

PROPERTY DESCRIPTION

(INSTRUMENT NUMBER 2020000157142)

LOT 16, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4477, PAGE 2118, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.01°09'58"W, ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,216.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W, ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 107.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE RUN N.89°53'56"E, ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 92.67 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.55°57'45"W, A DISTANCE OF 666.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 666.00 FEET, THROUGH A CENTRAL ANGLE OF 12°06'34", SUBTENDED BY A CHORD OF 140.50 FEET AT A BEARING OF S.40°05'32"W, FOR A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING.

AND
LESS AND EXCEPT THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 4565, PAGE 495, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.01°09'58"W, ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 1,087.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W, ALONG THE WEST LINE OF SAID LOT 16, FOR A DISTANCE OF 236.55 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE RUN N.89°53'56"E, ALONG THE NORTH LINE OF SAID LOT 16, FOR A DISTANCE OF 210.05 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.60°53'46"W, A DISTANCE OF 766.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 23°36'36", SUBTENDED BY A CHORD OF 313.42 FEET AT A BEARING OF S.40°54'32"W, FOR A DISTANCE OF 315.65 FEET TO THE POINT OF BEGINNING.

ALONG WITH

(INSTRUMENT NUMBER 2022000223650)

LOT 15, BLOCK "C" FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PART CONVEYED TO LEE COUNTY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID LOT 15, BLOCK C, RUN THENCE WEST ALONG THE NORTH LINE OF SAID LOT FOR 80 FEET, THENCE S 27 DEGREES 04 MINUTES 47 SECONDS E FOR 60 FEET; THENCE RUNS 63 DEGREES 53 MINUTES 17 SECONDS E FOR 60.00 FEET TO THE EASTERLY LINE OF SAID LOT 15, BLOCK C; THENCE RUN N 0 DEGREES 51 MINUTES 10 SECONDS W FOR 80.00 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK C AND THE POINT OF BEGINNING.

ALONG WITH

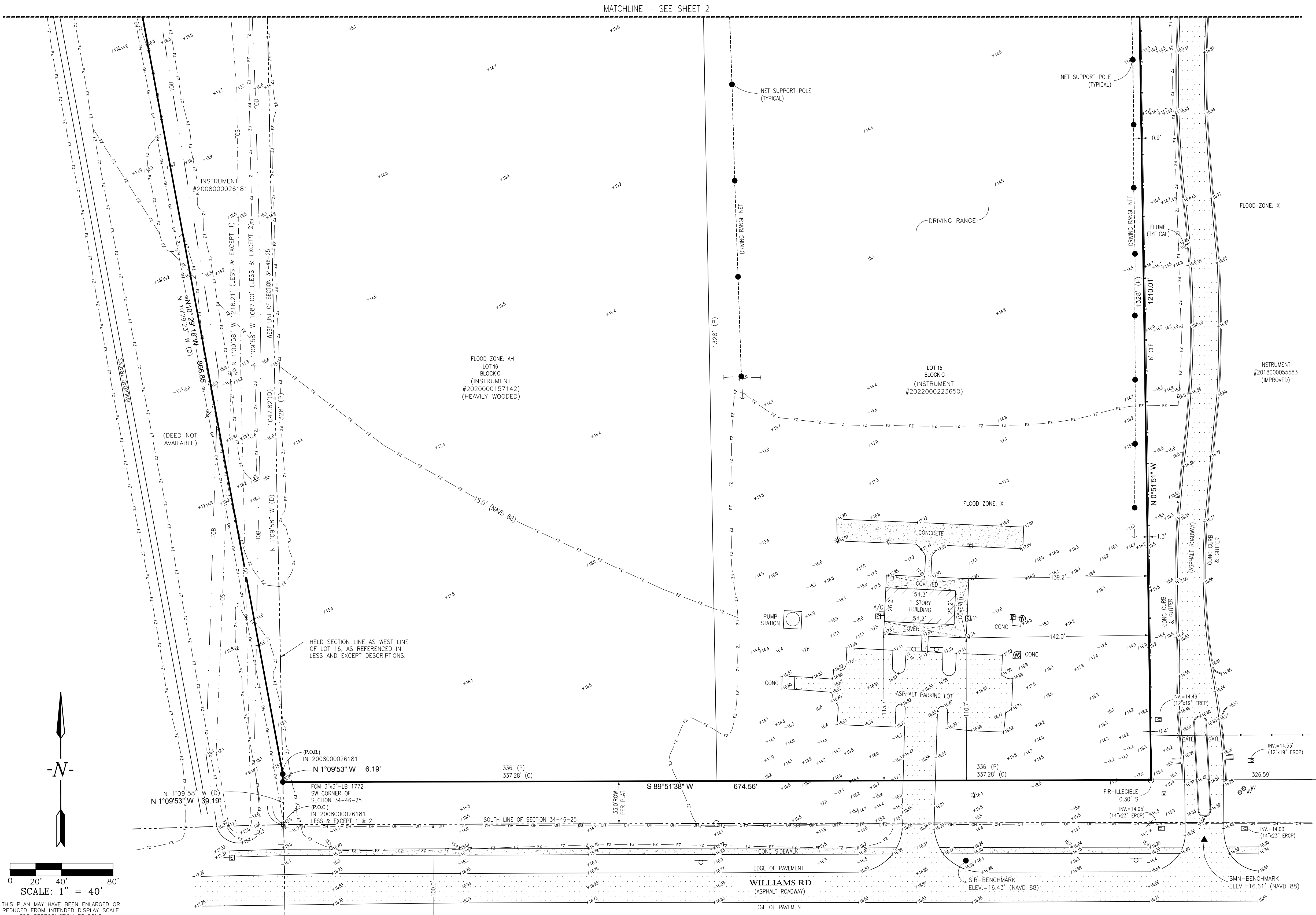
(INSTRUMENT NUMBER 2008000026181)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND LOCATED EASTERLY OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 130.00 FOOT WIDE RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.01°09'58"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 39.19 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.10°29'23"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 966.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED SANDY LANE AS DESCRIBED IN O.R. BOOK 4565 PAGE 828 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.59°44'39"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PROPOSED SANDY LANE, FOR A DISTANCE OF 52.76 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 766.00 FEET, THROUGH A CENTRAL ANGLE OF 07°01'49", SUBTENDED BY A CHORD OF 83.93 FEET AT A BEARING OF N.56°3'44"E, FOR A DISTANCE OF 84.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S.01°09'58"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,047.82 FEET, TO THE POINT OF BEGINNING.
BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.01°09'58"W.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE WEST LINE OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING N.10°53'53"W.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AH, HAVING A BASE FLOOD ELEVATION OF 15.0' (NAVD 88), AND FLOOD ZONE X, HAVING NO BASE FLOOD ELEVATION PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 12071C 0591 H, DATED 11/17/2002. FLOOD LINES SHOWN HEREON WERE TAKEN FROM A LEE COUNTY GIS FILE AND ARE ASSUMED TO BE APPROXIMATE.
- CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988. SOURCE BENCHMARK IS NCS P 779.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- BY SIGNING BELOW I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 56-117.051, F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- DATE OF LAST FIELD WORK: 12/14/2022.



