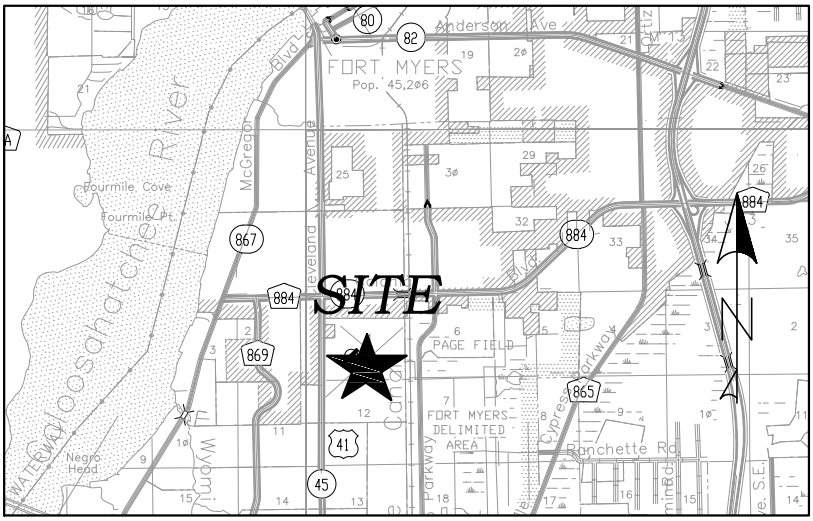
SKETCH & DESCRIPTION

PAGE FIELD AIRPORT
PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS:

B.O.B. = BASIS OF BEARING
BRG. = BEARING
COR. = CORNER
D.B. = DEED BOOK
DIST. = DISTANCE
DWG. = DRAWING
FT. = FOOT / FEET
I.D.D. = IONA DRAINAGE DISTRICT
INC. = INCORPORATED
INST. = INSTRUMENT
LB = LICENSED BUSINESS
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.R. = OFFICIAL RECORD BOOK / PAGE
PG (S). = PAGE(S)
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SEC. = SECTION
S.F. = SQUARE FEET
S.R. = STATE ROAD

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C-1	167.27'	205.00'	46°45'05"	N 65°41'53" W	162.67'
C-2	80.07'	85.00'	53°58'31"	N 69°18'36" W	77.15'
C-3	197.76'	900.00'	12°35'24"	S 89°59'50" W	197.37'
C-4	649.12'	935.00'	39°46'38"	S 76°24'13" W	636.16'
C-5	313.68'	435.00'	41°19'00"	S 77°10'24" W	306.93'
C-6	106.77'	337.50'	18°07'31"	S 09°00'43" W	106.32'
C-7	85.17'	167.50'	29°08'04"	S 14°31'09" W	84.26'
C-8	121.08'	200.00'	34°41'06"	N 28°25'18" W	119.24'
C-9	244.69'	550.00'	25°29'26"	S 62°11'47" W	242.68'
C-10	377.84'	1208.92'	17°54'26"	N 63°33'34" E	376.30'
C-11	1306.31'	1205.92'	62°03'56"	N 18°40'37" E	1243.37'
C-12	1316.11'	894.93'	84°15'40"	N 29°46'28" E	1200.68'
C-13	338.56'	212.00'	91°30'00"	N 86°09'19" E	303.71'
C-14	150.23'	278.00'	30°57'41"	N 55°53'11" E	148.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 42°19'21" W	525.71'
L-2	S 83°42'08" W	265.90'
L-3	N 83°42'28" W	406.21'
L-4	N 82°10'06" W	132.78'
L-5	N 78°41'58" W	207.41'
L-6	S 47°47'32" W	200.74'
L-7	S 00°22'18" E	171.19'
L-8	N 89°38'23" E	50.12'
L-9	N 45°45'53" W	45.31'
L-10	S 74°56'30" W	403.73'
L-11	N 89°31'56" W	588.17'
L-12	N 00°29'37" E	10.00'
L-13	N 89°31'55" W	16.50'
L-14	N 00°29'37" E	1166.04'
L-15	N 83°54'37" E	3.77'
L-16	N 45°25'06" W	53.94'
L-17	N 00°29'37" E	788.48'
L-18	N 32°55'14" E	70.49'
L-19	N 72°30'47" E	224.29'
L-20	N 50°29'36" E	103.19'
L-21	N 71°54'19" E	21.85'
L-22	N 85°24'03" E	51.42'
L-23	N 71°54'19" E	153.11'
L-24	S 80°26'16" E	63.55'
L-25	S 48°05'41" E	71.92'
L-26	N 40°24'19" E	149.53'
L-27	N 89°02'49" E	337.23'
L-28	N 89°58'25" E	2585.68'
L-29	S 89°29'26" W	220.00'
L-30	N 89°29'26" E	220.00'

NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2UES, INC. IS LB-8336.
2. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 12-45-24, BEING S 89°46'16" W.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NOT VALID WITHOUT ALL SHEETS.
6. SKETCH AND DESCRIPTION ARE BASED ON A BOUNDARY SURVEY BY COONER AND ASSOCIATES, INC., DATED 9-24-2014.

