

AS-BUILT SURVEY OF
LOTS 45 & 46, BLOCK 4782,
CAPE CORAL, UNIT 71,
SECTION 28, TOWNSHIP 44 SOUTH, RANGE 23 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA
(PLAT BOOK 22, PAGES 88-107)

LEGEND:

- SET 1/2" IRON ROD (CAP LB6921)

○

FOUND IRON ROD (I.R.)

□

CONCRETE MONUMENT (C.M.)

P.R.M.

PERMANENT REFERENCE MONUMENT

P.U.E.

PUBLIC UTILITY EASEMENT

D.E.

DRAINAGE EASEMENT

P.C.

POINT OF CURVATURE

D.R.

OFFICIAL RECORDS BOOK

(S)

AS PER SURVEY

(P)

AS PER PLAT

(1)

CURVE NUMBER

L1

LINE NUMBER

R/W

RIGHT-OF-WAY

E

CENTERLINE
- R.W.B.

RECLAIM WATER BOX

W.M.

WATER METER

D/H

OVERHEAD POWER

P.P.

POWER POLE

GA&W.

GUY ANCHOR & WIRE

T.S.B.

TELEPHONE SERVICE BOX

N/T.T.

NAIL & DISK

ELEV.

ELEVATION

B.M.

BENCHMARK

○

TYPICAL ELEVATION

8"

A/C

AIR CONDITIONER

W.S.

WATER SYSTEM

P.E.

POOL EQUIPMENT

CONCRETE

CONCRETE

—>

DRAINAGE ARROW

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WEST RIGHT-OF-WAY LINE OF S.W. 17TH AVENUE, AS BEING S.00°18'47"E.
 2. FIELD NOTES IN CAPE CORAL, BLOCK 4782.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. 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 DESCRIPTION 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 472.025; SJ-17.062, 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.
 10. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 11X17, 20 SCALE DRAWING.
 11. BENCHMARK DERIVED FROM CAPE CORAL BENCHMARK NUMBER 379-49-01, ELEVATION 7.35 NGVD 1929, 6.17 NAVD 1988.
 12. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- FLOOD ZONE: "AE" ELEVATION: 7' NAVD 1988
& "X" 0.2% ANNUAL CHANCE FLOOD HAZARD
ELEVATION: N/A COMMUNITY NO: 125095 PANEL NO: 0382
SUFFIX --- G REVISION DATE: 11/17/22
MAP NUMBER: 12071C0382G

THIS SURVEY IS CERTIFIED TO:
JEFFREY F. WATERS AND EILEEN B. WATERS
SANIBEL CAPTIVA COMMUNITY BANK
CAPE CORAL TITLE INSURANCE AGENCY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
HANSEN HOMES OF SOUTH FLORIDA, INC.

REVISED:	DESCRIPTION:	BY:	
2/14/24	FOUNDATION:	RBH	
6/10/24	FINAL SURVEY	RBH	
DATE OF LAST FIELD WORK: 6/10/24			PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA
DRAWN:	CHECK:	SCALE	PRD. #
GSM	PMM	1"=20'	CC-U71-4782-45
SURVEY DATE	FILE NO.	SHT.- 1	
10/10/23	44-23-28	OF - 1	
HARRIS-JORGENSEN, LLC, 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921			