LEGEND

PC	POINT OF COMMENCEMENT	SP	STATE PLANE COORDINATES
PB	PLAT BOOK	SR	SETBACK RECORDS
FR	FROM RECORDS BOOK	SR	SUBDIVISION RECORDS
PC	PAGES(S)	SR	SUBDIVISION RECORDS
PS	PROFESSIONAL SURVEYOR AND MAPPER	SR	SUBDIVISION RECORDS
LI	LICENSED BUSINESS	SR	SUBDIVISION RECORDS
SF	SET 5/8" IRON ROD w/ CAP, LB #5151	SR	SUBDIVISION RECORDS
CM	FOUND 4"x4" CONCRETE MONUMENT	SR	SUBDIVISION RECORDS
CM	SET CONCRETE MONUMENT w/ ALUMINUM DISK	SR	SUBDIVISION RECORDS
LB	LIB 9151	SR	SUBDIVISION RECORDS
FK	FOUND PARKER KALON NAIL	SR	SUBDIVISION RECORDS
FK	SET PARKER KALON NAIL w/ ALUMINUM	SR	SUBDIVISION RECORDS
FDH	FOUND DRILL HOLE	SR	SUBDIVISION RECORDS
SDH	SET DRILL HOLE	SR	SUBDIVISION RECORDS
TRM	FOUND IRON NAIL	SR	SUBDIVISION RECORDS
SN	SET IRON NAIL	SR	SUBDIVISION RECORDS
PL	PLAT/TITLE COMMITMENT	SR	SUBDIVISION RECORDS
MS	MEASURED	SR	SUBDIVISION RECORDS
CD	CALCULATED	SR	SUBDIVISION RECORDS
DB	DEED/TITLE COMMITMENT	SR	SUBDIVISION RECORDS

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Civil Engineers • Land Surveyors • Planners • Landscape Architects

3800 Via Del Rcy
Bonita Springs, Florida 34134
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 • www.GradyMinor.com • Fort Myers: 239.690.4380

