



March 11, 2022

Mr. Chahram Badamtchian, AICP  
Senior Planner  
Lee County Community Development  
1500 Monroe Street  
Fort Myers, FL 33908

**RE: CenterPlace MPD Amendment (DCI2021-00042)  
RESUBMITTAL**

Dear Mr. Badamtchian,

It is my pleasure to submit to you the attached revised documents related to the CenterPlace MPD Amendment request. The following information has been provided to assist in Staff's review following your comments received on February 16, 2022.

1. One electronic copy of the Review Comment Letter Responses;
2. One electronic copy of the Boundary Survey;
3. One electronic copy of the Legal Description; and
4. One electronic copy of the Surveyor's Affidavit.

The following is a list of Staff's comments with the Applicant's in **bold**.

**Legal Description Review – Hunter Searson**

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.
- The survey must be based upon the title certification submitted in accordance with section 34-201(a)(7). The legal description on the boundary survey has different directional calls than what is shown on Exhibit A of the title opinion.

**Response: The attached Boundary Survey has been updated with state plane coordinates added at opposing corners.**

**An updated legal description is also attached for consistency with the Boundary Survey.**

**Additionally, a Surveyors Affidavit is attached identifying that the description shown on Exhibit A of the title opinion is one and the same as the real property identified in the legal description.**

If you have any questions, please do not hesitate to contact me directly at (239) 319-0026 or [jfrantz@rviplanning.com](mailto:jfrantz@rviplanning.com).

