

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING
107501 - SIX MILE CYPRESS PARKWAY - SUITE 104
FORT MYERS, FLORIDA 33912
(813) 939-5490
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

RIVERSIDE CENTER

A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 72 PAGE 13

SHEET 1 OF 2

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

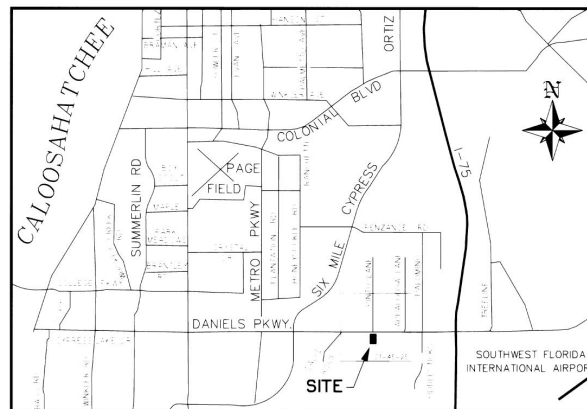
LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND BEING THE WEST ONE HALF (1/2) OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LESS THE NORTH 90 FEET THEREOF, FOR ROAD RIGHT-OF-WAY OF DANIELS ROAD (SR-867-A), AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST; THENCE S.88°36'08"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 FOR 1358.86 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°36'08"W. ALONG SAID FRACTION OF SECTION LINE FOR 1358.86 FEET TO THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 21; THENCE N.01°02'36"W. ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 21 FOR 2559.68 FEET TO THE SOUTH LINE OF DANIELS ROAD (300 FEET WIDE); THENCE N.88°41'25"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 1382.25 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S.01°01'02"E. ALONG SAID FRACTION OF SECTION LINE FOR 2557.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.92 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST AS BEARING S.88°36'08"W.



VICINITY SKETCH
(NOT TO SCALE)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HEALTH PROPERTIES OF FT. MYERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND RIVERSIDE BAPTIST CHURCH OF FORT MYERS, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF RIVERSIDE CENTER, LOCATED IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DO HEREBY DEDICATE:

1. TRACT "A" TO RIVERSIDE CENTER, INC. FOR DRAINAGE, ROAD RIGHT-OF-WAY AND OTHER PROPER PURPOSES; SUBJECT TO A PUBLIC UTILITY EASEMENT AS DEDICATED BELOW.
2. ALL PUBLIC UTILITY EASEMENTS TO ALL LICENSED PRIVATE AND PUBLIC UTILITY COMPANIES FOR PROPER PURPOSES, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
3. ALL DRAINAGE EASEMENTS TO THE RIVERSIDE CENTER, INC. FOR DRAINAGE, STORMWATER MANAGEMENT AND OTHER PROPER PURPOSES.
4. ALL BUFFER EASEMENTS TO THE RIVERSIDE CENTER, INC. FOR DRAINAGE, STORMWATER MANAGEMENT AND OTHER PROPER PURPOSES.
5. ALL CONSERVATION EASEMENTS TO THE RIVERSIDE CENTER, INC. FOR DRAINAGE, STORMWATER MANAGEMENT AND OTHER PROPER PURPOSES.

IN WITNESS WHEREOF CONTINENTAL HEALTH PROPERTIES OF FT. MYERS, L.L.C. AND RIVERSIDE BAPTIST CHURCH OF FORT MYERS, INC. HAVE CAUSED THIS DEDICATION TO BE MADE THIS 10th DAY OF JULY, 2002.

CONTINENTAL HEALTH PROPERTIES OF FT. MYERS, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
AS ITS MANAGER

[Signature]
WITNESS

[Signature]
PRINTED NAME

[Signature]
WITNESS

[Signature]
PRINTED NAME

RIVERSIDE BAPTIST CHURCH OF FORT MYERS, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: [Signature]
BRIAN G. CHAPMAN
PRESIDENT

[Signature]
WITNESS

[Signature]
PRINTED NAME

[Signature]
WITNESS

[Signature]
PRINTED NAME

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 10 DAY OF JULY, 2002.

