

UNIVERSITY VILLAGE

A SUBDIVISION OF PART OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2017000253716

SHEET 1 of 8

DEDICATIONS/RESERVATIONS

MIROMAR LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED IN THIS PLAT ("OWNER") HAS CAUSED THIS PLAT OF UNIVERSITY VILLAGE, A SUBDIVISION OF PART OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DEDICATES AND RESERVES AS FOLLOWS:

A. DEDICATES TO MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS OR ASSIGNS:

- TRACT R1 (SOUTH VILLAGE BOULEVARD), AND TRACT R4 (FGCU PARKWAY EAST) AS RIGHT-OF-WAY (R/W), ACCESS EASEMENT (AE), DRAINAGE EASEMENT (DE) AND PUBLIC UTILITY EASEMENT (PUE), WITH NO RESPONSIBILITY FOR MAINTENANCE. ROADWAY PURPOSES INCLUDE, BUT ARE NOT LIMITED TO, PAVEMENT, ROADWAY DRAINAGE, BIKE LANES, SIDEWALKS AND PATHWAYS.
- TRACT OS1 AND TRACT OS2 AS OPEN SPACE, FOR PURPOSES THAT INCLUDE, BUT ARE NOT LIMITED TO, LANDSCAPING, MAINTENANCE, NEIGHBORHOOD SIGNS, PERIMETER WALLS AND EMBANKMENT PURPOSES, SUBJECT TO THE EASEMENTS AS DEPICTED IN THIS PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACT L9 AND TRACT L10 AS LAKE FOR STORMWATER MANAGEMENT PURPOSES, DRAINAGE EASEMENT (DE) AND LAKE MAINTENANCE EASEMENTS (LME), WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACT CE1, TRACT CE2, TRACT CE3, TRACT CE4, TRACT CE5, TRACT CE6 AND TRACT CE7 AS CONSERVATION EASEMENTS (CE), WITH RESPONSIBILITY FOR MAINTENANCE. SAID CONSERVATION EASEMENTS ARE RECORDED IN INSTRUMENT NUMBERS 2015000075740, 200800122181 THROUGH 200800122185, INCISIVE, 2014000198110 AND 2014000198111, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- ALL DRAINAGE EASEMENTS (DE) AS DEPICTED IN THIS PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL ACCESS EASEMENTS (AE) AS DEPICTED IN THIS PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL LANDSCAPE BUFFER EASEMENTS (LBE) AS DEPICTED IN THIS PLAT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF LANDSCAPING, FENCING, SIDEWALKS AND SIGNAGE, WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATES TO DUNK VILLAGE LLC:

- TRACT 2 AND TRACT 3 FOR FUTURE RESIDENTIAL DEVELOPMENT.
- TRACT 4 FOR FUTURE MAINTENANCE FACILITY AND MAINTENANCE OPERATIONS, SUBJECT TO THE EASEMENTS AS DEPICTED IN THIS PLAT.

C. DEDICATES TO UNIVERSITY VILLAGE SHOPS, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

- TRACT 1 FOR FUTURE RETAIL AND COMMERCIAL DEVELOPMENT.

D. DEDICATES TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):

- A NON-EXCLUSIVE ACCESS EASEMENT (AE) OVER & ACROSS TRACTS R1, R2, R3, R4 AND ALL OTHER ACCESS EASEMENTS FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
- THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (LCUE) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES.

E. DEDICATES TO UNIVERSITY VILLAGE PROPERTY OWNERS ASSOCIATION, INC.:

- TRACT R2 (VILLAGE CENTER DRIVE AND EAGLE VILLAGE DRIVE) AND TRACT R3 (ACADEMIC VILLAGE ROAD), AS PRIVATE RIGHT-OF-WAYS (R/W), ACCESS EASEMENT (AE), DRAINAGE EASEMENT (DE) AND PUBLIC UTILITY EASEMENT (PUE), WITH RESPONSIBILITY FOR MAINTENANCE. ROADWAY PURPOSES INCLUDE, BUT ARE NOT LIMITED TO, PAVEMENT, ROADWAY DRAINAGE, BIKE LANES, SIDEWALKS AND PATHWAYS.

F. DEDICATES TO LICENSED PUBLIC AND PRIVATE UTILITIES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) AS DEPICTED IN THIS PLAT, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO: WATER, SEWER, IRRIGATION, CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC, INTRANET/INTERNET, SECURITY OR OTHER PUBLIC UTILITY PURPOSES, WITH NO RESPONSIBILITY FOR MAINTENANCE. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

G. DEDICATES TO FLORIDA GULF COAST UNIVERSITY:

- TRACT R1 (SOUTH VILLAGE BOULEVARD), AS RIGHT-OF-WAY (R/W), ACCESS EASEMENT (AE), DRAINAGE EASEMENT (DE) AND PUBLIC UTILITY EASEMENT (PUE), WITH NO RESPONSIBILITY FOR MAINTENANCE. ROADWAY PURPOSES INCLUDE, BUT ARE NOT LIMITED TO, PAVEMENT, ROADWAY DRAINAGE, BIKE LANES, SIDEWALKS AND PATHWAYS.

H. DEDICATES TO FLORIDA POWER AND LIGHT:

- ALL FLORIDA POWER AND LIGHT EASEMENTS (FPLE) AS DEPICTED IN THIS PLAT WITHOUT RESPONSIBILITY FOR MAINTENANCE.

