



April 19, 2001

Mr. Michael Hagen  
Lee County Property Appraiser's Office  
Post Office Box 1546  
Ft. Myers, Florida 33902

Re: Miromar Lakes Community Development District  
Interlocal Agreement for the Preparation and Submission of Non-ad Valorem  
Assessment Roll and Related Uniform Collection and Enforcement

Dear Mr. Hagen:

Please find enclosed one copy of the executed Interlocal Agreement as referenced above.

Please contact me should you have any questions. In the meantime, I remain,

Yours sincerely,

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

James P. Ward  
District Manager

JPW/gb

Enclosures

REPLY TO:

210 N. University Drive  
Suite 301  
Coral Springs, FL 33071  
Phone: (954) 753-5841  
Fax: (954) 345-1292

10300 N.W. 11th Manior  
Coral Springs, FL 33071  
Phone: (954) 753-0380  
Fax: (954) 755-6701

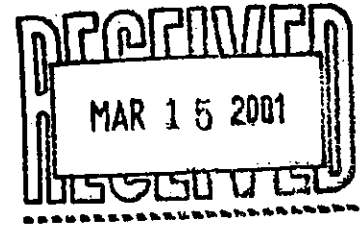
985 Pelican Marsh Blvd.  
Naples, FL 34108  
Phone: (941) 592-5181  
Fax: (941) 592-9021

17595 S. Tamiami Trail  
Suite 203  
Ft. Myers, FL 33908  
Phone: (941) 437-7805  
Fax: (941) 437-7804



MOYER & ASSOCIATES  
a part of Severn Trent Environmental Services

*originals  
given to  
Mike Segen  
3/27/01*



March 13, 2001

Ms. Teresa Watts  
Lee County Property Appraiser's Office  
Post Office Box 1546  
Ft. Myers, Florida 33902

*(4)*

Re: Miromar Lakes Community Development District  
Interlocal Agreement for the Preparation and Submission of Non-ad Valorem  
Assessment Roll and Related Uniform Collection and Enforcement

Dear Ms. Watts:

Pursuant to your request of earlier this week, please find enclosed two original Interlocal Agreements as referenced above.

I would appreciate it if you would forward these agreements to the proper individuals for execution and return to my attention.

Please contact me should you have any questions. In the meantime, I remain,

Yours sincerely,

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

*James P. Ward (jpw)*

James P. Ward  
District Manager

JPW/gb

Enclosures

REPLY TO:

- 210 N. University Drive  
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Phone: (941) 437-7805  
Fax: (941) 437-7804

**INTERLOCAL AGREEMENT FOR THE PREPARATION  
AND SUBMISSION OF THE MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT, NON-AD  
VALOREM ASSESSMENT ROLL AND THE RELATED  
UNIFORM COLLECTION AND ENFORCEMENT  
THEREOF**

**WHEREAS**, the MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (hereinafter "DISTRICT") was established pursuant to the provisions of Chapter 190, Florida Statutes, and the DISTRICT is authorized to levy non-ad valorem or special assessments including benefit assessments, maintenance assessments, and other such assessments; and

**WHEREAS**, Section 189.4065, Florida Statutes, and Section 197.3631, Florida Statutes, also authorize this DISTRICT to collect non-ad valorem assessments; and

**WHEREAS**, the Honorable Catherine Curtis, is the County Tax Collector of Lee County (hereinafter "TAX COLLECTOR"), and therefore the County Constitutional Officer charged, as agent of the State, with the collection and enforcement of ad valorem taxes and non-ad valorem assessments levied by the County, the School Board and municipalities and any special districts within the County; and

**WHEREAS**, the Honorable Kenneth M. Wilkinson, is the Lee County Property Appraiser (hereinafter "PROPERTY APPRAISER"), and therefore the County Constitutional Officer charged with determining the value of all property within the County, and with maintaining certain records connected therewith, specifically including the name of the owner, address and legal description of parcels of property on the tax rolls, and with providing certain services and information to taxing authorities under Section 190.021, Florida Statutes, and Section 197.3632, Florida Statutes; and

