

DESCRIPTION

A PARCEL OF LAND LYING IN LOT J, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THAT PART OF GOODWIN STREET, A PUBLIC RIGHT-OF-WAY, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT K OF SAID PLAT OF BONITA SPRINGS SUBDIVISION; THENCE SOUTH 01°05'29" EAST, ALONG THE WEST LINE OF SAID LOT K, FOR 20.83 FEET; THENCE NORTH 88°54'31" EAST, DEPARTING SAID WEST LINE, FOR 219.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE NORTH 88°54'31" EAST, FOR 13.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 6.81 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°54'31" EAST FOR 6.13 FEET; THENCE NORTH 03°31'38" WEST, FOR 30.51 FEET; THENCE SOUTH 89°50'00" EAST, FOR 33.49 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 14.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 13.67 FEET THROUGH A CENTRAL ANGLE OF 61°13'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°31'30" WEST FOR 13.92 FEET; THENCE SOUTH 01°05'29" EAST, FOR 14.19 FEET; THENCE SOUTH 14°25'58" WEST, FOR 3.11 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 6.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°05'29" EAST FOR 6.13 FEET; THENCE NORTH 88°54'31" EAST, FOR 13.75 FEET; THENCE SOUTH 01°05'29" EAST, FOR 82.42 FEET; THENCE SOUTH 88°54'31" WEST, FOR 13.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 6.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.25 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°54'31" WEST FOR 6.01 FEET; THENCE SOUTH 01°10'49" EAST, FOR 29.69 FEET; THENCE SOUTH 88°57'48" WEST, FOR 25.46 FEET; THENCE NORTH 01°05'29" WEST, FOR 43.67 FEET; THENCE SOUTH 88°54'31" WEST, FOR 17.33 FEET; THENCE NORTH 01°05'29" WEST, FOR 72.67 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 6,651 SQUARE FEET, MORE OR LESS.

NOTES:

1. BEARINGS 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 FDOT NETWORK AND REFER TO THE WEST LINE OF LOT K, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING SOUTH 1°05'29" 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:

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
OR OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE(S)
FPL FLORIDA POWER AND LIGHT
● DENOTES CHANGE IN DIRECTION
IMPROVEMENTS SHOWN IN GREY ARE PROPOSED

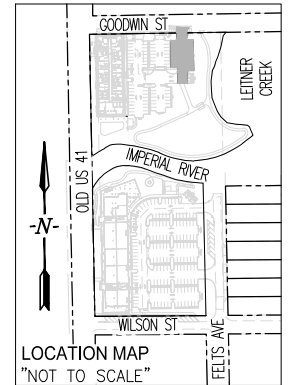
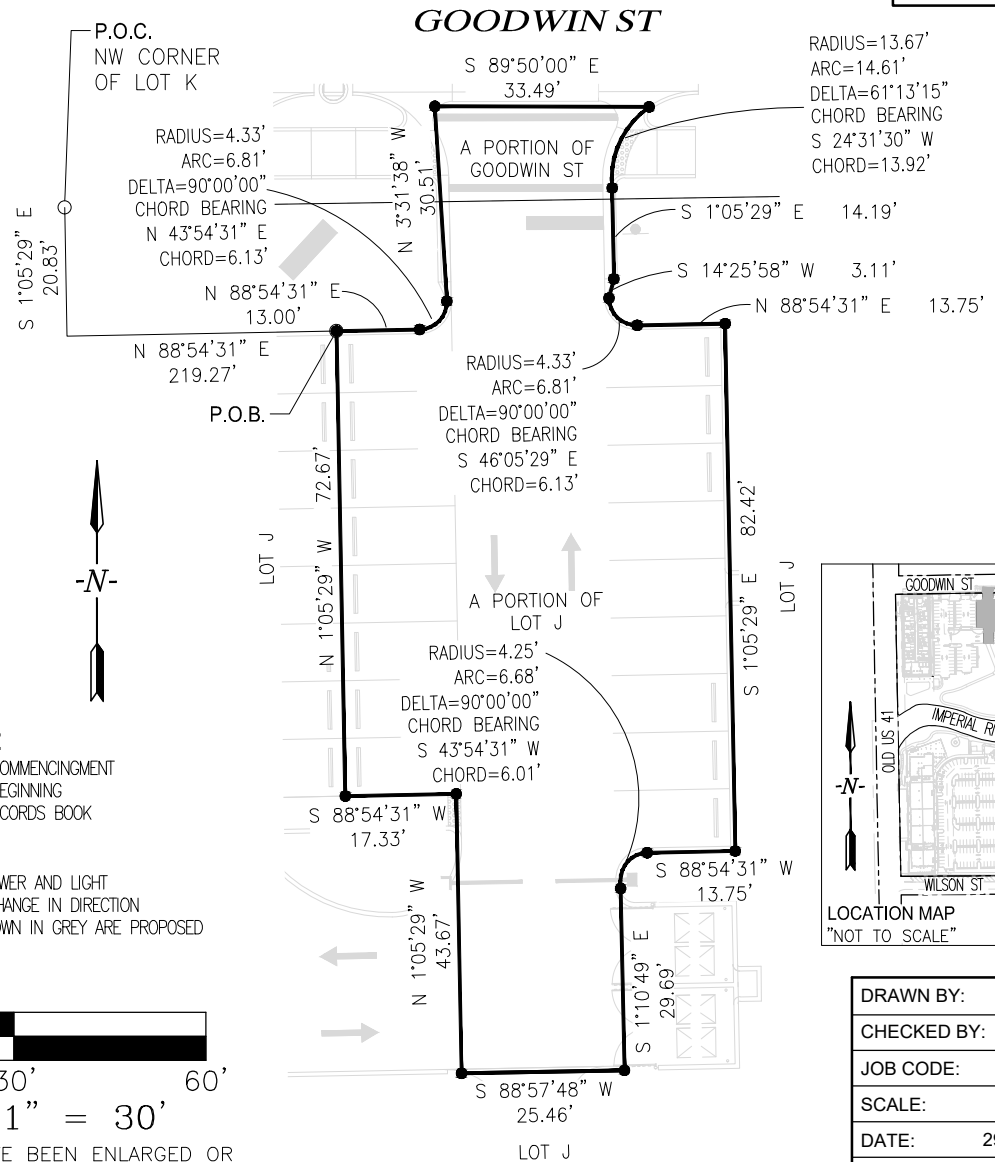


SCALE: 1" = 30'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

NOT A SURVEY

EXHIBIT



DRAWN BY:	AH
CHECKED BY:	TJD
JOB CODE:	25-614
SCALE:	1" = 30'
DATE:	29 MAY 2025
FILE:	25-614 SL
SHEET:	1 of 1



Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151

Cert. of Auth. LB 0005151

Business LC 26000266

Bonita Springs: 239.947.1144

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Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PORTION OF LOT J
BONITA SPRINGS SUBDIVISION
PLAT BOOK 3, PAGE 26
AND A PORTION OF GOODWIN STREET
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED

TIMOTHY J. DEVRIES, P.S.M
FL LICENSE #6758
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025-614 IMPERIAL CROSSINGS SKETCHES\SURVEY\25-614 SL.DWG

DESCRIPTION

A PARCEL OF LAND LYING IN LOT J, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT K OF SAID PLAT OF BONITA SPRINGS SUBDIVISION THENCE SOUTH 01°05'29" EAST, ALONG THE WEST LINE OF SAID LOT K, FOR 137.19 FEET; THENCE NORTH 88°54'31" EAST, DEPARTING SAID WEST LINE, FOR 262.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 01°11'03" WEST, FOR 28.43 FEET TO THE CUSP OF A CURVE; THENCE SOUTHEASTERLY 3.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2.25 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°05'29" EAST FOR 3.18 FEET; THENCE NORTH 88°55'58" EAST, FOR 15.75 FEET; THENCE SOUTH 01°05'29" EAST, FOR 26.18 FEET; THENCE SOUTH 88°54'23" WEST, FOR 17.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 472 SQUARE FEET, MORE OR LESS.

NOTES:

1. BEARINGS 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 FDOT NETWORK AND REFER TO THE WEST LINE OF LOT K, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING SOUTH 1°05'29" 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.

