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.

Attest:

VILLAGE OF ESTERO, FLORIDA

By: _____
Kathy Hall, MMC Village Clerk

By: _____
Nicholas Batos, Mayor

Reviewed for legal sufficiency:

By: _____
Nancy Stroud, Esq.

INSTR # 2014000100081, Doc Type SPLT, Pages 5, Recorded 05/14/2014 at 07:41 AM,
Linda Doggett, Lee County Clerk of Circuit Court, Deputy Clerk SSMITH

UNIVERSITY HIGHLAND

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

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, 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:

1. DEDICATE TO T & T UMBRELLA ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND OR ASSIGNS:
   A) ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL DRAINAGE EASEMENTS (D.E.) FOR SURFACE WATER MANAGEMENT, DRAINAGE AND MAINTENANCE.
   B) 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.
   C) LAKE TRACT "L", FOR SURFACE WATER MANAGEMENT AND DRAINAGE WITH RESPONSIBILITY FOR MAINTENANCE.

2. DEDICATE TO LEE COUNTY UTILITIES:
   A) 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.

3. 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.

4. RESERVE TO UNIVERSITY HIGHLAND LIMITED PARTNERSHIP:
   A) TRACTS "1", "2" AND "3", FOR DEVELOPMENT PURPOSES.

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

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

BY: _____
DAVID W. NASSIF,
MANAGING MEMBER

WITNESS: Karla Scott
PRINTED NAME: Karla Scott
WITNESS: Lori Uhl
PRINTED NAME: Lori Uhl

ACKNOWLEDGMENT

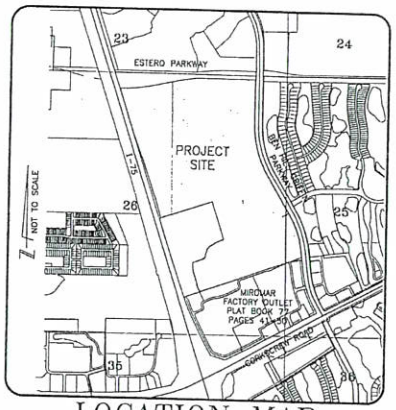
STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th 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.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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

(AFFIX SEAL)



LOCATION MAP

SEE SHEET 2 OF 5 FOR LEGAL DESCRIPTION

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.

COUNTY APPROVALS

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

_____
CHAIR OF THE BOARD
Larry Kiker
PRINTED NAME

Linda Doggett by J. Smith D.C.
LINDA DOGGETT
LEE COUNTY CLERK OF COURT

_____
MARY GIBBS, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

_____
BENJAMIN W. 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, 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 A.M. THIS 14th DAY OF May, 2014, AND DULY RECORDED AS INSTRUMENT # 2014000100081 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Linda Doggett by J. Smith, D.C.
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,

_____
MICHAEL HARMON, 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 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: 01/09/14

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. DIMENSIONS ON CURVES ARE NOTED AS FOLLOWS: L = ARC LENGTH, CB= CHORD BEARING, CD= CHORD DISTANCE, R= RADIUS, Δ = DELTA ANGLE, T= TANGENT LENGTH
3. ALL CURVES ARE CIRCULAR CURVES AND ARE TANGENTIAL UNLESS NOTED OTHERWISE IN DESCRIPTION OF LAND PLATTED.
   ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. ■ 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
3200 BAILEY LANE, SUITE 200
NAPLES, COLLIER COUNTY, FLORIDA, 34105
PHONE: (239) 649-4040
CERTIFICATE OF AUTHORIZATION #LB-7866

