

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DR. STE 107 BONITA SPRINGS, FLORIDA 34135

PHONE (239) 405-8166 FAX (239) 405-8163

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS "R", "B-3" AND "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 15°43'44" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 524.50 FEET; THENCE SOUTH 84°13'30" WEST, A DISTANCE OF 339.48 FEET; THENCE SOUTH 08°32'29" EAST, A DISTANCE OF 52.14 FEET; THENCE DEPARTING FROM THE BOUNDARY OF LAST SAID LANDS, SOUTH 81°26'59" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHWESTERLY, 36.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.50 FEET, THROUGH A CENTRAL ANGLE OF 86°13'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°42'29" WEST, 33.49 FEET; THENCE SOUTH 85°10'44" WEST, A DISTANCE OF 109.19 FEET; THENCE SOUTH 04°49'16" EAST, A DISTANCE OF 50.51 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 76.43 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 07°40'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°58'48" EAST, 76.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 40.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°34'56" EAST, 39.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 281.57 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 795.00 FEET, THROUGH A CENTRAL ANGLE OF 20°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°52'45" EAST, 280.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 11°13'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°20'55" EAST, 35.23 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 221.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 271.68 FEET, THROUGH A CENTRAL ANGLE OF 46°43'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°50'10" WEST, 215.45 FEET; THENCE SOUTH 88°44'00" WEST, A DISTANCE OF 651.68 FEET; THENCE NORTH 01°16'00" WEST, A DISTANCE OF 90.21 FEET; THENCE NORTH 37°51'55" EAST, A DISTANCE OF 25.46 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 70°13'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°45'02" EAST, 11.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 181.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 69°08'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°12'18" EAST, 170.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 120.02 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF

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COMMUNITY DEVELOPMENT

ADD 2012-00110

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DR. STE 107 BONITA SPRINGS, FLORIDA 34135

PHONE (239) 405-8166 FAX (239) 405-8163

180.00 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°40'21" EAST, 117.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 17.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 102°28'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°39'46" WEST, 15.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 539.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 112°22'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°42'21" WEST, 457.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 109.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 13°18'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°49'57" EAST, 108.91 FEET; THENCE NORTH 04°49'14" WEST, A DISTANCE OF 199.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 158.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 82°45'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°33'46" EAST, 145.44 FEET; THENCE NORTH 77°56'45" EAST, A DISTANCE OF 127.36 FEET; THENCE NORTH 85°08'35" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "B-3", SAID PLAT OF MIROMAR LAKES UNIT XI - PENINSULA; THENCE SOUTH 04°49'14" EAST, ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 27.19 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE DEPARTING FROM SAID SOUTHERLY PROLONGATION, SOUTHEASTERLY, 45.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 63.50 FEET, THROUGH A CENTRAL ANGLE OF 40°41'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°03'14" EAST, 44.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID TRACT "O-3"; THENCE NORTH 80°00'00" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,037.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,208,338 SQUARE FEET OR 27.740 ACRES, MORE OR LESS.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897


John Scott Rhodes

Professional Surveyor and Mapper
State of Florida, License Number 5739
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

