

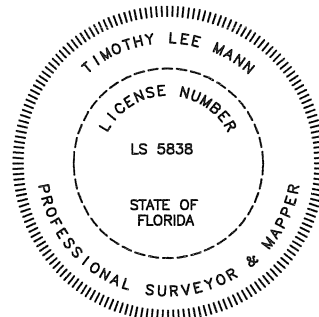
**SKETCH AND DESCRIPTION**  
**OF A PARCEL OF LAND LYING IN**  
**SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST,**  
**CITY OF CAPE CORAL, LEE COUNTY, FLORIDA**

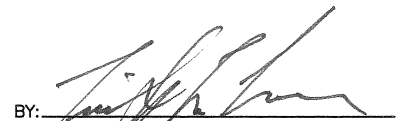
**DESCRIPTION OF CONSERVATION PARCEL**

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 1,330.17 FEET TO A POINT ON THE SOUTH LINE OF TRACT 7, CAPE CORAL UNIT 77, TARPON POINT ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT BOOK 34, PAGE 54 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°47'35"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1414.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.03°11'39"E. FOR A DISTANCE OF 945.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 996.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°04'06", A CHORD BEARING OF S.17°20'24"W., A CHORD LENGTH OF 698.73 FEET AND AN ARC LENGTH OF 713.91 FEET; THENCE S.37°52'27"W. FOR A DISTANCE OF 287.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 996.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'34", A CHORD BEARING OF S.52°43'44"W., A CHORD LENGTH OF 510.69 FEET AND AN ARC LENGTH OF 516.45 FEET; THENCE S.67°35'02"W. FOR A DISTANCE OF 486.30 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23; THENCE N.00°29'10"W., ALONG SAID SECTION LINE, FOR A DISTANCE OF 683.80 FEET; THENCE N.61°21'30"E. FOR A DISTANCE OF 3.01 FEET; THENCE N.77°29'22"E. FOR A DISTANCE OF 37.53 FEET; THENCE N.87°32'07"E. FOR A DISTANCE OF 27.21 FEET; THENCE S.83°57'02"E. FOR A DISTANCE OF 25.90 FEET; THENCE N.78°04'31"E. FOR A DISTANCE OF 52.46 FEET; THENCE N.88°13'01"E. FOR A DISTANCE OF 69.10 FEET; THENCE N.89°38'19"E. FOR A DISTANCE OF 53.90 FEET; THENCE S.81°09'54"E. FOR A DISTANCE OF 47.01 FEET; THENCE N.82°26'30"E. FOR A DISTANCE OF 47.06 FEET; THENCE N.84°07'41"E. FOR A DISTANCE OF 45.55 FEET; THENCE N.61°30'46"E. FOR A DISTANCE OF 35.60 FEET; THENCE N.80°51'12"E. FOR A DISTANCE OF 26.86 FEET; THENCE N.65°23'58"E. FOR A DISTANCE OF 45.40 FEET; THENCE N.61°28'35"E. FOR A DISTANCE OF 35.33 FEET; THENCE N.46°33'53"E. FOR A DISTANCE OF 39.62 FEET; THENCE N.51°09'46"E. FOR A DISTANCE OF 19.17 FEET; THENCE N.38°24'29"E. FOR A DISTANCE OF 30.92 FEET; THENCE N.36°47'54"E. FOR A DISTANCE OF 19.23 FEET; THENCE N.57°26'25"W. FOR A DISTANCE OF 38.24 FEET; THENCE N.44°11'09"W. FOR A DISTANCE OF 28.87 FEET; THENCE S.43°17'33"W. FOR A DISTANCE OF 55.53 FEET; THENCE S.72°21'45"W. FOR A DISTANCE OF 41.35 FEET; THENCE S.78°21'15"W. FOR A DISTANCE OF 39.14 FEET; THENCE S.71°29'18"W. FOR A DISTANCE OF 44.91 FEET; THENCE S.83°31'45"W. FOR A DISTANCE OF 46.05 FEET; THENCE S.76°29'58"W. FOR A DISTANCE OF 63.82 FEET; THENCE N.74°59'24"W. FOR A DISTANCE OF 34.25 FEET; THENCE N.72°01'40"W. FOR A DISTANCE OF 39.93 FEET; THENCE N.42°34'18"W. FOR A DISTANCE OF 53.41 FEET; THENCE S.62°13'41"W. FOR A DISTANCE OF 23.78 FEET; THENCE N.78°28'34"W. FOR A DISTANCE OF 19.42 FEET; THENCE N.16°34'09"W. FOR A DISTANCE OF 34.19 FEET; THENCE N.77°28'09"W. FOR A DISTANCE OF 32.31 FEET; THENCE S.65°41'39"W. FOR A DISTANCE OF 42.54 FEET; THENCE S.81°58'23"W. FOR A DISTANCE OF 59.73 FEET; THENCE S.58°23'17"W. FOR A DISTANCE OF 6.93 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23; THENCE N.00°29'10"W., ALONG SAID SECTION LINE, FOR A DISTANCE OF 1474.45 FEET TO A POINT ON SAID SOUTH LINE OF TRACT 7; THENCE N.89°47'35"E., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1207.89 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,353,326 SQUARE FEET, OR 54.025 ACRES, MORE OR LESS



