

DESCRIPTION

A tract or parcel of land lying in Sections 34 and 35, Township 43 South, Range 25 East and Sections 2 and 3, Township 44 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:


Commencing at the Northwest corner of said Section 2; thence run along the north line of said Section 2 N 89°27'00" E a distance of 643.43 feet to the West line of the Orange River Hills Subdivision, Unit 1, as recorded in Plat Book 29, Page 34 in the Public Records of Lee County, Florida and the Point of Beginning. From said Point of Beginning run N 00°04'05" W a distance of 445 feet +/- to the waterward face of an existing seawall (exact location unknown) in the waters of Orange River; thence run Northwesterly along the said face of the seawall a distance of 579 feet +/- to an intersection with the Southeasterly right-of-way line of Palm Beach Boulevard (State Road 80, 150.00 feet wide); thence along said Southeasterly right-of-way line S 58°01'10" W a distance of 722 feet +/- to the Northwest corner of lands recorded in Official Records Book 1019, Page 26, in the Public Records of Lee County, Florida; thence departing said Southeasterly right-of-way line S 00°57'25" E, along the West line of said lands, a distance of 400.25 feet to an intersection with the North line of said Section 3 and the North line of an unrecorded plat entitled "Dun-Rollin' Village"; thence along said North line the following two courses: N 88°50'18" E a distance of 109.35 feet; thence departing said North line S 00°44'12" E a distance of 1301.87 feet to the north right-of-way line of Orange River Boulevard; thence along said Orange River Boulevard the following courses: N 88°52'36" E a distance of 247.81 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 1170.92 feet, a delta of 10°42'40", a chord bearing of S 85°45'59" E, a chord length of 218.58 feet, for an arc length of 218.89 feet to a point of tangency; thence S 80°24'44" E a distance of 373.99 feet; thence N 01°03'44" W a distance of 68.05 feet; thence N 88°51'08" E a distance of 1.00 feet; thence S 01°03'44" E a distance of 68.24 feet; thence S 80°24'44" E a distance of 172.06 feet to the southwest corner of said Orange River Hills Subdivision; thence departing said North line N 01°03'44" W along the west line of said subdivision a distance of 1411.05 feet to an intersection with the North line of said Section 2; thence along said North line S 89°27'00" W a distance of 21.67 feet; to the Point of Beginning.

Containing within said bounds 1,984,942 square feet or 45.57 acres, more or less.

RECEIVED
DEC 15 2010
COMMUNITY DEVELOPMENT
ADD 2010-00099

APPROVED
LEGAL
B. S. Galschi
12-16-10

Surveyors Notes:
The description shown hereon is new.
No search of the public records was conducted by this office for the existence of easements, reservations, or Rights of Way of record.
Orientation based on the North line of Section 2, Township 44 South, Range 25 East, as bearing N 89°27'00" E.
Description was prepared without the benefit of a title search or abstract.
Unless it bears the signature and original raised seal of a Florida Licensed Surveyor and Mapper and both sheets are included, this map is not valid.
THIS IS NOT A SURVEY.

PREPARED BY:

ROBERT L. CARMELIA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548
DATE SIGNED: 12/14/10

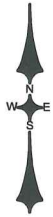
MDA PROJECT: 07117		DESCRIPTION DRAWING PARCEL OF LAND IN SECTIONS 34 AND 35, TOWNSHIP 43 SOUTH, RANGE 25 EAST & SECTIONS 2 AND 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA
CHECKED BY: MAH	DRAWN BY: RLC	
DATE: 3-19-10		SUN-N-FUN MOBILE HOMEOWNERS ASSOCIATION
SHEET 1 OF 2		

