

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTION 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE NORTH 88°56'30" EAST, A DISTANCE OF 137.52 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF TAMiami TRAIL (US 41 - STATE ROAD 45) 200' RIGHT OF WAY; THENCE SOUTH 20°35'30" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 93.18 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 20°34'05" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 260.80 FEET TO THE NORTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN INSTRUMENT NUMBER 2019000161688; THENCE SOUTH 89°04'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 256.11 FEET; THENCE SOUTH 01°02'12" EAST, A DISTANCE OF 43.78 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 03°26'20", THE CHORD FOR WHICH BEARS SOUTH 89°58'19" WEST, A CHORD DISTANCE OF 30.00 FEET, AN ARC DISTANCE OF 30.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 01°02'12" EAST ALONG THE WEST LINE OF THOSE CERTAIN LANDS DESCRIBED IN INSTRUMENT NUMBER 2021000136724 A DISTANCE OF 255.05 FEET; THENCE NORTH 83°17'33" WEST, A DISTANCE OF 146.36 FEET; THENCE SOUTH 20°35'30" EAST, A DISTANCE OF 33.76 FEET TO THE NORTHERLY LINE OF CREEKSIDE PRESERVE CONDOMINIUM RECORDED IN INSTRUMENT NUMBER 2016000033801; THENCE NORTH 83°17'33" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 487.75 FEET TO THE MEAN HIGH WATER LINE OF MULLOCK CREEK; THENCE ALONG THE MEAN HIGH WATER LINE OF MULLOCK CREEK THE FOLLOWING 45 COURSES:

1. THENCE NORTH 43°03'46" EAST, A DISTANCE OF 86.93 FEET;
2. THENCE NORTH 81°26'49" EAST, A DISTANCE OF 117.53 FEET;
3. THENCE NORTH 07°10'47" EAST, A DISTANCE OF 5.11 FEET;
4. THENCE NORTH 47°45'45" WEST, A DISTANCE OF 16.71 FEET;
5. THENCE NORTH 39°11'06" EAST, A DISTANCE OF 15.16 FEET;
6. THENCE NORTH 04°20'02" WEST, A DISTANCE OF 25.71 FEET;
7. THENCE NORTH 37°45'27" WEST, A DISTANCE OF 13.27 FEET;
8. THENCE SOUTH 43°20'51" WEST, A DISTANCE OF 16.77 FEET;
9. THENCE SOUTH 70°53'40" WEST, A DISTANCE OF 104.27 FEET;
10. THENCE SOUTH 50°26'57" WEST, A DISTANCE OF 96.63 FEET;
