Legal Description

Tracts A, B, C and D, Coconut Creek Phase 1, a subdivision, located in Section 01, Township 46 South, Range 23 East, according to the plat thereof on file and recorded in Plat Book 48 Page 35 of the Public Records of Lee County, Florida.

Strap Number

01-46-23-0000A.00CE

ADD2010-00052
Legal Reviewed By: 6/25/10

Petition to Vacate
Petition No:93-40
Description:Easement
Date of Approval:11/17/93
Resolution No:93-11-111
CCMB:1993R Page:761
Recorded on:12/09/93 OR Book:2451
Page:0441-0443

COCONUT CREEK–PHASE I

PLAT BOOK 46 PAGE 35

SHEET 1 OF 4

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

BEAN, WHITAKER, LUTZ & BARNES, INC.
CONSULTING ENGINEERS AND SURVEYORS
13141–8 McGREGOR BLVD. (813) 481–1331
FORT MYERS, FLORIDA 33919

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

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 1; THENCE N89°13'18"E ALONG THE NORTH LINE OF SAID FRACTION FOR 1326.87 FEET TO THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 1 AND TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N89°13'18"E ALONG THE NORTH LINE OF SAID FRACTION FOR 1327.02 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND TO THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 1; THENCE N85°52'39"E ALONG THE NORTH LINE OF SAID FRACTION FOR 1117.45 FEET TO THE NORTHWESTERLY RIGHT–OF–WAY LINE OF McGREGOR BOULEVARD (100 FEET WIDE); THENCE S49°27'17"W ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE FOR 2276.24 FEET; THENCE S49°28'06"W ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE FOR 852.97 FEET; THENCE S89°03'29"W FOR 31.98 FEET TO THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SAID SECTION 1; THENCE N00°58'52"W ALONG THE WEST LINE OF SAID FRACTION FOR 1994.88 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE STATE ROAD DEPARTMENT MAPS OF McGREGOR BOULEVARD.

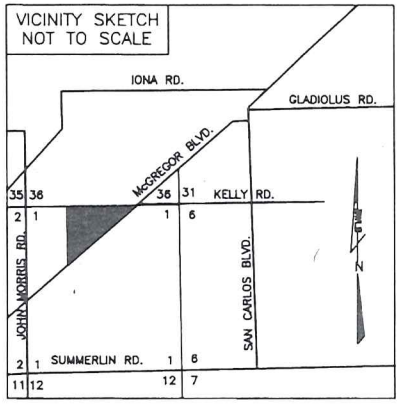
3043022

APPROVAL:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF COCONUT CREEK–PHASE I HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, LAWS OF FLORIDA. I FURTHER CERTIFY; THAT THIS PLAT WAS FILED FOR RECORD AT 8:30 A.M., THIS 24th DAY OF JUNE 1991 A.D., AND DULY RECORDED IN PLAT BOOK 46 AT PAGES 35 THRU 38 PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
CLERK OF THE CIRCUIT COURT
AND FOR LEE COUNTY, FLORIDA

VICINITY SKETCH
NOT TO SCALE



EASEMENT DEDICATION:

— A 6 FOOT EASEMENT FOR PUBLIC UTILITIES IS RESERVED ALONG THE SIDE LINES OF ALL LOTS AND SUBJECT TO THE CONDITIONS OF CHAPTER 177.091 (29) FLORIDA STATUTES.
— A 10 FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES IS RESERVED ADJACENT TO ALL ROADS WITHIN THE SUBDIVISION.
— A 20 FOOT EASEMENT FOR LAKE MAINTENANCE, DRAINAGE AND PUBLIC UTILITES IS RESERVED ON THE REAR OF ALL LOTS ADJOINING TRACT "D".
— ADDITIONAL EASEMENTS ARE SHOWN SHEETS 2,3, AND 4.

NOTICE:

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY, ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, AND SEWAGE FACILITIES WITHIN THIS SUBDIVISION.

APPROVALS:

THIS PLAT ACCEPTED THIS 17th DAY OF JUNE 1991 A.D., IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

APPROVED: CHAIRMAN OF THE BOARD — ATTEST: CLERK OF COURT

APPROVED: DIRECTOR OF DIVISION OF DEVELOPMENT REVIEW — APPROVED: COUNTY ATTORNEY

APPROVED: DIRECTOR OF DEPARTMENT OF COMMUNITY DEVELOPMENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF COCONUT CREEK – PHASE I IS A TRUE AND ACCURATE REPRESENTATION OF THE HEREIN DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

