

LEGAL DESCRIPTION & SKETCH

15149 MCGREGOR BLVD
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST
FORT MYERS, FLORIDA

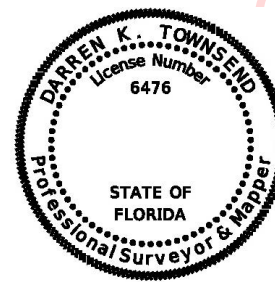
DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING PART OF PARCEL I AND ALL OF PARCEL II AS DESCRIBED IN OFFICIAL RECORD BOOK 3007 AT PAGE 141 AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31: THENCE N89°41'24"W ALONG THE NORTH LINE OF SAID SECTION 31 FOR 238.87 FEET TO THE FORMER RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD (S.R. 867- 80 FEET WIDE); THENCE S50°28'00"W ALONG SAID FORMER RIGHT-OF-WAY LINE FOR 742.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL I AS DESCRIBED IN OFFICIAL RECORD BOOK 3007 AT PAGE 141; THENCE S41°20'06"E ALONG THE NORTHEASTERLY LINE OF SAID PARCEL FOR 10.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD BY ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 2463 AT PAGE 1913; THENCE CONTINUE S41°20'06"E ALONG SAID NORTHEASTERLY LINE FOR 340.17 FEET; THENCE S50°28'00"W PARALLEL WITH MCGREGOR BOULEVARD FOR 151.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S50°28'00"W FOR 345.63 FEET; THENCE S00°17'04"E FOR 150.00 FEET; THENCE S89°42'56"W FOR 35.00 FEET; THENCE N00°17'04"W FOR 553.99 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD BY SAID ORDER OF TAKING AS RECORDED IN OFFICIAL RECORD BOOK 2463 AT PAGE 1913; THENCE N50°28'00"E ALONG SAID RIGHT-OF-WAY LINE FOR 117.13 FEET; THENCE S39°32'00"E FOR 335.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31 AS BEARING N 89°51'24" W.
2. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
3. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
4. **THIS IS NOT A BOUNDARY SURVEY**
5. THIS LEGAL AND SKETCH HAS BEEN REVISED ON 05/02/22 TO REMOVE A 35' AND 25' ROADWAY EASEMENT; AND ON 07/06/22 TO CHANGE THE OFFICIAL RECORD BOOK OF THE WATERMAIN EASEMENT TO 1489.



Digitally signed
by Darren
Townsend
Date:
2022.07.07
09:04:43 -04'00'

DARREN TOWNSEND
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE. NO. 6476

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



AIM Engineering & Surveying, Inc.
2161 FOWLER STREET, SUITE 100
FORT MYERS, FLORIDA 33901
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LICENSED BUSINESS No. 3114

LEGAL DESCRIPTION & SKETCH
15149 MCGREGOR BLVD

DRAWN: CH 04-25-22		CHECKED: DT 04-25-22		CLIENT: LAND AMERICA, LLC		
PROJECT NO.: 21-1398	SECTION: 31	TOWNSHIP: 45 S	RANGE: 24 E	COUNTY: LEE	SHEET 1 OF 2	

LEGAL DESCRIPTION & SKETCH

15149 MCGREGOR BLVD
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST
FORT MYERS, FLORIDA



INTENDED DISPLAY SCALE: 1" = 100'

N LINE, NE 1/4, SEC. 31

BASIS OF BEARINGS

N 89°41'24" W

238.87'

POC

NE COR, SEC. 31

MCGREGOR BLVD.
R/W VARIES
ESTABLISHED FROM FDOT R/W
MAPS FOR SECTION 12040-2515

SOUTHEASTERLY R/W MCGREGOR BLVD
PER O.R. 2463, PG. 1913

INGRESS / EGRESS
EASEMENT
O.R. 3668, PG. 2813

10' WATER PIPELINE
EASEMENT
O.R. 1489, PG. 2315

LEGEND:

E = EAST OR EASTING
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
LB = LICENSED BUSINESS
N = NORTH OR NORTHING
NO. OR # = NUMBER
O.R. = OFFICIAL RECORD BOOK
PG. = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT OF WAY
SEC. = SECTION

N 00°17'04" W 553.99'

LEE COUNTY
O.R. 3105, PG. 0576

S 00°17'04" E 150.00'

S 89°42'56" W 35.00'

NOT VALID WITHOUT THE ATTACHED DESCRIPTION.



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