



HALEY WARD®

ENGINEERING | ENVIRONMENTAL | SURVEYING

**DESCRIPTION OF PARCEL IN
SECTION 2, TOWNSHIP 29, RANGE 43 EAST
LABELLE, HENDRY COUNTY, FLORIDA**

A tract or parcel of land situated in the State of Florida, County of Hendry, lying within Section 2, Township 29 South, Range 43 East, and further bounded and described as follows:

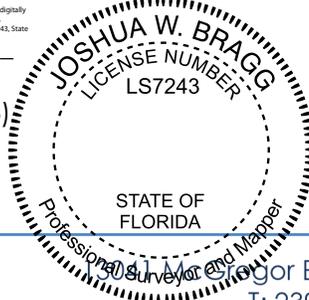
Commencing at the southwest corner of Block 1, Lot 8 of the Court-House Subdivision, recorded in Plat Book 2, Page 42, of the public records of Hendry County, Florida; thence, N00°26'02"W, along the west line of said Lot 8, for 66.39 feet, to the Point of Beginning of the herein described parcel, on the east right-of-way line of College Street (50' wide right-of-way); thence, continuing N00°26'02"W, along the west line of Block 1, Lots 8 through 15 of the Court-House Subdivision and the east right-of-way line of College Street, for 232.22 feet, to the south right-of-way line of Yeomens Avenue (50' wide right-of-way); thence, N00°25'53"W, crossing said Yeomens Avenue, for 50.00 feet, to the intersection of the north right-of-way line of said Yeomens Avenue with the east right-of-way line of College Street and the southwest corner of Block 4, Lot 28 of said Court-House Subdivision; thence, continuing N00°25'53"W, along the west line of Block 4, Lots 28 and 27 of the Court-House Subdivision and the east right-of-way line of College Street, for 50.00 feet, to the northwest corner of said Lot 27; thence, N89°16'53"E, along the north line of Block 4, Lots 27 and 2 of the Court-House Subdivision and crossing a 10-foot wide alley between said Lots 27 and 2, for 209.87 feet, to the northeast corner of said Block 4, Lot 2 and the west right-of-way line of Main Street (50' wide right-of-way); thence, S00°26'23"E, along the east line of Block 4, Lots 2 and 1 of the Court-House Subdivision and the west right-of-way line of Main Street, for 50.00 feet, to the said north right-of-way line of Yeomans Avenue; thence, continuing S00°26'23"E, crossing said Yeomans Avenue, for 50.00 feet, to the intersection of the south right-of-way of Yeomans Avenue with the west right-of-way line of Main Street and the northeasterly corner of Block 1, Lot 16 of the Court-House Subdivision; thence, continuing S00°26'23"E, along the east line of Block 1, Lots 16 through 1 and the west right-of-way line of Main Street, for 206.04 feet; thence, S34°22'34"W, along the west right-of-way line of Main Street, for 43.79 feet, to the north right-of-way line of Hickpochee Avenue (variable width right-of-way); thence, along a non-tangent curve to the right with a radius of 4,636.66 feet, a central angle of 2°02'43", and a long chord of S86°12'33"W 165.50 feet, for an arc length of 165.51 feet, to the said east right-of-way line of College Street; thence N47°20'17"W, along the said west line of College Street, for 26.96 feet, to the Point of Beginning.

Parcel (including parts currently encumbered by Yeomens Avenue and the alley between Block 4, Lots 27/28 and 1/2) contains 72,113 sq. ft. (1.66 acres), more or less.

Bearings are based on the west right-of-way line of Main Street as bearing S00°26'23"E.


Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

This item has been digitally signed and sealed by Joshua W. Bragg, Professional Surveyor and Mapper #7243, State of Florida, on the date indicated here. Date: 2023.07.16 15:04:59 -0400

