

Banks Engineering

Professional Engineers, Planners & Land Surveyors

12653 SW C.R. 769, Suite B

Lake Suzy, Florida 34269

(941) 625-1165

Fax (941) 625-1149

A PARCEL OF LAND LYING IN
SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA.

(COPPERHEAD - OVERALL BOUNDARY INCLUDING BETH STACEY BOULEVARD)

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST BEING THAT PART OF PARKWOOD V, A SUBDIVISION RECORDED IN PLAT BOOK 28 AT PAGES 104-105, INCLUSIVE LYING SOUTH OF 23RD STREET S.W. AS SHOWN IN OFFICIAL RECORDS BOOK 2837 AT PAGE 2738, ALL OF PARKWOOD VI, A SUBDIVISION RECORDED IN PLAT BOOK 28 AT PAGES 106-110, INCLUSIVE, ALL OF PARKWOOD VII, A SUBDIVISION RECORDED IN PLAT BOOK 28 AT PAGES 111-115, INCLUSIVE, AND A PORTION OF SECTION 6 AS DESCRIBED IN OFFICIAL RECORD BOOK 3016 AT PAGE 981, PUBLIC RECORDS OF LEE COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE N89°11'42"E ALONG THE SOUTH LINE OF SAID SECTION 6 FOR 4041.72 FEET TO THE WESTERLY LINE OF "ADDITION TWO TO LEHIGH ACRES" AS RECORDED IN PLAT BOOK 18 AT PAGE 148, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N01°53'54"W ALONG THE WESTERLY LINE OF SAID "ADDITION TWO TO LEHIGH ACRES" AND THE WESTERLY LINE OF "ADDITION ONE TO LEHIGH ACRES" AS RECORDED IN PLAT BOOK 12 AT PAGE 137, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 3292.04 FEET TO THE SOUTH LINE OF THE NORTH ONE HALF (N 1/2) OF THE SOUTH ONE HALF (S 1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 6; THENCE S89°19'10"W ALONG THE SOUTH LINE OF SAID FRACTION AND WESTERLY EXTENSION THEREOF FOR 1550.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD (106.00 FEET WIDE); THENCE CONTINUE S89°19'10"W FOR 106.01 FEET TO THE WESTERLY LINE OF SAID BETH STACEY BOULEVARD; THENCE N01°36'51"W ALONG THE WESTERLY LINE OF SAID BETH STACEY BOULEVARD FOR 61.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF 23RD STREET S.W. (80.00 FEET WIDE) AS RECORDED IN OFFICIAL RECORD BOOK 2837 AT PAGE 2738, PUBLIC RECORDS; THENCE S88°23'09"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 600.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 23°53'56" FOR 859.26 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2140.00 FEET; THENCE ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 22°31'11" FOR 841.11 FEET TO A POINT OF TANGENCY; THENCE S87°00'24"W ALONG SAID SOUTHERLY LINE FOR 88.88 FEET TO THE WEST LINE OF SAID SECTION 6; THENCE S01°02'32"E ALONG SAID WEST LINE FOR 2962.25 FEET TO THE POINT OF BEGINNING.

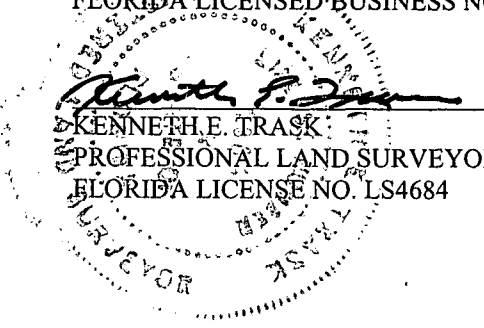
CONTAINING 298.85 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 6 AS BEARING N01°02'32"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

