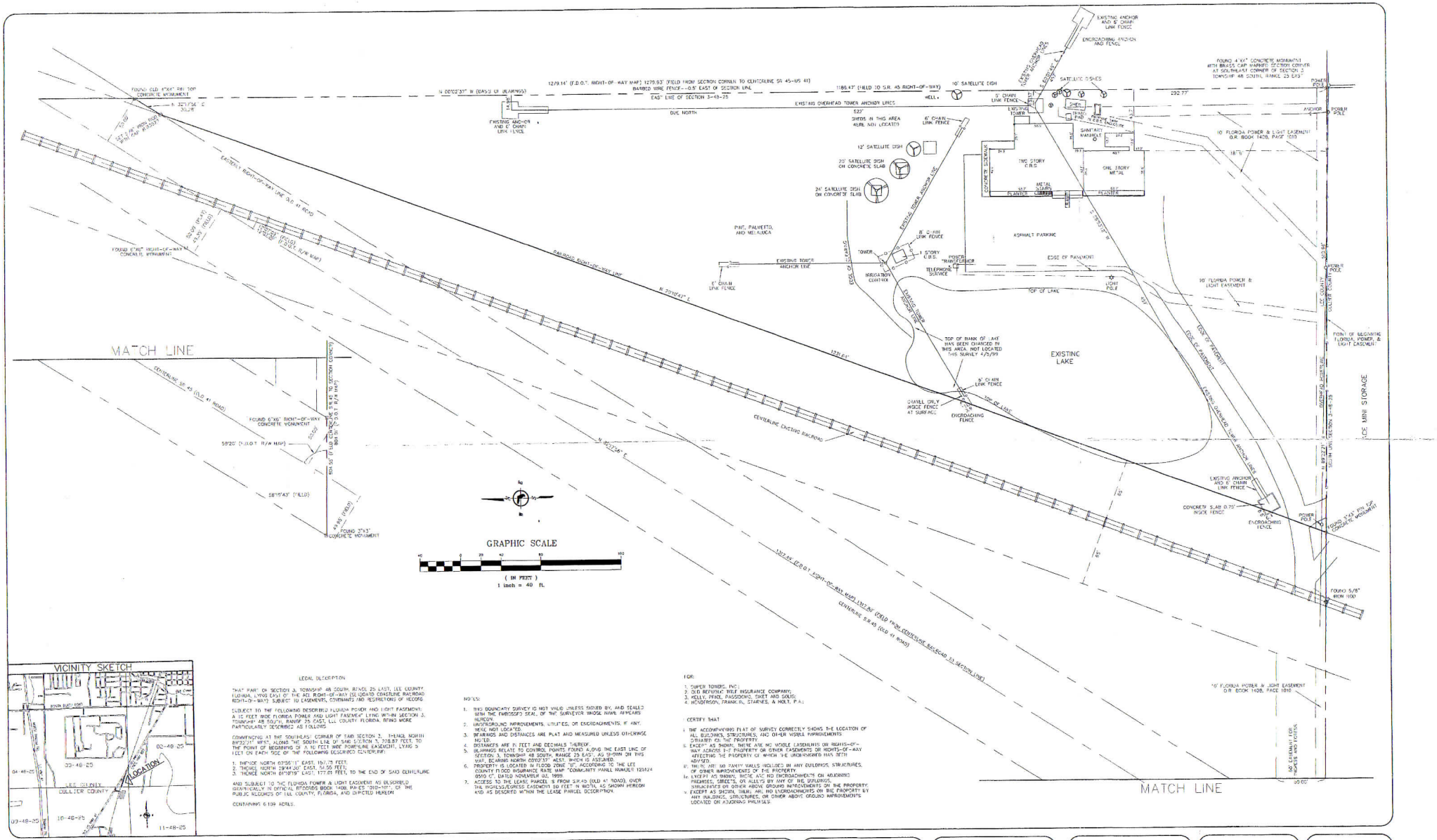

VICINITY SKETCH

LEGAL DESCRIPTION

THAT PART OF SECTION 3, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING EAST OF THE ACL RIGHT-OF-WAY (SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY) SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

SUBJECT TO THE FOLLOWING DESCRIBED FLORIDA POWER AND LIGHT EASEMENT: A 10 FEET WIDE FLORIDA POWER AND LIGHT EASEMENT LYING WITHIN SECTION 3, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 89°32'27" WEST, ALONG THE SOUTH LINE OF SAID SECTION 3, 228.87 FEET, TO THE POINT OF BEGINNING OF A 10 FEET WIDE POWERLINE EASEMENT, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

1. THENCE NORTH 03°56'17" EAST, 157.75 FEET;
2. THENCE NORTH 29°44'20" EAST, 1456.56 FEET;
3. THENCE NORTH 01°10'19" EAST, 177.01 FEET, TO THE END OF SAID CENTERLINE

AND SUBJECT TO THE FLORIDA POWER & LIGHT EASEMENT AS DESCRIBED GRAPHICALLY IN OFFICIAL RECORDS BOOK 1408, PAGES 1010-1011, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND DEPICTED HEREON.

