

PROPERTY DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, NORTH 00°05'58" EAST, A DISTANCE OF 1,335.67 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID FRACTION, NORTH 89°56'30" WEST, A DISTANCE OF 663.22 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF SAID FRACTION, NORTH 00°00'23" WEST, A DISTANCE OF 39.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BAYSHORE ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89°43'04" WEST, A DISTANCE OF 540.25 FEET TO A POINT ON THE BOUNDARY OF ORDER OF TAKING, PARCEL 103 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1136, PAGE 443, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) NORTH 00°16'36" EAST, A DISTANCE OF 50.00 FEET; 2) THENCE NORTH 86°05'09" WEST, A DISTANCE OF 73.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELLS ROAD; THENCE ALONG SAID EAST LINE, NORTH 00°06'43" WEST, A DISTANCE OF 571.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE, SOUTH 89°54'08" EAST, A DISTANCE OF 614.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF SAID FRACTION, SOUTH 00°00'23" EAST, A DISTANCE OF 628.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.75 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF BAYSHORE ROAD LEE COUNTY, FLORIDA AS BEING N 89°43'04" W.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

REVIEWED
DCI2022-00032
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/6/2023

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	BVMP
SCALE:	N/A
DATE:	4/5/2022
FILE:	21-168-S&L
SHEET:	1 of 2

NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2



GradyMinor

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PARCEL OF LAND

**LYING IN
SECTION 22, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

DATE SIGNED
Digitally signed by
Donald L. Saintenoy
III, PSM
Date: 2022.04.05
10:57:07 -04'00'
DONALD L. SAINTENOY III, P.S.M.
FL LICENSE #6761
FOR THE FIRM

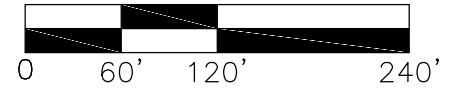
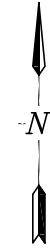
(OR 2553, PG 1800)

S 89°54'08" E 614.45'

50.0' FOR WELLS RD.
(CCMB 11, PG 54)

LEE COUNTY ELECTRIC
COOPERATIVE
(OR 2322, PG 3947)

(INSTRUMENT # 2009000264539)



SCALE: 1" = 120'

THIS PLAN MAY HAVE BEEN ENLARGED OR
REDUCED FROM INTENDED DISPLAY SCALE
FOR REPRODUCTION REASONS

WELLS ROAD

N 0°06'43" W 571.75'

(INSTRUMENT # 2021000423095)

UTILITY EASEMENT
(INSTRUMENT #2006000351124)

S 0°00'23" E 628.38'

(OR 4760, PG 1307)

NORTH RIGHT-OF-WAY

N 86°05'09" W
73.58'

ORDER OF TAKING
PARCEL 103
(OR 1136, PG 443)

N 0°16'36" E
50.00'

N 89°43'04" W 540.25'

POB

BAYSHORE ROAD
(STATE ROAD 78)
(PUBLIC RIGHT-OF-WAY)
WIDTH VARIES

N 89°56'30" W
663.22'

N 00°05'58" E
1335.67'

N 00°00'23" W
39.91'

POC
S 1/4 CORNER
SECTION 22/43/25

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
OR OFFICIAL RECORDS BOOK
PG PAGE(S)
CCMB COUNTY COMMISSIONERS MINUTE BOOK

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DCI2022-00032
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4/6/2023

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