

# Rhodes & Rhodes Land Surveying, Inc.

28100 Bonita Grande Drive, Suite 107, Bonita Springs, Florida 34135

Phone (239) 405-8166

Fax (239) 405-8163

## DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA (OVERALL DESCRIPTION)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMIAMI TRAIL- S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 79°53'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S 84°02'07" W, FOR AN ARC LENGTH OF 99.63 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 23°21'50", SUBTENDED BY A CHORD OF 279.42 FEET AT A BEARING OF N 80°08'46" W, FOR AN ARC LENGTH OF 281.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°12'57", SUBTENDED BY A CHORD OF 44.31 FEET AT A BEARING OF N 20°51'23" W, FOR AN ARC LENGTH OF 49.85 FEET TO THE END OF SAID CURVE; THENCE RUN N 26°45'05" E FOR A DISTANCE OF 371.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, THROUGH A CENTRAL ANGLE OF 23°11'28", SUBTENDED BY A CHORD OF 293.46 FEET AT A BEARING OF N 15°09'21" E, FOR AN ARC LENGTH OF 295.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 81°13'58", SUBTENDED BY A CHORD OF 39.06 FEET AT A BEARING OF N 44°10'37" E, FOR AN ARC LENGTH OF 42.53 FEET TO THE END OF SAID CURVE; THENCE RUN N 84°47'36" E FOR A DISTANCE OF 29.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 89°06'34", SUBTENDED BY A CHORD OF 70.16 FEET AT A BEARING OF S 50°39'07" E, FOR AN ARC LENGTH OF 77.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (200' RIGHT-OF-WAY) ALSO BEING A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. 41, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5797.58 FEET, THROUGH A CENTRAL ANGLE OF 04°00'14", SUBTENDED BY A CHORD OF 405.04 FEET AT A BEARING OF S 08°05'57" E, FOR AN ARC LENGTH OF 405.13 FEET TO THE END OF SAID CURVE; THENCE RUN S 10°06'04" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 241.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.42 ACRES, MORE OR LESS

