

DESCRIPTION:

(COMMERCIAL LOT 1)

PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9; THENCE N 00°49'04" W, A DISTANCE OF 174.01 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9 TO THE **POINT-OF-BEGINNING**;

THENCE N 87°51'26" W, A DISTANCE OF 1,178.86 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 639.30 FEET AND A CENTRAL ANGLE OF 20°52'37" (THE CHORD OF WHICH BEARS S 81°42'15" W, 231.66 FEET), A DISTANCE OF 232.94 FEET ALONG THE ARC OF SAID CURVE; THENCE S 71°15'57" W, A DISTANCE OF 245.13 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 260.70 FEET AND A CENTRAL ANGLE OF 18°04'58" (THE CHORD OF WHICH BEARS S 80°18'26" W, 81.94 FEET), A DISTANCE OF 82.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N 85°39'22" W, A DISTANCE OF 116.39 FEET; THENCE N 27°36'21" W, A DISTANCE OF 448.97 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 62°23'39" E, A DISTANCE OF 120.78 FEET; WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1,458.14 FEET AND A CENTRAL ANGLE OF 36°29'15" (THE CHORD OF WHICH BEARS N 44°09'01" E, 912.97 FEET), A DISTANCE OF 928.59 FEET ALONG THE ARC OF SAID CURVE; N 25°54'24" E, A DISTANCE OF 92.62 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 89°44'45" (THE CHORD OF WHICH BEARS N 70°46'47" E, 317.49 FEET), A DISTANCE OF 352.43 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; THENCE THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF "IMMOKALEE ROAD (SR 82)"; S 64°20'50" E, A DISTANCE OF 397.80 FEET; S 89°06'10" E, A DISTANCE OF 198.19 FEET; S 64°20'50" E, A DISTANCE OF 434.90 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 860.17 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 41.54 ACRES, MORE OR LESS.

DESCRIPTION:

(EMERGENCY SERVICES PARCEL)

PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 9; THENCE S 84°06'21" W, A DISTANCE OF 2,893.61 FEET TO THE **POINT-OF-BEGINNING**;

THENCE N 22°02'06" W, A DISTANCE OF 142.63 FEET; THENCE N 59°32'20" W, A DISTANCE OF 208.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 01°38'42" (THE CHORD OF WHICH BEARS N 61°34'18" E, 79.09 FEET), A DISTANCE OF 79.09 FEET ALONG THE ARC OF SAID CURVE; N 62°23'39" E, A DISTANCE OF 1,023.03 FEET; THENCE S 27°36'21" E, A DISTANCE OF 320.00 FEET; THENCE S 62°23'39" W, A DISTANCE OF 1,005.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7.54 ACRES, MORE OR LESS.

SURVEY NOTES:

DESCRIPTION SHOWN HEREON IS NEW.
SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.
ORIENTATION IS BASED ON THE EAST LINE OF THE SE¼ OF SECTION 21 AS BEARING S 01°13'41" E.
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.
THIS IS NOT A SURVEY!

ABBREVIATIONS

- BLVD. = BOULEVARD
- C1 = CURVE TABLE DESIGNATION
- C/L = CENTERLINE
- L1 = LINE TABLE DESIGNATION
- LB = LICENSED BUSINESS
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P.B. = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

PREPARED BY:

REVIEWED
Project: ADD2025-00188
By: Evelyn Valdes
Dept: Legal Review
Date: 09/17/2025

MARK A. HATFIELD, P.S.M. DATE
FLA. CERT. NO. 4155



Digitally signed by
Mark A. Hatfield,
PSM 4155
Date: 2020.02.20
08:49:29 -05'00'

MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 1 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DESCRIPTIONS

MORRIS
DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA NO. 6532 / FL. CERT NO. LB8891 / LC26000330

**Fort Myers
Tallahassee
Destin**

2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

DESCRIPTION:

(RESIDENTIAL AREA)

