

RIGHT-OF-WAY CONTROL SURVEY MAP

OF ESTERO BOULEVARD

COUNTY ROAD 865

LYING ON ESTERO ISLAND

TOWNSHIP 46 SOUTH, RANGE 23 EAST,

TOWNSHIP 46 SOUTH, RANGE 24 EAST AND TOWNSHIP 47 SOUTH, RANGE 24 EAST

TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA

PROJECT LENGTH= 5.97 MILES

ROAD PLAT BOOK _____ PAGES _____ THROUGH _____ INCLUSIVE

MAP SET CONSISTING OF SHEETS NUMBERED 1 THROUGH 45, INCLUSIVE, CONSTITUTES A TRUE COPY OF THE RIGHT-OF-WAY CONTROL SURVEY MAP SHOWING LOCATION AND SURVEY BY BEAN, WHITAKER, LUTZ & KAREH, INC., FOR THE DEPARTMENT OF TRANSPORTATION OF LEE COUNTY, FLORIDA, FOR A PORTION OF A COUNTY ROAD LOCATED IN LEE COUNTY AND DESIGNATED AS ESTERO BOULEVARD.

THIS CONTRACT SET INCLUDES:
ESTERO BOULEVARD RIGHT-OF-WAY CONTROL SURVEY MAP

SURVEY NOTES:

- THIS IS A SPECIFIC PURPOSE SURVEY TO SHOW THE EXISTING RIGHT-OF-WAY OF ESTERO BOULEVARD STARTING AT THE BASE OF THE SKY BRIDGE AT THE NORTH END OF ESTERO ISLAND TO THE SOUTH END AT BIG CARLOS PASS.
- BEARINGS AND DIMENSIONS SHOWN ARE STATE PLANE GRID FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) BASED ON GLOBAL POSITIONING SYSTEM (GPS) TIES TO THE FLORIDA HIGH PRECISION GEODETIC NETWORK HOLDING NATIONAL GEODETIC SURVEY CONTROL MONUMENT "BOOB-2". THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999945. ALL BEARINGS SHOWN ARE CALCULATED. DEED OR PLAT BEARINGS ARE NOT SHOWN.
- COORDINATE VALUES LISTED FOR THE PROJECT CONTROL POINTS SHOWN ON SHEET 3 AND DETAIL SHEETS WERE DETERMINED BY GPS RECEIVER AND/OR BY CONVENTIONAL FIELD TRAVERSES.
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. EASEMENTS WHICH ARE BLANKET IN NATURE INCLUDING THOSE CONTAINED WITHIN DECLARATIONS OF CONDOMINIUM ARE NOT SHOWN. TITLE RESEARCH AND INFORMATION WAS SUPPLIED BY LEE COUNTY.
- ALL INFORMATION SHOWN FOR PROPERTY LINES AND EASEMENTS ADJACENT TO THE SURVEYED RIGHT-OF-WAY OF ESTERO BOULEVARD IS APPROXIMATE, BASED UPON LEE COUNTY TAX MAPS, LEE COUNTY PUBLIC RECORDS, EXISTING MONUMENTATION AND THE PRIVATE RECORDS OF THIS FIRM. THIS SURVEY SHOULD NOT BE COMPLETELY RELIED UPON FOR DETERMINATION OF ADJACENT PARCEL BOUNDARIES. ADJACENT LAND OWNERS SHOULD CONTRACT INDEPENDENTLY WITH AN EXPERIENCED AND QUALIFIED LICENSED SURVEYOR FOR DETERMINATION OF THEIR SPECIFIC PARCEL BOUNDARIES AND EASEMENT LOCATIONS.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL. INFORMATION REGARDING THE COASTAL CONSTRUCTION CONTROL LINE, LEE COUNTY SETBACK LINE OR FEMA BASE FLOOD ELEVATIONS IS NOT SHOWN.
- EXISTING IMPROVEMENTS ALONG THE ESTERO BOULEVARD ALIGNMENT, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, ROADWAYS AND OTHER VISIBLE FEATURES WERE NOT LOCATED. THESE ITEMS WERE INTENDED TO BE LOCATED BY UTILIZING AERIAL PHOTOGRAPHY.
- THE POINT WHERE THE MAINTENANCE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION CHANGES TO LEE COUNTY NEAR THE BASE OF THE SKY BRIDGE (LOCATED AT THE BEGINNING OF THE PROJECT) HAS NOT BEEN DETERMINED.
- IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP BEARING CORPORATION NO. 4919 AS INDICATED PER THE MONUMENT DESCRIPTIONS SHOWN HEREON.
- STATIONS AND DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THE BASELINE SURVEY IS A RANDOM LINE AND NOT NECESSARILY IN THE CENTERLINE OF THE RW.
- LOT LINES RELATIVE TO T.P. HILLS (P.B.3 PG. 84) AND CASE SUBDIVISION (D.B. 131 PG. 300) ARE SHOWN FOR REFERENCE AS MANY PROPERTY DESCRIPTIONS REFER TO THESE LOT CORNERS. MANY, BUT NOT ALL, OF THESE LOTS HAVE SINCE BEEN REPLATTED. THE REPLATTED SUBDIVISIONS SUPERSEDE THE TP HILLS AND CASE SUBDIVISIONS. REFER TO SHEETS 36 AND 37 OF THIS MAP SET.
- FIELD WORK COMPLETED ON APRIL 16, 2010