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

DATE SIGNED: Feb 12, 2023

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED 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 CONSERVATION**

<b>TITLE: LEGAL DESCRIPTION</b>			
	<b>METRON</b> SURVEYING & MAPPING, LLC		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457
	LAND SURVEYORS-PLANNERS LB# 7071		www.metronfl.com
FILE NAME: 15358SK CONSERV.DWG		PROJECT NO.: 15358	SHEET: 1 OF 3
SURVEY DATE: 2/01/23	DRAWN BY: BUD	SCALE: 1" = 50'	CHECKED BY: 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

P.O.C.  
NW CORNER OF NE QUARTER  
SEC 23, TWP 45S, RNG 23E  
& SW CORNER TRACT "A",  
BLOCK 1650, P.B. 14, PG 85  
N: 805110.70/E: 661912.93

WEST LINE OF NE QUARTER  
SEC 23, TWP 45S, RNG 23E  
& WEST LINE OF TRACT 7,  
P.B. 34, PG 54

ROSE GARDEN ROAD

100' R/W

CITY OF CAPE CORAL  
UNPLATTED

22-45-23-C1-00001.0040

TRACT 7

P.B. 34, PG 54

N 89°47'35" E 1207.89'

P.O.B.  
N: 803775.43  
E: 660494.89

SOUTH LINE OF  
TRACT 7, P.B. 34, PG 54

S 89°47'35" W 1414.42'

S 03°11'39" E 945.81'

1474.45'

N 00°29'10" W

CONSERVATION  
PARCEL

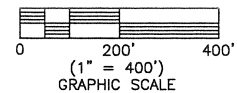
170.59'

N 00°29'10" W 683.80'

SEE DETAIL  
AT RIGHT

S 67°35'02" W 486.30'

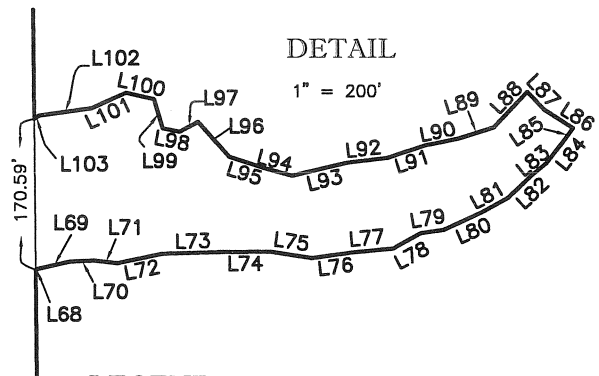
S 37°52'27" W 287.70'



NOTE:  
SEE SHEET 3 OF 3  
FOR LINE AND CURVE TABLES

DETAIL

1" = 200'



## LEGEND:

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY

SEC = SECTION  
TWP = TOWNSHIP  
RNG = RANGE  
N = NORTHING  
E = EASTING

## 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 CONSERVATION

TITLE:

SKETCH OF DESCRIPTION



**METRON**  
SURVEYING & MAPPING, LLC

LAND SURVEYORS • PLANNERS  
LB# 7071

10970 S. CLEVELAND AVE.  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

www.metronfl.com

FILE NAME:	15358SK CONSERV.DWG	PROJECT NO.:	15358	SHEET:	2 OF 3
SURVEY DATE:	2/01/23	DRAWN BY:	BUD	CHECKED BY:	TLM
		SCALE:	1" = 400'	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

