

VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2017 - 01

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA APPROVING THE  
CITY MATTRESS AT COCONUT POINT PLAT; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, City Mattress of Florida, Inc. filed an application for a plat on a project known as City Mattress at Coconut Point (PLT2016-E002); and

**WHEREAS**, the plat is for a 2 lot commercial subdivision; and

**WHEREAS**, the property has an approved development order (DOS2015-E001) and the plat is required prior to conveyance of lots; and

**WHEREAS**, the Village of Estero Transitional Land Development Code (LDC) delineates plat requirements; 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 Administrative Code 13 - 19.
2. The plat has been reviewed by the Village Attorney and meets legal requirements.

**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 18<sup>th</sup> day of January, 2017.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By: Kathy Hall  
Kathy Hall, MMC Village Clerk

By: Nicholas Batos  
Nicholas Batos, Mayor

Reviewed for legal sufficiency:

By: Burt H. Saunders  
Burt Saunders, Esq., Village Attorney

# CITY MATTRESS AT COCONUT POINT

A REPLAT OF LOT 2A OF COCONUT POINT AREA 2 AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. #

SHEET 1 of 2

**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.

**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, OR THE VILLAGE OF ESTERO. 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.

**VILLAGE APPROVALS:**

THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE COUNCIL, ESTERO  
FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

NICHOLAS BATOS  
MAYOR

KATHY HALL  
VILLAGE CLERK

MARY GIBBS  
COMMUNITY DEVELOPMENT  
DIRECTOR

BURT SAUNDERS  
VILLAGE ATTORNEY

REVIEW BY THE DESIGNATED VILLAGE P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

STEVEN M. WATTS, P.S.M. #559  
VILLAGE OF ESTERO DESIGNATED P.S.M.

**CLERK OF COURT CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CITY MATTRESS AT COCONUT POINT, A REPLAT OF LOT 2A OF COCONUT POINT AREA 2 AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR

RECORD AT \_\_\_\_\_, M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

AND CLAY RECORDED AS

INSTRUMENT # \_\_\_\_\_  
IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

LINDA DOUGGETT  
LEE COUNTY CLERK OF COURTS

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CITY MATTRESS AT COCONUT POINT, A REPLAT OF LOT 2A OF COCONUT POINT AREA 2 AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 47 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, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

DATE:

THOMAS M. MURPHY

P.S.M. #5628  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
THOMAS M. MURPHY, P.S.M. #5628

**H.M.**  
HOLE MONTES  
ENGINEERS-PLANNERS-SURVEYORS

950 Encore Way  
Naples, FL 34110  
Phone: (239) 254-2000  
Florida Certificate of  
Authorization No. 1772

REFERENCE NO. 15050 r.p.dwg

DRAWN BY BEN

**THE FOLLOWING ENCUMBRANCES CANNOT BE SHOWN AS INDICATED:**

RECORDING INFO	BRIEF DESCRIPTION	CANNOT BE SHOWN DUE TO
O.R. BOOK 3030, PAGE 3587	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 4210, PAGE 2607	DEVELOPMENT AGREEMENT	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 4028, PAGE 1513	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 3849, PAGE 835	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 4884, PAGE 4420	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 200600034355	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2011000055705	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2013000232427	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2014001132133	DEVELOPMENT ORDER	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000258777	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2015001144693	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY

INSTR. NR. 200600106625	MASTER DECLARATION	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 200600106048	MASTER DECLARATION	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 200600425230	MASTER DECLARATION	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000409925	MATTERS ON PLAT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000409927	MORTGAGEE'S CONSENT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000409928	MORTGAGEE'S CONSENT	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 4406, PAGE 2000	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 200600026789	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 2917, PAGE 610	EASEMENT	DOES NOT FALL WITHIN THIS PLAT
INSTR. NR. 2006000409929	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 201100009818	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 3872, PAGE 3842	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 2877, PAGE 563	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 3801, PAGE 3084	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
O.R. BOOK 4718, PAGE 1416	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000267894	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2007000164027	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2007000164028	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY

O.R. BOOK 4330, PAGE 1857	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000267230	COVENANTS	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000108830	PARTIAL ASSIGNMENT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000356472	DECLARATION	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2007000264895	DECLARATION	COVERS THIS PLAT IN ITS ENTIRETY

ALL ENVIRONMENTAL PERMIT NOTICES CLEARLY STATE  
"THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO BE A LIEN, ENCUMBRANCE, OR CLOUD ON THE TITLE OF THE PREMISES."

