

DESCRIPTION

DANIELS PARKWAY SOUTH

Exhibit A

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N 01°13'41" W, A DISTANCE OF 133.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE NORTH LINE OF AN 80-FOOT WIDE FLORIDA POWER AND LIGHT (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 743, UPON PAGE 661 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AND THE **POINT OF BEGINNING**; THENCE N 37°56'50" W, A DISTANCE OF 8,288.06 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 52°01'00" E, A DISTANCE OF 575.98 FEET; THENCE S 82°48'59" W, A DISTANCE OF 19.34 FEET; THENCE N 71°09'45" W, A DISTANCE OF 57.71 FEET; THENCE N 63°37'28" W, A DISTANCE OF 49.30 FEET; THENCE N 48°54'15" W, A DISTANCE OF 126.29 FEET; THENCE N 60°33'49" W, A DISTANCE OF 24.67 FEET; THENCE N 83°44'43" W, A DISTANCE OF 98.46 FEET; THENCE N 70°22'20" W, A DISTANCE OF 100.60 FEET; THENCE N 48°18'33" W, A DISTANCE OF 42.53 FEET; THENCE N 24°42'28" W, A DISTANCE OF 135.25 FEET; THENCE S 48°57'02" W, A DISTANCE OF 54.02 FEET; THENCE S 63°26'05" W, A DISTANCE OF 68.07 FEET; THENCE S 84°15'26" W, A DISTANCE OF 45.45 FEET; THENCE N 79°07'02" W, A DISTANCE OF 34.18 FEET; THENCE N 66°31'59" W, A DISTANCE OF 154.47 FEET; THENCE N 72°54'16" W, A DISTANCE OF 34.99 FEET; THENCE N 45°25'11" W, A DISTANCE OF 82.93 FEET; THENCE N 32°23'59" W, A DISTANCE OF 103.81 FEET; THENCE N 82°46'27" W, A DISTANCE OF 15.23 FEET; THENCE S 19°01'18" W, A DISTANCE OF 40.48 FEET; THENCE N 81°11'32" W, A DISTANCE OF 69.90 FEET; THENCE N 32°13'26" W, A DISTANCE OF 50.84 FEET; THENCE S 49°10'02" W, A DISTANCE OF 7.87 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 449.47 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 29°19'28" E, A DISTANCE OF 20.34 FEET; THENCE N 47°11'44" E, A DISTANCE OF 65.51 FEET; THENCE N 84°08'32" E, A DISTANCE OF 71.02 FEET; THENCE N 38°34'37" E, A DISTANCE OF 29.66 FEET; THENCE N 00°51'38" W, A DISTANCE OF 29.94 FEET; THENCE N 15°35'20" W, A DISTANCE OF 77.08 FEET; THENCE N 33°48'21" E, A DISTANCE OF 78.80 FEET; THENCE N 25°23'33" E, A DISTANCE OF 114.63 FEET; THENCE N 16°58'54" E, A DISTANCE OF 85.90 FEET; THENCE N 27°52'17" E, A DISTANCE OF 39.89 FEET; THENCE N 72°43'23" W, A DISTANCE OF 83.98 FEET; THENCE N 70°39'13" W, A DISTANCE OF 175.90 FEET; THENCE N 74°05'06" W, A DISTANCE OF 185.89 FEET; THENCE N 77°53'04" W, A DISTANCE OF 174.58 FEET; THENCE N 78°30'12" W, A DISTANCE OF 137.71 FEET; THENCE N 73°20'55" W, A DISTANCE OF 86.69 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 733.08 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 40°00'00" E, A DISTANCE OF 4,509.83 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 22°23'39" (THE CHORD OF WHICH BEARS N 51°11'49" E, 1,069.87 FEET), A DISTANCE OF 1,076.72 FEET ALONG THE ARC OF SAID CURVE; THENCE N 62°23'39" E, A DISTANCE OF 1,243.81 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1,458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (THE CHORD OF WHICH BEARS N 44°09'01" E, 912.97 FEET), A DISTANCE OF 928.59 FEET ALONG THE ARC OF SAID CURVE; THENCE N 25°54'24" E, A DISTANCE OF 92.62 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 89°44'45" (THE CHORD OF WHICH BEARS N 70°46'47" E, 317.49 FEET), A DISTANCE OF 352.43 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; S 64°20'50" E, A DISTANCE OF 397.80 FEET; S 89°06'10" E, A DISTANCE OF 198.19 FEET; S 64°20'50" E, A DISTANCE OF 434.90 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 1,034.18 FEET ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°48'06" E, A DISTANCE OF 2,665.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9; THENCE S 01°13'32" E, A DISTANCE OF 2,660.59 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'21" E, A DISTANCE OF 2,660.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'59" E, A DISTANCE OF 2,660.31 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21; THENCE S 01°13'41" E, A DISTANCE OF 2,526.55 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,233.08 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