BOUNDARY & TOPOGRAPHIC SURVEY

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

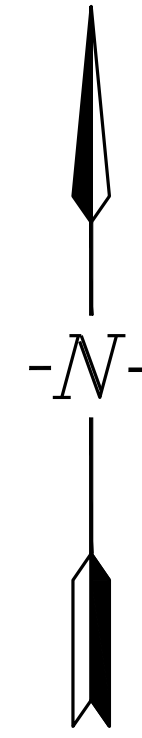
DRAWN BY:	AH
CHECKED BY:	TJD
JOB CODE:	VE001
SCALE:	1" = 40'
DATE:	15 DECEMBER 2022
FILE:	22-238-BST.001.DWG
SHEET:	1 of 2

TIMOTHY J. DEVRIES, P.S.M.
LICENSE # 6758
FOR THE FIRM

DATE SIGNED _____

NOT VALID WITHOUT SHEETS 1-2 OF 2

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	666.00'	140.76'	12°06'34"	N 40°05'46" E	140.50'
C1 (D)	666.00'	140.76'	12°06'34"	S 40°05'32" W	140.50'
C2	766.00'	315.62'	23°36'26"	N 40°54'42" E	313.38'
C2 (D)	766.00'	315.65'	23°36'26"	S 40°54'32" W	313.42'
C3	766.00'	94.00'	07°01'49"	N 56°13'50" E	93.93'
C3 (D)	766.00'	94.00'	07°01'49"	N 56°13'44" E	93.93'