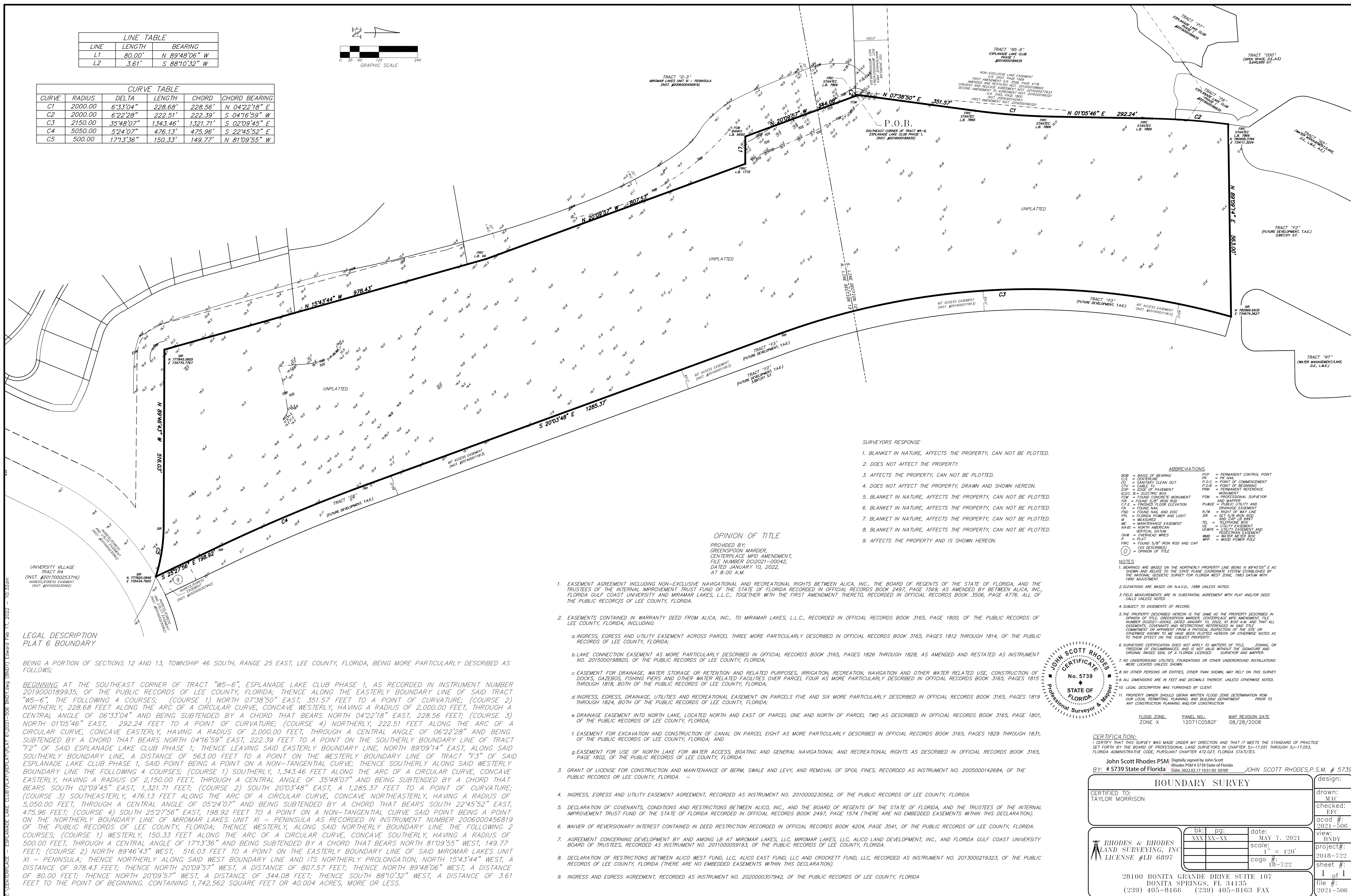
Sincerely,

**RVI Planning + Landscape Architecture**

A handwritten signature in blue ink, reading 'Jeremy Frantz'.

**Jeremy Frantz, AICP**  
Project Director

| CURVE TABLE |         |           |          |          |               |
|-------------|---------|-----------|----------|----------|---------------|
| CURVE       | RADIUS  | DELTA     | LENGTH   | CHORD    | CHORD BEARING |
| C1          | 2000.00 | 6°33'04"  | 228.68'  | 228.56'  | N 04°22'18" E |
| C2          | 2000.00 | 6°22'28"  | 222.51'  | 222.39'  | S 04°16'59" W |
| C3          | 2150.00 | 35°48'07" | 1343.46' | 1321.71' | S 02°09'45" E |
| C4          | 5050.00 | 5°24'07"  | 476.13'  | 475.96'  | S 22°45'52" E |
| C5          | 500.00  | 12°33'36" | 150.33'  | 149.77'  | N 81°09'55" W |



### SURVEYORS RESPONSE

1. BLANKET IN NATURE, AFFECTS THE PROPERTY, CAN NOT BE PLOTTED.
2. DOES NOT AFFECT THE PROPERTY.
3. AFFECTS THE PROPERTY, CAN NOT BE PLOTTED.
4. DOES NOT AFFECT THE PROPERTY, DRAWN AND SHOWN HEREON.
5. BLANKET IN NATURE, AFFECTS THE PROPERTY, CAN NOT BE PLOTTED.
6. BLANKET IN NATURE, AFFECTS THE PROPERTY, CAN NOT BE PLOTTED.
7. BLANKET IN NATURE, AFFECTS THE PROPERTY, CAN NOT BE PLOTTED.
8. BLANKET IN NATURE, AFFECTS THE PROPERTY, CAN NOT BE PLOTTED.
9. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