[Signature]
CHAIRMAN OF THE BOARD
PRINTED NAME: Ray Judeh

[Signature]
CLERK OF COURT
PRINTED NAME: Charlie Green

[Signature]
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

PRINTED NAME: MARY GIBBS

[Signature]
DIRECTOR, DEVELOPMENT
SERVICES DIVISION

PRINTED NAME: Tom E. Edwards

[Signature]
COUNTY ATTORNEY

PRINTED NAME: Jean C. Henry

REVIEW BY THE COUNTY DESIGNATED PROFESSIONAL SURVEYOR AND MAPPER DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

BY: [Signature]
PRINTED NAME: SALE LINDA

TITLE: REPSM

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVERSIDE CENTER, LOCATED IN SECTION 21, 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 (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

[Signature]
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
BUSINESS CERTIFICATION NO. 6690

DATE: 5-10-2002

CLERK'S CERTIFICATION: 5548099

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVERSIDE CENTER, LOCATED IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 10:16 A.M. THIS 08 DAY OF AUGUST, 2002, AND DULY RECORDED IN PLAT BOOK 72 AT PAGES 13 THROUGH 14. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

[Signature]
CHARLIE GREEN
CLERK OF CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

**ACKNOWLEDGMENT:**

STATE OF FL
COUNTY OF Lee

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF JULY, 2002, BY JOSEPH A. ROSIN, MANAGER, CONTINENTAL HEALTH PROPERTIES OF FT. MYERS, L.L.C. HE IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC - STATE OF FL
[Signature]
PRINTED NAME

(IF USING STAMP, PERMANENT INK IS REQUIRED)

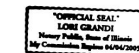
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF JULY, 2002, BY BRIAN G. CHAPMAN, PRESIDENT, RIVERSIDE BAPTIST CHURCH OF FORT MYERS, INC. HE IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
[Signature]
PRINTED NAME

(IF USING STAMP, PERMANENT INK IS REQUIRED)



RIVERSIDE CENTER

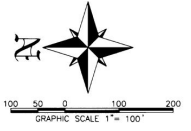
A SUBDIVISION LYING IN
SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 73 PAGE 14

SHEET 2 OF 2

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10501 SIX MILE CYPRESS PARKWAY SUITE 104
FORT MYERS, FLORIDA 33912
(941) 939-5490
FLORIDA BUSINESS CERTIFICATE NUMBER LB 6680



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	412.00'	65°33'48"	473.85'	514.50' S 14°50'00"E	
2	287.00'	31°03'31"	155.70'	513°38'47"W	
3	127.00'	26°20'38"	58.39'	58°21'36"W	
4	50.00'	88°51'58"	99.98'	N 17°35'42"E	
5	50.00'	116°01'02"	101.25'	84.81' N 74°11'54"E	
6	980.00'	33°24'41"	400.44'	397.88' S 0°17'42"E	
7	50.00'	77°20'42"	67.50'	62.49' N 0°05'54"E	
8	1450.00'	17°06'41"	460.86'	458.97' S 0°18'17"E	
9	1400.00'	02°20'36"	8.39'	8.39' N 0°18'17"E	
10	430.00'	33°57'31"	438.59'	425.36' N 0°18'17"E	
11	1380.00'	01°24'02"	33.73'	33.73' N 40°31'55"W	
12	505.00'	19°39'53"	172.10'	172.26' N 0°25'50"E	
13	50.00'	53°02'48"	46.36'	44.70' S 42°52'00"E	
14	1395.00'	04°20'13"	105.60'	105.57' S 89°55'55"W	
15	50.00'	141°23'58"	123.39'	94.38' N 0°18'17"E	
16	10.00'	35°13'12"	6.15'	6.05' S 6°74'01"W	
17	50.00'	108°36'49"	83.04'	80.18' N 0°18'17"E	
18	10.00'	72°42'31"	12.69'	11.86' S 15°02'03"W	
19	10.00'	36°12'21"	6.38'	6.27' S 68°39'29"W	
20	50.00'	61°16'03"	53.47'	50.95' S 59°22'56"W	
21	10.00'	63°08'59"	11.36'	11.36' N 75°05'22"E	
22	50.00'	33°21'47"	81.52'	80.37' N 75°05'22"E	