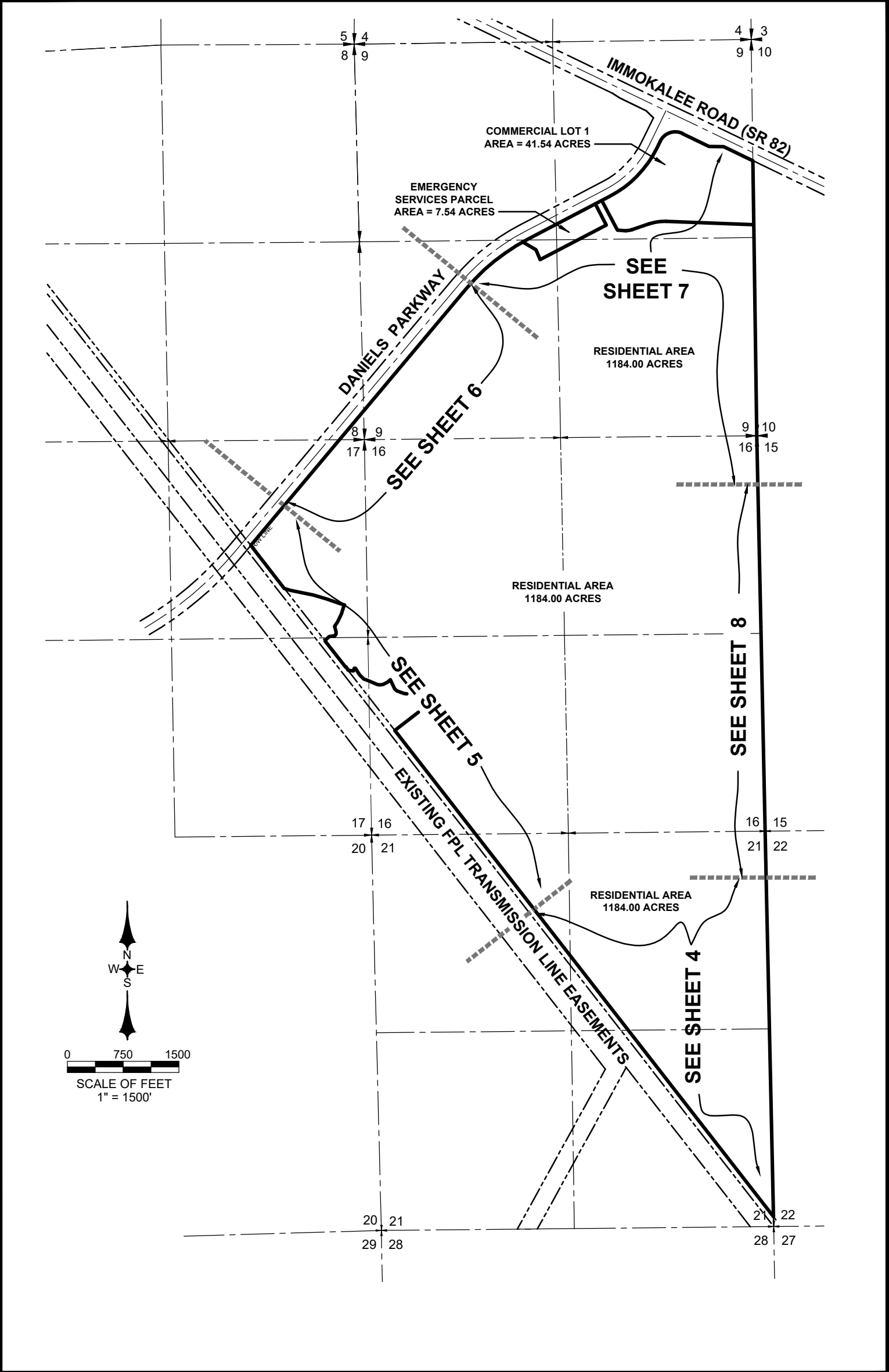
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 AND 21, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE N 01°13'41" W, A DISTANCE OF 133.80 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE NORTH LINE OF AN 80-FOOT WIDE FLORIDA POWER AND LIGHT (FPL) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 743, UPON PAGE 661 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AND THE **POINT OF BEGINNING**;

