

CPA 2021-00009



AVALON ENGINEERING, INC.
•Engineering•Planning•Design

LETTER OF TRANSMITTAL

TO: Brandon Dunn, Principal Planner
Lee County DCD Planning Section
1500 Monroe Street
Ft. Myers, Florida

PROJECT #: 20-118

PROJECT: CPA2021-00009 Burnt
Store Road Mixed Use
Development

RECEIVED
JUL 26 2022

FROM: Linda Miller, AICP
Vice President

DATE: July 26, 2022

WE ARE SENDING YOU THE FOLLOWING ITEMS:

- Attached Via e-Connect Under Separate Cover Via _____
- Plans/Prints Shop Drawings Specifications Contract Disc
- Permit Applications Other

DESCRIPTION OF SUBMITTAL ITEMS
Written Responses to 3 rd Review Insufficiency Comments
Exhibit M7a Wetland Area Sketch and Legal Description
Exhibit 7b Boundary Area Sketch and Legal Description

THIS DATA IS TRANSMITTED AS CHECKED BELOW:

- as requested for approval for signature for review & comment
- for your use/files/information for your distribution to be returned

REMARKS:

G:\2020\20-118\CPMA Application\RAI 3\CPA Resubmittal 3 Package Transmittal.doc



Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, Florida 33904
Phone: (239) 573-2077 Web: AvalonEng.com
#EB 0003128

CPA2021-00009 Burnt Store Mixed-Use Development
Responses to Staff's 3rd Review Comments
Vice President: Linda Miller, AICP
(239-573-2077 or linda@avaloneng.com)
July 26, 2022

APPLICATION MATERIALS COMMENTS

Reviewer: Tyler Griffin, Planner
Planning Section

Legal

1. Previous comments were not addressed by most recent submittal documents.
2. The sketch provided does not include the required state plane coordinates at the point(s) of beginning and opposing corners. Also, the western boundary of the overall property and the wetland run along the eastern right-of-way line of Burnt Store Road, but the directional calls are not the same.

Response: The legal and sketch of the boundary area (Exhibit 7b) and the wetland area (Exhibit M7a) have been revised and are provided with this resubmittal.

Miscellaneous

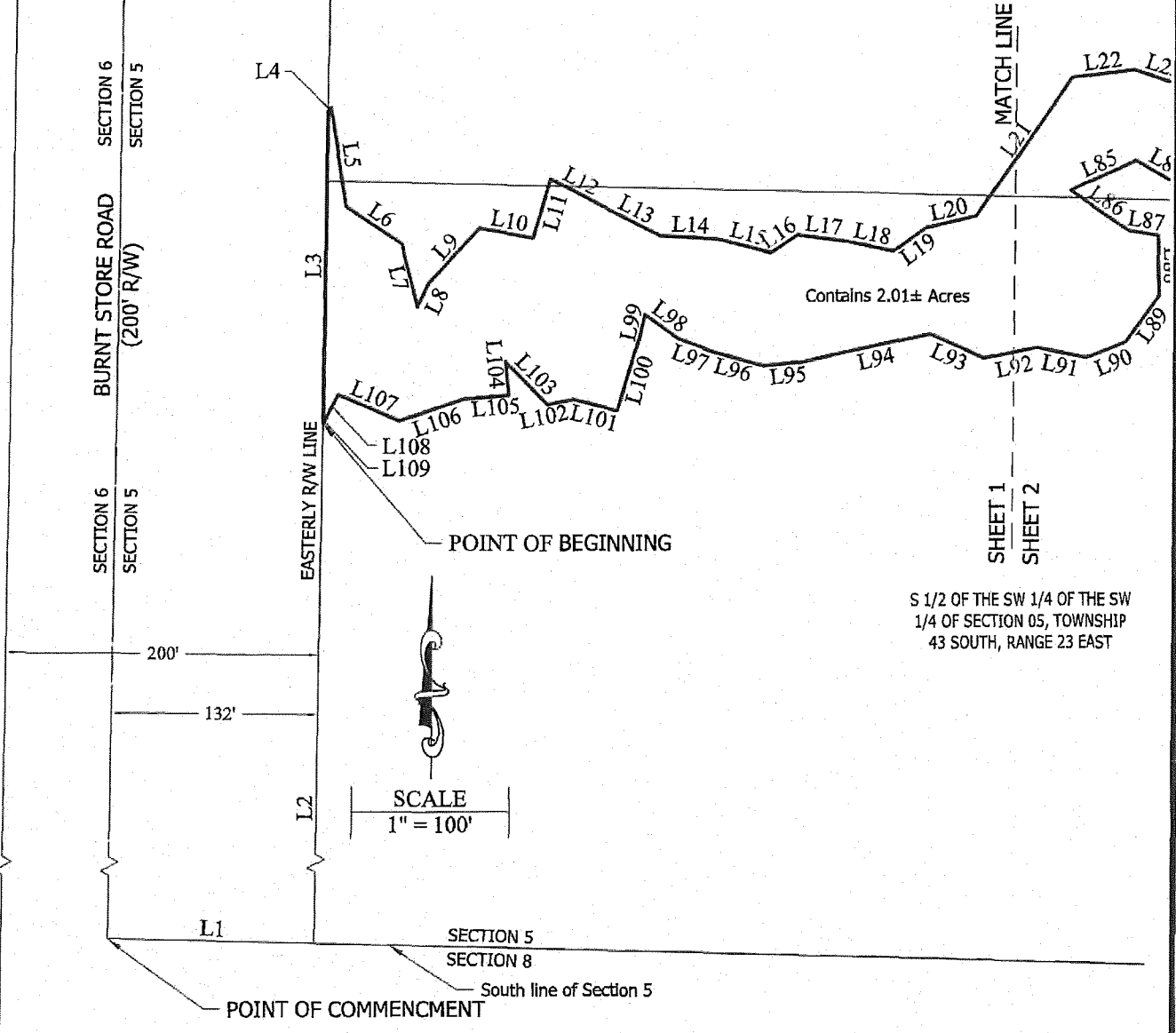
1. Will the applicant be submitting a concurrent rezoning request for the subject property?

