INSTR # 2012000278710, Doc Type SPLT, Pages 4, Recorded 12/19/2012 at 10:54 AM,
Charlie Green, Lee County Clerk of Circuit Court, Deputy Clerk ELAYDEN

Tortuga Phases Four and Five

INSTRUMENT# 2012000278710

BEING A REPLAT OF ALL OF TRACTS "F-1" AND "F-2", VILLAS AT TORTUGA, AS RECORDED IN INSTRUMENT NUMBER 2010000156310, LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

DEDICATIONS/RESERVATIONS

STATE OF FLORIDA
COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION (DEVELOPER), THE OWNER OF THE HEREIN DESCRIBED LANDS, HAS CAUSED THIS PLAT OF "TORTUGA PHASES FOUR AND FIVE", A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY DEDICATE SAID LANDS AND THE FOLLOWING TRACTS AND EASEMENTS:

A. DEDICATE TO THE TORTUGA MASTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS:

1. TRACTS "R" AND "R1" FOR PRIVATE ROAD RIGHT-OF-WAY (R.O.W.), SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

2. TRACTS "O-1", "O-2" AND "O-3", AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

3. TRACT "W-1", AS WATER MANAGEMENT, FOR THE PURPOSE OF LAKE, DRAINAGE, MAINTENANCE AND INDIGENOUS RESTORATION, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

4. TRACT "W-2", AS WATER MANAGEMENT, FOR THE PURPOSE OF DRAINAGE, MAINTENANCE AND INDIGENOUS RESTORATION, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

5. ALL DRAINAGE EASEMENTS (D.E.) FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.

6. ALL ACCESS EASEMENTS (A.E.) FOR ACCESS PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES:

ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS A NON-EXCLUSIVE EASEMENT FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY (INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE, REPAIR OF SUCH DAMAGES.

C. RESERVE TO THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS:

THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACTS "R" AND "R-1", AND ALL DRAINAGE EASEMENTS (D.E.).

IN WITNESS WHEREOF, TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 4th DAY OF DECEMBER 2012.

WITNESSES:

SIGNATURE

Tony T. Solitario
PRINT NAME

SIGNATURE

DeVon S. Rushing II
PRINT NAME

TAYLOR MORRISON OF FLORIDA, INC.
A FLORIDA CORPORATION

BY: _____
JOHN S. KEMPTON, ITS VICE PRESIDENT

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF DECEMBER 2012, BY JOHN S. KEMPTON, VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

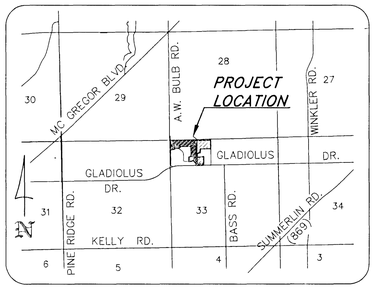
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Alexis Crespo
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED

(AFFIX SEAL)

ALEXIS V. CRESPO
MY COMMISSION # EE43093
EXPIRES: November 06, 2014
Bonded Thru Notary Public Underwriters

D.O. # DOS2006-00234 / PLT # 2011-00007



LOCATION MAP
NOT TO SCALE

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. 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 OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL SIDE TRACT LINES ARE RADIAL TO CENTERLINE OF TRACT "R" UNLESS OTHERWISE NOTED.

3. UNLESS OTHERWISE NOTED ALL CURVES ARE CIRCULAR.

4. BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEING SOUTH 89°53'25" EAST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).

5. SEE PAGE 2 OF 4 FOR DESCRIPTION OF LANDS PLATTED.

6. PROPERTY SUBJECT TO THE UNITED TELEPHONE COMPANY OF FLORIDA EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2031, PAGE 385. CANNOT BE PLOTTED.

7. PROPERTY SUBJECT TO THE FLORIDA CITIES WATER COMPANY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2084, PAGE 1372. CANNOT BE PLOTTED.

8. PROPERTY SUBJECT TO THE EASEMENT INFORMATION AS NOTED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TORTUGA RECORDED AS INSTRUMENT #2008000293566, AS THE SAME HAS BEEN AMENDED, AND IN THE NEIGHBORHOOD DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR VILLAS AT TORTUGA RECORDED AS INSTRUMENT #2010000156314. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 28th DAY OF November 2012.