ORIENTATION BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER SECTION 21-45-26 AS BEARING N 01°13'41" W.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE GRID, WEST ZONE AND REFERENCES NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011), FDOT FPRN AND ARE SHOWN IN U.S. SURVEY FEET.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY

PREPARED BY:



PSM 6347

Digitally signed by
Thomas M. Rooks Jr.
Date: 2022.04.28
16:47:24 -04'00'

REVISIONS:
04-28-2022:REVISED PER COMMENTS

THOMAS M. ROOKS JR., PSM
FLORIDA CERTIFICATE NO. 6347

DATE

PROJECT:

DANIELS PARKWAY SOUTH
OVERALL PARCEL

LOCATION:

LYING IN
SECTIONS 8, 9, 16, 17 & 21
TOWNSHIP 45 S.,
RANGE 26 E.,
LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS
DEPEW

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DRAWING BY: TAB

JURISDICTION: LEE COUNTY

DATE: 10-29-2021

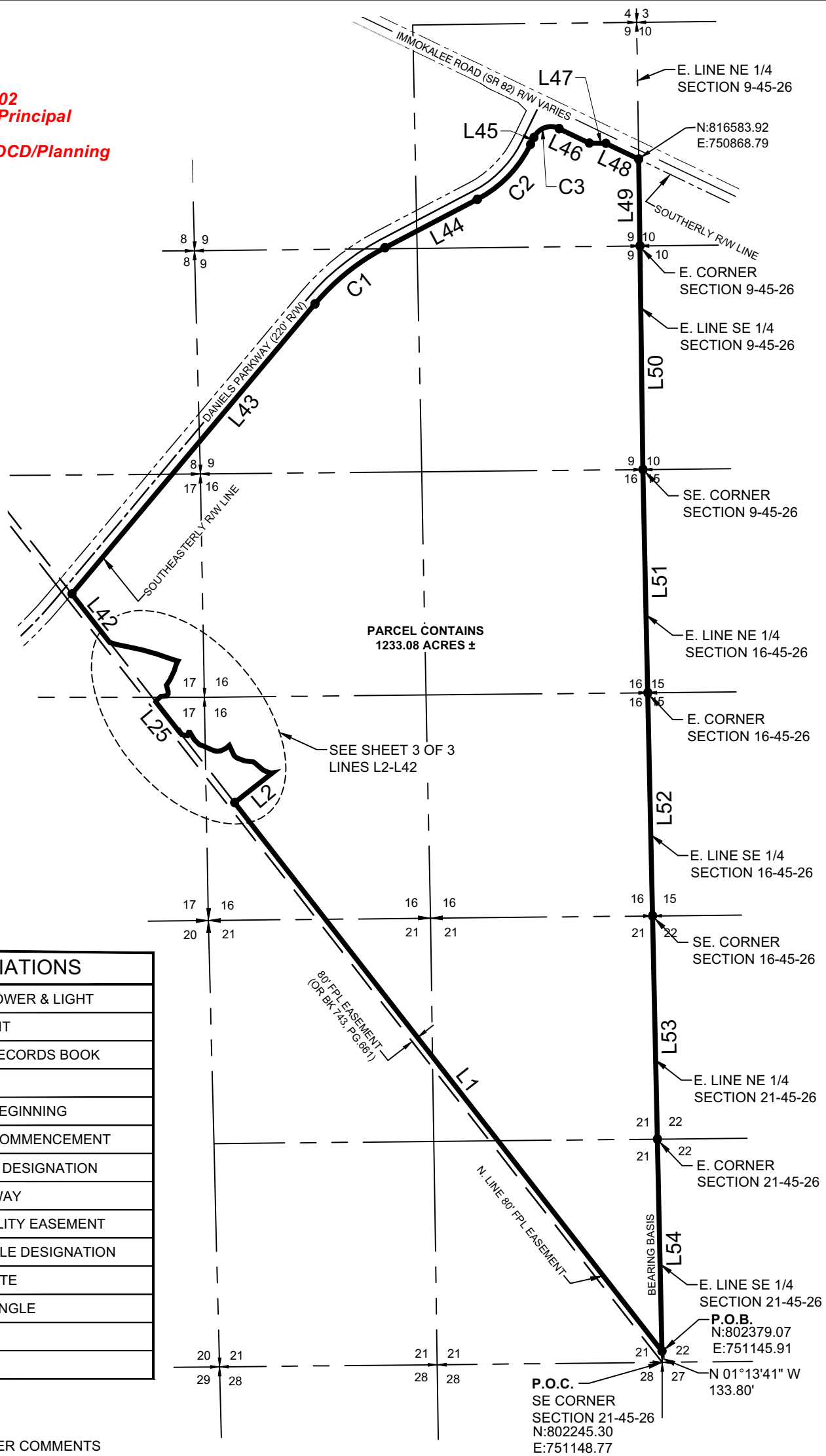
SHEET TITLE:

SKETCH AND
DESCRIPTION

SHEET NUMBER: 1 OF 3

JOB/FILE NUMBER: 19103

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ABBREVIATIONS	
F.P.L.	FLORIDA POWER & LIGHT
INST.	INSTRUMENT
O.R.BK	OFFICIAL RECORDS BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
L44	LINE TABLE DESIGNATION
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
C1	CURVE TABLE DESIGNATION
S.R.	STATE ROUTE
C.A.	CENTRAL ANGLE
CHD	CHORD
BRG	BEARING

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PROJECT/MANAGER:	TMR
DRAWN/REVIEWED BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	10-29-2021
SHEET/TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	2 OF 3
JOB/FILE NUMBER:	19103

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	2754.79	22° 23' 39"	1076.72	1069.87	N51° 11' 49"E
C2	1458.14	36° 29' 15"	928.59	912.97	N44° 09' 01"E
C3	225.00	89° 44' 45"	352.43	317.49	N70° 46' 47"E

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L46	S64°20'50"E	397.80
L47	S89°06'10"E	198.19
L48	S64°20'50"E	434.90
L49	S0°49'04"E	1034.18
L50	S0°48'06"E	2665.41
L51	S1°13'32"E	2660.59
L52	S1°13'21"E	2660.58
L53	S1°13'59"E	2660.31
L54	S1°13'41"E	2526.55

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N37°56'50"W	8288.06
L2	N52°01'00"E	575.98
L3	S82°48'59"W	19.34
L4	N71°09'45"W	57.71
L5	N63°37'28"W	49.30
L6	N48°54'15"W	126.29
L7	N60°33'49"W	24.67
L8	N83°44'43"W	98.46
L9	N70°22'20"W	100.60
L10	N48°18'33"W	42.53
L11	N24°42'28"W	135.25
L12	S48°57'02"W	54.02
L13	S63°26'05"W	68.07
L14	S84°15'26"W	45.45
L15	N79°07'02"W	34.18
L16	N66°31'59"W	154.47
L17	N72°54'16"W	34.99
L18	N45°25'11"W	82.93
L19	N32°23'59"W	103.81
L20	N82°46'27"W	15.23
L21	S19°01'18"W	40.48
L22	N81°11'32"W	69.90
L23	N32°13'26"W	50.84
L24	S49°10'02"W	7.87
L25	N37°56'50"W	449.47

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L26	N29°19'28"E	20.34
L27	N47°11'44"E	65.51
L28	N84°08'32"E	71.02
L29	N38°34'37"E	29.66
L30	N0°51'38"W	29.94
L31	N15°35'20"W	77.08
L32	N33°48'21"E	78.80
L33	N25°23'33"E	114.63
L34	N16°58'54"E	85.90
L35	N27°52'17"E	39.89

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L36	N72°43'23"W	83.98
L37	N70°39'13"W	175.90
L38	N74°05'06"W	185.89
L39	N77°53'04"W	174.58
L40	N78°30'12"W	137.71
L41	N73°20'55"W	86.69
L42	N37°56'50"W	733.08
L43	N40°00'00"E	4509.83
L44	N62°23'39"E	1243.81
L45	N25°54'24"E	92.62

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