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPE
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ___ DAY OF _____, ____

SCOTT R URQUHART License Number 6524 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Scott R. Urquhart
Date: 2023.01.06 09:51:03 -05'00'

FOR: LEE COUNTY PORT AUTHORITY

DWG DATE:	12-28-2022		
DRAWN BY:	R.J.O.	CHECKED BY:	S.U.
REV. DATE:			
COUNTY:	LEE		
PROJECT NO.:	221204		
DRAWING NO.:	221204-SKD		
REVISION:			

T2utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

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DCI2023-00018 Lee County ePlan Additional info dated 09-13-2023

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PARCEL 1:

ALL THAT LAND LYING WITHIN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND THE NORTH ½ OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST; LEE COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 12 S 89°46'16" W FOR 78.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE TEN MILE CANAL LINEAR PARK (FORMER IONA DRAINAGE DISTRICT CANAL A) AND BEING THE **POINT OF BEGINNING**; THENCE RUN S 00°42'02" E ALONG SAID WESTERLY RIGHT-OF-WAY FOR 935.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DANLEY DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DANLEY DRIVE (65 FEET WIDE) FOR THE FOLLOWING TWELVE (12) CALLS: 1). N 89°04'26" W FOR 673.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; 2). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 205.00 FEET, THROUGH A CENTRAL ANGLE OF 46°45'05", SUBTENDED BY A CHORD 162.67 FEET IN LENGTH BEARING N 65°41'53" W, FOR 167.27 FEET TO A POINT OF TANGENCY; 3). THENCE N 42°19'21" W FOR 525.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; 4). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 53°58'31", SUBTENDED BY A CHORD 77.15 FEET IN LENGTH BEARING N 69°18'36" W, FOR 80.07 FEET TO A POINT OF TANGENCY; 5) THENCE RUN S 83°42'08" W FOR 265.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; 6) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 900.00 FEET, THROUGH A CENTRAL ANGLE OF 12°35'24", SUBTENDED BY A CHORD 197.37 FEET IN LENGTH BEARING S 89°59'50" W, FOR 197.76 FEET TO A POINT OF TANGENCY; 7). THENCE RUN N 83°42'28" W FOR 406.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; 8). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 935.00 FEET, THROUGH A CENTRAL ANGLE OF 39°46'38", SUBTENDED BY A CHORD 636.16 FEET IN LENGTH BEARING S 76°24'13" W, FOR 649.12 FEET TO A POINT OF TANGENCY; 9). THENCE RUN S 56°30'54" W FOR 505.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; 10). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, THROUGH A CENTRAL ANGLE OF 41°19'00", SUBTENDED BY A CHORD BEING 306.93 FEET IN LENGTH BEARING S 77°10'24" W, FOR 313.68 FEET TO A POINT OF TANGENCY; 11). THENCE RUN N 82°10'06" W FOR 132.78 FEET; 12). THENCE RUN N 78°41'58" W FOR 207.41 FEET TO THE AIRPORT BUILDING RESTRICTION LINE AS PER PAGE PARK PLAT, THENCE RUN S 47°47'32" W FOR 200.74 ALONG SAID LINE TO AN INTERSECTION WITH THE WEST LINE OF LOT 2, BLOCK A OF SAID PLAT; THENCE RUN S 00°22'18" E ALONG SAID WEST LINE FOR 171.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE RUN N 89°38'23" E ALONG THE SOUTH LINE OF SAID SOUTH LINE FOR 50.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DANLEY DRIVE BEING ALSO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 337.50 FEET, THROUGH A CENTRAL ANGLE OF 18°07'31", SUBTENDED BY A CHORD BEING 106.32 FEET IN LENGTH BEARING S 09°00'43" W, FOR 106.77 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S 00°02'53" E FOR 658.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 167.50 FEET, THROUGH A CENTRAL ANGLE OF 29°08'04", SUBTENDED BY A CHORD BEING 84.26 FEET IN LENGTH BEARING S 14°31'09" W, FOR 85.17 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 34°41'06", SUBTENDED BY A CHORD BEING 119.24 FEET IN LENGTH BEARING N 28°25'18" W, FOR 121.08 FEET TO A POINT OF TANGENCY; THENCE RUN N 45°45'53" W FOR 45.31 FEET TO A POINT ON CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 25°29'26", SUBTENDED BY A CHORD BEING 242.68 FEET IN LENGTH BEARING S 62°11'47" W, FOR 244.69 FEET TO A POINT OF TANGENCY; THENCE RUN S 74°56'30" W FOR 403.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH ROAD (65 FEET WIDE PER PLAT); THENCE N 89°31'56" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 588.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (RIGHT-OF-WAY WIDTH VARIES) AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 12010-2503, OFFICIAL RECORDS BOOK 191, PAGE 660 AND DEED BOOK 306, PAGE 277 PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID U.S. 41 RIGHT-OF-WAY FOR THE FOLLOWING SIX (6) COURSES: 1). N 00°29'37" E FOR 10.00 FEET; 2). N 89°31'55" W FOR 16.50 FEET; 3). N 00°29'37" E FOR 1166.04 FEET; 4). N 83°54'37" E FOR 3.77 FEET;

