



October 6, 2021

COMMUNITY DEVELOPMENT

Lee County Community Development - Planning Section Attn: Ms. Tyler Griffin, Planner 1500 Monroe Street Fort Myers, FL 33901

Subject:

Response to Insufficiency Letter

CPA2021-00005 Bayshore Ranch Comprehensive Plan Map Amendment - A03

Dear Intake Team:

Please accept this letter in response to your insufficiency letter dated <u>October 4, 2021</u>, for the above subject project. This letter outlines responses to each comment including stipulations. Please find the following list of information and materials that are being submitted electronically:

- 1. A03 Response to Comments Letter
- 2. A03 Exhibit M7 Revised Legal Sketch & Descriptions
- 3. A03 Supplemental Boundary Survey

In reply to your review comments, we offer the following responses in **bold**:

 The legal description and sketch provided for each parcel needs to include accurate bearings and distances for every line to be confirmed as a metes and bounds legal description. The 9th call on the legal description is not depicted on the legal sketch.

Response: Please see the revised Legal Sketch and Description ensuring the 9th call on the legal description is provided on the legal sketch.

No boundary survey was provided.

Response: Please see attached boundary survey.



We trust the enclosed information is sufficient for your review and approval. Should you have any questions or require additional information, please contact our office at (239) 597-0575.

Sincerely, RWA, Inc.

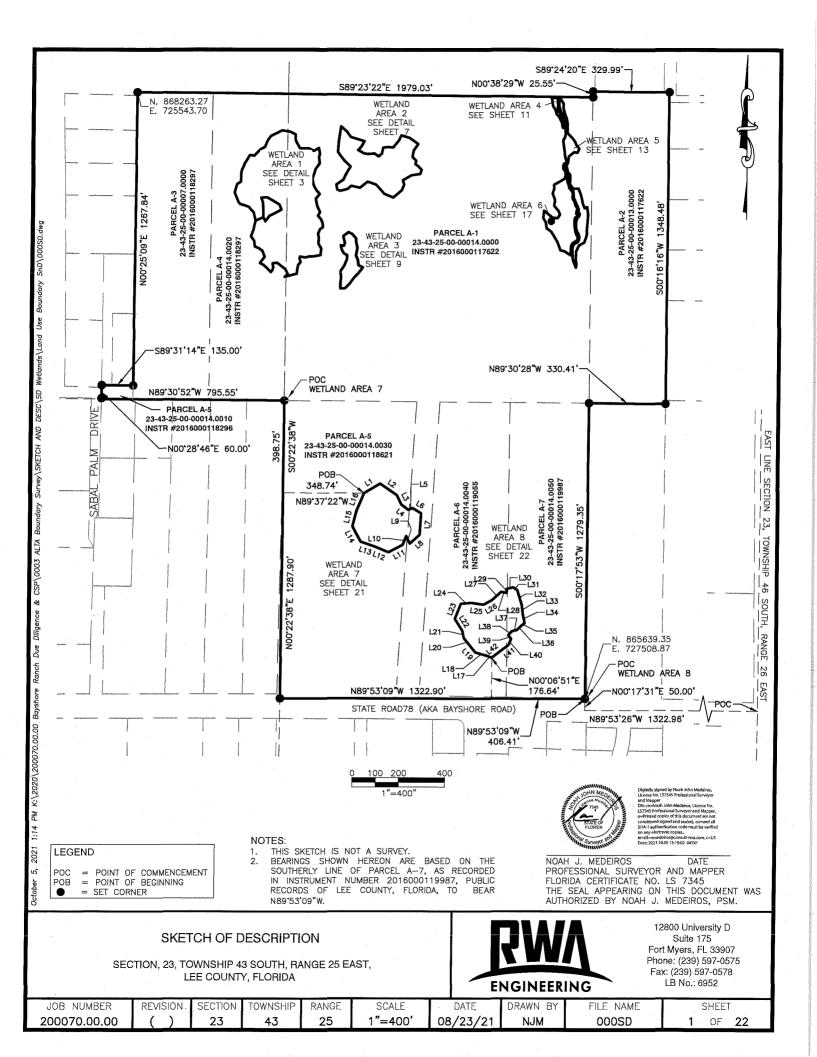
Kenrick S. Gallander, AICP

Director of Planning

cc: Barry Ernst, Director of Planning & Permitting

Neale Montgomery, Partner Pavese Law

RWA File: 200070.00.02



THE LAND IS ALSO DESCRIBED BY AN OVERALL LEGAL DESCRIPTION AS SET FORTH AND MADE A PART HEREOF AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 23 AND THE CENTERLINE OF STATE ROAD 78 (BAYSHORE ROAD), (100 FOOT RIGHT OF WAY) AS PER F.D.O.T. RIGHT OF WAY MAP SECTION NO. 1252-051, DATED AUGUST 2, 1954;

THENCE N.89°53'26"W., ALONG THE CENTERLINE OF SAID BAYSHORE ROAD FOR 1,322.96 FEET;

THENCE N.00°17'31"E., FOR 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID BAYSHORE ROAD AND BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000119987 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.89°53'09"W., ALONG SAID NORTH RIGHT OF WAY FOR 1,322.90 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000118621 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.00°22'38"E., ALONG THE WEST LINE OF SAID PARCEL FOR 1,287.90 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID PARCEL:

THENCE N.89°30'52"W., FOR 795.55 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000118296 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.00°28'46"E., FOR 60 FEET;

THENCE S.89°31'14"E., FOR 135.00 FEET;

THENCE N.00°25'09"E., ALONG THE WEST LINE OF SAID PARCEL FOR 1,267.84 FEET TO A POINT AT THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016000118297;

THENCE S.89°23'22"E., FOR 1,979.03 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000117622 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA:

THENCE ALONG THE EAST LINE OF SAID PARCEL N.00°38'29"W., FOR 25.55 FEET TO THE NORTHWEST CORNER OF SAID PARCEL:

THENCE S.89°24'20"E., ALONG THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2016000117622 FOR 329.99 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID PARCEL;

THENCE S.00'16'N., ALONG THE EAST LINE OF SAID PARCEL FOR 1,348.48 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE N.89'30'28"W., ALONG THE SOUTH LINE OF SAID PARCEL FOR 330.41 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID PARCEL:

THENCE S.00'17'53"W., ALONG THE EAST LINE OF THE AFOREMENTIONED PARCEL RECORDED IN INSTRUMENT NUMBER 2016000119987 FOR 1,279.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4,777,207.724 SQUARE FEET OR 109.67 ACRES, MORE OR LESS.

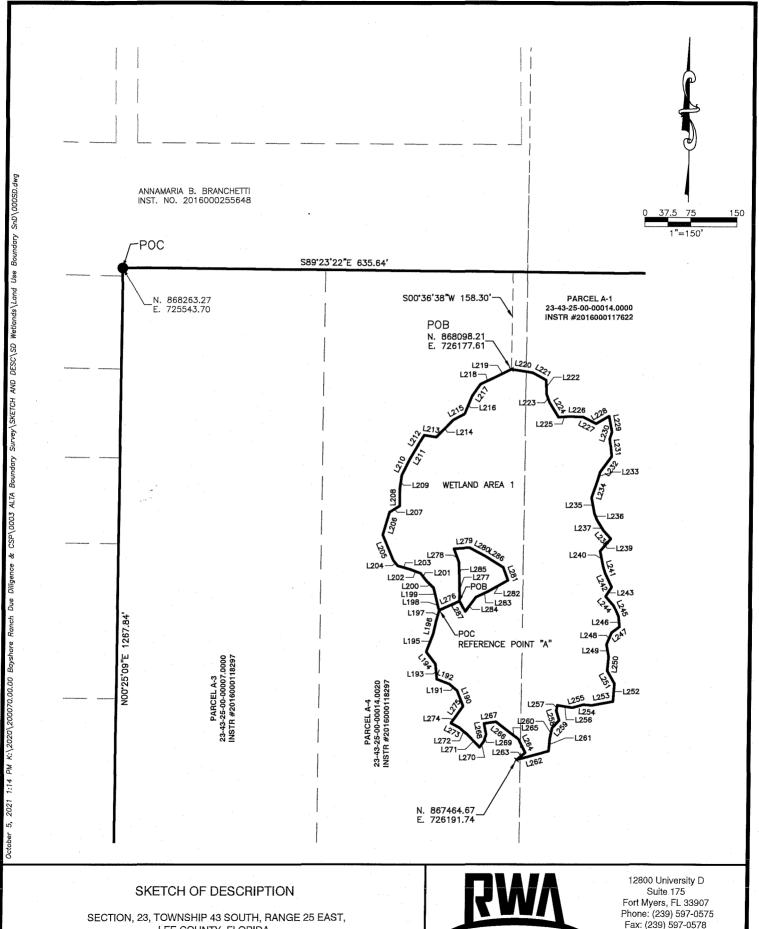
LESS AND ACCEPT WETLAND AREA 7 AS DESCRIBED ON PAGE 3.

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	2 OF 22



LEE COUNTY, FLORIDA



Fax: (239) 597-0578 LB No.: 6952

200070.00.00	()	23	43	25	1"=150'	08/23/21	NJM	000SD	3 OF 22	
JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET	

WETLAND AREA 1 (LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118297 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.89°23'22"E. ALONG THE NORTH LINE OF SAID PARCEL, FOR 635.64 FEET;

THENCE DEPARTING AT RIGHT ANGLES TO SAID NORTH LINE S.00°36'38"W., FOR 158.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.29°37'15"E., FOR 24.09 FEET; THENCE S.81°33'44"E., FOR 35.49 FEET; THENCE S.61°03'01"E., FOR 25.10 FEET; THENCE S.04°10'06"W., FOR 29.21 FEET; THENCE S.02°33'03"E., FOR 23.03 FEET; THENCE S.79°40'07"W., FOR 34.62 FEET; THENCE S.19°26'48"E., FOR 12.97 FEET; THENCE N.85°40'44"W., FOR 13.67 FEET; THENCE S.31°06'06"E., FOR 29.08 FEET; THENCE S.73°59'03"W., FOR 18.13 FEET; THENCE N.87°01'15"E., FOR 18.91 FEET; THENCE N.80°59'12"W., FOR 24.92 FEET: THENCE S.87°56'43"E., FOR 21.25 FEET; THENCE S.09'34'34"W., FOR 8.94 FEET; THENCE S.63°09'56"E., FOR 23.30 FEET; THENCE S.16'59'20"E., FOR 16.24 FEET; THENCE N.59°38'03"E., FOR 24.26 FEET; THENCE S.41°45'10"W., FOR 16.89 FEET; THENCE S.10'49'13"E., FOR 26.28 FEET; THENCE S.11°59'34"W., FOR 16.70 FEET; THENCE S.18°53'56"W., FOR 11.91 FEET; THENCE S.04°48'23"W., FOR 21.20 FEET; THENCE S.06'19'20"E., FOR 28.50 FEET; THENCE S.74°58'11"W., FOR 54.04 FEET; THENCE S.35°47'47"W., FOR 31.71 FEET; THENCE N.50°47'57"E., FOR 18.01 FEET; THENCE S.16°02'32"W., FOR 13.50 FEET; THENCE N.26°43'31"W., FOR 24.79 FEET; THENCE S.18'44'49"W., FOR 30.15 FEET; THENCE N.52'58'09"W., FOR 18.28 FEET; THENCE S.11°24'18"E., FOR 25.89 FEET; THENCE N.52'18'27"W., FOR 27.99 FEET; THENCE S.21°32'38"E., FOR 11.07 FEET; THENCE S.81°45'54"W., FOR 19.63 FEET; THENCE S.31'41'23"E., FOR 19.98 FEET; THENCE S.11 13 21 "E., FOR 18.00 FEET; THENCE S.41°46'31"E., FOR 18.69 FEET; THENCE S.16°41'02"W., FOR 11.48 FEET; THENCE S.40°42'30"W., FOR 26.33 FEET; THENCE S.35'36'04"W., FOR 11.99 FEET; THENCE S.11°30'22"E., FOR 25.94 FEET; THENCE N.45°03'02"W., FOR 27.99 FEET; THENCE S.17°54'36"E., FOR 11.29 FEET; THENCE N.47°59'04"W., FOR 18.58 FEET; THENCE S.25°33'41"E., FOR 24.35 FEET; THENCE N.63°19'11"W., FOR 15.79 FEET: THENCE S.31°56'52"W., FOR 18.05 FEET; THENCE N.35°40'52"E., FOR 14.71 FEET; THENCE S.41°17'28"E., FOR 20.26 FEET; THENCE N.35°30'30"E., FOR 19.25 FEET; THENCE S.23°27'29"E., FOR 18.67 FEET; THENCE N.21°25'27"W., FOR 27.20 FEET; THENCE S.06'29'01"E., FOR 17.03 FEET; THENCE N.51°14'34"W., FOR 16.97 FEET; THENCE S.53'16'51"W., FOR 16.04 FEET; THENCE N.68'56'09"W., FOR 21.98 FEET; THENCE S.22'33'15"W., FOR 20.64 FEET; THENCE N.05'48'20"W., FOR 24.50 FEET; THENCE S.09'49'03"E., FOR 20.22 FEET;

