

Oaks of Estero

A REPLAT OF THE NORTH 1/2 OF LOTS 23 AND 24, BLOCK "C",
 FLORIDA GULF LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 59,
 LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

BEING THE NORTH 1/2 OF LOTS 23 AND 24, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 24, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF ESTERO PALMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGES 94 AND 95 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°48'41" WEST, ALONG THE BOUNDARY OF SAID ESTERO PALMS PLAT AND ALONG THE SOUTHERLY LINE THE SAID NORTH 1/2 OF LOT 24, BLOCK "C", A DISTANCE OF 330.72 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF LOT 23, BLOCK "C"; SAID FLORIDA GULF LAND COMPANY'S SUBDIVISION PLAT; THENCE NORTH 89°58'17" WEST, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 23, BLOCK "C", A DISTANCE OF 330.98 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF LOT 23, BLOCK "C"; THENCE NORTH 01°09'40" WEST, ALONG THE WESTERLY BOUNDARY OF SAID NORTH 1/2 OF LOT 23, BLOCK "C"; A DISTANCE OF 661.44 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF LOT 23, BLOCK "C"; THE SAME BEING A POINT ON THE SOUTHERLY BOUNDARY OF RIVER RANCH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 60 OF THE PUBLIC RECORDS SAID LEE COUNTY, FLORIDA; THENCE NORTH 89°56'39" EAST, ALONG LAST SAID LANDS AND ALONG THE NORTHERLY BOUNDARIES OF SAID NORTH 1/2 OF LOTS 23 AND 24, BLOCK "C"; A DISTANCE OF 662.47 FEET TO THE NORTHEAST CORNER OF SAID NORTH 1/2 OF LOT 24, BLOCK "C"; THENCE SOUTH 01°05'45" EAST, ALONG THE EASTERLY BOUNDARY OF SAID NORTH 1/2 OF LOT 24, BLOCK "C", A DISTANCE OF 661.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 437,972 SQUARE FEET OR 10.054 ACRES, MORE OR LESS.

DEDICATIONS/RESERVATIONS

STATE OF FLORIDA
 COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS, PALMS OF ESTERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("LANDOWNER"), OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED THIS PLAT ENTITLED "OAKS OF ESTERO", A REPLAT OF THE NORTH 1/2 OF LOTS 23 AND 24, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 59, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY:

A. DEDICATE TO THE OAKS OF ESTERO NEIGHBORHOOD ASSOCIATION, INC., ("COMMON AREA TRACTS"):

- TRACT "R" FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE PRIVATE ROAD RIGHT-OF-WAY (R.O.W.), SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACT "A" FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE PRIVATE ROAD, SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACTS "0-1", "0-2", "0-3" AND "0-4" AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACT "W" AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE AND MAINTENANCE, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (D.E.), AS DEPICTED, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION AND MAINTENANCE, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.), AS DEPICTED, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF LANDSCAPING, IRRIGATION, LIGHTING, COMMUNITY SIGNAGE, WALLS AND FENCES, WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS A NON-EXCLUSIVE EASEMENT FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY (INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE, REPAIR OF SUCH DAMAGES.

C. DEDICATE TO LEE COUNTY UTILITIES:

ALL LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN HEREON.

D. RESERVE TO THE LANDOWNER AND DEVELOPER, THEIR SUCCESSORS AND/OR ASSIGNS:

THE RIGHT OF INGRESS, EGRESS AND ALL PERMITTED USES ON, OVER AND ACROSS THE COMMON AREA TRACTS.

IN WITNESS WHEREOF, PALMS OF ESTERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ___ DAY OF _____, 2015.

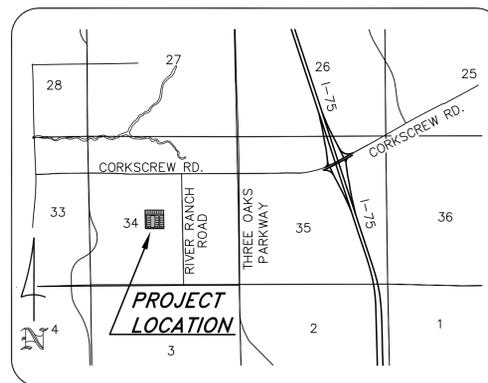
WITNESSES:

 SIGNATURE PALM OF ESTERO, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
 WALTER S. HAGENBUCKLE, ITS MANAGER

 SIGNATURE

 PRINT NAME



LOCATION MAP
 NOT TO SCALE

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.

