

PROPERTY DESCRIPTION:  
 PARCEL 1:  
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, PROCEED S 1°56'26" E FOR 863.67 FEET; THENCE S87°44'42" E ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) FOR 126.14 FEET; THENCE CONTINUE IN THE SAME DIRECTION FOR 1,094.45 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE NORTH 394.35 FEET TO THE CENTER LINE OF A 60 FOOT ROADWAY; THENCE EAST 120.05 FEET; THENCE SOUTH 397.57 FEET TO A CONCRETE MONUMENT; THENCE WEST 120.18 FEET TO THE POINT OF BEGINNING.  
 SUBJECT TO AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE NORTHERLY 30 FEET.

PARCEL 2:  
 THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) LYING EASTERLY OF THE RAILROAD RIGHT-OF-WAY IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.  
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO OLD U.S. 41 HIGHWAY AS DESCRIBED IN THAT CERTAIN DEED FROM LEE COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1280, PAGE 1038 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITIES PURPOSES OVER AND ACROSS A PARCEL OF LAND 60 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA RUN S 84°38'16" E ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) 126.64 FEET TO THE EAST LINE OF THE TEN MILE CANAL AS SHOWN ON THE IONA DRAINAGE DISTRICT DRAWINGS; THENCE RUN N 0°23'03" W ALONG SAID EASTERLY LINE FOR 468.36 FEET TO THE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE RUN S74°13'36" E FOR 725.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD.  
 SUBJECT TO AN EASEMENT FOR THE FLORIDA POWER AND LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 902 AT PAGE 676.  
 ALSO SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT IN FAVOR OF LEE COUNTY, INSTRUMENT # 201200004291, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS:  
 A TRACT OR PARCEL LYING IN THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY WHICH PARCEL IS DESCRIBED AS FOLLOWS:  
 FROM THE SOUTHEAST CORNER OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6, RUN NORTH 84°29'36" WEST FOR 1310.00 FEET TO A CONCRETE POST ON THE EAST LINE (65 FEET FROM THE CENTERLINE) OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; THENCE RUN NORTH 32°31'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 158.70 FEET TO AN INTERSECTION WITH A PARALLEL LINE 125.00 (AS MEASURED ON A PERPENDICULAR) NORTH OF THE SOUTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 6, THENCE RUN SOUTH 84°29'36" EAST ALONG SAID PARALLEL LINE, FOR 1193.84 FEET; THENCE RUN SOUTH 54°11'46" EAST FOR 247.78 FEET TO THE POINT OF BEGINNING.  
 SUBJECT TO AN EASEMENT FOR THE FLORIDA POWER AND LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 902 AT PAGE 676.  
 BEARINGS HEREINAbove MENTIONED ARE FROM THE CENTERLINE SURVEY OF NEW STATE ROAD NO. 45.  
 AND  
 THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.  
 COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, NORTH 78°29'59" WEST A DISTANCE OF 87.51 FEET TO THE SURVEY BASELINE FOR STATE ROAD 739; THENCE ALONG SAID SURVEY BASE LINE NORTH 32°31'09" WEST A DISTANCE OF 2176.99 FEET FOR A POINT OF BEGINNING; THENCE NORTH 84°32'11" WEST A DISTANCE OF 158.58 FEET TO THE NORTHEASTERLY EXISTING RAILROAD RIGHT OF WAY OF CSX TRANSPORTATION, INC. RAILROAD (PER TRACK MAP V18 FLA); THENCE ALONG SAID NORTHEASTERLY EXISTING RAILROAD RIGHT OF WAY LINE, NORTH 32°31'09" WEST A DISTANCE OF 734.70 FEET; THENCE SOUTH 87°38'11" EAST A DISTANCE OF 304.74 FEET; THENCE SOUTH 32°31'09" EAST A DISTANCE OF 755.61 FEET; THENCE NORTH 84°32'11" WEST A DISTANCE OF 158.58 FEET TO THE POINT OF BEGINNING. OIL, GAS AND MINERAL LEASE, EDWARD A. KOESTER AND LUCILE I. KOESTER, HUSBAND AND WIFE, GRANTED TO HUMBLE OIL AND REFINING CO., DATED MAY 15, 1946 AND RECORDED SEPTEMBER 12, 1946 IN MISC. BOOK 24, PAGE 358 AND AGREED TO IN THE RATIFICATION AGREEMENT BY JULIUS G. KOESTER AND THERESA KOESTER, HUSBAND AND WIFE, TO HUMBLE OIL AND REFINING CO., RECORDED OCTOBER 14, 1946 IN MISC. BOOK 24, PAGE 407.