WILLIAM E. BEAN R.L.S., FLA. CERTIFICATE NO. 3261

SURVEYOR'S SEAL

Petition to Vacate
Petition No:99-03-355.04R
Description:Portion of lake maintenance, drainage & public utility easement across Lot 65, Phase 1
Date of Approval:07/13/99
Resolution No:99-07-18
CCMB:1999R Page:402
Recorded on:7/28/99 OR Book:3149 Page:4634-4637

F.D.O. # 2-4-90

Petition to Vacate
Petition to No:93-28
Description:12ft utility easement; See CCMB
Date of Approval:08/18/93
Resolution No:93-08-37
CCMB:1993R Page:637
Recorded on:08/27/93 OR Book:2419 Page:1428-1430

Petition to Vacate
Case No. VAC2003-00050
Description of easement: See CCMB
Date of Approval: 02/27/200
Resolution No. 04-07-33
CCMB 2004R page 490

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CENTENNIAL DEVELOPMENT OF LEE COUNTY, INC. THE OWNER OF THE HEREON DESCRIBED LAND HAS CAUSED THIS PLAT OF COCONUT CREEK – PHASE I TO BE MADE, AND DOES HEREBY DEDICATE ALL PUBLIC UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC. TRACTS A,B,C,D, AND ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE LOT OWNERS ASSOCIATION WITH A NON–EXCLUSIVE EASEMENT TO THE IONA DRAINAGE DISTRICT CANALS TO LEE COUNTY. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND THIS 25th DAY OF April 1991 A.D.

CENTENNIAL DEVELOPMENT OF LEE COUNTY, INC.

WITNESS — BY: DANIEL W. DODRILL, PRESIDENT

WITNESS

CORP. SEAL

ACKNOWLEDGEMENT FOR DEDICATION:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED DANIEL W. DODRILL TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING EXECUTION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED FOR THE USE AND PURPOSE THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF April 1991 A.D.

Aug. 8 1994
MY COMMISSION EXPIRES

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SEAL

MORTGAGEE'S CONSENT TO DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BARNETT BANK OF LEE COUNTY, N.A., HOLDER OF CERTAIN MORTGAGES RECORDED IN O.R. BOOK 2164 AT PAGE 1639, O.R. BOOK 2181, PAGE 4642 AND O.R. BOOK 2196, PAGE 2359, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ON THE HEREIN DESCRIBED LANDS, DOES HEREBY JOIN IN THE PLAT DEDICATION APPEARING HEREON THIS 25 DAY OF April, 1991 A.D.

WITNESS

BARNETT BANK OF LEE COUNTY, N.A.

BY:
TITLE: S.V.P.

WITNESS

CORP. SEAL

ACKNOWLEDGEMENT FOR MORTGAGEE'S CONSENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED JOHN REINGOLDT TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING EXECUTION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED FOR THE USE AND PURPOSE THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF April 1991 A.D.

January 8 1994
MY COMMISSION EXPIRES

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SEAL

Petition to Vacate
Petition No:93-38
Description:Easement; See CCMB
Date of Approval:11/17/93
Resolution No:93-11-110
CCMB:1993R Page:878
Recorded on:12/15/93 OR Book:2453 Page:2670-2674

