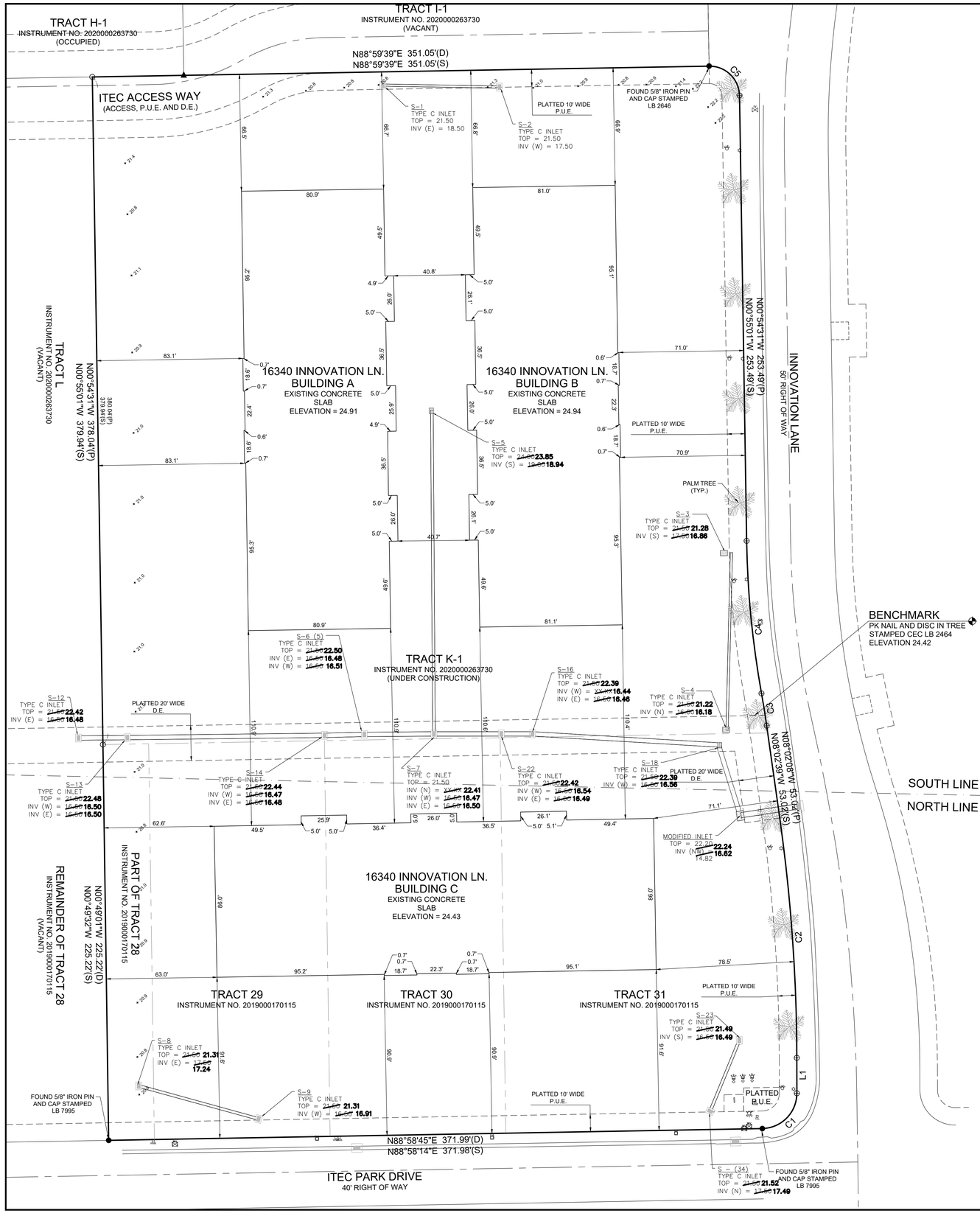

CXX - CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1(P)	20.00'	89°03'53"	31.09'	28.05'	N44°26'48"E
C1(S)			31.10'	28.06'	N44°27'31"E
C2(S)	987.00'	07°57'00"	136.95'	136.84'	N04°03'39"W
C2(S)			136.95'	136.84'	N04°04'09"W
C3(S)	487.00'	02°11'17"	18.60'	18.60'	N09°07'47"W
C3(S)			18.60'	18.60'	N09°08'18"W
C4(S)	537.00'	09°18'55"	87.31'	87.21'	N05°33'58"W
C4(S)			87.31'	87.21'	N05°34'29"W
C5(S)	17.00'	90°04'46"	26.73'	24.06'	N45°56'53"W
C5(S)			26.68'	24.02'	N45°56'27"W

LXX - LINE TABLE

LINE	BEARING	DISTANCE
L1(P)	N00°05'09"W	20.22'
L1(S)	N00°05'39"W	20.22'

N

30 0 15 30 60

SCALE: 1" = 30'

LEGEND

(P) = PLAT DATA
(S) = SURVEY DATA
= WATER METER
= CLEANOUT
= WATER VALVE
= PVC PIPE
= LIGHT POLE
= FIRE HYDRANT
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE

GENERAL NOTES

1. ○ = SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464.
2. ● = FOUND 5/8" IRON PIN AS NOTED.
3. ▲ = FOUND PK NAIL AND DISC STAMPED CEC LB 2464.
4. BEARINGS BASED ON A GRID BEARING OF N88°58'14"E ON THE NORTH RIGHT OF WAY LINE OF ITEC PARK DRIVE.
5. DESCRIBED PROPERTY LIES IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL NO. 125124 MAP NO. 12071C 0582F DATED AUGUST 28, 2008.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 88).
7. ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
8. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.

LEGAL DESCRIPTION

THE EASTERLY 26 FEET OF LOT 28, ALL OF LOTS 29-31 INCLUSIVE, ITEC UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 2019000170115, PER RECORDS LEE COUNTY, FLORIDA.

AND

