AS BUILT SURVEY OF

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF THE S.W. 1/4, OF SECTION 23,

TOWNSHIP 45 SOUTH, RANGE 22 EAST
LEE COUNTY, FLORIDA

DESCRIPTION: (PER TITLE CERTIFICATION)

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN N.89°12'24"E. ALONG THE SOUTH LINE OF SAID SECTION 23 FOR 328.33 FEET, TO THE POINT OF BEGINNING; THENCE RUN N.00°45'20"W. FOR 147.78 FEET; THENCE RUN N.89°12'24"E. FOR 318.61 FEET; THENCE RUN N.00°47'36"W. FOR 231.46 FEET; THENCE RUN N.89°59'09"E. TO A POINT LYING ALONG THE WEST RIGHT OF WAY LINE OF STRINGFELLOW ROAD (100 FEET WIDE) FOR 208.13 FEET; THENCE RUN S.10°40'00"E. ALONG SAID WEST RIGHT OF WAY LINE FOR 382.06 FEET; THENCE RUN S.89°12'24"W. ALONG THE SOUTH LINE OF SAID SECTION 23, FOR 592.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING 138,040.95 SQUARE FEET, OR 3.17 ACRES, MORE OR LESS.

N

20 0 20 40 60

SCALE IN FEET

LEGEND:

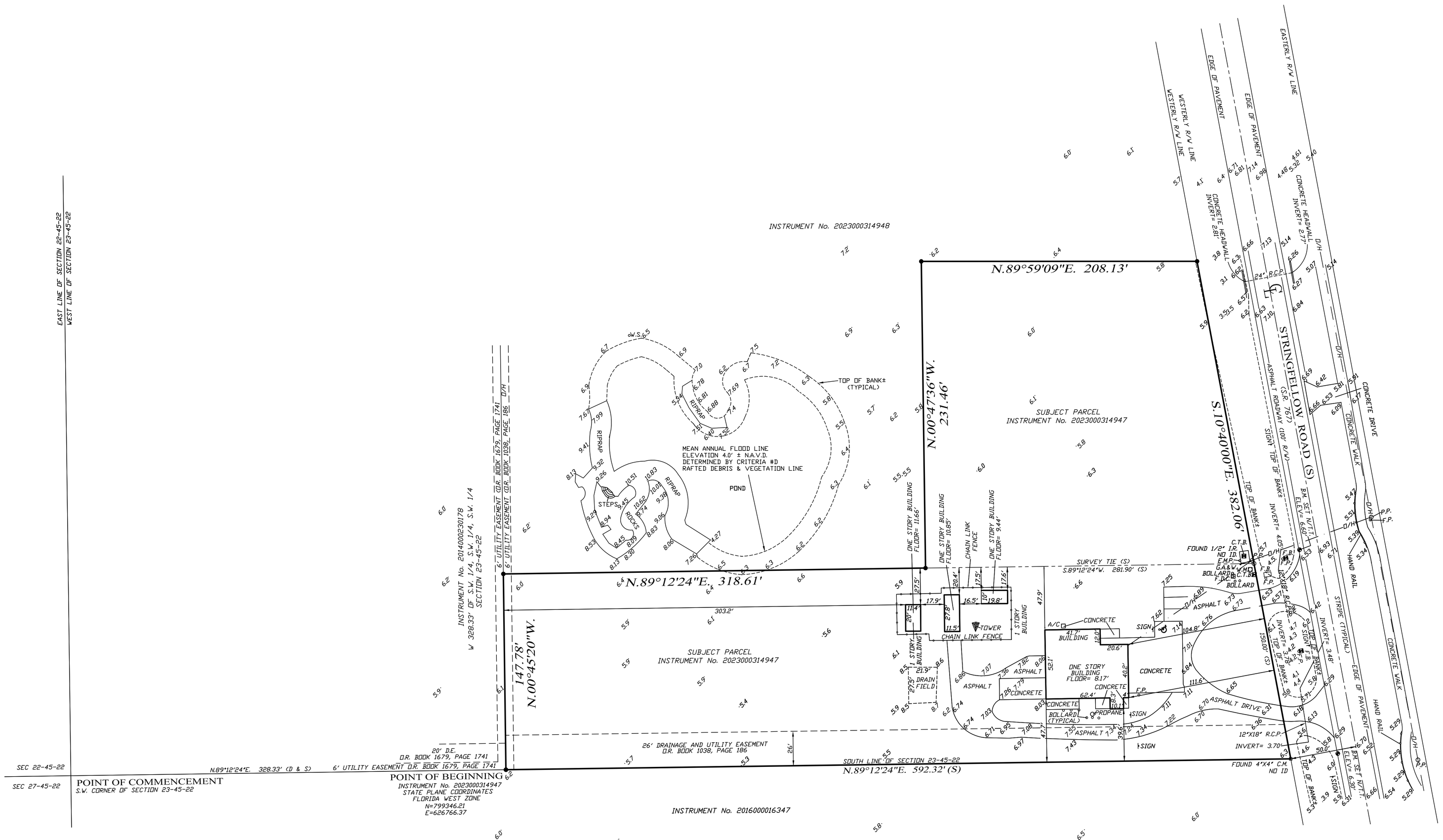
●	SET #4 IRON ROD (CAP LB #6921)	R.W.B.	RECLAIM WATER BOX
○	FOUND IRON ROD (I.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	W.V.	WATER VALVE
P.R.M.	PERMANENT REFERENCE MONUMENT	F.H.	FIRE HYDRANT
P.C.P.	PERMANENT CONTROL POINT	O/H	OVERHEAD POWER
P.U.E.	PUBLIC UTILITY EASEMENT	P.P.	POWER POLE
D.E.	DRAINAGE EASEMENT	G.A.&W.	GUY ANCHOR & WIRE
L.M.E.	LAKE MAINTENANCE EASEMENT	E.B.	ELECTRIC BOX
P.C.	POINT OF CURVATURE	C.T.B.	CABLE TELEVISION BOX
P.T.	POINT OF TANGENCY	T.S.B.	TELEPHONE SERVICE BOX
O.R.	OFFICIAL RECORDS BOOK	N/D	NAIL & DISK
(S)	AS PER SURVEY	N/T.T.	NAIL & TINTAB
(M)	AS MEASURED	ELEV.	ELEVATION
(P)	AS PER PLAT	B.M.	BENCHMARK
(D)	AS PER DEED	∧	TYPICAL ELEVATION
(1)	CURVE NUMBER	A/C	AIR CONDITIONER
L1	LINE NUMBER	W.S.	WATER SYSTEM
R/W	RIGHT-OF-WAY	P.E.	POOL EQUIPMENT
℄	CENTERLINE		CONCRETE
F.P.	FLAG POLE	F.B.	FIBER BOX
F.D.C.	FIRE DEPARTMENT CONNECTION	F.P.	FIBER POST
R.C.P.	REINFORCED CONCRETE PIPE	E.M.P.	ELECTRIC METER POST
O.R.	OFFICIAL RECORDS	S.S.M.H.	SANITARY SEWER MANHOLE
S.L.P.	SEWER LINE POST	O.R.	OFFICIAL RECORDS
		W.S.	WATER SERVICE

