

PROPERTY DESCRIPTION

(PER INSTRUMENT NUMBER 2022000281294)
A TRACT OR PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH,
RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWED:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY
LINE OF WOODWARD COURT AND THE EASTERLY RIGHT-OF-WAY LINE OF
BETH STACEY BOULEVARD, AS SHOWN ON THE PLAT OF PARKWOOD III,
SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST, A SUBDIVISION OF
LEHIGH ACRES, LEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 28, AT
PAGE 94, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE
SOUTH 00°20'28" WEST, A DISTANCE OF 60.00 FEET, TO THE SOUTHERLY
RIGHT-OF-WAY LINE OF WOODWARD COURT, AND THE POINT OF BEGINNING
OF A PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 89°45'00" EAST, ALONG WOODWARD COURT, A DISTANCE OF
200.01 FEET, TO WESTERLY RIGHT-OF-WAY LINE OF YELLOWTAIL CANAL
EXTENSION; THENCE SOUTH 00°20'28" WEST, ALONG SAID YELLOWTAIL
EXTENSION, A DISTANCE OF 789.09 FEET, TO THE SOUTH SECTION LINE OF
SAID SECTION 31; THENCE SOUTH 89°45'00" WEST, ALONG THE SOUTH
SECTION LINE, A DISTANCE OF 200.01 FEET TO THE EASTERLY
RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD; THENCE NORTH
00°20'28" EAST, ALONG BETH STACEY BOULEVARD, A DISTANCE OF 789.09
FEET TO THE POINT OF BEGINNING.

CONTAINING 3.62 ACRES, MORE OF LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST
LINE OF BETH STACEY BOULEVARD, LEE COUNTY, FLORIDA
AS BEING N 89°20'28" E. AS STATED IN INSTRUMENT
NUMBER 2022000281294 OF THE LEE COUNTY PUBLIC
RECORDS.
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
ADD2024-00027
Rick Burris, Principal
Planner
Lee County DCD/Planning
3/11/2024

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	BFBSDO
SCALE:	N/A
DATE:	12/15/2022
FILE:	22-259-01
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

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Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

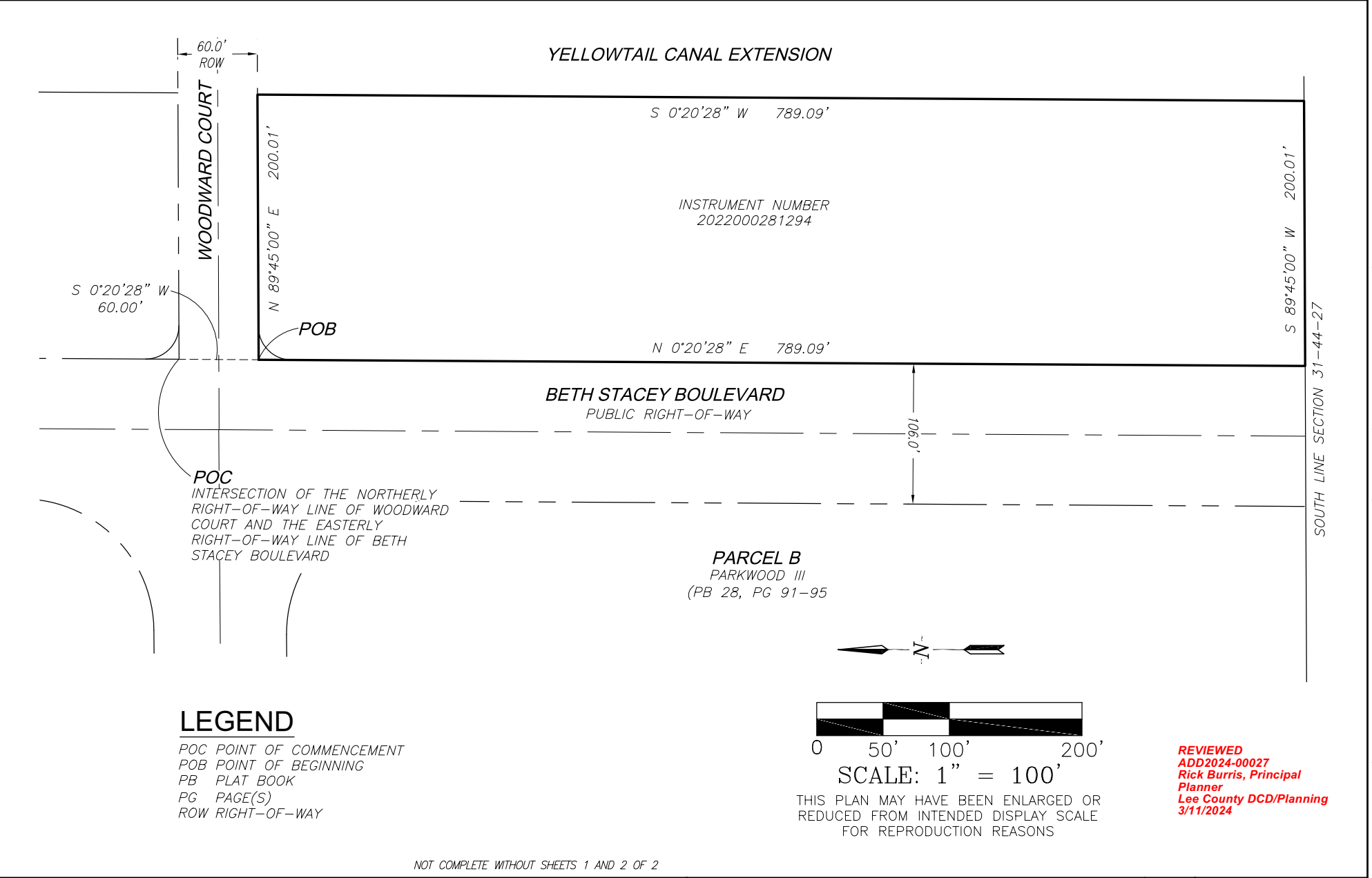
SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

DATE SIGNED
Digitally signed by
Donald L. Saintenoy
III, P.S.M.
Date: 2022.12.15
13:48:44 -05'00'

DONALD L. SAINTENOY III, P.S.M.
FL LICENSE #6761
FOR THE FIRM



 GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144 <i>www.GradyMinor.com</i> Fort Myers: 239.690.4380	Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134		SKETCH AND DESCRIPTION		*NOT A SURVEY*	DRAWN BY:	KJG
	A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA		CHECKED BY:	DLS			
			JOB CODE:	BFBSDO			
			SCALE:	1" = 100'			
			DATE:	12/15/2022			
			FILE:	22-259-01			
				SHEET:	2 of 2		