

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description: (PER TITLE CERTIFICATE, PREPARED BY PAVESE LAW FIRM, EFFECTIVE DATE: 10/5/21, PROVIDED BY THE CLIENT)

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH ALL OF TRACT A-BLOCK 96-UNIT 12 AND ALL OF TRACT A-BLOCK 97-UNIT 12, LEHIGH ACRES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELVA AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET WEST (BOTH BEING A 50' WIDE RIGHT-OF-WAY PER LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 1-101 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA), AND RUN NORTH 00°44'54" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 851.92 FEET TO THE NORTHWEST CORNER OF TRACT A-BLOCK 96-UNIT 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 43°15'51" EAST, A DISTANCE OF 53.39 FEET; THENCE NORTH 20°38'06" EAST ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 42.47 FEET TO THE SOUTHWESTERLY CORNER OF INSTRUMENT NUMBER 2009000229595, PER THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 69°21'54" EAST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT, A DISTANCE OF 217.70 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 20°38'06" EAST ALONG THE EASTERLY LINE OF AFORESAID INSTRUMENT, A DISTANCE OF 184.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LEE BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) AND A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,355.70 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 54°49'32" EAST, 149.02 FEET; THENCE DEPARTING AFORESAID INSTRUMENT RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 06°18'04", AN ARC LENGTH OF 149.10 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 51°40'30" EAST, 36.73 FEET; SOUTH 39°16'04" EAST, 54.69 FEET; SOUTH 51°40'30" EAST, 311.13 FEET; SOUTH 38°19'30" WEST, 33.71 FEET; SOUTH 51°40'30" EAST, 31.86 FEET; NORTH 38°19'30" EAST, 45.46 FEET; SOUTH 51°40'30" EAST, 50.00 FEET; SOUTH 38°19'30" WEST, 53.96 FEET; SOUTH 51°40'30" EAST, 2.19 FEET; NORTH 38°19'30" EAST, 3.49 FEET; NORTH 83°36'46" EAST, 71.74 FEET; SOUTH 51°40'30" EAST, 152.96 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3576, PAGE 2200, LEE COUNTY, FLORIDA; THENCE DEPARTING AFORESAID RIGHT-OF-WAY LINE RUN SOUTH 02°14'25" EAST ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 332.07 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF INSTRUMENT NUMBER 2016000126786, PER THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 51°40'30" EAST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT, A DISTANCE OF 214.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FIRST STREET WEST (AFORESAID 50' WIDE RIGHT-OF-WAY) AND A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 182.72 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69°40'20" WEST, A DISTANCE OF 125.45 FEET; THENCE SOUTHWESTERLY ALONG THE SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°09'15", AN ARC LENGTH OF 128.05 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIRST STREET WEST, SOUTH 89°44'57" WEST, A DISTANCE OF 1035.20 FEET TO THE POINT OF BEGINNING.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R26E - RANGE 26 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	INST# - INSTRUMENT NUMBER	PCP - CURVATURE	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	REV - REVISION
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY EASEMENT	IR&C - IRON REBAR & CAP	PG - PAGE	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	L - LICENSED BUSINESS NUMBER	PGS - PAGES	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	LB# - NAIL AND DISK	PI - POINT OF INTERSECTION	SEC 25 - SECTION 25
CB - CHORD BEARING	ESMT - EASEMENT	NR - NON-RADIAL	POB - POINT OF BEGINNING	SQ - SQUARE
CCR # - CERTIFIED CORNER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NT - NON-TANGENT	POL - POINT OF COMMENCEMENT	SQ FT - SQUARE FEET
C/L - CENTERLINE	FF - FINISH FLOOR	OR - OFFICIAL RECORDS	POL - POINT ON LINE	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FND - FOUND	ORB - OFFICIAL RECORDS BOOK	PRC - POINT OF REVERSE CURVATURE	T44S - TOWNSHIP 44 SOUTH
CONC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	(P) - PLAT	PRM - PERMANENT REFERENCE MONUMENT	(TYP) - TYPICAL
COR - CORNER	(G) - GRID (STATE PLANE)	PB - PLAT BOOK	PT - POINT OF TANGENCY	UE - UTILITY EASEMENT
		FS - FLORIDA STATUTE		W/ - WITH

Surveyor's Notes:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, FIXING THE NORTH RIGHT-OF-WAY OF FIRST STREET W, AS BEING S 89°44'57" W.
- THE "LEGAL DESCRIPTION" HEREON PER TITLE CERTIFICATE, PLAT NUMBER: TBD, DEVELOPMENT ORDER NO: TBD, PREPARED BY PAVESE LAW FIRM, EFFECTIVE DATE: OCTOBER 5, 2021.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR.

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL J. KATREK, PSM, 6233 ON 2/18/22 PER 5J-17.062(2)

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on October 29, 2021. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.