CONTINUED ON SHEET 3 OF 8

SEE SHEET 4 THRU 8 OF 8 FOR SKETCH

FOR:	LEE COUNTY PORT AUTHORITY
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
CHECKED BY:	S.U.
REV. DATE:	
COUNTY:	LEE
PROJECT NO.:	221204
DRAWING NO.:	221204-SKD
REVISION:	

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

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LEE COUNTY, FLORIDA

CONTINUED FROM SHEET 2 OF 8

5). N 45°25'06" W FOR 53.94 FEET; 6). N 00°29'37" E FOR 788.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FOWLER STREET EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 2688, PAGE 1578, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING FIFTEEN (15) CALLS: 1). N 32°55'14" E FOR 70.49 FEET; 2). N 72°30'47" E FOR 224.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; 3). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1208.92 FEET, THROUGH A CENTRAL ANGLE OF 17°54'26", SUBTENDED BY A CHORD OF LENGTH 376.30 FEET BEARING N 63°33'34" E, FOR 377.84 FEET TO A POINT OF TANGENCY; 4). THENCE N 50°29'36" E FOR 103.19 FEET TO A POINT ON A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY; 5). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1205.92 FEET, THROUGH A CENTRAL ANGLE OF 62°03'56", SUBTENDED BY A CHORD BEING 1243.37 FEET IN LENGTH BEARING N 18°40'37" E, FOR 1306.31 FEET TO A POINT OF TANGENCY; 6). THENCE RUN N 12°21'21" W FOR 1182.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; 7). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 894.93 FEET, THROUGH A CENTRAL ANGLE OF 84°15'40", SUBTENDED BY A CHORD BEING 1200.68 FEET IN LENGTH BEARING N 29°46'28" E, FOR 1316.11 FEET TO A POINT OF TANGENCY; 8). THENCE RUN N 71°54'19" E FOR 21.85 FEET; 9). THENCE RUN N 85°24'03" E FOR 51.42 FEET; 10). THENCE RUN N 71°54'19" E FOR 153.11 FEET; 11). THENCE RUN S 80°26'16" E FOR 63.55 FEET; 12). THENCE RUN S 48°05'41" E FOR 71.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; 13). THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 212.00 FEET, THROUGH A CENTRAL ANGLE OF 91°30'00", SUBTENDED BY A CHORD BEING 303.71 FEET IN LENGTH BEARING N 86°09'19" E, FOR 338.56 FEET TO A POINT OF TANGENCY; 14). THENCE N 40°24'19" E FOR 149.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; 15). THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 278.00 FEET, THROUGH A CENTRAL ANGLE OF 30°57'41", SUBTENDED BY A CHORD BEING 148.41 FEET IN LENGTH BEARING N 55°53'11" E, FOR 150.23 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE PORTION OF NORTH AIRPORT ROAD RELEASED IN INSTRUMENT NUMBER 2007000241862, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°02'49" E ALONG SAID SOUTH LINE FOR 337.23 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE CONTINUING ALONG SAID SOUTH LINE N 89°58'25" E FOR 2585.68 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TEN MILE CANAL LINEAR PARK (FORMER IONA DRAINAGE DISTRICT CANAL A); THENCE RUN S 00°35'45" E ALONG SAID WEST LINE FOR A DISTANCE OF 1229.82 FEET TO THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 1; THENCE CONTINUING ALONG SAID WEST LINE S 00°30'34" E FOR 600.72 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 1981, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL FOR THE FOLLOWING THREE (3) COURSES: 1). S 89°29'26" W FOR 220.00 FEET; 2). THENCE S 00°30'34" E FOR 840.00 FEET; 3). THENCE N 89°29'26" E FOR 220.00 FEET TO SAID WESTERLY RIGHT OF WAY OF TEN MILE CANAL LINEAR PARK (FORMER IONA DRAINAGE DISTRICT CANAL A); THENCE RUN S 00°30'34" E ALONG SAID WESTERLY LINE FOR 1200.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 1 CONTAINING 494.16 ACRES, MORE OR LESS

