

Legal Description

(per deed - e.g. O.R. 2125/PG.4624)

A parcel or tract of land lying in the Northwest Quarter of Section 22, Township 44 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Section 22; thence N89°00'01"E along the North line of said Section 22 for 990 feet; thence run S0°47'09"W for 396 feet to the POINT OF BEGINNING; thence run N89°00'01"E for 330 feet; thence run S0°47'09"W for 1,372.78 feet to the Northwestly right-of-way line of a special access road acquired for I-75 as such is recorded in Official Records Book 1124 at Page 314 of the Public records of Lee County, Florida; thence S36°51'51"W along said right-of-way line for 244.86 feet; thence run S41°51'51"W for 130.52 feet to the point of curvature of a curve concave to the Northwest having a radius of 146.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 41°18'04" for 105.24 feet; thence run N0°47'09"W for 1,707.69 feet to the POINT OF BEGINNING.

(as measured)

A parcel or tract of land lying in the Northwest Quarter of Section 22, Township 44 South, Range 25 East, Lee County, Florida, more particularly described as follows:

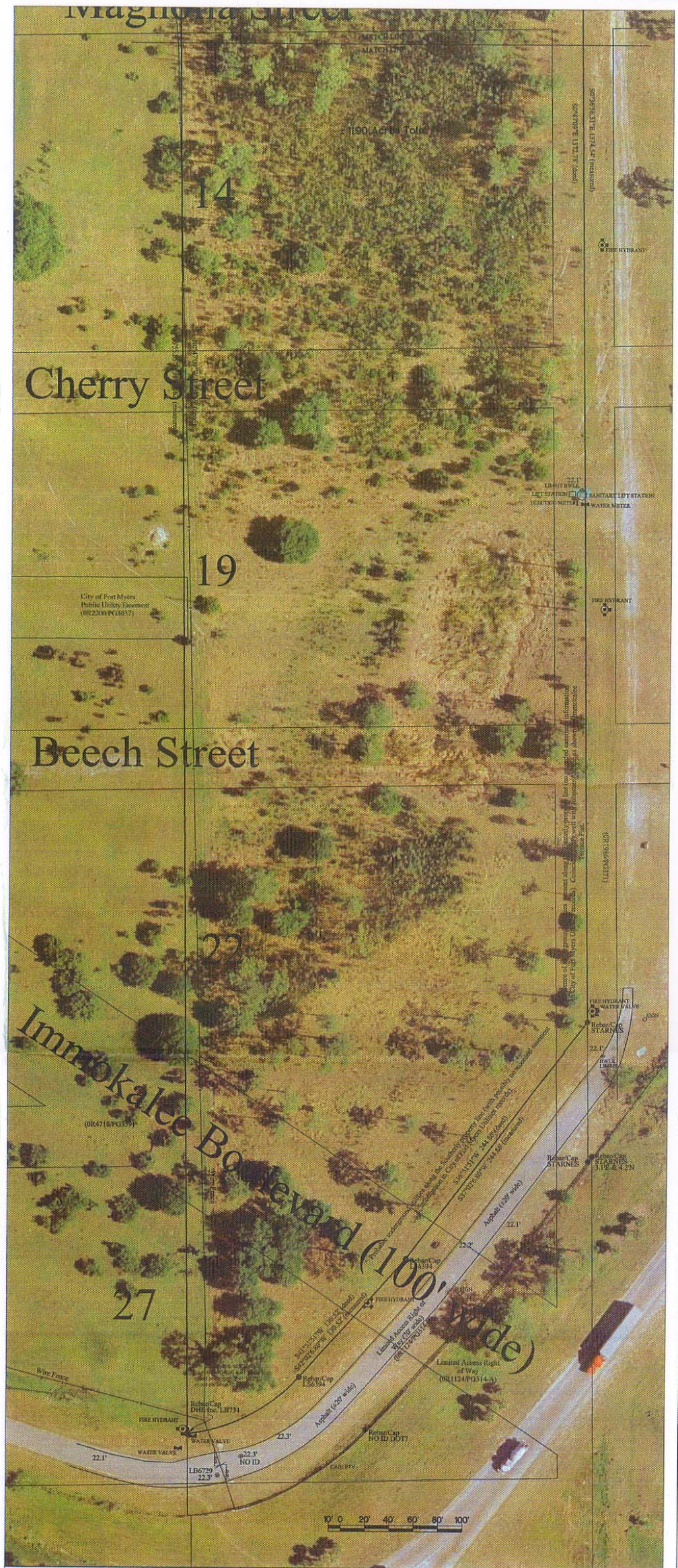
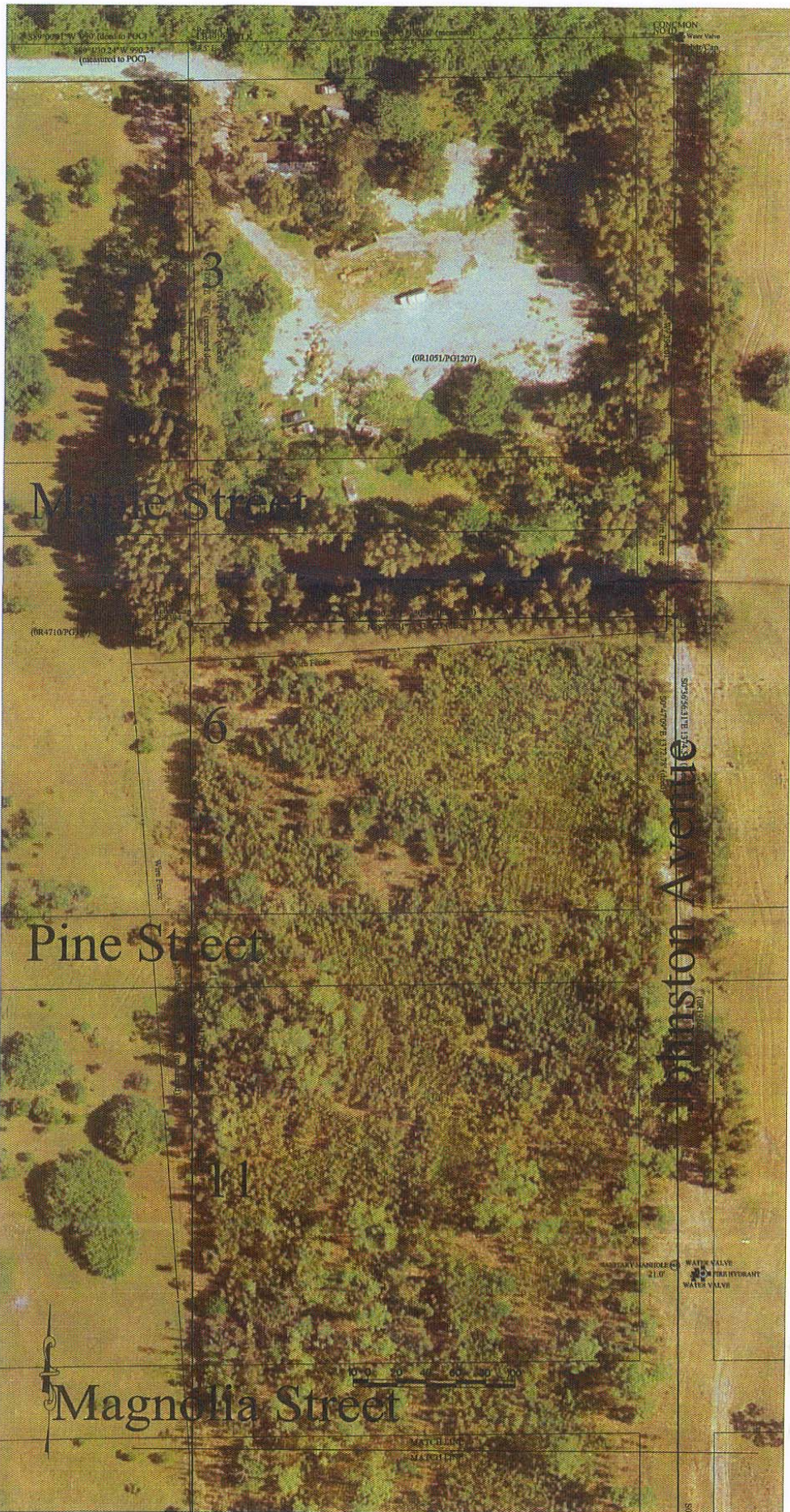
Commence at the Northwest corner of said Section 22; thence N89°1'30"E along the North line of said Section 22 for 990.24 feet; thence run S0°36'56"E for 396.01 feet to the POINT OF BEGINNING; thence run N89°1'30"E for 330 feet; thence run S0°36'56"E for 1,374.54 feet to the Northwestly right-of-way line of a special access road acquired for I-75 as such is recorded in Official Records Book 1124 at Page 314 of the Public records of Lee County, Florida; thence S37°02'07"W along said right-of-way line for 244.86 feet; thence run S42°02'07"W for 130.52 feet to the point of curvature of a curve concave to the Northwest having a radius of 146.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 41°18'04" for 105.24 feet; thence run N0°36'56"W for 1,708.62 feet to the POINT OF BEGINNING.

