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**VILLAGE OF ESTERO, FLORIDA**

**RESOLUTION NO. 2016 - 18**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA, APPROVING THE  
TIDEWATER PHASE 2 REPLAT; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, an application was filed for a replat on a project known as Tidewater Phase 2, as recorded in Instrument #2015000254670 of the Public Records of Lee County Florida (PLT2016-E001); and

**WHEREAS**, the replat is part of the Tidewater Subdivision located within University Highlands lying in Section 26, Township 46 South, Range 25 East, Village of Estero; and

**WHEREAS**, the property has an approved Development Order (DOS 2014-00061) for the site and the replat is required prior to conveyance of property for 115 subdivided 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 replat meets the technical requirements of Chapter 177, Part 1 Florida Statutes and the requirements of the Village of Estero's Administrative Code Section 13-19.
2. The replat has been reviewed by the Village Attorney and meets legal requirements.
3. The Planning and Zoning Board recommended approval of this Tidewater Phase 2 Replat on July 12, 2016 after due public notice.

**NOW, THEREFORE**, be it resolved by the Village Council of the Village of Estero, Florida:

**Section 1.** Tidewater Phase 2 replat is approved.

**Section 2.** This Resolution shall take effect immediately upon adoption.



239-598-3601

DEREK.ROONEY@GRAY-ROBINSON.COM

## MEMORANDUM

**TO:** Walter McCarthy, Development Review Manager

**CC:** Mary Gibbs, Community Development Director  
Burt Saunders, Esq.

**FROM:** Derek P. Rooney, Esq.

**DATE:** July 1, 2016

**SUBJECT:** Village of Estero Plat Review  
Tidewater – PLT2016-E001

---

Walter,

I have completed final review of the above-referenced plat. The plat package meets the requirements of Chapter 177, Part I, Florida Statutes, and the requirements of the Village of Estero's Administrative Code Section 13-19 (adopted from Lee County) for final plat. I have also reviewed the surety and find it acceptable. Please confirm that the mylars match the final draft and proper recording fees are collected. If you have any questions don't hesitate to ask.

Sincerely,

/s/ Derek Rooney

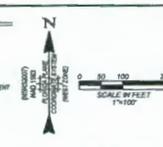
Assistant Village Attorney



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
3. PLACES WHERE ZONE BOUNDARIES DO NOT ADJUSTMENTS AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER AND THE LINE OF SECTION 36 TO BEARINGS THEREON.
4. ALL LINES ARE INDICAL UNLESS OTHERWISE INDICATED.
5. INTERPOLATED AND TRACT CORNERS SHALL BE SET BY ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
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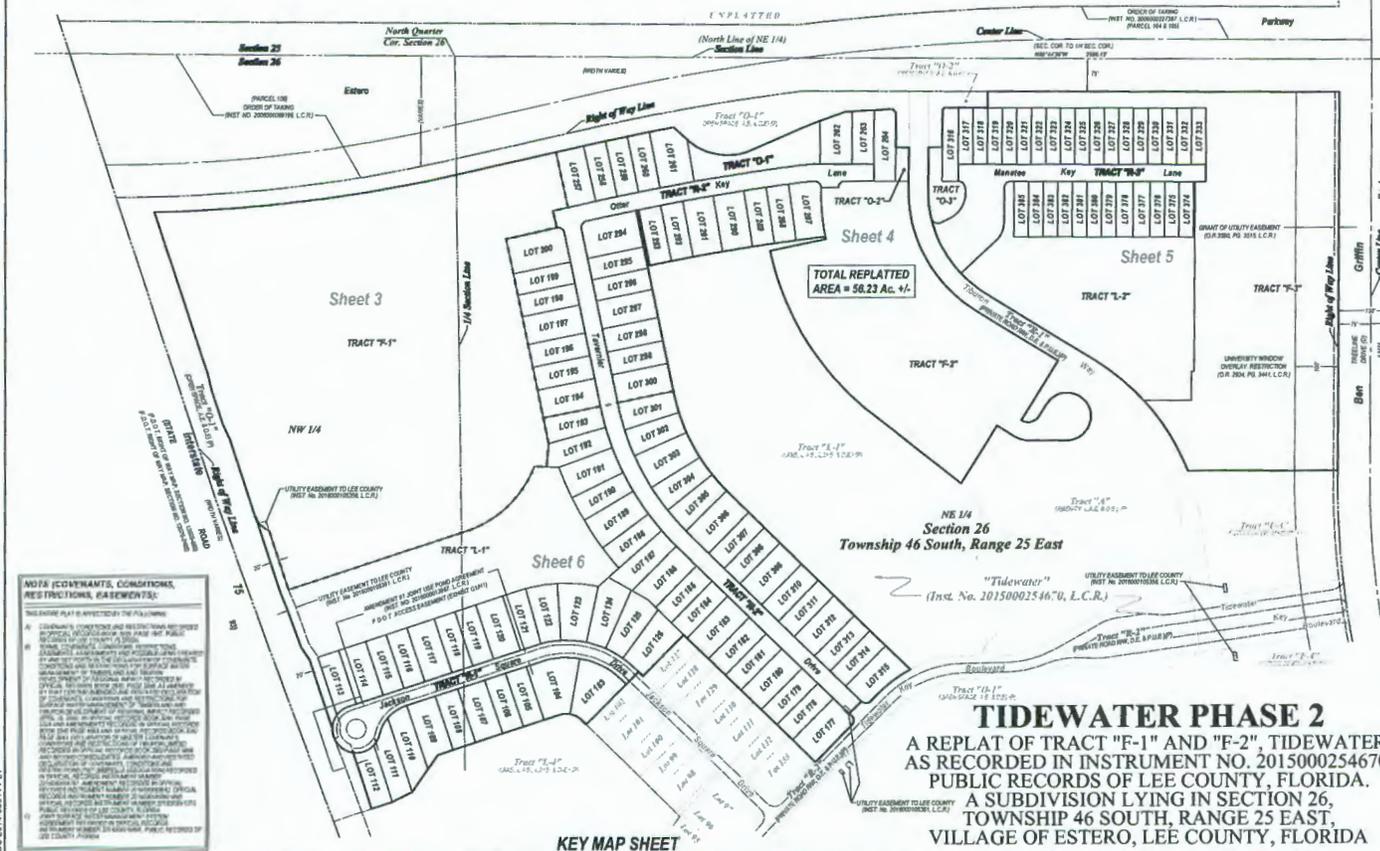
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SHEET 2 OF 8