CHAIR OF THE BOARD

Cecil L. Pendergrass
PRINTED NAME

CHARLIE GREEN
CLERK OF COURT

SUSAN M. HENDERSON
ASSISTANT COUNTY ATTORNEY

MARY GIBBS, DIRECTOR
DEPARTMENT OF
COMMUNITY DEVELOPMENT

PETER J. ECKENRODE, DIRECTOR
DIVISION OF DEVELOPMENT SERVICES

REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER

REVIEW BY THE DESIGNATED PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART I.

MICHAEL L. HARMON, P.S.M.
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "TORTUGA PHASES FOUR AND FIVE", BEING A REPLAT OF ALL OF TRACTS "F-1" AND "F-2", VILLAS AT TORTUGA, AS RECORDED IN INSTRUMENT NUMBER 2010000156310, LEE COUNTY, FLORIDA AND BEING LOCATED IN A PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT 10:54 A.M. THIS 19th DAY OF December, 2012 AND DULY RECORDED AS INSTRUMENT # 2012000278710 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CHARLIE GREEN
CLERK OF CIRCUIT COURT
IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFIED THAT THE ATTACHED PLAT OF "TORTUGA PHASES FOUR AND FIVE", BEING A REPLAT OF ALL OF TRACTS "F-1" AND "F-2", VILLAS AT TORTUGA, AS RECORDED IN INSTRUMENT NUMBER 2010000156310, LEE COUNTY, FLORIDA AND BEING LOCATED IN A PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

RHODES & RHODES LAND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6897

DATE:

JOHN SCOTT RHODES — P.S.M. #5739 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

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INSTR# 2012000278710 Page Number: 2 of 4
ADDITIONS & DELETIONS NOT ALLOWED Lee County Clerk

