

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: c=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

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