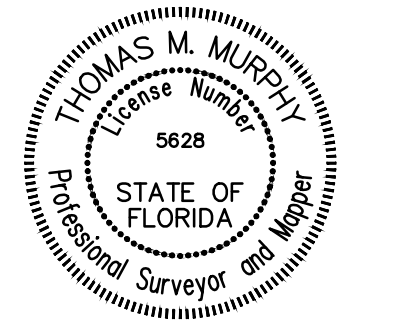
THE SAME BEING DESCRIBED AS:  
 A PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARCLIFF CANAL, AS RECORDED IN O.R. BOOK 3782, PG. 3299 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N54°11'44" W ALONG THE SAID NORTHERLY CANAL RIGHT-OF-WAY LINE FOR A DISTANCE OF 247.78 FEET; THENCE RUN N84°29'36" W ALONG THE SAID NORTHERLY CANAL RIGHT-OF-WAY LINE FOR A DISTANCE OF 880.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MICHAEL G. RIPPE PARKWAY, A 250 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 4003, PG. 4804 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N32°31'09" W ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF MICHAEL G. RIPPE PARKWAY FOR A DISTANCE OF 752.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE RUN S87°44'32" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 52.76 FEET; THENCE RUN N00°55'00" W FOR A DISTANCE OF 364.35 FEET TO A POINT ON THE CENTERLINE OF BRIARWOOD TERRACE, A 60 FOOT WIDE UNRECORDED RIGHT-OF-WAY; THENCE RUN S89°16'42" E ALONG THE SAID CENTERLINE FOR A DISTANCE OF 120.05 FEET; THENCE RUN S00°55'00" E FOR A DISTANCE OF 367.57 FEET TO A POINT ON THE SAID NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER; THENCE RUN S87°44'32" E ALONG SAID NORTH LINE FOR A DISTANCE OF 1296.96 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE RUN S09°54'51" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, FOR A DISTANCE OF 806.22 FEET, TO THE POINT OF BEGINNING; CONTAINING 20.1 ACRES, MORE OR LESS.

WETLAND DETERMINATION:  
 FORMAL WETLAND DETERMINATION CONDUCTED BY SOUTH FLORIDA WATER MANAGEMENT STAFF ON MAY 14, 2021.

NOTES:  
 THIS PROPERTY WAS VACANT ON 5/21/2021.  
 PROPERTY AREA: 20.1 ACRES, MORE OR LESS.  
 BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S87°44'32" E.  
 FPL EASEMENT RECORDED IN MISC. BOOK 32 PAGE 401 WAS PROVIDED BY FPL.  
 WETLAND FLAGGING BY PASARELLA & ASSOC., LOCATED 5/19/2021.  
 COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST.  
 ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
 SITE BENCHMARK: BM F28-61-03, NAIL & DISC, BULKHEAD BOX CULVERT AT SOUTHEAST OF PROPERTY, ELEV = 9.63. THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 5/21/2021.  
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 CERTIFIED TO: JAMES MICHAEL FARWELL, JR  
 CHICAGO TITLE INSURANCE COMPANY

