

**DESCRIPTION
PARCEL NO. 1**

PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, TOWN OF FORT MYERS BEACH, ESTERO ISLAND, LEE COUNTY, FLORIDA, SAID PARCEL ENCOMPASSING UNPLATTED PARCELS, PORTIONS OF "BUSINESS CENTER" INCLUDING PART OF CENTER STREET, ESTERO BOULEVARD, AND THE 20 FOOT WIDE ALLEY LYING NORTHEASTERLY OF AND ADJACENT TO THE NORTHEASTERLY LINE OF LOT 5, BLOCK 6, AS SHOWN ON PLAT OF SAID "BUSINESS CENTER", RECORDED IN PLAT BOOK 9, PAGES 9 AND 10, AND THE RIGHT-OF-WAY TAKINGS RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129. PARCEL NO. 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK "E", CRESCENT PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER LYING AT THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD AS SHOWN ON THE SAID PLAT OF "BUSINESS CENTER"; THENCE N.70°35'02"W., ALONG SAID NORTHERLY RIGHT-OF-WAY OF ESTERO BOULEVARD, A DISTANCE OF 77.77 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION OF PARCEL NO. 1; THENCE CONTINUE N.70°35'02"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 211.86 FEET; THENCE N.19°26'37"E. A DISTANCE OF 122.94 FEET; THENCE N.70°33'23"W. A DISTANCE OF 50.00 FEET; THENCE N.19°25'38"E. A DISTANCE OF 35.05 FEET TO THE MOST SOUTHERLY CORNER OF LOT 7, BLOCK 6, OF SAID "BUSINESS CENTER"; THENCE N.70°34'22"W. ALONG THE REAR LOT LINES OF LOTS 6 AND 7, OF SAID BLOCK 6, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE N.22°16'21"W., ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, BEING ALSO THE NORTHEASTERLY LINE OF LOT 4, SAID BLOCK 6, A DISTANCE OF 40.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE S.67°38'39"W. ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 103.08 TO A NON-RADIAL INTERSECTION WITH A CURVE TO THE RIGHT, SAID INTERSECTION POINT BEING THE CORNER OF THAT CERTAIN RIGHT-OF-WAY TAKING AS DESCRIBED IN OFFICIAL RECORD BOOK 1154, PAGE 1510, AND OFFICIAL RECORDS BOOK 1164, PAGE 129, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY TAKING FOR THE NEXT TWO COURSES; ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 219.00 FEET, A CENTRAL ANGLE OF 01°25'48" AND WHOSE CHORD BEARS N.16°32'15"W. FOR A DISTANCE OF 5.47 FEET, HAVING AN ARC LENGTH OF 5.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 83°27'39" AND WHOSE CHORD BEARS N.25°54'29"E. FOR A DISTANCE OF 51.92 FEET, HAVING AN ARC LENGTH OF 56.81 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, AS SHOWN ON SAID PLAT OF "BUSINESS CENTER"; THENCE N.67°38'39"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 268.83 FEET; THENCE N.26°11'29"E. CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 16.43 FEET TO THE MOST SOUTHERLY CORNER OF TRACT 9, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1164, PAGE 129, OF SAID LEE COUNTY PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY TAKING FOR THE NEXT TWO COURSES; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 209.00 FEET, A CENTRAL ANGLE OF 20°34'29", AND WHOSE CHORD BEARS N.35°34'53"E. FOR A DISTANCE OF 74.65 FEET, HAVING AN ARC LENGTH OF 75.05 FEET TO A POINT-OF-REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 151.00 FEET, A CENTRAL ANGLE OF 41°00'22" AND WHOSE CHORD BEARS N.45°47'52"E. FOR A DISTANCE OF 105.78 FEET, HAVING AN ARC LENGTH OF 108.07 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOURTH STREET, AS SHOWN ON SAID PLAT OF "BUSINESS CENTER"; THENCE S.63°57'52"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.46 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID RIGHT-OF-WAY TAKING, TRACT 9, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 1736, OF THE SAID LEE COUNTY PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE SAID WESTERLY BOUNDARY OF TRACT 9 FOR THE NEXT FIVE (5) COURSES; S.0°46'40"E. A DISTANCE OF 48.80 FEET; THENCE S.0°09'03"W. A DISTANCE OF 188.77 FEET; THENCE S.0°09'36"W. A DISTANCE OF 161.20 FEET; THENCE S.0°41'33"E. A DISTANCE OF 123.75 FEET; THENCE S.54°20'16"W. A DISTANCE OF 48.19 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 2.79 ACRES, MORE OR LESS.