SHEET 1 OF 2

APPROVED

LEG

09/12/2010

RECEIVED

DEC 13 2010

COMMUNITY DEVELOPMENT

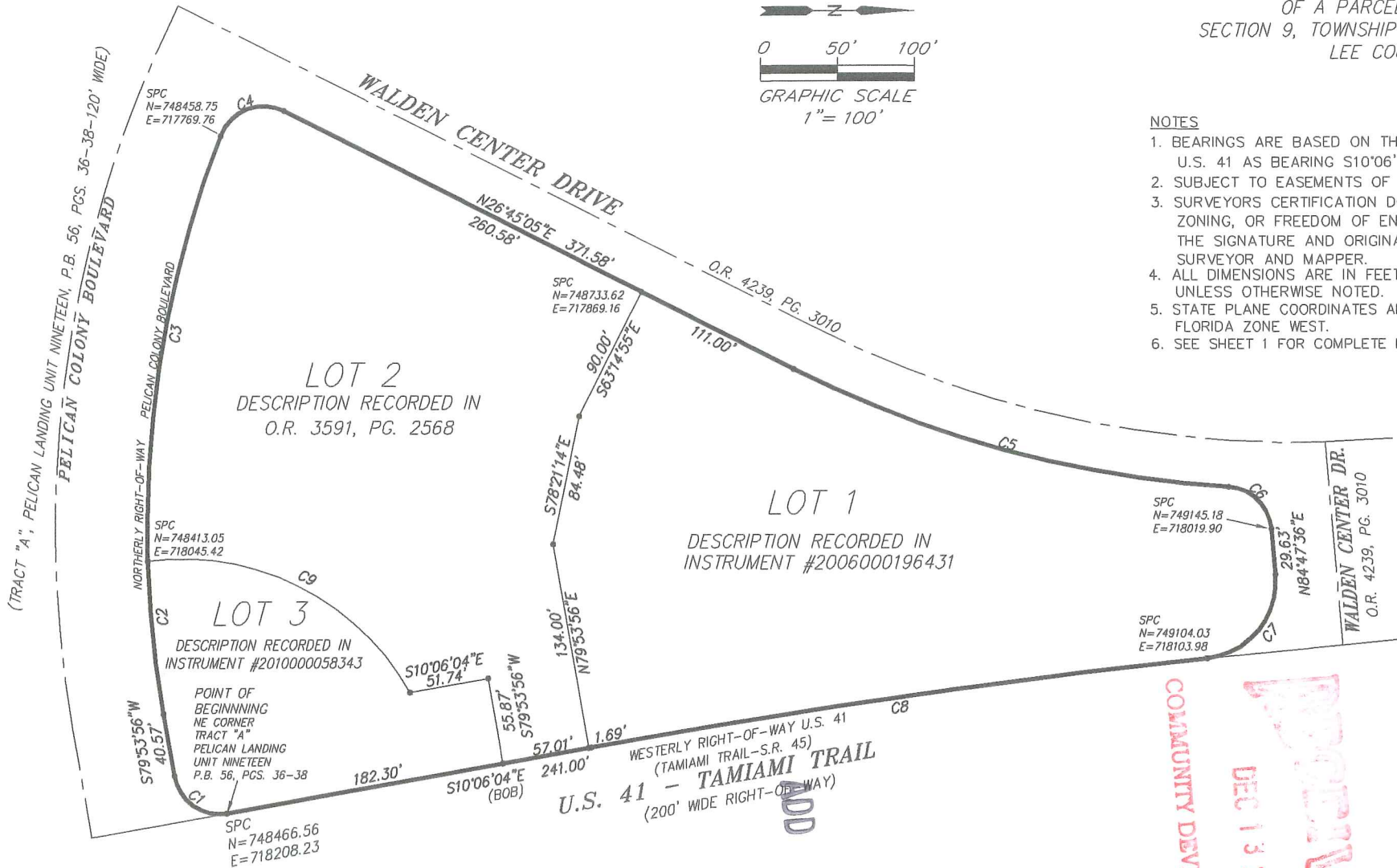
ADD 2010-00073

AA-3.C.1



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AA-3.C.2



# SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND LYING IN  
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS BEARING S10°06'04"E.
2. SUBJECT TO EASEMENTS OF RECORD.
3. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. STATE PLANE COORDINATES ARE BASED ON NAD 83 (1990 ADJUSTMENT), FLORIDA ZONE WEST.
6. SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	30.00'	90°00'00"	47.12'	42.43'	S34°53'56"W
C2	690.00'	08°16'22"	99.63'	99.54'	S84°02'07"W
C3	690.00'	23°21'50"	281.37'	279.42'	N80°08'46"W
C4	30.00'	95°12'57"	49.85'	44.31'	N20°51'23"W
C5	730.00'	23°11'28"	295.48'	293.46'	N15°09'21"E
C6	30.00'	81°13'58"	42.53'	39.06'	N44°10'37"E
C7	50.00'	89°06'34"	77.76'	70.16'	S50°39'07"E
C8	5797.58'	04°00'14"	405.13'	405.04'	S08°05'57"E
C9	170.00'	68°23'30"	202.92'	191.09'	S26°30'54"W

## LEGEND

- BOB BASIS OF BEARINGS  
C1 CURVE 1 OF CURVE TABLE  
O.R. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE  
SPC STATE PLANE COORDINATES

\*\*\* THIS IS NOT A SURVEY \*\*\*

THOMAS E. RHODES, SR., P.S.M. 5854

JOB # 2010-284	ACAD FILE 2010-284_SK.DWG
TEXT FILE 2010-284 OVERALL DESC.DOC	
SCALE 1"=100'	
DATE OCT. 25, 2010	
drawn: TCS checked: MMM	
sheet #: 2 of 2	

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## DESCRIPTION OF A PARCEL OF LAND

