MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO: Anthony Rodriguez, AICP
Lee County Community Development
1500 Monroe Street
Fort Myers, FL

DATE: June 14, 2018 | **MDA PROJECT NO.: 17103**

ATTENTION: Anthony Rodriguez, AICP

RE: Portico – Planned Development Amendment DCI2018-00018
Additional Info Submittal

We are sending you ☒ Attached ☐ Under separate cover VIA _____ the following items:

Copies	Date	No.	Description
3	2018-06-14	1	Title Cert
3	2018-06-14	2	PH1 Plat
3	2018-06-14	3	Boundary Survey

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These are transmitted as checked below:

- ☐ For approval
- ☐ For your use
- ☐ As requested
- ☐ For review and comment
- ☐ For bids due _____

- ☐ Approved as submitted
- Approved as noted
- Returned for corrections

- ☐ Resubmit
- ☐ Submit
- ☐ Return

_____ copies for approval
_____ copies for distribution
_____ corrected prints

_____ Prints returned after loan to M-DA

REMARKS: Please see the attached. Should you have any questions or concerns please contact me. Thank you.

COPY TO: _____

SIGNED: Candace E. Woodworth
Candace E. Woodworth
Assistant Planner

DCI2018-00018

PAVESE
LAW FIRM

CHARLES MANN
Board Certified Real Estate Attorney
Direct dial: (239) 3366242
Email: CharlesMann@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION
PORTICO

DCI2018-00018

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Pavese Law Firm (as Agent/Title Company)

Plat Number: TBD
Development Order Number: TBD

Effective Date of Title Certification: April 27, 2018

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

WCI Communities, LLC, a Delaware limited liability company by Special Warranty Deed recorded July 18, 2016 in Official Records Instrument No. 2016000151210, and Quit-Claim deed recorded in Official Instrument No. 20160000233886, and re-recorded in Official Records Instrument No. 2016000241246, and Portico Master Property Owners Association, Inc., a Florida not-for-profit corporation by Quit Claim Deed recorded in Official Records Instrument No. 200700300473and Portico Community Development District by Special Warranty Deed recorded in Official Records Instrument No. 2006000260708, all of the Public Records of Lee County, Florida.

The following are all of those persons or entities holding a mortgage secured by the property:

None

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easements contained on plat of Portico Phase I, as recorded in Instrument No. 2006000411756, Public Records of Lee County, Florida.

2. The following easements contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Portico, which contains provisions for a private charge or assessments,

recorded October 30, 2006 under Instrument No. 2006000411757, as amended from time to time, including but not limited to First Amendment recorded June 14, 2011 under Instrument No. 2011000136713; as affected by Assignment of Declarant's Rights recorded July 18, 2016 under Instrument No. 2016000151211 and Assignment of Rights and Interest in and to the Portico Master Property Owners Association, Inc. recorded July 18, 2016 under Instrument No. 2016000151212 all as Amended and Restated in that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Portico recorded June 8, 2017 under Instrument No. 2017000125248, all of the Public Records of Lee County:

a) Utility easements over any portions of the Property which may be necessary or desirable for such purpose including access and use easements over, under, across and through the Property as may be required for the construction, maintenance and operation of any communication, cable, television, drainage and surface water management, irrigation distribution system and entry system (note: these easements are blanket in nature and are not plottable).

b) Drainage easements over, across and through the Property for the purpose of providing drainage and for the installation, operation, use and maintenance of drainage facilities including the Surface Water Drainage and Management System (note: these easements are blanket in nature and are not plottable)

c) Easements for encroachments to any adjoining Lot, Unit, Parcel, or the Common Property to permit the use, construction, existence, maintenance, repair, restoration of structures located on such adjoining Lots, Unit, Parcel, or Common Property including but not limited to the use construction, existence , maintenance, repair and restoration of walkways, roof structures and overhangs (note: these easements are blanket in nature and are not plottable).

d) Development and use easements reserved to Declarant (note: these easements are blanket in nature and are not plottable).

e) Easements over, across and through Common Property (note: these easements are blanket in nature and are not plottable).

f) Access easements for emergency personnel, including but not limited to, all policemen, firemen, ambulance personnel and similar emergency personnel in the performance of their respective duties (note: these easements are blanket in nature and are not plottable).

g) A perpetual, non-exclusive easement to Declarant, Master Association and CDD for a distance of 20 feet on the land side of the control elevation of each lake in the Community for access and maintenance of all such lakes.

3. Easements for public service use and public utilities and construction contained in the Amenities Declaration for Portico recorded in Official Records Instrument No. 2017000109550, Public Records of Lee County, Florida (note: these easements are blanket in nature and are not plottable).

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4. Communications Systems Right Easement granted to Embarq Florida recorded in Official Records Instrument No. 2007000241034, Public Records of Lee County, Florida.

5. Easement for Cable Television and Communications recorded in Official Records Instrument No. 2007000311218, Public Records of Lee County, Florida.

6. Grant of Perpetual Public Utility Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039241, Public Records of Lee County, Florida.

7. Grant of Perpetual Public Utility Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039265, Public Records of Lee County, Florida.

8. Deed of Conservation Easement recorded in Official Records Instrument No. 2006000012052, Public Records of Lee County, Florida.

All Recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: _____
Charles B. Capps
Partner

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EXHIBIT "A"
"LEGAL DESCRIPTION"

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 33 RUN S 00° SO' 15" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33 FOR 187.50 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE S 00° 50' 15" E ALONG SAID EAST LINE FOR 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE DEPARTING SAID EAST LINE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 06° 55'14") (CHORD BEARING S 48° 34' 00" E) (CHORD 28.97 FEET) FOR 28.99 FEET TO A POINT OF TANGENCY; THENCE RUN S 45° 06' 23" E FOR 156. 71 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 21° 30' 24") (CHORD BEARING S 34° 21' 11" E) (CHORD 89.56 FEET) FOR 90.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE AND THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF SAID SECTION 34; THENCE RUN N 89° 15' 30" E ALONG SAID NORTH LINE FOR 5,100.79 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF (S-1/2) OF SECTION 34; THENCE RUN S 00° 59' 28" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 89° 04' 55" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 5,290.35 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 00° 47' 28" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 2,670.74 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN S 88° 59' 10" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33 FOR 1,980.78 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33; THENCE RUN S 00° 41' 08" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 1,333.22 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S-1/2) OF SAID SECTION 33; THENCE RUN S 89° 02' 54" W ALONG SAID NORTH LINE FOR 1,988.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (N.E-1/4) OF THE SOUTHWEST QUARTER (SW- 1/4) OF SAID SECTION 33; THENCE RUN N 00° 56' 52" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,331.03 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 88° 59' 10" E ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION FOR 1,334.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33; THENCE RUN N 00° 39' 01" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,321.78 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 33; THENCE RUN S 89° 09' 28" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 1628.68 FEET; THENCE N 00°07'57" W A DISTANCE OF 342.98 FEET; THENCE N 62°41'05" W A DISTANCE OF 548.71 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD (RIGHT-OR-WAY VARIES); THENCE RUN N 24° 23'10" E ALONG SAID SOUTHEASTERLY LINE FOR 598.50 FEET TO AN INTERSECTION WITH THE WESTERLY

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PROLONGATION OF THE SOUTH LINE OF LANDS AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3535 AT PAGE 380. PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 89° 10' 16" E ALONG SAID PROLONGATION AND SOUTH LINE FOR 4489.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER (NB-1/4) OF SAID SECTION 33 AND THE POINT OF BEGINNING.

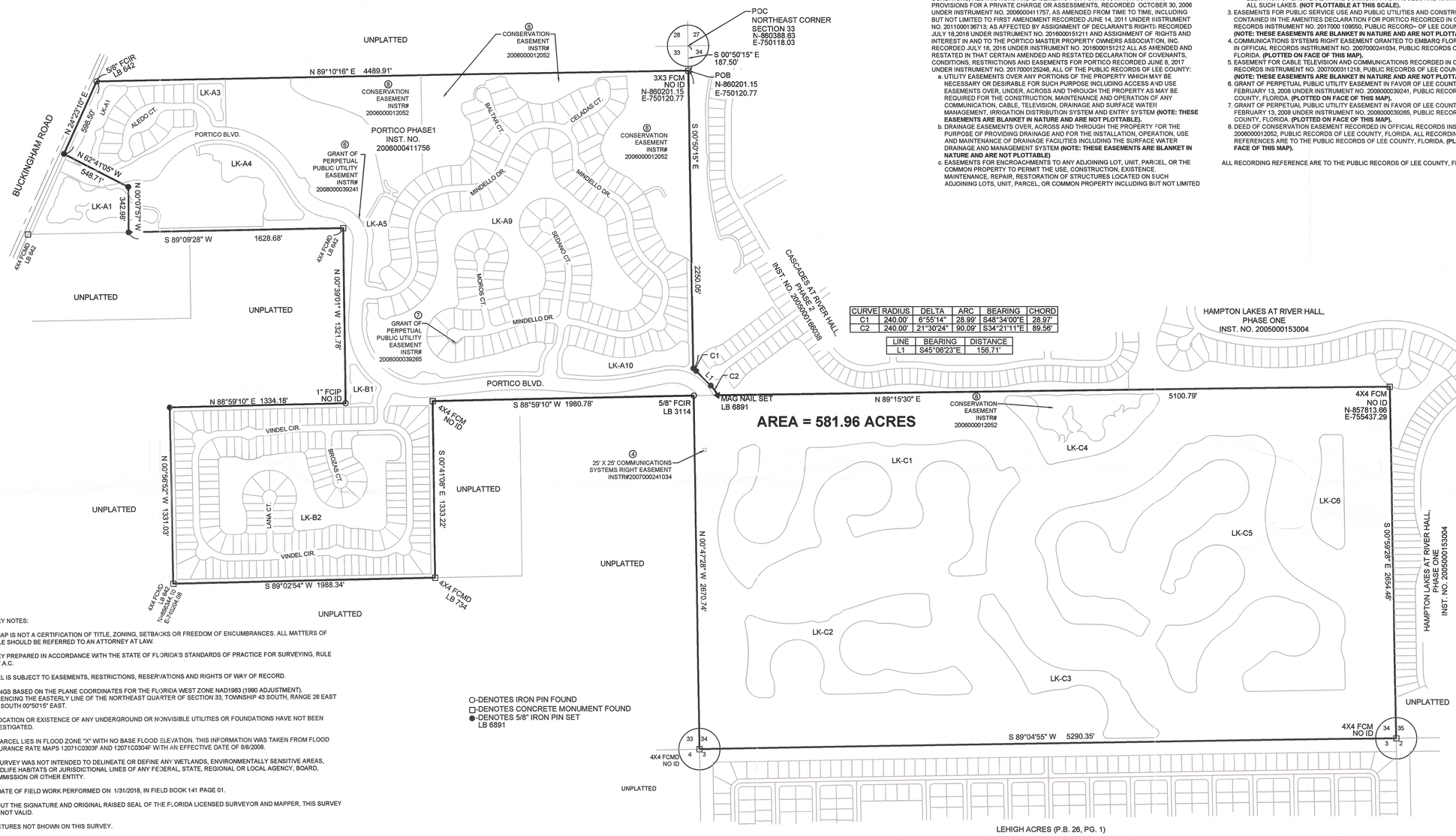
CONTAINING 25,350,367 SQUARE FEET (581.96 ACRES), MORE OR LESS. BEARINGS HEREINABOVE MENTIONED ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE NAO 1983 (1990 ADJUSTMENT) WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST BEARS S 00° SO' 15" E."

LESS AND EXCEPT THE FOLLOWING:

LOTS 3, 5, 17, 18, 19, 21, 22, 28, 29, 34, 51, 52, 57, 59, 60, 61, 62, 63, 64, 65, 66, 130, 131, 135, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 155, 156, 193, 195, 198, 199, 200, 201, 202, 204, 205, 274, 275, 276, 277, 283, 285, 286, 287, 288, 293, 295, 296, 297, 370, 371, 373, 374, 375, 376, 377, 378, 379, 380, OF PORTICO PHASE I, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	240.00'	6°55'14"	28.99'	S48°34'00"E	28.97'
C2	240.00'	21°30'24"	90.09'	S34°21'11"E	89.56'

LINE	BEARING	DISTANCE
L1	S45°06'23"E	156.71'

TITLE CERTIFICATION - PROVIDED BY PAVESE LAW FIRM, FORT MYERS, FLORIDA OFFICE.

THE FOLLOWING ARE ALL OF THOSE PERSONS OR ENTITIES HOLDING A MORTGAGE SECURED BY THE PROPERTY: NONE

THE FOLLOWING ARE ALL EASEMENTS AND RIGHTS OF WAY AFFECTING THE PROPERTY TO BE PLATTED, WHETHER RECORDED OR UNRECORDED:

1. EASEMENTS CONTAINED ON PLAT OF PORTICO PHASE I, AS RECORDED IN INSTRUMENT NO. 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **(NOT SHOWN ON MAP, REFER TO PLAT OF PORTICO PHASE I ATTACHED.)**
2. THE FOLLOWING EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PORTICO, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED OCTOBER 30, 2006 UNDER INSTRUMENT NO. 2006000411757, AS AMENDED FROM TIME TO TIME, INCLUDING BUT NOT LIMITED TO FIRST AMENDMENT RECORDED JUNE 14, 2011 UNDER INSTRUMENT NO. 2011000136713, AS AFFECTED BY ASSIGNMENT OF DECLARANTS RIGHTS RECORDED JULY 18,2016 UNDER INSTRUMENT NO. 2016000151211 AND ASSIGNMENT OF RIGHTS AND INTEREST IN AND TO THE PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC. RECORDED JULY 18, 2016 UNDER INSTRUMENT NO. 2016000151212 ALL AS AMENDED AND RESTATED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PORTICO RECORDED JUNE 8, 2017 UNDER INSTRUMENT NO. 2017000125248, ALL OF THE PUBLIC RECORDS OF LEE COUNTY:
   a. UTILITY EASEMENTS OVER ANY PORTIONS OF THE PROPERTY WHICH MAY BE NECESSARY OR DESIRABLE FOR SUCH PURPOSE INCLUDING ACCESS AND USE EASEMENTS OVER, UNDER, ACROSS AND THROUGH THE PROPERTY AS MAY BE REQUIRED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ANY COMMUNICATION, CABLE, TELEVISION, DRAINAGE AND SURFACE WATER MANAGEMENT, IRRIGATION DISTRIBUTION SYSTEM AND ENTRY SYSTEM **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   b. DRAINAGE EASEMENTS OVER, ACROSS AND THROUGH THE PROPERTY FOR THE PURPOSE OF PROVIDING DRAINAGE AND FOR THE INSTALLATION, OPERATION, USE AND MAINTENANCE OF DRAINAGE FACILITIES INCLUDING THE SURFACE WATER DRAINAGE AND MANAGEMENT SYSTEM **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE)**
   c. EASEMENTS FOR ENCROACHMENTS TO ANY ADJOINING LOT, UNIT, PARCEL, OR THE COMMON PROPERTY TO PERMIT THE USE, CONSTRUCTION, EXISTENCE, MAINTENANCE, REPAIR, RESTORATION OF STRUCTURES LOCATED ON SUCH ADJOINING LOTS, UNIT, PARCEL, OR COMMON PROPERTY INCLUDING BUT NOT LIMITED TO THE USE CONSTRUCTION, EXISTENCE, MAINTENANCE, REPAIR AND RESTORATION OF WALKWAYS, ROOF STRUCTURES AND OVERHANGS **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   d. DEVELOPMENT AND USE EASEMENTS RESERVED TO DECLARANT **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   e. EASEMENTS OVER, ACROSS AND THROUGH COMMON PROPERTY **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   f. ACCESS EASEMENTS FOR EMERGENCY PERSONNEL, INCLUDING BUT NOT LIMITED TO, ALL POLICEMEN, FIREMEN, AMBULANCE PERSONNEL AND SIMILAR EMERGENCY PERSONNEL IN THE PERFORMANCE OF THEIR RESPECTIVE DUTIES **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   g. A PERPETUAL, NON-EXCLUSIVE EASEMENT TO DECLARANT, MASTER ASSOCIATION AND CDD FOR A DISTANCE OF 20 FEET ON THE LAND SIDE OF THE CONTROL ELEVATION OF EACH LAKE IN THE COMMUNITY FOR ACCESS AND MAINTENANCE OF ALL SUCH LAKES. **(NOT PLOTTABLE AT THIS SCALE).**
3. EASEMENTS FOR PUBLIC SERVICE USE AND PUBLIC UTILITIES AND CONSTRUCTION CONTAINED IN THE AMENITIES DECLARATION FOR PORTICO RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2017000 109550, PUBLIC RECORD- OF LEE COUNTY, FLORIDA **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
4. COMMUNICATIONS SYSTEMS RIGHT EASEMENT GRANTED TO EMBARQ FLORIDA RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000241034, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **(PLOTTED ON FACE OF THIS MAP).**
5. EASEMENT FOR CABLE TELEVISION AND COMMUNICATIONS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000311218, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **(NOTE: THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
6. GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT IN FAVOR OF LEE COUNTY RECORDED FEBRUARY 13, 2008 UNDER INSTRUMENT NO. 2008000039241, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **(PLOTTED ON FACE OF THIS MAP).**
7. GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT IN FAVOR OF LEE COUNTY RECORDED FEBRUARY 13, 2008 UNDER INSTRUMENT NO. 2008000039265, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **(PLOTTED ON FACE OF THIS MAP).**
8. DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006000012052, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **(PLOTTED ON FACE OF THIS MAP).**

ALL RECORDING REFERENCE ARE TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEY NOTES:

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS BASED ON THE PLANE COORDINATES FOR THE FLORIDA WEST ZONE NAD1983 (1990 ADJUSTMENT). REFERENCING THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST BEING SOUTH 00°50'15" EAST.

THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NONVISIBLE UTILITIES OR FOUNDATIONS HAVE NOT BEEN INVESTIGATED.

THIS PARCEL LIES IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAPS 12071C0303F AND 12071C0304F WITH AN EFFECTIVE DATE OF 8/8/2008.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

LAST DATE OF FIELD WORK PERFORMED ON 1/31/2018, IN FIELD BOOK 141 PAGE 01.

WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY IS NOT VALID.

STRUCTURES NOT SHOWN ON THIS SURVEY.

THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

EASEMENTS ARE NOT DEPICTED ON THIS SURVEY. REFER TO THE RECORDED PLAT OF PORTICO PHASE 1 FOR THIS INFORMATION.

THIS IS NOT INTENDED TO BE A SURVEY OF EACH INDIVIDUAL LOT BUT AN OVERALL BOUNDARY FOR THE INTENDED PURPOSES.

SEE SHEET 2 OF 2 FOR LIMITED IMPROVEMENTS.

ABBREVIATIONS

C1	=	CURVE DESIGNATION
INSTR.	=	INSTRUMENT
L1	=	LINE DESIGNATION
(NR)	=	NON-RADIAL
PG.	=	PAGE
P.B.	=	PLAT BOOK
POB	=	POINT-OF-BEGINNING
POC	=	POINT-OF-COMMENCEMENT
R/W	=	RIGHT-OF-WAY

O-DENOTES IRON PIN FOUND
□-DENOTES CONCRETE MONUMENT FOUND
●-DENOTES 5/8" IRON PIN SET LB 6891

ALL "LK" TRACTS ARE PART OF A SPEICAL WARRANTY DEED, INSTRUMENT NUMBER 2006000260708 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 33 RUN S 00° 50' 15" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33 FOR 187.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S 00° 50' 15" E ALONG SAID EAST LINE FOR 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE DEPARTING SAID EAST LINE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 06° 55'14") (CHORD BEARING S 48° 34' 00" E) (CHORD 28.97 FEET) FOR 28.99 FEET TO A POINT OF TANGENCY; THENCE RUN S 45° 06' 23" E FOR 156.71 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 21° 30' 24") (CHORD BEARING S 34° 21' 11" E) (CHORD 89.56 FEET) FOR 90.09 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE AND THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF SAID SECTION 34; THENCE RUN N 89° 15' 30" E ALONG SAID NORTH LINE FOR 5,100.79 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF (S-1/2) OF SECTION 34; THENCE RUN S 00° 59' 28" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 89° 04' 55" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 5,290.35 FEET TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 00° 47' 28" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 2,670.74 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN S 88° 59' 10" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33 FOR 1,980.78 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 33; THENCE RUN S 00° 41' 08" E ALONG THE EAST LINE OF SAID FRACTIONAL SECTION FOR 1,333.22 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF THE SOUTH HALF (S-1/2) OF SAID SECTION 33; THENCE RUN S 89° 02' 54" W ALONG SAID NORTH LINE FOR 1,988.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW- 1/4) OF SAID SECTION 33; THENCE RUN N 00° 56' 52" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,331.03 FEET TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION; THENCE RUN N 88° 59' 10" E ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION FOR 1,334.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 33; THENCE RUN N 00° 39' 01" W ALONG THE WEST LINE OF SAID FRACTIONAL SECTION FOR 1,321.78 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 33; THENCE RUN S 89° 09' 28" W ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION FOR 1628.68 FEET; THENCE N 00°07'57" W A DISTANCE OF 342.98 FEET; THENCE N 62°41'05" W A DISTANCE OF 548.71 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD (RIGHT-OR-WAY VARIES); THENCE RUN N 24° 23'10" E ALONG SAID SOUTHEASTERLY LINE FOR 598.50 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LANDS AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3535 AT PAGE 380. PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 89° 10' 16" E ALONG SAID PROLONGATION AND SOUTH LINE FOR 4489.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER (NB-1/4) OF SAID SECTION 33 AND THE POINT OF BEGINNING.

CONTAINING 25,350,367 SQUARE FEET (581.96 ACRES), MORE OR LESS. BEARINGS HEREINABOVE MENTIONED ARE BASED ON PLANE COORDINATES FOR THE FLORIDA WEST ZONE NAD 1983 (1990 ADJUSTMENT) WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, , TOWNSHIP 43 SOUTH, RANGE 26 EAST BEARS S 00° 50' 15" E.