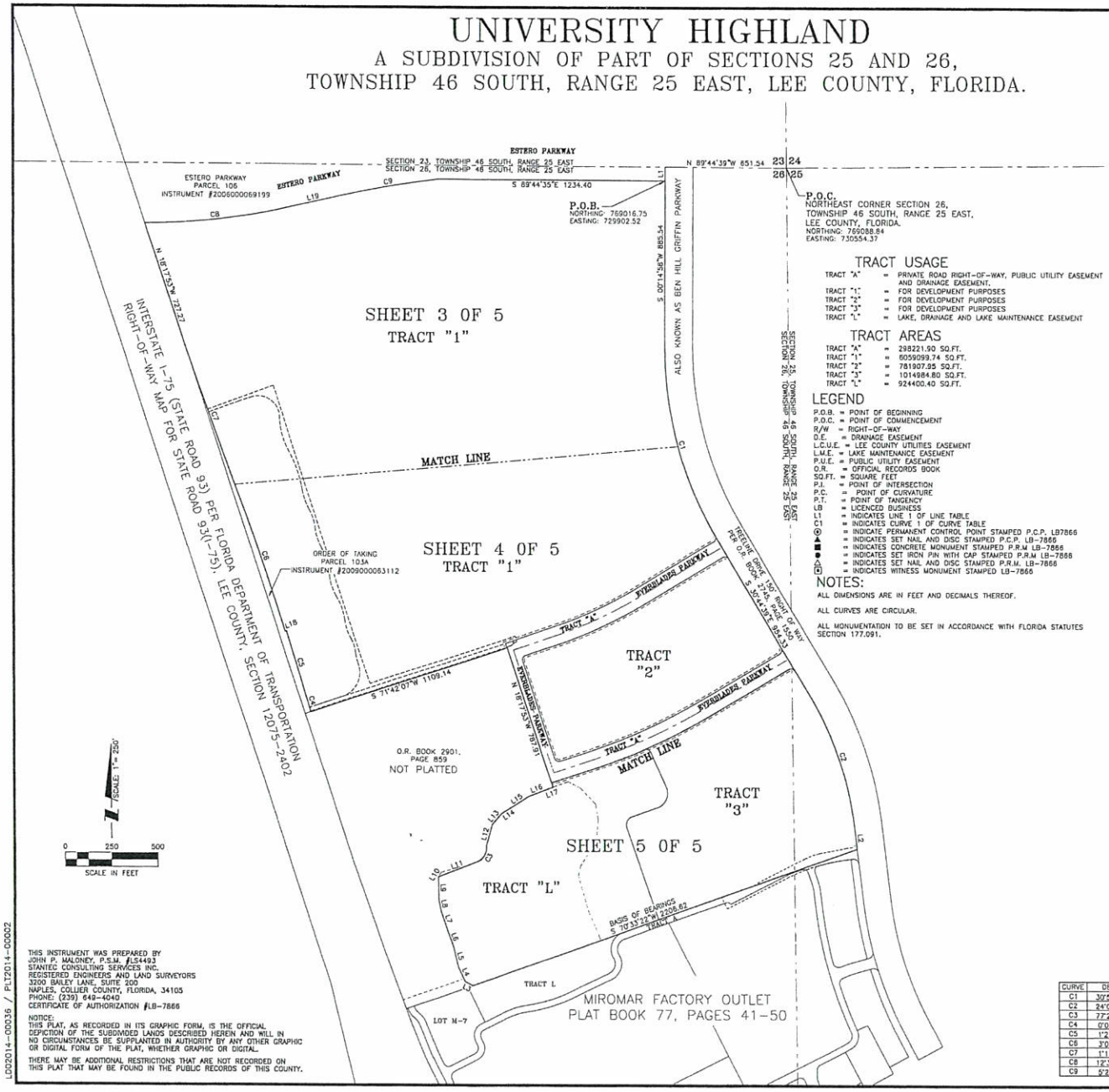
L002014-00036 / PLT2014-00002

Mar 11, 2014 - 12:56:05 L:\UTTLE\V:\2156\active\215699999\03247\PLAT\UNIVERSITY-HIGHLAND-SHT-1.dwg

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



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"	=	298221.90 SQ.FT.
TRACT "1"	=	6059099.74 SQ.FT.
TRACT "2"	=	781907.95 SQ.FT.
TRACT "3"	=	1014984.80 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
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⌂ = 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.