THENCE N 37°56'50" W, A DISTANCE OF 8,288.06 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 52°01'00" E, A DISTANCE OF 575.98 FEET; THENCE S 82°48'59" W, A DISTANCE OF 19.34 FEET; THENCE N 71°09'45" W, A DISTANCE OF 57.71 FEET; THENCE N 63°37'28" W, A DISTANCE OF 49.30 FEET; THENCE N 48°54'15" W, A DISTANCE OF 126.29 FEET; THENCE N 60°33'49" W, A DISTANCE OF 24.67 FEET; THENCE N 83°44'43" W, A DISTANCE OF 98.46 FEET; THENCE N 70°22'20" W, A DISTANCE OF 100.60 FEET; THENCE N 48°18'33" W, A DISTANCE OF 42.53 FEET; THENCE N 24°42'28" W, A DISTANCE OF 135.25 FEET; THENCE S 48°57'02" W, A DISTANCE OF 54.02 FEET; THENCE S 63°26'05" W, A DISTANCE OF 68.07 FEET; THENCE S 84°15'26" W, A DISTANCE OF 45.45 FEET; THENCE N 79°07'02" W, A DISTANCE OF 34.18 FEET; THENCE N 66°31'59" W, A DISTANCE OF 154.47 FEET; THENCE N 72°54'16" W, A DISTANCE OF 34.99 FEET; THENCE N 45°25'11" W, A DISTANCE OF 82.93 FEET; THENCE N 32°23'59" W, A DISTANCE OF 103.81 FEET; THENCE N 82°46'27" W, A DISTANCE OF 15.23 FEET; THENCE S 19°01'18" W, A DISTANCE OF 40.48 FEET; THENCE N 81°11'32" W, A DISTANCE OF 69.90 FEET; THENCE N 32°13'26" W, A DISTANCE OF 50.84 FEET; THENCE S 49°10'02" W, A DISTANCE OF 7.87 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 449.47 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 29°19'28" E, A DISTANCE OF 20.34 FEET; THENCE N 47°11'44" E, A DISTANCE OF 65.51 FEET; THENCE N 84°08'32" E, A DISTANCE OF 71.02 FEET; THENCE N 38°34'37" E, A DISTANCE OF 29.66 FEET; THENCE N 00°51'38" W, A DISTANCE OF 29.94 FEET; THENCE N 15°35'20" W, A DISTANCE OF 77.08 FEET; THENCE N 33°48'21" E, A DISTANCE OF 78.80 FEET; THENCE N 25°23'33" E, A DISTANCE OF 114.63 FEET; THENCE N 16°58'54" E, A DISTANCE OF 85.90 FEET; THENCE N 27°52'17" E, A DISTANCE OF 39.89 FEET; THENCE N 72°43'23" W, A DISTANCE OF 83.98 FEET; THENCE N 70°39'13" W, A DISTANCE OF 175.90 FEET; THENCE N 74°05'06" W, A DISTANCE OF 185.89 FEET; THENCE N 77°53'04" W, A DISTANCE OF 174.58 FEET; THENCE N 78°30'12" W, A DISTANCE OF 137.71 FEET; THENCE N 73°20'55" W, A DISTANCE OF 86.69 FEET TO THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661); THENCE N 37°56'50" W, A DISTANCE OF 733.08 FEET ALONG THE NORTH LINE OF SAID EASEMENT (OR BK 743, PG 661) TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; N 40°00'00" E, A DISTANCE OF 4,509.83 FEET; WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 2,754.79 FEET AND A CENTRAL ANGLE OF 20°44'57" (THE CHORD OF WHICH BEARS N 50°22'28" E, 992.18 FEET), A DISTANCE OF 997.62 FEET ALONG THE ARC OF SAID CURVE; THENCE S 59°32'20" E, A DISTANCE OF 208.45 FEET; THENCE S 22°02'06" E, A DISTANCE OF 142.63 FEET; THENCE N 62°23'39" E, A DISTANCE OF 1,005.70 FEET; THENCE N 27°36'21" W, A DISTANCE OF 320.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE N 62°23'39" E, A DISTANCE OF 100.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF "DANIELS PARKWAY"; THENCE S 27°36'21" E, A DISTANCE OF 448.97 FEET; THENCE S 85°39'22" E, A DISTANCE OF 116.39 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 260.70 FEET AND A CENTRAL ANGLE OF 18°04'58" (THE CHORD OF WHICH BEARS N 80°18'26" E, 81.94 FEET), A DISTANCE OF 82.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N 71°15'57" E, A DISTANCE OF 245.13 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 639.30 FEET AND A CENTRAL ANGLE OF 20°52'37" (THE CHORD OF WHICH BEARS N 81°42'15" E, 231.66 FEET), A DISTANCE OF 232.94 FEET ALONG THE ARC OF SAID CURVE; THENCE S 87°51'26" E, A DISTANCE OF 1,178.86 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°49'04" E, A DISTANCE OF 174.01 FEET ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 9; THENCE S 00°48'06" E, A DISTANCE OF 2,665.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 9; THENCE S 01°13'32" E, A DISTANCE OF 2,660.59 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'21" E, A DISTANCE OF 2,660.58 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 16; THENCE S 01°13'59" E, A DISTANCE OF 2,660.31 FEET ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21; THENCE S 01°13'41" E, A DISTANCE OF 2,526.55 FEET ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 21 TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,184.00 ACRES, MORE OR LESS.

