

Maps for Case #:

SCHEDULE OF DEVIATIONS

±129,769 SF

±56,298 SF
(1.29 AC.)

±10,000 SF
(7.7% LOT COVERAGE)

±32,141 SF

±24,697 SF = 19%
± 6,633 SF = 5%
± 31,330 SF = 24%

 OPTIONAL COP OUTDOOR SEATING



RECEIVED
JUN 11 1931

Sheet No.

CP

Activity	Name	Date		
Designed by:	S.J.P.	04/04		
Drawn by:	CNW/KDL	04/04		
Checked by:	-			
Approved by:	-			
No. 666677			No.	Date

Scale:	1" = 50'
Date:	APR 2004
Job No.	B7501
File:	BASE1

cph Engineers
Planners
Landscape Architects
Surveyors
Construction Management
w w w . c p h e n g i n e e r s . c o m
2211 Pock Street, Suite 308, Fort Myers, FL 33901

LEE COUNTY ENGINEERING, INC.
12661 METRO PARKWAY
FORT MYERS, FLORIDA 33912
PHONE (813) 768-0077

ALICO LAKES CPD 1

A SUBDIVISION IN
SECTION 7, TWP 46 S, RGE 25 E.
LEE COUNTY, FLORIDA

PLAT BOOK 45 PAGE 12
SHEET 1 OF 2

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 IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF
SAID SECTION 7, THENCE;

1. NORTH 78°28'25" WEST, 550.34 FEET, ALONG THE EAST/WEST
QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING, THENCE;
2. NORTH 78°28'25" WEST, 500.00 FEET, ALONG SAID QUARTER SECTION
LINE TO THE EASTERLY LINE OF U.S. 41 (STATE ROAD 45, 200 FEET
WIDE) TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE
LEFT, THENCE;
3. RUNNING 266.59 FEET ALONG THE ARC OF SAID CURVE, WITH A
RADIUS OF 8662.37 FEET, A CENTRAL ANGLE OF 01°45'48", AND A
CHORD OF NORTH 23°28'36" WEST, 266.58 FEET, ALONG SAID
EASTERLY LINE TO THE TANGENT END OF SAID CURVE, THENCE;
4. NORTH 24°21'30" WEST, 509.45 FEET, ALONG SAID EASTERLY LINE
TO THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF SAID
NORTHEAST QUARTER AND SAID EASTERLY LINE, THENCE;
5. NORTH 00°44'02" WEST, 511.55 FEET, ALONG SAID WEST LINE,
THENCE;
6. SOUTH 24°21'30" EAST, 978.13 FEET, TO THE BEGINNING OF A
TANGENT CURVE TO THE RIGHT, THENCE;
7. RUNNING 259.77 FEET ALONG THE ARC OF SAID CURVE, WITH A
RADIUS OF 8867.37 FEET, A CENTRAL ANGLE OF 01°40'43", AND A
CHORD OF SOUTH 23°51'09" EAST, 259.76 FEET, THENCE;
8. SOUTH 78°28'25" EAST, 337.67 FEET, THENCE;
9. SOUTH 11°31'35" WEST, 125.86 FEET, TO THE TRUE POINT OF
BEGINNING, CONTAINING A COMPUTED AREA OF 5.949 ACRES OF LAND.

LEGEND

- - PRM - PERMANENT REFERENCE MONUMENT
- - PCP - PERMANENT CONTROL POINT

NOTES

BEARINGS BASED ON CENTERLINE SURVEY OF U.S. 41.

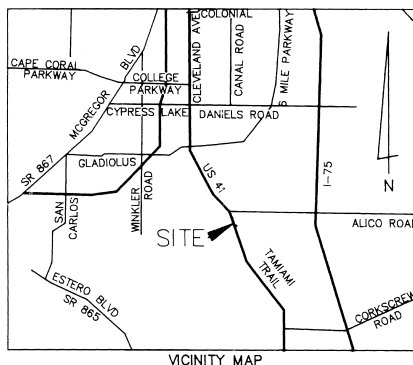
EASEMENT NOTES

1. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS RESERVED
ADJACENT TO ALL ROADS.
2. OTHER EASEMENTS ARE RESERVED FOR PUBLIC USE AS
SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ALICO LAKES CPD 1
IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED
LANDS ACCORDING TO A RECENT SURVEY MADE & PLATTED UNDER MY
DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH
ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE
PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

SPRUE E. NEESE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2653
DATE 3/14/90 A.D. 1990



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS M. BRONSTETTER,
TRUSTEE, AND PENTITH DEVELOPMENTS CORPORATION, A GEORGIA
CORPORATION, AS OWNERS OF THE LANDS HEREIN DESCRIBED, HAVE CAUSED
THIS PLAT OF ALICO LAKES CPD 1 TO BE MADE AND DO HEREBY DEDICATE:
ALL PUBLIC UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC;
THE 24 FOOT AND 50 FOOT INGRESS/EGRESS EASEMENTS TO THE PERPETUAL
USE OF THE PUBLIC;
TRACT A AS AN OPEN SPACE AND DRAINAGE MAINTENANCE AREA TO PENTITH
DEVELOPMENTS CORPORATION, A GEORGIA CORPORATION.

