

Banks Engineering

Professional Engineers, Planners & Land Surveyors
10611 SIX MILE CYPRESS PARKWAY - SUITE 101
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FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

SKETCH TO ACCOMPANY DESCRIPTION

A PARCEL OF LAND LYING IN
SECTIONS 15, 22 & 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DESCRIPTION: PREPARED BY THE FJTM

A TRACT ON PARCEL OF LAND LYING IN SECTIONS 15, 22 AND 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN S. 06° 53' 14" W. ALONG THE NORTH LINE OF SAID SECTION 22 FOR 104.96 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE THREE OAKS PARKWAY REALIGNMENT PROJECT (COUNTY PROJECT # 08-02-06); THENCE RUN S. 14° 13' 10" E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1626.74 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 783.32 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1800.00 FEET, A DELTA OF 87° 24' 02", A CHORD BEARING OF S. 04° 26' 42" W. AND A CHORD DISTANCE OF 783.48 FEET TO A POINT OF TANGENCY; THENCE RUN S. 23° 10' 43" W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 38.63 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG THE AFORESAID RIGHT-OF-WAY LINE FOR 38.64 FEET ALONG THE ARC OF A CURVE (NOT RADIAL TO THE PREVIOUSLY DESCRIBED LINE) CONCAVE NORTHERLY, WITH A RADIUS OF 30.00 FEET, A DELTA OF 78° 20' 38", A CHORD BEARING OF S. 03° 58' 06" W. AND A CHORD DISTANCE OF 38.74 FEET TO A POINT ON A NON-COMPOUND CURVE; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 188.67 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, WITH A RADIUS OF 470.00 FEET; A DELTA OF 18° 34' 30", A CHORD BEARING OF N. 23° 10' 48" W. AND A CHORD DISTANCE OF 181.71 FEET TO A POINT ON A CURVE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (100 FEET WIDE); THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 940.20 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 1026.00 FEET, A DELTA OF 69° 59' 21", A CHORD BEARING OF N. 49° 50' 05" W. AND A CHORD DISTANCE OF 907.66 FEET TO A POINT OF TANGENCY; THENCE RUN N. 70° 08' 48" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 319.68 FEET; THENCE RUN N. 20° 14' 50" E. FOR 124.11 FEET; THENCE RUN N. 37° 53' 24" E. FOR 64.87 FEET; THENCE RUN N. 23° 18' 32" E. FOR 216.30 FEET; THENCE RUN N. 17° 34' 52" E. FOR 221.63 FEET; THENCE RUN N. 12° 01' 41" E. FOR 255.45 FEET; THENCE RUN N. 01° 30' 08" E. FOR 255.45 FEET; THENCE RUN N. 28° 09' 48" W. FOR 189.50 FEET; THENCE RUN N. 30° 19' 00" W. FOR 189.50 FEET; THENCE RUN N. 57° 59' 19" W. FOR 95.65 FEET; THENCE RUN N. 05° 27' 58" W. FOR 336.91 FEET; THENCE RUN N. 71° 11' 03" W. FOR 187.85 FEET; THENCE RUN N. 70° 08' 06" W. FOR 45.78 FEET; THENCE RUN N. 60° 30' 18" W. FOR 219.67 FEET; THENCE RUN N. 60° 30' 07" W. FOR 181.21 FEET; THENCE RUN N. 84° 44' 50" W. FOR 177.69 FEET; THENCE RUN N. 60° 30' 18" E. FOR 42.98 FEET; THENCE RUN S. 06° 53' 14" W. FOR 104.96 FEET TO THE POINT OF BEGINNING.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°14'50" E	124.11'
L2	N 37°53'24" E	64.87'
L3	N 23°18'32" E	216.30'
L4	N 17°34'52" E	221.63'
L5	N 12°01'41" E	255.45'
L6	N 01°30'08" E	255.45'
L7	N 28°09'48" W	189.50'
L8	N 30°19'00" W	189.50'
L9	N 57°59'19" W	95.65'
L10	N 05°27'58" W	336.91'
L11	N 71°11'03" W	187.85'
L12	N 70°08'06" W	45.78'
L13	N 60°30'18" W	219.67'
L14	N 60°30'07" W	181.21'
L15	N 84°44'50" W	177.69'
L16	N 60°30'18" E	42.98'
L17	S 06°53'14" W	104.96'
L18	S 06°53'14" W	28.63'



THIS IS NOT A SURVEY

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

SAID TRACT CONTAINS 66.80 ACRES, MORE OR LESS.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

BEARINGS ARE BASED ON THE NORTH LINE OF THE AFORESAID SECTION 22 AS BEING S. 06° 53' 14" W.

POINT OF
COMMENCEMENT
NORTHEAST CORNER
SECTION 22, TOWNSHIP 46 SOUTH,
RANGE 25 EAST

POINT OF
BEGINNING

INTERSTATE 75

SURVEY BASE LINE
THREE OAKS PARKWAY

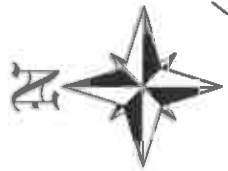
SEC. 22, TWP. 46 S., RND. 25 E.
SEC. 22, TWP. 46 S., RND. 25 E.

SEC. 15, TWP. 46 S., RND. 25 E.
SEC. 23, TWP. 46 S., RND. 25 E.

CYPRESS CHASE AT THREE OAKS
UNIT ONE
(P.B. 41, PGS. 20-30)

CYPRESS CHASE AT THREE OAKS
UNIT TWO
(P.B. 42, PGS. 40-50)

F.K.A. - THREE OAKS PARKWAY
PINE CHASE DRIVE



0 500' 1000'
GRAPHIC SCALE 1"= 500'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1800.00'	87° 24' 02"	783.32'	783.48'	S 04° 26' 42" W
C2	30.00'	78° 20' 38"	38.64'	38.74'	S 03° 58' 06" W
C3	470.00'	18° 34' 30"	188.67'	181.71'	N 23° 10' 48" W
C4	1026.00'	69° 59' 21"	940.20'	907.66'	N 49° 50' 05" W
C5	1736.88'	01° 30' 08"	255.45'	255.45'	N 01° 30' 08" E
C6	810.00'	18° 34' 30"	188.67'	181.71'	N 23° 10' 48" E
C7	1030.00'	21° 16' 10"	322.00'	279.87'	N 34° 02' 00" E
C8	470.00'	18° 34' 30"	188.67'	181.71'	N 01° 30' 08" E
C9	30.00'	77° 50' 00"	42.98'	41.40'	S 77° 41' 27" E
C10	1350.00'	24° 52' 12"	526.03'	521.44'	S 48° 26' 21" E
C11	1200.00'	44° 35' 13"	633.83'	610.44'	S 38° 50' 04" E

LEGEND

D.R. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
C1 CURVE 1 OF CURVE TABLE
L1 LINE 1 OF LINE TABLE