SEPTEMBER 27, 2006



KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

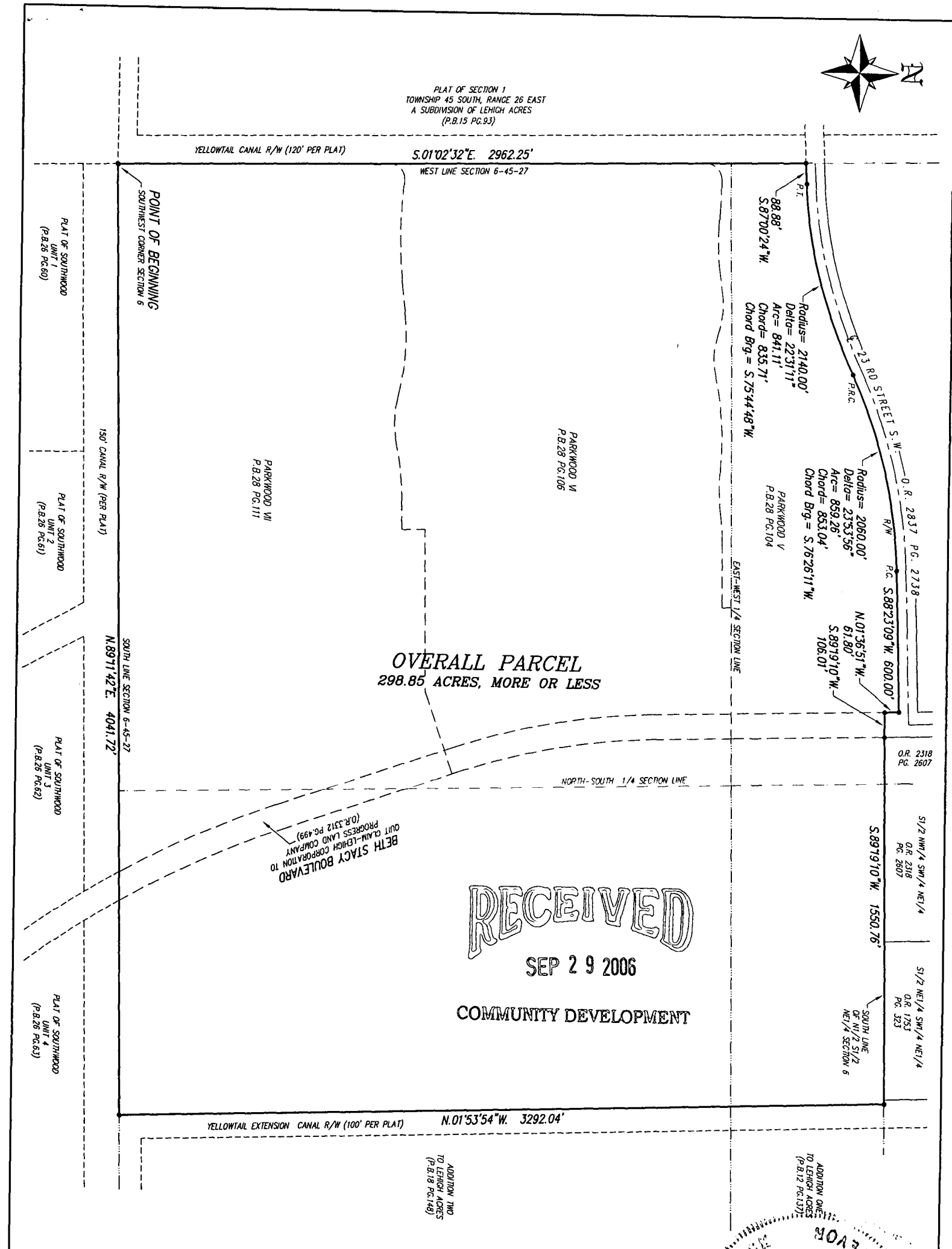
REVIEWED
ADD2024-00046
Rick Burris, Principal
Planner
Lee County DCD/Planning
6/5/2024

SHEET 1 OF 2

Fort Myers Office
10511 Six Mile Cypress
Pkwy., Suite 101
Fort Myers, FL
33912
(239) 939-5490
Fax (239) 939-2523

Naples Office
6640 Willow Park Dr.
Suite B
Naples, Florida
34109
(239) 597-2061
Fax (239) 597-3082

Sarasota Office
1144 Tallevast Road
Suite # 115
Sarasota, Florida
34243
(941) 360-1618
Fax (941) 360-6918



- LEGEND**
- LS LAND SURVEYOR
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVE
 - P.C. POINT OF CURVE
 - O.R. OFFICIAL RECORDS BOOK, LEE COUNTY
 - P.B. PLAT BOOK, LEE COUNTY
 - PG. PAGE

REVIEWED
ADD2024-00046
Rick Burris, Principal
Planner
Lee County DCD/Planning
6/5/2024

SURVEYOR
RECEIVED
6/5/2024
THIS IS NOT A BOUNDARY SURVEY
Kenneth E. Trask
FLORIDA CERTIFICATE NO. LS4684

Banka Engineering Professional Engineers, Planners & Land Surveyors FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE 10511 SIX MILE CYPRESS PARKWAY - SUITE 101 FORT MYERS, FLORIDA 33912 PHONE: (239) 939-5490 FAX: (239) 939-2523 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6680		SKETCH TO ACCOMPANY DESCRIPTION COPPERHEAD - OVERALL BOUNDARY INCLUDING BETH STACY BOULEVARD LYING IN SECTION 6, T-45-S, R-27-E LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)	
9-27-2006	3142	3142-OVERALL-SKT_DESC		KT	KT	1"=500'	2 OF 2	6-45-27	