

ROYAL PALM VILLAGE
LEGAL DESCRIPTION OF SKETCH

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

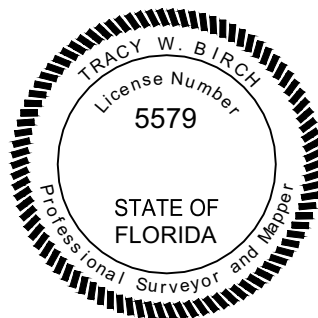
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE RUN NORTH 89°41'34" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4, OF SAID SECTION 35, A DISTANCE OF 253.80 FEET, MORE OR LESS TO A CONCRETE MONUMENT, BEING THE NORTHWESTERLY CORNER OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 994, PAGE 648, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED: FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°41'34" WEST ALONG SAID NORTH LINE OF THE NORTHEAST 1/4, OF SECTION 35, A DISTANCE OF 412.41 FEET, TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 00°11'51" WEST, ALONG THE WEST LINE OF SAID FRACTION, 1322.21 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE CONTINUE SOUTH 00°11'51" WEST, FOR 78.00 FEET, MORE OR LESS, TO THE CENTERLINE OF PHILLIPS CREEK; THENCE RUN NORTHEASTERLY ALONG THE MEANDER OF SAID CENTERLINE OF PHILLIPS CREEK TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89°24'41" EAST, ALONG SAID SOUTH LINE, 332.25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35; THENCE RUN NORTH 00°16'20" EAST, ALONG THE EAST LINE OF SAID SECTION 35, 1009.27 FEET, MORE OR LESS, TO A CONCRETE MONUMENT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. 41, (S.R. #45) (TAMIAMI TRAIL), SAID CONCRETE MONUMENT IS A P.C. OF A CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS A RADIUS OF 2932.79 FEET, A DELTA ANGLE OF 02°07'51", AN ARC OF 109.07 FEET, AND A CHORD BEARING OF NORTH 19°01'22" WEST; THENCE RUN ALONG SAID CURVE TO THE RIGHT, FOR 109.07 FEET TO A CONCRETE MONUMENT, BEING THE SOUTHEASTERLY CORNER OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 994, PAGE 648, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN SOUTH 78°51'01" WEST, ALONG THE SOUTHERNLY LINE OF SAID PARCEL, 150.51 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 15°49'59" WEST, FOR 253.17 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. THIS LEGAL DESCRIPTION IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREON.
2. NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED BY THIS FIRM.
3. THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
5. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
6. THIS LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
7. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
8. BEARINGS SHOWN HEREON ARE ASSUMED, DERIVING A BEARING OF N89°09'08"E ALONG THE NORTH LINE OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST.

LEGEND & SYMBOLS

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINATION
R/W = RIGHT-OF-WAY
SEC = SECTION
PID = PARCEL IDENTIFICATION
PB = PLAT BOOK
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
SQ.FT. = SQUARE FEET
AC = ACRES
AKA = ALSO KNOWN AS
(C) = CALCULATED DATA
(D) = RECORDED DATA
(M) = MEASURED DATA

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL PARTS OF THIS SKETCH HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, 5J-17, F.A.C., TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. NOT VALID WITHOUT A SIGNATURE AND RAISED SEAL FROM THE SURVEYOR.

Tracy W
Birch

Tracy W Birch
2024.01.31
06:22:54 -05'00'

TRACY W. BIRCH, P.S.M.
FLORIDA LICENSE #5579

DATE

THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATIONS IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

