

# BOUNDARY SURVEY

## FOR

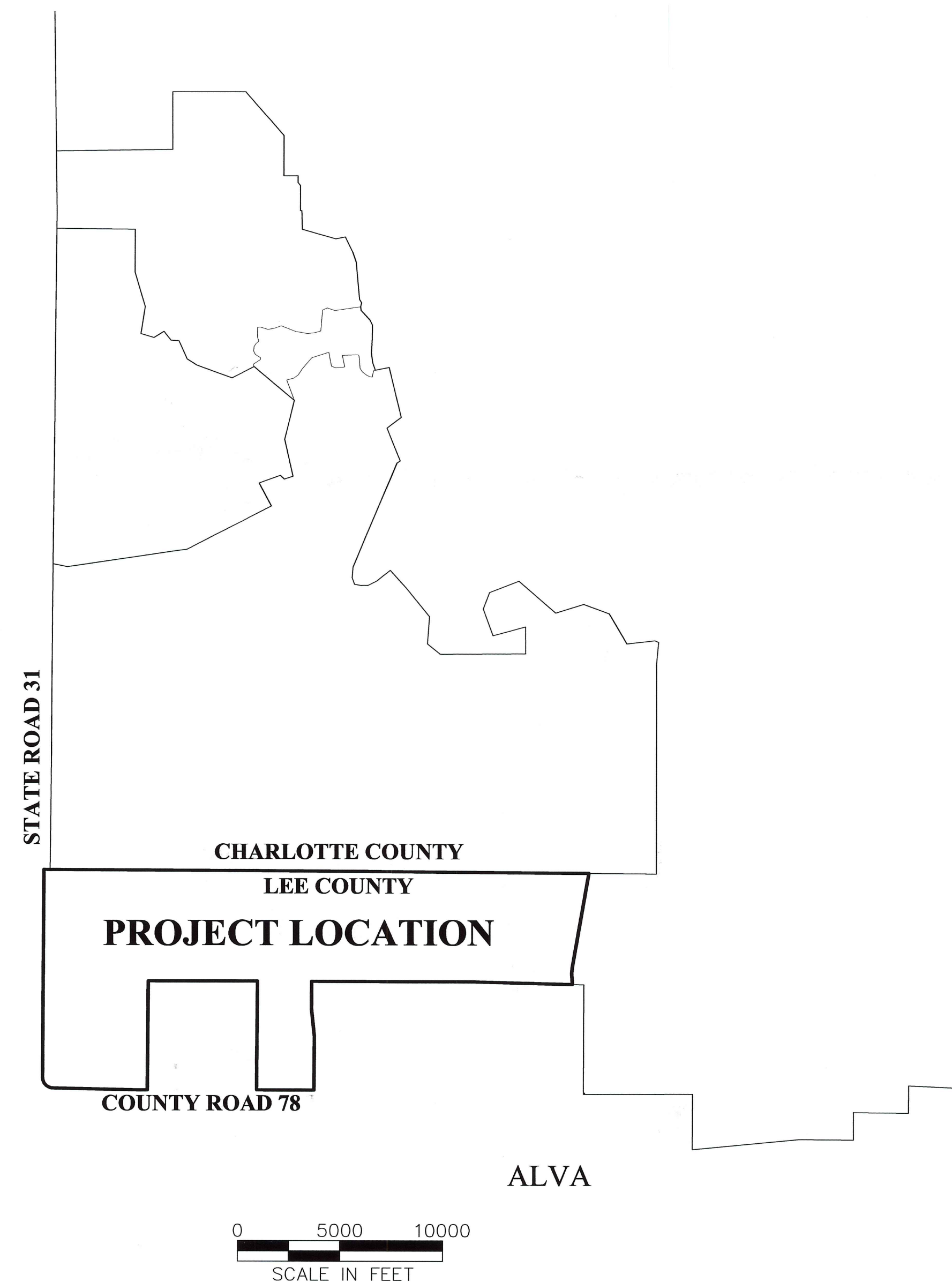
# BABCOCK MIXED-USE DISTRICT

## SECTIONS 1-7 & 9, TOWNSHIP 43 SOUTH, RANGE 26 EAST

## LEE COUNTY, FLORIDA

### INDEX OF PLANS

SHEET NO.	DESCRIPTION
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2	BOUNDARY SURVEY
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### DESCRIPTION:

**LEE COUNTY PARCEL:**  
A parcel of land lying within Sections 1 through 7 and Section 9, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 42 South, Range 26 East and run S89°41'45"E, along the South line of said Section 31, a distance of 50.00 feet to a point on the East right-of-way line of State Road No. 31, said point also being the Point of Beginning of the parcel of land herein described; Thence continue S89°41'45"E a distance of 5189.75 feet to the Northeast corner of Section 6, Township 43 South, Range 26 East; Thence S89°41'45"E a distance of 5306.08 feet to the Northeast corner of Section 5, Township 43 South, Range 26 East; Thence S89°37'16"E a distance of 5289.11 feet to the Northeast corner of Section 4, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.60 feet to the Northeast corner of Section 3, Township 43 South, Range 26 East; Thence S89°35'44"E a distance of 5294.60 feet to the Northeast corner of Section 2, Township 43 South, Range 26 East; Thence S89°35'44"E, along the North line of Section 1, Township 43 South, Range 26 East, a distance of 155.76 feet; Thence S09°58'52"W a distance of 4667.98 feet; Thence S04°10'14"W a distance of 283.52 feet; Thence S03°53'19"E a distance of 515.32 feet to a point on the South line of Section 2, Township 43 South, Range 26 East (said point being 558.41 feet West of the Southeast corner of said Section 2); Thence N88°38'22"W a distance of 2084.07 feet to the South one-quarter corner of said Section 2; Thence N88°38'42"W a distance of 2642.06 feet to the Southwest corner of said Section 2; Thence N89°51'49"W a distance of 5300.09 feet to the Southwest corner of Section 3, Township 43 South, Range 26 East; Thence N89°51'54"W a distance of 2650.09 feet to the South one-quarter corner of Section 4, Township 43 South, Range 26 East; Thence S00°23'25"W a distance of 1330.65 feet to the Southwest corner of the North one-half of the Northeast one-quarter of Section 9, Township 43 South, Range 26 East; Thence S08°02'41"E a distance of 1338.36 feet to a point on the North line of the Southeast one-quarter of said Section 9 (said point being 150.00 feet East of the Northwest corner of the Southeast one-quarter of said Section 9); Thence S00°22'58"W, parallel with and 150.00 feet East of the West line of the Southeast one-quarter of said Section 9, a distance of 2611.56 feet to a point on the North right-of-way line of County Road No. 78; Thence along said right-of-way line the following courses and distances, N89°54'54"W a distance of 150.26 feet and N89°54'44"W a distance of 2648.95 feet to a point on the West line of said Section 9; Thence N00°22'31"E a distance of 2612.02 feet to the West one-quarter corner of said Section 9; Thence N00°21'56"E a distance of 2663.13 feet to the Southeast corner of Section 5, Township 43 South, Range 26 East; Thence N89°52'00"W a distance of 2666.70 feet to the South one-quarter corner of said Section 5; Thence N89°50'47"W a distance of 2667.42 feet to the Southwest corner of said Section 5; Thence S00°23'16"W, along the East line of Section 7, Township 43 South, Range 26 East, a distance of 5294.00 feet to a point on the North right-of-way line of County Road No. 78; Thence Westerly along the curved right-of-way line, (said curve being curved concave to the North, having a delta angle of 00°53'52" and a radius of 11339.17 feet, with a chord bearing of N89°19'12"W and a chord length of 177.69 feet) a distance of 177.69 feet to the end of the curve; Thence N88°52'16"W, along said North right-of-way line, a distance of 4406.31 feet to the beginning of a curve to the right; Thence along the arc of the curved right-of-way line, (said curve being curved concave to the Northeast, having a delta angle of 89°12'05" and a radius of 522.94 feet, with a chord bearing of N44°16'14"W and a chord length of 734.37 feet) a distance of 814.14 feet to a point on the East right-of-way line of State Road No. 31; Thence along the East right-of-way line for State Road No. 31, the following courses and distances, N00°19'49"E a distance of 4776.07 feet, N00°18'54"E a distance of 5313.41 feet and N00°36'46"E a distance of 0.14 feet to the Point of Beginning. Containing 4,157.2 acres, more or less.

Bearings hereinabove mentioned are based on the North line of Section 6, Township 43 South, Range 26 East to bear S89°41'45"E.

