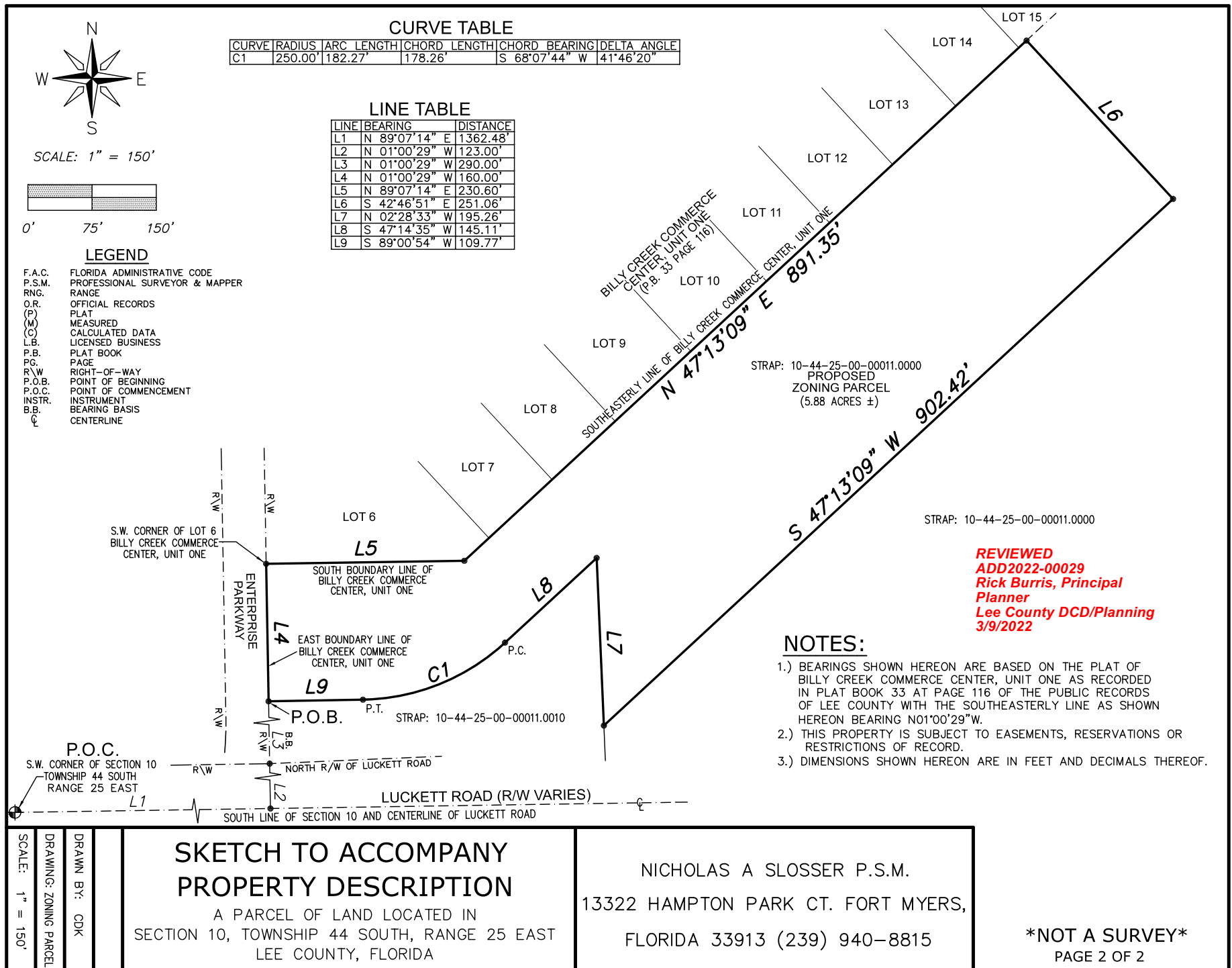




PROPERTY DESCRIPTION

PROPOSED ZONING PARCEL

A TRACT OR PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N89°07'14"E ALONG THE CENTERLINE OF LUCKETT ROAD AND THE SOUTH LINE OF SAID SECTION 10 FOR A DISTANCE OF 1362.48 FEET; THENCE RUN N01°00'29"W FOR A DISTANCE OF 123.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LUCKETT ROAD AND THE EAST BOUNDARY LINE OF BILLY CREEK COMMERCE CENTER, UNIT ONE, AS RECORDED IN PLAT BOOK 33 AT PAGE 116 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE N01°00'29"W ALONG SAID EAST BOUNDARY LINE FOR A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N01°00'29"W ALONG SAID EAST BOUNDARY LINE FOR A DISTANCE OF 160.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID BILLY CREEK COMMERCE AND THE SOUTH BOUNDARY LINE OF SAID BILLY CREEK COMMERCE CENTER, UNIT ONE; THENCE RUN N89°07'14"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 230.60 FEET; THENCE RUN N47°13'09"E ALONG THE SOUTHEASTERLY LINE OF SAID BILLY CREEK COMMERCE CENTER, UNIT ONE FOR A DISTANCE OF 891.35 FEET; THENCE RUN S42°46'51"E FOR A DISTANCE OF 251.06 FEET; THENCE RUN S47°13'09"W FOR A DISTANCE OF 902.42 FEET; THENCE RUN N02°28'33"W FOR A DISTANCE OF 195.26 FEET; THENCE RUN S47°14'35"W FOR A DISTANCE OF 145.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 41°46'20", A CHORD DISTANCE OF 178.26 FEET AND A CHORD BEARING OF S68°07'44"W FOR A DISTANCE OF 182.27 FEET TO A POINT OF TANGENCY; THENCE RUN S89°00'54"W FOR A DISTANCE OF 109.77 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 5.88 ACRES (256,170 SQUARE FEET) MORE OR LESS

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.



Digitally signed by
Nicholas Slosser
Date: 2021.09.16
22:31:28 -04'00'

REVIEWED
ADD2022-00029
Rick Burris, Principal
Planner
Lee County DCD/Planning
3/9/2022

NICHOLAS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #7075)
SEE ATTACHED SKETCH

PAGE 1 OF 2

DRAWING: ZONING PARCEL

DRAWN BY: CDK

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NICHOLAS A SLOSSER P.S.M.
13322 HAMPTON PARK CT. FORT MYERS,
FLORIDA 33913 (239) 940-8815