### ABBREVIATIONS

|       |                               |           |                                        |
|-------|-------------------------------|-----------|----------------------------------------|
| BOB   | = BASIC OF GRADE              | CP        | = PERMANENT CONTROL POINT              |
| C/A   | = CLEARANCE                   | PK        | = PK NAIL                              |
| CL    | = CENTERLINE                  | PC        | = POINT OF COMMENCEMENT                |
| CTV   | = CURB TO VERTICAL            | P.O.B.    | = POINT OF BEGINNING                   |
| DA    | = DRAINAGE AREA               | PM        | = PERMANENT MONUMENT                   |
| ELEC. | = ELECTRIC BOX                | PSM       | = PROFESSIONAL SURVEYOR                |
| EN    | = ELEVATION                   | PSM & M   | = PERMANENT SURVEY MONUMENT AND MAPPER |
| FIN   | = FINISHED                    | PL/UD     | = PLUMB AND DRAINAGE EASEMENT          |
| FILE  | = FINISHED FILE IRON ROD      | R/W       | = RIGHT OF WAY                         |
| FND   | = FOUND                       | W&L       | = WATER AND LIGHT EASEMENT             |
| FND   | = FOUND NAIL AND DISC         | UTL       | = UTILITY EASEMENT                     |
| GA    | = GRADE AND LIGHT             | UTL & W&L | = UTILITY AND WATER AND LIGHT EASEMENT |
| M     | = MEASURED                    | W&L       | = WATER AND LIGHT EASEMENT             |
| MA    | = MAINTENANCE EASEMENT        | WMB       | = WATER METER BOX                      |
| NAVO  | = NORTH AMERICAN              | WPP       | = WOOD POWER POLE                      |
| OWH   | = OVERHEAD WIRE               |           |                                        |
| PLAT  | = PLAT                        |           |                                        |
| FIRC  | = FOUND 5/8" IRON ROD AND CAP |           |                                        |
|       | (AS DESCRIBED)                |           |                                        |
|       | ORIGIN OF TITLE               |           |                                        |

**NOTE**

- NOTES
1. BEARINGS ARE BASED ON THE NORTHERLY PROPERTY LINE BEING N 84°51'13" E AS SHOWN ON AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEOGRAPHIC SURVEY FOR FLORENCE WEST WEDGE, 1983 DATUM WITH 1980 UTILITY CORRECTIONS.
  2. ELEVATIONS ARE BASED ON N.A.S.D., 1988 UNLESS NOTED.
  3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH HAND AND/OR DEED CALLS UNLESS NOTED.
  4. SUBJECT TO EASEMENTS OF RECORD.
  5. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE DEED TO THE PROPERTY DESCRIBED HEREIN, CERTIFICATE NO. AND INSTRUMENT FILE NUMBER D000000000, DATED JANUARY 10, 2022, AT 8:00 A.M. AND THAT ALL ENCUMBRANCES, COVENANTS, EASEMENTS, RESTRICTIONS, IN SAID TITLE, COORDINATE TO THE COORDINATE FROM THE DEED TO THE PROPERTY DESCRIBED OR OTHERWISE KNEW TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THE EFFECT OF THE DEED TO THE PROPERTY DESCRIBED HEREIN.
  6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR, OR OF A LICENSEE LICENSED AS SURVEYOR AND MAPPER.
  7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS NOTED.
  8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
  9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
  10. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
  11. OUR LOCAL PLANNING BOARD DATED WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PROPERTY, SHADING AND BUILDING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THIS PROJECT.

|                    |                   |                          |
|--------------------|-------------------|--------------------------|
| <u>FLOOD_ZONE:</u> | <u>PANEL_NO.:</u> | <u>MAP_REVISION_DATE</u> |
| ZONE X             | 12071C0582F       | 08/28/2008               |

**CERTIFICATION:**  
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARD OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

John Scott Rhodes PSM Digitally signed by John Scott Rhodes PSM # 5739 State of Florida  
BY: # 5739 State of Florida Date: 2022.02.17 10:51:05 -05'00' JOHN SCOTT RHODES,P.S.M. # 5739

