

TIDEWATER

A REPLAT OF TRACT 1 UNIVERSITY HIGHLAND, RECORDED IN INSTRUMENT NO. 2014000100081, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DESCRIPTION

TRACT 1, UNIVERSITY HIGHLAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED AS OFFICIAL RECORD INSTRUMENT NO. 2014000100081, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

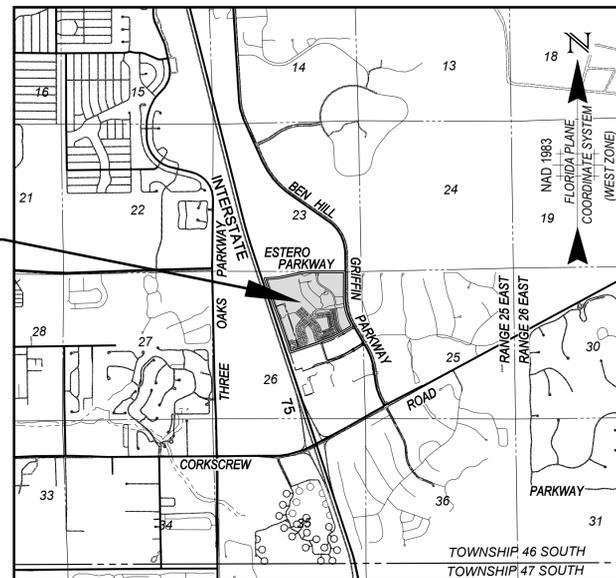
NOTICE:

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 LEE COUNTY.

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 ROAD, DRAINAGE, WATER AND SEWER FACILITIES.

PROJECT
LOCATION



VICINITY MAP

SCALE: 1" = 3000'



SCALE IN FEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT UNIVERSITY HIGHLAND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND PULTE HOME CORPORATION, A MICHIGAN CORPORATION, THE OWNERS OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF TIDEWATER, A REPLAT OF TRACT 1, UNIVERSITY HIGHLAND, RECORDED IN INSTRUMENT NO. 2014000100081, LEE COUNTY RECORDS, LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY:

- RESERVE UNTO UNIVERSITY HIGHLAND LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS:
 - TRACTS "F-1", "F-2", "F-3" AND "F-4" FOR FUTURE DEVELOPMENT.
- DEDICATE TO THE UNIVERSITY HIGHLAND HOMEOWNERS ASSOCIATION, INC, WITH RESPONSIBILITY FOR MAINTENANCE:
 - TRACT "A" FOR AMENITY PURPOSES.
 - TRACT "O-1" FOR OPEN SPACE, LAKE ACCESS EASEMENT (L.A.E) AND DRAINAGE EASEMENT (D.E).
 - TRACT "O-2" FOR OPEN SPACE AND DRAINAGE EASEMENT (D.E).
 - TRACT "R-2" FOR PRIVATE ROAD RIGHT OF WAY.
 - ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), LAKE ACCESS EASEMENT (L.A.E) AND ALL DRAINAGE EASEMENTS (D.E)
- DEDICATE TO T & T UMBRELLA ASSOCIATION, INC., WITH RESPONSIBILITY FOR MAINTENANCE:
 - TRACT "R-1" AND "R-3" FOR PRIVATE ROAD RIGHT OF WAY.
 - TRACTS "L-1", "L-2", "L-3" AND "L-4" FOR LAKE, LAKE ACCESS EASEMENT (L.A.E) LAKE MAINTENANCE EASEMENT (L.M.E) AND DRAINAGE EASEMENT (D.E).
 - ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), LAKE ACCESS EASEMENT (L.A.E) AND ALL DRAINAGE EASEMENTS (D.E)
- DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:
 - A NON EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACTS "R-1", "R-2" AND "R-3".
 - ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) & (B) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

- LEE COUNTY UTILITIES, INC., AND ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED A PERPETUAL, EXCLUSIVE UTILITY EASEMENT (L.C.U.E.) AND RIGHT OF INGRESS AND EGRESS, UPON, OVER, ACROSS, AND BELOW THE SURFACE OF THE PUBLIC UTILITY EASEMENTS DESCRIBED AND/OR DEPICTED ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTION, OPERATION, MAINTENANCE, IMPROVING OR REPLACING OF ONE OR MORE WATER, SEWER AND/OR UTILITY TRANSMISSION OR DISTRIBUTION LINES, AND ALL NORMAL APPURTENANCES THERETO.

IN WITNESS WHEREOF, DAVID W. NASSIF, AS MANAGING MEMBER OF NASSANT AND COMPANY, L.L.C., AS THE SOLE GENERAL PARTNERS OF UNIVERSITY HIGHLAND LIMITED LIABILITY PARTNERSHIP, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 2015.

WITNESS: _____
PRINT NAME: _____

UNIVERSITY HIGHLAND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

BY: NASSANT AND COMPANY, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE GENERAL PARTNER

WITNESS: _____
PRINT NAME: _____

DAVID W. NASSIF
MANAGING MEMBER

IN WITNESS WHEREOF, MICHAEL HUENIKEN, AS LAND DEVELOPMENT MANAGER, ON BEHALF OF THE CORPORATION, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 2015.

WITNESS: _____
PRINT NAME: _____

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

WITNESS: _____
PRINT NAME: _____

MICHAEL HUENIKEN
LAND DEVELOPMENT MANAGER

APPROVALS

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

CHAIR OF THE BOARD
PRINT NAME _____

LINDA DOGGETT
CLERK OF COURT

JOHN J. FREDYMA
ASSISTANT COUNTY ATTORNEY

BENJAMIN H. DICKSON
DIRECTOR, DIVISION OF
DEVELOPMENT SERVICES

MARY GIBBS
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

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

DARREN TOWNSEND, P.S.M. No. 6476
AIM ENGINEERING & SURVEYING, INC.
ON BEHALF OF LEE COUNTY

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF TIDEWATER, A REPLAT OF TRACT 1, UNIVERSITY HIGHLAND, RECORDED IN INSTRUMENT NO. 2014000100081, LEE COUNTY RECORDS, LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS ____ DAY OF _____, 2015.

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF TIDEWATER, A REPLAT OF TRACT 1, UNIVERSITY HIGHLAND, RECORDED IN INSTRUMENT NO. 2014000100081, LEE COUNTY RECORDS, LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT ____ M., THIS ____ DAY OF _____, 2015 AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF COURT
IN AND FOR LEE COUNTY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015, BY DAVID W. NASSIF, AS MANAGING MEMBER OF NASSANT AND COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS THE SOLE GENERAL PARTNERS OF UNIVERSITY HIGHLAND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED _____

COMMISSION # _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015, BY MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED _____