THENCE S.05°01'09"W., FOR 22.80 FEET; CONTINUE ON SHEET 4

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	4 OF 22

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CONTINUED FROM SHEET 2
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THENCE N.36°56'09"W., FOR 24.83 FEET;

THENCE N.20°22'02"E., FOR 31.16 FEET;

THENCE N.12°43'38"E., FOR 20.93 FEET;

THENCE N.15°22'09"E., FOR 18.55 FEET TO A POINT

HERETO REFEREED TO AS REFERENCE POINT "A";

THENCE N.14°20'06"W., FOR 16.15 FEET;

THENCE N.13°54'28"W., FOR 21.21 FEET;

THENCE N.45°20'22"W., FOR 17.78 FEET;

THENCE N.38'08'10"W., FOR 14.20 FEET;

THENCE N.69°21'21"W., FOR 18.05 FEET;

THENCE N.74°17'08"W., FOR 21.05 FEET;

THENCE N.41°04'29"W., FOR 11.62 FEET;

THENCE N.23°21'35"W., FOR 45.20 FEET;

THENCE N.16'24'51"E., FOR 38.20 FEET;

THENCE N.58°34'06"E., FOR 19.48 FEET:

THENCE N.00°22'36"E., FOR 28.00 FEET;

THENCE N.07°27'43"E., FOR 21.73 FEET;

THENCE N.26°09'42"E., FOR 29.67 FEET;

THENCE N.30'13'55"E., FOR 19.62 FEET;

THENCE N.31°57'59"E., FOR 25.66 FEET:

THENCE S.81°25'06"E., FOR 19.52 FEET;

THENCE N.45°09'07"E., FOR 39.23 FEET;

THENCE N.61°48'48"E., FOR 20.91 FEET;

THENCE N.22'39'29"E., FOR 30.89 FEET; THENCE N.35'34'36"E., FOR 23.89 FEET;

THENCE N.64°22'49"E., FOR 23.77 FEET;

THENCE N.63*52'19"E., FOR 31.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 154,331 SQUARE FEET OR 3.54 ACRES, MORE OR LESS.

LESS AND ACCEPT:

AN UPLAND PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUE UPPER RIGHT

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE N.66°04'15"E., FOR 36.85 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE N.00°43'03"W., FOR 30.58 FEET;

THENCE N.02°32'06"W., FOR 32.67 FEET;

THENCE N.20°30'59"W., FOR 23.12 FEET;

THENCE N.86°13'20"E., FOR 25.09 FEET;

THENCE S.61°57'54"E., FOR 30.38 FEET;

THENCE S.57°58'59"E., FOR 33.76 FEET;

THENCE S.21°01'47"E., FOR 22.49 FEET;

THENCE S.60°24'12"W., FOR 36.45 FEET;

THENCE S.65°03'53"W., FOR 22.25 FEET;

THENCE S.37°00'38"W., FOR 29.10 FEET;

THENCE N.28'08'55"W., FOR 19.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4,958 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	5 OF 22

WETLAND AREA 1

		LINE TABLE	
	LINE	BEARING	LENGTH
	L190	N21°25'27"W	27.20'
	L191	N51°14'34"W	16.97
	L192	N68°56'09"W	21.98'
dwo (L193	N05°48'20"W	24.50'
15000	L194	N36°56'09"W	24.83'
\UuS x	L195	N20°22'02"E	31.16'
oundar	L196	N12°43'38"E	20.93'
Use B	L197	N15°22'09"E	18.55'
Land	L198	N14°20'06"W	16.15'
Wetlands\Land	L199	N13°54'28"W	21.21'
g	L200	N45°20'22"W	17.78'
DESC!	L201	N38°08'10"W	14.20'
H AND	L202	N69°21'21"W	18.05'
SKETG	L203	N74°17'08"W	21.05'
Survey\SKETCH	L204	N41°04'29"W	11.62'
pdary	L205	N23°21'35"W	45.20'
A Bour	L206	N16°24'51"E	38.20'
03 AL	L207	N58°34'06"E	19.48'
00\as	L208	N00°22'36"E	28.00'
¥	L209	N07°27'43"E	21.73'
Diligence	L210	N26°09'42"E	29.67
11118	L211	N30°13'55"E	19.62'
Ranch	L212	N31°57'59"E	25.66'
shore	L213	S81°25'06"E	19.52'
P H	L214	N45°09'07"E	39.23'
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	LINE TABLE	
LINE	BEARING	LENGTH
L215	N61°48'48"E	20.91
L216	N22*39'29"E	30.89
L217	N35°34'36"E	23.89
L218	N64°22'49"E	23.77'
L219	N63°52'19"E	31.37'
L220	S81°33'44"E	35.49
L221	S61°03'01"E	25.10
L222	S02°33'03"E	23.03
L223	S19°26'48"E	12.97
L224	S31°06'06"E	29.08'
L225	N87'01'15"E	18.91'
L226	S87°56'43"E	21.25'
L227	S63°09'56"E	23.30'
L228	N59°38'03"E	24.26'
L229	S10°49'13"E	26.28'
L230	S18*53'56"W	11.91'
L231	S06°19'20"E	28.50'
L232	S35°47'47"W	31.71
L233	S16°02'32"W	13.50'
L234	S18°44'49"W	30.15'
L235	S11°24'18"E	25.89'
L236	S21°32'38"E	11.07'
L237	S31°41'23"E	19.98'
L238	S41°46'31"E	18.69'
L239	S40°42'30"W	26.33'

	LINE TABLE	
LINE	BEARING	LENGTH
L240	S11°30'22"E	25.94
L241	S17°54'36"E	11.29
L242	S25°33'41"E	24.35
L243	S31°56'52"W	18.05
L244	S41°17'28"E	20.26
L245	S23°27'29"E	18.67
L246	S06°29'01"E	17.03
L247	S53°16'51"W	16.04
L248	S22°33'15"W	20.64
L249	S09°49'03"E	20.22'
L250	S05'01'09"W	22.80'
L251	S29°37'15"E	24.09'
L252	S04°10'06"W	29.21'
L253	S79°40'07"W	34.62'
L254	N85°40'44"W	13.67'
L255	S73°59'03"W	18.13'
L256	N80°59'12"W	24.92'
L257	S09°34'34"W	8.94'
L258	S16'59'20"E	16.24
L259	S41°45'10"W	16.89'
L260	S11°59'34"W	16.70
L261	S04°48'23"W	21.20'
L262	S74°58'11"W	54.04
L263	N50°47'57"E	18.01'
L264	N26°43'31"W	24.79'

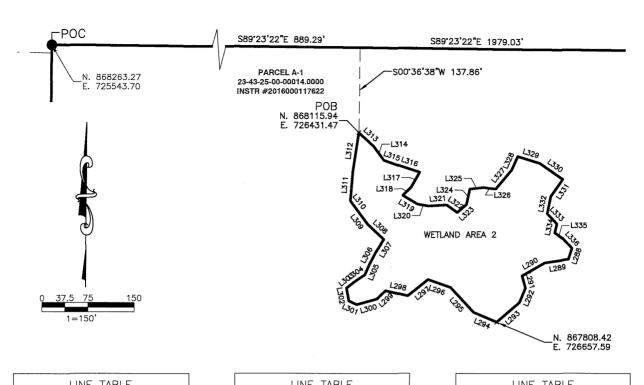
	LINE TABLE	
LINE	BEARING	LENGTH
L265	N52°58'09"W	18.28
L266	N52*18'27"W	27.99'
L267	S81°45'54"W	19.63
L268	S11°13'21"E	18.00
L269	S16°41'02"W	11.48'
L270	S35'36'04"W	11.99'
L271	N45°03'02"W	27.99'
L272	N47°59'04"W	18.58
L273	N63°19'11"W	15.79'
L274	N35°40'52"E	14.71'
L275	N35°30'30"E	19.25'
L276	N66°04'15"E	36.85
L277	N00°43'03"W	30.58'
L278	N20°30'59"W	23.12
L279	N86°13'20"E	25.09'
L280	S61°57'54"E	30.38'
L281	S21°01'47"E	22.49'
L282	S60°24'12"W	36.45'
L283	S65°03'53"W	22.25
L284	S37°00'38"W	29.10'
L285	N02°32'06"W	32.67'
L286	S57°58'59"E	33.76'
L287	N28°08'55"W	19.58'
	L265 L267 L268 L270 L271 L272 L273 L274 L275 L276 L277 L278 L278 L280 L281 L282 L283 L284 L285	LINE BEARING L265 N52'58'09"W L266 N52'18'27"W L267 S81'45'54"W L268 S11'13'21"E L269 S16'41'02"W L270 S35'36'04"W L271 N45'03'02"W L272 N47'59'04"W L273 N63'19'11"W L274 N35'40'52"E L275 N35'30'30"E L276 N66'04'15"E L277 N00'43'03"W L278 N20'30'59"W L279 N86'13'20"E L280 S61'57'54"E L281 S21'01'47"E L282 S60'24'12"W L283 S65'03'53"W L284 S37'00'38"W L285 N02'32'06"W L286 S57'58'59"E

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	6 OF 22



	LINE TABLE	
LINE	BEARING	LENGTH
L288	S18'49'10"W	18.42'
L289	S81°15'38"W	38.53'
L290	S60°38'29"W	42.87
L291	S16"13'39"E	20.76
L292	S22°33'32"W	25.36'
L293	S48°58'42"W	48.55'
L294	N67°13'36"W	41.29
L295	N43°02'53"W	54.79'
L296	N70°51'38"W	38.94'
L297	S50°49'50"W	41.43'
L298	N76°46'30"W	37.00'
L299	S46°19'24"W	19.84'
L300	S74°20'14"W	33.57'
L301	N65°34'00"W	14.28'
L302	N11°16'51"W	21.34'
L303	N52°15'56"E	16.74'
L304	N55°05'18"E	20.03'

	LINE TABLE	
LINE	BEARING	LENGTH
L305	N23°05'06"E	18.87
L306	N28°09'08"E	21.46
L307	N32°24'44"E	24.92
L308	N47°24'02"W	36.03
L309	N36°48'21"W	27.42'
L310	N37°02'32"W	20.49
L311	N04°37'09"E	48.44
L312	N08°10'54"E	63.01'
L313	S47°20'17"E	33.49
L314	S36°52'47"E	28.01
L315	S71°02'54"E	19.88
L316	S71°47'19"E	40.92'
L317	S28*48'49"W	28.28
L318	S44°50'14"W	18.16
L319	S59°01'16"E	27.46
L320	S80°09'24"E	18.37'
L321	N86°22'51"E	29.04

	LINE TABLE	
LINE	BEARING	LENGTH
L322	S55°37'51"E	21.27
L323	N48°21'02"E	19.30'
L324	N11°49'10"E	25.50'
L325	N83°35'33"E	22.50'
L326	S84°13'41"E	20.12
L327	N39°52'21"E	· 39.75'
L328	N24°31'38"E	24.20'
L329	S73°05'52"E	38.00'
L330	S55°09'10"E	45.78'
L331	S35°01'05"W	33.40'
L332	S11°25'16"W	28.61
L333	S43°48'22"E	23.14'
L334	S12°51'24"W	14.88'
L335	S53°54'31"E	16.35
L336	S42°40'52"E	21.62'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=150'	08/23/21	NJM	000SD	7 OF 22