11. THENCE SOUTH 62°29'46" WEST, A DISTANCE OF 143.45 FEET;
12. THENCE SOUTH 58°06'47" WEST, A DISTANCE OF 121.77 FEET;
13. THENCE NORTH 83°48'17" WEST, A DISTANCE OF 112.04 FEET;
14. THENCE SOUTH 54°33'59" WEST, A DISTANCE OF 77.73 FEET;
15. THENCE SOUTH 45°39'28" WEST, A DISTANCE OF 33.35 FEET;
16. THENCE SOUTH 49°05'18" WEST, A DISTANCE OF 81.01 FEET;
17. THENCE SOUTH 26°54'03" WEST, A DISTANCE OF 36.85 FEET;
18. THENCE NORTH 82°30'07" WEST, A DISTANCE OF 69.73 FEET;
19. THENCE SOUTH 81°21'56" WEST, A DISTANCE OF 123.58 FEET;
20. THENCE NORTH 70°11'51" WEST, A DISTANCE OF 137.43 FEET;
21. THENCE NORTH 75°23'21" WEST, A DISTANCE OF 134.98 FEET;
22. THENCE NORTH 76°15'11" WEST, A DISTANCE OF 106.69 FEET;
23. THENCE SOUTH 84°51'43" WEST, A DISTANCE OF 61.23 FEET;
24. THENCE NORTH 09°42'24" WEST, A DISTANCE OF 71.13 FEET;
25. THENCE NORTH 50°12'06" WEST, A DISTANCE OF 40.60 FEET;
26. THENCE NORTH 30°14'13" WEST, A DISTANCE OF 92.47 FEET;
27. THENCE NORTH 30°04'27" WEST, A DISTANCE OF 18.32 FEET;
28. THENCE NORTH 32°14'09" EAST, A DISTANCE OF 24.98 FEET;
29. THENCE NORTH 75°55'32" EAST, A DISTANCE OF 78.88 FEET;
30. THENCE NORTH 79°28'47" EAST, A DISTANCE OF 122.14 FEET;
31. THENCE NORTH 78°05'50" EAST, A DISTANCE OF 127.07 FEET;
32. THENCE NORTH 76°48'02" EAST, A DISTANCE OF 155.39 FEET;
33. THENCE NORTH 78°55'19" EAST, A DISTANCE OF 123.27 FEET;
34. THENCE NORTH 79°43'07" EAST, A DISTANCE OF 329.12 FEET;
35. THENCE NORTH 80°46'03" EAST, A DISTANCE OF 138.38 FEET;
36. THENCE NORTH 80°36'42" EAST, A DISTANCE OF 92.10 FEET;
37. THENCE NORTH 81°02'12" EAST, A DISTANCE OF 101.38 FEET;
38. THENCE NORTH 78°16'57" EAST, A DISTANCE OF 115.98 FEET;
39. THENCE NORTH 83°22'16" EAST, A DISTANCE OF 96.08 FEET;
40. THENCE NORTH 80°32'09" EAST, A DISTANCE OF 99.43 FEET;
41. THENCE NORTH 77°44'38" EAST, A DISTANCE OF 77.53 FEET;
42. THENCE NORTH 76°26'02" EAST, A DISTANCE OF 97.27 FEET;
43. THENCE NORTH 80°53'10" EAST, A DISTANCE OF 110.16 FEET;
44. THENCE NORTH 71°53'11" EAST, A DISTANCE OF 155.66 FEET;
45. THENCE NORTH 06°36'25" EAST, A DISTANCE OF 31.73 FEET;

