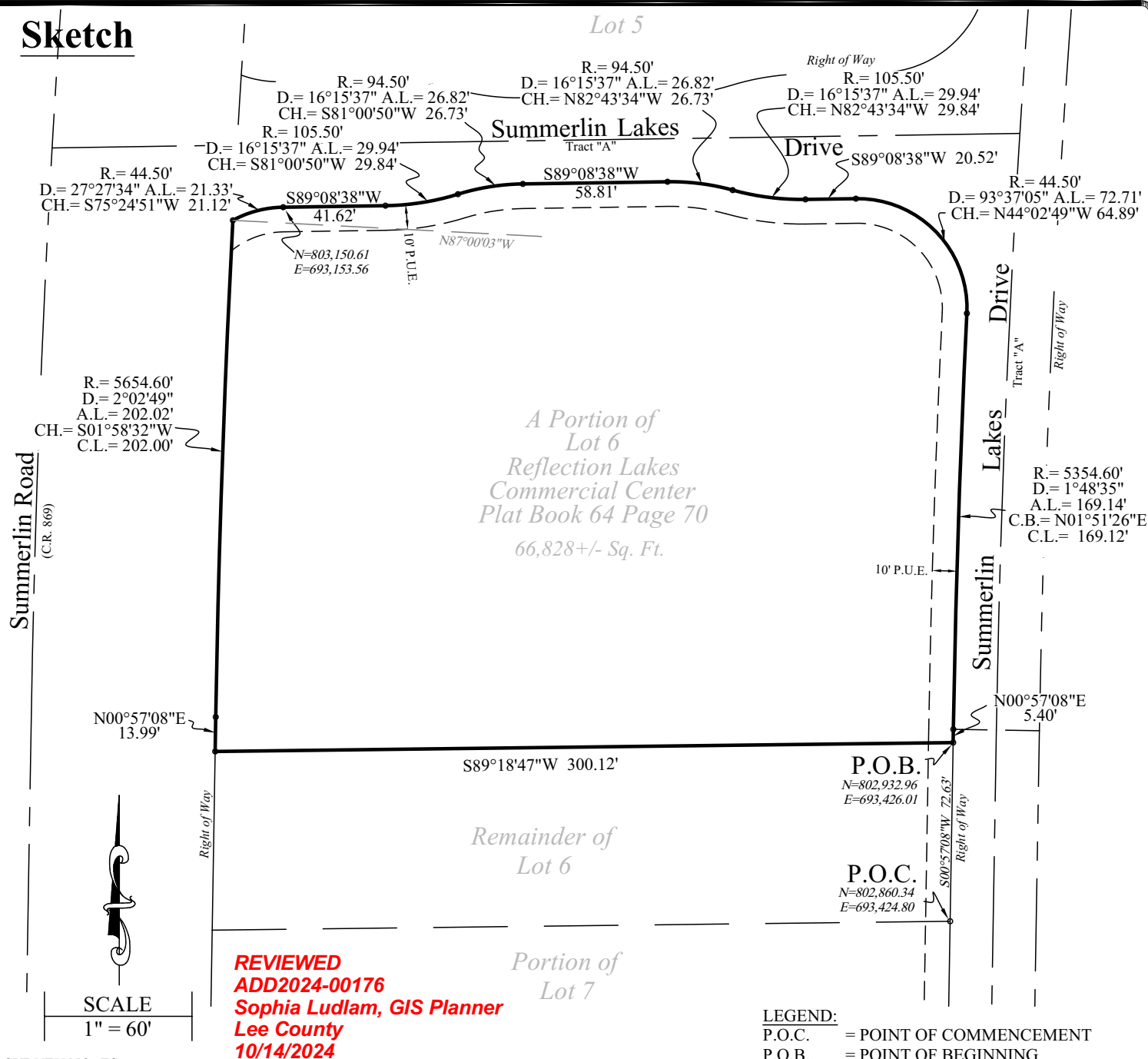


Sketch



REVIEWED
ADD2024-00176
Sophia Ludlam, GIS Planner
Lee County
10/14/2024

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 23, AS BEING N89°11'16"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2024, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 0902) (NAD 83/2011) AND DETERMINED USING THE FDOT PERMANENT REFERENCE STATION NETWORK (FPRN).
7. NOT VALID WITHOUT SHEET 2 OF 2.