INSTR. NR. 2018000084664	NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2013000036268	NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2007000219849	NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2007000213772	NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2007000213401	NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000027995	NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	COVERS THIS PLAT IN ITS ENTIRETY
INSTR. NR. 2006000031973	NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	COVERS THIS PLAT IN ITS ENTIRETY

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

BY \_\_\_\_\_

AS \_\_\_\_\_ OF \_\_\_\_\_

CITY MATTRESS OF FLORIDA, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION

NOTARY PUBLIC - STATE OF \_\_\_\_\_

NAME (PRINTED) \_\_\_\_\_

COMMISSION # \_\_\_\_\_

COMMISSION EXPIRES \_\_\_\_\_

(SEAL)

**PROPERTY DESCRIPTION:**

LOT 2A, COCONUT POINT, AREA 2, ACCORDING TO THE PLAT THEREOF IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006000409925 PUBLIC RECORDS, LEE COUNTY, FLORIDA.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT CITY MATTRESS OF FLORIDA, INC., A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF CITY MATTRESS AT COCONUT POINT, A REPLAT OF LOT 2A OF COCONUT POINT AREA 2 AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

A. DEDICATES TO COCONUT POINT, AREA 2 MASTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS ALL ORANGE EASEMENTS (D.E.) AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTION, OPERATIONS, MAINTENANCE AND MAINTENANCE ACCESS OF AND TO DRAINAGE FACILITIES.

B. DEDICATES ALL BONITA SPRINGS UTILITIES EASEMENTS (B.U.E.) TO BONITA SPRINGS UTILITIES, INC. AND ITS SUCCESSORS AND ASSIGNS AS PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENTS AND RIGHTS-OF-WAY, UPON, OVER, ACROSS, AND BELOW THE SURFACE AS SHOWN HEREON 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 THERE TO.

C. DEDICATES ALL FLORIDA POWER & LIGHT EASEMENTS AS SHOWN HEREON, TO FLORIDA POWER & LIGHT, ITS SUCCESSORS OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF THEIR UTILITIES.

D. RESERVES AN ACCESS EASEMENT TO CITY MATTRESS OF FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS FOR THE COMMON BENEFIT OF LOTS 2A-1 AND 2A-2 AS SHOWN HEREON.

