

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
FOR
"GOAT FARM - RE-ZONING PARCEL"
STRAP No. 15-45-24-00-00018.0000 & 15-45-24-00019.0000
AND TRACT 'I', COLLEGE POINTE
AS RECORDED IN PLAT BOOK 62. PAGE 67
PUBLIC RECORDS OF LEE COUNTY, FLORIDA
SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DESCRIPTION

(BASED ON OFFICIAL RECORDS INSTRUMENT 2011000027046)

TRACT 'I' ACCORDING TO THE PLAT OF COLLEGE POINTE AS RECORDED IN PLAT BOOK 62, AT PAGE 76 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
TOGETHER WITH:

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH,
RANGE 24 EAST, LEE COUNTY, FLORIDA.

AND

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE
COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL A AND PARCEL B, DESCRIBED BELOW:

PARCEL A:

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA,
SAID TRACT OR PARCEL BEING PART OF THE FORMER I.D.D. CANAL H-8, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST, RUN ALONG THE
WEST LINE OF SAID QUARTER S. 01° 31' 22" E. EAST FOR 1275.30 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTH LINE OF FORMER I.D.D.
CANAL H-8 AND THE POINT OF BEGINNING OF SAID TRACT OR PARCEL.
FROM SAID POINT OF BEGINNING CONTINUE S. 01° 31' 22" E. ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) 50.00 FEET TO AN
INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15; THENCE RUN
ALONG SAID SOUTH LINE N. 88° 31' 12" E. FOR 994.70 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE RUN ALONG SAID EAST LINE N. 01°
30' 25" W. FOR 50.00 FEET; THENCE RUN S. 88° 31' 12" W. FOR 994.71 FEET TO THE POINT OF BEGINNING.

PARCEL B

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP
45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE
S. 01° 31' 22" E., FOR 1005.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) TO THE POINT OF BEGINNING.

FOR SAID POINT OF BEGINNING; THENCE CONTINUE S. 01° 31' 22" E., FOR 270.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE IONA DRAINAGE
DISTRICT CANAL H-8; THENCE N. 88° 31' 12" E., FOR 175.00 FEET ALONG SAID NORTH LINE; THENCE N. 01° 28' 48" W., FOR 270 FEET; THENCE S. 88° 31' 12" W., FOR
175.20 FEET ALONG THE SOUTH LINE OF A PROPOSED 35 FOOT WIDE ACCESS ROAD TO THE POINT OF BEGINNING.

DESCRIPTION FOR RE-ZONING APPLICATION ONLY

(NOT INTENDED FOR USE IN CONVEYANCE OF REAL PROPERTY)

A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT I ACCORDING TO THE PLAT OF COLLEGE POINTE AS RECORDED IN PLAT BOOK 62, AT PAGE 76 OF THE
PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2011000027046
OF THE AFOREMENTIONED PUBLIC RECORDS, N. 89° 07' 30" E., 994.79 FEET; THENCE, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST
ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15, S. 00° 56' 54" E., 612.04 FEET TO THE NORTH
LINE OF FORMER IONA DRAINAGE DISTRICT CANAL H-8, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2011000027046 OF THE AFOREMENTIONED
PUBLIC RECORDS; THENCE, ALONG SAID NORTH LINE, S. 89° 05' 15" W., 819.71 FEET; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL
RECORDS BOOK 3052, PAGE 3801 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

1. N. 00° 54' 45" W., 270.00 FEET;
2. S. 89° 05' 15" W., 175.20 FEET;

THENCE, ALONG THE WEST LINE OF THE AFOREMENTIONED SECTION 15, N. 00° 57' 19" W., 35.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED
TRACT I; THENCE, ALONG THE BOUNDARY OF SAID TRACT I FOR THE FOLLOWING FIVE (5) COURSES:

1. S. 89° 05' 15" W., 32.11 FEET;
2. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL
ANGLE OF 90° 06' 53", A CHORD OF 35.39 FEET, A CHORD BEARING OF N. 45° 51' 19" W., AN ARC OF 39.32 FEET;
3. N. 00° 47' 52" W., 12.62 FEET;
4. N. 04° 15' 13" W., 270.53 FEET;
5. N. 89° 07' 30" E., 72.62 FEET

