

REVIEWED
ADD2022-00187
Hunter Searson, GIS
Planner
Lee County Government
12/9/2022

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 20 & 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 6, DEEP LAGOON ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 79 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE RUN THE FOLLOWING FIVE CALLS ALONG THE BOUNDARY OF SAID DEEP LAGOON ESTATES; THENCE RUN N44°20'19"W FOR A DISTANCE OF 65.00 FEET; THENCE RUN N45°45'38"E FOR A DISTANCE OF 40.00 FEET; THENCE RUN N44°14'22"W FOR A DISTANCE OF 557.81 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 131°52'40" AND BEING SUBTENDED BY A CHORD OF 54.79 FEET AT A BEARING OF N21°41'58"E, FOR AN ARC LENGTH OF 69.05 FEET; THENCE RUN N87°38'18"E FOR A DISTANCE OF 127.40 FEET; THENCE LEAVING SAID BOUNDARY RUN N44°14'22"W FOR A DISTANCE OF 39.01 FEET TO A POINT ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA THE SAME BEING A POINT ON THE SOUTH LINE OF PHASE 3, AS SHOWN IN DECLARATION OF CONDOMINIUM FOR FT MYERS BOATCLUB, A CONDOMINIUM, AS RECORDED IN INSTRUMENT NO. 2007000333100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S88°54'59"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF PHASE 2B FOR A DISTANCE OF 155.19 FEET TO A POINT ON THE SOUTH LINE OF PHASE 2B AS SHOWN ON SAID FT MYERS BOATCLUB, A CONDOMINIUM; THENCE RUN S85°03'20"W ALONG SAID SOUTH LINE OF PHASE 2B, PHASE 4 AND PHASE 2A OF SAID FT MYERS BOAT CLUB, A CONDOMINIUM, FOR A DISTANCE OF 813.00 FEET; THENCE RUN N04°37'51"E ALONG THE WEST LINE OF SAID PHASE 2A FOR A DISTANCE OF 500.00 FEET TO A POINT ON THE CENTER LINE OF THE I.D.D. CANAL "F", AS INDICATED IN TOWN & RIVER ESTATES UNIT 13 PLAT, AS RECORDED IN PLAT BOOK 33 AT PAGES 91-92 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N89°30'58"E ALONG SAID CENTER LINE FOR A DISTANCE OF 1597.78 FEET TO A POINT ON THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080042 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S00°06'40"E ALONG SAID EAST LINE FOR A DISTANCE OF 267.23 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2016000080043; THENCE RUN N89°25'39"E ALONG SAID NORTH LINE FOR A DISTANCE OF 307.80 FEET; THENCE RUN S44°20'26"E ALONG SAID NORTH LINE FOR A DISTANCE OF 39.69 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF MCGREGOR BOULEVARD, A PUBLIC RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 185.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE LEAVING SAID RIGHT-OF-WAY RUN S88°54'59"W ALONG THE SOUTH LINE OF SAID SECTION 20, FOR A DISTANCE OF 143.37 FEET; THENCE LEAVING SAID SOUTH LINE RUN S26°44'21"E FOR A DISTANCE OF 102.82 FEET TO A POINT ON THE SAID NORTHWESTERLY RIGHT-OF-WAY; THENCE RUN S45°45'38"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 688.25 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 1,045,223 SQUARE FEET OR 24.00 ACRES.

HOLE MONTES, INC., CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy LS5628
 THOMAS M. MURPHY STATE OF FLORIDA



Digitally signed by
 Thomas M Murphy
 DN: cn=Thomas M
 Murphy, o=Hole
 Montes Inc, ou,
 email=tommurphy
 @hmeng.com,
 c=US
 Date: 2017.12.15
 12:27:46 -05'00'

DRAWN BY: R.A.K.	DATE: 12/9/17		6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	LEGAL DESCRIPTION MARINE MAX OVERALL	DRAWING NO. H-519
SHEET # 1	OF SHEET 2				PROJECT NO. 2016548
SEC-TWN-RGE: 20/29-45S-24E					FILE NAME Marine Max Overall.dwg

