

Sketch & Description
Lease Parcel - Capital Grille at Bell Tower
Section 24, Township 45 South, Range 24 East
Lee County, Florida

Lease Parcel: As Written by SurvTech Solutions

A parcel of land lying and being in the Northwest 1/4 of Section 24, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southwest Corner of the Northwest 1/4 of Section 24, Township 45 South, Range 24 East, Lee County, Florida; thence coincident with the West boundary of said Northwest 1/4, N 01°12'46" W a distance of 136.00 feet to a point marking the intersection of said West boundary and the Westerly prolongation of the North Right-of-way boundary of Daniels Parkway; thence departing said West boundary, coincident with said Westerly prolongation and said North Right-of-way, N 89°11'50" E a distance of 456.65 feet; thence departing said North Right-of-way boundary, N 00°54'04" W a distance of 97.93 feet to the POINT OF BEGINNING; thence N 00°54'04" W a distance of 85.81 feet to a point coincident with a tangent curve concave to the East, said curve having a radius of 1.50 feet, a delta angle of 39°00'01" and being subtended by a chord bearing N 18°35'56" E for a distance of 1.00 feet; thence coincident with the arc of said curve a distance of 1.02 feet; thence N 38°05'56" E a distance of 17.84 feet; thence N 08°05'56" E a distance of 19.40 feet to a point coincident with a tangent curve concave to the Southeast, said curve having a radius of 3.00 feet, a delta angle of 81°00'00" and being subtended by a chord bearing N 48°35'56" E for a distance of 3.90 feet; thence coincident with the arc of said curve a distance of 4.24 feet; thence N 89°05'56" E a distance of 138.35 feet to a point coincident with a tangent curve concave to the Southwest, said curve having a radius of 10.00 feet, a delta angle of 80°45'40" and being subtended by a chord bearing S 50°31'14" E for a distance of 12.96 feet; thence coincident with the arc of said curve a distance of 14.10 feet to a point of compound curvature with a curve concave to the West, said curve having a radius of 3.00 feet, a delta angle of 57°49'35" and being subtended by a chord bearing S 18°46'24" W for a distance of 2.90 feet; thence coincident with the arc of said curve a distance of 3.03 feet; thence S 47°41'11" W a distance of 22.62 feet; thence S 00°39'09" E a distance of 54.00 feet; thence S 56°29'07" E a distance of 20.17 feet to a point coincident with a tangent curve concave to the Southwest, said curve having a radius of 3.00 feet, a delta angle of 55°49'58" and being subtended by a chord bearing S 28°34'08" E for a distance of 2.81 feet;

Continued on Sheet 2

REVIEWED
ADD2024-00090
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/24/2024



Digitally
signed by
Stacy L Brown
Date:
2023.03.29
15:06:11
-04'00'

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340

THIS IS NOT A BOUNDARY SURVEY.

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of N 89°11'50" W for the North Right-of-way Boundary of Daniels Parkway.

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Project No.: 22133
Previous No.: 20220062
Drawing Name: 22133_SK
Last Field Date: N/A
Field Book/Page: N/A

Drafted By: M. Rook
Date Drafted: 08/08/22
Revision Date: 03/29/23
Approved By: S. Brown
Date Approved: 08/11/22

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
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Continued From Sheet 1

thence coincident with the arc of said curve a distance of 2.92 feet; thence S 00°39'09" E a distance of 28.39 feet to a point coincident with a tangent curve concave to the Northwest, said curve having a radius of 10.00 feet, a delta angle of 89°45'15" and being subtended by a chord bearing S 44°13'29" W for a distance of 14.11 feet; thence coincident with the arc of said curve a distance of 15.67 feet; thence S 89°06'06" W a distance of 56.42 feet to a point coincident with a tangent curve concave to the Northeast, said curve having a radius of 3.00 feet, a delta angle of 90°00'00" and being subtended by a chord bearing N 45°53'54" W for a distance of 4.24 feet; thence coincident with the arc of said curve a distance of 4.71 feet; thence N 00°53'54" W a distance of 15.00 feet; thence S 89°06'06" W a distance of 85.00 feet; thence S 00°53'54" E a distance of 14.71 feet to a point coincident with a tangent curve concave to the Northwest, said curve having a radius of 3.00 feet, a delta angle of 106°36'18" and being subtended by a chord bearing S 52°24'15" W for a distance of 4.81 feet; thence coincident with the arc of said curve a distance of 5.58 feet to a point of compound curvature with a curve concave to the Northeast, said curve having a radius of 10.00 feet, a delta angle of 73°23'31" and being subtended by a chord bearing N 37°35'50" W for a distance of 11.95 feet; thence coincident with the arc of said curve a distance of 12.81 feet to the POINT OF BEGINNING.

Containing an area of 18721.44 square feet, 0.430 acres, more or less.