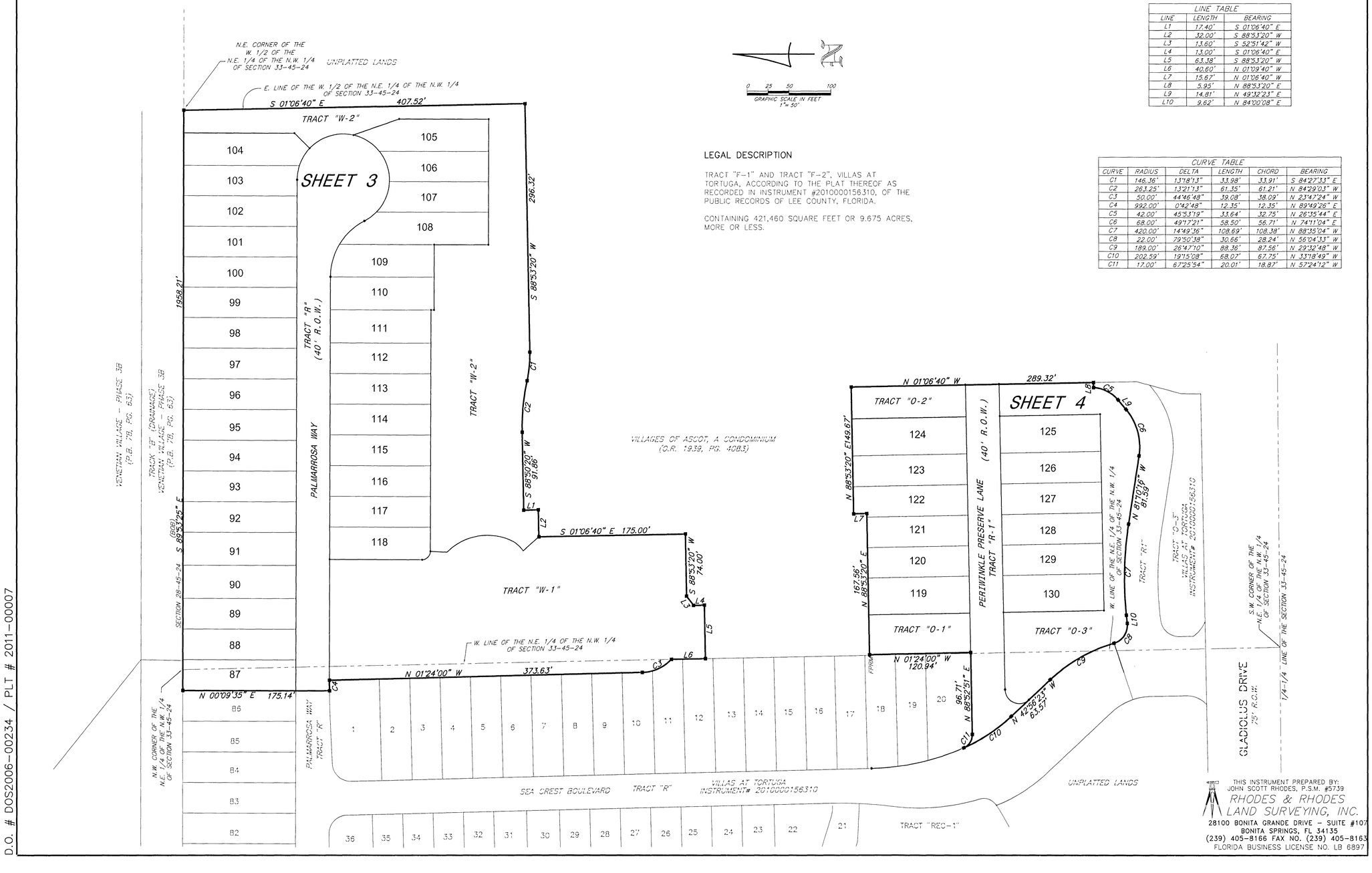
Tortuga Phases Four and Five

INSTRUMENT# 2012000278710

SHEET 2 OF 4

KEY MAP

BEING A REPLAT OF ALL OF TRACTS "F-1" AND "F-2", VILLAS AT TORTUGA, AS RECORDED IN INSTRUMENT NUMBER 2010000156310, LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L1	17.40'	S 01°06'40" E
L2	32.00'	S 88°53'20" W
L3	13.60'	S 52°51'42" W
L4	13.00'	S 01°06'40" E
L5	63.38'	S 88°53'20" W
L6	40.60'	N 01°09'40" W
L7	15.67'	N 01°06'40" W
L8	5.95'	N 88°53'20" E
L9	14.81'	N 49°32'23" E
L10	9.62'	N 84°00'08" E

LEGAL DESCRIPTION

TRACT "F-1" AND TRACT "F-2", VILLAS AT TORTUGA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT #2010000156310, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING 421,460 SQUARE FEET OR 9.675 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	146.36'	13°18'13"	33.98'	33.91'	S 84°27'33" E
C2	263.25'	13°21'13"	61.35'	61.21'	N 84°29'03" W
C3	50.00'	44°46'48"	39.08'	38.09'	N 23°47'24" W
C4	992.00'	0°42'48"	12.35'	12.35'	N 89°49'26" E
C5	42.00'	45°53'19"	33.64'	32.75'	N 26°35'44" E
C6	68.00'	49°17'21"	58.50'	56.71'	N 74°11'04" E
C7	420.00'	14°49'36"	108.69'	108.38'	N 88°35'04" W
C8	22.00'	79°50'38"	30.66'	28.24'	N 56°24'13" W
C9	189.00'	26°47'10"	88.36'	87.56'	N 29°32'48" W
C10	202.59'	19°15'08"	68.07'	67.75'	N 33°18'49" W
C11	17.00'	67°25'54"	20.01'	18.87'	N 57°24'12" W