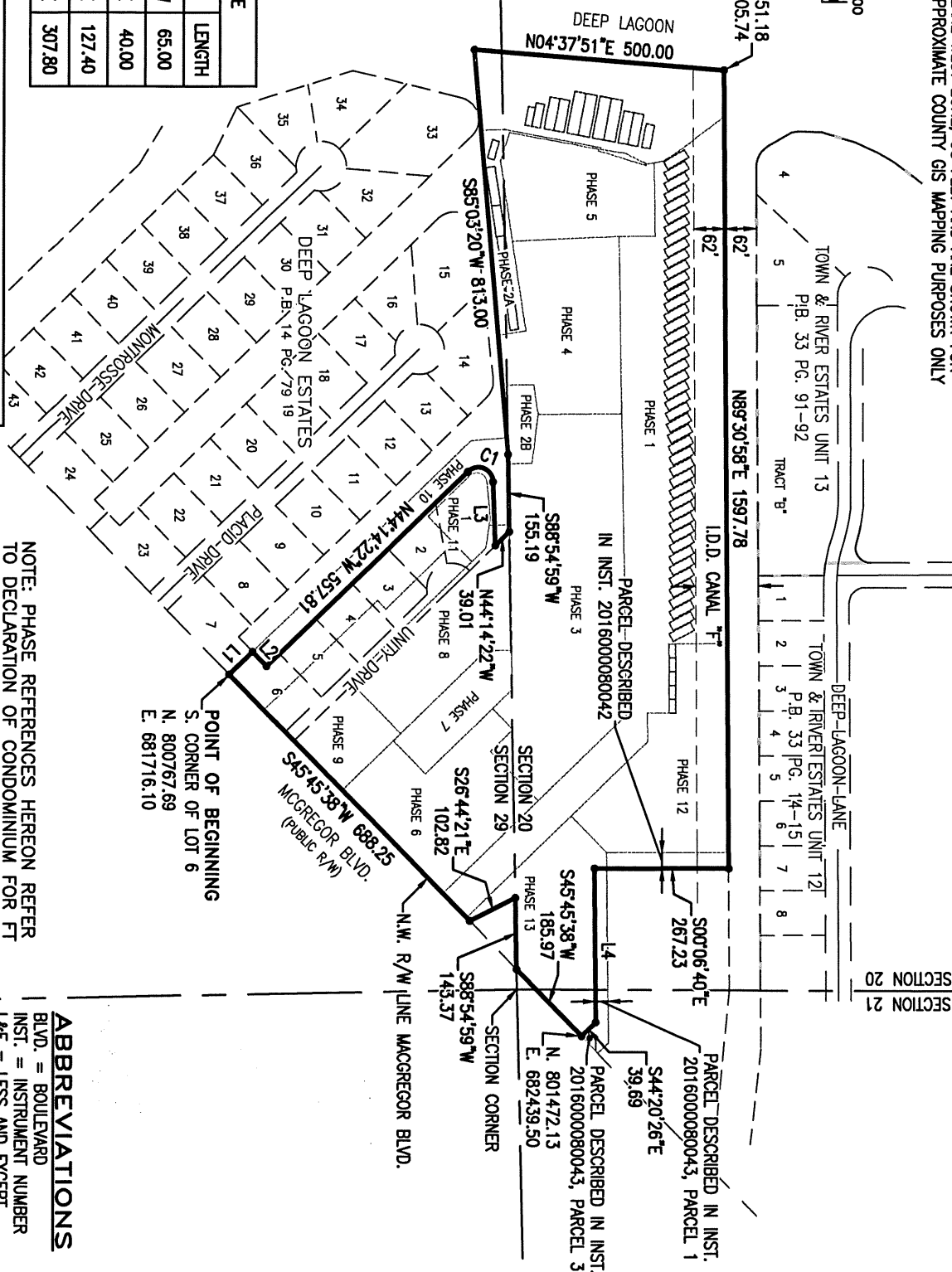
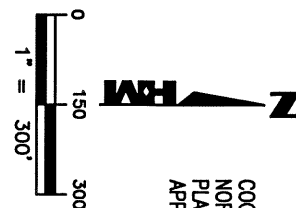
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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°20'19"W	65.00
L2	N45°45'38"E	40.00
L3	N87°38'18"E	127.40
L4	N89°25'39"E	307.80

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING
C1	30.00	131°52'40"	54.79	N21°41'58"E
				69.05

COORDINATES SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN DATUM OF 1983, FLORIDA STATE
PLANE WEST ZONE, US FEET AND ARE SHOWN FOR
APPROXIMATE COUNTY GIS MAPPING PURPOSES ONLY

THIS IS NOT A SURVEY



NOTE: PHASE REFERENCES HEREON REFER
TO DECLARATION OF CONDOMINIUM FOR FT
MYERS BOATCLUB, A CONDOMINIUM
RECORDED IN INSTRUMENT NO.
2007000333100, AMENDED INSTRUMENT NO.
2009000227351, PUBLIC RECORDS OF LEE
COUNTY, FLORIDA.

ABBREVIATIONS

BLVD. = BOULEVARD
INST. = INSTRUMENT NUMBER
L&E = LESS AND EXCEPT
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
N. = NORTHING
E. = EASTING

SKETCH OF LEGAL DESCRIPTION MARINE MAX OVERALL

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SHEET 2	OF SHEET 2
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