IN WITNESS WHEREOF, CITY MATTRESS OF FLORIDA, INC., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

WITNESS \_\_\_\_\_

STEPHEN J. SCHILLER

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

CITY MATTRESS OF FLORIDA, INC.,  
A DELAWARE CORPORATION

WITNESS \_\_\_\_\_

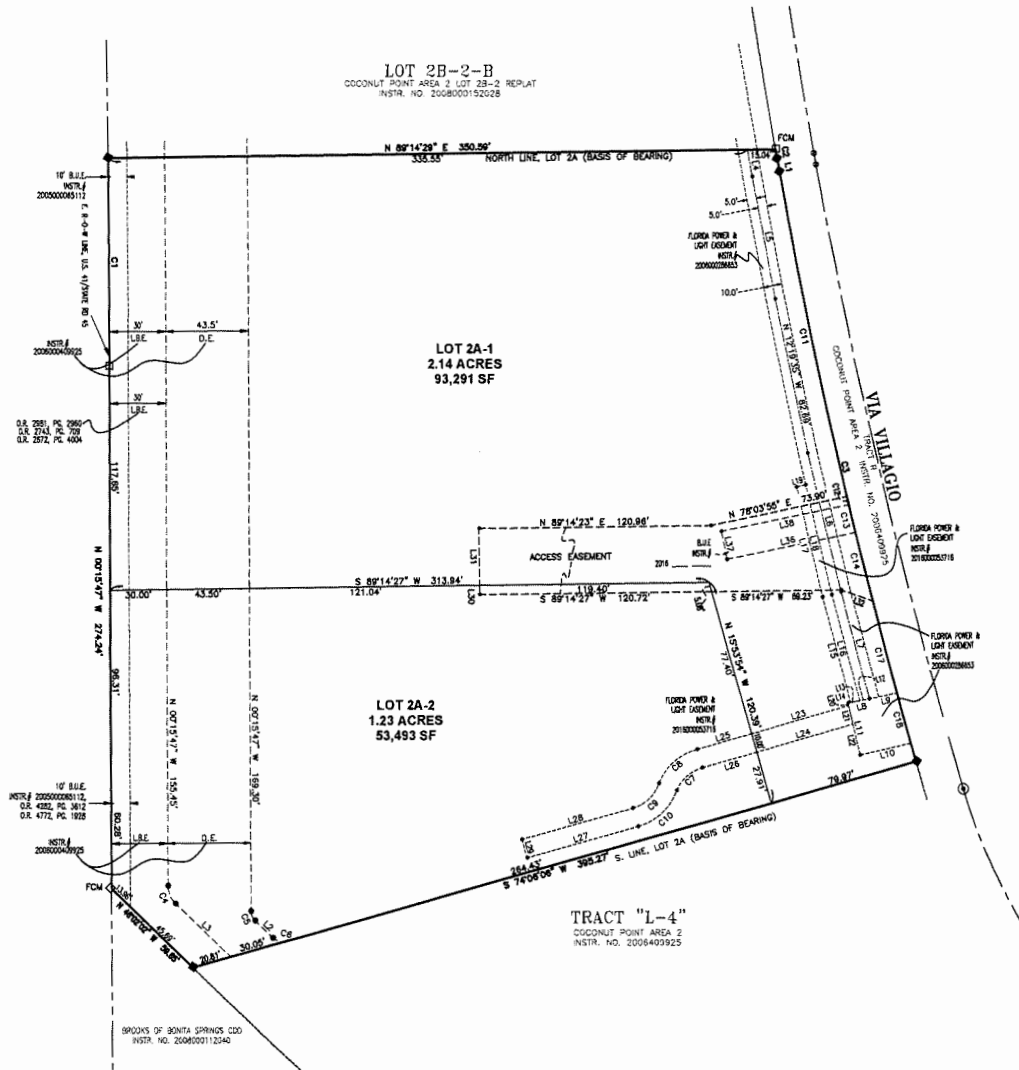
PRINTED NAME \_\_\_\_\_

# CITY MATTRESS AT COCONUT POINT

A REPLAT OF LOT 2A OF COCONUT POINT AREA 2 AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

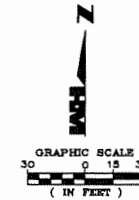
INSTR. #  
SHEET 2 of 2

U.S. 41/STATE RD 45  
(200' PUBLIC R-O-W)



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	11591.18	0°31'18"	108.80	N 10°31'54" W	108.80
C2	3479.68	0°05'31"	8.50	S 10°29'08" E	5.59
C3	3384.34	2°22'01"	317.83	S 13°12'54" E	317.89
C4	13.00	49°48'13"	10.11	S 23°08'54" E	10.39
C5	7.00	49°48'13"	5.44	S 23°08'54" E	5.59
C6	7.00	29°54'36"	6.99	S 79°59'20" E	7.36
C7	20.00	82°20'09"	17.84	S 47°58'51" W	18.27
C8	30.00	82°20'09"	28.48	S 47°58'51" W	27.40
C9	20.00	82°20'09"	17.84	N 47°58'51" E	18.27
C10	30.00	82°20'09"	28.48	N 47°58'51" E	27.40
C11	3384.34	2°22'01"	174.29	S 12°00'09" E	174.31
C12	3384.34	0°04'31"	4.48	S 13°30'41" E	4.48
C13	3384.34	0°18'14"	18.01	S 13°40'33" E	18.01
C14	3384.34	0°29'33"	29.18	S 14°02'55" E	29.18
C15	3384.34	0°07'58"	7.83	S 14°21'58" E	7.83
C16	3384.34	0°07'18"	7.17	S 14°39'17" E	7.17
C17	3384.34	0°43'18"	42.79	S 14°54'32" E	42.79
C18	3384.34	0°27'40"	27.32	S 15°30'01" E	27.32
C19	3384.34	0°01'51"	1.83	S 15°44'37" E	1.83
C20	3384.34	0°08'11"	8.08	S 15°49'49" E	8.08

