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VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2015 - 74

**A RESOLUTION OF THE VILLAGE COUNCIL OF
THE VILLAGE OF ESTERO, FLORIDA
APPROVING THE TIDEWATER PLAT; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, an application was filed for a plat on a project known as Tidewater / University Highland Tract 1 (PLT2014-00038); and

WHEREAS, the plat is part of the University Highland Project; and

WHEREAS, the property has an approved development order for the site and the plat is required prior to conveyance of residential lots and approval of building permits for the lots; and

WHEREAS, the Village of Estero Transitional Land Development Code (LDC) delineates plat requirements; and

WHEREAS, under the provisions of Ordinance 2015-01 of the Village of Estero, the Planning and Zoning Board has been designated to make recommendations on plats; and

WHEREAS, the following findings of fact are offered:

1. The plat meets the technical requirements of Chapter 177, Part I, Florida Statutes and the requirements of the Village of Estero's Administrative Code Section 13 - 19.
2. The plat has been reviewed by the Village Attorney and meets legal requirements.
3. The Planning and Zoning Board recommended approval of this plat at a duly constituted public hearing on June 30, 2015 after due public notice.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida that the plat is hereby approved.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 13th day of November, 2015.

46 Attest:

47

48

49 By: _____
50 Kathy Hall, MMC Village Clerk

51

52

53 Reviewed for legal sufficiency:

54

55

56 By: _____
57 Nancy Stroud, Esq.

VILLAGE OF ESTERO, FLORIDA

By: _____
Nicholas Batos, Mayor

UNIVERSITY HIGHLAND

A SUBDIVISION OF PART OF SECTIONS 25 AND 26,
TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER **2014000100081**
SHEET 1 OF 5

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.

COUNTY APPROVALS

THIS PLAT ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 14th DAY OF May, 2014.

Larry Kikel
LARRY KIKEL
CHAIR OF THE BOARD
LEED COUNTY CLERK OF COURT

Linda Duggett by J. Smith
LINDA DUGGETT BY J. SMITH
LEED COUNTY CLERK OF COURT

Mary Gibbs
MARY GIBBS, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

Benjamin D. Dickson
BENJAMIN D. DICKSON, DIRECTOR
DIVISION OF DEVELOPMENT SERVICES

Neysa Bah
NEYSA BAH
ASSISTANT COUNTY ATTORNEY

CLERK OF COURT CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF UNIVERSITY HIGHLAND, A SUBDIVISION OF PART OF SECTIONS 25 AND 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 11:41 AM THIS 14th DAY OF MAY, 2014, AND DULY RECORDED AS INSTRUMENT # 2014000100081 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Linda Duggett by J. Smith, D.C.
LINDA DUGGETT BY J. SMITH, D.C.
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.
Michael Harrison
MICHAEL HARRISON, P.S.M.
LEE COUNTY DESIGNATED PSM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF UNIVERSITY HIGHLAND, 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 COMPLES 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
JOHN P. MALONEY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4493
STANTEC CONSULTING SERVICES, INC.
BUSINESS CERTIFICATION NO. 187868
DATE: 5/14/14

GENERAL NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONS ON CURVES ARE NOTED AS FOLLOWS: L = ARC LENGTH, CH = 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.
 - INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
 - SET IRON PIN WITH CAP STAMPED P.R.M. LB-7866
 - INDICATES WITNESS MONUMENT SET IRON PIN AND CAP STAMPED WITNESS LB-7866
 - INDICATES SET NAIL & DISK STAMPED P.R.M. LB-7866
 - INDICATE PERMANENT CONTROL POINT STAMPED P.C.P. LB-7866

ABBREVIATIONS:
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 COMMENCEMENTS
P.O.B. = POINT OF BEGINNING
O.R. = OFFICIAL RECORDS BOOK

THIS INSTRUMENT WAS PREPARED BY
JOHN P. MALONEY, P.S.M. #LS4493
STANTEC CONSULTING SERVICES INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3300 BAYVIEW LANE, SUITE 200
NAPLES, FLORIDA 34109
PHONE: (239) 848-4646
CERTIFICATE OF AUTHORIZATION #LB-7866