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 00°14'58" 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 00°14'58" WEST 885.54 FEET;
2. 1,073.77 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°14'50" EAST 1,060.72 FEET;
3. SOUTH 30°44'39" EAST 954.33 FEET;
4. 768.64 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 763.04 FEET;
5. SOUTH 06°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°33'22" WEST 2,208.62 FEET TO A POINT ON THE BOUNDARY OF THAT LAND DESCRIBED IN OFFICIAL RECORD BOOK 2901, PAGE 859, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG SAID BOUNDARY IN THE FOLLOWING EIGHTEEN (18) DESCRIBED COURSES;
1. NORTH 62°14'40" WEST 47.93 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°09'29" WEST 106.45 FEET;
6. NORTH 10°45'16" WEST 65.81 FEET;
7. NORTH 00°34'45" WEST 113.28 FEET;
8. NORTH 31°30'22" EAST 4.37 FEET;
9. NORTH 69°15'14" EAST 221.19 FEET;
10. 108.06 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 30°33'30" EAST 100.03 FEET;
11. NORTH 16°01'19" EAST 116.07 FEET;
12. NORTH 41°14'47" EAST 75.68 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 30.06 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 #2009000083112, 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 16°38'50" WEST 82.88 FEET;
2. 369.14 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 16°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 35,896.14 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 18°17'53" WEST 727.20 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF PARCEL 105 AS RECORDED IN INSTRUMENT #2006000069199, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 105 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES;
1. 765.90 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 3,506.50 FEET THROUGH A CENTRAL ANGLE OF 12°30'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°37'38" 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 5,375.00 FEET THROUGH A CENTRAL ANGLE OF 05°27'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°08'06" 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 S77°33'22"W.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C1	30°59'37"	1985.00	1073.77	550.37	S15°14'50"E	1060.72
C2	24°00'00"	1835.00	768.64	390.04	S18°44'39"E	763.04
C3	77°23'31"	80.00	108.06	64.08	N30°33'30"E	100.03
C4	0°07'56"	35918.50	82.88	41.44	N16°38'50"W	82.88
C5	1°24'09"	15081.49	369.14	184.58	N16°52'41"W	369.13
C6	3°09'04"	15071.50	828.89	414.55	N19°09'21"W	828.79
C7	1°11'10"	35896.14	743.11	371.57	N20°05'33"W	743.09
C8	12°30'53"	3506.50	765.90	384.48	N83°37'38"E	764.38
C9	5°27'56"	5375.00	512.73	256.56	N80°08'06"E	512.54

LINE DATA

LINE	BEARING	DISTANCE
L1	S00°14'58"W	75.00
L2	S06°44'39"E	109.71
L3	N62°14'40"W	47.93
L4	N24°07'56"W	85.91
L5	N13°20'01"W	110.09
L6	N20°09'25"W	97.07
L7	N18°09'29"W	106.45
L8	N10°45'16"W	65.81
L9	N00°34'45"W	113.28
L10	N31°30'22"E	4.37
L11	N69°15'14"E	221.19
L12	N16°01'19"E	116.07
L13	N41°14'47"E	75.68
L14	N58°07'13"E	50.38
L15	N58°27'44"E	124.90
L16	N69°15'14"E	112.24
L17	N70°28'40"E	30.06
L18	S70°32'57"W	8.23
L19	N77°22'12"E	321.73

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 205
NAPLES, COLLIER COUNTY, FLORIDA, 34105
PHONE: (239) 649-4040
CERTIFICATE OF AUTHORIZATION #LB-7866

