

With corrections legal is still off by 0.663 feet

DESCRIPTION

PARCEL OF LAND IN SECTIONS 5 AND 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE S.89°16'57"W. ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 390.00 FEET; THENCE N.0°56'58"E. A DISTANCE OF 73.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MICHAEL G. RIPPE PARKWAY, AS SHOWN ON STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, ENTITLED "STATE ROAD NO 739, STATE PROJECT NO. 12014-2504, F.A. PROJECT NO. 3012 059 P", DATED 2-06-02, WITH LAST REVISION DATE OF 12-26-2013, SAID INTERSECTION POINT LYING ON THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2487, PAGE 2066, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID MICHAEL G. RIPPE PARKWAY FOR THE NEXT FIFTEEN (15) COURSES; S.89°14'03"W. A DISTANCE OF 9.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET; A CENTRAL ANGLE OF 23°52'55", AND WHOSE CHORD BEARS N.69°26'56"W. FOR A DISTANCE OF 310.40 FEET, HAVING AN ARC LENGTH OF 312.66 FEET; THENCE N.57°30'27"W. A DISTANCE OF 210.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 30°48'48" AND WHOSE CHORD BEARS N.42°05'56"W. FOR A DISTANCE OF 212.54 FEET, HAVING AN ARC LENGTH OF 215.12 FEET; THENCE N.26°41'32"W. A DISTANCE OF 739.55 FEET; THENCE N.26°41'32"W. A DISTANCE OF 84.30 FEET; THENCE N.30°44'35"W. A DISTANCE OF 315.71 FEET; THENCE N.27°45'27"W. A DISTANCE OF 364.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 2915.00 FEET, A CENTRAL ANGLE OF 07°26'17", AND WHOSE CHORD BEARS N.31°28'35"W. A DISTANCE OF 378.15 FEET, HAVING AN ARC LENGTH OF 378.42 FEET; THENCE N.35°11'44"W. A DISTANCE OF 409.31 FEET; THENCE N.54°48'17"E. A DISTANCE OF 20.00 FEET; THENCE N.35°11'44"W. A DISTANCE OF 392.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 2795.00 FEET, A CENTRAL ANGLE OF 02°33'46" AND WHOSE CHORD BEARS N.33°54'51"W. A DISTANCE OF 125.00 FEET, HAVING AN ARC LENGTH OF 125.01 FEET; THENCE S.57°22'02"W. A DISTANCE OF 4.00 FEET; THENCE N.32°37'58"W. A DISTANCE OF 2392.15 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF "TRACT 2" OF THE CERTAIN LEE COUNTY DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2950, PAGE 3201, OF THE SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID LEE COUNTY DRAINAGE RIGHT-OF-WAY, TRACTS 2, 3, 4, AND 5 FOR THE NEXT SEVEN (7) COURSES; S.84°28'55"E. A DISTANCE OF 745.82 FEET; THENCE S.54°20'21"E. A DISTANCE OF 248.83 FEET; THENCE S.84°29'17"E. A DISTANCE OF 47.61 FEET; THENCE S.84°59'33"E. A DISTANCE OF 2507.87 FEET; THENCE S.0°57'51"E. ALONG A LINE LYING 155.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 637.14 FEET; THENCE N.88°59'21"E. A DISTANCE OF 125.00 FEET TO THE MOST SOUTHEASTERLY CORNER OF TRACT 5 OF SAID LEE COUNTY DRAINAGE RIGHT-OF-WAY; THENCE N.0°57'51"W. ALONG A LINE LYING 30.