☒ = CONCRETE POWER POLES ARE SHOWN AS A POINT OF REFERENCE. ALL OTHER IMPROVEMENTS ARE NOT SHOWN.
CHURCHES ARE NOTED AS A POINT OF REFERENCE.

PROJECT TEAM:
DRAWN BY: C. ALPHEUS PIERCE
CHECKED BY: S. WHITAKER
SCALE: NOT-TO-SCALE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY WAS PREPARED UNDER MY DIRECTION AND IS COMPLETE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF

BEAN, WHITAKER, LUTZ & KAREH, INC. (LB 4919)

SCOTT C. WHITAKER, P.S.M., NO. LS4324 DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER-STATE OF FLORIDA

THIS CERTIFICATION IS ONLY FOR THE RW AS SHOWN HEREON.

IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF COMPLETE ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SECTION LINES
3	SURVEY BASELINE
4	KEY SHEET
5-34	DETAIL SHEETS
35	AREA DETAILS
36	T.P. HILL'S SUBDIVISION
37	CASE SUBDIVISION
38-40	REFERENCES
41-42	BUILDING DETAILS
43-44	PARCEL OWNERS LIST
45	SURVEYOR'S REPORT

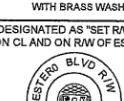
LEGEND

- ☒ = CONCRETE POWER POLE
- ☒ = WOOD POWER POLE
- ☒ = PROPERTY LINE
- ☒ = PARCEL NUMBER
- ☒ = CURVE TABLE NUMBER
- ☒ = INDICATES CHANGE IN DIRECTION OR BEGINNING OF CURVE
- ☒ = INDICATES STATION AND PERPENDICULAR OFFSET FROM SURVEY BASELINE
- ☒ = INDICATES IDENTIFICATION OF FOUND CORNER
- ☒ = INDICATES DISTANCE AND CARDINAL DIRECTION FROM TRUE CORNER
- ☒ = INDICATES LOCATION AND SURVEY MARKER FOUND AT TRUE CORNER
- ☒ = INDICATES LOCATION AND SURVEY MARKER FOUND NOT NECESSARILY ON LINE OR A PROPERTY CORNER
- ☒ = INDICATES DATE AND SURVEY MARKER FOUND PER HISTORICAL NOTES

DESIGNATED AS "SET N/D" SET OUTSIDE RW OF ESTERO BLVD.



DESIGNATED AS "SET RW N/D" SET ON CL AND ON RW OF ESTERO BLVD



DESIGNATED AS "SET RW I.R.C." SET ON RW OF ESTERO BLVD



DESIGNATED AS "SET I.R.C." SET OUTSIDE RW OF ESTERO BLVD.



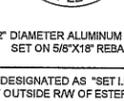
DESIGNATED AS "SET I.R.C." SET OUTSIDE RW OF ESTERO BLVD.



