



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, THENCE RUN ALONG THE WEST BOUNDARY OF SAID SOUTHEAST QUARTER N 01°10'32" E FOR 1343.11 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 SAID POINT BEING THE **POINT OF BEGINNING**: THENCE S 89°18'20" W FOR 8.63 FEET TO THE EAST LINE OF THE COUNTY MAINTAINED RIGHT-OF-WAY OF MOODY ROAD (33' EAST OF CENTERLINE); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N 00°36'02" W FOR 670.06 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2138, PAGE 4303, (MANGROVE BAY CONDOMINIUMS) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH BOUNDARY N 89°33'52" E FOR 990.00 FEET TO THE CENTERLINE OF HANCOCK CREEK EAST CHANNEL; THENCE ALONG THE APPROXIMATE CENTERLINE OF SAID HANCOCK CREEK, FOR THE FOLLOWING (3) THREE COURSES:

1) S 02°52'11" E FOR 201.15 FEET;

2) N 74°09'54" E FOR 296.35 FEET;

3) S 74°26'06" E FOR 79.67 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY S 01°30'32" W FOR 164.71 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN INSTRUMENT NUMBER 2022000185447 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS, FOR THE FOLLOWING (17) SEVENTEEN COURSES:

1) N 81°07'54" W FOR 28.53 FEET;

2) N 89°05'42" W FOR 33.51 FEET;

3) N 84°36'07" W FOR 27.15 FEET;

4) N 81°02'31" W FOR 37.15 FEET;

5) N 86°39'42" W FOR 47.65 FEET;

6) S 76°21'19" W FOR 19.74 FEET;

7) S 71°36'26" W FOR 17.76 FEET;

8) S 65°13'50" W FOR 21.64 FEET;

9) S 60°18'43" W FOR 36.94 FEET;

10) S 47°10'00" W FOR 26.05 FEET;

11) S 38°29'37" W FOR 39.67 FEET;

12) S 48°24'32" W FOR 77.81 FEET;

13) S 73°49'21" W FOR 16.95 FEET;

14) S 63°14'23" W FOR 58.74 FEET;

15) S 69°08'58" W FOR 35.05 FEET;

16) S 83°44'12" W FOR 60.94 FEET;

17) N 87°06'59" W FOR 12.91 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING AN INTERSECTION WITH THE WEST LINE OF THE EAST 533 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE S 01°30'32" W ALONG SAID WEST LINE AND THE WEST LINE OF

SHEET 1 OF 3

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SAID LANDS FOR 190.12 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 89°18'20" W ALONG SAID SOUTH LINE FOR 799.25 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 15.76 ACRES, MORE OR LESS.

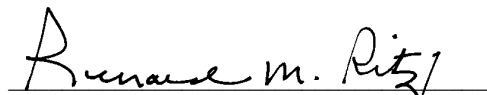
NOTE: ACREAGE INCLUDES STATE OWNED SOVEREIGN LANDS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS BEARING N 01°10'32" E.

DESCRIPTION PREPARED: 02-02-2024

DESCRIPTION REVISED 02-02-2024



RICHARD M. RITZ

REGISTERED LAND SURVEYOR

FLORIDA CERTIFICATION NO. 4009

DATE SIGNED: 02-02-2024

Digitally signed by Richard M. Ritz, R.L.S.
#4009 State of Florida using an SHA-1
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DCI2023-00047
Rick Burris, Principal
Planner
Lee County DCD/Planning
9/3/2024

SHEET 2 OF 3

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1" = 160'

SKETCH OF DESCRIPTION

OF
A PARCEL OF LAND LYING IN
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS BEARING N 01°10'32" E.

