

FOLIO ID: 10273549
 OWNER: SUNNY GROVE PARK INC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION: A SEWER ASSESSMENT LIMITS ACROSS SUNNY GROVE TRAILER PARK AS DESCRIBED IN THE WARRANTY DEED, ACCORDING TO THE WARRANTY DEED THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGES 1084-1093, LEE COUNTY PUBLIC RECORDS, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 28, RUN EASTERLY ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 658.48 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) FOR 647.68 FEET TO THE WESTERLY LINE OF THE TAMIAMI TRAIL (U.S. #41); THENCE RUN NORTHERLY ALONG SAID WESTERLY LINE FOR 285.0 FEET; THENCE DEFLECT 89°33'40" TO THE LEFT AND RUN WESTERLY FOR 150 FEET; THENCE DEFLECT 89°33'40" TO THE RIGHT AND RUN NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF THE TAMIAMI TRAIL FOR 85.83 FEET, MORE OR LESS, TO A POINT 439.40 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION 28; THENCE DEFLECT 89°57'30" TO THE LEFT AND RUN WESTERLY FOR 1153.84 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) SAID POINT BEING 370 FEET NORTH OF THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG SAID WEST LINE FOR 370 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF THE ESTERO RIVER LYING OVER AND ACROSS THE SOUTHEASTERLY PORTION OF SAID PARCEL. ALSO SUBJECT TO A CANAL RIGHT OF WAY OVER AND ACROSS THAT PART OF THE WESTERLY 50 FEET OF SAID PARCEL LYING NORTH OF THE ESTERO RIVER.

CONTAINING 904,815.5303 SQUARE FEET OR 20.7717 ACRES, MORE OR LESS.

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*NOT VALID WITHOUT SHEETS 1 THROUGH 5 OF 5.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26



TETRA TECH

www.tetratech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

LEGAL DESCRIPTION
 SEWER ASSESSMENT
 LIMITS

VILLAGE OF ESTERO
 PRIVATE WWTP UTILITY EXP.

Project No.: 200-162668-21001

Date: 11/12/2025

Designed By: TAY/LEJ

SHEET 1 OF 5

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FOLIO ID: 10273549
 OWNER: SUNNY GROVE PARK INC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 28 RUN EASTERLY ALONG THE SOUTH LINE OF SAID FRACTION OF A SECTION FOR 658.48 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) FOR 647.68 FEET TO THE WESTERLY LINE OF THE TAMIAMI TRAIL (U.S. #41); THENCE RUN NORTHERLY ALONG SAID WESTERLY LINE FOR 285.0 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING CONTINUE NORTHERLY ALONG SAID WESTERLY LINE OF THE TAMIAMI TRAIL FOR 525.23 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 150 FEET; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF THE TAMIAMI TRAIL FOR 525.23 FEET; THENCE DEFLECT 89°33'40" TO THE LEFT AND RUN EASTERLY FOR 150 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 230 FEET OF THE EAST 120 FEET THEREOF.

PARCEL 3:

A PARCEL OF LAND LYING IN THE SOUTH HALF (S $\frac{1}{2}$) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTH- WEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 28, RUN NORTHERLY ALONG THE WEST LINE OF SAID FRACTION OF A SECTION FOR 370 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED. FROM SAID POINT OF BEGINNING DEFLECT 89°41'00" TO THE RIGHT AND RUN EASTERLY FOR 1153.84 FEET, MORE OR LESS, TO A POINT 150 FEET WEST OF THE WEST LINE OF THE TAMIAMI TRAIL (U.S. #41); THENCE RUN NORTHERLY PARALLEL WITH AND 150 FEET WESTERLY OF THE WESTERLY LINE OF SAID TAMIAMI TRAIL FOR 439.40 FEET TO THE NORTH LINE OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTH- WEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION 28; THENCE RUN WESTERLY ALONG SAID NORTH LINE FOR 492.58 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$); THENCE RUN SOUTHERLY ALONG SAID WEST LINE FOR 162.76 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 28; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) FOR 658.46 FEET TO THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION; THENCE RUN SOUTHERLY ALONG SAID WEST LINE FOR 283.95 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE CANAL RIGHT OF WAY OVER AND ACROSS THE WESTERLY 50 FEET OF SAID PARCEL.

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LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26

Project No.: 200-162668-21001
 Date: 11/12/2025
 Designed By: TAY/LEJ

SHEET 2 OF 5
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LEGAL DESCRIPTION
 SEWER ASSESSMENT
 LIMITS

VILLAGE OF ESTERO
 PRIVATE WWTP UTILITY EXP.

Wednesday, November 12, 2025 2:55:41 PM DRAWING: O:\Projects\Orlando\IER\162668\200-162668-21001\CAD\Survey\Easements\V-1XX SUNNY GROVE EASEMENT.DWG

FOLIO ID: 10273549
 OWNER: SUNNY GROVE PARK INC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

LESS AND EXCEPT EXHIBIT "B" & "C"

EXHIBIT "B"

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SAID SECTION 28; THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SAID SECTION 28 FOR 110 FEET, MORE OR LESS, TO THE WATERS OF THE ESTERO RIVER; THENCE RUN SOUTH- EASTERLY ALONG THE WATERS OF THE ESTERO RIVER TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTH- WEST QUARTER (SW¹/₄) OF SAID SECTION 28; THENCE RUN WESTERLY ALONG SAID SOUTH LINE FOR 169 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TRACT HEREIN DESCRIBED CONTAINS 0.193 ACRE, MORE OR LESS.

