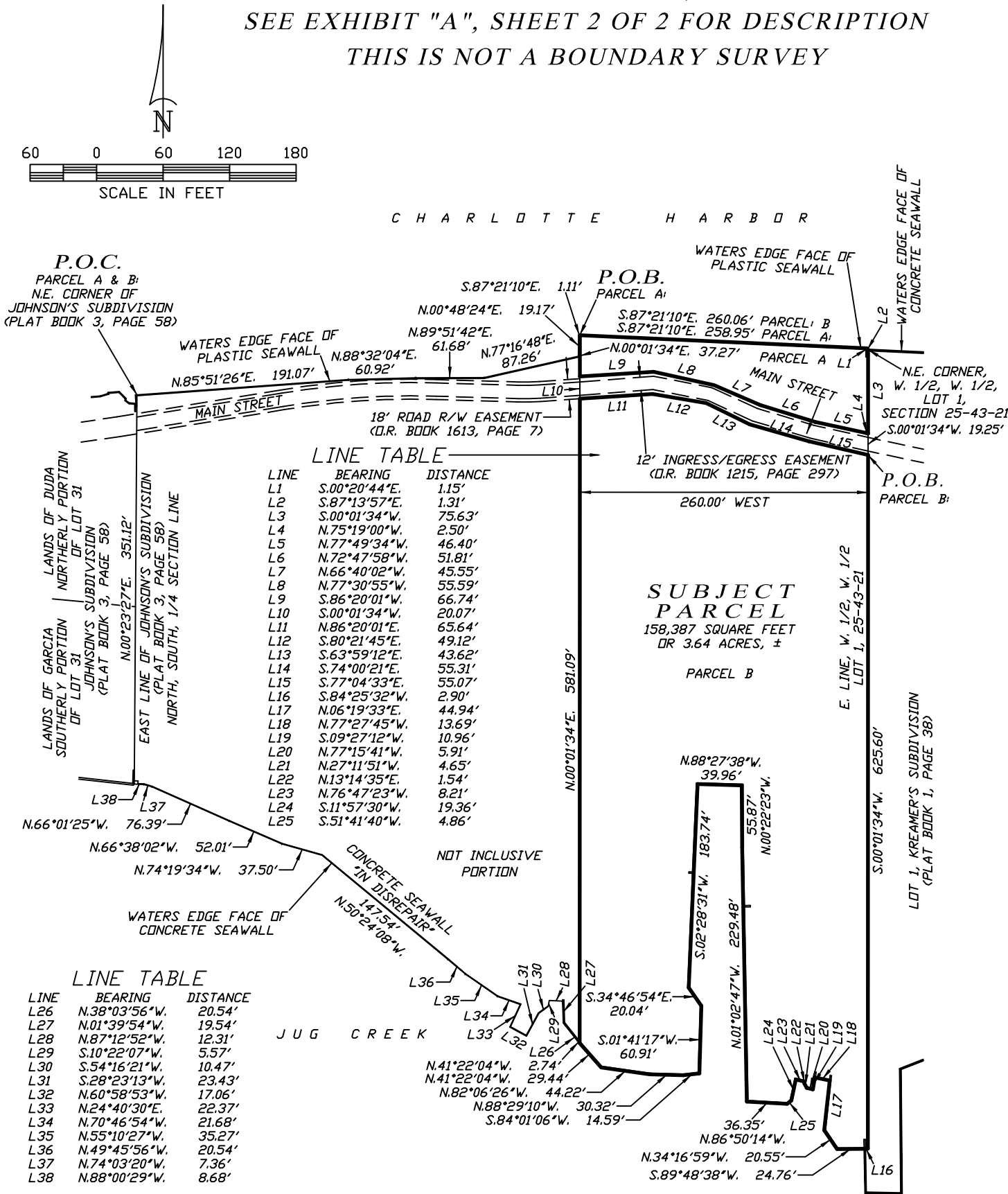


SKETCH TO ACCOMPANY DESCRIPTION: (PROPOSED)

A PARCEL OF LAND LYING IN SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 21 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY



SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE EAST BOUNDARY LINE OF JOHNSON'S SUBDIVISION, AS BEING N.00°23'27"E.
2. FIELD NOTES IN SECTION 25-43-21.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 120 SCALE DRAWING.