WETLAND AREA 2 (LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118297 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.89°23'22"E. ALONG THE NORTH LINE OF SAID PARCEL, FOR 889.29 FEET;

THENCE DEPARTING AT RIGHT ANGLES TO SAID NORTH LINE S.00°36'38"W., FOR 137.86 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.47'20'17"E., FOR 33.49 FEET;	THENCE N.67°13'36"W., FOR 41.29 FEET;
THENCE S.36*52'47"E., FOR 28.01 FEET;	THENCE N.43°02'53"W., FOR 54.79 FEET;
THENCE S.71°02'54"E., FOR 19.88 FEET;	THENCE N.70°51'38"W., FOR 38.94 FEET;
THENCE S.71°47'19"E., FOR 40.92 FEET;	THENCE S.50°49'50"W., FOR 41.43 FEET;
THENCE S.28'48'49"W., FOR 28.28 FEET;	THENCE N.76*46'30"W., FOR 37.00 FEET;
THENCE S.44*50'14"W., FOR 18.16 FEET;	THENCE S.46°19'24"W., FOR 19.84 FEET;
THENCE S.59°01'16"E., FOR 27.46 FEET;	THENCE S.74°20'14"W., FOR 33.57 FEET;
THENCE S.80°09'24"E., FOR 18.37 FEET;	THENCE N.65°34'00"W., FOR 14.28 FEET;
THENCE N.86*22'51"E., FOR 29.04 FEET;	THENCE N.11°16'51"W., FOR 21.34 FEET;
THENCE S.55'37'51"E., FOR 21.27 FEET;	THENCE N.52'15'56"E., FOR 16.74 FEET;
THENCE N.48°21'02"E., FOR 19.30 FEET;	THENCE N.55*05'18"E., FOR 20.03 FEET;
THENCE N.11°49'10"E., FOR 25.50 FEET;	THENCE N.23*05'06"E., FOR 18.87 FEET;
THENCE N.83°35'33"E., FOR 22.50 FEET;	THENCE N.28*09'08"E., FOR 21.46 FEET;
THENCE S.84'13'41"E., FOR 20.12 FEET;	THENCE N.32*24'44"E., FOR 24.92 FEET;
THENCE N.39'52'21"E., FOR 39.75 FEET;	THENCE N.47°24'02"W., FOR 36.03 FEET;
THENCE N.24*31'38"E., FOR 24.20 FEET;	THENCE N.36'48'21"W., FOR 27.42 FEET;
THENCE S.73°05'52"E., FOR 38.00 FEET;	THENCE N.37°02'32"W., FOR 20.49 FEET;
THENCE S.55°09'10"E., FOR 45.78 FEET;	THENCE N.04°37'09"E., FOR 48.44 FEET;
THENCE S.35°01'05"W., FOR 33.40 FEET;	THENCE N.08*10'54"E., FOR 63.01 FEET TO THE
THENCE S.11°25'16"W., FOR 28.61 FEET;	BEGINNING OF THE PARCEL DESCRIBED HEREIN;
THENCE S.43°48'22"E., FOR 23.14 FEET;	CONTAINING 59,935 SQUARE FEET OR 1.38 ACRE
THENCE S.12'51'24"W., FOR 14.88 FEET;	CONTAINING 33,333 SQUARE FEET OR 1.35 ACRE
THENCE S.53°54'31"E., FOR 16.35 FEET;	
THENCE S.42°40'52"E., FOR 21.62 FEET;	
THENCE S.18°49'10"W., FOR 18.42 FEET;	
THENCE S.81°15'38"W., FOR 38.53 FEET;	
THENCE S.60°38'29"W., FOR 42.87 FEET;	
THENCE S.16°13'39"E., FOR 20.76 FEET;	
THENCE S.22°33'32"W., FOR 25.36 FEET;	

SKETCH OF DESCRIPTION

THENCE S.48°58'42"W., FOR 48.55 FEET;

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

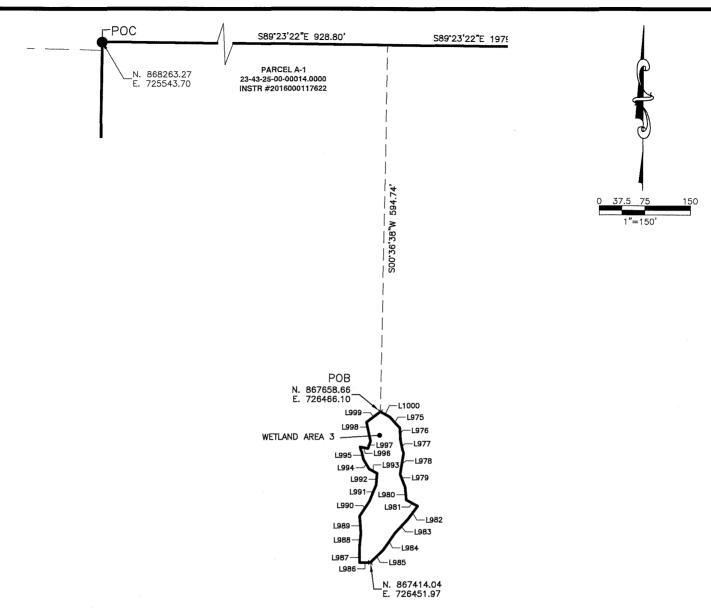


12800 University D Suite 175 Fort Myers, FL 33907 Phone: (239) 597-0575 Fax: (239) 597-0578 LB No.: 6952

FEET TO THE POINT OF

OR 1.38 ACRES, MORE OR LESS.

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	8 OF 22



	LINE TABLE	
LINE	BEARING	LENGTH
L975	S42°25'31"E	24.11'
L976	S03°41'55"E	19.78'
L977	S12°41'59"E	21.86'
L978	S08'52'52"W	34.61'
L979	S21°51'11"E	22.27'
L980	S05°52'52"E	20.93'
L981	S61°57'13"E	20.95'

October 5, 2021 1:14 PM K:\2020\200070.00.00 Bayshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary SnD\000SD.dwg

LINE TABLE						
LINE	BEARING	LENGTH				
L982	S36°00'34"W	26.97'				
L983	S42°24'47"W	29.95'				
L984	S34°32'09"W	33.32'				
L985	S45°31'57"W	28.98'				
L986	S89*33'25"W	17.84'				
L987	N01°11'40"W	24.61'				
L988	N05°06'59"E	23.37'				

LINE TABLE						
LINE	BEARING	LENGTH				
L989	N04°30′20"W	27.61				
L990	N33°13'58"E	28.88'				
L991	N21°57'03"E	28.27				
L992	N03°37'41"E	19.12'				
L993	N61°29'53"W	14.78'				
L994	N32°34'19"W	17.98'				
L995	N13°24'08"W	21.29'				

LINE TABLE						
BEARING	LENGTH					
S76°51'48"E	13.31'					
N18°36'47"E	12.72'					
N12°36'38"W	31.44'					
N52°22'02"E	28.30'					
S61°14'07"E	17.76'					
	BEARING S76°51'48"E N18'36'47"E N12'36'38"W N52°22'02"E					

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=150'	08/23/21	NJM	000SD	9 OF 22

WETLAND AREA 3 (LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118297 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.89°23'22"E. ALONG THE NORTH LINE OF SAID PARCEL, FOR 928.80 FEET;

THENCE DEPARTING AT RIGHT ANGLES TO SAID NORTH LINE S.00°36'38"W., FOR 594.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

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THENCE S.61°14'07"E., FOR 17.76 FEET;
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THENCE S.42°25'31"E., FOR 24.11 FEET;

THENCE S.03°41'55"E., FOR 19.78 FEET;

THENCE S.12°41'59"E., FOR 21.86 FEET;

THENCE S.08'52'52"W., FOR 34.61 FEET;

THENCE S.21°51'11"E., FOR 22.27 FEET;

THENCE S.05°52'52"E., FOR 20.93 FEET;

THENCE S.61°57'13"E., FOR 20.95 FEET;

THENCE S.36°00'34"W., FOR 26.97 FEET;

THENCE S.42°24'47"W., FOR 29.95 FEET;

THENCE S.34°32'09"W., FOR 33.32 FEET;

THENCE S.45°31'57"W., FOR 28.98 FEET; THENCE S.89°33'25"W., FOR 17.84 FEET;

THENCE N.01°11'40"W., FOR 24.61 FEET;

THENCE N.05'06'59"E., FOR 23.37 FEET;

THENCE N.04°30'20"W., FOR 27.61 FEET;

THENCE N.33°13'58"E., FOR 28.88 FEET;

THENCE N.21°57'03"E., FOR 28.27 FEET;

THENCE N.03°37'41"E., FOR 19.12 FEET;

THENCE N.61°29'53"W., FOR 14.78 FEET;

THENCE N.32°34'19"W., FOR 17.98 FEET;

THENCE N.13°24'08"W., FOR 21.29 FEET;

THENCE S.76°51'48"E., FOR 13.31 FEET;

THENCE N.18°36'47"E., FOR 12.72 FEET;

THENCE N.12'36'38"W., FOR 31.44 FEET;

THENCE N.52°22'02"E., FOR 28.30 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

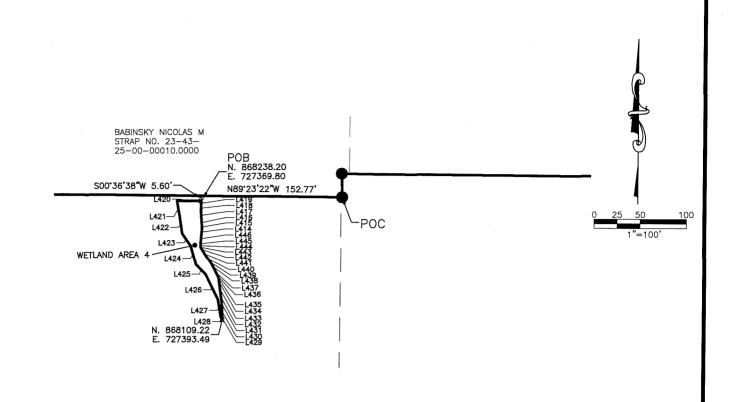
CONTAINING 12,906 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER		SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	10 OF 22



	LINE TABLE	
LINE	BEARING	LENGTH
L414	S04°14'29"W	6.08'
L415	S00°42'30"E	4.68'
L416	S05°00'38"E	5.14'
L417	S03"41'10"E	10.49
L418	S00°29'08"E	5.21
L419	S03°48'47"W	5.24'
L420	S89°48'52"E	26.69
L421	N10°45'00"W	16.82'
L422	N08°57'32"W	18.95'
L423	N35°08'25"W	16.77'
L424	N15°30'39"W	20.46'

SKETCH AND DESC\SD Wetlands\Land Use Boundary SnD\000SD.dwg

5, 2021 1:14 PM K:\2020\200070.00.00 Bayshore Ranch

	LINE TABLE	
LINE	BEARING	LENGTH
L425	N44°28'45"W	15.32'
L426	N26°28'46"W	30.23'
L427	N09°46'37"W	18.51'
L428	N23°31'40"W	4.54
L429	S01"18'43"E	4.51
L430	S01°51'40"E	9.71
L431	S05°29'30"E	7.04'
L432	S07°54'00"E	7.85'
L433	S07°14'06"E	9.98'
L434	S08°04'13"E	6.08'
L435	S15°00'44"E	1.91'

	LINE TABLE						
LINE	BEARING	LENGTH					
L436	S27°22'49"E	2.54'					
L437	S26°13'31"E	6.61'					
L438	S27°05'14"E	6.81'					
L439	S32°49'06"E	4.06					
L440	S38°53'18"E	5.65'					
L441	S32°24'34"E	6.53'					
L442	S31°58'37"E	4.67'					
L443	S18°50'41"E	1.22'					
L444	S00°00'00"E	1.99'					
L445	S04°56'16"W	2.28'					
L446	S04°08'58"W	8.54'					

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=100'	08/23/21	NJM	000SD	11 OF 22

WETLAND AREA 4 (LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000117622 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.89'23'22"W. ALONG THE NORTH LINE OF SAID PARCEL, FOR 152.77 FEET;

THENCE DEPARTING SAID NORTH LINE AT RIGHT ANGLE TO, S.00°36'38"W., FOR 5.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE S.03'48'47"W., FOR 5.24 FEET;