FLOURNOY DEVELOPMENT GROUP

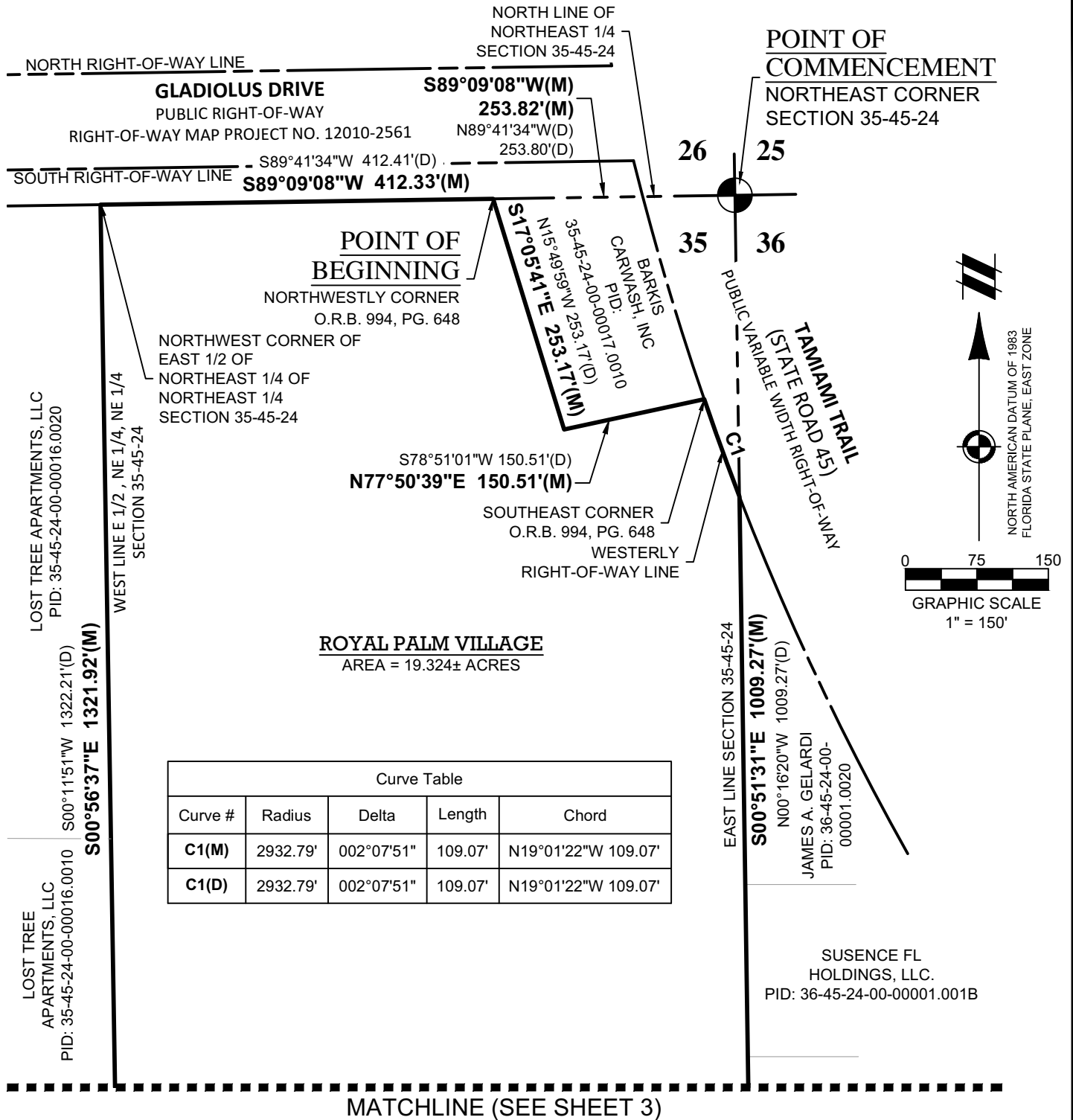
THIS SKETCH IS NOT A SURVEY

SHEET	1	OF	3
DRW:	MC	CHK:	TB
SEC:	35	TWN:	45S
PLOT DATE:	2024-01-31		
FILE:	23001930 ROYAL PALM VILLAGE-SOD		

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SKETCH OF LEGAL DESCRIPTION



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CERTIFICATION