NOTICE:
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

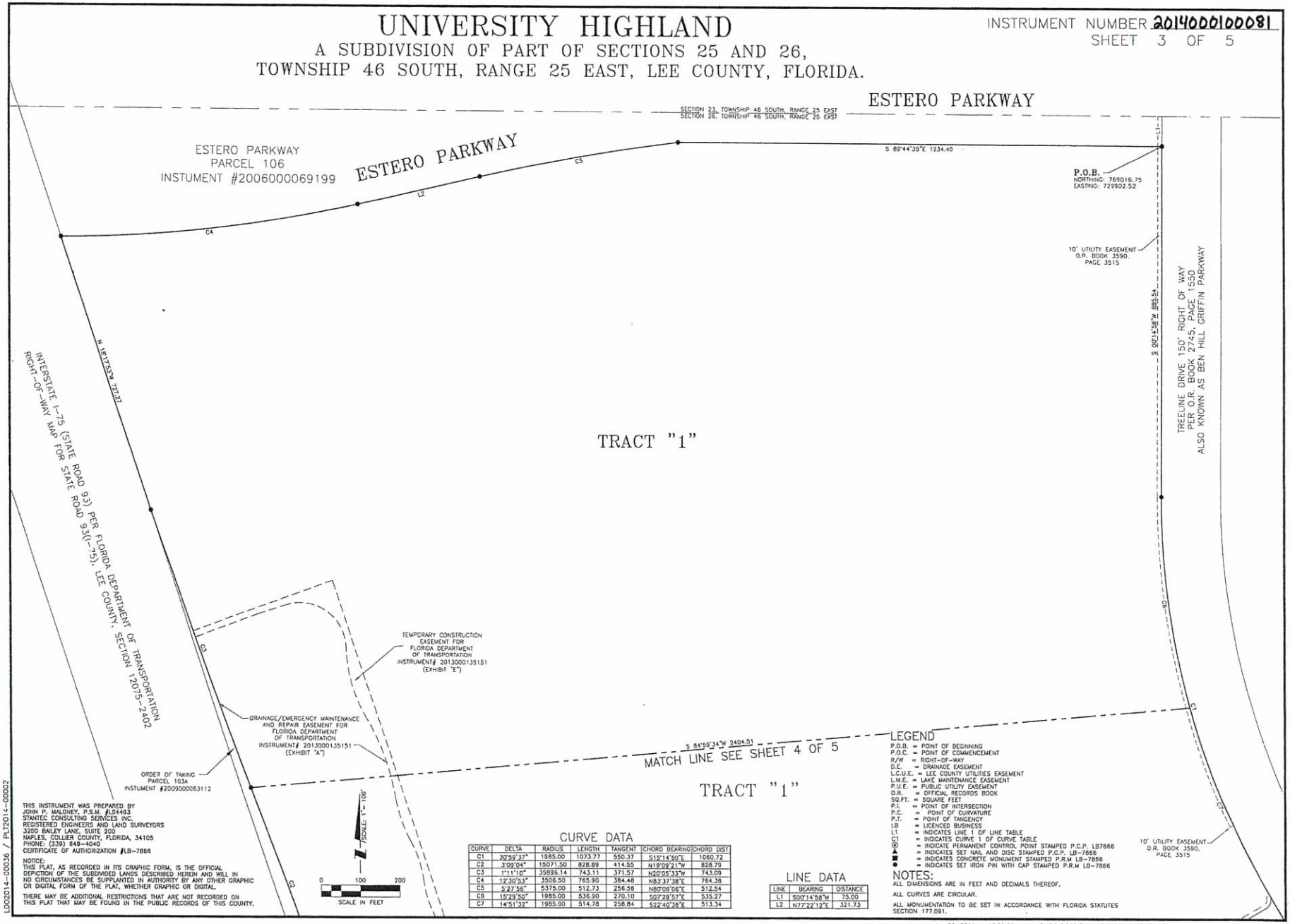
LD02014-00036 / PLT2014-00002

Apr 03, 2014 - 13:30:07 JMALONEY\V:\2156\active\215699999\03247\PLAT\UNIVERSITY-HIGHLAND-SHT-2.dwg