PREPARED BY:

Mark A. Hatfield 3-2-17
 MARK A. HATFIELD, PSM DATE
 FLORIDA CERTIFICATE NO. 4155

**DESCRIPTION
PARCEL NO. 2**

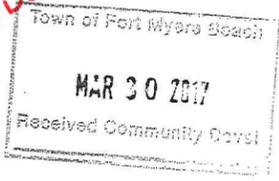
PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST, TOWN OF FORT MYERS BEACH, ESTERO ISLAND, LEE COUNTY, FLORIDA, SAID PARCEL ENCOMPASSING UNPLATTED LANDS, PORTIONS OF "CRESCENT PARK", INCLUDING A PORTION OF CANAL STREET AND THE 12 FOOT WIDE STRIP OF LAND SHOWN ALONG THE WEST SIDE OF LOTS 2, 3, 6 AND 7, BLOCK B, ON SAID PLAT OF "CRESCENT PARK", AS RECORDED IN PLAT BOOK 4, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK "E", CRESCENT PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER LYING AT THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD AS SHOWN ON THE SAID PLAT OF "BUSINESS CENTER"; THENCE S.0°41'08"E. ALONG THE SAID SECTION LINE, A DISTANCE OF 53.15 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ESTERO BOULEVARD AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S.70°35'51"E. A DISTANCE OF 337.05 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK "A" OF SAID "CRESCENT PARK"; THENCE S.19°24'09"W. ALONG THE EASTERLY LINES OF SAID LOT 3 AND LOT 7, OF SAID BLOCK "A", A DISTANCE OF 175.22 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 7; THENCE N.70°35'51"W. ALONG THE SOUTH LINE OF SAID LOT 7, AND LOT 6 AND ITS NORTHWESTERLY EXTENSION ACROSS THE RIGHT-OF-WAY OF SAID CANAL STREET FOR A DISTANCE OF 115.26 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK "B" OF SAID "CRESCENT PARK"; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 9 FOR THE NEXT TWO COURSES; S.0°47'09"E. A DISTANCE OF 26.69 FEET; THENCE S.19°35'15"W. A DISTANCE OF 118.00 FEET TO AN INTERSECTION WITH THE EROSION CONTROL LINE, AS RECORDED IN PLAT BOOK 70, PAGE 25 THROUGH 39, INCLUSIVE, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3585, PAGE 346 AND OFFICIAL RECORDS BOOK 3556, PAGE 2917, ALL OF LEE COUNTY PUBLIC RECORDS; THENCE ALONG THE SAID EROSION CONTROL LINE FOR THE NEXT THREE (3) COURSES; N.66°52'33"W. A DISTANCE OF 29.98 FEET; THENCE N.66°00'42"W. A DISTANCE OF 183.37 FEET; THENCE N.64°56'44"W. A DISTANCE OF 141.24 FEET; THENCE N.19°24'24"W. LEAVING SAID EROSION CONTROL LINE, A DISTANCE OF 287.71 FEET TO AN INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD; THENCE S.70°35'51"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 122.63 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 2.89 ACRES, MORE OR LESS.

NOT IN SKETCH

**DESCRIPTION
PARCEL NO. 3**

LOTS 7, 8 AND 9, BLOCK 5, BUSINESS CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SAID LOT 7 IS LESS ROAD RIGHT OF WAY TAKEN BY FLORIDA DEPARTMENT OF TRANSPORTATION FOR S.R. 865 RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129)
CONTAINING 0.21 ACRE, MORE OR LESS.

