

SKETCH TO ACCOMPANY DESCRIPTION;

WEST HALF (W¹/₂) LOT 1 AND LOTS 2 THRU 4
AND LOTS 21 THRU 24, BLOCK 1, LEHIGH
ACRES UNIT 1,

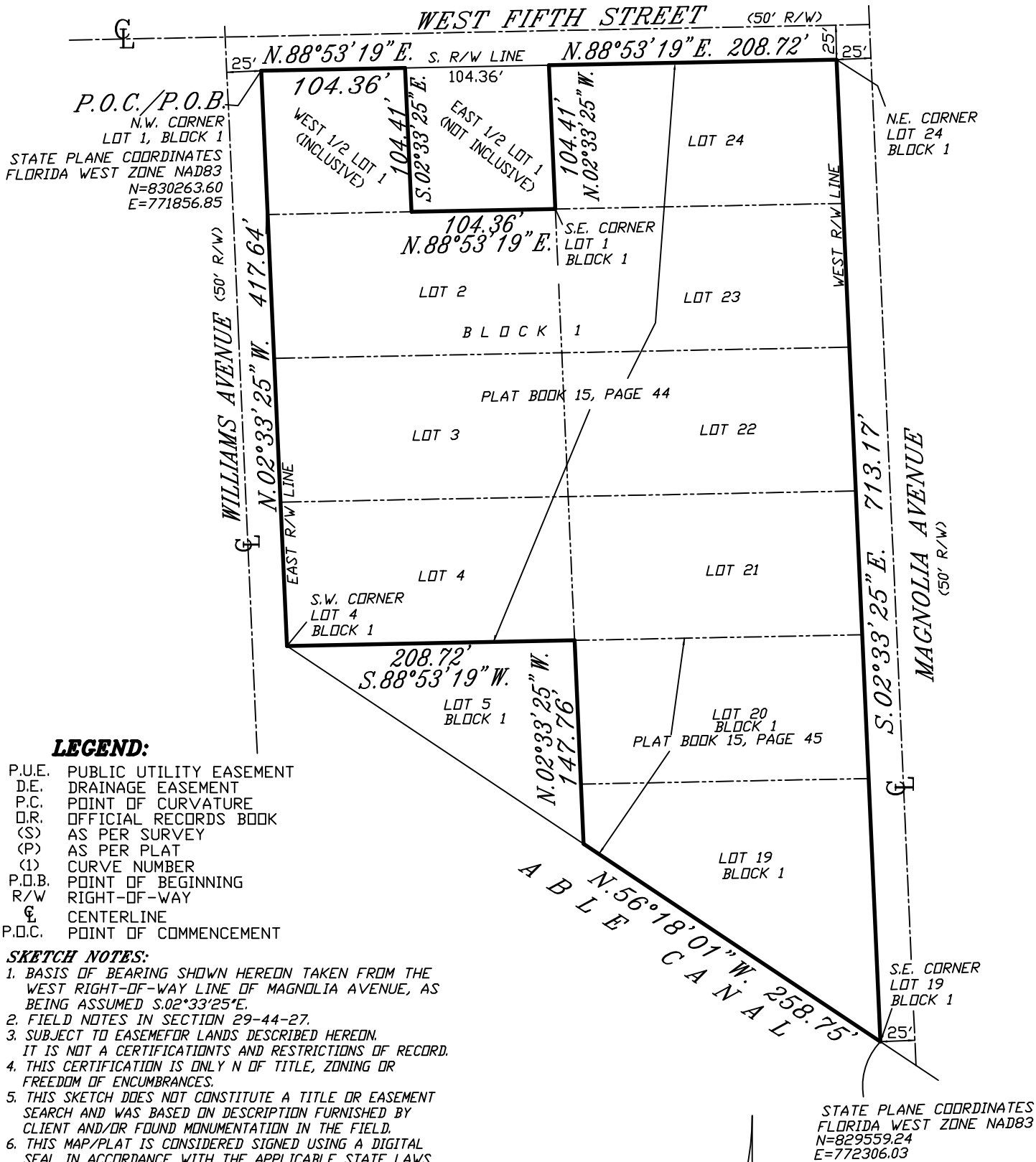
(PLAT BOOK 15, PAGE 44) LEE COUNTY, FLORIDA, AND

LOTS 19 AND 20, BLOCK 1,

LEHIGH ACRES UNIT 1,

(PLAT BOOK 15, PAGE 45), SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27
EAST, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

REVIEWED
DCI2021-00014
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/13/2022



LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (S) AS PER SURVEY
- (P) AS PER PLAT
- (C) CURVE NUMBER
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- P.O.C. POINT OF COMMENCEMENT

SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREDON TAKEN FROM THE WEST RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE, AS BEING ASSUMED S.02°33'25"E.
2. FIELD NOTES IN SECTION 29-44-27.
3. SUBJECT TO EASEMENT FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY N OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2 x 11", 100 SCALE DRAWING.

