

PROPERTY DESCRIPTION

A BONITA SPRINGS UTILITY EASEMENT LYING IN LOT 1, BLOCK 6, IMPERIAL HARBOR UNIT NO. 1, AS RECORDED IN PLAT BOOK 11, PAGE 57, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 6, IMPERIAL HARBOR UNIT NO. 1, AS RECORDED IN PLAT BOOK 11, PAGE 57, LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LOT 1 SOUTH 44°30'40" WEST, FOR 16.79 FEET; THENCE DEPARTING SAID BOUNDARY SOUTH 71°58'18" WEST, FOR 45.80 FEET; THENCE SOUTH 45°29'20" EAST, FOR 21.12 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED BOUNDARY OF SAID LOT 1; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 44°30'40" WEST, FOR 28.93 FEET; (2) WESTERLY 38.02 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 87°08'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°04'30" WEST FOR 34.46 FEET; (3) NORTH 48°21'40" WEST, FOR 14.29 FEET; THENCE DEPARTING SAID BOUNDARY NORTH 44°30'40" EAST, FOR 54.61 FEET; THENCE NORTH 71°58'18" EAST, FOR 64.25 FEET TO AN INTERSECTION WITH THE NORTHEAST BOUNDARY OF SAID LOT 1; THENCE ALONG SAID NORTHEAST BOUNDARY SOUTH 45°21'40" EAST, FOR 8.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 2,817 SQUARE FEET, MORE OR LESS.

NOTES:

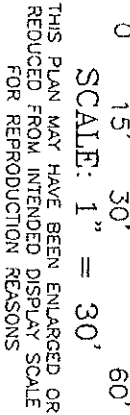
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FOOT NETWORK AND REFER TO THE NORTHEAST BOUNDARY OF LOT 1, BLOCK 6, IMPERIAL HARBOR UNIT NO. 1, AS RECORDED IN PLAT BOOK 11, PAGE 57, LEE COUNTY, FLORIDA AS BEING SOUTH 48°21'40" EAST.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND:

- PG8 POINT OF BEGINNING
- PG9 PLAT BOOK
- PG10 PAGE(S)
- OR OFFICIAL RECORDS BOOK
- OR UTILITY EASEMENT
- OR DRAINAGE EASEMENT
- OR WATER METER



REVISION: UPDATED BOUNDARY (5/9/2024)
UPDATED BOUNDARY (4/30/2024)

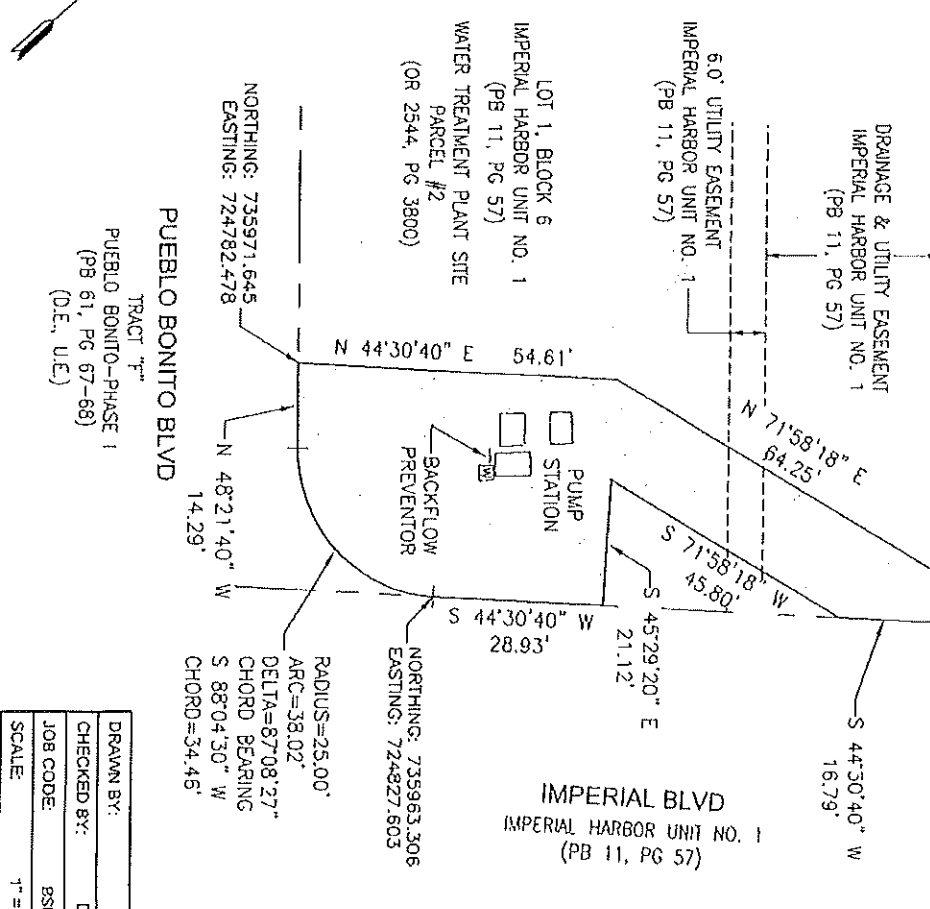


Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. LB 0005151 Cert. of Auth. LB 0005151 Business Lic 28000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

APPROVED FOR RECORDING
 MAY 23 2024
 Bonita Springs Utilities, Inc.
 BY: [Signature]

P.O.B.
 NE CORNER OF
 LOT 1, BLOCK 6
 NORTHING: 736024.890
 EASTING: 724886.145



NOT A SURVEY

SKETCH AND DESCRIPTION
 BONITA SPRINGS UTILITY EASEMENT

LYING IN
 SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DRAWN BY:	AH
CHECKED BY:	DLS
JOB CODE:	BSU26
SCALE:	1" = 30'
DATE:	21 FEBRUARY 2024
FILE:	24-33-SL.002
SHEET:	1 of 1

[Signature]
 DATE SIGNED 5/13/24
 DOWD L. SPINERON P.S.M.
 FL LICENSE #271
 FOR THE P.M.