ADD2014-00076 Lee County ePlan

RHODES & RHODES LAND SURVEYING, INC.
28100 BONITA GRANDE DR. STE 107 BONITA SPRINGS, FLORIDA 34135
PHONE (239) 405-8166 FAX (239) 405-8163

LEGAL DESCRIPTION

EXHIBIT A

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY, (250 FEET WIDE) AND THE NORTHERLY RIGHT OF WAY LINE OF PENZANCE BOULEVARD (60 FEET WIDE) RUN S 88°50'40" W ALONG THE NORTH RIGHT OF WAY LINE OF PENZANCE BOULEVARD, SAID RIGHT OF WAY LINE BEING 60.00 FEET NORTH AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8 FOR 863.21 FEET; THENCE RUN S88°45'57" W ALONG SAID RIGHT OF WAY LINE BEING 60.00 FEET NORTH AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8 FOR 657.22 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE RECORD PLAT OF HERITAGE PALMS ESTATES - UNIT ONE, AS RECORDED ON PLAT BOOK 68, PAGE 1, LEE COUNTY RECORDS; THENCE RUN N 01°41'41" W ALONG SAID EAST LINE FOR 600.25 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE RECORD PLAT OF DEER LAKE UNIT 2, AS RECORDED IN PLAT BOOK 76, PAGE 70, LEE COUNTY, RECORDS; THENCE RUN N88°44'34" E ALONG SAID SOUTH LINE FOR 654.82 FEET TO THE SOUTHEAST CORNER OF SAID RECORD PLAT, THENCE RUN N 01°51'25" W ALONG THE EAST LINE OF SAID RECORD PLAT FOR 724.74 FEET; THENCE RUN N 52°11'51" E ALONG THE SOUTHEASTERLY LINE OF SAID RECORD PLAT FOR 515.43 FEET TO THE SOUTHWEST CORNER OF THE RECORD PLAT OF DEER LAKE UNIT 1, AS RECORDED IN PLAT BOOK 58, PAGE 73, LEE COUNTY RECORDS; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID RECORD PLAT THE FOLLOWING COURSES N71°17'42" E FOR 115.00 FEET; S85°25'39" E FOR 390.11 FEET AND S 50°15'16" E FOR 594.29 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY (250 FEET WIDE); THENCE RUN S20°01'51" W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 1,329.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,161,581 SQUARE FEET OR 49.623 ACRES, MORE OR LESS.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

John Scott Rhodes
Professional Surveyor and Mapper
State of Florida, License Number 5739
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

APPROVED
ADD2014-00076
Chick Jakacki, Planner
Lee Co Division of Zoning
4/23/2014

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ONTAINING 2,161,581 SQUARE FEET OR 49.623 ACRES, MORE OR LESS.

0 50 100 200
GRAPHIC SCALE IN FEET
1"=100'

FLOOD ZONE:	PANEL NO.:	MAP REVISION DATE
ZONE X	12071C 0429 F	AUGUST 28, 2008

NOTES

1. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN C PRATT/SIX MILE CYPRESS PARKWAY, LEE COUNTY, FLORIDA, AS BEING SOUTH 20°01'51" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1999 ADJUSTMENT.
2. ELEVATIONS ARE BASED ON N.G.V.D., 1929 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE COMMITMENT OR ABSTRACT OF TITLE.
5. 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.
6. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
7. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

BOB = BASIS OF BEARING
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND 5/8 IRON ROD AND CAP
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
PRM = PERMANENT REFERENCE MONUMENT
D.B. = DEED BOOK
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
INST. = INSTRUMENT
XX.XX = EXISTING ELEVATION
(D) = DEED
R/W = RIGHT-OF-WAY
PG. = PAGE
PSM = PROFESSIONAL LICENSED SURVEYOR
GV = GATE VALVE
HYD = FIRE HYDRANT/GAVE VALVE ASSEMPLY
MES = MITERED END SECTION
BSP = BACTERIAL SAMPLING POINT
BOV = BLOW OFF VALVE
= WOOD POWER POLE
= GUY ANCHOR
= SIGN
= MONITORING WELL
= METAL LIGHT POLE
= FIBER OPTIC MARKER
= TELEPHONE RISER BOX

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: JOHN SCOTT RHODES PSM # 5739

BOUNDARY AND TOPOGRAPHIC SURVEY

CERTIFIED TO:
NEAL COMMUNITIES

design:	RWC
drawn:	RWC
checked:	JSR
acad #:	2014-121
view:	PLOT
project#:	2014-121
sheet #:	1 of 1
file #:	2014-121 BNDY

bk:	pg:	date:
855	2-3	APRIL 9, 2014
862	22-64	scale: 1" = 200'
		cogo #: 2014-121

RHODES & RHODES LAND SURVEYING, INC.
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