±11.90 Acres

(Important Note)

This property (all of the West half of Section 22) was originally platted into 50' by 130' lots as "Immokalee Terrace Unit No.1" as per Plat Book 7, Page 66.

There is a note in the margin of the plat that properties were never assessed as platted lots but only by metes and bounds descriptions. It is not apparent if this has ever been or may need to be vacated.



LEGEND

- ⊙ Found Rebar or Pipe w Cap
- ⊙ Placed Rebar w Cap
- ⊙ Found Concrete Monument
- ⊙ Placed Nail w Washer
- ⊙ Found Nail w Washer
- ⊙ Spot Elevation or Survey Point
- ⊙ Water Valve or Meter
- ⊙ ManHole
- ⊙ Fire Hydrant
- Pole
- (d) - per deed
- (p) - per plat
- (c) - calculated
- (m) - as measured
- drainage

Certified to:

Florida Community Bank
The Doragh Law Firm, PA
Frank D'Alessandro and Thomas E. Woodyard
Chicago Title Company

SCALE: 1"=50'	DESIGN BY: SBE
	DRAWN BY: SBE
CAD FILE: MSC05-10	CHECKED BY: JLM
	DATE(s): July 25-27, 2005
DWG NO: Boundary	
SHEET 1 OF 1	S.B. Elrubaie, PSM LS6394 Measurement Science Corporation LB7359

MLK & I-75 Property
Section 22, Township 44 South, Range 25 East
City of Fort Myers, Lee County, Florida
22-44-25-P1-00068.0000
Boundary Survey and Map

Notes:

1. Subject to easements and restrictions of record.
2. Basis of bearings is Florida State Plane, West Zone, NAD83.
3. Not valid without signature and raised seal of a Florida Licensed Surveyor and Mapper.
4. Location is based primarily on concrete monuments at the Northwest corner of Section 22, and secondarily on survey marks found along the property boundary. Iron bars with survey caps were placed where existing markers were not found. Elevations are in NGVD29.
5. Property is located in a "X" flood zone per FEMA 125106-0010B dated 11/15/84.
6. Survey performed without the benefit of title research.
7. Liability is limited to the cost of services provided.
- 8.

DATE REVISIONS:

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