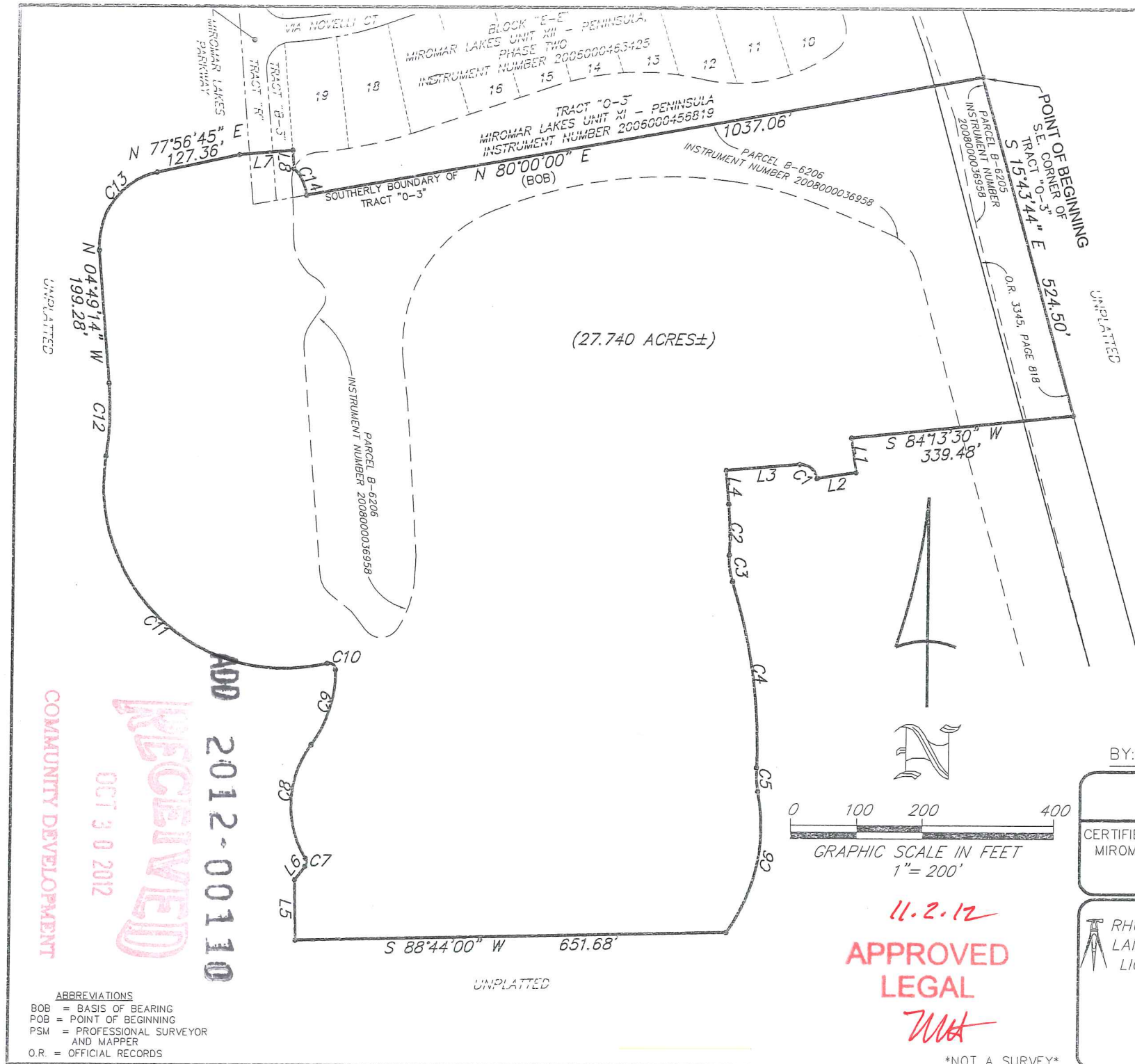
R&R FILE NO. 2012-1052SKETCH
DATE: 10/29/2012

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RECEIVED
OCT 30 2012

COMMUNITY DEVELOPMENT

ADD 2012-00110



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.14'	S 08°32'29" E
L2	60.00'	S 81°26'59" W
L3	109.19'	S 85°10'44" W
L4	50.51'	S 04°49'16" E
L5	90.21'	N 01°16'00" W
L6	25.46'	N 37°51'55" E
L7	80.00'	N 85°08'35" E
L8	27.19'	S 04°49'14" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	24.50'	86°13'34"	36.87'	33.49'	N 51°42'29" W
C2	570.00'	7°40'58"	76.43'	76.37'	S 00°58'48" E
C3	110.00'	20°53'13"	40.10'	39.88'	S 07°34'56" E
C4	795.00'	20°17'33"	281.57'	280.10'	S 07°52'45" E
C5	180.00'	11°13'53"	35.28'	35.23'	S 03°20'55" E
C6	271.68'	46°43'14"	221.53'	215.45'	S 11°50'10" W
C7	10.00'	70°13'45"	12.26'	11.50'	N 02°45'02" E
C8	150.00'	69°08'16"	181.00'	170.22'	N 02°12'18" E
C9	180.00'	38°12'09"	120.02'	117.81'	N 17°40'21" E
C10	10.00'	102°28'07"	17.88'	15.59'	N 52°39'46" W
C11	275.00'	112°22'58"	539.40'	457.00'	N 47°42'21" W
C12	470.00'	13°18'22"	109.15'	108.91'	N 01°49'57" E
C13	110.00'	82°45'59"	158.90'	145.44'	N 36°33'46" E
C14	63.50'	40°41'34"	45.10'	44.16'	S 26°03'14" E

NOTES

1. BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, INSTRUMENT NUMBER 2006000486819, AS BEING N 80°00'00" E. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: John Scott Rhodes JOHN SCOTT RHODES, PSM #5739

SKETCH OF DESCRIPTION

CERTIFIED TO:
MIROMAR LAKES, LLC

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

bk:	pg:	date:
		OCT. 29, 2012
		scale:
		1" = 200'
		cogo #:

28100 BONITA GRANDR DRIVE, #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 (239) 405-8163 FAX

design:
drawn:
checked:
acad #:
view:
project #:
sheet #:
file #:

11.2.12
APPROVED
LEGAL
[Signature]

1" = 200'

NOT A SURVEY*

2012-1052
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2012-1052
SKETCH