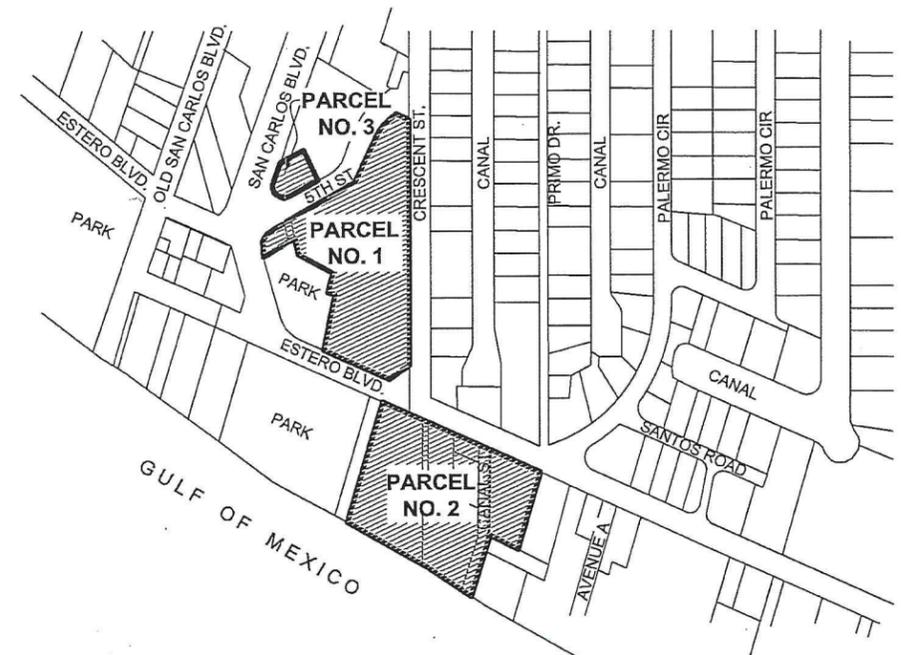
*LEE COUNTY LDC
WOULD REQUIRE A METES
AND BOUNDS LEGAL DESC.*



3?
SKETCH AND DESCRIPTION
 TWO PARCELS OF LAND LYING IN SECTION 19, T.46 S., R.24 E., AND SECTION 24, T.46 S., R.23 E., TOWN OF FORT MYERS BEACH, ESTERO ISLAND, LEE COUNTY FLORIDA
 FOR
 GRAND RESORT - FT. MYERS BEACH, LLC

REVISED: 3/2/17, ADD LOTS 7-9, BLOCK 6 (PARCEL 3)

 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330	Fort Myers Tallahassee	PROJ. MANAGER: MAH
	Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341	DRAWING BY: MAH
		DATE: 02/22/2017
		JOB NO.: 15069
		SHEET NO.: 1 OF 2



CURVE "C1"
 RAD. = 219.00
 C.A. = 01°25'48"
 ARC = 5.47'
 C.B. = N 16°32'15" W
 CHD = 5.47'

CURVE "C2"
 RAD. = 39.00'
 C.A. = 83°27'39"
 ARC = 56.81'
 C.B. = N 25°54'29" E
 CHD = 51.92'

CURVE "C3"
 RAD. = 209.00'
 C.A. = 20°34'29"
 ARC = 75.05'
 C.B. = N 35°34'53" E
 CHD = 74.65'

CURVE "C4"
 RAD. = 151.00'
 C.A. = 41°00'22"
 ARC = 108.07'
 C.B. = N 45°47'52" E
 CHD = 105.78'

LINE	BEARING	DISTANCE
L1	N 70°33'23" W	50.00'
L2	N 19°25'38" E	35.05'
L3	N 22°16'21" W	40.00'
L4	N 26°11'29" E	16.43'
L5	S 63°57'52" E	45.46'
L6	S 00°46'40" E	48.80'
L7	S 54°20'16" W	48.19'
L8	S 00°41'08" E	53.15'
L9	S 00°47'09" E	26.69'
L10	N 66°52'33" W	29.98'
L11	N 61°53'00" W	29.83'
L12	N 22°19'38" W	32.39'
L13	N 26°00'15" E	37.02'
L14	N 67°39'07" E	92.35'
L15	S 22°19'38" E	80.00'
L16	S 67°39'08" W	101.00'

SURVEYOR'S NOTES:
 THE DESCRIPTION SHOWN HEREON IS NEW, BASED ON BOUNDARY SURVEYS PREPARED BY THIS OFFICE. ORIENTATION BASED ON THE EASTERLY LINE OF SECTION 24, T.46 S., R. 23 E. AS BEARING N 00°41'08" W. COORDINATES SHOWN HEREON ARE BASED ON STATE PLANE, FLORIDA GRID, WEST ZONE, NAD 83/90. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.
 REVISED: 3/2/17, ADD LOTS 7-9, BLOCK 6 (PARCEL 3)

NOTE "1-A":

COASTAL CONSTRUCTION SET-BACK LINE AS PER LEE COUNTY ORD. # 76-3, AND DESCRIBED IN P.B. 31, PG. 1 - 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (THIS IS THE FORMER CCCL.)

