

SURVEY PLAT

OF A PARCEL LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

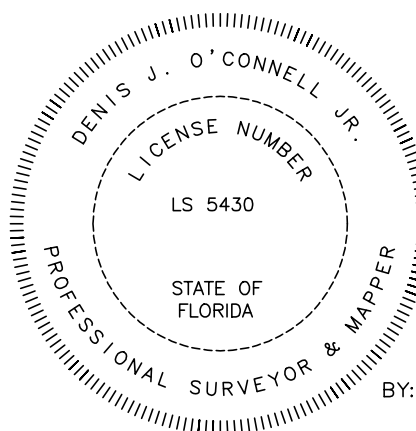
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING THE SAME AS THE COMBINED PARCELS DESCRIBED AS EXHIBIT "A" OF INSTRUMENT #2007000313824, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

COMMENCE AT THE NORTHEAST CORNER OF BAYSHORE PINES ALSO BEING THE NORTHEAST CORNER OF LOT 16, BLOCK A, AS RECORDED AT PLAT BOOK 16, PAGE 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.33°40'52"E., FOR A DISTANCE OF 4.77 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DECRIBED; THENCE N.56°25'32"E., ALONG THE SOUTH LINE OF BLOCK 8, CARRIAGE VILLAGE UNIT 2, AN UNRECORDED SUBDIVISION AS SHOWN ON OFFICIAL RECORDS BOOK 665, PAGE 644 OF SAID PUBLIC RECORDS, FOR A DISTANCE OF 565.96 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 7, CARRIAGE VILLAGE UNIT I, AN UNRECORDED SUBDIVISION AS SHOWN ON OFFICIAL RECORDS BOOK 580, PAGE 205 OF SAID PUBLIC RECORDS; THENCE S.33°34'28"E., ALONG THE WEST LINE OF SAID BLOCK 7, FOR A DISTANCE OF 600.00 FEET; THENCE N.56°25'32"E., ALONG THE SOUTH LINE OF SAID BLOCK 7, FOR A DISTANCE OF 600.00 FEET; THENCE S.33°34'28"E. FOR A DISTANCE OF 49.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BAYSHORE ROAD, A 180 FOOT RIGHT OF WAY, AS SHOWN ON A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD No. 78, SECTION 12060-2521, LATEST REVISION 9/27/85; THENCE S 55°56'40" W, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 642.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5639.58 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'48", A CHORD BEARING OF S.58°38'12"W., A CHORD LENGTH OF 522.80 FEET AND AN ARC LENGTH OF 522.98 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF BAYSHORE PINES; THENCE N.33°40'52"W., ALONG THE EAST LINE OF SAID PLAT, FOR A DISTANCE OF 634.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 397,837 SQUARE FEET, OR 9.133 ACRES, MORE OR LESS

REVIEWED
DCI2022-00048
Hunter Searson, GIS
Planner
Lee County Government
9/20/2022



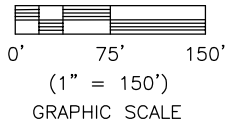
Denis O'Connell
Digitally signed by Denis O'Connell
Date: 2022.08.29 12:14:07 -04'00'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF BAYSHORE PINES SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N 33°40'52" W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY.

* THIS IS NOT A SURVEY *

TITLE: LEGAL DESCRIPTION				
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS - PLANNERS LB# 7071		
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com				
FILE NAME: 15286SK.DWG	FIELD BOOK/PAGE: 716/26,29,31	PROJECT NO.: 15286	SHEET: 1 OF 2	
EXHIBIT DATE: 8/26/2022	DRAWN BY: BUD	SCALE: 1" = 150'	CHECKED BY: DJO	FILE NO. (S-T-R) 36-43-24



