

SEC. 26, TWP. 47S., RNG. 25E.

**PART OF LOTS 4 AND 5
HELFFENSTEIN ESTATE**

SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST
(PLAT BOOK 8, PAGE 40)
LEE COUNTY, FLORIDA

DESCRIPTION: (INSTRUMENT NO. 2018000012973)

LOT 1
COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.01°30'04"E. ALONG THE WEST LINE SAID SECTION 27 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF TAMAMI TRAIL (100 FEET WIDE) FOR 313.76 FEET; THENCE RUN S.45°29'20"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR 1170.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S.45°29'20"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR 360.00 FEET; THENCE RUN S.44°30'40"W. TO A POINT ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SEMINOLE GULF/ ATLANTIC COASTLINE RAILROAD FOR 598.30 FEET; THENCE RUN N.48°21'40"W. ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE SEMINOLE GULF/ATLANTIC COASTLINE RAILROAD FOR 360.45 FEET; THENCE RUN N.44°30'40"E. TO A POINT ALONG THE SAID SOUTHWEST RIGHT OF WAY LINE OF TAMAMI TRAIL (100 FEET WIDE) FOR 616.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 218,641.36 SQ FT ± OR 5.01 ACRES ±

LEGEND:

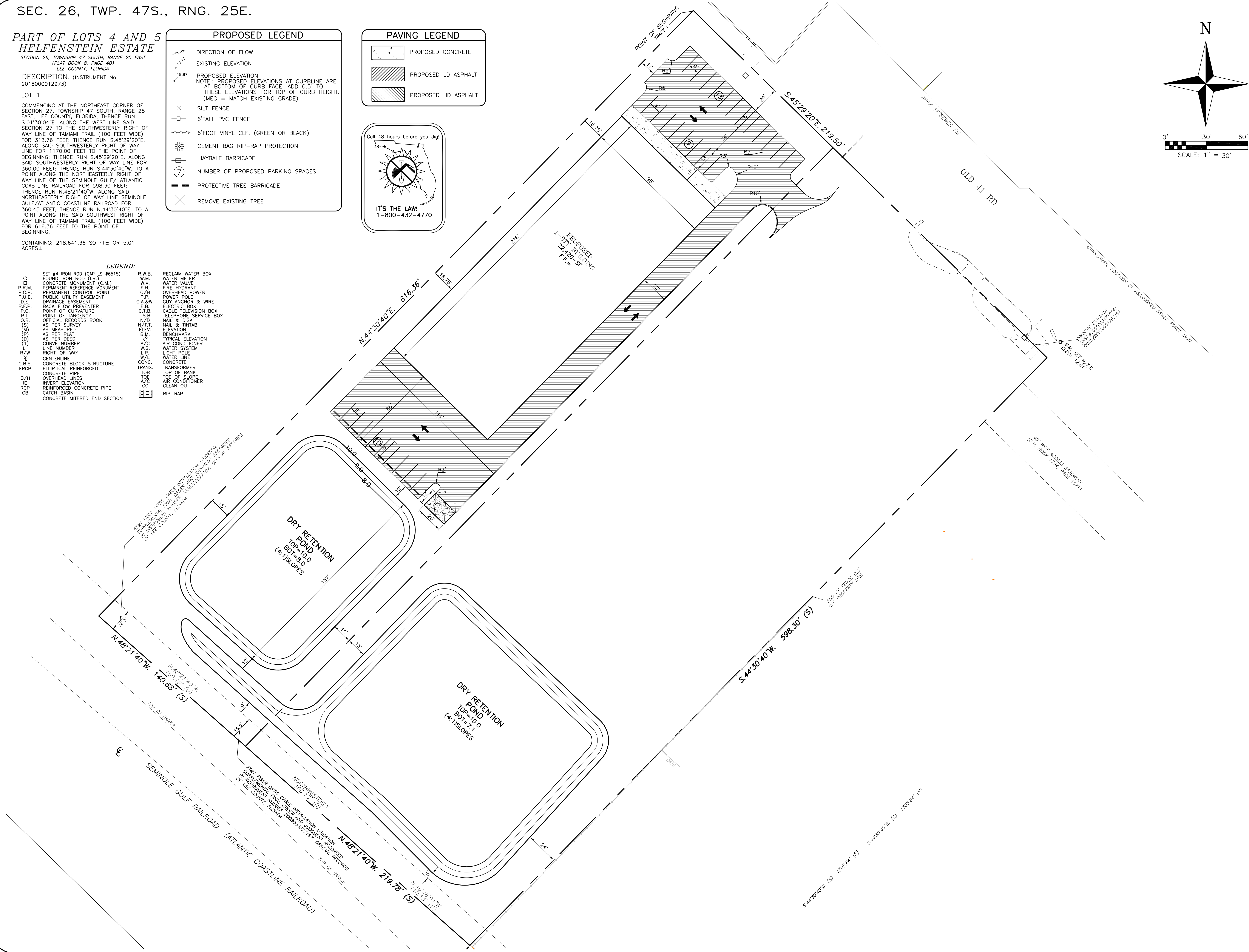
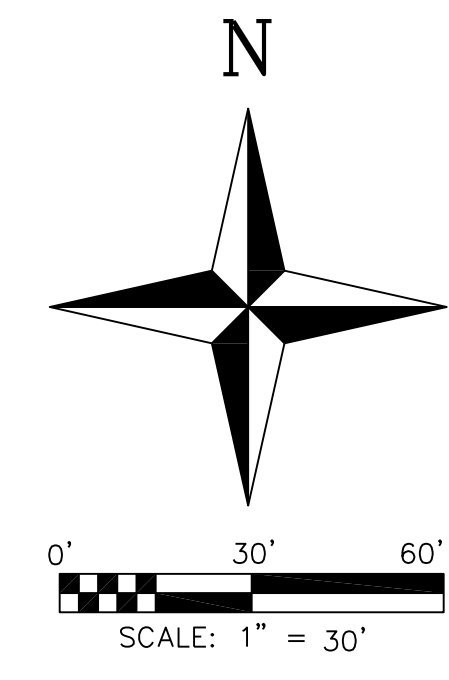
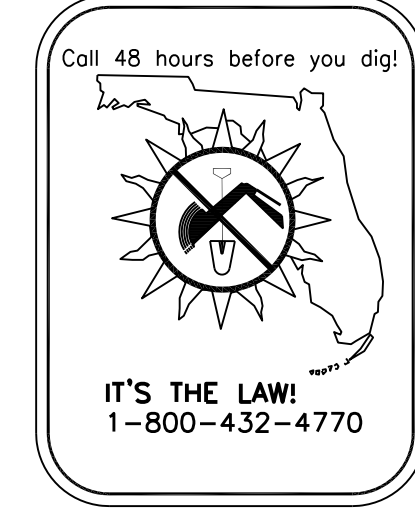
- | | | | |
|--------|-------------------------------------|---------|-----------------------|
| O | SET #4 IRON ROD (CAP LS #6515) | R.W.B. | RECLAIM WATER BOX |
| □ | FOUND IRON ROD (I.R.) | W.M. | WATER METER |
| P.R.M. | CONCRETE MONUMENT (C.M.) | W.V. | WATER VALVE |
| P.C.P. | PERMANENT REFERENCE MONUMENT | F.H. | FIRE HYDRANT |
| P.U.E. | PERMANENT CONTROL POINT | O.P. | OVERHEAD POWER |
| D.E. | PUBLIC UTILITY EASEMENT | P.P. | POWER POLE |
| B.F.P. | DRAINAGE EASEMENT | G.A.&W. | ELECTRIC BOX |
| P.C. | BACK FLOW PREVENTER | E.B. | GUY ANCHOR & WIRE |
| P.T. | POINT OF TANGENCY | C.T.B. | CABLE TELEVISION BOX |
| O.R. | OFFICIAL RECORDS BOOK | T.S.B. | TELEPHONE SERVICE BOX |
| (S) | AS PER SURVEY | N/D | NAIL & DISK |
| (M) | AS MEASURED | N/T.T. | NAIL & TINTAB |
| (P) | AS PER PLAT | ELEV. | ELEVATION |
| (D) | AS PER DEED | B.M. | BENCHMARK |
| (L) | CURVE NUMBER | A/C | TYPICAL ELEVATION |
| L1 | RIGHT-OF-WAY | W.S. | AIR CONDITIONER |
| R/W | CENTERLINE | L.P. | WATER LINE |
| 6 | CONCRETE BLOCK STRUCTURE | CONC. | CONCRETE |
| ERC.P. | ELLIPTICAL REINFORCED CONCRETE PIPE | TRANS. | TRANSFORMER |
| O/H | OVERHEAD LINES | TOB | TOP OF BANK |
| E | INVERT ELEVATION | TOE | TOE OF SLOPE |
| RCP | REINFORCED CONCRETE PIPE | A/C | AIR CONDITIONER |
| CB | CATCH BASIN | CO | CLEAN OUT |
| | CONCRETE MITERED END SECTION | RIP-RAP | RIP-RAP |

