

# METRON

SURVEYING & MAPPING, LLC

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LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION  
OF A PARCEL OF LAND LYING IN  
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA

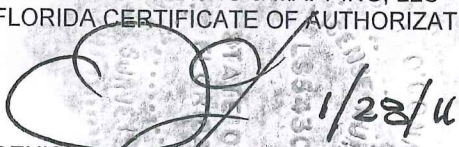
(7117 CONGDON ROAD)

A TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

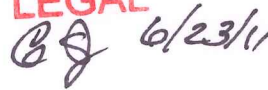
FROM THE NORTHEAST CORNER OF LOT 7, RINDFLEISCH SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5 AT PAGE 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTH 00°05'40" WEST ALONG THE WEST LINE OF THE WEST ONE HALF (W ½) OF THE NORTHEAST ONE QUARTER (NE ¼) OF SAID SECTION 35 FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF CONGDON ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 213, PAGE 644 OF THE PUBLIC RECORDS; THENCE RUN NORTH 51°54'20" EAST ALONG SAID NORTHWESTERLY LINE FOR 242.49 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID WEST LINE OF CONGDON ROAD ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 157.10 FEET, CHORD BEARING NORTH 36°03'58" EAST, CHORD 85.76 FEET, DELTA 31°40'43", FOR 86.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN NORTHEASTERLY ALONG THE WESTERLY LINE OF CONGDON ROAD AND ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 157.10 FEET, CHORD BEARING NORTH 19°48'49" EAST, CHORD 2.27 FEET, DELTA 00°49'37", FOR 2.27 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 19°24'00" EAST ALONG SAID WEST LINE OF CONGDON ROAD FOR 97.63 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 153.69 FEET, CHORD BEARING NORTH 06°06'00" WEST, CHORD 132.33 FEET, DELTA 51°00'00", FOR 136.80 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 31°36'00" WEST ALONG THE WEST LINE OF CONGDON ROAD FOR 71.80 FEET TO AN INTERSECTION WITH THE CURVED SOUTHEASTERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE 50 FEET FROM THE CENTERLINE; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 766.20 FEET, CHORD BEARING SOUTH 59°39'27" WEST, CHORD 231.80 FEET, DELTA 17°24'01" FOR 232.69 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3630, AT PAGE 4489; THENCE SOUTH 00°05'40" EAST ALONG THE EAST LINE OF SAID PARCEL FOR 208.68 FEET; THENCE SOUTH 26°28'20" EAST ALONG THE EAST LINE OF SAID PARCEL FOR 8.63 FEET TO THE NORTHWEST CORNER OF PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4683, AT PAGE 4709; THENCE NORTH 51°54'20" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL FOR 103.71 FEET; THENCE NORTH 19°24'00" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL FOR 27.64 FEET TO THE NORTHERN MOST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4683, AT PAGE 4709; THENCE SOUTH 70°36'00" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL FOR 130.98 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35 AS BEING N.00°05'40"W.

METRON SURVEYING & MAPPING, LLC  
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

  
DENIS J. O'CONNELL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5430

APPROVED  
LEGAL



ADD 2011-00052  
**RECEIVED**  
JUN 20 2011

COMMUNITY DEVELOPMENT

SHEET 1 OF 2



# SKETCH TO ACCOMPANY DESCRIPTION

\* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION \*

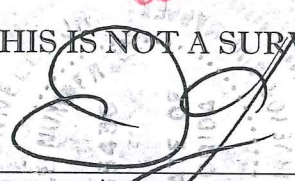
## CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	157.10'	31°40'43"	86.86'	85.76'	N.36°03'58"E.
2	157.10'	00°49'37"	2.27'	2.27'	N.19°48'49"E.
3	153.69'	51°00'00"	136.80'	132.33'	N.06°06'00"W.
4	766.20'	17°24'01"	232.69'	231.80'	S.59°39'27"W.

ADD 2011-00052  
**RECEIVED**  
JUN 20 2011  
COMMUNITY DEVELOPMENT

LEGEND:  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.R. = OFFICIAL RECORD BOOK  
PG. = PAGE

\* THIS IS NOT A SURVEY \*


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

APPROVED  
LEGAL  
BG 6/23/11

DATE SIGNED: 6/28/11

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

7117 CONGDON ROAD

TITLE: SKETCH OF DESCRIPTION			
		<b>METRON</b> SURVEYING & MAPPING	
LAND SURVEYORS-PLANNERS LB# 7071		10970 SOUTH CLEVELAND AVENUE SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457  www.metronfl.com	
FILE NAME: 11721SK.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO.: 11721	SHEET: 1 OF 1
SKETCH DATE: 1-27-2011	DRAWN BY: DJO	SCALE: 1" = 50'	CHECKED BY: TLM (S-T-R)
35-45-24			

ZANDER LANE

SOUTHEASTERLY LINE OF  
GLADIOLUS DRIVE  
(DEED)

NORTHEAST CORNER OF  
OR. 3630, PG. 4489

SUBJECT  
PARCEL  
STRAP NUMBER:  
35-45-24-00-00019-0030

WEST LINE OF  
CONGDON ROAD

CONGDON ROAD (60')

S.00°05'40"E. 208.68'

NORTHWESTERLY LINE OF  
OR. 4683, PG. 4709

S.70°36'00"E. 130.98'

STRAP NUMBER:  
35-45-24-00-00019-003A

POINT OF  
BEGINNING

N.51°54'20"E. 103.71'

STRAP NUMBER:  
35-45-24-00-00019-003E

NORTHWEST CORNER OF  
OR. 4683, PG. 4709

NORTHWESTERLY LINE OF  
CONGDON ROAD

N.51°54'20"E.  
242.49'

WEST LINE OF THE  
WEST 1/2, NE 1/4

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF LOT 7,  
RINDFLEISCH SUBDIVISION  
PLAT BOOK 5, PAGE 24

STRAP NUMBER:  
35-45-24-00-00006-0000