

SKETCH & DESCRIPTION

OF A PARCEL LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

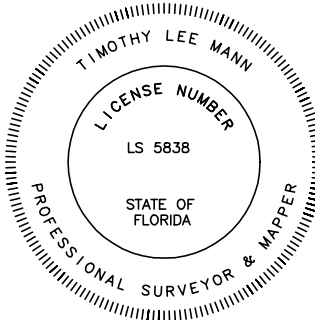
A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS DESCRIBED IN OFFICIAL INSTRUMENT #2023000379873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEGIN AT A CONCRETE POST ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, BEING 226 FEET MORE OR LESS EAST OF THE HIGH TIDE LINE OF THE GULF OF MEXICO; THENCE RUN S.81°20'E., 835.0 FEET ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 TO A CONCRETE POST; THENCE N.08°40'E., 205 FEET TO A CONCRETE POST; THENCE N.08°40'E., 420 FEET; THENCE S.81°20'E., 460 FEET TO THE POINT OF BEGINNING; THENCE S.08°40'W., 105 FEET; N.81°20'W., 100 FEET; THENCE N.08°40'E., 105 FEET; THENCE S.81°20'E., 100 FEET TO THE POINT OF BEGINNING. BEING LOT 28, UNIT 2, OF AN UNRECORDED SUBDIVISION KNOWN AS JOSE'S HIDEAWAY, LOCATED IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 21 EAST, UPPER CAPTIVA ISLAND, LEE COUNTY, FLORIDA.

REVIEWED
DCI2024-00040
Rick Burris, Principal
Planner
Lee County DCD/Planning
11/12/2024

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.



Digitally signed
by Timothy L
Mann
Date: 2024.07.24
11:25:44 -04'00'

BY: TIMOTHY LEE MANN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5838

NOTES:

1. BEARINGS BASED ON THE RIGHT OF WAY OF HODGEPODGE LANE AS BEING N 81°20'00" W
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.

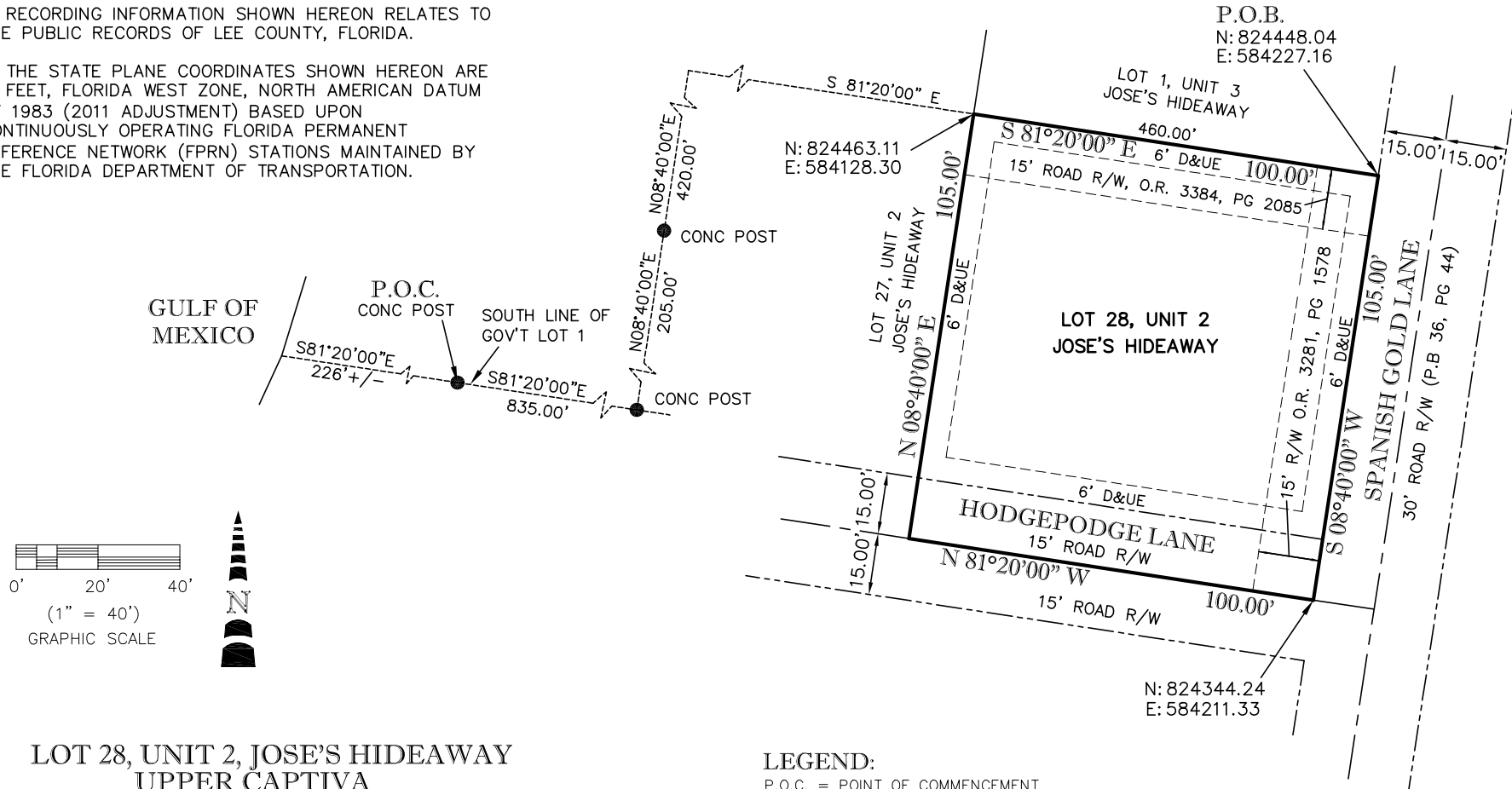
LOT 28, UNIT 2, JOSE'S HIDEAWAY UPPER CAPTIVA

TITLE: LEGAL DESCRIPTION			
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS PLANNERS LB# 7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
FILE NAME: 15473SK.DWG	FIELD BOOK/PAGE: 754/3	PROJECT NO.: 15473	SHEET: 1 OF 2
SURVEY DATE: 7/22/24	DRAWN BY: BUD	SCALE: 1" = 40'	CHECKED BY: TLM FILE NO. (S-T-R) 5-45-21

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LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG = PAGE
- N = NORTHING
- E = EASTING
- D&UE = DRAINAGE & UTILITY EASEMENT
- GOV'T = GOVERNMENT
- CONC = CONCRETE

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FILE NAME: 15473SK.DWG	FIELD BOOK/PAGE: 754/3	PROJECT NO.: 15473	SHEET: 2 OF 2
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