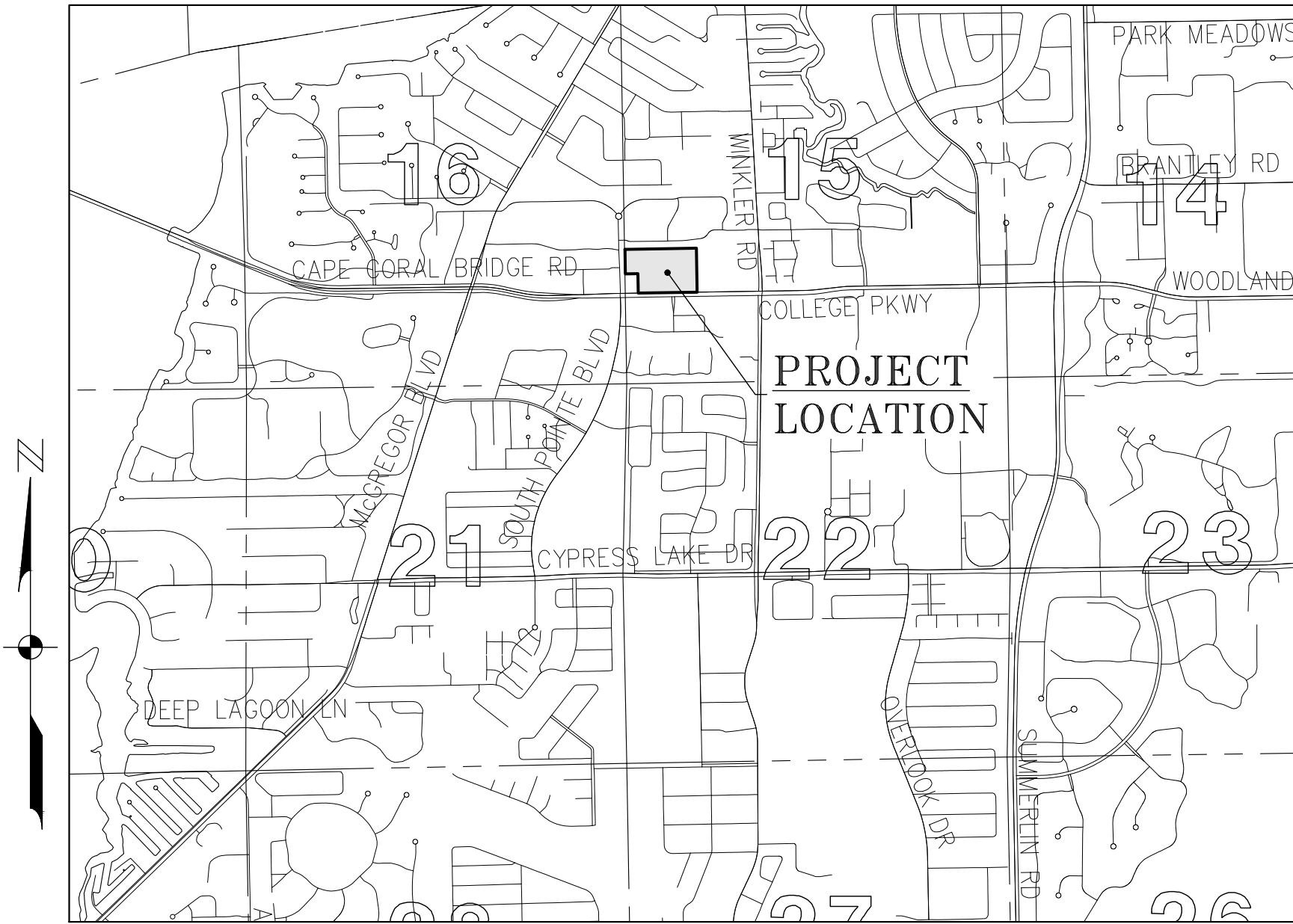
TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 581,398 SQUARE FEET OR 13.35 ACRES, MORE OR LESS.

