ADD2014-00218 Lee County ePlan

PROPERTY DESCRIPTION

A PARCEL OF LAND
LYING IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(OVERALL BOUNDARY)

AS SHOWN IN INSTRUMENT NO. 2011000186669 OF THE PUBLIC RECORDS IN LEE COUNTY, FLORIDA:

A TRACT OR PARCEL OF LAND IN THE WEST 1/2 OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LYING EAST OF U.S. HIGHWAY NO. 41, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, RUN NORTH 88 DEGREES 43'40" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 329 FEET TO THE SOUTHWEST CORNER OF SAN CARLOS PARK, SOUTHWEST ADDITION, AS RECORDED IN PLAT BOOK 28, PAGES 9 THROUGH 11 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 40'12" WEST ALONG THE WEST LINE OF SAID SOUTHWEST ADDITION A DISTANCE OF 920.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 24'30" WEST 476.21 FEET; THENCE NORTH 20 DEGREES 35'30" W 425 FEET; THENCE SOUTH 69 DEGREES 24'30" WEST 500 FEET; THENCE NORTH 20 DEGREES 35'30" WEST 350 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 45 (U.S. NO. 41 - 200 FEET WIDE) TO THE NORTH LINE OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 88 DEGREES 57'23" EAST ALONG SAID NORTH LINE 1181.88 FEET TO THE WEST LINE OF PORT SAN CARLOS, UNIT 1, AS SHOWN IN O.R. BOOK 273, PAGE 670 THRU 675, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 40'12" EAST ALONG SAID WEST LINE 403.70 FEET TO THE POINT OF BEGINNING.

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE DESCRIPTION AS SHOWN IN INSTRUMENT NUMBER 2011000186669 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF THE NORTHWEST ONE QUARTER (N.W. 1/4) OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARING N.88°43'40"E.

2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3.) PARCEL CONTAINS 9.28 ACRES MORE OR LESS.

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

DRAWING: SK_BOUNDARY | DRAWN BY: C.D.K. | PAGE: 2 OF 2

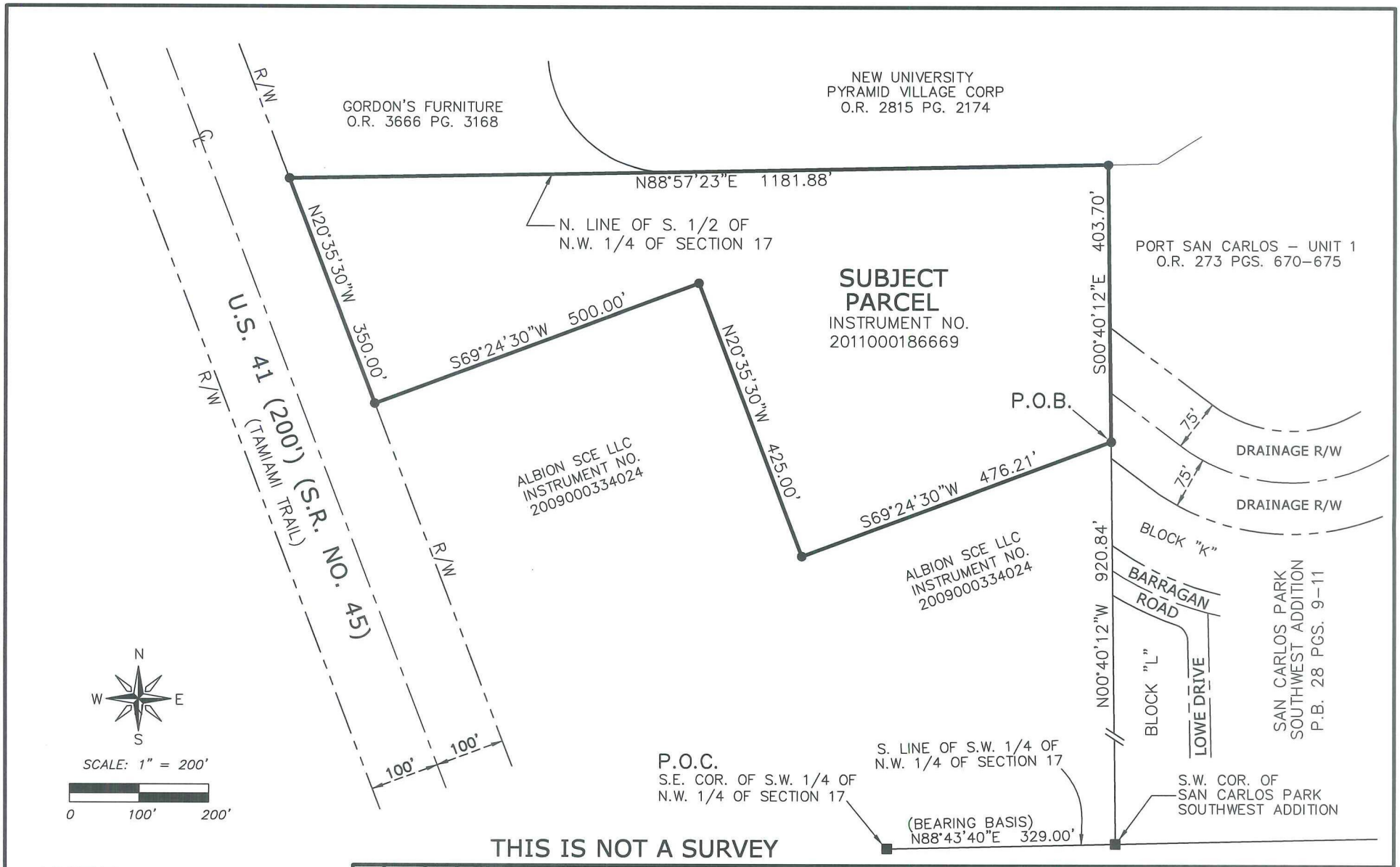
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

KRIS A SLOSSER P.S.M.
4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915

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THIS IS NOT A SURVEY

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
R/W	RIGHT–OF–WAY
S.R.	STATE ROAD
COR.	CORNER

SCALE: 1" = 200' | DRAWING: SK_BOUNDARY | DRAWN BY: C.D.K. | PAGE: 1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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