DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2; THENCE RUN N 88°52'00" E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 775.87 FEET TO THE CENTERLINE OF McGREGOR BOULEVARD; THENCE RUN N 31°03'00" E, ALONG SAID CENTERLINE, A DISTANCE OF 1649.55 FEET; THENCE DEPARTING SAID CENTERLINE RUN N 58°57'00" W, 40.00 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID McGREGOR BOULEVARD, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE RUN N 58°57'00" W, 790.00 FEET, MORE OR LESS, TO THE CALOOSAHATCHEE RIVER; THENCE RUN 195.00 FEET, MORE OR LESS ALONG SAID RIVER; THENCE DEPARTING SAID RIVER, RUN S 58°57'00" E, 830.00 FEET, TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE RUN N 31°03'00" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.00 FEET, TO THE **POINT OF BEGINNING.**

CONTAINING 3.6 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS BASED ON DEED LEGAL DESCRIBED IN INSTRUMENT NO 2022000013890, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF McGREGOR BOULEVARD, AS BEARING N 31°03'00" E, PER INSTRUMENT NO. 2022000013890.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

PREPARED BY:

PSM 6347

Digitally signed by Thomas M. Rooks Jr.
Date: 2023.01.23 16:08:58 -05'00'

THOMAS M. ROOKS JR., P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

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PROJECT:
McGREGOR SF RESIDENTIAL

LOCATION:
11480 McGREGOR BLVD.
FORT MYERS, FLORIDA
SECTION 10-45-24

CONSULTANT:
MORRIS DEPEW
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

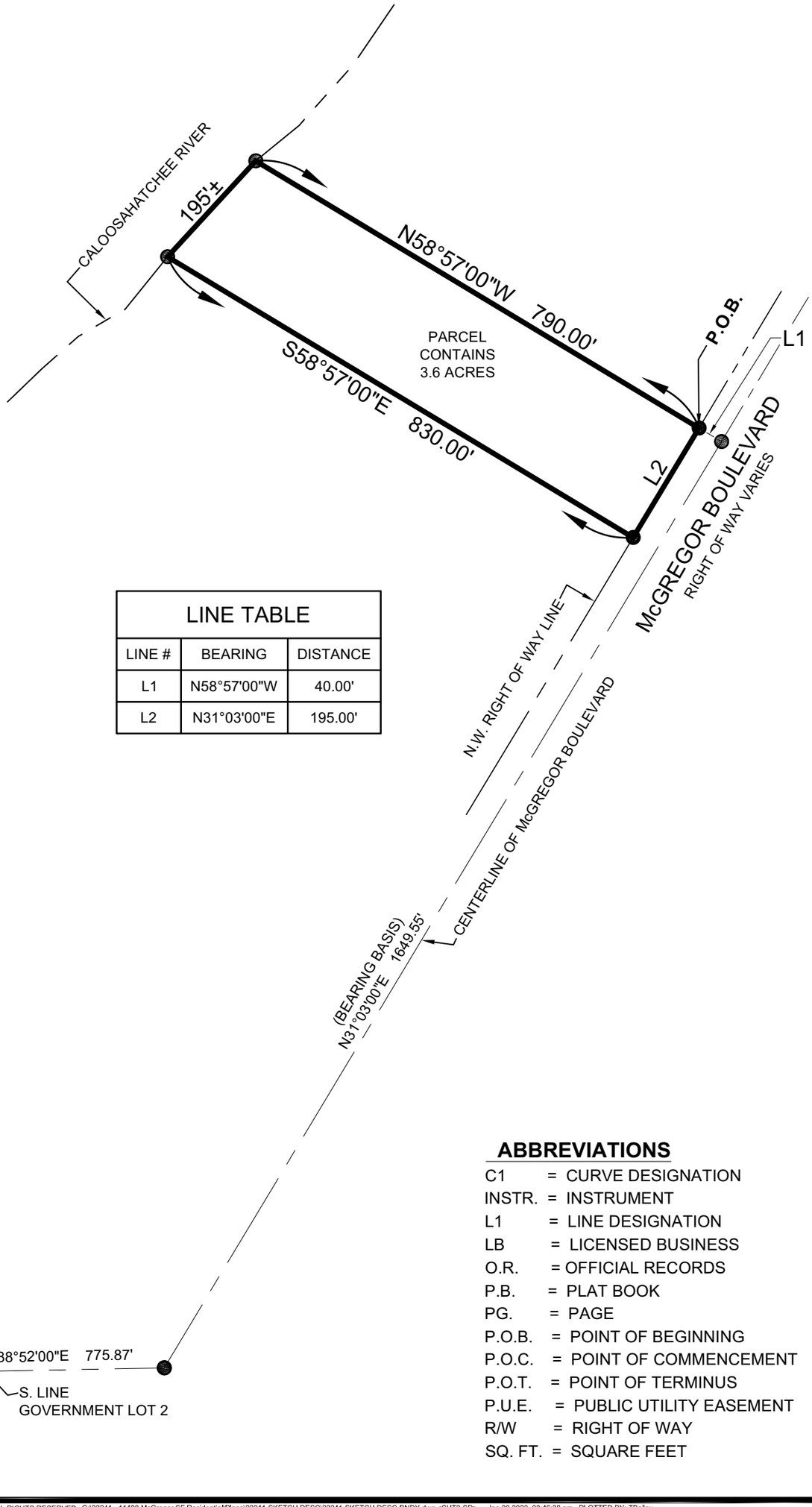
Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:
.

PROJECT MANAGER:	T.M.R.
DRAWING BY:	T.A.B.
JURISDICTION:	LEE COUNTY
DATE:	01-20-2023
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	22241



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N58°57'00"W	40.00'
L2	N31°03'00"E	195.00'

ABBREVIATIONS

C1 = CURVE DESIGNATION
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINUS
P.U.E. = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SQ. FT. = SQUARE FEET

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PROJECT:
McGREGOR SF RESIDENTIAL

LOCATION:
11480 McGREGOR BLVD.
FORT MYERS, FLORIDA
SECTION 10-45-24

CONSULTANT:
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5597 Highway 98
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Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:
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0 100 200
SCALE 1"=200'

PROJECT MANAGER:	T.M.R.
DRAWING BY:	T.A.B.
JURISDICTION:	LEE COUNTY
DATE:	01-20-2023
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	2 OF 2
JOB/FILE NUMBER:	22241