THIS INSTRUMENT PREPARED BY:
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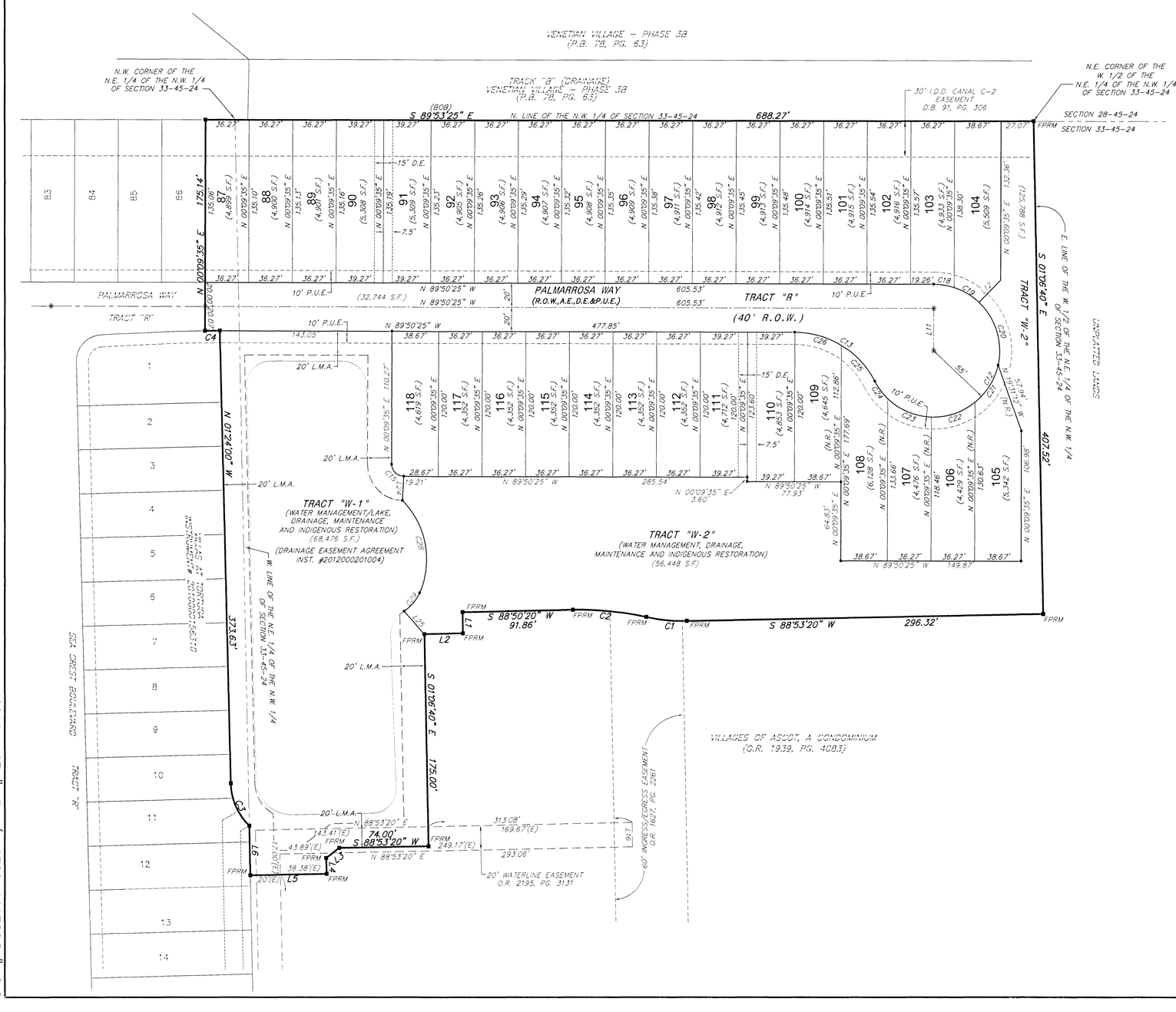
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ADDITIONAL RECORDING Instrument: 2012000278710 Page Number: 3 of 4

Tortuga Phases Four and Five

INSTRUMENT# 2012000278710

BEING A REPLAT OF ALL OF TRACTS "F-1" AND "F-2", VILLAS AT TORTUGA, AS RECORDED IN INSTRUMENT NUMBER 2010000156310, LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



LINE TABLE (SHEET 3)		
LINE	LENGTH	BEARING
L1	17.40'	S 01°06'40" E
L2	32.00'	S 88°53'20" W
L3	13.60'	S 52°51'42" W
L4	13.00'	S 01°06'40" E
L5	61.38'	S 88°53'20" W
L6	40.60'	N 01°09'40" W
L11	35.00'	N 00°09'35" E
L12	25.60'	N 45°00'00" E
L16	20.00'	N 01°06'40" W
L24	20.02'	S 03°00'41" W
L25	25.16'	S 41°41'19" E