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 749.64 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND, LABELED AS "PARCEL 3", AS DESCRIBED IN INSTRUMENT NO. 2010000313160, SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.84°59'24"E., LEAVING THE BOUNDARY OF TRACT 5 OF THE SAID LEE COUNTY DRAINAGE RIGHT-OF-WAY, AND GOING ALONG THE NORTHERLY BOUNDARY LINE OF SAID "PARCEL 3", FOR A DISTANCE OF 30.16 FEET TO AN INTERSECTION WITH THE SAID EASTERLY LINE OF SECTION 6, AND THE NORTHEASTERLY CORNER OF SAID "PARCEL 3" THENCE S.0°57'51"E. ALONG THE EASTERLY LINE OF SAID PARCEL 3, AND SECTION LINE, A DISTANCE OF 746.47 FEET TO THE SOUTHWESTERLY CORNER OF TRACT 6, OF SAID LEE COUNTY DRAINAGE RIGHT-OF-WAY RECORDED IN SAID OFFICIAL RECORDS BOOK 2950, PAGE 3201, THENCE N.88°59'21"E. CROSSING INTO SAID SECTION 5, ALONG THE SOUTHERLY LINE OF SAID LEE COUNTY DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 2632.82 FEET TO AN INTERSECTION WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 5, AND THE EASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND LABELED AS "PARCEL 2" AS DESCRIBED IN SAID INSTRUMENT NO. 2010000313160, A DISTANCE OF 1166.54 FEET TO THE SOUTHEAST CORNER OF SAID "PARCEL 2"; THENCE S.89°04'35"W. ALONG THE SOUTH LINE OF SAID "PARCEL 2" A DISTANCE OF 328.30 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND LABELED AS "PARCEL 1" IN SAID INSTRUMENT NO. 2010000313160; THENCE S.0°40'44"E. ALONG THE EAST LINE OF SAID "PARCEL 1" A DISTANCE OF 658.06 FEET TO THE SOUTHEAST CORNER OF SAID "PARCEL 1", THENCE N.88°54'56"W. ALONG THE SOUTH LINE OF SAID "PARCEL 1" AND ALSO THE SOUTH LINE OF PARCEL DESCRIBED IN INSTRUMENT NO. 2012000266964, AND THE SOUTH LINE OF PARCEL DESCRIBED IN INSTRUMENT NO. 2012000215732, A DISTANCE OF 1314.92 FEET TO THE SOUTHWEST CORNER OF PARCEL DESCRIBED IN SAID INSTRUMENT NO. 2012000215732; THENCE N.0°40'44"W. ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 661.76 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID "PARCEL 2" AND THE EAST-WEST QUARTER LINE OF SAID SECTION 5; THENCE S.89°04'35"W. ALONG SAID QUARTER LINE, A DISTANCE OF 983.23 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 5; THENCE S.0°56'58"E. ALONG THE SECTION LINE, A DISTANCE OF 2017.96 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2487, PAGE 2066; THENCE ALONG THE BOUNDARY OF SAID PARCEL FOR THE NEXT TWO COURSES; S.89°16'57"W. A DISTANCE OF 390.00 FEET; THENCE S.0°56'58"E. A DISTANCE OF 556.11 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 299.01 ACRES, MORE OR LESS.