PLAT BOOK 78 PAGE 36

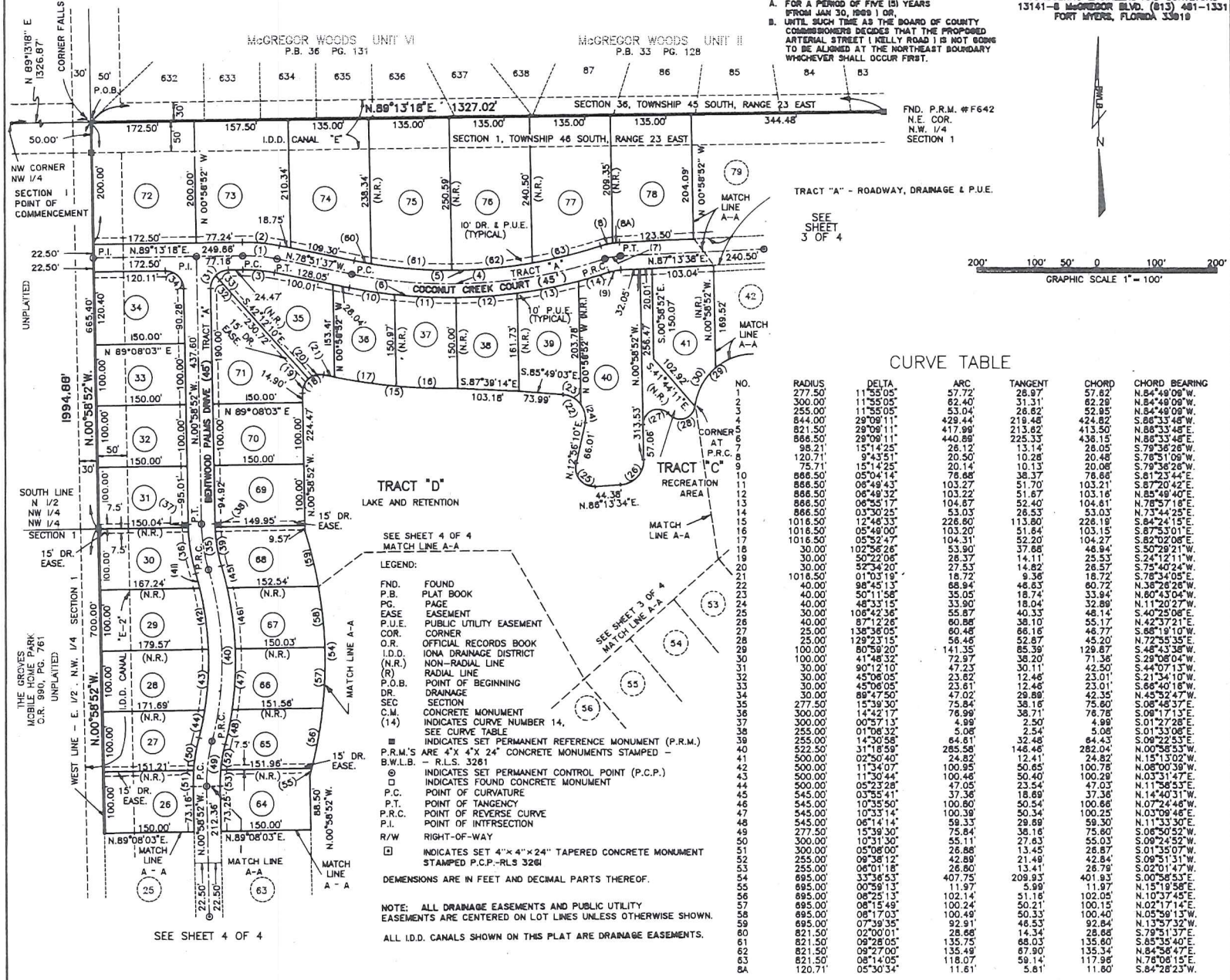
COCONUT CREEK – PHASE I

A SUBDIVISION LYING IN
SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA.

SHEET 2 OF 4

PER LEE COUNTY ZONING RESOLUTION Z-88-007:
NO BUILDING SHALL BE CONSTRUCTED ON ANY OF THE LOTS WHICH ABUT THE NORTHERN BOUNDARY OF THIS SUBDIVISION EITHER:
A. FOR A PERIOD OF FIVE (5) YEARS FROM JAN 30, 1989) OR,
B. UNTIL SUCH TIME AS THE BOARD OF COUNTY COMMISSIONERS DECIDES THAT THE PROPOSED ARTERIAL STREET (KELLY ROAD) IS NOT GOING TO BE ALIGNED AT THE NORTHEAST BOUNDARY WHICHEVER SHALL OCCUR FIRST.

BEAN, WHITAKER, LUTZ & BARNES, INC.
CONSULTING ENGINEERS AND SURVEYORS
13141-B McGREGOR BLVD. (813) 481-1331
FORT MYERS, FLORIDA 33919



