

#8

CASE NUMBER: RES2025-03544**LEGAL DESCRIPTION WITH NO METES AND BOUNDS:**

LOT 1, MIROMAR LAKES UNIT XII-B, ACCORDING TO THE PLAT RECORDED UNDER INSTRUMENT NUMBER 2008000208819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT 'O-1', MIROMAR LAKES UNIT XI, PENINSULA ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000456819 AND A PORTION OF TRACT 'O-1', MIROMAR LAKES, UNIT XII, PENINSULA, PHASE TWO ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000463425 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, MIROMAR LAKES UNIT XII-B, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2008000208819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.23°41'27"W., ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 4.38 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.89°42'01"W., FOR A DISTANCE OF 13.13 FEET; THENCE RUN N.23°41'27"W., FOR A DISTANCE OF 65.68 FEET; TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 336.22 FEET, THROUGH A CENTRAL ANGLE OF 19°56'19", SUBTENDED BY A CHORD OF 116.41 FEET AT A BEARING OF N.33°39'37"W., FOR A DISTANCE OF 117.00 FEET TO THE END OF SAID CURVE; THENCE RUN N.01°49'34"W., FOR A DISTANCE OF 56.98 FEET; THENCE RUN N.88°10'30"E., FOR A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN S.01°49'34"E., ALONG THE WEST LINE OF SAID LOT 1, FOR DISTANCE OF 52.45 FEET; TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; WHOSE RADIUS POINT BEARS S.47°07'49"W., THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 348.22 FEET, THROUGH A CENTRAL ANGLE OF 19°10'44", SUBTENDED BY A CHORD OF 116.02 FEET AT A BEARING OF S.33°16'49"E., FOR A DISTANCE OF 116.56 FEET TO THE END OF SAID CURVE; THENCE RUN S.23°41'27"E., ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 71.02 FEET TO THE POINT OF BEGINNING; CONTAINING 2878.086 SQ. FT, MORE OR LESS. THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 55,463 SQUARE FEET OR 1.27 ACRES OF LAND.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 55,463 SQUARE FEET OR 1.27 ACRES OF LAND.

STRAP NO:

12-46-25-04-00000.0010