PREPARED BY

Mark A. Hatfield 12-10-14

MARK A. HATFIELD P.S.M.
FLORIDA CERT. NO. 4155

DATE

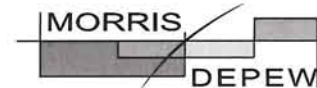
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DATE:
12-10-14

SHEET
1 OF 6

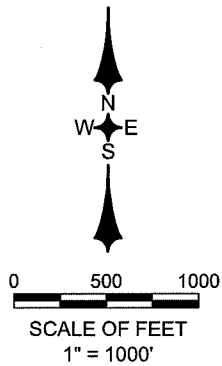
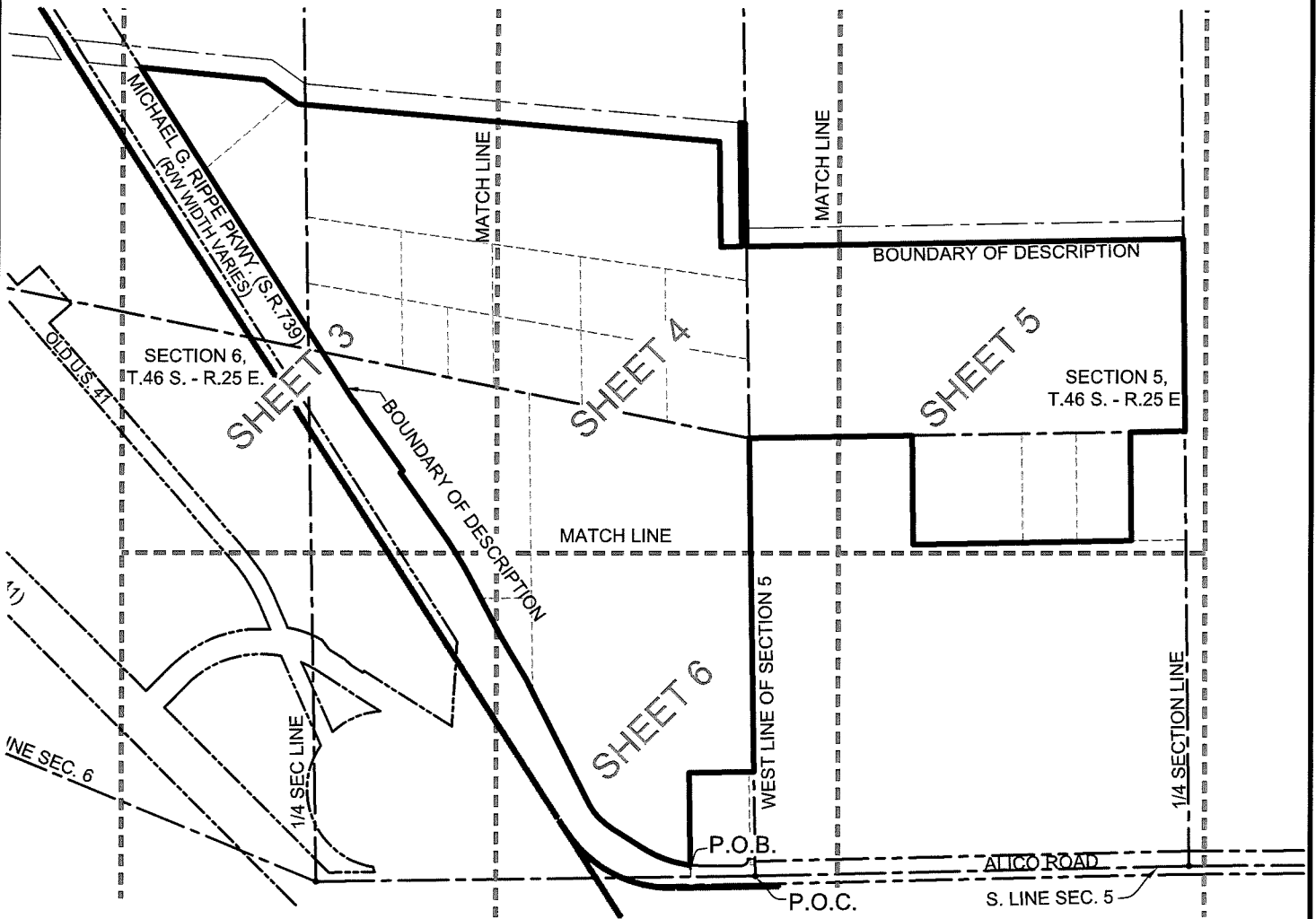
SKETCH AND DESCRIPTION
PARCELS OF LAND IN SECTIONS 5 AND 6,
T. 46 S., R. 25 E.,
LEE COUNTY, FLORIDA



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ABBREVIATIONS

- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- W'LY = WESTERLY

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW, BASED ON A COMPILATION OF CERTIFIED CORNER RECORDS FROM THE LABINS WEB-SITE, THE DEEDS FOR ALL INCLUDED PARCELS, AND RIGHT-OF-WAY MAPS PREPARED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ENTITLED "STATE ROAD NO 739, STATE PROJECT NO. 12014-2504, F.A. PROJECT NO. 3012 059 P", DATED 2-06-02, WITH LAST REVISION DATE OF 12-26-2013, FOR THE MICHAEL G. RIPPE PARKWAY. NO FIELD WORK HAS BEEN CONDUCTED TO CONFIRM EXACT DIMENSIONS SHOWN HEREON.

ORIENTATION BASED ON THE SOUTH LINE OF SECTION 6 AS BEARING S.89°16'57"W.


THE COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE, FLORIDA GRID, WEST ZONE, NAD 83/90.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

