



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

HM PROJECT #2015014

5/14/2015

REF. DWG. #B-7152

Page 1 of 2

LEGAL DESCRIPTION, MIROMAR LAKES TRACT M-M

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF MIROMAR LAKES - UNIT FOUR, RECORDED IN PLAT BOOK 70, PAGES 48 THROUGH 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 150' WIDE BEN HILL GRIFFIN PARKWAY, RUN S03°31'24"E FOR A DISTANCE OF 841.09 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN N71°33'34"W FOR A DISTANCE OF 68.17 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AT A BEARING OF N71°33'34"W THEREFROM, THROUGH A CENTRAL ANGLE OF 28°03'14" AND BEING SUBTENDED BY A CHORD OF 113.92 FEET AT A BEARING OF S32°28'03"W, FOR AN ARC LENGTH OF 115.06 FEET; THENCE RUN N52°06'58"W FOR A DISTANCE OF 35.47 FEET; THENCE RUN N76°47'59"W FOR A DISTANCE OF 50.75 FEET; THENCE RUN N24°22'50"E FOR A DISTANCE OF 5.14 FEET; THENCE RUN N45°42'42"W FOR A DISTANCE OF 37.05 FEET; THENCE RUN N35°26'49"W FOR A DISTANCE OF 31.75 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.02 FEET, AT A BEARING OF N57°41'18"E THEREFROM, THROUGH A CENTRAL ANGLE OF 31°49'18" AND BEING SUBTENDED BY A CHORD OF 32.91 FEET AT A BEARING OF N16°24'03"W, FOR AN ARC LENGTH OF 33.33 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°18'31" AND BEING SUBTENDED BY A CHORD OF 24.45 FEET AT A BEARING OF N13°39'51"E, FOR AN ARC LENGTH OF 24.70 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 28°18'31" AND BEING SUBTENDED BY A CHORD OF 36.68 FEET AT A BEARING OF N13°39'51"E, FOR AN ARC LENGTH OF 37.06 FEET; THENCE RUN N00°29'25"W FOR A DISTANCE OF 4.98 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 27°45'11" AND BEING SUBTENDED BY A CHORD OF 11.99 FEET AT A BEARING OF N13°23'11"E, FOR AN ARC LENGTH OF 12.11 FEET; THENCE RUN N27°15'46"E FOR A DISTANCE OF 1.90 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 27°34'16" AND BEING SUBTENDED BY A CHORD OF 59.57 FEET AT A BEARING OF N13°28'38"E, FOR AN ARC LENGTH OF 60.15 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, THROUGH A CENTRAL ANGLE OF 26°48'58" AND BEING SUBTENDED BY A CHORD OF 398.84 FEET AT A BEARING OF N13°42'59"W, FOR AN ARC LENGTH OF 402.50 FEET; THENCE RUN N27°07'27"W FOR A DISTANCE OF 122.79 FEET; THENCE RUN N35°37'28"W FOR A DISTANCE OF 102.92 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AT A BEARING OF S45°18'59"W THEREFROM, THROUGH A CENTRAL ANGLE OF 68°58'25" AND BEING SUBTENDED BY A CHORD OF 16.99 FEET AT A BEARING OF N79°10'13"W, FOR AN ARC LENGTH OF 18.06 FEET; THENCE RUN N50°50'38"E FOR A DISTANCE OF 74.29 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT "B", MIROMAR LAKES - UNIT FOUR, ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "B", THE FOLLOWING FOUR (4) DESCRIBED COURSES: 1) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, AT A BEARING OF N50°50'43"E THEREFROM, THROUGH A CENTRAL ANGLE OF 101°04'30" AND BEING SUBTENDED



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BY A CHORD OF 179.11 FEET AT A BEARING OF S89°41'32"E, FOR AN ARC LENGTH OF 204.63 FEET, TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, THROUGH A CENTRAL ANGLE OF 46°42'30" AND BEING SUBTENDED BY A CHORD OF 74.53 FEET AT A BEARING OF N63°07'21"E, FOR AN ARC LENGTH OF 76.63 FEET; 3) THENCE RUN N86°28'38"E FOR A DISTANCE OF 69.15 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; 4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 49°52'51" AND BEING SUBTENDED BY A CHORD OF 28.67 FEET AT A BEARING OF S68°34'59"E, FOR AN ARC LENGTH OF 29.60 FEET, TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 220,564 SQUARE FEET OR 5.1 ACRES, MORE OR LESS. BEARINGS REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY, AS BEING S03°31'24"E.

