

K.E. TRASK, P.A.**LAND SURVEYORS**

A PARCEL LYING IN
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA.

(C-STORE)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 26 EAST, BEING A PART OF TRACT B, LEHIGH ACRES SUBDIVISION, PLAT BOOK 26 PAGE 55, LEE COUNTY PUBLIC RECORDS, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2021000029777, SAID PUBLIC RECORDS, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 3"X3" CONCRETE MONUMENT WITH DISK STAMPED "PRM/LEHIGH CORP." MARKING THE NORTHEAST CORNER OF LOT 10, BLOCK 34, SAID LEHIGH ACRES SUBDIVISION, PLAT BOOK 26, PAGE 55; THENCE S.01°06'55"E. ALONG THE EAST RIGHT OF WAY LINE OF ALVIN AVENUE AS SHOWN ON SAID PLAT, FOR 546.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LEE BOULEVARD (COUNTY ROAD 884); THENCE N.89°20'24"E. ALONG SAID RIGHT OF WAY LINE FOR 319.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALVIN AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2837, PAGE 2748, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.53°09'36"W. AND LENGTH OF 30.44 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 75°00'00" FOR AN ARC LENGTH OF 32.72 FEET; THENCE N.15°39'36"W. ALONG SAID RIGHT OF WAY LINE FOR 210.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 678.00 FEET, A CHORD BEARING N.17°38'46"W. AND LENGTH OF 47.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 03°58'21" FOR AN ARC LENGTH OF 47.01 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.34°51'13"E. AND LENGTH OF 40.70 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 108°58'21" FOR AN ARC LENGTH OF 47.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BROOKFIELD STREET; THENCE N.89°20'24"E. ALONG SAID RIGHT OF WAY LINE AND THE BOUNDARY OF SAID TRACT B, FOR 331.27 FEET; THENCE S.00°39'36"E. FOR 300.00 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF LEE BOULEVARD (COUNTY ROAD 884); THENCE S.89°20'24"W. ALONG SAID RIGHT OF WAY LINE AND THE BOUNDARY OF SAID TRACT B, FOR 262.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 96344.48 SQUARE FEET OR 2.21 ACRES, MORE OR LESS.

BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990, THE NORTHERLY RIGHT OF WAY LINE OF LEE BOULEVARD AS BEARING S.89°20'24"W.