COMMISSION # _____ MY COMMISSION EXPIRES _____

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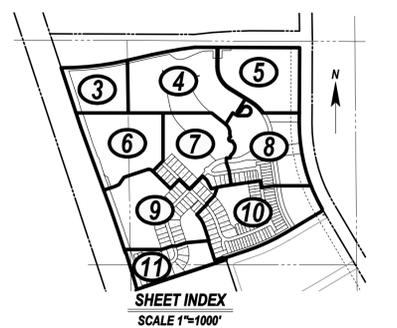
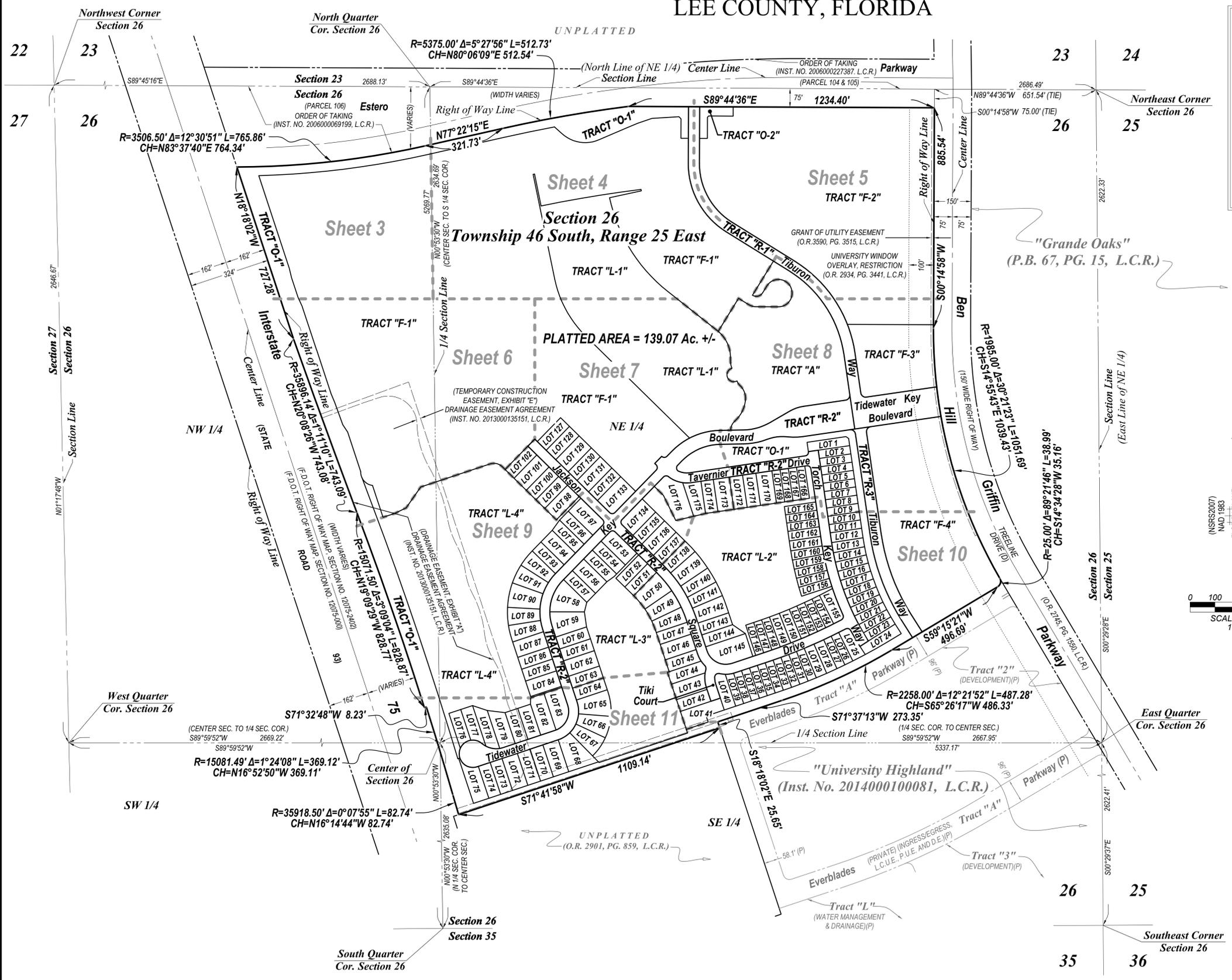
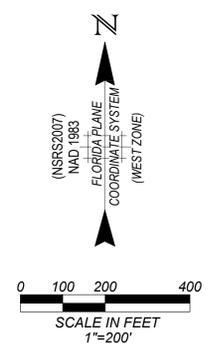
NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2829, PAGE 1647, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SURFACE WATER MANAGEMENT OF TIMBERLAND AND TIBURON DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 2900, PAGE 3846, AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SURFACE WATER MANAGEMENT OF TIMBERLAND AND TIBURON DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 18, 2000, IN OFFICIAL RECORDS BOOK 3244, PAGE 3228 AND AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 3340 PAGE 4683 AND OFFICIAL RECORDS BOOK 3342 PAGE 2943, DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS OF TIBURON LIMITED RECORDED IN OFFICIAL RECORDS BOOK 2900 PAGE 3868 AND SECOND CONSOLIDATED, AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (T & UMBRELLA ASSOCIATION) RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014000054787, AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201400003642, OFFICIAL RECORDS INSTRUMENT NUMBER 2014000185560 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2015000041375, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- JOINT SURFACE WATER MANAGEMENT SYSTEM AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2014000019695, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2000 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26 TO BEAR N89°44'36"W.
- ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
- ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
- ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
- Δ = DELTA
- Ac = ACRES
- A.E. = ACCESS EASEMENT
- (C) = CALCULATED
- C.L. = CENTER LINE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M. = CONCRETE MONUMENT
- COR. = CORNER
- D.B. = DEED BOOK, LEE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- E (X) = GRID EASTING
- FD. = FOUND
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FRAC. = FRACTION
- INST. No. = INSTRUMENT NUMBER
- I.R. = IRON ROD
- L = LENGTH
- L.A.E. = LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.C.R. = LEE COUNTY RECORDS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- (M) = MEASURED
- N (Y) = GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- N/R = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R. = OFFICIAL RECORD
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.K. = PARKER-KALON
- PROP. = PROPERTY
- P.T. = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R.W. = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- W/ = WITH



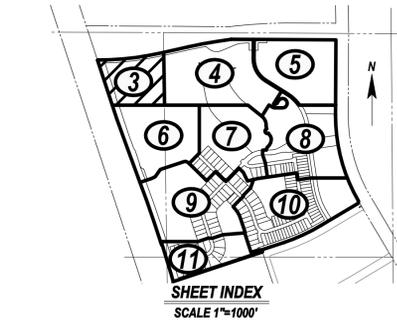
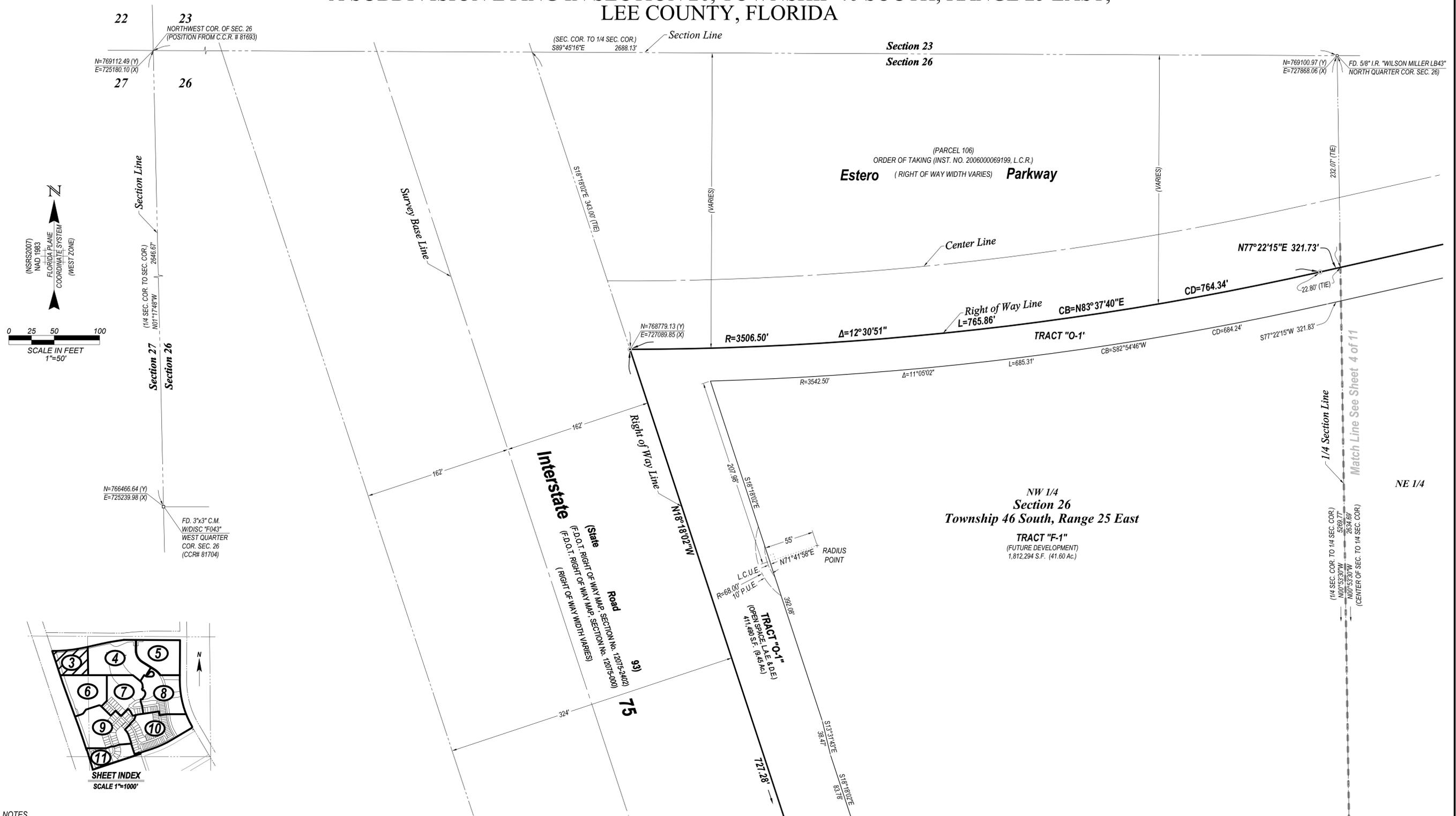
KEY MAP SHEET



CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 McCREGOR BLVD., SUITE 100, P.O. DRAWER 2800, FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

TIDEWATER

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- NOTES**
- | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------|--------------------------------------|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 10. (C)= CALCULATED | 24. INST. No. = INSTRUMENT NUMBER | 38. O.R. = OFFICIAL RECORD |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE | 11. C/L= CENTER LINE | 25. I.R.= IRON ROD | 39. (P)= PLAT |
| 3. FLORIDA WEST ZONE (NAD1983/ NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26 TO BEAR N89°44'36"W. | 12. CB = CHORD BEARING | 26. L = LENGTH | 40. P.B. = PLAT BOOK |
| 4. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 13. C.C.R. = CERTIFIED CORNER RECORD | 27. L.A.E.= LAKE ACCESS EASEMENT | 41. PG. = PAGE |
| 5. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 14. CD = CHORD DISTANCE | 28. L.B. = LICENSED BUSINESS | 42. P.K. = PARKER-KALON |
| 6. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED. | 15. CH = CHORD BEARING AND DISTANCE | 29. L.C.R. = LEE COUNTY RECORDS | 43. PROP.= PROPERTY |
| 7. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 16. C.M. = CONCRETE MONUMENT | 30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT | 44. P.T.= POINT OF TANGENCY |
| 8. Δ= DELTA | 17. COR. = CORNER | 31. L.M.E. = LAKE MAINTENANCE EASEMENT | 45. P.U.E. = PUBLIC UTILITY EASEMENT |
| 9. Ac = ACRES | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 32. L.S.E. = LIFT STATION EASEMENT | 46. R = RADIUS |
| 10. A.E. = ACCESS EASEMENT | 19. D.E. = DRAINAGE EASEMENT | 33. (M)= MEASURED | 47. RW= RIGHT OF WAY |
| | 20. E (X) = GRID EASTING | 34. N (Y) = GRID NORTHING | 48. SEC.=SECTION |
| | 21. FD. = FOUND | 35. NAD = NORTH AMERICAN DATUM | 49. S.F.= SQUARE FEET |
| | 22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | 36. N/R = NON-RADIAL | 50. W= WITH |
| | 23. FRAC.= FRACTION | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM | |

DOS 2014-0061 / PLT 2014-00038

TIDEWATER

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco

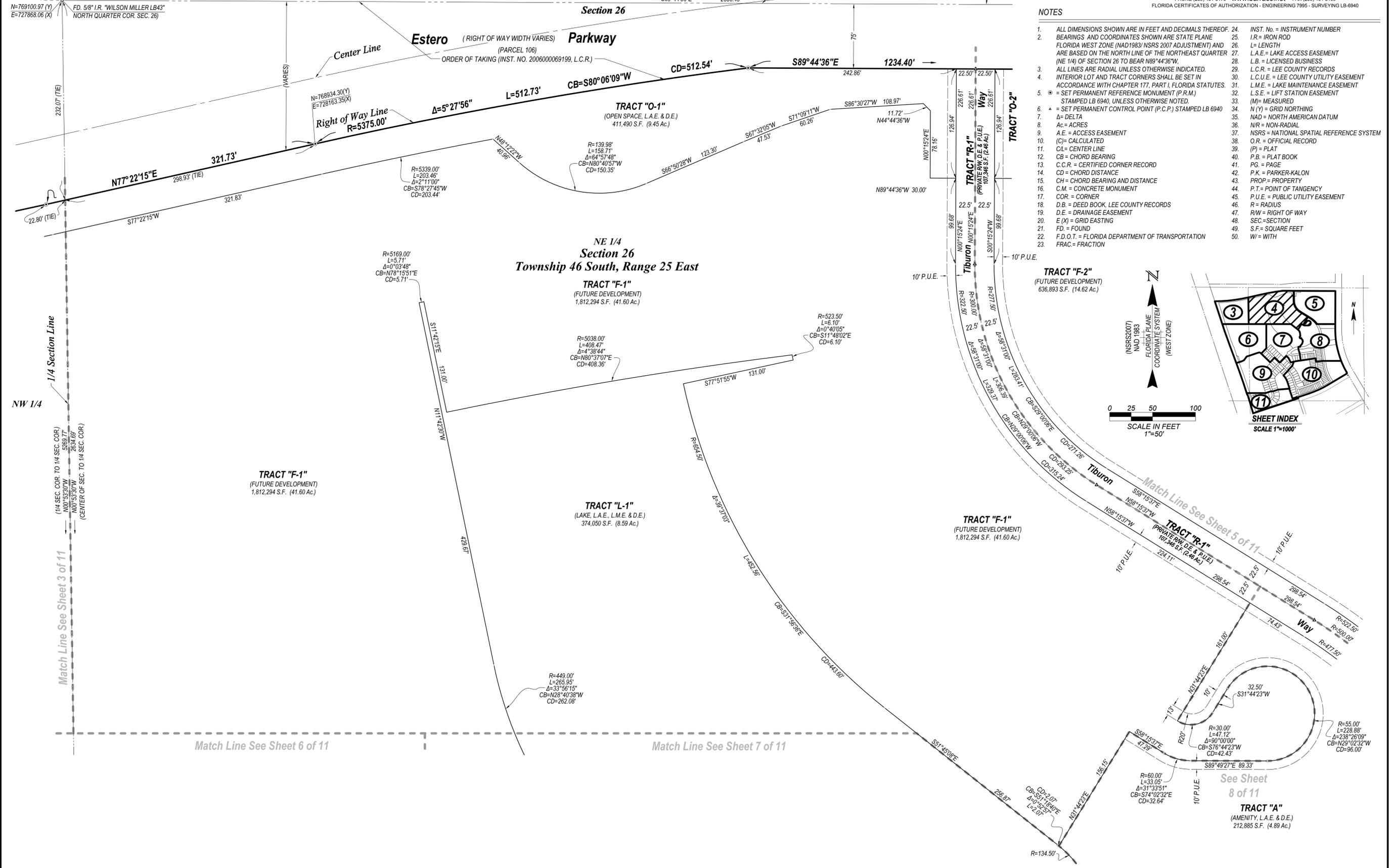
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
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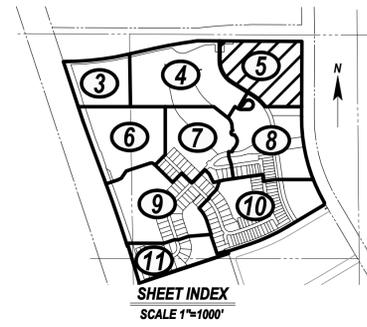
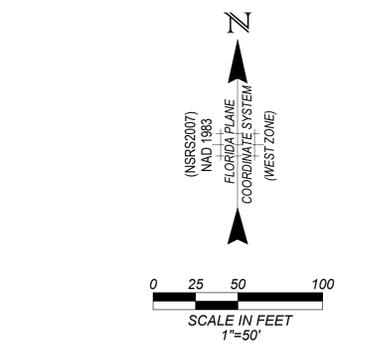
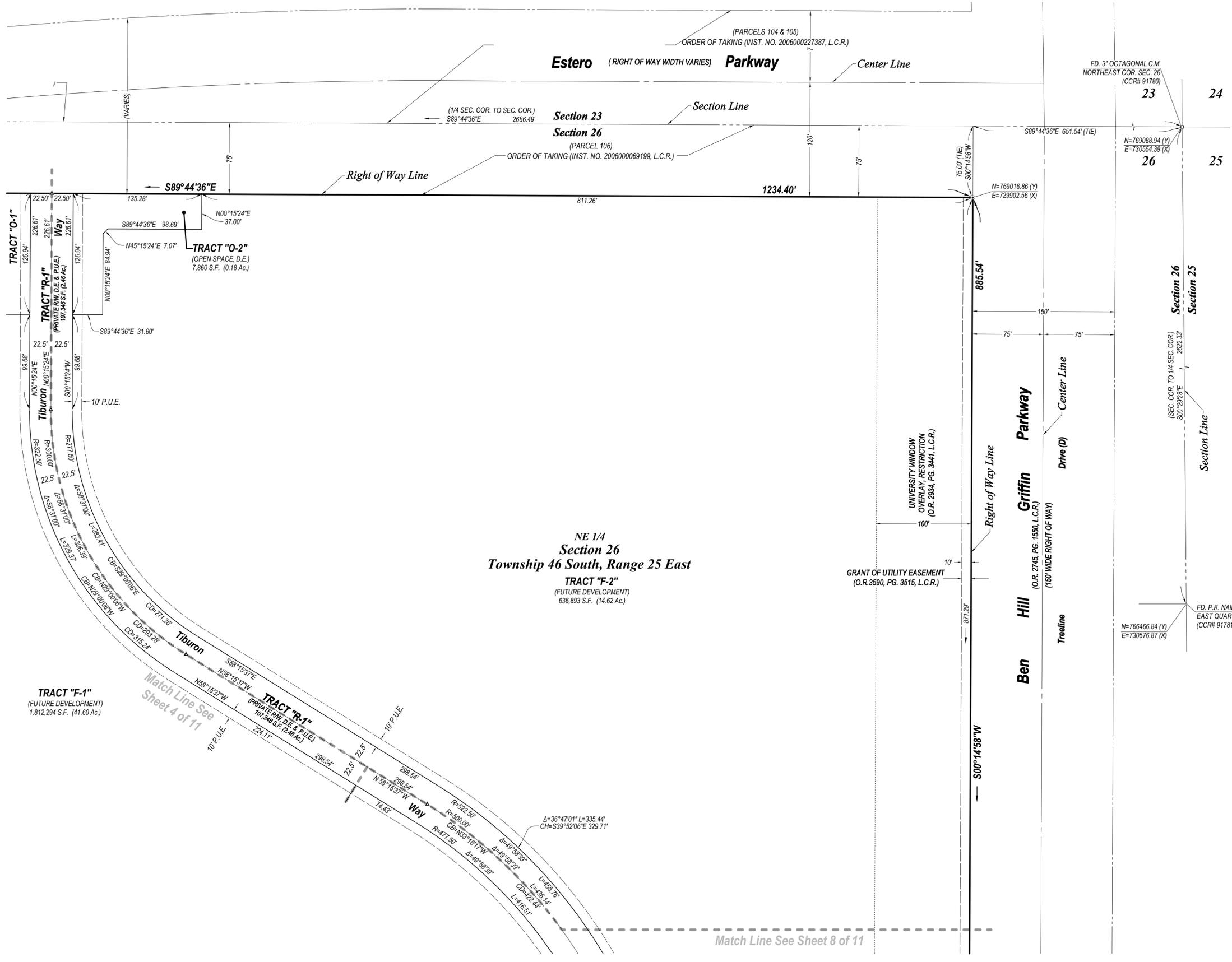
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- ACCESS EASEMENT.
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- CORNER.
- DEED BOOK, LEE COUNTY RECORDS.
- DRAINAGE EASEMENT.
- GRID EASTING.
- FOUND.
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- INSTRUMENT NUMBER.
- IRON ROD.
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- LIFT STATION EASEMENT.
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- GRID NORTHING.
- NORTH AMERICAN DATUM.
- NON-RADIAL.
- NATIONAL SPATIAL REFERENCE SYSTEM.
- OFFICIAL RECORD.
- PLAT.
- PLAT BOOK.
- PAGE.
- PARKER-KALON.
- PROPERTY.
- POINT OF TANGENCY.
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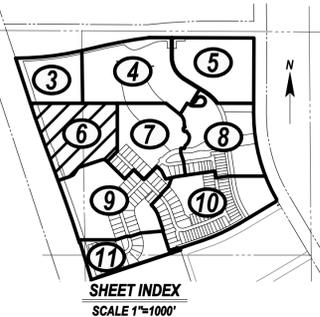
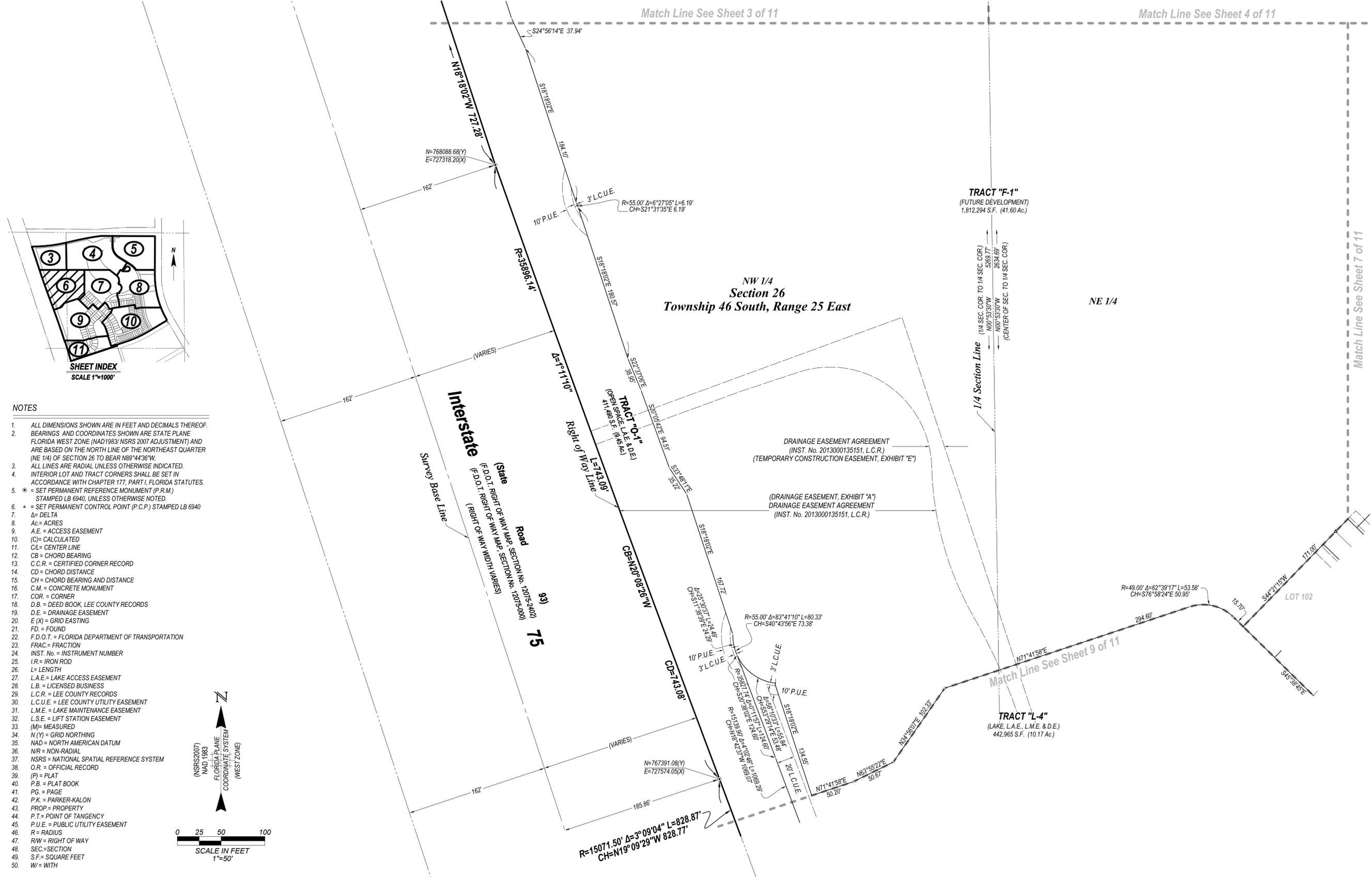
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Barraco and Associates, Inc.