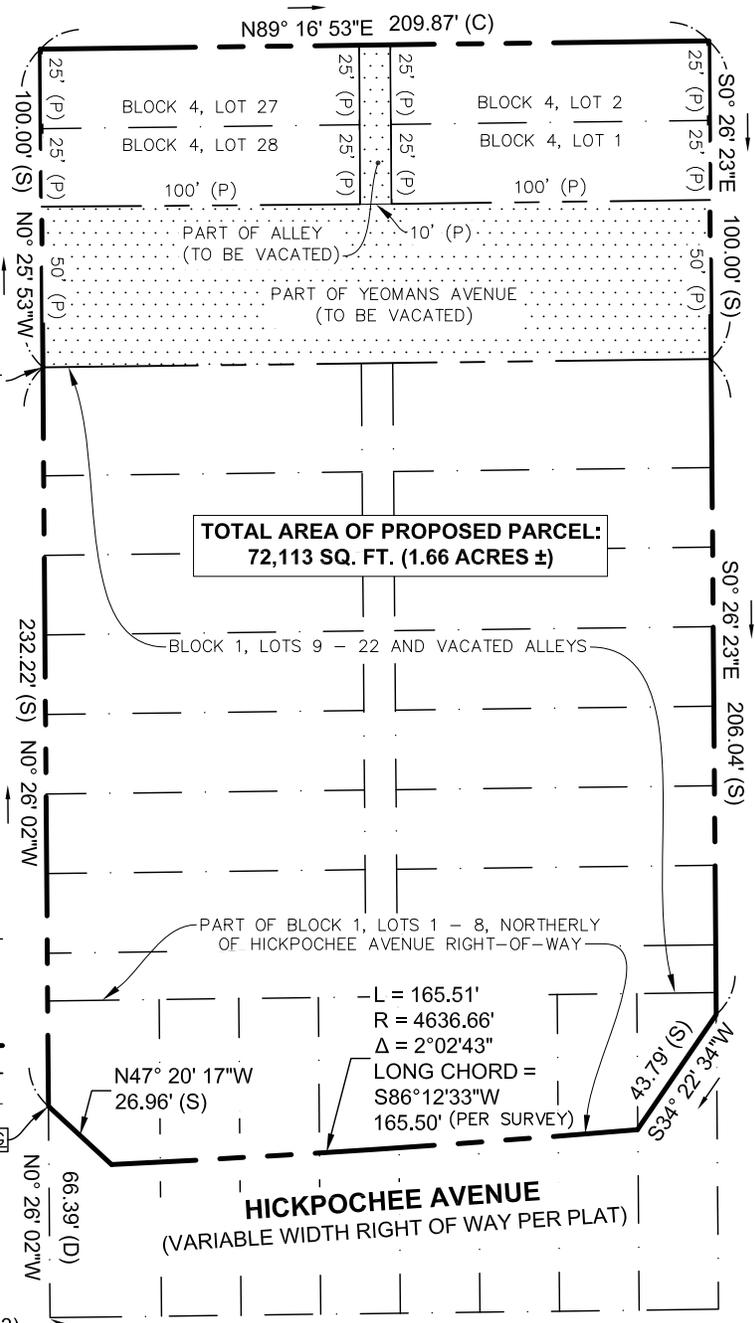


101 McGregor Boulevard, Fort Myers, FL 33919
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**SKETCH TO ACCOMPANY DESCRIPTION OF
PORTIONS OF BLOCK 1 AND BLOCK 4, AS WELL AS, VACATED AND
TO-BE-VACATED PARTS OF YEOMANS AVENUE AND ALLEYS OF
COURT-HOUSE SUBDIVISION (PLAT BOOK 2, PAGE 42)
LYING IN
SECTION 2, TOWNSHIP 29, RANGE 43 EAST
LABELLE, HENDRY COUNTY, FLORIDA**

NOTES:

1. SKETCH BASED ON PLAT OF COURT-HOUSE SUBDIVISION (PLAT BOOK 2, PAGE 42) AND "ALTA/BOUNDARY TOPOGRAPHIC SURVEY" PREPARED BY EXTREME SURVEYING OF FLORIDA, INC. (LB 7425), AND DATED APRIL 11, 2022.
2. BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET AS BEARING S00°26'23"E, PER SURVEY NOTED ABOVE.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

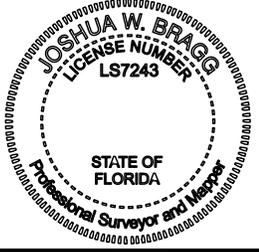


LEGEND:

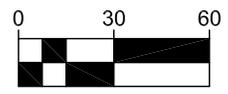
DESCRIPTION	EXISTING
PER PLAT REFERENCED HEREON	(P)
PER SURVEY REFERENCED HEREON	(S)
CALCULATED	(C)
PROPERTY LINE	— — — — —
DEED LINE / PLAT LOT LINE	— — — — —
TIE / REFERENCE LINE	— — — — —

THIS IS NOT A SURVEY

Joshua W. Bragg
JOSHUA W. BRAGG
 PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
 FOR THE FIRM OF HALLEY WARD, INC. (LB 8267)



POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF BLOCK 1, LOT 8 OF
 COURT-HOUSE SUBDIVISION (PLAT BOOK 2, PAGE 42)
 PER ORDER OF TAKING RECORDED IN O.R. 504, PAGE 265



BY: CMG	PAGE: 2 of 2
DATE: 2025.07.16	
JN: 2013235.25	S.T.R. NO. 02-29-43
SCALE: 1" = 60'	

HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 13041 McGregor Boulevard
 Fort Myers, Florida 33919
 239.481.1331
 Florida@halleyward.com

WWW.HALEYWARD.COM
 CERTIFICATE OF AUTHORIZATION NO. EB32664 & LB8267