

- ABBREVIATIONS**
- BFA = BACKFLOW ASSEMBLY
 - BFE = BASE FLOOD ELEVATION
 - CB = CATCHBASIN
 - C/L = CENTERLINE
 - CONC. = CONCRETE
 - CR = CABLE TV RISER
 - C.P.B. = CONDOMINIUM PLAT BOOK
 - EB = ELECTRIC BOX
 - (D) = DIMENSIONS AS PER DEED
 - FCIP = FOUND CAPPED IRON PIN
 - FCMD = FOUND CONCRETE MONUMENT AND DISK
 - FIR = FOUND IRON ROD (NO CAP)
 - FH = FIRE HYDRANT
 - FN&D = FOUND NAIL AND DISC
 - GW = GUY WIRE AND ANCHOR
 - LB = LICENSED BUSINESS
 - LP = LIGHT POLE
 - (M) = DIMENSIONS AS FIELD MEASURED
 - MW = MONITORING WELL
 - O.R. = OFFICIAL RECORDS
 - (P) = DIMENSIONS AS PLATTED
 - PG. = PAGE
 - R/W = RIGHT OF WAY
 - SQ.FT. = SQUARE FEET
 - TR = TELEPHONE RISER
 - UP = UTILITY POLE
 - WM = WATER METER
 - WV = WATER VALVE
 - ⑧ = ITEM LISTED IN RESTRICTION/EASEMENTS

SURVEY NOTES:

SURVEY BASED ON TITLE SEARCH REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 20184332 KJ, EFFECTIVE DATE: DECEMBER 7, 2020 AT 11:00 PM.

THERE ARE MANY UTILITIES LOCATED WITHIN THIS PARCEL, THERE ARE NO UTILITY EASEMENTS LISTED IN THE TITLE SEARCH REPORT OF ANY KIND.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD THAT MAY EXIST.

ORIENTATION IS BASED ON THE EAST RIGHT-OF-WAY LINE OF MUNSON STREET, AS BEARING S 02°54'30"E.

THE LOCATION OR EXISTENCE OF UNDERGROUND OR NON-VISIBLE UTILITIES HAVE NOT BEEN INVESTIGATED.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 12071C0364F, WITH AN EFFECTIVE DATE OF 08-28-2008, THIS PARCEL OF LAND LIES IN FLOOD ZONES "AE" WITH A BASE FLOOD ELEVATION OF 10', FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 11', AND FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

TREES AND VEGETATION NOT LOCATED.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

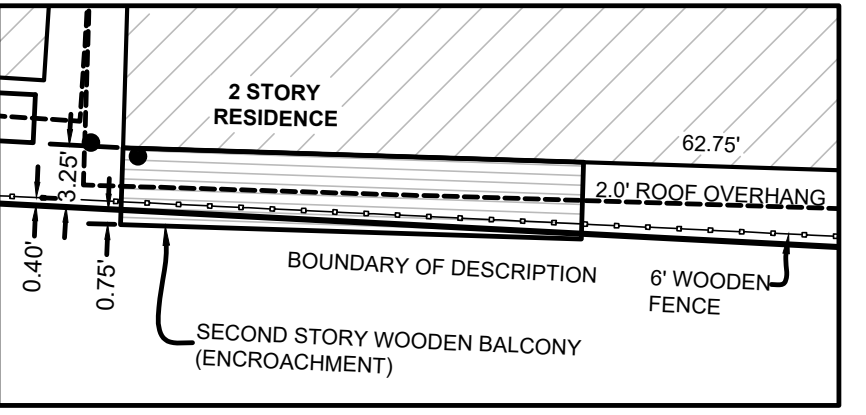
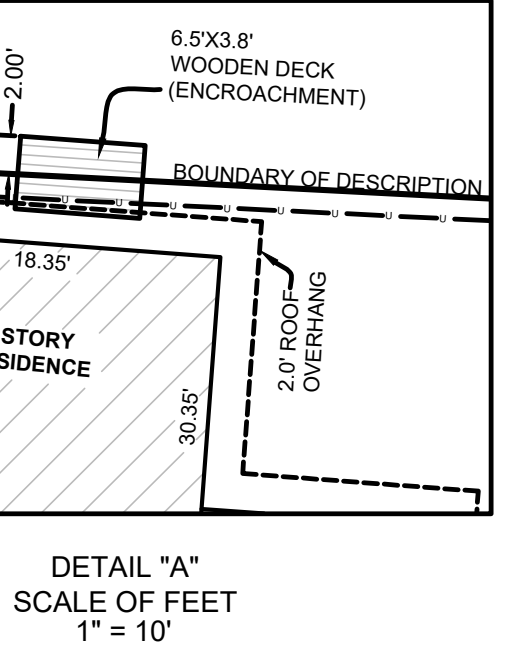
LAST DATE OF FIELD WORK PERFORMED ON 12-21-2020, IN FIELD BOOK 10 PAGE 69.