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	277.50'	11°55'05"	57.72'	28.97'	57.62'	N.84°49'09"W.
2	300.00'	11°55'05"	62.40'	31.31'	62.28'	N.84°49'09"W.
3	255.00'	11°55'05"	53.04'	26.62'	52.95'	N.84°49'09"W.
4	844.00'	29°09'11"	429.44'	219.48'	424.82'	S.86°33'48"W.
5	821.50'	29°09'11"	417.99'	213.62'	413.50'	N.86°33'48"E.
6	866.50'	29°09'11"	440.89'	225.33'	436.15'	N.86°33'48"E.
7	98.21'	15°14'25"	26.12'	13.14'	26.05'	S.79°36'26"W.
8	120.71'	9°43'51"	20.50'	10.28'	20.48'	S.78°51'09"W.
9	75.71'	15°14'25"	20.14'	10.13'	20.08'	S.79°36'26"W.
10	866.50'	05°04'14"	76.68'	38.37'	76.66'	S.81°23'44"E.
11	866.50'	06°49'43"	103.27'	51.70'	103.21'	S.87°20'42"E.
12	866.50'	06°48'32"	103.22'	51.67'	103.16'	N.85°49'40"E.
13	866.50'	06°55'17"	104.67'	52.40'	104.61'	N.78°57'18"E.
14	866.50'	03°30'25"	53.03'	26.53'	53.03'	N.73°44'25"E.
15	1016.50'	12°48'33"	226.90'	113.80'	226.18'	S.84°24'15"E.
16	1016.50'	05°49'00"	103.20'	51.64'	103.15'	S.87°53'01"E.
17	1016.50'	05°52'47"	104.31'	52.20'	104.27'	S.82°02'08"E.
18	30.00'	102°56'26"	53.90'	37.68'	46.94'	S.50°29'21"W.
19	30.00'	50°22'06"	26.37'	14.11'	25.53'	S.24°12'11"W.
20	30.00'	52°34'20"	27.53'	14.82'	26.57'	S.75°40'24"W.
21	1016.50'	01°03'19"	18.72'	9.36'	18.72'	S.78°34'05"E.
22	40.00'	98°45'13"	68.94'	46.63'	60.72'	N.36°26'26"W.
23	40.00'	50°11'58"	35.05'	18.74'	33.94'	N.80°43'04"W.
24	40.00'	48°33'15"	33.90'	18.04'	32.89'	N.11°20'27"W.
25	30.00'	106°42'36"	55.87'	40.33'	48.14'	S.40°25'08"E.
26	40.00'	87°12'26"	60.86'	38.10'	55.17'	N.42°37'21"E.
27	25.00'	138°36'05"	60.48'	66.16'	46.77'	S.66°19'10"W.
28	25.00'	129°23'15"	56.46'	52.67'	45.20'	N.72°55'35"E.
29	100.00'	80°59'20"	141.35'	85.39'	129.87'	S.46°43'38"W.
30	100.00'	41°48'32"	72.97'	38.20'	71.36'	S.29°08'04"W.
31	30.00'	90°12'10"	47.23'	30.11'	42.50'	S.44°07'13"W.
32	30.00'	45°06'05"	23.62'	12.46'	23.01'	S.21°34'10"W.
33	30.00'	45°06'05"	23.61'	12.46'	23.01'	S.66°40'16"W.
34	30.00'	89°47'50"	47.02'	29.88'	42.35'	N.45°52'47"W.
35	277.50'	15°39'30"	75.84'	38.16'	75.60'	S.06°46'37"E.
36	300.00'	14°42'17"	76.99'	38.71'	76.78'	S.09°17'13"E.
37	300.00'	00°57'13"	4.99'	2.50'	4.99'	S.01°27'28"E.
38	255.00'	01°08'32"	5.08'	2.54'	5.08'	S.01°33'06"E.
39	255.00'	14°30'58"	64.61'	32.48'	84.43'	S.09°22'53"E.
40	522.50'	31°18'59"	285.58'	146.46'	282.04'	N.00°58'53"W.
41	500.00'	02°50'40"	24.82'	12.41'	24.82'	N.15°13'02"W.
42	500.00'	11°34'07"	100.95'	50.65'	100.78'	N.06°00'39"W.
43	500.00'	11°30'44"	100.46'	50.40'	100.29'	N.03°31'47"E.
44	500.00'	05°23'28"	47.05'	23.54'	47.03'	N.11°58'53"E.
45	545.00'	03°55'41"	37.36'	18.69'	37.36'	N.14°40'31"W.
46	545.00'	10°35'50"	100.80'	50.54'	100.66'	N.07°24'46"W.
47	545.00'	10°33'14"	100.39'	50.34'	100.25'	N.03°09'46"E.
48	545.00'	06°14'14"	59.33'	29.69'	59.30'	N.11°33'30"E.
49	277.50'	15°39'30"	75.84'	38.16'	75.60'	S.06°50'52"W.
50	300.00'	10°31'30"	55.11'	27.63'	55.03'	S.09°24'52"W.
51	300.00'	05°08'00"	26.86'	13.45'	26.87'	S.01°35'07"W.
52	255.00'	09°38'12"	42.89'	21.49'	42.84'	S.09°51'31"W.
53	255.00'	06°01'18"	26.80'	13.41'	26.79'	S.02°01'47"W.
54	695.00'	33°36'53"	407.75'	209.93'	401.93'	S.00°58'53"E.
55	695.00'	00°59'13"	11.97'	5.99'	11.97'	N.15°19'58"E.
56	695.00'	08°25'13"	102.14'	51.16'	102.05'	N.10°37'45"E.
57	695.00'	08°15'49"	100.24'	50.21'	100.15'	N.02°17'14"E.
58	695.00'	08°17'03"	100.49'	50.33'	100.40'	N.05°59'13"W.
59	695.00'	07°39'35"	92.91'	46.53'	92.84'	N.13°57'32"W.
60	821.50'	02°00'01"	28.66'	14.34'	28.66'	S.79°51'37"E.
61	821.50'	09°28'05"	135.75'	68.03'	135.60'	S.85°35'40"E.
62	821.50'	09°27'00"	135.49'	67.90'	135.34'	N.84°56'47"E.
63	821.50'	08°14'05"	118.07'	59.14'	117.96'	N.76°06'15"E.
8A	120.71'	05°30'34"	11.61'	5.81'	11.60'	S.84°28'23"W.