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PROJECT:

PORTICO

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2891 Center Pointe Drive
Unit 100
Fort Myers, Florida 33916
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

DONALD A. MILLER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6674

6/14/18
DATE

REVISIONS	DATE
TITLE WORK PLOTTED	6/14/2018
PROJECT MANAGER:	DM
DRAWING BY:	DM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 1 OF 2

-400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103

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BCI2018-00018



RECEIVED
JUN 14 2018
COMMUNITY DEVELOPMENT

PROJECT:

PORTICO

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

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PREPARED BY:

DONALD G. MILLER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6674

REVISIONS	DATE
TITLE WORK PLOTTED	6/14/2018

PROJECT MANAGER:	DM
DRAWING BY:	DM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:

BOUNDARY SURVEY
AERIAL SHOWING IMPROVEMENTS

SHEET NUMBER: 2 OF 2

SCALE 1"=400'

JOB/FILE NUMBER: 17103

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DCI2018-00018

INSTR # 2006000411756, Doc Type SPLT, Pages 17, Recorded 10/30/2006 at 05:01
PM, Charlie Green, Lee County Clerk of Circuit Court, Deputy Clerk RKOLEK

PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

OCTOBER 2006

INSTRUMENT NUMBER 2006000041175

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.

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST RUN SOUTH 00°50'15" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE–1/4) OF SAID SECTION 33 FOR 187.57 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00°50'15" EAST ALONG SAID EAST LINE FOR 2,250.05 FEET TO AN INTERSECTION WITH A NON–TANGENT CURVE; THENCE DEPARTING SAID EAST LINE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 06°55'14") (CHORD BEARING SOUTH 48°34'00" EAST) (CHORD 28.97 FEET) FOR 28.99 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 45°06'23" EAST FOR 156.71 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 240.00 FEET (DELTA 21°30'24") (CHORD BEARING SOUTH 34°21'11" EAST) (CHORD 89.56 FEET) FOR 90.09 FEET TO AN INTERSECTION WITH A NON–TANGENT LINE AND THE SOUTH LINE OF THE NORTH HALF (N–1/2) OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 89°15'30" WEST ALONG SAID SOUTH LINE FOR 180.28 FEET TO THE SOUTHEAST CORNER OF NORTHEAST QUARTER (NE–1/4) OF SAID SECTION 33; THENCE RUN SOUTH 88°59'10" WEST ALONG THE SOUTH LINE OF SAID NE–1/4 FOR 1,980.78 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W–1/2) OF THE NORTHWEST QUARTER (NW–1/4) OF THE SOUTHEAST QUARTER (SE–1/4) OF SAID SECTION 33; THENCE RUN SOUTH 00°41'08" EAST ALONG THE EAST LINE OF SAID W–1/2 OF THE NW–1/4 OF THE SE–1/4 FOR 1,333.22 FEET TO THE SOUTHEAST CORNER OF SAID W–1/2 OF THE NW–1/4 OF THE SE–1/4 AND AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S–1/2) OF THE SOUTH HALF (S–1/2) OF SAID SECTION 33; THENCE RUN SOUTH 89°02'54" WEST ALONG SAID NORTH LINE FOR 1,988.34 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE–1/4) OF THE SOUTHWEST QUARTER (SW–1/4) OF SAID SECTION 33; THENCE RUN NORTH 00°56'52" WEST ALONG THE WEST LINE OF SAID NE–1/4 OF THE SW–1/4 FOR 1,331.03 FEET TO THE NORTHWEST CORNER OF SAID NE–1/4 OF THE SW–1/4; THENCE RUN NORTH 88°59'10" EAST ALONG THE NORTH LINE OF SAID NE–1/4 OF THE SW–1/4 FOR 1,334.18 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE–1/4) OF SAID SECTION 33; THENCE RUN NORTH 00°39'01" WEST ALONG THE WEST LINE OF SAID NE–1/4 FOR 1,321.78 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N–1/2) OF THE NORTHWEST QUARTER (NW–1/4) OF SAID SECTION 33; THENCE RUN SOUTH 89°09'28" WEST ALONG THE SOUTH LINE OF SAID N–1/2 OF THE NW–1/4 FOR 2,391.80 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF BUCKINGHAM ROAD (STATE ROAD 80–S) (60' WIDE); THENCE RUN NORTH 24°23'10" EAST ALONG SAID RIGHT–OF–WAY LINE FOR 1,263.86 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LANDS DESCRIBED IN DEED AS RECORDED IN OFFICIAL RECORD BOOK 3535 AT PAGE 380, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 89°10'16" EAST ALONG SAID PROLONGATION AND THE SOUTH LINE OF SAID LANDS FOR 4,489.91 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER (NE–1/4) OF SAID SECTION 33 AND THE POINT OF BEGINNING.

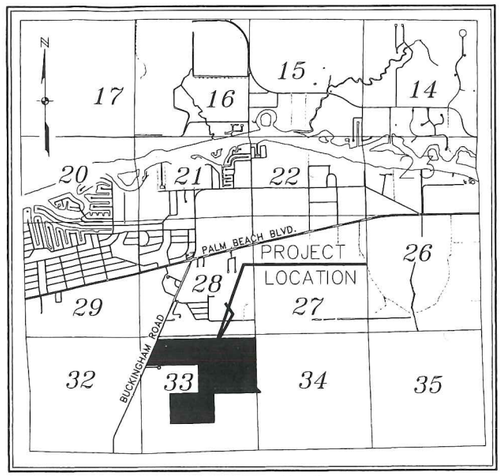
PARCEL CONTAINS 11,589,770 SQUARE FEET OR 266.065 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE–1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS SOUTH 00° 50'15" EAST.

REVIEW

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT OF PORTICO PHASE I, A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, CONFORMS TO THE REQUIREMENTS OF F.S. CHAPTER 177, PART I.

MICHAEL L. HARMON, PSM
LEE COUNTY DESIGNATED PSM



LOCATION MAP

0 2500 5000
1" = 2500'

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR WOODROW COMMUNITIES AT PORTICO, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND PORTICO COMMUNITY DEVELOPMENT DISTRICT THE OWNERS OF THE HEREON DESCRIBED LANDS HAVE CAUSED THIS PLAT OF PORTICO PHASE I, A SUBDIVISION LYING IN SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY:

1. RESERVE TO TAYLOR WOODROW COMMUNITIES AT PORTICO, L.L.C., ITS SUCCESSORS AND ASSIGNS:
   A. TRACTS B AND C FOR FUTURE DEVELOPMENT.
   B. THE PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT RD–1 AND TRACT RD–2.
2. RESERVE TO PORTICO COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS:
   A. TRACTS F AND G AS CONSERVATION AREAS WHICH MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE, WITH RESPONSIBILITY FOR MAINTENANCE.
   B. LAKE TRACTS LK–A1, LK–A2, LK–A3, LK–A4, LK–A5, LK–A9, LK–A10, LK–B1 AND LK–B2 LAKE, DRAINAGE AND MAINTENANCE PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.
   C. TRACTS K AND L FOR DRAINAGE AND MAINTENANCE, WITH RESPONSIBILITY FOR MAINTENANCE.
3. DEDICATE TO PORTICO COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR USE IN PERFORMING AND DISCHARGING ITS RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS:
   A. ALL DRAINAGE EASEMENTS (D.E.) FOR THE PURPOSE OF DRAINAGE, MAINTENANCE AND ACCESS, RESERVING HOWEVER, TO TAYLOR WOODROW COMMUNITIES AT PORTICO, L.L.C., THE RIGHT TO USE THE DRAINAGE EASEMENTS FOR THE SAME PURPOSES.
   B. THE RESPONSIBILITY FOR MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED WITHIN ALL DRAINAGE EASEMENTS.
   C. THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) FOR THE PURPOSE OF ACCESS TO ALL LAKE TRACTS AND CONSERVATION TRACTS.
   D. A NON–EXCLUSIVE IRRIGATION EASEMENT OVER, UNDER AND ACROSS TRACTS A, D, E, H, I, J AND THE PRIVATE ROADWAYS SHOWN AS TRACTS RD–1 AND RD–2, FOR THE INSTALLATION, OPERATION, REPAIR, REPLACEMENT AND MAINTENANCE OF IRRIGATION MAINS AND FACILITIES.
   E. THE PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT RD–1 AND TRACT RD–2.
4. DEDICATE TO PORTICO MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION:
   A. TRACTS A, D, E, H, I AND J FOR LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE AND MAINTENANCE PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.
   B. THE RIGHT TO USE ALL DRAINAGE EASEMENTS (D.E.) FOR THE PURPOSE OF DRAINAGE, MAINTENANCE AND ACCESS, WITH RESPONSIBILITY FOR MAINTENANCE.
   C. THE PRIVATE ROADWAYS SHOWN AS TRACT RD–1 AND TRACT RD–2, WHICH ROADWAYS SHALL REMAIN PRIVATELY OWNED, WITH RESPONSIBILITY FOR MAINTENANCE.
   D. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), WITH RESPONSIBILITY FOR MAINTENANCE.
   E. THE LANDSCAPE AND HARDSCAPE EASEMENTS (L.H.E.) SHOWN HEREON FOR LANDSCAPE AND HARDSCAPE PURPOSES.
5. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):
   A. TRACT M FOR ROAD RIGHT–OF–WAY PURPOSES.
   B. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY) FOR USE IN THE PERFORMING AND DISCHARGING ITS OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, A NON–EXCLUSIVE PERPETUAL LEE COUNTY UTILITY EASEMENT (L.C.U.E.) OVER, UNDER AND ACROSS ALL LEE COUNTY UTILITY EASEMENTS SHOWN HEREIN.
6. DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW, AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN THE PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES:
   A. A NON–EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACT RD–1 AND TRACT RD–2.
   B. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREIN.
   C. THE PUBLIC UTILITY EASEMENTS DESCRIBED IN 6.A. AND 6.B. ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION:
      (I) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES
      (II) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

   IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PORTICO PHASE I, A SUBDIVISION IN SECTIONS 33 & 34 TOWNSHIP 43 SOUTH, RANGE 26 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.

DONE THIS 26th DAY OF OCTOBER, 2006.

ROY L. McCREA (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6205
JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

SURVEYOR'S SEAL

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 26th DAY OF October 2006.

PRINT NAME: TOM JANES
Vice CHAIRMAN OF THE BOARD

CHARLIE GREEN
CLERK OF COURT

MARY GIBBS, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

PETER J. ECKENRODE, DIRECTOR
DIVISION OF DEVELOPMENT SERVICES

JOHN J. FREDYMA
ASSISTANT COUNTY ATTORNEY

BOARD OF COUNTY COMMISSIONERS SEAL

CLERK CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PORTICO PHASE I, A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 5:01 PM. THIS 30th DAY OF October 2006, AND DULY RECORDED IN INSTRUMENT # 2006000411756 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CHARLIE GREEN
LEE COUNTY CLERK OF COURT

CLERK'S SEAL

OWNER: TAYLOR WOODROW COMMUNITIES AT PORTICO, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME/TITLE: Alan B. Smith Treasurer
WITNESS: _____ WITNESS: _____
PRINT NAME: Mike Lahti PRINT NAME: Michael Daddy

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2006, BY Alan B. Smith, President OF TAYLOR WOODROW COMMUNITIES AT PORTICO, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC – STATE OF FLORIDA
Sandra J. Smith
NAME – PRINTED
DD403968 3-7-09
COMMISSION # MY COMMISSION EXPIRES

NOTARY'S SEAL

OWNER: PORTICO COMMUNITY DEVELOPMENT DISTRICT

BY: _____
JEFFREY RIOPELLE, CHAIRMAN
WITNESS: _____ WITNESS: _____
PRINT NAME: MAURA E REDMOND PRINT NAME: VINCENT J. MILLER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION AND ACKNOWLEDGMENT AND ACCEPTANCE OF THE MAINTENANCE RESPONSIBILITY FOR THE STORMWATER MANAGEMENT SYSTEM IN PERPETUITY WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF October 2006, BY JEFFREY RIOPELLE, CHAIRMAN OF PORTICO COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC – STATE OF FLORIDA
Sandra J. Smith
NAME – PRINTED
DD403968 3-7-09
COMMISSION # MY COMMISSION EXPIRES

NOTARY'S SEAL

DOS2004-00352 / PLT2005-00020

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JUN 14 2018
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INSTR # 2006000411756 Page Number: 2 of 17

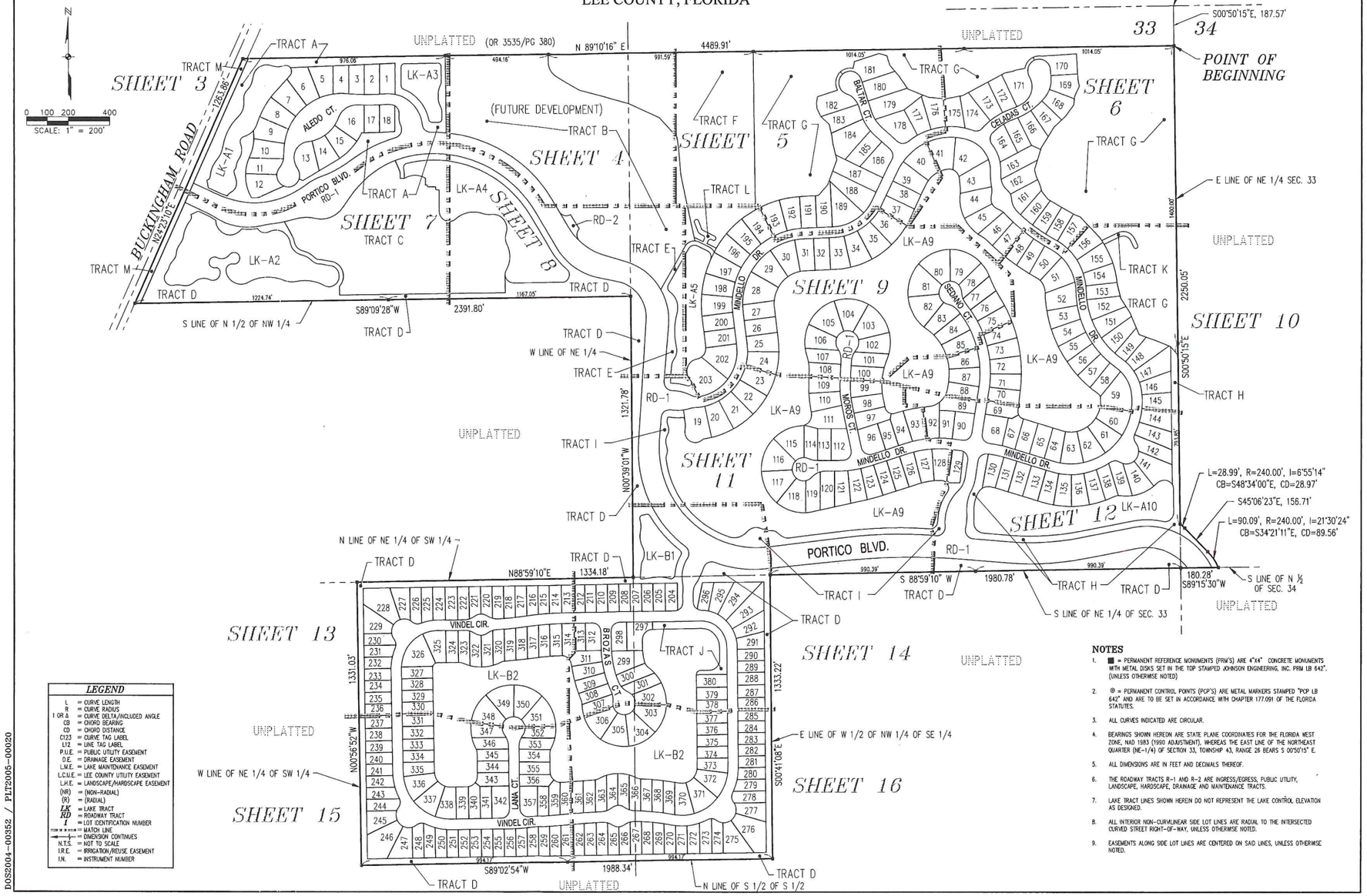
PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET 2 OF 17



LEGEND

L	= CURVE LENGTH
R	= CURVE RADIUS
Δ OR Δ	= CURVE DELTA/UNCLUDED ANGLE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
C123	= CURVE TAG LABEL
L12	= LINE TAG LABEL
P.U.E.	= PUBLIC UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT
L.C.U.E.	= LEE COUNTY UTILITY EASEMENT
L.H.E.	= LANDSCAPE/HARDSCAPE EASEMENT
(NR)	= (NON-RADIAL)
(R)	= (RADIAL)
LK	= LAKE TRACT
RD	= ROADWAY TRACT
1	= LOT IDENTIFICATION NUMBER
	= MATCH LINE
	= DIMENSION CONTINUES
N.T.S.	= NOT TO SCALE
I.R.E.	= IRRIGATION/REUSE EASEMENT
I.N.	= INSTRUMENT NUMBER

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4"X4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊕ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT), WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS S 00°50'15" E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

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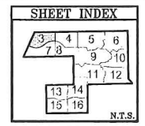
PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

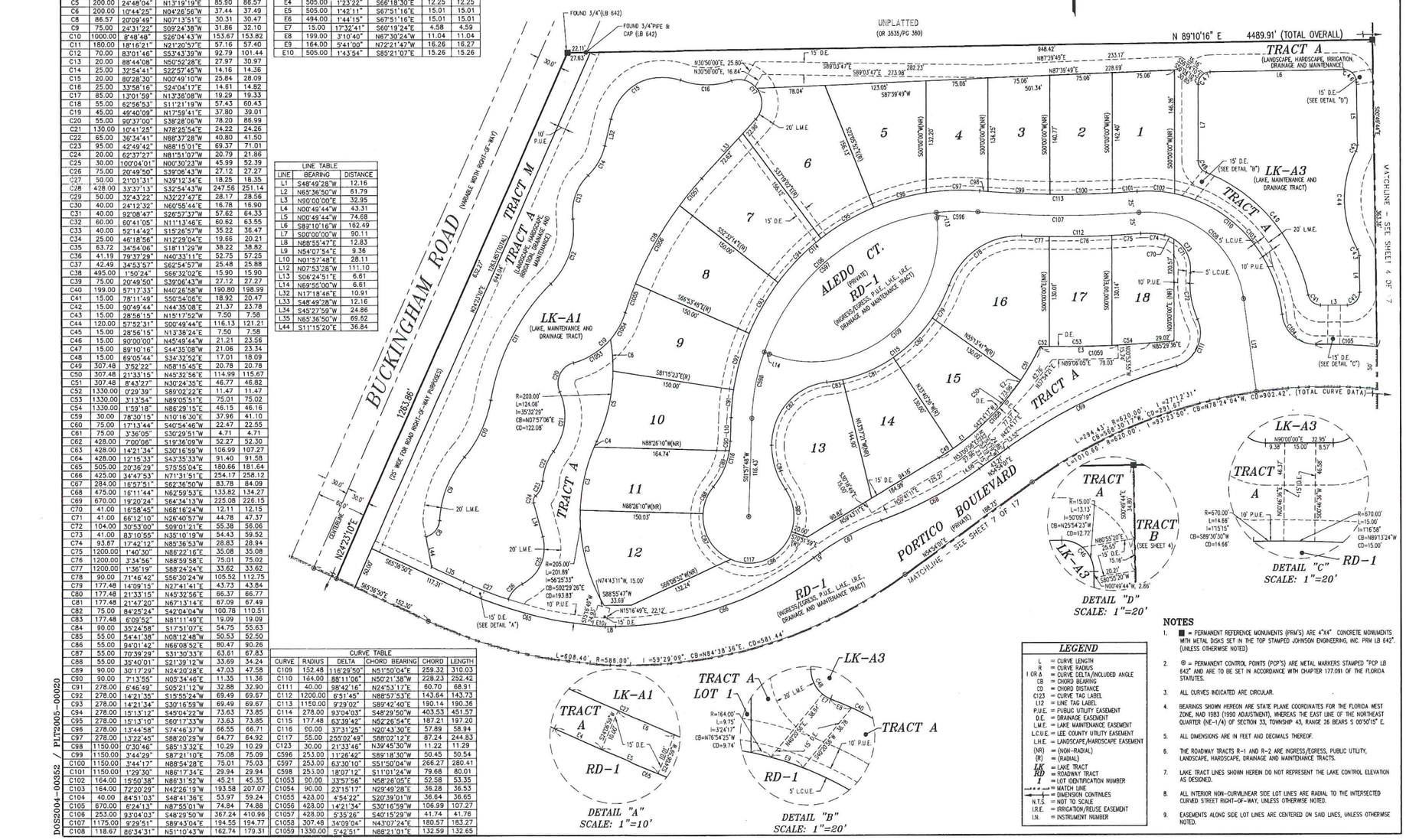
A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET INDEX