Line Information: Lease Parcel

LINE	BEARING	DISTANCE
L1	N 38°05'56" E	17.84'
L2	N 08°05'56" E	19.40'
L3	S 47°41'11" W	22.62'
L4	S 00°39'09" E	54.00'
L5	S 56°29'07" E	20.17'

Line Information: Lease Parcel

LINE	BEARING	DISTANCE
L6	S 00°39'09" E	28.39'
L7	S 89°06'06" W	56.42'
L8	N 00°53'54" W	15.00'
L9	S 00°53'54" E	14.71'
L10	N 01°12'46" W	136.00'
L11	N 89°11'50" E	456.65'
L12	N 00°54'04" W	97.93'

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Curve Information: Lease Parcel

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1.50'	1.02'	39°00'01"	N 18°35'56" E	1.00'	0.53'
C2	3.00'	4.24'	81°00'00"	N 48°35'36" E	3.90'	2.56'
C3	10.00'	14.10'	80°45'40"	S 50°31'14" E	12.96'	8.50'
C4	3.00'	3.03'	57°49'35"	S 18°46'24" W	2.90'	1.66'
C5	3.00'	2.92'	55°49'58"	S 28°34'08" E	2.81'	1.59'
C6	10.00'	15.67'	89°45'15"	S 44°13'29" W	14.11'	9.96'
C7	3.00'	4.71'	90°00'00"	N 45°53'54" W	4.24'	3.00'
C8	3.00'	5.58'	106°36'18"	S 52°24'15" W	4.81'	4.03'
C9	10.00'	12.81'	73°23'31"	N 37°35'50" W	11.95'	7.45'

PROJECT NO.: 22133
PREVIOUS NO.: 20220062
LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

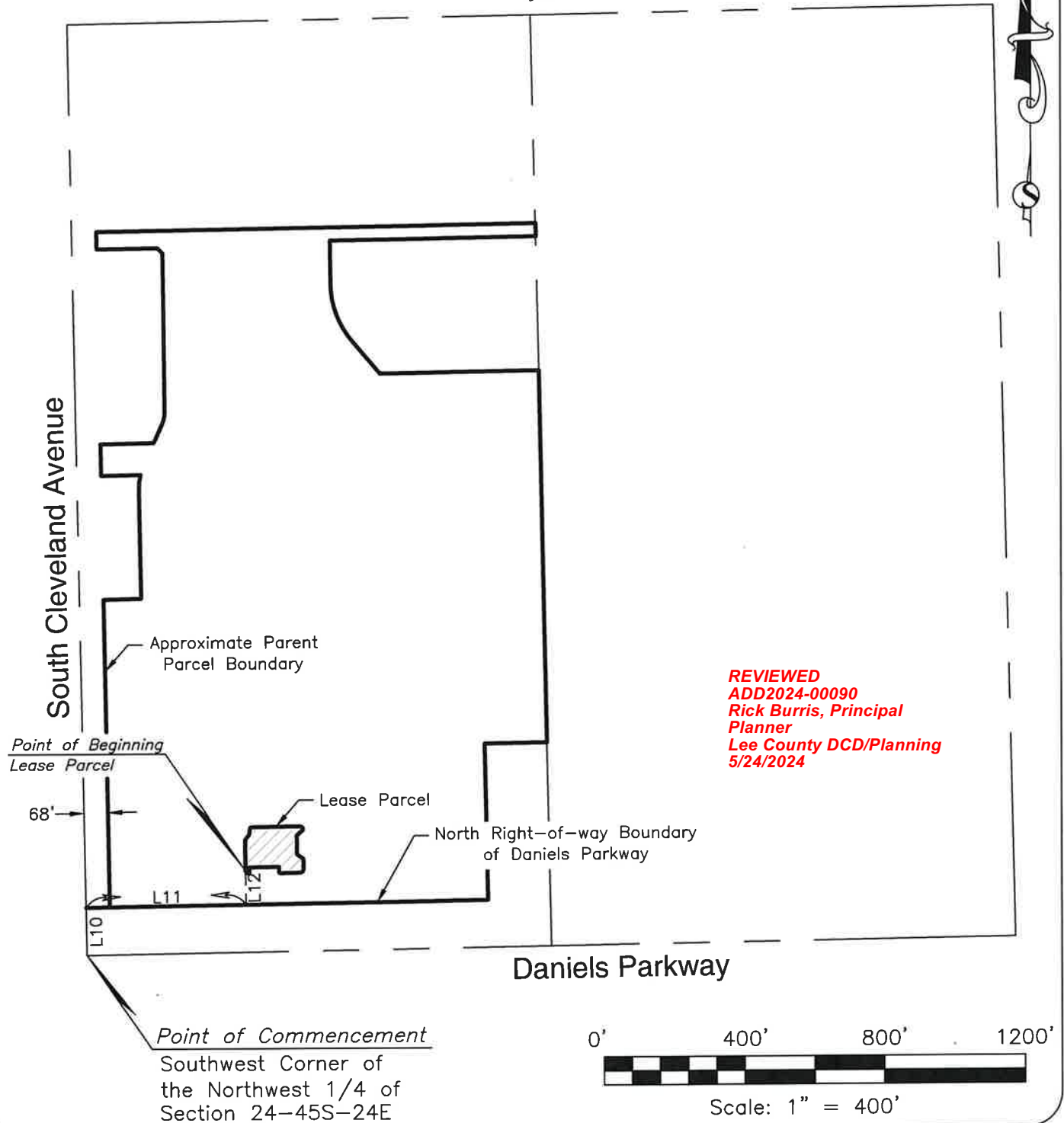
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

