

LEGAL DESCRIPTION

APPROVED
ADD2015-00209
Chick Jakacki, Planner
Lee Co Division of Zoning
1/6/2016

LEGAL DESCRIPTION

A PARCEL LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF TRACT "B-1", ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, AS SHOWN ON THE PLAT OF MIROMAR LAKES UNIT XIII - COSTA AMALFI, AS RECORDED IN INSTRUMENT NUMBER 2008000338718 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
 THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, AS SHOWN ON THE PLAT OF MIROMAR LAKES UNIT XI - PENINSULA, AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 267 50 FEET, AT A BEARING OF N 02°46'11"W THEREFROM, THROUGH A CENTRAL ANGLE OF 42°16'30", SUBTENDED BY A CHORD OF 192 92 FEET, AT A BEARING OF N 71°37'56"W , FOR AN ARC LENGTH OF 197 37 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED,
 THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 24°58'23"W FOR A DISTANCE OF 88 59 FEET, THENCE RUN N 72°42'39"W FOR A DISTANCE OF 46 40 FEET, THENCE RUN N 60°02'04"W FOR A DISTANCE OF 100 92 FEET, THENCE RUN N 75°42'05"W FOR A DISTANCE OF 35 24 FEET, THENCE RUN N 83°17'45"W FOR A DISTANCE OF 37 43 FEET, THENCE RUN S 85°31'29"W FOR A DISTANCE OF 88 28 FEET, THENCE RUN N 77°51'56"W FOR A DISTANCE OF 37 00 FEET, THENCE RUN N 49°48'31"W FOR A DISTANCE OF 26 13 FEET, THENCE RUN N 35°46'15"W FOR A DISTANCE OF 67 33 FEET, THENCE RUN N 40°16'06"W FOR A DISTANCE OF 124 52 FEET, THENCE RUN N 28°28'33"W FOR A DISTANCE OF 24 95 FEET, TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 2008000269233 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N 00°46'49"E FOR A DISTANCE OF 233 82 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, AS SHOWN ON THE PLAT OF MIROMAR LAKES UNIT XI - PENINSULA, AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE FOLLOWING FOUR (4) DESCRIBED COURSES
 1) THENCE RUN S 89°44'39"E FOR A DISTANCE OF 114 39 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT
 2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 282 50 FEET, AT A BEARING OF S 00°15'21"W THEREFROM, THROUGH A CENTRAL ANGLE OF 66°03'12", SUBTENDED BY A CHORD OF 307 94 FEET, AT A BEARING OF S 56°43'03"E , FOR AN ARC LENGTH OF 325 68 FEET,
 3) THENCE RUN S 23°41'27"E FOR A DISTANCE OF 165 64 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT,
 THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 267 50 FEET, AT A BEARING OF N 66°18'33"E THEREFROM, THROUGH A CENTRAL ANGLE OF 26°48'14", SUBTENDED BY A CHORD OF 124 00 FEET, AT A BEARING OF S 37°05'34"E , FOR AN ARC LENGTH OF 125 14 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED

CONTAINING 155,991 SQUARE FEET OR 3 58 ACRES, MORE OR LESS

BEARINGS SHOWN HEREON REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, AS BEING S 23°41'27" E