



950 Encore Way • Naples, Florida 34110 • Phone 239.254.2000 • Fax: 239.254.2099

HM PROJECT #2014553
11/11/2014
REF. DWG. B-7032
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LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.00°48'26"W. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 37.50 FEET; THE SAME BEING A POINT 37.50 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 24; THENCE RUN S.89°28'32"W., PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 3106.93 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°28'32"W., PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 1706.06 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2800.92 FEET, THROUGH A CENTRAL ANGLE OF 07°47'42", SUBTENDED BY A CHORD OF 380.77 FEET AT A BEARING OF N.86°37'37"W., FOR A DISTANCE OF 381.06 FEET TO THE END OF SAID CURVE; THENCE RUN N.82°43'46"W., FOR A DISTANCE OF 275.20 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2950.00 FEET, THROUGH A CENTRAL ANGLE OF 05°34'48", SUBTENDED BY A CHORD OF 287.19 FEET AT A BEARING OF N.85°31'11"W., FOR A DISTANCE OF 287.30 FEET TO THE END OF SAID CURVE, THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°49'43"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 484.10 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,475.00 FEET, THROUGH A CENTRAL ANGLE OF 50°05'25", SUBTENDED BY A CHORD OF 1248.83 FEET AT A BEARING OF N.25°52'25"W., FOR A DISTANCE OF 1289.50 FEET TO THE END OF SAID CURVE; THENCE RUN N.48°52'47"E., FOR A DISTANCE OF 591.95 FEET; THENCE RUN N.83°15'50"E., FOR A DISTANCE OF 340.40 FEET; THENCE RUN N.27°22'23"E., FOR A DISTANCE OF 649.51 FEET; THENCE RUN N.88°17'12"E., FOR A DISTANCE OF 233.73 FEET; THENCE RUN S.31°47'37"E., FOR A DISTANCE OF 631.21 FEET; THENCE RUN N.62°11'53"E., FOR A DISTANCE OF 2704.05 FEET; THENCE RUN S.21°47'19"E., FOR A DISTANCE OF 90.40 FEET, TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY; WHOSE RADIUS POINT BEARS S.16°22'46"E., THEREFROM; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 11°25'22", SUBTENDED BY A CHORD OF 99.52 FEET AT A BEARING OF S.67°54'34"W., FOR A DISTANCE OF 99.68 FEET TO THE END OF SAID CURVE; THENCE RUN S.62°11'53"W., FOR A



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DISTANCE OF 1702.31 FEET; THENCE RUN S.09°28'37"E., FOR A DISTANCE OF 237.10 FEET;
THENCE RUN S.37°03'08"W., FOR A DISTANCE OF 549.34 FEET; THENCE RUN S.33°44'20"E., FOR
A DISTANCE OF 265.34 FEET; THENCE RUN S.11°50'46"E., FOR A DISTANCE OF 376.96 FEET;
THENCE RUN S.12°31'18"W., FOR A DISTANCE OF 143.56 FEET; THENCE RUN S.44°05'12"W., FOR
A DISTANCE OF 159.55 FEET; THENCE RUN S.43°43'24"W., FOR A DISTANCE OF 344.32 FEET;
THENCE RUN S.35°34'43"W., FOR A DISTANCE OF 155.70 FEET; THENCE RUN S.86°27'01"E., FOR
A DISTANCE OF 516.40 FEET; THENCE RUN S.86°18'36"E., FOR A DISTANCE OF 142.88 FEET;
THENCE RUN N.87°55'21"E., FOR A DISTANCE OF 395.41 FEET; THENCE RUN S.67°15'23"E., FOR
A DISTANCE OF 157.97 FEET; THENCE RUN S.22°29'12"E., FOR A DISTANCE OF 152.13 FEET;
THENCE RUN S.23°33'35"E., FOR A DISTANCE OF 209.05 FEET; THENCE RUN S.24°08'50"W., FOR
A DISTANCE OF 199.34 FEET, TO THE POINT OF BEGINNING.

CONTAINING 118.090 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy* P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