**WHEREAS**, Section 197.3631, 197.3632, Florida Statutes, and Section 189.4065, Florida Statutes, provide that the DISTRICT may arrange for the collection and enforcement of non-ad valorem special assessments by the TAX COLLECTOR on the official tax notice as certified to the TAX COLLECTOR by the DISTRICT upon receipt by the DISTRICT from the

PROPERTY APPRAISER of the name, address and legal description of each applicable parcel;  
and

**WHEREAS**, Chapter 197, Florida Statutes, authorizes the DISTRICT, PROPERTY APPRAISER and TAX COLLECTOR to enter into an Agreement regarding the reimbursement of necessary administrative costs incurred by the PROPERTY APPRAISER and TAX COLLECTOR; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, the PROPERTY APPRAISER may provide additional services for the DISTRICT over and above the requirement to provide the name, address and legal for each parcel of land upon which the non-ad valorem assessment is to be levied, and be reimbursed accordingly, including authority to act as the agent of the DISTRICT in fulfilling the duty of the DISTRICT both to prepare and to certify the non-ad valorem assessment roll to the TAX COLLECTOR by the 15th of September of each calendar year in compatible electronic medium tied to the property identification number on the tax roll of the PROPERTY APPRAISER; and

**WHEREAS**, the use of the uniform non-ad valorem assessment methodology is more fair, more efficient and more accountable than the other alternatives available; and

**WHEREAS**, the Board of Supervisors of the DISTRICT passed Resolution No. 2001-6 on November 21, 2000, expressing its intent to use the uniform collection and enforcement of non-ad valorem assessments methodology in accordance with the procedures outlined in Section 197.3632, Florida Statutes, and has therefore elected to use the non-ad valorem assessment methodology in Section 197.3632, Florida Statutes, and has elected not to use the methodology in Section 190.021, Florida Statutes; and

**WHEREAS**, the duty to certify the non-ad valorem assessment roll is in the Chairman of the Board of Supervisors of the DISTRICT; and

**WHEREAS**, the DISTRICT wants the PROPERTY APPRAISER to serve as agent of the DISTRICT specifically to list, extend, prepare and certify the non-ad-valorem assessment roll of the DISTRICT; and

**WHEREAS**, the TAX COLLECTOR, PROPERTY APPRAISER and DISTRICT are agencies of the State within the meaning of Chapter 189, Florida Statutes, and Chapter 163, Florida Statutes, and desire the joint powers which each will exercise separately under the terms of this Agreement; and

**WHEREAS**, pursuant to Chapter 189, Florida Statutes, Chapter 163, Florida Statutes, and Chapter 190, Florida Statutes, there is ample statutory authority for interlocal and interagency agreements between the TAX COLLECTOR, PROPERTY APPRAISER and the DISTRICT; and

**WHEREAS**, the TAX COLLECTOR and the PROPERTY APPRAISER agree to provide the services of their respective offices for the non-ad valorem assessments involved as set forth in statutory law, applicable rules, as amended, and in this Agreement; and

**WHEREAS**, the DISTRICT desires to accept the services of the TAX COLLECTOR and PROPERTY APPRAISER as provided in this Agreement and further agrees to fulfill its duties and responsibilities under law and pursuant to this Agreement.

The DISTRICT, PROPERTY APPRAISER, and TAX COLLECTOR hereby agree as follows:

1. Commencing with the 2001 calendar year, and all subsequent years, except as provided in paragraph seven (7), the PROPERTY APPRAISER, as agent for the DISTRICT shall list, prepare, submit and certify to the TAX COLLECTOR by **September 15th**, on compatible electronic medium, tied to the property identification number, the non-ad valorem assessment roll, and that the District shall comply with all applicable provisions of Chapter 197, Florida Statutes, and related rules, including, but not limited to, compliance with all advertisements and notices required in the election to use the non-ad valorem assessment methodology, levying, and roll adoption (subsequent years).

