

RHODES & RHODES LAND SURVEYING, INC***98100 BONTA GRANDE DRIVE #107 NAPLES, FLORIDA 34135
PHONE (889) 405-8168 FAX (889) 405-8163***

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2019000189935, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 222.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°22'28" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°16'59" EAST, 222.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT "F2" OF SAID ESPLANADE LAKE CLUB PHASE 1; THENCE LEAVING SAID EASTERLY BOUNDARY LINE, NORTH 89°09'14" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 563.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF TRACT "F3" OF SAID ESPLANADE LAKE CLUB PHASE 1, SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING 4 COURSES; (COURSE 1) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 2) SOUTH 20°03'48" EAST, A 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 3) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 4) SOUTH 25°27'56" EAST, 198.92 FEET TO A POINT ON A NON-TANGENTIAL CURVE SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE WESTERLY, ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING 2 COURSES; (COURSE 1) WESTERLY, 150.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'36" AND BEING

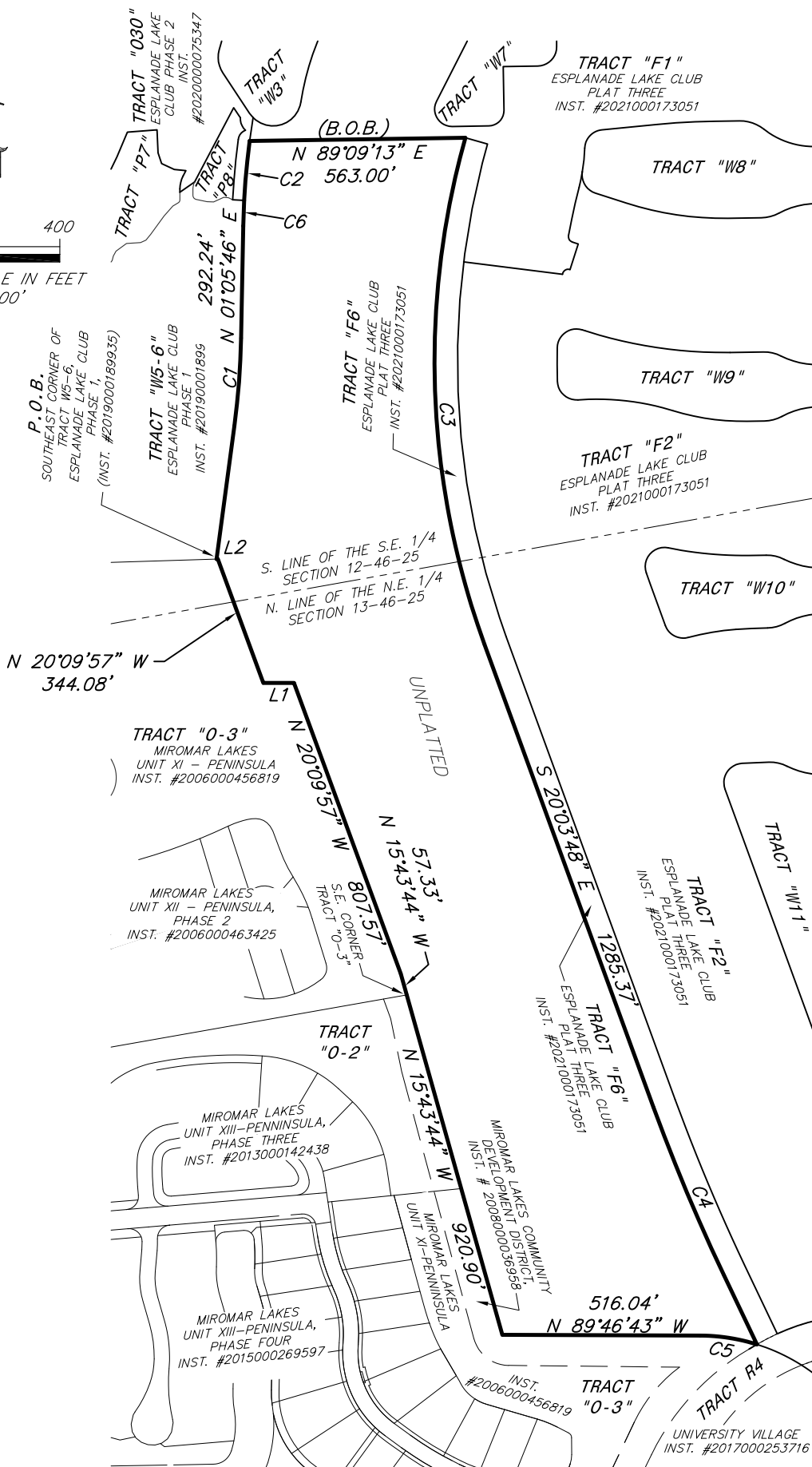
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***26100 BONTA GRANDE DRIVE #107 NAPLES, FLORIDA 34135
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SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'55" WEST, 149.77 FEET;
(COURSE 2) NORTH 89°46'43" WEST, 516.03 FEET TO A POINT ON THE
EASTERLY BOUNDARY LINE OF SAID MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT; THENCE NORTHERLY ALONG SAID EASTERLY
BOUNDARY LINE, NORTH 15°43'44" WEST, A DISTANCE OF 978.45 FEET;
THENCE NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; THENCE NORTH
89°48'06" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 20°09'57" WEST,
A DISTANCE OF 344.08 FEET; THENCE SOUTH 88°10'32" WEST, A DISTANCE OF
3.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,562 SQUARE FEET OR 40.004 ACRES, MORE OR LESS.

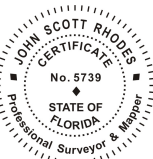
***REVIEWED
DCI2021-00042
Hunter Searson, GIS
Planner
Lee County Government
5/6/2022***



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
B.O.B. = BASIS OF BEARING
P.S.M. = PROFESSIONAL SURVEYOR
 & MAPPER
L.B.# = LICENSED BUSINESS NUMBER
L1 = LINE NUMBER
C1 = CURVE NUMBER
INST. = INSTRUMENT NUMBER
PGS. = PAGES
OR = OFFICIAL RECORD

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00'	N 89°48'06" W
L2	3.61'	S 88°10'32" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	2000.00	6°33'04"	228.68'	228.56'	N 04°22'18" E
C2	2000.00	4°27'30"	155.63'	155.59'	N 05°14'28" E
C3	2150.00	35°48'07"	1343.46'	1321.71'	S 02°09'45" E
C4	5050.00	5°24'07"	476.13'	475.96'	S 22°45'52" E
C5	500.00	17°13'33"	150.32'	149.76'	N 81°09'56" W
C6	2000.00	01°54'57"	66.88'	66.88'	N 02°03'14" E



BY: _____
JOHN SCOTT RHODES PSM #5739

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

NOT A SURVEY

BOUNDARY SKETCH



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

date: *OCTOBER 23, 2021*
scale: *1" = 400'*
cadd file: *2021-506 SKETCH.dwg*

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

PSM: JSR
drawn: RWC
checked: JSR
view: SKETCH
project#: 2021-500
sheet #: 1 of 1