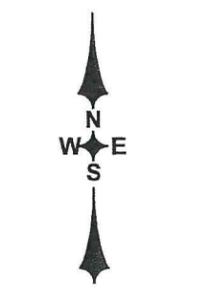
COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 48, PAGES 15-34 AND O.R. BOOK 2224, PG. 1010, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 70, PAGES 25-39, O.R. BOOK 3585, PG. 346, AND O.R. BOOK 3556, PG. 2917 OF THE LEE COUNTY RECORDS (EROSION CONTROL LINE ALSO MHW LINE AS PER P.B. 70, PG. 25-39.)

SKETCH AND DESCRIPTION
 TWO PARCELS OF LAND LYING IN SECTION 19, T.46 S., R.24 E., AND SECTION 24, T.46 S., R.23 E., TOWN OF FORT MYERS BEACH, ESTERO ISLAND, LEE COUNTY FLORIDA FOR
GRAND RESORT - FT. MYERS BEACH, LLC

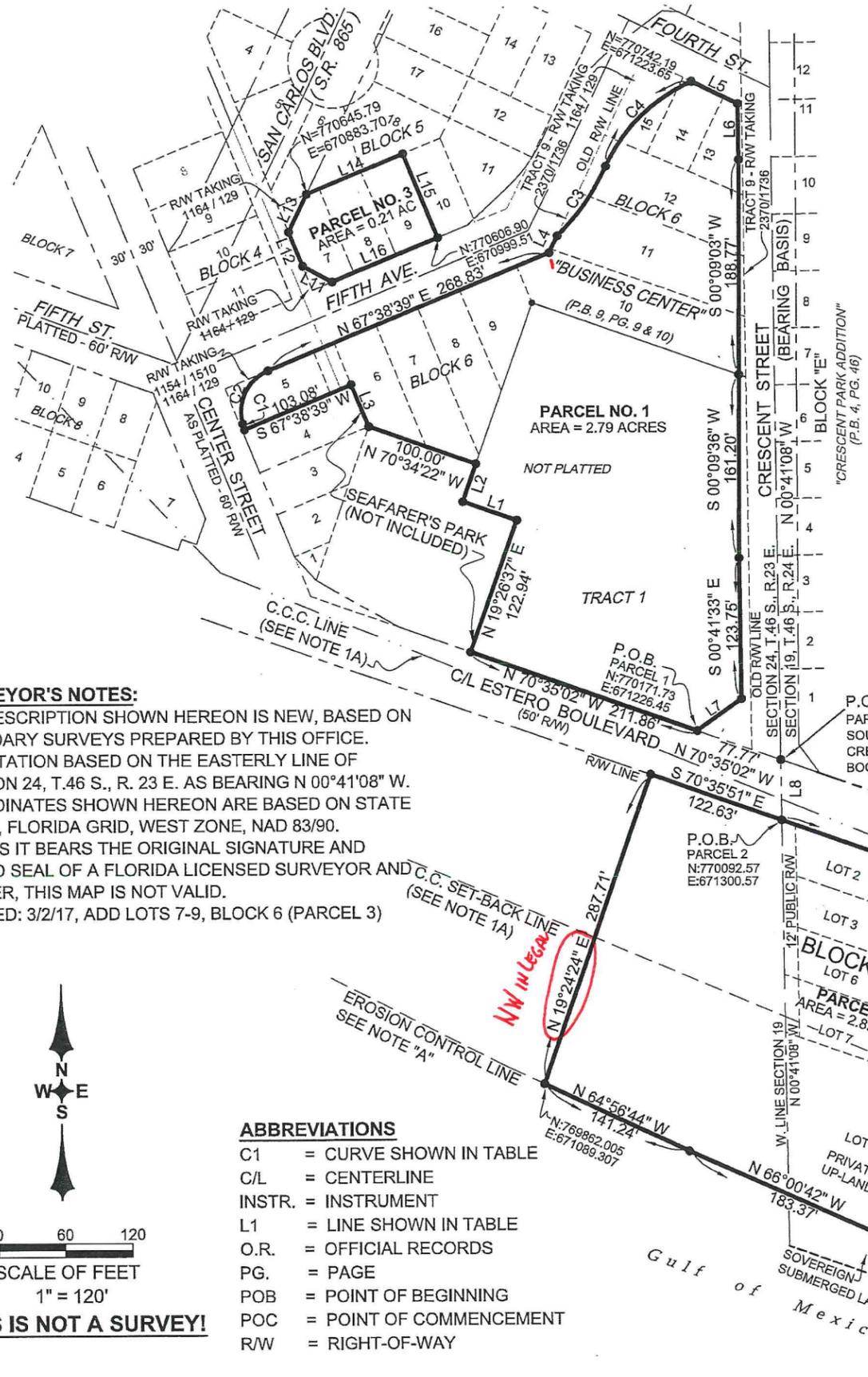
Town of Fort Myers Beach
 MAR 30 2017
 Received Community Development