LOCATION MAP

SEE SHEET 2 OF 5 FOR LEGAL DESCRIPTION

DEDICATION/RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT:

UNIVERSITY HIGHLAND LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP,

THE OWNER OF THE LAND DESCRIBED HEREIN HAS CAUSED THIS PLAT ENTITLED UNIVERSITY HIGHLAND, 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:
 - ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL DRAINAGE EASEMENTS (D.E.) FOR SURFACE WATER MANAGEMENT, DRAINAGE AND MAINTENANCE.
 - TRACT "A" 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.
 - LAKE TRACT "1", FOR SURFACE WATER MANAGEMENT AND DRAINAGE WITH RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE TO LEE COUNTY UTILITIES:
 - THE NON-EXCLUSIVE PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS, TRACT "A", 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 GRANTEEES OF THE PUBLIC UTILITY EASEMENT DESCRIBED ABOVE, INCLUDING CABLE TELEVISION COMPANIES, SHALL BE PLACED UNDERGROUND.
- RESERVE TO UNIVERSITY HIGHLAND LIMITED PARTNERSHIP:
 - TRACTS "1", "2" AND "3", FOR DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 12 DAY OF MAY, 2014

BY: NASSANT AND COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER OF UNIVERSITY HIGHLAND LIMITED PARTNERSHIP
David W. Nassif
DAVID W. NASSIF
MANAGING MEMBER
WITNESS: *Karla Duggett*, *Mark Scott*
KARLA DUGGETT, MARK SCOTT
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MAY, 2014, 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.

Colleen C. Halpern
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Colleen C. Halpern
NAME OF ACKNOWLEDGER (TYPED, PRINTED OR STAMPED)

(OFFICIAL SEAL)

LD02014-00036 / PLT2014-00002

UNIVERSITY HIGHLAND

A SUBDIVISION OF PART OF SECTIONS 25 AND 26,
TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER **2014000100081**
SHEET 2 OF 5

LEGAL DESCRIPTION

ALL THAT PART OF SECTIONS 25 AND 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
THENCE ALONG THE NORTH LINE OF SAID SECTION 26, NORTH 89°44'39" WEST 651.54 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TREELINE DRIVE, NOW KNOWN AS BEN HILL GRIFFIN PARKWAY, A 150.00 FOOT RIGHT OF WAY AS RECORDED IN O.R. BOOK 2745, PAGE 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
THENCE ALONG SAID RIGHT OF WAY SOUTH 02°14'54" WEST 75.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE IN THE FOLLOWING FIVE (5) DESCRIBED COURSES:

1. SOUTH 07°14'58" WEST 885.54 FEET;
2. 1,013.77 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 1,985.00 FEET THROUGH A CENTRAL ANGLE OF 30°59'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°14'30" EAST 1,080.72 FEET;
3. SOUTH 30°44'39" EAST 954.13 FEET;
4. 788.84 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 1,835.00 FEET THROUGH A CENTRAL ANGLE OF 24°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18°44'39" EAST 753.04 FEET;
5. SOUTH 08°44'39" EAST 109.71 FEET TO THE NORTH LINE OF THE PLAT OF MIROMAR FACTORY OUTLET AS RECORDED IN PLAT BOOK 77, PAGES 41 THROUGH 50, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

- THENCE ALONG SAID NORTH LINE SOUTH 70°32'22" WEST 2,208.82 FEET TO A POINT ON THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG SAID BOUNDARY IN THE FOLLOWING EIGHTEEN (18) DESCRIBED COURSES:
1. NORTH 62°14'40" WEST 47.03 FEET;
 2. NORTH 24°07'56" WEST 85.91 FEET;
 3. NORTH 13°20'01" WEST 110.09 FEET;
 4. NORTH 20°09'25" WEST 97.07 FEET;
 5. NORTH 18°09'25" WEST 106.45 FEET;
 6. NORTH 10°45'16" WEST 60.81 FEET;
 7. NORTH 07°34'45" WEST 113.28 FEET;
 8. NORTH 31°52'22" EAST 4.37 FEET;
 9. NORTH 69°15'14" EAST 221.19 FEET;
 10. 108.04 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 77°23'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°33'30" EAST 100.03 FEET;
 11. NORTH 16°01'19" EAST 116.07 FEET;
 12. NORTH 41°14'47" EAST 75.88 FEET;
 13. NORTH 58°07'13" EAST 50.38 FEET;
 14. NORTH 58°27'44" EAST 124.90 FEET;
 15. NORTH 69°15'14" EAST 112.24 FEET;
 16. NORTH 70°28'40" EAST 30.05 FEET;
 17. NORTH 18°17'53" WEST 787.91 FEET;
 18. SOUTH 71°42'07" WEST 1,109.14 FEET TO THE EASTERLY BOUNDARY LINE OF PARCEL 103A AS RECORDED IN INSTRUMENT #200900063112, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