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WESTERLY RIGHT-OF-WAY LINE OF PINE ISLAND BOULEVARD, AS BEING ASSUMED N 10°40'00"W.
2. FIELD NOTES IN S.W. 1/4, S.W. 1/4 OF SECTION 23-45-22.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY IS BASED ON TITLE CERTIFICATION BY PAVESE LAW FIRM, DATED JANUARY 15, 2025.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 40 SCALE DRAWING.
9. BENCHMARK DERIVED FROM GPS, FDOT RTK NETWORK FPRN 0117, ELEVATION 21.08' NAVD88.
10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FLOOD ZONE: "AE" ELEVATION: 8.00' NAVD88
COMMUNITY No.: 125124 PANEL No.: 0390
SUFFIX: --- G REVISION DATE: 11/17/22
MAP NUMBER: 12071C0390F

THIS SURVEY IS CERTIFIED TO:
MATLACHA-PINE ISLAND FIRE CONTROL DISTRICT
PAVESE LAW FIRM
TDM CONSULTING, INC.



REVISED:	DESCRIPTION:	BY:
1/29/25	PER TITLE CERTIFICATION	FBH
DATE OF LAST FIELD WORK: 7/24/24		

DRAWN:	CHECK:	SCALE:	PROJ. #:
RLB	PMH	1"=40'	5015 STRINGFELLOW
SURVEY DATE		FILE NO.	SHT.- 1
7/24/24		45-22-23	OF - 1

Phillip M Mould, LS6515, State of Florida
Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.01.29 18:18:28 -05'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA

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CAPE CORAL, FLORIDA 33904
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FLORIDA CERTIFICATE OF AUTHORIZATION LB6921