#### LINE TABLE

L68	N 61°21'30" E	3.01'
L69	N 77°29'22" E	37.53'
L70	N 87°32'07" E	27.21'
L71	S 83°57'02" E	25.90'
L72	N 78°04'31" E	52.46'
L73	N 88°13'01" E	69.10'
L74	N 89°38'19" E	53.90'
L75	S 81°09'54" E	47.01'
L76	N 82°26'30" E	47.06'
L77	N 84°07'41" E	45.55'
L78	N 61°30'46" E	35.60'
L79	N 80°51'12" E	26.86'
L80	N 65°23'58" E	45.40'
L81	N 61°28'35" E	35.33'
L82	N 46°33'53" E	39.62'
L83	N 51°09'46" E	19.17'
L84	N 38°24'29" E	30.92'
L85	N 36°47'54" E	19.23'
L86	N 57°26'25" W	38.24'
L87	N 44°11'09" W	28.87'
L88	S 43°17'33" W	55.53'
L89	S 72°21'45" W	41.35'
L90	S 78°21'15" W	39.14'
L91	S 71°29'18" W	44.91'
L92	S 83°31'45" W	46.05'
L93	S 76°29'58" W	63.82'
L94	N 74°59'24" W	34.25'
L95	N 72°01'40" W	39.93'
L96	N 42°34'18" W	53.41'
L97	S 62°13'41" W	23.78'
L98	N 78°28'34" W	19.42'
L99	N 16°34'09" W	34.19'
L100	N 77°28'09" W	32.31'
L101	S 65°41'39" W	42.54'
L102	S 81°58'23" W	59.73'
L103	S 58°23'17" W	6.93'

#### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	996.00'	713.91'	698.73'	S 17°20'24" W	41°04'06"
C2	996.00'	516.45'	510.69'	S 52°43'44" W	29°42'34"

#### 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 CONSERVATION

TITLE:

### SKETCH OF DESCRIPTION



## METRON

### SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS  
LB# 7071

10970 S. CLEVELAND AVE.  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

[www.metronfl.com](http://www.metronfl.com)

FILE NAME:

15358SK CONSERV.DWG

PROJECT NO.:

15358

SHEET:

3 OF 3

SURVEY DATE:

2/01/23

DRAWN BY:

BUD

SCALE:

1" = 400'

CHECKED BY:

TLM

FILE NO. (S-T-R)

23-45-23

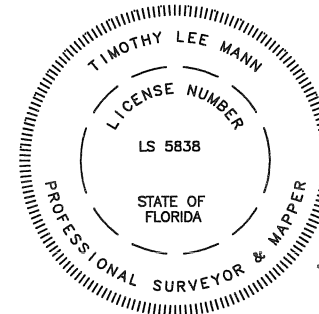
**SKETCH AND DESCRIPTION**  
**OF A PARCEL OF LAND LYING IN**  
**SECTION 23, TOWNSHIP 45 SOUTH, RANGE 23 EAST,**  
**CITY OF CAPE CORAL, LEE COUNTY, FLORIDA**

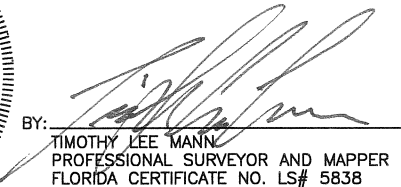
**DESCRIPTION**  
**OF ENTRANCE PARCEL**

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>				
		<b>METRON</b> SURVEYING & MAPPING, LLC LAND SURVEYORS • PLANNERS LB# 7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457  www.metronfl.com
FILE NAME: 15358SK ENTRANCE.DWG		PROJECT NO.: 15358		SHEET: 1 OF 2
SURVEY DATE: 2/01/23	DRAWN BY: BUD	SCALE: 1" = 150'	CHECKED BY: 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

## 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.

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

## P.O.C.

NW CORNER OF NE QUARTER SEC 23, TWP 45S, RNG 23E & SW CORNER TRACT "A", BLOCK 1650, P.B. 14, PG 85  
N: 805110.70/E: 661912.93