EXHIBIT "C"

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SAID SECTION 28 RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SAID SECTION 28 FOR 326.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE DEFLECT 61°55'39" TO THE RIGHT AND RUN SOUTHEASTERLY FOR 144.5 FEET, MORE OR LESS, TO THE WATERS OF THE ESTERO RIVER; THENCE RUN NORTHWESTERLY ALONG THE WATERS OF THE ESTERO RIVER TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTH- WEST QUARTER (SW¹/₄); THENCE RUN EASTERLY ALONG SAID SOUTH LINE FOR 76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TRACT HEREIN DESCRIBED CONTAINS 0.193 ACRE, MORE OR LESS.

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 TETRA TECH - LB #26

Project No.: 200-162668-21001
 Date: 11/12/2025
 Designed By: TAY/LEJ

SHEET 3 OF 5
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LEGAL DESCRIPTION
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Wednesday, November 12, 2025 2:55:46 PM DRAWING: O:\Projects\Orlando\IER\162668\200-162668-21001\CAD\Survey\Easements\V-1XX SUNNY GROVE EASEMENT.DWG

FOLIO ID: 10273549
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(NOT A BOUNDARY SURVEY)

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE SOUTH LINE OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 BEING S.89°03'48"W.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
4. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
5. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

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Project No.:200-162668-21001
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SHEET 4 OF 5 <h1 style="margin: 0;">V-104</h1>



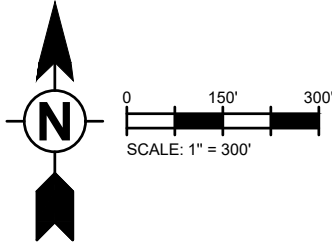
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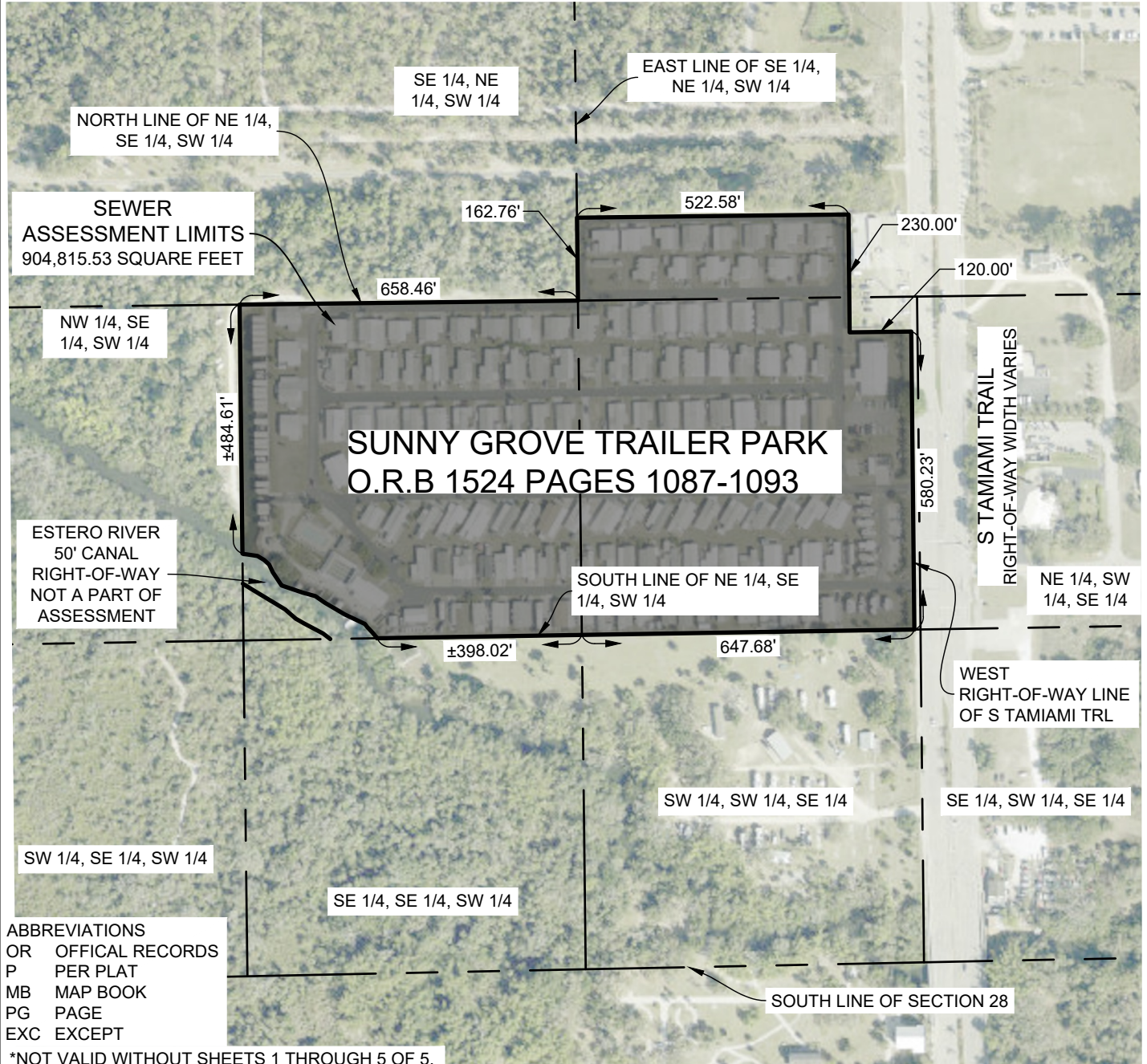
NOTES
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ABBREVIATIONS
 OR OFFICAL RECORDS
 P PER PLAT
 MB MAP BOOK
 PG PAGE
 EXC EXCEPT

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SHEET 5 OF 5

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