SEE SHEET 4 THRU 8 OF 8 FOR SKETCH

COUNTY:	LEE
PROJECT NO.:	221204
DRAWING NO.:	221204-SKD
REVISION:	
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
CHECKED BY:	S.U.
REV. DATE:	

FOR: LEE COUNTY PORT AUTHORITY

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

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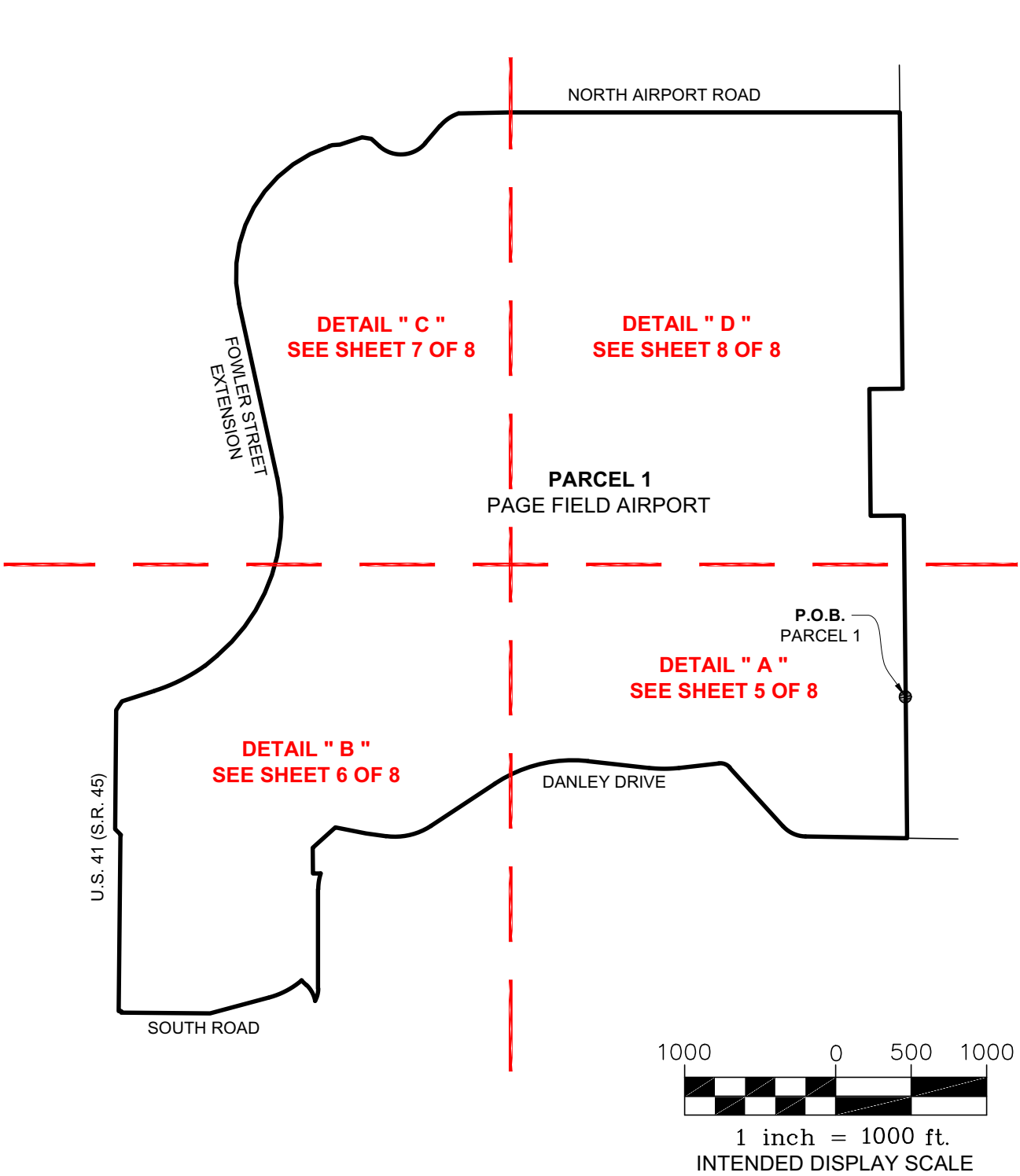

