

**DESCRIPTION
PARCEL NO. 2B**

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 ; 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 A DISTANCE OF 61.37 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.70°35'51"W. ALONG THE SOUTH LINE OF SAID LOT 6 AND ITS NORTHWESTERLY EXTENSION ACROSS THE RIGHT-OF-WAY OF SAID CANAL STREET FOR A DISTANCE OF 53.89 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 SEAWALL, A DISTANCE OF 12.72 FEET TO AN INTERSECTION WITH THE COASTAL CONSTRUCTION SET-BACK LINE AS DESCRIBED IN PLAT BOOK 31, PAGE 1 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.67°11'13"E. ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, A DISTANCE OF 398.97 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 0.33 ACRES, MORE OR LESS.

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.)

THIS IS NOT A SURVEY!

SURVEYORS NOTES:

THE DESCRIPTIONS SHOWN HEREON ARE NEW.

DESCRIPTIONS 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.

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.

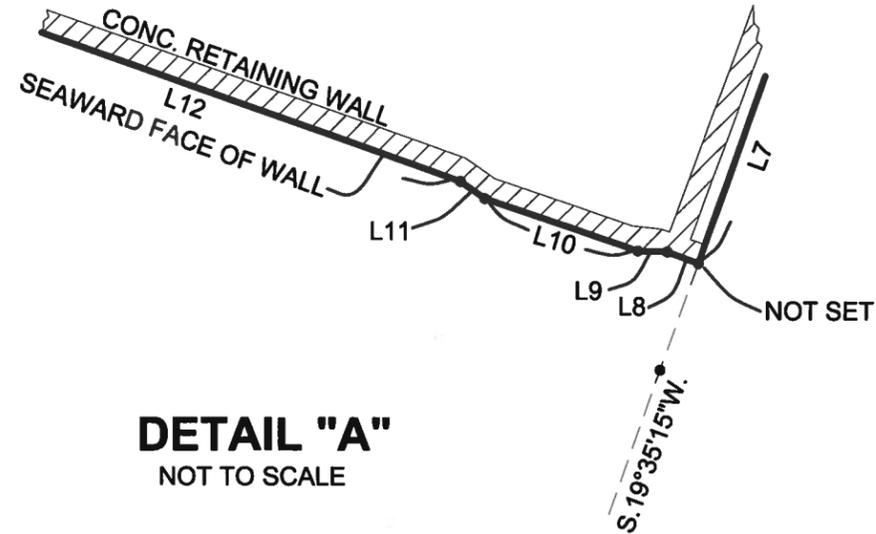
CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

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.

REVISED: 10-31-17, ADDED "TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION" TO LEGAL DESCRIPTION.



VICINITY MAP



DETAIL "A"
NOT TO SCALE

PREPARED BY:

DONALD C. MILLER, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6674

11/20/2017

PROJECT:
**SKETCH AND DESCRIPTION
PARCEL 2B**

ADDRESS:
SEC 19, T.46 S., R.24 E.
SEC 24, T.46 S., R.23 E.,
TOWN OF FORT MYERS
BEACH, LEE COUNTY
FLORIDA

CLIENT:
TPI-FMB

CONSULTANT:

MORRIS DEPEW
 ENGINEERS • PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
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REVISIONS	DATE
PROJECT MANAGER:	BM
DRAWING BY:	DGM
JURISDICTION:	FT. MYER BEACH
DATE:	11/09/2017
SHEET TITLE:	
SKETCH AND DESCRIPTION	
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	15069

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