"INSPIRATION AT SOUTH POINTE - DEVELOPMENT ORDER LIMITS" SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA P.O.B. NORTHEAST CORNER OF TRACT "1", COLLEGE POINTE, POINTE COLLEGE 15-45-24-43-0000F,0000 SEWÈR EASEMEN JSM @ COLLEGE POINTE LTD LLP PLAT BOOK 62, PAGE 76 (PB 62, PG 76) (PB 62, PG 76) PUBLIC RECORDS OF LEE COUNTY, FLORIDA N: 808722.260 (ORB 3640, PG 4553) E COLLEGE POINTE DR TRACT F: 687620.815 N89°07'30"E ≥ Ø *"H"* f--72.62 (PRIVATE) TRACT "C" 10' PUE(P) (ROAD, PUE, DE) (D) N89°07'30"E 994.79'-TRACT 15' BOUNDARY OF E. LINE OF W1/2 OF PUE(P) SE1/4 OF NW 1/4 OF SW1/4 OF SECTION 15 TRACT 7 WARREN B WILTSHIRE JR TR iui O 89 (ORB 2917, PG 1379) 15'13"W '0.53' Ш R=25.00' -----A=90°06'53" 00 270. 0. CB=N45°51'19"W 15-45-24-00-00018.0000 N04°1 TERRY T RANKIN JR, KRISTINE L TERRY. C=35.39 JOAN TERRY MOLLETT, JOHN O TERRY MANUAL STREET 24 E. 1-24-00-00017.0010 M POWER & LIGHT CO RR 411, PG 667) L=39.32' PART HOLE TO (ORI 2012000228963), (ORI 2011000027046) N00°47'52"W CHI201 S00°56'54"E 612.04 O' PUE(P) SW1/4 OF NW1/4 OF SW1/4 OF 12.62' The the state of t S89°05'15"W 32.11 SEC. 15 TWP 45 S. RGE 24 F. "LESS AND EXCEPT PARCELS A AND B" -SOUTHEAST CORNER OF TRACT "1" N00°57'19"W 35.00' I/E, ROAD, PUE & DE <u>::</u> ASIS OF BEARINGS) W. LINE OF (ORB 3149, PG 2485) S89°05'15"W SEC. BLVD SECTION 15 175.20' ROUNDARY OF 2021 DESCRIBED LANDS 30, POINTE RIVA 15 DESCRIBED PARCEL CONTAINS Mar (13.35 ACRES. ±) TRACT MDH ٩ N: 808125.498 F: 688625.619 (\$1) N. LINE OF FORMER I.D.D. CANAL H-8 gwb. S89°05'15"W 819.71 S&D. 20, FORMER 80' WIDE CANAL RIGHT-OF-WAY "LESS AND EXCEPT PARCEL A Limits (ORI 2011000027046) (ROAD, PUE, DE)(P) 16-45-24-43-0000A.00CE COLLEGE POINTE ASSOCIATION INC (ORB 4231, PG 1473) 180 FORMER I.D.D. CANAL H-8 COLLEGE PKWY 20, 8 (180' WIDE RIGHT-OF-WAY) Farm (PUBLIC) 20, (I/E, UE, DE) (ORI 2018000182510) ___R\W-Goot NOTES: 000 THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS 1. COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND \201921 (INTENDED DISPLAY SCALE: 1"=200') ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT. Sketches NOT A SURVEY BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 45 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHEREIN SAID WEST LINE AND BELIEF, THAT THE LEGAL DESCRIPTION AND ATTACHED SKETCH WERE PREPARED IN ACCORDANCE BEARS N.00°57'19"W. PARCEL CONTAINS 13.35 ACRES, MORE OR LESS. WITH THE APPLICABLE PROVISIONS OF CHAPTER P.O.B. = POINT OF BEGINNING 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT ORI = OFFICIAL RECORDS INSTRUMENT LORIDA STATUTES. TO CHAPTER 472, ORB = OFFICIAL RECORDS BOOK STRAP = LEE COUNTY PARCEL NUMBER 8. 921 9. PB/(P) = PLAT BOOK/PLAT10. PG = PAGE PUE = PUBLIC UTILITY EASEMENT 11. MARK D. MAINES (FOR THE FIRM L.B. 642) PROFESSIONAL SURVEYOR AND MAPPER 12. UE = UTILITY EASEMENT 13. DE = DRAINAGE EASEMENT FLORIDA CERTIFICATE NO. 5312 14. I/E = INGRESS/EGRESS EASEMENT 3/30/2 15. R/W = RIGHT-OF-WAYDATE SIGNED: 16. I.D.D. = IONA DRAINAGE DISTRICT 17. N = NORTHINGNOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 18. E = EASTING RAISED SEAL OF A FLORIDA LICENSED SURVEYOR 19. NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2. AND MAPPER. SKETCH AND DESCRIPTION JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET "INSPIRATION AT SOUTH POINTE - DEVELOPMENT ORDER LIMITS" P.O. BOX 1550 FORT MYERS, FLORIDA 33902–1550 PHONE: (239) 334–0046 FAX: (239) 334–3661 SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA ROJECT NO. TLE NO. SCALE ENGINEERING SHEET E.B. #642 & L.B. #642 03-29-21 20192125-000 15-45-24 1"=200' 1 OF 2