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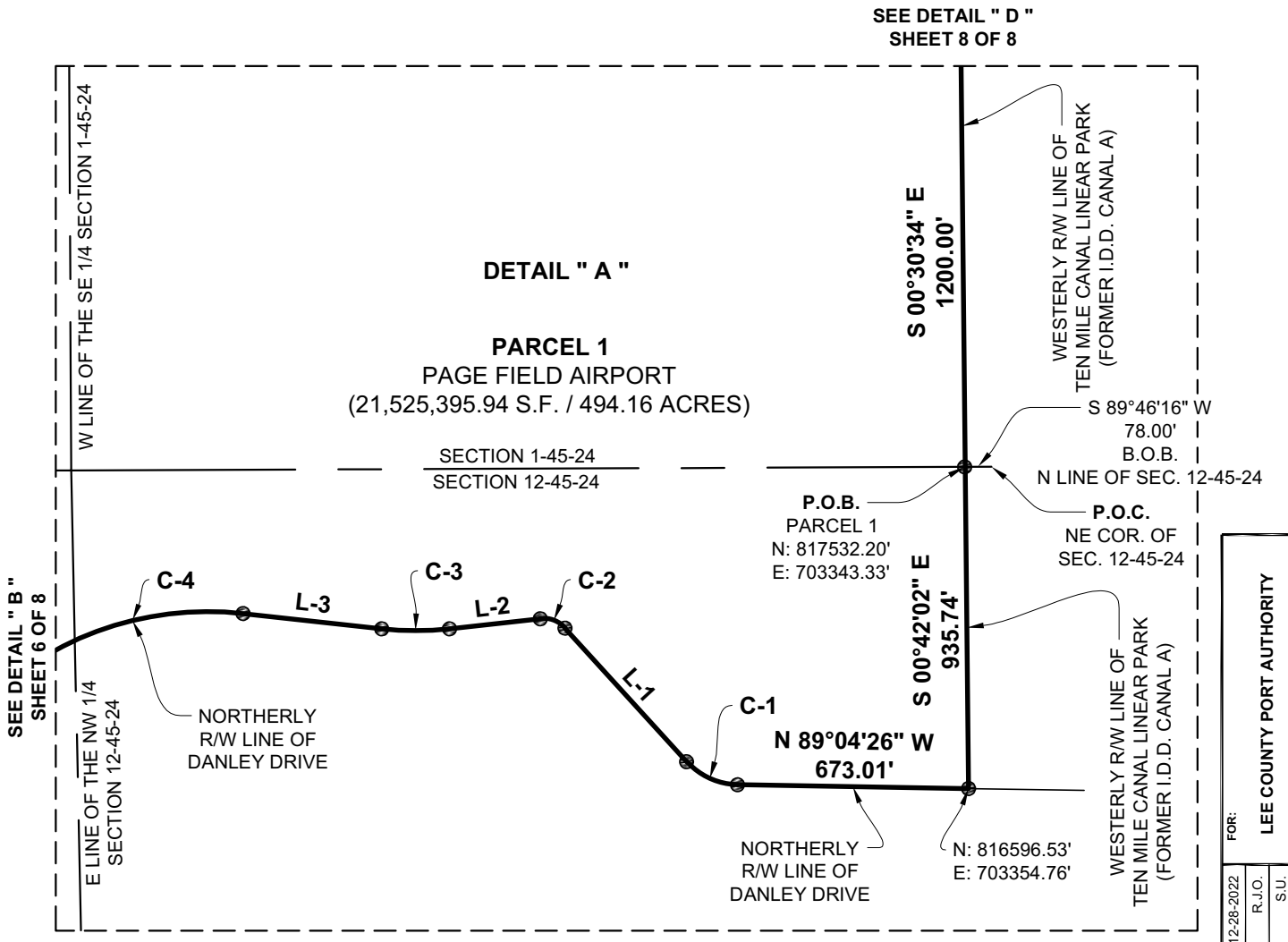
500 0 250 500