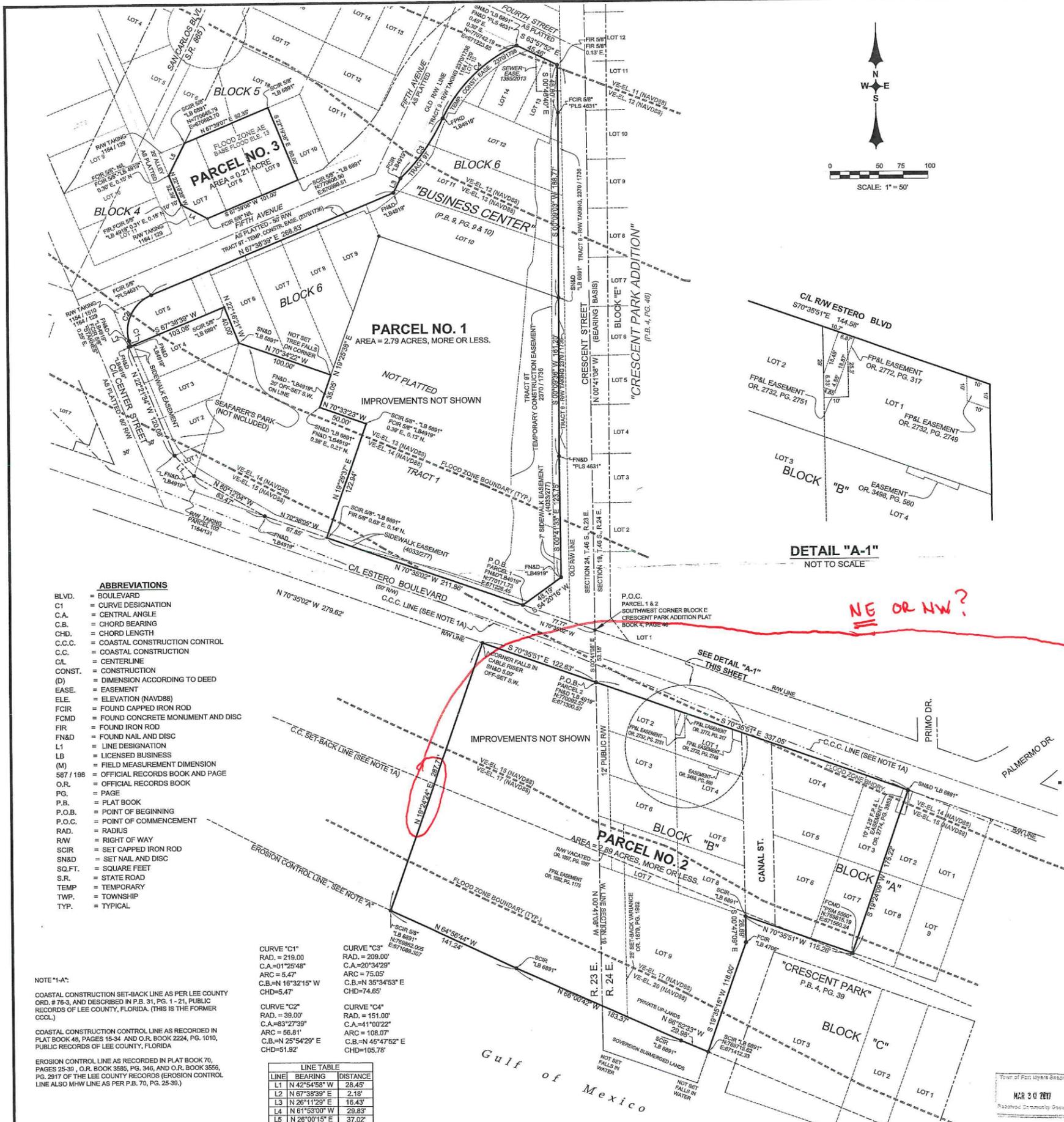
 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330	Fort Myers Tallahassee	PROJ. MANAGER: MAH
	Metro Center 1 2891 Center Pointe Drive, Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341	DRAWING BY: MAH
	DATE: 02/22/2017	JOB NO.: 15069
	SHEET NO.: 2 OF 2	



ABBREVIATIONS
 C1 = CURVE SHOWN IN TABLE
 C/L = CENTERLINE
 INSTR. = INSTRUMENT
 L1 = LINE SHOWN IN TABLE
 O.R. = OFFICIAL RECORDS
 PG. = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 RW = RIGHT-OF-WAY

THIS IS NOT A SURVEY!





