

# SKETCH AND DESCRIPTION

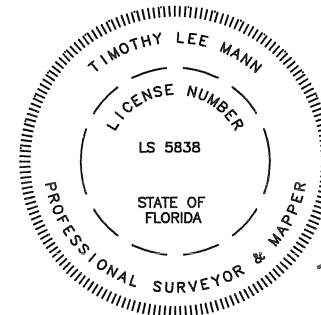
## OF A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

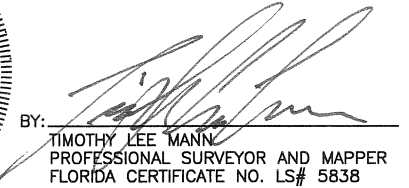
### DESCRIPTION OF ENTRANCE PARCEL

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL BEING A PORTION OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23, ALSO BEING THE SOUTHWEST CORNER OF TRACT "A", BLOCK 1650, CAPE CORAL UNIT 27 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 85 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.00°09'22"W., ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1209.43 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'19", A CHORD BEARING OF S.73°07'46"E., A CHORD LENGTH OF 411.13 FEET AND AN ARC LENGTH OF 417.29 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S.89°47'35"W., ALONG THE SOUTH LINE OF SAID FRACTION, FOR A DISTANCE OF 387.30 FEET TO POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'42", A CHORD BEARING OF N.57°44'16"W., A CHORD LENGTH OF 98.07 FEET AND AN ARC LENGTH OF 98.13 FEET; THENCE N.54°13'25"W. FOR A DISTANCE OF 769.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ROSE GARDEN ROAD, A 100' RIGHT OF WAY A SHOWN ON THE PLAT OF CAPE CORAL UNIT 67, PLAT BOOK 25 PAGE 57 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.35°47'11"E., ALONG SAID SOUTHERLY RIGHT OF WAY, FOR A DISTANCE OF 100.00 FEET; THENCE S.54°13'25"E. FOR A DISTANCE OF 769.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'41", A CHORD BEARING OF S.55°08'16"E., A CHORD LENGTH OF 22.33 FEET AND AN ARC LENGTH OF 22.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 97,926 SQUARE FEET, OR 2.248 ACRES, MORE OR LESS



BY:   
TIMOTHY LEE MANN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: Feb 10 2023

