

BOUNDARY SURVEY WITH ELEVATIONS
 14860 MANGO COURT
PARCEL NO. 2 OF
UNRECORDED DIVISION IN
 SECTION 26, TOWNSHIP 45 SOUTH, RANGE 21 EAST
 CAPTIVA ISLAND, LEE COUNTY, FLORIDA



NOTE:
 THERE ARE NO UTILITY EASEMENTS MENTIONED IN THE
 LEGAL DESCRIPTIONS OF MENTIONED IN PLATS

LEGEND


●	FOUND IRON ROD (FND.I.R.)	REC.	AS PER RECORDED
○	SET IRON ROD #3985 (S.I.R.)	ME.A.	AS PER MEASURED
—	CONCRETE MONUMENT (C.M.)	E.O.P.	EDGE OF PAYMENT
×	POINT OF BEGINNING	P.O.B.	POINT OF BEGINNING
F.V.	FOUND VENT	P.P.	POWER POLE
R/W	RIGHT-OF-WAY	D/H	DRILL HOLE
A/C	AIR CONDITIONER	A/W	WATER WRENCH
P.L.	PLUMB LINE	W/L	WATER LINE
R	RADIUS OF CURVE	T.E.	TELEPHONE BOX
Δ	ANGLE OF CURVE	E.B.	ELECTRIC BOX
Δ	CURVE NUMBER	P.U.E.	PUBLIC UTILITY EASEMENT
Δ	EXST. SPOT ELEV.	D.E.	DRAINAGE EASMENT
Δ		P.R.M.	PERMANENT REFERENCE MONUMENT
Δ		P.C.P.	PERMANENT CONTROL POINT
Δ		M.H.W.L.	MEAN HIGH WATER LINE

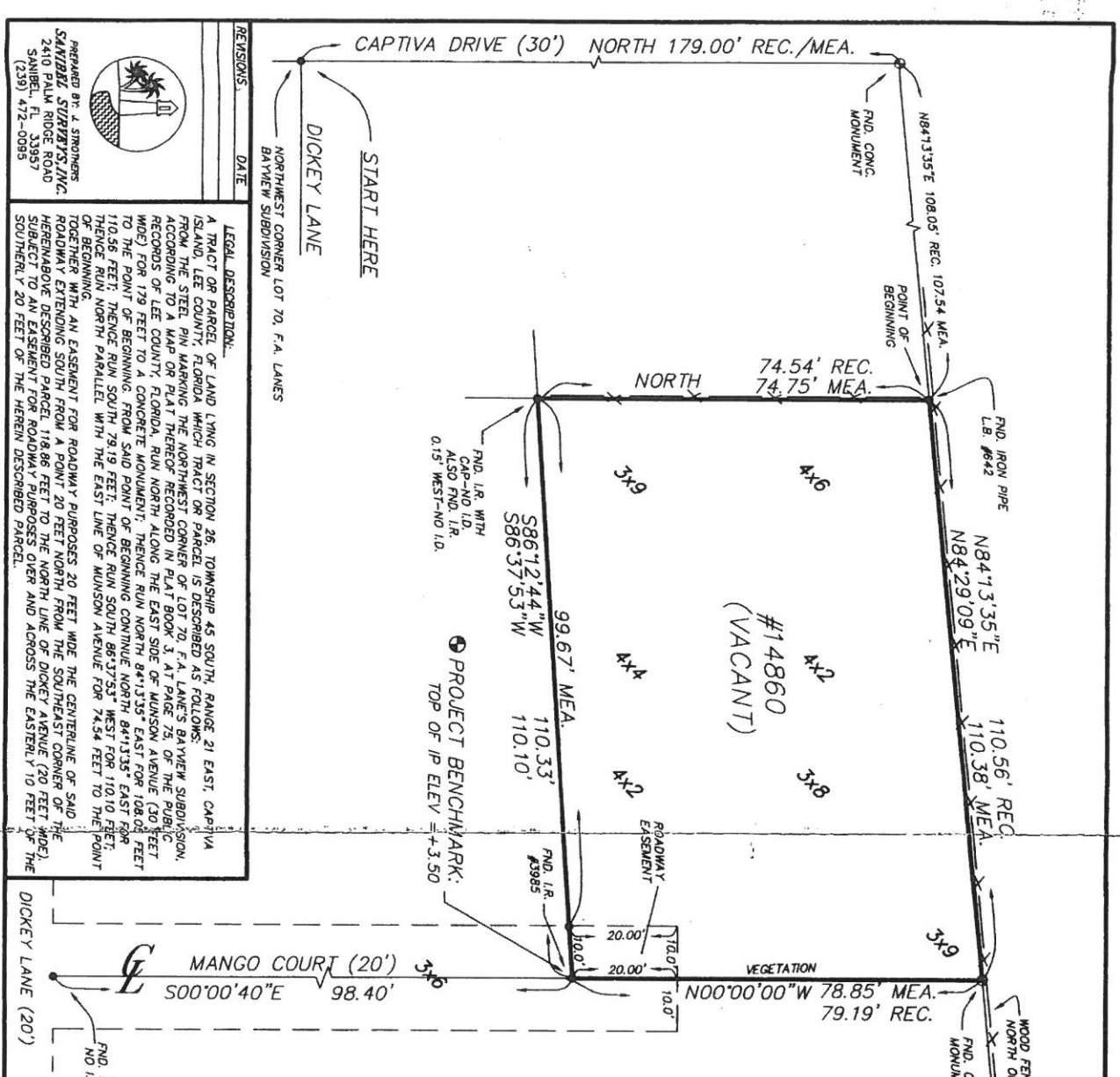
SURVEY NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE LEGAL DESCRIPTION FURNISHED.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
4. REPRODUCTIONS OF THIS DRAWING ARE VOID UNLESS SEALED.
5. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL (N.G.V.D.).
6. THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.
7. COUNTY NUMBER 24225.
8. PANEL NUMBER 0264.
9. SURFIX B - PIN ZONE A-11
10. BASE FLOOD ELEVATION 11.0
11. STRAP NUMBER NOT FURNISHED
12. EFFECTIVE DATE 9/84