I. DEDICATES TO STEWART SLOUGH CATTLE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

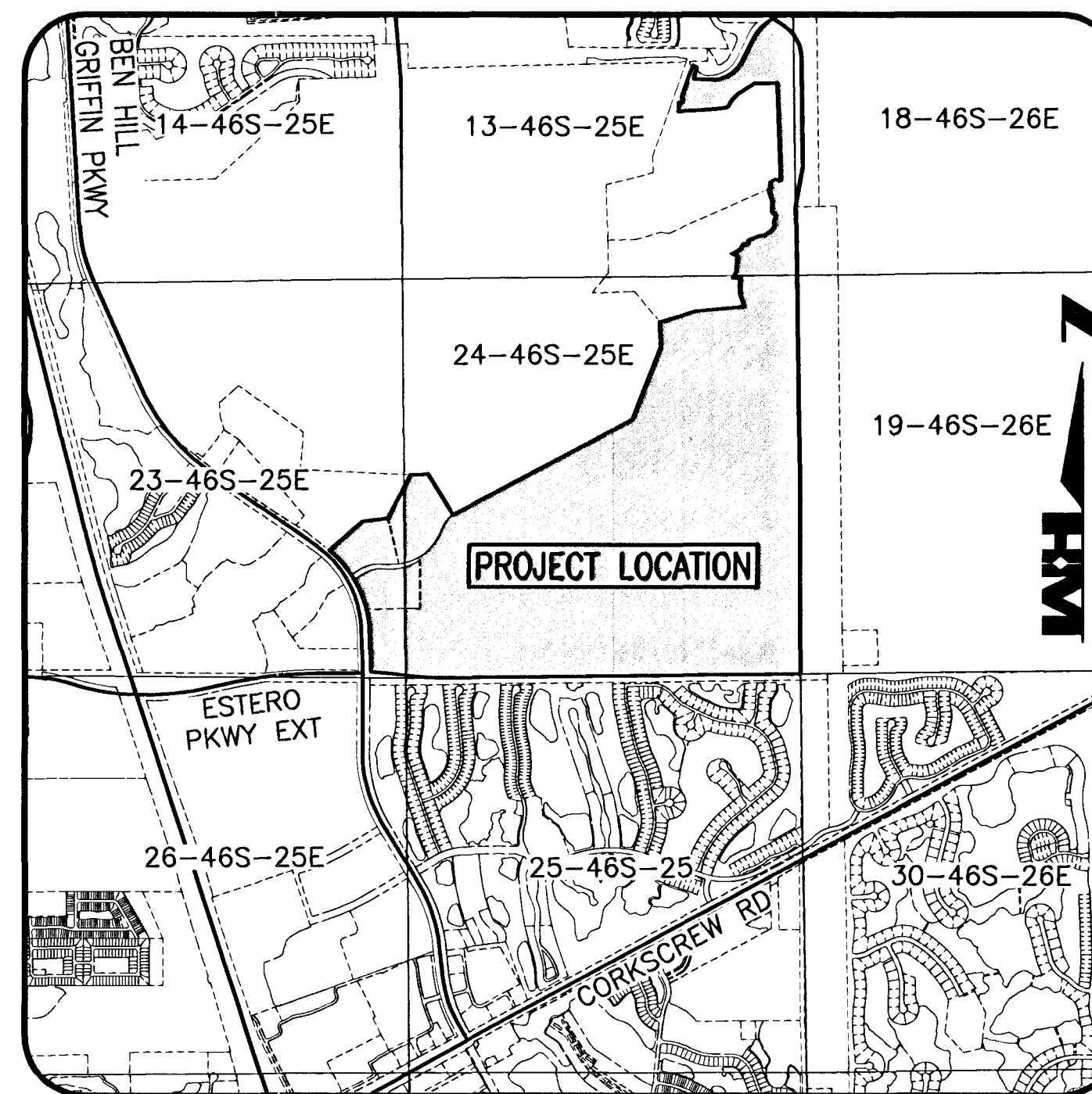
- TRACT FD1, TRACT FD2 AND TRACT FD3 FOR FUTURE DEVELOPMENT PURPOSES AND ACCESS EASEMENT (AE).

THIS PLAT SIGNED BY OWNER ON THIS 27th DAY OF November, 2017, A.D.

WITNESS NAME
MICHAEL B. ELGIN
PRINTED NAME
Mark Beschwendt
WITNESS NAME
PRINTED NAME

MIROMAR LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY MIROMAR DEVELOPMENT CORPORATION, ITS MEMBER
Robert B. Roop
ROBERT B. ROOP
VICE PRESIDENT

LOCATION MAP 1" = 2000'



SEE SHEET 2 FOR LEGAL DESCRIPTION

THIS PLAT SIGNED BY MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT ON THIS 27th DAY OF November, 2017, A.D.

WITNESS NAME
MICHAEL B. ELGIN
PRINTED NAME
WITNESS NAME
Mark Beschwendt
PRINTED NAME

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

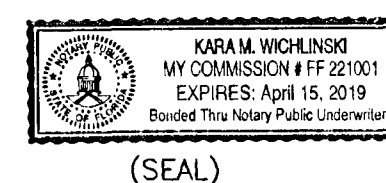
TIM BYAL
CHAIRMAN

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF November, 2017, BY TIM BYAL, AS CHAIRMAN OF MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS OR ASSIGNS, ON BEHALF OF THE COMMUNITY DEVELOPMENT DISTRICT WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

Kara M. Wichlinski
NOTARY PUBLIC SIGNATURE
Kara M. Wichlinski
NOTARY PUBLIC PRINTED NAME

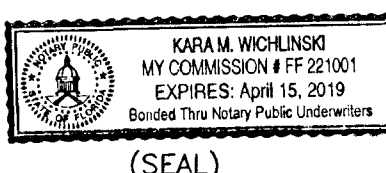


ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF November, 2017, BY ROBERT B. ROOP AS VICE PRESIDENT OF MIROMAR LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

Kara M. Wichlinski
NOTARY PUBLIC SIGNATURE
Kara M. Wichlinski
NOTARY PUBLIC PRINTED NAME



GENERAL NOTES

- BEARINGS SHOWN HEREIN REFER TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S00°48'26"E.
- ALL DISTANCES SHOWN ON THE MAPS HEREIN ARE IN FEET AND DECIMALS THEREOF.
- TITLE CERTIFICATION RESERVATIONS & EASEMENT DOCUMENTS AFFECTING THE PLAT AND BEING BLANKET IN NATURE OR NOT PLOTTABLE:
 - O.R. 2497 PG. 1574 - COVENANTS, CONDITIONS AND RESTRICTIONS BLANKETS THE PLAT.
 - INST. 2017000108094 - UTILITY EASEMENT TO PEOPLES GAS SYSTEM - NO LEGAL DESCRIPTION INCLUDED IN SAID DOCUMENT, ONLY ROUGH SKETCH, NOT PLOTTABLE.

LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, 5/8" IRON PIN WITH CAP STAMPED "PRM LB1772".
- FOUND CONCRETE MONUMENT, AS SHOWN.
- PERMANENT CONTROL POINT (PCP), SET NAIL WITH DISC STAMPED "PCP LB1722".
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY, POINT OF COMPOUND CURVATURE AND POINT OF REVERSE CURVATURE.

AKA = ALSO KNOWN AS
AE = ACCESS EASEMENT
BLVD. = BOULEVARD
C1 = SEE CURVE TABLE
CE = CONSERVATION EASEMENT
CH = CHORD
DE = DRAINAGE EASEMENT
E = EASTING
ESMT. = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FGCUE = FLORIDA GULF COAST UNIVERSITY EASEMENT
FPLE = FLORIDA POWER AND LIGHT EASEMENT
ID. = IDENTIFICATION
INST. = INSTRUMENT NUMBER
L1 = SEE LAND TABLE
LBE = LANDSCAPE BUFFER EASEMENT
LCUE = LEE COUNTY UTILITY EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LT = LENGTH
N = NORTHING
N.T.S. = NOT TO SCALE
O.R. = OFFICIAL RECORDS BOOK
O/A = OVERALL
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PG. = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PUE = PUBLIC UTILITY EASEMENT
R/W OR RW = RIGHT-OF-WAY
ST. = STREET
UE = UTILITY EASEMENT

CURVES:
R = RADIUS
Δ = DELTA
C = CHORD DISTANCE
CB = CHORD BEARING
L = ARC LENGTH

COUNTY APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 6th DAY OF December, 2017.