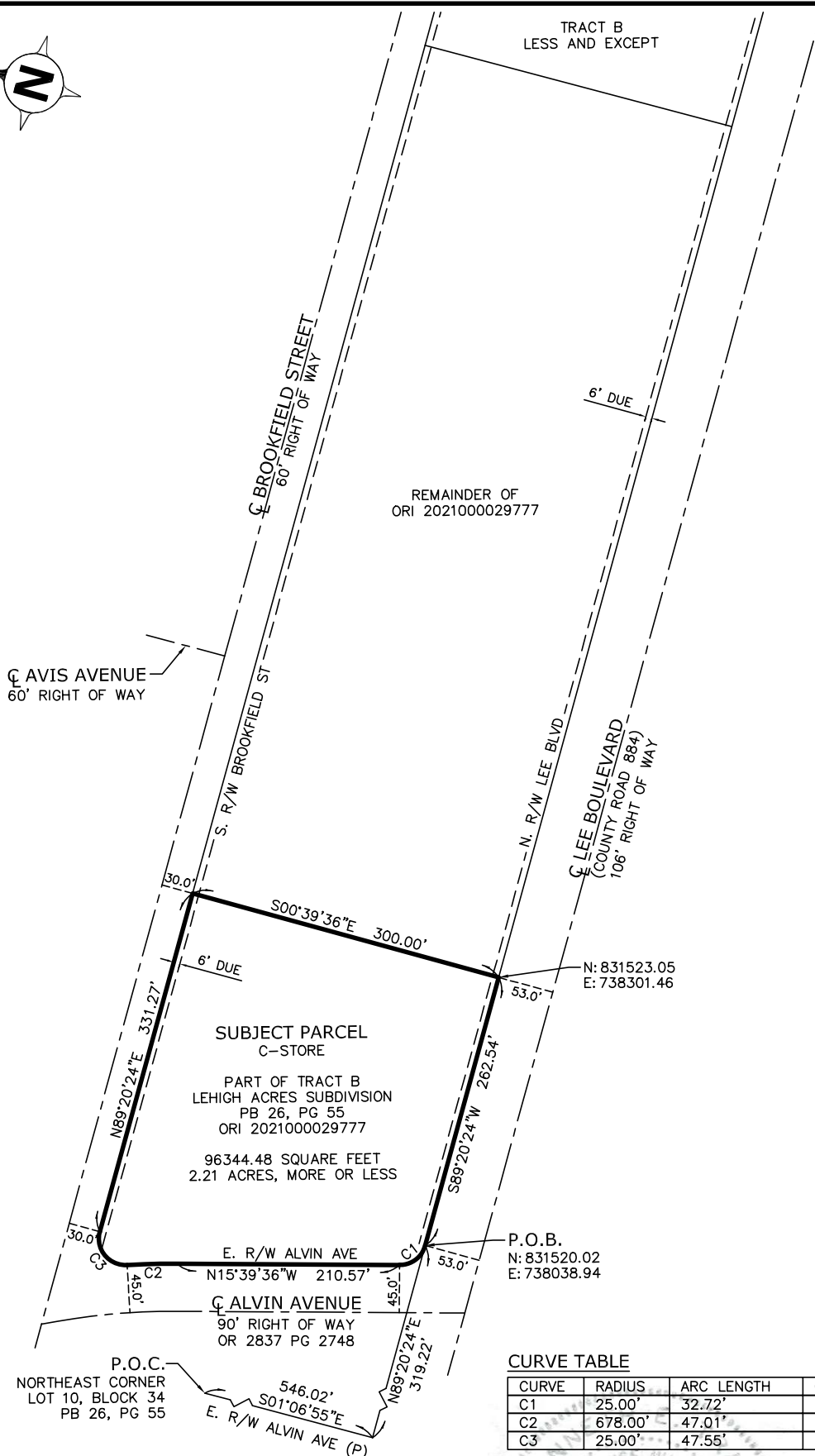
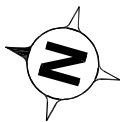
COORDINATES AS SHOWN ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/1990.

K.E. TRASK, P.A.
FLORIDA LICENSED BUSINESS LB8450

MARCH 1, 2024

Kenneth E. Trask
PLS4684 State of Florida
Digitally signed by Kenneth E.
Trask PLS4684 State of Florida
Date: 2024.03.05 11:35:08
-05'00'
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE LS4684

REVIEWED
SEZ2024-00001
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/6/2024



REVIEWED
SEZ2024-00001
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/6/2024

LEGEND

LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
ORI	OFFICIAL RECORDS INSTRUMENT
OR	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
(P)	AS PER PLAT
R/W	RIGHT OF WAY
DUE	DRAINAGE & UTILITY EASEMENT
N:	NORTHING COORDINATE
E:	EASTING COORDINATE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	32.72'	30.44'	N53°09'36"W	75°00'00"
C2	678.00'	47.01'	47.00'	N17°38'46"W	3°58'21"
C3	25.00'	47.55'	40.70'	N34°51'13"E	108°58'21"

**SKETCH TO ACCOMPANY
DESCRIPTION**
OF A PARCEL LYING IN
SECTIONS 30, TOWNSHIP 44 SOUTH,
RANGE 26 EAST,
LEE COUNTY, FLORIDA.

THIS IS NOT A BOUNDARY SURVEY

Kenneth E. Trask
PLS4684 State of
Florida

Digitally signed by Kenneth E.
Trask PLS4684 State of Florida
Date: 2024.03.05 11:34:44
-05'00'

KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

DATE

K.E. Trask, P.A.

Land Surveyors

Florida Licensed Business No. LB8450
12345 Blasingim Road
Fort Myers, Florida 33966
(239) 980-1495

date	dwg	scale	job#	sheet
3-1-24	21-152SK	1"=150'	21-152	2 OF 2