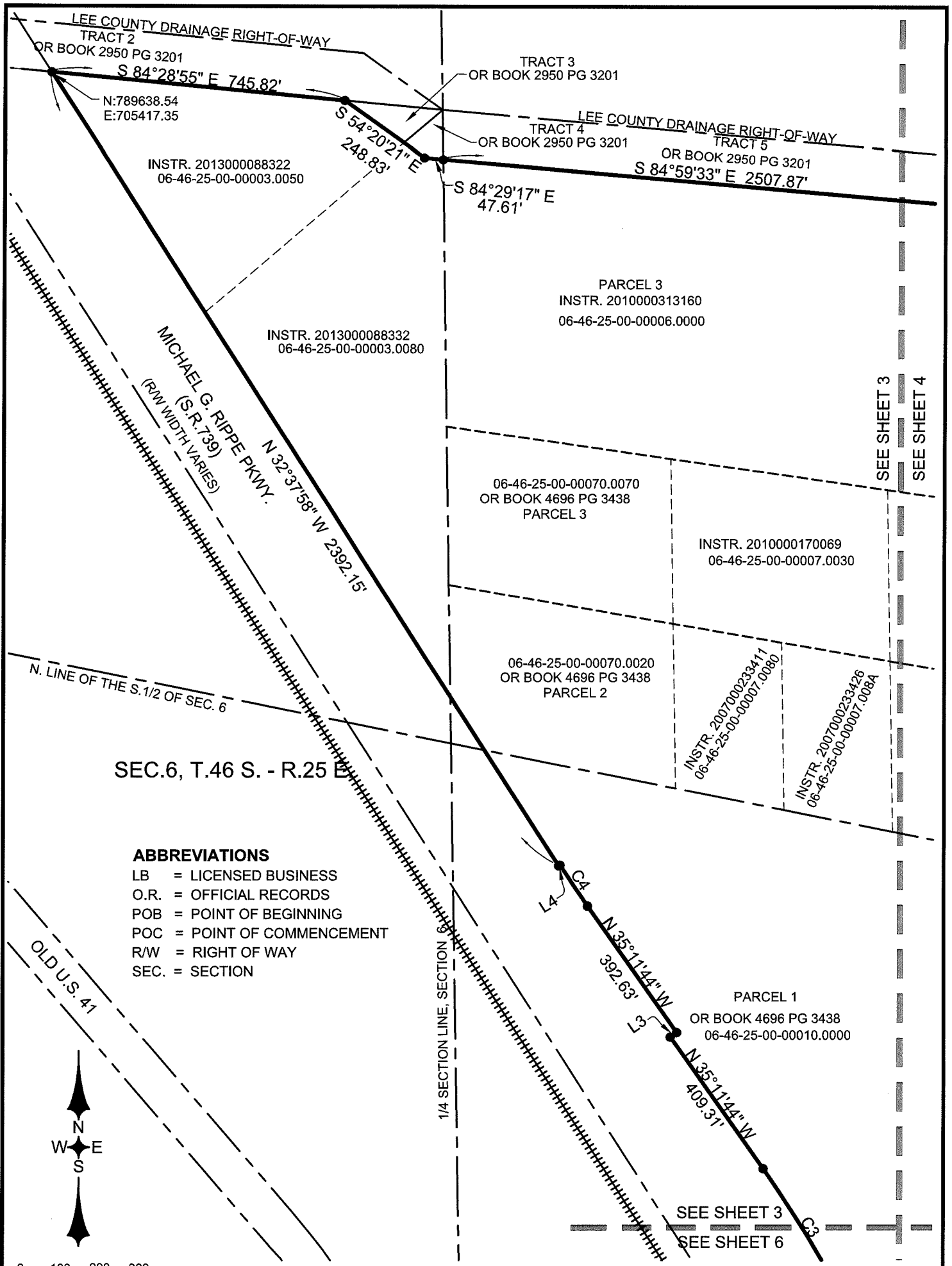
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SHEET 2 OF 6	

SKETCH AND DESCRIPTION
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SEC. 6, T. 46 S. - R. 25 E.

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0 100 200 300
SCALE OF FEET
1" = 300'

CURVE	RAD	CA	CB	CL	AL
C1	750.00'	23°52'55"	N 69°26'56" W	310.40'	312.66'
C2	400.00'	30°48'48"	N 42°05'56" W	212.54'	215.12'
C3	2915.00'	7°26'17"	N 31°28'35" W	378.15'	378.42'
C4	2795.00'	2°33'46"	N 33°54'51" W	125.00'	125.01'

LINE	BEARING	DISTANCE
L1	S 89°14'03" W	9.77'
L2	N 26°41'32" W	84.30'
L3	N 54°48'17" E	20.00'
L4	S 57°22'02" W	4.00'
L5	N 00°56'58" W	73.89'
L6	N 88°59'21" E	125.00'
L7	S 84°59'24" E	30.16'

