

# UNIVERSITY HIGHLAND TRACT "3" REPLAT

## A REPLAT OF TRACT "3", UNIVERSITY HIGHLAND

### INSTRUMENT NUMBER 2014000100081, LEE COUNTY, FLORIDA

### PART OF SECTIONS 25 AND 26,

### TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER \_\_\_\_\_  
SHEET 1 OF 2

#### LEGAL DESCRIPTION

TRACT "3", ACCORDING TO THE PLAT OF UNIVERSITY HIGHLAND AS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2014000100081, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

#### COUNTY APPROVALS

THIS PLAT ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CHAIR OF THE BOARD \_\_\_\_\_ LINDA DOGGETT  
LEE COUNTY CLERK OF COURT

PRINTED NAME \_\_\_\_\_

MARY GIBBS, DIRECTOR  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT

BENJAMIN H. DICKSON, DIRECTOR  
DIVISION OF DEVELOPMENT SERVICES

NEYSA BORKERT  
ASSISTANT COUNTY ATTORNEY

#### CLERK OF COURT CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF UNIVERSITY HIGHLAND TRACT "3" REPLAT, A SUBDIVISION OF PART OF SECTIONS 25 AND 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 # \_\_\_\_\_ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

LINDA DOGGETT  
LEE COUNTY CLERK OF COURT

#### COUNTY SURVEYOR

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT F.S. CHAPTER 177, PART 1,

GARY W. RASHFORD, P.S.M.  
LEE COUNTY DESIGNATED PSM

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF UNIVERSITY HIGHLAND TRACT "3" REPLAT, A SUBDIVISION OF PART OF SECTIONS 25 AND 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, AS AMENDED, FLORIDA STATUTES.

I FURTHER CERTIFY ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

JOHN P. MALONEY  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4493  
STANTEC CONSULTING SERVICES, INC.  
BUSINESS CERTIFICATION NO. LB7866

DATE: \_\_\_\_\_

#### GENERAL NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONS ON CURVES ARE NOTED AS FOLLOWS: L = ARC LENGTH, CB= CHORD BEARING, CD= CHORD DISTANCE, R= RADIUS, Δ = DELTA ANGLE, T= TANGENT LENGTH
- ALL CURVES ARE CIRCULAR CURVES AND ARE TANGENTIAL UNLESS NOTED OTHERWISE IN DESCRIPTION OF LAND PLATTED.  
ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- ⊙ = INDICATE PERMANENT CONTROL POINT STAMPED P.C.P. LB7866
  - ▲ = INDICATES SET NAIL AND DISC STAMPED P.C.P. LB-7866
  - = INDICATES CONCRETE MONUMENT STAMPED P.R.M LB-7866
  - = INDICATES SET IRON PIN WITH CAP STAMPED P.R.M LB-7866
  - △ = INDICATES SET NAIL AND DISC STAMPED P.R.M. LB-7866
  - = INDICATES WITNESS MONUMENT STAMPED LB-7866

ABBREVIATIONS:  
 C = CENTERLINE  
 L.M.E. = LAKE MAINTENANCE EASEMENT  
 P.B. = PLAT BOOK, P or PG = PAGE  
 D.E. = DRAINAGE EASEMENT  
 L.C.U.E. = LEE COUNTY UTILITIES EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 O.R. = OFFICIAL RECORDS BOOK  
 O.R.I = OFFICIAL RECORDS INSTRUMENT

#### 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 THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

#### DEDICATION/RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT:

UNIVERSITY HIGHLAND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP,

THE OWNER OF THE LAND DESCRIBED HEREON HAS CAUSED THIS PLAT ENTITLED UNIVERSITY HIGHLAND TRACT "3" REPLAT, A SUBDIVISION OF PART OF SECTIONS 25 AND 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY DEDICATE OR RESERVE THE FOLLOWING:

- DEDICATE TO T & T UMBRELLA ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS:
  - TRACT "B" AS A PRIVATE ROAD (HIGHLAND OAKS DRIVE), FOR THE PURPOSE AND RIGHT OF INGRESS AND EGRESS, SUBJECT TO EASEMENTS SHOWN AND DEDICATED ON THE PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.
  - TRACT "C" AS A PRIVATE ROAD FOR THE PURPOSE AND RIGHT OF INGRESS AND EGRESS, SUBJECT TO EASEMENTS SHOWN AND DEDICATED ON THE PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.
  - ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE TO LEE COUNTY UTILITIES:
  - THE NON-EXCLUSIVE PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS, TRACTS "B" AND "C", FOR THE PURPOSE OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND WASTEWATER COLLECTION SERVICES.
- A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES, PROVIDED THAT SUCH USES BE SUBJECT TO, AND NOT INCONSISTENT WITH, THE USE BY THE LEE COUNTY WATER-SEWER DISTRICT OR OTHER PUBLIC UTILITY AND SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE COMPANY OR OTHER UTILITY PROVIDER DAMAGES THE FACILITIES OF ANOTHER PUBLIC UTILITY, THE UTILITY PROVIDER CAUSING SUCH DAMAGE WILL BE SOLELY RESPONSIBLE FOR SAID DAMAGES. ALL FACILITIES CONSTRUCTED OR INSTALLED BY ANY OF THE GRANTEES OF THE PUBLIC UTILITY EASEMENT DESCRIBED ABOVE, INCLUDING CABLE TELEVISION COMPANIES, SHALL BE PLACED UNDERGROUND.
- RESERVE TO UNIVERSITY HIGHLAND LIMITED PARTNERSHIP:
  - TRACTS "10", AND "11", FOR DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

BY: NASSANT AND COMPANY, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
GENERAL PARTNER OF UNIVERSITY HIGHLAND LIMITED PARTNERSHIP

WITNESS \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

BY: DAVID W. NASSIF,  
MANAGING MEMBER

WITNESS \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

#### ACKNOWLEDGMENT

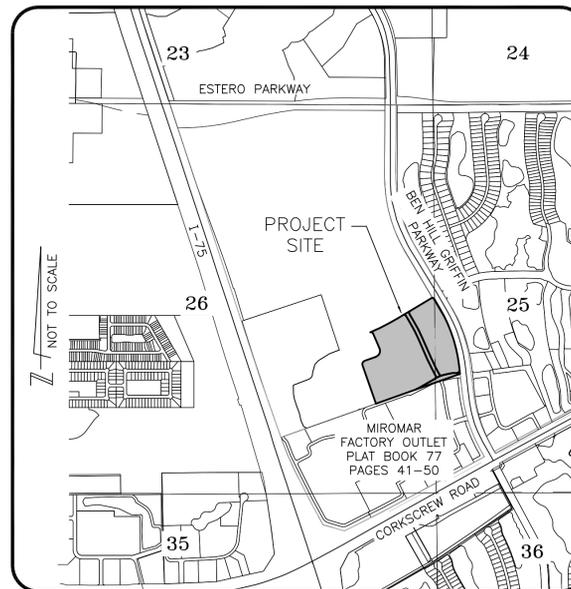
STATE OF FLORIDA  
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY DAVID W. NASSIF, AS MANAGING MEMBER OF NASSANT AND COMPANY, LLC, GENERAL PARTNER OF UNIVERSITY HIGHLAND LIMITED PARTNERSHIP ON BEHALF OF THE COMPANY AND PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT \_\_\_\_\_

NAME OF ACKNOWLEDGER (TYPED, PRINTED OR STAMPED) \_\_\_\_\_

(AFFIX SEAL)



LOCATION MAP

#### 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.

THIS INSTRUMENT WAS PREPARED BY  
JOHN P. MALONEY, P.S.M. #LS4493  
STANTEC CONSULTING SERVICES INC.  
REGISTERED ENGINEERS AND LAND SURVEYORS  
3200 BAILEY LANE, SUITE 200  
NAPLES, COLLIER COUNTY, FLORIDA, 34105  
PHONE: (239) 649-4040  
CERTIFICATE OF AUTHORIZATION #LB-7866

# UNIVERSITY HIGHLAND TRACT "3" REPLAT

## A REPLAT OF TRACT "3", UNIVERSITY HIGHLAND

### INSTRUMENT NUMBER 2014000100081, LEE COUNTY, FLORIDA

### PART OF SECTIONS 25 AND 26,

### TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

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DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN  
NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC  
OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON  
THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

#### TRACT USAGE

TRACT "B" = PRIVATE ROAD RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.  
TRACT "C" = PRIVATE ROAD RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.  
TRACT "10" = FOR DEVELOPMENT PURPOSES.  
TRACT "11" = FOR DEVELOPMENT PURPOSES.