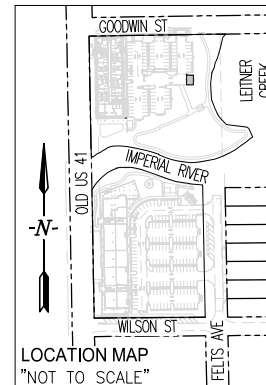
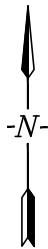
LEGEND:

POC POINT OF COMMENCING
POB POINT OF BEGINNING
OR OFFICIAL RECORDS BOOK
PB PLAT BOOK
PG PAGE(S)
FPL FLORIDA POWER AND LIGHT
● DENOTES CHANGE IN DIRECTION
IMPROVEMENTS SHOWN IN GREY ARE PROPOSED



SCALE: 1" = 10'

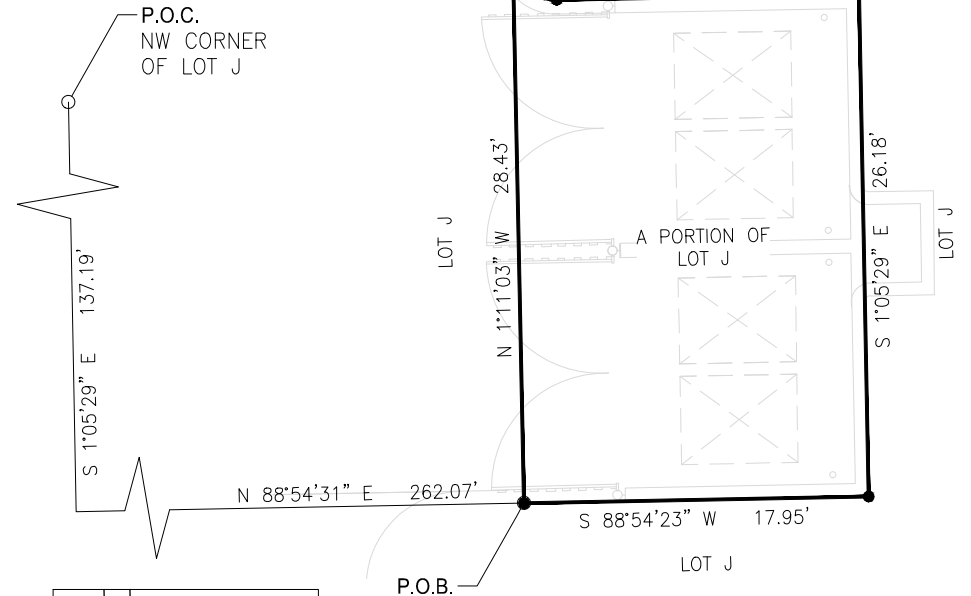
THIS PLAN MAY HAVE BEEN ENLARGED OR
REDUCED FROM INTENDED DISPLAY SCALE
FOR REPRODUCTION REASONS



NOT A SURVEY

RADIUS=2.25'
ARC=3.53'
DELTA=90°00'00"
CHORD BEARING
S 46°05'29" E
CHORD=3.18'

EXHIBIT _____



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SHEET:	1 of 1



Q. Grady Minor and Associates, LLC
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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PORTION OF LOT J
BONITA SPRINGS SUBDIVISION
PLAT BOOK 3, PAGE 26
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED _____

TIMOTHY J. DEVRIES, P.S.M.
FL LICENSE #6758
FOR THE FIRM

DESCRIPTION

A PARCEL OF LAND LYING IN LOT J AND LOT K, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT K; THENCE NORTH 89°08'31" EAST, ALONG THE NORTH LINE OF SAID LOT K, FOR 17.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE NORTH 89°08'31" EAST, ALONG SAID NORTH LINE, FOR 218.22 FEET; THENCE SOUTH 03°31'38" EAST, DEPARTING SAID NORTH LINE, FOR 15.55 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 6.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°54'31" WEST FOR 6.13 FEET; THENCE SOUTH 88°54'31" WEST, FOR 13.00 FEET; THENCE SOUTH 01°05'29" EAST, FOR 72.67 FEET; THENCE NORTH 88°54'31" EAST, FOR 17.33 FEET; THENCE SOUTH 01°05'29" EAST, FOR 43.67 FEET; THENCE SOUTH 88°54'31" WEST, FOR 14.33 FEET; THENCE SOUTH 01°05'29" EAST, FOR 70.52 FEET; THENCE SOUTH 43°54'31" WEST, FOR 20.48 FEET; THENCE SOUTH 88°54'31" WEST, FOR 30.15 FEET; THENCE SOUTH 50°57'16" WEST, FOR 21.14 FEET; THENCE SOUTH 88°57'05" WEST, FOR 34.70 FEET; THENCE SOUTH 01°05'29" EAST, FOR 22.26 FEET; THENCE SOUTH 69°57'36" WEST, FOR 106.94 FEET; THENCE SOUTH 78°04'15" WEST, FOR 15.22 FEET; THENCE NORTH 01°06'11" WEST, FOR 77.35 FEET; THENCE NORTH 88°57'16" EAST, FOR 6.33 FEET; THENCE NORTH 01°06'11" WEST, FOR 164.37 FEET; THENCE SOUTH 89°36'47" WEST, FOR 7.00 FEET; THENCE NORTH 01°06'11" WEST, FOR 15.93 FEET; THENCE NORTH 88°53'49" EAST, FOR 5.00 FEET; THENCE NORTH 01°06'11" WEST, FOR 3.65 FEET; THENCE NORTH 88°00'10" EAST, FOR 3.33 FEET; THENCE NORTH 01°11'53" WEST, FOR 33.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 1.22 ACRES, MORE OR LESS.

NOTES:

- 1. BEARINGS 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 FDOT NETWORK AND REFER TO THE NORTH LINE OF LOT K, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING NORTH 89°08'31" 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.

*NOT VALID WITHOUT
SHEETS 1-2 OF 2*

DRAWN BY:	AH
CHECKED BY:	TJD
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SCALE:	N/A
DATE:	29 MAY 2025
FILE:	25-614 SL
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NOT A SURVEY



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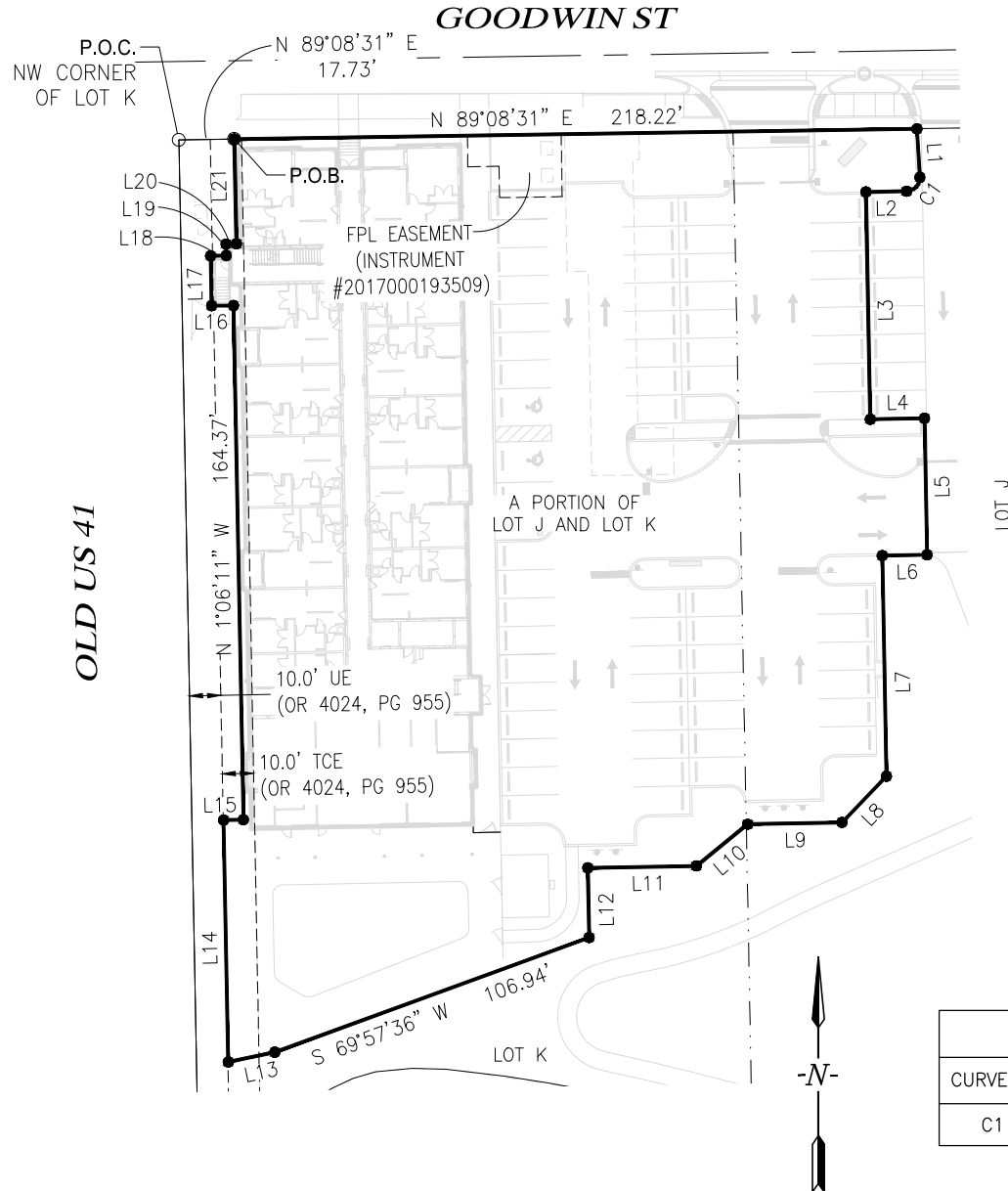
SKETCH AND DESCRIPTION

