SKETCH AND DESCRIPTION
OF A PARCEL LYING IN SECTION 8, TOWNSHIP 45 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION AS PREPARED BY THIS FIRM

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, DESCRIBED AS INSTRUMENT #2022000117440, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6"X6" CONCRETE MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE S 88°45'48" W, ALONG THE SOUTH LINE OF SAID FRACTION, FOR A DISTANCE OF 1317.16 FEET TO THE NORTHEAST CORNER OF PRATTS PRESERVE PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT #2025000112818, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE S 88°45'48" W., ALONG THE NORTH LINE OF SAID PLAT, FOR A DISTANCE OF 658.58 TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8 AND A POINT AT THE CENTER OF BLASINGIM ROAD, A 60 FOOT NON-COUNTY MAINTAINED ROADWAY; THENCE N 01°21'03" W, ALONG THE WEST LINE OF SAID FRACTION AND SAID CENTERLINE, FOR A DISTANCE OF 660.77 FEET TO A POINT ON THE SOUTH LINE OF PENZANCE BOULEVARD, AS MONUMENTED AND MAINTAINED AND DESCRIBED IN DEED BOOK 243, AT PAGE 480, OF SAID PUBLIC RECORDS; THENCE N 88°46'19" E, ALONG THE NORTH LINE OF SAID FRACTION AND THE SOUTH LINE OF SAID PENZANCE BOULEVARD, FOR A DISTANCE OF 656.78 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND THE NORTHWEST CORNER OF CORAL WOODS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1778, PAGE 2345 OF SAID PUBLIC RECORDS; THENCE S 01°30'25" E, ALONG THE EAST LINE OF SAID FRACTION AND THE WEST LINE OF SAID CORAL WOODS, FOR A DISTANCE OF 660.67 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9.98 ACRES, MORE OR LESS

THIS SKETCH AND DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENIS J. O'CONNELL, Jr. 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.

DENIS J. O'CONNELL JR. LICENSE NUMBER LS 5430 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Denis J. O'Connell Jr.

Digitally signed by Denis J. O'Connell Jr.
Date: 2026.01.20 14:21:17 -05'00'

BY: _____
DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

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

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TWP 45S, RNG 25E AS BEARING S 88°45'48" W.

2. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

4. 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.

5. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

* THIS IS NOT A SURVEY *

TITLE:	LEGAL DESCRIPTION			

KEYSTONE
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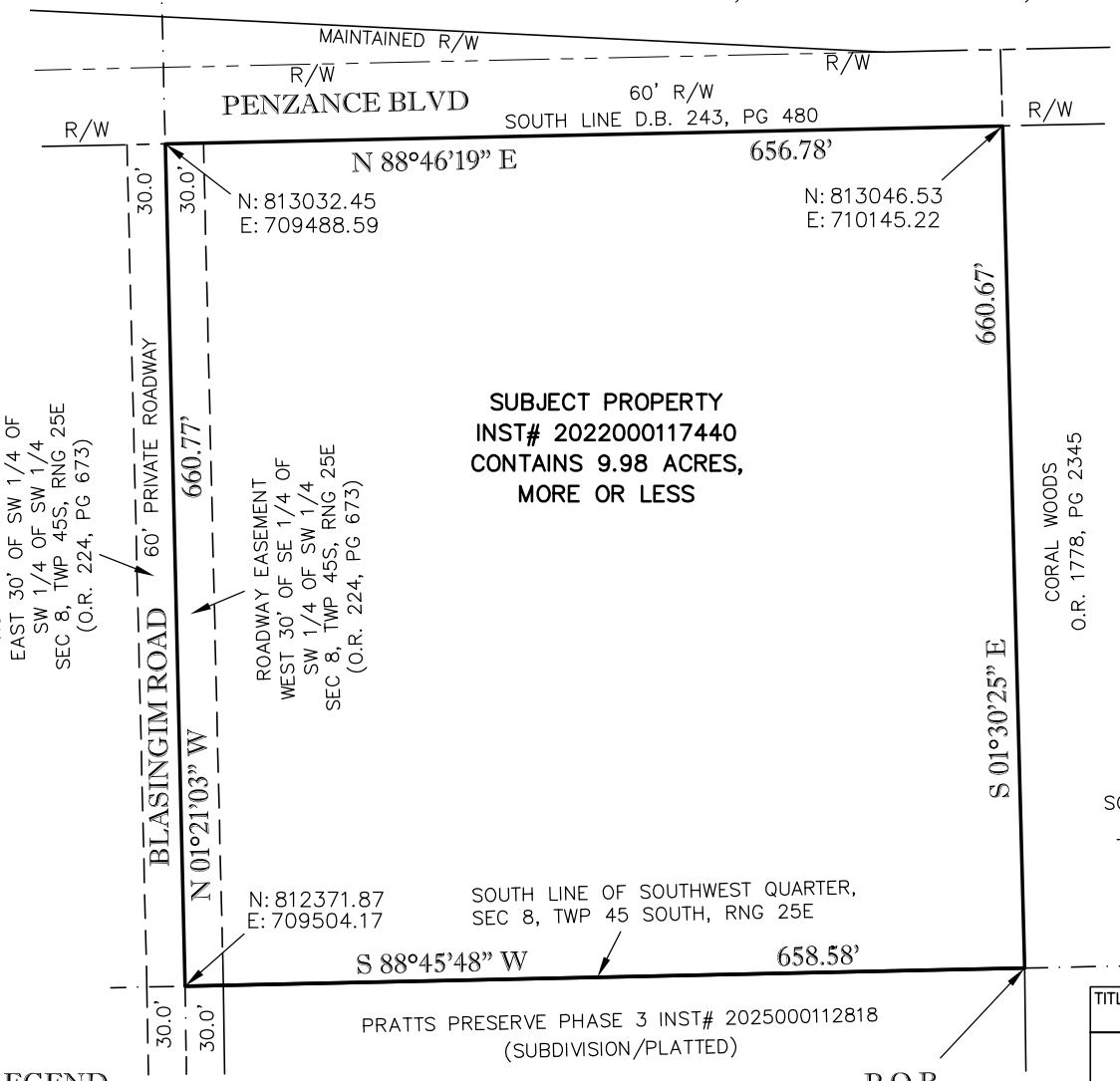
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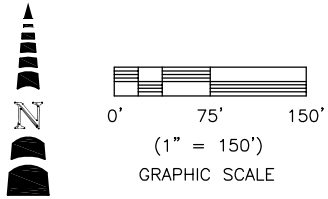
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1/20/26	BUD	1" = 150'	DJO	8-45-25

ADD2026-00010 Lee County ePlan

SKETCH AND DESCRIPTION

OF A PARCEL LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA





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LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
INST = INSTRUMENT
N: = NORTHING
E: = EASTING

O.R. = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK
PG = PAGE
R/W = RIGHT OF WAY
FCM = FOUND CONCRETE MONUMENT

* THIS IS NOT A SURVEY *

TITLE: SKETCH OF DESCRIPTION

KEYSTONE
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15751SK 0A	775/09	15537	2 OF 2

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1/20/26	BUD	1" = 150'	DJO	8-45-25