

Courthouse Shadows MPUD (PL20180003658)

Exhibit 1 Legal Description

BEING A PORTION OF LAND LYING IN SECTIONS 11, 12, & 13, TOWNSHIP 50 SOUTH, RANGE 25 EAST COLLIER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF COURTHOUSE SHADOWS AS RECORDED IN PLAT BOOK 29 PAGES 40-41 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN ALONG SAID PLAT FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. THENCE S 89° 01' 07" W, A DISTANCE OF 838.57 FEET;
2. THENCE N 00° 15' 36" W, A DISTANCE OF 276.13 FEET;
3. THENCE N 89° 59' 12" W, A DISTANCE OF 331.40 FEET;
4. THENCE N 00° 18' 23" W, A DISTANCE OF 30.00 FEET;
5. THENCE S 89° 28' 37" W, A DISTANCE OF 140.47 FEET;
6. THENCE N 00° 11' 18" W, A DISTANCE OF 757.17 FEET;
7. THENCE N 89° 15' 15" E, A DISTANCE OF 138.91 FEET;
8. THENCE N 00° 18' 23" W, A DISTANCE OF 100.34 FEET;
9. THENCE S 89° 13' 43" W, A DISTANCE OF 138.71 FEET TO A POINT ON THE EAST LINE OF PETERS AVENUE AS RECORDED IN PLAT BOOK 1, PAGE 56 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST LINE N 00° 11' 18" W, A DISTANCE OF 116.95 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3939, PAGE 463 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID LANDS FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. THENCE N 38° 02' 06" E, A DISTANCE OF 138.66 FEET;
2. THENCE S 82° 55' 44" E, A DISTANCE OF 23.32 FEET;
3. THENCE S 51° 37' 15" E, A DISTANCE OF 37.56 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THE SAME BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TAMAMIAMI TRAIL (US 41); THENCE RUN ALONG SAID LINE FOR THE REMAINING COURSES AND DISTANCES:

1. S 52° 02' 35" E, A DISTANCE OF 85.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12° 59' 04", A RADIUS OF 1773.76 FEET, A CHORD BEARING AND DISTANCE OF S 45° 33' 03" E, 401.11 FEET; THENCE IN A WESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 401.97 FEET TO THE END OF SAID CURVE;
2. THENCE S 39° 03' 31" E, A DISTANCE OF 1306.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.35 ACRES MORE OR LESS.