2. Because the DISTRICT, by the **10th of January, 2001** did furnish the legal description of the land area on which the non-ad valorem assessments be levied for calendar year 2001 to the PROPERTY APPRAISER, the PROPERTY APPRAISER shall determine accurately

the name, address and legal description of each affected parcel and submit that information to the DISTRICT by the 1st of June, 2001; the PROPERTY APPRAISER shall also act as the agent for the DISTRICT (as Principal) to list, extend, and prepare the non-ad valorem assessment roll for and on behalf of the DISTRICT and certify it by the 15th of September, 2001 in the name of the DISTRICT to the TAX COLLECTOR in compatible electronic medium tied to the property identification number; provided, however, that the PROPERTY APPRAISER shall not be under any duty to act as agent of the DISTRICT in preparing and certifying to the TAX COLLECTOR the non-ad valorem assessment roll unless the DISTRICT shall have provided the PROPERTY APPRAISER, no later than August 1st of each calendar year as a condition precedent, the officially adopted per unit or parcel of property non-ad valorem assessments as officially adopted by the Board of Supervisors at a duly noticed meeting.

3. Pursuant to expressed authority in Section 197.3632, Florida Statutes, the TAX COLLECTOR shall be compensated at the rate of two percent (2%) of the non-ad valorem assessments collected as compensation for all costs of the TAX COLLECTOR, which two percent (2%) shall be withheld by the TAX COLLECTOR as payment prior to distribution to the DISTRICT of the funds collected.

4. The DISTRICT hereby agrees to compensate the PROPERTY APPRAISER for all necessary administrative costs as defined in Section 197.3632(2), Florida Statutes, incurred in filling both statutory and contractual duty of the PROPERTY APPRAISER under this Agreement and the DISTRICT shall compensate the PROPERTY APPRAISER at the rate of one dollar (\$1.00) per benefit unit (parcel of property) for setting up the non-ad valorem or special assessment roll and, annually thereafter, the amount of one dollar (\$1.00) per benefit unit (parcel of property) for the maintenance of each benefit unit (parcel of property).

5. If the actual costs of performing these services by the PROPERTY APPRAISER exceed the compensation referenced in paragraph four (4) above, then the compensation to be paid by the DISTRICT to the PROPERTY APPRAISER shall equal the actual cost of performing such services.

6. The parties to this Agreement agree to consult and cooperate as necessary and practical for the efficient and timely listing, preparation, submissions, certification, collection and enforcement against delinquencies of the DISTRICT non-ad valorem or special assessment rolls and levies including provision by the DISTRICT to the other parties of any staff assistance reasonably necessary, and required to effect the purposes of this Agreement.

7. The term of this Agreement shall commence with the 2001 non-ad valorem assessment rolls and shall continue and extend uninterrupted from year to year from the effective date as indicated below unless a notice of termination shall be issued by any party. A notice of termination shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of the DISTRICT save and except during those years when the DISTRICT in timely fashion notifies the TAX COLLECTOR and the PROPERTY APPRAISER that it seeks to collect and enforce the assessments pursuant to other provisions of law.

8. In performing these services herein specifically provided, neither the TAX COLLECTOR nor the PROPERTY APPRAISER is in any way, express or implied, direct or indirect, responsible for proposing, imposing or levying any non-ad valorem special assessment and/or for determining whether any such special or non-ad valorem assessment levied by the DISTRICT is authorized, constitutional, legal and valid and the DISTRICT acknowledges that it is solely the responsibility of the DISTRICT to levy such assessments and to make sure they are authorized, legal, valid and constitutional.

9. All agreements previously entered into by and between the parties hereto in conflict herewith are hereby superseded to the extent of the conflict.

10. This Agreement shall become effective upon the signing of the Agreement by the TAX COLLECTOR, the PROPERTY APPRAISER, and the DISTRICT, and with the appropriate filing with the Clerk of the Circuit Court of Lee County, Florida, and shall supercede any and all prior Agreements.

EXECUTED this 13 day of April, 2001.

MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT

Attest:

Judy Seale  
Witness

Judy Seale  
Printed Name

[Signature]  
Witness

LOIS CROFT  
Printed Name

By: [Signature]  
Tim Byal

Its: Chairperson

LEE COUNTY PROPERTY APPRAISER

Michael Hagen  
Witness

MICHAEL HAGEN  
Printed Name

Mary L. Stribling  
Witness

MARY L. STRIBLING  
Printed Name

By: [Signature]  
Kenneth M. Wilkinson



LEE COUNTY TAX COLLECTOR

George L. Ulrich  
Witness

By: Catherine M. Curtis  
Catherine Curtis

George L. Ulrich  
Printed Name

Thelma M. Wehrhaghten  
Witness

Thelma M. Wehrhaghten  
Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April, 2001, by Tim Byal, as Chairperson of the Miromar Lakes Community development District, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Affix Seal)



Judith M Seale  
Signature of Person Taking Acknowledgment

Judith M Seale  
Name of Acknowledger Typed, Printed or Stamped

\_\_\_\_\_  
Title or Rank

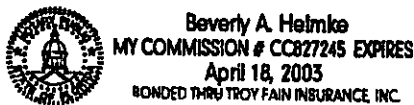
CC 970854

Serial Number, if any  
My Commission expires: 9/27/04

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27 day of March, 2001, by Kenneth M. Wilkinson, as Property Appraiser for Lee County, Florida, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Affix Seal)



Beverly A. Helmke  
Signature of Person Taking Acknowledgment

Beverly A. Helmke  
Name of Acknowledger Typed, Printed or Stamped

\_\_\_\_\_  
Title or Rank

Serial Number, if any  
My Commission expires:

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29 day of March,  
2001, by Catherine Curtis, as Tax Collector of Lee County, Florida, who is personally known to  
me or who has produced \_\_\_\_\_ me as identification.

Maria Victoria Peters  
Signature of Person Taking Acknowledgment

Maria Victoria Peters  
Name of Acknowledger Typed, Printed or Stamped

Sr. Asst  
Title or Rank

\_\_\_\_\_  
Serial Number, if any  
My Commission expires:

(Affix Seal)



Maria Victoria Peters  
Commission # CC 936606  
Expires May 15, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

# Miromar Lakes Community Development District

10300 N.W. 11th Manor • Coral Springs, Florida 33071  
Telephone: (954) 753-0380 • Fax: (954) 755-6701

December 4, 2000

Via Certified Mail

✓ Mr. Kenneth Wilkinson  
Lee County Property Appraiser  
2480 Thompson Street--4th Floor  
Fort Myers, Florida 33901

Mr. Bill Fussell  
Lee County Tax Collector  
P. O. Box 850  
Fort Myers, Florida 33902

Department of Revenue  
5050 West Tennessee Street  
Tallahassee, Florida 32399-0100


Gentlemen:

As provided for in Chapter 197.3632 F.S. the Miromar Lakes Community Development District has adopted its resolution of intent to utilize the uniform method of levying, collecting, and enforcing non ad valorem assessment, copy of which is enclosed for your records, along with the proof of publication of the required notice.

If you have any questions, please contact me.

Sincerely,

MIROMAR LAKES COMMUNITY  
DEVELOPMENT DISTRICT

  
Gary L. Moyer  
Manager

GLM/jmr  
enc.

*Need Invalued*

*Contacts*  
*Jim Ward*  
*210 N. University Dr*  
*Suite 301*  
*Coral Springs, FL 33071*  
*PL 954-753-5841*

*Called 3-9-01*  
*11:10 am*  
*- Need Invalued*  
*- on for 2001?*

**NEWS-PRESS**

*Published every morning - Daily and Sunday  
Fort Myers, Florida*

**Affidavit of Publication**

**STATE OF FLORIDA  
COUNTY OF LEE**

Before the undersigned authority, personally appeared  
Kieanna Henry  
who on oath says that he/she is the  
Asst. Legal Clerk of the News-Press, a daily newspaper,  
published at Fort Myers, in Lee County, Florida; that the  
attached copy of advertisement, being a  
Legal Notice  
in the matter of Public Hearing on 11/21/00  
in the \_\_\_\_\_ Court  
was published in said newspaper in the issues of  
October 21, 28, 2000 November 4, 11, 2000