DETAIL "A-1"
NOT TO SCALE

NE OR NW?

**DESCRIPTION
PARCEL NO. 1**

PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST, TOWN OF FORT MYERS BEACH, ESTERO ISLAND, LEE COUNTY, FLORIDA, SAID PARCEL ENCOMPASSING UNPLATTED PARCELS, PORTIONS OF "BUSINESS CENTER" INCLUDING PART OF CENTER STREET, ESTERO BOULEVARD, AND THE 20 FOOT WIDE ALLEY LYING NORTHEASTERLY OF AND ADJACENT TO THE NORTHEASTLY LINE OF LOT 5, BLOCK 6, AS SHOWN ON PLAT OF SAID "BUSINESS CENTER", RECORDED IN PLAT BOOK 9, PAGES 9 AND 10, AND THE RIGHT-OF-WAY TAKINGS RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129. PARCEL NO. 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK "E", CRESCENT PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER LYING AT THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD AS SHOWN ON THE SAID PLAT OF "BUSINESS CENTER"; THENCE N.70°35'02"W, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ESTERO BOULEVARD, A DISTANCE OF 77.77 FEET TO THE POINT-OF-BEGINNING OF SAID DESCRIPTION OF PARCEL NO. 1; THENCE CONTINUE N.70°35'02"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 211.86 FEET; THENCE N.19°25'38"E, A DISTANCE OF 122.94 FEET; THENCE N.70°33'23"W, A DISTANCE OF 50.00 FEET; THENCE N.19°25'38"E, A DISTANCE OF 35.05 FEET TO THE MOST SOUTHERLY CORNER OF LOT 7, BLOCK 6, OF SAID "BUSINESS CENTER"; THENCE N.70°34'22"W, ALONG THE REAR LOT LINES OF LOTS 6 AND 7, OF SAID BLOCK 6, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE N.22°16'21"W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, BEING ALSO THE NORTHEASTERLY LINE OF LOT 4, SAID BLOCK 6, A DISTANCE OF 48.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE S.67°38'59"W, ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 103.08 TO A NON-RADIAL INTERSECTION WITH A CURVE TO THE RIGHT, SAID INTERSECTION POINT BEING THE CORNER OF THAT CERTAIN RIGHT-OF-WAY TAKING AS DESCRIBED IN OFFICIAL RECORD BOOK 1154, PAGE 1510, AND OFFICIAL RECORDS BOOK 1164, PAGE 129, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY TAKING FOR THE NEXT TWO COURSES; ALONG AN ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 219.00 FEET, A CENTRAL ANGLE OF 01°25'48" AND WHOSE CHORD BEARS N.16°32'15"W, FOR A DISTANCE OF 5.47 FEET, HAVING AN ARC LENGTH OF 5.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 83°27'39" AND WHOSE CHORD BEARS N.25°54'29"E, FOR A DISTANCE OF 51.92 FEET, HAVING AN ARC LENGTH OF 56.81 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, AS SHOWN ON SAID PLAT OF "BUSINESS CENTER"; THENCE N.67°38'39"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 268.83 FEET; THENCE N.26°11'29"E, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 16.43 FEET TO THE MOST SOUTHERLY CORNER OF TRACT 9, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1154, PAGE 129, OF SAID LEE COUNTY PUBLIC RECORDS; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY TAKING FOR THE NEXT TWO COURSES; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 209.00 FEET, A CENTRAL ANGLE OF 20°34'29", AND WHOSE CHORD BEARS N.35°34'53"E, FOR A DISTANCE OF 74.65 FEET, HAVING AN ARC LENGTH OF 75.05 FEET TO A POINT-OF-REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 151.00 FEET, A CENTRAL ANGLE OF 41°00'22" AND WHOSE CHORD BEARS N.45°47'52"E, FOR A DISTANCE OF 105.78 FEET, HAVING AN ARC LENGTH OF 108.07 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID CANAL STREET, AS SHOWN ON SAID PLAT OF "BUSINESS CENTER"; THENCE S.03°57'52"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.46 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID RIGHT-OF-WAY TAKING, TRACT 9, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 1736, OF THE SAID LEE COUNTY PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE SAID WESTERLY BOUNDARY OF TRACT 9 FOR THE NEXT FIVE (5) COURSES; S.0°46'40"E, A DISTANCE OF 48.80 FEET; THENCE S.0°09'03"W, A DISTANCE OF 188.77 FEET; THENCE S.0°09'36"W, A DISTANCE OF 181.20 FEET; THENCE S.0°41'33"E, A DISTANCE OF 123.75 FEET; THENCE S.54°20'16"W, A DISTANCE OF 48.19 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 2.79 ACRES, MORE OR LESS.