HOLE MONTES, INC.  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY: THOMAS M. MURPHY L55628 STATE OF FLORIDA



LINE	BEARING	DISTANCE
L1	S 89°54'09" W	29.69
L2	N 74°58'47" W	37.37
L3	N 18°58'40" W	31.44
L4	S 75°54'59" W	52.25
L5	S 74°29'02" W	49.20
L6	S 79°20'58" W	59.08
L7	N 48°28'05" W	28.92
L8	N 86°42'26" W	34.13
L9	N 89°53'25" W	28.86
L10	N 81°50'56" W	50.13
L11	N 44°11'19" W	50.69
L12	N 09°54'56" W	43.54
L13	N 35°18'05" W	30.12
L14	S 59°19'51" W	28.28
L15	S 77°58'07" W	38.34
L16	N 38°13'24" W	50.35
L17	N 13°31'11" W	31.04
L18	N 32°02'22" E	26.82
L19	N 33°12'24" E	45.08
L20	N 13°24'39" E	24.30
L21	N 52°56'18" E	21.12
L22	N 66°48'11" E	46.56
L23	N 62°20'18" E	36.98
L24	S 71°52'22" E	43.98
L25	N 70°59'46" E	48.11
L26	N 56°59'58" E	46.59
L27	S 42°33'03" S	33.59
L28	S 56°08'02" E	36.32
L29	N 88°08'40" E	47.62
L30	S 80°59'32" E	50.18
L31	N 77°15'55" E	36.91
L32	S 66°23'53" E	44.06
L33	S 66°51'57" E	31.30
L34	S 31°51'02" E	37.67
L35	S 03°01'30" E	19.21
L36	S 84°27'17" W	35.84
L37	S 10°25'24" W	18.91
L38	S 37°59'50" E	29.27
L39	S 19°14'03" E	15.18
L40	S 05°58'19" W	37.84
L41	S 35°08'43" W	26.35
L42	S 12°11'30" E	31.90
L43	S 03°01'08" E	34.75
L44	N 04°00'00" E	10.47
L45	N 01°03'45" E	97.83
L46	N 03°52'49" W	98.11
L47	N 06°43'40" E	51.16
L48	N 05°28'30" W	54.98
L49	N 02°58'48" E	26.28
L50	S 87°44'32" E	24.10
L51	S 04°58'06" E	20.82
L52	S 08°29'44" E	58.07
L53	S 09°48'08" W	54.18
L54	S 01°51'15" W	50.66
L55	S 14°29'00" W	15.81
L56	S 03°01'47" W	103.34
L57	S 01°02'00" W	12.78
L58	S 79°24'48" W	13.67
L59	N 85°54'25" W	16.47
L60	N 44°42'45" W	9.25
L61	N 15°15'16" W	11.15

- Symbol Description  
 (C) CALCULATED  
 (D) DEED  
 (M) MEASURED  
 MFCM □ FOUND CONCRETE MONUMENT  
 MFIP ○ FOUND IRON PIN  
 MFND ▲ FOUND NAIL /DISK "LB1772"  
 F FIBER OPTIC MARKER/FLAGGING  
 I DRAINAGE INLET  
 A GUY ANCHOR  
 P CONCRETE POLE  
 P CONCRETE POLE WITH LIGHT  
 W WOOD POLE

- ITEMS LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN ORDER NO. 9358984 AND A COMMITMENT DATE 04/13/2021 AT 8:00 AM HAVE BEEN REVIEWED AS FOLLOWS:  
 6. EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE NORTHERLY 30 FEET OF THE PROPERTY IS LOCATED AS SHOWN HEREON.  
 7. FPL EASEMENT, O.R. BOOK 902, PG. 676 DOES NOT FALL WITHIN THIS PROPERTY.  
 8. ROAD MAINTENANCE AGREEMENT, O.R. BOOK 2032, PG. 855 AFFECTS BRIARWOOD TERRACE, ALONG THE NORTH 30 FEET OF THIS PROPERTY. RECORDED DOCUMENT DOES NOT CONTAIN AN EXHIBIT 'A' SCHEDULE OF PROPERTY OWNERS AND NO DETERMINATION CAN BE MADE TO THE SUBJECT PROPERTY'S PARTICIPATION WITH THE AGREEMENT.  
 9. EASEMENT TO LEE COUNTY, O.R. BOOK 3962, PG. 3291 IS NOT LOCATED WITHIN THIS PROPERTY. THE DESCRIPTION IS THE SAME AS THE R-0-W LESS AND EXCEPT ALONG THE WESTERN BOUNDARY OF THIS PROPERTY.  
 10. EASEMENT TO LEE COUNTY, INSTR. NO. 2011000278957 IS LOCATED ON THIS PROPERTY AS SHOWN HEREON.  
 11. EASEMENT TO LEE COUNTY, INSTR. NO. 201200004291 IS LOCATED ON THIS PROPERTY AS SHOWN HEREON.  
 12. THIS PROPERTY IS WITHIN ORDINANCES, O.R. BOOK 2189, PG. 3281, O.R. BOOK 2189, PG. 3334.

LETTER	REVISIONS	DATE	REV BY

BOUNDARY SURVEY

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

PARTY CHIEF: BH	DATE: 5/21/2021
DRAWN BY: BEN	DATE: 5/21
SHEET: 1	OF SHEET: 1
SEC-TWN-RGE: 6-46-25	

6200 Whiskey Creek Dr.  
 Ft. Myers, FL 33919  
 Phone: (239) 985-1200  
 Florida Certificate of Authorization No. 1772

BRIARCLIFF CROUCH PROPERTIES

DRAWING NO. H-920-1-WL  
 PROJECT NO. 21.041  
 FILE NAME: 21041 Bound-WL.dwg