS BEACH, LEE COUNTY , FLORIDA

CLIENT:

CERTIFIED TO:

GRAND RESORT-FT MYERS BEACH, LLC

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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REVISIONS	DATE
REMOVE TERMINATED EASEMENTS AND SEAFARER'S PARK.	2-22-17 M.A.H.
CHANGE BEARING N.19°24'24"W. TO N.19°24'24"E. IN PARCEL 2 DESCRIPTION, ADD METES AND BOUNDS DESCRIPTION FOR PARCEL 3	7-10-17 M.A.H.
REMOVE LANDS LYING BETWEEN THE EROSION CONTROL LINE AND THE SEAWALL, RE-DESCRIBE PARCEL 2, SHOW LOMR LINES.	10-10-17 M.A.H.

PROJECT MANAGER:	MAH
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY
DATE:	11/08/2016
TITLE:	BOUNDARY SURVEY
SHEET NUMBER:	1 OF 1
JOB/FILE NUMBER:	15069