LYING IN

SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

LOT 1 DESCRIPTION (NORTHERLY PARCEL RECORDED AS OFFICIAL RECORDS INSTRUMENT  
#2006000196431, LEE COUNTY PUBLIC RECORDS):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMIAMI TRAIL- S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 79°53'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 31°38'13", SUBTENDED BY A CHORD OF 376.17 FEET AT A BEARING OF N 84°16'58" W, FOR AN ARC LENGTH OF 381.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°12'57", SUBTENDED BY A CHORD OF 44.31 FEET AT A BEARING OF N 20°51'23" W, FOR AN ARC LENGTH OF 49.85 FEET TO THE END OF SAID CURVE; THENCE RUN N 26°45'05" E FOR A DISTANCE OF 260.58 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N 26°45'05" E FOR A DISTANCE OF 111.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, THROUGH A CENTRAL ANGLE OF 23°11'28", SUBTENDED BY A CHORD OF 293.46 FEET AT A BEARING OF N 15°09'21" E, FOR AN ARC LENGTH OF 295.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 81°13'58", SUBTENDED BY A CHORD OF 39.06 FEET AT A BEARING OF N 44°10'37" E, FOR AN ARC LENGTH OF 42.53 FEET TO THE END OF SAID CURVE; THENCE RUN N 84°47'36" E FOR A DISTANCE OF 29.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 89°06'34", SUBTENDED BY A CHORD OF 70.16 FEET AT A BEARING OF S 50°39'07" E, FOR AN ARC LENGTH OF 77.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (200' RIGHT-OF-WAY) ALSO BEING A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. 41, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5797.58 FEET, THROUGH A CENTRAL ANGLE OF 04°00'14", SUBTENDED BY A CHORD OF 405.04 FEET AT A BEARING OF S 08°05'57" E, FOR AN ARC LENGTH OF 405.13 FEET TO THE END OF SAID CURVE; THENCE RUN S 10°06'04" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1.69 FEET; THENCE RUN S 79°53'56" W FOR A DISTANCE OF 134.00 FEET; THENCE RUN N 78°21'14" W FOR A DISTANCE OF 84.48 FEET; THENCE RUN N 63°14'55" W FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.935 ACRES, MORE OR LESS

SHEET 1 OF 2

APPROVED

LEGAL

C9 12/20/10

COMMUNITY DEVELOPMENT

ADD 2010-00073

RECEIVED

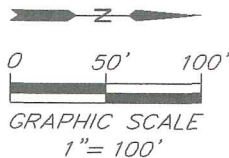
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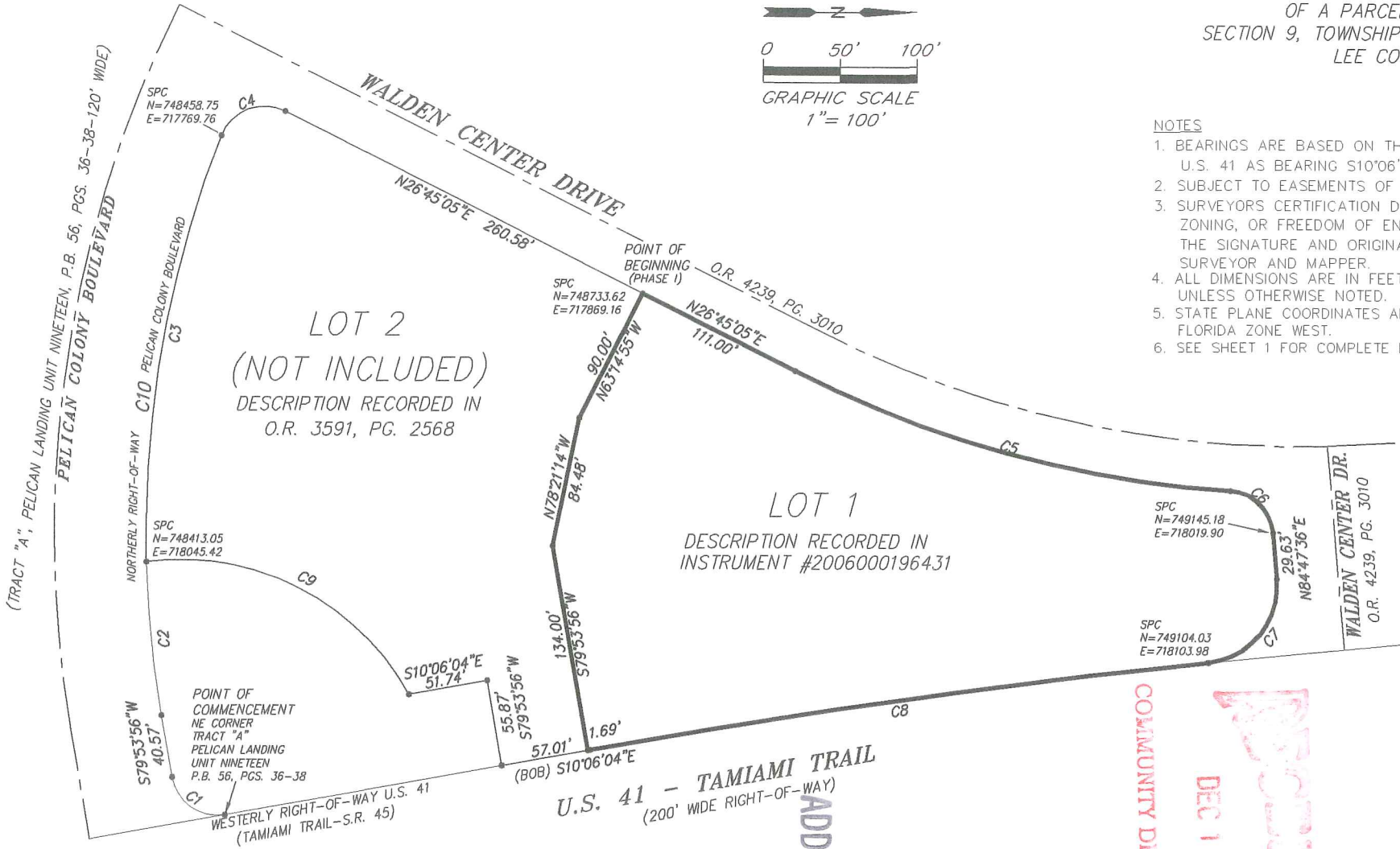
# SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND LYING IN  
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
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6. SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION.