A PORTION OF LOT J AND LOT K
BONITA SPRINGS SUBDIVISION
PLAT BOOK 3, PAGE 26
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
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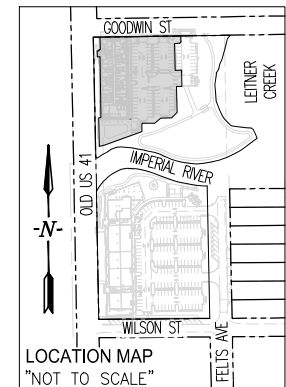
G:\SURVEY\PROJECT SURVEY 2025\25-614 IMPERIAL CROSSINGS SKETCHES\SURVEY\25-614 SL.DWG



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 3°31'38" E	15.55'
L2	S 88°54'31" W	13.00'
L3	S 1°05'29" E	72.67'
L4	N 88°54'31" E	17.33'
L5	S 1°05'29" E	43.67'
L6	S 88°54'31" W	14.33'
L7	S 1°05'29" E	70.52'
L8	S 43°54'31" W	20.48'
L9	S 88°54'31" W	30.15'
L10	S 50°57'16" W	21.14'
L11	S 88°57'05" W	34.70'
L12	S 1°05'29" E	22.26'
L13	S 78°04'15" W	15.22'
L14	N 1°06'11" W	77.35'
L15	N 88°57'16" E	6.33'
L16	S 89°36'47" W	7.00'
L17	N 1°06'11" W	15.93'
L18	N 88°53'49" E	5.00'
L19	N 1°06'11" W	3.65'
L20	N 88°00'10" E	3.33'
L21	N 1°11'53" W	33.49'

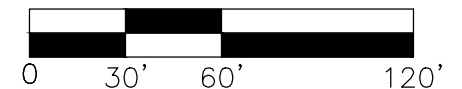
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	4.33'	6.81'	90°00'00"	S 43°54'31" W	6.13'

NOT A SURVEY

*NOT VALID WITHOUT
SHEETS 1-2 OF 2*

LEGEND:

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 OR OFFICIAL RECORDS BOOK
 PB PLAT BOOK
 PG PAGE(S)
 FPL FLORIDA POWER AND LIGHT
 TCE TEMPORARY CONSTRUCTION EASEMENT
 UE UTILITY EASEMENT
 • DENOTES CHANGE IN DIRECTION
 IMPROVEMENTS SHOWN IN GREY ARE PROPOSED



SCALE: 1" = 60'

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SKETCH AND DESCRIPTION

A PORTION OF LOT J AND LOT K
 BONITA SPRINGS SUBDIVISION
 PLAT BOOK 3, PAGE 26
 LYING IN
 SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DRAWN BY: AH

CHECKED BY: TJD

JOB CODE: 25-614

SCALE: 1" = 60'

DATE: 29 MAY 2025

FILE: 25-614 SL

SHEET: 2 of 2

DESCRIPTION

EXHIBIT _____

A PARCEL OF LAND LYING IN LOT J, LOT K AND LOT I, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THAT PART OF GOODWIN STREET AND OLD US 41, BOTH BEING A PUBLIC RIGHT-OF-WAY, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT K; THENCE SOUTH 01°05'29" EAST, ALONG THE WEST LINE OF SAID LOT K, FOR 323.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE DEPARTING SAID WEST LINE SOUTH 88°56'32" WEST, FOR 14.82 FEET; THENCE NORTH 01°26'23" WEST, FOR 31.91 FEET; THENCE NORTH 03°05'11" WEST, FOR 19.73 FEET; THENCE NORTH 00°45'02" EAST, FOR 75.99 FEET; THENCE NORTH 00°53'36" EAST, FOR 52.33 FEET; THENCE NORTH 01°01'48" EAST, FOR 103.51 FEET; THENCE NORTH 00°21'28" EAST, FOR 30.59 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 42.55 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 27.37 FEET THROUGH A CENTRAL ANGLE OF 89°04'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°47'02" EAST FOR 38.39 FEET; THENCE SOUTH 89°58'45" EAST, FOR 6.84 FEET; THENCE SOUTH 89°43'20" EAST, FOR 47.42 FEET; THENCE NORTH 89°02'07" EAST, FOR 50.36 FEET; THENCE SOUTH 89°56'56" EAST, FOR 105.11 FEET; THENCE SOUTH 89°50'00" EAST, FOR 62.60 FEET; THENCE NORTH 86°33'14" EAST, FOR 41.54 FEET; THENCE SOUTH 07°37'19" EAST, FOR 2.63 FEET; THENCE NORTH 89°41'14" EAST, FOR 43.40 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF LEITNER CREEK; THENCE SOUTH, EAST AND WEST ALONG SAID MEAN HIGH WATER LINE OF LEITNER CREEK AND THE IMPERIAL RIVER FOR 838 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN LOT J AND LOT K, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT K; THENCE NORTH 89°08'31" EAST, ALONG THE NORTH LINE OF SAID LOT K, FOR 17.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE NORTH 89°08'31" EAST, ALONG THE SOUTH LINE OF SAID LOT K AND LOT J, FOR 218.22 FEET; THENCE NORTH 03°31'38" WEST, DEPARTING SAID NORTH LINE, FOR 14.96 FEET; THENCE SOUTH 89°50'00" EAST, FOR 33.49 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 14.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 13.67 FEET THROUGH A CENTRAL ANGLE OF 61°13'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°31'30" WEST FOR 13.92 FEET; THENCE SOUTH 01°05'29" EAST, FOR 14.19 FEET; THENCE SOUTH 14°25'58" WEST, FOR 3.11 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 6.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°05'29" EAST FOR 6.13 FEET; THENCE NORTH 88°54'31" EAST, FOR 13.75 FEET; THENCE SOUTH 01°05'29" EAST, FOR 82.42 FEET; THENCE SOUTH 88°54'31" WEST, FOR 13.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 6.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.25 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°54'31" WEST FOR 6.01 FEET; THENCE SOUTH 01°05'29" EAST, FOR 1.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 3.53 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2.25 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°05'29" EAST FOR 3.18 FEET; THENCE NORTH 88°55'58" EAST, FOR 15.75 FEET; THENCE SOUTH 01°05'29" EAST, FOR 26.18 FEET; THENCE SOUTH 88°54'23" WEST, FOR 17.95 FEET; THENCE SOUTH 88°57'48" WEST, FOR 25.46 FEET; THENCE SOUTH 88°54'31" WEST, FOR 14.33 FEET; THENCE SOUTH 01°05'29" EAST, FOR 70.52 FEET; THENCE SOUTH 43°54'31" WEST, FOR 20.48 FEET; THENCE SOUTH 88°54'31" WEST, FOR 30.15 FEET; THENCE SOUTH 50°57'16" WEST, FOR 21.14 FEET; THENCE SOUTH 88°57'05" WEST, FOR 34.70 FEET; THENCE SOUTH 01°05'29" EAST, FOR 22.26 FEET; THENCE SOUTH 69°57'36" WEST, FOR 106.94 FEET; THENCE SOUTH 78°04'15" WEST, FOR 15.22 FEET; THENCE NORTH 01°06'11" WEST, FOR 77.35 FEET; THENCE NORTH 88°57'16" EAST, FOR 6.33 FEET; THENCE NORTH 01°06'11" WEST, FOR 164.37 FEET; THENCE SOUTH 89°36'47" WEST, FOR 7.00 FEET; THENCE NORTH 01°06'11" WEST, FOR 15.93 FEET; THENCE NORTH 88°53'49" EAST, FOR 5.00 FEET; THENCE NORTH 01°06'11" WEST, FOR 3.65 FEET; THENCE NORTH 88°00'10" EAST, FOR 3.33 FEET; THENCE NORTH 01°11'53" WEST, FOR 33.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING A TOTAL OF 1.50 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS 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 FDOT NETWORK AND REFER TO THE NORTH LINE OF LOT K, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING NORTH 89°08'31" EAST.
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*NOT VALID WITHOUT
SHEETS 1-3 OF 3*

