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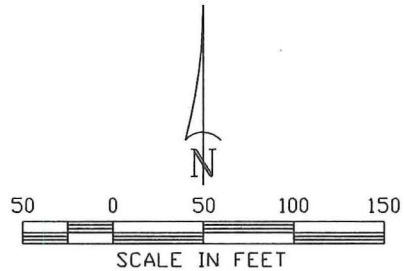
SKETCH TO ACCOMPANY DESCRIPTION

**UNIT 201**

**CENTRAL PARK LAND CONDOMINIUM  
 A COMMERCIAL LAND CONDOMINIUM**

**COMMUNITY DEVELOPMENT**

SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
 (D.R. BOOK 3946, PAGE 832)  
 LEE COUNTY, FLORIDA



**POINT OF BEGINNING**  
 N.W. CORNER TRACT "B"  
 CYPRESS LAKE CENTER, PHASE II  
 (PLAT BOOK 39, PAGES 22-29)

(D.R. BOOK 3214, PAGE 964)

**N.89°08'16"E. 230.32'**

THIS IS NOT A BOUNDARY SURVEY  
 SEE EXHIBIT "A" (SHEET 2 OF 2)  
 FOR DESCRIPTION

STATE PLANE COORDINATES  
 FLORIDA WEST ZONE  
 N=802963.01  
 E=696916.11

Curve number 1  
 -----  
 Radius= 71.00'  
 Delta= 36°21'38"  
 Arc= 45.06'  
 Chord= 44.31'  
 Chord Brg.= N.68°31'11"W.

**LINE TABLE**

Line	Bearing	Distance
L1	S.89°08'16"W.	5.53'
L2	S.00°51'44"E.	14.55'
L3	S.53°12'25"E.	18.00'
L4	S.38°55'09"E.	53.85'
L5	S.00°47'26"E.	18.21'
L6	S.00°47'26"E.	72.21'
L7	N.89°08'16"E.	31.04'

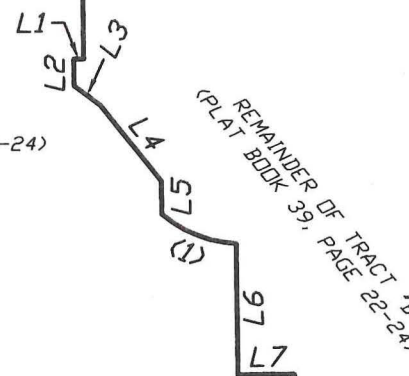
TRACT "L-8", REFLECTION LAKES, UNIT 4  
 (PLAT BOOK 71, PAGES 21-22)

TRACT "C-3", REFLECTION LAKES  
 (PLAT BOOK 64, PAGES 53-66)

**N.00°35'44"W. 779.70'**

PART OF TRACT "B"  
 (PLAT BOOK 39, PAGE 22-24)

REMAINDER OF TRACT "B"  
 (PLAT BOOK 39, PAGE 22-24)



**125.00'**  
**S.01°16'00"E.**  
**200.00'**  
**N.89°08'16"E.**

**40.00'**  
**S.01°16'00"E. 243.26'**  
**VECTOR AVENUE**  
 (80' R/W)

**LOT 6**  
 (PLAT BOOK 39, PAGE 22-24)

STATE PLANE COORDINATES  
 FLORIDA WEST ZONE  
 N=802189.86  
 E=697474.26

**S.89°19'21"W. 550.08'**

COMMON ELEMENTS, CYPRESS LAKE CENTER, PHASE II, (PLAT BOOK 39, PAGE 24)

DESCRIPTION TO ACCOMPANY SKETCH

**EXHIBIT "A"**

**RECEIVED**  
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COMMUNITY DEVELOPMENT

DESCRIPTION: (D.R. BOOK 3946, PAGE 858)

UNIT 201 BOUNDARY

A TRACT OR PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 24 EAST BEING A PART OF TRACT "B" AND LOT 6 OF CYPRESS LAKE CENTER PHASE II AS RECORDED IN PLAT BOOK 39 AT PAGES 22 THROUGH 24, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "B" OF CYPRESS LAKE CENTER PHASE II AS RECORDED IN PLAT BOOK 39 AT PAGES 22 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA RUN N 89°08'16" E ALONG THE NORTH LINE OF SAID TRACT "B" A DISTANCE OF 230.32 FEET; THENCE RUN S 00°47'26" E A DISTANCE OF 238.00 FEET; THENCE RUN S 89°08'16" W A DISTANCE OF 5.53 FEET; THENCE RUN S 00°51'44" E A DISTANCE OF 14.55 FEET; THENCE RUN S 53°12'25" E A DISTANCE OF 18.00 FEET; THENCE RUN S 38°55'09" E A DISTANCE OF 53.85 FEET; THENCE RUN S 00°47'26" E A DISTANCE OF 18.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT OF RADIUS 71.00 FEET (DELTA 36°21'38") (CHORD BEARING S 68°31'11" E) (CHORD 44.31 FEET) TO A DISTANCE OF 45.06 FEET TO A NON-TANGENT LINE; THENCE RUN S 00°47'26" E A DISTANCE OF 72.21 FEET; THENCE RUN N 89°08'16" E A DISTANCE OF 31.04 FEET TO THE NORTHWEST CORNER OF PHASE B-1 CYPRESS LAKE CENTER AS RECORDED IN PLAT BOOK 43 AT PAGE 11, PUBLIC RECORD OF LEE COUNTY, FLORIDA; THENCE RUN S 01°16'00" E ALONG THE WEST LINE OF SAID PHASE B-1 A DISTANCE OF 125.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID PHASE B-1; THENCE RUN N 89°08'16" E ALONG THE SOUTH LINE OF SAID PHASE B-1 A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID PHASE B-1 AND THE NORTHEAST CORNER OF LOT 6 CYPRESS LAKE CENTER PHASE II AS RECORDED IN PLAT BOOK 39 AT PAGES 22 THROUGH 24 SAID PUBLIC RECORDS; THENCE RUN S 01°16'00" E ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 243.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE RUN S 89°19'21" W ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 550.08 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID CYPRESS LAKE CENTER PHASE II; THENCE RUN N 00°35'44" W ALONG THE WEST LINE OF SAID CYPRESS LAKE CENTER PHASE II A DISTANCE OF 779.70 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 280.468 SQUARE FEET (6.44 ACRES) MORE OR LESS. BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE NORTH LINE OF TRACT "B" OF CYPRESS LAKE CENTER PHASE II TO BEAR N 89°08'16" E.



PHILLIP M. MOULD  
LS#6515  
OCTOBER 14, 2019