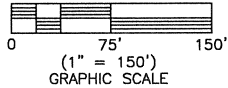
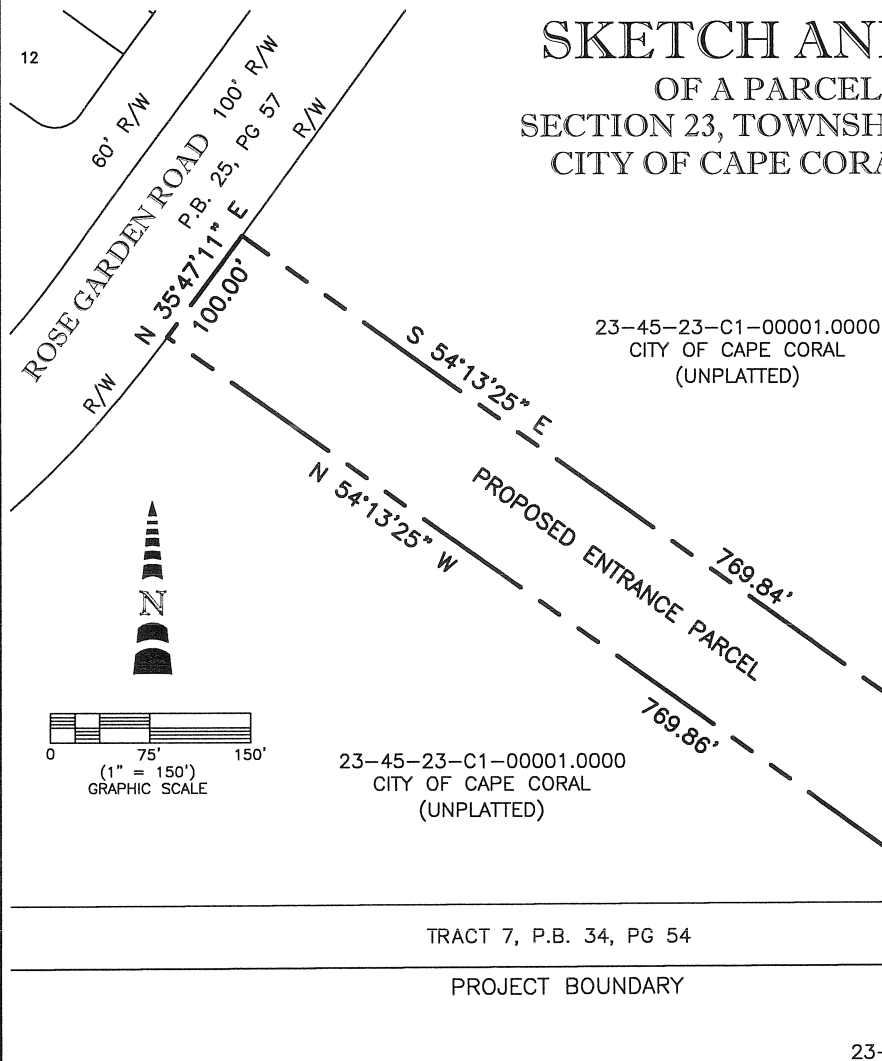
## P.O.B.

N: 803901.28  
E: 661909.63

TRACT 7, P.B. 34, PG 54

WEST LINE OF NE QUARTER SEC 23, TWP 45S, RNG 23E & WEST LINE OF TRACT 7, P.B. 34, PG 54

SOUTH LINE OF NW 1/4 OF NE 1/4, SEC 23 TWP 45S, RNG 23E



## RED FISH POINT ENTRANCE PARCEL

TITLE: SKETCH OF DESCRIPTION



**METRON**  
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS  
LB# 7071

10970 S. CLEVELAND AVE.  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
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www.metronfl.com

## LEGEND:

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.B. = PLAT BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY

SEC = SECTION  
TWP = TOWNSHIP  
RNG = RANGE  
N = NORTHING  
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	

# 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 DEVELOPMENT 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:

**BEGINNING** AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 ALSO BEING THE SOUTHEAST CORNER OF TRACT 7/"CITY PARK", CAPE CORAL UNIT 77, TARPON POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 54 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.00°03'18"W., ALONG THE WEST LINE OF BLOCK 198, AS SHOWN IN PLAT BOOK 14, PAGE 84 AND BLOCK 205 AS SHOWN IN PLAT BOOK 16, PAGE 138 BOTH OF SAID PUBLIC RECORDS, FOR A DISTANCE OF 2877.58 FEET TO A POINT ON THE FIELD LOCATED APPROXIMATE MEAN HIGH WATER LINE (ELEVATION 0.17' NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE ALONG SAID FIELD LOCATED MEAN HIGH WATER LINE THE FOLLOWING 17 COURSES: S.32°10'18"W. FOR A DISTANCE OF 149.40 FEET; THENCE S.31°35'07"W. FOR A DISTANCE OF 108.75 FEET; THENCE S.29°14'49"W. FOR A DISTANCE OF 106.47 FEET; THENCE S.28°13'52"W. FOR A DISTANCE OF 59.53 FEET; THENCE S.21°31'37"W. FOR A DISTANCE OF 74.81 FEET; THENCE S.27°10'59"W. FOR A DISTANCE OF 78.78 FEET; THENCE S.23°18'46"W. FOR A DISTANCE OF 75.05 FEET; THENCE S.25°09'29"W. FOR A DISTANCE OF 77.77 FEET; THENCE S.35°54'35"W. FOR A DISTANCE OF 168.28 FEET; THENCE S.43°05'00"W. FOR A DISTANCE OF 93.65 FEET; THENCE S.44°29'12"W. FOR A DISTANCE OF 86.04 FEET; THENCE S.51°28'13"W. FOR A DISTANCE OF 138.30 FEET; THENCE S.63°56'46"W. FOR A DISTANCE OF 96.74 FEET; THENCE S.73°05'33"W. FOR A DISTANCE OF 74.62 FEET; THENCE S.72°15'39"W. FOR A DISTANCE OF 84.12 FEET; THENCE S.87°20'13"W. FOR A DISTANCE OF 147.65 FEET; THENCE S.79°04'51"W. FOR A DISTANCE OF 82.53 FEET TO A POINT ON THE SOUTH LINE OF INSTRUMENT #2010000241858, OF SAID PUBLIC RECORDS; N.83°59'10"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 205.01 FEET TO A POINT ON THE EAST LINE OF GOVERNMENT LOT 3 OF SAID SECTION 23; THENCE S.00°09'22"W., ALONG SAID EAST LINE OF SAID GOVERNMENT LOT 3, FOR A DISTANCE OF 14.02 FEET TO A POINT ON THE FIELD LOCATED APPROXIMATE MEAN HIGH WATER LINE (ELEVATION 0.17' NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 12 COURSES: N.83°06'17"W. FOR A DISTANCE OF 49.95 FEET; THENCE S.83°32'25"W. FOR A DISTANCE OF 151.46 FEET; THENCE N.84°01'27"W. FOR A DISTANCE OF 172.23 FEET; THENCE N.84°41'46"W. FOR A DISTANCE OF 165.09 FEET; THENCE N.89°16'31"W. FOR A DISTANCE OF 105.96 FEET; THENCE N.88°46'19"W. FOR A DISTANCE OF 110.13 FEET; THENCE S.84°33'48"W. FOR A DISTANCE OF 115.47 FEET; THENCE S.82°16'34"W. FOR A DISTANCE OF 72.40 FEET; THENCE N.79°32'35"W. FOR A DISTANCE OF 111.85 FEET; THENCE N.66°21'03"W. FOR A DISTANCE OF 39.91 FEET; THENCE S.89°58'44"W. FOR A DISTANCE OF 26.98 FEET; THENCE S.88°25'20"W. FOR A DISTANCE OF 32.43 FEET; THENCE N.01°34'40"W., LEAVING SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.00 FEET; THENCE N.88°25'20"E. FOR A DISTANCE OF 33.11 FEET; THENCE N.89°58'44"E. FOR A DISTANCE OF 38.14 FEET; THENCE S.66°21'03"E. FOR A DISTANCE OF 44.61 FEET; THENCE S.79°32'35"E. FOR A DISTANCE OF 98.07 FEET; THENCE N.82°16'34"E. FOR A DISTANCE OF 65.39 FEET; THENCE N.84°33'48"E. FOR A DISTANCE OF 119.38 FEET; THENCE S.88°46'19"E. FOR A DISTANCE OF 27.66 FEET; THENCE N.00°00'00"W. FOR A DISTANCE OF 554.76 FEET TO A POINT HEREIN AFTER KNOWN AS **POINT "A"**; THENCE S.69°55'18"W. FOR A DISTANCE OF 395.94 FEET; THENCE N.42°44'03"W. FOR A DISTANCE OF 722.07 FEET; THENCE N.04°14'11"E. FOR A DISTANCE OF 642.62 FEET; THENCE N.47°43'17"E. FOR A DISTANCE OF 1765.09 FEET; THENCE S.84°25'44"E. FOR A DISTANCE OF 897.74 FEET; THENCE S.15°41'34"E. FOR A DISTANCE OF 486.07 FEET; THENCE N.90°00'00"E. FOR A DISTANCE OF 240.05 FEET; THENCE N.61°18'54"E. FOR A DISTANCE OF 148.80 FEET; THENCE N.00°03'17"E. FOR A DISTANCE OF 1357.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'43", A CHORD BEARING OF N.45°04'34"W., A CHORD LENGTH OF 212.62 FEET AND AN ARC LENGTH OF 236.31 FEET; THENCE S.89°47'35"W. FOR A DISTANCE OF 606.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°57'18", A CHORD BEARING OF N.75°43'46"W., A CHORD LENGTH OF 400.00 FEET AND AN ARC LENGTH OF 404.29 FEET TO A POINT ON THE SOUTH LINE OF SAID PLATTED TRACT 7; THENCE N.89°47'34"E., ALONG SAID SOUTH LINE OF TRACT 7, FOR A DISTANCE OF 1330.38 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 6,610,842 SQUARE FEET, OR 151.764 ACRES, MORE OR LESS

