



LEGEND

- ⊙ SET 5/8" IRON ROD & CAP LICENSED BUSINESS # 6427
- FOUND 1/2" IRON ROD & CAP LICENSED BUSINESS # 5449
- ▼ SET NAIL & DISC, LICENSED BUSINESS # 6427
- ▽ FOUND NAIL
- X-X-X- CHAIN LINK FENCE
- Ⓟ POWER POLE
- Ⓜ UNITED TELEPHONE RISER
- Ⓜ WATER METER
- - - OVER HEAD LINES
- ▣ CONCRETE (TYP) TYPICAL

LEGAL DESCRIPTION

THE WEST SEVENTY-FIVE (75') OF THE WEST ONE-HALF OF TRACT 32, SOUTH COMMERCIAL PARK, AN UNRECORDED SUBDIVISION LOCATED IN SECTION 25, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS.

THE WEST SEVENTY-FIVE FEET (75') OF THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE BEING A PART OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THE TAMAMI TRAIL (215.00' WIDE) AND THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE AFORESAID SECTION 25 A DISTANCE OF 2608.20 FEET; THENCE SOUTH 0 DEGREES 55' 28" EAST A DISTANCE OF 342.74 FEET TO A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH COMMERCIAL DRIVE (60.00 FEET WIDE), SAID POINT ALSO BEING THE PRINCIPAL PLACE OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 55' 28" EAST A DISTANCE OF 290.00 FEET; THENCE NORTH 89 DEGREES 04' 32" EAST A DISTANCE OF 165.00 FEET; THENCE NORTH 0 DEGREES 55' 28" WEST A DISTANCE OF 290.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID NORTH COMMERCIAL DRIVE; THENCE SOUTH 89 DEGREES 04' 32" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 165.00 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

NOTE: FLOOD ZONE LINE SCALED FROM F.I.R.M. PANEL 125095-0035-C DATED 9-18-85

WEST 75 FEET OF THE WEST 1/2 OF TRACT 32

REMAINDER OF THE WEST 1/2 OF TRACT 32

NOTES:

1. BEARINGS BASED ON THE CENTERLINE OF NORTH COMMERCIAL DRIVE BEING N 89°04'32" E, (PER PLAT).
2. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. PARCEL LIES IN F.I.R.M. ZONE A-12, BASE ELEVATION 10 AND ZONE A-14, BASE ELEVATION 11 FEET, ACCORDING TO FIRM PANEL 125124 0350 B DATED 9-19-84.
5. THIS CERTIFICATION IS ONLY FOR LAND AS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
6. REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED WITH THE SIGNERS EMBOSSED SURVEYORS SEAL.

THIS BOUNDARY SURVEY PREPARED FOR:
COTTRELL, WARCHOL, MERCHANT, HELDRETH & PARSONS

CERTIFIED TO:
LARRY BENFORADO
KATHY M. BENFORADO
FIRST NATIONAL BANK OF NAPLES,
ITS SUCCESSORS AND/OR ASSIGNS
COTTRELL, WARCHOL, MERCHANT, HELDRETH & PARSONS
ATTORNEYS TITLE INSURANCE FUND, INC.

I HEREBY CERTIFY THAT THE ABOVE GROUND SURVEY AND SKETCH REPRESENTED HEREON, BEING MADE UNDER MY DIRECTION ON JUNE 1, 1994, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PROJECT NO.	94-1374		
DATE:	JUNE 1, 1994		
STREET ADDRESS	2149 ANDREA LANE FORT MYERS, FLORIDA		
REVISIONS:			
NO.	DATE	DESCRIPTION	BY

JRI
& ASSOCIATES, INC.
LAND SURVEYORS
COMMERCIAL and RESIDENTIAL
12811 KENWOOD LANE, SUITE 218
FORT MYERS, FLORIDA 33907
TEL. 813-278-4858 FAX 813-278-4799

MICHAEL C. SELPH
CERTIFICATE # 2067
Michael C. Selph