CURVE TABLE

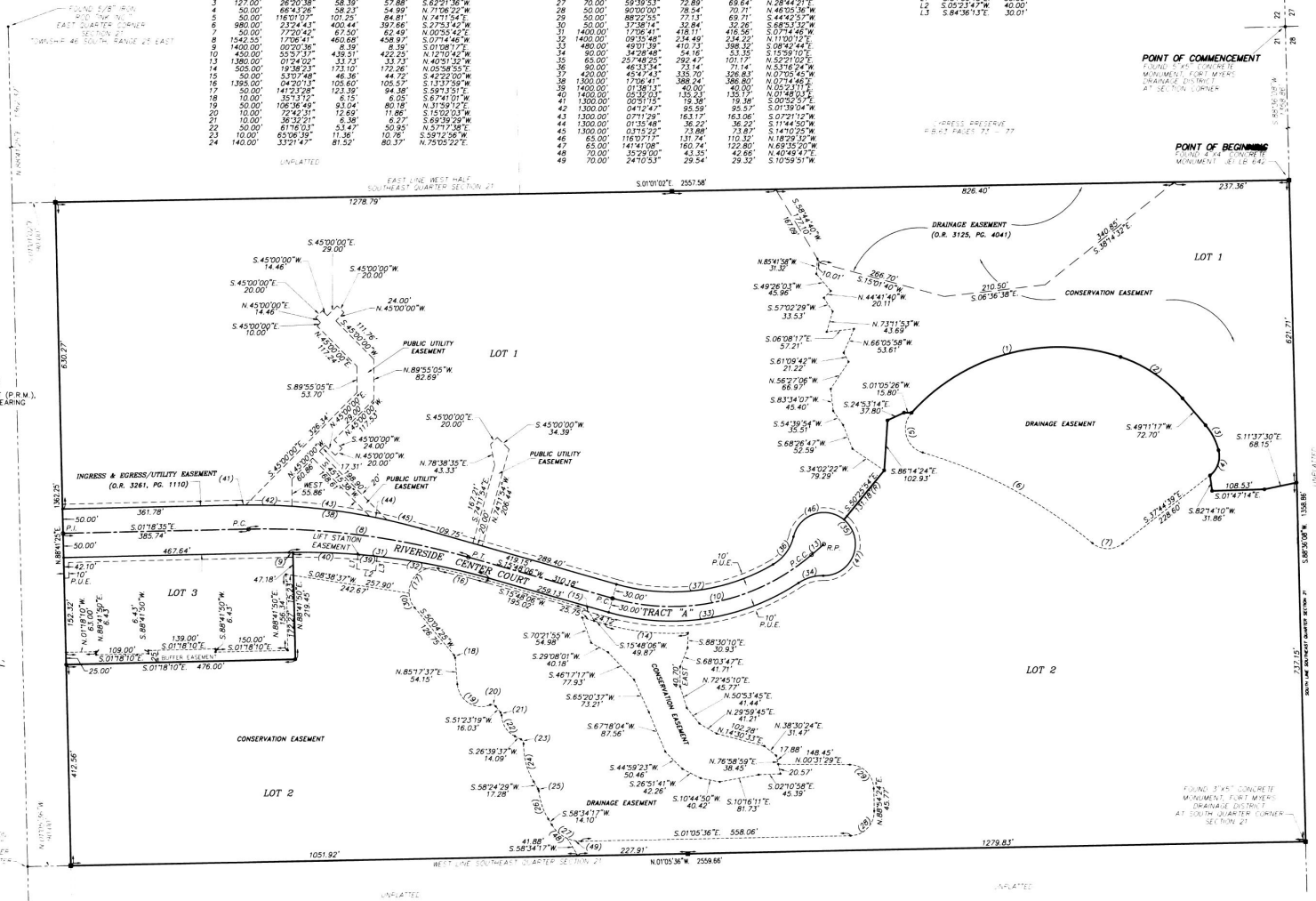
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
23	10.00'	25°14'45"	4.41'	4.32' S 71°01'52"W	
24	1400.00'	23°04'57"	61.39'	60.80' N 71°38'47"E	
25	70.00'	59°39'53"	72.89'	69.64' N 28°44'21"E	
26	50.00'	90°00'00"	78.54'	70.71' N 48°35'36"E	
27	50.00'	88°22'55"	77.13'	69.71' N 44°42'53"W	
28	50.00'	17°38'14"	12.84'	12.26' S 68°53'37"E	
29	1400.00'	17°06'41"	418.11'	416.58' S 0°17'42"E	
30	1400.00'	09°35'48"	214.49'	214.22' S 11°01'52"E	
31	480.00'	49°01'39"	410.73'	398.32' S 08°42'44"E	
32	480.00'	45°33'54"	341.14'	336.23' S 15°59'10"E	
33	65.00'	25°48'25"	292.47'	101.12' N 52°21'02"E	
34	90.00'	45°33'54"	74.14'	71.14' N 52°21'02"E	
35	420.00'	45°47'43"	335.70'	326.83' N 0°18'17"E	
36	1300.00'	17°06'41"	388.24'	386.80' N 0°18'17"E	
37	1400.00'	01°38'13"	40.00'	40.00' N 0°52'37"E	
38	1300.00'	09°35'48"	135.37'	135.17' N 0°18'17"E	
39	1300.00'	00°52'55"	15.38'	15.38' S 0°52'55"E	
40	1300.00'	04°24'47"	95.50'	95.37' S 0°18'17"E	
41	1300.00'	07°11'29"	163.17'	163.06' S 0°18'17"E	
42	1300.00'	07°15'48"	36.23'	36.23' S 11°44'50"W	
43	1300.00'	03°15'22"	73.88'	73.87' S 14°10'25"W	
44	1300.00'	116°01'02"	110.32'	110.32' N 0°18'17"E	
45	65.00'	141°41'08"	160.74'	122.80' N 69°35'50"W	
46	10.00'	55°29'00"	42.68'	42.68' N 0°49'47"E	
47	65.00'	141°41'08"	160.74'	122.80' N 69°35'50"W	
48	70.00'	24°10'53"	29.54'	29.52' S 10°59'51"W	

