

S 89°42'24" E 1994.63'

POINT OF
COMMENCEMENT
NW CORNER SEC 11-46-25N: 784916.33
E: 725017.60NORTH LINE SEC 11-46-25
(BASIS OF BEARING)

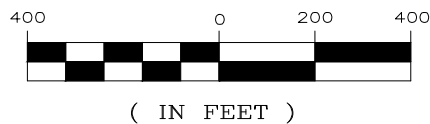
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	10075.00'	2°26'15"	428.57'	S 02°14'28" W	428.60'
C2	86.25'	71°14'50"	100.47'	S 42°19'27" W	107.25'
C3	40.00'	64°27'31"	42.66'	S 38°55'48" W	45.00'
C4	50.00'	84°03'01"	66.95'	N 66°48'56" W	73.35'
C5	727.50'	2°35'05"	32.82'	S 08°23'50" E	32.82'
C6	277.50'	65°55'18"	301.96'	N 42°39'01" W	319.28'
C7	197.50'	39°48'51"	134.50'	N 55°42'15" W	137.24'
C8	102.54'	32°09'36"	56.80'	N 66°39'05" W	57.56'
C9	10075.00'	11°51'07"	2080.38'	N 09°23'10" E	2084.09'

STATE PLANE COORDINATES SHOWN
HEREON REFER TO FLORIDA STATE PLANE
WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.POINT OF
BEGINNINGN: 783458.28
E: 726977.25

LINE	BEARING	DISTANCE
L1	S 86°32'24" E	100.01'
L2	S 01°31'26" W	322.99'
L3	S 05°20'30" W	46.06'
L4	N 90°00'00" W	173.55'
L5	N 89°57'01" E	107.53'
L6	S 43°52'22" E	40.64'
L7	N 87°49'57" E	79.72'
L8	S 00°16'17" E	174.47'
L9	N 89°12'17" W	127.15'
L10	N 89°12'17" W	60.99'
L11	S 78°18'19" W	121.10'
L12	S 71°09'33" W	54.79'
L13	N 24°47'26" W	23.98'
L14	S 78°35'42" W	131.34'
L15	S 09°41'22" E	295.34'
L16	S 80°18'38" W	45.00'
L17	N 09°41'22" W	313.35'
L18	N 75°36'40" W	16.91'
L19	S 63°36'37" W	10.05'
L20	N 82°21'46" W	24.31'
L21	S 89°03'10" W	34.99'
L22	S 85°29'20" W	224.22'



GRAPHIC SCALE



APPROVED
ADD2016-00148
Jessica Leatherman, Planner
Lee County DCD
11/16/2016

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION LB # 1772

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

DRAWN BY: BEN	DATE: 9/16
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 11-46-25	



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

SKETCH AND
 LEGAL DESCRIPTION

DRAWING NO. H-159
PROJECT NO. 2016.045
FILE NAME Res Vill SL.dwg

EASTERLY R-O-W LINE BEN HILL GRIFFIN PARKWAY
 C9

MIRAMAR LAKES
 INSTR. NO. 2007000013278

MIRAMAR LAKES
 TRACT E - UNIT III
 (P.B. 71, POS. 67-10)

BELLINI A CONDOMINIUM
 MIRAMAR LAKES
 INSTR. NO. 2007000005277

N: 780799.30
 E: 727410.89

LINE MARGARET WAY - TRACT R
 MIRAMAR LAKES (P.B. 71, POS. 67-10)

LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S89°42'24"E ALONG THE NORTH LINE OF SAID SECTION 11, FOR A DISTANCE OF 1994.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY (A 150' WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN S01°01'21"W ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY FOR A DISTANCE OF 1019.76 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10075.00 FEET, THROUGH A CENTRAL ANGLE OF 02°26'15" AND BEING SUBTENDED BY A CHORD OF 428.57 FEET AT A BEARING OF S02°14'28"W, FOR AN ARC LENGTH OF 428.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S86°32'24"E FOR A DISTANCE OF 100.01 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 892.52 FEET; THENCE RUN S01°31'26"W FOR A DISTANCE OF 322.99 FEET; THENCE RUN S05°20'30"W FOR A DISTANCE OF 46.06 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 173.55 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 727.04 FEET; THENCE RUN N89°57'01"E FOR A DISTANCE OF 107.53 FEET; THENCE RUN S43°52'22"E FOR A DISTANCE OF 40.64 FEET; THENCE RUN N87°49'57"E FOR A DISTANCE OF 79.72 FEET; THENCE RUN S00°39'26"E FOR A DISTANCE OF 908.03 FEET; THENCE RUN S00°16'17"E FOR A DISTANCE OF 174.47 FEET; THENCE RUN N89°12'17"W FOR A DISTANCE OF 127.15 FEET TO A POINT ON THE NORTH BOUNDARY OF PHASE ONE FOR BELLENI, A CONDOMINIUM AS DESCRIBED IN INSTR. NO. 2007000005277 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) CALLS ALONG THE BOUNDARY OF SAID PHASE ONE FOR BELLENI, A CONDOMINIUM;