Digitally signed by Paul J. Katrek
DN: cn=US, o=CPI INC., ou=A01410C000016F1AA900
9A000015E3, cn=Paul J. Katrek
Date: 2022.02.18 11:09:24 -05'00'

For the Firm By: _____

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS			
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS		
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL		
Landscp. = LANDSCAPE	N/A = NOT APPLICABLE	Lic. = LICENSED	
No. = NUMBER	P.O. = POST OFFICE	© = COPYRIGHT	

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: JTF

Date: 10/29/21

Job No. P7361

Scale: N/A

File: P7361 SOD.DWG



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BELLE CENTRE

2523 LEE BOULEVARD
LYING IN

SECTION 25-TOWNSHIP 44 SOUTH-RANGE 26 EAST
(LEHIGH ACRES) LEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

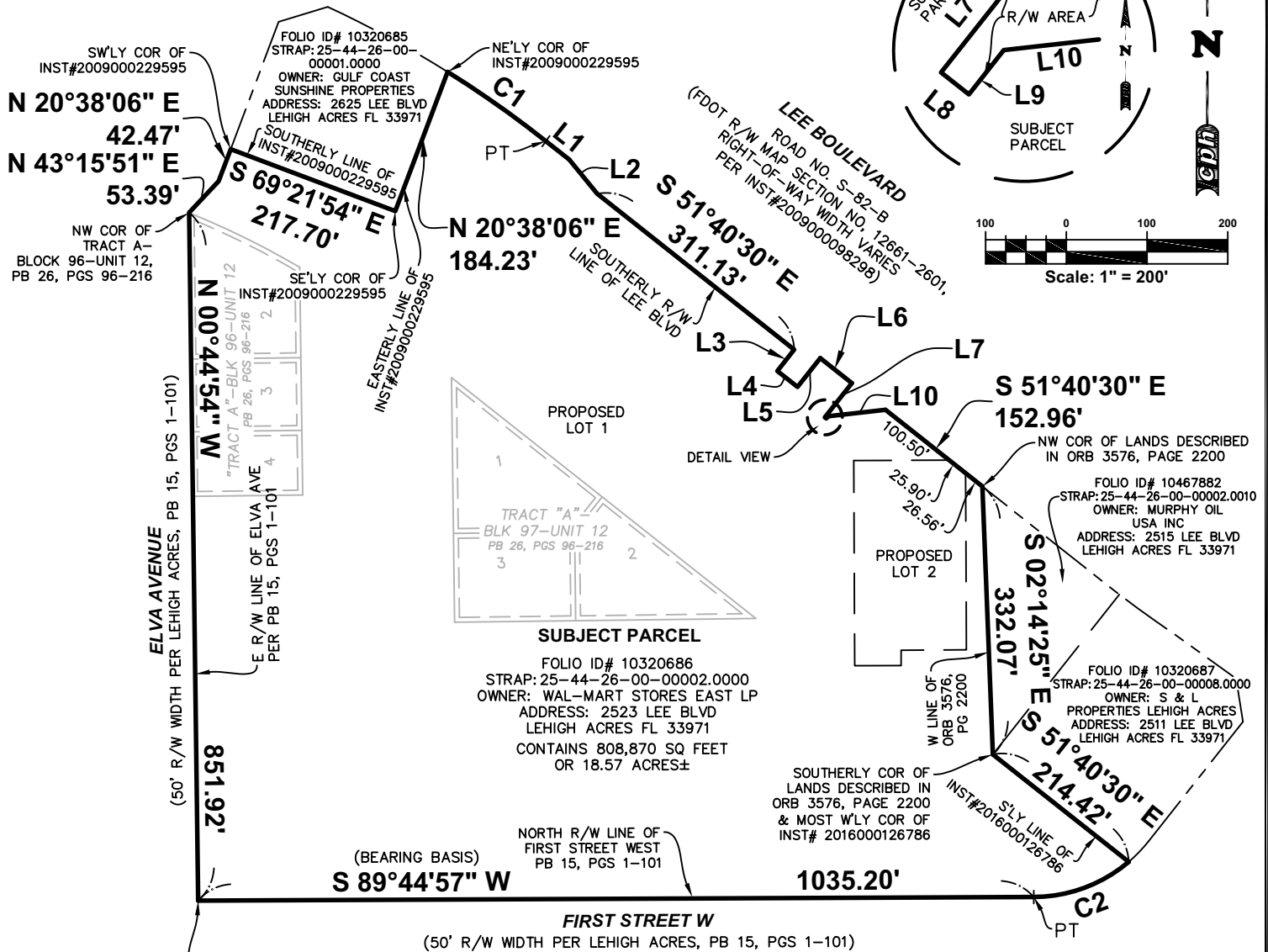
Sketch and Description:

THIS IS NOT A SURVEY

REVIEWED
ADD2022-00002
Hunter Searson, GIS
Planner
Lee County Government
5/9/2022

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 51°40'30" E	36.73'
L2	S 39°16'04" E	54.69'
L3	S 38°19'30" W	33.71'
L4	S 51°40'30" E	31.86'
L5	N 38°19'30" E	45.46'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S 51°40'30" E	50.00'
L7	S 38°19'30" W	53.96'
L8	S 51°40'30" E	2.19'
L9	N 38°19'30" E	3.49'
L10	N 83°36'46" E	71.74'



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	06°18'04"	149.10'	1,355.70'	149.02'	S 54°49'32" E
C2	40°09'15"	128.05'	182.72'	125.45'	S 69°40'20" W

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 SHEETS 1 AND 2 OF 2.

Date: 10/29/21 Job No. P7361
 Drawn by: JTF Scale: 1"=200' File: P7361 SOD.DWG

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A Full Service A & E Firm

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 Sanford, FL 32771
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BELLE CENTRE
 2523 LEE BOULEVARD
 LYING IN
 SECTION 25-TOWNSHIP 44 SOUTH-RANGE 26 EAST
 (LEHIGH ACRES) LEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet
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