#### TRACT AREAS

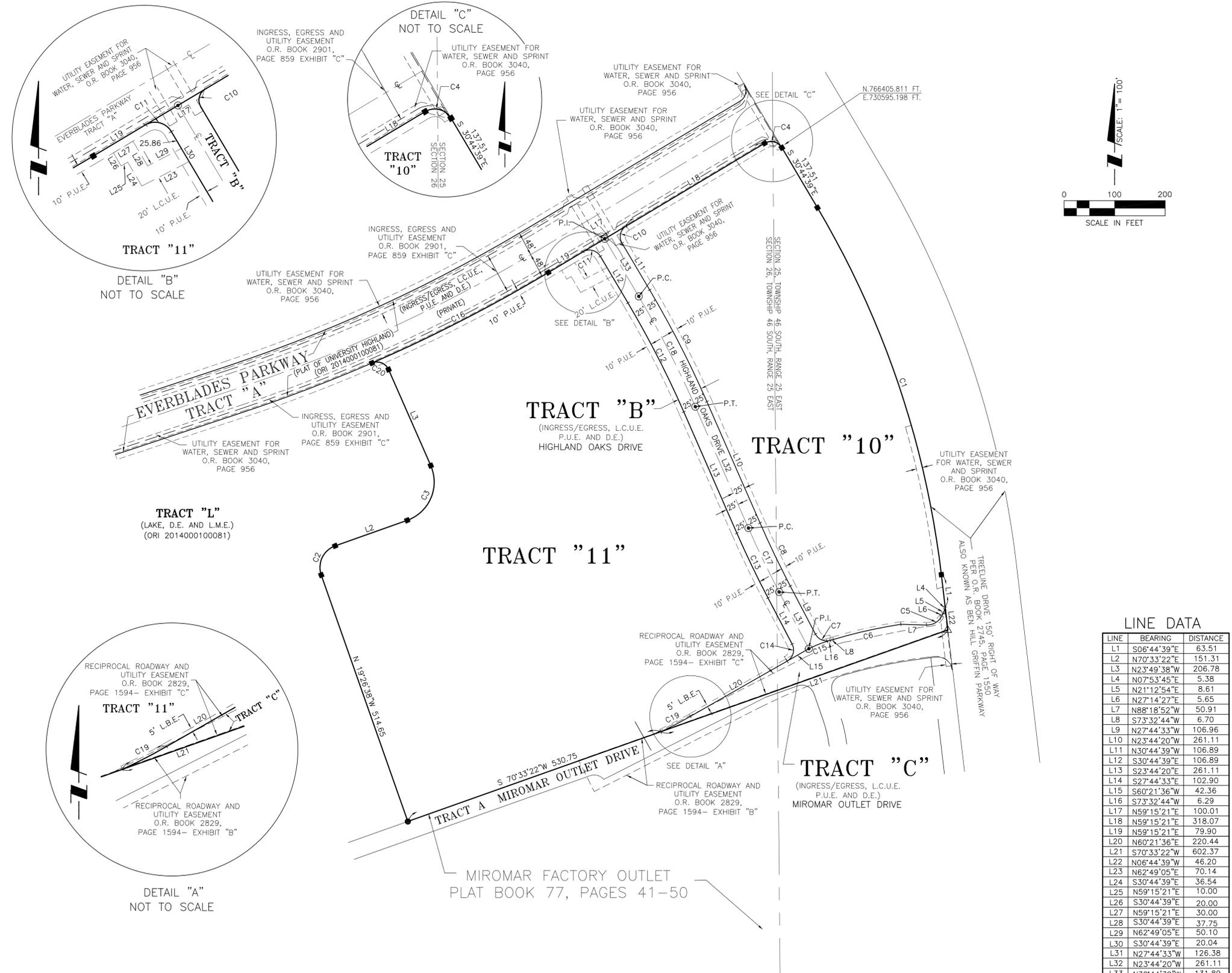
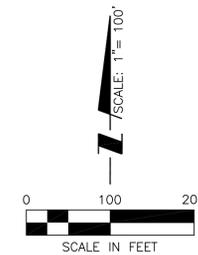
TRACT "B" = 45,682 SQ.FT./1.05 AC.±  
TRACT "C" = 21,477 SQ.FT./0.49 AC.±  
TRACT "10" = 329,738 SQ.FT./7.57 AC.±  
TRACT "11" = 617,976 SQ.FT./14.19 AC.±