THENCE S.00'29'08"E., FOR 5.21 FEET;

THENCE S.03'41'10"E., FOR 10.49 FEET:

THENCE S.05'00'38"E., FOR 5.14 FEET;

THENCE S.00'42'30"E., FOR 4.68 FEET;

THENCE S.04'14'29"W., FOR 6.08 FEET;

THENCE S.04.08'58"W., FOR 8.54 FEET;

THENCE S.04'56'16"W., FOR 2.28 FEET;

THENCE S.00'00'00"W., FOR 1.99 FEET;

THENCE S.18'50'41"E., FOR 1.22 FEET;

THENCE S.31°58'37"E., FOR 4.67 FEET;

THENCE S.32'24'34"E., FOR 6.53 FEET;

THENCE S.38*53'18"E., FOR 5.65 FEET;

THENCE S.32'49'06"E., FOR 4.06 FEET; THENCE S.27'05'14"E., FOR 6.81 FEET;

THENCE S.26'13'31"E., FOR 6.61 FEET;

THENCE S.27'22'49"E., FOR 2.54 FEET;

THENCE S.15'00'44"E., FOR 1.91 FEET;

THENCE S.08'04'13"E., FOR 6.08 FEET;

THENCE S.07'14'06"E., FOR 9.98 FEET;

THENCE S.07'54'00"E., FOR 7.85 FEET;

THENCE S.05'29'30"E., FOR 7.04 FEET;

THENCE S.01'51'40"E., FOR 9.71 FEET; THENCE S.01'18'43"E., FOR 4.51 FEET;

....,

THENCE N.23'31'40"W., FOR 4.54 FEET; THENCE N.09'46'37"W., FOR 18.51 FEET;

THENCE N.26'28'46"W., FOR 30.23 FEET;

THENCE N.44*28'45"W., FOR 15.32 FEET;

THENCE N.15'30'39"W., FOR 20.46 FEET;

THENCE N.35'08'25"W., FOR 16.77 FEET;

THENCE N.08'57'32"W., FOR 18.95 FEET;

THENCE N.10'45'00"W., FOR 16.82 FEET;

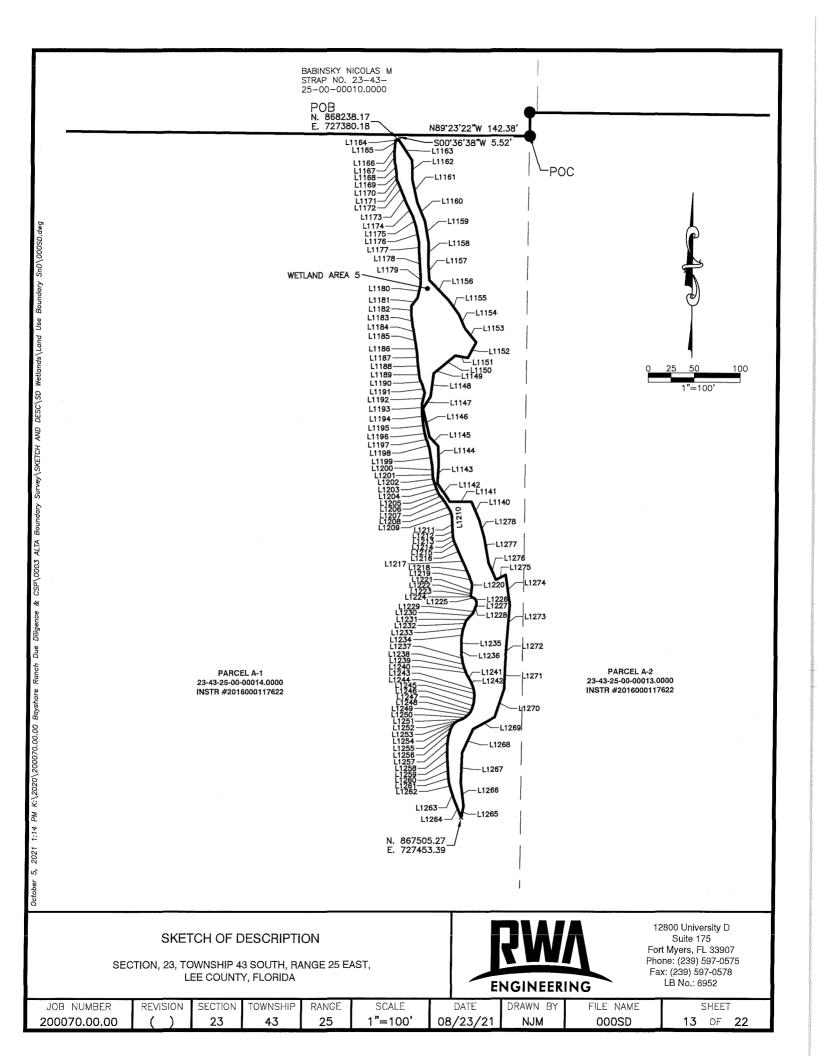
THENCE S.89'48'52"E., FOR 26.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; CONTAINING 1,770 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	12 OF 22



WETLAND AREA 5 (LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000117622 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.89'23'22"W. ALONG THE NORTH LINE OF SAID PARCEL, FOR 142.38 FEET;

THENCE S.00'36'38"W., FOR 5.52 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.32'59'53"E., FOR 26.30 FEET;	THENCE S.61°09'27"W., FOR 26.46 FEET;	THENCE N.01'00'14"W., FOR 8.22 FEET;
THENCE S.00.06'01"E., FOR 20.00 FEET;	THENCE S.24'40'55"W., FOR 28.33 FEET;	THENCE CONTINUE N.01'00'14"W., FOR 8.22 FEET;
THENCE S.12.48'51"E., FOR 25.98 FEET;	THENCE S.01°59'05"W., FOR 32.28 FEET;	THENCE N.07'22'05"E., FOR 9.56 FEET;
THENCE S.22'12'21"E., FOR 22.26 FEET;	THENCE S.07 14'25"E., FOR 25.60 FEET;	THENCE N.19'17'47"E., FOR 6.11 FEET;
THENCE S.10°24'31"E., FOR 22.98 FEET;	THENCE S.11'39'07"W., FOR 12.40 FEET;	THENCE N.18'42'52"E., FOR 4.95 FEET;
THENCE S.00°14'23"W., FOR 22.23 FEET;	THENCE N.22'11'04"W., FOR 21.15 FEET;	THENCE N.38*24'09"E., FOR 4.87 FEET;
THENCE S.03'34'07"E., FOR 18.86 FEET;	THENCE N.19*04'33"W., FOR 10.61 FEET;	THENCE N.44*06'21"E., FOR 6.42 FEET;
THENCE S.44'14'01"E., FOR 30.18 FEET;	THENCE N.15*37'00"W., FOR 8.74 FEET;	THENCE N.23'26'19"E., FOR 4.71 FEET;
THENCE S.36'24'12"E., FOR 19.33 FEET;	THENCE N.04°58'18"W., FOR 8.57 FEET;	THENCE N.20°07'25"E., FOR 5.45 FEET;
THENCE S.23'49'03"E., FOR 17.40 FEET;	THENCE N.03°25'04"W., FOR 8.31 FEET;	THENCE N.01'11'23"W., FOR 3.49 FEET;
THENCE S.39'39'15"E., FOR 18.35 FEET;	THENCE N.04°26'36"W., FOR 12.78 FEET;	THENCE N.28'37'42"W., FOR 3.61 FEET;
THENCE S.27'43'53"W., FOR 19.00 FEET;	THENCE N.00°23'51"W., FOR 9.10 FEET;	THENCE N.65'40'08"W., FOR 3.32 FEET;
THENCE N.80'16'11"W., FOR 13.96 FEET;	THENCE N.06'16'39"E., FOR 10.28 FEET;	THENCE N.41'37'54"W., FOR 1.74 FEET;
THENCE S.50°25'27"W., FOR 21.89 FEET;	THENCE N.16*50'16"E., FOR 9.17 FEET;	THENCE N.09'28'33"W., FOR 1.32 FEET;
THENCE S.50.51'56"W., FOR 8.28 FEET;	THENCE N.27'13'57"E., FOR 5.32 FEET;	THENCE N.11'18'29"E., FOR 2.57 FEET;
THENCE S.06.50'41"W., FOR 25.36 FEET;	THENCE N.45*00'22"E., FOR 2.55 FEET;	THENCE N.06'20'22"E., FOR 4.57 FEET;
THENCE S.32'02'54"W., FOR 15.02 FEET;	THENCE N.54'04'05"E., FOR 2.22 FEET;	THENCE N.00°50'43"E., FOR 4.99 FEET;
THENCE S.13'11'04"E., FOR 31.65 FEET;	THENCE N.63'26'38"E., FOR 3.63 FEET;	THENCE N.20 30'31"W., FOR 8.85 FEET;
THENCE S.42'45'46"E., FOR 13.86 FEET;	THENCE N.67'59'14"E., FOR 4.32 FEET;	THENCE N.23'15'14"W., FOR 11.69 FEET;
THENCE S.02'27'16"E., FOR 19.57 FEET;	THENCE N.55'52'35"E., FOR 4.52 FEET;	THENCE N.25'17'10"W., FOR 11.48 FEET;
THENCE S.03'17'51"W., FOR 20.48 FEET;	THENCE N.46'35'46"E., FOR 3.67 FEET;	THENCE N.23'37'05"W., FOR 12.08 FEET;
THENCE S.33*29'37"E., FOR 23.85 FEET;	THENCE N.36'53'23"E., FOR 3.24 FEET;	THENCE N.24'53'44"W., FOR 5.48 FEET;
THENCE S.89°22'41"E., FOR 23.77 FEET;	THENCE N.23'58'16"E., FOR 3.55 FEET;	THENCE N.16'05'44"W., FOR 3.90 FEET;
THENCE S.23'26'29"E., FOR 21.79 FEET;	THENCE N.14'39'12"E., FOR 6.56 FEET;	THENCE N.08'53'01"W., FOR 4.67 FEET;
THENCE S.15'57'47"E., FOR 19.18 FEET;	THENCE N.04'38'02"E., FOR 8.03 FEET;	THENCE N.02'56'35"W., FOR 5.63 FEET;
THENCE S.10'40'21"E., FOR 27.96 FEET;	THENCE N.04 32'21"W., FOR 4.55 FEET;	THENCE N.02'39'36"W., FOR 9.31 FEET;
THENCE S.24'00'19"E., FOR 20.44 FEET;	THENCE N.14'16'44"W., FOR 4.09 FEET;	THENCE N.04'54'18"W., FOR 5.06 FEET;
THENCE N.62*57'01"E., FOR 12.00 FEET;	THENCE N.23'07'44"W., FOR 6.97 FEET;	THENCE N.18*10'57"W., FOR 5.08 FEET;
THENCE S.08'41'29"E., FOR 32.76 FEET;	THENCE N.29'52'21"W., FOR 8.98 FEET;	THENCE N.30'41'23"W., FOR 9.89 FEET;
THENCE S.04'26'21"W., FOR 38.66 FEET;	THENCE N.23'12'43"W., FOR 3.84 FEET;	THENCE N.35'29'25"W., FOR 7.70 FEET;
THENCE S.04'06'09"W., FOR 23.83 FEET;	THENCE N.20'16'01"W., FOR 4.80 FEET;	THENCE N.45*00'46"W., FOR 3.98 FEET;
THENCE S.02'17'46"W., FOR 28.93 FEET;	THENCE N.14'43'01"W., FOR 5.96 FEET;	THENCE N.20'57'53"W., FOR 3.63 FEET;
THENCE S.18'11'08"W., FOR 31.91 FEET;	THENCE N.07'49'20"W., FOR 7.42 FEET;	THENCE N.22'28'39"W., FOR 6.05 FEET;

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



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200070.00.00 ()	23	43 25	NA	08/23/21	NJM	000SD	14 OF 22