Affiant further says that the said News-Press is a paper of  
general circulation daily in Lee, Charlotte, Collier, Glades  
and Hendry Counties and published at Fort Myers, in said  
Lee County, Florida and that said newspaper has heretofore  
been continuously published in said Lee County, Florida, each  
day, and has been entered as a second class mail matter at  
the post office in Fort Myers in said Lee County, Florida, for a  
period of one year next preceding the first publication of the  
attached copy of the advertisement; and affiant further says  
that he/she has neither paid nor promised any person, firm or  
corporation any discount, rebate, commission or refund for the  
purpose of securing this advertisement for publication in the  
said newspaper.

*Kieanna Henry*

Sworn to and subscribed before me this

13<sup>th</sup> day of November 2000 by

Kieanna Henry  
personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public *Branda Leighton*  
Print Name \_\_\_\_\_

My commission Expires:



Branda Leighton  
MY COMMISSION # CC808905 EXPIRES  
February 14, 2003  
SQUARED THEM YEAR FOUR BRANDASBP, INC.

NOTICE BY THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT OF ITS INTENT TO USE THE UNIFORM AD VALOREM METHOD OF COLLECTION OF A NON AD VALOREM ASSESSMENT  
Notice is hereby given to all owners of lands located within the boundaries of the Miramar Lakes Community Development District that the Miramar Lakes Community Development District intends to use the uniform ad valorem method for collecting the non ad valorem assessments levied by the Miramar Lakes Community Development District as set forth in Section 197.3632 F.S. and that the Board of Supervisors of the Miramar Lakes Community Development District will hold a public hearing on November 21, 2000 at 1:00 P.M. at the offices of Miramar Development, Inc., 2410 Burnt Pine Drive, Suite 4, Bonita Springs, Florida.  
The purpose of the public hearing is to consider the adoption of a resolution authorizing the Miramar Lakes Community Development District to use the uniform ad valorem method of collecting non ad valorem assessments levied by the Miramar Lakes Community Development District as provided in Section 197.3632 F.S. The Miramar Lakes Community Development District intends to use the uniform method of collection for a period of more than one year which may include its non ad valorem assessment for maintenance of capital facilities or both.  
The Miramar Lakes Community Development District will be adopting a new non ad valorem assessment for financing of certain projects authorized under Chapter 190 F.S. which will extend for more than one year and further the Miramar Lakes Community Development District plans to utilize the non ad valorem assessment method to collect its annual maintenance assessment which also will be for a period of more than one year.  
This non ad valorem assessment is being levied for the first time. The uniform method provided for in Chapter 197.3632 Florida Statutes authorizes the District to utilize the services of the property appraiser in the levy and in collection of the assessments and the tax collector in collection and enforcement of its non ad valorem assessments such as the benefit and maintenance assessments and special assessments which will appear under a separate section of the property tax notice (bill) with county and other property taxes. The District non ad valorem assessment(s) shall be subject to the same discounts and penalties and the issuance and sale of tax certificates and tax deeds for non-payment of ad valorem taxes. The non-payment of said non ad valorem assessments will subject the property to the potential loss of title. Interested parties may appear at the public hearing to be heard regarding the use of the uniform ad valorem method of collecting such non ad valorem assessments. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
Gary L. Moyer  
Manager  
Oct 21, 2000  
Nov 4, 11 No. 34816

RESOLUTION 2001-6

Resolution of the Board of Supervisors of the **Miromar Lakes Community Development District** Expressing its Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non Ad Valorem Assessments which hereinafter may be Levied by the District in Accordance with the Provisions of Chapter 197.3632 F.S.; and Providing an Effective Date:

WHEREAS, the Miromar Lakes Community Development District was established pursuant to the provisions of Chapter 190 F. S. which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the Board to levy special assessments pursuant to Chapter 170 F.S. for the acquisition, construction or reconstruction of assessable improvements authorized by Chapter 190 F . S .; and