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Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PORTION OF LOT J, LOT K, LOT 1,
BONITA SPRINGS SUBDIVISION, PLAT BOOK 3, PAGE 26
AND A PORTION OF TAMiami TRAIL
AND GOODWIN STREET
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

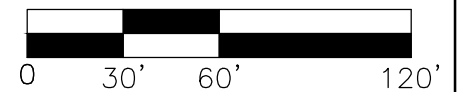
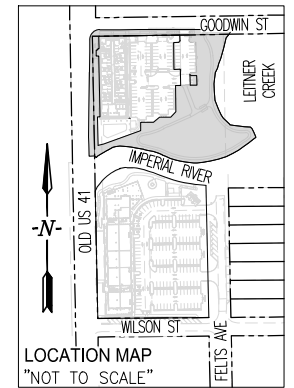
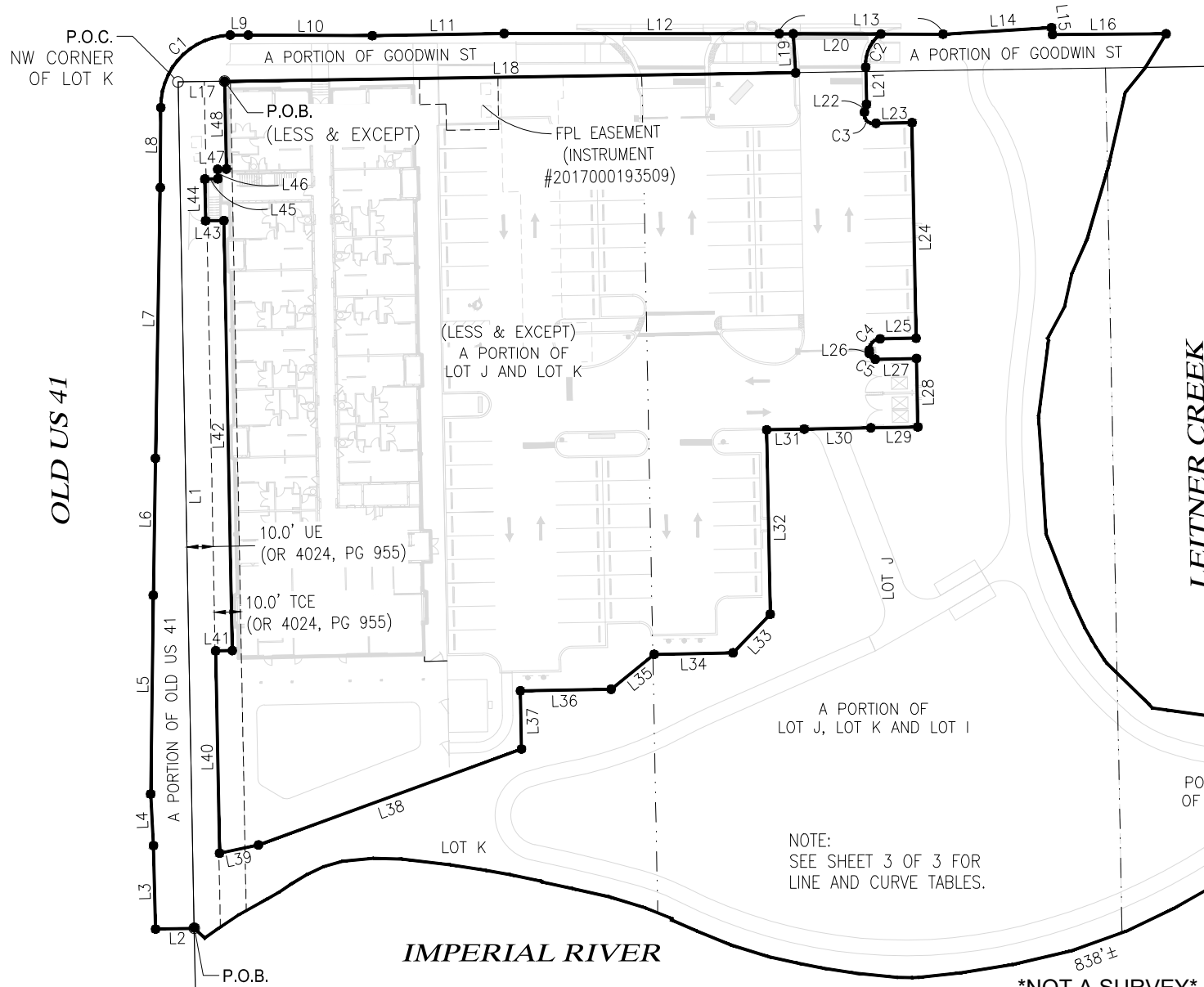
DATE SIGNED _____

TIMOTHY J. DEVRIES, P.S.M
FL LICENSE #6758
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-614 IMPERIAL CROSSINGS SKETCHES\SURVEY\25-614 SL.DWG

GOODWIN ST

EXHIBIT

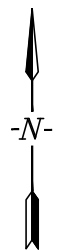


SCALE: 1" = 60'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND:

- POC POINT OF COMMENCINGMENT
- POB POINT OF BEGINNING
- OR OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE(S)
- FPL FLORIDA POWER AND LIGHT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- UE UTILITY EASEMENT
- DENOTES CHANGE IN DIRECTION
- IMPROVEMENTS SHOWN IN GREY ARE PROPOSED



NOT VALID WITHOUT SHEETS 1-3 OF 3



Q. Grady Minor and Associates, LLC
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SKETCH AND DESCRIPTION

A PORTION OF LOT J, LOT K, LOT 1,
BONITA SPRINGS SUBDIVISION, PLAT BOOK 3, PAGE 26
AND A PORTION OF TAMIAMI TRAIL
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DRAWN BY:	AH
CHECKED BY:	TJD
JOB CODE:	25-614
SCALE:	1" = 60'
DATE:	29 MAY 2025
FILE:	25-614 SL
SHEET:	2 of 3

G:\SURVEY\PROJECT SURVEY 2025\25-614 IMPERIAL CROSSINGS SKETCHES\SURVEY\25-614 SL.DWG

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 1°05'29" E	323.53'
L2	S 88°56'32" W	14.82'
L3	N 1°26'23" W	31.91'
L4	N 3°05'11" W	19.73'
L5	N 0°45'02" E	75.99'
L6	N 0°53'36" E	52.33'
L7	N 1°01'48" E	103.51'
L8	N 0°21'28" E	30.59'
L9	S 89°58'45" E	6.84'
L10	S 89°43'20" E	47.42'
L11	N 89°02'07" E	50.36'
L12	S 89°56'56" E	105.11'
L13	S 89°50'00" E	62.60'
L14	N 86°33'14" E	41.54'
L15	S 7°37'19" E	2.63'
L16	N 89°41'14" E	43.40'
L17	N 89°08'31" E	17.73'
L18	N 89°08'31" E	218.22'
L19	N 3°31'38" W	14.96'
L20	S 89°50'00" E	33.49'
L21	S 1°05'29" E	14.19'
L22	S 14°25'58" W	3.11'
L23	N 88°54'31" E	13.75'
L24	S 1°05'29" E	82.42'

