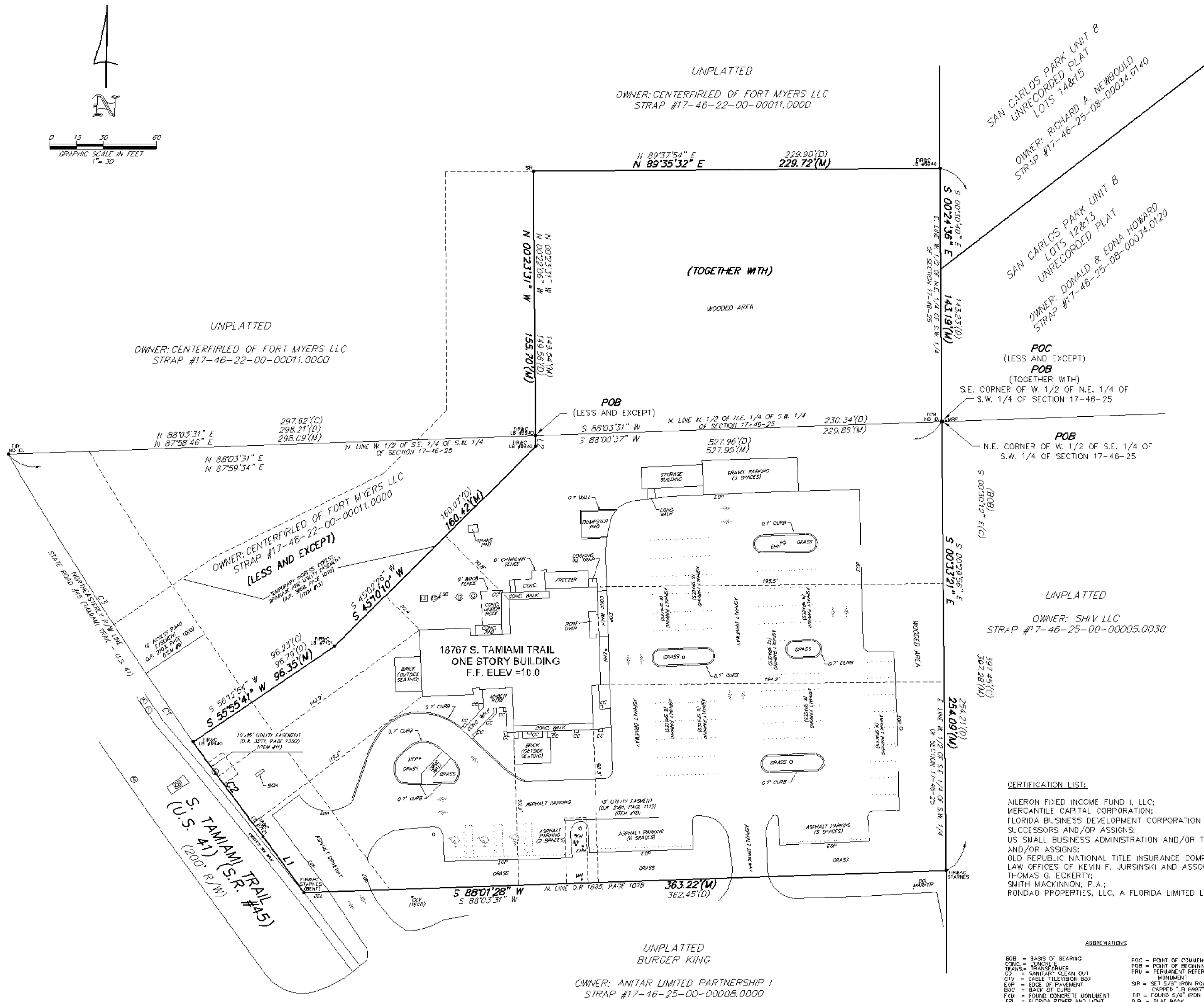
ADD2022-00158 Lee County ePlan



PROPERTY DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATE IN THE STATE OF FLORIDA, COUNTY OF LEE. BEING A PART OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF A FRACTION OF A SECTION FOR 254.21 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A PARCEL DESCRIBED IN O.R. BOOK 1685, PAGE 1078 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE SOUTH 88 DEGREES 03 MINUTES 31 SECONDS WEST ALONG SAID NORTH LINE, PARALLEL WITH AND 254.13 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR), THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 362.45 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #45 (TAMIAMI TRAIL - U.S # 41 - 200 FEET WIDE); THENCE NORTH 36 DEGREES 59 MINUTES 07 SECONDS WEST ALONG SAID RIGHT-OF-WAY FOR 39.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2159.83 FEET; THENCE NORTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 06 DEGREES 54 MINUTES 10 SECONDS FOR 260.21 FEET TO AN INTERSECTION WITH SAID NORTH FRACTION LINE, THENCE NORTH 88 DEGREES 03 MINUTES 31 SECONDS EAST ALONG THE SAID NORTH FRACTION LINE FOR 527.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

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

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 17, RUN SOUTH 88 DEGREES 03 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID FRACTION FOR 230.34 FEET; THENCE RUN NORTH 00 DEGREES 22 MINUTES 06 SECONDS WEST FOR 149.56 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST FOR 229.90 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID WEST ½ OF SAID FRACTION; THENCE RUN SOUTH 00 DEGREES 30 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE FOR 143.23 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