*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

VICINITY MAP

1"=2000'



0 1000 2000 4000
(INTENDED DISPLAY SCALE: 1"=2000')

NOTES:

1. DATE OF LAST FIELDWORK: FEBRUARY 19, 2020.
2. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE
COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT. SURVEY CONTROL POINTS
AND FOUND SURVEY MONUMENTATION WERE SET/LOCATED BY REDUNDANT MEASUREMENTS USING REAL TIME KINEMATIC (RTK)
GPS AND WERE FOUND TO BE WITHIN REASONABLE TOLERANCES OF PUBLISHED OR MEASURED COORDINATE VALUES. THE
PRIMARY HORIZONTAL CONTROL POINT USED WAS FLORIDA D.O.T. PERMANENT REFERENCE STATION "MYR" LOCATED AT PAGE
FIELD IN FORT MYERS, FLORIDA.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 15,
TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHEREIN SAID WEST LINE BEARS S. 00° 57' 19" E..
4. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD
PLANE, NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD
INSURANCE RATE MAP (D.F.I.R.M.) COMMUNITY PANEL NUMBER 125124 0417 F, EFFECTIVE DATE: AUGUST 28, 2008.
5. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT
PARCEL.
7. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM. THIS SURVEY WAS
PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY
JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED. THIS SURVEY DOES NOT PURPORT TO DELINEATE THE REGULATORY
JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
8. THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS. THIS SURVEY LOCATED THE BOUNDARY IN
ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE
WRITTEN CONSENT OF THE SIGNING PARTY.
10. PHYSICAL ACCESS TO THE SURVEYED PARCEL IS VIA A PARTIALLY PAVED ENTRANCE OFF COLLEGE PARKWAY AND VIA A
PAVED ROAD ENTERING THE PARCEL FROM THE WEST. LEGAL ACCESS TO THE SURVEYED PARCEL APPEARS TO BE VIA
COLLEGE PARKWAY (A PUBLIC RIGHT-OF-WAY) AND VIA A PLATED PRIVATE ROAD TO THE WEST (SOUTH POINTE BLVD.)
WHICH ALSO CONNECTS TO COLLEGE PARKWAY (A PUBLIC RIGHT-OF-WAY).
11. LAND TITLE INFORMATION SHOWN HEREON IS BASED ON AN OPINION OF TITLE PREPARED BY JENNIFER L. FISHER, WITH AN
EFFECTIVE DATE OF 3/17/20..

(THE FOLLOWING ARE ITEMS AS LISTED IN EXHIBIT B, OF THE ABOVE REFERENCED OPINION OF TITLE.

1. NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 3052, PAGE 3801, (DOES NOT
AFFECT SURVEYED PARCEL, THIS IS A DEVELOPMENT ORDER FOR THE ADJOINING CVS PARCEL, TRACT "J" OF THE
PLAT OF COLLEGE POINTE AND PARCEL "B")
2. INGRESS AND EGRESS, ROADWAY, PUBLIC UTILITY AND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK
3076, PAGE 2830 AND AS CORRECTED IN OFFICIAL RECORDS BOOK 3149, PAGE 2485. (AFFECTS SURVEYED PARCEL,
EASEMENT LIES WITHIN BOUNDARY, SHOWN ON SURVEY)
3. AGREEMENT AS TO RESTRICTIONS ON USE RECORDED IN OFFICIAL RECORDS BOOK 3076, PAGE 2842 AS CORRECTED
IN OFFICIAL RECORDS BOOK 3149, PAGE 2503. (RESTRICTS THE ADJOINER NOT THE SUBJECT PARCEL, THE
PROPERTY THAT IS SUBJECT TO ANY OF THE RESTRICTIONS STATED IN THE REFERENCED AGREEMENT IS THE
ADJOINING PARCEL B AND NOT THE SURVEYED PARCEL)
4. CORRECT GRANT OF SIGNAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3149, PAGE 2470, AS MODIFIED IN
OFFICIAL RECORDS BOOK 3365, PAGE 4196, AND AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS
INSTRUMENT NO. 2017000174259. (BENEFITS THE SURVEYED PARCEL. THE EASEMENT LIES WITHIN ADJOINING TRACT
"J" AS SHOWN ON SURVEY)
5. TERMS AND CONDITIONS OF THE GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO.
2018000182510. (BENEFITS THAT PORTION OF THE SURVEYED PARCEL LYING IN SECTION 15. SAID EASEMENT IS
BLANKET OVER THE ADJOINING TRACT "A" AND TRACT "I", OF THE PLAT OF COLLEGE POINTE AND IS SHOWN ON
THE SURVEY)