THENCE NORTH 79°41'20" EAST, A DISTANCE OF 55.23 FEET TO THE POINT OF BEGINNING;

CONTAINING 685,663 SQUARE FEET OR 15.741 ACRES, MORE OR LESS.

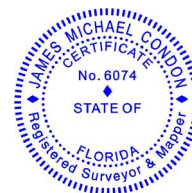
REVIEWED
DCI2022-00004
Rick Burris, Principal
Planner
Lee County DCD/Planning
1/3/2023

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHWESTERLY RIGHT OF WAY LINE OF TAMiami TRAIL (U.S. 41, STATE ROAD 45) HAVING A BEARING OF SOUTH 20°34'05" EAST. BEARINGS AND COORDINATES SHOWN ARE GRID BASED UPON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011 NSRS), FLORIDA WEST ZONE.
2. SEE SHEET 2 AND 3 OF 3 FOR SKETCH OF DESCRIPTION.

THIS IS NOT A SURVEY

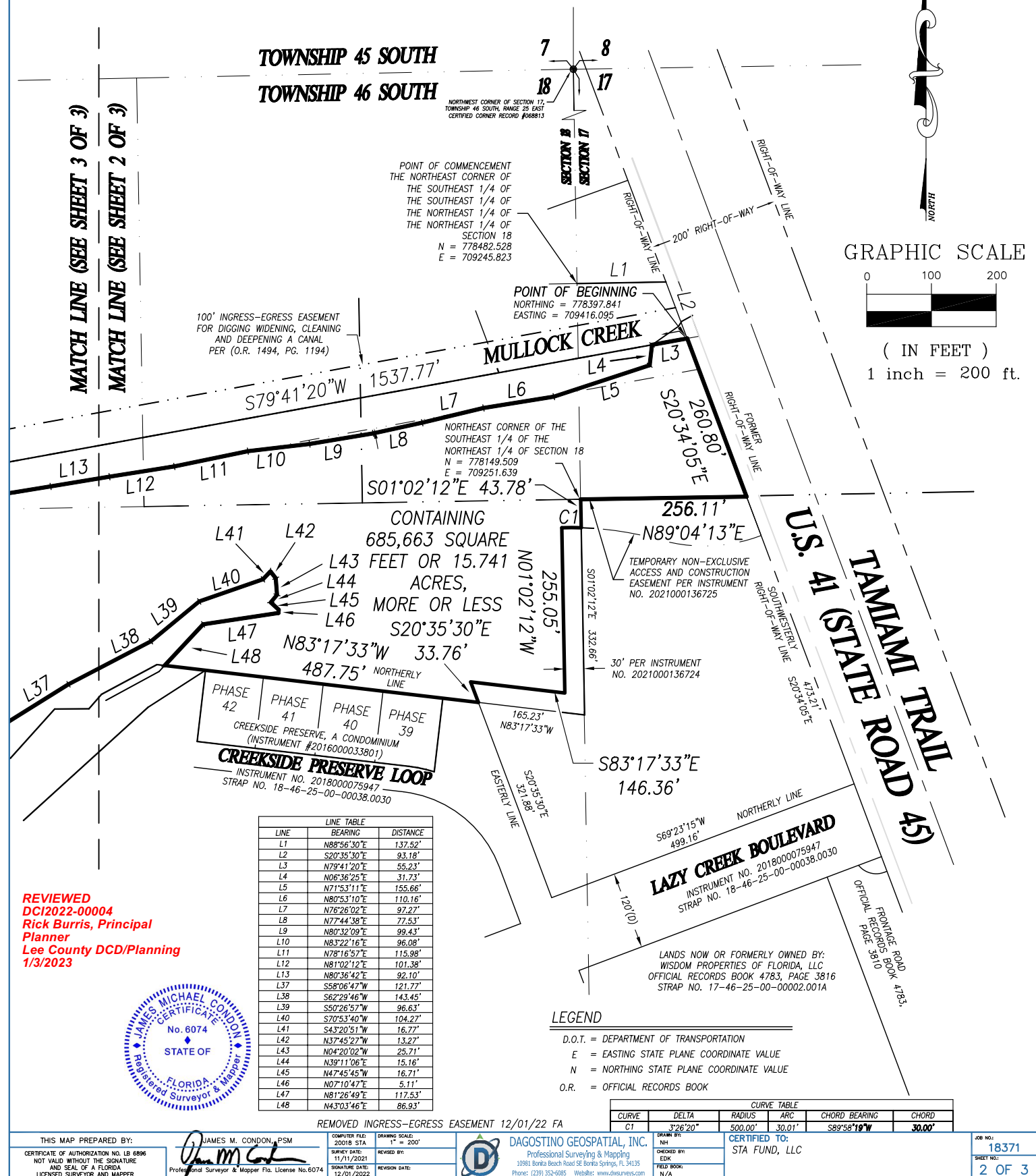
REMOVED INGRESS-EGRESS EASEMENT 12/01/22 FA