ADD 2010-00073

## LEGEND

- BOB BASIS OF BEARINGS  
C1 CURVE 1 OF CURVE TABLE  
O.R. OFFICIAL RECORDS BOOK  
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PG. PAGE  
SPC STATE PLANE COORDINATES

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C9	170.00'	68°23'30"	202.92'	191.09'	S26°30'54"W
C10	690.00'	31°38'12"	380.99'	376.17'	N84°16'58"W

\*\*\* THIS IS NOT A SURVEY \*\*\*

THOMAS E. RHODES, SR., P.S.M. 5854

JOB # 2010-284	ACAD FILE 2010-284_P01-SK.DWG
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897	
TEXT FILE 2010-284_P01-DESC.DOC	SCALE 1" = 100'
DATE JULY 29, 2010	drawn: TCS
	checked: MMM
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 PHONE: (239) 405-8166 FAX: (239) 405-8163	
sheet #: 2 of 2	

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## DESCRIPTION OF A PARCEL OF LAND

LYING IN

SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

LOT 2 DESCRIPTION (SOUTHERLY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3591, PAGE 2568, PUBLIC RECORDS OF LEE COUNTY, FLORIDA):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMIAMI TRAIL- S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 79°53'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S 84°02'07" W, FOR AN ARC LENGTH OF 99.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 23°21'50", SUBTENDED BY A CHORD OF 279.42 FEET AT A BEARING OF N 80°08'46" W, FOR AN ARC LENGTH OF 281.37 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 95°12'57", SUBTENDED BY A CHORD OF 44.31 FEET AT A BEARING OF N 20°51'23" W, FOR AN ARC LENGTH OF 49.85 FEET TO THE END OF SAID CURVE; THENCE RUN N 26°45'05" E FOR A DISTANCE OF 260.58 FEET; THENCE RUN S 63°14'55" E FOR A DISTANCE OF 90.00 FEET; THENCE RUN S 78°21'14" E FOR A DISTANCE OF 84.48 FEET; THENCE RUN N 79°53'56" E FOR A DISTANCE OF 134.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 ( TAMIAMI TRAIL-S.R. 45) A 200' RIGHT-OF-WAY; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THENCE RUN S 10°06'04" E FOR A DISTANCE OF 57.01 FEET; THENCE RUN S 79°53'56" W FOR A DISTANCE OF 55.87 FEET; THENCE RUN S 10°06'04" E FOR A DISTANCE OF 51.74 FEET TO A POINT ON A CIRCULAR CURVE TO THE SOUTHEAST, WHOSE RADIUS POINT BEARS S 29°17'21" E FOR A DISTANCE OF 170.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 68°23'30", SUBTENDED BY A CHORD OF 191.09 FEET AT A BEARING OF S 26°30'54" W, FOR AN ARC LENGTH OF 202.92 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 1.915 ACRES, MORE OR LESS.