LINE TABLE

LINE	BEARING	DISTANCE
1	S 84°36'13"E	30.00'
2	S 05°23'47"E	40.00'
3	S 84°36'13"E	30.00'

- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- LEGEND:**
(TYP.) - TYPICAL
R.P. - RADIUS POINT
P.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.O.B. - POINT OF BEGINNING
O.R. - OFFICIAL RECORDS BOOK
L.C. - LEE COUNTY PUBLIC RECORDS
PG. - AT PAGE
(R.) - RADIAL
(N.T.) - NON-TANGENT
(NR.) - NON-RADIAL
B/W - RIGHT-OF-WAY
(1) - INDICATES NO. 1 OF THE CURVE TABLE
CONC. - CONCRETE
I.R. - IRON ROD
MON. - CONCRETE MONUMENT
C. - CENTERLINE
P.C.P. - PERMANENT CONTROL POINT
L.M.E. - LAKE MAINTENANCE EASEMENT
D.E. - DRAINAGE EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
L.C.U.E. - LEE COUNTY UTILITY EASEMENT
- INDICATES LOT NUMBER
@ - INDICATES PERMANENT CONTROL POINT (P.C.P.)
NAIL AND BRASS DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER TO BE SET IN ACCORDANCE
- - - INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- - - INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER

DANIELS PARKWAY



D.O. NO. 98-08-270.000

COLLEGE PARK ACRES
(UNRECORDED)