UNIVERSITY HIGHLAND

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

INSTRUMENT NUMBER 2014000100081
SHEET 3 OF 5



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C3	1°11'10"	35896.14	743.11	371.57	N20°05'33"W	743.09
C4	12°30'53"	3508.50	765.90	384.48	N83°37'38"E	764.36
C5	5°27'56"	5375.00	512.73	256.56	N80°06'06"E	512.54
C6	15°29'50"	1985.00	536.90	270.10	S07°29'57"E	535.27
C7	14°51'32"	1985.00	514.78	258.84	S22°40'38"E	513.34

LINE DATA

LINE	BEARING	DISTANCE
L1	S00°14'58"W	75.00
L2	N77°22'12"E	321.73

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
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■ = INDICATES CONCRETE MONUMENT STAMPED P.R.M LB-7866
● = INDICATES SET IRON PIN WITH CAP STAMPED P.R.M 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.

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

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Apr 03, 2014 - 13:52:55 JMALONEYIV:\2156\active\215699999\03247\PLAT\UNIVERSITY-HIGHLAND-SHT-3.dwg

INSTRUMENT NUMBER 2014000100081
SHEET 4 OF 5

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)

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MATCH LINE SEE SHEET 3 OF 5
S 84°59'34"W 2404.51

TRACT "1"

TRACT "2"

TRACT "3"

TRACT "L"
(LAKE, D.E. AND L.M.E.)

TRACT "A" (PRIVATE) C.L.C.U.E., P.U.E. AND D.E.

EVERBLADES PARKWAY

TREELINE DRIVE 150' RIGHT OF WAY
PER O.R. BOOK 2745, PAGE 1550
ALSO KNOWN AS BEN HILL GRIFFIN PARKWAY

INTERSTATE I-75 (STATE ROAD 93)
RIGHT-OF-WAY MAP FOR STATE ROAD 93(I-75), LEE COUNTY, SECTION 12075-2402

TEMPORARY CONSTRUCTION EASEMENT FOR FLORIDA DEPARTMENT OF TRANSPORTATION INSTRUMENT# 2013000135151 (EXHIBIT "E")

DRAINAGE/EMERGENCY MAINTENANCE AND REPAIR EASEMENT FOR FLORIDA DEPARTMENT OF TRANSPORTATION INSTRUMENT# 2013000135151 (EXHIBIT "A")

ORDER OF TAKING PARCEL 103A INSTUMENT #2009000063112

ACCESS EASEMENT FOR FLORIDA DEPARTMENT OF TRANSPORTATION INSTRUMENT #2013000135151 (EXHIBIT "D")

INGRESS, EGRESS AND UTILITY EASEMENT O.R. BOOK 2901, PAGE 859 EXHIBIT "C"

UTILITY EASEMENT FOR WATER, SEWER AND SPRINT O.R. BOOK 3040, PAGE 956

10' UTILITY EASEMENT O.R. BOOK 3590, PAGE 3515

SIGN EASEMENT INSTRUMENT NUMBER 2009000413659 EXHIBIT "B"

10' P.U.E.

S 71°37'13"W 275.44

S 71°37'13"W 244.55

N 71°37'13"E 190.81

S 71°42'07"W 1107.54

S 71°42'07"W 1109.14

N 71°42'07"E 239.70

S 59°15'21"W 496.89

S 59°15'21"W 321.56

N 59°15'21"E 492.99

S 30°44'39"E 864.33

547.19

137.51

O.R. BOOK 2901, PAGE 859 NOT PLATTED

(SEE DETAIL "A")