LEGEND:

FND.	FOUND
P.B.	PLAT BOOK
PG.	PAGE
EASE	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
COR.	CORNER
O.R.	OFFICIAL RECORDS BOOK
I.D.D.	IONA DRAINAGE DISTRICT
(N.R.)	NON-RADIAL LINE
(R)	RADIAL LINE
P.O.B.	POINT OF BEGINNING
DR.	DRAINAGE
SEC	SECTION
C.M.	CONCRETE MONUMENT
(14)	INDICATES CURVE NUMBER 14, SEE CURVE TABLE
■	INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
P.R.M.'S	ARE 4"X 4"X 24" CONCRETE MONUMENTS STAMPED – B.W.L.B. – R.L.S. 3261
◉	INDICATES SET PERMANENT CONTROL POINT (P.C.P.)
□	INDICATES FOUND CONCRETE MONUMENT
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.I.	POINT OF INTRSECTION
R/W	RIGHT-OF-WAY
⊡	INDICATES SET 4"×4"×24" TAPERED CONCRETE MONUMENT STAMPED P.C.P.-RLS 3261

DEMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NOTE: ALL DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.

ALL I.D.D. CANALS SHOWN ON THIS PLAT ARE DRAINAGE EASEMENTS.

D.D. 2-4-90

COCONUT CREEK – PHASE I

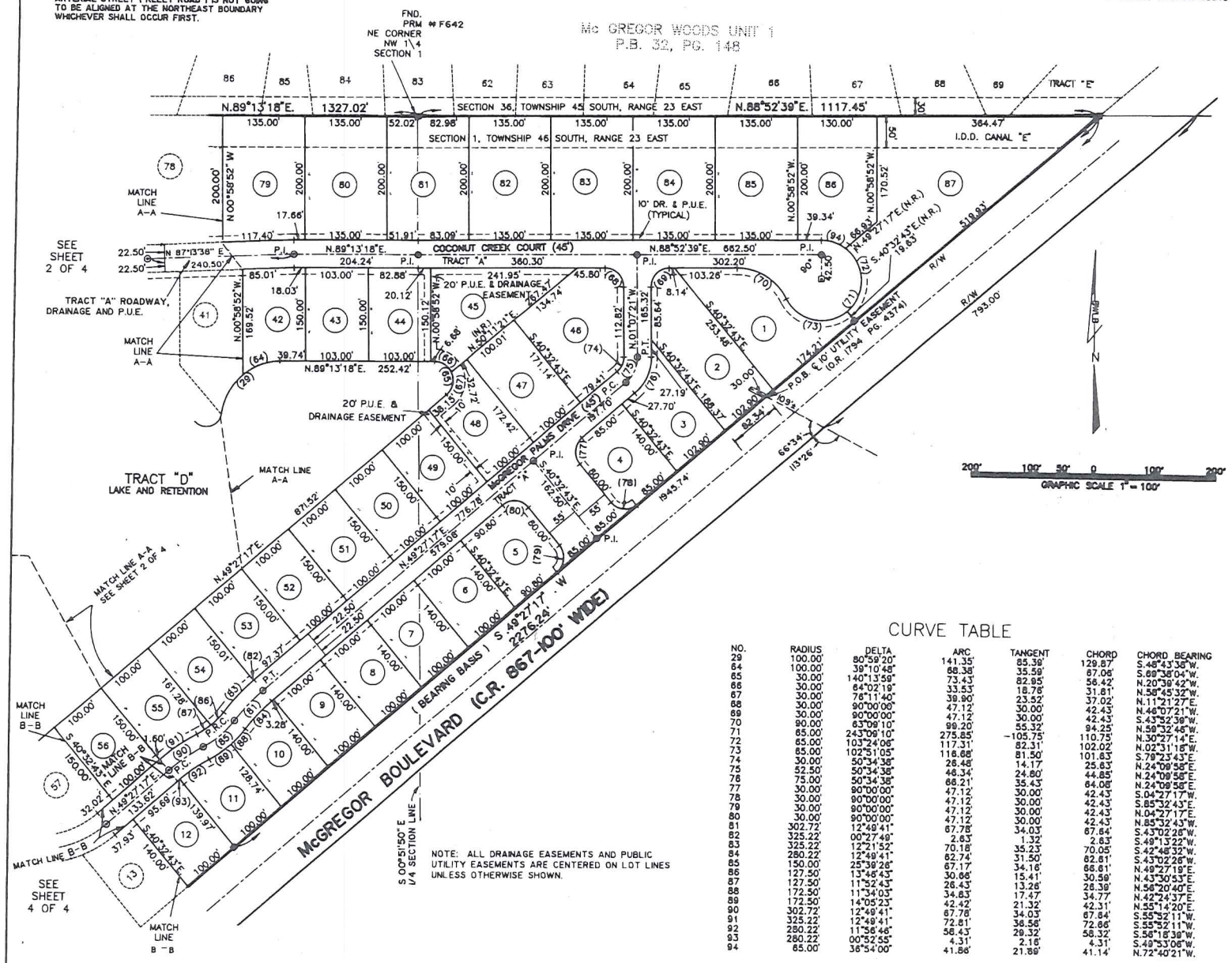
A SUBDIVISION LYING IN
SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA.