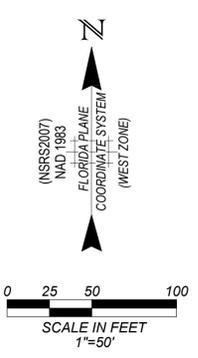
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 McCREGOR BLVD., SUITE 100, P.O. DRAWER 2800, FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

TIDEWATER

A REPLAT OF TRACT 1 UNIVERSITY HIGHLAND, RECORDED IN INSTRUMENT NO. 2014000100081, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



- NOTES**
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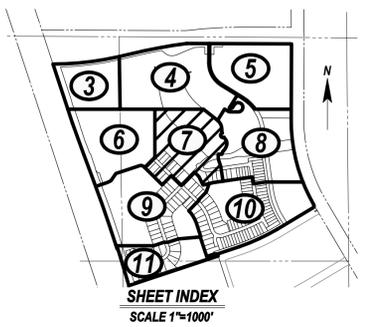
DOS 2014-0061 / PLT 2014-00038

Barraco and Associates, Inc.

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FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

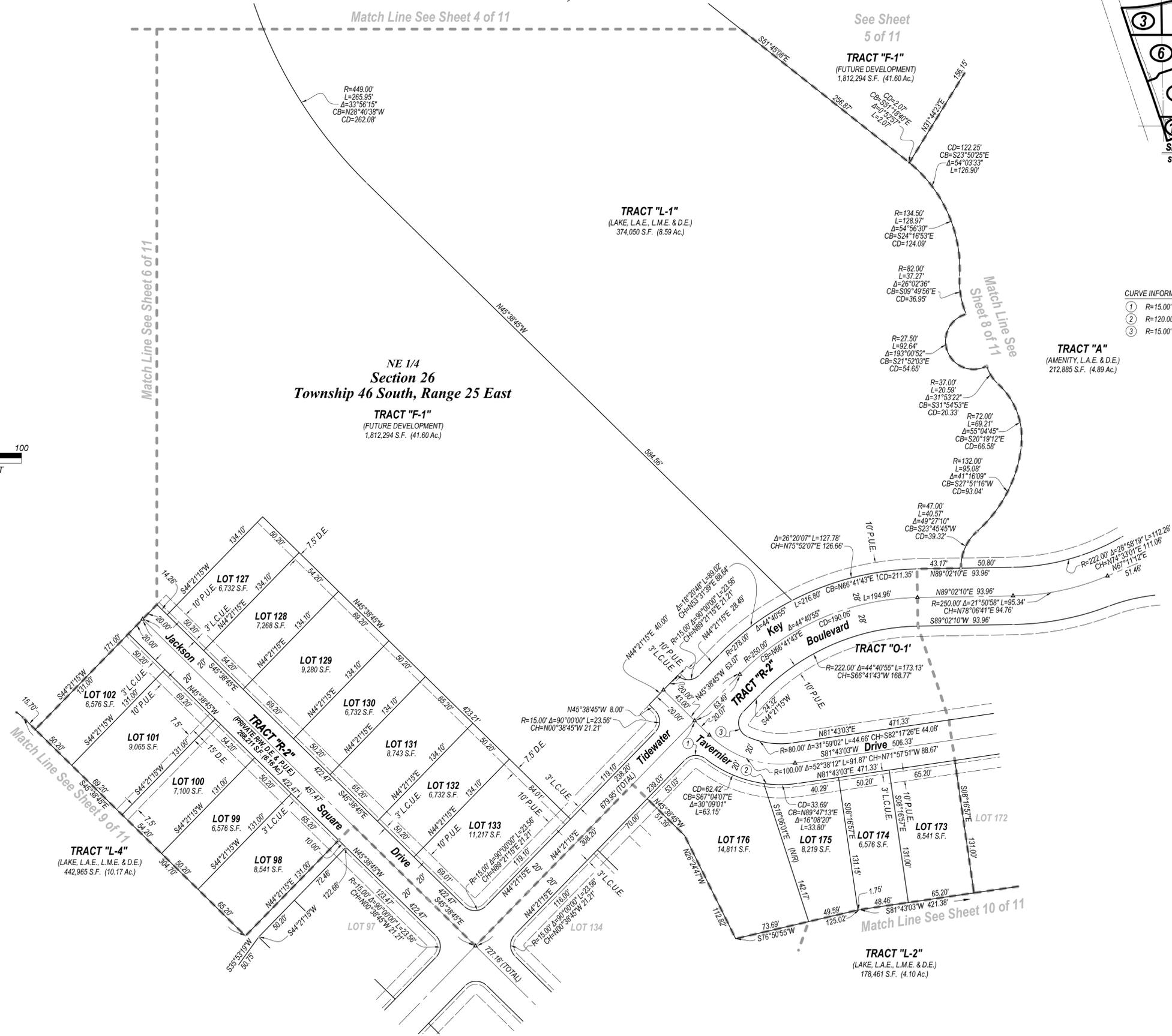
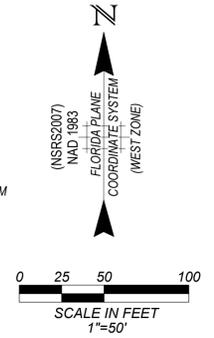
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CURVE INFORMATION

①	R=15.00' Δ=83°39'08" L=21.90' CH=N86°10'49"E 20.01'
②	R=120.00' Δ=46°17'20" L=96.95' CH=S75°08'17"E 94.33'
③	R=15.00' Δ=110°39'10" L=28.97' CH=S10°58'20"E 24.67'

TRACT "A"
(AMENITY, L.A.E. & D.E.)
212,885 S.F. (4.89 Ac.)

TRACT "L-1"
(LAKE, L.A.E., L.M.E. & D.E.)
374,050 S.F. (8.59 Ac.)

**NE 1/4
Section 26
Township 46 South, Range 25 East**

TRACT "F-1"
(FUTURE DEVELOPMENT)
1,812,294 S.F. (41.60 Ac.)

See Sheet
5 of 11

TRACT "F-1"
(FUTURE DEVELOPMENT)
1,812,294 S.F. (41.60 Ac.)

Match Line See
Sheet 8 of 11

TRACT "O-1"

TRACT "R-1"

TRACT "R-2"

TRACT "L-4"
(LAKE, L.A.E., L.M.E. & D.E.)
442,965 S.F. (10.17 Ac.)

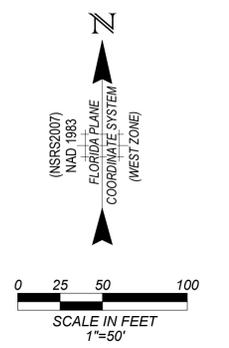
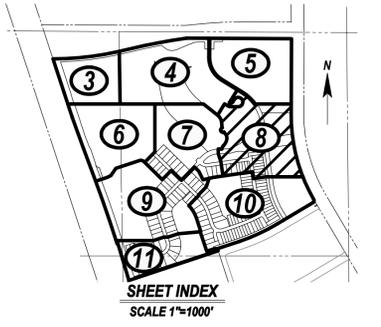
TRACT "L-2"
(LAKE, L.A.E., L.M.E. & D.E.)
178,461 S.F. (4.10 Ac.)

Barraco
and Associates, Inc.