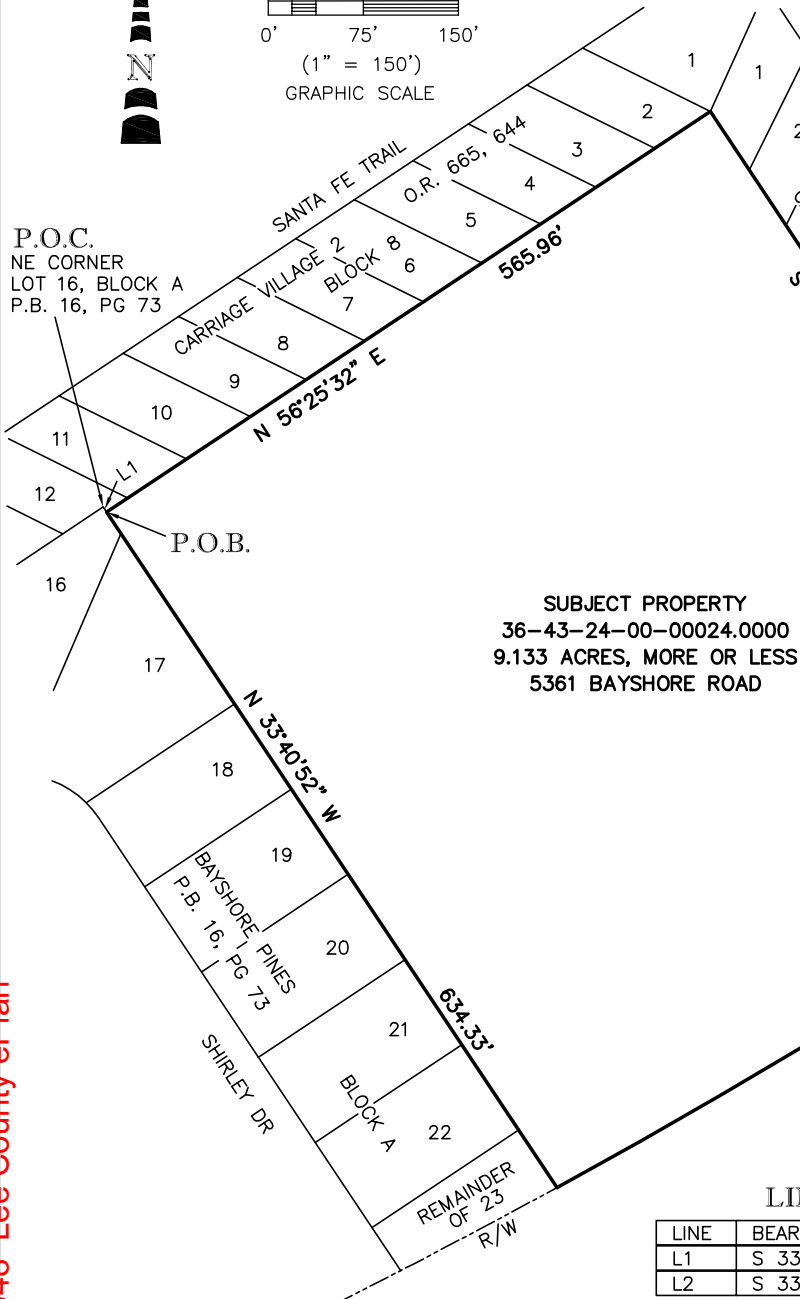
SURVEY PLAT

OF A PARCEL LYING IN SECTION 36,
TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG = PAGE
R/W = RIGHT-OF-WAY

P.O.C.
NE CORNER
LOT 16, BLOCK A
P.B. 16, PG 73



SUBJECT PROPERTY
36-43-24-00-00024.0000
9.133 ACRES, MORE OR LESS
5361 BAYSHORE ROAD

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LINE TABLE

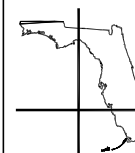
LINE	BEARING	DISTANCE
L1	S 33°40'52" E	4.77'
L2	S 33°34'28" E	49.11'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5639.58'	522.98'	522.80'	S 58°38'12" W	5°18'48"

TITLE:

SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS

LB# 7071

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