John Manning Cecil
JOHN MANNING CECIL
BOARD CHAIR

Linda Doggett
LINDA DOGGETT
CLERK OF COURT

David M. Loveland
DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

Jessica Sulzer
JESSICA SULZER, P.E.
MANAGER
DEVELOPMENT SERVICES

John J. Fredyma Michael D. Jaffe
JOHN J. FREDYMA MICHAEL D. JAFFE
SENIOR ASSISTANT COUNTY ATTORNEY

CLERK OF COURT CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF UNIVERSITY VILLAGE, A SUBDIVISION OF PART OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 9:43 A.M., THIS 7 DAY OF DECEMBER, 2017 AND DULY RECORDED AS INSTRUMENT NUMBER 2017000253716, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Linda Doggett
LINDA DOGGETT
LEE COUNTY CLERK OF COURT

REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. CH. 177, PART I.

Gary W. Rashford
GARY W. RASHFORD P.S.M. LS6305
LEE COUNTY DESIGNATED P.S.M.

NOTICE

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

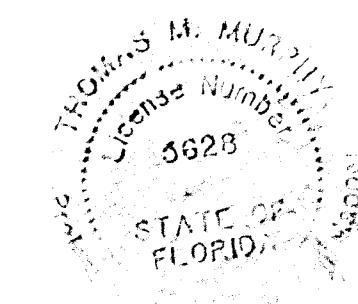
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF UNIVERSITY VILLAGE, A SUBDIVISION OF PART OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMs) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Thomas M. Murphy
THOMAS M. MURPHY

LS5628
STATE OF FLORIDA



THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, LS5628

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

FILE NAME: Miromar UV Plat.dwg DRAWN BY: R.A.K.

UNIVERSITY VILLAGE

A SUBDIVISION OF PART OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2017000253716