1 inch = 500 ft.
INTENDED DISPLAY SCALE



SEE SHEET 1 OF 8 FOR
LINE AND CURVE TABLES

SEE SHEET 2 & 3 OF 8 FOR DESCRIPTION

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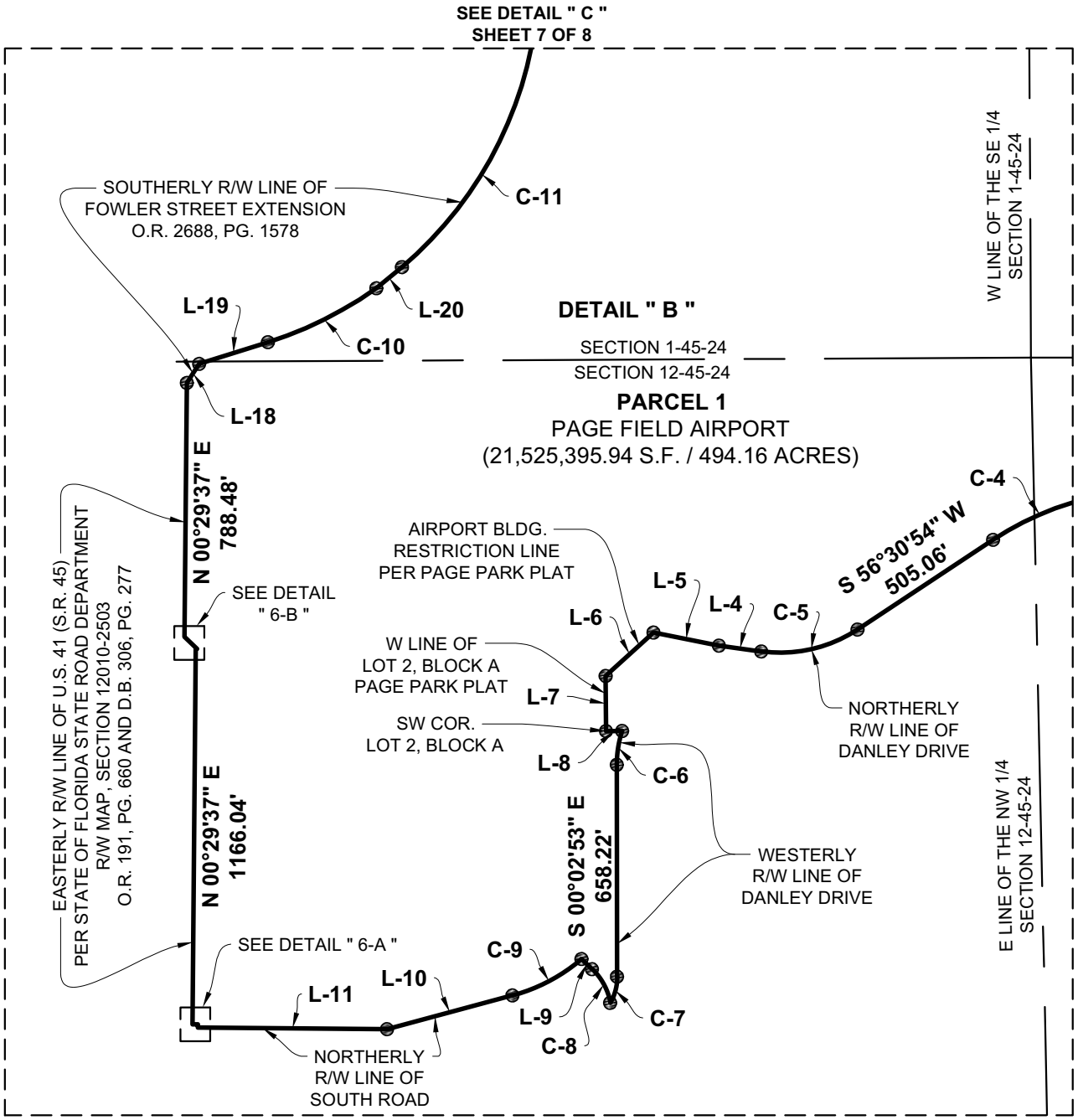

