

COPPERHEAD PHASE 1

PLAT BOOK 97, PAGE 1

SHEET 1 OF 11

A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

DESCRIPTION

A PARCEL OF LAND LYING IN
SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA
COPPERHEAD
(OVERALL BOUNDARY INCLUDING BETH STACEY BOULEVARD)

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST BEING THAT PART OF PARKWOOD VI, A SUBDIVISION RECORDED IN PLAT BOOK 28 AT PAGES 104-105, INCLUSIVE, LYING SOUTH OF 23RD STREET S.W. AS SHOWN IN OFFICIAL RECORDS BOOK 2837 AT PAGE 2736. ALL OF PARKWOOD VI, A SUBDIVISION RECORDED IN PLAT BOOK 28 AT PAGES 106-110, INCLUSIVE, ALL OF PARKWOOD VII, A SUBDIVISION RECORDED IN PLAT BOOK 28 AT PAGES 111-115, INCLUSIVE, AND A PORTION OF SECTION 6 AS DESCRIBED IN OFFICIAL RECORD BOOK 2016 AT PAGE 981, PUBLIC RECORDS OF LEE COUNTY AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE $N88^{\circ}11'42"E$ ALONG THE SOUTH LINE OF SAID SECTION 6 FOR 4041.72 FEET TO THE WESTERLY LINE OF "ADDITION TWO TO LEHIGH ACRES" AS RECORDED IN PLAT BOOK 19 AT PAGE 148, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE $N01^{\circ}53'54"W$ ALONG THE WESTERLY LINE OF SAID "ADDITION TWO TO LEHIGH ACRES" AND THE WESTERLY LINE OF "ADDITION ONE TO LEHIGH ACRES" AS RECORDED IN PLAT BOOK 12 AT PAGE 137, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 3292.04 FEET TO THE SOUTH LINE OF THE NORTH ONE HALF (IN 1/2) OF THE SOUTH ONE HALF (S 1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 6; THENCE $S88^{\circ}19'10"W$ ALONG THE SOUTH LINE OF SAID SECTION 6 AND WESTERLY EXTENSION THEREOF FOR 1550.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD (106.00 FEET WIDE); THENCE CONTINUE $S88^{\circ}19'10"W$ FOR 106.01 FEET TO THE WESTERLY LINE OF SAID BETH STACEY BOULEVARD; THENCE $N01^{\circ}55'11"W$ ALONG THE WESTERLY LINE OF SAID BETH STACEY BOULEVARD FOR 81.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EXTENSION OF 23RD STREET S.W. (80.00 FEET WIDE) AS RECORDED IN OFFICIAL RECORD BOOK 2837 AT PAGE 2736, PUBLIC RECORDS; THENCE $S84^{\circ}27'00"W$ ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 800.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF $23^{\circ}53'59"$ FOR 859.26 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2140.00 FEET; THENCE ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF $22^{\circ}31'11"$ FOR 841.11 FEET TO A POINT OF TANGENCY; THENCE $S87^{\circ}02'24"W$ ALONG SAID SOUTHERLY LINE FOR 88.88 FEET TO THE WEST LINE OF SAID SECTION 6; THENCE $S01^{\circ}02'32"E$ ALONG SAID WEST LINE FOR 2962.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 236.85 ACRES, MORE OR LESS

BEARINGS ARE BASED ON STATE PLANE COORDINATE - FLORIDA WEST ZONE NORTH AMERICAN DATUM (N.A.D.) 1983-1980 ADJUSTMENT WITH THE WEST LINE OF SECTION 6 AS BEARING $N01^{\circ}02'32"E$.

TRACT IDENTIFICATION:

TRACTS A AND B - PUBLIC ROAD RIGHT-OF-WAY AND DRAINAGE EASEMENT SUBJECT TO A PUBLIC UTILITY EASEMENT
TRACTS C-1, C-2, C-3 - CONSERVATION AND WATER MANAGEMENT
TRACT D - CLUB HOUSE
TRACTS E, F, G, H, I, K, L, M - FUTURE DEVELOPMENT
TRACT J - PUBLIC ROAD RIGHT-OF-WAY
TRACTS GC-1, GC-2, GC-3, GC-4, GC-5, GC-6, GC-7, GC-8, GC-9 - GOLF COURSE
TRACTS L-1, L-2, L-3, L-4, L-5, L-6, L-7, L-8, L-9, L-10, L-11 - LAKE AND WATER MANAGEMENT

NOTES:

1. DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL CURVES ARE CIRCULAR.
3. ALL DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS ARE CENTERED ON LOT LINES UNLESS NOTED OTHERWISE.
4. ALL LOT LINES ON CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
5. LINES NOTED AS "THE LINE" IS FOR DIMENSIONING REFERENCE ONLY - NOT A LINE OF DIVISION.

LOCATION SKETCH

NOT TO SCALE



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 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.

APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 9 DAY OF FEBRUARY, 2004.