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- INST. = INSTRUMENT
- R/W = RIGHT-OF-WAY
- R. = RADIUS
- D. = DELTA
- A.L. = ARC LENGTH
- C.B. = CHORD BEARING
- C.L. = CHORD LENGTH

Sheet 1 of 2

Sketch to Accompany Description

A Portion of Lot 6

A tract of land lying in Lot 6, Reflection Lakes Commercial Center lying in Section 23, Township 45 South, Range 24 East, Lee County, Florida

THIS IS NOT A SURVEY



324 Nicholas Parkway W, Unit A
 Cape Coral, Florida 33991
 Phone: (239) 673-9541
 www.Ardurra.com
 License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **June 28, 2024** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by John M Harris
 Location: State of Florida
 Contact Info: LS7424
 Date: 2024.07.01
 09:07:56-04'00'

JOHN M. HARRIS (FOR THE FIRM)

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.7424
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

JOB # 24-0176 | PREPARED FOR: Aplex, LLCX

SECTIONS 23, TOWNSHIP 45 S, RANGE 24 E

Description

SUBJECT PARCEL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING PART OF LOT 6, REFLECTION LAKES COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 64, PAGES 70-71 PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N00°57'08"E ALONG THE EAST LINE OF SAID LOT FOR 72.63 FEET TO THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING CONTINUE N00°57'08"E FOR A DISTANCE OF 5.40 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5354.60 FEET WITH A CHORD BEARING OF N01°51'26" E AND A CHORD LENGTH OF 169.12 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°48'35" FOR 169.14 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 44.50 FEET WITH A CHORD BEARING OF N44°02'49"W AND A CHORD LENGTH OF 64.89 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°37'05" FOR 72.71 FEET; THENCE S89°08'38"W FOR A DISTANCE OF 20.52 FEET TO A POINT OF A CURVATURE TO THE RIGHT HAVING A RADIUS OF 105.50 FEET WITH A CHORD BEARING OF N82°43'34"W AND A CHORD LENGTH OF 29.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 29.94 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 94.50 FEET WITH A CHORD BEARING OF N82°43'34"W AND A CHORD LENGTH OF 26.73 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 26.82 FEET TO A POINT OF TANGENCY; THENCE S89°08'38"W FOR A DISTANCE OF 58.81 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 94.50 WITH A CHORD BEARING OF S81°00'50"W AND A CHORD LENGTH OF 26.73 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 26.82 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 105.50 FEET WITH A CHORD BEARING OF S81°00'50"W AND A CHORD LENGTH OF 29.84 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°15'37" FOR 29.94 FEET TO A POINT OF TANGENCY; THENCE S89°08'38"W FOR A DISTANCE OF 41.62 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 44.50 FEET WITH A CHORD BEARING OF S75°24'51"W AND A CHORD LENGTH OF 21.21 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°27'34" FOR 21.33 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5654.60 FEET WITH A CHORD BEARING OF S01°58'32"W AND A CHORD LENGTH OF 202.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N87°00'03"W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°02'49" FOR 202.02 FEET TO A POINT OF TANGENCY; THENCE S00°57'08"W FOR A DISTANCE OF 13.99 FEET; THENCE N89°18'47"E FOR A DISTANCE OF 300.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 66,828 SQ. FT. (MORE OR LESS).

BEARINGS ARE BASED ON THE SOUTH LINE OF SAID SECTION 23 BEING N 89°11'16"E.

REVIEWED
ADD2024-00176
Sophia Ludlam, GIS Planner
Lee County
10/14/2024

THIS IS NOT A SURVEY	Sketch to Accompany Description A Portion of Lot 6 <i>A tract of land lying in Lot 6, Reflection Lakes Commercial Center lying in Section 23, Township 45 South, Range 24 East, Lee County, Florida</i>	<i>Not Valid without Sheet 1 of 2</i>
<i>Sheet 2 of 2</i>	 ARDURRA 324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610 COLLABORATE. INNOVATE. CREATE.	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on June 28, 2024 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. <i>See Sheet 1 of 2 for Signature and Seal</i> JOHN M. HARRIS (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.7424 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB # 24-0176 PREPARED FOR: Aplex, LLCX

SECTIONS 23, TOWNSHIP 45 S, RANGE 24 E