LESS AND EXCEPT

(CONTINUED ON PAGE 2 OF 4)

#### 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 DEVELOPMENT PARCEL

TITLE:		LEGAL DESCRIPTION	
		<b>METRON</b> SURVEYING & MAPPING, LLC LAND SURVEYORS • PLANNERS LB# 7071	
		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457  www.metronfl.com	
FILE NAME:	15358SK DEV.DWG	PROJECT NO.:	15358
SURVEY DATE:	2/02/23	DRAWN BY:	BUD
		SCALE:	1" = 50'
		CHECKED BY:	TLM
		FILE NO. (S-T-R)	23-45-23
		SHEET:	1 OF 4

**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**

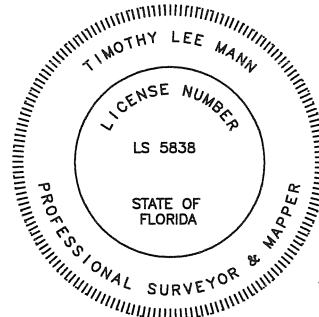
**DESCRIPTION OF DEVELOPMENT PARCEL, CONTINUED**


LESS AND EXCEPT (CONTINUED FROM PAGE 1 OR 4)

COMMENCE AT AFOREMENTIONED "POINT "A", THENCE N 69°55'18" E, FOR A DISTANCE OF 53.24 FEET TO THE POINT OF BEGINNING OF THE LESS AND EXCEPT PARCEL HEREIN DESCRIBED; THENCE N.69°55'18"E. FOR A DISTANCE OF 885.98 FEET; THENCE N.63°34'19"E. FOR A DISTANCE OF 787.46 FEET; THENCE N.00°00'00"W. FOR A DISTANCE OF 742.84 FEET; THENCE N.15°41'34"W. FOR A DISTANCE OF 124.54 FEET; THENCE N.90°00'00"E. FOR A DISTANCE OF 230.73 FEET; THENCE S.43°02'41"E. FOR A DISTANCE OF 79.79 FEET; THENCE S.17°21'07"W. FOR A DISTANCE OF 46.90 FEET; THENCE S.00°03'17"W. FOR A DISTANCE OF 381.87 FEET; THENCE S.89°56'43"E. FOR A DISTANCE OF 123.19 FEET; THENCE S.00°03'17"W. FOR A DISTANCE OF 683.29 FEET; THENCE S.31°35'07"W. FOR A DISTANCE OF 106.40 FEET; THENCE S.29°14'49"W. FOR A DISTANCE OF 107.94 FEET; THENCE S.28°13'52"W. FOR A DISTANCE OF 62.90 FEET; THENCE S.21°31'37"W. FOR A DISTANCE OF 75.27 FEET; THENCE S.27°10'59"W. FOR A DISTANCE OF 78.00 FEET; THENCE S.23°18'46"W. FOR A DISTANCE OF 75.93 FEET; THENCE S.25°09'29"W. FOR A DISTANCE OF 72.26 FEET; THENCE S.35°54'35"W. FOR A DISTANCE OF 160.44 FEET; THENCE S.43°05'00"W. FOR A DISTANCE OF 89.91 FEET; THENCE S.44°29'12"W. FOR A DISTANCE OF 82.37 FEET; THENCE S.51°28'13"W. FOR A DISTANCE OF 129.78 FEET; THENCE S.63°56'46"W. FOR A DISTANCE OF 87.47 FEET; THENCE S.72°39'06"W. FOR A DISTANCE OF 148.48 FEET; THENCE S.87°20'13"W. FOR A DISTANCE OF 144.82 FEET; THENCE S.79°04'51"W. FOR A DISTANCE OF 80.10 FEET; THENCE N.83°52'01"W. FOR A DISTANCE OF 251.63 FEET; THENCE S.00°09'22"W. FOR A DISTANCE OF 13.38 FEET; THENCE S.83°32'25"W. FOR A DISTANCE OF 151.42 FEET; THENCE N.84°01'27"W. FOR A DISTANCE OF 167.07 FEET; THENCE N.84°41'46"W. FOR A DISTANCE OF 167.38 FEET; THENCE N.89°16'31"W. FOR A DISTANCE OF 107.74 FEET; THENCE N.88°46'19"W. FOR A DISTANCE OF 35.15 FEET; THENCE N.00°00'00"W. FOR DISTANCE OF 574.11 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,806,012 SQUARE FEET, OR 41.460 ACRES, MORE OR LESS