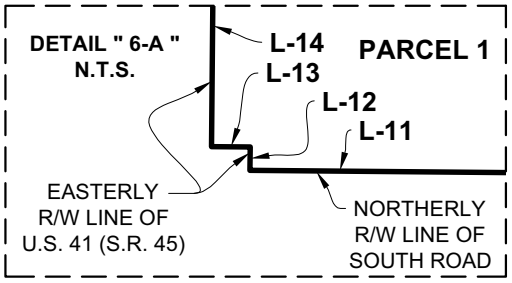

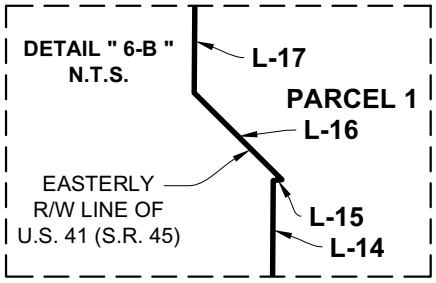

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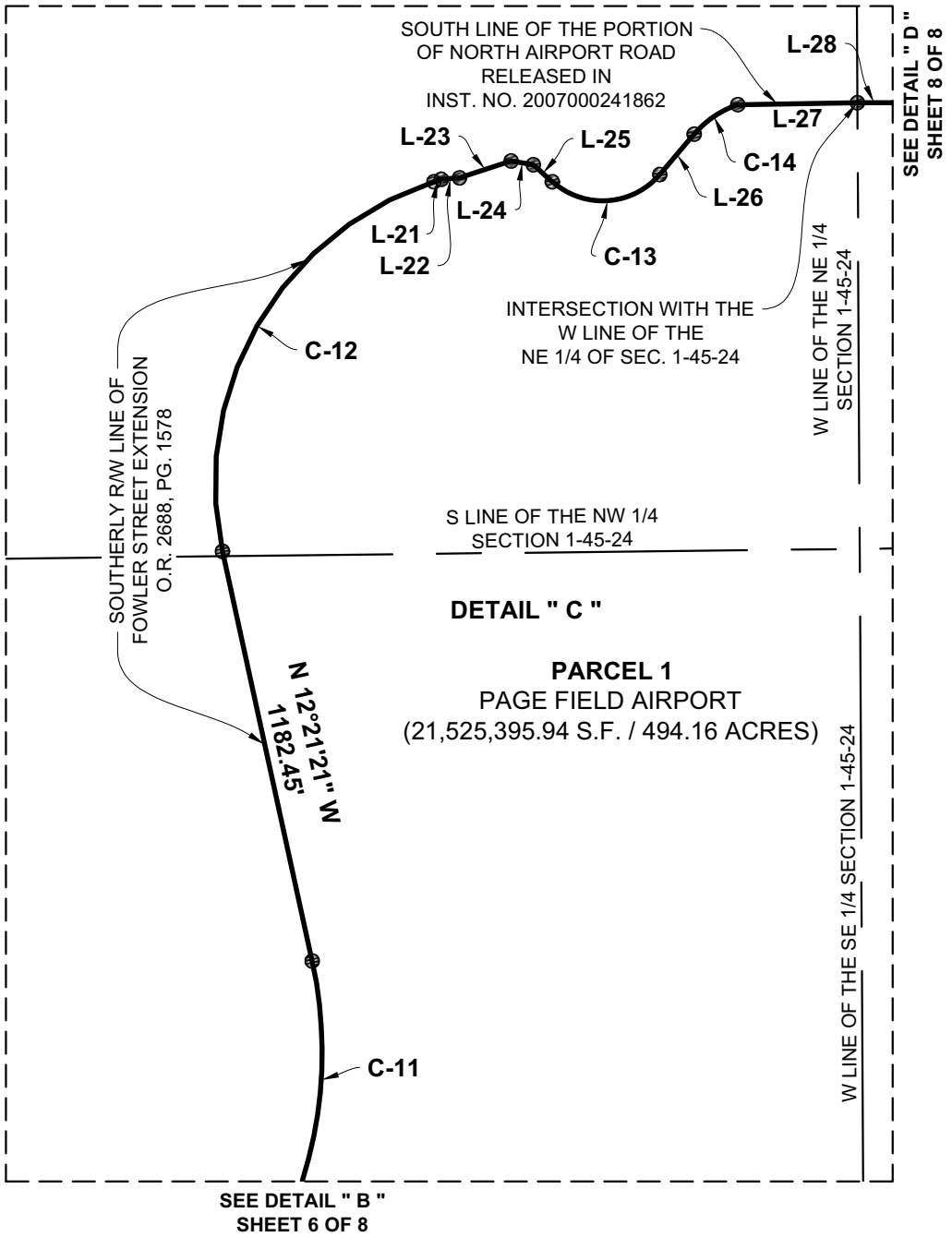