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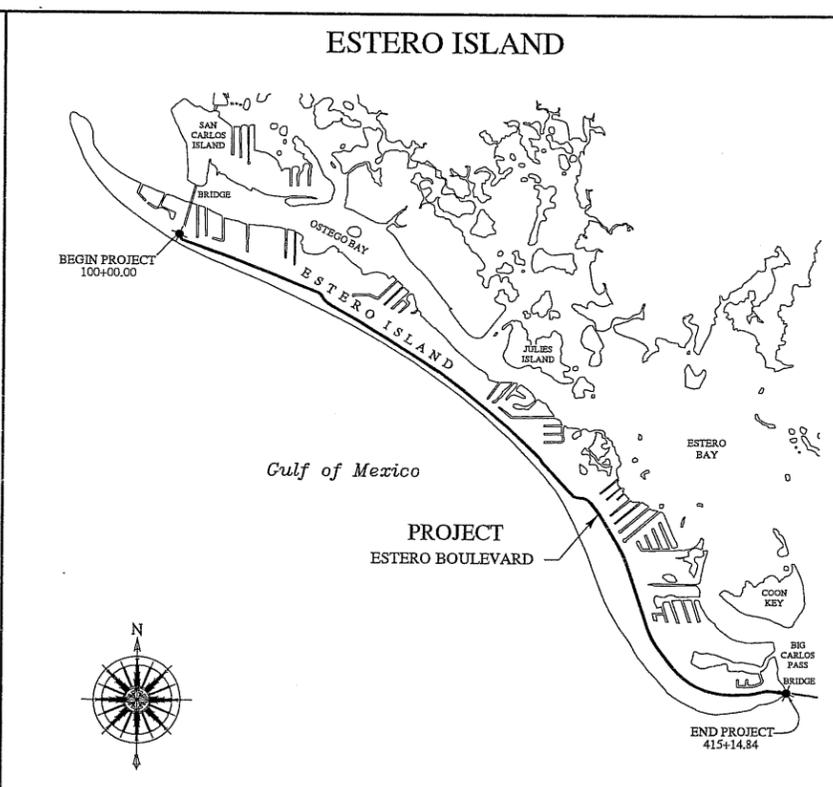
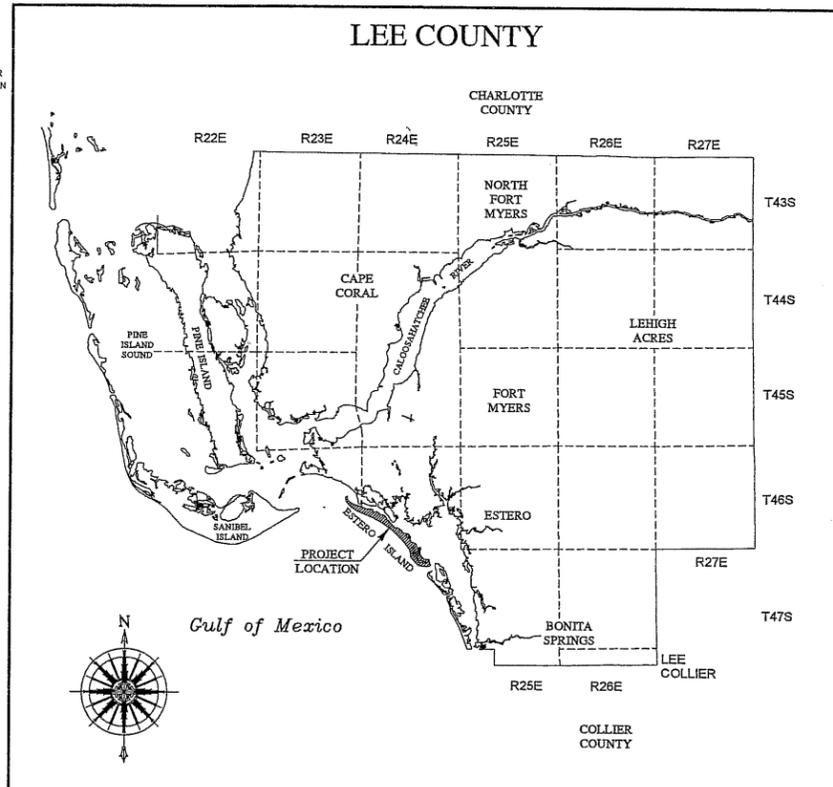
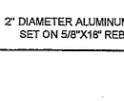
DESIGNATED AS "SET I.R.C." SET OUTSIDE RW OF ESTERO BLVD.



DESIGNATED AS "SET I.R.C." SET OUTSIDE RW OF ESTERO BLVD.



DESIGNATED AS "SET I.R.C." SET OUTSIDE RW OF ESTERO BLVD.



