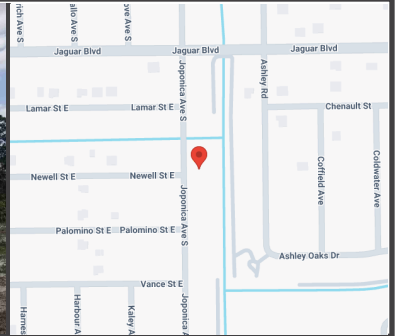




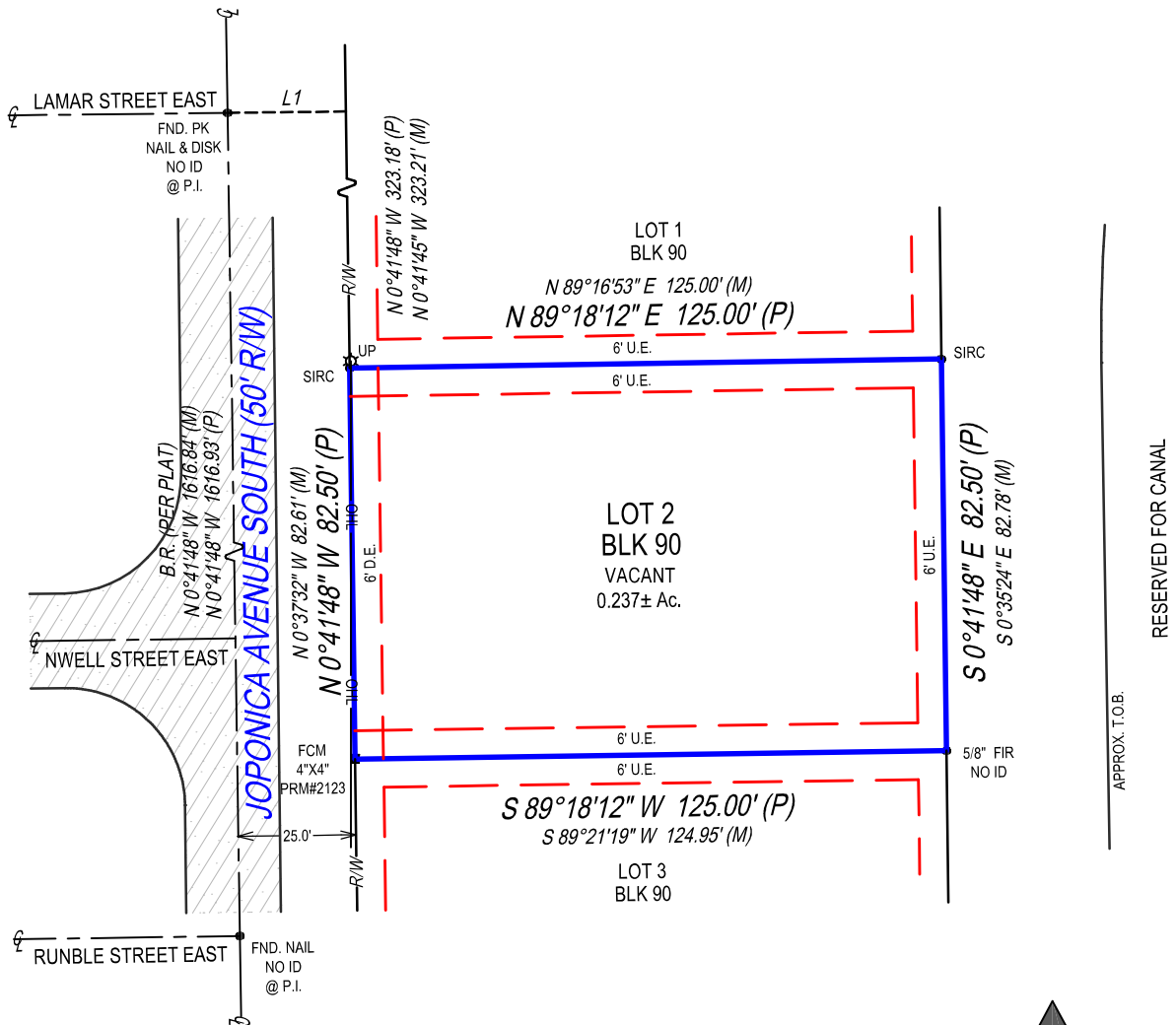
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 817 JOPONICA AVENUE S, LEHIGH ACRES, FLORIDA 33974

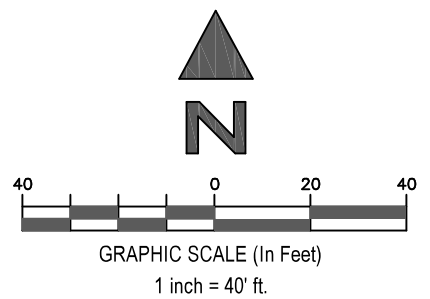
SURVEY NUMBER: 2504.5381

25045381
BOUNDARY SURVEY
LEE COUNTY



LINE TABLE:
L1 N 89°29'51" E 25.00' (P)
N 89°29'51" E 25.00' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE
MEMBERS



RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License Number 6473
Exacta Land Surveyors, LLC | LB# 8291

DATE SIGNED: 04/28/25
FIELD WORK DATE: 4/23/2025
REVISION DATE(S): (REV.0 4/28/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 817 JOPONICA AVENUE S, LEHIGH ACRES, FLORIDA 33974

SURVEY NUMBER: 2504.5381

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 0 DEGREES 41 MINUTES 48 SECONDS WEST IS BASED ON THE CENTERLINE OF JOPONICA AVENUE S, LOCATED WITHIN UNIT NO. 14 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 86 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 2, BLOCK 90, UNIT NO. 14, SECTION 22, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEHIGH ACRES, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, AS RECORDED IN PLAT BOOK 18, PAGE 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.