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

DESCRIPTION (FROM TITLE COMMITMENT)

BEGINNING 275 FEET SOUTH OF THE SOUTHEAST CORNER OF MUNSON STREET AND PALM AVENUE OF F.A. LANE'S BAYVIEW SUBDIVISION, AS PER MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 3, PAGE 75; THE SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID MUNSON STREET EXTENDED; THENCE SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID MUNSON STREET EXTENDED A DISTANCE OF 175 FEET; THENCE EAST AT RIGHT ANGLES TO SAID MUNSON STREET TO THE WATERS EDGE OF PINE ISLAND SOUND; THENCE NORTHERLY ALONG SAID WATERS EDGE A DISTANCE OF 175 FEET, MORE OR LESS TO A POINT THAT IS OPPOSITE THE POINT OF BEGINNING AND PERPENDICULAR TO SAID MUNSON STREET; THENCE WEST AT RIGHT ANGLES TO SAID MUNSON STREET EXTENDED TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, SAME BEING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 21 EAST.

(PER SURVEYOR, CONTAINING 56,668.50 SQUARE FEET (1.30 ACRES), MORE OR LESS)



- PROJECT:
- ALTA BOUNDARY SURVEY**
- PARCEL OF LAND IN SECTION 35, T. 45 S., R. 21 E. CAPTIVA ISLAND, LEE COUNTY, FLORIDA
- ADDRESS:
- 15107 CAPTIVA DRIVE
CAPTIVA, FLORIDA 33924
- CLIENT:
- JENSENS ON THE GULF**
- CONSULTANT:
- MORRIS DEPEW**
- ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. 18899 / LC260000330
- Fort Myers**
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Toll free: 866-337-7341
 - Tallahassee**
327 Office Plaza
Suite 113
Tallahassee, Florida 32301
(850) 224-6688
 - Gainesville**
414 SW 140th Terrace
Suite 100
Newberry, FL 32669
(352) 378-3450
 - Destin**
755 Grand Boulevard
Suite B105-152
Miramar Beach, FL 32550
Toll free: 866-337-7341
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **UNKNOWN**
16. SOVEREIGNTY SUBMERGED LAND LEASE RECORDED IN OFFICIAL RECORDS BOOK 2141, PAGE 131, AND RENEWALS RECORDED IN OFFICIAL RECORDS BOOK 2545, PAGE 4112, OFFICIAL RECORDS BOOK 3001, PAGE 2192, OFFICIAL RECORDS INSTRUMENT #2005000179461, OFFICIAL RECORDS INSTRUMENT #2009000156858 AND OFFICIAL RECORDS INSTRUMENT #2013000153915 AND OFFICIAL RECORDS INSTRUMENT #2018000145651. **BENEFITS SUBJECT PARCEL, PLOTTED.**
17. GRANT OF EASEMENT TO MEDIAONE ENTERPRISES, INC. RECORDED IN OFFICIAL RECORDS BOOK 3224, PAGE 4764. **AFFECTS SUBJECT PARCEL, NOT-PLOTTABLE, BLANKET.**
19. RIGHT-OF-WAY OF CAPTIVA DRIVE AS SHOWN ON SURVEY RECORDED IN OFFICIAL RECORDS INSTRUMENT #2007000257266. **BENEFITS SUBJECT PARCEL, PLOTTED.**

CERTIFICATION:

JRM, LLLP., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,RLR1, L.L.C., Assured Title Services, L.L.C., Roberts Development Corporation, R.L.R. Investments, L.L.C.:

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, 6b, 7, 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 21, 2020.

DATE OF PLAT OR MAP: FEBRUARY 12, 2021

THOMAS M. ROOKS JR., P.S.M.
FLORIDA CERTIFICATE NO. 6347

PROJECT MANAGER: TMR

DRAWING BY: BMH/TAB

JURISDICTION: LEE COUNTY

DATE: 08/26/2016

TITLE: ALTA/NSPS BOUNDARY SURVEY

SHEET NUMBER: 1 OF 1

JOB/FILE NUMBER: 20087

SCALE OF FEET 1" = 20'

80 20 40

PROJECT:

ALTA BOUNDARY SURVEY

PARCEL OF LAND IN SECTION 35, T. 45 S., R. 21 E. CAPTIVA ISLAND, LEE COUNTY, FLORIDA

ADDRESS:

15107 CAPTIVA DRIVE
CAPTIVA, FLORIDA 33924

CLIENT:

JENSENS ON THE GULF

CONSULTANT:

MORRIS DEPEW

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755 Grand Boulevard
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REVISIONS

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	01-07-2021
UPDATE CERTIFICATIONS	01-27-2021
UPDATE CERTIFICATIONS & NOTES	02-10-2021
UPDATE CERTIFICATIONS & NOTES	02-12-2021

PROJECT MANAGER: TMR

DRAWING BY: BMH/TAB

JURISDICTION: LEE COUNTY

DATE: 08/26/2016

TITLE: ALTA/NSPS BOUNDARY SURVEY

SHEET NUMBER: 1 OF 1

JOB/FILE NUMBER: 20087

SCALE OF FEET 1" = 20'

80 20 40

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