- THENCE ALONG SAID EASTERLY BOUNDARY LINE IN THE FOLLOWING FIVE (5) DESCRIBED COURSES:
1. 82.88 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 35,918.50 FEET THROUGH A CENTRAL ANGLE OF 00°07'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°38'50" WEST 82.88 FEET;
 2. 389.14 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 15,081.49 FEET THROUGH A CENTRAL ANGLE OF 01°24'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 18°52'41" WEST 369.13 FEET;
 3. SOUTH 70°32'57" WEST 8.23 FEET;
 4. 828.89 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 15,071.50 FEET THROUGH A CENTRAL ANGLE OF 03°09'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°09'21" WEST 828.79 FEET;
 5. 743.11 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 35,918.14 FEET THROUGH A CENTRAL ANGLE OF 01°11'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 20°05'33" WEST 743.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE I-75 (STATE ROAD 93).
- THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 16°17'53" WEST 727.20 FEET TO THE SOUTH BOUNDARY LINE OF PARCEL 108 AS RECORDED IN INSTRUMENT #20080008199, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 108 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES:
1. 785.00 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 3,500.50 FEET THROUGH A CENTRAL ANGLE OF 12°30'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°37'36" EAST 764.38 FEET;
 2. NORTH 77°22'12" EAST 321.73 FEET;
 3. 512.73 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH HAVING A RADIUS OF 9,375.00 FEET THROUGH A CENTRAL ANGLE OF 05°57'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 87°08'08" EAST 512.54 FEET;
 4. SOUTH 89°44'39" EAST 1,234.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 208.41 ACRES MORE OR LESS.
BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATES SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90). BEARINGS ARE BASED ON THE SOUTH LINE OF THIS PLAT ALSO BEING THE NORTH LINE OF MIROMAR FACTORY OUTLET, PLAT BOOK 77 PAGES 41-50, BEING 57°32'22".

P.O.C.
NORTHEAST CORNER SECTION 26,
TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.
NORTHING: 765088.84
EASTING: 730554.37

TRACT USAGE

- TRACT "A" = PRIVATE ROAD RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT,
- TRACT "1" = FOR DEVELOPMENT PURPOSES
- TRACT "2" = FOR DEVELOPMENT PURPOSES
- TRACT "3" = FOR DEVELOPMENT PURPOSES
- TRACT "L" = LAKE, DRAINAGE AND LAKE MAINTENANCE EASEMENT