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL SIDE TRACT LINES ARE RADIAL TO THE RIGHT-OF-WAY OF TRACT "R" UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED ALL CURVES ARE CIRCULAR.
- BEARINGS ARE BASED ON THE NORTH LINE OF ESTERO PALMS, AS RECORDED IN PLAT BOOK 76, PAGES 94 AND 95 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS ROTATED TO STATE PLANE BEARING OF SOUTH 89°48'41" WEST (SOUTH 89°46'22" EAST - PLAT), WHICH IS BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2014, BY WALTER S. HAGENBUCKLE, MANAGER OF PALM OF ESTERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

 SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

 NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED

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.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS ___ DAY OF _____, 2015.

CHAIR OF THE BOARD _____ LINDA DOGGETT
 CLERK OF COURT

PRINTED NAME _____ BENJAMIN H. DICKSON, ACTING DIRECTOR
 DIVISION OF DEVELOPMENT SERVICES

NEYSA BORKERT
 ASSISTANT COUNTY ATTORNEY

MARY GIBBS, DIRECTOR
 DEPARTMENT OF
 COMMUNITY DEVELOPMENT

REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER

REVIEW BY THE DESIGNATED PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

_____, P.S.M.
 LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "OAKS OF ESTERO", A REPLAT OF THE NORTH 1/2 OF LOTS 23 AND 24, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 59, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT ___M. THIS ___ DAY OF _____, 2015 AND DULY RECORDED AS INSTRUMENT # _____ OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

 LINDA DOGGETT
 CLERK OF COURT
 IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFIED THAT THE ATTACHED PLAT OF "OAKS OF ESTERO", A REPLAT OF THE NORTH 1/2 OF LOTS 23 AND 24, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 59, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

RHODES & RHODES LAND SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 6897

DATE: 3/27/15

_____, P.S.M. #5739
 JOHN SCOTT RHODES STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:
 JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
 28100 BONITA GRANDE DRIVE - SUITE #107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 FAX NO. (239) 405-8163
 FLORIDA BUSINESS LICENSE NO. LB 6897

DOS2014-00071 / PLT2014-00036

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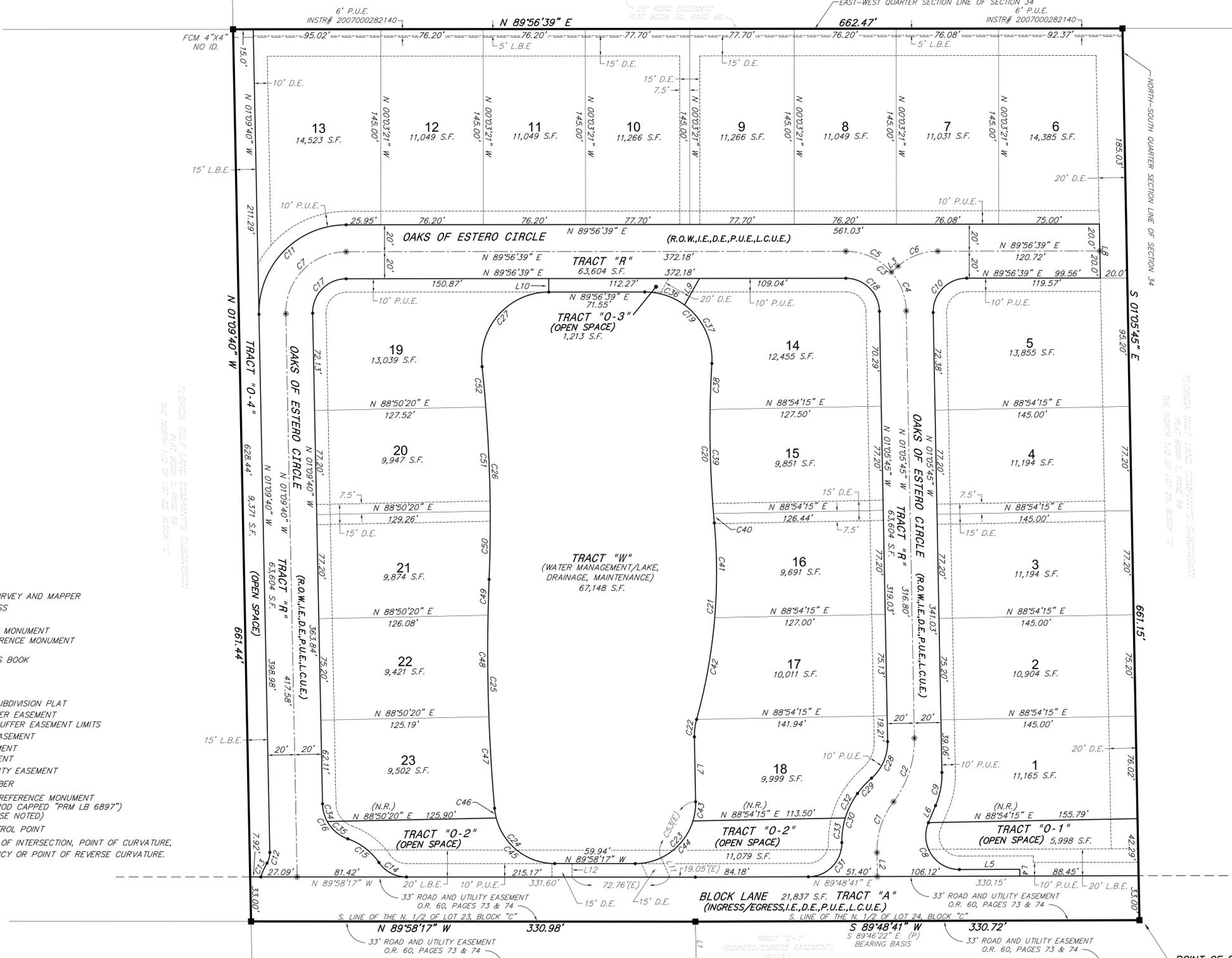
INSTRUMENT# _____