SHEET 2 of 8

THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, LS5628

HMI
HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS

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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 13, 23, AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA; THENCE RUN N00°48'26"W ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT 37.50 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 24; THENCE RUN S89°28'32"W, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 4812.99 FEET, TO A TANGENTIAL CURVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2800.92 FEET, THROUGH A DELTA ANGLE OF 07°47'42", AND BEING SUBTENDED BY A CHORD OF 380.77 FEET, AT A BEARING OF N86°37'37"W, FOR AN ARC LENGTH OF 381.06 FEET; THENCE RUN N82°43'46"W FOR A DISTANCE OF 275.20 FEET, TO A TANGENTIAL CURVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2950.00 FEET, THROUGH A DELTA ANGLE OF 05°34'48", AND BEING SUBTENDED BY A CHORD OF 287.19 FEET, AT A BEARING OF N85°31'11"W, FOR AN ARC LENGTH OF 287.30 FEET, TO A POINT ON THE EASTERLY RIGHT-OFF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (TREELINE DRIVE, 150 PUBLIC ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 21, PAGE 1550, THROUGH 155.00 FEET OF THE PUBLIC HIGHWAY OF LEE COUNTY, FLORIDA; THENCE RUN N85°12'12"E ALONG THE EASTERLY RIGHT-OFF-WAY LINE FOLLOWING TWO DESCRIBED COURSES: 1) THENCE RUN N00°49'43"W FOR A DISTANCE OF 484.10 FEET, TO A TANGENTIAL CURVE, 2) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1475.00 FEET, THROUGH A DELTA ANGLE OF 50°05'25", AND BEING SUBTENDED BY A CHORD OF 1248.83 FEET, AT A BEARING OF N25°52'25"W, FOR AN ARC LENGTH OF 1289.50 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OFF-WAY LINE, RUN N48°54'47"E FOR A DISTANCE OF 591.95 FEET; THENCE RUN N83°15'50"E FOR A DISTANCE OF 340.40 FEET; THENCE RUN N27°22'23"E FOR A DISTANCE OF 649.51 FEET; THENCE RUN N88°17'12"E FOR A DISTANCE OF 233.73 FEET; THENCE RUN N31°47'37"E FOR A DISTANCE OF 631.21 FEET; THENCE RUN N62°11'53"E FOR A DISTANCE OF 2704.05 FEET; THENCE RUN N21°20'50"E FOR A DISTANCE OF 1025.79 FEET; THENCE RUN N02°13'31"W FOR A DISTANCE OF 339.05 FEET; THENCE RUN N73°40'08"E FOR A DISTANCE OF 497.73 FEET; THENCE RUN N84°27'10"E FOR A DISTANCE OF 648.96 FEET; THENCE RUN N20°19'20"W FOR A DISTANCE OF 155.37 FEET; THENCE RUN N04°47'10"W FOR A DISTANCE OF 137.24 FEET; THENCE RUN N10°20'25"E FOR A DISTANCE OF 89.58 FEET; THENCE RUN N88°40'48"W FOR A DISTANCE OF 108.51 FEET; THENCE RUN N53°22'24"E FOR A DISTANCE OF 61.49 FEET; THENCE RUN N24°10'35"E FOR A DISTANCE OF 16.58 FEET; THENCE RUN N16°58'33"E FOR A DISTANCE OF 22.30 FEET; THENCE RUN N01°25'10"W FOR A DISTANCE OF 17.20 FEET; THENCE RUN N02°00'52"E FOR A DISTANCE OF 22.73 FEET; THENCE RUN N10°34'22"E FOR A DISTANCE OF 27.69 FEET; THENCE RUN N08°31'29"E FOR A DISTANCE OF 27.56 FEET; THENCE RUN N04°17'29"W FOR A DISTANCE OF 27.54 FEET; THENCE RUN N03°50'00"E FOR A DISTANCE OF 32.88 FEET; THENCE RUN N05°16'54"E FOR A DISTANCE OF 34.74 FEET; THENCE RUN N14°36'53"W FOR A DISTANCE OF 12.71 FEET; THENCE RUN N49°59'45"W FOR A DISTANCE OF 15.95 FEET; THENCE RUN N67°08'11"W FOR A DISTANCE OF 67.75 FEET; THENCE RUN N67°33'34"E FOR A DISTANCE OF 68.16 FEET; THENCE RUN N57°34'58"E FOR A DISTANCE OF 15.64 FEET; THENCE RUN N53°45'20"E FOR A DISTANCE OF 13.61 FEET; THENCE RUN N48°32'02"E FOR A DISTANCE OF 11.22 FEET; THENCE RUN N54°40'50"E FOR A DISTANCE OF 13.85 FEET; THENCE RUN N49°36'55"E FOR A DISTANCE OF 19.09 FEET; THENCE RUN N37°17'03"E FOR A DISTANCE OF 14.40 FEET; THENCE RUN N30°25'33"E FOR A DISTANCE OF 40.77 FEET; THENCE RUN S70°47'07"E FOR A DISTANCE OF 65.26 FEET; THENCE RUN N62°41'55"E FOR A DISTANCE OF 33.33 FEET; THENCE RUN N60°03'38"E FOR A DISTANCE OF 27.79 FEET; THENCE RUN N68°56'32"E FOR A DISTANCE OF 33.67 FEET; THENCE RUN N69°27'09"E FOR A DISTANCE OF 39.32 FEET; THENCE RUN N76°09'54"E FOR A DISTANCE OF 38.69 FEET; THENCE RUN N84°37'56"E FOR A DISTANCE OF 35.30 FEET; THENCE RUN N71°01'39"E FOR A DISTANCE OF 36.05 FEET; THENCE RUN N56°16'09"E FOR A DISTANCE OF 22.32 FEET; THENCE RUN N64°47'23"E FOR A DISTANCE OF 72.52 FEET; THENCE RUN N44°34'04"E FOR A DISTANCE OF 11.71 FEET; THENCE RUN N16°53'28"E FOR A DISTANCE OF 27.07 FEET; THENCE RUN N16°15'53"E FOR A DISTANCE OF 27.07 FEET; THENCE RUN N00°14'32"W FOR A DISTANCE OF 18.58 FEET; THENCE RUN N01°10'18"W FOR A DISTANCE OF 22.80 FEET; THENCE RUN N11°30'29"E FOR A DISTANCE OF 41.66 FEET; THENCE RUN N25°25'32"E FOR A DISTANCE OF 18.52 FEET; THENCE RUN N29°13'14"E FOR A DISTANCE OF 12.77 FEET; THENCE RUN N09°42'26"E FOR A DISTANCE OF 13.86 FEET; THENCE RUN N10°10'17"W FOR A DISTANCE OF 8.24 FEET; THENCE RUN N25°23'33"E FOR A DISTANCE OF 11.70 FEET; THENCE RUN N71°45'42"W FOR A DISTANCE OF 21.85 FEET; THENCE RUN N59°03'27"W FOR A DISTANCE OF 13.21 FEET; THENCE RUN N37°04'03"W FOR A DISTANCE OF 27.24 FEET; THENCE RUN N00°38'43"W FOR A DISTANCE OF 28.85 FEET; THENCE RUN N10°12'59"E FOR A DISTANCE OF 35.02 FEET; THENCE RUN N01°52'01"E FOR A DISTANCE OF 31.20 FEET; THENCE RUN N05°34'22"E FOR A DISTANCE OF 13.39 FEET; THENCE RUN N01°01'36"W FOR A DISTANCE OF 30.61 FEET; THENCE RUN N15°40'00"W FOR A DISTANCE OF 27.26 FEET; THENCE RUN N22°54'25"W FOR A DISTANCE OF 20.46 FEET; THENCE RUN N20°19'15"W FOR A DISTANCE OF 21.36 FEET; THENCE RUN N17°17'45"W FOR A DISTANCE OF 18.27 FEET; THENCE RUN N25°34'23"W FOR A DISTANCE OF 16.79 FEET; THENCE RUN N15°41'23"W FOR A DISTANCE OF 49.27 FEET; THENCE RUN N00°29'10"W FOR A DISTANCE OF 19.63 FEET; THENCE RUN N65°22'51"E FOR A DISTANCE OF 39.53 FEET; THENCE RUN N43°47'29"W FOR A DISTANCE OF 31.43 FEET; THENCE RUN N11°37'49"E FOR A DISTANCE OF 61.39 FEET; THENCE RUN N56°32'16"E FOR A DISTANCE OF 65.40 FEET; THENCE RUN S79°13'23"E FOR A DISTANCE OF 80.22 FEET; THENCE RUN N02°10'07"W FOR A DISTANCE OF 1285.56 FEET; THENCE RUN S89°36'23"W FOR A DISTANCE OF 304.60 FEET; THENCE RUN S56°15'20"W FOR A DISTANCE OF 201.37 FEET; THENCE RUN S56°14'53"W FOR A DISTANCE OF 16.09 FEET; THENCE RUN S71°30'39"W FOR A DISTANCE OF 20.89 FEET; THENCE RUN S46°03'51"W FOR A DISTANCE OF 57.11 FEET; THENCE RUN S49°29'40"W FOR A DISTANCE OF 20.30 FEET; THENCE RUN S47°16'30"W FOR A DISTANCE OF 38.97 FEET; THENCE RUN S35°34'54"W FOR A DISTANCE OF 18.90 FEET; THENCE RUN S30°59'13"W FOR A DISTANCE OF 26.46 FEET; THENCE RUN S30°57'50"W FOR A DISTANCE OF 12.03 FEET; THENCE RUN S24°14'29"W FOR A DISTANCE OF 48.25 FEET; THENCE RUN S47°59'41"W FOR A DISTANCE OF 29.61 FEET; THENCE RUN S80°59'30"W FOR A DISTANCE OF 69.13 FEET; THENCE RUN S81°26'58"W FOR A DISTANCE OF 44.56 FEET; THENCE RUN S85°35'19"W FOR A DISTANCE OF 86.13 FEET; THENCE RUN S85°58'36"W FOR A DISTANCE OF 250.30 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 52.88 FEET; THENCE RUN S85°52'53"W FOR A DISTANCE OF 61.78 FEET; THENCE RUN S85°27'17"W FOR A DISTANCE OF 29.97 FEET; THENCE RUN S85°27'36"W FOR A DISTANCE OF 25.27 FEET; THENCE RUN N87°20'13"W FOR A DISTANCE OF 13.45 FEET; THENCE RUN N87°24'51"W FOR A DISTANCE OF 19.39 FEET; THENCE RUN N87°22'03"W FOR A DISTANCE OF 5.44 FEET; THENCE RUN N24°11'59"E FOR A DISTANCE OF 30.44 FEET; THENCE RUN N01°35'34"W FOR A DISTANCE OF 31.24 FEET; THENCE RUN N24°11'59"E FOR A DISTANCE OF 62.14 FEET; THENCE RUN N66°48'48"E FOR A DISTANCE OF 15.56 FEET; THENCE RUN S82°18'57"E FOR A DISTANCE OF 15.56 FEET; THENCE RUN N18°18'13"E FOR A DISTANCE OF 25.81 FEET; THENCE RUN N04°51'39"W FOR A DISTANCE OF 21.39 FEET; THENCE RUN N11°39'28"W FOR A DISTANCE OF 34.33 FEET; THENCE RUN N06°54'40"W FOR A DISTANCE OF 1.91 FEET; THENCE RUN N19°49'38"E FOR A DISTANCE OF 401.75 FEET; THENCE RUN S67°29'54"E FOR A DISTANCE OF 99.99 FEET; THENCE RUN S05°01'12"E FOR A DISTANCE OF 41.12 FEET, TO A NON-TANGENTIAL CURVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THROUGH A DELTA ANGLE OF 01°34'36", AND BEING SUBTENDED BY A CHORD OF 5.00 FEET, AT A BEARING OF N38°05'45"W, FOR AN ARC LENGTH OF 5.50 FEET; THENCE RUN S19°49'36"W FOR A DISTANCE OF 125.38 FEET; THENCE RUN S87°41'00"E FOR A DISTANCE OF 227.42 FEET, TO A TANGENTIAL CURVE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, THROUGH A DELTA ANGLE OF 66°22'29", AND BEING SUBTENDED BY A CHORD OF 492.64 FEET, AT A BEARING OF N59°07'46"E, FOR AN ARC LENGTH OF 521.31 FEET; THENCE RUN N25°56'32"E FOR A DISTANCE OF 299.56 FEET, TO A TANGENTIAL CURVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, THROUGH A DELTA ANGLE OF 33°32'27", AND BEING SUBTENDED BY A CHORD OF 375.1