## BOUNDARY SURVEY

|                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          |                                                         |             |         |           |  |             |                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------|---------|-----------|--|-------------|--------------------------------------------------------------|
| CERTIFIED TO:<br>TAYLOR MORRISON                                                                                                                                                                           |                                                                                                                                                                                                                                                          | drawn:<br>MAC<br>checked:<br>EFC<br>acad #:<br>2021-506 |             |         |           |  |             |                                                              |
| <div style="display: flex; flex-direction: column; justify-content: space-around; padding-top: 10px;"> <div>RHODES &amp; RHODES</div> <div>LAND SURVEYING, INC.</div> <div>LICENSURE #LB 6897</div> </div> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">bk:</td> <td style="width: 30%;">pg:</td> <td style="width: 40%;">date:</td> </tr> <tr> <td>XXX XX-XX</td> <td></td> <td>MAY 7, 2021</td> </tr> </table> | bk:                                                     | pg:         | date:   | XXX XX-XX |  | MAY 7, 2021 | view:<br>HANDY<br>project:<br>2018-722<br>sheet #:<br>1 of 1 |
|                                                                                                                                                                                                            | bk:                                                                                                                                                                                                                                                      | pg:                                                     | date:       |         |           |  |             |                                                              |
|                                                                                                                                                                                                            | XXX XX-XX                                                                                                                                                                                                                                                |                                                         | MAY 7, 2021 |         |           |  |             |                                                              |
|                                                                                                                                                                                                            | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">scale:</td> <td style="width: 40%;">1" = 120'</td> </tr> <tr> <td>cogo #:</td> <td>107-722</td> </tr> </table>                                           | scale:                                                  | 1" = 120'   | cogo #: | 107-722   |  |             |                                                              |
|                                                                                                                                                                                                            | scale:                                                                                                                                                                                                                                                   | 1" = 120'                                               |             |         |           |  |             |                                                              |
| cogo #:                                                                                                                                                                                                    | 107-722                                                                                                                                                                                                                                                  |                                                         |             |         |           |  |             |                                                              |
| 28100 BONITA GRANDE DRIVE SUITE 107<br>BONITA SPRINGS, FL 34135<br>(239) 405-8166 (239) 405-8163 FAX                                                                                                       |                                                                                                                                                                                                                                                          | file #:<br>2021-506                                     |             |         |           |  |             |                                                              |
|                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          |                                                         |             |         |           |  |             |                                                              |

***RHODES & RHODES LAND SURVEYING, INC******98100 BONTA GRANDE DRIVE #107 NAPLES, FLORIDA 34135  
PHONE (889) 405-8168 FAX (889) 405-8163***

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2019000189935, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 222.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°22'28" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°16'59" EAST, 222.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT "F2" OF SAID ESPLANADE LAKE CLUB PHASE 1; THENCE LEAVING SAID EASTERLY BOUNDARY LINE, NORTH 89°09'14" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 563.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF TRACT "F3" OF SAID ESPLANADE LAKE CLUB PHASE 1, SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING 4 COURSES; (COURSE 1) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 2) SOUTH 20°03'48" EAST, A 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 3) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 4) SOUTH 25°27'56" EAST, 198.92 FEET TO A POINT ON A NON-TANGENTIAL CURVE SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE WESTERLY, ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING 2 COURSES; (COURSE 1) WESTERLY, 150.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'36" AND BEING

***RHODES & RHODES LAND SURVEYING, INC.******28100 BONTA GRANDE DRIVE #107 NAPLES, FLORIDA 34135  
PHONE (889) 405-8168 FAX (889) 405-8163***

SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'55" WEST, 149.77 FEET;  
(COURSE 2) NORTH 89°46'43" WEST, 516.03 FEET TO A POINT ON THE  
EASTERLY BOUNDARY LINE OF SAID MIROMAR LAKES COMMUNITY  
DEVELOPMENT DISTRICT; THENCE NORTHERLY ALONG SAID EASTERLY  
BOUNDARY LINE, NORTH 15°43'44" WEST, A DISTANCE OF 978.45 FEET;  
THENCE NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; THENCE NORTH  
89°48'06" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 20°09'57" WEST,  
A DISTANCE OF 344.08 FEET; THENCE SOUTH 88°10'32" WEST, A DISTANCE OF  
3.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,562 SQUARE FEET OR 40.004 ACRES, MORE OR LESS.