TRACT K-1, ITEC UNIT TWO - B, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 2020000263730, PER RECORDS OF LEE COUNTY, FLORIDA.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 227,538 SQUARE FEET OR 5.22 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING LICENSED No. 5295 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Richard J. Ewing, PSM
DN: cn=Richard J. Ewing, PSM, o=Coastal Engineering Consultants, Inc., ou=Survey and Mapping, email=rewing@cecifl.com, c=US
Date: 2022.11.15 10:08:55 -05'00'

RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 08/25/2022
DATE OF SIGNATURE:

THIS DOCUMENT, AND THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY COASTAL ENGINEERING CONSULTANTS, INC. (CECI) OR ITS SUBSIDIARIES SHALL BE WITHOUT LIABILITY TO CECI OR ITS SUBSIDIARIES.

NO.	DATE	BY	REVISION DESCRIPTION

DATE: 08/25/2022 SCALE: 1" = 30'
DRAWN: MMW F.B. LC682
CHECKED: RJE PG. 30
SEC. 6 AND 7 TWP. 46S RNG. 26E
ACAD NO. 21.375
REF. NO. 21.375-DRAINAGE AS BUILT

CLIENT: ITEC K REALTY LLC,

TITLE: AS BUILT SURVEY OF THE EASTERLY 26 FEET OF LOT 28, ALL OF LOTS 29-31 INCLUSIVE, ITEC UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 2019000170115, PER RECORDS LEE COUNTY, FLORIDA, AND TRACT K-1, ITEC UNIT TWO - B, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. 2020000263730, PER RECORDS OF LEE COUNTY, FLORIDA.

COASTAL AND MARINE ENGINEERING
ENVIRONMENTAL AND GEOLOGICAL SERVICES
LAND AND MARINE SURVEY AND MAPPING

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28421 BONITA CROSSINGS BOULEVARD
BONITA SPRINGS, FLORIDA 34135

SHEET 1 OF 1
FILE NO.: 21.375