

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY FLORIDA, SAID TRACT OR PARCEL BEING A PORTION OF LANDS DESCRIBED IN PLAT BOOK 27, PAGES 158-160, LEE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY MOST CORNER OF PARCEL 44, UNIT 55, MIRROR LAKES AS RECORDED IN PLAT BOOK 27, PAGE 142, LEE COUNTY RECORDS, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 82 (200' WIDE) AS RECORDED IN F.D.O.T. RIGHT-OF-WAY MAP, SECTION NO. 1207-101, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S49°58'02"E FOR 710.70 FEET ALONG SAID RIGHT-OF-WAY, TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, RUN SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,045.92 FEET (DELTA 25°00'35") (CHORD BEARING S37°27'44"E)(CHORD 452.93 FEET) FOR 456.55 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, RUN S24°57'27"E FOR 301.16 FEET; THENCE RUN S32°18'43"W FOR 1,043.32 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 87.40 FEET (DELTA 57°16'10") (CHORD BEARING S60°56'48"W)(CHORD 83.77 FEET) FOR 87.37 FEET TO A POINT OF TANGENCY; THENCE RUN S89°34'53"W FOR 2,003.63 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET (DELTA 89°45'25") (CHORD BEARING N45°32'25"W)(CHORD 141.12 FEET) FOR 156.66 FEET TO A POINT OF TANGENCY; THENCE RUN N00°39'42"W FOR 460.65 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 824.21 FEET (DELTA 20°30'00") (CHORD BEARING N10°54'42"W)(CHORD 293.33 FEET) FOR 294.90 FEET TO A POINT OF TANGENCY; THENCE RUN N21°09'42"W FOR 42.13 FEET TO A POINT ON A NON-TANGENT CURVE ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF GRANT BOULEVARD (80' WIDE), MIRROR LAKES AS RECORDED IN PLAT BOOK 27, PAGES 83-160, LEE COUNTY RECORDS; THENCE CONTINUING ALONG THE AFOREMENTIONED RIGHT-OF-WAY, RUN NORTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 1,138.98 FEET (DELTA 23°29'07") (CHORD BEARING N51°46'32"E) (CHORD 463.60 FEET) FOR 466.86 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE AFOREMENTIONED RIGHT-OF-WAY, RUN N40°01'58"E FOR 115.80 FEET TO THE NORTHWESTERLY MOST CORNER OF LOT 11, BLOCK 239, UNIT 63, MIRROR LAKES AS RECORDED IN PLAT BOOK 27, PAGE 150, LEE COUNTY RECORDS; THENCE RUN S56°22'28"E FOR 150.94 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 11; THENCE RUN N40°01'58"E FOR 100.65 FEET TO THE EAST MOST POINT OF LOT 10, BLOCK 239, AS RECORDED IN THE AFOREMENTIONED PLAT; THENCE RUN N49°58'02"W FOR 150.00 FEET TO A POINT ON SAID RIGHT-OF-WAY ALSO BEING

THE NORTHWESTERLY MOST CORNER OF SAID LOT 10; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, RUN N40°01'58"E FOR 200.00 FEET TO THE NORTHERLY MOST CORNER OF LOT 9, AS RECORDED IN THE AFOREMENTIONED PLAT; THENCE RUN S49°58'02"E FOR 150.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LOT 9; THENCE RUN N40°01'58"E FOR 810.00 FEET TO THE SOUTHEASTERLY MOST CORNER OF LOT 1 AS RECORDED IN SAID PLAT; THENCE RUN S49°58'02"E FOR 450.00 FEET TO THE SOUTHERLY MOST CORNER OF PARCEL 44, UNIT 55, AS RECORDED IN THE AFOREMENTIONED PLAT; THENCE RUN N40°01'58"E FOR 375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 92.85 ACRES, MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE BASED UPON THE RECORD PLAT OF PARCEL 51, UNIT 72, MIRROR LAKES AS RECORDED IN PLAT BOOK 27, PAGE 159, LEE COUNTY RECORDS AND THE NORTHWESTERLY LINE OF PARCEL 51 TO BEAR S24°57'27"E.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

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