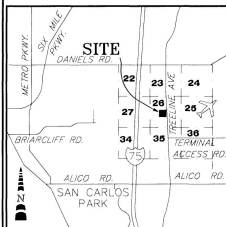


SOUTHWEST INTERNATIONAL COMMERCE PARK II

A REPLAT OF LOTS "H-5", "H-5.1" AND "H-5.2", SOUTHWEST INTERNATIONAL COMMERCE PARK, RECORDED AS INSTRUMENT #2006000472395, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHWEST FLORIDA INVESTMENT PROPERTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND MAUGER INVESTMENT PROPERTIES LEE COUNTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE HERETO DESCRIBED LANDS HAS CAUSED THIS PLAT OF SOUTHWEST INTERNATIONAL COMMERCE PARK II, A REPLAT OF LOTS "H-5", "H-5.1" AND "H-5.2", SOUTHWEST INTERNATIONAL COMMERCE PARK, RECORDED AS INSTRUMENT #2006000472395, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO SOUTHWEST INTERNATIONAL COMMERCE PARK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PRIVATE ROAD RIGHT-OF-WAY HEREIN REFERRED TO AS TRACT "K", TOGETHER WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HEREINAFTER CONTAINED THEREIN, FOR THE PURPOSE OF INGRESS AND EGRESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ROAD, SIDEWALKS, LANDSCAPING AND SIGNAGE, RESERVING UNTO SOUTHWEST FLORIDA INVESTMENT PROPERTY, LLC, ITS SUCCESSORS AND ASSIGNS, EMPLOYEES AND INVITEES, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACT "K".

2. 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 THE USE IN THE PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES WITH RESPECT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREIN.

3. DEDICATES TO LICENSED PUBLIC AND PRIVATE UTILITIES, ALL PUBLIC UTILITY EASEMENTS (P.U.E.) AS SET FORTH HEREIN, TOGETHER WITH A PUBLIC UTILITY EASEMENT ACROSS, OVER AND UNDER TRACT "K", FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, CABLE, TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC OR OTHER PUBLIC UTILITY PURPOSES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY WILL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4. DEDICATES TO LEE COUNTY AND ALL PROVIDERS OF EMERGENCY SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) ACROSS, OVER AND UNDER TRACT "K" FOR THE PURPOSES OF INGRESS AND EGRESS.

5. DEDICATES TO LEE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES.

IN WITNESS WHEREOF, THE OWNER HAVE CAUSED THIS PLAT TO BE MADE AND EXECUTED THIS 19th DAY OF May, 2018.

WITNESSES:

PRINT NAME: Al Quattrone

PRINT NAME: John R. Colay

WITNESS: John R. Colay

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SOUTHWEST FLORIDA INVESTMENT PROPERTY, LLC
A WISCONSIN LIMITED LIABILITY COMPANY

BY: John R. Colay
JEROLD J. BECHARD, AUTHORIZED MEMBER

ACKNOWLEDGMENT:

STATE OF FL

COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May, 2018, BY JEROLD J. BECHARD AS THE AUTHORIZED MEMBER OF SOUTHWEST FLORIDA INVESTMENT PROPERTY, LLC, ON BEHALF OF THE COMPANY, HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: Sharon Prasad

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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.

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.

DESCRIPTION:

LOTS H-5, H-5.1 AND H-5.2, RESPECTIVELY, OF SOUTHWEST INTERNATIONAL COMMERCE PARK, AS PER CLERK'S INSTRUMENT #2006000472395, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, CONTAINING 233,404 SQUARE FEET, 2.36 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. ALL CURVES SHOWN HEREIN ARE CIRCULAR CURVES.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. BEARINGS ARE BASED ON THE CENTERLINE OF GLOBAL PARKWAY AS BEARING N.00°05'57"W.

WITNESSES:

PRINT NAME: Joe P. P. P.

PRINT NAME: Joe P. P. P.

WITNESS: Joe P. P. P.

PRINT NAME: Joe P. P. P.

PRINT NAME: Joe P. P. P.

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PRINT NAME: Joe P. P. P.

MAUGER INVESTMENT PROPERTIES LEE COUNTY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: Ronald Mauger
RONALD MAUGER, MANAGER

ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Lee

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF May, 2018, BY RONALD MAUGER AS THE MANAGER OF MAUGER INVESTMENT PROPERTIES LEE COUNTY, LLC, ON BEHALF OF THE COMPANY, HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: Michael Smith

PRINT NAME: Michael Smith

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PRINT NAME: Michael Smith

PRINT NAME: Michael Smith



INSTRUMENT NUMBER: 2018000125161

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY:

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS PLANNERS
LB#7071
10970 S. CLEVELAND AVENUE
SUITE 605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-5575
FAX: (239) 275-8457

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SOUTHWEST INTERNATIONAL COMMERCE PARK II, A REPLAT OF LOTS "H-5", "H-5.1" AND "H-5.2", SOUTHWEST INTERNATIONAL COMMERCE PARK, RECORDED AS INSTRUMENT #2006000472395, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:46 P.M. THIS 23rd DAY OF May, 2018, AND DULY RECORDED AS INSTRUMENT NUMBER 2018000125161 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF THE CIRCUIT COURT IN AND FOR
LEE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SOUTHWEST INTERNATIONAL COMMERCE PARK II, A REPLAT OF LOTS "H-5", "H-5.1" AND "H-5.2", SOUTHWEST INTERNATIONAL COMMERCE PARK, RECORDED AS INSTRUMENT #2006000472395, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 25 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 (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

METRON SURVEYING & MAPPING, LLC LB 7071
10970 S. CLEVELAND AVENUE, SUITE 605
FORT MYERS, FLORIDA 33907

DENIS J. O'CONNELL, JR., P.S.M. - FLORIDA CERTIFICATE NO. 5430

APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 23rd DAY OF May, 2018.