Response: A rezoning request for the subject property is being submitted simultaneously with the CPA resubmittal.

Exhibit M7a

Sketch

N 1/2 OF THE SW 1/4 OF THE SW
1/4 OF SECTION 05, TOWNSHIP
43 SOUTH, RANGE 23 EAST



S 1/2 OF THE SW 1/4 OF THE SW
1/4 OF SECTION 05, TOWNSHIP
43 SOUTH, RANGE 23 EAST

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF BURNT STORE ROAD BEING N00°41'31"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEETS 2,3,4,5&6 OF 6.

LEGEND:

R/W = RIGHT-OF-WAY

Sheet 1 of 6

Sketch to Accompany Description

Burnt Store Road Parcels
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

THIS IS NOT A SURVEY



COLLABORATE. INNOVATE. CREATE.

324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 15, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by
Jeffrey Stouten
Date: 2022.02.10
10:05:29 -05'00'

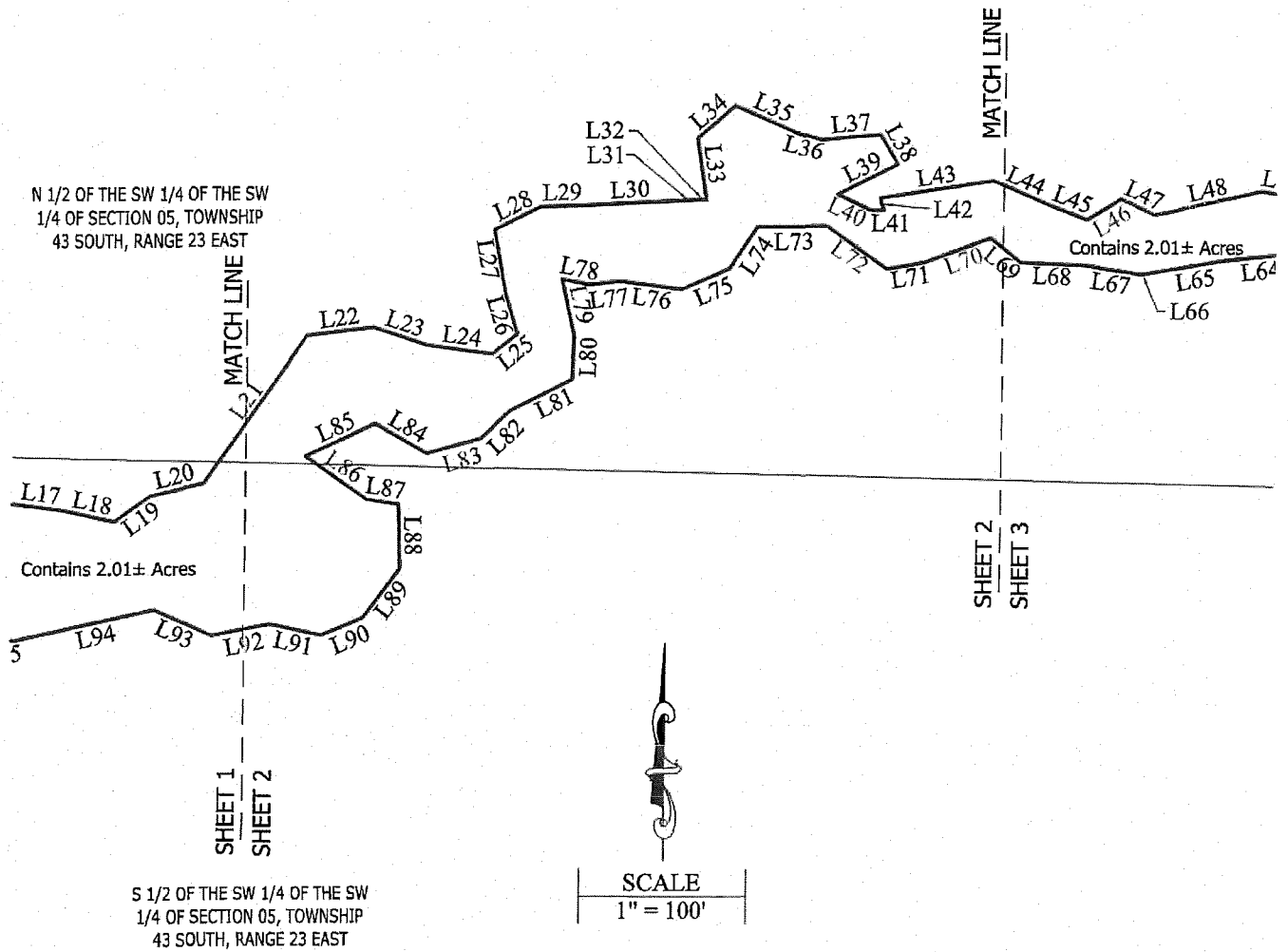
JEFFREY D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 6

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Sketch



Sketch to Accompany Description

Wetland Area

lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

SHEET 2 OF 6

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

THIS IS NOT A SURVEY



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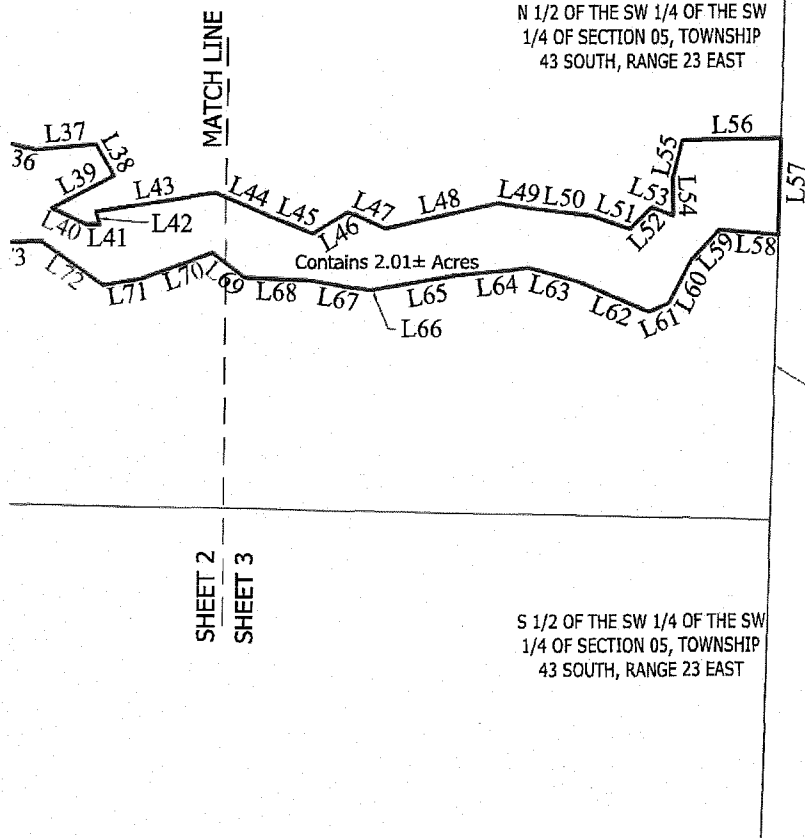
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Sketch




