

SKETCH AND DESCRIPTION OF A PARCEL LYING IN SECTIONS 27 & 28, TOWNSHIP 43 SOUTH RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND IN LEE COUNTY, FLORIDA, LYING IN SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S 00°19'44" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOR 25.00 FEET TO AN INTERSECTION WITH A LINE 25.00 FEET SOUTH OF AND PARALLEL TO (AS MEASURED ON A PERPENDICULAR) WITH THE NORTH LINE OF THE SAID FRACTION; THENCE S 89°51'02" E, ALONG SAID PARALLEL LINE FOR 1337.99 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S 00°16'35" E, ALONG SAID EAST LINE FOR 1389.73 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF PLAYA DEL SOL BOULEVARD PER OFFICIAL RECORDS INSTRUMENT NUMBER 2012000064345, LEE COUNTY, FLORIDA ALSO BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 670.50 FEET; THENCE 240.62 FEET ALONG SAID NORTH RIGHT-OF-WAY, HAVING A CENTRAL ANGLE OF 20°33'40" A CHORD BEARING OF N 59°44'35" W, WITH A CHORD LENGTH OF 239.33 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 49°27'45" W A DISTANCE OF 335.08 FEET TO A TANGENTIAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 593.35 FEET, WITH A RADIUS OF 795.50 FEET, WITH A DELTA ANGLE OF 42°44'10", WITH A CHORD BEARING OF N 70°49'50" W, WITH A CHORD LENGTH OF 579.69 FEET; THEN S 87°48'05" W A DISTANCE OF 305.24 FEET; THENCE N 47°13'29" W A DISTANCE OF 5.58 FEET; THENCE S 89°33'55" W A DISTANCE OF 42.84 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S 45°00'00" W A DISTANCE OF 7.73 FEET TO A TANGENTIAL CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.21 FEET, WITH A RADIUS OF 330.61 FEET, WITH A DELTA ANGLE OF 03°30'07", WITH A CHORD BEARING OF N 89°48'02" W, WITH A CHORD LENGTH OF 20.20 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 110.32 FEET, WITH A RADIUS OF 259.50 FEET, WITH A DELTA ANGLE OF 24°21'29", WITH A CHORD BEARING OF N 76°12'13" W, WITH A CHORD LENGTH OF 109.49 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 70.28 FEET, WITH A RADIUS OF 50.00 FEET, WITH A DELTA ANGLE OF 80°32'12", WITH A CHORD BEARING OF N 23°45'23" W, WITH A CHORD LENGTH OF 64.64 FEET; THENCE N 16°30'43" E A DISTANCE OF 111.47 FEET ALONG SAID RIGHT-OF-WAY TO A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 320.67 FEET, WITH A RADIUS OF 813.61 FEET, WITH A DELTA ANGLE OF 22°34'55", WITH A CHORD BEARING OF N 09°41'43" E, WITH A CHORD LENGTH OF 318.59 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 00°10'50" E A DISTANCE OF 397.20 FEET TO THE NORTHERN PROPERTY LINE; THENCE S 89°49'26" E A DISTANCE OF 87.50 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, THE POINT OF BEGINNING.

PARCEL CONTAINS 33.47 ACRES, MORE OR LESS

REVIEWED

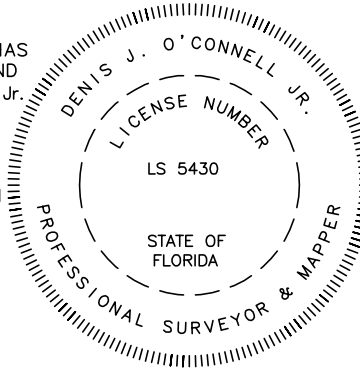
Project: ADD2025-00004

By: Evelyn Valdes

Dept: Legal Review

Date: 09/30/2025

THIS SKETCH AND DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENIS J. O'CONNELL, Jr. USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Denis J. O'Connell Jr.
Digitally signed by Denis J. O'Connell Jr.
Date: 2025.08.13 07:53:51 -04'00'

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEARING S 00°19'44" E
2. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

* THIS IS NOT A SURVEY *

BY:

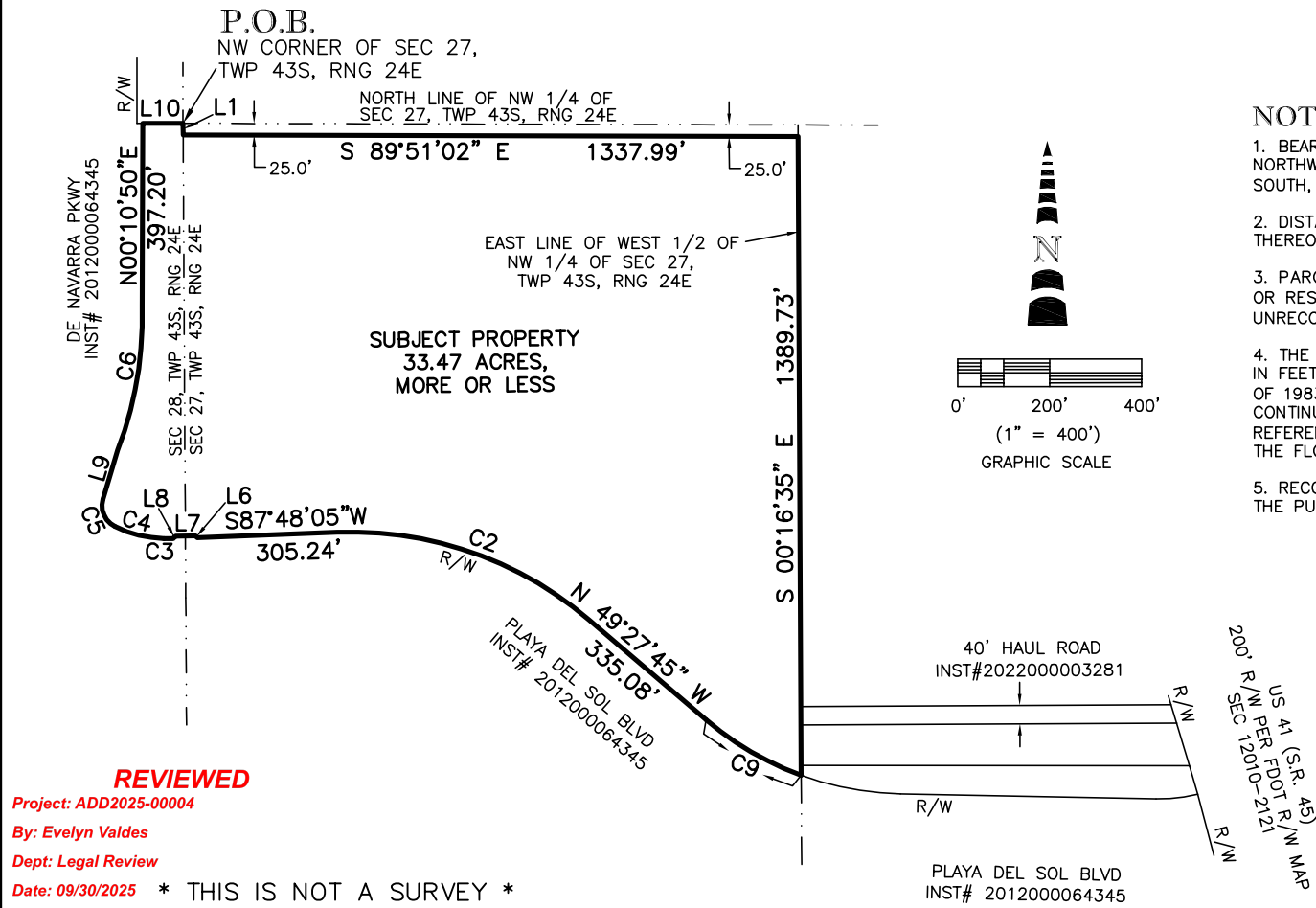
DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISED 8-12-25
SCRIVENER'S ERROR

TITLE: LEGAL DESCRIPTION			
 www.keystoneconsultants.net		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457	
		LB# 8331	
FILE NAME: 15538SK REV .DWG	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 15538	SHEET: 1 OF 2
EXHIBIT DATE: 07-14-2025	DRAWN BY: BUD/DJO	SCALE: N/A	CHECKED BY: DJO
		FILE NO. (S-T-R)	27-43-24

SKETCH AND DESCRIPTION
OF A PARCEL LYING IN SECTIONS 27 & 28, TOWNSHIP 43 SOUTH
RANGE 24 EAST, LEE COUNTY, FLORIDA



NOTES:

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- 5. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°19'44" E	25.00'
L6	N 47°13'29" W	5.58'
L7	S 89°33'55" W	42.84'
L8	S 45°00'00" W	7.73'
L9	N 16°30'43" E	111.47'
L10	S 89°49'26" E	87.50'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.50'	240.62'	239.33'	N 59°44'20" W	20°33'40"
C2	795.50'	593.35'	579.69'	N 70°49'50" W	42°44'10"
C3	330.61'	20.21'	20.20'	N 89°48'01" W	3°30'07"
C4	259.50'	110.32'	109.49'	N 76°12'12" W	24°21'29"
C5	50.00'	70.28'	64.64'	N 23°45'32" W	80°32'12"
C6	813.61'	320.67'	318.60'	N 09°41'43" E	22°34'56"
C9	670.50'	240.62'	239.33'	N 59°44'35" W	20°33'40"

REVIEWED
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TITLE: SKETCH OF DESCRIPTION



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