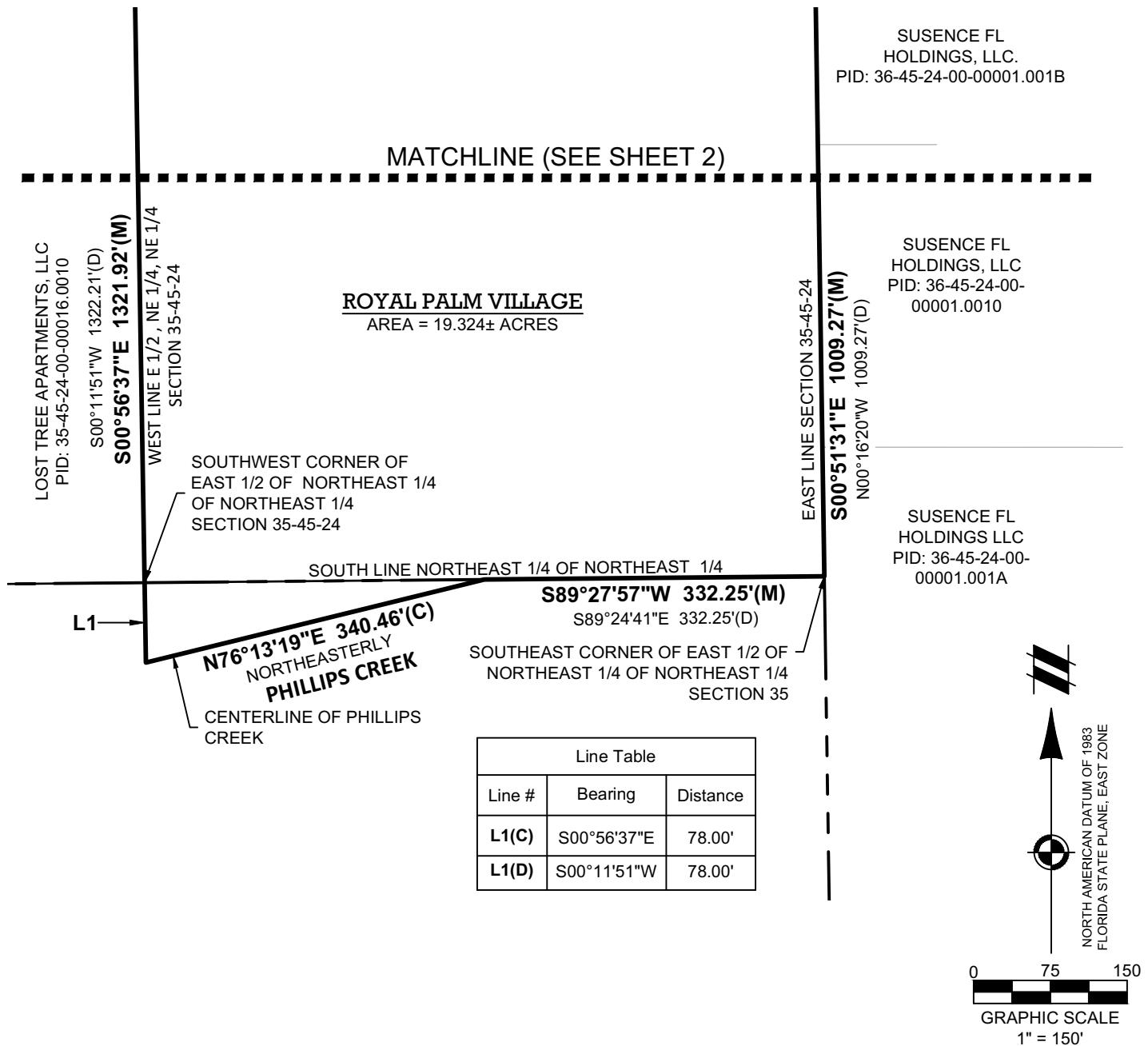
THIS SKETCH IS NOT A SURVEY

SHEET		2	OF		3
DRW:	MC	CHK:	TB	PM:	TB
SEC:	35	TWN:	45S	RNG:	24E
PLOT DATE: 2024-01-31					
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CERTIFICATION

THIS SKETCH IS NOT A SURVEY

SHEET 3 OF 3		
DRW: MC	CHK: TB	PM: TB
SEC: 35	TWN: 45S	RNG: 24E
PLOT DATE: 2024-01-31		
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