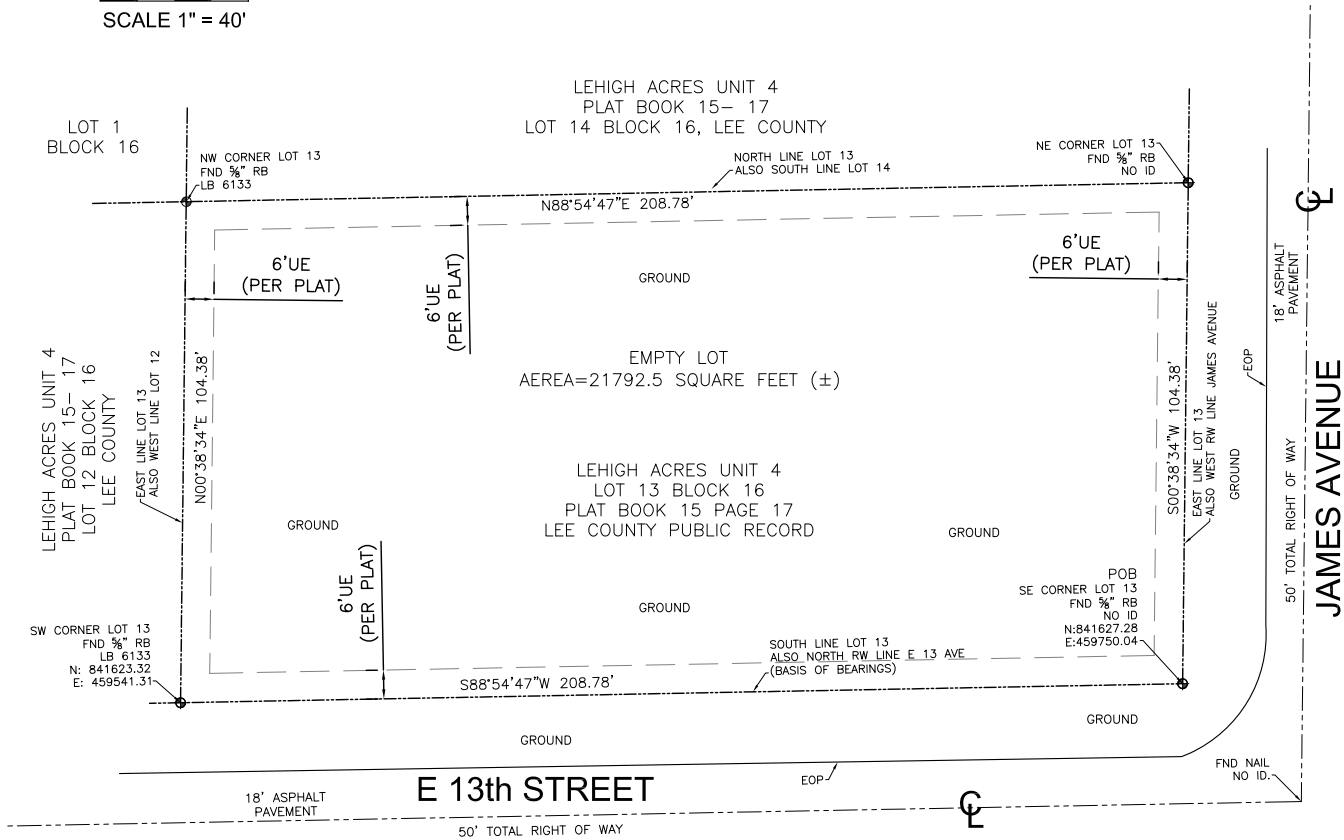


# BOUNDARY SURVEY

LOCATION SKETCH  
NOT TO SCALE



**PROPERTY ADDRESS:**  
1301 JAMES AVENUE  
LEHIGH ACRES, FLORIDA 33972.

**PREPARED FOR:**  
PREMIER DEVELOPMENT SOLUTIONS  
11606 CITY HALL PROMENADE #200  
MIRAMAR, FLORIDA 33025

- SURVEYOR'S NOTES:**
1. NO UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS. CONTACT APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION.
  2. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO TITLE SEARCH WAS MADE. EXAMINATION OF ABSTRACT OF TITLE MUST BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY BESIDES THOSE NOTED.
  3. VALID WITH DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  4. TYPE OF SURVEY: BOUNDARY.
  5. RECORD & MEASURED VALUES ARE IN ACCORDANCE UNLESS OTHERWISE IS NOTED.
  6. BASIS OF BEARINGS AND COORDINATES ARE REFERRED TO NORTH AMERICAN DATUM 1983-2011.
  8. FIELD WORK DATE: 03/27/2023.



**LEGAL DESCRIPTION:**  
A PORTION OF SECTION 15 TOWNSHIP 44 SOUTH RANGE 27 EAST, LEE COUNTY, "LEIGH ACRES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15 PAGE 17 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SE CORNER OF LOT 13, BLOCK 16 OF "LEHIGH ACRES UNIT 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE S88°54'47"W ALONG THE SOUTH LINE OF SAID LOT 13, SAID LINE BEING ALSO THE NORTH RIGHT OF WAY LINE OF E 13th STREET AS A BASIS OF BEARINGS FOR A DISTANCE OF 208.78 FEET TO THE SW CORNER OF SAID LOT 13; THENCE N00°38'34"E ALONG THE WEST LINE OF SAID LOT 13, SAID LINE BEING ALSO THE EAST LINE OF LOT 12, FOR A DISTANCE OF 104.38 FEET TO THE NW CORNER OF SAID LOT 13; THENCE N88°54'47"E ALONG THE NORTH LINE OF SAID LOT 13, SAID LINE BEING ALSO THE SOUTH LINE OF LOT 14, FOR A DISTANCE OF 208.78 FEET TO A POINT AT THE WEST RIGHT OF WAY LINE OF JAMES AVENUE, SAID POINT BEING ALSO THE NE CORNER OF SAID LOT 13; THENCE S00°38'34"W ALONG SAID WEST RIGHT OF WAY LINE OF JAMES AVE FOR A DISTANCE OF 104.38 FEET TO THE POINT OF BEGINNING. CONTAINING 21792.5 SQUARE FEET.

**FLOOD ZONE INFORMATION:**

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "X"  
BASE FLOOD ELEVATION: NA  
COMMUNITY: 12071  
PANEL: 0338  
SUFFIX: F  
DATE OF FIRM: 08/28/2008

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-52 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND ANNOTATIONS SHOWN HEREON.

**LEGEND AND ABBREVIATIONS:**

EOP= EDGE OF PAVEMENT; FND= FOUND; NO ID= NO IDENTIFICATION; NTS= NOT TO SCALE; RB= REBAR; UE=UTILITY EASEMENT



**PREMIERE DESIGN SOLUTIONS INC.**  
11606 CITY HALL PROMENADE • STE 200  
• MIRAMAR FL, 33025  
054.237.7850  
PDS@PDS-ENG.COM  
FLORIDA COA No. 27940  
LB 8017

REVISIONS			
No.	DATE	REMARKS	BY
	05.24.23	LEGAL BY METES AND BOUNDS	FF

BOUNDARY SURVEY

1301 JAMES AVENUE  
LEHIGH ACRES, FLORIDA 33972  
FOLIO ID: 10371957

**FERNANDO FERNANDEZ**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE LS-6765 STATE OF FLORIDA  
ffernandez@pds-eng.com

DATE: 08.09.2023



**S-01**  
SHEET 01 OF 1