### NOTES:

1. Date of last field work: July 2006.
2. Survey for boundary and description.
3. Survey performed as requested by Kitson & Partners.
4. Improvements and utilities (above ground or underground) are not located or shown on this survey.
5. Fences are located at boundary corners only, unless otherwise shown.
6. Only overhead electric lines that cross the boundary line are shown on this survey, unless otherwise noted.
7. Access locations located during field survey, along the boundary, are shown.
8. Interior section corners and quarter section corners where not searched for, located, or set, unless necessary to establish boundary corners.
9. Bearing Reference: State Plane Coordinate, Florida West Zone, NAD 83(99). Bearing of S89°41'45"E on the South line of Section 31, Township 42 South, Range 26 East.
10. Survey control based on the following National Geodetic Survey control monuments: PID AD8703, PID AD8684, PID AD8681, PID AD8683 and PID AD8691.
11. Dimensions and acreage shown on survey map are grid values.
12. A scale factor of 0.99995506 as shown on PID AD8703, was used for this survey.
13. To convert Grid acreage to Ground acreage, multiply by 1.000089886.
14. To convert Grid dimensions to Ground dimensions, divide by 0.99995506.

This survey is only for the benefit of:

Babcock Mixed-use District

I hereby certify that this survey was prepared under my direction and is correct to the best of my knowledge and belief and meets the minimum technical standards for surveys as required by law.  
Florida Statutes Chapter 472: Chapter 61G17 F.A.C.

Matthew M. Howard (For the Firm - LB 642)  
Professional Surveyor and Mapper  
Florida Certificate No. 4912