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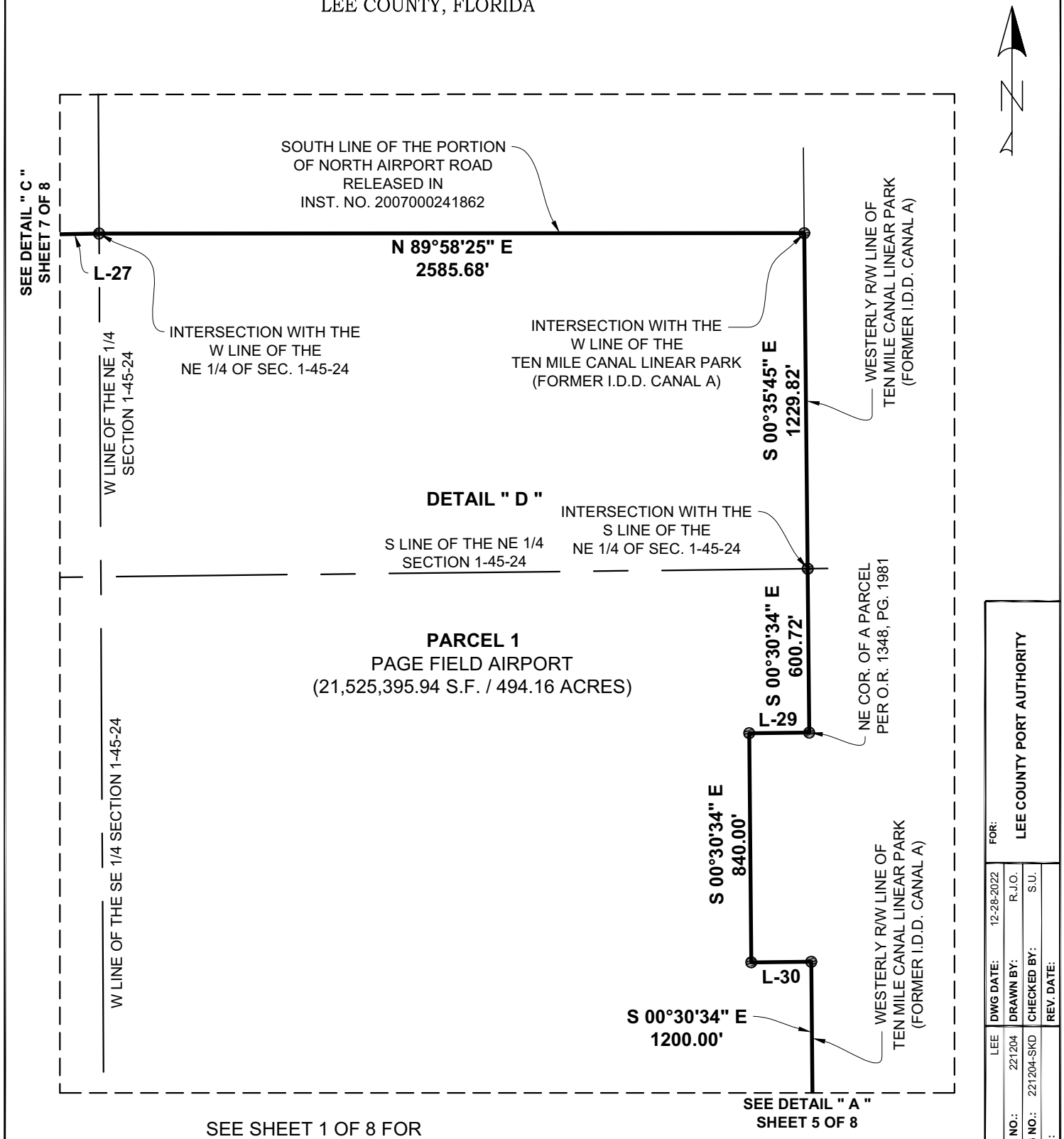

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SEE SHEET 2 & 3 OF 8 FOR DESCRIPTION

FOR:	LEE COUNTY PORT AUTHORITY
DWG DATE:	12-28-2022
DRAWN BY:	R.J.O.
CHECKED BY:	S.U.
REV. DATE:	
COUNTY:	LEE
PROJECT NO.:	221204
DRAWING NO.:	221204-SKD
REVISION:	

SKETCH & DESCRIPTION
PAGE FIELD AIRPORT, PARCEL 1
LYING WITHIN
SECTION 1 & 12, TOWNSHIP 45 SOUTH, RANGE 24 EAST

T2 utility engineers
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
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