CURVE TABLE (SHEET 3)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	146.36'	1°31'13"	33.98'	33.91'	S 84°27'33" E
C2	263.25'	1°21'13"	61.35'	61.21'	N 84°29'03" W
C3	50.00'	44°46'48"	39.08'	38.09'	N 23°47'24" W
C4	992.00'	0°42'48"	12.35'	12.35'	N 89°49'26" E
C12	55.00'	242°30'49"	232.80'	94.03'	N 31°24'59" E
C13	75.00'	62°30'49"	81.83'	77.83'	N 58°35'01" W
C15	10.00'	88°26'25"	15.44'	13.95'	N 45°37'13" W
C18	55.00'	18°00'32"	17.29'	17.22'	N 80°50'09" W
C19	55.00'	25°08'42"	24.14'	23.94'	N 59°15'32" W
C20	55.00'	59°20'30"	56.96'	54.45'	N 17°00'56" W
C21	55.00'	38°36'01"	37.05'	36.36'	N 31°57'19" E
C22	55.00'	40°42'02"	39.07'	38.25'	N 71°36'24" E
C23	55.00'	41°53'35"	40.21'	39.32'	N 67°05'45" W
C24	55.00'	18°49'21"	18.07'	17.99'	N 36°44'17" W
C25	75.00'	31°28'44"	41.21'	40.69'	N 43°03'59" W
C26	75.00'	31°02'05"	40.62'	40.13'	N 74°19'23" W
C28	68.18'	68°48'35"	81.89'	77.05'	S 10°43'10" E
C29	35.00'	33°03'56"	20.20'	19.92'	S 40°13'06" E

LEGEND:

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
B.O.B.	BASIS OF BEARING
R.O.W.	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST.	INSTRUMENT
D.B.	DEED BOOK
N.R.	INDICATES NON-RADIAL
S.F.	SQUARE FEET
(E)	INDICATES EASEMENT TIE
L.C.U.E.	INDICATES LEE COUNTY UTILITY EASEMENT
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
L.M.A.	INDICATES LAKE MAINTENANCE AREA
D.E.	INDICATES DRAINAGE EASEMENT
A.E.	INDICATES ACCESS EASEMENT
I.D.D.	INDICATES IONA DRAINAGE DISTRICT
FPRM	INDICATES FOUND PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897")
■	INDICATES SET PERMANENT REFERENCE MONUMENT (5/8"X18" IRON ROD CAPPED "PRM LB 6897") (UNLESS OTHERWISE NOTED)
◉	INDICATES PERMANENT CONTROL POINT
•	INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF REVERSE CURVATURE.

THIS INSTRUMENT PREPARED BY:
JOHN SCOTT RHODES, P.S.M. #5739
RHODES & RHODES
LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FL 34135
(239) 405-8166 FAX NO. (239) 405-8163
FLORIDA BUSINESS LICENSE NO. LB 6897

D.O. # DOS2006-00234 / PLT # 2011-00007

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INSTR# 2012000278710 Page Number: 4 of 4
ADDITIONS © 2013 Lee County, Florida