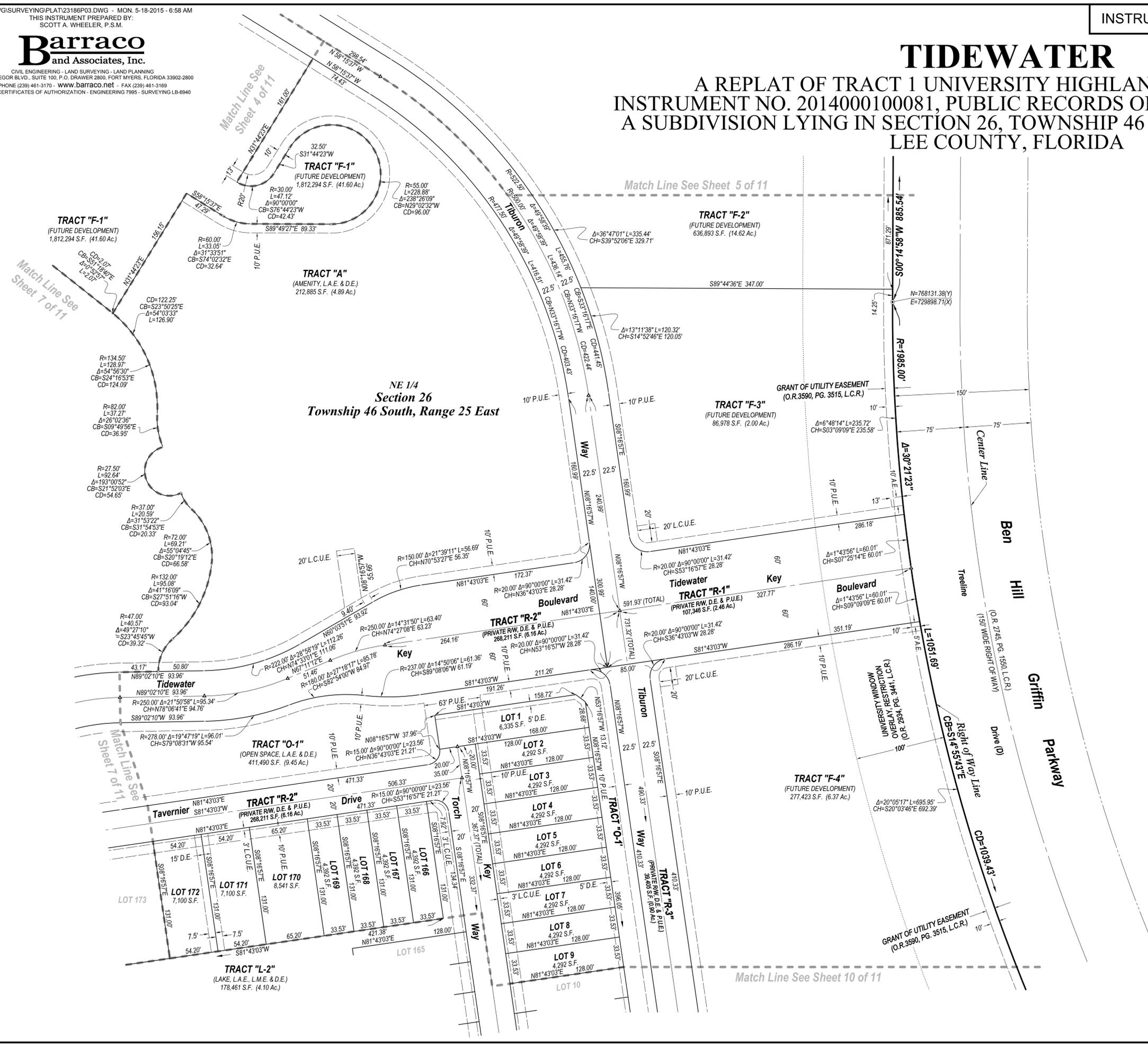
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 - PUBLIC UTILITY EASEMENT
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DOS 2014-0061 / PLT 2014-00038

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

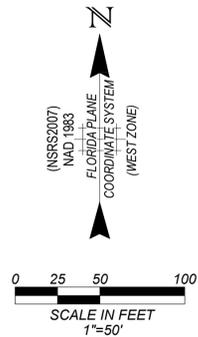
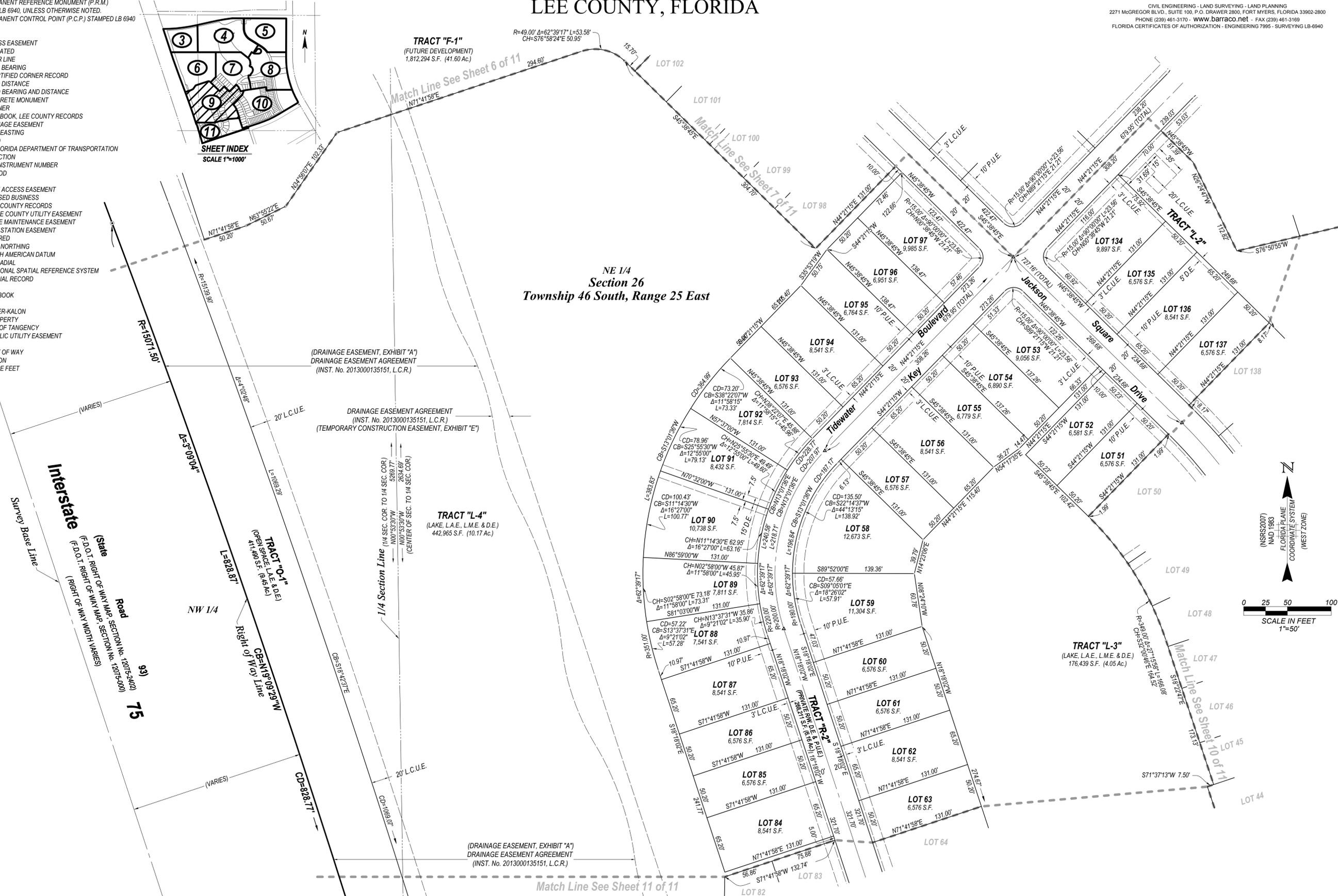
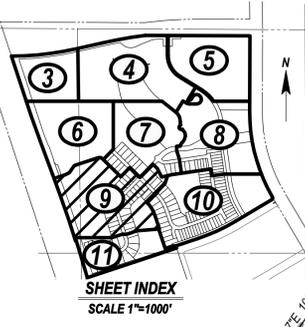
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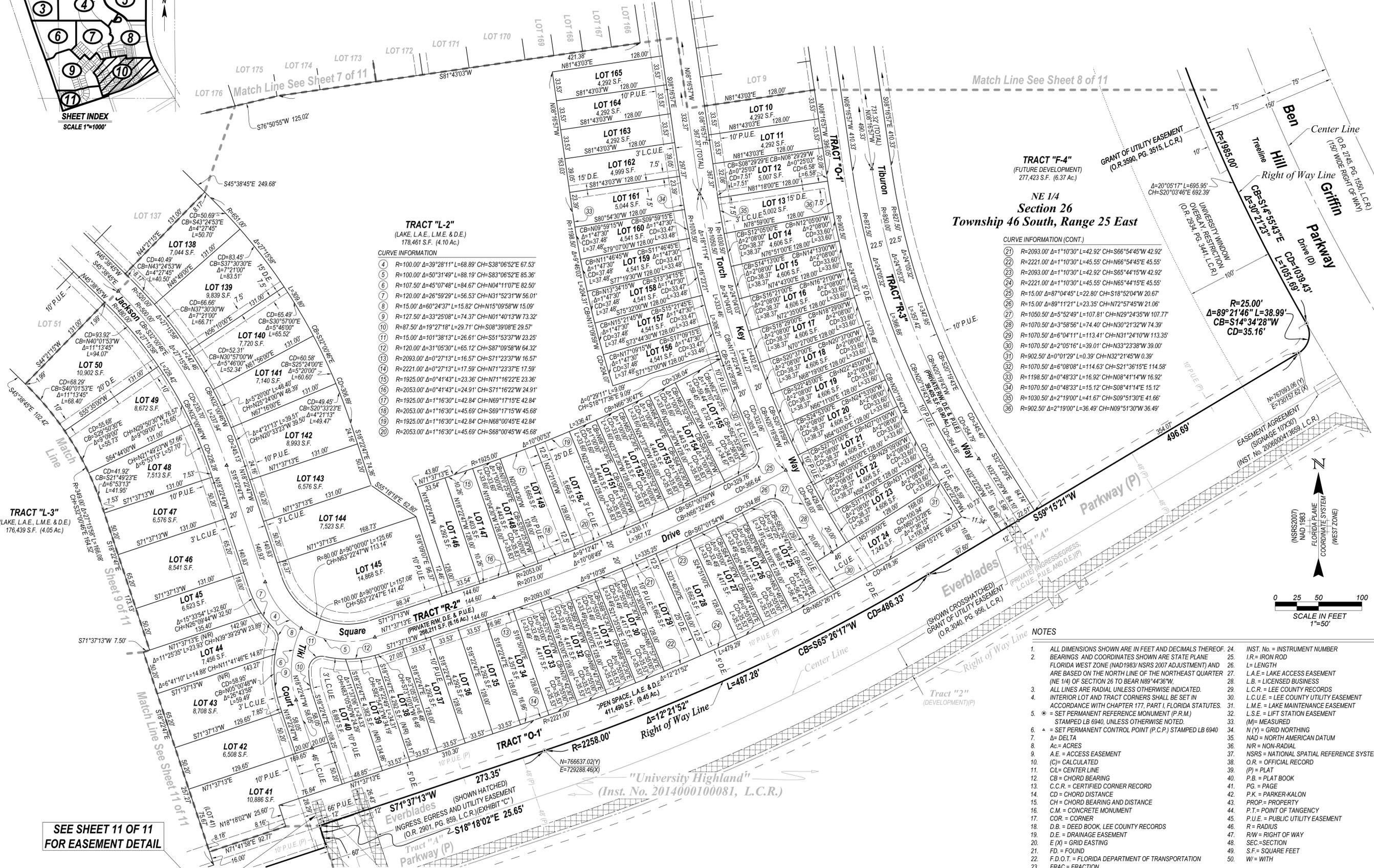
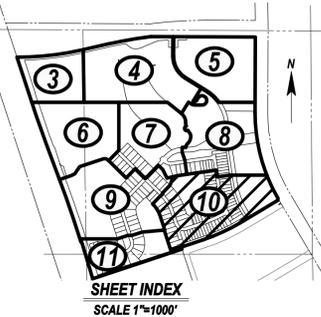