SCALE: 1" = 50'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	205.00	32°52'21"	S14°16'02"E	116.01	117.62
C3	205.00	21°30'24"	S12°55'21"W	76.50	76.95
C4	205.00	2°02'48"	S24°41'57"W	7.32	7.32
C5	200.00	24°48'04"	N13°19'19"E	85.90	86.57
C6	200.00	10°44'25"	N04°26'56"W	37.44	37.49
C8	86.57	20°09'49"	N07°13'51"E	30.31	30.47
C9	75.00	24°31'29"	S09°24'38"W	31.86	32.10
C10	1000.00	8°48'48"	S26°04'43"W	153.67	153.82
C11	180.00	18°16'21"	N21°20'57"E	57.16	57.40
C12	70.00	83°01'46"	S53°43'39"W	92.79	101.44
C13	20.00	88°44'08"	N50°52'28"E	27.97	30.97
C14	25.00	32°54'41"	S22°57'45"W	14.16	14.36
C15	20.00	80°28'30"	N00°49'10"W	25.84	28.09
C16	25.00	33°58'16"	S24°04'17"E	14.61	14.82
C17	85.00	13°01'59"	N13°36'08"W	19.29	19.33
C18	55.00	62°56'53"	S11°21'19"W	57.43	60.43
C19	45.00	49°40'09"	N17°59'41"E	37.80	39.01
C20	55.00	90°37'00"	S38°28'06"W	78.20	86.99
C21	130.00	10°41'25"	N78°25'54"E	24.22	24.26
C22	65.00	36°34'41"	N88°37'28"W	40.80	41.50
C23	95.00	42°49'42"	N88°15'01"E	69.37	71.01
C24	20.00	62°37'27"	N81°51'07"W	20.79	21.86
C25	30.00	100°04'01"	N00°30'23"W	45.99	52.39
C26	75.00	20°49'50"	S39°06'43"W	27.12	27.27
C27	50.00	21°01'31"	N39°12'34"E	18.25	18.35
C28	428.00	33°37'13"	S32°54'43"W	247.56	251.14
C29	50.00	32°43'22"	N32°27'47"E	28.17	28.56
C30	40.00	24°12'32"	N60°55'44"E	16.78	16.90
C31	40.00	92°08'47"	S26°57'37"W	57.62	64.33
C32	60.00	60°41'05"	N11°13'46"E	60.82	63.55
C33	40.00	52°14'42"	S15°26'57"W	35.22	36.47
C34	25.00	46°18'56"	N12°29'04"E	19.66	20.21
C35	63.72	34°54'06"	S18°11'29"W	38.22	38.82
C36	41.19	79°37'29"	N40°33'11"E	52.75	57.25
C37	42.49	34°53'57"	S62°54'57"W	25.48	25.88
C38	495.00	1°50'24"	S66°32'02"E	15.90	15.90
C39	75.00	20°49'50"	S39°06'43"W	27.12	27.27
C40	199.00	57°17'33"	N40°26'58"W	190.80	198.99
C41	15.00	78°11'49"	S50°54'06"E	18.92	20.47
C42	15.00	90°49'44"	N44°35'08"E	21.37	23.78
C43	15.00	28°56'15"	N15°17'52"W	7.50	7.58
C44	120.00	57°52'31"	S00°49'44"E	116.13	121.21
C45	15.00	28°56'15"	N13°38'24"E	7.50	7.58
C46	15.00	90°00'00"	N45°49'44"W	21.21	23.56
C47	15.00	89°10'16"	S44°35'08"W	21.06	23.34
C48	15.00	69°05'44"	S34°32'52"E	17.01	18.09
C49	307.48	3°52'22"	N58°15'45"E	20.78	20.78
C50	307.48	21°33'15"	N45°32'56"E	114.99	115.67
C51	307.48	8°43'27"	N30°24'35"E	46.77	46.82
C52	1330.00	0°29'39"	S89°02'22"E	11.47	11.47
C53	1330.00	3°13'54"	N89°05'51"E	75.01	75.02
C54	1330.00	1°59'18"	N86°29'15"E	46.15	46.16
C59	30.00	78°30'15"	N10°16'30"E	37.96	41.10
C60	75.00	17°13'44"	S40°54'46"W	22.47	22.55
C61	75.00	3°36'05"	S30°29'51"W	4.71	4.71
C62	428.00	7°00'06"	S19°36'09"W	52.27	52.30
C63	428.00	14°21'34"	S30°16'59"W	106.99	107.27
C64	428.00	12°15'33"	S43°35'33"W	91.40	91.58
C65	505.00	20°36'29"	S75°55'04"E	180.66	181.64
C66	425.00	34°47'53"	N71°31'51"E	254.17	258.12
C67	284.00	16°57'51"	S62°36'50"W	83.78	84.09
C68	475.00	16°11'44"	N62°59'53"E	133.82	134.27
C69	670.00	19°20'24"	S64°34'13"W	225.08	226.15
C70	41.00	16°58'45"	N68°16'24"W	12.11	12.15
C71	41.00	66°12'10"	N26°40'57"W	44.78	47.37
C72	104.00	30°53'00"	S09°01'21"E	55.38	56.06
C73	41.00	83°10'55"	N35°10'19"W	54.43	59.52
C74	93.67	17°42'12"	N85°36'53"W	28.83	28.94
C75	1200.00	1°40'30"	N86°22'16"E	35.08	35.08
C76	1200.00	3°34'56"	N88°59'58"E	75.01	75.02
C77	1200.00	1°36'19"	S88°24'24"E	33.62	33.62
C78	90.00	71°46'42"	S56°30'24"W	105.52	112.75
C79	177.48	14°09'15"	N27°41'41"E	43.73	43.84
C80	177.48	21°33'15"	N45°32'56"E	66.37	66.77
C81	177.48	21°47'20"	N67°13'14"E	67.09	67.49
C82	75.00	84°25'24"	S42°04'04"W	100.78	110.51
C83	177.48	6°09'52"	N81°11'49"E	19.09	19.09
C84	90.00	35°24'58"	S17°51'07"E	54.75	55.63
C85	55.00	54°41'38"	N08°12'48"W	50.53	52.50
C86	55.00	94°01'42"	N66°08'52"E	80.47	90.26
C87	55.00	70°39'29"	S31°30'33"E	63.61	67.83
C88	55.00	35°40'01"	S21°39'12"W	33.69	34.24
C89	90.00	30°17'29"	N24°20'28"E	47.03	47.58
C90	90.00	7°13'55"	N05°34'46"E	11.35	11.36
C91	278.00	6°46'49"	S05°21'12"W	32.88	32.90
C92	278.00	14°21'35"	S15°55'24"W	69.49	69.67
C93	278.00	14°21'34"	S30°16'59"W	69.49	69.67
C94	278.00	15°13'12"	S45°04'22"W	73.63	73.85
C95	278.00	15°13'10"	S60°17'33"W	73.63	73.85
C96	278.00	13°44'58"	S74°46'37"W	66.55	66.71
C97	278.00	13°22'45"	S88°20'29"W	64.77	64.92
C98	1150.00	0°30'46"	S85°13'32"E	10.29	10.29
C99	1150.00	3°44'29"	S87°21'10"E	75.08	75.09
C100	1150.00	3°44'17"	N88°54'28"E	75.01	75.03
C101	1150.00	1°29'30"	N86°17'34"E	29.94	29.94
C102	164.00	15°50'38"	N86°31'52"W	45.21	45.35
C103	164.00	72°20'29"	N42°26'19"W	193.58	207.07
C104	40.00	84°51'03"	S48°41'36"E	53.97	59.24
C105	670.00	6°24'13"	N87°55'01"W	74.84	74.88
C106	253.00	93°04'03"	S48°29'50"W	367.24	410.96
C107	1175.00	9°29'51"	S89°43'04"E	194.55	194.77
C108	118.67	86°34'31"	N51°10'43"W	162.74	179.31

CURVE TABLE – DRAINAGE EASEMENTS					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
E1	307.48	7°10'51"	N52°44'09"E	38.51	38.54
E2	307.48	0°33'32"	N35°03'05"E	3.00	3.00
E3	1330.00	4°02'51"	N89°11'01"E	93.94	93.96
E4	505.00	1°23'22"	S66°18'30"E	12.25	12.25
E5	505.00	1°42'11"	S67°51'16"E	15.01	15.01
E6	494.00	1°44'15"	S67°51'16"E	15.01	15.01
E7	15.00	17°32'41"	S60°19'24"E	4.58	4.59
E8	199.00	3°10'40"	N67°30'24"W	11.04	11.04
E9	164.00	5°41'00"	N72°21'47"W	16.26	16.27
E10	505.00	1°43'54"	S85°21'07"E	15.26	15.26

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°49'28"W	12.16
L2	N65°36'50"W	61.79
L3	N90°00'00"E	32.95
L4	N00°49'44"W	43.31
L5	N00°49'44"W	74.68
L6	S82°10'16"W	162.49
L7	S00°00'00"W	90.11
L8	N88°55'47"E	12.83
L9	N54°07'54"E	9.36
L10	N01°57'48"E	28.11
L12	N07°53'28"W	111.10
L13	S06°24'51"E	6.61
L14	N69°55'00"W	6.61
L32	N17°18'46"E	10.91
L33	S48°49'28"W	12.16
L34	S45°27'59"W	24.86
L35	N65°36'50"W	69.62
L44	S11°15'20"E	36.84

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C109	152.48	116°29'50"	N51°50'04"E	259.32	310.03
C110	164.00	88°11'06"	N50°21'38"W	228.23	252.42
C111	40.00	98°42'16"	N24°53'17"E	60.70	68.91
C112	1200.00	6°51'45"	N88°57'53"E	143.64	143.73
C113	1150.00	9°29'02"	S89°42'40"E	190.14	190.36
C114	278.00	93°04'03"	S48°29'50"W	403.53	451.57
C115	177.48	63°39'42"	N52°26'54"E	187.21	197.20
C116	90.00	37°31'25"	N20°43'39"E	57.89	58.94
C117	55.00	255°02'49"	S88°02'12"E	87.24	244.83
C123	30.00	21°33'46"	N39°45'30"W	11.22	11.29
C596	253.00	11°26'42"	S89°18'30"W	50.45	50.54
C597	253.00	63°30'10"	S51°50'04"W	266.27	280.41
C598	253.00	18°07'12"	S11°01'24"W	79.68	80.01
C1053	90.00	33°57'56"	N58°26'05"E	52.58	53.35
C1054	90.00	23°15'17"	N29°49'28"E	36.28	36.53
C1055	428.00	4°54'22"	S20°39'01"W	36.64	36.65
C1056	428.00	14°21'34"	S30°16'59"W	106.99	107.27
C1057	428.00	5°35'26"	S40°15'29"W	41.74	41.76
C1058	307.48	34°09'04"	N43°07'24"E	180.57	183.27
C1059	1330.00	5°42'51"	N88°21'01"E	132.59	132.65

LEGEND

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N.T.S.	= NOT TO SCALE
I.R.E.	= IRRIGATION/REUSE EASEMENT
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NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4"X4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊗ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
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4. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT), WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS S 00°50'15" E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
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DOS2004-00352 / PLT2005-00020
S:\MASTER\PORTICO\PHASE1\PLAT.dwg (3) Jun 08, 2006 - 11:16am

DOS2018-00018

PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

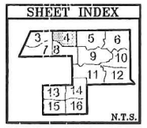
PORTICO PHASE I

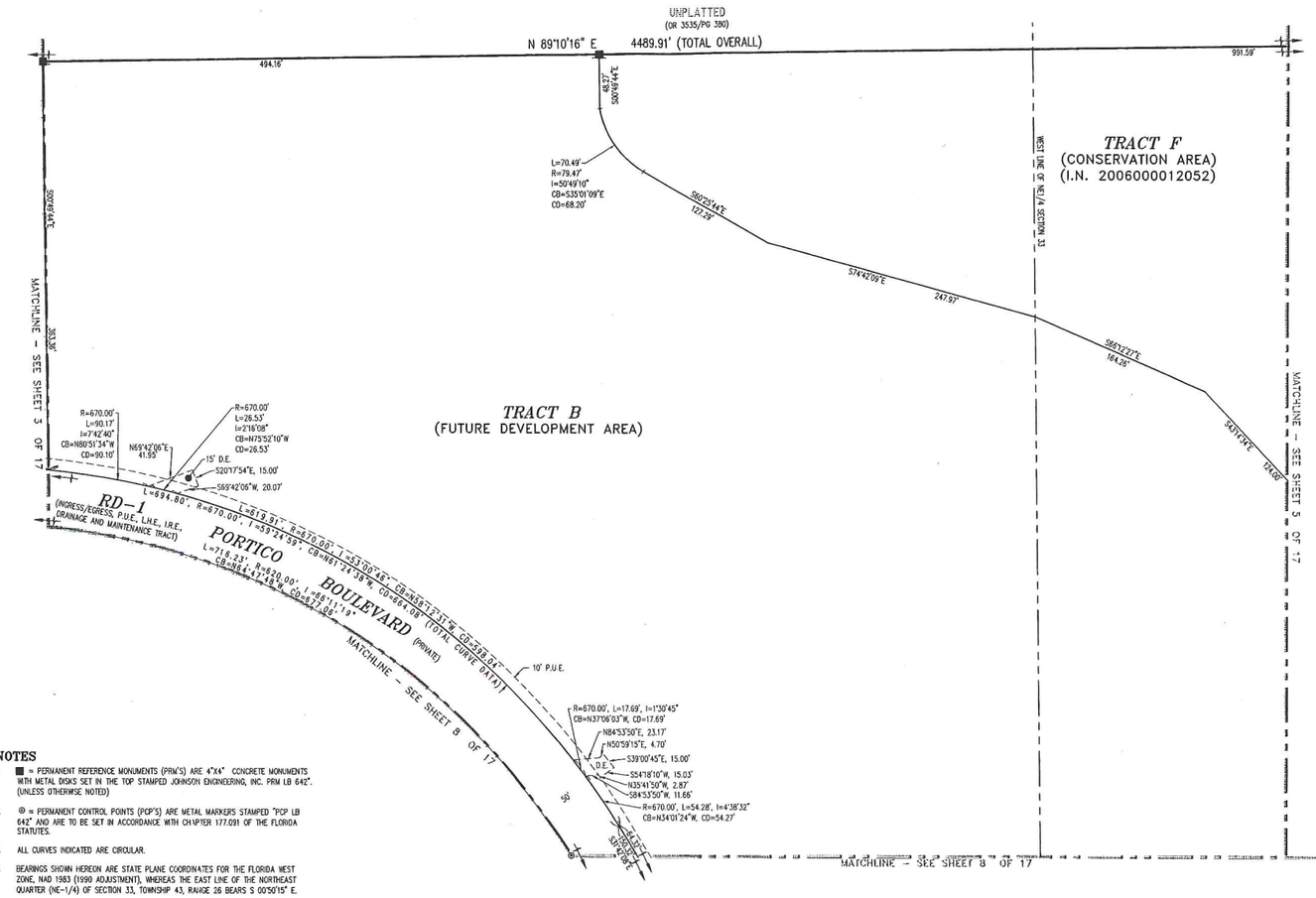
A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

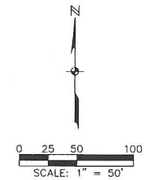
INSTRUMENT NUMBER 2006000411756

SHEET 4 OF 17

SHEET INDEX







LEGEND	
L	= CURVE LENGTH
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PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET INDEX



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C189	355.00	0°50'29"	S86°49'50"W	5.21	5.21
C190	355.00	11°25'43"	S80°41'44"W	70.69	70.81
C191	355.00	11°25'43"	S69°16'00"W	70.69	70.81
C199	215.00	43°21'24"	N65°34'23"E	158.84	162.69
C200	215.00	18°19'56"	N34°43'43"E	68.50	68.79
C201	333.00	6°09'27"	S28°38'28"W	35.77	35.79
C202	40.00	79°57'51"	N08°15'44"W	51.40	55.83
C229	70.00	53°33'10"	S74°35'16"W	63.07	65.43
C231	225.00	30°20'25"	S33°04'27"E	117.76	119.15
C232	200.00	30°20'25"	S33°04'27"E	104.67	105.91
C233	175.00	30°20'25"	S33°04'27"E	91.59	92.67
C234	90.00	54°06'42"	N44°57'36"W	81.87	85.00
C235	55.00	234°06'42"	S45°02'24"W	97.96	224.73
C236	115.00	21°16'22"	N28°32'26"W	42.45	42.70
C237	50.00	54°59'47"	N09°58'51"W	46.17	47.99
C238	308.00	16°11'35"	S33°39'33"W	86.76	87.05
C239	40.00	79°57'51"	S88°13'35"E	51.40	55.83
C240	333.00	9°32'49"	S56°31'53"W	55.42	55.49
C241	333.00	12°08'12"	S67°24'24"W	70.41	70.54
C242	333.00	12°08'12"	S79°32'36"W	70.41	70.54
C337	283.00	29°17'59"	S50°49'37"W	143.15	144.72
C338	283.00	10°36'52"	S30°52'11"W	52.35	52.43
C339	265.00	4°36'44"	N27°52'07"E	21.33	21.33
C367	415.00	4°36'44"	N27°52'07"E	33.40	33.41
C368	133.00	10°36'54"	S30°52'12"W	24.81	24.64
C369	133.00	29°17'51"	S50°49'35"W	67.27	68.01
C932	70.00	76°57'23"	S09°20'00"W	87.11'	94.02
C933	55.00	119°49'38"	S12°06'08"E	95.18'	115.03
C934	55.00	114°17'04"	N75°02'47"W	92.40	109.71
C936	90.00	47°50'33"	N48°05'41"W	72.99	75.15
C937	90.00	6°16'09"	N21°02'19"W	9.84	9.85
C938	225.00	5°44'08"	S20°48'19"E	22.51	22.52
C939	225.00	16°43'56"	S32°00'21"E	65.47	65.71
C940	225.00	7°52'21"	S44°18'29"E	30.89	30.92
C941	175.00	13°46'31"	S24°47'31"E	41.97	42.07
C942	175.00	16°33'54"	S39°57'43"E	50.42	50.59

LEGEND

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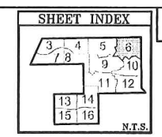
DCI2018-00018

PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

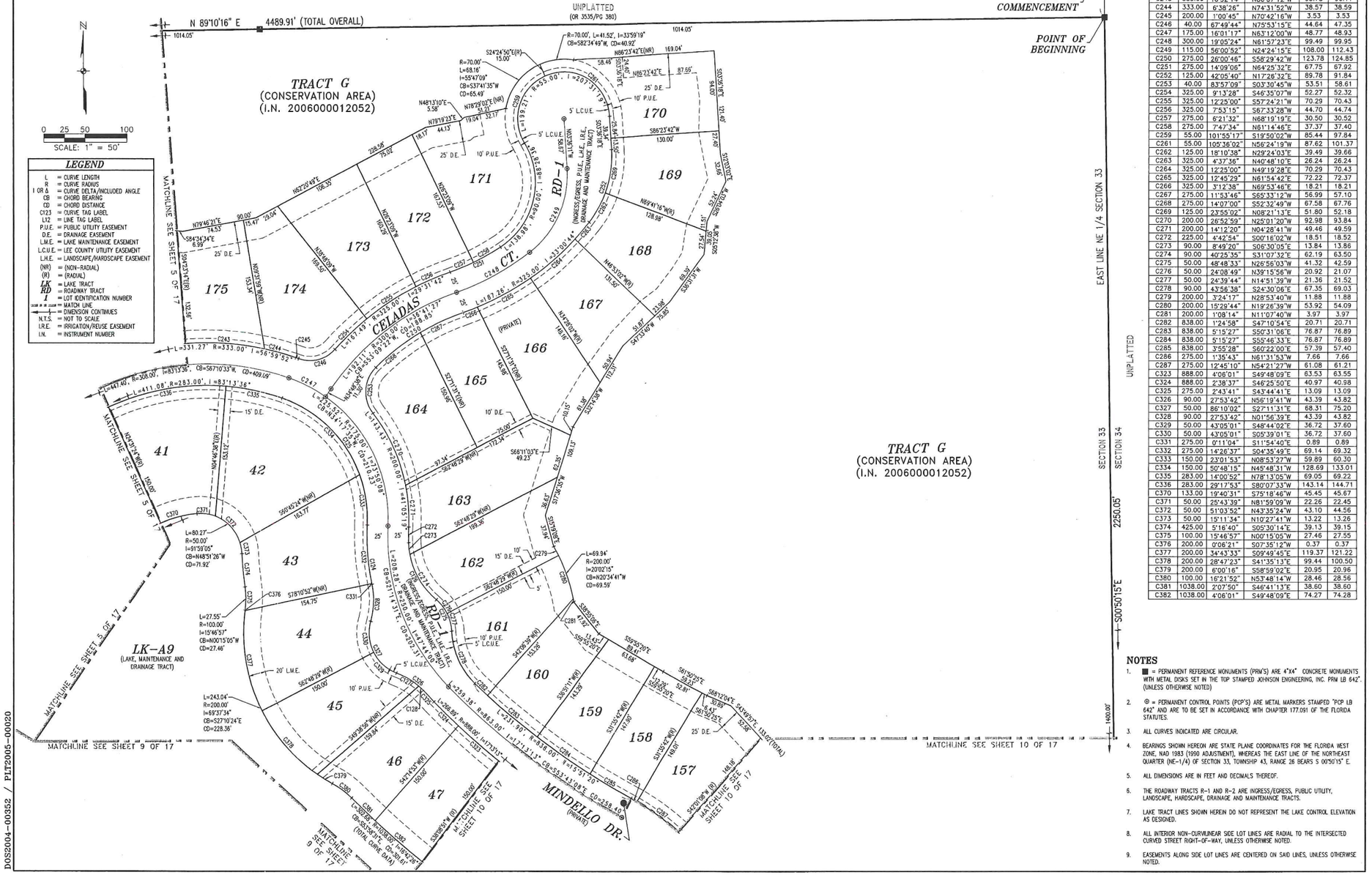
A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