SHEET 1 OF 2

RECEIVED

DEC 13 2010

COMMUNITY DEVELOPMENT

APPROVED  
LEGAL

CSJ 12/20/10

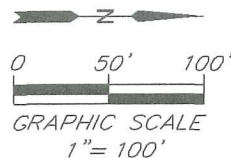
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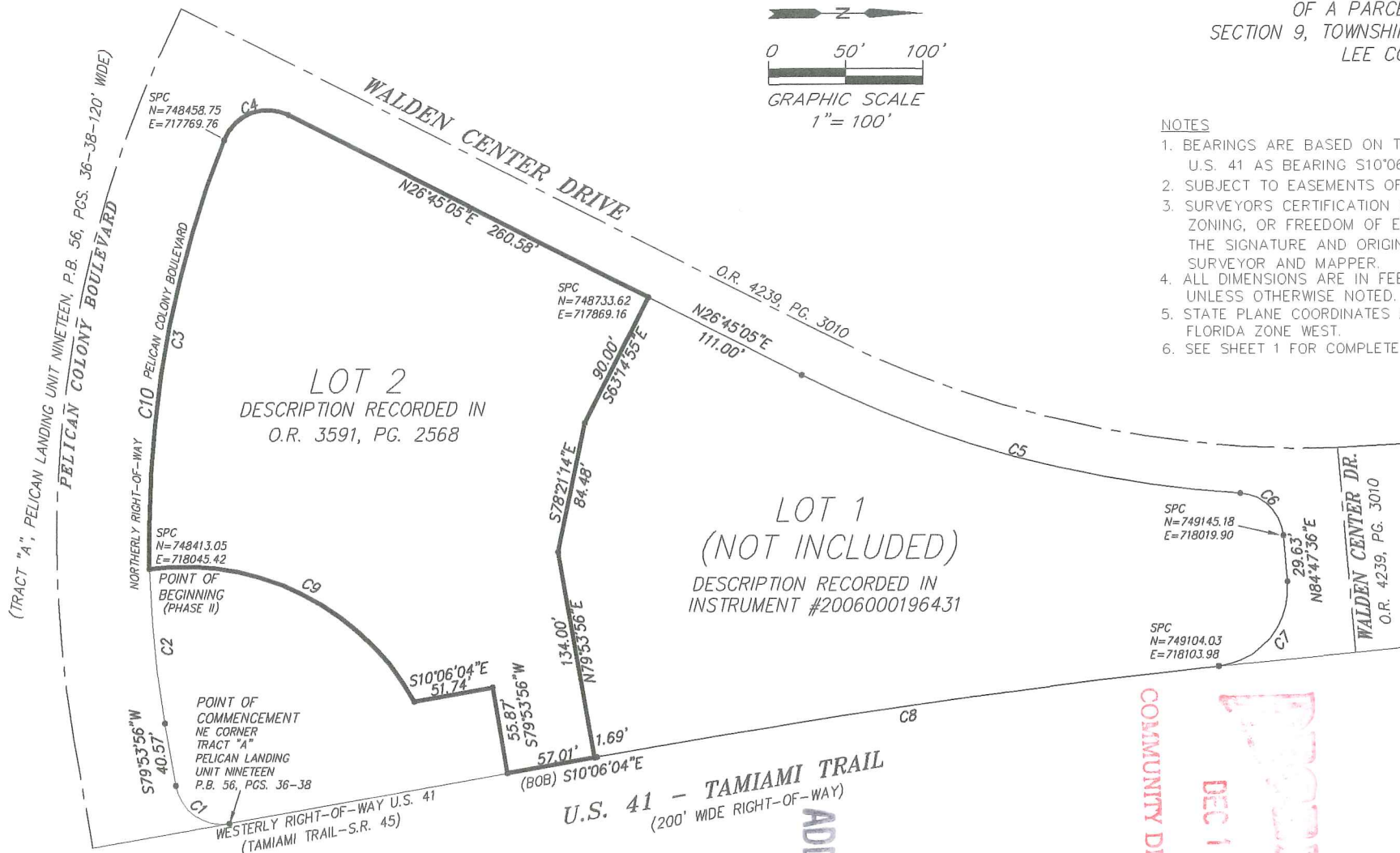
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SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



## NOTES

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CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
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## LEGEND

- BOB BASIS OF BEARINGS  
C1 CURVE 1 OF CURVE TABLE  
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## DESCRIPTION OF A PARCEL OF LAND