LINE	BEARING	DISTANCE
L1	S 10°31'54" E	8.10
L2	S 46°02'02" E	13.02
L3	S 46°02'02" E	40.28
L4	N 10°03'20" W	14.27
L5	N 11°04'54" W	65.41
L6	N 12°30'07" W	74.97
L7	N 14°53'48" W	97.65
L8	N 78°32'02" E	11.33
L9	N 78°32'02" E	14.83
L10	S 77°01'10" W	27.38
L11	N 12°58'50" W	27.89
L12	N 78°32'02" E	8.01
L13	N 78°32'02" E	8.01
L14	N 78°32'02" E	1.31
L15	N 14°53'48" W	57.36
L16	N 14°53'48" W	97.65
L17	N 12°30'07" W	59.27
L18	S 12°30'07" E	59.27
L19	N 78°32'02" E	8.00
L20	N 12°58'50" W	1.39
L21	N 12°58'50" W	10.01
L22	N 12°58'50" W	18.62
L23	N 74°08'08" E	25.84
L24	S 74°08'08" W	53.51
L25	N 74°08'08" E	25.84
L26	S 74°08'08" W	29.84
L27	S 74°08'08" W	60.08
L28	N 74°08'08" E	60.08
L29	N 15°43'54" W	10.00
L30	N 00°45'29" W	4.80
L31	N 00°45'29" W	29.78
L32	N 75°40'03" W	18.08
L33	S 75°32'03" W	18.08
L34	N 14°27'57" W	15.00
L35	N 75°32'03" W	18.08
L36	S 75°23'28" W	69.78
L37	N 11°34'32" W	15.00
L38	N 75°32'03" W	69.21
L39	N 89°02'48" E	82.41



## GENERAL NOTES

- BEARINGS SHOWN HEREIN REFER TO THE NORTH LINE OF LOT 2A, COCONUT POINT AREA 2, INSTR. NO. 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N 8°14'22" E.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- UNLESS OTHERWISE NOTED ALL CURVES ARE TANGENTIAL AND CIRCULAR.

## LEGEND

- INDICATES PERMANENT REFERENCE MONUMENT SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES (PRM)
- INDICATES FOUND OR RECOVERED PERMANENT REFERENCE MONUMENT (PRM)
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY, POINT OF COMPOUND CURVATURE AND POINT OF REVERSE CURVATURE.
- L1 INDICATES LINE IN LINE TABLE.
- C1 INDICATES CURVE IN CURVE TABLE.
- A.E. INDICATES ACCESS EASEMENT.
- R-O-W INDICATES RIGHT-OF-WAY.
- L.B.E. INDICATES LANDSCAPE BUFFER EASEMENT.
- O.E. INDICATES ORNAMENTAL EASEMENT.
- B.U.E. INDICATES BONITA SPRINGS UTILITIES EASEMENT.
- F.P.L.E. INDICATES FLORIDA POWER & LIGHT EASEMENT.
- FCM INDICATES FOUND CONCRETE MONUMENT, LB 1772 PRM.
- FPK INDICATES FOUND PK NAIL AND DISC, LB 1772 PRM.
- SPRM INDICATES SET IRON ROD 5/8" WITH CAP, LB 1772 PRM.
- SND INDICATES SET MAGNETIC NAIL WITH DISC, LB 1772 PRM.
- O.R. INDICATES OFFICIAL RECORDS.
- P.S. INDICATES PAGES.
- N.O. INDICATES NUMBER.
- P.B. INDICATES PLAT BOOK.
- INSTR. INDICATES INSTRUMENT.

THIS INSTRUMENT WAS PREPARED BY  
THOMAS M. MURPHY, P.S.M. #5628  
**H.M.**  
HOLE MONTES  
ENGINEERS-PLANNERS-SURVEYORS  
950 Encore Way  
Naples, FL 34110  
Phone: (239) 254-2000  
Florida Certificate of  
Authorization No. 1772

REFERENCE NO. 15050 rP.dwg DRAWN BY BEN

DOS 2015-E001 / PLT 2016-E002