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

FROM THE SOUTHEAST CORNER OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 17, RUN SOUTH 88 DEGREES 03 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID FRACTION FOR 230.34 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 00 DEGREES 22 MINUTES 06 SECONDS EAST FOR 6.17 FEET; THENCE RUN SOUTH 45 DEGREES 02 MINUTES 26 SECONDS WEST FOR 160.07 FEET; THENCE RUN SOUTH 56 DEGREES 12 MINUTES 54 SECONDS WEST FOR 96.79 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL (S.R. 45)(U.S. 41)(200 FEET WIDE), SAID POINT BEING ON A NON-TANGENT CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT OF RADIUS 2159.83 FEET (DELTA 05 DEGREES 08 MINUTES 10 SECONDS) (CHORD BEARING NORTH 32 DEGREES 37 MINUTES 49 SECONDS WEST) (CHORD 193.55 FEET) FOR 193.61 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID FRACTION; THENCE RUN NORTH 88 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAD SOUTH LINE FOR 298.21 FEET TO THE POINT OF BEGINNING.

NOTES

1. BEARINGS ARE BASED AS SHOWN.
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
5. THIS SURVEY PERFORMED WITH BENEFIT OF TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING FUND FILE NUMBER: 18-2012-001140-A4, WITH AN EFFECTIVE DATE OF APRIL 26, 2012 AT 11:00 P.M.
6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

CERTIFICATION LIST:

AILERON FIXED INCOME FUND I, LLC;
MERCANTILE CAPITAL CORPORATION;
FLORIDA BUSINESS DEVELOPMENT CORPORATION AND/OR THEIR SUCCESSORS AND/OR ASSIGNS;
US SMALL BUSINESS ADMINISTRATION AND/OR THEIR SUCCESSORS AND/OR ASSIGNS;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
LAW OFFICES OF KEVIN F. JURSINSKI AND ASSOCIATES;
THOMAS G. ECKERTY;
SMITH MACKINNON, P.A.;
RONDAO PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

LINE TABLE		
LINE	LENGTH	BEARING
L1(D)	39.84'	N 36°59'07" W
L1(M)	39.41'	N 36°18'09" W
L2(D)	6.17'	S 00°22'06" E
L2(M)	6.16'	S 00°21'34" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1(D)	2159.83'	6°54'10"	260.21'	260.05'	N 33°32'02" W
C1(M)	2159.83'	6°53'42"	259.91'	259.76'	N 33°36'11" W
C2(C)	2159.83'	1°46'30"	66.91'	66.91'	N 36°05'52" W
C2(M)	2159.83'	1°45'55"	66.54'	66.54'	N 36°17'46" W
C3(D)	2159.83'	5°08'10"	193.61'	193.55'	N 32°37'49" W
C3(C)	2159.83'	5°07'40"	193.30'	193.23'	N 32°38'47" W
C3(M)	2159.83'	5°07'48"	193.38'	193.32'	N 32°40'28" W

PARKING SPACES:

69 REGULAR SPACES
3 HANDICAP SPACES
5 GRAVEL PARKING SPACES

ABBREVIATIONS

BOB = BASIS OF BEARING
CONC. = CONCRETE
TRANS.= TRANSFORMER
CO = SANITARY CLEAN OUT
CTV = CABLE TELEVISION BOX
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
FCM = FOUND CONCRETE MONUMENT
FPL = FLORIDA POWER AND LIGHT
NAVD = NORTH AMERICAN VERTICAL DATUM
Ⓢ = SANITARY MANHOLE
Ⓣ = TELEPHONE MANHOLE
Ⓖ = GREASE TRAP
☼ = CONCRETE LIGHT POLE
ESB = ELECTRIC BOX
WPP = WOOD POWER POLE
MFP = METAL FLAG POLE
LS = LIFT STATION
CC = CONCRETE COLUMN
CONC. = CONCRETE
A/C = AIR CONDITIONER
EHH = ELECTRIC HAND HOLE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PRM = PERMANENT REFERENCE MONUMENT
SIR = SET 5/8" IRON ROAD CAPPED "LB 6987"
FIR = FOUND 5/8" IRON ROD
P.B. = PLAT BOOK
PG = PAGE
O.R. = OFFICIAL RECORDS BOOK
S.R. = STATE ROAD
R/W = RIGHT-OF-WAY
TEL = TELEPHONE BOX
WV = WATER VALVE
FH = FIRE HYDRANT
BGL = BURIED GAS LINE FLAG
GLV = GAS LINE VALVE
CB = CATCH BASIN
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
C.U.E. = COUNTY UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
(D) = DEED
(M) = MEASURED
(C) = CALCULATED

FLOOD ZONE:	PANEL NO.:	MAP REVISION DATE
ZONE AE ELEVATION: 10.0	12071C 0579 F	AUGUST 28, 2008

BY: ______________________ JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

SEE CERTIFICATION LIST

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

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date: MAY 9, 2018
scale: 1" = 30'
cogo #: 12-215
drawn: RWC
checked: MMM
acad #: 2012-215
view: PLOT
project#: 2012-215
sheet #: 1 of 1
file #: 2012-215 UPDATE 5-9-18