SCALE
1" = 100'



THE SE 1/4 OF THE SW 1/4
OF SECTION 05,
TOWNSHIP 43 SOUTH,
RANGE 23 EAST

East line of the SW 1/4 of the SW 1/4

Not Valid without Sheets 1,2,4,5&6 of 6

<p>Sketch to Accompany Description <i>Wetland Area</i> lying in Section 05, Township 43 South, Range 23 East, Lee County, Florida.</p> <p>SHEET 3 OF 6</p> <p>Prepared for: SVR Management, LLC</p> <p>SECTION 05, TOWNSHIP 43S, RANGE 23E</p>	<p>THIS IS NOT A SURVEY</p>  <p>ARDURRA COLLABORATE. INNOVATE. CREATE.</p> <p>324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610</p>	<p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 15, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p> <p><i>See Sheet 1 of 6 for Signature and Seal</i></p> <p>JEFFREY D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO 6584 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>
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Tables

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 88°38'46" E	132.00'	L37	N 84°39'48" E	35.07'	L73	S 89°30'34" W	41.12'
L2	N 00°41'31" E	489.83'	L38	S 30°21'55" E	20.65'	L74	S 33°18'09" W	29.13'
L3	N 00°41'31" E	198.19'	L39	S 62°29'14" W	40.11'	L75	S 66°14'51" W	30.66'
L4	N 41°51'49" E	3.13'	L40	S 65°26'26" E	21.88'	L76	N 82°44'40" W	37.50'
L5	S 08°32'27" E	63.59'	L41	S 90°00'00" E	7.51'	L77	S 83°19'42" W	18.73'
L6	S 56°04'01" E	43.65'	L42	N 15°03'25" W	7.53'	L78	N 78°38'44" W	16.64'
L7	S 14°18'19" E	40.89'	L43	N 81°08'45" E	68.36'	L79	S 12°30'04" E	34.63'
L8	N 25°39'58" E	17.34'	L44	S 66°50'01" E	35.13'	L80	S 02°53'36" W	25.97'
L9	N 41°55'54" E	46.41'	L45	S 69°06'10" E	25.50'	L81	S 63°00'47" W	41.79'
L10	S 79°45'34" E	34.82'	L46	N 59°21'07" E	23.52'	L82	S 47°33'34" W	23.40'
L11	N 16°31'24" E	39.05'	L47	S 65°58'03" E	23.22'	L83	S 74°18'19" W	33.56'
L12	S 62°41'33" E	34.88'	L48	N 77°12'29" E	65.59'	L84	N 60°30'39" W	35.59'
L13	S 62°41'33" E	44.06'	L49	S 80°10'39" E	19.21'	L85	S 65°01'22" W	45.74'
L14	S 87°27'56" E	36.58'	L50	S 83°37'41" E	32.83'	L86	S 55°22'33" E	44.80'
L15	S 74°59'33" E	35.13'	L51	S 70°44'16" E	23.16'	L87	S 81°14'55" E	19.15'
L16	N 56°05'36" E	20.84'	L52	N 45°06'38" E	17.51'	L88	S 01°26'20" E	38.54'
L17	S 82°23'48" E	30.29'	L53	S 69°07'24" E	13.27'	L89	S 36°36'44" W	36.67'
L18	S 77°56'32" E	31.36'	L54	N 01°49'15" W	20.37'	L90	S 67°26'08" W	26.51'
L19	N 53°50'56" E	25.87'	L55	N 14°03'42" E	22.86'	L91	N 78°11'10" W	32.00'
L20	N 76°27'28" E	32.56'	L56	N 88°39'45" E	55.84'	L92	S 78°30'48" W	34.63'
L21	N 34°45'54" E	107.06'	L57	S 01°19'28" W	54.57'	L93	N 65°45'44" W	37.21'
L22	N 82°40'20" E	39.81'	L58	N 85°20'06" W	33.48'	L94	S 77°36'15" W	82.86'
L23	S 71°44'22" E	33.67'	L59	S 42°57'28" W	23.11'	L95	S 84°14'03" W	25.25'
L24	S 82°41'57" E	40.13'	L60	S 27°43'35" W	27.53'	L96	N 74°43'27" W	33.15'
L25	N 51°37'56" E	18.73'	L61	S 66°16'33" W	12.31'	L97	N 69°52'48" W	24.32'
L26	N 16°38'34" W	25.04'	L62	N 67°01'57" W	42.88'	L98	N 54°14'16" W	26.13'
L27	N 10°21'20" W	38.06'	L63	N 74°47'21" W	29.42'	L99	S 13°18'32" W	14.19'
L28	N 63°52'50" E	30.53'	L64	S 84°14'00" W	39.69'	L100	S 16°55'04" W	49.39'
L29	N 88°18'53" E	24.48'	L65	S 80°21'27" W	47.66'	L101	N 75°27'34" W	28.99'
L30	N 87°07'03" E	57.50'	L66	S 84°14'00" W	3.61'	L102	S 78°40'44" W	16.64'
L31	N 86°49'59" E	13.07'	L67	N 80°29'53" W	33.08'	L103	N 44°24'35" W	38.17'
L32	S 90°00'00" E	3.92'	L68	N 87°50'23" W	38.86'	L104	S 05°06'16" E	21.53'
L33	N 07°59'58" W	37.44'	L69	N 51°40'45" W	22.87'	L105	S 84°53'44" W	28.50'
L34	N 48°37'49" E	29.14'	L70	S 70°06'09" W	42.69'	L106	S 71°18'33" W	43.06'
L35	S 66°25'55" E	40.94'	L71	S 80°42'46" W	22.48'	L107	N 66°51'36" W	42.58'
L36	S 74°47'02" E	13.86'	L72	N 54°56'21" W	43.05'	L108	S 27°44'19" W	16.84'
						L109	S 30°03'12" W	3.62'