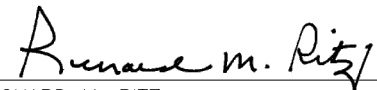
LINE TABLE

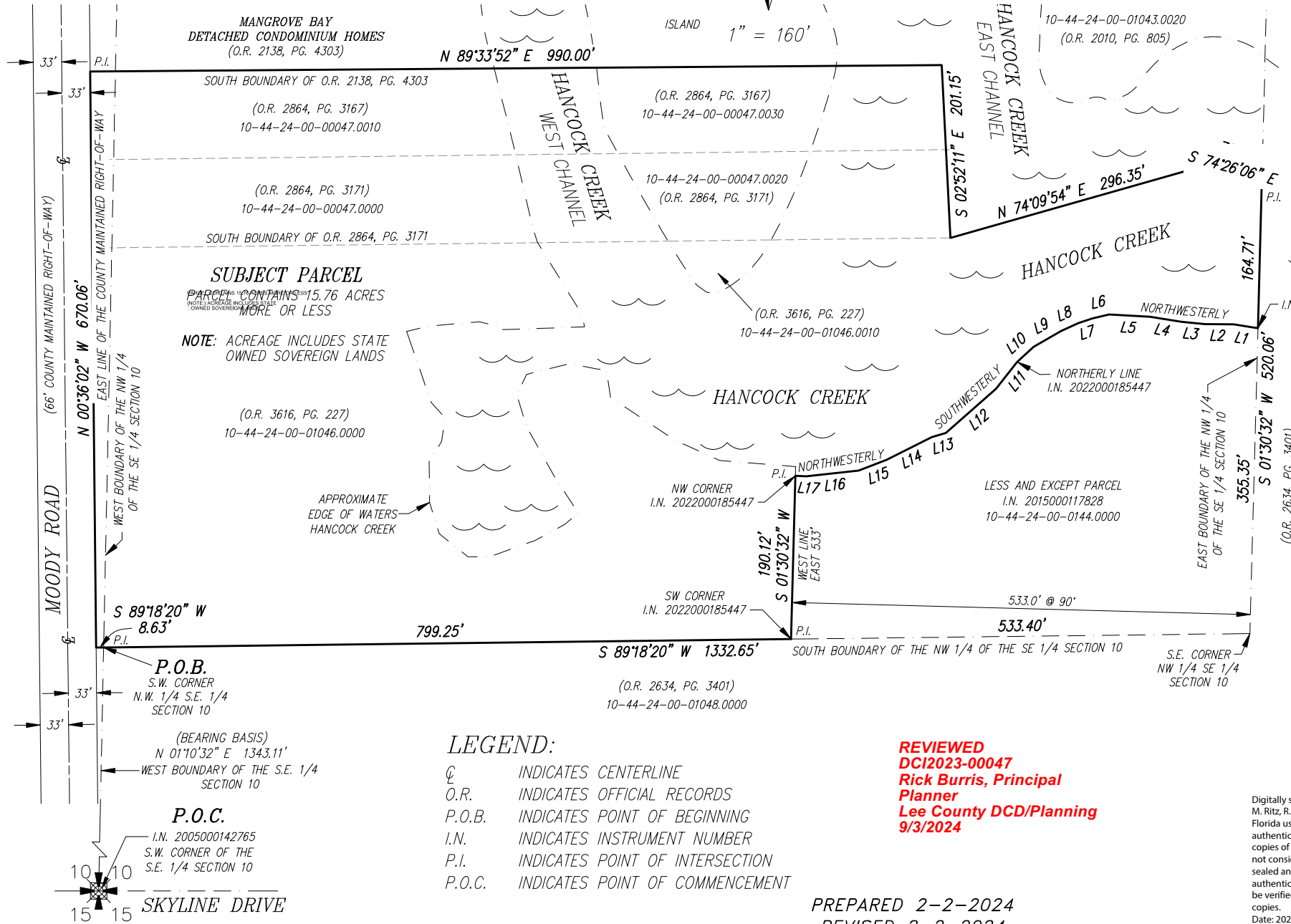
LINE	BEARING	DISTANCE
L1	N 81°07'54" W	28.53'
L2	N 89°05'42" W	33.51'
L3	N 84°36'07" W	27.15'
L4	N 81°02'31" W	37.15'
L5	N 86°39'42" W	47.65'
L6	S 76°21'19" W	19.74'
L7	S 71°36'26" W	17.76'
L8	S 65°13'50" W	21.64'
L9	S 60°18'43" W	36.94'
L10	S 47°10'00" W	26.05'
L11	S 38°29'37" W	39.67'
L12	S 48°24'32" W	77.81'
L13	S 73°49'21" W	16.95'
L14	S 63°14'23" W	58.74'
L15	S 69°08'58" W	35.05'
L16	S 83°44'12" W	60.94'
L17	N 87°06'59" W	12.91'

SEE SHEET 1 OF 2 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Digitally signed by Richard
M. Ritz, R.L.S. #4009 State of
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-05'00'


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
- DATE SIGNED: 2-2-2024
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



LEGEND:

- ⊙ INDICATES CENTERLINE
- O.R. INDICATES OFFICIAL RECORDS
- P.O.B. INDICATES POINT OF BEGINNING
- I.N. INDICATES INSTRUMENT NUMBER
- P.I. INDICATES POINT OF INTERSECTION
- P.O.C. INDICATES POINT OF COMMENCEMENT

REVIEWED
DCI2023-00047
Rick Burris, Principal
Planner
Lee County DCD/Planning
9/3/2024

PREPARED 2-2-2024
REVISED 2-2-2024
SHEET 3 OF 3