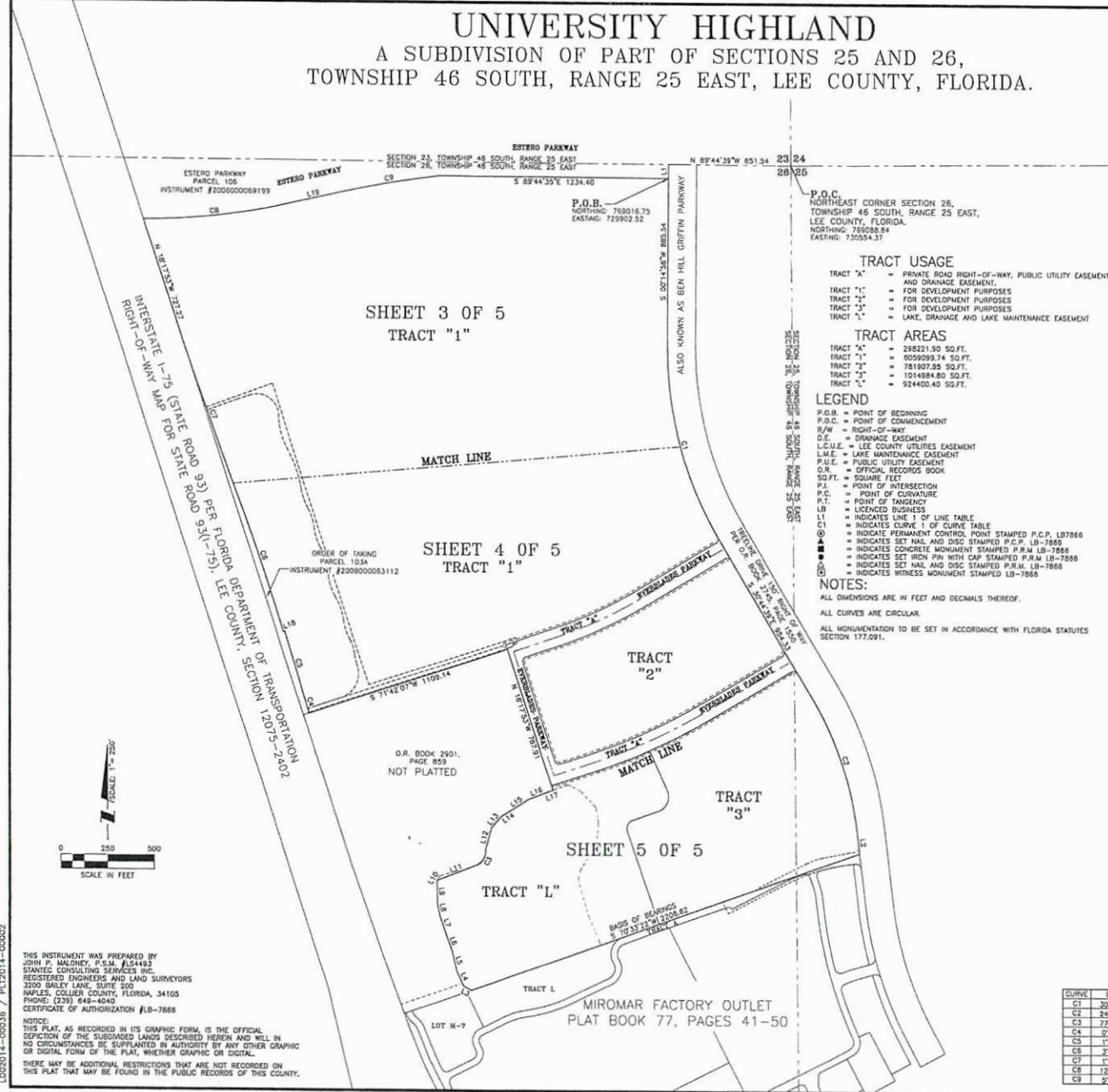
TRACT AREAS

- TRACT "A" = 238221.90 SQ.FT.
- TRACT "1" = 8058994.74 SQ.FT.
- TRACT "2" = 781907.56 SQ.FT.
- TRACT "3" = 1014884.80 SQ.FT.
- TRACT "L" = 924400.40 SQ.FT.

LEGEND

- 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
- P.U.E. = PUBLIC UTILITY EASEMENT
- O.R. = OFFICIAL RECORDS BOOK
- SQ.FT. = SQUARE FEET
- P.I. = POINT OF INTERSECTION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- L.B. = LICENSED BUSINESS
- L.I. = INDICATES LINE 1 OF LINE TABLE
- C1 = INDICATES CURVE 1 OF CURVE TABLE
- = INDICATE PERMANENT CONTROL POINT STAMPED P.C.P. LB-7866
- = 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 STAMP LB-7866

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	S00°14'39\"	75.00
L2	S08°44'39\"	109.71
L3	N62°14'40\"	47.93
L4	N24°07'56\"	85.91
L5	N13°20'01\"	110.09
L6	N20°09'25\"	97.07
L7	N18°09'25\"	106.45
L8	N10°45'16\"	60.81
L9	N07°34'45\"	113.28
L10	N31°52'22\"	4.37
L11	N69°15'14\"	221.19
L12	N16°01'19\"	116.07
L13	N41°14'47\"	75.88
L14	N58°07'13\"	50.38
L15	N58°27'44\"	124.90
L16	N69°15'14\"	112.24
L17	N70°28'40\"	30.05
L18	N18°17'53\"	787.91
L19	N77°22'12\"	321.73
L20	N87°08'08\"	512.54

