

LEGAL DESCRIPTION:
 LOTS 11 AND 12, DELLEE PARK SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 77 AND 78, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES TO TITLE OPINION:
 ITEMS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT, HAVING A OFFICE FILE NUMBER BS2022-083 AND A COMMITMENT EFFECTIVE DATE OF MARCH 31, 2022 AT 8:00 AM HAVE BEEN REVIEWED AS FOLLOWS:
 B. ALL MATTERS CONTAIN ON THE PLAT OF DELLEE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 33, PAGES 77-78

NOTES:
 THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD
 BEARINGS REFER TO THE SOUTH R-O-W LINE OF CLAYTON COURT, LEE COUNTY, FLORIDA AS BEING N89°18'18"E.
 MEASURED BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE EAST.
 THIS SURVEY MEETS THE RELATIVE POSITIONAL PRECISION AS PER SECTION 3.E.1-v.
 PUBLIC RIGHT-OF-WAY INFORMATION WAS BASED UPON LEE COUNTY PROPERTY APPRAISER G.I.S. WEB SITE.
 SITE ADDRESS: 1870 CLAYTON COURT, FORT MYERS FL 33907

AT THE TIME OF SURVEY, THIS PROPERTY WAS LOCATED IN FLOOD ZONE X, WITH A BASE FLOOD ELEVATION OF 7.0, OUTSIDE 0.2% CHANCE OF FLOODING, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NO. 12071 C 0428 G, COMMUNITY NO. 120067, HAVING A F.I.R.M. INDEX DATED DECEMBER 7, 2018. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION. SEE PROPERTY OVERLAY HEREON.

PROPERTY AREA: 1.2 ACRES, MORE OR LESS.
 ZONING CLASSIFICATION AND SETBACK REQUIREMENTS - ZONING REPORT HAS NOT BEEN PROVIDED.
 ABOVE GROUND IMPROVEMENTS EXISTING ON THIS PROPERTY HAVE BEEN LOCATED HEREON AS SHOWN. ABOVE GROUND INDICATORS OF UNDERGROUND UTILITIES EXISTING ON THIS PROPERTY HAVE BEEN LOCATED HEREON AS SHOWN.

PARKING: 45 REGULAR SPACES AND 2 HANDICAP SPACES.
 THERE ARE NO PARTY WALLS TO ADJOINING PROPERTIES.
 THE NAMES OF ADJOINING OWNERS ARE SHOWN HEREON.

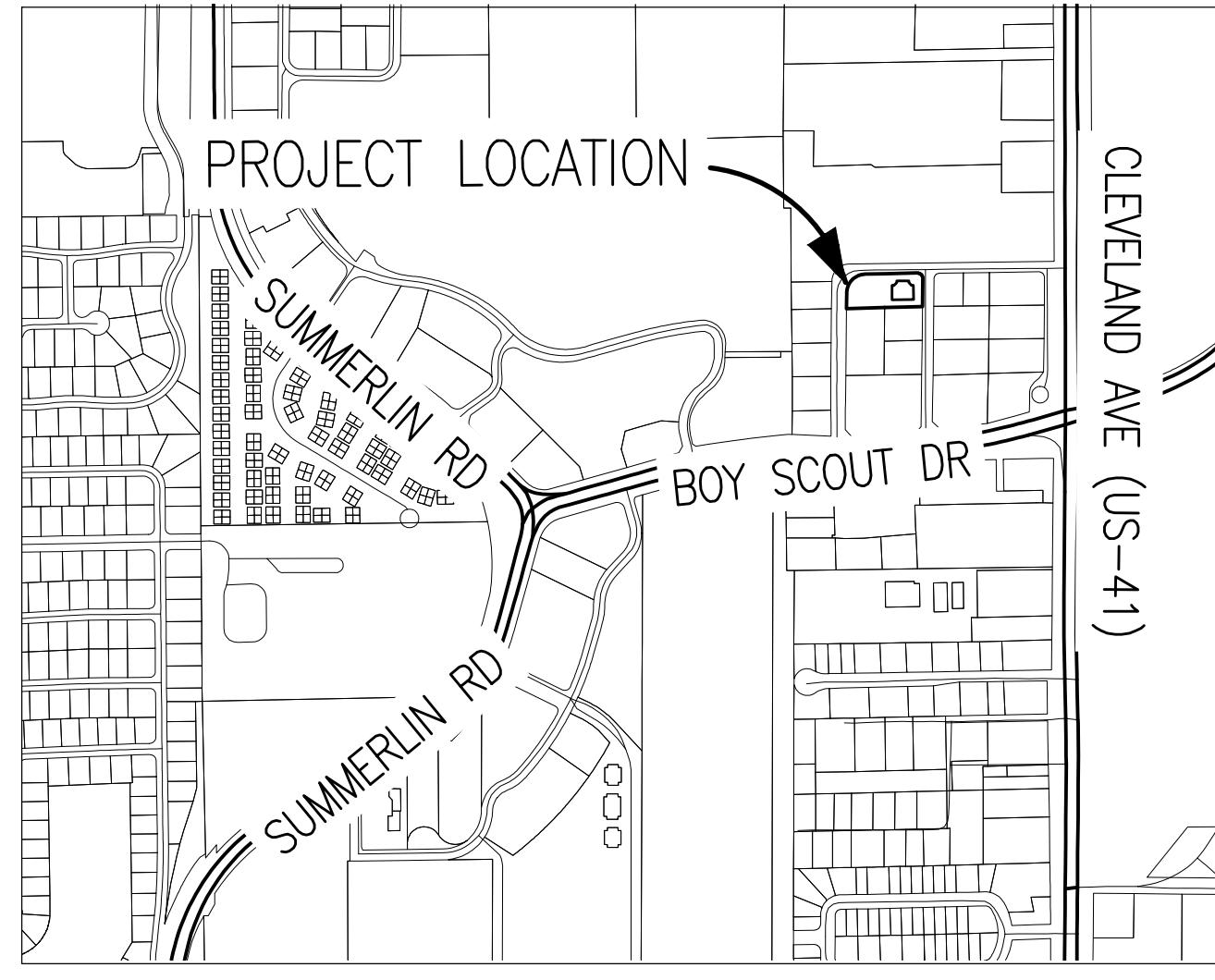
THE PARCEL IS LOCATED AT THE INTERSECTION OF CLAYTON COURT AND RAMSEY WAY. CLIENT HAS NOT SPECIFIED AN INTERSECTING STREET.
 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 NO EVIDENCE OF PROPOSED CHANGES TO RIGHT-OF-WAY LINES.