NOT A BOUNDARY SURVEY
SEE SHEET 2 OF 2 (EXHIBIT
'A') FOR DESCRIPTION TO
ACCOMPANY THIS SKETCH

DRAWN: <i>PMM</i>	CHECK: <i>FBH</i>	SCALE <i>1"=100'</i>	PROJ. # <i>LA-UI-1</i>	<i>HARRIS-JORGENSEN, LLC</i> <i>3048 DEL PRADO BLVD. S. #100</i> <i>CAPE CORAL, FLORIDA 33904</i> <i>PHONE: (239) 257-2624</i> <i>FAX: (239) 257-2921</i>
SKETCH DATE <i>11/11/2020</i>		FILE NO. <i>44-27-29</i>	SHT.- 1 <i>OF - 2</i>	
FLORIDA CERTIFICATE OF AUTHORIZATION # LB6921				

FLORIDA CERTIFICATE OF AUTHORIZATION # LB6921

EXHIBIT "A"

DESCRIPTION TO ACCOMPANY SKETCH:

**WEST HALF ($W\frac{1}{2}$) OF LOT 1 AND LOTS 2 THRU
4 AND LOTS 21 THRU 24, BLOCK 1, LEHIGH
ACRES UNIT 1,**

(PLAT BOOK 15, PAGE 44) LEE COUNTY, FLORIDA

&

**LOTS 19, 20, BLOCK 1,
LEHIGH ACRES UNIT 1,**

(PLAT BOOK 15, PAGE 45) LEE COUNTY, FLORIDA

SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF
LEE COUNTY, FLORIDA

DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LEHIGH ACRES, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 44, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.88°53'19"E. ALONG THE SOUTH RIGHT OF WAY LINE OF WEST FIFTH STREET (50 FEET WIDE) FOR 104.36 FEET; THENCE RUN S.02°33'25"E. TO A POINT ALONG THE SOUTH LINE OF THE AFORESAID LOT 1 FOR 104.41 FEET; THENCE RUN N.88°53'19"E. TO THE SOUTHEAST CORNER SAID LOT 1 FOR 104.36 FEET; THENCE RUN N.02°33'25"W. TO A POINT ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF WEST FIFTH STREET (50 FEET WIDE) FOR 104.41 FEET; THENCE RUN N.88°53'19"E. TO THE NORTHEAST CORNER OF LOT 24, SAID BLOCK 1, FOR 208.72 FEET; THENCE RUN S.02°33'25"E. ALONG THE WEST RIGHT OF WAY LINE OF MAGNOLIA AVENUE (50 FEET WIDE) TO THE SOUTHEAST CORNER OF LOT 19, BLOCK 1, LEHIGH ACRES, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 45, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 713.17 FEET; THENCE RUN N.56°18'01"W. TO THE SOUTHWEST CORNER OF LOT 19, BLOCK 1, SAID LEHIGH ACRES, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 44, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 258.75 FEET; THENCE RUN N.02°33'25"W. TO NORTHWEST CORNER OF LOT 20, BLOCK 1, SAID LEHIGH ACRES, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 45, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 147.76 FEET; THENCE RUN S.88°53'19"W. TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF WILLIAMS AVENUE FOR 208.72 FEET, BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, SAID LEHIGH ACRES, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 44, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.02°33'25"W. ALONG THE EAST RIGHT OF LINE OF WILLIAMS AVENUE TO THE AFORESAID NORTHWEST CORNER OF LOT 1, BLOCK 1, LEHIGH ACRES, UNIT 1, AS RECORDED IN PLAT BOOK 15, PAGE 44, FOR 417.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 209,638.26 SQUARE FEET, MORE OR LESS.

**Phillip M
Mould, P.S.M.
6515 State of
Florida**

Digitally signed by
Phillip M Mould,
P.S.M. 6515 State of
Florida
Date: 2022.03.22
13:01:25 -04'00'

**REVIEWED
DCI2021-00014
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/13/2022**

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
03/22/2022

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