THIS SURVEY IS ONLY FOR THE BENEFIT OF:

ZIMMER DEVELOPMENT
CHICAGO TITLE INSURANCE COMPANY
LEE COUNTY, A POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4,
7(a), 8, 11 (OBSERVED EVIDENCE ONLY) AND 13.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THAT THIS SURVEY WAS PREPARED IN ACCORDANCE
WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472,
FLORIDA STATUTES.

MARK D. HAINES (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5312

DATE: APRIL 3, 2020
SIGNED: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS
CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN
IN NOTE 1 AND NOT THE SIGNATURE DATE.

REVISIONS			
DATE	DESCRIPTION	REVISED BOUNDARY TO ADD TRACT I.	REVISE PER UPDATED OPINION OF TITLE
02/19/20			
04/03/20			
DATE: 08-09-19			
PROJECT NO. 20192125-000			
FILE NO. 15-45-24			
SCALE: AS SHOWN			

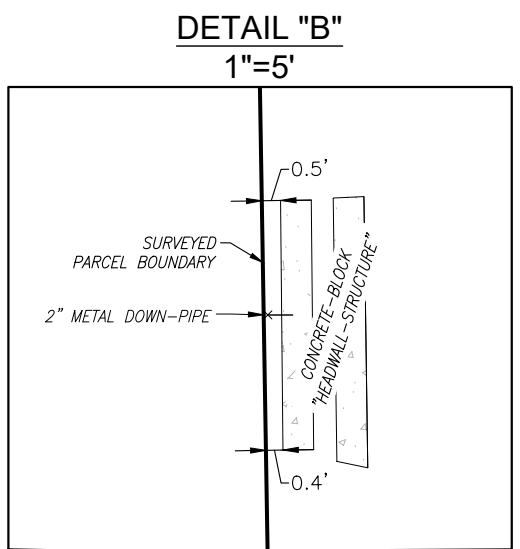
"GOAT FARM - RE-ZONING PARCEL"
STRAP No. 15-45-24-00-00018.0000 &
15-45-24-00-00019.0000 AND
TRACT "I", COLLEGE POINTE
PLAT BOOK 62, PAGE 67
PUBLIC RECORDS OF LEE COUNTY, FLORIDA
SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24
LEE COUNTY, FLORIDA


REVISIONS	DESCRIPTION
	ADDED BOUNDARY TO ADD TRAIL
	ADDED PER UPDATED OPINION


SHEET NUMBER


SHEET NUMBER























2 OF 2



 = WATER METER

 = WATER SPIGOT

 = WATER VALVE

-  = BACKFLOW VALVE
-  = IRRIGATION CONTROL VALVE
-  = SANITARY SEWER CLEANOUT
-  = SANITARY SEWER MANHOLE
-  = SEWER VALVE
-  = STORM SEWER CATCH BASIN
-  = STORM SEWER MANHOLE
-  = STORM SEWER INLET (EOP)
-  = MITERED END-SECTION
-  = CONCRETE LIGHT POLE
-  = METAL LIGHT POLE
-  = CONCRETE POWER POLE
-  = WOOD POWER POLE
-  = GUY ANCHOR
-  = ELECTRIC SERVICE BOX
-  = POWER METER
-  = TELEPHONE BOX/PEDESTAL
-  = BURIED-GAS MARKER
-  = BURIED-CABLE MARKER
-  = SIGN
-  = GATE POST (GTP)
-  = BOLLARD