SHEET INDEX



INSTRUMENT NUMBER 2006000411756

SHEET 6 OF 17



LEGEND

L	= CURVE LENGTH
R	= CURVE RADIUS
Δ OR I	= CURVE DELTA/INCLUDED ANGLE
CB	= CHORD BEARING
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C123	= CURVE TAG LABEL
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CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C124	275.00	14°37'41"	S04°41'22"E	70.02	70.21
C125	150.00	73°50'08"	S34°17'35"E	180.20	193.30
C126	90.00	49°14'55"	S26°42'52"E	75.00	77.36
C127	90.00	19°42'52"	S60°25'06"E	30.81	30.97
C128	90.00	8°10'50"	S46°28'15"E	12.84	12.85
C243	333.00	16°32'14"	N86°07'12"W	95.78	96.11
C244	333.00	6°38'26"	N74°31'52"W	38.57	38.59
C245	200.00	1°00'45"	N70°42'16"W	3.53	3.53
C246	40.00	67°49'44"	N75°53'15"E	44.64	47.35
C247	175.00	16°01'17"	N63°12'00"W	48.77	48.93
C248	300.00	19°05'24"	N61°57'23"E	99.49	99.95
C249	115.00	56°00'52"	N24°24'15"E	108.00	112.43
C250	275.00	26°00'46"	S58°29'42"W	123.78	124.85
C251	275.00	14°09'06"	N64°25'32"E	67.75	67.92
C252	125.00	42°05'40"	N17°26'32"E	89.78	91.84
C253	40.00	83°57'09"	S03°30'45"W	53.51	58.61
C254	325.00	9°13'28"	S46°35'07"W	52.27	52.32
C255	325.00	12°25'00"	S57°24'21"W	70.29	70.43
C256	325.00	7°53'15"	S67°33'28"W	44.70	44.74
C257	275.00	6°21'32"	N68°19'19"E	30.50	30.52
C258	275.00	7°47'34"	N61°14'46"E	37.37	37.40
C259	55.00	101°55'17"	S19°50'02"W	85.44	97.84
C261	55.00	105°36'02"	N56°24'19"W	87.62	101.37
C262	125.00	18°10'38"	N29°24'03"E	39.49	39.66
C263	325.00	4°37'36"	N40°48'10"E	26.24	26.24
C264	325.00	12°25'00"	N49°19'28"E	70.29	70.43
C265	325.00	12°45'29"	N61°54'42"E	72.22	72.37
C266	325.00	3°12'38"	N69°53'46"E	18.21	18.21
C267	275.00	11°53'46"	S65°32'12"W	56.99	57.10
C268	275.00	14°07'00"	S52°32'49"W	67.58	67.76
C269	125.00	23°55'02"	N08°21'13"E	51.80	52.18
C270	200.00	26°52'59"	N25°01'20"W	92.98	93.84
C271	200.00	14°12'20"	N04°28'41"W	49.46	49.59
C272	225.00	4°42'54"	S00°16'02"W	18.51	18.52
C273	90.00	8°49'20"	S06°30'05"E	13.84	13.86
C274	90.00	40°25'35"	S31°07'32"E	62.19	63.50
C275	50.00	48°48'33"	N26°56'03"W	41.32	42.59
C276	50.00	24°08'49"	N39°15'56"W	20.92	21.07
C277	50.00	24°39'44"	N14°51'39"W	21.36	21.52
C278	90.00	43°56'38"	S24°30'06"E	67.35	69.03
C279	200.00	3°24'17"	N28°53'40"W	11.88	11.88
C280	200.00	15°29'44"	N19°26'39"W	53.92	54.09
C281	200.00	1°08'14"	N11°07'40"W	3.97	3.97
C282	838.00	1°24'58"	S47°10'54"E	20.71	20.71
C283	838.00	5°15'27"	S50°31'06"E	76.87	76.89
C284	838.00	5°15'27"	S55°46'33"E	76.87	76.89
C285	838.00	3°55'28"	S60°22'00"E	57.39	57.40
C286	275.00	1°35'43"	N61°31'53"W	7.66	7.66
C287	275.00	12°45'10"	N54°21'27"W	61.08	61.21
C323	888.00	4°06'01"	S49°48'09"E	63.53	63.55
C324	888.00	2°38'37"	S46°25'50"E	40.97	40.98
C325	275.00	2°43'41"	S43°44'41"E	13.09	13.09
C326	90.00	27°53'42"	N56°19'41"W	43.39	43.82
C327	50.00	86°10'02"	S27°11'31"E	68.31	75.20
C328	90.00	27°53'42"	N01°56'39"E	43.39	43.82
C329	50.00	43°05'01"	S48°44'02"E	36.72	37.60
C330	50.00	43°05'01"	S05°39'01"E	36.72	37.60
C331	275.00	0°11'04"	S11°54'40"E	0.89	0.89
C332	275.00	14°26'37"	S04°35'49"E	69.14	69.32
C333	150.00	23°01'53"	N08°53'27"W	59.89	60.30
C334	150.00	50°48'15"	N45°48'31"W	128.69	133.01
C335	283.00	14°00'52"	N78°13'05"W	69.05	69.22
C336	283.00	29°17'53"	S80°07'33"W	143.14	144.71
C370	133.00	19°40'31"	S75°18'46"W	45.45	45.67
C371	50.00	25°43'39"	N81°59'09"W	22.26	22.45
C372	50.00	51°03'52"	N43°35'24"W	43.10	44.56
C373	50.00	15°11'34"	N10°27'41"W	13.22	13.26
C374	425.00	5°16'40"	S05°30'14"E	39.13	39.15
C375	100.00	15°46'57"	N00°15'05"W	27.46	27.55
C376	200.00	0°06'21"	S07°35'12"W	0.37	0.37
C377	200.00	34°43'33"	S09°49'45"E	119.37	121.22
C378	200.00	28°47'23"	S41°35'13"E	99.44	100.50
C379	200.00	6°00'16"	S58°59'02"E	20.95	20.96
C380	100.00	16°21'52"	N53°48'14"W	28.46	28.56
C381	1038.00	2°07'50"	S46°41'13"E	38.60	38.60
C382	1038.00	4°06'01"	S49°48'09"E	74.27	74.28

NOTES

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3. ALL CURVES INDICATED ARE CIRCULAR.
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5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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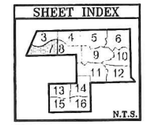
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LEE COUNTY, FLORIDA

SHEET INDEX



INSTRUMENT NUMBER 2006000411756

SHEET 7 OF 17

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C118	500.00	6°33'11"	S80°03'46"W	57.16	57.19
C119	605.00	9°48'07"	N78°26'18"E	103.38	103.50
C120	200.00	29°11'31"	S88°07'59"W	100.80	101.90
C121	127.00	67°40'47"	N68°53'21"E	141.45	150.02
C1060	215.00	8°55'54"	S80°12'56"E	33.48	33.52
C1061	70.00	16°20'27"	S83°55'13"W	19.90	19.96
C1062	30.00	46°25'07"	S68°52'53"E	23.65	24.30
C1063	127.39	30°54'40"	S61°07'09"E	67.86	68.69
C1064	52.42	66°43'58"	S43°12'00"E	57.86	61.05
C1065	90.54	19°58'11"	S19°49'06"E	31.40	31.56
C1066	72.42	29°20'47"	S24°30'24"E	36.69	37.09
C1067	72.42	14°52'05"	S46°36'50"E	18.74	18.79
C1068	72.42	22°31'06"	S65°18'26"E	28.28	28.46
C1069	50.00	42°36'39"	N63°22'34"W	36.33	37.19
C1070	50.00	17°15'19"	N33°26'34"W	15.00	15.06
C1071	50.00	32°44'07"	N08°26'51"W	28.18	28.57
C1072	50.00	17°15'14"	N16°32'49"E	15.00	15.06
C1073	50.00	92°41'16"	N71°31'04"E	72.35	80.89
C1074	475.00	10°07'11"	S40°06'33"W	83.79	83.90
C1075	475.00	2°32'08"	S46°26'12"W	21.01	21.02
C1076	475.00	4°28'58"	S49°56'44"W	37.15	37.16
C1077	475.00	8°52'54"	S56°37'40"W	73.56	73.63

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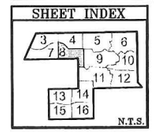
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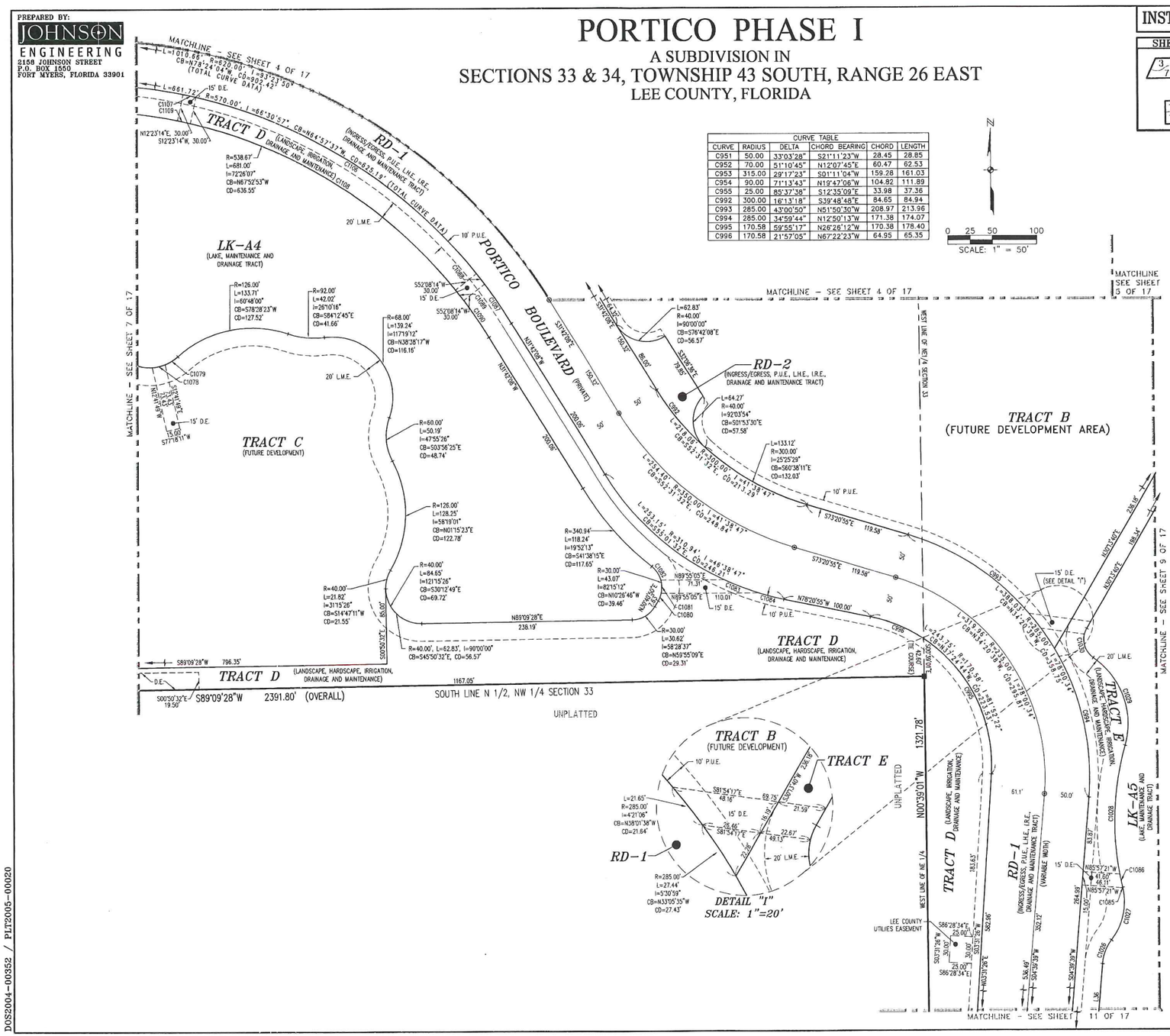
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SHEET 8 OF 17

SHEET INDEX





CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C951	50.00	33°03'28"	S21°11'23"W	28.45	28.85
C952	70.00	51°10'45"	N12°07'45"E	60.47	62.53
C953	315.00	29°17'23"	S01°11'04"W	159.28	161.03
C954	90.00	71°13'43"	N19°47'06"W	104.82	111.89
C955	25.00	85°37'38"	S12°35'09"E	33.98	37.36
C992	300.00	16°13'18"	S39°48'48"E	84.65	84.94
C993	285.00	43°00'50"	N51°50'30"W	208.97	213.96
C994	285.00	34°59'44"	N12°50'13"W	171.38	174.07
C995	170.58	59°55'17"	N26°26'12"W	170.38	178.40
C998	170.58	21°57'05"	N67°22'23"W	64.95	65.35

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LINE TABLE		
LINE	BEARING	DISTANCE
L36	N04°39'39"E	80.25

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CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1026	50.00	33°03'28"	S21°11'23"W	28.45	28.85
C1027	70.00	51°10'45"	N12°07'45"E	60.47	62.53
C1028	315.00	29°17'23"	S01°11'04"W	159.28	161.03
C1029	90.00	71°13'43"	N19°47'06"W	104.82	111.89
C1030	25.00	85°37'38"	S12°35'09"E	33.98	37.36
C1031	30.00	85°10'43"	S72°49'02"W	40.60	44.60
C1077	475.00	8°52'54"	S56°37'40"W	73.56	73.63
C1078	48.00	17°58'43"	N77°18'11"E	15.00	15.06
C1079	48.00	20°14'26"	N58°11'36"E	16.87	16.96
C1080	30.00	17°35'36"	N21°53'02"E	9.18	9.21
C1081	30.00	28°57'46"	N01°23'39"W	15.00	15.16
C1082	30.00	35°41'50"	N33°43'27"W	18.39	18.69
C1083	310.94	7°42'46"	S69°03'56"E	41.83	41.86
C1084	310.94	5°25'36"	S75°38'07"E	29.44	29.45
C1085	70.00	0°23'53"	N13°15'41"W	0.49	0.49
C1086	315.00	2°45'09"	S12°05'03"E	15.13	15.13
C1087	570.00	5°25'06"	N34°24'42"W	53.88	53.90
C1088	570.00	1°30'28"	N37°52'29"W	15.00	15.00
C1089	538.67	1°35'44"	N37°51'08"W	15.00	15.00
C1090	538.67	5°23'26"	N34°21'33"W	50.66	50.68
C1106	570.00	38°15'00"	N57°45'13"W	373.50	380.53
C1107	570.00	1°30'28"	N77°37'57"W	15.00	15.00
C1108	538.67	38°15'39"	N57°46'49"W	353.07	359.71
C1109	538.67	1°35'44"	N77°42'31"W	15.00	15.00

LEGEND

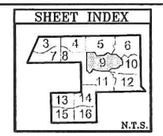
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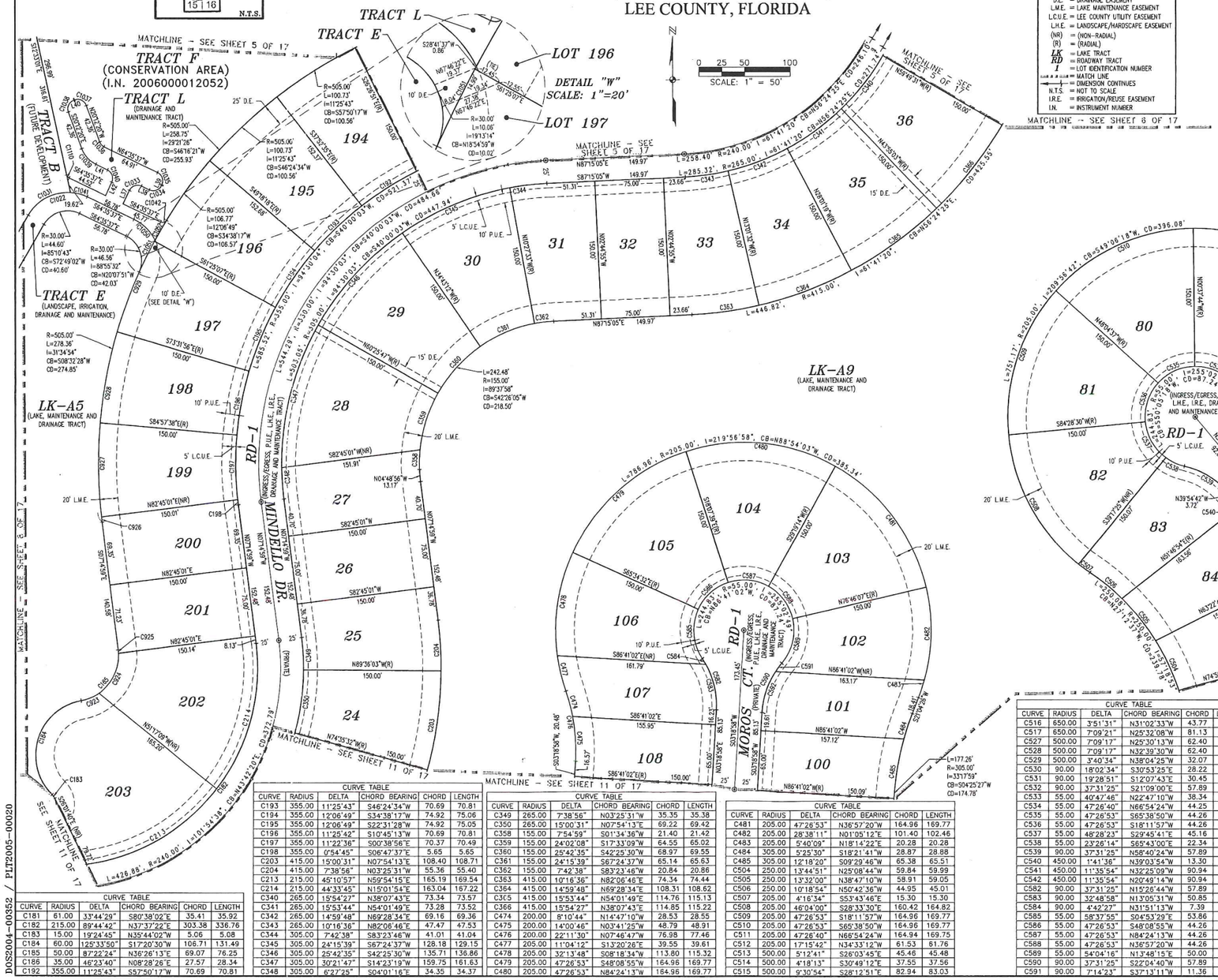
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I.R.E.	= IRRIGATION/REUSE EASEMENT
I.N.	= INSTRUMENT NUMBER

INSTRUMENT NUMBER 2006000411756

SHEET 9 OF 17

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4"X4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊗ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT), WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS S 00°50'15" E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C181	61.00	33°44'29"	S80°38'02"E	35.41	35.92
C182	215.00	89°44'42"	N37°37'22"E	303.38	336.76
C183	15.00	19°24'45"	N35°44'02"W	5.06	5.08
C184	60.00	125°33'50"	S17°20'30"W	106.71	131.49
C185	50.00	87°22'24"	N36°26'13"E	69.07	76.25
C186	35.00	46°23'40"	N08°28'26"E	27.57	28.34
C192	355.00	11°25'43"	S57°50'17"W	70.69	70.81

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C193	355.00	11°25'43"	S46°24'34"W	70.69	70.81
C194	355.00	12°06'49"	S34°38'17"W	74.92	75.06
C195	355.00	12°06'49"	S22°31'28"W	74.92	75.05
C196	355.00	11°25'42"	S10°45'13"W	70.69	70.81
C197	355.00	11°22'36"	S00°38'56"E	70.37	70.49
C198	355.00	0°54'45"	S06°47'37"E	5.65	5.65
C203	415.00	15°00'31"	N07°54'13"E	108.40	108.71
C204	415.00	7°38'56"	N03°25'31"W	55.36	55.40
C213	215.00	45°10'57"	N59°54'15"E	165.19	169.54
C214	215.00	44°33'45"	N15°01'54"E	163.04	167.22
C340	265.00	15°54'27"	N38°07'43"E	73.34	73.57
C341	265.00	15°53'44"	N54°01'49"E	73.28	73.52
C342	265.00	14°59'48"	N69°28'34"E	69.16	69.36
C343	265.00	10°16'36"	N82°06'46"E	47.47	47.53
C344	305.00	7°42'38"	S83°23'46"W	41.01	41.04
C345	305.00	24°15'39"	S67°24'37"W	128.18	129.15
C346	305.00	25°42'35"	S42°25'30"W	135.71	136.86
C347	305.00	30°21'47"	S14°23'19"W	159.75	161.63
C348	305.00	6°27'25"	S04°01'16"E	34.35	34.37

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C349	265.00	7°38'56"	N03°25'31"W	35.35	35.38
C350	265.00	15°00'31"	N07°54'13"E	69.22	69.42
C358	155.00	7°54'59"	S01°34'36"W	21.40	21.42
C359	155.00	24°02'08"	S17°33'09"W	64.55	65.02
C360	155.00	25°42'35"	S42°25'30"W	68.97	69.55
C361	155.00	24°15'39"	S67°24'37"W	65.14	65.63
C362	155.00	7°42'38"	S83°23'46"W	20.84	20.86
C363	415.00	10°16'36"	N82°06'46"E	74.34	74.44
C364	415.00	14°59'48"	N69°28'34"E	108.31	108.62
C365	415.00	15°53'44"	N54°01'49"E	114.76	115.13
C366	415.00	15°54'27"	N38°07'43"E	114.85	115.22
C474	200.00	8°10'44"	N14°47'10"W	28.53	28.55
C475	200.00	14°00'46"	N03°41'25"W	48.79	48.91
C476	200.00	22°11'30"	N07°46'47"W	76.98	77.46
C477	205.00	11°04'12"	S13°20'26"E	39.55	39.61
C478	205.00	32°13'48"	S08°18'34"W	113.80	115.32
C479	205.00	47°26'53"	S48°08'55"W	164.96	169.77
C480	205.00	47°26'53"	N84°24'13"W	164.96	169.77

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C481	205.00	47°26'53"	N36°57'20"W	164.96	169.77
C482	205.00	28°38'11"	N01°05'12"E	101.40	102.46
C483	205.00	5°40'09"	N18°14'22"E	20.28	20.28
C484	305.00	5°25'30"	S18°21'41"W	28.87	28.88
C485	305.00	12°18'20"	S09°29'46"W	65.38	65.51
C504	250.00	13°44'51"	N25°08'44"W	59.84	59.99
C505	250.00	13°32'00"	N38°47'10"W	58.91	59.05
C506	250.00	10°18'54"	N50°42'36"W	44.95	45.01
C507	205.00	4°16'34"	S53°43'46"E	15.30	15.30
C508	205.00	46°04'00"	S28°33'30"E	160.42	164.82
C509	205.00	47°26'53"	S18°11'57"W	164.96	169.77
C510	205.00	47°26'53"	S65°38'50"W	164.96	169.77
C511	205.00	47°26'40"	N66°54'24"W	164.94	169.75
C512	205.00	17°15'42"	N34°33'12"W	61.53	61.76
C513	500.00	5°12'41"	S26°03'45"E	45.46	45.48
C514	500.00	4°18'13"	S30°49'12"E	37.55	37.56
C515	500.00	9°30'54"	S28°12'51"E	82.94	83.03

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C516	650.00	3°51'31"	N31°02'33"W	43.77	43.77
C517	650.00	7°09'21"	N25°32'08"W	81.13	81.18
C527	500.00	7°09'17"	N25°30'13"W	62.40	62.44
C528	500.00	7°09'17"	N32°39'30"W	62.40	62.44
C529	500.00	3°40'34"	N38°04'25"W	32.07	32.08
C530	90.00	18°02'34"	S30°53'25"E	28.22	28.34
C531	90.00	19°28'57"	S12°07'43"E	30.45	30.60
C532	90.00	37°31'25"	S21°09'00"E	57.89	58.94
C533	55.00	40°47'46"	N22°47'10"W	38.34	39.16
C534	55.00	47°26'40"	N66°54'24"W	44.25	45.54
C535	55.00	47°26'53"	S65°38'50"W	44.26	45.55
C536	55.00	47°26'53"	S18°11'57"W	44.26	45.55
C537	55.00	48°28'23"	S29°45'41"E	45.16	46.53
C538	55.00	23°26'14"	S65°43'00"E	22.34	22.50
C539	90.00	37°31'25"	N58°40'24"W	57.89	58.94
C540	450.00	1°41'36"	N39°03'54"W	13.30	13.30
C541	450.00	11°35'54"	N32°25'09"W	90.94	91.09
C542	450.00	11°35'54"	N20°49'14"W	90.94	91.09
C582	90.00	37°31'25"	N15°26'44"W	57.89	58.94
C583	90.00	32°48'58"	N13°05'31"W	50.85	51.55
C584	90.00	4°42'27"	N31°51'13"W	7.39	7.39
C585	55.00	58°37'55"	S04°53'29"E	53.86	56.28
C586	55.00	47°26'53"	S48°08'55"W	44.26	45.55
C587	55.00	47°26'53"	N84°24'13"W	44.26	45.55
C588	55.00	47°26'53"	N36°57'20"W	44.26	45.55
C589	55.00	54°04'16"	N13°48'15"E	50.00	51.90
C590	90.00	37°31'25"	S22°04'40"W	57.89	58.94
C591	90.00	7°14'23"	S37°13'11"W	11.36	11.37