SKETCH AND DESCRIPTION

<u>~</u> 2021 30, Mar 묮 (22) S&D.dwg Limits 8 Farm Goat \FTMS01\Drawings\2019\20192125-000\Surveying\Sketches\20192125-000

DESCRIPTION

INSPIRATION AT SOUTH POINTE - DEVELOPMENT ORDER LIMITS (NOT INTENDED FOR USE IN CONVEYANCE OF REAL PROPERTY)

A PARCEL OF LAND LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT I ACCORDING TO THE PLAT OF COLLEGE POINTE AS RECORDED IN PLAT BOOK 62, AT PAGE 76 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2011000027046 OF THE AFOREMENTIONED PUBLIC RECORDS, N.89°07′30″E., 994.79 FEET; THENCE, ALONG THE EAST LINE OF THE WEST ONE—HALF OF THE SOUTHEAST ONE—QUARTER OF THE NORTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SAID SECTION 15, S.00°56′54″E., 612.04 FEET TO THE NORTH LINE OF FORMER IONA DRAINAGE DISTRICT CANAL H-8, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2011000027046 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG SAID NORTH LINE, S.89°05′15″W., 819.71 FEET; THENCE, ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3052, PAGE 3801 OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING TWO (2) COURSES:

- 1. N.00'54'45"W., 270.00 FEET;
- 2. S.89°05'15"W., 175.20 FEET;

THENCE, ALONG THE WEST LINE OF THE AFOREMENTIONED SECTION 15, N.00°57'19"W., 35.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED TRACT I; THENCE, ALONG THE BOUNDARY OF SAID TRACT I FOR THE FOLLOWING FIVE (5) COURSES:

- 1. S.89°05'15"W., 32.11 FEET;
- 2. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°06'53", A CHORD OF 35.39 FEET, A CHORD BEARING OF N.45°51'19"W., AN ARC OF 39.32 FEET;
- 3. N.00°47'52"W., 12.62 FEET;
- 4. N.04'15'13"W., 270.53 FEET;
- 5. N.89°07'30"E., 72.62 FEET

TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 581,398 SQUARE FEET OR 13.35 ACRES, MORE OR LESS.

*NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.



JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE: (239) 334-0046 FAX: (239) 334-3661 E.B. #642 & L.B. #642 DESCRIPTION

"INSPIRATION AT SOUTH POINTE - DEVELOPMENT ORDER LIMITS" SECTIONS 15 & 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

2 OF 2

DATE PROJECT NO. FILE NO. SCALE SHEET 03-29-21 20192125-000 15-45-24 N/A 2