SHEET 1 OF 2

LEGEND:
R/W RIGHT-OF-WAY
CL CENTERLINE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS

DRAWN: <i>RBH</i>	CHECK: <i>PMM</i>	SCALE <i>1"=120'</i>	PROJ. # <i>8421MAINST</i>	<i>HARRIS-JORGENSEN, L.L.C. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921</i>
SKETCH DATE <i>7/28/25</i>		FILE NO. <i>43-21-25</i>	SHT.- 1 OF - 3	
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921				

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

(PROPOSED)

A PARCEL OF LAND LYING IN SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF LEE COUNTY, FLORIDA**DESCRIPTION:**

A PLOT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 21 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE NORTHEAST CORNER OF JOHNSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING A POINT LYING ALONG THE NORTH, SOUTH, QUARTER (1/4) SECTION LINE AND A POINT LYING ALONG THE WATERS OF CHARLOTTE HARBOR, LYING ALONG THE WATERS EDGE FACE OF AN EXISTING PLASTIC SEAWALL; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSE: N.85°51'26"E., FOR 191.07 FEET; N.88°32'04"E., FOR 60.92 FEET; N.89°51'42"E., FOR 61.68 FEET; N.77°16'48"E., FOR 87.26 FEET; N.00°48'24"E., FOR 19.17 FEET; S.87°21'10"E., TO A POINT ALONG A LINE LYING 260.00 FEET WEST, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 1.11 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COURSE S.87°21'10"E., FOR 258.95 FEET; S.00°20'44"E., FOR 1.15 FEET; THENCE DEPARTING FROM SAID PLASTIC SEAWALL, RUN S.87°13'57"E. ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL TO THE NORTHEAST CORNER OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 1.31 FEET; THENCE RUN S.00°01'34"W ALONG THE EAST LINE OF SAID FRACTION OF GOVERNMENT LOT 1 TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE NORTH RIGHT OF WAY LINE, FOR 75.63 FEET; THENCE RUN N.75°19'00"W. ALONG SAID NORTH RIGHT OF WAY LINE, FOR 2.50 FEET; THENCE RUN N.77°49'34"W., FOR 46.40 FEET; THENCE RUN N.72°47'58"W., FOR 51.81 FEET; THENCE RUN N.66°40'02"W., FOR 45.55 FEET; THENCE RUN N.77°30'55"W., FOR 55.59 FEET; THENCE RUN S.86°20'01"W. TO A POINT ALONG A LINE LYING 260.00 FEET WEST, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, ALSO BEING A POINT THAT LIES S.00°01'34"W. FROM THE POINT OF BEGINNING, FOR 66.74 FEET; THENCE RUN N.00°01'34"E. ALONG SAID WEST LINE OF LOT 1 AND SAID EAST LINE, FOR 37.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE NORTHEAST CORNER OF JOHNSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING A POINT LYING ALONG THE NORTH, SOUTH, QUARTER (1/4) SECTION LINE AND A POINT LYING ALONG THE WATERS OF CHARLOTTE HARBOR, LYING ALONG THE WATERS EDGE FACE OF AN EXISTING PLASTIC SEAWALL; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSES: N.85°51'26"E., FOR 191.07 FEET; N.88°32'04"E., FOR 60.92 FEET; N.89°51'42"E., FOR 61.68 FEET; N.77°16'48"E., FOR 87.26 FEET; N.00°48'24"E., FOR 19.17 FEET; S.87°21'10"E., FOR 260.06 FEET; S.00°20'44"E., FOR 1.15 FEET; THENCE DEPARTING FROM SAID PLASTIC SEAWALL, RUN S.87°13'57"E. ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL TO THE NORTHEAST CORNER OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 1.31 FEET; THENCE RUN S.00°01'34"W ALONG THE EAST LINE OF SAID FRACTION OF GOVERNMENT LOT 1 TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE NORTH RIGHT OF WAY LINE, FOR 75.63 FEET; THENCE RUN THENCE RUN S.00°01'30"W. TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE SOUTH RIGHT OF WAY LINE, FOR 19.25 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE S.00°01'30"W. ALONG THE EAST LINE OF THE AFORESAID LOT 1, TO A POINT LYING ALONG THE WATERS OF JUG CREEK AND A POINT ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL, FOR 625.60 FEET; THENCE RUN S.84°25'32"W. TO THE WATERS OF JUG CREEK LYING ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL, FOR 2.90 FEET, MORE OR LESS; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSES: S.89°48'38"W., FOR 24.76 FEET; N.34°16'59"W., FOR 20.55 FEET; N.06°19'33"E. TO THE WATERS OF JUG CREEK, FOR 44.94 FEET, MORE OR LESS; THENCE DEPARTING FROM SAID SEAWALL, RUN N.77°27'45"W. ALONG THE AFORESAID MEAN HIGH WATERS OF JUG CREEK TO THE AFORESAID WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL, FOR 13.69 FEET; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSES: S.09°27'12"W., FOR 10.96 FEET; N.77°15'41"W., FOR 5.91 FEET; N.27°11'51"W., FOR 4.65 FEET; N.13°14'35"E., FOR 1.54 FEET; N.76°47'23"W., FOR 8.21 FEET; S.11°57'30"W., FOR 19.36 FEET; S.51°41'40"W., FOR 4.86 FEET; N.86°50'14"W., FOR 36.35 FEET; N.01°02'47"W., FOR 229.48 FEET; N.00°22'23"W., FOR 55.87 FEET; N.88°27'38"W., FOR 39.96 FEET; S.02°28'31"W., FOR 183.74 FEET; S.34°46'54"E., FOR 20.04 FEET; S.01°41'17"W., FOR 60.91 FEET; S.84°01'06"W., FOR 14.59 FEET; N.88°29'10"W., FOR 30.32 FEET; N.82°06'26"W., FOR 44.22 FEET; N.41°22'04"W. TO A POINT ALONG A LINE LYING 260.00 FEET WEST, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 29.44 FEET; THENCE DEPARTING FROM SAID SEAWALL, RUN N.00°01'34"E. ALONG SAID LINE TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE AFORESAID SOUTH RIGHT OF WAY LINE, FOR 581.09 FEET; THENCE RUN N.86°20'01"E. ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 65.64 FEET; THENCE RUN S.80°21'45"E., FOR 49.12 FEET; THENCE RUN S.63°59'12"E., FOR 43.62 FEET; THENCE RUN S.74°00'21"E., FOR 55.31 FEET; THENCE RUN S.77°04'33"E., FOR 55.07 FEET, TO THE POINT OF BEGINNING.

PARCEL A: CONTAINING 12,646 SQUARE FEET OR 0.29 ACRES, MORE OR LESS.

PARCEL B: CONTAINING 145,741 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

MAIN STREET: CONTAINING 5,117 SQUARE FEET OR 0.12 ACRES, MORE OR LESS.

PARCELS A AND B: CONTAINING 158,387 SQUARE FEET OR 3.64 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID EAST BOUNDARY LINE OF JOHNSON'S SUBDIVISION, AS BEING N.00°23'27"E.

Phillip M
Mould, LS6515,
State of Florida

Digitally signed by
Phillip M Mould,

LS6515, State of Florida

Date: 2025.07.28

20:19:14 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
JULY 28, 2025