**DESCRIPTION
PARCEL NO. 2**

PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST, TOWN OF FORT MYERS BEACH, ESTERO ISLAND, LEE COUNTY, FLORIDA, SAID PARCEL ENCOMPASSING UNPLATTED LANDS, PORTIONS OF "CRESCENT PARK", INCLUDING A PORTION OF CANAL STREET AND THE 12 FOOT WIDE STRIP OF LAND SHOWN ALONG THE WEST SIDE OF LOTS 2, 3, 6 AND 7, BLOCK 9, ON SAID PLAT OF "CRESCENT PARK" AS RECORDED IN PLAT BOOK 4, PAGE 39, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK "E", CRESCENT PARK ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID CORNER LYING AT THE INTERSECTION OF THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24 AND THE NORTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD AS SHOWN ON THE SAID PLAT OF "BUSINESS CENTER"; THENCE S.0°41'08"E, ALONG THE SAID SECTION LINE, A DISTANCE OF 53.15 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ESTERO BOULEVARD AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S.70°35'51"E, A DISTANCE OF 337.05 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK "A" OF SAID "CRESCENT PARK"; THENCE S.19°24'08"W, ALONG THE EASTERLY LINES OF SAID LOT 3 AND LOT 7, OF SAID BLOCK "A", A DISTANCE OF 175.22 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 7; THENCE N.70°35'51"W, ALONG THE SOUTH LINE OF SAID LOT 7, AND LOT 8 AND ITS NORTHEASTERLY EXTENSION ACROSS THE RIGHT-OF-WAY OF SAID CANAL STREET A DISTANCE OF 115.26 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK "B" OF SAID "CRESCENT PARK"; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 9 FOR THE NEXT TWO COURSES; S.0°47'09"E, A DISTANCE OF 26.69 FEET; THENCE S.19°35'15"W, A DISTANCE OF 118.00 FEET TO AN INTERSECTION WITH THE EROSION CONTROL LINE, AS RECORDED IN PLAT BOOK 70, PAGE 25 THROUGH 39, INCLUSIVE, AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3585, PAGE 346 AND OFFICIAL RECORDS BOOK 3556, PAGE 2917, ALL OF LEE COUNTY PUBLIC RECORDS; THENCE ALONG THE SAID EROSION CONTROL LINE FOR THE NEXT THREE (3) COURSES; N.69°52'33"W, A DISTANCE OF 29.98 FEET; THENCE N.69°00'42"W, A DISTANCE OF 183.37 FEET; THENCE N.64°56'44"W, A DISTANCE OF 141.24 FEET; THENCE N.19°24'24"W, LEAVING SAID EROSION CONTROL LINE, A DISTANCE OF 287.71 FEET TO AN INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD; THENCE S.70°35'51"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 122.63 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION. CONTAINING 2.89 ACRES, MORE OR LESS.

**DESCRIPTION
PARCEL NO. 3**

LOTS 7, 8 AND 9, BLOCK 5, BUSINESS CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 9, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SAID LOT 7 IS LESS ROAD RIGHT OF WAY TAKEN BY FLORIDA DEPARTMENT OF TRANSPORTATION FOR S.R. 865 RECORDED IN OFFICIAL RECORDS BOOK 1164, PAGE 129)

SURVEYORS NOTES:

- THE DESCRIPTIONS SHOWN HEREON ARE NEW.
- SURVEYS BASED ON DESCRIPTIONS PROVIDED BY THE CLIENT AND THE RECORDED PLAT OF "BUSINESS CENTER", AS RECORDED IN PLAT BOOK 9, PAGES 9 AND 10, AND CRESCENT PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 39, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. ALL EASEMENTS AND RIGHT-OF-WAY TAKINGS, AND OTHER ENCUMBRANCES SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS AND TITLE DOCUMENTS.
- THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.
- PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.
- ORIENTATION BASED ON THE EASTERLY LINE OF SECTION 24, T.46 S., R. 23 E. AS BEARING N 00°41'08" W.
- COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83 / 90.
- THE EXISTENCE OF UNDERGROUND OR NON-VISIBLE IMPROVEMENTS WAS NOT INVESTIGATED, UNLESS OTHERWISE SHOWN.
- ACCORDING TO FIRM MAP NO. 12071C0554F, EFFECTIVE DATE OF AUGUST 28, 2008, THESE PARCELS OF LAND ARE LOCATED IN FLOOD ZONE VE, WITH BASE FLOOD ELEVATIONS THAT VARY FROM ELE. 11 TO ELE. 20, NAVD88. SEE DRAWING FOR BASE FLOOD BOUNDARIES.
- CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
- DATE OF LAST FIELD WORK: 11-02-16 IN FIELD BOOK 97, PAGE 32.
- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