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C1	30°59'37\"	1985.00	1073.77	550.37	S18°14'50\"	1060.72
C2	24°00'00\"	1835.00	768.84	390.04	S18°44'39\"	763.04
C3	77°23'31\"	80.00	108.04	64.08	N30°33'30\"	100.03
C4	00°07'56\"	35918.50	82.88	41.44	N18°38'50\"	82.88
C5	1°24'09\"	15081.49	369.14	184.58	N18°52'41\"	369.13
C6	3°09'04\"	15071.50	828.89	414.55	N19°09'21\"	828.79
C7	1°11'10\"	35918.14	743.11	371.57	N20°05'33\"	743.09
C8	12°30'53\"	3506.50	785.90	384.48	N83°37'36\"	764.38
C9	5°57'21\"	9375.00	512.73	256.56	N87°08'08\"	512.54

THIS INSTRUMENT WAS PREPARED BY JOHN P. MALONEY, P.E., A.C. 14483, SIATEC CONSULTING SERVICES INC., REGISTERED ENGINEERS AND LAND SURVEYORS, 3200 BAILEY LANE, SUITE 200, NAPLES, COLLIER COUNTY, FLORIDA, 34103, PHONE: (239) 648-4040, CERTIFICATE OF AUTHORIZATION #LB-7866.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION 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, 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.