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

#### NOTES


BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

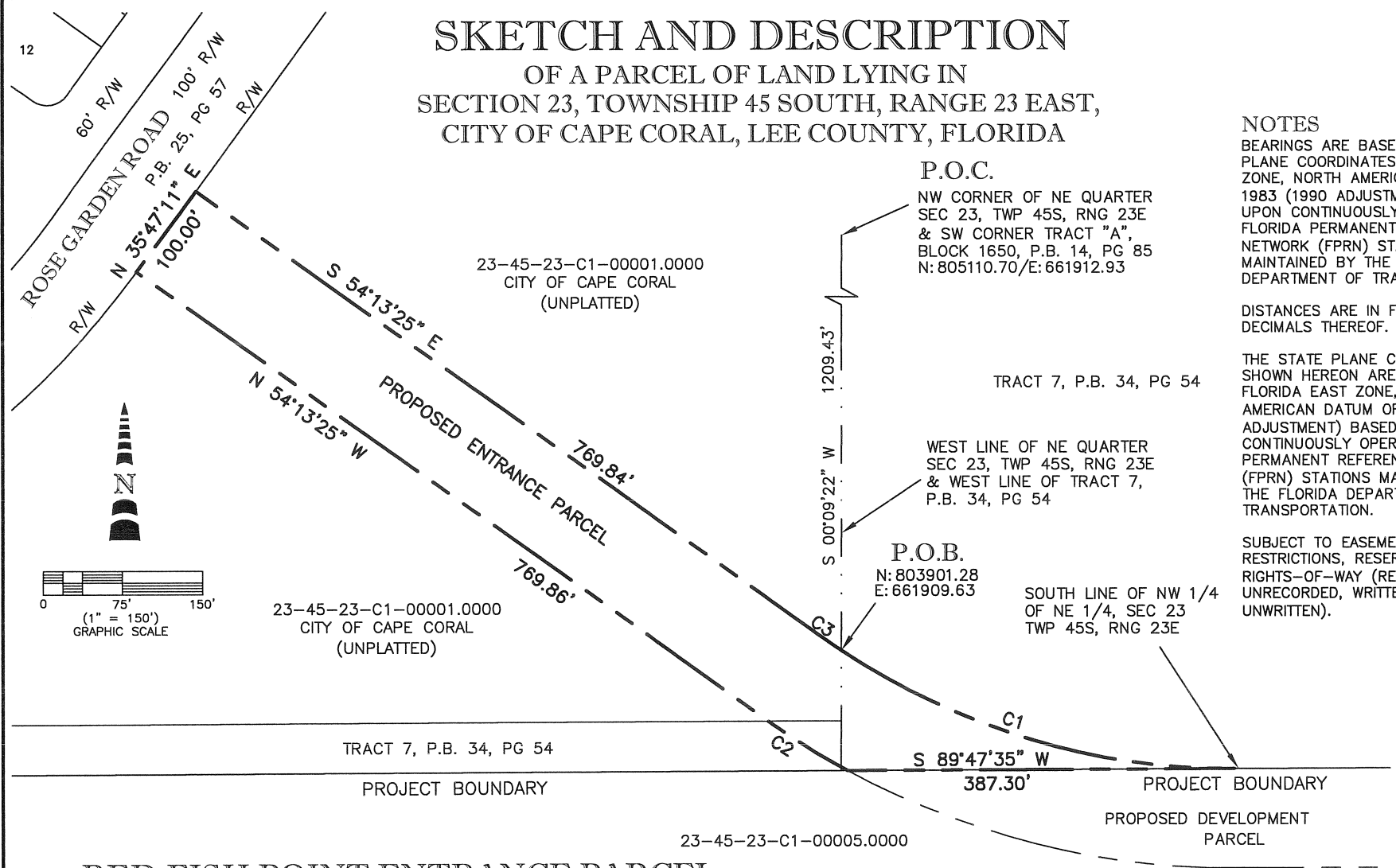
## RED FISH POINT ENTRANCE PARCEL

<b>TITLE: LEGAL DESCRIPTION</b>			
	<h1 style="margin: 0;">METRON</h1> <h2 style="margin: 0;">SURVEYING &amp; MAPPING, LLC</h2> <p style="margin: 0;">LAND SURVEYORS · PLANNERS LB# 7071</p>	<p>10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457</p> <p style="text-align: center;">www.metronfl.com</p>	
FILE NAME:	PROJECT NO.:	SHEET:	
15358SK ENTRANCE.DWG	15358	1 OF 2	
SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:
2/01/23	BUD	1" = 150'	TLM
FILE NO. (S-T-R)			
23-45-23			

# SKETCH AND DESCRIPTION

## OF A PARCEL OF LAND LYING IN

### SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

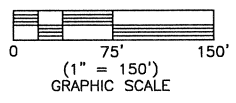


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## RED FISH POINT ENTRANCE PARCEL

TITLE: SKETCH OF DESCRIPTION

# METRON

## SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS  
LB# 7071

10970 S. CLEVELAND AVE.  
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**LEGEND:**

- P.O.C. = POINT OF COMMENCEMENT      SEC = SECTION
- P.O.B. = POINT OF BEGINNING          TWP = TOWNSHIP
- P.B. = PLAT BOOK                            RNG = RANGE
- PG. = PAGE                                  N = NORTHING
- R/W = RIGHT-OF-WAY                      E = EASTING

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	700.00'	417.29'	411.13'	S 73°07'46" E	34°09'19"
C2	800.00'	98.13'	98.07'	N 57°44'16" W	7°01'42"
C3	700.00'	22.33'	22.33'	S 55°08'16" E	1°49'41"

FILE NAME: 15358SK ENTRANCE.DWG		PROJECT NO.: 15358		SHEET: 2 OF 2	
SURVEY DATE: 2/01/23	DRAWN BY: BUD	SCALE: 1" = 150'	CHECKED BY: TLM	FILE NO. (S-T-R) 23-45-23	