#### LEGEND

- ⊙ = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- D.E. = DRAINAGE EASEMENT
- L.C.U.E. = LEE COUNTY UTILITIES EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
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- L.B.E. = LANDSCAPE BUFFER EASEMENT
- O.R. = OFFICIAL RECORDS BOOK
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- SQ.FT. = SQUARE FEET
- P.I. = POINT OF INTERSECTION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- LB = LICENSED BUSINESS
- L1 = INDICATES LINE 1 OF LINE TABLE
- C1 = INDICATES CURVE 1 OF CURVE TABLE
- ⊙ = INDICATES PERMANENT CONTROL POINT STAMPED P.C.P. LB-7866
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#### NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL CURVES ARE CIRCULAR.
- ALL MONUMENTATION TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTION 177.091.



#### LINE DATA

LINE	BEARING	DISTANCE
L1	S06°44'39"E	63.51
L2	N70°33'22"E	151.31
L3	N23°49'38"W	206.78
L4	N07°53'45"E	5.38
L5	N21°12'54"E	8.61
L6	N27°14'27"E	5.65
L7	N88°18'52"W	50.91
L8	S73°32'44"W	6.70
L9	N27°44'33"W	106.96
L10	N23°44'20"W	261.11
L11	N30°44'39"W	106.89
L12	S30°44'39"E	106.89
L13	S23°44'20"E	261.11
L14	S27°44'33"E	102.90
L15	S60°21'36"W	42.36
L16	S73°32'44"W	6.29
L17	N59°15'21"E	100.01
L18	N59°15'21"E	318.07
L19	N59°15'21"E	79.90
L20	N60°21'36"E	220.44
L21	S70°33'22"W	602.37
L22	N06°44'39"W	46.20
L23	N62°49'05"E	70.14
L24	S30°44'39"E	36.54
L25	N59°15'21"E	10.00
L26	S30°44'39"E	20.00
L27	N59°15'21"E	30.00
L28	S30°44'39"E	37.75
L29	N62°49'05"E	50.10
L30	S30°44'39"E	20.04
L31	N27°44'33"W	126.38
L32	N23°44'20"W	261.11
L33	N30°44'39"W	131.89

#### CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	24°00'00"	1835.00'	768.64'	390.04'	S18°44'39"E	763.04'
C2	90°00'00"	45.00'	70.69'	45.00'	S25°33'22"W	63.64'
C3	94°23'00"	80.00'	131.78'	86.37'	N23°21'52"E	117.38'
C4	90°00'00"	25.00'	39.27'	25.00'	N75°44'39"W	35.36'
C5	64°26'41"	33.00'	37.12'	20.80'	N59°27'47"E	35.19'
C6	7°41'06"	1019.00'	136.68'	68.44'	S77°23'17"W	136.57'
C7	78°42'44"	25.00'	34.34'	20.50'	S67°05'54"E	31.71'
C8	4°00'12"	1975.00'	138.00'	69.03'	S25°44'27"E	137.97'
C9	7°00'19"	2025.00'	247.58'	123.95'	N27°14'30"W	247.43'
C10	89°58'26"	25.00'	39.26'	24.99'	S14°14'34"W	35.35'
C11	90°03'25"	25.00'	39.29'	25.02'	N75°46'22"W	35.37'
C12	7°00'19"	1975.00'	241.47'	120.89'	N27°14'30"W	241.32'
C13	4°00'12"	2025.00'	141.49'	70.78'	S25°44'27"E	141.46'
C14	88°06'09"	25.00'	38.44'	24.19'	N16°18'32"E	34.77'
C15	13°11'07"	200.00'	46.03'	23.11'	S66°57'10"W	45.92'
C16	7°22'05"	3048.00'	391.96'	196.25'	N62°56'23"E	391.69'
C17	4°00'12"	2000.00'	139.75'	69.90'	S25°44'27"E	139.72'
C18	7°00'19"	2000.00'	244.53'	122.42'	N27°14'30"W	244.37'
C19	4°43'49"	798.00'	65.88'	32.96'	N62°43'31"E	65.86'
C20	89°32'56"	25.00'	39.07'	24.80'	N68°36'06"W	35.22'

LDO PLT