THIS IS NOT A SURVEY

Description to Accompany Sketch
Wetland Area
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

Not Valid without Sheets 1,2,3,5&6 of 6

Sheet 4 of 6



324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
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I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **March 15, 2021** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

See Sheet 1 of 6 for Signature and Seal

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Prepared for: SVR Management, LLC


SECTION 05, TOWNSHIP 43S, RANGE 23E

Description

LEGAL DESCRIPTION:

A parcel or tract of land lying in the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 5, Township 43 South, Range 23 East, Lee County, Florida, being more particularly described as follows: Commencing at the Southwest corner of said Section 5, thence S88°38'46"E, along the South line of said Section 5, a distance of 132.00 feet to an intersection with the Easterly right-of-way line of Burnt Store Road; thence run N00°41'31"E, along said Easterly right-of-way line, a distance of 489.83 feet to the POINT OF BEGINNING. From said Point of Beginning, thence continue N00°41'31"E, along said Easterly right-of-way line a distance of 198.19 feet; thence run N41°51'49"E, departing said Easterly right-of-way line, a distance of 3.13 feet; thence run S08°32'27"E a distance of 63.59 feet; thence run S56°04'01"E a distance of 43.65 feet; thence run S14°18'19"E a distance of 40.89 feet; thence run N25°39'58"E a distance of 17.34 feet; thence run N41°55'54"E a distance of 46.41 feet; thence run S79°45'34"E a distance of 34.82 feet; thence run N16°31'24"E a distance of 39.05 feet; thence run S62°41'33"E a distance of 34.88 feet; thence run S62°41'33"E a distance of 44.06; thence run S87°27'56"E a distance of 36.58 feet; thence run S74°59'33"E a distance of 35.13 feet; thence run N56°05'36"E a distance of 20.84 feet; thence run S82°23'48"E a distance of 30.29 feet; thence run S77°56'32"E a distance of 31.36 feet; thence run N53°50'56"E a distance of 25.87 feet; thence run N76°27'28"E a distance of 32.56 feet; thence run N34°45'54"E a distance of 107.06 feet; thence run N82°40'20"E a distance of 39.81 feet; thence run S71°44'22"E a distance of 33.67 feet; thence run S82°41'57"E a distance of 40.13 feet; thence run N51°37'56"E a distance of 18.73 feet; thence run N16°38'34"W a distance of 25.04 feet; thence run N10°21'20"W a distance of 38.06 feet; thence run N63°52'50"E a distance of 30.53 feet; thence run N88°18'53"E a distance of 24.48 feet; thence run N87°07'03"E a distance of 57.50; thence run N86°49'59"E a distance of 13.07 feet; thence run S90°00'00"E a distance of 3.92 feet; thence run N07°59'58"W a distance of 37.44 feet; thence run N48°37'49"E a distance of 29.14 feet; thence run S66°25'55"E a distance of 40.94 feet; thence run S74°47'02"E a distance of 13.86 feet; thence run N84°39'48"E a distance of 35.07 feet; thence run S30°21'55"E a distance of 20.65 feet; thence run S62°29'14"W a distance of 40.11 feet; thence run S65°26'26"E a distance of 21.88 feet; thence run S90°00'00"E a distance of 7.51 feet; thence run N15°03'25"W a distance of 7.53 feet; thence run N81°08'45"E a distance of 68.36 feet; thence run S66°50'01"E a distance of 35.13 feet; thence run S69°06'10"E a distance of 25.50 feet; thence run N59°21'07"E a distance of 23.52 feet; thence run S65°58'03"E a distance of 23.22 feet; thence run N77°12'29"E a distance of 65.59 feet; thence run S80°10'39"E a distance of 19.21 feet; thence run S83°37'41"E a distance of 32.83 feet; thence run S70°44'16"E a distance of 23.16 feet; thence run N45°06'38"E a distance of 17.51 feet; thence run S69°07'24"E a distance of 13.27 