LINE TABLE		
LINE #	BEARING	DISTANCE
L25	S 88°54'31" W	13.75'
L26	S 1°05'29" E	1.26'
L27	N 88°55'58" E	15.75'
L28	S 1°05'29" E	26.18'
L29	S 88°54'23" W	17.95'
L30	S 88°57'48" W	25.46'
L31	S 88°54'31" W	14.33'
L32	S 1°05'29" E	70.52'
L33	S 43°54'31" W	20.48'
L34	S 88°54'31" W	30.15'
L35	S 50°57'16" W	21.14'
L36	S 88°57'05" W	34.70'
L37	S 1°05'29" E	22.26'
L38	S 69°57'36" W	106.94'
L39	S 78°04'15" W	15.22'
L40	N 1°06'11" W	77.35'
L41	N 88°57'16" E	6.33'
L42	N 1°06'11" W	164.37'
L43	S 89°36'47" W	7.00'
L44	N 1°06'11" W	15.93'
L45	N 88°53'49" E	5.00'
L46	N 1°06'11" W	3.65'
L47	N 88°00'10" E	3.33'
L48	N 1°11'53" W	33.49'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.37'	42.55'	89°04'03"	N 43°47'02" E	38.39'
C2	13.67'	14.61'	61°13'15"	S 24°31'30" W	13.92'
C3	4.33'	6.81'	90°00'00"	S 46°05'29" E	6.13'
C4	4.25'	6.68'	90°00'00"	S 43°54'31" W	6.01'
C5	2.25'	3.53'	90°00'00"	S 46°05'29" E	3.18'

NOT A SURVEY

*NOT VALID WITHOUT
SHEETS 1-3 OF 3*

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SKETCH AND DESCRIPTION

A PORTION OF LOT J, LOT K, LOT 1,
BONITA SPRINGS SUBDIVISION, PLAT BOOK 3, PAGE 26
AND A PORTION OF TAMIAMI TRAIL
AND GOODWIN STREET
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DRAWN BY:	AH
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JOB CODE:	25-614
SCALE:	N/A
DATE:	29 MAY 2025
FILE:	25-614 SL
SHEET:	3 of 3

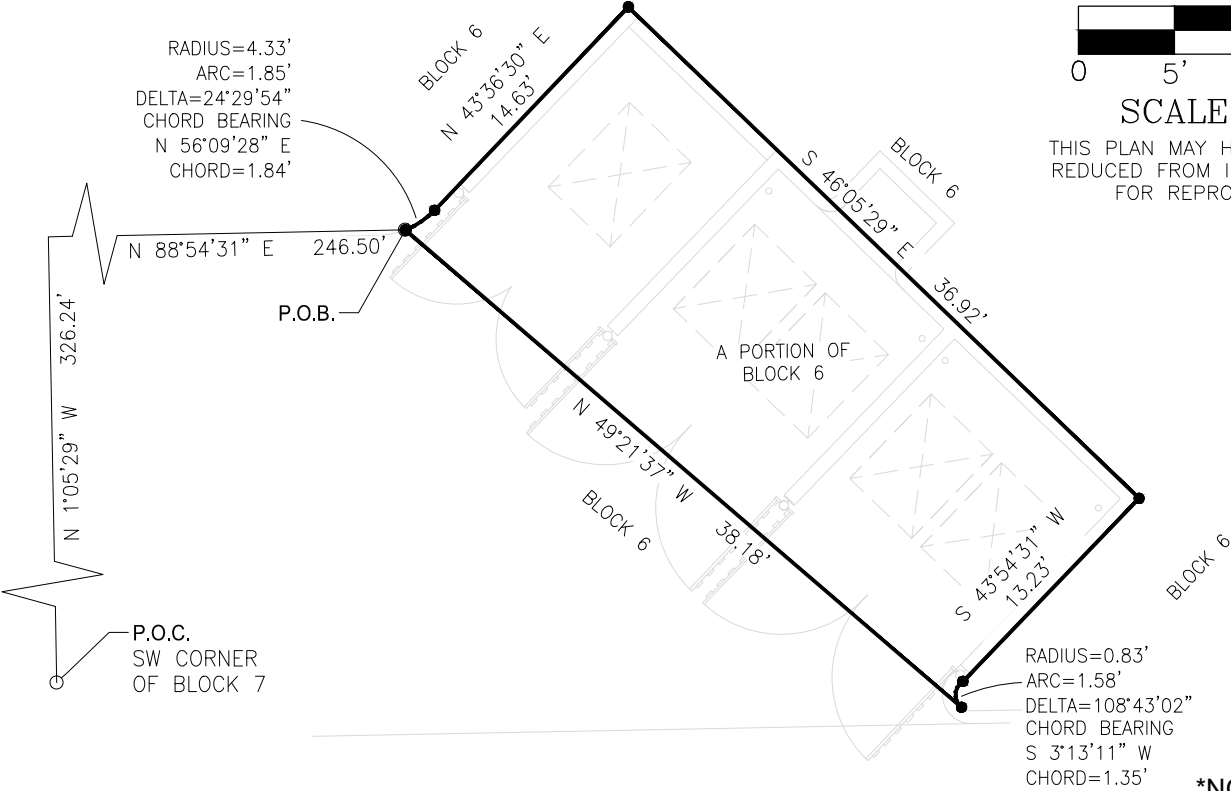
DESCRIPTION

A PARCEL OF LAND LYING IN BLOCK 6, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 7, OF SAID PLAT OF BONITA SPRINGS SUBDIVISION, THENCE NORTH 01°05'29" WEST, ALONG THE WEST LINE OF SAID BLOCK 7, FOR 326.24 FEET; THENCE NORTH 88°54'31" EAST, DEPARTING SAID WEST LINE, FOR 246.50 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

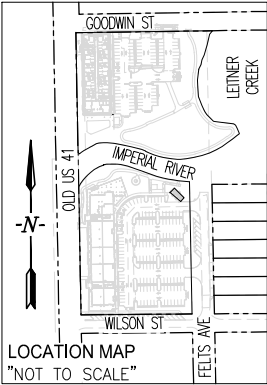
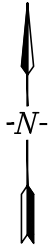
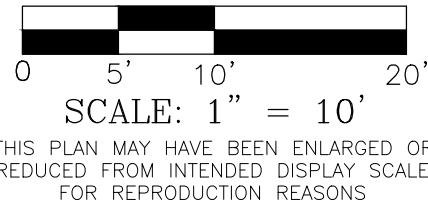
THENCE NORTHEASTERLY 1.85 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 24°29'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 56°09'28" EAST FOR 1.84 FEET; THENCE NORTH 43°36'30" EAST, FOR 14.63 FEET; THENCE SOUTH 46°05'29" EAST, FOR 36.92 FEET; THENCE SOUTH 43°54'31" WEST, FOR 13.23 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 1.58 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 0.83 FEET THROUGH A CENTRAL ANGLE OF 108°43'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°13'11" WEST FOR 1.35 FEET; THENCE NORTH 49°21'37" WEST, FOR 38.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 567 SQUARE FEET, MORE OR LESS.