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SHEET
3 OF 6

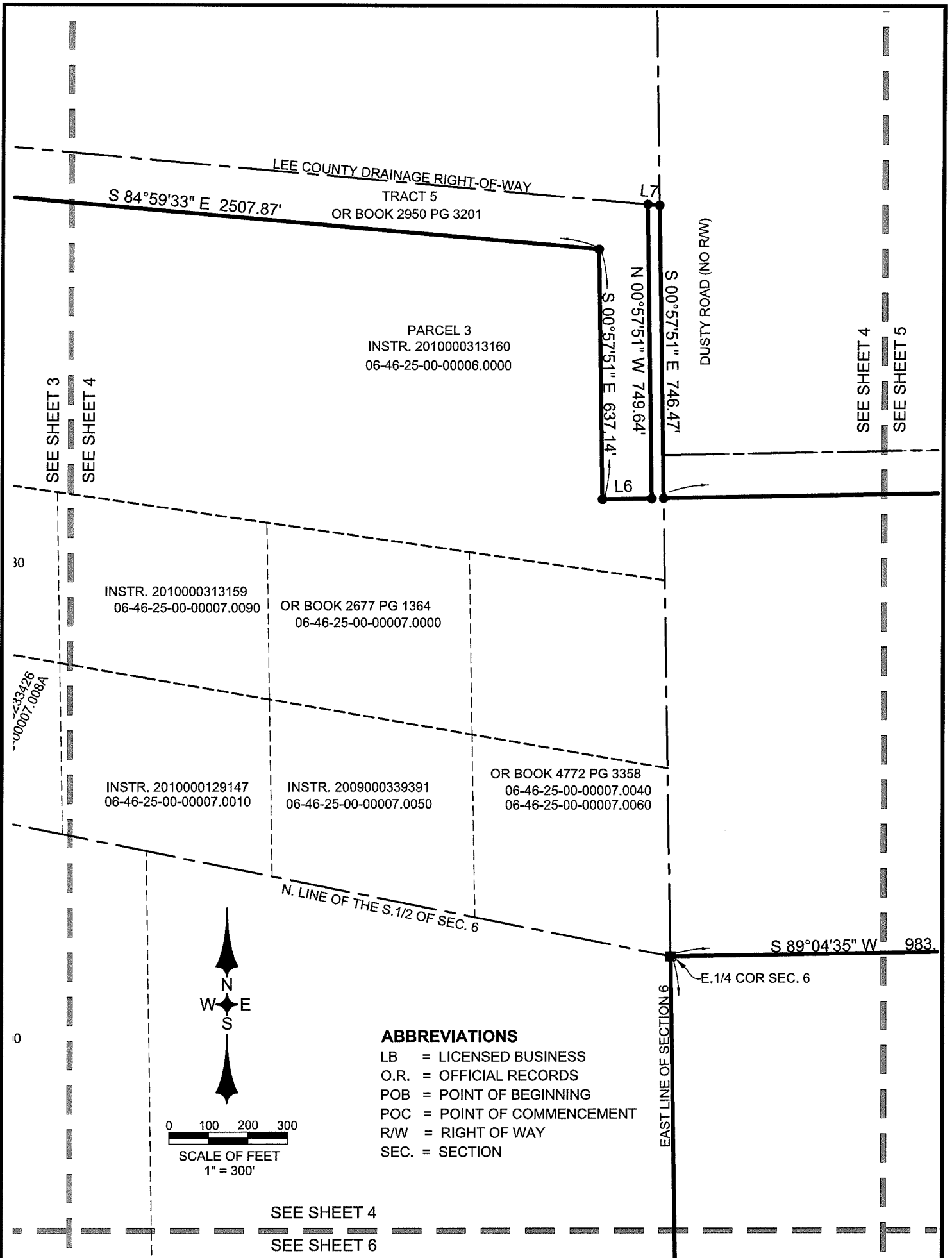
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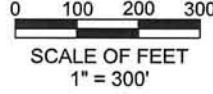
SHEET
4 OF 6

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SEE SHEET 4
SEE SHEET 5

1/4 SECTION LINE, SECTION 6

LEE COUNTY DRAINAGE RIGHT-OF-WAY

TRACT 6

N 88°59'21" E 2632.82' OR BOOK 2950 PG 3201

PARCEL 2
INSTR. 2010000313160
05-46-25-00-00003.0000

S 00°39'02" E 1166.54'

SEC.5, T.46 S. - R.25 E.