MORRIS
DEPEW

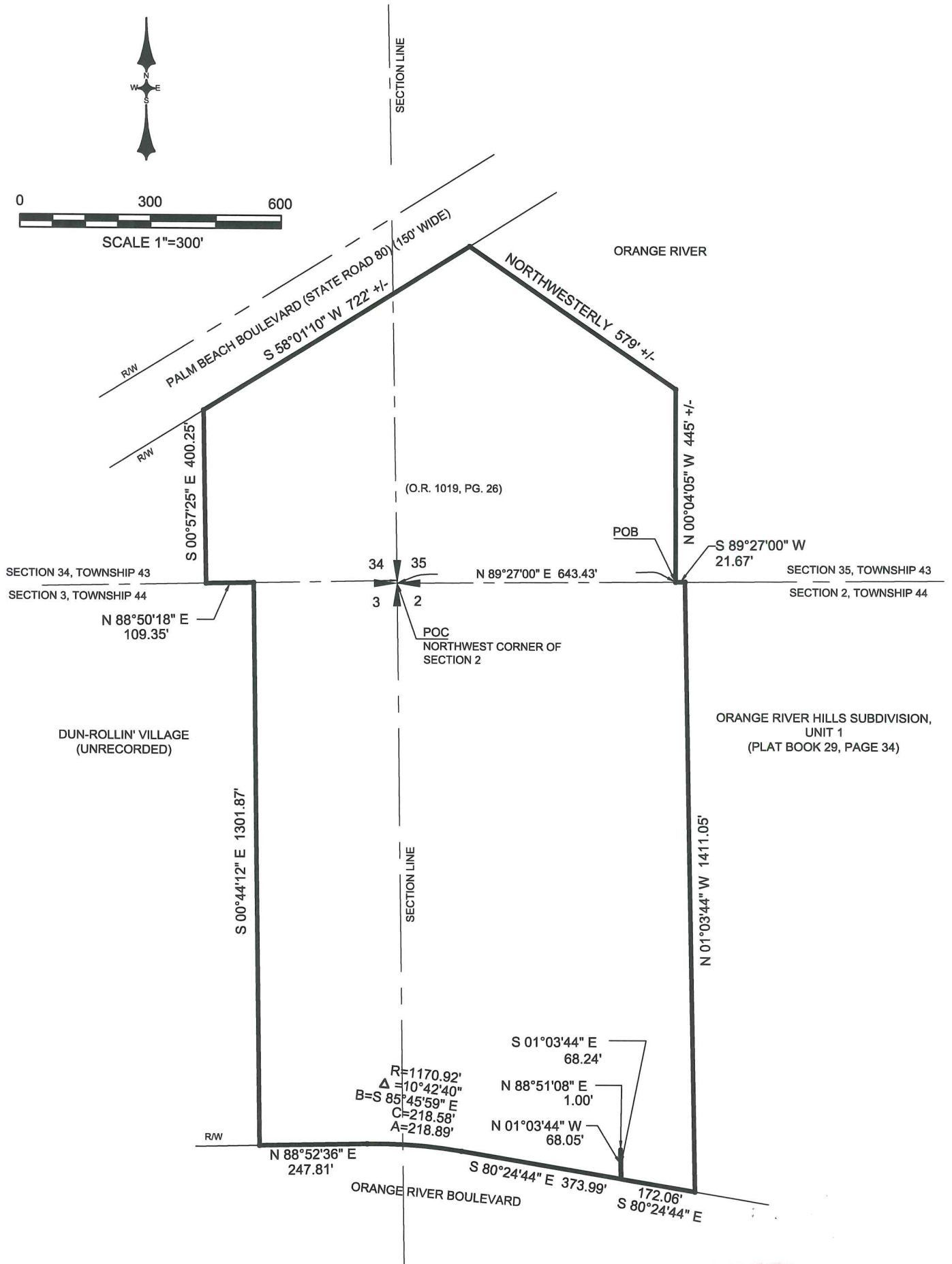
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0 300 600
SCALE 1"=300'



LEGEND:

P.G. = PAGE

O.R. = OFFICIAL RECORDS

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

34 35
3 2
=SECTION CORNER

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SHEET
2 OF 2

DESCRIPTION DRAWING
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SECTIONS 2 AND 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SUN-N-FUN MOBILE
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