SHEET 2 OF 2



FLORIDA GULF LAND COMPANY'S SUBDIVISION
PLAT BOOK 1, PAGE 59
LOT 23, BLOCK "C"

RIVER RANCH ESTATES SUBDIVISION
PLAT BOOK 30, PAGE 60



LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00'	N 01°08'42" W
L1(P)	33.00'	N 00°43'28" W
L2	17.76'	N 01°05'45" W
L3	6.63'	N 48°52'16" E
L4	5.00'	N 00°11'19" W
L5	45.00'	N 89°48'41" E
L6	13.72'	N 22°56'13" E
L7	48.09'	N 01°05'44" W
L8	40.01'	N 01°05'45" W
L9	22.62'	N 29°24'59" E
L10	10.00'	N 00°03'21" W
L11	15.74'	N 24°43'51" W
L12	10.00'	N 00°04'30" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	60.00'	38°37'55"	40.46'	39.69'	N 18°13'13" E
C2	75.00'	38°37'55"	50.57'	49.62'	N 18°13'13" E
C3	45.00'	88°57'36"	69.87'	63.06'	N 45°34'33" W
C4	45.00'	40°01'59"	31.44'	30.81'	N 21°06'44" W
C5	45.00'	48°53'37"	38.43'	37.27'	N 65°35'32" W
C6	45.00'	41°04'23"	32.26'	31.57'	N 69°24'28" E
C7	45.00'	91°06'19"	71.55'	64.25'	N 44°23'29" E
C8	25.00'	113°07'33"	49.36'	41.72'	N 33°37'33" W
C9	60.00'	24°01'58"	25.17'	24.98'	N 10°55'14" E
C10	25.00'	91°02'24"	39.72'	35.67'	N 44°25'27" E
C11	65.00'	91°06'19"	103.36'	92.81'	N 44°23'29" E
C12	15.00'	31°42'25"	8.30'	8.20'	N 14°41'33" E
C13	52.00'	12°25'28"	11.28'	11.25'	N 24°20'01" E
C14	25.00'	55°08'39"	24.06'	23.14'	N 62°23'57" W
C15	47.00'	36°03'02"	29.57'	29.09'	N 52°51'08" W
C16	28.00'	69°42'59"	34.07'	32.01'	N 36°01'10" W
C17	25.00'	91°06'19"	39.75'	35.69'	N 44°23'29" E
C18	25.00'	88°57'36"	38.82'	35.03'	N 45°34'33" W
C19	50.00'	93°31'00"	81.61'	72.85'	N 43°17'51" W
C20	78.00'	8°41'23"	118.30'	118.18'	N 00°53'03" W
C21	405.00'	20°48'24"	147.07'	146.27'	N 05°10'28" E
C22	45.00'	16°40'24"	13.10'	13.05'	N 07°14'28" E
C23	45.00'	91°07'28"	71.57'	64.26'	N 44°23'29" E
C24	45.00'	84°56'23"	66.71'	60.77'	N 47°30'05" W
C25	1330.00'	7°18'49"	169.77'	169.65'	N 01°22'29" W
C26	1080.00'	8°22'39"	157.91'	157.77'	N 01°54'24" W
C27	50.00'	96°02'23"	83.81'	74.34'	N 41°55'28" E
C28	35.00'	49°57'51"	30.52'	29.56'	N 23°53'11" E
C29	71.00'	12°28'28"	15.46'	15.43'	N 42°37'52" E
C30	60.00'	37°10'43"	38.93'	38.25'	N 17°48'17" E
C31	25.00'	90°35'45"	39.53'	35.54'	N 44°30'48" E
