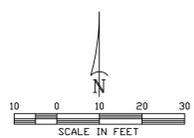


**AS-BUILT SURVEY OF
LOTS 2 & 3, BLOCK B, PALM RIDGE,
(PLAT BOOK 23, PAGES 57-58)
SANIBEL ISLAND, LEE COUNTY, FLORIDA,
& A PARCEL OF LAND
LYING IN SECTION 26,
TOWNSHIP 46 SOUTH, RANGE 22 EAST,
(D.R. BOOK 1600, PAGE 1811)
PUBLIC RECORDS OF LEE COUNTY, FLORIDA**



DESCRIPTION: D.R. BOOK 525, PAGE 122
LOTS 2 & 3, BLOCK B, OF THAT CERTAIN SUBDIVISION KNOWN AS PALM RIDGE, ACCORDING TO THE 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 23, AT PAGES 57 AND 58.

DESCRIPTION: D.R. BOOK 1600, PAGE 1811
A LOT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 22 EAST, CITY OF SANIBEL, FLORIDA, WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS: BEGINNING AT A STEEL PIN MARKING THE NORTHWEST CORNER OF LOT 2, BLOCK B, PALM RIDGE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23 AT PAGES 57 AND 58 OF THE LEE COUNTY RECORDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN D.R. BOOK 804 AT PAGES 274-249; THENCE RUN S 0°29'20" E ALONG THE WEST LINE OF SAID SUBDIVISION, BEING THE EAST LINE OF SAID PARCEL, FOR 352.06 FEET TO A CONCRETE MONUMENT; THENCE RUN S 83°39'30" W, PARALLEL WITH THE SOUTH LINE OF LOT 1 OF BLOCK B OF SAID SUBDIVISION FOR 95.81 FEET TO A CONCRETE MONUMENT ON THE WEST LINE OF SAID PARCEL; THENCE RUN N 0°29'20" W ALONG THE WEST LINE OF SAID PARCEL, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION FOR 352.06 FEET TO THE SOUTH LINE OF BLOCK C IN "RESUBDIVISION OF LOTS 2 AND 3, BLOCK C AND PART OF LOTS 1, 2 AND 3, BLOCK A, PALM RIDGE AS RECORDED IN PLAT BOOK 28 AT PAGE 55, LEE COUNTY RECORDS, SAID LINE ALSO BEING THE NORTH LINE OF SAID PARCEL; THENCE RUN N 83°39'30" E ALONG SAID LINE FOR 95.81 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE VEHICULAR EASEMENT FOR INGRESS AN EGRESS TO LIBRARY ROAD OVER THE EAST 20 FEET OF ALL THAT PART OF LOT 3B, BLOCK C IN "RESUBDIVISION OF LOTS 2 AND 3, BLOCK C AND PART OF LOTS 1, 2 AND 3, BLOCK A, PALM RIDGE" SECTION 26, TOWNSHIP 46 SOUTH, RANGE 22 EAST, CITY OF SANIBEL, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28 AT PAGE 55, LEE COUNTY RECORDS, IN THE EVENT THE GRANTEE CONVEYS THE PROPERTY HEREIN CONVEYED, THIS EASEMENT SHALL BE AUTOMATICALLY REVOKED.

CATCH BASIN (C.B.)

- C.B. 1
GRATE = 3.96
12"x18" RCP N.W. INVERT = 2.00
BOTTOM = 1.31
- C.B. 2
GRATE = 2.82
12"x18" RCP N. INVERT = 0.35
12"x18" RCP S.E. INVERT = 1.01
BOTTOM = 0.35
- C.B. 3
GRATE = 5.23
18" RCP E. INVERT = 0.18
12"x18" RCP N. INVERT = 0.39
12"x18" RCP N. INVERT = 0.36
BOTTOM = -0.18
- C.B. 4
GRATE = 4.01
12"x18" RCP N.E. INVERT = 2.28
12"x18" RCP S. INVERT = 0.57
BOTTOM = 0.26
- C.B. 5
GRATE = 4.00
12"x18" RCP S.W. INVERT = 2.17
BOTTOM = 1.38

LEGEND:

- SET 1/2" IRON ROD (CAP LB6921)
- FOUND IRON ROD (I.R.)
- CONCRETE MONUMENT (C.M.)
- △ PERMANENT REFERENCE MONUMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- POINT OF CURVATURE
- OFFICIAL RECORDS BOOK
- (S) AS PER SURVEY
- (P) AS PER PLAT
- (D) AS PER DEED
- (Q) CURVE NUMBER
- (L) LINE NUMBER
- R/W RIGHT-OF-WAY
- CENTERLINE
- R.W.B. RECLAIM WATER BOX
- WATER METER
- D.H. OVERHEAD POWER
- P.P. POWER POLE
- G.A.W. GUY ANCHOR & WIRE
- TELEPHONE SERVICE BOX
- N/D NAIL & DISK
- N/T.N. NAIL & TIN TAB
- ELEV. ELEVATION
- B.M. BENCHMARK
- TYPICAL ELEVATION
- A/C AIR CONDITIONER
- WATER SYSTEM
- P.E. POND EQUIPMENT
- CORRUGATED METAL PIPE
- C.M.P. CONCRETE METAL PIPE
- DRAINAGE ARROW
- CORRUGATED PLASTIC PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- C.P.P. CONCRETE POWER POLE
- C.F. CABLE FOLE
- C.B. CATCH BASIN
- F.H. FIRE HYDRANT
- W.V. WATER VALVE
- U.C. UTILITY COVER
- B.F.P. BACK FLOW PREVENTER
- C.T.B. CABLE TELEVISION BOX
- I.C.V. IRRIGATION CONTROL VALVE
- L.S. LIFT STATION
- M.E.S. MITERED END SECTION
- E.B. ELECTRIC BOX
- L.P. LIGHT POLE
- C.D. CLEAN-OUT
- E.M.P. ELECTRIC METER POST
- S.S.M.H. SANITARY SEWER MANHOLE

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREIN TAKEN FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PALM RIDGE ROAD, AS BEING S 27°45'20" E.
2. FIELD NOTES IN PALM RIDGE, A SUBDIVISION LYING IN SECTION 26-46-22.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREIN. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTIONS FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. 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 476.025; SJ-17062; FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
9. ISSUANCE OF THIS DRAWING FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATION AND/OR SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST OR APPLY.
10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24x36, 20 SCALE DRAWING.
11. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
12. BENCHMARK DERIVED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK DESIGNATION 2 241, ELEVATION 3.21 NAVD 1988.
13. TOGETHER WITH NON-EXCLUSIVE EASEMENT IN D.R. BOOK 1600, PAGE 1811, IS NOT PLOTTABLE.

FLOOD ZONE: "AE" ELEVATION: 8' NAVD 1988
COMMUNITY No: 120402 PANEL No: 0530 & 0537
SUFFIX - G - REVISION DATE: 11/17/2022
MAP NUMBER: 1207100530G & 1207100537G

THIS SURVEY IS CERTIFIED TO:
SANIBEL FIRE & RESCUE DISTRICT

REVISED	DESCRIPTION	BY

DATE OF LAST FIELD WORK: 3/24/25
DRAWN: CHECK: SCALE: PROJ. #
R.B.H. P.M.H. 1"=20' 2351PRRSF&RD 3048 BEL PRADO BLVD. S. SUITE 100
SURVEY DATE: FILE NO. SHT. - 1
3/24/25 46-22-26 OF - 1
HARRIS-JORGENSEN, L.L.C.
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
L.S.G.S.I. STATE OF FLORIDA

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921