LYING IN

SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

LOT 3 DESCRIPTION

(LANDSCAPE BUFFER SITE,

RECORDED IN INSTRUMENT #2010000058343, PUBLIC RECORDS OF LEE COUNTY, FLORIDA)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMIAMI TRAIL - S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF THE AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S.79°53'56"W. A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S.34°53'56"W., FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S.79°53'56"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S.84°02'07"W., FOR AN ARC LENGTH OF 99.63 FEET TO THE END OF SAID CURVE AND TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS N.82°19'08"E. A DISTANCE OF 170.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 68°23'30", SUBTENDED BY A CHORD OF 191.09 FEET AT A BEARING N.26°30'54"E., FOR AN ARC LENGTH OF 202.92 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°06'04"W. FOR A DISTANCE OF 51.74 FEET; THENCE RUN N.79°53'56"E. FOR A DISTANCE OF 55.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (200' RIGHT-OF-WAY); THENCE RUN S.10°06'04"E., ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 182.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.57 ACRES, MORE OR LESS.

BEARINGS REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL, S.R. 45) AS BEING S.10°06'04"E.

SHEET 1 OF 2

APPROVED  
LEGAL

CSA  
12/20/10

RECEIVED

DEC 13 2010

COMMUNITY DEVELOPMENT

ADD 2010-00073



Z:\2010\200-299\2010-284\2010-284\_P13-SK.dwg, Model, 12/7/2010 2:21:03 PM, 1:100

ADD 2010-00073

(TRACT "A", PELICAN LANDING UNIT NINETEEN, P.B. 56, PGS. 36-38-120' WIDE)  
PELICAN COLONY BOULEVARD

NORTHERLY RIGHT-OF-WAY  
PELICAN COLONY BOULEVARD

S79°53'56"W  
40.57'

SPC  
N=748413.05  
E=718045.42  
POINT OF  
BEGINNING  
(PHASE II)

LOT 3  
DESCRIPTION RECORDED IN  
INSTRUMENT #2010000058343

SPC  
N=748466.56  
E=718208.23

POINT OF  
BEGINNING  
NE CORNER  
TRACT "A"  
PELICAN LANDING  
UNIT NINETEEN  
P.B. 56, PGS. 36-38

LOT 2  
(NOT INCLUDED)  
DESCRIPTION RECORDED IN  
O.R. 3591, PG. 2568

C2  
C3  
N10°06'04"W  
51.74'  
S10°06'04"E 182.30'  
(BOB)  
N79°53'56"E  
55.87'

SPC  
N=748645.78  
E=718174.87

WALDEN CENTER DRIVE

O.R. 4239, PG. 3010

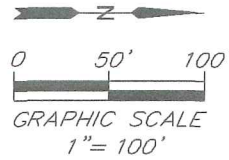
LOT 1  
(NOT INCLUDED)  
DESCRIPTION RECORDED IN  
INSTRUMENT #2006000196431

WESTERLY RIGHT-OF-WAY U.S. 41  
(TAMIAI TRAIL-S.R. 45)  
U.S. 41 - TAMIAI TRAIL  
(200' WIDE RIGHT-OF-WAY)

COMMUNITY DEVELOPMENT

DEC 13 2010

RECEIVED



# SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND LYING IN  
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

## NOTES

1. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS BEARING S10°06'04"E.
2. SUBJECT TO EASEMENTS OF RECORD.
3. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. STATE PLANE COORDINATES ARE BASED ON NAD 83 (1990 ADJUSTMENT), FLORIDA ZONE WEST.
6. SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION.

\*\*\* THIS IS NOT A SURVEY \*\*\*

THOMAS E. RHODES, SR., P.S.M. 5854

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	30.00'	90°00'00"	47.12'	42.43'	S34°53'56"W
C2	690.00'	08°16'22"	99.63'	99.54'	S84°02'07"W
C3	170.00'	68°23'30"	202.92'	191.09'	N26°30'54"E

## LEGEND

BOB BASIS OF BEARINGS  
C1 CURVE 1 OF CURVE TABLE  
O.R. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE  
SPC STATE PLANE COORDINATES

JOB # 2010-284	ACAD FILE 2010-284_P13-SK.DWG
TEXT FILE 2010-284_P13-DESC.DOC	
SCALE 1"= 100'	
DATE OCT. 25, 2010	
drawn: TCS checked: MMM	
sheet #: 2 of 2	

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