SUBDIVISION LIST

SUBDIVISION NAME	PLAT BOOK/PAGE	FILE DATE	SUBDIVISION NAME	PLAT BOOK/PAGE	FILE DATE
ANDRE-MAR	257/155	JUNE, 1971	HOLIDAY HEIGHTS	9/58	NOVEMBER, 1952
BAYLAND HEIGHTS	11/48	OCTOBER, 1958	HOLIDAY SHORES	9/33	JULY, 1951
BEACH ESTATES	6/68	OCTOBER, 1925	HYDE PARK	7/20	DECEMBER, 1925
BLAKE'S SUBDIVISION	4/44	AUGUST, 1921	LAGUNA SHORES UNIT NO. 1	9/29-30	MAY, 1951
BORTON'S SUBDIVISION	30/102	OCTOBER, 1977	LAGUNA SHORES UNIT NO. 2	9/84	AUGUST, 1953
BUSINESS CENTER	9/9-10	FEBRUARY, 1949	LEILANI	14/21	MARCH, 1951
CASE	1/58	APRIL, 1911	LYNN'S HIGHLAND PARK	6/50	JULY, 1935
CRESCENT BEACH	4/46	SEPTEMBER, 1921	MATANZAS POINTE SUBDIVISION	37/72-74	MAY, 1986
CRESCENT PARK ADDITION	4/46	SEPTEMBER, 1921	MCPHEE PARK UNIT NO. ONE	8/52	MAY, 1936
CRESCENT PARK	4/39	JULY, 1921	MCPHEE PARK UNIT NO. TWO	8/59	JUNE, 1937
DANKOHLER'S SUBDIVISION	5/23	JUNE, 1922	MCPHEE PARK UNIT NO. 3	8/67	JANUARY, 1941
ESTERO PARK	4/24	FEBRUARY, 1949	MIRAMAR	6/31	MAY, 1925
EUCALYPTUS PARK	4/24	APRIL, 1921	OAKHURST (VACATED)	9/11	MAY, 1926
FAIRVIEW ISLES	30/43	AUGUST, 1976	REPLAT OF BLOCK "A"	12/6	JUNE, 1959
FAIRVIEW ISLES - UNIT 2	33/16	JULY, 1979	WINKLER SUBDIVISION AND LOT 1-3 INCL. BLOCK "M"		
FAIRVIEW ISLES UNIT 3	10/123	MARCH, 1958	WINKLER'S SECOND DIVISION		
FAIRVIEW ISLES UNIT 4	10/124	MARCH, 1958	SABAL SHORES	10/64	FEBRUARY, 1957
FAIRVIEW ISLES UNIT 5	10/125	MARCH, 1958	SANDPIPER VILLAGE UNIT NO. 1	9/45	JUNE, 1952
FAIRVIEW ISLES UNIT 6	10/126	MARCH, 1958	SANDPIPER VILLAGE UNIT NO. 2	9/52	SEPTEMBER, 1952
FAIRVIEW ISLES UNIT 7	10/127	MARCH, 1958	SEAGRAPE	4/17	AUGUST, 1919
FLAMINGO BAYOU SUBDIVISION	33/6-7	JULY, 1979	SHELL MOUND PARK	1/14	MARCH, 1958
FLAMINGO LAKES	34/52-53	OCTOBER, 1981	T.P. HILLS SUBDIVISION	3/84	OCTOBER, 1916
FLAMINGO PARK	8/65	JANUARY, 1953	VEGETIAN GARDENS	5/67	JANUARY, 1925
GLENVIEW	10/25	JUNE, 1959	W.W. WATSONS SUBDIVISION	8/45	MARCH, 1930
GRAND OLE MAN	29/26-27	JANUARY, 1974	WINKLER SUBDIVISION	8/49	APRIL, 1935
GULF HEIGHTS	6/39	JUNE, 1925	WINKLER'S SECOND DIVISION	28/60-61	APRIL, 1973
GULF ISLAND MANOR	8/68	JANUARY, 1941	YACHTSMAN'S COVE	11/54	JANUARY, 1959
GULF-BAY-VIEW	8/69	JUNE, 1941	ZIMMER'S ADDITION TO SHELL MOUND PARK		
GULF VIEW PLAZA	6/64	OCTOBER, 1925			
HERCULES PARK	5/22	JUNE, 1924			