Prepared by:

Rhodes and Rhodes Land Surveying, Inc.

SURVEYORS AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LEE

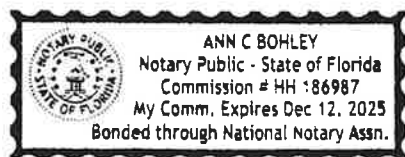
Before me, the undersigned authority, personally appeared John Scott Rhodes, who, being first duly sworn, deposes and says:

1. That Affiant is a professional surveyor and mapper, holding Florida Certificate No. 5739, authorized to practice in the State of Florida.

2. Affiant has determined that the property described in attached as Exhibit "A", is one and the same as the real property identified in the legal description dated May 7, 2021 described on attached Exhibit "B".

  
John Scott Rhodes, PSM #5739

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of March, 2022, by JOHN SCOTT RHODES, who ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.



  
Signature of Notary Public

ANN C. BOHLEY  
(Print Notary Name)

Prepared by:

Rhodes and Rhodes Land Surveying, Inc.

## EXHIBIT "A"

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1 AS RECORDED IN INSTRUMENT NUMBER 2019000189935 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, A DISTANCE OF 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, A DISTANCE OF 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 66.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 01°54'57" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°03'14" EAST, 66.88 FEET TO THE SOUTHEAST CORNER OF TRACT "O30", ESPLANADE LAKE CLUB PHASE 2 AS RECORDED IN INSTRUMENT NUMBER 2020000075347 SAID POINT BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT "O30", NORTHERLY, 155.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°27'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 05°14'28" EAST, 155.59 FEET TO THE SOUTHWEST CORNER OF TRACT "F1, ESPLANADE LAKE CLUB PLAT THREE AS RECORDED IN INSTRUMENT NUMBER 2021000173051 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PLAT THREE, THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 89°09'13" EAST, A DISTANCE OF 563.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; (COURSE 2) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 3) SOUTH 20°03'48" EAST, A DISTANCE OF 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 4) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 5) SOUTH 25°27'56" EAST, A DISTANCE OF 198.92 FEET TO A POINT ON THE BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF SAID LEE COUNTY, FLORIDA SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES; (COURSE 1) WESTERLY, 150.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'33" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'56" WEST, 149.76 FEET; (COURSE 2) NORTH 89°46'43" WEST, A DISTANCE OF 516.04 FEET; (COURSE 3) NORTH 15°43'44" WEST, A DISTANCE OF 920.90 FEET TO THE SOUTHEAST CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI-PENNINSULA AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 15°43'44" WEST, A DISTANCE OF 57.53 FEET; (COURSE 2) NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; (COURSE 3) NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; (COURSE 4) NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET; (COURSE 5) SOUTH 88°10'32" WEST, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,562 SQUARE FEET OR 40.004 ACRES, MORE OR LESS.

Prepared by:

Rhodes and Rhodes Land Surveying, Inc.

## EXHIBIT "B"

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2019000189935, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 222.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°22'28" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°16'59" EAST, 222.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT "F2" OF SAID ESPLANADE LAKE CLUB PHASE 1; THENCE LEAVING SAID EASTERLY BOUNDARY LINE, NORTH 89°09'14" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 563.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF TRACT "F3" OF SAID ESPLANADE LAKE CLUB PHASE 1, SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING 4 COURSES; (COURSE 1) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 2) SOUTH 20°03'48" EAST, A 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 3) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 4) SOUTH 25°27'56" EAST, 198.92 FEET TO A POINT ON A NON-TANGENTIAL CURVE SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE WESTERLY, ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING 2 COURSES; (COURSE 1) WESTERLY, 150.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'36" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'55" WEST, 149.77 FEET; (COURSE 2) NORTH 89°46'43" WEST, 516.03 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY LINE, NORTH 15°43'44" WEST, A DISTANCE OF 978.45 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; THENCE NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET; THENCE SOUTH 88°10'32" WEST, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

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