Tortuga Phases Four and Five

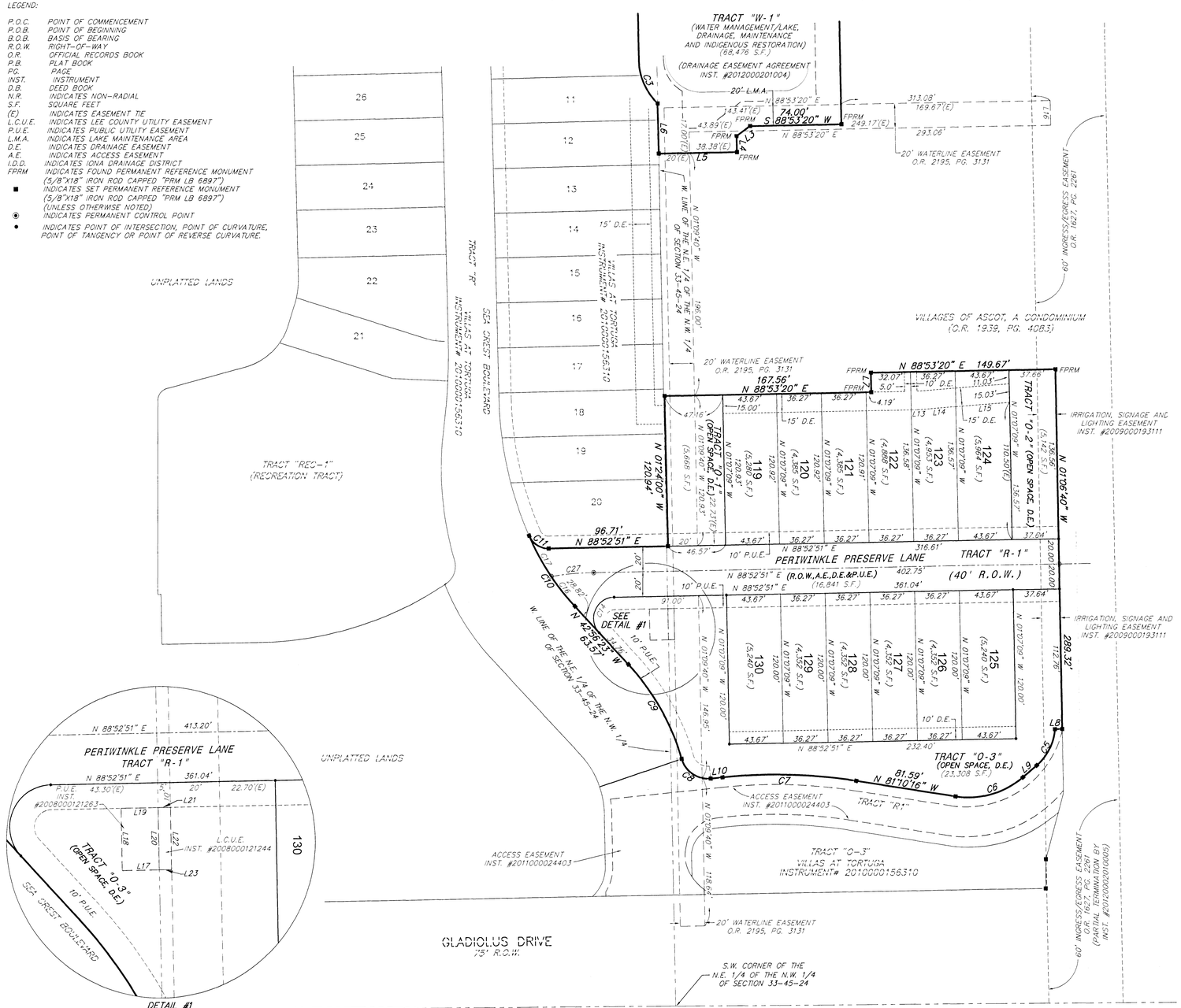
INSTRUMENT# 2012000278710

SHEET 4 OF 4

BEING A REPLAT OF ALL OF TRACTS "F-1" AND "F-2", VILLAS AT TORTUGA, AS RECORDED IN INSTRUMENT NUMBER 2010000156310, LYING IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGEND:

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
B.O.B.	BASIS OF BEARING
R.O.W.	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
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LINE TABLE (SHEET 4)		
LINE	LENGTH	BEARING
L3	13.60'	S 52°51'42" W
L4	13.00'	S 01°06'40" E
L5	63.38'	S 88°53'20" W
L6	40.60'	N 01°09'40" W
L7	15.67'	N 01°06'40" W
L8	5.95'	N 88°53'20" E
L9	14.81'	N 49°32'23" E
L10	9.62'	N 84°00'08" E
L13	4.91'	N 88°53'20" E
L14	31.41'	N 85°22'33" E
L15	43.75'	N 85°22'33" E
L16	20.00'	N 01°06'40" W
L17	15.00'	N 88°52'51" E
L18	25.00'	N 01°09'40" W
L19	15.00'	N 88°52'51" E
L20	25.00'	N 01°09'40" W
L21	5.00'	N 88°52'51" E
L22	25.00'	N 01°09'40" W
L23	5.00'	N 88°52'51" E

CURVE TABLE (SHEET 4)					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C3	50.00'	44°46'48"	39.08'	38.09'	N 23°47'24" W
C5	42.00'	45°53'19"	33.64'	32.75'	N 26°15'44" E
C6	88.00'	49°17'21"	58.50'	56.71'	N 74°11'04" E
C7	420.00'	14°49'36"	108.69'	108.38'	N 88°35'04" W
C8	22.00'	79°50'38"	30.66'	28.24'	N 56°04'33" W
C9	189.00'	26°47'10"	88.36'	87.56'	N 29°32'48" W
C10	202.59'	19°15'08"	68.07'	67.75'	N 33°18'49" W
C11	17.00'	67°25'54"	20.01'	18.87'	N 57°24'12" W
C14	17.00'	131°49'14"	39.11'	31.04'	N 22°58'14" E
C16	202.59'	8°43'58"	30.88'	30.85'	N 38°34'24" W
C17	202.59'	10°31'10"	37.20'	37.14'	N 28°56'50" W
C27	250.00'	7°54'00"	34.47'	34.44'	N 84°55'51" E

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D.O. # DOS2006-00234 / PLT # 2011-00007

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