NOTES:

- 1. BEARINGS 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 FDOT NETWORK AND REFER TO THE WEST LINE OF BLOCK 7, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING NORTH 1°05'29" WEST.
- 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:

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- OR OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE(S)
- FPL FLORIDA POWER AND LIGHT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- UE UTILITY EASEMENT
- DENOTES CHANGE IN DIRECTION
- IMPROVEMENTS SHOWN IN GREY ARE PROPOSED

DRAWN BY:	AH
CHECKED BY:	TJD
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SCALE:	1" = 10'
DATE:	29 MAY 2025
FILE:	25-614 SL
SHEET:	1 of 1

NOT A SURVEY



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Bonita Springs, Florida 34134

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SKETCH AND DESCRIPTION

A PORTION OF BLOCK 6
BONITA SPRINGS SUBDIVISION
PLAT BOOK 3, PAGE 26
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED

TIMOTHY J. DEVRIES, P.S.M
FL LICENSE #6758
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-614 IMPERIAL CROSSINGS SKETCHES\SURVEY\25-614 SL.DWG

DESCRIPTION

A PARCEL OF LAND LYING IN BLOCK 6, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THAT PART OF FELTS AVENUE, A PUBLIC RIGHT-OF-WAY, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 7, OF SAID PLAT OF BONITA SPRINGS SUBDIVISION, THENCE NORTH 01°05'29" WEST, ALONG THE WEST LINE OF SAID BLOCK 7, FOR 257.96 FEET; THENCE NORTH 88°54'31" EAST, DEPARTING SAID WEST LINE, FOR 216.11 FEET THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 01°05'29" WEST, FOR 13.00 FEET; THENCE NORTH 05°22'48" WEST, FOR 29.08 FEET; THENCE NORTH 01°05'29" WEST, FOR 26.00 FEET; THENCE NORTH 88°54'31" EAST, FOR 31.04 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 1.55 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 20°30'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°39'28" EAST FOR 1.54 FEET; THENCE SOUTH 49°21'37" EAST, FOR 38.18 FEET TO A POINT ON A CURVE; THENCE EASTERLY 0.58 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 0.83 FEET THROUGH A CENTRAL ANGLE OF 39°57'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 71°06'54" EAST FOR 0.57 FEET; THENCE NORTH 88°54'31" EAST, FOR 27.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 38.26 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 24.33 FEET THROUGH A CENTRAL ANGLE OF 90°05'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°51'44" EAST FOR 34.44 FEET; THENCE SOUTH 01°03'06" EAST, FOR 73.73 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 38.01 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 24.10 FEET THROUGH A CENTRAL ANGLE OF 90°22'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 46°27'41" WEST FOR 34.19 FEET; THENCE SOUTH 88°54'31" WEST, FOR 17.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 6.81 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4.33 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°54'31" WEST FOR 6.13 FEET; THENCE SOUTH 01°05'24" EAST, FOR 13.00 FEET; THENCE SOUTH 88°54'31" WEST, FOR 64.33 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 5,401 SQUARE FEET OR, MORE OR LESS.

NOTES:

- 1. BEARINGS 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 FDOT NETWORK AND REFER TO THE WEST LINE OF BLOCK 7, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING NORTH 1°05'29" WEST.
- 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.

*NOT VALID WITHOUT
SHEETS 1-2 OF 2*

DRAWN BY:	AH
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SHEET:	1 of 2

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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

A PORTION OF BLOCK 6,
BONITA SPRINGS SUBDIVISION
PLAT BOOK 3, PAGE 26
AND A PORTION OF FELTS AVENUE
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED

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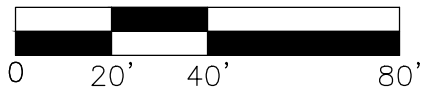
G:\SURVEY\PROJECT SURVEY 2025\25-614 IMPERIAL CROSSINGS SKETCHES\SURVEY\25-614 SL.DWG

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	4.33'	1.55'	20°30'06"	N 78°39'28" E	1.54'
C2	0.83'	0.58'	39°57'06"	S 71°06'54" E	0.57'
C3	24.33'	38.26'	90°05'35"	N 43°51'44" E	34.44'
C4	24.10'	38.01'	90°22'08"	N 46°27'41" W	34.19'
C5	4.33'	6.81'	90°00'00"	S 43°54'31" W	6.13'

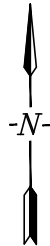
LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 1°05'29" W	13.00'
L2	N 5°22'48" W	29.08'
L3	N 1°05'29" W	26.00'
L4	N 88°54'31" E	27.00'
L5	S 88°54'31" W	17.70'
L6	S 1°05'24" E	13.00'



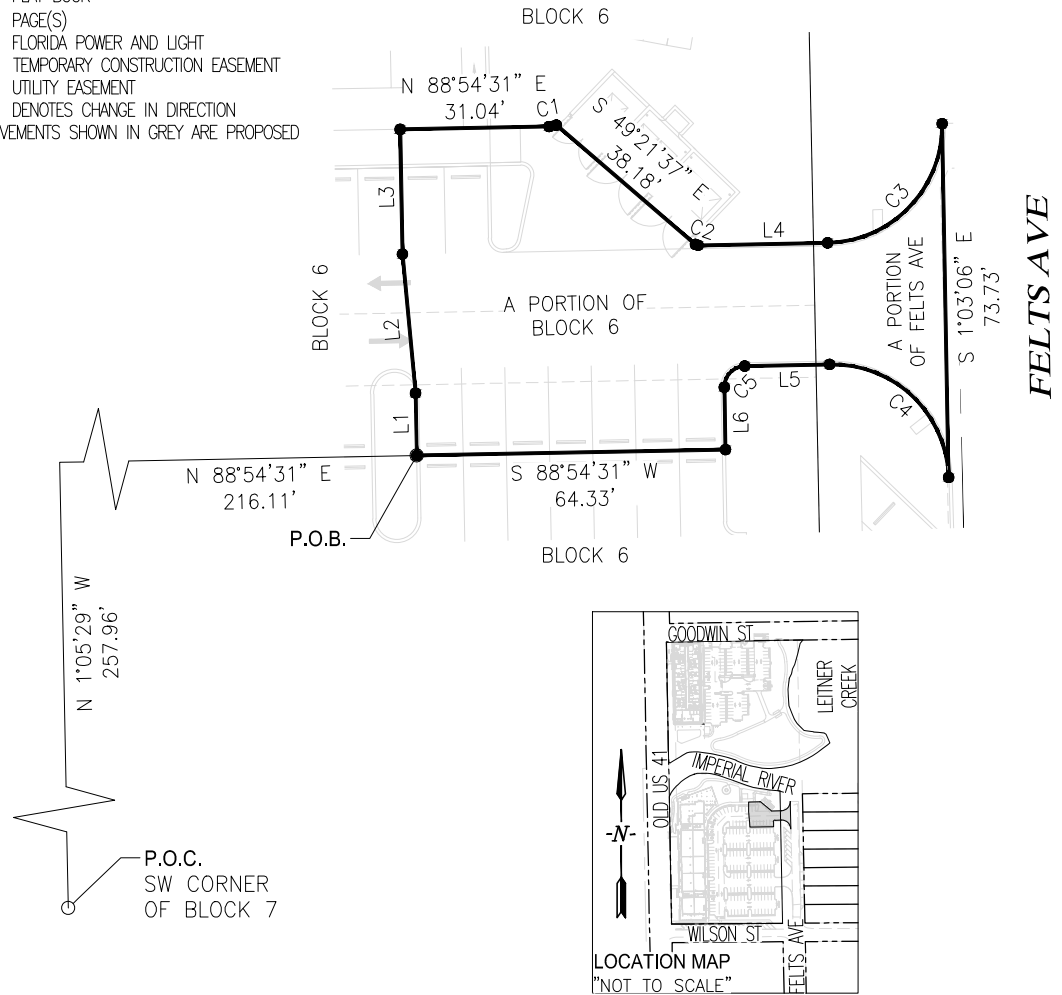
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SKETCH AND DESCRIPTION

A PORTION OF BLOCK 6,
 BONITA SPRINGS SUBDIVISION
 PLAT BOOK 3, PAGE 26
 AND A PORTION OF FELTS AVENUE
 LYING IN
 SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DRAWN BY:	AH
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JOB CODE:	25-614
SCALE:	1" = 40'
DATE:	29 MAY 2025
FILE:	25-614 SL
SHEET:	2 of 2

