

# SKETCH & DESCRIPTION

## OF A PARCEL LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

### LEGAL DESCRIPTION:

(AS RECORDED IN OFFICIAL RECORDS BOOK 1524 AT PAGE 2239)

THE SOUTHEAST QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTH HALF (S  $\frac{1}{2}$ ) OF THE EAST 670.94 FEET OF THE WEST 1394.49 FEET OF THE WEST  $\frac{3}{4}$  OF THE NORTHEAST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, LESS CYPRESS LAKE DRIVE RIGHT-OF-WAY AND LESS 30' IN WIDTH ALONG THE WEST LINE OF SUBJECT PROPERTY.

(METES AND BOUNDS DESCRIPTION, AS DESCRIBED BY THIS FIRM)

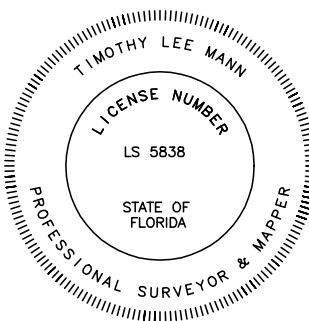
A TRACT OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF FORT MYERS IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING THE SAME AS THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1524, PAGE 2239 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE N.89°07'54"E. ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1,058.55 FEET; THENCE N.00°02'30"E., LEAVING SAID SOUTH LINE FOR A DISTANCE OF 55.51 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OF CYPRESS LAKE DRIVE, A VARIABLE WIDTH RIGHT OF WAY; THENCE N.89°07'54"E., ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.00°02'30"E. FOR A DISTANCE OF 606.60 FEET; THENCE N.89°06'16"E. FOR A DISTANCE OF 305.51 FEET; THENCE S.00°02'30"W. FOR A DISTANCE OF 606.74 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF CYPRESS LAKE DRIVE; THENCE S.89°07'54"W. FOR A DISTANCE OF 305.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.25 ACRES, MORE OR LESS

REVIEWED  
SEZ2025-00005  
Rick Burris, Principal  
Planner  
Lee County DCD/Planning  
5/13/2025

THIS SKETCH & DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TIMOTHY LEE MANN USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Timothy L Mann  
Digitally signed by Timothy L Mann  
Date: 2025.02.14 10:20:48 -05'00'  
BY Timothy L Mann  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS# 5838

### NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS BEING N.89°07'54"E.
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).
4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

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

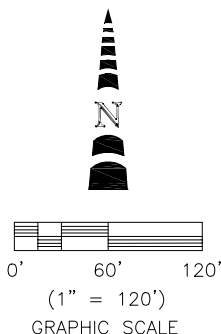
8260 CYPRESS LAKE DR, FT MYERS

| TITLE: LEGAL DESCRIPTION                                                                                                                   |                            |                                                                                  |                    |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------|--------------------|------------------------------|
|                                                                                                                                            |                            | <b>METRON</b><br>SURVEYING & MAPPING, LLC<br>LAND SURVEYORS PLANNERS<br>LB# 7071 |                    |                              |
| 10970 S. CLEVELAND AVE.<br>SUITE #605<br>FORT MYERS, FLORIDA 33907<br>PHONE: (239) 275-8575<br>FAX: (239) 275-8457<br><br>www.metronfl.com |                            |                                                                                  |                    |                              |
| FILE NAME:<br>15620SK.DWG                                                                                                                  | FIELD BOOK/PAGE:<br>762/70 | PROJECT NO.:<br>15620                                                            | SHEET:<br>1 OF 2   |                              |
| DATE:<br>2/14/25                                                                                                                           | DRAWN BY:<br>BUD           | SCALE:<br>1" = 120'                                                              | CHECKED BY:<br>TLM | FILE NO. (S-T-R)<br>22-45-24 |