LINE TABLE			LINE TABLE		
NO.	BEARING	DIST.	NO.	BEARING	DIST.
L1	N82°43'46"W	275.20	L60	N509°03'27"W	13.21
L2	N00°49'43"W	484.10	L61	N370°44'03"W	27.21
L3	N48°52'47"E	591.95	L62	N00°38'43"W	28.81
L4	N83°15'50"E	340.40	L63	N10°12'59"E	35.01
L5	N27°22'23"E	649.51	L64	N01°52'01"E	31.21
L6	N88°17'12"E	233.73	L65	N05°34'22"E	13.31
L7	S31°47'37"E	631.21	L66	N01°01'36"W	30.61
L8	N02°13'31"W	339.05	L67	N15°40'00"W	27.21
L9	N73°40'08"E	497.73	L68	N22°54'25"W	20.41
L10	N84°27'10"E	648.96	L69	N20°19'15"W	21.31
L11	N20°19'20"W	155.37	L70	N17°17'45"W	18.21
L12	N04°47'10"W	137.24	L71	N25°34'23"W	16.71
L13	N10°20'25"E	89.58	L72	N15°41'23"W	49.21
L14	N88°40'48"W	108.51	L73	N00°29'10"W	19.61
L15	N35°22'24"E	61.49	L74	N65°22'51"E	39.51
L16	N24°10'35"E	16.58	L75	N43°47'29"W	31.41
L17	N16°58'33"E	22.30	L76	N11°37'49"E	61.31
L18	N01°25'10"W	17.20	L77	N56°32'16"E	65.41
L19	N02°00'52"E	22.73	L78	S79°13'23"E	80.21
L20	N03°34'22"E	27.69	L79	S89°36'23"W	304.81
L21	N08°31'29"W	27.56	L80	S56°15'20"W	201.31
L22	N04°17'29"W	27.54	L81	S56°14'53"W	16.01
L23	N03°50'00"E	32.88	L82	S71°30'39"W	20.81
L24	N05°16'54"E	34.74	L83	S46°03'51"W	57.11
L25	N14°36'53"W	12.71	L84	S49°29'40"W	20.31
L26	N49°59'45"W	15.95	L85	S47°16'30"W	38.91
L27	N67°08'11"W	67.75	L86	S35°34'54"W	18.91
L28	N67°33'34"E	68.16	L87	S30°59'13"W	26.41
L29	N57°34'58"E	15.64	L88	S30°57'50"W	12.01
L30	N53°45'20"E	13.61	L89	S24°14'29"W	48.21
L31	N58°32'02"E	11.22	L90	S47°59'41"W	29.61
L32	N54°40'50"E	13.85	L91	S80°50'39"W	69.11
L33	N49°36'55"E	19.09	L92	S81°26'58"W	44.51
L34	N37°17'03"E	14.40	L93	S85°35°19"W	86.11
L35	N25°04'13"E	22.74	L94	S85°58'36"W	250.31
L36	N30°25'33"E	40.77	L95	N90°00'00"W	52.81
L37	S70°47'07"E	50.50	L96	S85°52'53"W	61.71
L38	N19°32'42"E	63.26	L97	S85°27'17"W	29.91
L39	N62°41'55"E	33.33	L98	S85°27'36"W	25.21
L40	N60°03'38"E	27.79	L99	N87°24'13"W	13.41
L41	N68°56'32"E	33.67	L100	N87°24'13"W	19.31
L42	N69°27'09"E	39.32	L101	N87°22'03"W	5.44
L43	N76°09'54"E	38.69	L102	N24°14'57"E	30.41
L44	N84°37'56"E	35.30	L103	N14°35'34"W	31.21
L45	N71°01'39"E	36.05	L104	N02°11'29"E	62.11
L46	N56°16'09"E	22.32	L105	S76°56'48"E	27.41
L47	N54°45'23"E	72.52	L106	S82°50'47"E	15.51
L48	N43°40'48"E	14.33	L107	N18°18'13"E	25.81
L49	N36°37'28"E	31.97	L108	N04°51'39"W	21.31
L50	N16°15'53"E	27.07	L109	N11°39'28"W	34.31
L51	N00°14'32"W	18.58	L110	N06°54'40"W	1.91
L52	N01°01'18"W	22.80	L111	N19°49'38"E	401.71
L53	N11°30'29"E	41.66	L112	S67°29'54"E	99.91
L54	N25°25'32"E	18.52	L113	S05°01'12"E	41.11
L55	N29°13'14"E	12.77	L114	S19°49'36"W	125.31
L56	N09°42'26"E	13.86	L115	S87°41'00"E	227.41
L57	N10°10'17"W	8.24	L116	N25°56'32"E	239.91
L58	N25°29'33"W	11.70	L117	N59°28'59"E	23.91
L59	N71°45'22"E	21.85			