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TRACT "L-2"
(LAKE, L.A.E., L.M.E. & D.E.)
178,461 S.F. (4.10 Ac.)

CURVE INFORMATION

- (1) R=100.00' Δ=39°28'11" L=68.89' CH=S38°06'52"E 67.53'
- (2) R=100.00' Δ=50°31'49" L=88.19' CH=S83°06'52"E 85.36'
- (3) R=107.50' Δ=45°07'48" L=84.67' CH=N04°11'07"E 82.50'
- (4) R=120.00' Δ=26°59'29" L=56.53' CH=N31°52'31"W 56.01'
- (5) R=15.00' Δ=60°24'37" L=15.82' CH=N15°09'58"W 15.09'
- (6) R=127.50' Δ=33°25'08" L=74.37' CH=N01°40'13"W 73.32'
- (7) R=87.50' Δ=19°27'18" L=29.71' CH=S08°30'08"E 29.57'
- (8) R=15.00' Δ=101°38'13" L=26.61' CH=S81°53'37"W 23.25'
- (9) R=120.00' Δ=31°05'30" L=65.12' CH=S87°09'58"W 64.32'
- (10) R=2093.00' Δ=0°27'13" L=16.57' CH=S71°23'37"W 16.57'
- (11) R=221.00' Δ=0°27'13" L=17.59' CH=N71°23'37"E 17.59'
- (12) R=1925.00' Δ=0°41'43" L=23.36' CH=N71°16'22"W 23.36'
- (13) R=2053.00' Δ=0°41'43" L=24.91' CH=S71°16'22"W 24.91'
- (14) R=1925.00' Δ=1°16'30" L=42.84' CH=N69°17'15"E 42.84'
- (15) R=2053.00' Δ=1°16'30" L=45.69' CH=S69°17'15"W 45.69'
- (16) R=1925.00' Δ=1°16'30" L=42.84' CH=N68°00'45"E 42.84'
- (17) R=2053.00' Δ=1°16'30" L=45.69' CH=S68°00'45"W 45.69'

TRACT "F-4"
(FUTURE DEVELOPMENT)
277,423 S.F. (6.37 Ac.)

NE 1/4 Section 26
Township 46 South, Range 25 East

CURVE INFORMATION (CONT.)

- (21) R=2093.00' Δ=1°10'30" L=42.92' CH=S66°54'45"W 42.92'
- (22) R=2221.00' Δ=1°10'30" L=45.55' CH=N66°54'45"E 45.55'
- (23) R=2093.00' Δ=1°10'30" L=42.92' CH=S65°44'15"W 42.92'
- (24) R=2221.00' Δ=1°10'30" L=45.55' CH=N65°44'15"E 45.55'
- (25) R=15.00' Δ=87°04'45" L=22.80' CH=S18°52'04"W 20.67'
- (26) R=15.00' Δ=89°11'21" L=23.35' CH=N72°57'45"W 21.06'
- (27) R=1050.50' Δ=5°52'49" L=107.81' CH=N29°24'35"W 107.77'
- (28) R=1070.50' Δ=3°58'56" L=74.40' CH=N30°21'32"W 74.39'
- (29) R=1070.50' Δ=6°04'11" L=113.41' CH=N31°24'10"W 113.35'
- (30) R=1070.50' Δ=2°05'16" L=39.01' CH=N33°23'38"W 39.00'
- (31) R=902.50' Δ=0°01'29" L=0.39' CH=N32°21'45"W 0.39'
- (32) R=1070.50' Δ=6°08'08" L=114.63' CH=S21°36'15"E 114.58'
- (33) R=1198.50' Δ=0°48'33" L=16.92' CH=N08°41'14"W 16.92'
- (34) R=1070.50' Δ=0°48'33" L=15.12' CH=S08°41'14"E 15.12'
- (35) R=1030.50' Δ=2°19'00" L=41.67' CH=S09°51'30"E 41.66'
- (36) R=902.50' Δ=2°19'00" L=36.49' CH=N09°51'30"W 36.49'

TRACT "L-3"
(LAKE, L.A.E., L.M.E. & D.E.)
176,439 S.F. (4.05 Ac.)

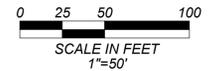
TRACT "R-2"
(PRIVATE R.W. D.E. & P.U.E.)
268,211 S.F. (6.16 Ac.)

TRACT "O-1"
(L.A.E. & D.E.)
411,490 S.F. (9.45 Ac.)