PLAT BOOK 48 PAGE 37

SHEET 3 OF 4

BEAN, WHITAKER, LUTZ & BARNES, INC.
CONSULTING ENGINEERS AND SURVEYORS
13141-8 McGREGOR BLVD. (813) 481-1331
FORT MYERS, FLORIDA 33919

PER LEE COUNTY ZONING RESOLUTION Z-86-007:
NO BUILDING SHALL BE CONSTRUCTED ON ANY OF THE LOTS WHICH ABUT THE NORTHERN BOUNDARY OF THIS SUBDIVISION EITHER:
A. FOR A PERIOD OF FIVE (5) YEARS (FROM JAN 30, 1985) OR,
B. UNTIL SUCH TIME AS THE BOARD OF COUNTY COMMISSIONERS DECIDES THAT THE PROPOSED ARTERIAL STREET (KELLY ROAD) IS NOT GOING TO BE ALIGNED AT THE NORTHEAST BOUNDARY WHICHEVER SHALL OCCUR FIRST.



NOTE: ALL DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
29	100.00'	80°59'20"	141.35'	85.39'	129.87'	S.48°43'38"W.
64	100.00'	39°10'48"	68.38'	35.59'	67.06'	S.69°38'04"W.
65	30.00'	140°13'59"	73.43'	82.95'	56.42'	N.20°39'42"W.
66	30.00'	64°02'19"	33.53'	18.78'	31.81'	N.58°45'32"W.
67	30.00'	76°11'40"	39.90'	23.52'	37.02'	N.11°21'27"E.
68	30.00'	90°00'00"	47.12'	30.00'	42.43'	N.46°07'21"W.
69	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.43°52'39"W.
70	90.00'	63°09'10"	99.20'	55.32'	94.25'	N.58°32'46"W.
71	65.00'	243°09'10"	275.85'	-105.75'	110.75'	N.30°27'14"E.
72	65.00'	103°24'06"	117.31'	82.31'	102.02'	N.02°31'18"W.
73	65.00'	102°51'05"	116.68'	81.50'	101.63'	S.79°23'43"E.
74	30.00'	50°34'38"	26.48'	14.17'	25.63'	N.24°09'58"E.
75	52.50'	50°34'38"	46.34'	24.80'	44.85'	N.24°09'58"E.
76	75.00'	50°34'38"	66.21'	35.43'	64.06'	N.24°09'58"E.
77	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.04°27'17"W.
78	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.85°32'43"E.
79	30.00'	90°00'00"	47.12'	30.00'	42.43'	N.04°27'17"E.
80	30.00'	90°00'00"	47.12'	30.00'	42.43'	N.85°32'43"W.
81	302.72'	12°49'41"	67.78'	34.03'	67.64'	S.43°02'26"W.
82	325.22'	00°27'49"	2.63'	1.32'	2.63'	S.49°13'22"W.
83	325.22'	12°21'52"	70.18'	35.23'	70.05'	S.42°48'32"W.
84	280.22'	12°49'41"	62.74'	31.50'	62.61'	S.43°02'26"W.
85	150.00'	25°39'26"	67.17'	34.18'	66.61'	N.49°27'19"E.
86	127.50'	13°46'43"	30.66'	15.41'	30.59'	N.43°30'53"E.
87	127.50'	11°52'43"	26.43'	13.26'	26.39'	N.56°20'40"E.
88	172.50'	11°34'03"	34.83'	17.47'	34.77'	N.42°24'37"E.
89	172.50'	14°05'23"	42.42'	21.32'	42.31'	N.55°14'20"E.
90	302.72'	12°49'41"	67.78'	34.03'	67.64'	S.55°52'11"W.
91	325.22'	12°49'41"	72.81'	36.56'	72.66'	S.55°52'11"W.
92	280.22'	11°56'46"	58.43'	29.32'	58.32'	S.56°18'38"W.
93	280.22'	00°52'55"	4.31'	2.16'	4.31'	S.49°53'06"W.
94	65.00'	36°54'00"	41.86'	21.69'	41.14'	N.72°40'21"W.