PREPARED BY

MARK A. HATFIELD P.S.M.
FLORIDA CERT. NO. 4195



PROJECT:

BOUNDARY SURVEY

PARCELS OF LAND LOCATED IN SECTION 19, T. 46 S., R. 24 E., AND SECTION 24, T. 46 S., R. 23 E., TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA

CLIENT:

CERTIFIED TO:
GRAND RESORT-FT MYERS BEACH, LLC

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA. NO. 6592 / FL. CERT. NO. LB8981 / L25000330

Fort Myers 2881 Center Pointe Drive Unit 100 Fort Myers, Florida 33916 Phone: 937-500-9999 Fax: (239) 337-3994 Toll free: 866-937-7341	Tallahassee 327 Office Plaza Suite 113 Tallahassee, Florida 32301 (904) 224-0998
Gainesville 414 SW 142nd Terrace Suite 100 Newberry, FL 32669 (852) 378-9492	Destin 755 Grand Boulevard Suite B105-152 Miramar Beach, FL 32550 Toll free: 866-937-7341

REVISIONS

REVISIONS	DATE
REMOVE TERMINATED EASEMENTS AND SEAFARER'S PARK.	2-22-17 M.A.H.

PROJECT MANAGER: MAH
DRAWING BY: BMH
JURISDICTION: LEE COUNTY
DATE: 11/08/2016
TITLE: BOUNDARY SURVEY
SHEET NUMBER: 1 OF 1
JOB/FILE NUMBER: 15069

- ABBREVIATIONS**
- BLVD. = BOULEVARD
 - C1 = CURVE DESIGNATION
 - C.A. = CENTRAL ANGLE
 - C.B. = CHORD BEARING
 - C.L. = CHORD LENGTH
 - C.C.C. = COASTAL CONSTRUCTION CONTROL
 - C.C. = COASTAL CONSTRUCTION
 - C.L. = CENTERLINE
 - CONST. = CONSTRUCTION
 - (D) = DIMENSION ACCORDING TO DEED
 - EASE. = EASEMENT
 - ELE. = ELEVATION (NAVD88)
 - FCIR = FOUND CAPPED IRON ROD
 - FCMD = FOUND CONCRETE MONUMENT AND DISC
 - FIR = FOUND IRON ROD
 - FN&D = FOUND NAIL AND DISC
 - L1 = LINE DESIGNATION
 - LB = LICENSED BUSINESS
 - (M) = FIELD MEASUREMENT DIMENSION
 - 587 / 198 = OFFICIAL RECORDS BOOK AND PAGE
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - RAD. = RADIUS
 - RW = RIGHT OF WAY
 - SCIR = SET CAPPED IRON ROD
 - SN&D = SET NAIL AND DISC
 - SO.FT. = SQUARE FEET
 - S.R. = STATE ROAD
 - TEMP. = TEMPORARY
 - TWP. = TOWNSHIP
 - TYP. = TYPICAL

NOTE "1-A":

COASTAL CONSTRUCTION SET-BACK LINE AS PER LEE COUNTY ORD. # 76-3, AND DESCRIBED IN P.B. 31, PG. 1-21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (THIS IS THE FORMER COCL)

COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 48, PAGES 15-34 AND O.R. BOOK 2224, PG. 1010, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 70, PAGES 25-39, O.R. BOOK 3585, PG. 346, AND O.R. BOOK 3556, PG. 2917 OF THE LEE COUNTY RECORDS (EROSION CONTROL LINE ALSO MHW LINE AS PER P.B. 70, PG. 25-39.)

LINE	BEARING	DISTANCE
L1	N 42°54'58" W	28.45'
L2	N 67°38'39" E	2.18'
L3	N 26°11'29" E	16.43'
L4	N 61°53'00" W	28.83'
L5	N 26°00'15" E	37.02'