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

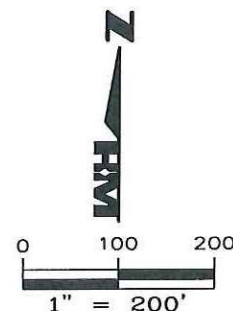
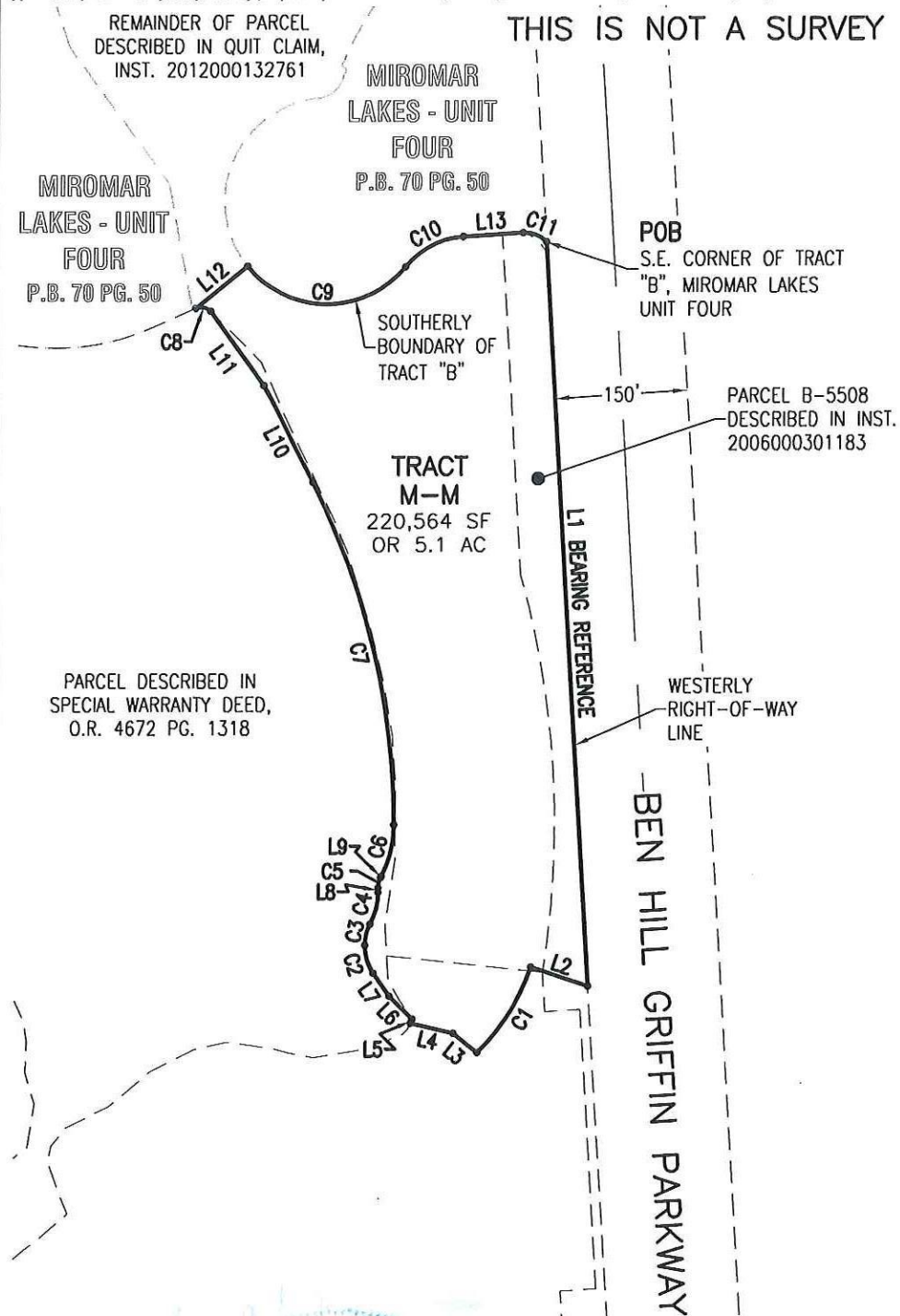
BY

THOMAS M. MURPHY

P.S.M. #5628

STATE OF FLORIDA

\\hm-data\HMDATA-SV\8200\S-Survey\Projects by Name of Location\Miromar\2015014 Tract M-M\Sketch and description\Tract M-M Sketch of Legal.dwg Tab: Layout1 May 14, 2015 - 1:43pm Plotted by: RickKorneff



LEGEND

INST. - INSTRUMENT NUMBER
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S03°31'24"E	841.09
L2	N71°33'34"W	68.17
L3	N52°06'58"W	35.47
L4	N76°47'59"W	50.75
L5	N24°22'50"E	5.14
L6	N45°42'42"W	37.05
L7	N35°26'49"W	31.75
L8	N00°29'25"W	4.98
L9	N27°15'46"E	1.90
L10	N27°07'27"W	122.79
L11	N35°37'28"W	102.92
L12	N50°50'38"E	74.29
L13	N86°28'38"E	69.15

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	235.00	28°03'14"	113.92	S32°28'03"W	115.06
C2	60.02	31°49'18"	32.91	N16°24'03"W	33.33
C3	50.00	28°18'31"	24.45	N13°39'51"E	24.70
C4	75.00	28°18'31"	36.68	N13°39'51"E	37.06
C5	25.00	27°45'11"	11.99	N13°23'11"E	12.11
C6	125.00	27°34'16"	59.57	N13°28'38"E	60.15
C7	860.00	26°48'58"	398.84	N13°42'59"W	402.50
C8	15.00	68°58'25"	16.99	N79°10'13"W	18.06
C9	116.00	101°04'30"	179.11	S89°41'32"E	204.63
C10	94.00	46°42'30"	74.53	N63°07'21"E	76.63
C11	34.00	49°52'51"	28.67	S68°34'59"E	29.60

REMAINDER OF PARCEL
DESCRIBED IN QUIT CLAIM,
INST. 2012000132761

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

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

DRAWN BY: R.A.K.
CHECKED BY: T.M.M.
SEC-TWN-RGE: 14-46S-25E

DATE: 5/14/15
DATE: 5/14/15
SCALE: 1" = 200'

H.M.
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH OF LEGAL DESCRIPTION
MIROMAR LAKES - TRACT M-M

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B-7152
PROJECT NO.
2015014
FILE NAME
Tract M-M Sketch of Legal.dwg