PLETTABLE OFF SITE EASEMENTS, AS DISCLOSED, ARE SHOWN HEREON.
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: R.L.R. INVESTMENTS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY
 ASSURED TITLE SERVICES, LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 8, 9, 11, 13, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/1/2022.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



VICINITY MAP

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	75.00'	89°23'33"	105.50'	N 44°36'47" E	117.01'
C2	25.00'	90°36'51"	35.54'	S 45°23'37" E	39.53'
C3	25.00'	90°36'51"	35.54'	N 45°23'37" W	39.53'

02-45-24-P3-00200.0130
 LEE MEMORIAL HEALTH SYSTEM
 (P.B. 33, PG. 78)
 WARRANTY DEED
 INSTR. NO. 3172/2497

02-45-24-P3-00200.0100
 5244 RAMSEY WAY LLC
 (P.B. 33, PG. 78)
 WARRANTY DEED
 INSTR. NO. 201000083261

- Symbol Description
- C1 = SEE CURVE TABLE
 - MAILBOX
 - SINGLE POST SIGN
 - FOUND DRILL HOLE
 - FOUND IRON PIN
 - FOUND NAIL /DISK "LB1772"
 - COMMUNICATION SERVICE PEDESTAL
 - DRAINAGE INLET
 - ELECTRIC OUTLET
 - CONCRETE POLE WITH LIGHT
 - PULL-BOX
 - TRANSFORMER
 - IRRIGATION VALVE
 - SANITARY MANHOLE COVER
 - BACKFLOW PREVENTOR
 - WATER METER

LETTER	REVISIONS	DATE	REV BY

ALTA/NSPS LAND TITLE SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

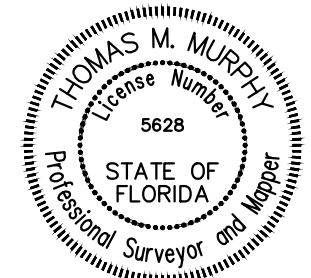
PARTY CHIEF: D.F. 1163/41
 DATE: 4/1/2022
 DRAWN BY: MIT
 DATE: 3/30/2022
 SHEET 1 OF SHEET 1
 SEC-TWN-RGE: 2-45-24



6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of Authorization No.1772

1870 CLAYTON COURT
 JERICO ROAD, LLC

DRAWING NO. H-1890
 PROJECT NO. 2022568
 FILE NAME: 2022568 Alta.dwg



BY THOMAS M. MURPHY LS5628 STATE OF FLORIDA