L002014--00036 / PL2014--00022

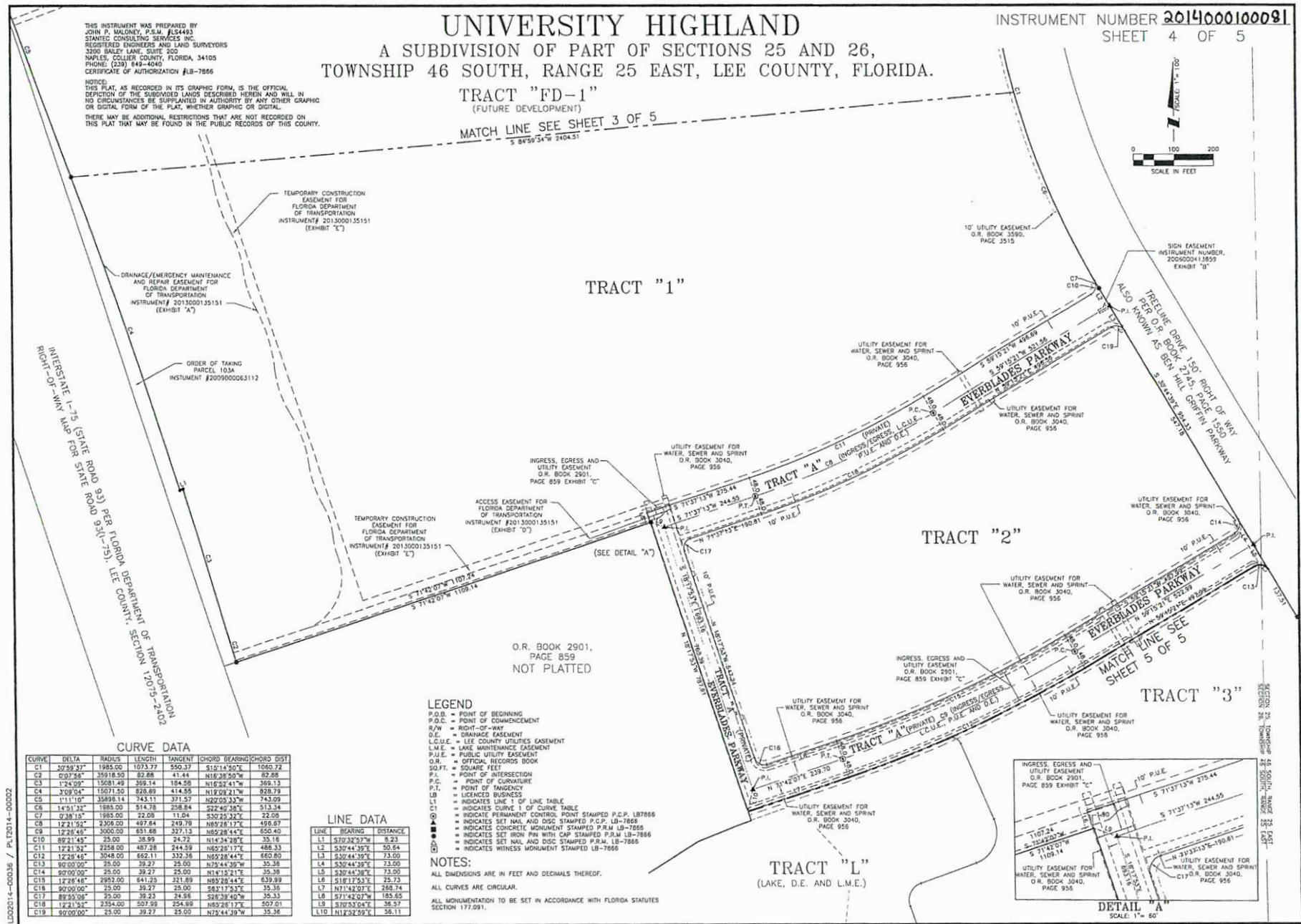
UNIVERSITY HIGHLAND

A SUBDIVISION OF PART OF SECTIONS 25 AND 26,
TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

TRACT "FD-1"
(FUTURE DEVELOPMENT)
MATCH LINE SEE SHEET 3 OF 5

THIS INSTRUMENT WAS PREPARED BY
JOHN P. WALCOTT, P.S.M. #154493
STATISTIC CONSULTING SERVICES INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3200 BAILEY LANE, SUITE 200
NAPLES, COLLIER COUNTY, FLORIDA, 34105
PHONE (239) 848-6040
CERTIFICATE OF AUTHORIZATION #18-7856

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, 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.



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C1	30°59'32"	1985.00	1073.77	550.37	S10°14'50"E	1060.72
C2	0°07'58"	35918.50	82.88	43.44	N16°38'50"W	82.88
C3	1°24'02"	15681.49	309.14	184.58	N15°52'41"W	309.13
C4	3°09'04"	15071.50	828.89	414.55	N19°02'21"W	828.79
C5	1°11'10"	35898.14	743.11	371.57	N20°05'33"W	743.09
C6	14°51'30"	1885.00	314.78	238.84	S22°49'38"E	513.34
C7	2°30'15"	1985.00	322.08	111.04	S30°25'22"E	322.08
C8	12°21'52"	2306.00	497.84	249.78	N89°28'17"E	498.87
C9	12°26'46"	3000.00	651.88	327.13	N89°28'44"E	650.40
C10	88°21'45"	25.00	38.89	24.72	N11°24'08"E	35.16
C11	12°21'52"	2358.00	487.28	244.59	N89°28'17"E	488.33
C12	12°28'46"	3048.00	662.11	332.36	N89°28'44"E	660.80
C13	80°00'00"	25.00	39.27	25.00	S29°44'39"W	35.38
C14	80°00'00"	25.00	39.27	25.00	N11°51'21"E	35.38
C15	12°28'46"	2982.00	641.25	321.89	N89°28'44"E	639.99
C16	80°00'00"	25.00	39.27	25.00	S82°17'53"E	35.38
C17	88°21'45"	25.00	39.23	24.68	S26°39'49"W	32.33
C18	12°21'52"	2354.00	507.99	254.99	N89°28'17"E	507.01
C19	80°00'00"	25.00	39.27	25.00	N78°44'39"W	35.38

