



HALEY WARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

FORMERLY:
CES INC

Description of a Parcel of Land
Lying in
Section 26, Township 45 South, Range 21 East
Captiva Island, Lee County, Florida
(South Seas Island Resort Owner Relations and Office Building Parcel)

A parcel of land lying in the State of Florida, County of Lee, Captiva Island, situated in Section 26, Township 45 South, Range 21 East, being a portion of a parcel of land as described in Instrument number 2021000370420, Public Records of Lee County, Florida and more particularly described as follows:

Commencing at the southeasterly corner of Beach Villas II Condominium as described on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1230 at Page 987, Public Records of Lee County, Florida; thence N05°55'28"E, along the easterly line of said Beach Villas II for 115.26 feet to an intersection with the northerly line of a 25 foot roadway and utility easement as described in Official Record Book 1846 at Page 813; thence S71°31'49"E, along the northerly line of said easement for 20.48 feet to the Point of Beginning; thence continue S71°31'49"E, along the northerly line of said easement for 64.67 feet to a point of curvature; thence southeasterly along the northerly line of said easement and along the arc of a curve to the right having a radius of 192.65 feet, chord bearing S54°33'11"E, delta 33°57'17", chord distance 112.51 feet, for 114.17 feet; thence S37°34'32"E, along the northerly line of said easement for 75.00 feet to a point of curvature; thence southeasterly along the northerly line of said easement and along the arc of said curve to the left having a radius of 367.50 feet, chord bearing S45°31'00"E, delta 15°52'57", chord distance 101.55 feet, for 101.87 feet to a point of reverse curvature, thence southeasterly along the northerly line of said easement and along the arc of said curve to the right having a radius of 451.15 feet, chord bearing S50°02'52"E, delta 06°49'13", chord distance 53.67 feet, for 53.70 feet; thence S46°38'16"E along the northerly line of said easement for 30.33 feet; thence N34°09'28"E, departing said northerly line for 149.94 feet; thence N26°36'23"W for 11.98 feet; thence N66°54'50"W for 24.53 feet; thence N75°19'00"W for 47.64 feet; thence N85°25'34"W for 27.60 feet; thence N58°06'33"W for 19.44 feet; thence N48°02'25"W for 42.51 feet; thence N50°03'32"W for 52.12 feet; thence N44°33'28"W for 42.26 feet; thence N41°02'28"W for 22.46 feet; thence N67°48'00"W for 63.70 feet; thence N79°53'21"W for 30.78 feet; thence S68°28'39"W for 23.53 feet; thence N68°47'18"W for 61.06 feet; thence N27°58'47"W for 20.26 feet to an intersection with the East line of said 25 foot Roadway Easement recorded in Official Records Book 1846, Page 807; thence S05°55'28"W, along said East line for 67.45 feet to the Point of Beginning.

Continued....





Containing 42,056 square feet (0.965 acres), more or less.

Bearings are based on the State plane co-ordinate system Florida west zone based on ties to the Lee County Coastal Construction Setback Line for Captiva Island, Lee County, Florida.

REVIEWED
ADD2024-00055
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/4/2024

Stephen F. Shawles II, State of
Florida Professional Surveyor &
Mapper License Number 6419

D:\c:\Stephen F. Shawles II, State of Florida Professional Surveyor & Mapper
License Number 6419, o=Haley Ward, Inc. (LB8267). Printed copies of this document
are not considered signed and sealed and the signature must be verified on any
electronic copies. o=This item has been digitally signed and sealed by Stephen F.
Shawles II on the date indicated here, email=sshawles@haleyward.com, c=US
Date: 2024.02.22 11:35:27 -05'00'

Haley Ward, Inc. (LB8267)

Stephen F. Shawles II, P.S.M. 6419
Professional Surveyor and Mapper
State of Florida