LINE TABLE		
LINE	BEARING	DISTANCE
L37	N25°24'23"E	16.16
L38	S64°35'37"E	9.50
L39	N25°24'23"E	1.00
L40	S69°47'40"W	1.00
L41	S64°35'37"E	14.41
L42	S25°24'23"W	16.16

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C592	90.00	30°17'01"	S18°27'29"W	47.02	47.57
C923	50.00	24°39'56"	N67°47'27"E	21.36	21.52
C924	50.00	58°23'08"	N26°15'55"E	48.78	50.95
C925	50.00	4°19'19"	N05°05'19"W	3.77	3.77
C926	505.00	0°38'29"	S06°55'44"E	5.65	5.65
C927	505.00	11°38'51"	S00°47'04"E	102.48	102.66
C928	505.00	11°25'42"	S10°45'13"W	100.56	100.73
C929	505.00	12°06'49"	S22°31'28"W	106.57	106.77
C956	145.00	16°43'25"	N21°51'58"E	42.17	42.32
C957	25.00	105°52'45"	S66°26'38"W	39.90	46.20
C958	50.00	28°15'57"	S74°44'58"E	24.42	24.67
C959	35.00	74°09'32"	N51°48'10"W	42.20	45.30
C960	30.00	50°42'09"	N86°38'23"E	25.69	26.55
C961	505.00	2°15'50"	S62°25'14"W	19.95	19.95
C1022	50.00	85°10'43"	S72°49'02"W	67.67	74.33
C1031	50.00	63°12'21"	S61°49'51"W	52.40	55.16
C1033	10.00	90°00'00"	S70°24'23"W	14.14	15.71
C1034	10.00	90°00'00"	N70°24'23"E	14.14	15.71
C1035	10.00	90°00'00"	N19°35'37"W	14.14	15.71
C1036	9.50	44°23'17"	S42°23'59"E	7.18	7.36
C1037	10.00	90°00'00"	N65°12'29"W	14.14	15.71
C1038	10.00	90°00'00"	S24°47'40"W	14.14	15.71
C1039	30.50	44°23'17"	S42°23'59"E	23.04	23.63
C1040	10.00	90°00'00"	N19°35'37"W	14.14	15.71
C1041	50.00	21°58'21"	N75°34'48"W	19.06	19.17
C1050	50.00	37°58'08"	N45°38'33"W	32.53	33.13
C1051	505.00	4°24'37"	S26°32'14"W	38.86	38.87
C1052	505.00	2°51'06"	S30°10'05"W	25.13	25.13
C1110	5.00	52°39'26"	S38°15'54"E	4.44	4.60

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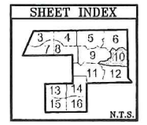
PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET INDEX

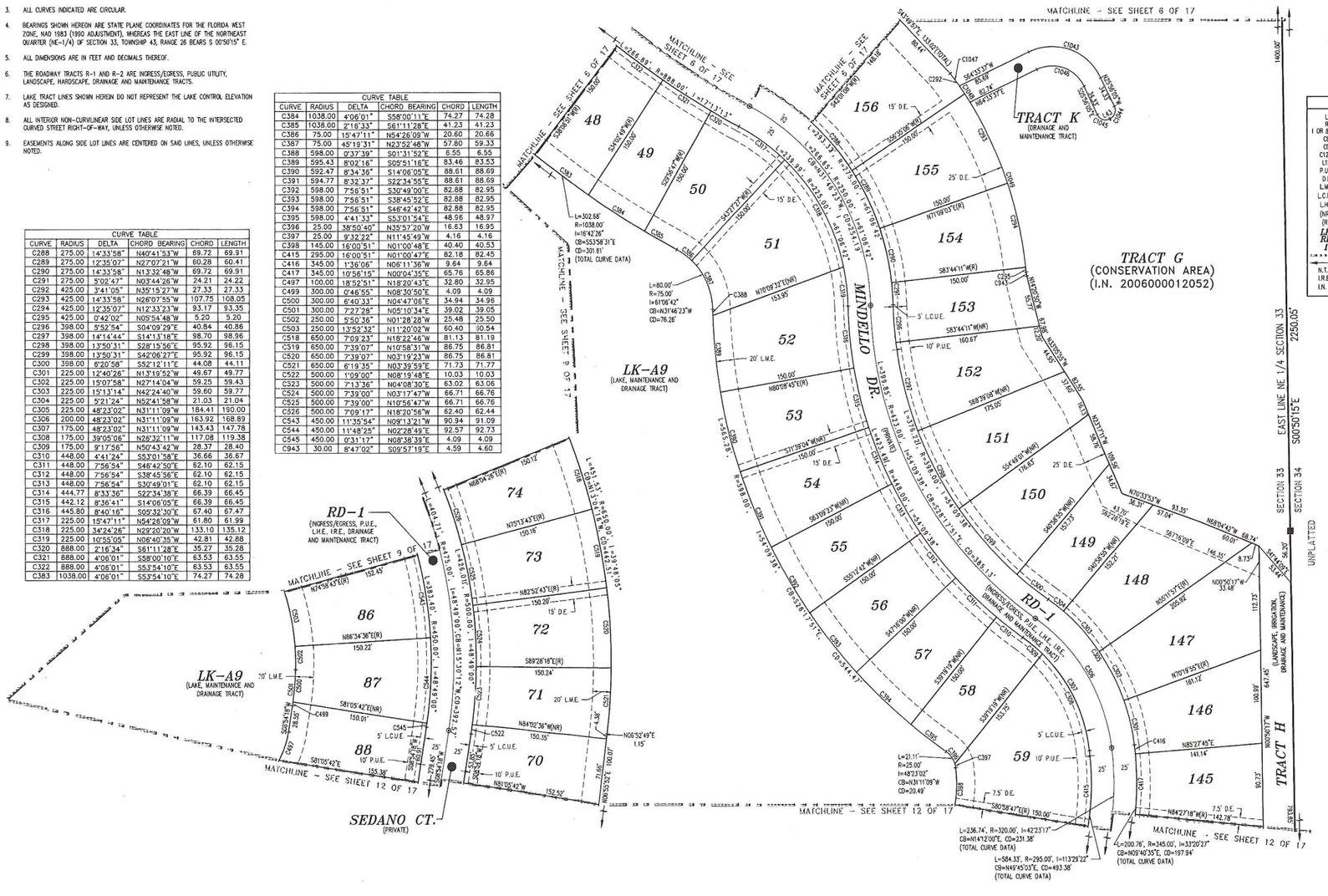


NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4"X4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊕ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT), WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS S 00°50'15" E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C288	275.00	14°33'58"	N40°41'53"W	69.72	69.91
C289	275.00	12°35'07"	N27°07'21"W	60.28	60.41
C290	275.00	14°33'58"	N13°32'48"W	69.72	69.91
C291	275.00	5°02'47"	N03°44'26"W	24.21	24.22
C292	425.00	3°41'05"	N35°15'27"W	27.33	27.33
C293	425.00	14°33'58"	N26°07'55"W	107.75	108.05
C294	425.00	12°35'07"	N12°33'23"W	93.17	93.35
C295	425.00	0°42'02"	N05°54'48"W	5.20	5.20
C296	398.00	5°52'54"	S04°09'29"E	40.84	40.86
C297	398.00	14°14'44"	S14°13'18"E	98.70	98.96
C298	398.00	13°50'31"	S28°15'56"E	95.92	96.15
C299	398.00	13°50'31"	S42°06'27"E	95.92	96.15
C300	398.00	6°20'58"	S52°12'11"E	44.08	44.11
C301	225.00	12°40'26"	N13°19'52"W	49.67	49.77
C302	225.00	15°07'58"	N27°14'04"W	59.25	59.43
C303	225.00	15°13'14"	N42°24'40"W	59.60	59.77
C304	225.00	5°21'24"	N52°41'58"W	21.03	21.04
C305	225.00	48°23'02"	N31°11'09"W	184.41	190.00
C306	200.00	48°23'02"	N31°11'09"W	163.92	168.89
C307	175.00	48°23'02"	N31°11'09"W	143.43	147.78
C308	175.00	39°05'06"	N26°32'11"W	117.08	119.38
C309	175.00	9°17'56"	N50°43'42"W	28.37	28.40
C310	448.00	4°41'24"	S53°01'58"E	36.66	36.67
C311	448.00	7°56'54"	S46°42'50"E	62.10	62.15
C312	448.00	7°56'54"	S38°45'56"E	62.10	62.15
C313	448.00	7°56'54"	S30°49'01"E	62.10	62.15
C314	444.77	8°33'36"	S22°34'38"E	66.39	66.45
C315	442.12	8°36'41"	S14°06'05"E	66.39	66.45
C316	445.80	8°40'16"	S05°32'30"E	67.40	67.47
C317	225.00	15°47'11"	N54°26'09"W	61.80	61.99
C318	225.00	34°24'26"	N26°20'20"W	133.10	135.12
C319	225.00	10°55'05"	N06°40'35"W	42.81	42.88
C320	888.00	2°16'34"	S61°11'28"E	35.27	35.28
C321	888.00	4°06'01"	S58°00'10"E	63.53	63.55
C322	888.00	4°06'01"	S53°54'10"E	63.53	63.55
C383	1038.00	4°06'01"	S53°54'10"E	74.27	74.28

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C384	1038.00	4°06'01"	S58°00'11"E	74.27	74.28
C385	1038.00	2°16'33"	S61°11'28"E	41.23	41.23
C386	75.00	15°47'11"	N54°26'09"W	20.60	20.66
C387	75.00	45°19'31"	N23°52'48"W	57.80	59.33
C388	598.00	0°37'39"	S01°31'52"E	6.55	6.55
C389	595.43	8°02'16"	S05°51'16"E	83.46	83.53
C390	592.47	8°34'36"	S14°06'05"E	88.61	88.69
C391	594.77	8°32'37"	S22°34'55"E	88.61	88.69
C392	598.00	7°56'51"	S30°49'00"E	82.88	82.95
C393	598.00	7°56'51"	S38°45'52"E	82.88	82.95
C394	598.00	7°56'51"	S46°42'42"E	82.88	82.95
C395	598.00	4°41'33"	S53°01'54"E	48.96	48.97
C396	25.00	38°50'40"	N35°57'20"W	16.63	16.95
C397	25.00	9°32'22"	N11°45'49"W	4.16	4.16
C398	145.00	16°00'51"	N01°00'48"E	40.40	40.53
C415	295.00	16°00'51"	N01°00'47"E	82.18	82.45
C416	345.00	1°36'06"	N08°11'36"W	9.64	9.64
C417	345.00	10°56'15"	N00°04'35"E	65.76	65.86
C497	100.00	18°52'51"	N18°20'43"E	32.80	32.95
C499	300.00	0°46'55"	N08°30'50"E	4.09	4.09
C500	300.00	6°40'33"	N04°47'06"E	34.94	34.96
C501	300.00	7°27'28"	N05°10'34"E	39.02	39.05
C502	250.00	5°50'36"	N01°28'28"W	25.48	25.50
C503	250.00	13°52'32"	N11°20'02"W	60.40	30.54
C518	650.00	7°09'23"	N18°22'46"W	81.13	81.19
C519	650.00	7°39'07"	N10°58'31"W	86.75	86.81
C520	650.00	7°39'07"	N03°19'23"W	86.75	86.81
C521	650.00	6°19'35"	N03°39'59"E	71.73	71.77
C522	500.00	1°09'00"	N08°19'48"E	10.03	10.03
C523	500.00	7°13'36"	N04°08'30"E	63.02	63.06
C524	500.00	7°39'00"	N03°17'47"W	66.71	66.76
C525	500.00	7°39'00"	N10°56'47"W	66.71	66.76
C526	500.00	7°09'17"	N18°20'56"W	62.40	62.44
C543	450.00	11°35'54"	N09°13'21"W	90.94	91.09
C544	450.00	11°48'25"	N02°28'49"E	92.57	92.73
C545	450.00	0°31'17"	N08°38'39"E	4.09	4.09
C943	30.00	8°47'02"	S09°57'19"E	4.59	4.60



LEGEND	
L	= CURVE LENGTH
R	= CURVE RADIUS
I OR Δ	= CURVE DELTA/INCLUDED ANGLE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
C123	= CURVE TAG LABEL
L12	= LINE TAG LABEL
P.U.E.	= PUBLIC UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT
L.C.U.E.	= LEE COUNTY UTILITY EASEMENT
L.H.E.	= LANDSCAPE/HARDSCAPE EASEMENT
(NR)	= (NON-RADIAL)
(R)	= (RADIAL)
LK	= LAKE TRACT
RD	= ROADWAY TRACT
1	= LOT IDENTIFICATION NUMBER
	= MATCH LINE
	= DIMENSION CONTINUES
N.T.S.	= NOT TO SCALE
I.R.E.	= IRRIGATION/REUSE EASEMENT
I.N.	= INSTRUMENT NUMBER

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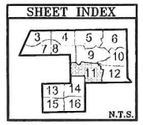
PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

A SUBDIVISION IN SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET INDEX

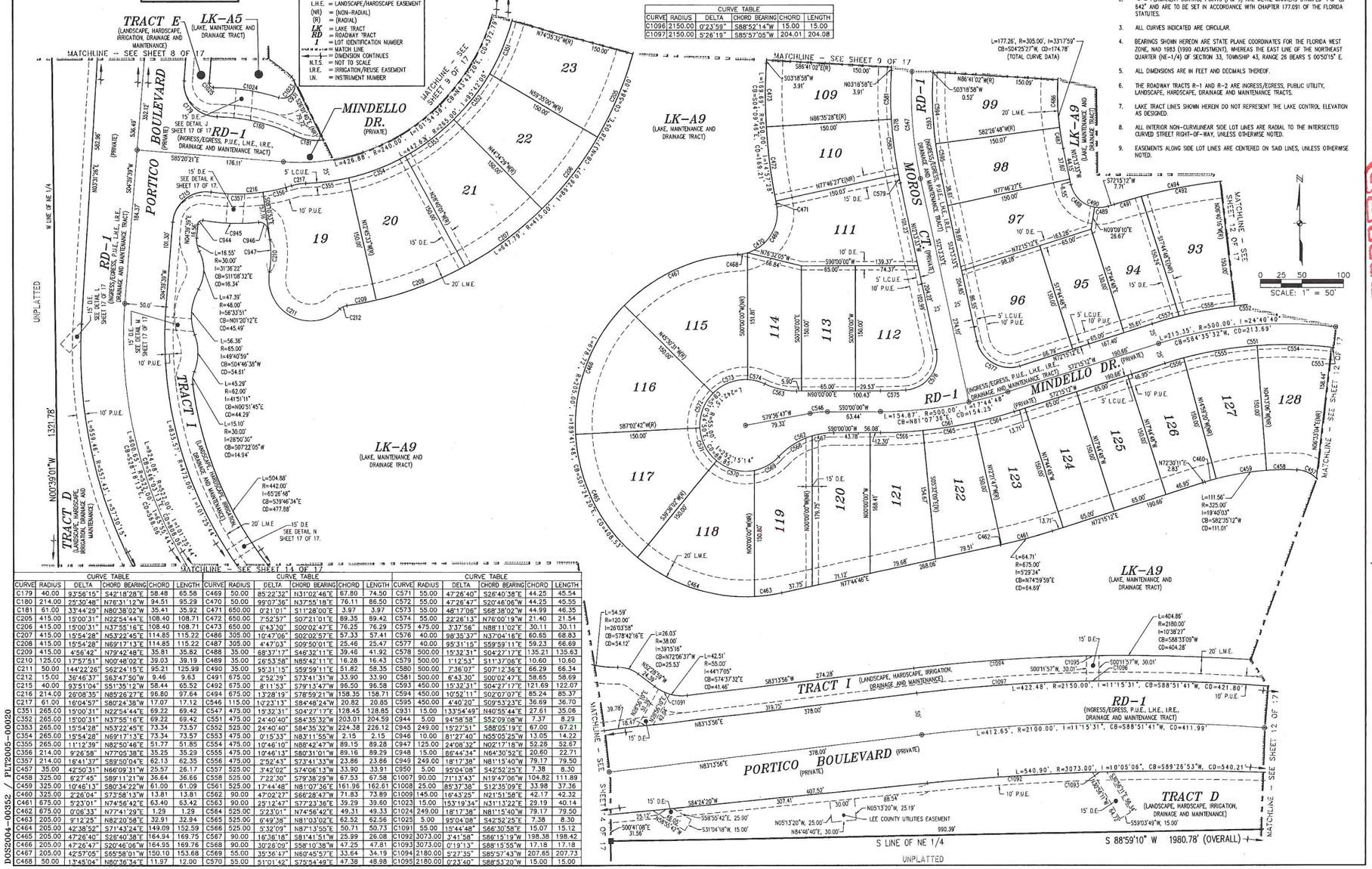


LEGEND

L	= CURVE LENGTH
R	= CURVE RADIUS
Δ or A	= CURVE DELTA/INCLUDED ANGLE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
C123	= CURVE TAG LABEL
L12	= LINE TAG LABEL
P.U.E.	= PUBLIC UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT
L.C.U.E.	= LEE COUNTY UTILITY EASEMENT
L.H.E.	= LANDSCAPE/HARDSCAPE EASEMENT
(NR)	= (NON-RADIAL)
(R)	= (RADIAL)
LK	= LAKE TRACT
RD	= ROADWAY TRACT
1	= LOT IDENTIFICATION NUMBER
	= MATCH LINE
	= DIMENSION CONTINUES
N.T.S.	= NOT TO SCALE
I.R.E.	= IRRIGATION/REUSE EASEMENT
I.N.	= INSTRUMENT NUMBER

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4"X4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊙ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT), WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS S 00°50'15" E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1096	2150.00	0°23'59"	S88°52'14"W	15.00	15.00
C1097	2150.00	5°26'19"	S85°57'05"W	204.01	204.08

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C179	40.00	93°56'15"	S42°18'28"E	58.48	65.58
C180	214.00	25°30'48"	N76°31'12"W	94.51	95.29
C181	51.00	33°44'29"	N80°38'02"W	35.41	35.92
C205	415.00	15°00'31"	N22°54'44"E	108.40	108.71
C206	415.00	15°00'31"	N37°55'16"E	108.40	108.71
C207	415.00	15°54'28"	N53°22'45"E	114.85	115.22
C208	415.00	15°54'28"	N69°17'13"E	114.85	115.22
C209	415.00	4°56'42"	N79°42'48"E	35.81	35.82
C210	125.00	17°57'51"	N00°48'02"E	39.03	39.19
C211	50.00	144°22'26"	S62°24'15"E	95.21	125.99
C212	15.00	36°46'37"	S63°47'50"W	9.46	9.63
C215	40.00	93°51'04"	S51°35'12"W	58.44	65.52
C216	214.00	26°08'35"	N85°26'27"E	96.80	97.64
C217	61.00	16°04'57"	S80°24'38"W	17.07	17.12
C351	265.00	15°00'31"	N22°54'44"E	69.22	69.42
C352	265.00	15°00'31"	N37°55'16"E	69.22	69.42
C353	265.00	15°54'28"	N53°22'45"E	73.34	73.57
C354	265.00	15°54'28"	N69°17'13"E	73.34	73.57
C355	265.00	11°12'39"	N82°50'46"E	51.77	51.85
C356	214.00	9°26'58"	N77°05'38"E	35.25	35.29
C357	214.00	16°41'37"	S89°00'04"E	62.13	62.35
C457	35.00	42°50'31"	N66°09'31"W	25.57	26.17
C458	325.00	6°27'45"	S89°11'21"W	36.64	36.66
C459	325.00	10°46'13"	S80°34'22"W	61.00	61.09
C460	325.00	2°26'04"	S73°58'13"W	13.81	13.81
C461	675.00	5°23'01"	N74°56'42"E	63.40	63.42
C462	675.00	0°06'33"	N77°41'29"E	1.29	1.29
C463	205.00	9°12'25"	N82°20'58"E	32.91	32.94
C464	205.00	42°38'52"	S71°43'24"E	149.09	152.59
C465	205.00	47°26'40"	S26°40'38"E	164.94	169.75
C466	205.00	47°26'47"	S20°46'06"W	164.95	169.76
C467	205.00	42°57'05"	S65°58'01"W	150.10	153.68
C468	50.00	13°45'04"	N80°36'34"E	11.97	12.00

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C469	50.00	85°22'32"	N31°02'46"E	67.80	74.50
C470	50.00	99°07'36"	N37°55'18"E	76.11	86.50
C471	650.00	0°21'01"	S11°28'00"E	3.97	3.97
C472	650.00	7°52'57"	S07°21'01"E	89.35	89.42
C473	650.00	6°43'30"	S00°02'47"E	76.25	76.29
C486	305.00	10°47'06"	S02°02'57"E	57.33	57.41
C487	305.00	4°47'03"	S09°50'01"E	25.46	25.47
C488	35.00	88°37'17"	S46°32'11"E	39.46	41.92
C489	35.00	26°53'58"	N85°42'11"E	16.28	16.43
C490	35.00	95°31'15"	S59°59'11"E	51.82	58.35
C491	675.00	2°52'39"	S73°41'31"W	33.90	33.90
C492	675.00	8°11'53"	S79°13'42"W	96.50	96.58
C494	675.00	13°28'19"	S78°59'21"W	158.35	158.71
C546	115.00	10°23'13"	S84°48'24"W	20.82	20.85
C547	475.00	15°32'31"	S04°27'17"E	128.45	128.85
C551	475.00	24°40'40"	S84°35'32"W	203.01	204.59
C552	525.00	24°40'40"	S84°35'32"W	224.38	226.12
C553	475.00	0°15'33"	N83°11'55"W	2.15	2.15
C554	475.00	10°46'10"	N88°42'47"W	89.15	89.28
C555	475.00	10°46'13"	S80°31'01"W	89.16	89.29
C556	475.00	2°52'43"	S73°41'33"W	23.86	23.86
C557	525.00	3°42'02"	S74°06'13"W	33.90	33.91
C558	525.00	7°22'30"	S79°38'29"W	67.53	67.58
C561	525.00	17°44'48"	N81°07'36"E	161.96	162.61
C562	90.00	47°02'27"	S66°28'42"W	71.83	73.89
C563	90.00	25°12'47"	S77°23'36"E	39.29	39.60
C564	525.00	0°23'01"	N74°56'42"E	49.31	49.33
C565	525.00	6°49'38"	N81°03'02"E	62.52	62.56
C566	525.00	5°32'09"	N87°13'55"E	50.71	50.73
C567	90.00	16°36'18"	S81°41'51"W	25.99	26.08
C568	90.00	30°26'09"	S58°10'38"W	47.25	47.81
C569	55.00	35°36'47"	N60°45'57"E	33.64	34.19
C570	55.00	51°01'42"	S75°54'49"E	47.38	48.98