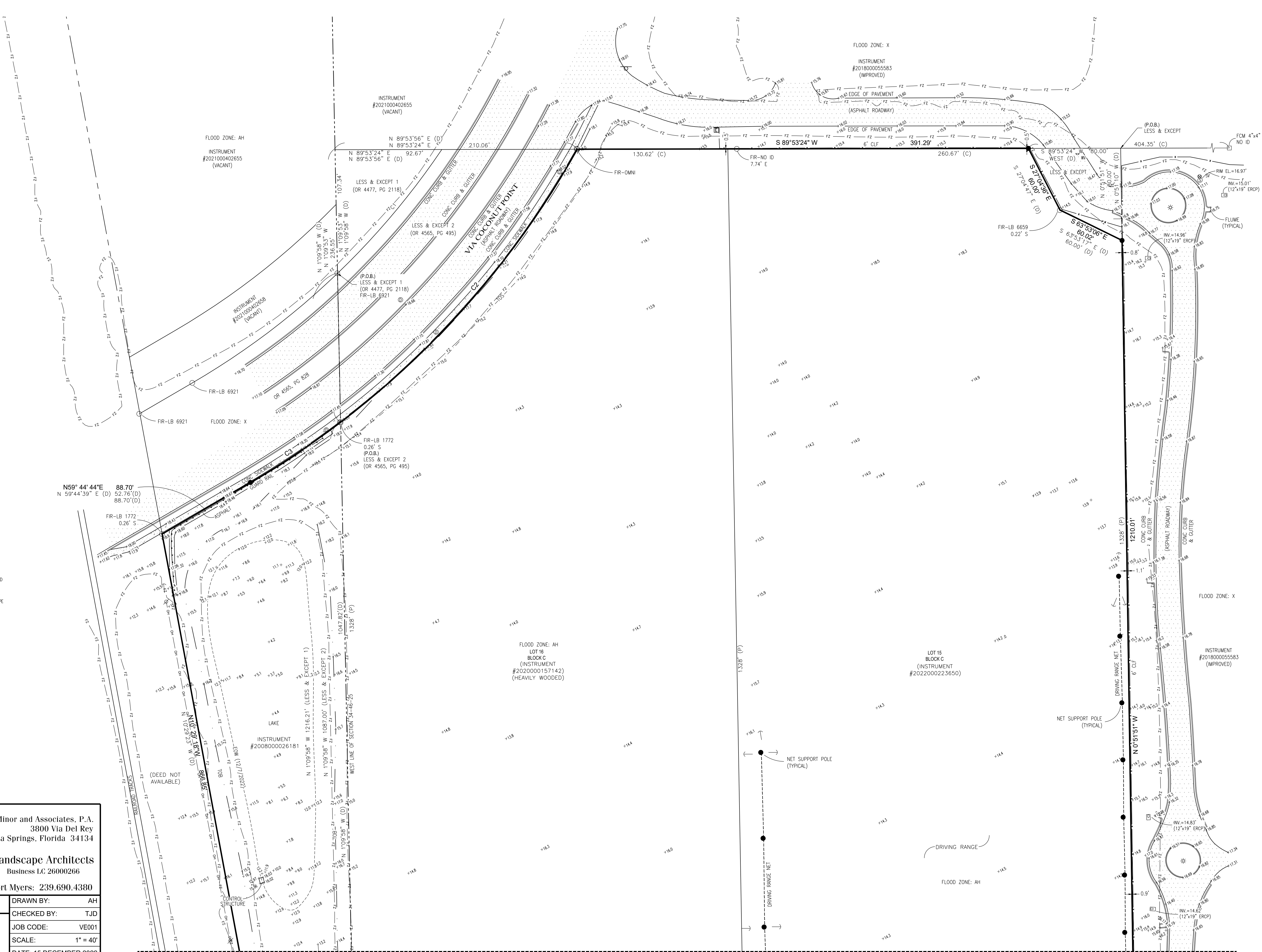


0 20' 40' 80'
 SCALE: 1" = 40'

THIS PLAN MAY HAVE BEEN ENLARGED OR
 REDUCED FROM INTENDED DISPLAY SCALE
 FOR REPRODUCTION REASONS

LEGEND

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| <ul style="list-style-type: none"> POC POINT OF COMMENCEMENT POB POINT OF BEGINNING FP FOUND IRON PIPE FR FOUND 5/8" IRON ROD SFR SET 5/8" IRON ROD w/ZIP L.B. #5151 FCM FOUND 4"x4" CONCRETE MONUMENT SOM SET CONCRETE MONUMENT w/ALUMINUM DISK LB #5151 FKK FOUND PARKER KALON NAIL SPK SET PARKER KALON NAIL w/ALUMINUM FDH FOUND DRILL HOLE SDH SET DRILL HOLE SOM FOUND MAG NAIL SUN SET MAG NAIL (P) PLAT/TITLE COMMENT (M) MEASURED (C) CALCULATED (D) DEED/TITLE COMMENT DB DEED BOOK CB CATCH BASIN DM DRAINAGE MANHOLE MT METERS END YD YARD DRAN WH WATER HOLE WM WATER METER BF BACK FLOW PREVENTOR PH FIRE HYDRANT FC FIRE DEPARTMENT CONNECTION BS BACTERIA SAMPLE POINT AR AIR RELEASE VALVE IRV IRRIGATION VALVE/CONTROL VALVE GV GAS VALVE GM GAS MANHOLE CS CONTROL STRUCTURE UP UTILITY POLE - WOOD UC UTILITY POLE - CONCRETE CA CUY ANCHOR OW OVERHEAD WIRES W WELL | <ul style="list-style-type: none"> PB PLAT BOOK OP OFFICIAL RECORDS BOOK PC PARCELS PSM PROFESSIONAL SURVEYOR AND MAPPER LB LICENSED BUSINESS SPC STATE PLANE COORDINATES PROF-OF-WAY PUE PUBLIC UTILITY EASEMENT CUE COUNTY UTILITY EASEMENT UE UTILITY EASEMENT AE ACCESS EASEMENT DE DRAINAGE EASEMENT LME LAKE MAINTENANCE EASEMENT LEB LANDSCAPE BUFFER EASEMENT IRE IRRIGATION EASEMENT FPL FLORIDA POWER AND LIGHT SSUE BONITA SPRINGS UTILITY EASEMENT NVD NORTH AMERICAN VERTICAL DATUM OF 1988 NOVD NATIONAL GEODETIC VERTICAL DATUM OF 1929 CCR CERTIFIED CORNER RECORDS LP LIGHT POLE TM TELEPHONE MANHOLE TR TELEPHONE RISER/BOX CT CABLE TELEVISION RISER/BOX EM ELECTRIC MANHOLE ER ELECTRIC RISER/BOX/METER ET ELECTRIC TRANSFORMER TL TRAFFIC LIGHT UM UNDERGROUND UTILITY MARKER SM SIGN ON POLE MA MAILBOX CL CHAIN LINK FENCE OH OVERHEAD LINES | <ul style="list-style-type: none"> ELEV ELEVATION INV INVERT ELEVATION RM RM ELEVATION A/C AIR CONDITIONING UNIT/PAD CONC CONCRETE CMP CORRUGATED METAL PIPE CRP CORRUGATED PLASTIC PIPE RCP REINFORCED CONCRETE PIPE CONC CONCRETE HEADWALL TOS TOP OF BANK TOS TOP OF SLOPE EDW EDGE OF WATER CL CENTER LINE EOP EDGE OF PAVEMENT BS BOLLARD CR CREESE TRAP SM SANITARY MANHOLE CD CLEAN GET SV SEWER VALVE |
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Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

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NOT VALID WITHOUT SHEETS 1-2 OF 2