



POINT OF COMMENCEMENT
 W/4 CORNER
 SEC. 13-45-24
 F.D. R.R. SPIKE W/CHISELED
 "X", 6.8' E. OF E, PER PLAT

CLEVELAND AVENUE
 (PUBLICLY DEDICATED)
 U.S. 41 (S.R. 45)

CANAL (H-9) (PER PLAT)

IONA DRAINAGE DISTRICT RIGHT-OF-WAY

P.O.B.

SOUND ADVICE
 # 12519 S. CLEVELAND AVENUE
 ONE STORY C.B.S. BUILDING

LEGAL DESCRIPTION
 LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 31, FORT MYERS VILLAS, UNIT 3-A, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREON ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 12, PAGE 91, LESS ROAD RIGHT-OF-WAY FOR STATE ROAD NO. 45 (U.S. 41), OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 ALSO DESCRIBED AS:
 LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 31, UNIT 3A, FORT MYERS VILLAS, AS RECORDED IN PLAT BOOK 12, PAGE 91 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR SR-45 (U.S. 41).
 DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2512, PAGE 1230, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 THE ABOVE DESCRIPTION AND RECORDED DOCUMENT REFERENCE WAS PROVIDED BY THE CLIENT.
 ALSO DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS SHOWN ON THE PLAT OF FORT MYERS VILLAS, UNIT No. 3-A RECORDED IN PLAT BOOK 12, PAGE 91, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N89°29'13"E ALONG THE QUARTER SECTION LINE FOR 43.20 FEET TO A POINT ON THE PLATTED EASTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (U.S. HIGHWAY 41) BEING 50 FEET FROM CENTERLINE; THENCE S01°12'35"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 30.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 31, SAID FORT MYERS VILLAS UNIT No. 3-A; THENCE N89°29'13"E ALONG THE NORTH LINE OF SAID LOT 1 FOR 18.00 FEET TO THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 41 (68 FEET FROM CENTERLINE) AND THE POINT OF BEGINNING; THENCE CONTINUE N89°29'13"E ALONG SAID NORTH LINE OF LOT 1 FOR 314.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AUSTIN STREET (50 FEET WIDE); THENCE S01°12'30"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 195.32 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE S88°47'25"W ALONG THE SOUTH LINE OF LOT 8 FOR 314.16 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. 41; THENCE N01°12'35"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 199.14 FEET TO THE POINT OF BEGINNING. CONTAINING 1.42 ACRES MORE OR LESS.

NOTES:
 SCALE 1" = 20'
 BASIS OF BEARINGS: WEST LINE OF SW 1/4 OF SECTION 13-45-24, BEING N01°04'00"W ACCORDING TO RECORD PLAT OF FORT MYERS VILLAS UNIT No. 3-A
 (R) = RECORD PLAT OF FORT MYERS VILLAS (C) = CALCULATED (M) = MEASURED
 FIR = FOUND IRON ROD C.M. = CONCRETE MONUMENT N & T = NAIL & TIN
 P.R.M. = PERMANENT REFERENCE MONUMENT P.U.E. = PUBLIC UTILITIES EASEMENT
 W.M. = WATER METER W.V. = WATER VALVE P.P. = POWER POLE F.H. = FIRE HYDRANT
 L.P. = LIGHT POLE M.E. = CONC. MITERED END R.C.P. = REINFORCED CONC. PIPE
 R/W = RIGHT-OF-WAY P.O.B. = POINT OF BEGINNING O.R. = OFFICIAL RECORDS BOOK
 PARCEL LIES IN FLOOD ZONE "B", PER F.I.R.M. 125124 0350 B, DATE 9-19-84.

1/4 1/4 CORNER
 F.D. R.R. SPIKE IN PVMT CUT-HOLE 3.49' E. OF E, PER PLAT

THIS SURVEY REFLECTS THOSE PERTINENT MATTERS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY SCHEDULE B - 2, FILE NO. AA01-7882, DATED 5-14-01, AS PROVIDED FOR OUR USE.

CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE SKETCH CORRECTLY REPRESENTS A LAND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. I FURTHER CERTIFY THAT IT IS ONLY FOR THE LANDS HEREIN DESCRIBED AND IS VALID ONLY WITH THE RAISED EMBOSSED SURVEYOR'S SEAL OF THE UNDERSIGNED. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.

Scott E. Marhenke, P.S.M.
 FLORIDA REGISTRATION No. 4920

BUILDING SETBACK INFORMATION, ZONING AND USE OF SUBJECT PROPERTY WAS PROVIDED BY M.W. MORRIS & ASSOCIATES, INC., ENGINEERS AND PLANNERS.
 PROPERTY CONTAINS 61,963 SQUARE FEET, MORE OR LESS
 BUILDING CONTAINS 15,406 SQUARE FEET, MORE OR LESS, USING OUTSIDE DIMENSIONS
 THERE ARE 74 OPEN PARKING SPACES

CERTIFIED TO:
 FLORIDA GULF BANK
 K SRINIVASAN AND KRISHNAVENI SRINIVASAN
 TITLE GROUP SERVICES, INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY

BOUNDARY AS-BUILT SURVEY
 SOUND ADVICE - FT. MYERS

DATE	ORDER	FIELD BOOK	REVISIONS
11-29-94	1194015	L 11-34	+ L8 69-75
2-22-95	0295048	~	RECERTIFY/BLUELINES
6-26-01	0601011	FILE	UPDATE/RECTIFY/PLA.

OMNI SURVEYS, INC.

(813) 939-3666 fax: (813) 939-7181
 4568 TILTON COURT FT. MYERS, FL 33907

SHEET 1 OF 1
 SECTION - TOWNSHIP - RANGE
 13-45-24