MDA PROJECT: 19013		SKETCH AND DESCRIPTION TRUST 5018 PARCEL PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21, T. 45 S., R. 26 E., LEE COUNTY, FLORIDA DESCRIPTIONS	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330 • Fort Myers • Tallahassee • Destin 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341
CHECKED BY: BMH	DRAWN BY: MMF		
DATE: 01-20-2020			
SHEET 2 OF 8			



MDA PROJECT: 19013	
CHECKED BY: BMH	DRAWN BY: MMF
DATE: 01-20-2020	
SHEET 3 OF 8	

SKETCH AND DESCRIPTION

TRUST 5018 PARCEL

PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

INDEX MAP

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

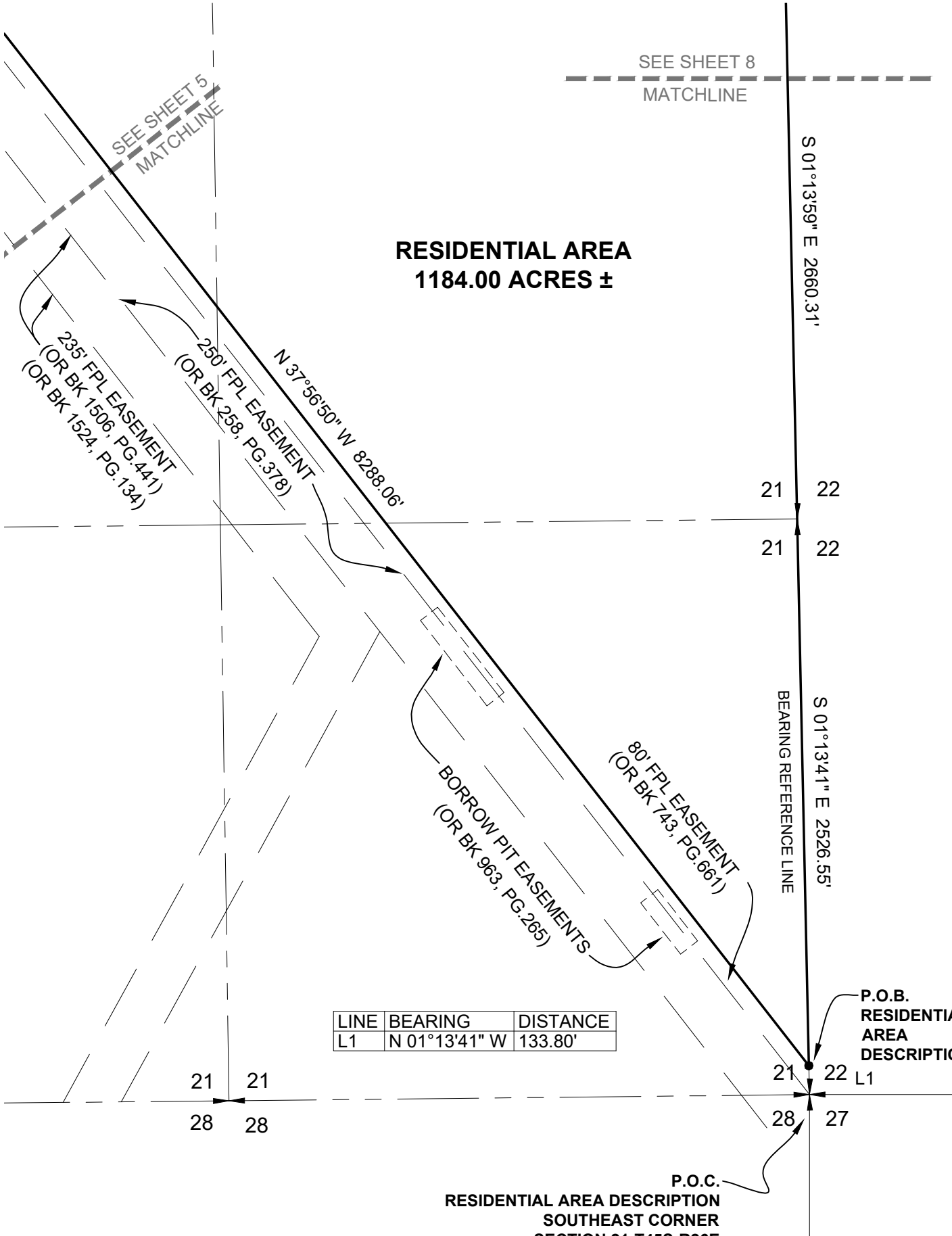
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