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SEE SHEET 11 OF 11 FOR EASEMENT DETAIL



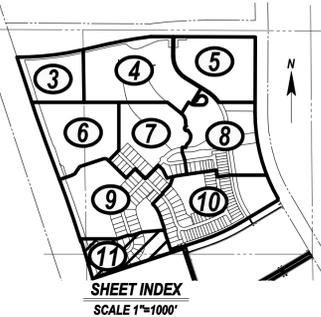
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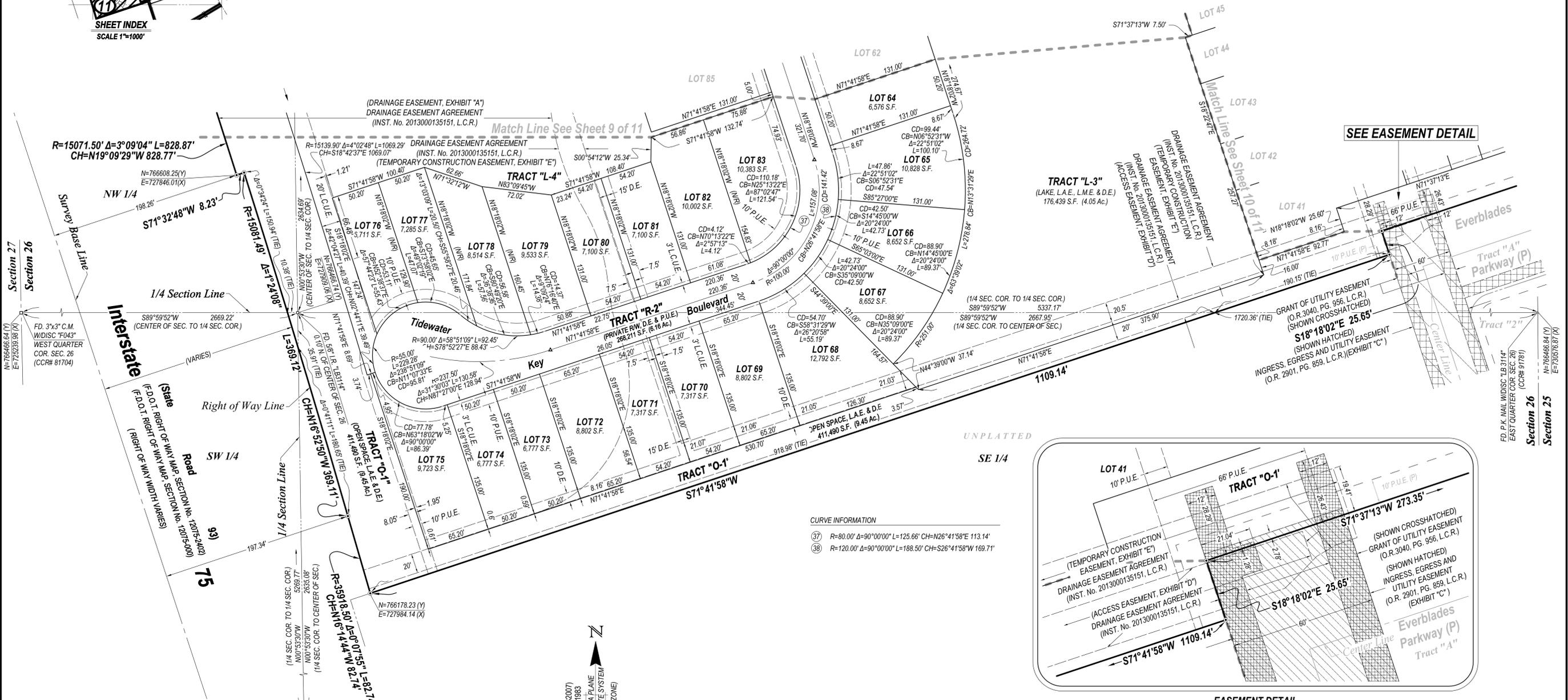
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FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

TIDEWATER

A REPLAT OF TRACT 1 UNIVERSITY HIGHLAND, RECORDED IN INSTRUMENT NO. 2014000100081, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1000'



Section 27
Section 26

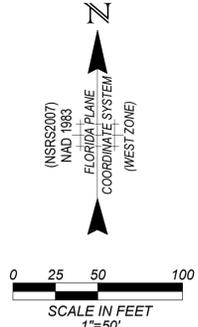
Survey Base Line
NW 1/4
SW 1/4

Interstate
Right of Way Line

93
75

Section 26
Section 35

FD. 4"x4" C.M. W/DISC
"AIM ENG LB 3114"
SOUTH QUARTER
COR. SEC. 26
(CCR# 91791)

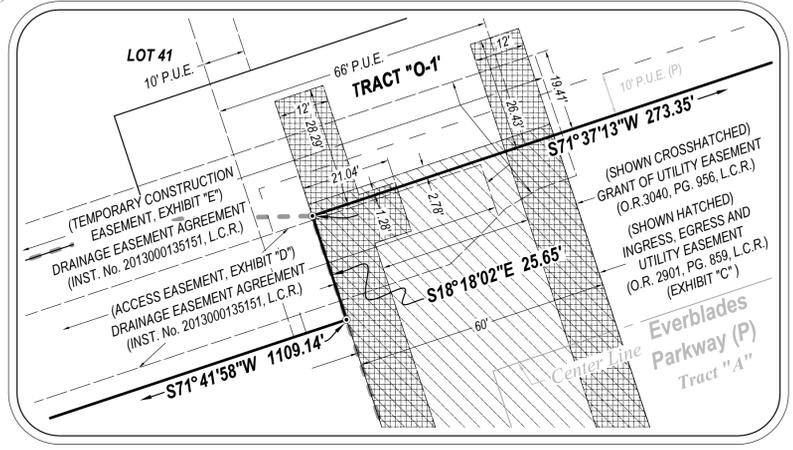


CURVE INFORMATION
37 R=80.00' Δ=90°00'00" L=125.66' CH=N26°41'58"E 113.14'
38 R=120.00' Δ=90°00'00" L=188.50' CH=S26°41'58"W 169.71'

NOTES

- | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------|--------------------------------------|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 10. (C) = CALCULATED | 24. INST. No. = INSTRUMENT NUMBER | 38. O.R. = OFFICIAL RECORD |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE | 11. CL = CENTER LINE | 25. I.R. = IRON ROD | 39. (P) = PLAT |
| 3. FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26 TO BEAR N89°44'36"W. | 12. CB = CHORD BEARING | 26. L = LENGTH | 40. P.B. = PLAT BOOK |
| 4. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 13. C.C.R. = CERTIFIED CORNER RECORD | 27. L.A.E. = LAKE ACCESS EASEMENT | 41. PG. = PAGE |
| 5. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 14. CD = CHORD DISTANCE | 28. L.B. = LICENSED BUSINESS | 42. P.K. = PARKER-KALON |
| 6. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED. | 15. CH = CHORD BEARING AND DISTANCE | 29. L.C.R. = LEE COUNTY RECORDS | 43. PROP. = PROPERTY |
| 7. Δ = DELTA | 16. C.M. = CONCRETE MONUMENT | 30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT | 44. P.T. = POINT OF TANGENCY |
| 8. Ac = ACRES | 17. COR. = CORNER | 31. L.M.E. = LAKE MAINTENANCE EASEMENT | 45. P.U.E. = PUBLIC UTILITY EASEMENT |
| 9. A.E. = ACCESS EASEMENT | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 32. L.S.E. = LIFT STATION EASEMENT | 46. R = RADIUS |
| | 19. D.E. = DRAINAGE EASEMENT | 33. (M) = MEASURED | 47. R/W = RIGHT OF WAY |
| | 20. E (X) = GRID EASTING | 34. N (Y) = GRID NORTHING | 48. SEC. = SECTION |
| | 21. FD. = FOUND | 35. NAD = NORTH AMERICAN DATUM | 49. S.F. = SQUARE FEET |
| | 22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | 36. N/R = NON-RADIAL | 50. W = WITH |
| | 23. FRAC. = FRACTION | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM | |

EASEMENT DETAIL
SCALE: 1"=20'



DOS 2014-0061 / PLT 2014-00038