CERTIFIED TO:
 EDISON NATIONAL BANK ITS SUCCESSORS AND OR ASSIGNS AS THEIR INTEREST MAY APPEAR
 14860 MANGO COURT
 CAPTIVA ISLAND AND TITL SERVICES, INC.
 AMERICAN POWER AND LIGHT INSURANCE CO.
 LEE COUNTY, FLORIDA
 #06 #01237145

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.0027 OF THE FLORIDA STATUTES.

BY: 
 WALTER L. FRASER, P.L.S. #3985
 FIELD COMPLETION DATE: 08/05/04



REVISIONS:

DATE	DESCRIPTION

LEGAL DESCRIPTION:
 A TRACT OR PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 21 EAST, CAPTIVA ISLAND, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:
 FROM THE NORTHWEST CORNER OF LOT 70, F.A. LANES BAYVIEW SUBDIVISION, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTH ALONG THE EAST SIDE OF MUNSON AVENUE (30 FEET WIDE) FOR 179 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 84°13'5" EAST 108.03 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE NORTH 84°13'5" EAST 108.03 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 86°17'53" WEST 110.10 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 86°17'53" WEST 110.10 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF MUNSON AVENUE FOR 98.40 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES 20 FEET WIDE THE CENTRAL LINE OF SAID ROADWAY EXTENDING SOUTH FROM A POINT 20 FEET NORTH FROM THE SOUTHEAST CORNER OF THE HEREINABOVE DESCRIBED PARCEL, 118.86 FEET TO THE NORTH LINE OF DICKEY AVENUE (20 FEET WIDE), SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE EASTERLY 10 FEET OF THE SOUTHERLY 20 FEET OF THE HEREIN DESCRIBED PARCEL.

PREPARED BY: A. STRONGERS
SANDBEL SURVEYS, INC.
 2410 PALM RIDGE ROAD
 SANIBEL, FL. 33957
 (239) 472-0093

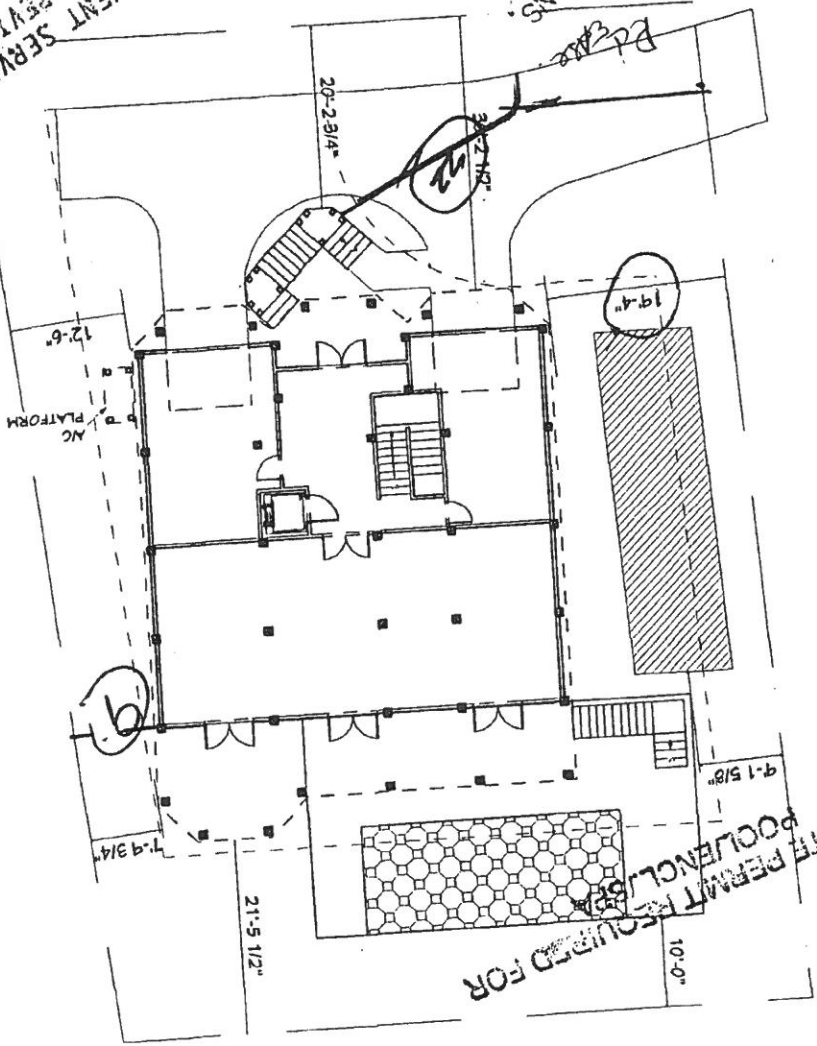
Site Plan

Scale: 1" = 20'-0"

APPROVED BY [Signature] FOR [Signature]

LEE COUNTY DEVELOPMENT SERVICES APPROVED FOR RESIDENTIAL ZONING REVIEW 11/6/14

BY SETBACK CORRECTIONS ACCEPTED



Vertical text on the left margin: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SEPARATE PERMIT REQUIRED FOR POOL/CLUB