• Fort Myers

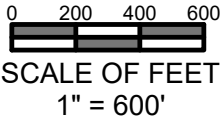
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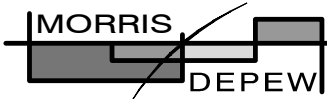


LINE	BEARING	DISTANCE
L1	N 01°13'41\"	133.80'



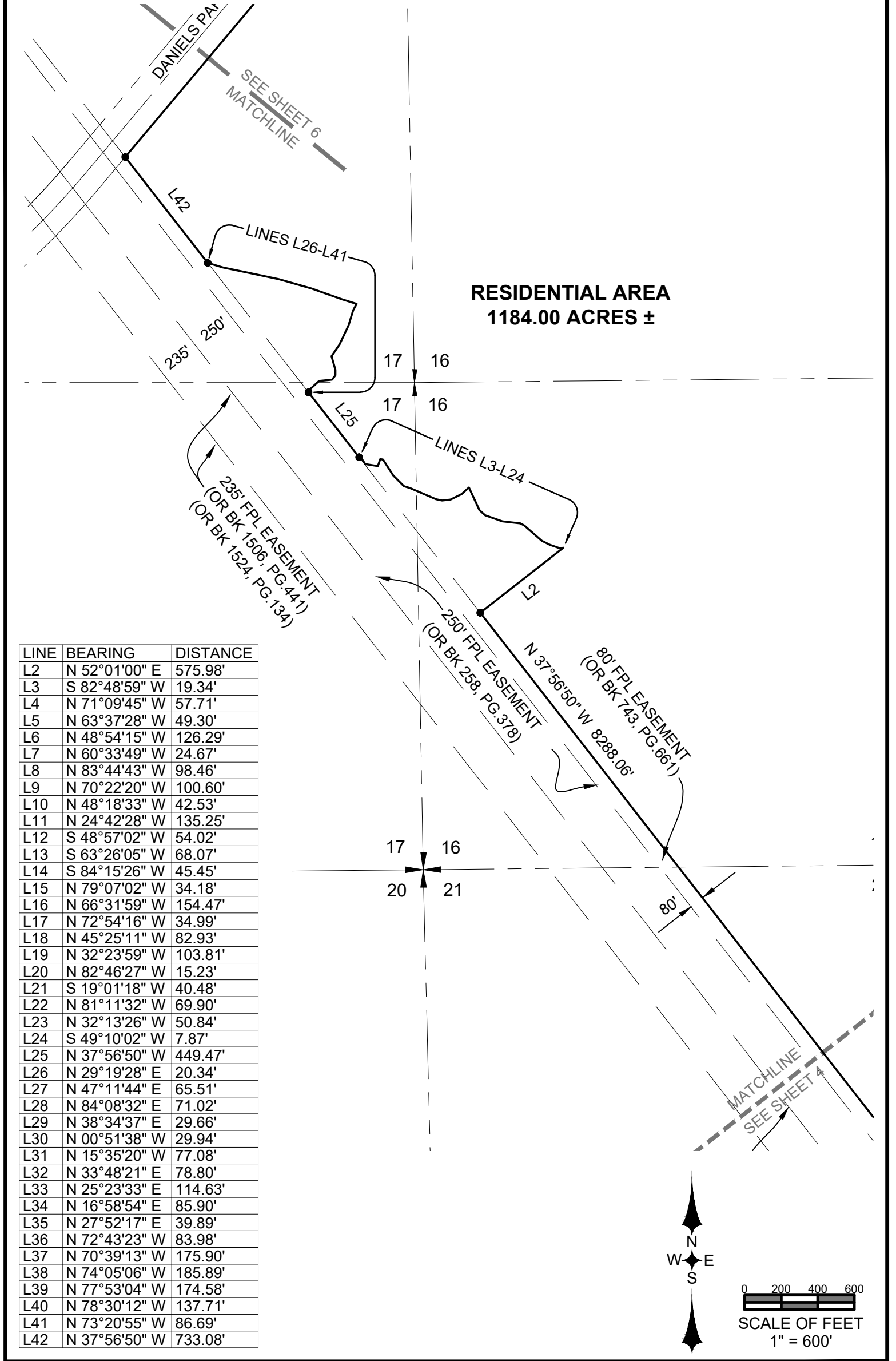
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DATE: 01-20-2020	
SHEET 4 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA
DETAIL SHEET