AREA TABLE		
TRACT	SQUARE FEET	ACRES
TRACT 1	380,404	8.73
TRACT 2	703,168	16.14
TRACT 3	413,820	9.50
TRACT 4	36,326	0.83
TRACT CE1	4,779,944	109.73
TRACT CE2	124,118	2.85
TRACT CE3	1,562,012	35.86
TRACT CE4	565,048	12.97
TRACT CE5	176,734	4.06
TRACT CE6	221,996	5.10
TRACT CE7	7,489	0.17
TRACT FD1	9,361,556	214.91
TRACT FD2	2,326,391	53.41
TRACT FD3	446,813	10.26
TRACT L9	416,611	9.56
TRACT L10	58,615	1.35
TRACT OS1	115,671	2.66
TRACT OS2	35,844	0.82
TRACT R1	174,227	4.00
TRACT R2	101,034	2.32
TRACT R3	43,497	1.00
TRACT R4	132,400	3.04

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD	BEARING	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	1289.55
C4	200.00	1°34'36"	5.50	N38°05'45"W	5.50
C5	450.00	66°22'29"	492.64	N59°07'46"E	521.37
C6	650.00	3°32'27"	375.10	N42°42'45"E	380.55
C7	500.00	71°42'35"	585.73	S36°41'50"E	625.79

SEE SHEET 4 FOR
REMAINDER OF
BOUNDARY DETAILS
(L15-L109)

NOTE: LINE TAGS ARE
SEQUENTIAL WHERE
NOT SHOWN

00S2017-00042/PLT2016-00008

FILE NAME: Miromar UV Plat.dwg

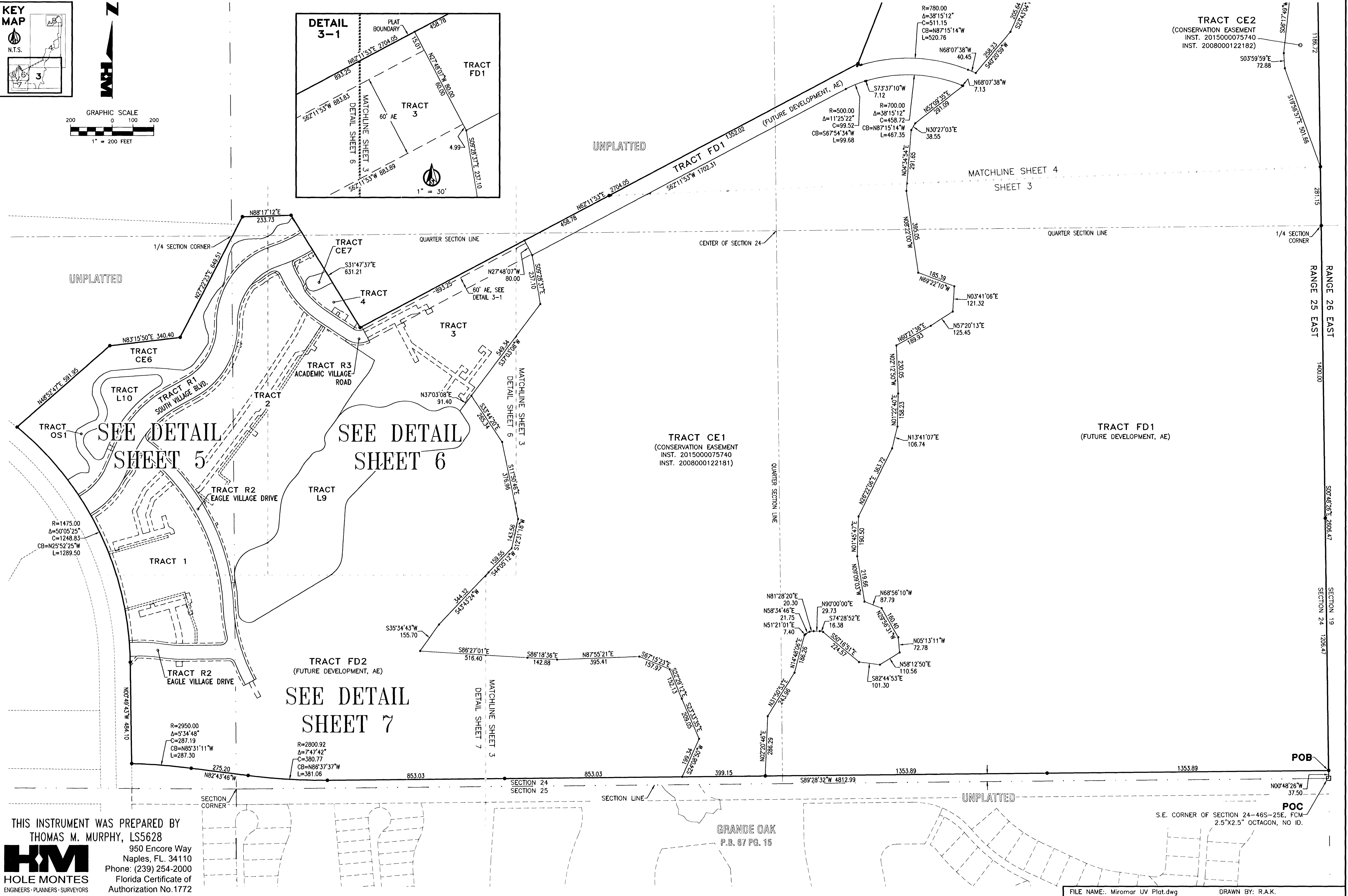
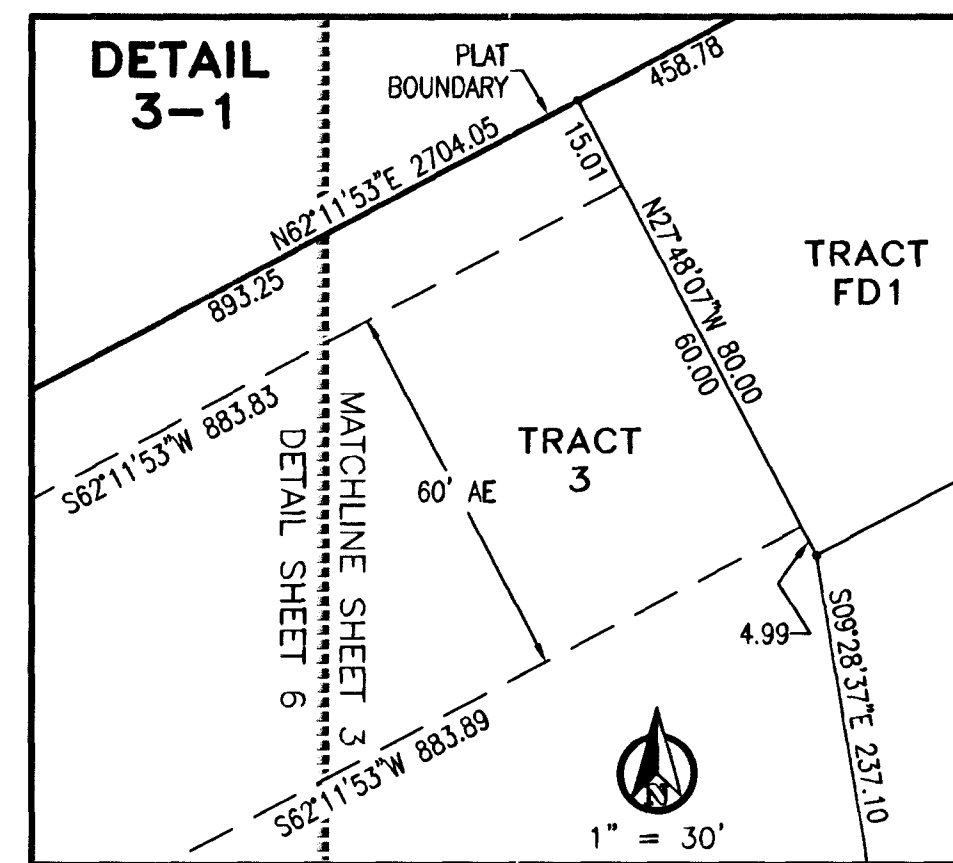
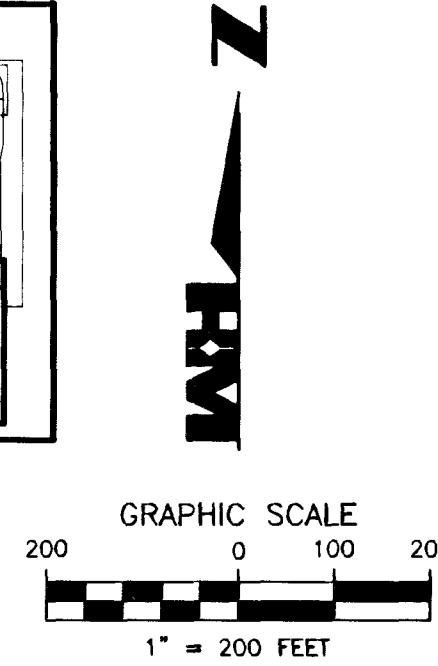
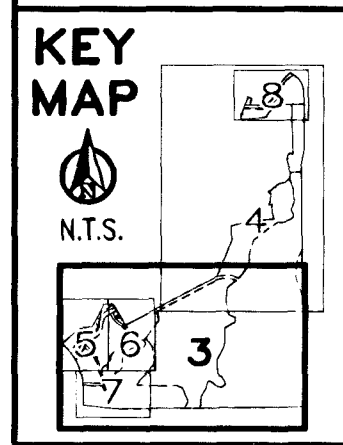
DRAWN BY: R.A.K.