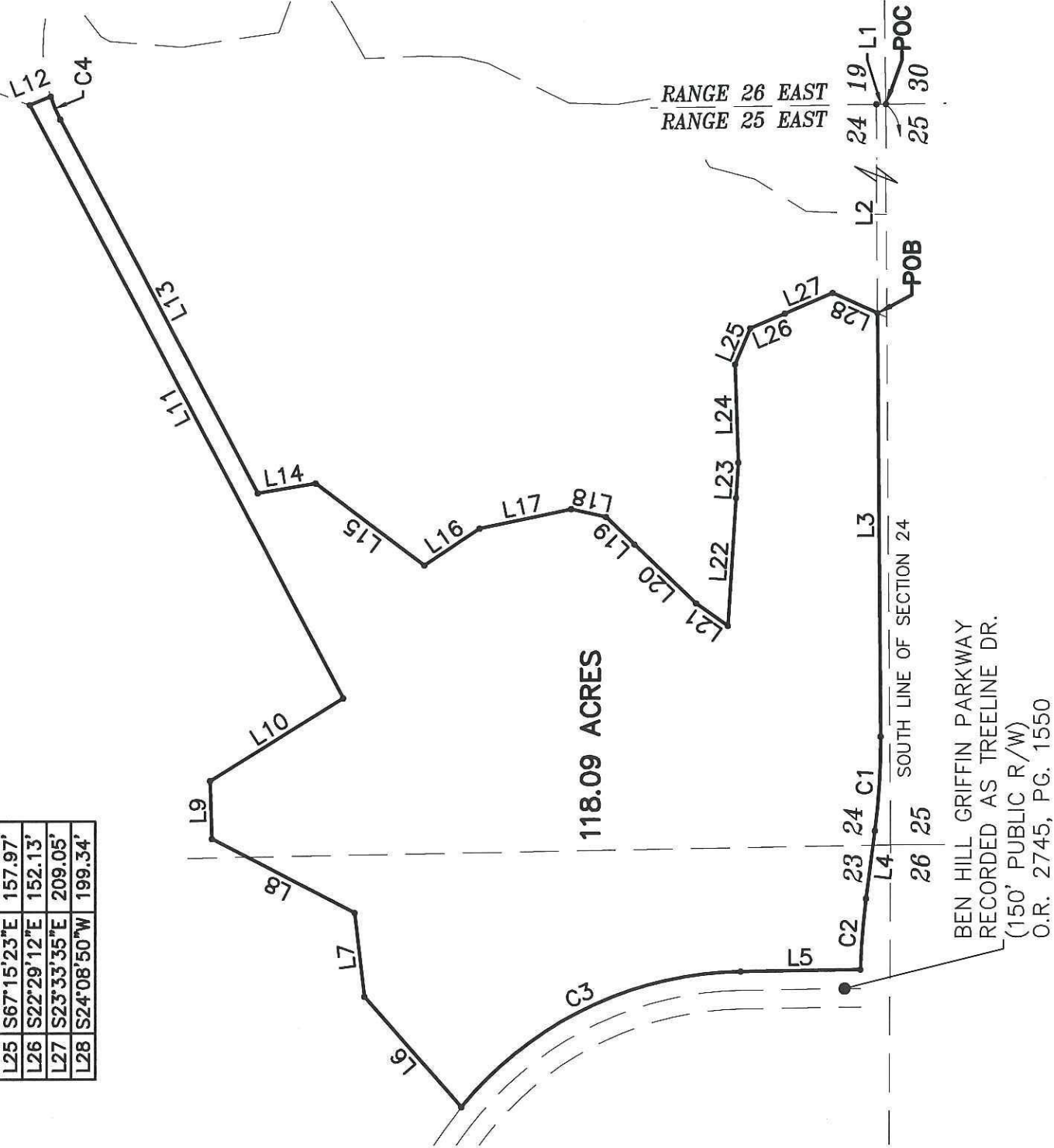
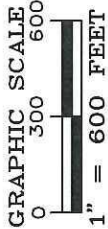
THIS IS NOT A SURVEY

LINE	BEARING	DISTANCE
L1	N00°48'26"W	37.50'
L2	S89°28'32"W	3106.93'
L3	S89°28'32"W	1706.06'
L4	N82°43'46"W	275.20'
L5	N00°49'43"W	484.10'
L6	N48°52'47"E	591.95'
L7	N83°15'50"E	340.40'
L8	N27°22'23"E	649.51'
L9	N88°17'12"E	233.73'
L10	S31°47'37"E	631.21'
L11	N62°11'53"E	2704.05'
L12	S21°47'19"E	90.40'
L13	S62°11'53"W	1702.31'
L14	S09°28'37"E	237.10'
L15	S37°03'08"W	549.34'
L16	S33°44'20"E	265.34'
L17	S11°50'46"E	376.96'
L18	S12°31'18"W	143.56'
L19	S44°05'12"W	159.55'
L20	S43°43'24"W	344.32'
L21	S35°34'43"W	155.70'
L22	S86°27'01"E	516.40'
L23	S86°18'36"E	142.88'
L24	N87°55'21"E	395.41'
L25	S67°15'23"E	157.97'
L26	S22°29'12"E	152.13'
L27	S23°33'35"E	209.05'
L28	S24°08'50"W	199.34'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	2800.92'	7°47'42"	380.77'	N86°37'37"W	381.06'
C2	2950.00'	5°34'48"	287.19'	N85°31'11"W	287.30'
C3	1475.00'	50°05'25"	1248.83'	N25°52'25"W	1289.50'
C4	500.00'	11°25'22"	99.52'	S67°54'34"W	99.68'

ABBREVIATIONS

- C1 = SEE CURVE TABLE
- DR. = DRIVE
- L1 = SEE LINE TABLE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY



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BY *Thomas M. Murphy* P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

SEC-TWN-ROE: 23,24-46S-25E	950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772
DRAWN BY: R.A.K.	11/11/14
CHECKED BY: T.M.M.	B-7032

PROJECT NO. 2014-553	SKETCH OF LEGAL DESCRIPTION
REFERENCE NO. 14553_Sketch W118.dwg	MIROMAR - UNIVERSITY VILLAGE - WEST 118 AC