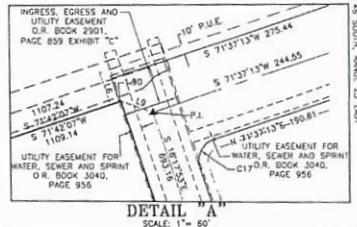
LINE DATA

LINE	BEARING	DISTANCE
L1	S70°32'57"W	8.23
L2	S30°44'39"E	50.64
L3	S30°44'39"E	73.00
L4	S30°44'39"E	73.00
L5	S30°44'39"E	73.00
L6	S18°17'53"E	25.73
L7	N71°42'07"E	268.74
L8	S71°52'07"W	183.69
L9	S70°53'04"E	36.57
L10	N12°52'59"E	56.11

LEGEND

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
P.U.E. = PUBLIC UTILITY EASEMENT
O.R. = OFFICIAL RECORDS BOOK
SQ.FT. = SQUARE FEET
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
LB = LICENSED BUSINESS
C1 = INDICATES CURVE 1 OF CURVE TABLE
C2 = INDICATES CURVE 2 OF CURV. TABLE
C3 = INDICATES CURVE 3 OF CURV. TABLE
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C96 = INDICATES CURVE 96 OF CURV. TABLE
C97 = INDICATES CURVE 97 OF CURV. TABLE
C98 = INDICATES CURVE 98 OF CURV. TABLE
C99 = INDICATES CURVE 99 OF CURV. TABLE
C100 = INDICATES CURVE 100 OF CURV. TABLE

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.