GEORGE FENDERBASS
BOARD CHAIR
VICE CHAIR
LARRY KIKER

JOSEPH ADAMS
ASSISTANT COUNTY ATTORNEY

DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

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

GARY W. BASHFORD, PSM L56305
LEE COUNTY DESIGNATED PSM

SOUTHWEST INTERNATIONAL COMMERCE PARK II

A REPLAT OF LOTS "H-5", "H-5.1" AND "H-5.2", SOUTHWEST INTERNATIONAL
COMMERCE PARK, RECORDED AS INSTRUMENT #2006000472395, IN THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26,
TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2018000125161

SHEET 2 OF 2

THIS INSTRUMENT PREPARED BY

LAND SURVEYORS-PLANNERS
L.D.# 7021

10970 S. CLEVELAND AVENUE
SUITE 605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°05'57" E	10.00
L2	S 02°05'57" E	38.00
L3	S 42°33'03" W	28.21
L4	S 87°54'03" W	22.82
L5	N 02°05'57" W	2.00
L6	N 87°54'03" E	2.00
L7	S 79°50'15" E	53.00
L8	N 87°54'03" E	548.18
L9	N 47°06'01" W	23.56
L10	S 87°55'34" W	19.21
L11	S 87°55'34" W	10.09
L12	N 47°06'01" W	23.56
L13	S 02°05'57" E	18.71
L14	S 02°05'57" E	1.28
L15	S 02°05'57" E	4.55

CURVE TABLE

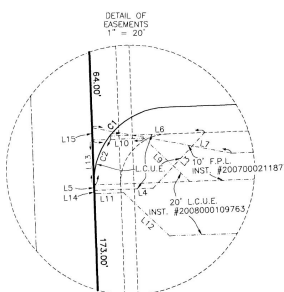
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.98'	28.00'	90°00'00"	S 42°54'03" W	39.60'
C2	19.55'	28.00'	40°00'19"	S 17°54'12" W	19.16'

NOTES:

1. DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL CURVES ARE CIRCULAR.
3. ALL LOT LINES ON CURVES ARE RADIAL, UNLESS NOTED OTHERWISE.
4. BEARINGS ARE BASED ON THE CENTRULINE OF GLOBAL PARKWAY AS BEARING N.00°05'57"W.
5. EASEMENTS IN FAVOR OF LOT OWNERS AND DEVELOPER CONTAINED IN THE FOLLOWING RECORDS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTHWEST INTERNATIONAL COMMERCE PARK RECORDED IN O.R. PUBLIC RECORDS, PAGE 226, PUBLIC RECORDS OF LEE COUNTY, FLORIDA (THE "DECLARATION").
- (i) SECTION 5.02 (AS FURTHER AMENDED AS CLERK'S INSTRUMENT #00060472394, PUBLIC RECORDS OF LEE COUNTY, FLORIDA) FOR INGRESS AND EGRESS TO EACH OWNER'S LOT OVER THE ROADWAYS AS SHOWN ON PLAT;
- (ii) SECTION 5.03(A) FOR PARKING OF VEHICLES ON OWNER'S LOT;
- (iii) SECTION 5.03(B) FOR PEDESTRIAN TRAFFIC OF EMPLOYEES AND BUSINESS INVITEES OVER LOT;
- (iv) SECTION 5.03(C) FOR ACCESS BETWEEN PUBLIC STREETS AND PARKING AREAS LOCATED ON LOT;
- (v) SECTION 8.01 FOR DEVELOPER ACCESS OVER ANY LOT TO GAIN ACCESS TO THE COMMON AREA AS DEFINED IN THE DECLARATION;
- (vi) SECTION 8.02 FOR FIBER/OPTIC AND UTILITY PROVIDERS FOR ACCESS, CONSTRUCTION INSTALLATION AND MAINTENANCE OF UTILITIES AND SUPPORTING SYSTEMS ON LOTS;
- (vii) SECTION 8.03 FOR ASSOCIATION TO MAINTAIN LANDSCAPING ON LOT PERIMETERS;
- (viii) SECTION 8.04 FOR DEVELOPER TO ESTABLISH AND MAINTAIN ADDITIONAL CONSTRUCTION, MAINTENANCE AND UTILITY TARIFFS, AS MAY BE NECESSARY FOR DEVELOPMENT, MAINTENANCE, AND OPERATION OF THE PARK PROJECT.

LEGEND:

N = NUMBER
 PKWY = PARKWAY
 CH = PRIM LB 7071
 CH = DISC LB 7071
 CH = CHAPTER
 FS = FLORIDA STATUTE
 SEC = SECTION
 TWP = TOWNSHIP
 RNG = RANGE
 PRM = PERMANENT REFERENCE MONUMENT
 S.I.R. = SET 5/8" IRON ROD LB 7071
 S.I.R. = SET 5/8" IRON ROD (D & SHOWN)
 S.N.D. = SET NAIL AND DISC LB 7071
 INST = INSTRUMENT
 O.R. = OFFICIAL RECORDS BOOK
 PS
 I.E.E. = "INGRESS, EGRESS EASEMENT"
 L.E. = LANDSCAPE EASEMENT
 R.E. = ROADWAY EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 S.E. = SIGN EASEMENT
 A.E. = ACCESS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 F.P. = FLORIDA POWER & LIGHT COMPANY
 P.C. = PERMANENT CONTROL POINT
 N.P. = NON-PERMANENT REFERENCE MONUMENT
 N/W = NORTH-WAY
 N/R = NADINA



PLT2016-00034/LDO 2016-00326