RHODES & RHODES LAND SURVEYING, INC.
JOHN SCOTT RHODES, P.S.M. THOMAS E. RHODES, P.S.M.
PHONE (239) 405-8166 FAX (239) 405-8163

Legal Description

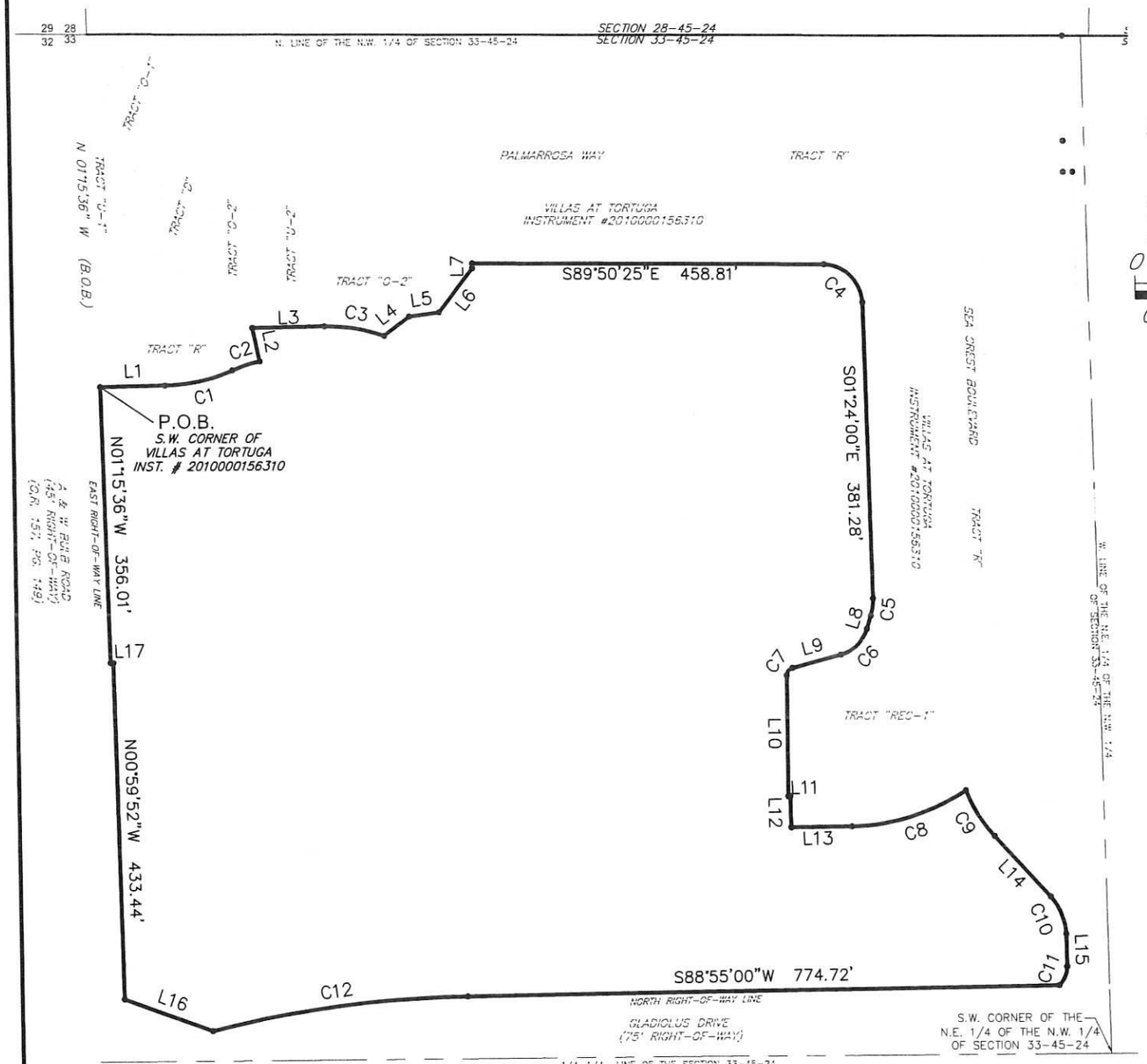
BEING A PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