WHEREAS, the above referenced assessments are not considered to be ad valorem in nature and therefore, are subject to the provisions of Chapter 197.3632 F.S. in which State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non ad valorem assessments; and

WHEREAS, pursuant to Chapter 197.3632 F.S. the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Lee County for four consecutive weeks preceding said hearing;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

1. The Miromar Lakes Community Development District upon conducting its public hearing as required by Chapter 197.3632 F.S. hereby expresses its intent to use the uniform method of collecting its benefit and maintenance assessments or such other assessments imposed by the District as provided in Chapter 170 and 190 F.S. each of which are non ad valorem assessments which may be levied annually by the District pursuant to the provisions of Chapter 190 F.S. for the purpose of paying principal and interest on its bonded indebtedness and the cost of operating and maintaining its assessable improvements within the boundaries of the District as described in the attached legal description which is made a part of this Resolution as Exhibit "A". Said

assessments and the District's use of the uniform method of collecting its non ad valorem assessment(s) may continue for more than one year.

2. This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Lee County and the Department of Revenue of the State of Florida with a copy of this Resolution on or before January 10, 2001.

PASSED AND ADOPTED THIS 21ST DAY OF NOVEMBER, 2000.



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Tim Byal  
Chairman

---

James P. Ward  
Secretary

# Exhibit "A"

## **Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors

**DESCRIPTION OF A PARCEL OF LAND  
LYING IN SECTIONS 10, 11, 12, 13, 14, 15 & 23  
TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA  
(MIROMAR LAKES CDD)**

**A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 10, 11, 12, 13, 14, 15 AND 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S.89°42'24"E. ALONG THE NORTH LINE OF SAID SECTION FOR 1994.63 FEET; THENCE S.01°01'21"W. FOR 110.01 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BEN HILL GRIFFIN PARKWAY (150' WIDE) AND THE SOUTH RIGHT-OF-WAY OF ALICO ROAD AND THE POINT OF BEGINNING; THENCE S.89°42'24"E. ALONG SAID SOUTH RIGHT-OF-WAY OF ALICO ROAD FOR 1049.81 FEET; THENCE THE FOLLOWING FORTY SIX (47) COURSES:**

- |     |               |          |
|-----|---------------|----------|
| 1)  | S.01°00'21"E. | 847.76'  |
| 2)  | S.04°19'45"W. | 1091.78' |
| 3)  | S.00°39'26"E. | 1432.24' |
| 4)  | S.00°16'17"E. | 606.52'  |
| 5)  | N.88°47'46"E. | 376.79'  |
| 6)  | S.40°48'12"E. | 322.81'  |
| 7)  | S.19°01'17"E. | 249.77'  |
| 8)  | S.88°53'28"E. | 216.94'  |
| 9)  | S.24°26'51"E. | 150.17'  |
| 10) | S.77°09'26"E. | 573.01'  |
| 11) | S.88°10'13"E. | 1363.08' |
| 12) | S.19°42'28"E. | 157.73'  |
| 13) | S.87°09'14"E. | 469.81'  |
| 14) | N.88°02'24"E. | 612.22'  |
| 15) | S.21°30'12"E. | 81.17'   |
| 16) | N.88°10'32"E. | 846.89'  |
| 17) | S.01°46'09"W. | 282.53'  |