ENGINEERS • PLANNERS • SURVEYORS
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LINE	BEARING	DISTANCE
L2	N 52°01'00" E	575.98'
L3	S 82°48'59" W	19.34'
L4	N 71°09'45" W	57.71'
L5	N 63°37'28" W	49.30'
L6	N 48°54'15" W	126.29'
L7	N 60°33'49" W	24.67'
L8	N 83°44'43" W	98.46'
L9	N 70°22'20" W	100.60'
L10	N 48°18'33" W	42.53'
L11	N 24°42'28" W	135.25'
L12	S 48°57'02" W	54.02'
L13	S 63°26'05" W	68.07'
L14	S 84°15'26" W	45.45'
L15	N 79°07'02" W	34.18'
L16	N 66°31'59" W	154.47'
L17	N 72°54'16" W	34.99'
L18	N 45°25'11" W	82.93'
L19	N 32°23'59" W	103.81'
L20	N 82°46'27" W	15.23'
L21	S 19°01'18" W	40.48'
L22	N 81°11'32" W	69.90'
L23	N 32°13'26" W	50.84'
L24	S 49°10'02" W	7.87'
L25	N 37°56'50" W	449.47'
L26	N 29°19'28" E	20.34'
L27	N 47°11'44" E	65.51'
L28	N 84°08'32" E	71.02'
L29	N 38°34'37" E	29.66'
L30	N 00°51'38" W	29.94'
L31	N 15°35'20" W	77.08'
L32	N 33°48'21" E	78.80'
L33	N 25°23'33" E	114.63'
L34	N 16°58'54" E	85.90'
L35	N 27°52'17" E	39.89'
L36	N 72°43'23" W	83.98'
L37	N 70°39'13" W	175.90'
L38	N 74°05'06" W	185.89'
L39	N 77°53'04" W	174.58'
L40	N 78°30'12" W	137.71'
L41	N 73°20'55" W	86.69'
L42	N 37°56'50" W	733.08'

MDA PROJECT:
19013

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DATE:
01-20-2020

SHEET
5 OF 8

DRAWN BY:
MMF

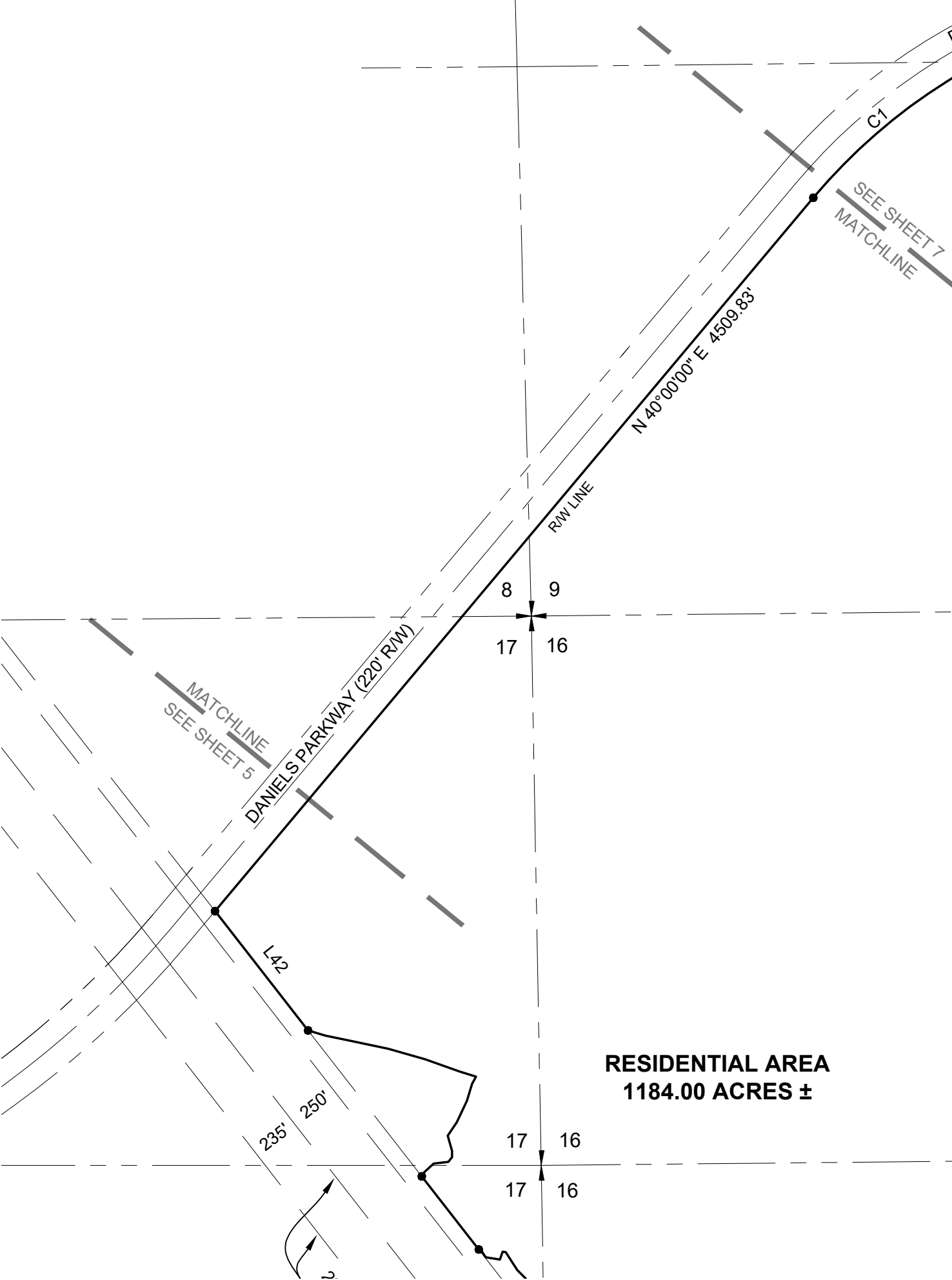
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
T. 45 S., R. 26 E., LEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
DETAIL SHEET