Date signed: 10-31-06

This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

RECEIVED  
NOV 22 2006

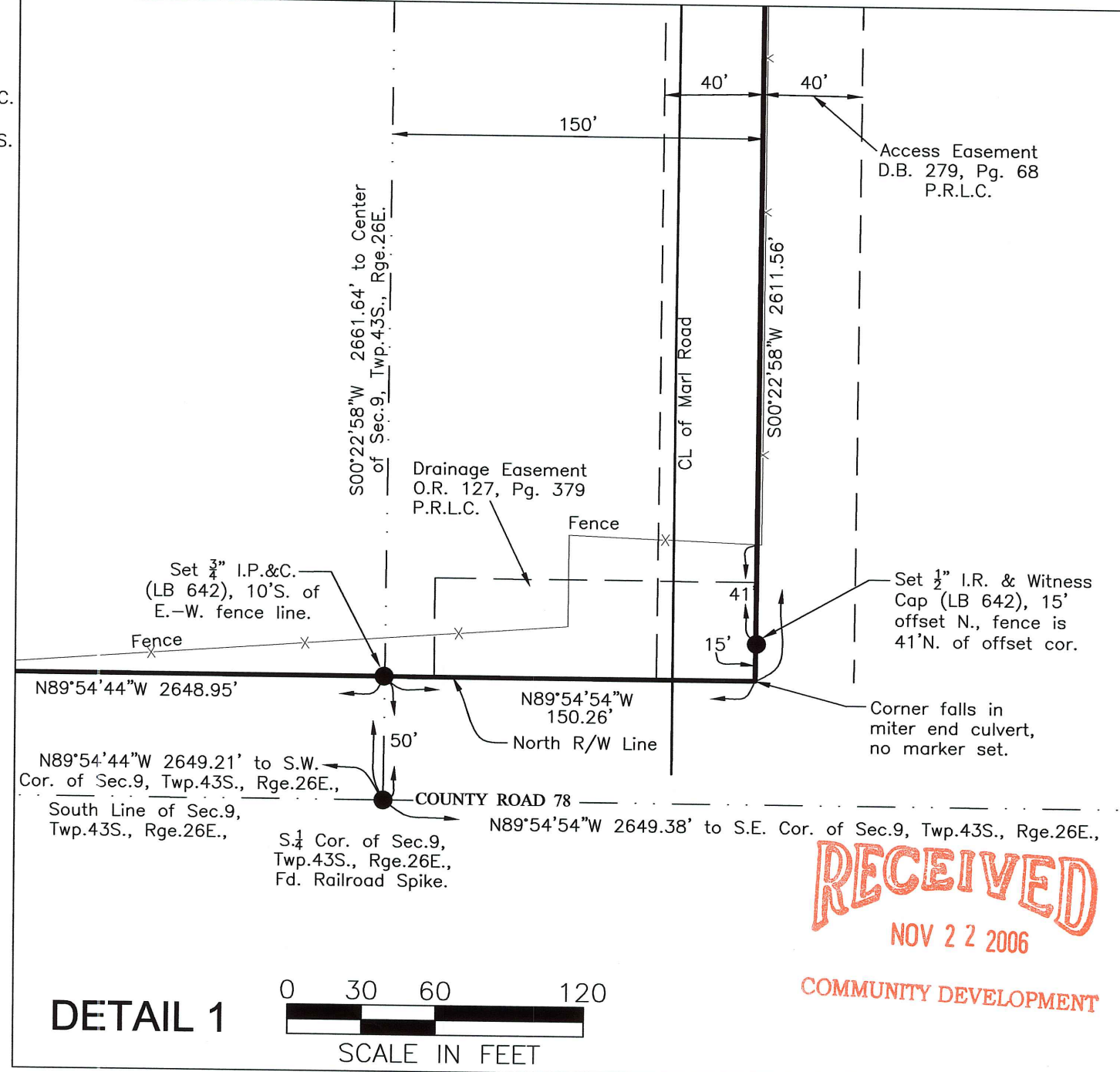
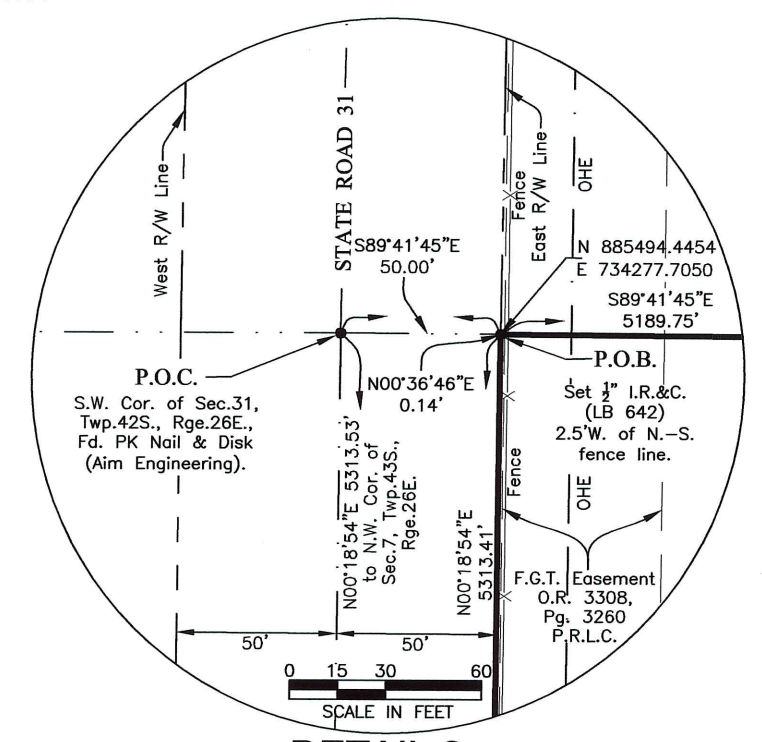
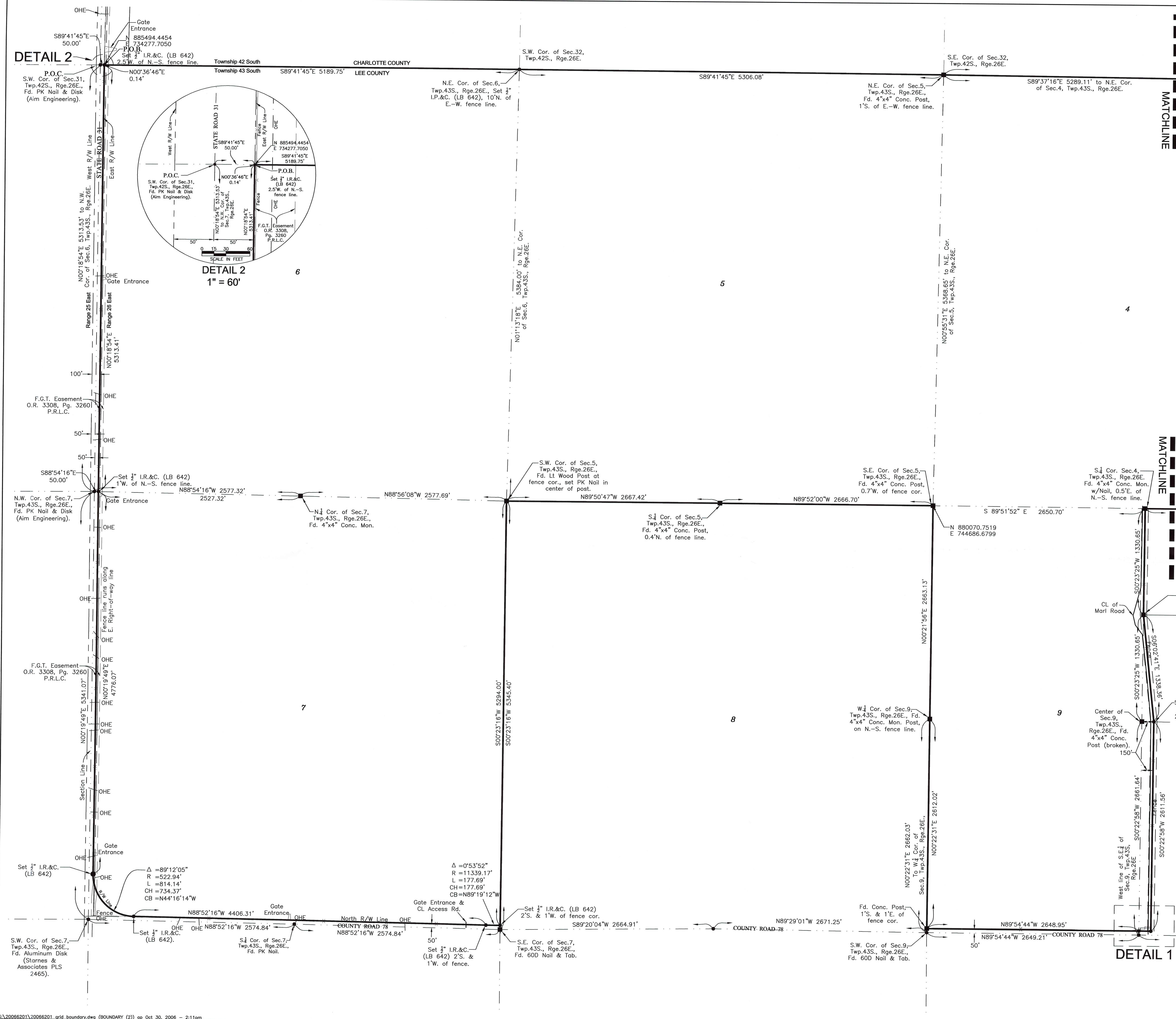
COMMUNITY DEVELOPMENT

