

SKETCH AND DESCRIPTION

OF A PARCEL OF LAND LYING IN

SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST,

LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF LEE, ALL OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT No. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TOGETHER WITH LOT 9, LOT 12 AND A PORTION OF LOT 11 OF THAT CERTAIN UNRECORDED SUBDIVISION KNOWN AS SUBURBAN RANCHETTES, BEING A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"x6" CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE S.00°04'17"E., ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1326.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE ALSO BEING THE CENTERLINE OF CRYSTAL DRIVE, A 60 FOOT RIGHT OF WAY, A DISTANCE OF 1303.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE N.00°39'02"W., ALONG THE WEST LINE OF SAID FRACTION, FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12, THE SOUTHWEST CORNER OF PRATT'S PRESERVE, RECORDED AS INSTRUMENT No. 2022000383427, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.88°50'31"W., ALONG THE SOUTH LINE OF SAID LOT 12, FOR A DISTANCE OF 622.03 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BLASINGIM ROAD, A 60 FOOT RIGHT OF WAY; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 458.60 FEET; THENCE N.88°48'09"E., A DISTANCE OF 231.00 FEET; THENCE N.00°56'24"W., A DISTANCE OF 173.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE S.88°48'09"W., ALONG SAID NORTH LINE, FOR A DISTANCE OF 231.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT, THE NORTHWEST CORNER OF SAID LOT 11 AND A POINT ON THE EAST RIGHT OF WAY LINE OF SAID BLASINGIM ROAD; THENCE N.00°56'24"W., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 661.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N.88°45'48"E., ALONG THE NORTH LINE OF SAID LOT 9, FOR A DISTANCE OF 628.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S.00°39'02"E., ALONG THE EAST LINE OF SAID LOT 9, FOR A DISTANCE OF 331.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9 AND A POINT ON THE NORTH LINE OF SAID PRATT'S PRESERVE; THENCE N.88°46'58"E., ALONG SAID NORTH LINE, FOR A DISTANCE OF 626.91 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND A POINT ON THE WEST RIGHT OF WAY LINE OF JV PARKER LANE, A 60.00 FOOT RIGHT OF WAY; THENCE S.00°21'37"E., ALONG SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 963.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE S.88°50'31"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 622.03 FEET TO THE POINT OF BEGINNING.

COMBINED AREA IS 31.46 ACRES, MORE OR LESS.

REVIEWED
DCI2023-00027
Rick Burris, Principal
Planner
Lee County DCD/Planning
9/19/2023

BY: _____

DENIS J. O'CONNELL JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS# 5430

6/29/2023

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

NOTES:

1. BEARINGS ARE BASED ON THE RIGHT OF WAY LINE OF BLASINGIM ROAD AS BEARING N 00°56'24" W
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

TITLE: LEGAL DESCRIPTION				
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071		
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com				
FILE NAME: 15115sk ZONING 6-23	FIELD BOOK/PAGE: 686/21	PROJECT NO.: 15115/15330	SHEET: 1 OF 2	
EXHIBIT DATE: 6/28/23	DRAWN BY: BUD	SCALE: 1" = 300'	CHECKED BY: DJO	FILE NO. (S-T-R) 17-45-25

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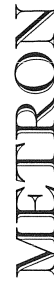


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°48'09" E	231.00'
L2	N 00°56'24" W	173.00'
L3	S 88°48'09" W	231.00'

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P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = ROADWAY EASEMENT
FCM = FOUND CONCRETE MONUMENT
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
INST = INSTRUMENT

SKETCH OF DESCRIPTION



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FILE NAME: 15115sk ZONING 6-23	FIELD BOOK/PAGE: 686/21	PROJECT NO.: 15115/15330	SHEET: 2 OF 2
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