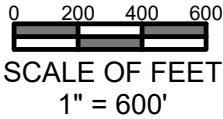
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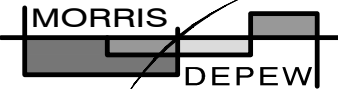


RESIDENTIAL AREA
1184.00 ACRES ±



MDA PROJECT: 19013	
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SHEET 6 OF 8	

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL
PARCEL OF LAND LYING IN SECTIONS 8, 9, 16, 17 & 21,
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REVIEWED
Project: ADD2025-00188
By: Evelyn Valdes
Dept: Legal Review
Date: 09/17/2025

**EMERGENCY SERVICES PARCEL
AREA = 7.54 ACRES**

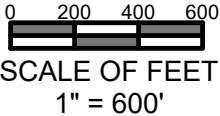
**COMMERCIAL LOT 1
AREA = 41.54 ACRES**

**COMMERCIAL LOT 1 &
EMERGENCY SERVICES PARCEL
EAST ¼ CORNER
SECTION 9-T45S-R26E**

**RESIDENTIAL AREA
1184.00 ACRES ±**

LINE	BEARING	DISTANCE
L43	N 62°23'39" E	1023.03'
L44	N 62°23'39" E	100.00'
L45	N 62°23'39" E	120.78'
L46	N 25°54'24" E	92.62'
L47	S 64°20'50" E	397.80'
L48	S 89°06'10" E	198.19'
L49	S 64°20'50" E	434.90'
L50	N 59°32'20" W	208.45'
L51	N 22°02'06" W	142.63'
L52	S 62°23'39" W	1005.70'
L53	S 27°36'21" E	320.00'
L54	N 27°36'21" W	448.97'
L55	N 85°39'22" W	116.39'
L56	S 71°15'57" W	245.13'
L57	N 87°51'26" W	1178.86'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2754.79'	20°44'57"	N 50°22'28" E	992.18'	997.62'
C2	2754.79'	1°38'42"	N 61°34'18" E	79.09'	79.09'
C3	1458.14'	36°29'15"	N 44°09'01" E	912.97'	928.59'
C4	225.00'	89°44'45"	N 70°46'47" E	317.49'	352.43'
C5	260.70'	18°04'58"	S 80°18'26" W	81.94'	82.28'
C6	639.30'	20°52'37"	S 81°42'15" W	231.66'	232.94'