9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of
- the field location and may not represent the actual shape or size of the feature.

11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES		 Elevation	C/P - Covered Porch	FIR - Found Iron Rod	ORB - Official Records Book	S/W - Sidewalk
	Boundary Line	 Fire Hydrant	C/S - Concrete Slab	FIRC - Found Iron Rod & Cap	ORV - Official Record Volume	SBL - Setback Line
	Center Line	 Find or Set Monument	CATV - Cable TV Riser	FN - Found Nail	O/A - Overall	SCL - Survey Closure Line
	Chain Link or Wire Fence	 Guywire or Anchor	CB - Concrete Block	FN&D - Found Nail & Disc	O/S - Offset	SCR - Screen
	Easement	 Manhole	CH - Chord Bearing	FRRSPK - Found Rail Road Spike	OFF - Outside Subject Property	SEC - Section
	Edge of Water	 Tree	CHIM - Chimney	GAR - Garage	OH - Overhang	SEP - Septic Tank
	Iron Fence	 Utility or Light Pole	CLF - Chain Link Fence	GM - Gas Meter	OHL - Overhead Utility Lines	SEW - Sewer
	Overhead Lines	 Well	CME - Canal Maintenance Easement	ID - Identification	OHWL - Ordinary High Water Line	SIRC - Set Iron Rod & Cap
	Structure		CO - Clean Out	IE/EE - Ingress/Egress Easement	ON - Inside Subject Property	SMWE - Storm Water Management Easement
	Survey Tie Line		CONC - Concrete	ILL - Illegible	P/E - Pool Equipment	SN&D - Set Nail and Disc
	Vinyl Fence		COR - Corner	INST - Instrument	PB - Plat Book	SQFT - Square Feet
	Wall or Party Wall		CS/W - Concrete Sidewalk	INT - Intersection	PC - Point of Curvature	STL - Survey Tie Line
	Wood Fence		CUE - Control Utility Easement	IRRE - Irrigation Easement	PCC - Point of Compound Curvature	STY - Story
SURFACE TYPES			CVG - Concrete Valley Gutter	L - Length	PCP - Permanent Control Point	SV - Sewer Valve
	Asphalt		D/W - Driveway	LAE - Limited Access Easement	PI - Point of Intersection	SWE - Sidewalk Easement
	Brick or Tile		DE - Drainage Easement	LB# - License No. (Business)	PLS - Professional Land Surveyor	TBM - Temporary Bench Mark
	Concrete		DF - Drain Field	LBE - Limited Buffer Easement	PLT - Planter	TEL - Telephone Facilities
	Covered Area		DH - Drill Hole	LE - Landscape Easement	POB - Point of Beginning	TOB - Top of Bank
	Water		DUE - Drainage & Utility Easement	LME - Lake/Landscape Maintenance Easement	POC - Point of Commencement	TUE - Technological Utility Easement
	Wood		ELEV - Elevation	LS# - License No. (Surveyor)	PRC - Point of Reverse Curvature	TWP - Township
SYMBOLS			EM - Electric Meter	MB - Map Book	PRM - Permanent Reference Monument	TX - Transformer
	Benchmark		ENCL - Enclosure	ME - Maintenance Easement	PSM - Professional Surveyor & Mapper	TYP - Typical
	Center Line		ENT - Entrance	MES - Mitered End Section	PT - Point of Tangency	UE - Utility Easement
	Central Angle or Delta		EOP - Edge of Pavement	MF - Metal Fence	PUE - Public Utility Easement	UG - Underground
	Common Ownership		EOW - Edge of Water	MH - Manhole	R - Radius or Radial	UF - Utility Pole
	Control Point		ESMT - Easement	MHWL - Mean High Water Line	R/W - Right of Way	UR - Utility Riser
	Catch Basin		EUB - Electric Utility Box	NR - Non-Radial	RES - Residential	VF - Vinyl Fence
			F/DH - Found Drill Hole	NTS - Not to Scale	RGE - Range	W/C - Witness Corner
			FCM - Found Concrete Monument	NAVD88 - North American Vertical Datum 1988	ROE - Roof Overhang Easement	W/F - Water Filter
			FF - Finished Floor	NGVD29 - National Geodetic Vertical Datum 1929	RP - Radius Point	WF - Wood Fence
			FIP - Found Iron Pipe	OG - On Ground		WM - Water Meter/Valve Box
			FIPC - Found Iron Pipe & Cap			WV - Water valve

CERTIFIED TO:

.

DATE SIGNED: 04/28/25

BUYER:

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN LEE COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 125124, PANEL NUMBER 0490 DATED 8/28/2008.



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