CRA 2006-00008

**JOHNSON**  
**ENGINEERING**

251 WEST HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642





**LEGEND:**

POC = POINT OF COMMENCEMENT	MON = MONUMENT
POB = POINT OF BEGINNING	PRM = PERMANENT REFERENCE MONUMENT
OR = OFFICIAL RECORD BOOK	PCP = PERMANENT CONTROL POINT
PB = PLAT BOOK	CBS = CONCRETE BLOCK & STUCCO
PG = PAGE	FD = FOUND
R/W = RIGHT-OF-WAY	/W = WITH
C/L = CENTER LINE	A/O = AIR CONDITIONING
BOC = BACK OF CURB	COR = CORNER
EOP = EDGE OF PAVEMENT	S.R. = STATE ROAD
CONC = CONCRETE	C.R. = COUNTY ROAD

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Lee County, Florida

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**DETAIL 1**

0 30 60 120  
SCALE IN FEET

**DETAIL 2**

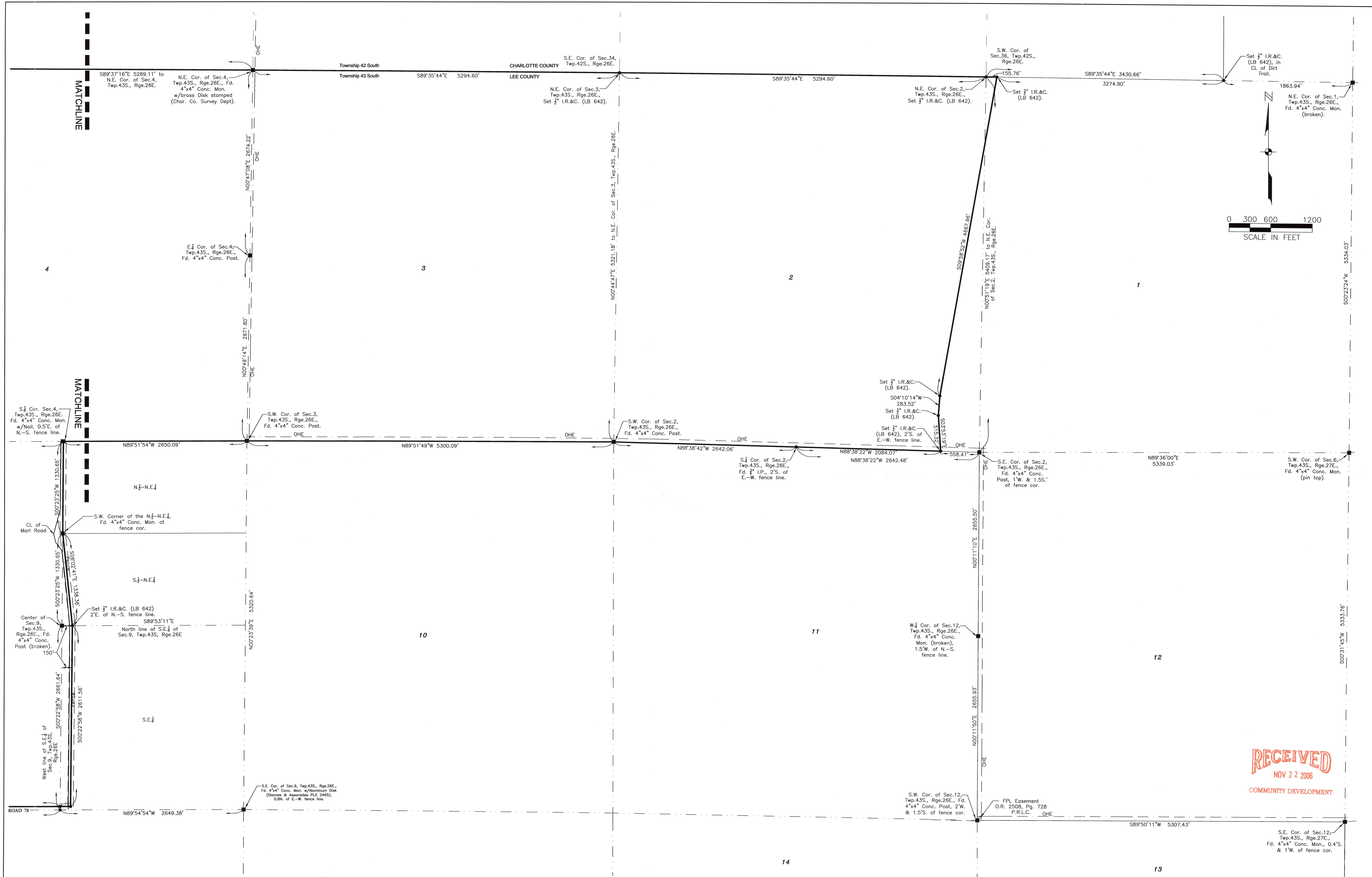
0 30 60  
SCALE IN FEET

**RECEIVED**  
NOV 22 2006  
COMMUNITY DEVELOPMENT

**Boundary Survey**  
**Lee County Portion-Area 6**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
June, 2006	20066201	31-42-26	AS SHOWN	2 OF 3





SA\20060201\20060201 grid boundary.dwg (BOUNDARY (3)) on Oct 30, 2006 - 2:55pm

**LEGEND:**

- |                           |                                    |
|---------------------------|------------------------------------|
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FIELD BOOK AND PAGE REFERENCES

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**Boundary Survey**  
**Lee County Portion-Area 6**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
June, 2006	20066201	31-42-26	1" = 600'	3 OF 3