feet; thence run N01°49'15"W a distance of 20.37 feet; thence run N14°03'42"E a distance of 22.86 feet; thence run N88°39'45"E a distance of 55.84 feet to an intersection with the East line of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Section 5; thence run S01°19'28"W, along said East line, a distance of 54.57 feet; thence run N85°20'06"W, departing said East line, a distance of 33.48 feet; thence run S42°57'28"W a distance of 23.11 feet; thence run S27°43'35"W a distance of 27.53 feet; thence run S66°16'33"W a distance of 12.31 feet; thence run N67°01'57"W a distance of 42.88 feet; thence run N74°47'21"W a distance of 29.42 feet; thence run S84°14'00"W a distance of 39.69 feet;

CONTINUED ON SHEET 6 OF 6

THIS IS NOT A SURVEY	Description to Accompany Sketch <i>Wetland Area</i> lying in Section 05, Township 43 South, Range 23 East, Lec County, Florida.	<i>Not Valid without Sheets 1,2,3,4&6 of 6</i>
<i>Sheet 5 of 6</i>	 ARDURRA 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610 COLLABORATE. INNOVATE. CREATE.	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 13, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. See Sheet 1 of 6 for Signature and Seal
Prepared for: SVR Management, LLC		JEFFREY D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6584 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SECTION 05, TOWNSHIP 43S, RANGE 23E		


Description

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 5 OF 6)

thence run S80°21'27"W a distance of 47.66 feet; thence run S84°14'00"W a distance of 3.61 feet; thence run N80°29'53"W a distance of 33.08 feet; thence run N87°50'23"W a distance of 38.86; thence run N51°40'45"W a distance of 22.87 feet; thence run S70°06'09"W a distance of 42.69 feet; thence run S80°42'46"W a distance of 22.48 feet; thence run N54°56'21"W a distance of 43.05 feet; thence run S89°30'34"W a distance of 41.12 feet; thence run S33°18'09"W a distance of 29.13 feet; thence run S66°14'51"W a distance of 30.66 feet; thence run N82°44'40"W a distance of 37.50 feet; thence run S83°19'42"W a distance of 18.73 feet; thence run N78°38'44"W a distance of 16.64 feet; thence run S12°30'04"E a distance of 34.63 feet; thence run S02°53'36"W a distance of 25.97 feet; thence run S63°00'47"W a distance of 41.79 feet; thence run S47°33'34"W a distance of 23.40 feet; thence run S74°18'19"W a distance of 33.56 feet; thence run N60°30'39"W a distance of 35.59 feet; thence run S65°01'22"W a distance of 45.74 feet; thence run S55°22'33"E a distance of 44.80 feet; thence run S81°14'55"E a distance of 19.15 feet; thence run S01°26'20"E a distance of 38.54 feet; thence run S36°36'44"W a distance of 36.67 feet; thence run S67°26'08"W a distance of 26.51 feet; thence run N78°11'10"W a distance of 32.00 feet; thence run S78°30'48"W a distance of 34.63 feet; thence run N65°45'44"W a distance of 37.21 feet; thence run S77°36'15"W a distance of 82.86 feet; thence run S84°14'03"W a distance of 25.25 feet; thence run N74°43'27"W a distance of 33.15 feet; thence run N69°52'48"W a distance of 24.32 feet; thence run N54°14'16"W a distance of 26.13 feet; thence run S13°18'32"W a distance of 14.19 feet; thence run S16°55'04"W a distance of 49.39 feet; thence run N75°27'34"W a distance of 28.99 feet; thence run S78°40'44"W a distance of 16.64 feet; thence run N44°24'35"W a distance of 38.17 feet; thence run S05°06'16"E a distance of 21.53 feet; thence run S84°53'44"W a distance of 28.50 feet; thence run S71°18'33"W a distance of 43.06 feet; thence run N66°51'36"W a distance of 42.58 feet; thence run S27°44'19"W a distance of 16.84 feet; thence run S30°03'12"W a distance of 3.62 feet to an intersection with said Easterly right-of-way line and the POINT OF BEGINNING.