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C571	55.00	47°26'40"	S26°40'38"E	44.25	45.54
C572	55.00	47°26'47"	S20°46'06"W	44.25	45.55
C573	55.00	48°17'08"	S68°38'02"W	44.99	46.35
C574	55.00	22°26'13"	N76°00'19"W	21.40	21.54
C575	475.00	3°37'56"	N88°11'02"E	30.11	30.11
C576	40.00	98°35'37"	N37°04'16"E	60.65	68.83
C577	40.00	95°31'15"	S59°59'11"E	59.23	66.69
C578	500.00	15°32'31"	S04°27'17"E	135.21	135.63
C579	500.00	1°12'53"	S11°37'06"E	10.60	10.60
C580	500.00	7°36'07"	S07°12'36"E	66.29	66.34
C581	500.00	6°43'30"	S00°02'47"E	58.65	58.69
C593	450.00	15°32'31"	S04°27'17"E	121.69	122.07
C594	450.00	10°52'11"	S02°07'07"E	85.24	85.37
C595	450.00	4°40'20"	S09°53'23"E	36.69	36.70
C931	15.00	133°54'49"	N40°55'44"E	27.61	35.06
C944	5.00	94°58'58"	S52°09'08"W	7.37	8.29
C945	249.00	15°27'51"	S88°05'19"E	67.00	67.21
C946	10.00	81°27'40"	N55°05'25"W	13.05	14.22
C947	125.00	24°08'32"	N02°17'18"W	52.28	52.67
C948	15.00	86°44'34"	N64°30'52"E	20.60	22.71
C949	249.00	18°17'38"	N81°15'40"W	79.17	79.50
C950	5.00	95°04'08"	S42°52'25"E	7.38	8.30
C1007	90.00	71°13'43"	N19°47'06"W	104.82	111.89
C1008	25.00	85°37'38"	S12°35'09"E	33.98	37.36
C1009	145.00	16°43'25"	N21°51'58"E	42.17	42.32
C1023	15.00	153°19'34"	N31°13'22"E	29.19	40.14
C1024	249.00	18°17'38"	N81°15'40"W	79.17	79.50
C1025	5.00	95°04'08"	S42°52'25"E	7.38	8.30
C1091	55.00	15°44'48"	S66°30'58"E	15.07	15.12
C1092	3073.00	3°41'58"	S86°15'19"W	198.38	198.42
C1093	3073.00	0°19'13"	S88°15'55"W	17.18	17.18
C1094	2180.00	5°27'35"	S85°57'43"W	207.65	207.73
C1095	2180.00	0°23'40"	S88°53'20"W	15.00	15.00

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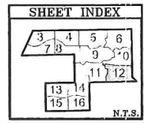
PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

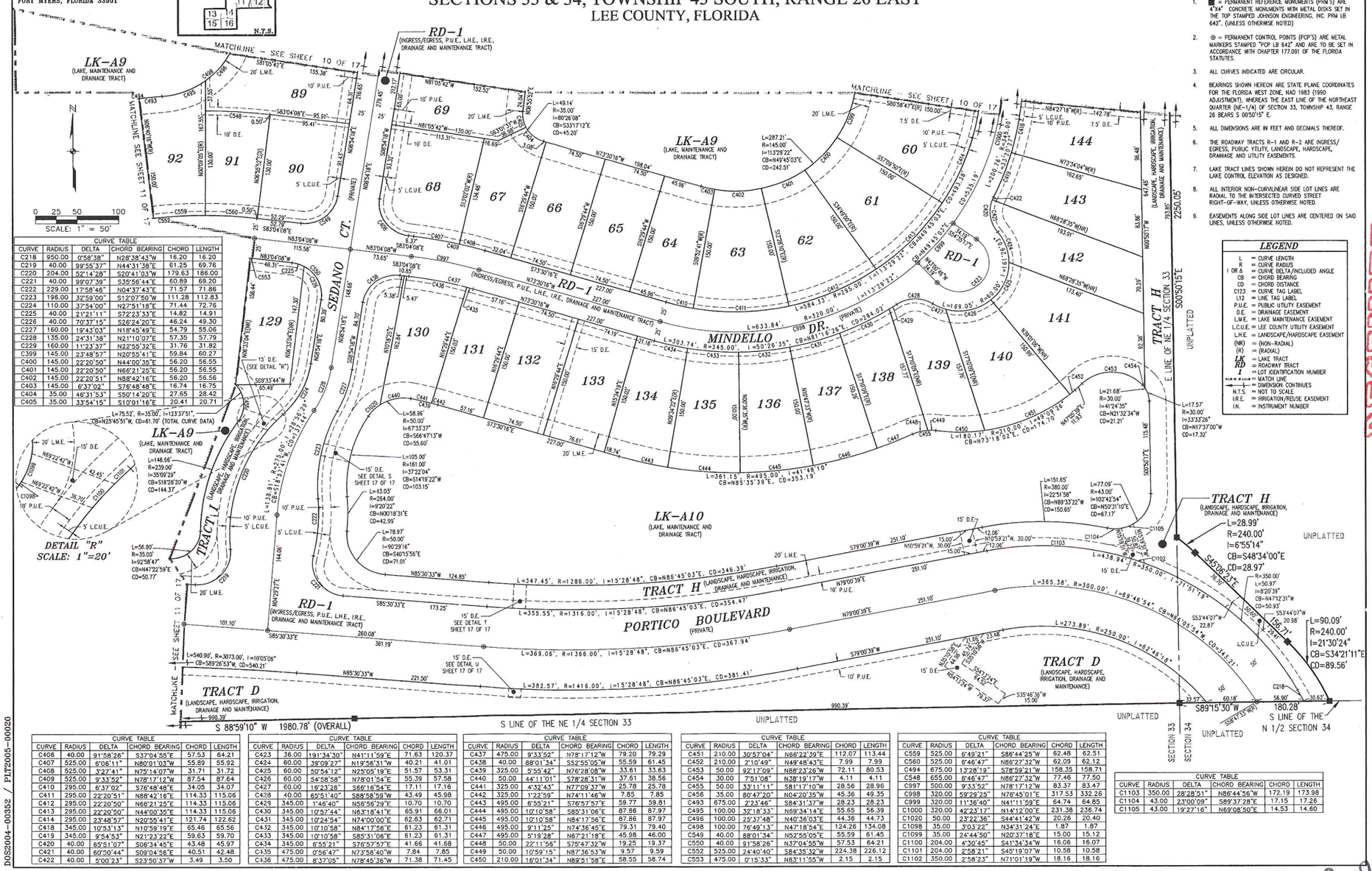
PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET INDEX





NOTES

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6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND UTILITY EASEMENTS.
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	= DIMENSION CONTINUES
N.T.S.	= NOT TO SCALE
I.R.E.	= IRRIGATION/REUSE EASEMENT
I.N.	= INSTRUMENT NUMBER

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C218	950.00	0°58'38"	N28°38'43"W	16.20	16.20
C219	40.00	99°55'37"	N44°31'38"E	61.25	69.76
C220	204.00	52°14'28"	S20°41'03"W	179.63	186.00
C221	40.00	99°07'39"	S35°56'44"E	60.89	69.20
C222	229.00	17°58'48"	N04°37'43"E	71.57	71.86
C223	196.00	32°59'00"	S12°07'50"W	111.28	112.83
C224	110.00	37°54'00"	N27°51'18"E	71.44	72.76
C225	40.00	21°21'11"	S72°23'33"E	14.82	14.91
C226	40.00	70°37'15"	S26°24'20"E	46.24	49.30
C227	160.00	19°43'03"	N18°45'49"E	54.79	55.06
C228	135.00	24°31'38"	N21°10'07"E	57.35	57.79
C229	160.00	11°23'37"	N22°55'32"E	31.76	31.82
C399	145.00	23°48'57"	N20°55'41"E	59.84	60.27
C400	145.00	22°20'50"	N44°00'35"E	56.20	56.55
C401	145.00	22°20'50"	N66°21'25"E	56.20	56.55
C402	145.00	22°20'51"	N88°42'16"E	56.20	56.56
C403	145.00	6°37'02"	S76°48'48"E	16.74	16.75
C404	35.00	46°31'53"	S50°14'20"E	27.65	28.42
C405	35.00	33°54'15"	S10°01'16"E	20.41	20.71
C406	40.00	91°58'26"	S37°04'55"E	57.53	64.21
C407	525.00	6°06'11"	N80°01'03"W	55.89	55.92
C408	525.00	3°27'41"	N75°14'07"W	31.71	31.72
C409	525.00	9°33'52"	N78°17'12"W	87.54	87.64
C410	295.00	6°37'02"	S76°48'48"E	34.05	34.07
C411	295.00	22°20'51"	N88°42'16"E	114.33	115.06
C412	295.00	22°20'50"	N66°21'25"E	114.33	115.06
C413	295.00	22°20'50"	N44°00'35"E	114.33	115.06
C414	295.00	23°48'57"	N20°55'41"E	121.74	122.62
C418	345.00	10°53'13"	N10°59'19"E	65.46	65.56
C419	345.00	9°54'53"	N21°23'22"E	59.63	59.70
C420	40.00	65°51'07"	S06°34'45"E	43.48	45.97
C421	40.00	60°50'44"	S09°04'56"E	40.51	42.48
C422	40.00	5°00'23"	S23°50'37"W	3.49	3.50
C423	36.00	191°34'30"	N41°11'59"E	71.63	120.37
C424	60.00	39°09'27"	N19°56'31"W	40.21	41.01
C425	60.00	50°54'12"	N25°05'19"E	51.57	53.31
C426	60.00	54°58'58"	N78°01'54"E	55.39	57.58
C427	60.00	16°23'26"	S66°16'54"E	17.11	17.16
C428	40.00	65°51'40"	S88°58'59"W	43.49	45.98
C429	345.00	1°46'40"	N56°56'29"E	10.70	10.70
C430	345.00	10°57'44"	N63°18'41"E	65.91	66.01
C431	345.00	10°24'54"	N74°00'00"E	62.63	62.71
C432	345.00	10°10'58"	N84°17'56"E	61.23	61.31
C433	345.00	10°10'58"	S85°31'06"E	61.23	61.31
C434	345.00	6°55'21"	S76°57'57"E	41.66	41.68
C435	475.00	0°56'47"	N73°58'40"W	7.84	7.85
C436	475.00	8°37'05"	N78°45'36"W	71.38	71.45
C437	475.00	9°33'52"	N78°17'12"W	79.20	79.29
C438	40.00	88°01'34"	S52°55'05"W	55.59	61.45
C439	325.00	5°55'42"	N76°28'08"W	33.61	33.63
C440	50.00	44°11'01"	S78°28'31"W	37.61	38.56
C441	325.00	4°32'43"	N77°09'37"W	25.78	25.78
C442	325.00	1°22'59"	N74°11'46"W	7.85	7.85
C443	495.00	6°55'21"	S76°57'57"E	59.77	59.81
C444	495.00	10°10'58"	S85°31'06"E	87.86	87.97
C445	495.00	10°10'58"	N84°17'56"E	87.86	87.97
C446	495.00	9°11'25"	N74°36'45"E	79.31	79.40
C447	495.00	5°19'28"	N67°21'18"E	45.98	46.00
C448	50.00	22°11'56"	S75°47'32"W	19.25	19.37
C449	50.00	10°59'15"	N87°36'53"W	9.57	9.59
C450	210.00	16°01'34"	N89°51'58"E	58.55	58.74
C451	210.00	30°57'04"	N66°22'39"E	112.07	113.44
C452	210.00	2°10'49"	N49°48'43"E	7.99	7.99
C453	50.00	92°17'09"	N88°23'26"W	72.11	80.53
C454	30.00	7°51'08"	N38°19'17"W	4.11	4.11
C455	50.00	33°11'11"	S81°17'10"W	28.56	28.96
C456	35.00	80°47'20"	N04°20'35"W	45.36	49.35
C493	675.00	2°23'46"	S84°31'37"W	28.23	28.23
C495	100.00	32°18'33"	N69°34'14"E	55.65	56.39
C496	100.00	25°37'48"	N40°36'03"E	44.36	44.73
C498	100.00	76°49'13"	N47°18'54"E	124.26	134.08
C549	40.00	88°01'34"	N52°55'05"E	55.59	61.45
C550	40.00	91°58'26"	N37°04'55"W	57.53	64.21
C552	525.00	24°40'40"	S84°35'32"W	224.38	226.12
C553	475.00	0°15'33"	N83°11'55"W	2.15	2.15
C559	525.00	6°49'21"	S86°44'25"W	62.48	62.51
C560	525.00	6°46'47"	N86°27'32"W	62.09	62.12
C494	675.00	13°28'19"	S78°59'21"W	158.35	158.71
C548	655.00	6°46'47"	N86°27'32"W	77.46	77.50
C997	500.00	9°33'52"	N78°17'12"W	83.37	83.47
C998	320.00	59°29'25"	N76°45'01"E	317.53	332.26
C999	320.00	11°36'40"	N41°11'59"E	64.74	64.85
C1000	320.00	42°23'17"	N14°12'00"E	231.38	236.74
C1020	50.00	23°22'36"	S44°41'42"W	20.26	20.40
C1098	35.00	3°03'22"	N34°31'24"E	1.87	1.87
C1099	35.00	24°44'50"	N20°37'18"E	15.00	15.12
C1100	204.00	4°30'45"	S41°34'34"W	16.06	16.07
C1101	204.00	2°58'21"	S45°19'07"W	10.58	10.58
C1102	350.00	2°58'23"	N71°01'19"W	18.16	18.16
C1103	350.00	28°28'51"	N86°44'56"W	172.19	173.98
C1104	43.00	23°00'09"	S89°37'28"E	17.15	17.26
C1105	43.00	19°27'16"	N69°08'50"E	14.53	14.60

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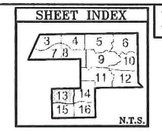
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PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

SHEET INDEX



INSTRUMENT NUMBER 2006000411756

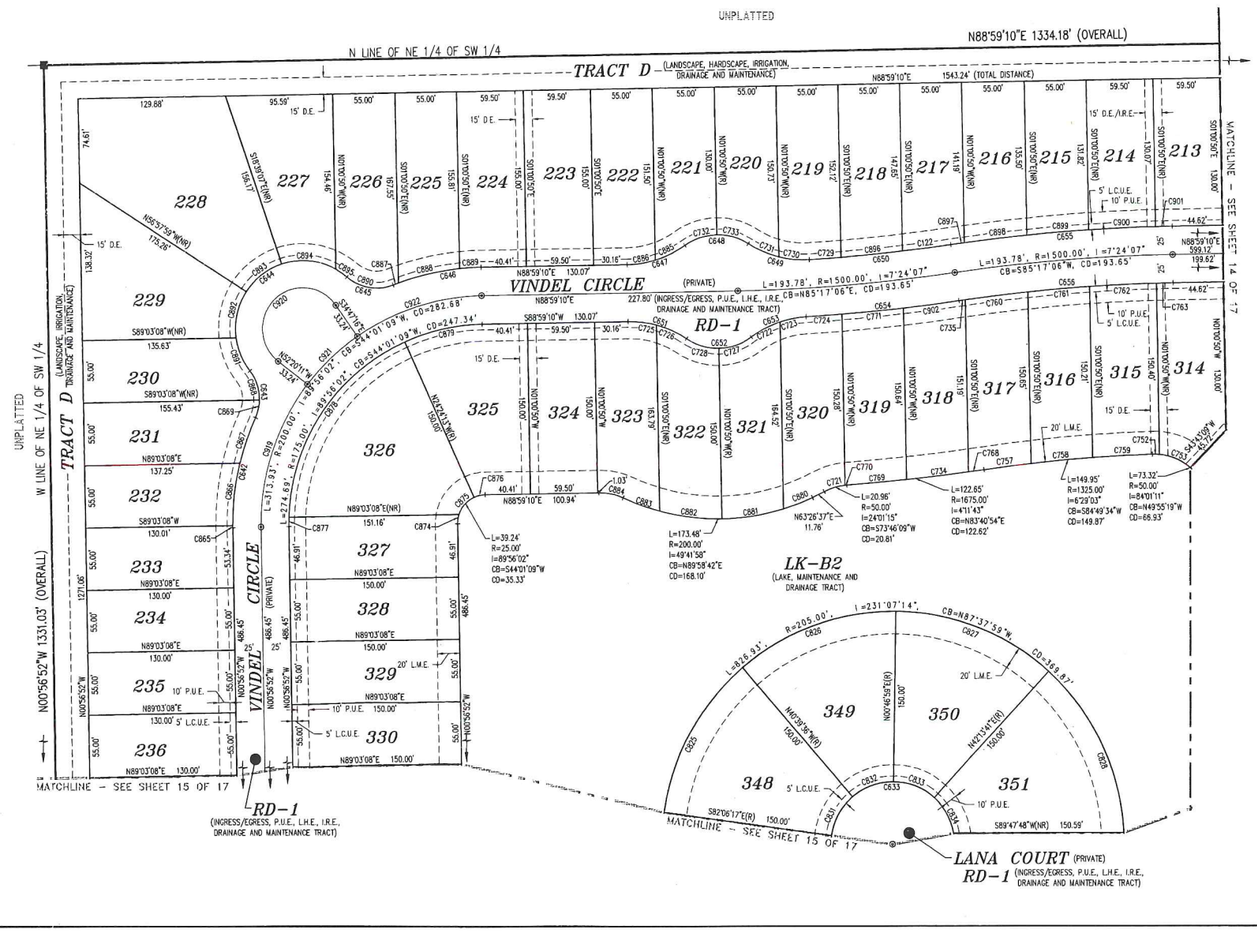
SHEET 13 OF 17

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4"x4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊙ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT), WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS S 00°50'15" E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C122	1475.00	1°40'41"	N82°25'23"E	43.20	43.20
C633	55.00	255°02'49"	S89°51'18"W	87.24	244.83
C642	225.00	25°19'24"	S11°42'50"W	98.64	99.44
C643	40.00	62°25'53"	N06°50'24"W	41.46	43.59
C644	60.00	168°59'15"	S46°26'17"W	119.45	176.96
C645	40.00	62°25'53"	S80°17'02"E	41.46	43.59
C646	225.00	20°29'08"	S78°44'36"W	80.02	80.45
C647	90.00	34°46'19"	N71°36'00"E	53.79	54.62
C648	50.00	68°35'53"	S88°30'48"W	56.35	59.86
C649	90.00	36°18'39"	S75°20'35"E	56.09	57.04
C650	1475.00	4°55'02"	N84°02'34"E	126.55	126.59
C651	90.00	34°46'19"	N73°37'41"W	53.79	54.62
C652	50.00	70°26'12"	N88°32'23"E	57.67	61.47
C653	90.00	33°24'11"	S70°01'22"W	51.73	52.47
C654	1525.00	5°08'25"	N84°09'15"E	136.77	136.81
C655	1525.00	7°24'07"	S85°17'06"W	196.88	197.01
C656	1475.00	7°24'07"	S85°17'06"W	190.42	190.55
C721	50.00	22°12'02"	S72°51'32"W	19.25	19.37
C722	90.00	18°27'24"	S62°32'59"W	28.87	28.99
C723	90.00	14°56'47"	S79°15'04"W	23.41	23.48
C724	1525.00	1°12'04"	N86°07'26"E	31.97	31.97
C725	90.00	16°01'26"	N83°00'07"W	25.09	25.17
C726	90.00	18°44'53"	N65°36'57"W	29.32	29.45
C727	50.00	35°39'53"	N71°09'13"E	30.62	31.12
C728	50.00	34°46'19"	S73°37'41"E	29.88	30.34
C729	1475.00	1°05'44"	N85°57'13"E	28.20	28.20
C730	90.00	17°14'54"	S84°52'28"E	26.99	27.09
C731	90.00	19°03'46"	S66°43'09"E	29.81	29.94
C732	50.00	34°46'19"	S71°36'00"W	29.88	30.34
C733	50.00	33°49'34"	N74°06'03"W	29.09	29.52
C734	1675.00	1°53'30"	N83°00'06"E	55.30	55.30
C735	1475.00	0°13'16"	N81°41'41"E	5.69	5.69
C752	50.00	7°16'58"	N88°17'25"W	6.35	6.36
C753	50.00	34°43'38"	N67°17'08"W	29.84	30.31
C757	1325.00	1°47'54"	S82°29'00"W	41.59	41.59
C758	1325.00	2°23'08"	S84°34'31"W	55.16	55.17
C759	1325.00	2°18'01"	S86°55'05"W	53.19	53.19
C760	1475.00	2°08'56"	S82°52'46"W	55.31	55.32
C761	1475.00	2°08'30"	S85°01'29"W	55.13	55.13
C762	1475.00	2°18'45"	S87°15'07"W	59.53	59.53
C763	1475.00	0°34'41"	S88°41'49"W	14.88	14.88
C768	1675.00	0°28'18"	N81°49'12"E	13.79	13.79
C769	1675.00	1°49'55"	N84°51'49"E	53.55	53.56
C770	50.00	1°49'13"	S84°52'09"W	1.59	1.59
C771	1525.00	2°04'22"	N84°29'13"E	55.17	55.17
C825	205.00	41°26'42"	S28°37'03"W	145.08	148.29
C826	205.00	41°26'35"	S70°03'42"W	145.07	148.28
C827	205.00	41°26'42"	N68°29'40"W	145.08	148.29
C828	205.00	44°57'27"	N25°17'35"W	156.76	160.85
C831	55.00	41°26'42"	S28°37'03"W	38.92	39.78
C832	55.00	41°26'35"	S70°03'42"W	38.92	39.78
C833	55.00	41°26'42"	N68°29'40"W	38.92	39.78
C834	55.00	37°47'33"	N28°52'32"W	35.62	36.28
C865	225.00	0°25'23"	S00°44'10"E	1.66	1.66
C866	225.00	14°09'46"	S06°33'24"W	55.48	55.62
C867	225.00	10°44'15"	S19°00'24"W	42.10	42.17
C868	40.00	39°31'24"	N18°17'39"W	27.05	27.59
C869	40.00	22°54'29"	N12°55'17"E	15.89	15.99
C874	25.00	18°52'22"	S08°29'19"W	8.20	8.23
C875	25.00	47°40'17"	S41°45'38"W	20.21	20.80
C876	25.00	23°23'23"	S77°17'29"W	10.13	10.21
C877	175.00	2°38'55"	S00°22'35"W	8.09	8.09
C878	175.00	63°53'44"	S33°38'55"W	185.20	195.16
C879	175.00	23°23'23"	S77°17'29"W	70.94	71.44
C880	200.00	7°53'44"	N69°04'35"E	27.54	27.56
C881	200.00	15°57'43"	N81°00'18"E	55.54	55.72
C882	200.00	15°57'43"	S83°01'58"E	55.54	55.72
C883	200.00	9°52'48"	S70°06'43"E	34.44	34.49
C884	50.00	25°50'31"	N78°05'34"W	22.36	22.55
C885	90.00	18°44'53"	N63°35'17"E	29.32	29.45
C886	90.00	16°01'26"	N80°58'27"E	25.09	25.17
C887	225.00	1°15'36"	S69°07'50"W	4.95	4.95
C888	225.00	14°21'31"	S76°56'23"W	56.24	56.39
C889	225.00	4°52'01"	S86°33'09"W	19.11	19.11
C890	40.00	62°25'53"	S80°17'02"E	41.46	43.59
C891	60.00	30°23'29"	S22°51'37"E	31.45	31.83
C892	60.00	40°28'36"	S12°34'26"W	41.51	42.39
C893	60.00	38°56'17"	S52°16'52"W	40.00	40.78
C894	60.00	47°47'01"	N84°21'29"W	48.60	50.04
C895	60.00	11°23'53"	N54°46'02"W	11.92	11.94
C896	1475.00	2°08'37"	N84°20'02"E	55.18	55.19
C897	1525.00	0°27'27"	S81°48'47"W	12.18	12.18
C898	1525.00	2°04'39"	S83°04'50"W	55.29	55.30
C899	1525.00	2°04'16"	S85°09'17"W	55.12	55.13
C900	1525.00	2°14'12"	S87°18'31"W	59.52	59.52
C901	1525.00	0°33'33"	S88°42'24"W	14.88	14.88
C902	1525.00	1°51'59"	N82°31'02"E	49.67	49.67
C919	200.00	38°36'41"	S18°21'29"W	132.24	134.78
C920	36.00	197°32'55"	S46°26'17"W	71.16	124.12
C921	200.00	17°32'55"	S46°26'17"W	61.02	61.26
C922	200.00	33°46'26"	S72°05'57"W	116.19	117.89