IN WITNESS THEREOF I HAVE SET MY HAND THIS 15TH DAY OF
March, A.D. 1990.

Thomas M. Bronstetter, Trustee
THOMAS M. BRONSTETTER, TRUSTEE

WITNESS: Thomas M. Pausse

WITNESS: [Signature]

PENTITH DEVELOPMENTS CORPORATION

BY: [Signature]

N.J. Pentith, President
J. A. D. Pentith as Attorney-in-fact
For Pentith Developments Corporation

WITNESS: [Signature]

WITNESS: [Signature]

APPROVALS

THIS PLAT ACCEPTED THIS 4TH DAY OF APRIL, 1990 A.D. IN
OPEN MEETING OF THE BOARD OF COMMISSIONERS OF LEE COUNTY,
FLORIDA.

[Signature]
BOARD CHAIRMAN

[Signature]
CLERK OF COURT

[Signature]
COUNTY ATTORNEY

[Signature]
COUNTY ENGINEER

[Signature]
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS PLAT OF ALICO LAKES CPD 1 HAS BEEN
EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT
COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177 OF THE
FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 2:59
P.M. THIS 6TH DAY OF APRIL, 1990 A.D. AND WAS DULY RECORDED
IN PLAT BOOK 45 AT PAGES 12-13 OF THE PUBLIC RECORDS OF LEE
COUNTY, FLORIDA.

[Signature]
CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY
APPEARED BEFORE ME, THOMAS M. BRONSTETTER, TO ME KNOWN TO BE THE
PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND
WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND
DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AS OWNER OF THE
HEREIN DESCRIBED LANDS.
WITNESS MY HAND AND OFFICIAL SEAL AT SAID COUNTY AND STATE THIS
15TH DAY OF March, A.D. 1990.

NOTARY PUBLIC, STATE OF FLA. AT LARGE
MY COMMISSION EXPIRES Nov. 14, 1993

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY
APPEARED BEFORE ME, N.J. PENTITH, PRESIDENT OF PENTITH
DEVELOPMENTS CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED
IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED
THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER
FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL AT SAID COUNTY AND STATE THIS
15TH DAY OF March, A.D. 1990.

NOTARY PUBLIC, STATE OF FLA. AT LARGE
MY COMMISSION EXPIRES Nov. 14, 1993

* Say A. Brett as Attorney-in-fact
For Pentith Developments Corporation

CONSENT TO DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PAUL R. GERMAINE, MORTGAGEE,
THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS
BOOK 1956, PAGE 946, OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA, DOES HEREBY CONSENT TO THE MAKING OF THIS PLAT AND JOINS
IN THE DEDICATION OF ALICO LAKES CPD 1. IN WITNESS WHEREOF, PAUL
R. GERMAINE, MORTGAGEE, HAS CAUSED THIS CONSENT TO DEDICATION TO BE
MADE AND HEREUNTO SET HIS HAND THIS 15TH DAY OF March,

[Signature]
PAUL R. GERMAINE, MORTGAGEE

WITNESS: [Signature]

WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY
APPEARED BEFORE ME, PAUL R. GERMAINE, TO ME KNOWN TO BE THE PERSON
DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION
AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND
DEED.
WITNESS MY HAND AND OFFICIAL SEAL AT SAID COUNTY AND STATE THIS
15TH DAY OF March, A.D. 1990.

NOTARY PUBLIC, STATE OF FLA. AT LARGE
MY COMMISSION EXPIRES Nov. 14, 1993

CONSENT TO DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN H. MUELLER, MORTGAGEE,
THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK
1956, PAGE 1012, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA,
DOES HEREBY CONSENT TO THE MAKING OF THIS PLAT AND JOINS IN THE
DEDICATION OF ALICO LAKES CPD 1. IN WITNESS WHEREOF, JOHN H.
MUELLER, MORTGAGEE, HAS CAUSED THIS CONSENT TO DEDICATION TO BE
MADE AND HEREUNTO SET HIS HAND THIS 15TH DAY OF March,
A.D. 1990.

[Signature]
JOHN H. MUELLER, MORTGAGEE

WITNESS: [Signature]

WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF LEE. I HEREBY CERTIFY THAT ON THIS
DAY PERSONALLY APPEARED BEFORE ME, JOHN H. MUELLER, TO ME KNOWN
TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING
CONSENT TO DEDICATION AND HE ACKNOWLEDGED THE EXECUTION THEREOF
TO BE HIS FREE ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL AT SAID COUNTY AND STATE THIS
15TH DAY OF March, A.D. 1990.

NOTARY PUBLIC, STATE OF FLA. AT LARGE
MY COMMISSION EXPIRES Nov. 14, 1993

DCI 2004-00029