

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	16.53'	148°49'21"	42.95'	59.27'	31.85'	S.00°36'16"E.
2	25.00'	39°14'35"	17.12'	8.91'	16.79'	N19°01'01"E.

LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (1) CURVE NUMBER
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SEE 'EXHIBIT A' SHEET 2 OF 2
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH

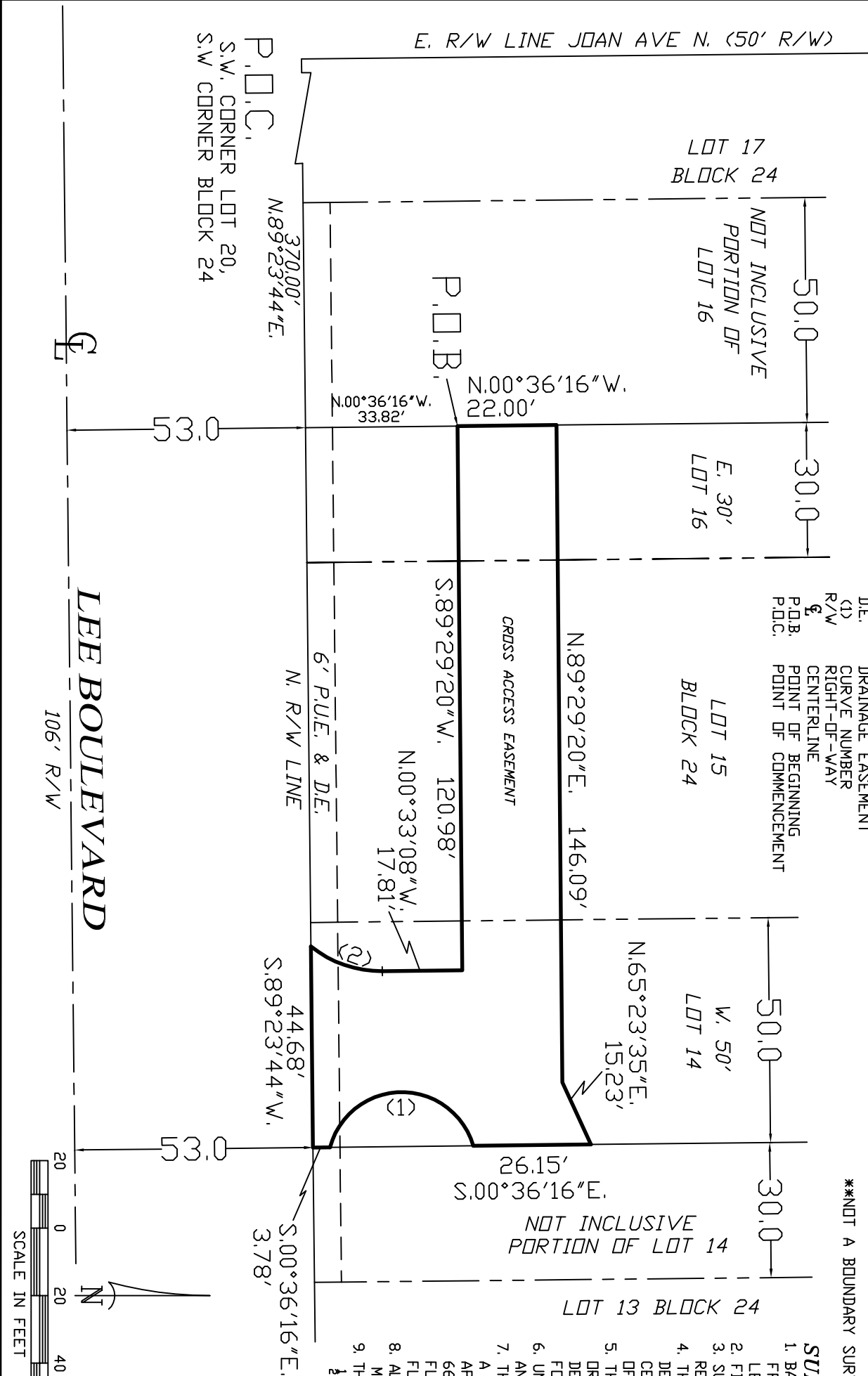
NOT A BOUNDARY SURVEY

SKETCH TO ACCOMPANY DESCRIPTION, CROSS ACCESS EASEMENT LYING IN A PORTION OF:

LOT 15, THE EAST 30 FEET OF LOT 16, THE WEST 50 FEET OF LOT 14,
BLOCK 24, PLAT OF PART OF UNITS 3 & 6, ALL OF UNITS 4 AND 5, SECTION 25,
TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, LEE
COUNTY, FLORIDA

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD, AS BEING N89°23'44"E.
2. FIELD NOTES IN LEHIGH ACRES UNIT 3 FILE.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; SJ-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2 x 14", 40 SCALE DRAWING.



LA-U3-24-6

HARRIS-JORGENSEN, LLC.
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CAPE CORAL, FL. 33904
239-257-2624

"EXHIBIT A"

DESCRIPTION TO ACCOMPANY SKETCH; CROSS ACCESS EASEMENT LYING IN A PORTION OF:

LOT 15, THE EAST 30 FEET OF LOT 16, THE WEST 50 FEET OF LOT 14, BLOCK 24, PLAT OF PART OF UNITS 3 & 6, ALL OF UNITS 4 AND 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, LEE COUNTY, FLORIDA

****NOT A BOUNDARY SURVEY****

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF BLOCK 24, PLAT OF PART OF UNITS 3 AND 6 ALL OF 4 AND 5, SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEHIGH ACRES, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT A POINT ALONG THE EAST RIGHT OF WAY OF JOAN AVENUE NORTH (50 FEET WIDE) AND THE SOUTHWEST CORNER OF LOT 20 OF THE AFORESAID BLOCK 24; THENCE RUN N.89°23'44"E. ALONG THE NORTH RIGHT OF WAY LINE OF LEE BOULEVARD (106 FEET WIDE) FOR 370.00 FEET; THENCE RUN N.00°36'16"W. FOR 33.82 FEET TO THE POINT OF BEGINNING; THENCE RUN N.00°36'16"W. FOR 22.00 FEET; THENCE RUN N.89°29'20"E. FOR 146.09 FEET; THENCE RUN N.65°23'35"E. FOR 15.23 FEET; THENCE RUN S.00°36'16"E. TO A POINT OF CUSP OF CURVATURE FOR 26.15 FEET; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE EAST FOR 42.95 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 16.53 FEET, A CENTRAL DELTA ANGLE OF 148°49'21", A CHORD THAT BEARS S.00°36'16"E., AND A CHORD DISTANCE OF 31.85 FEET; THENCE RUN S.00°36'16"E. TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF THE AFORESAID LEE BOULEVARD (106 FEET WIDE) FOR 3.78 FEET; THENCE RUN S.89°23'44"W. ALONG SAID NORTH RIGHT OF WAY LINE OF LEE BOULEVARD (106 FEET WIDE) TO A POINT OF CUSP OF CURVATURE FOR 44.68 FEET; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE WEST FOR 17.12 FEET, SAID CURE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL DELTA ANGLE OF 39°14'35", A CHORD THAT BEARS N.19°01'01"E., AND A CHORD DISTANCE OF 16.79 FEET; THENCE RUN N.00°33'08"W. FOR 17.81 FEET; THENCE RUN S.89°29'20"W. FOR 120.98 FEET, TO THE POINT OF BEGINNING.
CONTAINING: 4,618.32 SQUARE FEET, MORE OR LESS.

Phillip M
Mould, P.S.M.
6515 State of
Florida

Digitally signed by
Phillip M Mould,
P.S.M. 6515 State
of Florida
Date: 2022.04.05
13:43:02 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
04/05/2022

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