

RHODES & RHODES LAND SURVEYING, INC***98100 BONTA GRANDE DRIVE #107 NAPLES, FLORIDA 34135
PHONE (889) 405-8168 FAX (889) 405-8163***

BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A PORTION OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND A PORTION OF LOT 1, FORT MYERS SHORES UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 28, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF TRACT C-1, GORDON CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2019000142301, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°42'50" WEST ALONG THE EAST RIGHT-OF-WAY OF STATE ROAD 31 (A 100.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 1,322.18 FEET TO NORTHWEST CORNER OF GOVERNMENT LOT 3, THE SAME BEING THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 26 EAST; THENCE SOUTH 88°18'44" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 31, ALONG SAID BOUNDARY LINE OF GOVERNMENT LOT 2 AND 3, A DISTANCE OF 332.63 FEET; THENCE NORTH 00°42'19" WEST LEAVING SAID BOUNDARY LINE OF GOVERNMENT LOT 2 AND 3, A DISTANCE OF 100.09 FEET; THENCE NORTH 88°18'44" WEST, A DISTANCE OF 332.63 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY STATE ROAD 31; THENCE NORTH 00°42'22" WEST ALONG SAID EAST RIGHT-OF-WAY OF STATES ROAD 31, A DISTANCE OF 422.05 FEET; THENCE SOUTH 88°18'41" EAST LEAVING SAID EAST RIGHT-OF-WAY OF STATE ROAD 31, A DISTANCE OF 1,195.78 FEET; THENCE NORTH 01°36'03" WEST, A DISTANCE OF 800.34 FEET TO A POINT ON THE BOUNDARY LINE OF FORT MYERS SHORES UNIT NO.4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 28, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 88°18'30" EAST ALONG SAID BOUNDARY LINE OF FORT MYERS SHORES UNIT NO. 4, A DISTANCE OF 875.35 FEET; THENCE NORTH 01°41'30" EAST LEAVING SAID BOUNDARY LINE OF FORT MYERS SHORES UNIT NO. 4, A DISTANCE OF 76.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DE MOYA DRIVE (A 70.00 FOOT RIGHT-OF-WAY), FORT MYERS SHORES UNIT NO. 4. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 28, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID SOUTH RIGHT-OF-WAY OF DE MOYA DRIVE THE FOLLOWING 2 COURSES, COURSE (1) SOUTH 43°18'30" EAST, 19.95 FEET TO A POINT OF CURVATURE; COURSE (2) SOUTHEASTERLY, 71.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 145.00 FEET, THROUGH A CENTRAL ANGLE OF 28°09'50" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 57°23'25" EAST, 70.56 FEET TO THE NORTHEAST CORNER OF LOT 1, OF SIAD FORT MYERS SHORES UNIT NO. 4; THENCE SOUTH 01°30'00" EAST ALONG SAID BOUNDARY LINE OF LOT 1 FORT MYERS SHORES UNIT NO. 4, A DISTANCE OF 26.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, FORT MYERS SHORES UNIT NO. 4 AND THE SOUTHWEST CORNER OF LOT 105, FORT MYERS SHORES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 7 THROUGH 9, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 88°18'30" EAST ALONG SAID BOUNDARY LINE OF SAID LOT 105 FORT MYERS SHORES UNIT NO. 2, A DISTANCE OF 300.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE SOUTH 01°30'00" EAST ALONG SAID BOUNDARY LINE OF

Z:\31 OAKS AKA (MAGNUS)\SKETCH AND DESCRIPTION\2021-541 BNDY

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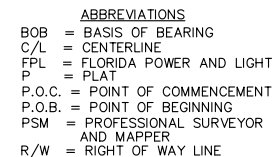
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LOT 105, FORT MYERS SHORES UNIT NO. 2 AND THE NORTHERLY PROLONGATION LINE OF THE BOUNDARY LINE OF FORT MYERS SHORES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 151 THROUGH 154, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1,322.55 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 30; THENCE NORTH 88°19'00" WEST ALONG THE BOUNDARY LINE OF SAID FORT MYERS SHORES UNIT NO. 1, A DISTANCE OF 1,249.82 FEET TO THE NORTHWEST CORNER OF LOT 43, SAID FORT MYERS SHORES UNIT NO. 1; THENCE SOUTH 01°06'15" EAST ALONG THE BOUNDARY LINE OF SAID FORT MYERS SHORES UNIT NO. 1, A DISTANCE OF 1,321.93 FEET TO NORTHEAST CORNER OF TRACT F-3, GORDON CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2019000142301, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; THENCE NORTH 88°20'37" WEST ALONG THE BOUNDARY LINE OF SAID GORDON CENTER, A DISTANCE OF 1,212.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,844,190 SQUARE FEET OR 88.250 ACRES, MORE OR LESS.

***REVIEWED
DCI2021-00051
Rick Burris, Principal
Planner
Lee County DCD/Planning
2/22/2023***



JOHN SCOTT RHODES
 CERTIFICATE
 No. 5739
 STATE OF
 FLORIDA
 Professional Surveyor & Mapper

LINE TABLE		
LINE	LENGTH	BEARING
L1	332.63	S 88°18'44" E
L2	100.09	N 00°42'19" W
L3	332.63	N 88°18'44" W
L4	76.59	N 01°41'30" E
L5	19.95	S 43°18'30" E
L6	26.28	S 01°30'00" E
L7	300.46	N 88°18'30" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C2	145.00	28°09'50"	71.28	70.56	S 57°23'25" E

John Scott Rhodes PSM # 5739 State of Florida
Date: 2022.07.13 15:41:04 -04'00'

SKETCH AND DESCRIPTION

CERTIFIED TO:
NEAL COMMUNITY

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

design:

drawn:

checked:

acad #:

view:

FLOI
project#:

2021-541

Sheet #: 22

file #:

2021-341
BNDY SD