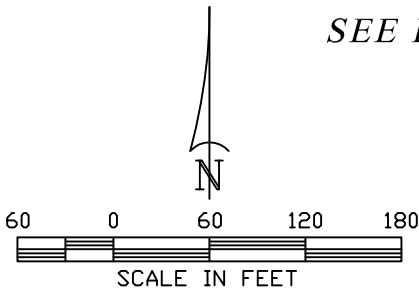


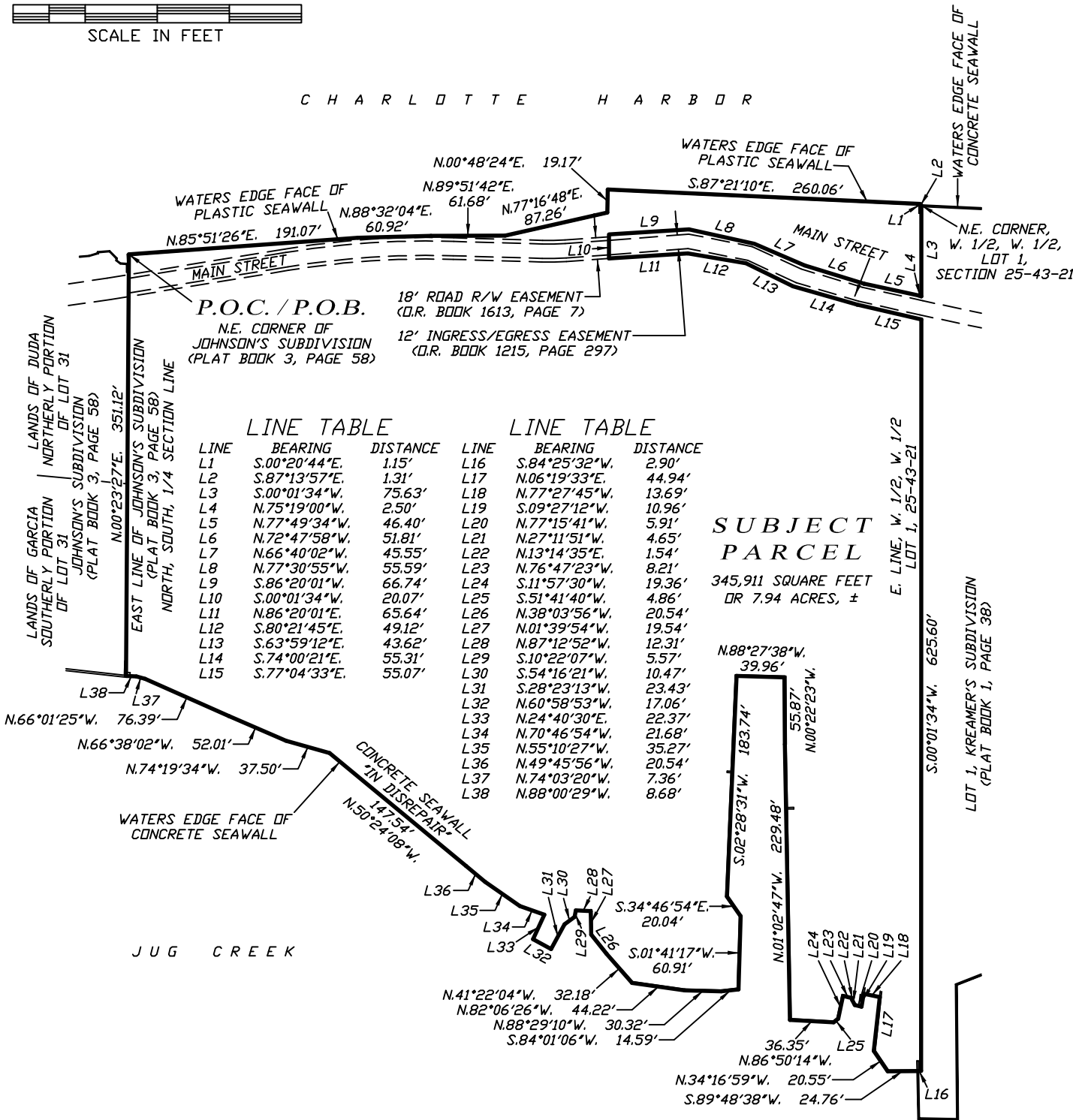
SKETCH TO ACCOMPANY DESCRIPTION: (PROPOSED)