THIS INSTRUMENT PREPARED BY:

**Barraco**  
Barraco Associates, Inc.

3077 HARRISON BLVD., SUITE 400, FT. LAUDERDALE, FLORIDA 33309  
PHONE: (954) 344-1111 FAX: (954) 344-1112  
FLORIDA LICENSED PROFESSIONAL ENGINEER - LICENSE NO. 36787



**NOTES (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):**

1. THE SUBDIVISION IS SUBJECT TO THE FOLLOWING:

A. COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THE SUBDIVISION SHALL BE SET FORTH IN THE INSTRUMENT RECORDING THIS SUBDIVISION.

B. THE SUBDIVISION IS SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS:

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**TIDEWATER PHASE 2**

A REPLAT OF TRACT "F-1" AND "F-2", TIDEWATER, AS RECORDED IN INSTRUMENT NO. 2015000254670, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



**Barraco**  
and Associates, Inc.

1714 W. UNIVERSITY BLVD., SUITE 100, TAMPA, FLORIDA 33606  
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WWW.BARRACO.COM



INSTRUMENT NUMBER

SHEET 4 OF 8

NOTES

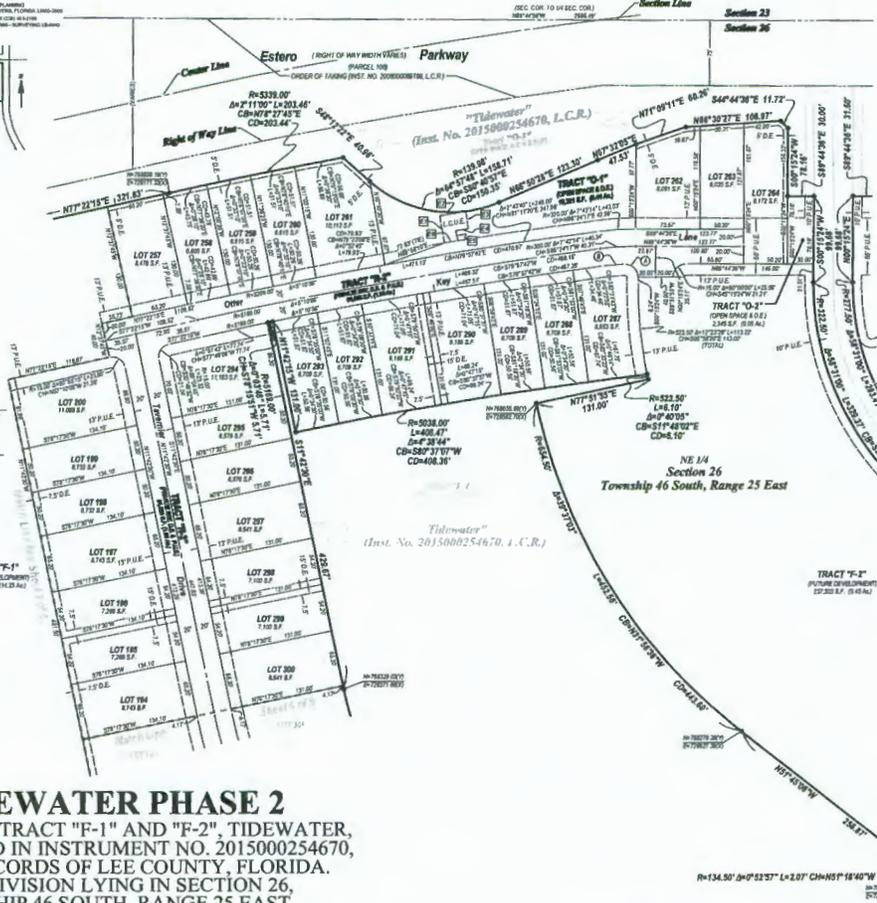
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
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3. ALL LINES ARE FACIAL UNLESS OTHERWISE INDICATED.
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**TIDEWATER PHASE 2**  
A REPLAT OF TRACT "F-1" AND "F-2", TIDEWATER,  
AS RECORDED IN INSTRUMENT NO. 2015000254670,  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
A SUBDIVISION LYING IN SECTION 26,  
TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DOS 2014-00811.PLT



**Barraco**  
 and Associates, Inc.

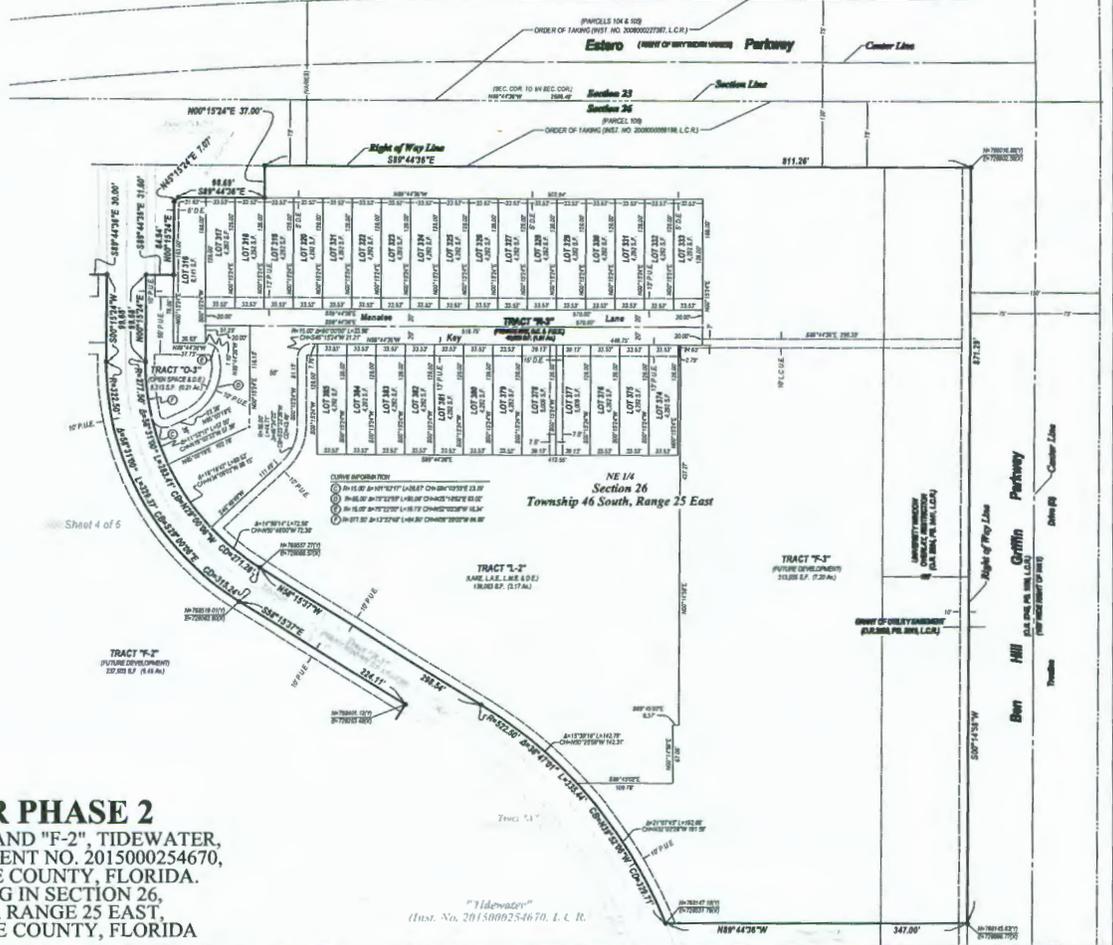
10000 BARRACCO DRIVE, SUITE 100, TAMPA, FLORIDA 33613  
 PHONE: (813) 973-1111 FAX: (813) 973-1112  
 FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEERING NO. 58078 (M) (S)



- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
  2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
  3. FLORIDA NEED CONCERN WHEN ANY SETBACKS AND ADJUSTMENTS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER AND ANY OF SECTIONS 25 TO 28 AND 30.
  4. ALL LINES ARE FINAL UNLESS OTHERWISE INDICATED.
  5. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 117, PART 1, FLORIDA STATUTES.
  6. SET PERMANENT CONFORMANCE MARKERS SHALL BE STAMPED IN 1/4" UNLESS OTHERWISE NOTED.
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  50. SET PERMANENT CONFORMANCE MARKERS SHALL BE STAMPED IN 1/4" UNLESS OTHERWISE NOTED.



**TIDEWATER PHASE 2**  
 A REPLAT OF TRACT "F-1" AND "F-2", TIDEWATER,  
 AS RECORDED IN INSTRUMENT NO. 2015000254670,  
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
 A SUBDIVISION LYING IN SECTION 26,  
 TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
 VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



DWS 2018-08-17 PACT

# TIDEWATER PHASE 2

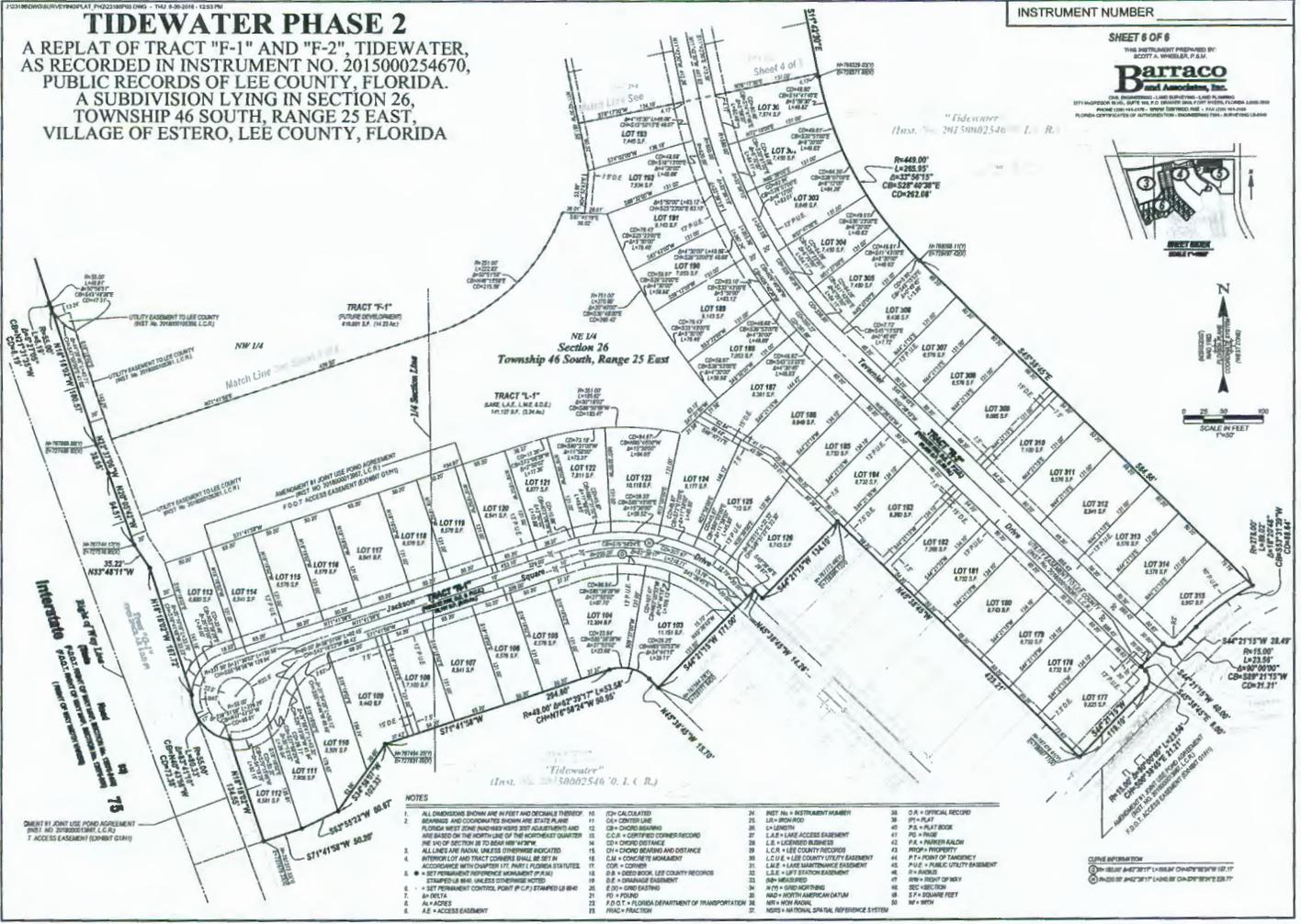
A REPLAT OF TRACT "F-1" AND "F-2", TIDEWATER, AS RECORDED IN INSTRUMENT NO. 2015000254670, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