James M Condon
Digitally signed by James M Condon
Date: 2022.12.01
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THIS MAP PREPARED BY: JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No. 6074	COMPUTER FILE: 2001B STA NOT TO SCALE REVISION DATE: 12/01/2022	DAGOSTINO GEOSPATIAL, INC. Professional Surveying & Mapping 10801 Santa Beach Road SE Bonita Springs, FL 34135 Phone: (239) 352-6085 Website: www.dgsurveys.com	DRAWN BY: MH CHECKED BY: EDK FIELD BOOK: N/A	CERTIFIED TO: STA FUND, LLC	JOB NO.: 18371 SHEET NO.: 1 OF 3
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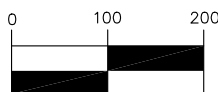
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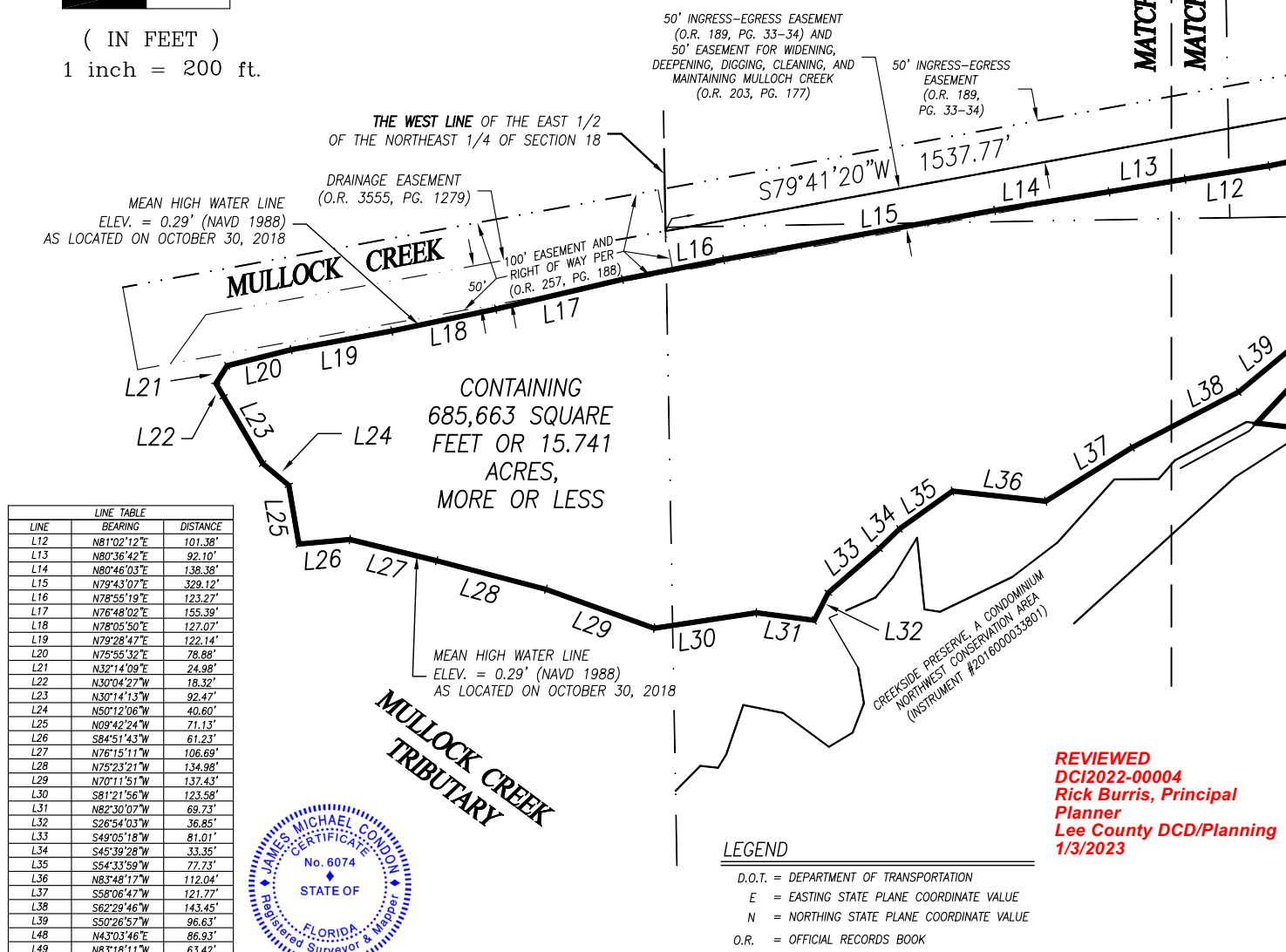


GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



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Rick Burris, Principal
Planner
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REMOVED INGRESS-EGRESS EASEMENT 12/01/22 FA

THIS MAP PREPARED BY: CERTIFICATE OF AUTHORIZATION NO. LB 8896 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	JAMES M. CONDON, PSM Professional Surveyor & Mapper Fla. License No. 6074	COMPUTER FILE: 2001B_STA SURVEY DATE: 11/11/2021 SIGNATURE DATE: 12/01/2022	DRAWING SCALE: 1" = 200' REVISION BY: EDK REVISION DATE: 12/01/2022	DRAWN BY: NH CHECKED BY: EDK FIELD BOOK: N/A	CERTIFIED TO: STA FUND, LLC 10901 Santa Rosa Road SE Santa Rosa Springs, FL 34435 Phone: (239) 352-6085 Website: www.dagostino.com	JOB NO.: 18371 SHEET NO.: 3 OF 3
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