Petition to Vacate
Petition No:98-03-129.04R
Description: Public Utility Easement
See CCMB
Date of Approval:06/09/98
Resolution No:98-06-17
CCMB:1998R Page:346
Recorded on:6/18/98 OR Book:2974
Page:3059-3062

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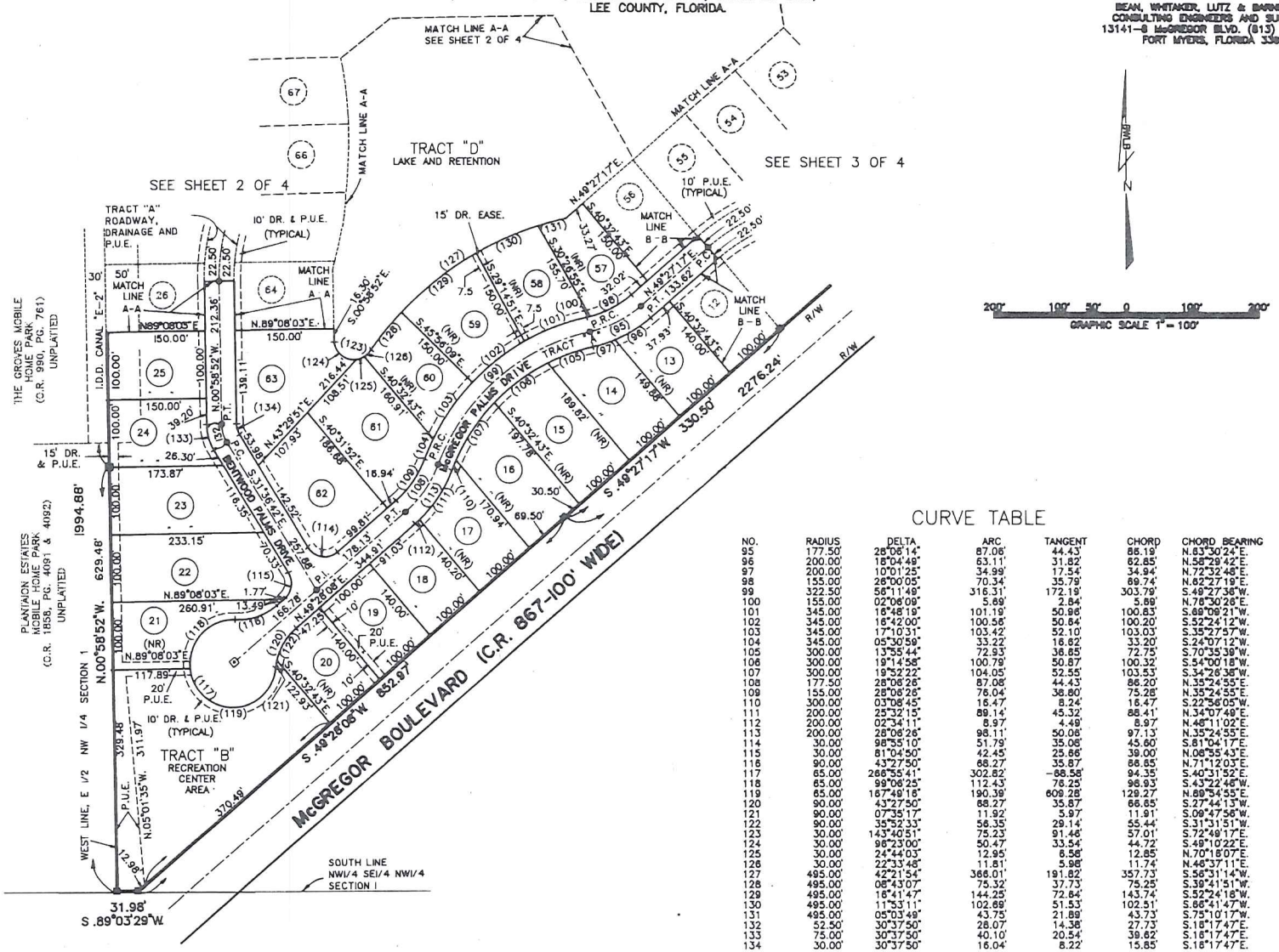
COCONUT CREEK – PHASE I

A SUBDIVISION LYING IN
SECTION 1, TOWNSHIP 48 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA.