CONTAINING 6.139 ACRES.

NOTES:

1. THIS BOUNDARY SURVEY IS NOT VALID UNLESS SIGNED BY, AND SEALED WITH THE EMBOSSED SEAL, OF THE SURVEYOR WHOSE NAME APPEARS HEREON.
2. UNDERGROUND IMPROVEMENTS, UTILITIES, OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
3. BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
4. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
5. BEARINGS RELATE TO CONTROL POINTS FOUND ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 48 SOUTH, RANGE 25 EAST, AS SHOWN ON THIS MAP, BEARING NORTH 03°02'37" WEST, WHICH IS ASSUMED.
6. PROPERTY IS LOCATED IN FLOOD ZONE "B", ACCORDING TO THE LEE COUNTY FLOOD INSURANCE RATE MAP "COMMUNITY PANEL NUMBER 125124 0510 C", DATED NOVEMBER 02, 1999.
7. ACCESS TO THE LEASE PARCEL IS FROM SR 45 (OLD 41 ROAD), OVER THE INGRESS/EGRESS EASEMENT 30 FEET IN WIDTH, AS SHOWN HEREON AND AS DESCRIBED WITHIN THE LEASE PARCEL DESCRIPTION.

FOR:

1. SUPER TOWERS, INC.;
2. D.D. REPUBLIC WEST INSURANCE COMPANY;
3. KELLY, PRICE, PASSIDOMO, SIKES AND SOLIS;
4. HENDERSON, FRANKLIN, STARNES, & HOLT, P.A.;

I CERTIFY THAT:

I. THE ACCOMPANYING PLAT OF SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE PROPERTY.
II. EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ACROSS THE PROPERTY OR OTHER EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
III. THERE ARE NO PARTY WALLS INCLUDED IN ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS OF THE PROPERTY.
IV. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY OF THE BUILDINGS, STRUCTURES OR OTHER ABOVE GROUND IMPROVEMENTS ON THE PROPERTY.
V. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ON THE PROPERTY BY ANY BUILDINGS, STRUCTURES, OR OTHER ABOVE GROUND IMPROVEMENTS LOCATED ON ADJOINING PREMISES.

CONSUL-TECH ENGINEERING, INC.
Consulting Engineers Land Planners Land Surveyors
24631 Old 41 Road Phone (941) 947-0266
BONITA SPRINGS, FL. 34135 Fax (941) 947-1323
E-Mail bonita@consul-tech.com
CERTIFICATE OF AUTHORIZATION #LB3527

NOTE: The undersigned and CONSUL-TECH ENGINEERING, INC. make no representations or guarantees as to the completeness of the information referred hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. CONSUL-TECH ENGINEERING, INC. did not research the public records for matters affecting title to subject.
NOTE: This instrument is the property of CONSUL-TECH ENGINEERING, INC. and shall not be reproduced in whole or in part without written permission of CONSUL-TECH ENGINEERING, INC. ©

PROJECT
CHANNEL 30 DRIVE TOWER ADDITION FOR SUPER TOWERS

SURVEY TYPE:
BOUNDARY (AS-BUILT) SURVEY

REVISIONS:
1 4/05/99 ADD NEW TOWER, ANCHORS, AND EASEMENTS, UP-DATE SURVEY.
2 6/22/99 UPDATE, REV DIST BEARINGS, REV LEGAL DESCRIPTION
3
4
5
6

ROBERT J. BILLS
PROFESSIONAL SURVEYOR AND MAPPER
P.S.M. 4698, STATE OF FLORIDA
DATE: 6-23-99

S-T-R : 3-48-25
SCALE: 1" = 40'
DRAWN BY: HJG
CHECKED BY: JBH
DATE: 2/16/99
DWG FILE: \MSERVER\98\223.DWG
DWG NO. : C-4851
PROJECT NO. 98-25
SHEET 1 OF 1

F. B.	PG.
215	24
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