C32	60.00'	19°33'34"	20.48'	20.38'	N 26°36'51" E
C33	60.00'	17°37'09"	18.45'	18.38'	N 08°01'30" E
C34	28.00'	27°52'00"	13.62'	13.48'	N 15°05'40" W
C35	28.00'	41°50'59"	20.45'	20.00'	N 49°57'10" W
C36	50.00'	36°17'11"	31.67'	31.14'	N 71°54'45" W
C37	50.00'	57°13'48"	49.94'	47.89'	N 25°09'15" W
C38	780.00'	2°30'18"	34.10'	34.10'	N 02°12'30" E
C39	780.00'	5°40'25"	77.24'	77.21'	N 01°52'52" W
C40	780.00'	0°30'40"	6.96'	6.96'	N 04°58'24" W
C41	405.00'	9°57'11"	70.35'	70.27'	N 00°15'08" W
C42	405.00'	10°51'12"	76.72'	76.60'	N 10°09'03" E
C43	45.00'	18°23'13"	14.44'	14.38'	N 08°05'52" E
C44	45.00'	72°44'14"	57.13'	53.37'	N 53°39'36" E
C45	45.00'	75°30'35"	59.31'	55.11'	N 52°12'59" W
C46	45.00'	9°25'48"	7.41'	7.40'	N 09°44'48" W
C47	1330.00'	2°55'38"	67.95'	67.94'	N 03°34'04" W
C48	1330.00'	3°14'25"	75.22'	75.21'	N 00°29'03" W
C49	1330.00'	1°08'45"	26.60'	26.60'	N 01°42'33" E
C50	1080.00'	2°41'18"	50.67'	50.67'	N 00°56'16" E
C51	1080.00'	4°05'51"	77.24'	77.22'	N 02°27'18" W
C52	1080.00'	1°35'30"	30.00'	30.00'	N 05°17'58" W
C53(E)	45.00'	65°54'02"	51.76'	48.95'	N 31°51'16" E

- LEGEND:**
- P.S.M. PROFESSIONAL SURVEY AND MAPPER
 - LB LICENSED BUSINESS
 - R.O.W. RIGHT-OF-WAY
 - FCM FOUND CONCRETE MONUMENT
 - PRM PERMANENT REFERENCE MONUMENT
 - ID. IDENTIFICATION
 - O.R. OFFICIAL RECORDS BOOK
 - N.R. NON-RADIAL
 - S.F. SQUARE FEET
 - (E) EASEMENT TIE
 - (P) ESTERO PALMS SUBDIVISION PLAT
 - L.B.E. LANDSCAPE BUFFER EASEMENT OR LANDSCAPE BUFFER EASEMENT LIMITS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - I.E. IRRIGATION EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.C.U.E. LEE COUNTY UTILITY EASEMENT
 - INSTR# INSTRUMENT NUMBER
 - SET PERMANENT REFERENCE MONUMENT (5/8"x18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
 - PERMANENT CONTROL POINT
 - INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

DOS2014-00071 / PLT2014-00036

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES P.S.M. #5739
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LAND SURVEYING, INC.
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