SHEET 4 OF 4

BEAN, WHITAKER, LUTZ & BARNES, INC.
CONSULTING ENGINEERS AND SURVEYORS
13141-8 McGREGOR BLVD. (813) 481-1331
FORT MYERS, FLORIDA 33919



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
95	177.50'	28°06'14"	87.06'	44.43'	86.19'	N.83°30'24"E.
96	200.00'	18°04'48"	63.11'	31.82'	62.85'	N.58°29'42"E.
97	200.00'	10°01'25"	34.99'	17.54'	34.94'	N.72°32'48"E.
98	155.00'	26°00'05"	70.34'	35.79'	69.74'	N.62°27'19"E.
99	322.50'	56°11'49"	316.31'	172.19'	303.79'	S.49°27'36"W.
100	155.00'	02°06'09"	5.69'	2.84'	5.69'	N.76°30'26"E.
101	345.00'	16°48'19"	101.19'	50.96'	100.83'	S.68°09'21"W.
102	345.00'	16°42'00"	100.55'	50.84'	100.20'	S.52°24'12"W.
103	345.00'	17°10'31"	103.42'	52.10'	103.03'	S.35°27'57"W.
104	345.00'	05°30'59"	33.22'	16.62'	33.20'	S.24°07'12"W.
105	300.00'	13°55'44"	72.93'	36.65'	72.75'	S.70°35'39"W.
106	300.00'	19°14'58"	100.79'	50.87'	100.32'	S.54°00'18"W.
107	300.00'	19°52'22"	104.05'	52.55'	103.53'	S.34°26'38"W.
108	177.50'	28°06'26"	87.08'	44.43'	86.20'	N.35°24'55"E.
109	155.00'	28°06'26"	76.04'	38.80'	75.28'	N.35°24'55"E.
110	300.00'	03°08'45"	16.47'	8.24'	16.47'	S.22°56'05"W.
111	200.00'	25°32'15"	89.14'	45.32'	88.41'	N.34°07'49"E.
112	200.00'	02°34'11"	8.97'	4.49'	8.97'	N.46°11'02"E.
113	200.00'	28°06'26"	98.11'	50.06'	97.13'	N.35°24'55"E.
114	30.00'	98°55'10"	51.79'	35.08'	45.80'	S.81°04'17"E.
115	30.00'	81°04'50"	42.45'	25.86'	39.00'	N.08°55'43"E.
116	90.00'	43°27'50"	68.27'	35.87'	66.65'	N.71°12'03"E.
117	65.00'	266°55'41"	302.82'	-88.58'	94.35'	S.40°31'52"E.
118	65.00'	99°06'25"	112.43'	76.25'	98.93'	S.43°22'48"W.
119	65.00'	167°49'16"	190.39'	609.26'	129.27'	N.89°54'55"E.
120	90.00'	43°27'50"	68.27'	35.87'	66.65'	S.27°44'13"W.
121	90.00'	07°35'17"	11.92'	5.97'	11.91'	S.09°47'56"W.
122	90.00'	35°52'33"	56.35'	29.14'	55.44'	S.31°31'51"W.
123	30.00'	143°40'51"	75.23'	91.46'	57.01'	S.72°49'17"E.
124	30.00'	96°23'00"	50.47'	33.54'	44.72'	S.49°10'22"E.
125	30.00'	24°44'03"	12.95'	6.56'	12.85'	N.70°18'07"E.
126	30.00'	22°33'48"	11.81'	5.98'	11.74'	N.46°37'11"E.
127	495.00'	42°21'54"	366.01'	191.82'	357.73'	S.56°31'14"W.
128	495.00'	08°43'07"	75.32'	37.73'	75.25'	S.39°41'51"W.
129	495.00'	16°41'47"	144.25'	72.64'	143.74'	S.52°24'18"W.
130	495.00'	11°53'11"	102.69'	51.53'	102.51'	S.86°41'47"W.
131	495.00'	05°03'49"	43.75'	21.89'	43.73'	S.75°10'17"W.
132	52.50'	30°37'50"	28.07'	14.38'	27.73'	S.18°17'47"E.
133	75.00'	30°37'50"	40.10'	20.54'	39.62'	S.18°17'47"E.
134	30.00'	30°37'50"	16.04'	8.22'	15.85'	S.18°17'47"E.

NOTE: ALL DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.

D. 2-4-90