UNPLATTED
N LINE OF NE 1/4 OF SW 1/4
N88°59'10"E 1334.18' (OVERALL)
TRACT D (LANDSCAPE, HARDSCAPE, IRRIGATION, DRAINAGE AND MAINTENANCE)
N88°59'10"E 1543.24' (TOTAL DISTRICT)
W LINE OF NE 1/4 OF SW 1/4
N00°56'52"W 1331.03' (OVERALL)
UNPLATTED
TRACT D (LANDSCAPE, IRRIGATION, DRAINAGE AND MAINTENANCE)
VINDEL CIRCLE (PRIVATE)
RD-1 (INGRESS/EGRESS, P.U.E., L.H.E., I.R.E., DRAINAGE AND MAINTENANCE TRACT)
VINDEL CIRCLE (PRIVATE)
RD-1 (INGRESS/EGRESS, P.U.E., L.H.E., I.R.E., DRAINAGE AND MAINTENANCE TRACT)
LK-B2 (LAKE, MAINTENANCE AND DRAINAGE TRACT)
LANA COURT (PRIVATE)
RD-1 (INGRESS/EGRESS, P.U.E., L.H.E., I.R.E., DRAINAGE AND MAINTENANCE TRACT)
MATCHLINE - SEE SHEET 15 OF 17
MATCHLINE - SEE SHEET 15 OF 17
MATCHLINE - SEE SHEET 14 OF 17
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15' D.E.
15' D.E./I.R.E.
5' L.C.U.E.
10' P.U.E.
20' L.M.E.
10' P.U.E. 5' L.C.U.E.
L=4313.93', R=2700.00', I=91°32'02", CB=S44°01'09"W, CD=6082.23'
L=274.69', R=175.00', I=89°56'02", CB=S44°01'09"W, CD=247.34'
L=39.24', R=25.00', I=89°56'02", CB=S44°01'09"W, CD=35.33'
L=173.48', R=200.00', I=49°41'58", CB=N89°58'42"E, CD=168.10'
L=20.96', R=50.00', I=24°01'15", CB=S73°46'09"W, CD=20.81'
L=122.65', R=1675.00', I=4°11'43", CB=N83°40'54"E, CD=122.62'
L=149.95', R=1325.00', I=6°29'01", CB=S84°49'34"W, CD=149.87'
L=73.33', R=50.00', I=84°01'11", CB=N49°55'19"W, CD=66.93'
L=193.78', R=1500.00', I=7°24'07", CB=S85°17'06"E, CD=193.65'
L=826.93', R=205.00', I=231°07'14", CB=N87°37'59"W, CD=369.87'
227.80' (INGRESS/EGRESS, P.U.E., L.H.E., I.R.E. DRAINAGE AND MAINTENANCE TRACT)
N65°57'52"W(NR) 175.28'
S89°03'08"W(NR) 135.63'
S89°03'08"W(NR) 155.43'
N89°03'08"E 137.25'
S89°03'08"W 130.01'
N89°03'08"E 130.00'
N89°03'08"E 130.00'
N89°03'08"E 130.00'
S89°03'08"E(NR) 151.16'
N89°03'08"E 150.00'
N89°03'08"E 150.00'
N89°03'08"E 150.00'
N89°03'08"E 150.00'
S89°03'08"E 130.00'
N00°56'52"W 138.32'
N00°56'52"W 271.06'
N00°56'52"W 486.45'
N00°56'52"W 486.45'
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S00°56'52"E 486.45'
S00°56'52"E 486.45'
S00°56'52"E 486.45'
N00°56'52"W 138.32'
N00°56'52"W 271.06'
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N00°56'52"W 486.45'
N00°56'52"W 486.45'
N00°56'52"W 486.45'
S00°56'52"E 138.32'
S00°56'52"E 271.06'
S00°56'52"E 486.45'
S00°56'52"E 486.45'
S00°56'52"E 486.45'
S00°56'52"E 486.45'
N88°59'10"E 130.07'
N88°59'10"E 100.94'
N63°26'37"E 11.76'
N82°06'17"E(R) 150.00'
S89°47'48"W(NR) 150.59'
N88°59'10"E 599.17'
139.62'
44.62'
44.62'
129.88'
74.61'
95.59'
55.00'
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PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

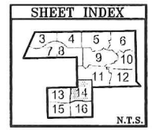
PORTICO PHASE I

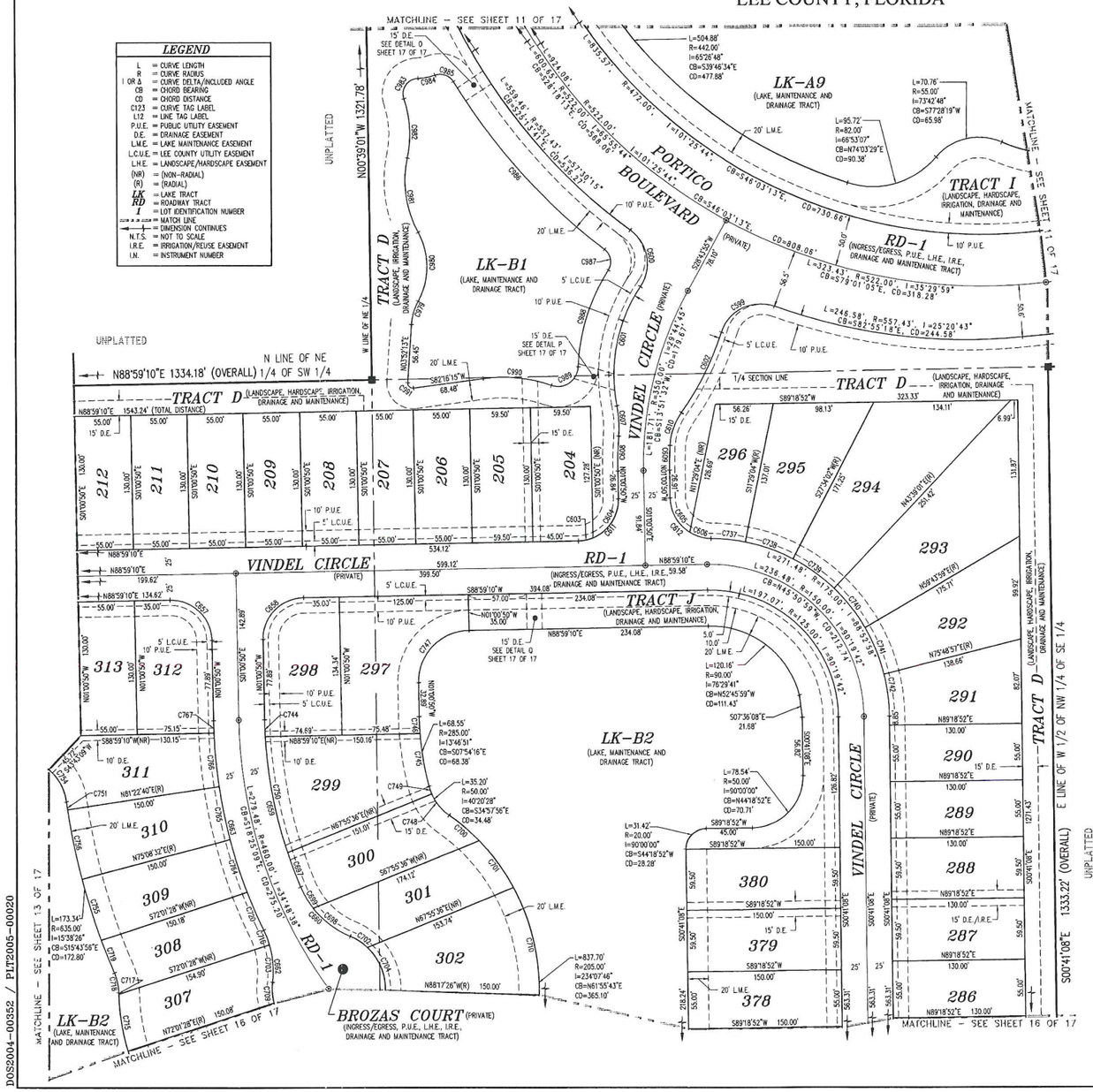
A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET 14 OF 17

SHEET INDEX





NOTES

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5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C599	40.00	91°47'06"	S63°51'30"W	57.44	64.08
C600	40.00	87°53'28"	N10°02'05"W	55.52	61.36
C601	154.00	45°03'40"	S11°22'49"W	118.02	121.12
C602	289.46	17°18'42"	N26°37'18"E	87.13	87.46
C603	40.00	21°15'14"	N78°21'33"E	14.75	14.84
C604	40.00	68°44'46"	N33°21'33"E	45.17	47.99
C605	40.00	57°20'54"	S29°41'17"E	38.39	40.04
C606	40.00	31°12'22"	S73°57'55"E	21.52	21.79
C607	111.00	15°18'19"	N03°29'52"W	29.56	29.65
C608	375.00	5°10'07"	S01°34'13"W	33.82	33.83
C609	325.00	4°14'06"	S01°06'13"W	24.02	24.02
C610	61.00	32°03'24"	S19°14'57"W	33.69	34.13
C611	40.00	90°00'00"	N43°59'10"E	56.57	62.83
C612	40.00	88°33'16"	S45°17'28"E	55.85	61.82
C657	40.00	90°00'00"	N46°00'50"W	56.57	62.83
C658	40.00	90°00'00"	S43°59'10"W	56.57	62.83
C659	435.00	22°04'56"	S12°03'18"E	166.62	167.65
C660	90.00	44°20'42"	S45°16'07"E	67.93	69.66
C662	90.00	32°52'21"	N09°32'13"W	50.93	51.64
C663	485.00	24°57'33"	S13°29'37"E	209.61	211.28
C697	435.00	4°43'51"	S20°43'50"E	35.91	35.92
C698	90.00	29°06'06"	S52°53'25"E	45.22	45.71
C699	90.00	15°14'36"	S30°43'04"E	23.87	23.94
C700	205.00	10°42'20"	N49°47'00"W	38.25	38.30
C701	205.00	15°55'18"	N36°28'11"W	56.78	56.97
C702	55.00	20°40'25"	N57°06'16"W	19.74	19.85
C703	90.00	23°17'01"	N04°44'33"W	36.32	36.57
C704	55.00	48°28'37"	N22°31'45"W	45.16	46.53
C709	55.00	21°14'00"	S03°43'02"E	20.27	20.38
C710	205.00	30°13'06"	N13°23'59"W	106.87	108.12
C715	205.00	15°36'09"	S09°11'53"E	55.65	55.82
C716	90.00	9°35'20"	N21°10'43"W	15.04	15.06
C717	205.00	0°23'25"	S01°12'06"E	1.40	1.40
C718	50.00	22°32'45"	N12°16'47"W	19.55	19.68
C719	635.00	3°05'42"	S22°00'18"E	34.30	34.30

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C720	485.00	4°44'50"	S23°35'59"E	40.17	40.18
C737	175.00	11°03'10"	N84°02'31"W	33.71	33.76
C738	175.00	16°04'58"	N70°28'27"W	48.96	49.12
C739	175.00	16°04'58"	N54°23'29"W	48.96	49.12
C740	175.00	16°04'58"	N38°18'30"W	48.96	49.12
C741	175.00	16°04'58"	N22°13'32"W	48.96	49.12
C742	175.00	13°29'55"	N07°26'05"W	41.13	41.23
C744	435.00	2°10'03"	S02°05'51"E	16.45	16.46
C745	285.00	10°28'18"	S09°33'32"E	52.02	52.09
C746	285.00	3°18'33"	S02°40'07"E	16.46	16.46
C747	50.00	90°00'00"	S43°59'10"W	70.71	78.54
C748	50.00	31°11'02"	S39°32'39"E	26.88	27.21
C749	50.00	9°09'26"	S19°22'24"E	7.98	7.99
C750	435.00	15°11'02"	S10°46'24"E	114.94	115.28
C751	635.00	0°42'36"	S08°16'02"E	7.87	7.87
C754	50.00	42°00'35"	N28°55'01"W	35.84	36.66
C755	635.00	5°36'00"	S17°39'28"E	62.04	62.06
C756	635.00	6°14'08"	S11°44'24"E	69.07	69.11
C764	485.00	6°22'06"	S18°02'31"E	53.88	53.91
C765	485.00	6°14'08"	S11°44'24"E	52.76	52.78
C766	485.00	6°10'39"	S05°32'00"E	52.27	52.29
C767	485.00	1°25'50"	S01°43'45"E	12.11	12.11
C979	55.00	24°47'06"	S16°15'46"W	23.61	23.79
C980	70.00	57°04'10"	N00°07'14"E	66.88	69.72
C981	105.00	40°33'01"	S08°08'21"E	72.77	74.31
C982	110.00	30°25'24"	N03°04'32"W	57.73	58.41
C983	15.00	106°20'08"	S34°52'49"W	24.01	27.84
C984	55.00	17°33'38"	N79°16'04"E	16.79	16.86
C985	15.00	78°04'17"	N70°28'36"W	18.89	20.44
C986	587.43	21°36'35"	S42°14'44"E	220.24	221.55
C987	15.00	85°40'52"	N10°12'36"W	20.40	22.43
C988	189.00	30°08'58"	S17°33'21"W	98.31	99.45
C989	20.00	106°42'20"	N55°50'03"E	32.09	37.25
C990	145.00	26°54'58"	N84°16'16"W	67.49	68.12
C991	5.00	101°35'58"	S46°55'46"E	7.75	8.87

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PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

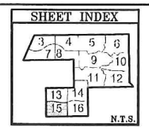
PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

SHEET 15 OF 17

SHEET INDEX



LEGEND

L	= CURVE LENGTH
R	= CURVE RADIUS
Δ OR I	= CURVE DELTA/INCLUDED ANGLE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
C123	= CURVE TAG LABEL
L12	= LINE TAG LABEL
P.U.E.	= PUBLIC UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
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(NR)	= (NON-RADIAL)
(R)	= (RADIAL)
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	= DIMENSION CONTINUES
N.T.S.	= NOT TO SCALE
I.R.E.	= IRRIGATION/REUSE EASEMENT
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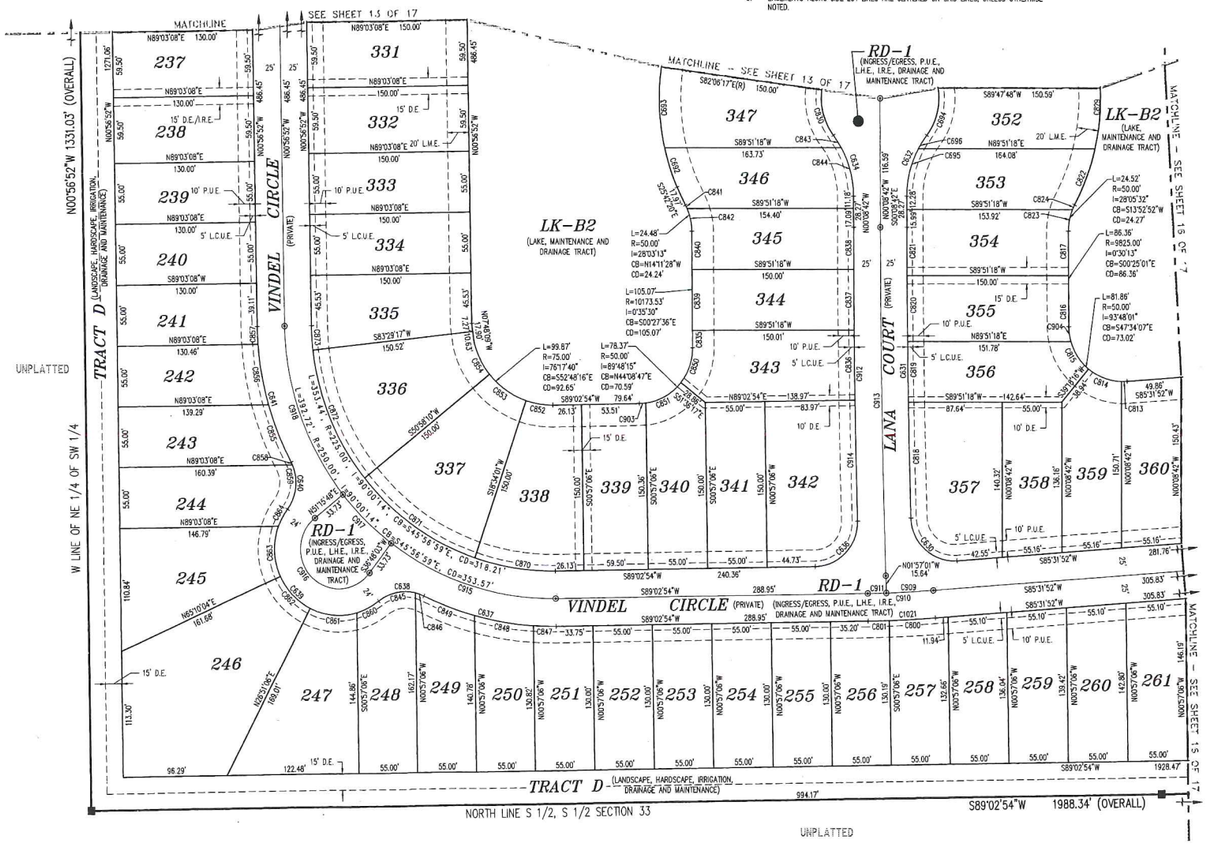
N

0 25 50 100
SCALE: 1" = 50'