- 1) THENCE CONTINUE N89°12'17"W FOR A DISTANCE OF 60.99 FEET;
- 2) THENCE RUN S78°18'19"W FOR A DISTANCE OF 121.10 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 86.25 FEET, AT A BEARING OF S12°03'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 71°14'50" AND BEING SUBTENDED BY A CHORD OF 100.47 FEET AT A BEARING OF S42°19'27"W, FOR AN ARC LENGTH OF 107.25 FEET, TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 64°27'31" AND BEING SUBTENDED BY A CHORD OF 42.66 FEET AT A BEARING OF S38°55'48"W, FOR AN ARC LENGTH OF 45.00 FEET;
- 5) THENCE RUN S71°09'33"W FOR A DISTANCE OF 54.79 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 6) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°03'01" AND BEING SUBTENDED BY A CHORD OF 66.95 FEET AT A BEARING OF N66°48'56"W, FOR AN ARC LENGTH OF 73.35 FEET;
- 7) THENCE RUN N24°47'26"W FOR A DISTANCE OF 23.98 FEET;
- 8) THENCE RUN S78°35'42"W FOR A DISTANCE OF 131.34 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE;
- 9) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.50 FEET, AT A BEARING OF N82°53'43"E THEREFROM, THROUGH A CENTRAL ANGLE OF 02°35'05" AND BEING SUBTENDED BY A CHORD OF 32.82 FEET AT A BEARING OF S08°23'50"E, FOR AN ARC LENGTH OF 32.82 FEET;
- 10) THENCE RUN S09°41'22"E FOR A DISTANCE OF 295.34 FEET TO A POINT ON THE BOUNDARY OF TRACT R, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE SIX (6) FOLLOWING CALLS ALONG THE BOUNDARY OF SAID MIROMAR LAKES - UNIT III;

- 1) THENCE RUN S80°18'38"W FOR A DISTANCE OF 45.00 FEET;
- 2) THENCE RUN N09°41'22"W FOR A DISTANCE OF 313.35 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 65°55'18" AND BEING SUBTENDED BY A CHORD OF 301.96 FEET AT A BEARING OF N42°39'01"W, FOR AN ARC LENGTH OF 319.28 FEET;
- 4) THENCE RUN N75°36'40"W FOR A DISTANCE OF 16.91 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 5) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 197.50 FEET, THROUGH A CENTRAL ANGLE OF 39°48'51" AND BEING SUBTENDED BY A CHORD OF 134.50 FEET AT A BEARING OF N55°42'15"W, FOR AN ARC LENGTH OF 137.24 FEET;
- 6) THENCE RUN S63°36'37"W FOR A DISTANCE OF 10.05 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE, THE SAME BEING A POINT ON THE NORTH PROPERTY LINE OF MIROMAR LAKES GOLF CLUB AS DESCRIBED IN INSTR. NO. 2012000132761; THENCE RUN THE FOUR (4) FOLLOWING CALLS ALONG THE SAID NORTH PROPERTY LINE OF MIROMAR LAKES GOLF CLUB;

- 1) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 102.54 FEET, AT A BEARING OF S39°25'43"W THEREFROM, THROUGH A CENTRAL ANGLE OF 32°09'36" AND BEING SUBTENDED BY A CHORD OF 56.80 FEET AT A BEARING OF N66°39'05"W, FOR AN ARC LENGTH OF 57.56 FEET;
- 2) THENCE RUN N82°21'46"W FOR A DISTANCE OF 24.31 FEET;
- 3) THENCE RUN S89°03'10"W FOR A DISTANCE OF 34.99 FEET;
- 4) THENCE RUN S85°29'20"W FOR A DISTANCE OF 224.22 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY;

THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10075.00 FEET, AT A BEARING OF N74°41'17"W THEREFROM, THROUGH A CENTRAL ANGLE OF 11°51'07" AND BEING SUBTENDED BY A CHORD OF 2080.38 FEET AT A BEARING OF N09°23'10"E, FOR AN ARC LENGTH OF 2084.09 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 2399761.36 SQUARE FEET OR 55.1 ACRES, MORE OR LESS.

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APPROVED
ADD2016-00148
Jessica Leatherman, Planner
Lee County DCD
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BY

Thomas M. Murphy
THOMAS M. MURPHY

P.S.M. # 5628
STATE OF FLORIDA

DRAWN BY: BEN	DATE: 9/16
SHEET # 2	OF SHEET 2
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