Said parcel contains 2.01 acres (more or less)

Bearings are based on the Easterly right-of-way line of Burnt Store Road being N00°41'31"E.

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 Vice President

DATE: April XX, 2022

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1. Previous comments were not addressed by most recent submittal documents.
2. The sketch provided does not include the required state plane coordinates at the point(s) of beginning and opposing corners. Also, the western boundary of the overall property and the wetland run along the eastern right-of-way line of Burnt Store Road, but the directional calls are not the same.

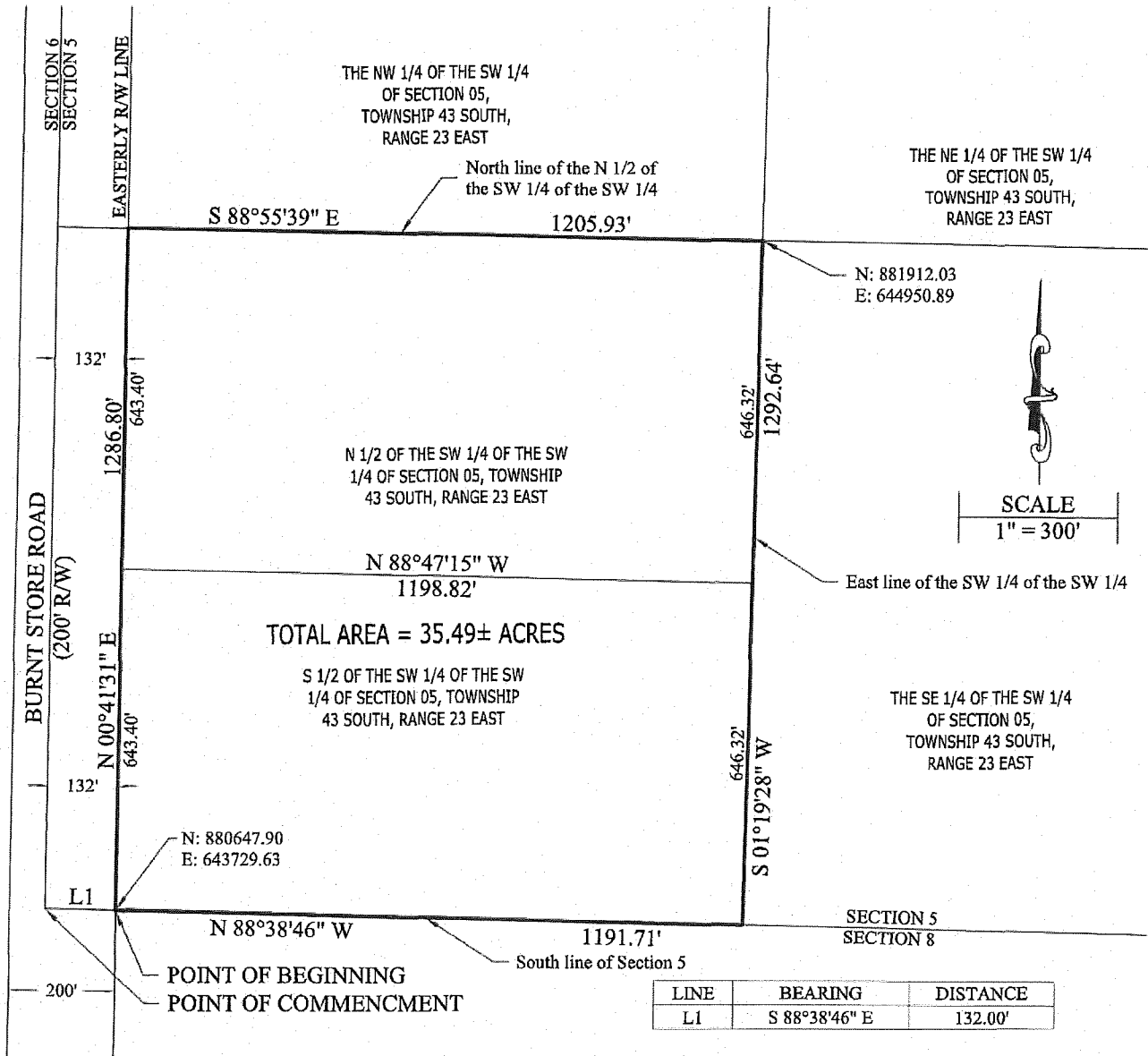
Response: The legal and sketch of the boundary area (Exhibit M7b) and the wetland area (Exhibit 7a) have been revised and are provided with this resubmittal.