UNIVERSITY VILLAGE

INSTRUMENT NUMBER: 2017000253716

SHEET 3 of 8

A SUBDIVISION OF PART OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



THIS INSTRUMENT WAS PREPARED BY
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Authorization No.1772

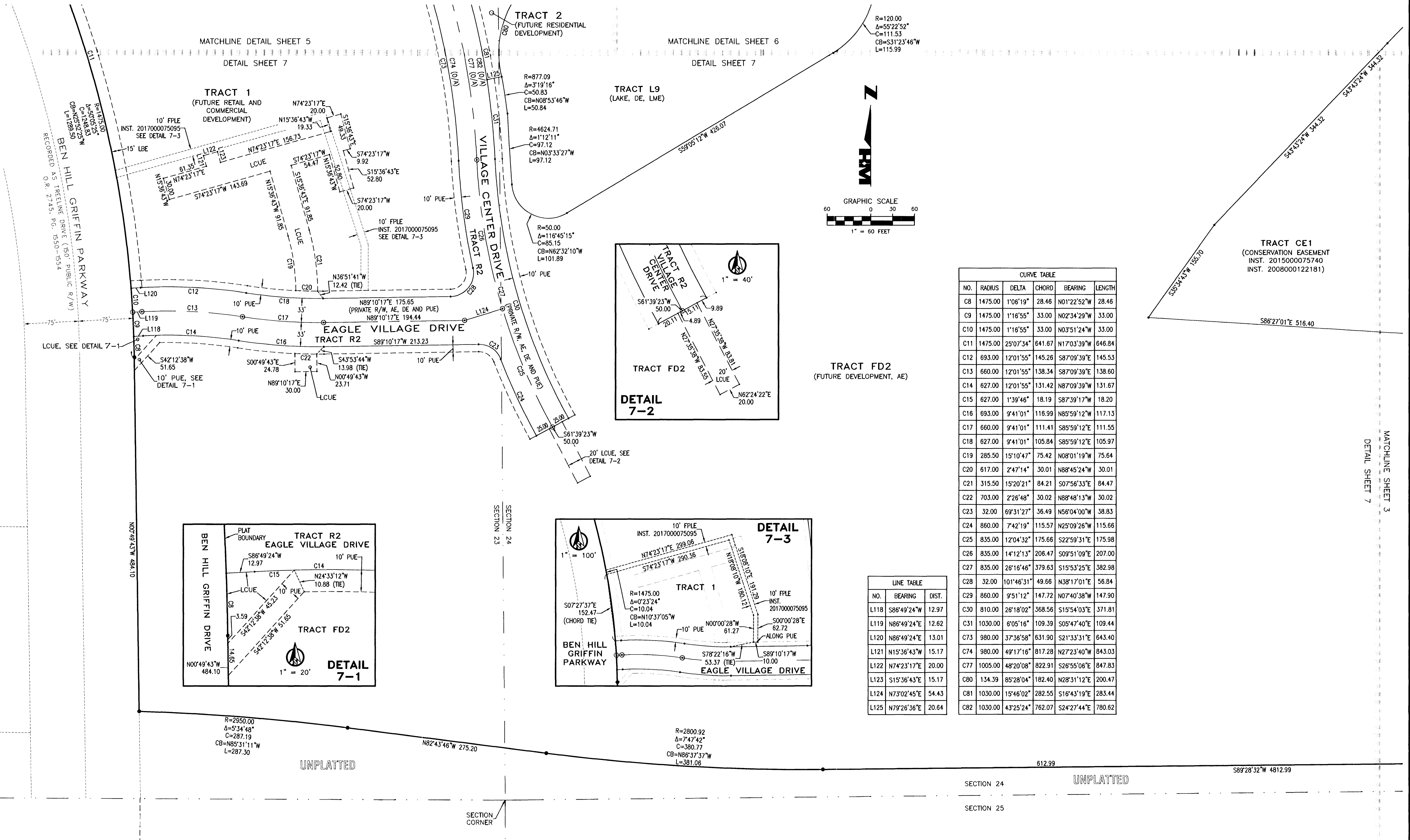


GRANDE OAK
P.B. 67 PG. 15

UNIVERSITY VILLAGE

A SUBDIVISION OF PART OF SECTIONS 13, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