DESCRIPTION

A PARCEL OF LAND LYING IN BLOCK 6 AND BLOCK 7, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A PORTION OF A VACATED ALLEY BY COUNTY COMMISSIONERS BOOK 51, PAGE 442 AND COUNTY COMMISSIONERS BOOK 15, PAGE 137, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 6, THENCE NORTH 01°11'03" WEST, ALONG THE EAST LINE OF SAID BLOCK 6, FOR 99.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 88°54'30" WEST, DEPARTING SAID EAST LINE, FOR 152.02 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 42.33 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 26.80 FEET THROUGH A CENTRAL ANGLE OF 90°30'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°00'01" WEST FOR 38.07 FEET; THENCE NORTH 01°02'26" WEST, FOR 133.49 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 47.09 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET THROUGH A CENTRAL ANGLE OF 55°03'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°56'54" EAST FOR 45.30 FEET TO A POINT ON A CURVE; THENCE EASTERLY 40.74 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 61.95 FEET THROUGH A CENTRAL ANGLE OF 37°40'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°32'14" EAST FOR 40.01 FEET; THENCE NORTH 88°55'53" EAST, FOR 32.36 FEET; THENCE SOUTH 05°22'48" EAST, FOR 23.91 FEET; THENCE SOUTH 86°36'06" WEST, FOR 58.22 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 28.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 65°51'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 31°50'05" WEST FOR 27.18 FEET; THENCE SOUTH 01°05'29" EAST, FOR 106.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 39.65 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.01 FEET THROUGH A CENTRAL ANGLE OF 90°50'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°31'25" EAST FOR 35.63 FEET; THENCE NORTH 88°54'31" EAST, FOR 131.70 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID BLOCK 6; THENCE SOUTH 01°11'03" EAST, ALONG SAID EAST LINE, FOR 24.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 10,056 SQUARE FEET, MORE OR LESS.

NOTES:

- 1. BEARINGS 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 FDOT NETWORK AND REFER TO THE EAST LINE OF BLOCK 6, BONITA SPRINGS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING NORTH 1°11'03" WEST.
- 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.

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SHEETS 1-2 OF 2*

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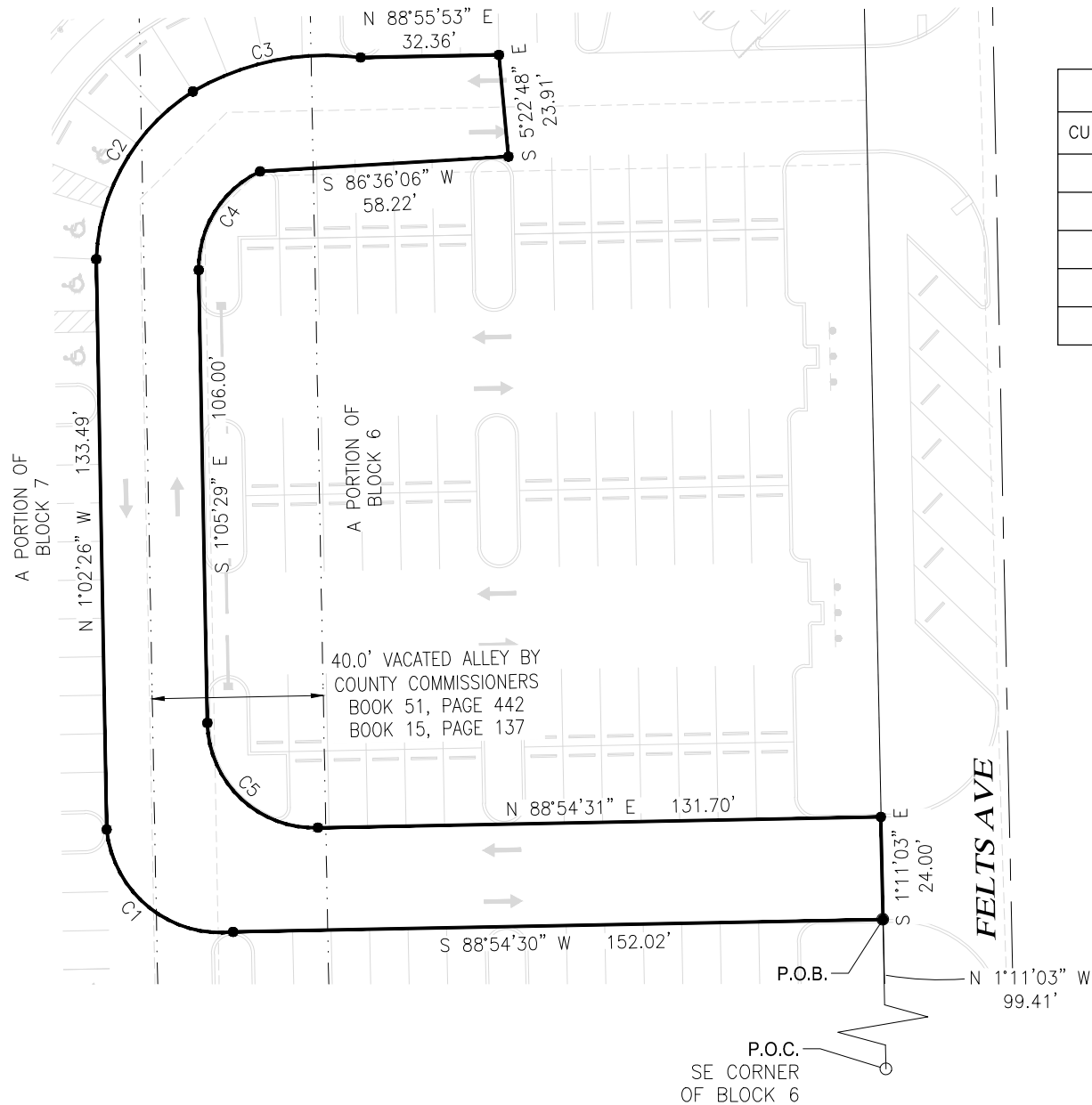
SKETCH AND DESCRIPTION

A PORTION OF BLOCK 6, BLOCK 7 AND
A PORTION OF A VACATED ALLEY
BONITA SPRINGS SUBDIVISION
PLAT BOOK 3, PAGE 26
LYING IN
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DATE SIGNED

TIMOTHY J. DEVRIES, P.S.M
FL LICENSE #6758
FOR THE FIRM

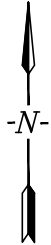
G:\SURVEY\PROJECT SURVEY 2025\25-614 IMPERIAL CROSSINGS SKETCHES\SURVEY\25-614 SL.DWG



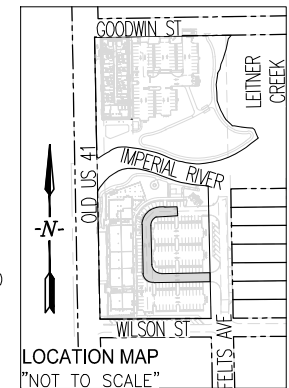
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	26.80'	42.33'	90°30'52"	N 51°00'01" W	38.07'
C2	49.00'	47.09'	55°03'36"	N 29°56'54" E	45.30'
C3	61.95'	40.74'	37°40'36"	N 78°32'14" E	40.01'
C4	25.00'	28.73'	65°51'08"	S 31°50'05" W	27.18'
C5	25.01'	39.65'	90°50'28"	S 46°31'25" E	35.63'



SCALE: 1" = 40'

THIS PLAN MAY HAVE BEEN ENLARGED OR
REDUCED FROM INTENDED DISPLAY SCALE
FOR REPRODUCTION REASONS**LEGEND:**

POC POINT OF COMMENCINGMENT
 POB POINT OF BEGINNING
 OR OFFICIAL RECORDS BOOK
 PB PLAT BOOK
 PG PAGE(S)
 FPL FLORIDA POWER AND LIGHT
 TCE TEMPORARY CONSTRUCTION EASEMENT
 UE UTILITY EASEMENT
 ● DENOTES CHANGE IN DIRECTION
 IMPROVEMENTS SHOWN IN GREY ARE PROPOSED