PROPOSED LEGEND

- DIRECTION OF FLOW
- EXISTING ELEVATION
- PROPOSED ELEVATION
- NOTE: PROPOSED ELEVATIONS AT CURBLINE ARE AT BOTTOM OF CURB FACE, ADD 0.5' TO THESE ELEVATIONS FOR TOP OF CURB HEIGHT. (MEG = MATCH EXISTING GRADE)
- SILT FENCE
- 6'TALL PVC FENCE
- 6'FDOT VINYL CLF. (GREEN OR BLACK)
- CEMENT BAG RIP-RAP PROTECTION
- HAYBALE BARRICADE
- NUMBER OF PROPOSED PARKING SPACES
- PROTECTIVE TREE BARRICADE
- REMOVE EXISTING TREE

PAVING LEGEND

- PROPOSED CONCRETE
- PROPOSED LD ASPHALT
- PROPOSED HD ASPHALT



FRONTIER ENGINEERING, INC.
COMMERCIAL · MUNICIPAL · RESIDENTIAL
ST. PETERSBURG · TAMPA

**SAGE BONITA SPRINGS PHASE II
SITE PLAN**

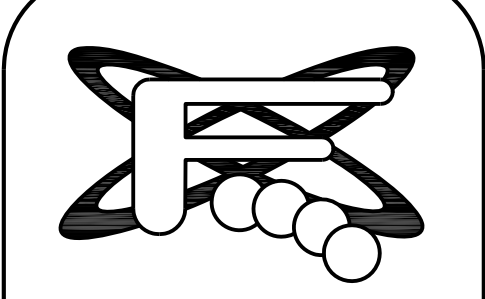
CITY OF BONITA SPRINGS, FLORIDA

TIMOTHY J. HEALEY, P.E.

DESIGN:	IB
DRAWN:	IB
CHECKED:	TJH

FLORIDA ENGINEER'S REGISTRATION NO. 53661

P.O. BOX 4444
TAMPA, FL 33677
PH: (813) 251-0169
FAX: (813) 251-0179
frontierengineering@yahoo.com



REV.#	DATE	REVISION	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

DATE: 6/11/24 JOB #: 24-12

SCALE: 1" = 30'

SHEET #: 1 OF 12