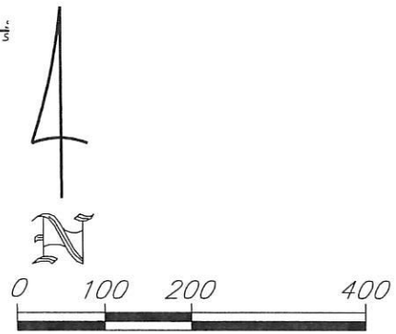
BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF VILLAS AT TORTUGA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT 2010000156310, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, NORTH 88°46'39" EAST, A DISTANCE OF 84.14 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 90.82 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 22°37'24" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 77°27'56" EAST, 90.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 38.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'05" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 72°14'17" EAST, 38.16 FEET; THENCE NORTH 11°40'40" WEST, A DISTANCE OF 43.77 FEET; THENCE NORTH 88°51'11" EAST, A DISTANCE OF 94.06 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 78.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 20°28'34" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 80°54'32" EAST, 78.20 FEET; THENCE NORTH 53°06'38" EAST, A DISTANCE OF 41.61 FEET; THENCE NORTH 82°07'23" EAST, A DISTANCE OF 39.01 FEET; THENCE NORTH 37°59'19" EAST, A DISTANCE OF 72.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 6.13 FEET; THENCE SOUTH 89°50'25" EAST, A DISTANCE OF 458.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 77.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 88°26'25" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°37'13" EAST, 69.74 FEET AND TO AN INTERSECTION WITH THE WESTERLY LINE OF AFOREMENTIONED PLAT; THENCE SOUTH 01°24'00" EAST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 381.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 22.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'26" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 07°52'43" WEST, 22.57 FEET; THENCE SOUTH 17°09'26" WEST, A DISTANCE OF 17.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 50.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 57°29'58" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°54'25" WEST, 48.10 FEET; THENCE SOUTH 74°39'24" WEST, A DISTANCE OF 66.13 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 13.03 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 74°39'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 37°19'42" WEST, 12.13 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 155.82 FEET; THENCE NORTH 88°58'57" EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 01°01'03" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°58'57" EAST, A DISTANCE OF 79.37 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 159.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 32°33'46" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 72°42'05" EAST, 157.00 FEET TO A POINT ON A NON-TANGENTIAL

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CURVE; THENCE SOUTHEASTERLY, 70.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 189.00 FEET, THROUGH A CENTRAL ANGLE OF 21°14'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 32°18'59" EAST, 69.68 FEET; THENCE SOUTH 42°56'23" EAST, A DISTANCE OF 106.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 52.56 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 41°49'20" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°01'43" EAST, 51.40 FEET; THENCE SOUTH 01°07'03" EAST, A DISTANCE OF 42.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 27.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 48°30'35" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°08'15" WEST, 26.29 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GLADIOLUS DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, SOUTH 88°55'00" WEST, A DISTANCE OF 774.72 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 338.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,507.40 FEET, THROUGH A CENTRAL ANGLE OF 12°52'15" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 82°28'51" WEST, 337.91 FEET; THENCE NORTH 70°33'55" WEST, A DISTANCE OF 122.15 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF A&W BULB ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 00°59'52" WEST, A DISTANCE OF 433.44 FEET; THENCE SOUTH 89°07'08" WEST, A DISTANCE OF 3.48 FEET; THENCE NORTH 01°15'36" WEST, A DISTANCE OF 356.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 915,128 SQUARE FEET OR 21.008 ACRES, MORE OR LESS.





LINE	BEARING	DISTANCE
L1	N88°46'39"E	84.14'
L2	N11°40'40"W	43.77'
L3	N88°51'11"E	94.06'
L4	N53°06'38"E	41.61'
L5	N82°07'23"E	39.01'
L6	N37°59'19"E	72.00'
L7	N00°00'00"W	6.13'
L8	S17°09'26"W	17.54'
L9	S74°39'24"W	66.13'
L10	S00°00'00"E	155.82'
L11	N88°58'57"E	2.65'
L12	S01°01'03"E	40.00'
L13	N88°58'57"E	79.37'
L14	S42°56'23"E	106.83'
L15	S01°07'03"E	42.10'
L16	N70°33'55"W	122.15'
L17	S89°07'08"W	3.48'

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	230.00'	22°37'24"	90.82'	90.23'	N77°27'56"E
C2	180.00'	12°10'05"	38.23'	38.16'	N72°14'17"E
C3	220.00'	20°28'34"	78.62'	78.20'	S80°54'32"E
C4	50.00'	88°26'25"	77.18'	69.74'	S45°37'13"E
C5	70.00'	18°33'26"	22.67'	22.57'	S07°52'43"W
C6	50.00'	57°29'58"	50.18'	48.10'	S45°54'25"W
C7	10.00'	74°39'24"	13.03'	12.13'	S37°19'42"W
C8	280.00'	32°33'46"	159.13'	157.00'	N72°42'05"E
C9	189.00'	21°14'48"	70.09'	69.68'	S32°18'59"E
C10	72.00'	41°49'20"	52.56'	51.40'	S22°01'43"E
C11	32.00'	48°30'35"	27.09'	26.29'	S23°08'15"W
C12	1507.40'	12°52'15"	338.62'	337.91'	S82°28'51"W

NOTES

1. BASIS OF BEARING WEST BOUNDARY LINE OF VILLAS AT TORTUGA, BEING NORTH 01°15'36" WEST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).

2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: _____ JOHN SCOTT RHODES PSM #5739

ABBREVIATIONS

BOB = BASIS OF BEARING
POB = POINT OF BEGINNING
PSM = PROFESSIONAL SURVEYOR AND MAPPER
T.A.E. = TEMPORARY ACCESS EASEMENT
T.D.E. = TEMPORARY DRAINAGE EASEMENT
T.M.E. = TEMPORARY MAINTENANCE EASEMENT
P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK

NOT A SURVEY

SKETCH AND DESCRIPTION

REMAINDER PARCEL

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

bk:	pg:	date:
		OCTOBER 24, 2014
		scale: 1" = 200'
		cogo #:

design:
drawn: CLJ
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project#: 2014-1024
sheet #: 3 of 3
file #: 2014-1024SKETCH

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