SOURCES OF SURVEY INFORMATION AND PROJECT APPROACH

- THIS SPECIFIC PURPOSE SURVEY WAS PREPARED TO DETERMINE THE EXISTING RIGHT-OF-WAY LINES FOR ESTERO BOULEVARD. THE WORK INCLUDED UTILIZING HISTORICAL RECORDS CONTAINED IN THIS FIRM'S FILES WHICH INCLUDES SURVEYS AND FIELD NOTES BY CARL E. JOHNSON INC., JOHNSON/COTHERN, JOHNSON/HALL, JOHNSON ENGINEERING, INC., HOWELL F. DAVIS & ASSOCIATES INC., AMEY, INC., JOHN HORAN, GERALD SMITH, DUANE HALL & ASSOCIATES, INC., INK ENGINEERING, INC., DENI ASSOCIATES, INC., AIM ENGINEERING & SURVEYING, INC., HARRIS-JORGENSEN, INC., BEAN, WHITAKER, LUTZ & BARNES, INC., AKKA BEAN, WHITAKER, LUTZ & KAREH, INC., WILSON, MILLER, BARTON, SOLL & PEEK, INC., BARRACO & ASSOCIATES, INC., AND METRON SURVEYING AND MAPPING, LLC.
- THE STATE ROAD DEPARTMENT (SRD) OR FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PROJECT MAP SETS USED WERE AS FOLLOWS:
SECTION NO. 1253-152 (4 SHEETS DATED 1957-SRD)
SECTION NO. 12530-2153 (4 SHEETS DATED 1958-SRD)
SECTION NO. 12530-2611 (2 SHEETS DATED 1973-FDOT)
SECTION NO. 12530-2614 (6 SHEETS DATED 1973-FDOT)
- THERE WERE TWO SETS OF BEACH ACCESS SURVEYS PREPARED FOR LEE COUNTY DEPARTMENT OF COMMUNITY SERVICES. THE FIRST SET WAS PREPARED BY WILSON, MILLER, BARTON, SOLL & PEEK, INC. CONTAINING 20 SHEETS (ACCESS #1 THROUGH ACCESS #19, INCLUSIVE, DATED 1986). THE SECOND WAS PREPARED BY JOHNSON ENGINEERING, INC. CONTAINING 23 SHEETS (ACCESS # C-1 THROUGH ACCESS # C-22, INCLUSIVE, DATED 1990). THESE SURVEYS WERE REVIEWED AND DATED DURING THE COURSE OF THIS SURVEY AND THE ACCESS NUMBERS ARE NOTED ON THIS MAP SET.
- THE RECORD PLATS, UNRECORDED PLATS, DEEDS AND THE FIELD LOCATED PROPERTY CORNERS (MONUMENTS) ALONG THE ESTERO BLVD ALIGNMENT AND INTERSECTING SIDE STREETS WERE USED AS A BASIS FOR DETERMINING THE RIGHT OF WAY. THE PORTION OF ESTERO BLVD SOUTH OF FLAMINGO STREET ALSO REQUIRED REVIEW OF THE SRD RW MAPS AND RW TAKING DESCRIPTIONS.
- GRAPHIC EXHIBITS CONTAINED WITHIN VARIOUS DECLARATION OF CONDOMINIUM DOCUMENTS WERE UTILIZED DURING THE COURSE OF THIS SURVEY.
- DUE TO THE EXISTENCE OF MANY DUPLICATE OR CONFLICTING CORNERS, ADDITIONAL SURVEY MONUMENTS WERE LOCATED ON THE BAY SIDE OF GULF BIGHT OF THE ESTERO BLVD ALIGNMENT. THESE MONUMENTS ARE SHOWN TO CONFIRM THE LOCATION OF THE RW LINES AND COMPARE WITH DEED OR PLAT DIMENSIONS. THEIR LOCATIONS ARE SHOWN ON THIS MAP SET TO DOCUMENT THEIR EXISTENCE. THEIR LOCATION MAY NOT COINCIDE WITH THE ACTUAL TRUE PROPERTY CORNER. SEE "SURVEY NOTES" #5 REGARDING PRIVATE PROPERTY SURVEYS.
- REFER TO SURVEYOR'S REPORT FOR EXPLANATION OF DIFFICULT AND/OR PROBLEMATIC AREAS.

PREPARED FOR LEE COUNTY DEPARTMENT OF TRANSPORTATION AND THE TOWN OF FORT MYERS BEACH

LEE COUNTY SOUTH WEST FLORIDA

ESTERO BOULEVARD COUNTY ROAD 865

The Town of Fort Myers Beach

PROJECT NO. 39119
DATE COMPLETED APRIL 16, 2010
DRAWN BY C. ALPHEUS PIERCE
CHECKED BY S. WHITAKER
SCALE NOT-TO-SCALE

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-0910
(239) 481-1531

COVER SHEET 1

ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE DURING REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.