MATCH LINE SEE SHEET 5 OF 5

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C1	30°59'37"	1985.00	1073.77	550.37	S15°14'50"E	1060.72
C2	0°07'58"	35918.50	82.88	41.44	N16°38'50"W	82.88
C3	1°24'09"	15081.49	369.14	184.58	N16°52'41"W	369.13
C4	3°09'04"	15071.50	828.89	414.55	N19°09'21"W	828.79
C5	1°11'10"	35898.14	743.11	371.57	N20°05'33"W	743.09
C6	14°51'32"	1985.00	514.78	258.84	S22°40'38"E	513.34
C7	0°38'15"	1985.00	22.08	11.04	S30°25'32"E	22.08
C8	12°21'52"	2306.00	497.64	249.79	N65°26'17"E	496.67
C9	12°26'46"	3000.00	651.68	327.13	N65°28'44"E	650.40
C10	89°21'45"	25.00	38.99	24.72	N14°34'28"E	35.16
C11	12°21'52"	2258.00	487.28	244.59	N65°26'17"E	486.33
C12	12°26'46"	3048.00	662.11	332.36	N65°28'44"E	660.80
C13	90°00'00"	25.00	39.27	25.00	N75°44'39"W	35.36
C14	90°00'00"	25.00	39.27	25.00	N14°15'21"E	35.36
C15	12°26'46"	2952.00	641.25	321.89	N65°28'44"E	639.99
C16	90°00'00"	25.00	39.27	25.00	S63°17'53"E	35.36
C17	89°55'06"	25.00	39.23	24.96	S26°39'40"W	35.33
C18	12°21'52"	2354.00	507.99	254.99	N65°26'17"E	507.01
C19	90°00'00"	25.00	39.27	25.00	N75°44'39"W	35.36

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°42'07"W	185.65
L9	S70°53'04"E	36.57
L10	N12°02'59"E	36.11

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 = LICENCED BUSINESS
L1 = INDICATES LINE 1 OF LINE TABLE
C1 = INDICATES CURVE 1 OF CURVE TABLE
⊙ = INDICATE PERMANENT CONTROL POINT STAMPED P.C.P. LB7866
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DETAIL "A"
SCALE: 1"= 60'

SCALE: 1"= 100'
0 100 200
SCALE IN FEET

SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST

LD02014-00036 / PLT2014-00002

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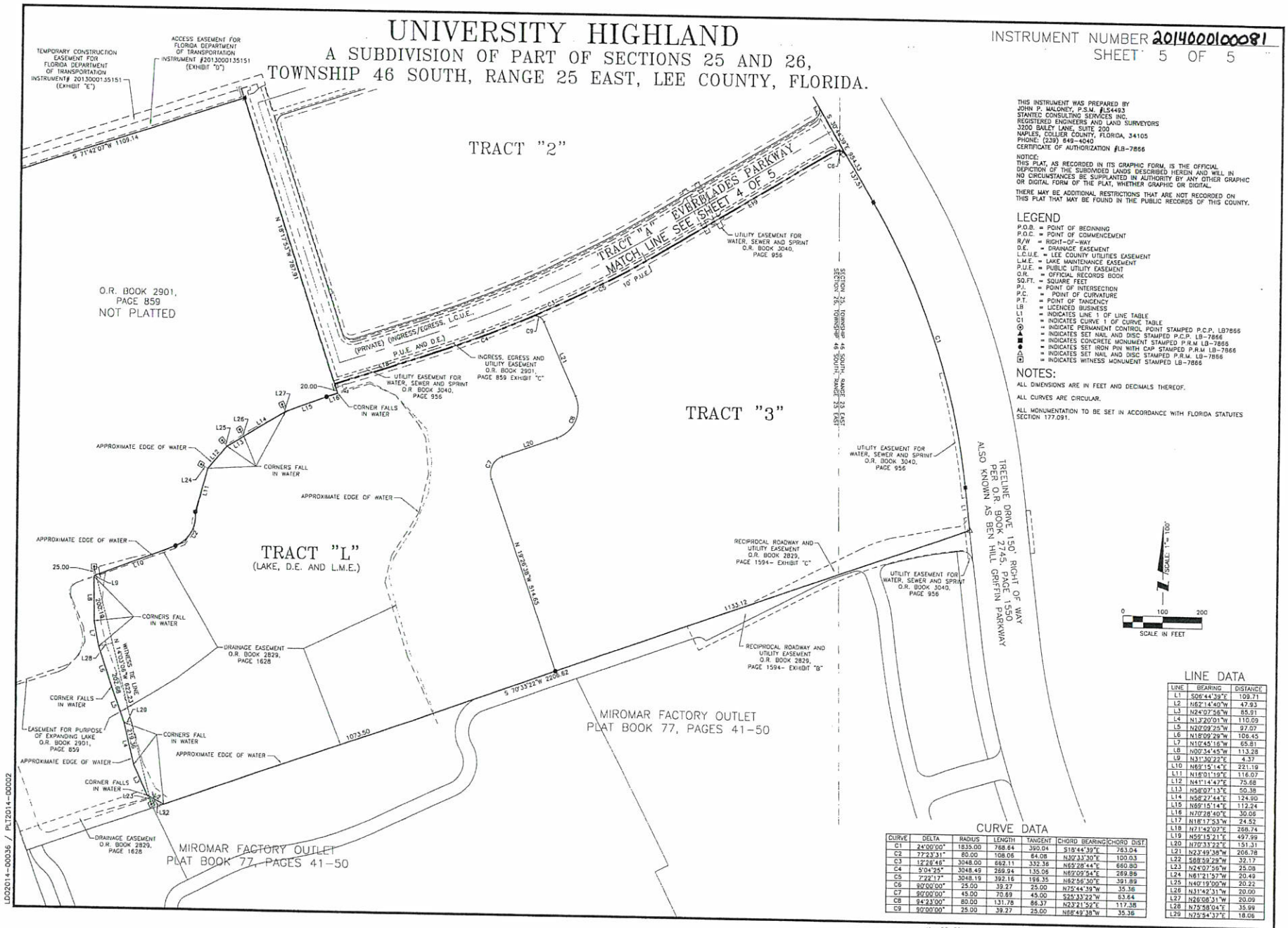
UNIVERSITY HIGHLAND