18)	S.89°48'06"E.	1264.46'
19)	S.20°09'57"E.	832.50'
20)	S.15°43'44"E.	1222.03'
21)	S.25°52'55"E.	362.91'
22)	S.00°07'13"E.	16.50'
23)	N.89°46'48"W.	357.96'
24)	N.00°43'41"W.	176.03'
25)	N.89°21'30"W.	1846.96'
26)	N.06°34'37"W.	526.71'
27)	N.01°50'22"W.	1210.85'
28)	N.79°32'52"W.	867.76'
30)	N.41°43'09"W.	264.16'
31)	S.80°32'44"W.	908.56'
32)	S.85°56'39"W.	711.03'
33)	N.88°44'59"W.	176.88'
34)	S.09°48'24"W.	488.79'
35)	S.81°56'19"E.	145.26'
36)	S.00°34'39"E.	820.49'
37)	S.59°07'28"W.	349.34'
38)	S.86°00'53"W.	1140.64'
39)	N.06°38'29"W.	427.54'
40)	N.01°46'33"E.	839.75'
41)	S.85°52'30"W.	934.90'
42)	S.04°59'30"W.	714.95'
43)	S.05°05'22"W.	483.90'
44)	S.63°55'14"W.	291.35'
45)	S.84°13'33"W.	187.42'
46)	S.28°12'39"E.	143.38'
47)	N.89°07'51"E.	3150.88'

THENCE S.19°52'03"W. FOR 56.89 FEET TO THE NORTH LINE OF FLORIDA GULF COAST UNIVERSITY; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:

1)	S.03°10'23"E.	430.66'
2)	S.88°17'12"W.	1027.72'
3)	S.01°42'48"E.	306.15'
4)	S.47°45'12"W.	1504.06'

THENCE S.88°27'56"W. FOR 1780.04 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (150' WIDE); THENCE N.03°31'24"W. ALONG SAID EAST RIGHT-OF-WAY FOR 3304.77 FEET TO THE BEGINNING OF A CURVE CONCAVED TO THE EAST HAVING A RADIUS OF 2925.00 FEET; THENCE

NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 23°44'13" FOR 1211.80 FEET; THENCE N.20°12'49"E. ALONG SAID RIGHT-OF-WAY FOR 473.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 10075.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 19°11'28" FOR 3374.60 FEET; THENCE N.01°01'21"E. FOR 909.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF SECTIONS 10, 11, 14, 15, AND 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: :

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE ALONG THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF ALICO ROAD, S.89°42'24"E., 1919.62 FEET; THENCE ALONG THE CENTERLINE OF TREELINE AVENUE S.01°01'21"W., 1018.81 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG CENTERLINE OF TREELINE AVENUE SOUTHWESTERLY 3349.48 FEET ALONG SAID CENTERLINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10000.00 FEET THROUGH A CENTRAL ANGLE OF 19°11'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.10°37'05"W., 3333.84 FEET TO THE POINT OF TANGENCY; THENCE S.20°12'49"W., 473.55 FEET; THENCE LEAVING SAID CENTERLINE N.69°47'11"W., 75.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TREELINE AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHWESTERLY 1273.94 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3075.00 FEET, THROUGH A CENTRAL ANGLE OF 23°44'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.08°20'42"W., 1264.85 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.03°31'24"E., 3887.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 717.36 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 20°33'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.13°47'56"E., 713.52 FEET TO A POINT OF TANGENCY; THENCE S.24°04'27"E., 1593.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHEASTERLY, 1569.58 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2875.00 FEET, THROUGH A CENTRAL ANGLE OF 31°16'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.39°42'52"E., 1550.16 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.55°21'16"E., 1684.71 FEET TO A POINT OF

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**CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY, 1260.95 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.28°05'29"E., 1213.90 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00°49'43"E., 600.19 FEET TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE, N.89°44'39"W., 2921.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N.18°17'51"W., 955.62 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 1211.97 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 17026.80 FEET, THROUGH A CENTRAL ANGLE OF 04°04'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.16°15'30"W., 1211.72 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N.14°13'09"W., 9126.68 THENCE LEAVING SAID LINE, N.76°08'54"E., 527.61 FEET;  
THENCE N.79°14'37"E., 501.77 FEET;  
THENCE N.84°36'26"E., 384.54 FEET;  
THENCE S.85°27'53"E., 381.51 FEET;  
THENCE S.74°31'06"E., 209.92 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.**

**BEARINGS ARE BASED ON THE SAID NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S.89°42'24"E.**

**SAID PARCELS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.**

**PARCELS CONTAIN 972.24 ACRES, MORE OR LESS.  
DESCRIPTION PREPARED JANUARY 4th, 2000.**

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