Miscellaneous

1. Will the applicant be submitting a concurrent rezoning request for the subject property?

Response: A rezoning request for the subject property is being submitted simultaneously with the CPA resubmittal.

Sketch



SURVEY NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF BURNT STORE ROAD BEING N00°41'31"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2021, ARDURRA GROUP, INC. ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.
7. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 0902) (NAD 83/2011) AND DETERMINED USING THE FDOT PERMANENT REFERENCE STATION NETWORK (FPRN).

LEGEND:

R/W = RIGHT-OF-WAY

Sheet 1 of 2

Sketch to Accompany Description
Burnt Store Road Parcels
lying in Section 05, Township 43 South,
Range 23 East, Lee County, Florida.

THIS IS NOT A SURVEY



324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 15, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by
Jeffrey Stouten
Date: 2022.02.10
10:31:32 -05'00'

JEFFREY D. STOUTEN (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

Prepared for: SVR Management, LLC

SECTION 05, TOWNSHIP 43S, RANGE 23E

Description

LEGAL DESCRIPTION:

A parcel or tract of land lying in the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 5, Township 43 South, Range 23 East, Lee County, Florida, being more particularly described as follows:
 Commencing at the Southwest corner of said Section 5, thence S88°38'46"E, along the South line of said Section 5, a distance of 132.00 feet to an intersection with the Easterly right-of-way line of Burnt Store Road and the POINT OF BEGINNING. From said Point of Beginning, thence run N00°41'31"E, along said Easterly right-of-way line, a distance of 1,286.80 feet to an intersection with the north line of the North one half (N 1/2) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said Section 5; thence run S88°55'39"E, along the North line of said North one half (N 1/2), a distance of 1,205.93 feet to an intersection with the East line of said Southwest quarter (SW 1/4) of the Southwest quarter; thence run S01°19'28"W, along said East line, a distance of 1,292.64 feet to an intersection with the South line of said Section 5; thence run N88°38'46"W, along said South line, a distance of 1,191.71 feet to an intersection with said Easterly right-of-way line and the POINT OF BEGINNING.

Said parcel contains 35.49 acres (more or less)

Bearings are based on the Easterly right-of-way line of Burnt Store Road being N00°41'31"E.

THIS IS NOT A SURVEY	<p>Description to Accompany Sketch</p> <p><i>Burnt Store Road Parcels</i></p> <p>lying in Section 05, Township 43 South, Range 23 East, Lee County, Florida.</p>	<i>Not Valid without Sheet 1 of 2</i>
<i>Sheet 2 of 2</i>	 <p>324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Arduro.com License #LB-2610</p> <p>COLLABORATE. INNOVATE. CREATE.</p>	<p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 15, 2021 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p> <p style="text-align: center;"><i>See Sheet 1 of 2 for Signature and Seal</i></p>
Prepared for: SVR Management, LLC		<p>JEFFREY D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.64584 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>
SECTION 05, TOWNSHIP 43S, RANGE 23E		