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



C H A R L O T T E H A R B O R



LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°20'44"E.	1.15'
L2	S.87°13'57"E.	1.31'
L3	S.00°01'34"W.	75.63'
L4	N.75°19'00"W.	2.50'
L5	N.77°49'34"W.	46.40'
L6	N.72°47'58"W.	51.81'
L7	N.66°40'02"W.	45.55'
L8	N.77°30'55"W.	55.59'
L9	S.86°20'01"W.	66.74'
L10	S.00°01'34"W.	20.07'
L11	N.86°20'01"E.	65.64'
L12	S.80°21'45"E.	49.12'
L13	S.63°59'12"E.	43.62'
L14	S.74°00'21"E.	55.31'
L15	S.77°04'33"E.	55.07'

LINE TABLE

LINE	BEARING	DISTANCE
L16	S.84°25'32"W.	2.90'
L17	N.06°19'33"E.	44.94'
L18	N.77°27'45"W.	13.69'
L19	S.09°27'12"W.	10.96'
L20	N.77°15'41"W.	5.91'
L21	N.27°11'51"W.	4.65'
L22	N.13°14'35"E.	1.54'
L23	N.76°47'23"W.	8.21'
L24	S.11°57'30"W.	19.36'
L25	S.51°41'40"W.	4.86'
L26	N.38°03'56"W.	20.54'
L27	N.01°39'54"W.	19.54'
L28	N.87°12'52"W.	12.31'
L29	S.10°22'07"W.	5.57'
L30	S.54°16'21"W.	10.47'
L31	S.28°23'13"W.	23.43'
L32	N.60°58'53"W.	17.06'
L33	N.24°40'30"E.	22.37'
L34	N.70°46'54"W.	21.68'
L35	N.55°10'27"W.	35.27'
L36	N.49°45'56"W.	20.54'
L37	N.74°03'20"W.	7.36'
L38	N.88°00'29"W.	8.68'

SUBJECT
PARCEL

345,911 SQUARE FEET
OR 7.94 ACRES, ±

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: RBH	CHECK: PMM	SCALE 1"=120'	PROJ. # 8421MAINST
SKETCH DATE 10/20/25		FILE NO. 43-21-25	SHT.- 1 OF - 2

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

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:

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, FOR A POINT OF BEGINNING; 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 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., FOR 66.74 FEET; THENCE RUN S.00°01'34"W. TO A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID MAIN STREET, FOR 20.07 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. TO A POINT ALONG THE EAST LINE OF THE AFORESAID OF LOT 1, FOR 55.07 FEET; THENCE RUN S.00°01'34"W. ALONG THE EAST LINE OF SAID FRACTION OF LOT 1, 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., FOR 32.18 FEET; N.38°03'56"W., FOR 20.54 FEET; N.01°39'54"W. TO THE WATERS OF JUG CREEK, FOR 19.54 FEET, MORE OR LESS; THENCE DEPARTING FROM SAID SEAWALL, RUN N.87°12'52"W. ALONG THE AFORESAID MEAN HIGH WATERS OF JUG CREEK TO THE AFORESAID WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL, FOR 12.31 FEET; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSES: S.10°22'07"W., FOR 5.57 FEET; S.54°16'21"W., FOR 10.47 FEET; S.28°23'13"W., FOR 23.43 FEET; N.60°58'53"W., FOR 17.06 FEET; N.24°40'30"E., FOR 22.37 FEET; N.70°46'54"W., FOR 21.68 FEET; N.55°10'27"W., FOR 35.27 FEET; N.49°45'56"W., FOR 20.54 FEET; N.50°24'08"W., FOR 147.54 FEET; N.74°19'34"W., FOR 37.50 FEET; N.66°38'02"W., FOR 52.01 FEET; N.66°01'25"W., FOR 76.39 FEET; N.74°03'20"W., FOR 7.36 FEET; N.88°00'29"W. TO A POINT LYING ALONG THE AFORESAID NORTH, SOUTH, QUARTER (1/4) SECTION LINE, BEING THE EAST PLAT BOUNDARY LINE OF THE AFORESAID JOHNSON'S SUBDIVISION, ALSO BEING A POINT THAT LIES S.00°23'27"W. FROM THE POINT OF BEGINNING, FOR 8.68 FEET; THENCE RUN N.00°23'27"E. ALONG SAID QUARTER (1/4) SECTION LINE AND EAST BOUNDARY LINE, FOR 351.12, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 345,911 SQUARE FEET OR 7.94 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, Digitally signed by Phillip M
LS6515, State of Mould, LS6515, State of
Florida
Date: 2025.10.31 15:12:16
Florida -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
OCTOBER 20, 2025

SHEET 2 OF 2

8421MAINST