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

INSTRUMENT NUMBER 2014000100081
SHEET 5 OF 5



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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	77°23'31"	80.00	108.06	64.08	N30°33'30"E	100.03
C3	12°26'46"	3048.00	662.11	332.36	N65°28'44"E	660.80
C4	5°04'25"	3048.49	269.94	135.06	N69°09'54"E	269.86
C5	7°22'17"	3048.19	392.16	196.35	N62°56'30"E	391.89
C6	90°00'00"	25.00	39.27	25.00	N75°44'39"W	35.36
C7	90°00'00"	45.00	70.69	45.00	S25°33'22"W	63.64
C8	94°23'00"	80.00	131.78	86.37	N23°21'52"E	117.38
C9	90°00'00"	25.00	39.27	25.00	N68°49'38"W	35.36

LINE DATA

LINE	BEARING	DISTANCE
L1	S06°44'39"E	109.71
L2	N62°14'40"W	47.93
L3	N24°07'58"W	85.91
L4	N13°20'01"W	110.09
L5	N20°09'25"W	97.07
L6	N18°09'29"W	106.45
L7	N10°45'16"W	65.81
L8	N00°34'45"W	113.28
L9	N31°30'22"E	4.37
L10	N69°15'14"E	221.19
L11	N16°01'19"E	116.07
L12	N41°14'47"E	75.68
L13	N58°07'13"E	50.38
L14	N58°27'44"E	124.90
L15	N69°15'14"E	112.24
L16	N70°28'40"E	30.06
L17	N18°17'53"W	24.52
L18	N71°42'07"E	266.74
L19	N59°15'21"E	497.99
L20	N70°33'22"E	151.31
L21	N23°49'38"W	206.78
L22	S88°59'29"W	32.17
L23	N24°07'58"W	25.08
L24	N61°21'37"W	20.49
L25	N40°19'00"W	20.22
L26	N31°42'31"W	20.00
L27	N26°08'31"W	20.09
L28	N75°58'04"E	35.99
L29	N75°54'37"E	18.06

LD02014-00036 / PLT2014-00002

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