# SKETCH & DESCRIPTION

## OF A PARCEL LYING IN SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

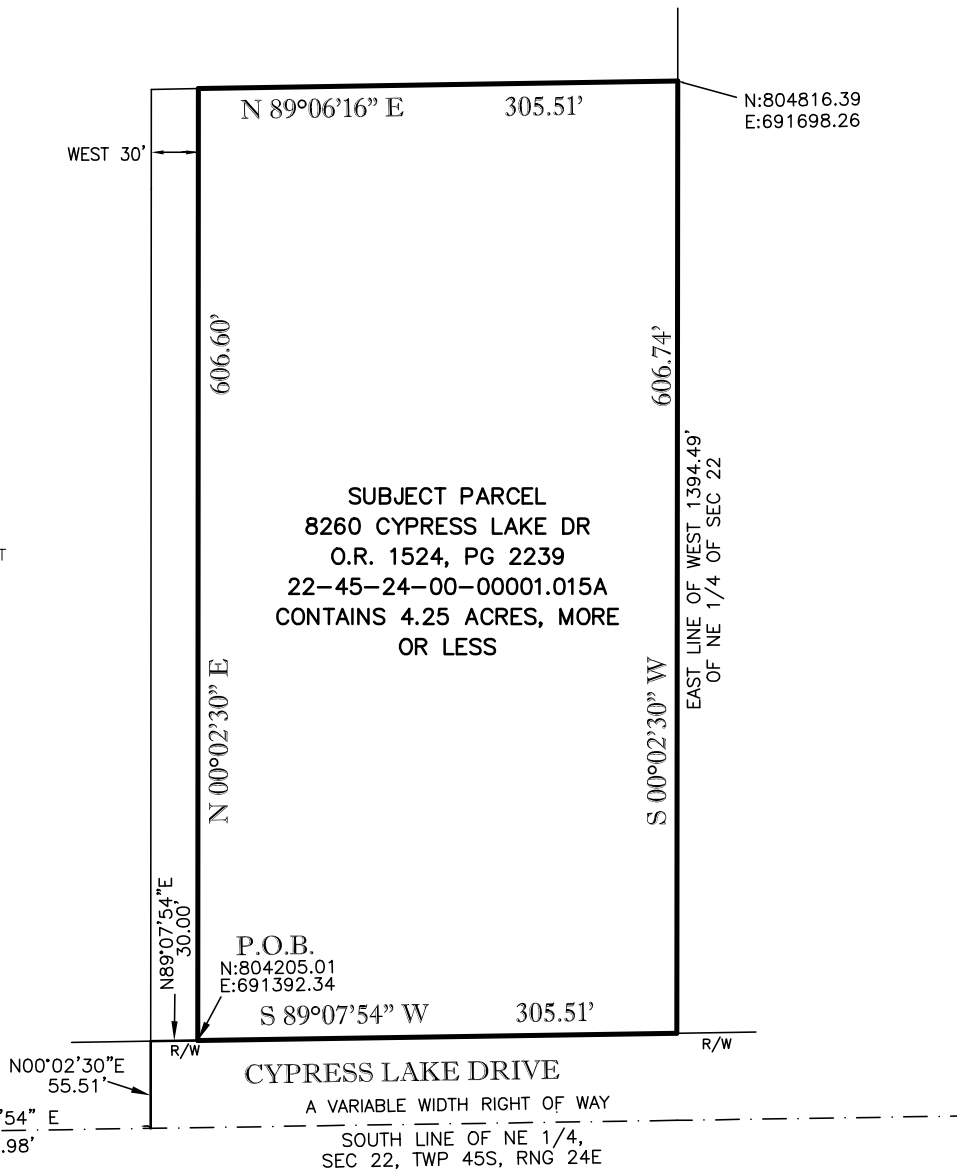
REVIEWED  
SE2025-00005  
Rick Burris, Principal  
Planner  
Lee County DCD/Planning  
5/13/2025



### LEGEND:

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.R. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
SEC = SECTION  
TWP = TOWNSHIP  
RNG = RANGE  
R/W = RIGHT OF WAY  
N: = NORTHING  
E: = EASTING

P.O.C.  
SW CORNER  
OF THE NE 1/4,  
SEC 22, TWP 45S  
RNG 24E  
N:804133.00  
E:690303.88



### NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AS BEING N.89°07'54"E.
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
- RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

8260 CYPRESS LAKE DR, FT MYERS

|                                                                                                                                            |                            |                                                                                  |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------|--------------------|
| TITLE:<br>SKETCH OF DESCRIPTION                                                                                                            |                            |                                                                                  |                    |
|                                                         |                            | <b>METRON</b><br>SURVEYING & MAPPING, LLC<br>LAND SURVEYORS PLANNERS<br>LB# 7071 |                    |
| 10970 S. CLEVELAND AVE.<br>SUITE #605<br>FORT MYERS, FLORIDA 33907<br>PHONE: (239) 275-8575<br>FAX: (239) 275-8457<br><br>www.metronfl.com |                            |                                                                                  |                    |
| FILE NAME:<br>15620SK.DWG                                                                                                                  | FIELD BOOK/PAGE:<br>762/70 | PROJECT NO.:<br>15620                                                            | SHEET:<br>2 OF 2   |
| DATE:<br>2/14/25                                                                                                                           | DRAWN BY:<br>BUD           | SCALE:<br>1" = 120'                                                              | CHECKED BY:<br>TLM |
| FILE NO. (S-T-R)<br>22-45-24                                                                                                               |                            |                                                                                  |                    |