SHEET 6 OF 6

THIS INSTRUMENT PREPARED BY  
**Barraco**  
S&A ASSOCIATES, INC.

ONE ENGINEERING - LAND SURVEYING - LAND RECORDS  
1971 HOFFER ROAD, SUITE 100, WEST PALM BEACH, FLORIDA 33411  
PHONE (561) 844-1170 WWW.BARRACOS&A.COM FAX (561) 844-0808  
FLORIDA CERTIFICATE OF SURVEYING: 12000000000000000000



### NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
3. FLORIDA BEST ZONE INDICATED WHERE BEST ADJUSTMENT WAS MADE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER THE 1/4 OF SECTION 26 TO BEAR 000°00'00".
4. ALL LINES ARE INDIAN UNLESS OTHERWISE INDICATED.
5. INTERSECTION OF TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 117, PART 1, FLORIDA STATUTES.
6. \* SET PERMANENT REFERENCE MARKING (P.R.M.) STAMPED IN BRASS UNLESS OTHERWISE NOTED.
7. \* SET PERMANENT CONTROL POINT (P.C.P.) STAMPED IN BRASS.
8. B.M. DELTA.
9. A.L. ACCESS.
10. A.E. ACCESS EASEMENT.
11. C.H. CALCULATED.
12. C.L. CENTER LINE.
13. C.M. CHORD BEARING.
14. C.C.P. CERTIFIED CORNER RECORD.
15. C.D. CHORD DISTANCE.
16. C.H. CHORD BEARING AND DISTANCE.
17. C.B. CONCRETE BENCHMARK.
18. C.O.R. CORNER.
19. C.B. CONCRETE BOOK, LEE COUNTY RECORDS.
20. S.E. SURVEY EASEMENT.
21. F.O. FOUND.
22. A.L. ACCESS.
23. F.R.A.C. FRACTION.
24. S.H.T. No. + INSTRUMENT NUMBER.
25. L.R. LEASE RECORD.
26. C.L.B. CHAIN LETTER BOOK.
27. L.A.E. LEASE ACCESS EASEMENT.
28. L.S. LICENSED BUSINESS.
29. L.C.R. LEE COUNTY RECORDS.
30. L.A.E. LEE COUNTY UTILITY EASEMENT.
31. L.M.E. LEASE MAINTENANCE EASEMENT.
32. L.S.E. LEASE SEASON EASEMENT.
33. S.M. MEASURED.
34. P.T.H. PUBLIC HOUSING.
35. N.A.D. NORTH AMERICAN DATUM.
36. S.F.A. SQUARED FEET.
37. S.F. SQUARE FEET.
38. S.F. SQUARE FEET.
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LEGEND  
Symbol for Survey Easement  
Symbol for Access Easement  
Symbol for Fraction  
Symbol for Chain Letter Book  
Symbol for Licensee Business  
Symbol for Lee County Records  
Symbol for Lee County Utility Easement  
Symbol for Lease Maintenance Easement  
Symbol for Lease Season Easement  
Symbol for Measured  
Symbol for Public Housing  
Symbol for North American Datum  
Symbol for Squared Feet  
Symbol for Square Feet

DATE: 2014-06-11 1:05:17 PM