NET ACRAGE CONTAINS 4,804,830 SQUARE FEET, OF 110.303 ACRES. MORE OR LESS



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

DATE SIGNED: Feb 10 2023

**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.

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

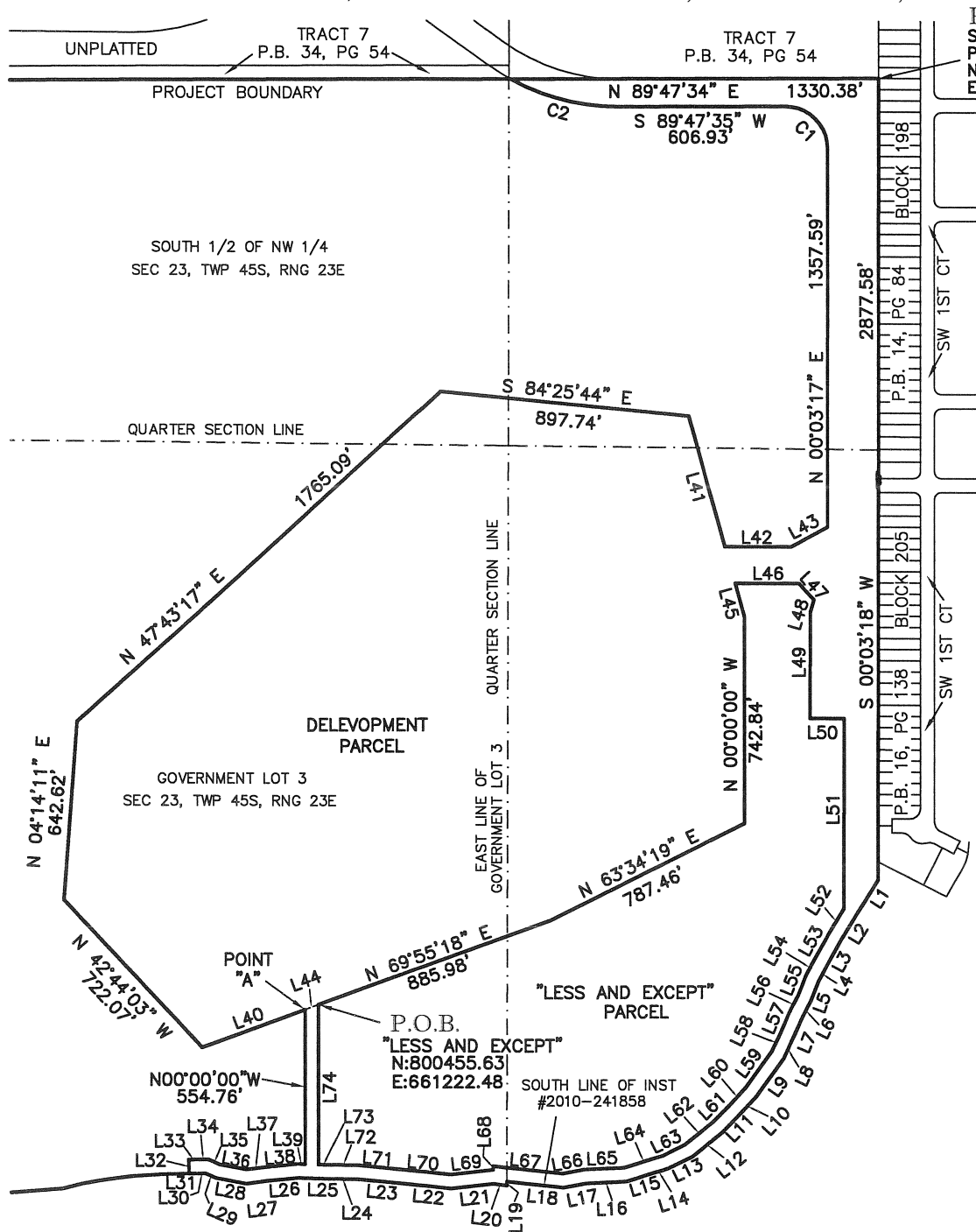
**RED FISH POINT DEVELOPMENT PARCEL**

<b>TITLE: LEGAL DESCRIPTION</b>			
	<b>METRON</b> SURVEYING & MAPPING, LLC		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457
	LAND SURVEYORS • PLANNERS LB# 7071		www.metronfl.com
FILE NAME: 15358SK DEV.DWG		PROJECT NO.: 15358	SHEET: 2 OF 4
SURVEY DATE: 2/02/23	DRAWN BY: BUD	SCALE: 1" = 50'	CHECKED BY: TLM
		FILE NO. (S-T-R)	23-45-23

