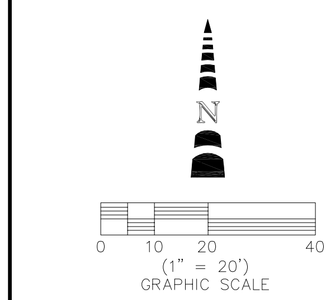
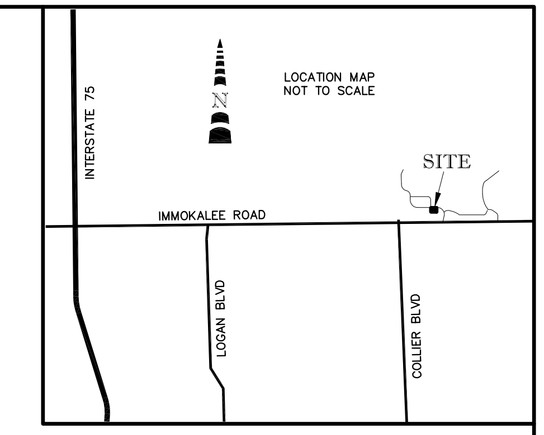
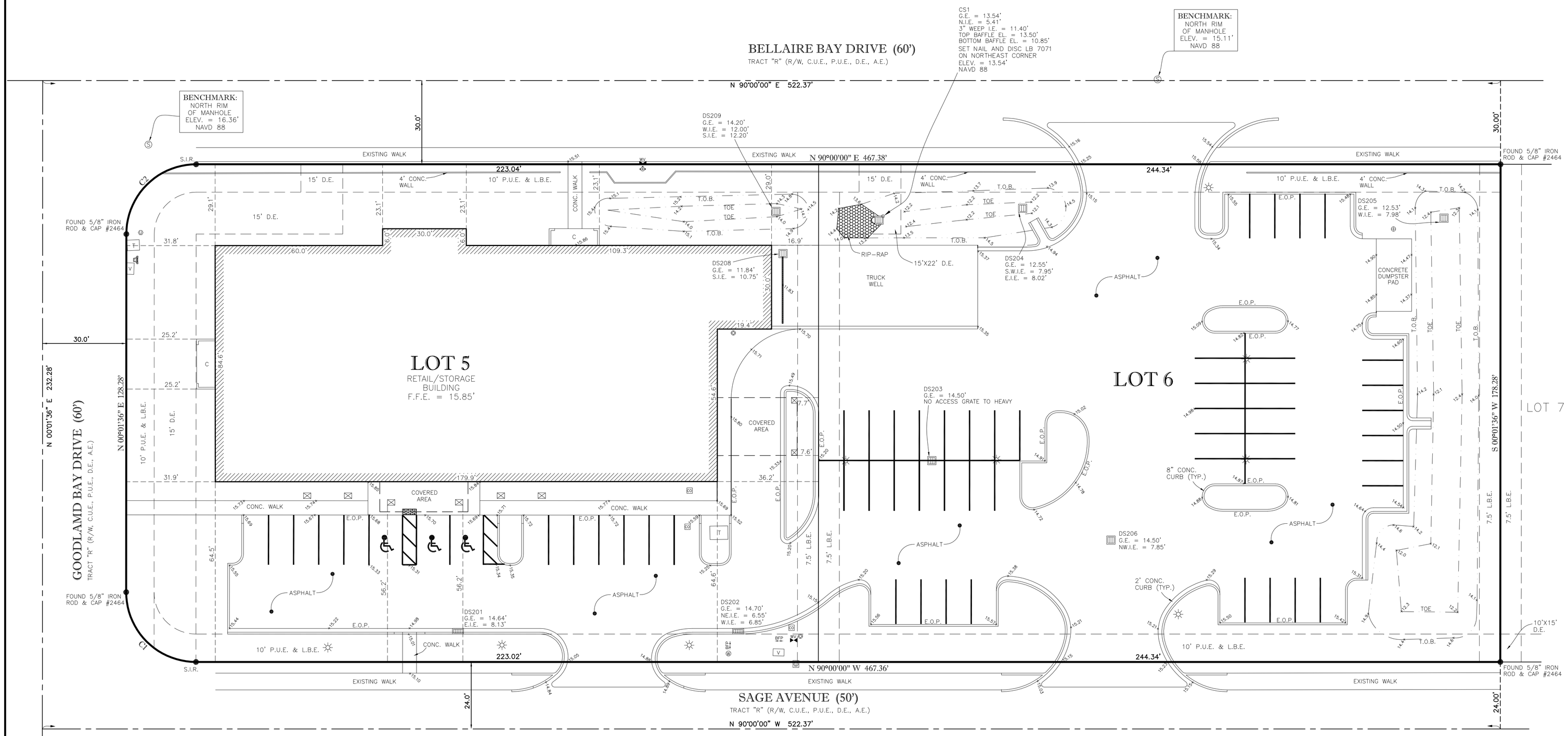
SURVEY PLAT
OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA







DESCRIPTION:

LOTS 5 AND 6 OF HERITATGE BAY COMMONS – TRACT D REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 2 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PARCEL CONTAINS 2.01 ACRES, MORE OR LESS

NOTES:

SURVEY BASED ON THE LEGAL DESCRIPTION AS SHOWN, THE PLAT OF HERITAGE BAY COMMONS, THE PLAT OF HERITAGE BAY COMMONS–TRACT D REPLAT, AS RECORDED IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SURVEY PROVIDED BY CLIENT AS PREPARED BY COASTAL ENGINEERING CONSULTANTS, INC, HAVING FILE NUMBER OF 16.012 AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF BELLAIRE BAY DRIVE AS BEARING N.90°00'00"E.

PARCEL LIES WITHIN FLOOD ZONE AE (ELEVATION 13.5' N.A.V.D. 1988) PER FLOOD INSURANCE RATE MAP 12021C 0218 H, DATED MAY 16, 2012 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AS IT RELATES TO NATIONAL GEODETIC SURVEY BENCHMARK L 557 (ELEVATION 12.18').

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS AN AS–BUILT SURVEY TO SHOW THE ABOVE GROUND VISIBLE IMPROVEMENTS LOCATED ON THE PROPERTY AS DESCRIBED HEREON AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

ASPHALT GRADES SHOWN ARE TO 1ST LIFT OF ASPHALT.

GRADES SHOWN AT 2' CURB ARE AT TOP EDGE OF CURB.

DATE OF LAST FIELD WORK: 2–20–2017.

FOR THE FIRM:

BY: _____
DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED: _____

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

THIS AS–BUILT SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.

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

LEGEND:

SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
F.I.R. = FOUND IRON ROD (ID AS SHOWN)
N&D = NAIL AND DISC
O.R. = OFFICIAL RECORDS BOOK
PG = PAGE
F.F.E. = FINISHED FLOOR ELEVATION
TOB = TOP OF BANK
TOE = BOTTOM OF BANK/TOE OF SLOPE
D.E. = DRAINAGE EASEMENT
L.B.E. = LANDSCAPE BUFFER EASEMENT
P.U.E. = UTILITY EASEMENT
E.O.P. = EDGE OF PAVEMENT
CONC = CONCRETE
FND = FOUND
TYP = TYPICAL
RCP = REINFORCED CONCRETE PIPE
INV = INVERT
NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
R/W = RIGHT–OF–WAY
15.25* = EXISTING SPOT ELEVATION
NAVD = NORTH AMERICAN VERTICAL DATUM
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
G.E. = GRATE ELEVATION
N.I.E. = NORTH INVERT ELEVATION
S.I.E. = SOUTH INVERT ELEVATION
E.I.E. = EAST INVERT ELEVATION
W.I.E. = WEST INVERT ELEVATION
S.I.R. = SET 5/8" IRON ROD LB 7071

= NAIL & DISC
= SEWER VALVE
= WATER VALVE
= IRRIGATION VALVE
= STORM MANHOLE
= LIGHT POLE
= ELECTRIC SERVICE
= FIRE DEPARTMENT CONNECTION
= STREET SIGN
= FIRE HYDRANT
= WATER MAIN STUB–OUT
= SANITARY MANHOLE
= WELL
15.26 = SPOT ELEVATION
= TRANSFORMER
= VAULT
= CONCRETE PAD
= FREE–STANDING ELECTRIC METER
= TELEPHONE SERVICE BOX
= BACKFLOW PREVENTER
= COLUMN
= STORM SEWER CURB INLET
= CLEAN OUT
= CATCH BASIN

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.28'	35.36'	N 44°59'12" W	90°01'36"
C2	25.00'	39.26'	35.35'	N 45°00'48" E	89°58'24"

REVISED: 2–22–2017 FINAL ASBUILT – JDF
REVISED: 12–01–2016 FINISH FLOOR TO 2 DECIMAL PLACES – DJO

GOODWILL - HERITAGE BAY COMMONS

TITLE: AS–BUILT SURVEY

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS·PLANNERS
LB# 7071

10970 S. CLEVELAND AVENUE,
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275–8575
FAX: (239) 275–8457

www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
13710ASB.DWG	584–19	13710	1 OF 1

SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	(S–T–R)
11–22–2016	JDF	1"= 20'	DJO	23–48–26