

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH ALL OF TRACT A-BLOCK 96-UNIT 12 AND ALL OF TRACT A-BLOCK 97-UNIT 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELVA AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF FIRST STREET WEST (BOTH BEING A 50' WIDE RIGHT-OF-WAY PER LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 1-101 INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA), AND RUN NORTH 00°44'54" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 851.92 FEET TO THE NORTHWEST CORNER OF TRACT A-BLOCK 96-UNIT 12, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 96-216 INCLUSIVE, BEING MORE SPECIFICALLY DISPLAYED ON PAGE 149, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 43°15'51" EAST, A DISTANCE OF 53.39 FEET; THENCE NORTH 20°38'06" EAST ALONG THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF ELVA AVENUE, A DISTANCE OF 42.47 FEET TO THE SOUTHWESTERLY CORNER OF INSTRUMENT NUMBER 2009000229595, PER THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 69°21'54" EAST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT, A DISTANCE OF 217.70 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 20°38'06" EAST ALONG THE EASTERLY LINE OF AFORESAID INSTRUMENT, A DISTANCE OF 184.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LEE BOULEVARD (RIGHT-OF-WAY WIDTH VARIES) AND A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,355.70 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 54°49'32" EAST, 149.02 FEET; THENCE DEPARTING AFORESAID INSTRUMENT RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 06°18'04", AN ARC LENGTH OF 149.10 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 51°40'30" EAST, 36.73 FEET; SOUTH 39°16'04" EAST, 54.69 FEET; SOUTH 51°40'30" EAST, 311.13 FEET; SOUTH 38°19'30" WEST, 33.71 FEET; SOUTH 51°40'30" EAST, 31.86 FEET; NORTH 38°19'30" EAST, 45.46 FEET; SOUTH 51°40'30" EAST, 50.00 FEET; SOUTH 38°19'30" WEST, 53.96 FEET; SOUTH 51°40'30" EAST, 2.19 FEET; NORTH 38°19'30" EAST, 3.49 FEET; NORTH 83°36'46" EAST, 71.74 FEET; SOUTH 51°40'30" EAST, 152.96 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3576, PAGE 2200, LEE COUNTY, FLORIDA; THENCE DEPARTING AFORESAID RIGHT-OF-WAY LINE RUN SOUTH 02°14'25" EAST ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 332.07 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF INSTRUMENT NUMBER 2016000126786, PER THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 51°40'30" EAST ALONG THE SOUTHERLY LINE OF SAID INSTRUMENT, A DISTANCE OF 214.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FIRST STREET WEST (AFORESAID 50' WIDE RIGHT-OF-WAY) AND A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 182.72 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69°40'20" WEST, A DISTANCE OF 125.45 FEET; THENCE SOUTHWESTERLY ALONG THE SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 40°09'15", AN ARC LENGTH OF 128.05 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID CURVE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FIRST STREET WEST, SOUTH 89°44'57" WEST, A DISTANCE OF 1035.20 FEET TO THE POINT OF BEGINNING.