ADD2014-00127 Lee County ePlan

LEGAL DESCRIPTION (AS PREPARED BY RWA)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA SAID POINT BEING THE NORTHWEST CORNER OF EMERSON SQUARE AS RECORDED IN PLAT BOOK 80 AT PAGES 40 THROUGH 46, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE S 00°45'11" E ALONG THE WEST LINE OF SAID EMERSON SQUARE FOR 1280.84 FEET TO THE NORTHEAST CORNER OF THE HARBORAGE AS RECORDED IN PLAT BOOK 38 AT PAGES 4 THROUGH 9 OF SAID PUBLIC RECORDS;
THENCE N 78°27'17" W ALONG AND THROUGH THE NORTH LINE OF SAID THE HARBORAGE FOR 1309.22 TO A POINT LYING 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION 7;
THENCE N 01°11'51" W ALONG A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE FOR 1859.40 FEET;
THENCE S 70°59'55" E, TO AND ALONG THE SOUTHERLY LINE OF AMERICA OUTDOORS CAMPER RESORT #1, A CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 8 AT PAGES 219 THROUGH 222 OF SAID PUBLIC RECORDS FOR 1373.82 FEET TO THE SOUTHEAST CORNER OF SAID AMERICA OUTDOORS CAMPER RESORT #1, A CONDOMINIUM;
THENCE S 00°51'36" E FOR 340.48 FEET;
THENCE S 72°47'53" E FOR 1405.56 FEET;
THENCE S 00°27'32" E FOR 2.20 FEET;
THENCE S 84°30'15" E FOR 834.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF TAMIAMI TRAIL (U.S. 41, S.R. 45) BEING A POINT OF CURVATURE;
THENCE SOUTHEASTERLY 59.05 FEET ALONG SAID WESTERLY LINE AND THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,364.69 FEET THROUGH A CENTRAL ANGLE OF 02°28'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS S 26°38'21" E FOR 59.05 FEET;
THENCE N 84°30'15" W FOR 860.46 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 7;
THENCE N 72°47'53" W TO AND ALONG THE NORTHERLY LINE OF SAID EMERSON SQUARE FOR 1405.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,382,273 SQUARE FEET OR 54.69 ACRES, MORE OR LESS.