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THENCE N	.18 ° 26'22 " W.	, FOR	5.70	FEET;
THENCE N	.13°52'20"W.,	, FOR	5.72	FEET;
THENCE N	.00°00'00"E.,	FOR	3.32	FEET;
THENCE N	.04°29'15"W.,	FOR	7.37	FEET;
THENCE N	.09 ° 14'45"W.,	FOR	19.31	FEET;
THENCE N	.16 ° 27'23"W.,	FOR	7.89	FEET;
THENCE N	.22 ° 54 ' 41"W.,	FOR	5.56	FEET;
THENCE N	.12 ° 08'13"W.,	FOR	7.89	FEET;
THENCE N.	.08°40'17"W.,	FOR	9.59	FEET;
THENCE N.	.06 ° 56′16"W.,	FOR	10.75	FEET;
THENCE N.	01°29'47"E.,	FOR	8.29	FEET;
THENCE N.	13°33'14"E.,	FOR	12.22	FEET;
THENCE N.	17°21'36"W.,	FOR	8.93	FEET;
THENCE N.	23°48'17"W.,	FOR	7.12	FEET;
THENCE N.	08 * 47 ' 15"W.,	FOR	8.97	FEET;
THENCE N.	06 ° 45'27 " W.,	FOR	9.80	FEET;
THENCE N.	04°20'01"W.,	FOR	9.54	FEET;
THENCE N.	08°00'20"W.,	FOR	8.81	FEET;
THENCE N.	10°20'58"W.,	FOR	9.23	FEET;
THENCE N.	08°47'53"W.,	FOR	10.40	FEET;
THENCE N.	07 · 10 ' 00"W.,	FOR	13.29	FEET;
THENCE N.	00°26'01"W.,	FOR	9.44	FEET;
THENCE N.	36°54'26"E.,	FOR	11.08	FEET;
THENCE N.	12 ° 09'34"E.,	FOR	14.74	FEET;
THENCE N.	01°14'45"W.,	FOR	10.20	FEET;
THENCE N.	03°58'53"W.,	FOR	24.21	FEET;
THENCE N.	02 ° 07 ' 33"W.,	FOR	11.64	FEET;
THENCE N.	10°50'08"W.,	FOR	16.88	FEET;
THENCE N.	18°01'06"W.,	FOR	12.35	FEET;
THENCE N.:	26°49'55"W.,	FOR	14.54	FEET;
THENCE N.	22°15'56"W.,	FOR	12.58	FEET;
THENCE N.	22°12′35"W.,	FOR	9.73	-EET;
THENCE N.2	22 ° 40 ' 47"W.,	FOR	6.17 F	FEET;
THENCE N.O	06°54'14"W.,	FOR	2.40 F	EET;
THENCE N.O	01°44'01"W.,	FOR	4.76 F	EET;
THENCE N.O	7°16'58"W.,	FOR	12.53	FEET;
THENCE N.C	3'03'30"W.,	FOR	9.45 F	EET;
THENCE N.C	04°03'08"E.,	FOR 8	3.16 F	EET;

LAND ARLA 3						
	LINE TABLE					
LINE	BEARING	LENGTH				
L1140	S23°26'29"E	21.79				
L1141	S89°22'41"E	23.77				
L1142	S33°29'37"E	23.85				
L1143	S03°17'51"W	20.48'				
L1144	S02°27'16"E	19.57				
L1145	S42°45'46"E	13.86				
L1146	S13°11'04"E	31.65				
L1147	S32*02'54"W	15.02				
L1148	S06'50'41"W	25.36'				
L1149	S50°51'56"W	8.28				
L1150	S50°25'27"W	21.89				
L1151	N80°16'11"W	13.96'				
L1152	S27*43'53"W	19.00'				
L1154	S23°49'03"E	17.40'				
L1155	S36°24'12"E	19.33'				
L1156	S44°14'01"E	30.18				
L1157	S03°34'07"E	18.86'				
L1158	S00°14'23"W	22.23'				
L1159	S10°24'31"E	22.98'				
L1160	S22"12'21"E	22.26'				
L1161	S12°48'51"E	25.98'				
L1162	S00°06'01"E	20.00'				
L1163	S32*59'53"E	26.30'				
L1164	N89°48'52"W	3.23'				
L1165	N07°57'08"E	5.74'				
L1166	N04°03'08"E	8.16'				
L1167	N03°03'30"W	9.45'				
L1168	N07°16'58"W	12.53'				
L1169	N01°44'01"W	4.76'				
L1170	N06°54'14"W	2.40'				

	LINE	BEARING	LENGTH
	L1171	N22°40'47"W	6.17'
	L1172	N22°12'35"W	9.73'
	L1173	N22°15'56"W	12.58'
	L1174	N26°49'55"W	14.54
	L1175	N18°01'06"W	12.35
	L1176	N10°50'08"W	16.88
	L1177	N02°07'33"W	11.64
	L1178	N03°58'53"W	24.21
	L1179	N01°14'45"W	10.20'
	L1180	N12°09'34"E	14.74
	L1181	N36°54'26"E	11.08
Ī	L1182	N00°26'01"W	9.44
ĺ	L1183	N07°10'00"W	13.29'
	L1184	N08'47'53"W	10.40'
	L1185	N10°20'58"W	9.23'
	L1186	N08°00'20"W	8.81'
	L1187	N04°20'01"W	9.54
	L1188	N06°45'27"W	9.80'
	L1189	N08'47'15"W	8.97
	L1190	N23°48'17"W	7.12'
	L1191	N17°21'36"W	8.93'
	L1192	N13°33'14"E	12.22
	L1193	N01°29'47"E	8.29'
	L1194	N06°56'16"W	10.75
	L1195	N08°40'17"W	9.59'
	L1196	N12°08'13"W	7.89
	L1197	N22°54'41"W	5.56'
	L1198	N16°27'23"W	7.89'
	L1199	N09°14'45"W	19.31'
Ĺ	L1200	N04°29'15"W	7.37'

THENCE S.89'48'52"E., FOR 3.23 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 17,285 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

THENCE N.07*57'08"E., FOR 5.74 FEET;

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	15 OF 22

	LINE TABLE	
LINE	BEARING	LENGTH
L1201	N00°00'00"E	3.32'
L1202	N13°52'20"W	5.72'
L1203	N18°26'22"W	5.70'
L1204	N22°28'39"W	6.05'
L1205	N20*57'53"W	3.63'
L1206	N45°00'46"W	3.98'
L1207	N35°29'25"W	7.70'
L1208	N30°41'23"W	9.89'
L1209	N18°10'57"W	5.08'
L1210	N04°54'18"W	5.06'
L1211	N02°39'36"W	9.31'
L1212	N02°56'35"W	5.63'
L1213	N08°53'01"W	4.67'
L1214	N16°05'44"W	3.90'
L1215	N24°53'44"W	5.48'
L1216	N23°37'05"W	12.08'
L1217	N25°17'10"W	11.48'
L1218	N23°15'14"W	11.69'
L1219	N20°30'31"W	8.85'
L1220	N00°50'43"E	4.99'
L1221	N06°20'22"E	4.57'
L1222	N11°18'29"E	2.57'
L1223	N09°28'33"W	1.32'
L1224	N41°37'54"W	1.74'
L1225	N65°40'08"W	3.32'
L1226	N28°37'42"W	3.61'
L1227	N01°11'23"W	3.49'
L1228	N20°07'25"E	5.45'
L1229	N23°26'19"E	4.71'
L1230	N44°06'21"E	6.42'

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		LINE TABLE	
LINE		BEARING	LENGTH
L123	1	N38°24'09"E	4.87
L123	2	N18°42'52"E	4.95'
L123	3	N19°17'47"E	6.11'
L123	4	N07°22'05"E	9.56
L123	5	N01°00'14"W	8.22'
L123	3	N01°00'14"W	8.22'
L123	7	N07°49'20"W	7.42'
L1238	3	N14°43'01"W	5.96'
L1239	}	N20°16'01"W	4.80'
L1240)	N23°12'43"W	3.84'
L124	1	N29°52'21"W	8.98'
L1242	2	N23°07'44"W	6.97'
L1243	3	N14°16'44"W	4.09'
L1244	į.	N04°32'21"W	4.55
L1245	5	N04°38'02"E	8.03'
L1246	3	N14°39'12"E	6.56
L1247	,	N23°58'16"E	3.55'
L1248	3	N36°53'23"E	3.24'
L1249	١	N46°35'46"E	3.67'
L1250		N55°52'35"E	4.52
L1251		N67°59'14"E	4.32'
L1252		N63°26'38"E	3.63'
L1253		N54°04'05"E	2.22'
L1254		N45'00'22"E	2.55'
L1255		N27°13′57"E	5.32'
L1256		N16°50'16"E	9.17'
L1257		N06°16'39"E	10.28'
L1258		N00°23'51"W	9.10'
L1259		N04°26'36"W	12.78'
L1260	J	N03°25'04"W	8.31'
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	LINE TABLE	
LINE	BEARING	LENGTH
L1261	N04°58'18"W	8.57
L1262	N15°37'00"W	8.74
L1263	N19°04'33"W	10.61
L1264	N22'11'04"W	21.15
L1265	S11°39'07"W	12.40'
L1266	S07°14'25"E	25.60'
L1267	S01°59'05"W	32.28
L1268	S24°40'55"W	28.33'
L1269	S61°09'27"W	26.46
L1270	S18"11'08"W	31.91'
L1271	S02°17'46"W	28.93
L1272	S04°06'09"W	23.83
L1273	S04°26'21"W	38.66
L1274	S08°41'29"E	32.76
L1275	N62°57'01"E	12.00'
L1276	S24°00'19"E	20.44
L1277	S10°40'21"E	27.96
L1278	S15°57'47"E	19.18'

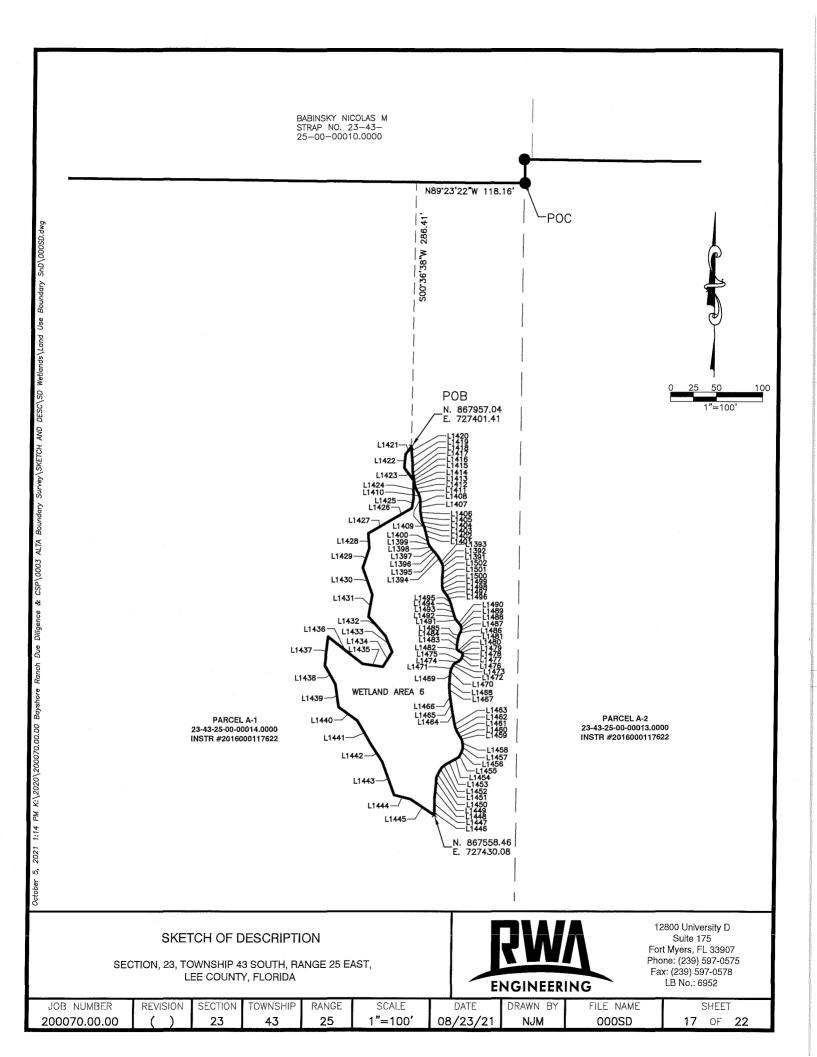
SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