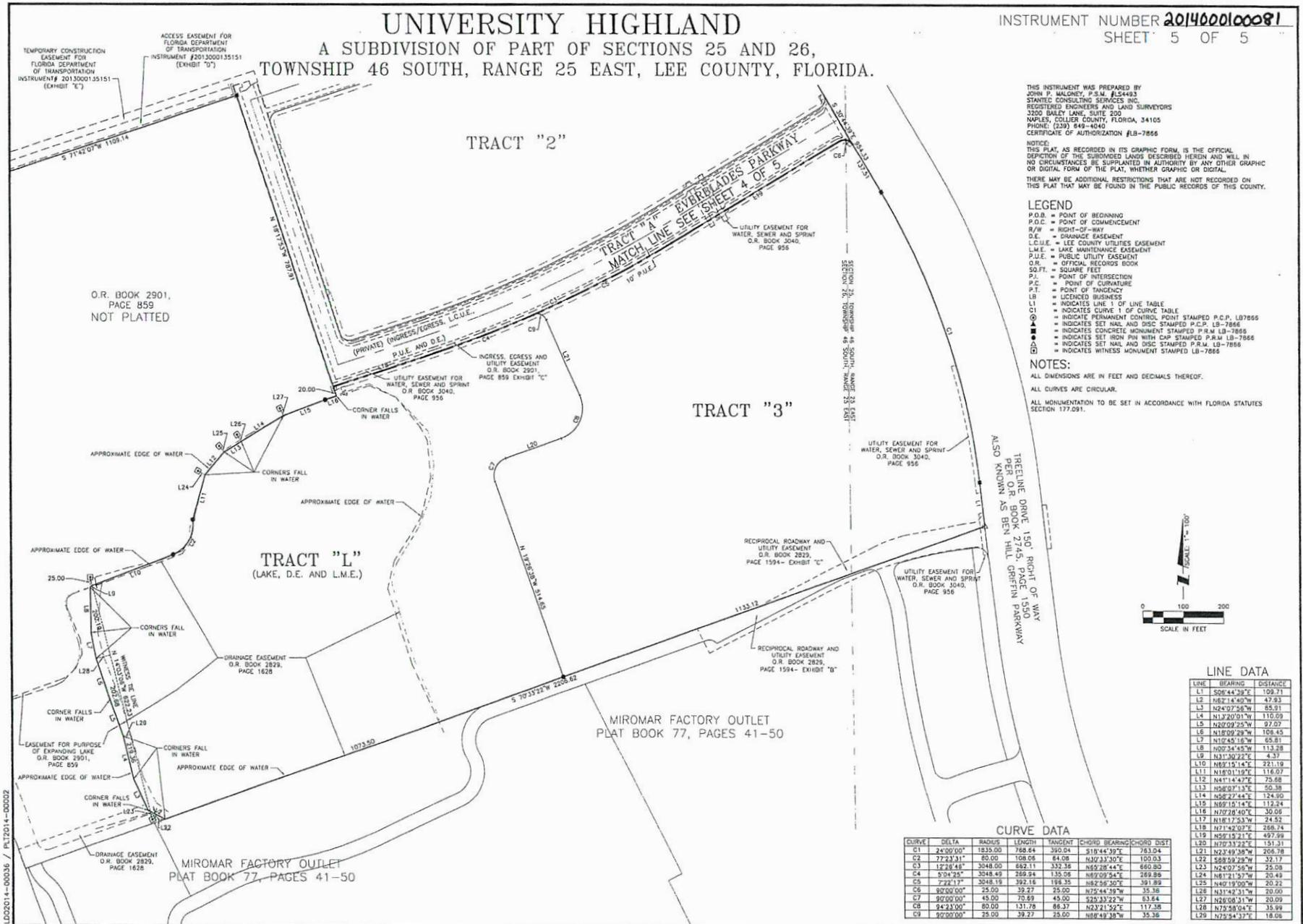


LD02014-000036 / PL2014-00002

SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST

UNIVERSITY HIGHLAND

A SUBDIVISION OF PART OF SECTIONS 25 AND 26,
TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.



THIS INSTRUMENT WAS PREPARED BY
JOHN P. WALONEY, P.S.M. #154403
STATISTICAL CONSULTING SERVICES INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3250 DALEY LANE, SUITE 202
NAPLES, COLLIER COUNTY, FLORIDA, 34105
PHONE: (239) 849-4040
CERTIFICATE OF AUTHORIZATION #LB-7866

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, 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.

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - D.E. = DRAINAGE EASEMENT
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 - SQ.FT. = SQUARE FEET
 - P.I. = POINT OF INTERSECTION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - LB = LICENSED BUSINESS
 - LI = INDICATES LINE 1 OF LINE TABLE
 - LI = INDICATES CURVE 1 OF CURVE TABLE
 - = INDICATE PERMANENT CONTROL POINT STAMPED P.C.P. LB-7866
 - = INDICATES SET NAIL AND DISC STAMPED P.C.P. LB-7866
 - = INDICATES SET NAIL AND DISC STAMPED P.R.M. LB-7866
 - = INDICATES WITNESS MONUMENT STAMPED LB-7866

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°44'30"E	109.71
L2	N62°14'40"W	47.93
L3	N24°07'56"W	65.91
L4	N17°20'01"W	110.09
L5	N20°09'25"W	97.67
L6	N18°00'29"W	108.43
L7	N17°45'16"W	65.81
L8	S07°54'55"W	113.38
L9	N31°50'22"E	4.37
L10	N65°15'14"E	221.19
L11	N16°01'19"E	118.07
L12	N41°44'42"E	75.60
L13	N58°07'13"E	50.38
L14	S52°27'44"E	124.90
L15	N69°15'14"E	112.44
L16	N70°28'40"E	30.06
L17	N16°17'53"W	24.52
L18	N21°43'07"E	268.14
L19	N52°15'21"E	497.89
L20	N70°33'22"E	151.31
L21	N22°49'38"W	208.78
L22	S68°50'29"W	32.17
L23	N24°07'56"W	25.08
L24	N81°21'37"W	20.49
L25	N40°19'00"W	20.22
L26	N31°42'31"W	20.00
L27	N26°06'31"W	20.09
L28	N75°50'04"E	35.89
L29	N75°54'37"E	18.06

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C1	24°00'00"	1835.00	768.44	390.04	S18°44'39"E	763.04
C2	77°23'31"	80.00	108.06	64.08	N10°33'30"E	100.03
C3	12°28'46"	3048.00	682.11	332.36	N69°28'44"E	680.80
C4	5°24'21"	3048.49	259.84	135.05	N82°09'54"E	259.89
C5	7°22'17"	3048.19	392.16	199.35	N82°36'30"E	391.89
C6	80°00'00"	25.00	39.27	25.00	N70°44'39"W	35.36
C7	90°00'00"	45.00	70.89	45.00	S25°33'22"W	63.84
C8	94°33'00"	80.00	131.76	86.37	N29°21'52"E	117.36
C9	90°00'00"	25.00	39.27	25.00	N68°49'38"W	35.36