*NOT VALID WITHOUT
SHEETS 1-2 OF 2****NOT A SURVEY*****GradyMinor**

a Pape-Dawson company

Q. Grady Minor and Associates, LLC
 3800 Via Del Rey
 Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

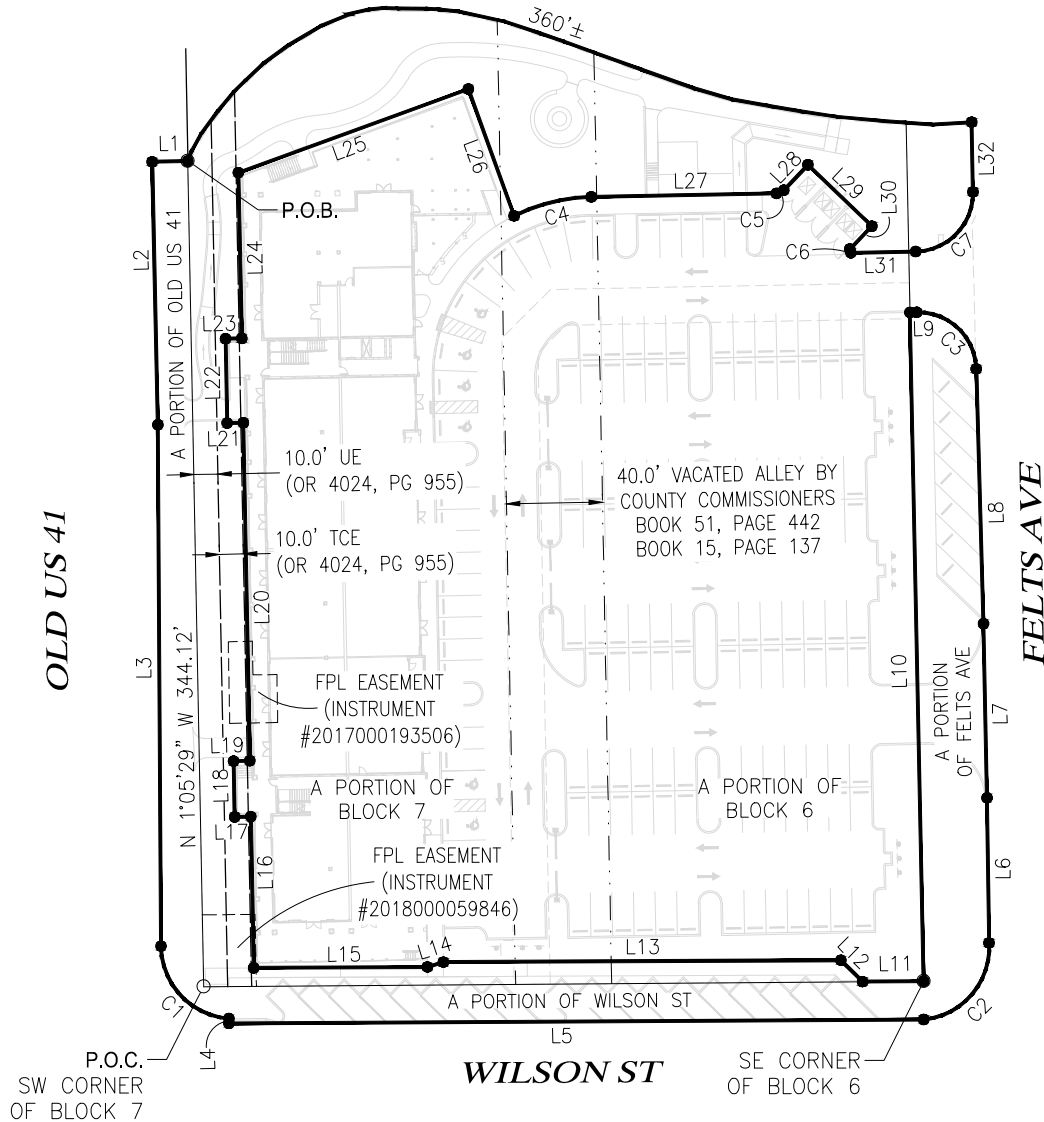
SKETCH AND DESCRIPTION

A PORTION OF BLOCK 6, BLOCK 7 AND
 A PORTION OF A VACATED ALLEY
 BONITA SPRINGS SUBDIVISION
 PLAT BOOK 3, PAGE 26
 LYING IN

SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

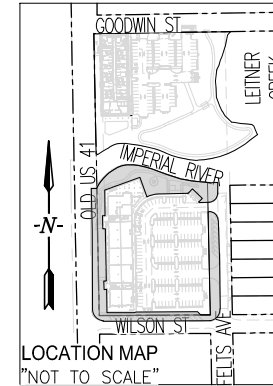
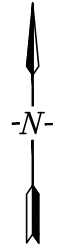
DRAWN BY: AH
 CHECKED BY: TJD
 JOB CODE: 25-614
 SCALE: 1" = 40'
 DATE: 29 MAY 2025
 FILE: 25-614 SL
 SHEET: 2 of 2

IMPERIAL RIVER



SCALE: 1" = 80'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS



LEGEND:

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
OR	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE(S)
FPL	FLORIDA POWER AND LIGHT
TCE	TEMPORARY CONSTRUCTION EASEMENT
UE	UTILITY EASEMENT
●	DENOTES CHANGE IN DIRECTION
	IMPROVEMENTS SHOWN IN GREY ARE PROPOSED

NOT A SURVEY

NOT VALID WITHOUT SHEETS 1-3 OF 3



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SKETCH AND DESCRIPTION

A PORTION OF BLOCK 6, BLOCK 7, AND A PORTION OF A VACATED ALLEY, BONITA SPRINGS SUBDIVISION, PLAT BOOK 3, PAGE 26, AND A PORTION OF WILSON STREET, TAMiami TRAIL & FELTS AVENUE LYING IN SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

DRAWN BY:	AH
CHECKED BY:	TJD
JOB CODE:	25-614
SCALE:	1" = 80'
DATE:	29 MAY 2025
FILE:	25-614 SL
SHEET:	2 of 3

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 88°45'53" W	14.85'
L2	S 1°14'07" E	109.62'
L3	S 0°20'44" E	217.26'
L4	S 0°02'06" E	2.00'
L5	N 89°40'50" E	289.52'
L6	N 0°47'46" W	60.49'
L7	N 1°09'08" W	72.60'
L8	N 1°38'09" W	106.26'
L9	S 88°54'31" W	2.87'
L10	S 1°11'03" E	278.74'
L11	S 89°34'01" W	25.47'
L12	N 45°16'24" W	12.68'
L13	S 89°43'37" W	165.65'
L14	S 72°57'46" W	6.93'
L15	S 89°43'37" W	72.39'
L16	N 1°05'19" W	63.02'

LINE TABLE

LINE #	BEARING	DISTANCE
L17	S 88°54'41" W	6.75'
L18	N 1°05'19" W	23.26'
L19	N 88°20'19" E	6.75'
L20	N 1°05'19" W	140.84'
L21	S 88°54'31" W	6.75'
L22	N 1°05'19" W	35.17'
L23	N 88°54'41" E	6.75'
L24	N 1°10'13" W	69.11'
L25	N 70°02'33" E	101.95'
L26	S 19°50'19" E	56.18'
L27	N 88°54'31" E	77.20'
L28	N 43°36'30" E	14.63'
L29	S 46°05'29" E	36.92'
L30	S 43°54'31" W	13.23'
L31	N 88°54'31" E	27.00'
L32	N 1°03'06" W	29.07'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.46'	45.48'	85°32'05"	S 43°06'47" E	41.37'
C2	30.08'	46.38'	88°20'47"	N 40°30'19" E	41.92'
C3	24.10'	38.01'	90°22'08"	N 46°27'41" W	34.19'
C4	75.00'	33.36'	25°29'13"	N 76°09'54" E	33.09'
C5	4.33'	3.40'	45°00'00"	N 66°24'31" E	3.32'
C6	0.83'	2.16'	148°40'10"	S 16°45'23" E	1.60'
C7	24.33'	38.26'	90°05'35"	N 43°51'44" E	34.44'

NOT A SURVEY

*NOT VALID WITHOUT
SHEETS 1-3 OF 3*

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SKETCH AND DESCRIPTION

A PORTION OF BLOCK 6, BLOCK 7, AND A PORTION OF A
VACATED ALLEY, BONITA SPRINGS SUBDIVISION,
PLAT BOOK 3, PAGE 26, AND A PORTION OF WILSON
STREET, TAMIAMI TRAIL & FELTS AVENUE
LYING IN
SECTION 35, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DRAWN BY: AH
CHECKED BY: TJD
JOB CODE: 25-614
SCALE: N/A
DATE: 29 MAY 2025
FILE: 25-614 SL
SHEET: 3 of 3