12800 University D Suite 175 Fort Myers, FL 33907 Phone: (239) 597-0575 Fax: (239) 597-0578 LB No.: 6952

DRAWN BY JOB NUMBER REVISION SECTION TOWNSHIP RANGE SCALE FILE NAME 08/23/21 200070.00.00 23 43 25 NA NJM 000SD **16** OF 22



A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000117622 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.89'23'22"W. ALONG THE NORTH LINE OF SAID PARCEL, FOR 118.16 FEET;

THENCE S.00'36'38"W., FOR 286.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.04'11'49"E., FOR 9.05 FEET; THENCE S.37'32'19"E., FOR 3.91 FEET; THENCE S.10'52'36"E., FOR 13.75 FEET THENCE S.05'21'32"E., FOR 7.22 FEET; THENCE S.34'27'54"E., FOR 4.69 FEET; THENCE S.11'59'04"E., FOR 7.28 FEET THENCE S.01'31'22"E., FOR 10.16 FEET; THENCE S.26'43'43"E., FOR 5.01 FEET; THENCE S.22'23'08"E., FOR 5.29 FEET	•
	Γ;
THENCE S.01°31'22"E., FOR 10.16 FEET; THENCE S.26°43'43"E., FOR 5.01 FEET; THENCE S.22°23'08"E FOR 5.29 FEET	
,	Γ;
THENCE S.07'18'12"E., FOR 4.57 FEET; THENCE S.20'07'22"E., FOR 4.84 FEET; THENCE S.31'34'01"E., FOR 4.81 FEET	Γ;
THENCE S.13'04'02"E., FOR 3.80 FEET; THENCE S.15'10'13"E., FOR 4.98 FEET; THENCE S.33'19'42"E., FOR 3.01 FEET;	Γ;
THENCE S.08'28'24"E., FOR 2.81 FEET; THENCE S.16'32'28"E., FOR 6.00 FEET; THENCE S.25'16'34"E., FOR 2.86 FEET;	Γ;
THENCE S.10'02'58"E., FOR 3.60 FEET; THENCE S.20'42'11"E., FOR 4.33 FEET; THENCE S.09'42'52"E., FOR 5.55 FEET;	~ ;
THENCE S.06'45'25"E., FOR 1.84 FEET; THENCE S.36'10'35"E., FOR 4.34 FEET; THENCE S.03'52'48"W., FOR 4.26 FEET	Τ;
THENCE S.24'36'02"E., FOR 5.83 FEET; THENCE S.38'22'45"E., FOR 4.55 FEET; THENCE S.20'39'07"W., FOR 5.31 FEET	Γ;
THENCE S.28'47'00"E., FOR 2.99 FEET; THENCE S.29'28'11"E., FOR 2.38 FEET; THENCE S.32'07'45"W., FOR 4.33 FEET	Γ;
THENCE S.15'56'50"E., FOR 5.24 FEET; THENCE S.08'08'18"E., FOR 1.91 FEET; THENCE S.60'24'11"W., FOR 7.29 FEET	Γ;
THENCE S.07'42'30"E., FOR 2.69 FEET; THENCE S.11'34'12"W., FOR 3.81 FEET; THENCE S.60'41'22"W., FOR 8.02 FEET	ſ;
THENCE S.00'33'33"W., FOR 4.63 FEET; THENCE S.30'22'28"W., FOR 2.14 FEET; THENCE S.53'08'44"W., FOR 5.40 FEET	Γ;
THENCE S.00'58'34"E., FOR 5.31 FEET; THENCE S.20'28'16"W., FOR 3.60 FEET; THENCE S.32'39'23"W., FOR 5.47 FEET	Γ;
THENCE S.08'27'41"E., FOR 5.50 FEET; THENCE S.11'19'01"W., FOR 7.34 FEET; THENCE S.24'47'01"W., FOR 7.21 FEET	Γ;
THENCE S.09'47'18"E., FOR 5.29 FEET; THENCE S.01'44'51"W., FOR 5.89 FEET; THENCE S.03'30'17"W., FOR 7.07 FEET	Γ;
THENCE S.20'05'51"E., FOR 5.24 FEET; THENCE S.34'40'01"E., FOR 1.50 FEET; THENCE S.05'19'38"W., FOR 14.78 FEE	ΞΤ;
THENCE S.21'42'05"E., FOR 4.26 FEET; THENCE S.55'54'13"E., FOR 1.68 FEET; THENCE S.00'36'59"W., FOR 13.39 FEE	ΞT;
THENCE S.15'53'32"E., FOR 5.75 FEET; THENCE S.60'33'34"E., FOR 3.20 FEET; THENCE S.00'41'11"E., FOR 5.52 FEET;	;
THENCE S.14'07'48"E., FOR 7.00 FEET; THENCE S.63'26'27"E., FOR 1.31 FEET; THENCE N.56'40'49"W., FOR 31.72 FEE	ΞΤ;
THENCE S.12'32'07"E., FOR 4.14 FEET; THENCE S.16'44'19"E., FOR 1.41 FEET; THENCE N.76'11'13"W., FOR 18.25 FEE	T;
THENCE S.23'43'48"E., FOR 3.24 FEET; THENCE S.15'10'28"W., FOR 2.24 FEET; THENCE N.20'19'43"W., FOR 38.19 FEE	:T;
THENCE S.37 45'18"E., FOR 3.53 FEET; THENCE S.28 52'15"W., FOR 4.00 FEET; THENCE N.33 29'47"W., FOR 21.59 FEE	ΞΤ;
THENCE S.40'09'57"E., FOR 2.38 FEET; THENCE S.46'12'45"W., FOR 3.05 FEET; THENCE N.30'33'29"W., FOR 30.81 FEE	ΞΤ;
THENCE S.42'58'03"E., FOR 3.56 FEET; THENCE S.65'14'21"W., FOR 3.86 FEET; THENCE N.54'19'40"W., FOR 24.91 FEE	T;
THENCE S.38'03'29"E., FOR 5.25 FEET; THENCE S.50'51'42"W., FOR 2.49 FEET; THENCE N.08'39'56"W., FOR 25.09 FEE	Π;
THENCE S.29'49'03"E., FOR 5.34 FEET; THENCE S.29'12'29"W., FOR 2.81 FEET; THENCE N.29'40'52"W., FOR 23.42 FEE	Τ;
THENCE S.29'01'30"E., FOR 3.62 FEET; THENCE S.22'21'35"W., FOR 4.38 FEET; THENCE N.06'24'12"E., FOR 31.29 FEET	Т;
THENCE S.20'42'50"E., FOR 2.16 FEET; THENCE S.09'54'24"W., FOR 2.88 FEET; THENCE S.51'34'56"E., FOR 47.25 FEET	Τ;
THENCE S.04 35'37"E., FOR 3.92 FEET; THENCE S.05 48'13"W., FOR 5.79 FEET; THENCE S.82'08'01"E., FOR 22.37 FEET	Т;
THENCE S.03'48'35"W., FOR 7.43 FEET; THENCE S.02'37'54"W., FOR 9.02 FEET; THENCE N.33'28'34"E., FOR 19.02 FEET	Т;
THENCE S.03'02'02"W., FOR 6.81 FEET; THENCE S.03'28'10"E., FOR 7.14 FEET; THENCE N.23'28'25"W., FOR 19.12 FEET	Τ;
THENCE S.04'09'27"E., FOR 4.96 FEET; THENCE S.09'02'02"E., FOR 7.80 FEET; THENCE N.42'01'50"W., FOR 27.95 FEET	Τ;
THENCE S.13'21'51"E., FOR 3.70 FEET; THENCE S.08'03'45"E., FOR 8.72 FEET; THENCE N.09'26'41"E., FOR 24.19 FEET	Т;

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



- 2000/030000 F F 3 F 23 F 23 F 23 F 08 F 08/23/21 Nam F 00050 F F8 08 2	JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
	200070.00.00	()	1 75 1	43		NA	08/23/21	NJM	000SD	18 OF 22

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THENCE N.20'18'05"W., FOR 30.93 FEET;
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THENCE N.18°23'40"E., FOR 22.33 FEET;

THENCE N.05 15'03"W., FOR 15.93 FEET;

THENCE N.59'35'07"E., FOR 28.20 FEET;

THENCE N.59'55'45"E., FOR 26.37 FEET;

THENCE N.09'04'31"E., FOR 11.10 FEET;

THENCE N.01°03'46"E., FOR 19.03 FEET;

THENCE N.36*59'09"W., FOR 17.18 FEET;

THENCE N.04'38'40"E., FOR 14.58 FEET;

THENCE N.37º15'46"E., FOR 10.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 27,525 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

LINE TABLE							
LINE	BEARING	LENGTH					
L1391	S04°35'37"E	3.92'					
L1392	S20°42'50"E	2.16'.					
L1393	S29°01'30"E	3.62'					
L1394	S29°49'03"E	5.34'					
L1395	S38°03'29"E	5.25'					
L1396	S42°58'03"E	3.56					
L1397	S40*09'57"E	2.38'					
L1398	S37°45'18"E	3.53'					
L1399	S23°43'48"E	3.24'					
L1400	S12°32'07"E	4.14'					
L1401	S14°07'48"E	7.00'					
L1402	S15°53'32"E	5.75'					
L1403	S21°42'05"E	4.26'					
L1404	S20°05'51"E	5.24'					
L1405	S09°47'18"E	5.29'					
L1406	S08°27'41"E	5.50'					
L1407	S00°58'34"E	5.31'					
L1408	S00°33'33"W	4.63'					
L1409	S07°42'30"E	2.69'					
L1410	S15°56'50"E	5.24'					

	LINE TABLE	
LINE	BEARING	LENGTH
L1411	S28°47'00"E	2.99'
L1412	S24°36'02"E	5.83'
L1413	S06°45'25"E	1.84'
L1414	S10°02'58"E	3.60'
L1415	S08°28'24"E	2.81'
L1416	S13°04'02"E	3.80'
L1417	S07°18'12"E	4.57'
L1418	S01°31'22"E	10.16
L1419	S05°21'32"E	7.22'
L1420	S04°11'49"E	9.05'
L1421	N37°15'46"E	10.37'
L1422	N04°38'40"E	14.58'
L1423	N36°59'09"W	17.18'
L1424	N01°03'46"E	19.03'
L1425	N09°04'31"E	11.10'
L1426	N59°55'45"E	26.37
L1427	N59°35'07"E	28.20'
L1428	N05°15'03"W	15.93'
L1429	N18°23'40"E	22.33'
L1430	N20°18'05"W	30.93'

	LINE TABLE	
LINE	BEARING	LENGTH
L1431	N09°26'41"E	24.19
L1432	N42°01'50"W	27.95'
L1433	N23°28'25"W	19.12'
L1434	N33°28'34"E	19.02'
L1435	S82°08'01"E	22.37
L1436	S51*34'56"E	47.25
L1437	N06°24'12"E	31.29'
L1438	N29°40'52"W	23.42'
L1439	N08°39'56"W	25.09'
L1440	N54°19'40"W	24.91
L1441	N30°33'29"W	30.81
L1442	N33°29'47"W	21.59'
L1443	N20°19'43"W	38.19'
L1444	N76°11'13"W	18.25'
L1445	N56°40'49"W	31.72'
L1446	S00°41'11"E	5.52'
L1447	S00°36'59"W	13.39'
L1448	S05°19'38"W	14.78'
L1449	S03°30'17"W	7.07'
L1450	S24°47'01"W	7.21'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	19 OF 22