CENTER SEC. 5
N:787444.50
E:711718.58

5" W 983.23'

N. LINE OF THE S.W.1/4 OF SEC. 5

S 89°04'35" W 328.30'

N 00°40'44" W 661.76'

INSTR. 2012000215732
05-46-25-00-00004.0100

05-46-25-00-00004.012A
INSTR. 2012000266964

PARCEL
INSTR. 20100003131601
05-46-25-00-00004.0120

S 00°40'44" E 658.06'

N 88°54'56" E 1314.92'

incorrect on legal

LINE	BEARING	DISTANCE
L1	S 89°14'03" W	9.77'
L2	N 26°41'32" W	84.30'
L3	N 54°48'17" E	20.00'
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SHEET
5 OF 6

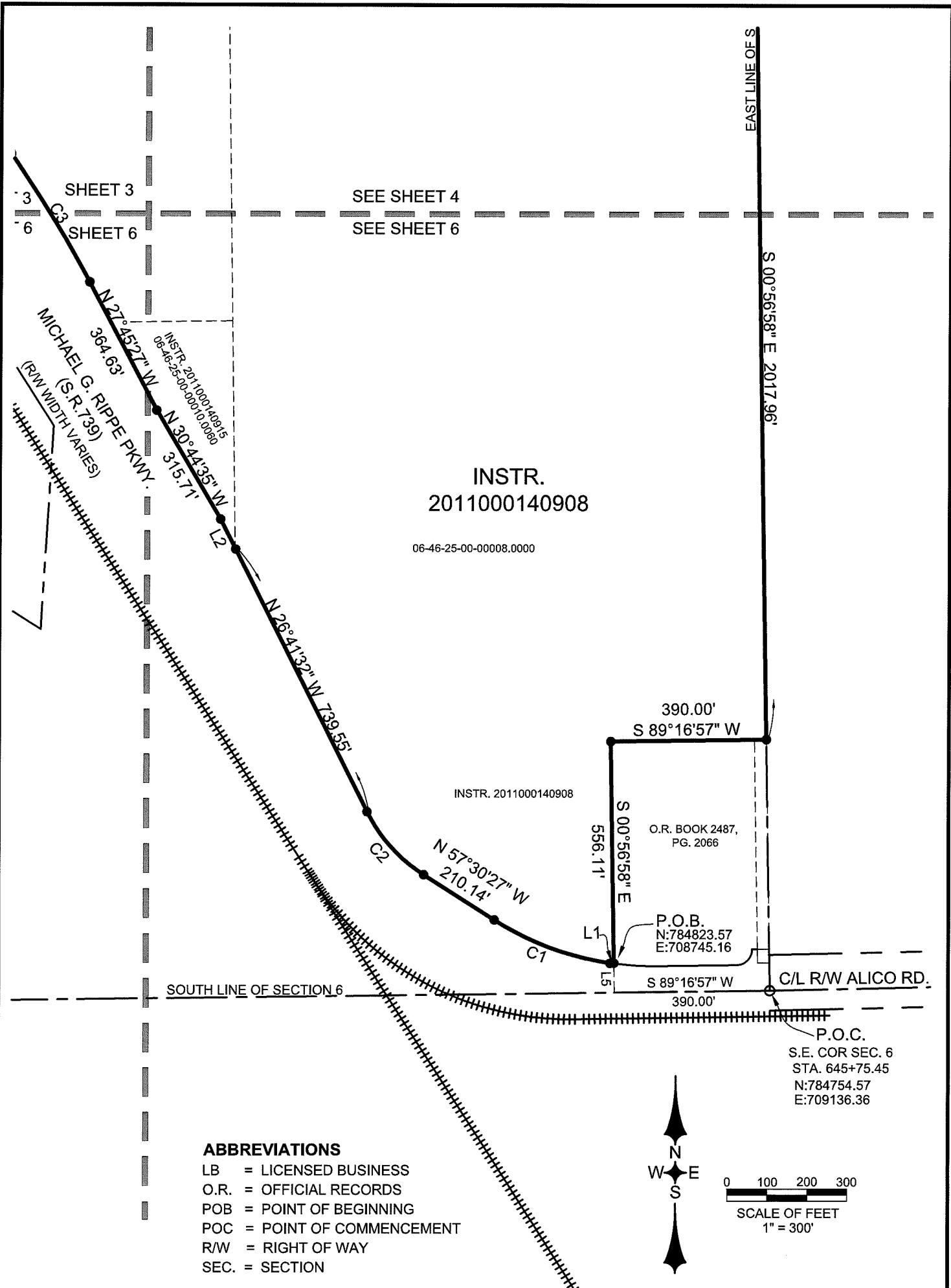
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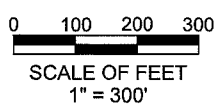
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SHEET
6 OF 6

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