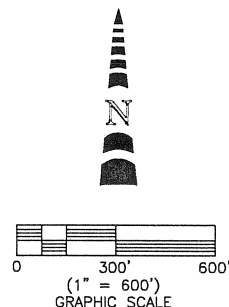


# SKETCH AND DESCRIPTION

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



P.O.B.  
SE CORNER TRACT 7  
P.B. 34, PG 54  
N: 803785.37  
E: 663246.14



NOTE:  
SEE SHEET 3 OF 3  
FOR LINE AND CURVE  
TABLES

### LEGEND:

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

### NOTES

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## RED FISH POINT DEVELOPMENT PARCEL

TITLE:

SKETCH OF DESCRIPTION



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FILE NAME:	15358SK DEV.DWG	PROJECT NO.:	15358	SHEET:	3 OF 4
SURVEY DATE:	2/02/23	DRAWN BY:	BUD	SCALE:	1" = 600'
		CHECKED BY:	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

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	236.31'	212.62'	N 45°04'34" W	90°15'43"
C2	800.00'	404.29'	400.00'	N 75°43'46" W	28°57'18"

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 32°10'18" W	149.40'
L2	S 31°35'07" W	108.75'
L3	S 29°14'49" W	106.47'
L4	S 28°13'52" W	59.53'
L5	S 21°31'37" W	74.81'
L6	S 27°10'59" W	78.78'
L7	S 23°18'46" W	75.05'
L8	S 25°09'29" W	77.77'
L9	S 35°54'35" W	168.28'
L10	S 43°05'00" W	93.65'
L11	S 44°29'12" W	86.04'
L12	S 51°28'13" W	138.30'
L13	S 63°56'46" W	96.74'
L14	S 73°05'33" W	74.62'
L15	S 72°15'39" W	84.12'
L16	S 87°20'13" W	147.65'
L17	S 79°04'51" W	82.53'
L18	N 83°59'10" W	205.01'
L19	S 00°09'22" W	14.02'
L20	N 83°06'17" W	49.95'
L21	S 83°32'25" W	151.46'
L22	N 84°01'27" W	172.23'
L23	N 84°41'46" W	165.09'
L24	N 89°16'31" W	105.96'
L25	N 88°46'19" W	110.13'
L26	S 84°33'48" W	115.47'
L27	S 82°16'34" W	72.40'
L28	N 79°32'35" W	111.85'
L29	N 66°21'03" W	39.91'
L30	S 89°58'44" W	26.98'
L31	S 88°25'20" W	32.43'
L32	N 01°34'40" W	50.00'
L33	N 88°25'20" E	33.11'
L34	N 89°58'44" E	38.14'
L35	S 66°21'03" E	44.61'
L36	S 79°32'35" E	98.07'
L37	N 82°16'34" E	65.39'

### LINE TABLE

LINE	BEARING	DISTANCE
L38	N 84°33'48" E	119.38'
L39	S 88°46'19" E	27.66'
L40	S 69°55'18" W	395.94'
L41	S 15°41'34" E	486.07'
L42	N 90°00'00" E	240.05'
L43	N 61°18'54" E	148.80'
L44	N 69°55'18" E	53.24'
L45	N 15°41'34" W	124.54'
L46	N 90°00'00" E	230.73'
L47	S 43°02'41" E	79.79'
L48	S 17°21'07" W	46.90'
L49	S 00°03'17" W	381.87'
L50	S 89°56'43" E	123.19'
L51	S 00°03'17" W	683.29'
L52	S 31°35'07" W	106.40'
L53	S 29°14'49" W	107.94'
L54	S 28°13'52" W	62.90'
L55	S 21°31'37" W	75.27'
L56	S 27°10'59" W	78.00'
L57	S 23°18'46" W	75.93'
L58	S 25°09'29" W	72.26'
L59	S 35°54'35" W	160.44'
L60	S 43°05'00" W	89.91'
L61	S 44°29'12" W	82.37'
L62	S 51°28'13" W	129.78'
L63	S 63°56'46" W	87.47'
L64	S 72°39'06" W	148.48'
L65	S 87°20'13" W	144.82'
L66	S 79°04'51" W	80.10'
L67	N 83°52'01" W	251.63'
L68	S 00°09'22" W	13.38'
L69	S 83°32'25" W	151.42'
L70	N 84°01'27" W	167.07'
L71	N 84°41'46" W	167.38'
L72	N 89°16'31" W	107.74'
L73	N 88°46'19" W	35.15'
L74	N 00°00'00" W	574.11'

### NOTES

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## RED FISH POINT DEVELOPMENT PARCEL

TITLE:

### SKETCH OF DESCRIPTION



## METRON

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