	LINE TABLE	-		
LINE	BEARING	LENGTH		
L1451	L1451 S32°39'23"W			
L1452	S53°08'44"W	5.40'		
L1453	S60°41'22"W	8.02'		
L1454	S60°24'11"W	7.29'		
L1455	S32°07'45"W	4.33'		
L1456	S20°39'07"W	5.31'		
L1457	S03°52'48"W	4.26'		
L1458	S09°42'52"E	5.55'		
L1459	S25°16'34"E	2.86'		
L1460	S33°19'42"E	3.01'		
L1461	S31°34'01"E	4.81'		
L1462	S22°23'08"E	5.29'		
L1463	S11°59'04"E	7.28'		
L1464	S10°52'36"E	13.75'		
L1465	S08°03'45"E	8.72'		
L1466	S09'02'02"E	7.80'		
L1467	S03°28'10"E	7.14'		
L1468	S02°37'54"W	9.02'		
L1469	S05'48'13"W	5.79'		
L1470	S09°54'24"W	2.88'		
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	LINE TABLE	
LINE	BEARING	LENGTH
L1471	S22°21'35"W	4.38'
L1472	S29°12'29"W	2.81
L1473	S50°51'42"W	2.49'
L1474	S65°14'21"W	3.86'
L1475	S46°12'45"W	3.05
L1476	S28°52'15"W	4.00'
L1477	S15°10'28"W	2.24
L1478	S16°44'19"E	1.41'
L1479	S63°26'27"E	1.31'
L1480	S60°33'34"E	3.20'
L1481	S55'54'13"E	1.68'
L1482	S34°40'01"E	1.50'
L1483	S01°44'51"W	5.89'
L1484	S11°19'01"W	7.34'
L1485	S20°28'16"W	3.60'
L1486	S30°22'28"W	2.14'
L1487	S11°34'12"W	3.81'
L1488	S08'08'18"E	1.91'
L1489	S29°28'11"E	2.38'
L1490	S38°22'45"E	4.55'

	LINE TABLE							
LINE	LINE BEARING							
L1491	S36'10'35"E	4.34'						
L1492	S20°42'11"E	4.33'						
L1493	S16°32'28"E	6.00'						
L1494	S15°10'13"E	4.98'						
L1495	S20°07'22"E	4.84'						
L1496	S26°43'43"E	5.01'						
L1497	S34°27'54"E	4.69'						
L1498	S37°32'19"E	3.91'						
L1499	S13°21'51"E	3.70'						
L1500	S04°09'27"E	4.96'						
L1501	S03°02'02"W	6.81'						
L1502	S03°48'35"W	7.43'						

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	20 OF 22

WETLAND AREA 7 (LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118621 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.00°22'38"W. ALONG THE WEST LINE OF SAID PARCEL, FOR 398.75 FEET;

THENCE DEPARTING SAID WEST LINE N.89*37'22"E., FOR 348.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.59°04'40"E., FOR 80.83 FEET;

THENCE S.55°33'37"E., FOR 87.75 FEET;

THENCE S.25'52'12"E., FOR 44.95 FEET;

THENCE S.53°27'31"E., FOR 38.91 FEET;

THENCE N.66*22'55"E., FOR 19.49 FEET;

THENCE S.58*49'29"E., FOR 43.70 FEET;

THENCE S.03°21'50"W., FOR 93.48 FEET;

THENCE S.48°34'37"W., FOR 56.60 FEET;

THENCE N.26°25'06"W., FOR 35.45 FEET;

THENCE S.22°04'10"W., FOR 40.93 FEET;

THENCE S.62°14'25"W., FOR 67.98 FEET;

THENCE N.67°47'20"W., FOR 63.96 FEET;

THENCE N.71°03'52"W., FOR 66.08 FEET;

THENCE N.27°07'30"W., FOR 75.12 FEET;

THENCE N.13°58'38"E., FOR 69.26 FEET;

THENCE N.22°05'50"E., FOR 81.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 57,272 SQUARE FEET OR 1.31 ACRES, MORE OR LESS.

AND WETLAND AREA 8 AS DESCRIBED ON PAGE 4.

	LINE TABLE	
LINE	BEARING	LENGTH
L1	N59°04'40"E	80.83
L2	S55°33'37"E	87.75
L3	S25°52'12"E	44.95
L4	S53°27'31"E	38.91'
L5	N66°22'55"E	19.49'
L6	S58°49'29"E	43.70'
L7	S03°21'50"W	93.48'
L8	S48°34'37"W	56.60'
L9	N26°25'06"W	35.45
L10	S22°04'10"W	40.93'
L11	S62°14'25"W	67.98'
L12	N67°47'20"W	63.96'
L13	N71°03'52"W	66.08'
L14	N27°07'30"W	75.12'
L15	N13°58'38"E	69.26
L16	N22°05'50"E	81.41'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	21 OF 22

'n

WETLAND AREA 8 (LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000119987 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF BAYSHORE ROAD (AKA S.R. 78) 100-FOOT-WIDE RIGHT OF WAY;

THENCE ALONG SAID RIGHT-OF-WAY N.89*53'09"W., FOR 406.41 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY N.00*06'51"E., FOR 176.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.68°48'56"W., FOR 20.83 FEET;

THENCE N.73°44'58"W., FOR 53.67 FEET;

THENCE N.39"44'57"W., FOR 34.86 FEET;

THENCE N.39°29'29"W., FOR 45.64 FEET;

THENCE N.11°23'45"W., FOR 30.92 FEET;

THENCE N.33'09'33"W., FOR 62.55 FEET;

THENCE N.21°57'29"E., FOR 70.56 FEET;

THENCE N.84°46'01"E., FOR 44.97 FEET;

THENCE S.82°12'59"E., FOR 54.81 FEET;

THENCE N.60°25'04"E., FOR 41.23 FEET;

THENCE N.47°52'28"E., FOR 53.27 FEET;

THENCE S.78°19'51"E., FOR 24.15 FEET;

THENCE N.00°29'37"W., FOR 17.30 FEET;

THENCE N.75°51'16"E., FOR 29.62 FEET;

THENCE S.53°04'18"E., FOR 21.57 FEET;

THENCE S.17°25'03"E., FOR 67.65 FEET;

THENCE S.06°34'50"E., FOR 40.59 FEET;

THENCE S.11°59'20"E., FOR 37.90 FEET;

THENCE S.50°32'39"W., FOR 17.64 FEET; THENCE S.46°13'00"W., FOR 26.31 FEET;

THENCE S.74°57'50"W., FOR 22.77 FEET;

THENCE S.42°08'13"W., FOR 22.61 FEET:

THENCE S.37°16'00"E., FOR 21.19 FEET;

THENCE S.23'08'57"W., FOR 27.58 FEET;

THENCE S.52°45'37"W., FOR 40.91 FEET;

THENCE S.52*12'22"W., FOR 50.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 56,318 SQUARE FEET OR 1.29 ACRES, MORE OR LESS.

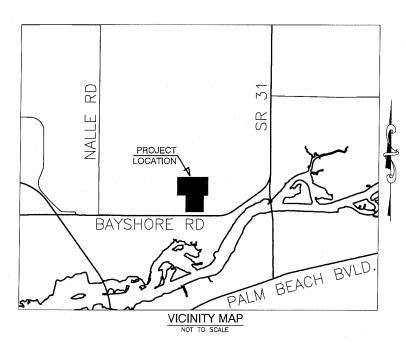
LINE TABLE									
LIN	E	BEARING	LENGTH						
L17	7	N68°48'56"W	20.83						
L18		N73°44'58"W	53.67						
L19		N39°44'57"W	34.86'						
L20		N39*29'29"W	45.64						
L2	1	N11°23'45"W	30.92'						
L22	2	N33°09'33"W	62.55						
L23	3	N21°57'29"E	70.56						
L24	Ļ	N84°46'01"E	44.97'						
L25	5	S82°12'59"E	54.81						
L26	5	N60°25'04"E	41.23						
L27	,	N47°52'28"E	53.27						
L28	3	S78°19'51"E	24.15'						
L29)	N00°29'37"W	17.30'						
L30		N75°51'16"E	29.62'						
L31		S53°04'18"E	21.57						
L32		S17°25'03"E	67.65'						
L33		S06°34'50"E	40.59'						
L34		S11°59'20"E	37.90'						
L35		S50°32'39"W	17.64						
L36		S46°13'00"W	26.31'						
L37		S74°57'50"W	22.77'						
L38		S42°08'13"W	22.61'						
L39	Ī	S37°16'00"E	21.19'						
L40		S23°08'57"W	27.58'						
L41		S52°45'37"W	40.91						
L42		S52°12'22"W	50.80'						

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	22 OF 22



DESCRIPTION (AS TAKEN FROM TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 23 AND THE CENTERLINE OF STATE ROAD 78 (BAYSHORE ROAD), (100 FOOT RIGHT OF WAY) AS PER F.D.O.T. RIGHT OF WAY MAP SECTION NO. 1252-051, DATED AUGUST 2, 1954; THENCE RUN N

.89'47'00" W. ALONG SAID CENTERLINE FOR 2048.84 FEET; THENCE RUN N. 03'41'53" E. FOR 50.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BAYSHORE ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N. 03'41'53" E. FOR 1285.91 FEET; THENCE RUN S. 89"24"48" E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 FOR 649.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN N. 00'24'29" E. FOR 1323.52 FEET TO THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN N. 8916'49" W. FOR 1319.53 FEET TO THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN S. 00'28'42" W. FOR 1326.58 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN S. 89'24'48" E. FOR 571.98 FEET; THENCE RUN S. 03'41'53" W. FOR 1286.57 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BAYSHORE ROAD; THENCE RUN S. 89'47'00" E. FOR 100.18 FEET TO THE POINT OF BEGINNING

DESCRIPTION (AS TAKEN FROM TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL A-3:

ALL OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 43

THE SOUTH 60 FEET OF THE EAST ONE-QUARTER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE- QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

- 1. THIS PLAT OF SURVEY WAS PREPARED AS AN ALTA / NSPS LAND TITLE SURVEY.
- THIS PLAT OF SURVEY REPRESENTS THE EXISTING CONDITIONS AS OF THE DATE OF LAST FIELDWORK: NOVEMBER 16, 2020.
- BEARINGS ARE BASED ON THE SOUTHERLY LINE OF PARCEL A-7, AS RECORDED IN INSTRUMENT NUMBER 2016000119987, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO BEAR N89'53'09"W.
- 4. DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMAL PARTS THEREOF. UNLESS A DIRECT COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT OR RECORD VALUES.
- 5. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONE "AE" BFE (10') AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) MAP NUMBER 12071/C024F EFFECTIVE DATE: AUGUST 28, 2008.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)
- 7. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
- 8. THIS SURVEY DOES NOT DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JUSTISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. THERE WERE NO OBSERVED WETLANDS.
- 9. THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS
- 10. THIS SURVEY REPRESENTS THE BOUNDARY AND THE LOCATED IMPROVEMENTS OR FEATURES, IF ANY, IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION AS DEPICTED HEREON.
- 11. SURVEYED PARCEL CONTAINS 4,777,207.724 SQUARE FEET (109.67 ACRES), MORE OR LESS
- 12. PARCEL INFORMATION AND OWNERS NAMES SHOWN HEREON WERE TAKEN FROM 2020 LEE COUNTY GEOGRAPHIC INFORMATION SYSTEM, AS DOWNLOADED ON THE DATE OF SURVEY.
- 13. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY(IES) IT WAS ORIGINALLY PREPARED FOR, AS DEPICTED HEREON, AND IS NOT TRANSFERBLE, ANY ADDITIONS OR DELETIONS TO THIS SURVEY AND OR THE ACCOMPANING SURVEYOR'S REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- 14. THE OWNERSHIP OF FENCES IS UNKNOWN, UNLESS OTHERWISE NOTED.
- 15. ONLY THOSE SURFACE AND AERIAL IMPROVEMENTS, AS DEPICTED HEREON, HAVE BEEN FIELD LOCATED. SUBSURFACE AND AERIAL IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED. BUILDING FOUNDATIONS BENEATH THE SURFACE WERE NOT LOCATED WILESS OTHERWISE NOTED.
- 16. THE LEGAL DESCRIPTION USED TO PERFORM THIS SURVEY WAS PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED.
- 17. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 18. THERE IS LEGAL AND PHYSICAL ACCESS TO THE SURVEYED PARCEL FROM THE BAYSHORE ROAD RIGHT-OF-WAY. AT THE SOUTHEAST CORNER OF PARCEL A-3 IS A 60 FOOT WIDE STRIP THAT LEADS TO LEGAL AND PHYSICAL ACCESS TO SABAL PAUL ORIVE, A PRIVATE ROAD WITHIN A 30' LEE COUNTY OWNED RIGHT OF WAY, WHICH IS CONNECTED TO A DEDICATED COUNTY MAINTAINED RIGHT OF WAY.
- 19. THERE WERE NO POTENTIAL OVERLAPS, CAPS, GORES, OR ENCROACHMENTS OBSERVED.
- 20. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED DURING THE COURSE OF THIS SLIPVEY
- 21. THERE WAS NO OBSERVED EVIDENCE OF LAND USE FOR SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE MEANDERING CREEK WAS CREATED BY TROPICAL STORM ACTIVITY WHICH SUBMERGED A PORTION OF THE SURVEYED LANDS. THE BOUNDARY OF THE CREEK WAS NOT ABLE TO BE DETERMINED DURING THE COURSE OF THE FIELD SURVEY EFFORTS.
- 23. SURVEY WAS MADE WITH THE REVIEW OF TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 1062-4998853, DATED: 10/08/2020 © 8:00AM
- 24. THE FOLLOWING ARE ITEMS AS LISTED IN SCHEDULE 8 SECTION !! IN THE NOTE ABOVE:

⚠ NOTES:

APPLICANT IS UNCERTAIN WHETHER ALL NOTED FACILITIES WILL REMAIN IN THEIR CURRENT LOCATION AT THE COMPLETION OF DEVELOPMENT. APPLICANT HAS ADDRESSED THIS COMMENT THROUGH AN ADDITIONAL EXCEPTION ADDREST OF THE REVISED TITLE OPINION SUBMITTED WITH THIS RESPONSE. ADDITIONAL TITLE CERTIFICATION CONTAINING EXCEPTION DATED AUGUST 4TH, 2021, AND PROVIDED BY PAYESE LAW FIRM.

- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRS APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)
- 2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE
- 4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS, OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 5. DELETED
- 6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY
- 8. TAXES AND ASSESSMENTS FOR THE YEAR 2020, AND ALL SUBSEQUENT YEARS, WHICH ARE NOT
- 9. OIL, GAS AND MINERAL RIGHTS CONTAINED IN DEED BOOK 234, PAGE 436, WITHOUT RIGHT OF ENTRY. (AS TO PART OF PARCEL A-1 AND ALL OF PARCELS A-5, A-6 AND A-7) (BLANKET IN NATURE. NOT DEPICTED ON SURVEY)
- 10. RIGHT-OF-WAY EASEMENT TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN BOOK 1356, PAGE 734. (AS TO PARCEL A-1) (DEPICTED ON SURVEY)
- 11. OIL GAS AND MINERAL RESERVATIONS IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1361, PAGE 2105 (AS TO PARCEL A-2). NO RELEASE OF THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN DISCOVERED. AS A RESULT, THE AFFIRMATIVE COVERAGE AGAINST DAMAGE TO IMPROVEMENTS AS A RESULT OF THE SUTURE EXERCISE OF THE RIGHT TO USE THE SURFACE OF THE LAND FOR EXTRACTION OF MINERALS CONTAINED IN THE ALTA 9.3-06 OR ALTA 9-06 ENDORSEMENT, AS TO AN OWNER'S POLICY, IF ANY, ATTACHED HERETO OF INCORPORATED HEREIN
- 12. RIGHT-OF-WAY EASEMENT TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN BOOK 1361, PAGE 1771. (AS TO PARCEL A-2) (DEPICTED ON SURVEY) THE TRANSMISSION LINES RUNNING NORTH-SOUTH ALONG THE EASTERN BOUNDARY LINE OF PARCEL A-2 ARE NOT COVERED
- 13. RIGHT-OF-WAY EASEMENT TO LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN BOOK 1074, PAGE 1468. (AS TO PARCEL A-5) (DEPICTED ON SURVEY)
- 14. RIGHTS OF PARTIES IN POSSESSION UNDER ANY UNRECORDED LEASES OR OTHER OCCUPANCY
 AGREEMENTS AND THE RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER LEASES OR OCCUPANCY AGREEMENTS. (NOT A SURVEY MATTER)
- 15. POTENTIAL EASEMENT RIGHTS RELATED TO THE ENCROACHMENT OF ELECTRIC FACILITIES ONTO THE PROPERTY OUTSIDE OF ANY KNOW EASEMENT.

DESCRIPTION (AS TAKEN FROM TITLE COMMITMENT)

PARCEL A-2: THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23. TOWNSHIP 43 SOUTH, RANGE 25 EAST, TOGETHER WITH THE SOUTH 25 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 43, SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SECTION 23 AND THE CENTERLINE OF STATE ROAD 78 (BAYSHORE ROAD) (100' RIGHT-OF-WAY) AS PER F.D.O.T, RIGHT-OF-WAY MAP SECTION NO. 1252-051, DATED 08/02/1954, THENCE N 89'47'00" W, ALONG THE CENTERLINE OF STATE ROAD 78 FOR A DISTANCE OF 991.94 FEET, THENCE N 00"23"22" E FOR A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 78; THENCE NORTH 00"22"20" E, FOR A DISTANCE OF 1277.18 FEET TO A POINT ON THE NORTH LINE OF SOUTHEAST QUARTER OF SECTION 23. ALSO BEING THE POINT OF BEGINNING; THENCE N 89'24'47" W, FOR A DISTANCE OF 330.35 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23; THENCE N 00"23"15" E, ALONG SAID WEST LINE FOR A DISTANCE OF 1349.10 FEET; THENCE S 89"18"16" E, FOR A DISTANCE OF 329.99 FEET; THENCE S 00"22"20" W, FOR A DISTANCE OF 1348.48 FEET TO THE POINT OF BEGINNING.

DESCRIPTION (AS TAKEN FROM TITLE COMMITMENT)

PARCEL A-4:

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 23 AND THE CENTERLINE OF STATE ROAD 78 (BAYSHORE ROAD), (100 FOOT RIGHT OF WAY) AS PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 1252-051, DATED AUGUST 2, 1954; THENCE

89'47'00" W. ALONG SAID CENTERLINE FOR 2149.02 FEET; THENCE RUN N. 03'41'53" E. FOR 50.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BAYSHORE ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N. 03'41'53" E. FOR 1286.57 FEET; THENCE RUN N. 89'24'48" W. ALONG THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 571.98 FEET TO THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN S. 00'28'42"W. ALONG THE WEST LINE OF SAID FRACTION OF A SECTION FOR 1287.90 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BAYSHORE

DESCRIPTION (AS TAKEN FROM TITLE COMMITMENT)

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY. FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION ${f 23}$ AND THE CENTERLINE OF STATE ROAD 78 (BAYSHORE ROAD), (100 FOOT RIGHT OF WAY) AS PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 1252.051, DATED AUGUST 2, 1954; THENCE RUN N.

89"47"00" W. ALONG SAID CENTERLINE FOR 1665.96 FEET; THENCE RUN N. 00'23'57" E. ALONG A LINE THAT LIES 343.00 WEST OF AND PARAILLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR 50.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BAYSHORE ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N. 00°23'57" E. FOR 1281.57 FEET; THENCE RUN N. 89'24'48" W. ALONG THE NORTH LINE OF 03"41"53"W. FOR 1285.91 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BAYSHORE ROAD; THENCE RUN S. 89'47'00" E. FOR 380.00 FEET TO THE POINT OF BEGINNING.

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEF COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 23 AND THE CENTERINE OF STATE ROAD 78 (BAYSHORE ROAD), (100 FOOD RIGHT OF WAY) AS PER FOLO.T. ROHT—OF—WAY MAP SECTION NO. 1232—031, DATED AUGUST 2, 1934; THENCE

BY4700" W. ALONG SAID CENTERLINE FOR 1322.95 FEET; THENCE RUN N. 00'23'55" E. ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BAYSHORE ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N. 00'23'57" E. FOR 1279.36 A FEET; THENCE RUN N. 882'448" W. ALONG THE NORTH LINE OF SAID FRACTION OF A SCENION FOR 434.00 FEET; THENCE RUN S. 00'2355" W. FOR 1281.57 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BAYSHORE ROAD; THENCE RUN S. 89'47'00" E. FOR 343.00 FEET TO THE FORM OF BEGINNING BOOK.

DED DED OFFICIAL WIRES OFFICIAL RECORDS OFFICIAL RECORDS

LEGEND

= SET 5/8" IRON PIN WITH CAP

= SET PK NAIL WITH DISK

= FOUND CONCRETE MONUMENT

C = FOUND IRON PIN WITH CAP ø = WOOD POWER POLE . €a = SEWER CLEANOUT = SANITARY MANHOLE # = BORING = DRAINAGE INLET = WATER BACK FLOW PREVENTOR = SIGN OR REFLECTOR = WATER METER

⇒ WATER VALVE = CONCRETE POWER POLE WELL ELECTRIC HAND HOLE = CONCRETE POWER POLE WITH LIK = GUY WIRF ANCHOR D = POWER HAND HOLE D = POWER METER 🕉 = WATER MAIN AIR RELEASE VALVE = LIGHT POLE ww = DOUBLE SIGN P = CABLE TELEVISION MARKER FPL TRANSFORMER

LEGAL DESCRIPTION:

AS TAKEN FROM TITLE CERTIFICATION DATED AUGUST 4, 2021.
PROVIDED BY PAVESE LAW FIRM. CERTIFIED TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS.

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 23 AND THE CENTERLINE OF STATE ROAD 78 (BAYSHORE ROAD), (100 FOOT RIGHT OF WAY) AS PER F.D.O.T. RIGHT OF WAY MAP SECTION NO. 1252-051, DATED AUGUST 2, 1954;

THENCE N.89'53'26"W., ALONG THE CENTERLINE OF SAID BAYSHORE ROAD FOR 1,322.96 FEET; THENCE N.00'17'31"E, FOR 50.0D FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID BAYSHORE ROAD AND BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000119987 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF THE HERBIN DESCRIBED PARCEL;

THENCE N.89'53'09"W., ALONG SAID NORTH RIGHT OF WAY FOR 1,322.90 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2015000118621 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIGY.

THENCE N.00'22'38'E., ALONG THE WEST LINE OF SAID PARCEL FOR 1,287.90 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N.89'30'52"W., FOR 795.55 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000118296 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THENCE N.00°28'46"E., FOR 60 FEET;

THENCE S.89'31'14"E., FOR 135.00 FEET;

THENCE N.00'25'09"E., ALONG THE WEST LINE OF SAID PARCEL FOR 1,267.84 FEET TO A POINT AT THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016000118297;

THENCE ALONG THE EAST LINE OF SAID PARCEL N.00'38'29"W., FOR 25.55 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE S.89'Z4'20'E., ALONG THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IT INSTRUMENT NUMBER 2018000117622 FOR 329.99 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID PARCEL:

THENCE 5.0016'16"W., ALONG THE EAST LINE OF SAID PARCEL FOR 1,348.48 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N.89'30'28"W., ALONG THE SOUTH LINE OF SAID PARCEL FOR 330.41 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE S.00'17'53"W., ALONG THE EAST LINE OF THE AFOREMENTIONED PARCEL RECORDED IN INSTRUMENT NUMBER 2016000119987 FOR 1,279.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HERRIN;

CONTAINING 4,777,207.724 SQUARE FEET OR 109.67 ACRES, MORE OR LESS

10511 BAYSHORE LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHIGH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 WHIGH MIS THE PROJECT OF ALTA MAPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADDITED BY ALTA AND MSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(0), 8, 11, 13, AND 16 OF TABLE A THEREOF. THE FIGURORY WAS COMPLETED ON 11/16/20.



NOAH J. MEDEIROS, PSI

DATE FIELD: CL 11/16/2 NJM MAW 10/05/21 DRAWN: ADDED TITLE CERTIFICATION LEGAL DESCRIPTION NJM 12/09/2 ADDED TITLE CERTIFICATION REVISIONS AND UPDATED NOTE PER CLIENT NJM MAW 8/23/21
DRAWN: CHECKED: DATE CHECKED: MAW 12/09/20 REV # REVISION



6610 Willow Park Drive, Suite 200 Naples, Florida 34109 Phone: (239) 597-0575 Fax: (239) 597-0578 LB No. 6952

12/09/20 HORIZ, SCALE: VERT, SCALE: TITLE:

LENNAR HOMES ALTA / NSPS LAND TITLE SURVEY

CROSS REFERENCE FB 563, PAGE 17

10611 BAYSHORE ROAD

NORTH FORT MYERS, FLORIDA SHEET NUMBER:

20000.70.00.00 1 of 4