MDA PROJECT:
19013

CHECKED BY: BMH DRAWN BY: MMF

DATE:
01-20-2020

SHEET
7 OF 8

SKETCH AND DESCRIPTION
TRUST 5018 PARCEL

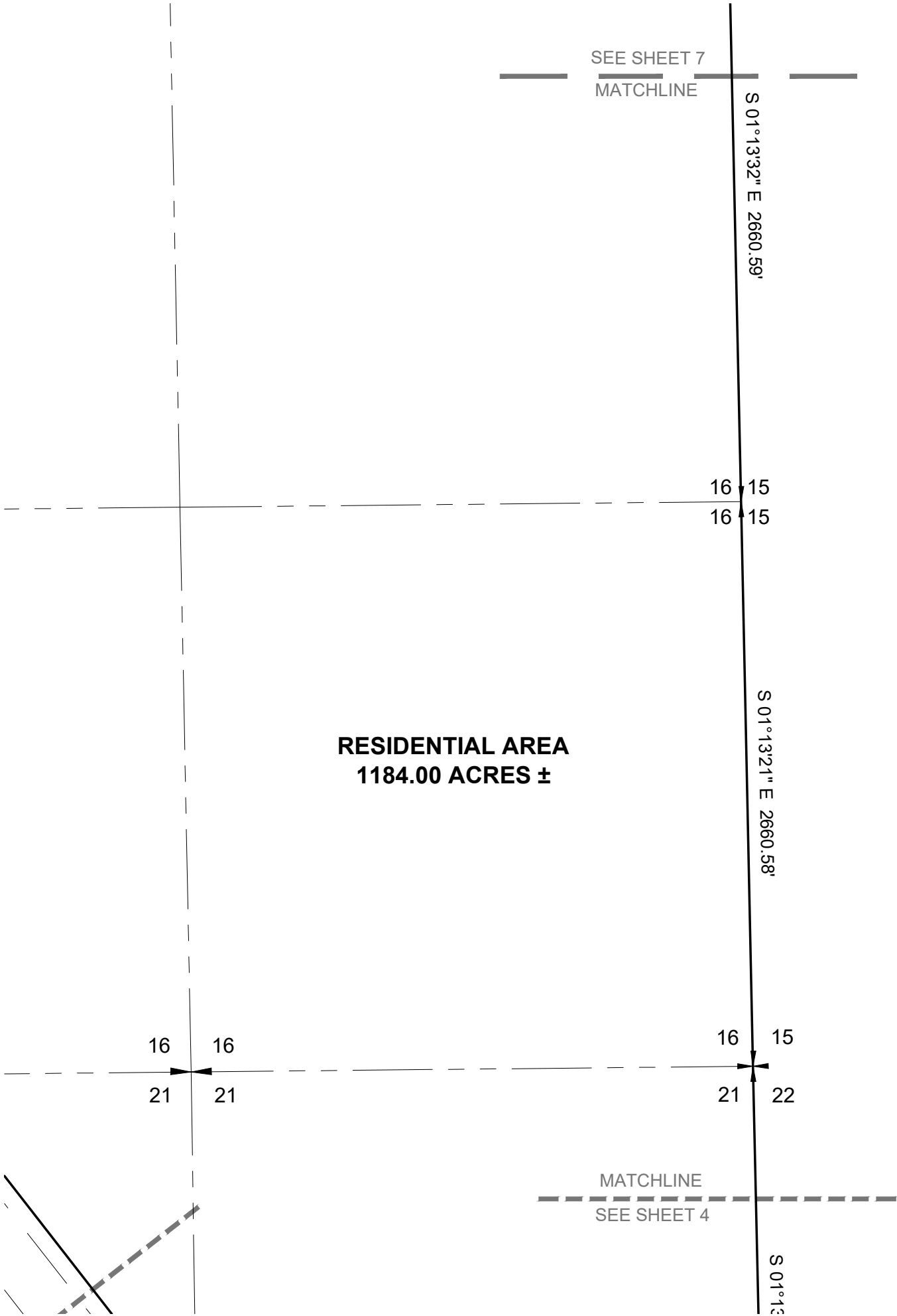
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RESIDENTIAL AREA
1184.00 ACRES ±

SEE SHEET 7
MATCHLINE

S 01°13'32" E 2660.59'

16 15
16 15

S 01°13'21" E 2660.58'

16 16
21 21

16 15
21 22

MATCHLINE
SEE SHEET 4

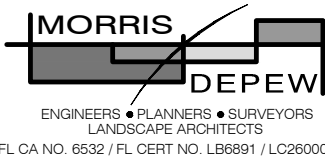
S 01°13'



0 200 400 600
SCALE OF FEET
1" = 600'

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SHEET 8 OF 8	

SKETCH AND DESCRIPTION
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