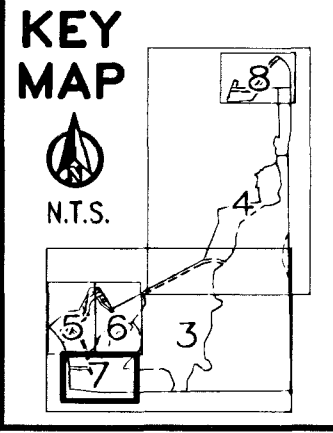
INSTRUMENT NUMBER: 2017000253716
SHEET 7 of 8



CURVE TABLE					
NO.	RADIUS	DELTA	CHORD	BEARING	LENGTH
C8	1475.00	1°06'19"	28.46	N01°22'52"W	28.46
C9	1475.00	1°16'55"	33.00	N02°34'29"W	33.00
C10	1475.00	1°16'55"	33.00	N03°51'24"W	33.00
C11	1475.00	2°50'34"	641.67	N17°03'39"W	646.84
C12	693.00	1°20'15"	145.26	S87°09'39"E	145.53
C13	660.00	1°20'15"	138.34	S87°09'39"E	138.60
C14	627.00	1°20'15"	131.42	N87°09'39"W	131.67
C15	627.00	1°39'46"	18.19	S87°39'17"W	18.20
C16	693.00	9°41'01"	116.99	N85°59'12"W	117.13
C17	660.00	9°41'01"	111.41	S85°59'12"E	111.55
C18	627.00	9°41'01"	105.84	S85°59'12"E	105.97
C19	285.50	15°10'47"	75.42	N08°01'19"W	75.64
C20	617.00	2°47'14"	30.01	N88°45'24"W	30.01
C21	315.50	15°20'21"	84.21	S07°56'33"E	84.47
C22	703.00	2°26'48"	30.02	N88°48'13"W	30.02
C23	32.00	69°31'27"	36.49	N56°04'00"W	38.83
C24	860.00	7°42'19"	115.57	N25°09'26"W	115.66
C25	835.00	12°04'32"	175.66	S22°59'31"E	175.98
C26	835.00	14°12'13"	206.47	S09°51'09"E	207.00
C27	835.00	26°16'46"	379.63	S15°53'25"E	382.98
C28	32.00	101°46'31"	49.66	N38°17'01"E	56.84
C29	860.00	9°51'12"	147.72	N07°40'38"W	147.90
C30	810.00	26°18'02"	368.56	S15°54'03"E	371.81
C31	1030.00	6°05'16"	109.39	S05°47'40"E	109.44
C73	980.00	37°36'58"	631.90	S21°33'31"E	643.40
C74	980.00	49°17'16"	817.28	N27°23'40"W	843.03
C77	1005.00	48°20'08"	822.91	S26°55'08"E	847.83
C80	134.39	85°28'04"	182.40	N28°31'12"E	200.47
C81	1030.00	15°46'02"	282.55	S16°43'19"E	283.44
C82	1030.00	43°25'24"	762.07	S24°27'44"E	780.62

LINE TABLE		
NO.	BEARING	DIST.
L118	S86°49'24"W	12.97
L119	N86°49'24"E	12.62
L120	N86°49'24"E	13.01
L121	N15°36'43"W	15.17
L122	N74°23'17"E	20.00
L123	S15°36'43"E	15.17
L124	N73°02'45"E	54.43
L125	N79°26'36"E	20.64

DOS2017-00042/PLT2016-00008



THIS INSTRUMENT WAS PREPARED BY
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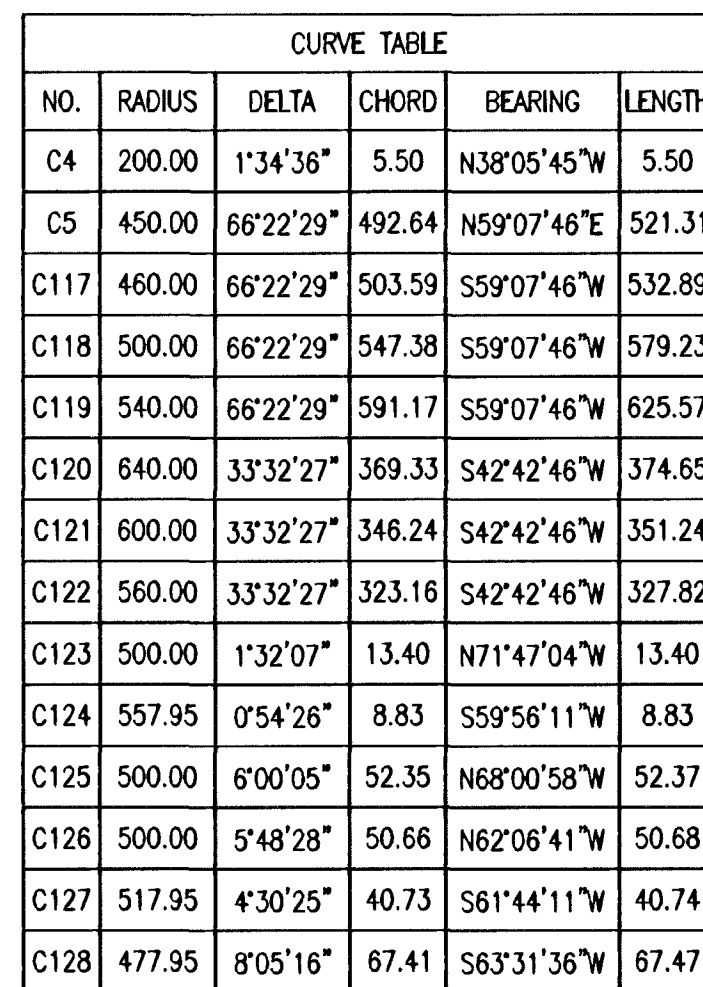


FILE NAME: Miromar UV Plat.dwg DRAWN BY: R.A.K.

SHEET 8 of 8

**KEY
MAP**

N.T.S.



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Authorization No.1772

LINE TABLE		
NO.	BEARING	DIS.
L213	S59°28'59"W	23.
L214	S59°28'59"W	23.
L215	S59°28'59"W	23.

UNPLATTED

UNPLATTED