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4"X4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊗ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT), WHEREAS THE EAST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 33, TOWNSHIP 43, RANGE 26 BEARS S 00°50'15" E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C630	40.00	92°48'53"	S48°03'41"E	57.94	64.80
C631	9975.00	1°30'33"	S00°53'59"E	262.73	262.74
C632	90.00	37°31'25"	S18°37'00"W	57.89	58.94
C634	90.00	37°31'25"	N18°54'24"W	57.89	58.94
C635	40.00	90°42'43"	N43°41'33"E	56.92	63.33
C637	275.00	26°38'12"	S77°38'00"E	126.70	127.85
C638	40.00	64°11'26"	S83°35'24"W	42.51	44.81
C639	60.00	165°04'30"	S45°58'04"E	118.98	172.87
C640	40.00	64°11'26"	N04°28'28"E	42.51	44.81
C641	275.00	26°40'23"	S14°17'03"E	126.87	128.02
C692	205.00	10°30'39"	S17°56'16"E	37.55	37.61
C693	205.00	20°34'39"	S02°23'37"E	73.23	73.62
C694	55.00	47°21'28"	N13°41'58"E	44.18	45.46
C695	90.00	28°20'17"	S14°01'26"W	44.06	44.51
C696	90.00	9°11'07"	S32°47'09"W	14.41	14.43
C800	1025.00	2°24'37"	N86°44'11"E	43.12	43.12
C801	1025.00	1°06'25"	N88°29'42"E	19.80	19.80
C813	50.00	6°03'30"	N88°33'37"E	5.28	5.29
C814	50.00	37°42'54"	S69°33'11"E	32.32	32.91
C815	50.00	34°40'21"	S33°21'33"E	29.80	30.26
C816	9825.00	0°16'12"	S00°32'01"E	46.28	46.28
C817	9825.00	0°14'01"	S00°16'55"E	40.08	40.08
C818	9975.00	0°36'05"	S01°21'12"E	104.72	104.72
C819	9975.00	0°18'57"	S00°53'41"E	55.00	55.00
C820	9975.00	0°20'30"	S00°33'57"E	59.50	59.50
C821	9975.00	0°15'00"	S00°16'12"E	43.51	43.51
C822	205.00	15°13'15"	N20°19'00"E	54.30	54.46
C823	50.00	22°51'09"	S11°15'40"W	19.81	19.94
C824	50.00	5°14'23"	S25°18'26"W	4.57	4.57
C829	205.00	15°31'15"	N04°56'46"E	55.36	55.53
C830	55.00	45°33'49"	S14°53'12"E	42.59	43.74
C835	10173.53	0°05'15"	S00°42'43"E	15.54	15.54
C836	10025.00	0°21'42"	S00°51'25"E	63.27	63.27
C837	10025.00	0°18'52"	S00°31'08"E	55.00	55.00
C838	10025.00	0°13'00"	S00°15'12"E	37.91	37.91
C839	10173.53	0°18'35"	S00°30'48"E	55.00	55.00
C840	10173.53	0°11'40"	S00°15'41"E	34.52	34.52
C841	50.00	3°52'02"	N28°17'03"W	3.37	3.37
C842	50.00	24°11'12"	N12°15'26"W	20.95	21.11
C843	90.00	8°23'21"	N33°28'26"W	13.17	13.18
C844	90.00	29°08'03"	N14°42'44"W	45.27	45.76
C845	40.00	51°59'29"	S77°29'25"W	35.06	36.30
C846	40.00	12°11'57"	N70°24'52"W	8.50	8.52
C847	275.00	4°25'56"	S88°44'08"E	21.27	21.27
C848	275.00	11°39'57"	S80°41'12"E	55.89	55.99
C849	275.00	10°32'20"	S69°35'03"E	50.51	50.58
C850	50.00	39°09'04"	N18°49'11"E	33.50	34.17
C851	50.00	43°46'37"	N60°17'01"E	37.28	38.20
C852	75.00	19°31'07"	S81°11'32"E	25.43	25.55
C853	75.00	32°24'09"	S55°13'54"E	41.85	42.41
C854	75.00	24°22'24"	S26°50'38"E	31.66	31.90
C855	275.00	11°44'03"	S21°45'13"E	56.22	56.32
C856	275.00	11°37'34"	S10°04'25"E	55.71	55.80
C857	275.00	3°18'46"	S02°36'15"E	15.90	15.90
C858	40.00	3°51'21"	N25°41'34"W	2.69	2.69
C859	40.00	60°20'04"	N06°24'09"E	40.20	42.12
C860	60.00	22°09'48"	N62°34'35"E	23.07	23.21
C861	60.00	42°54'42"	S84°53'10"E	43.89	44.94
C862	60.00	38°56'32"	S43°57'33"E	40.00	40.78
C863	60.00	44°26'53"	S02°15'50"E	45.39	46.55
C864	60.00	16°36'35"	S28°15'53"W	17.33	17.39
C870	225.00	19°31'07"	S81°11'32"E	76.28	76.65
C871	225.00	32°24'09"	S55°13'54"E	125.56	127.24
C872	225.00	32°31'07"	S22°46'17"E	125.99	127.70
C873	225.00	5°33'51"	S03°43'48"E	21.84	21.85
C903	50.00	6°52'35"	N85°36'37"E	6.00	6.00
C904	50.00	15°21'15"	S08°20'45"E	13.36	13.40
C909	1000.00	2°31'07"	N86°47'26"E	43.95	43.96
C910	1000.00	3°31'02"	N87°17'23"E	61.38	61.39
C911	1000.00	0°59'56"	N88°32'57"E	17.43	17.43
C912	10025.00	1°31'07"	S00°54'15"E	265.69	265.69
C913	10000.00	1°48'19"	S01°02'51"E	315.04	315.06
C914	10025.00	0°37'33"	S01°21'02"E	109.51	109.51
C915	250.00	37°45'09"	S72°04'31"E	161.76	164.73
C916	36.00	194°27'45"	S45°58'04"E	71.43	122.18
C917	250.00	14°27'45"	S45°58'04"E	62.94	63.10
C918	250.00	37°47'20"	S19°50'32"E	161.91	164.88
C1021	1025.00	3°31'02"	N87°17'23"E	62.91	62.92



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DCI2018-00018

PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

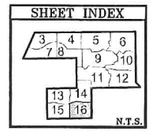
PORTICO PHASE I

A SUBDIVISION IN
SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

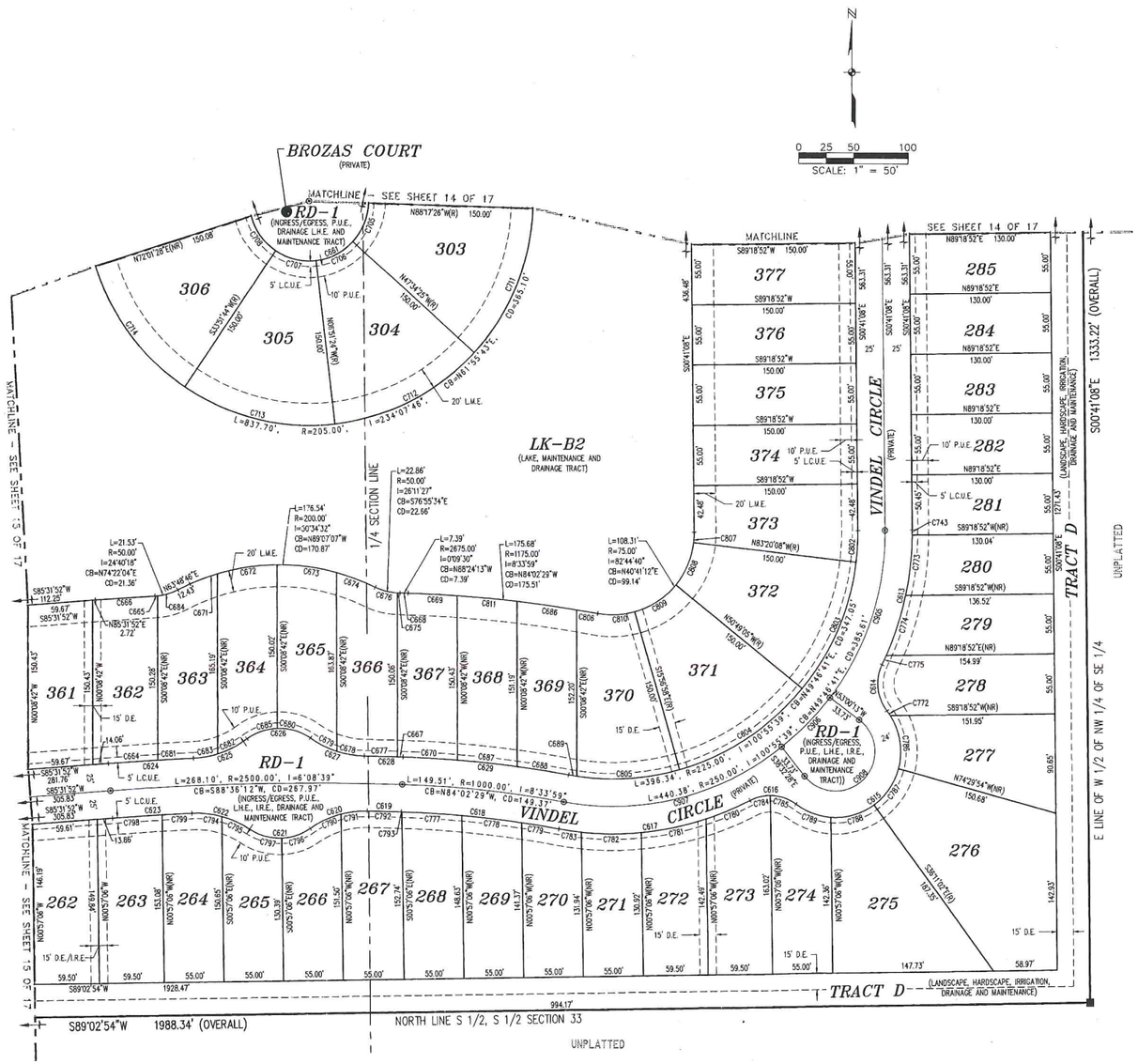
SHEET 16 OF 17

SHEET INDEX



LEGEND

L	= CURVE LENGTH
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I.N.	= INSTRUMENT NUMBER



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C613	275.00	26°33'58"	N12°35'51"E	126.37	127.51
C614	40.00	64°11'26"	S06°12'53"E	42.51	44.81
C615	60.00	165°04'30"	N44°13'39"E	118.98	172.87
C616	40.00	64°11'26"	N85°19'49"W	42.51	44.81
C617	275.00	37°40'02"	N81°24'30"E	177.55	180.79
C618	975.00	8°33'59"	N84°02'29"W	145.64	145.77
C619	2475.00	0°42'22"	N88°40'39"W	30.50	30.50
C620	90.00	35°43'11"	S73°06'34"W	55.20	56.11
C621	50.00	67°41'33"	N89°05'45"E	55.70	59.07
C622	90.00	35°43'11"	N74°55'05"W	55.20	56.11
C623	2475.00	1°41'28"	S86°22'36"W	73.04	73.05
C624	2525.00	1°46'31"	S86°25'08"W	78.23	78.24
C625	90.00	33°53'15"	N70°21'46"E	52.46	53.23
C626	50.00	71°21'12"	S89°05'45"W	58.32	62.27
C627	90.00	33°53'15"	S72°10'17"E	52.46	53.23
C628	2525.00	0°47'26"	N88°43'11"W	34.83	34.83
C629	1025.00	8°33'59"	N84°02'29"W	153.11	153.25
C661	55.00	254°20'26"	N59°43'45"E	87.65	244.15
C664	2525.00	1°02'03"	S86°02'54"W	45.58	45.58
C665	50.00	2°29'48"	N85°27'19"E	2.18	2.18
C666	2675.00	1°10'20"	S86°07'02"W	54.73	54.73
C667	2525.00	0°06'57"	N88°22'57"W	5.11	5.11
C668	2675.00	0°09'30"	N88°24'13"W	7.39	7.39
C669	1175.00	2°12'13"	N87°13'22"W	45.19	45.19
C670	1025.00	2°47'37"	N86°55'40"W	49.97	49.98
C671	200.00	7°46'22"	S69°28'48"W	27.11	27.13
C672	200.00	15°58'59"	S81°21'28"W	55.61	55.79
C673	200.00	15°56'33"	N82°40'46"W	55.47	55.65
C674	200.00	10°52'39"	N69°16'10"W	37.91	37.97
C675	50.00	2°50'39"	S88°35'58"E	2.48	2.48
C676	50.00	23°20'48"	S75°30'14"E	20.23	20.37
C677	2525.00	0°40'28"	N88°46'40"W	29.73	29.73
C678	90.00	16°21'39"	S80°56'04"E	25.61	25.70
C679	90.00	17°31'35"	S63°59'27"E	27.42	27.53
C680	50.00	36°56'24"	N73°41'52"W	31.68	32.24
C681	2525.00	0°44'28"	S86°56'09"W	32.66	32.66
C682	90.00	19°23'19"	N63°06'48"E	30.31	30.46
C683	90.00	14°29'56"	N80°03'26"E	22.71	22.77
C684	50.00	22°10'30"	N73°07'10"E	19.23	19.35
C685	50.00	34°24'47"	S70°37'33"W	29.58	30.03
C686	1175.00	2°42'32"	N82°04'21"W	55.55	55.56
C687	1025.00	3°05'34"	N83°59'04"W	55.32	55.33
C688	1025.00	2°40'48"	N81°05'53"W	47.94	47.95
C689	225.00	1°58'34"	S80°44'46"E	7.76	7.76
C705	55.00	40°43'01"	N22°04'04"E	38.27	39.09
C706	55.00	40°43'01"	N62°47'06"E	38.27	39.09
C707	55.00	40°43'08"	S76°29'50"E	38.27	39.09

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C708	55.00	41°48'13"	S35°14'09"E	39.24	40.13
C711	205.00	40°43'01"	N22°04'04"E	142.64	145.68
C712	205.00	40°43'01"	N62°47'06"E	142.64	145.68
C713	205.00	40°43'08"	S76°29'50"E	142.64	145.69
C714	205.00	39°08'19"	S36°34'07"E	137.33	140.03
C743	275.00	0°56'50"	N00°12'43"W	4.55	4.55
C772	60.00	4°57'48"	N35°49'42"W	5.20	5.20
C773	275.00	11°33'29"	N06°02'26"E	55.38	55.48
C774	275.00	12°06'37"	N17°52'30"E	58.02	58.13
C775	275.00	1°57'02"	N24°54'19"E	9.36	9.36
C777	975.00	3°14'29"	N86°40'51"W	55.15	55.16
C778	975.00	3°15'38"	N83°25'47"W	55.48	55.48
C779	975.00	2°02'29"	N80°46'44"W	34.74	34.74
C780	275.00	9°08'29"	N67°08'43"E	43.83	43.88
C781	275.00	12°39'17"	N78°02'36"E	60.61	60.74
C782	275.00	11°28'49"	S89°53'21"E	55.01	55.10
C783	275.00	4°23'27"	S81°57'13"E	21.07	21.07
C784	40.00	27°54'36"	S76°31'47"W	19.29	19.48
C785	40.00	36°16'49"	N71°22'30"W	24.91	25.33
C786	60.00	48°23'22"	N09°09'07"W	49.18	50.67
C787	60.00	38°55'57"	N34°30'32"E	39.99	40.77
C788	60.00	40°01'09"	N73°59'05"E	41.06	41.91
C789	60.00	32°46'14"	S69°37'13"E	33.85	34.32
C790	90.00	20°13'51"	S65°21'54"W	31.61	31.78
C791	90.00	15°29'21"	S83°13'29"W	24.26	24.33
C792	2475.00	0°42'22"	N88°40'39"W	30.50	30.50
C793	975.00	0°01'22"	N88°18'47"W	0.39	0.39
C794	90.00	17°50'43"	N83°51'19"W	27.92	28.03
C795	90.00	17°52'28"	N65°59'43"W	27.96	28.08
C796	50.00	31°46'34"	N71°08'15"E	27.38	27.73
C797	50.00	35°54'59"	S75°00'58"E	30.83	31.34
C798	2475.00	1°03'31"	S86°03'38"W	45.73	45.73
C799	2475.00	0°37'56"	S86°54'22"W	27.31	27.32
C802	225.00	7°21'00"	N02°59'22"E	28.84	28.86
C803	225.00	32°31'03"	N22°55'24"E	125.99	127.70
C804	225.00	34°52'07"	N56°36'59"E	134.83	136.93
C805	225.00	24°12'55"	N86°09'29"E	94.39	95.09
C806	1175.00	0°57'35"	N80°14'17"W	19.68	19.68
C807	75.00	7°21'00"	N02°59'22"E	9.61	9.62
C808	75.00	32°31'03"	N22°55'24"E	42.00	42.57
C809	75.00	34°52'07"	N56°36'59"E	44.94	45.64
C810	75.00	26°11'29"	N87°08'46"E	33.99	34.28
C811	1175.00	2°41'38"	N84°46'26"W	55.24	55.25
C905	250.00	37°40'55"	N18°09'19"E	161.47	164.42
C906	250.00	14°27'45"	N44°13'39"E	62.94	63.10
C907	250.00	48°46'59"	N75°51'01"E	206.48	212.86
C908	36.00	194°27'45"	N44°13'39"E	71.43	122.18

NOTES

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5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE ROADWAY TRACTS R-1 AND R-2 ARE INGRESS/EGRESS, PUBLIC UTILITY, LANDSCAPE, HARDSCAPE, DRAINAGE AND MAINTENANCE TRACTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

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PREPARED BY:
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PORTICO PHASE I

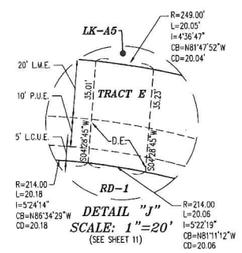
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SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000411756

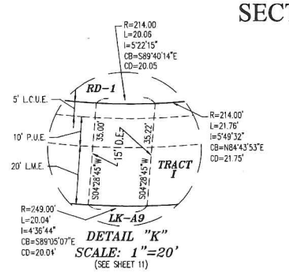
SHEET 17 OF 17

LEGEND

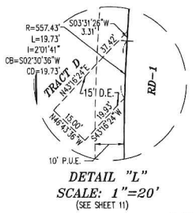
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R	= CURVE RADIUS
Δ OR I	= CURVE DELTA/INCLUDED ANGLE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
C123	= CURVE TAG LABEL
L12	= LINE TAG LABEL
P.U.E.	= PUBLIC UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT
L.C.U.E.	= LEE COUNTY UTILITY EASEMENT
L.H.E.	= LANDSCAPE/HARDSCAPE EASEMENT
(NR)	= (NON-RADIAL)
(R)	= (RADIAL)
LK	= LAKE TRACT
RD	= ROADWAY TRACT
1	= LOT IDENTIFICATION NUMBER
	= MATCH LINE
	= DIMENSION CONTINUES
N.T.S.	= NOT TO SCALE
I.R.E.	= IRRIGATION/REUSE EASEMENT
I.N.	= INSTRUMENT NUMBER



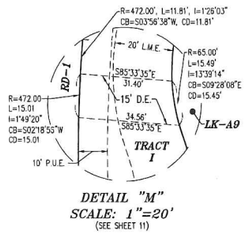
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(SEE SHEET 11)



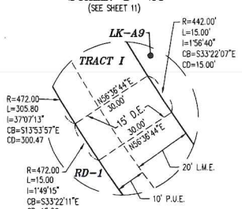
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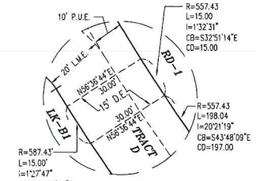
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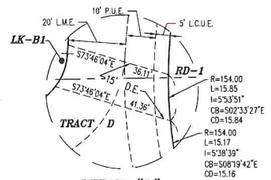
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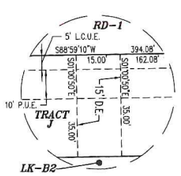
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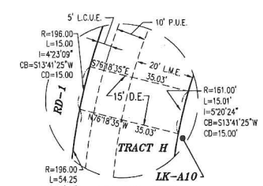
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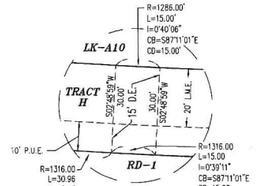
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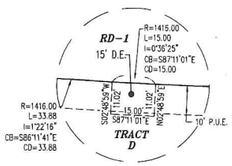
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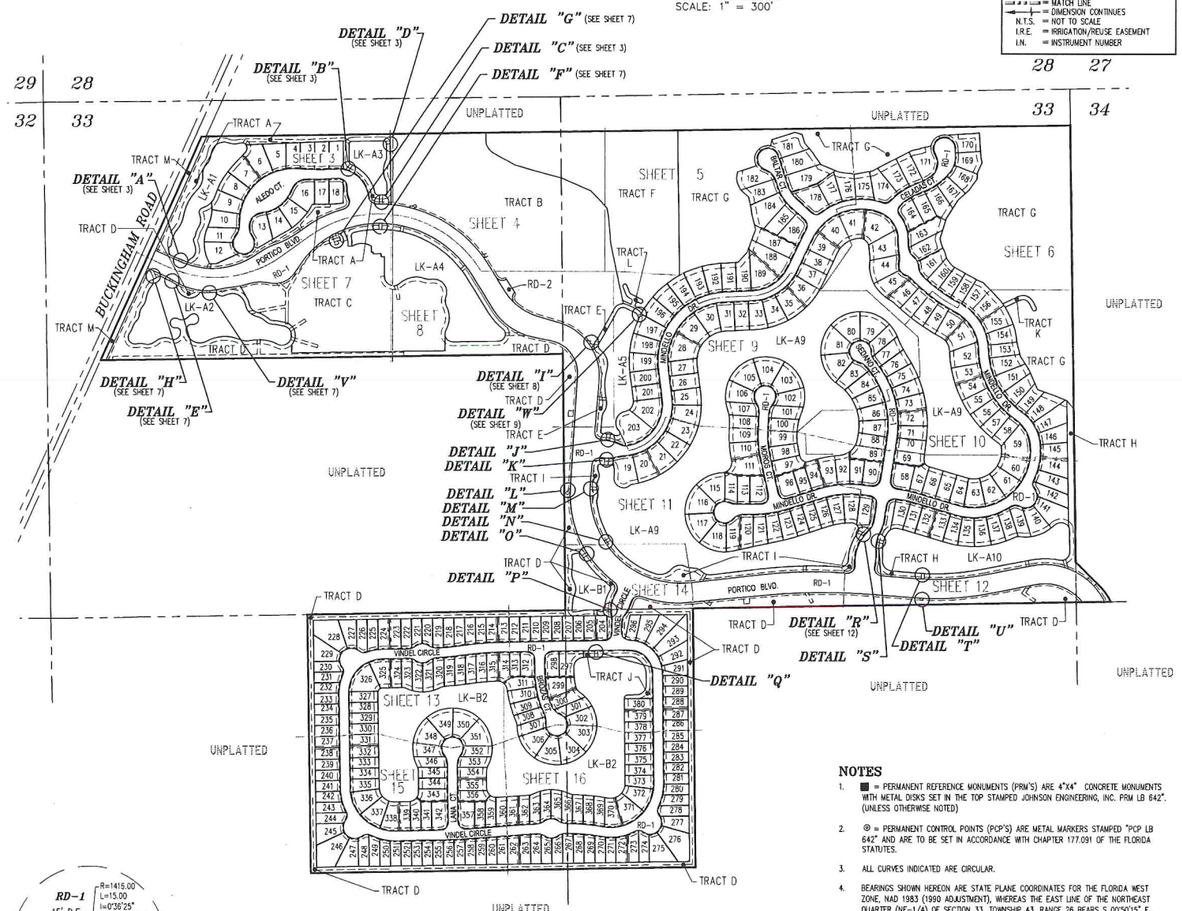
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(SEE SHEET 12)



DETAIL "T"
SCALE: 1"=20'
(SEE SHEET 12)



DETAIL "U"
SCALE: 1"=20'
(SEE SHEET 12)



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S:\JOHNSON\PORTICO-PHASE1-PLAT.dwg (17) Sat, Oct 28, 2006 - 11:32am

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