

# METRON

SURVEYING & MAPPING, LLC

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LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION  
OF A PARCEL LYING IN  
SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

(SUBJECT PARCEL)

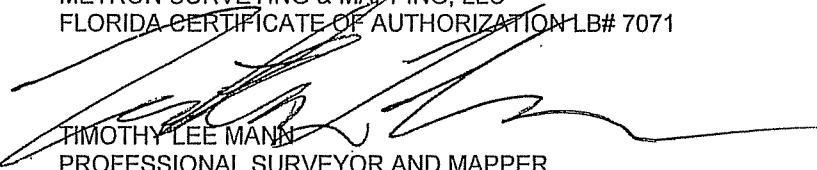
A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING A PART OF LOT 33, BLOCK 3, TERRY TICE & VANDAWALKERS SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 46 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE N.89°07'50"E. ALONG THE SOUTH LINE OF SAID LOT 33 AND THE NORTH RIGHT-OF-WAY LINE OF RICHMOND AVENUE FOR A DISTANCE OF 354.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE N.01°10'31"W. LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 33 FOR A DISTANCE OF 601.66 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 12075-2404 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.01°10'31"E. LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 33 FOR A DISTANCE OF 212.96 FEET; THENCE S.89°02'40"W. LEAVING SAID EAST LINE FOR A DISTANCE OF 187.14 FEET TO AN INTERSECTION WITH AN EASTERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3096 AT PAGE 289 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°38'20"W. ALONG SAID EASTERLY LINE FOR A DISTANCE OF 212.15 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD; THENCE N.88°47'39"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 185.15 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 33 AND POINT OF BEGINNING.

PARCEL CONTAINS 39,565 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF LOT 33, BLOCK 3, TERRY TICE & VANDAWALKERS SUBDIVISION AS BEARING N.01°10'31"W.

METRON SURVEYING & MAPPING, LLC  
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

  
TIMOTHY LEE MANN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5838

CPA 2010-00003

RECEIVED  
MAY 13 2010

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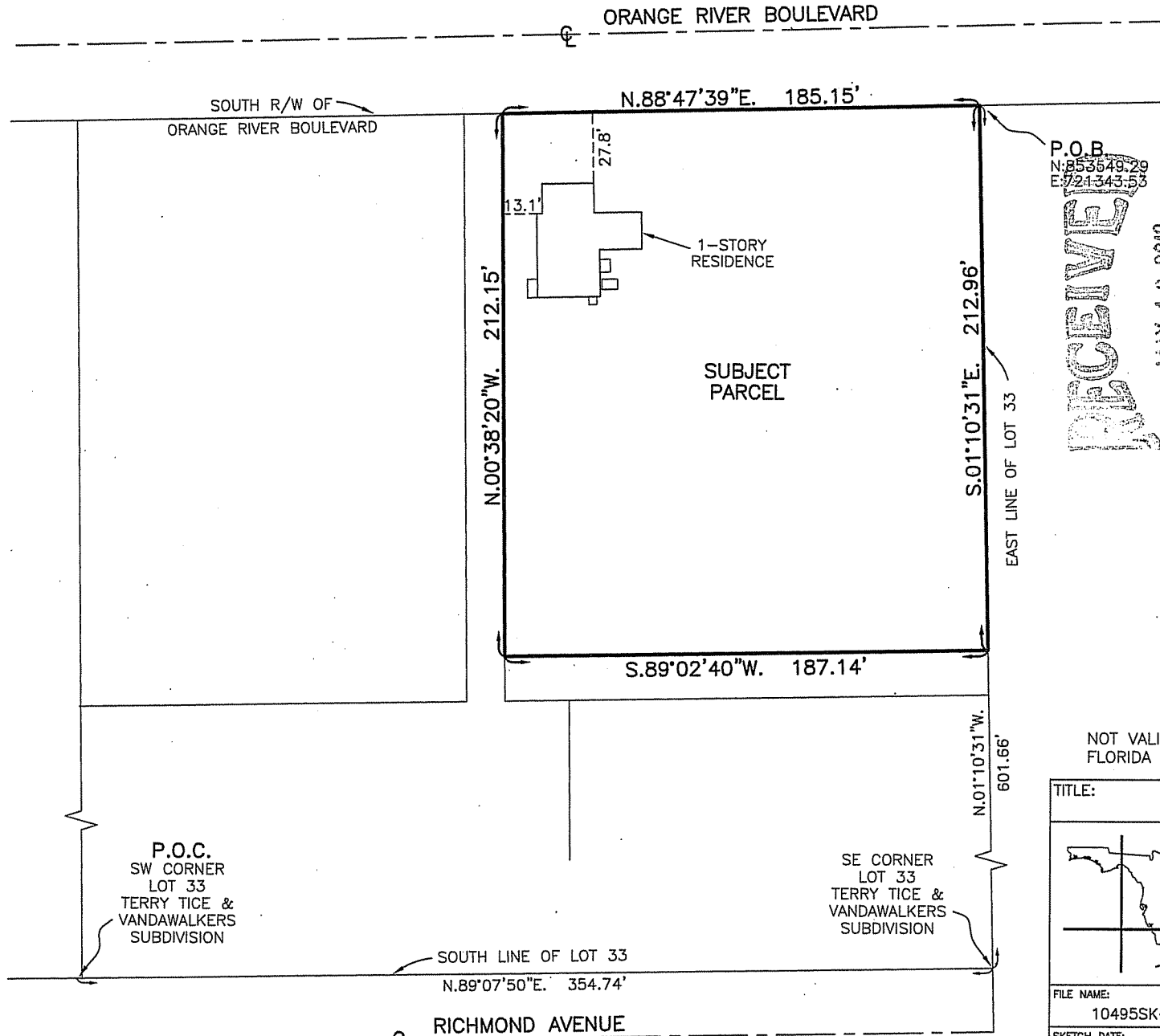
SHEET 1 OF 2

COMMUNITY DEVELOPMENT

# SKETCH TO ACCOMPANY DESCRIPTION

\* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION \*

CPA 2010-00003



COMMUNITY DEVELOPMENT

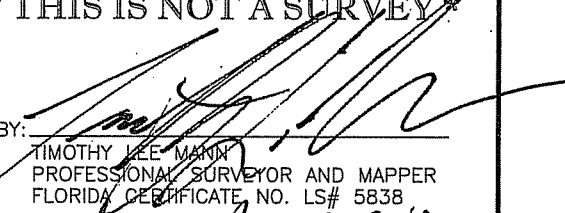
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### LEGEND:


- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY

**\* THIS IS NOT A SURVEY \***

BY:   
TIMOTHY LEE MANN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS# 5838

DATE SIGNED: May 13, 2010

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

<b>TITLE: SKETCH OF DESCRIPTION</b>			
	<b>METRON</b> SURVEYING & MAPPING		10970 S. CLEVELAND AVENUE UNIT #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457
	LAND SURVEYORS · PLANNERS LB# 7071		www.metronfl.com
FILE NAME: 10495SK-1.dwg	FIELD BOOK/PAGE: N/A	PROJECT NO.: 10495	SHEET: 2 OF 2
SKETCH DATE: 10-12-07	DRAWN BY: RY	SCALE: 1" = 60'	CHECKED BY: TLM (S-T-R) 3-44-25