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Drawing Name: 22133_SK

SHEET: 2 OF 4

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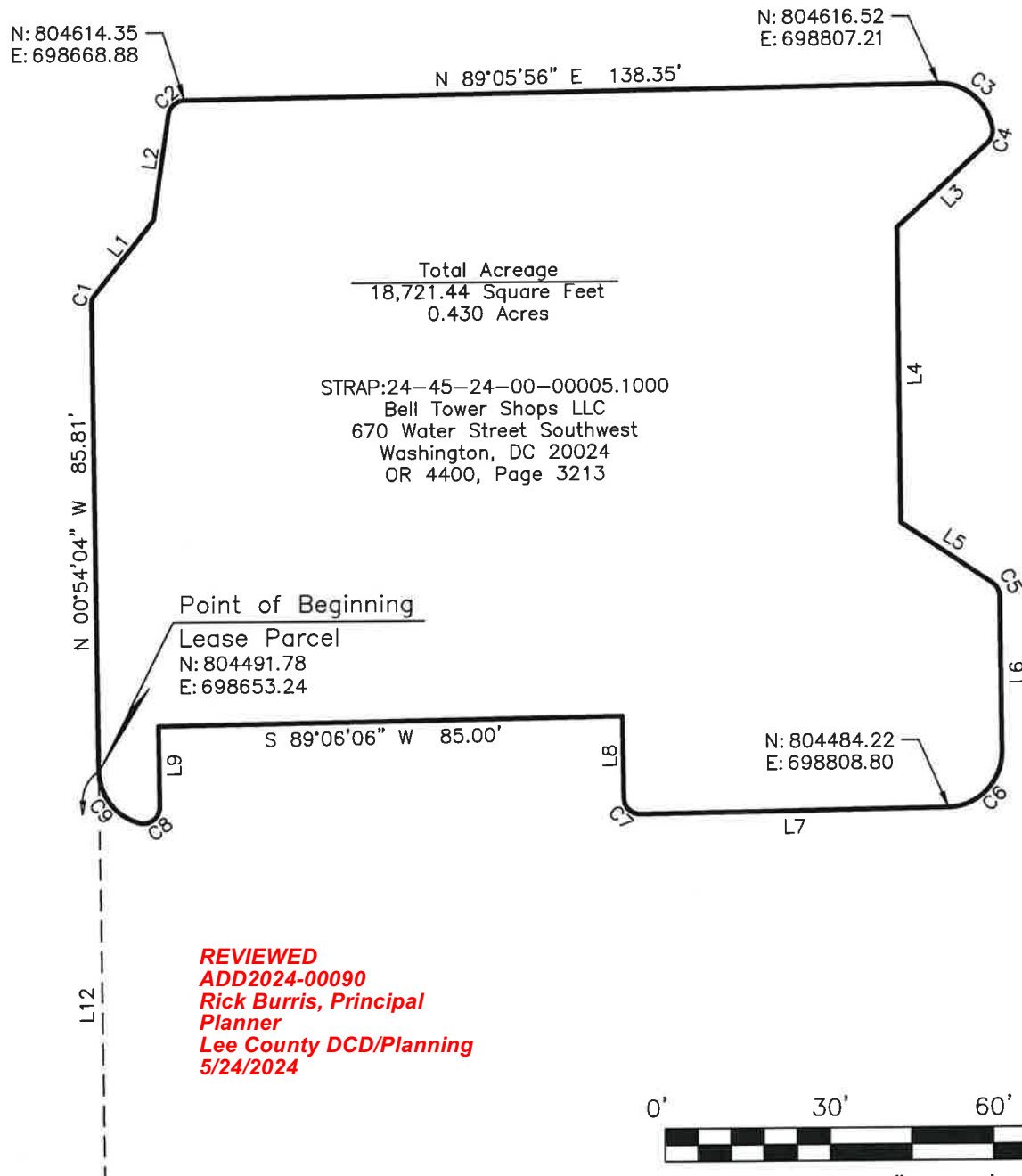


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