John E. Albion
CHAIRMAN OF THE BOARD
PRINT NAME: John E. Albion

Charlie Green
CLERK OF THE COURT
PRINT NAME: Charlie Green

Mark Henry
COUNTY ATTORNEY
PRINT NAME: Mark Henry

John E. Albion
DIRECTOR, DIVISION OF DEVELOPMENT
SERVICES
PRINT NAME: John E. Albion

Mary Gibbs
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT
PRINT NAME: Mary Gibbs

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

John E. Albion
PRINT NAME: John E. Albion
TITLE: DCPSM

CLERK'S CERTIFICATION: 6157527

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COPPERHEAD PHASE 1, A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 10:11 A.M. THIS 9 DAY OF FEBRUARY, 2004, AND DULY RECORDED IN PLAT BOOK 97, PAGES 1 THROUGH 11 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
NAME: CHARLIE GREEN
CLERK OF THE CIRCUIT COURT IN AND FOR
LEE COUNTY, FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT COPPERHEAD DEVELOPMENT, INC., A FLORIDA CORPORATION, THE OWNER OF THE HEREIN DESCRIBED LANDS, HAS CAUSED THIS PLAT OF COPPERHEAD PHASE 1, A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY:

1. DEDICATES TRACTS A AND B FOR ROAD RIGHT-OF-WAY AND DRAINAGE PURPOSES TO THE COPPERHEAD COMMUNITY ASSOCIATION, INC., SUBJECT TO A PUBLIC UTILITY EASEMENT, AS DESCRIBED HEREIN AND DEPICTED ON THIS PLAT.
2. DEDICATES ALL DRAINAGE EASEMENTS, SURFACE DRAINAGE EASEMENTS, ACCESS EASEMENTS AND LAKE MAINTENANCE EASEMENTS TO THE COPPERHEAD COMMUNITY ASSOCIATION, INC., FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES AS DEPICTED ON THIS PLAT.
3. DEDICATES THE 20' WIDE DRAINAGE EXPANSION EASEMENT ALONG THE EAST LINE OF THE SUBDIVISION TO THE EAST LEE COUNTY WATER CONTROL DISTRICT FOR DRAINAGE AND MAINTENANCE PURPOSES.
4. DEDICATES PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT TO ALL PUBLIC AND PRIVATE UTILITIES IN PERPETUITY FOR OVERHEAD AND/OR UNDERGROUND PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY PURPOSES.
5. DEDICATES ALL GOLF COURSE ACCESS EASEMENTS AS SHOWN ON THIS PLAT TO THE COPPERHEAD GOLF COURSE INC., FOR GOLF COURSE ACCESS PURPOSES.
6. DEDICATES TRACTS C-1, C-2 AND C-3 AS SHOWN ON THIS PLAT TO THE COPPERHEAD GOLF COURSE INC., FOR CONSERVATION PURPOSES.
7. DEDICATES TRACT I TO THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
8. ALL OTHER TRACTS ARE RESERVED BY THE OWNER.

Scott C. Whitaker
WITNESS
PRINT NAME: SCOTT C. WHITAKER

Warren J. Shaelson
WITNESS
PRINT NAME: WARREN J. SHAELSON
PRESIDENT

Charles D. Whitaker
WITNESS
PRINT NAME: CHARLES D. WHITAKER

CORPORATE
SEAL

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF LEE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF FEBRUARY, 2004, BY WARREN J. SHAELSON, PRESIDENT OF COPPERHEAD DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR WHO HAS AS IDENTIFICATION.

John E. Albion
NOTARY PUBLIC
PRINT NAME: JOHN E. ALBION

(SEAL)

MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COPPERHEAD PHASE 1, A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS), PERMANENT CONTROL POINT (P.C.P.'S) AND LOT AND TRACT CORNERS HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

BEAN, WHITAKER, LUTZ & KAREH, INC. LB 4918
13041-1 MCGREGOR BOULEVARD, FORT MYERS
FLORIDA 33919-5910 (239) 481-1331 DATE: 2-17-04

Scott C. Whitaker
SCOTT C. WHITAKER, P.E.M. - FLOMORPHIC CERTIFICATE NO. 4324

SEAL

COPPERHEAD PHASE 1

A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PLAT BOOK 28, PAGE 2

SHEET 2 OF 11

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ, & KAREH, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 13041-1 MCGREGOR BOULEVARD (239) 481-1331
 FORT MYERS, FLORIDA 33919-5910

N

0 100 200 400

GRAPHIC SCALE

200'

EAST 1/4 CORNER

N.89°17'29"E. 2674.70'

SOUTH LINE OF N1/2 S1/2

NE1/4 SECTION 6

SHEET 6

SHEET 9

SHEET 3

SHEET 4

SHEET 7

SHEET 10

SHEET 5

SHEET 8

SHEET 11

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SHEET 309

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SHEET 311

SHEET 312

COPPERHEAD PHASE 1

A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PLAT BOOK 28, PAGE 3

SHEET 3 OF 11

THIS INSTRUMENT PREPARED BY:
BRAN, WHITAKER, LUTZ, & KAREH, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 13041-1 MCGREGOR BOULEVARD (239) 481-1331
 FORT MYERS, FLORIDA 33919-5910

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	200.00	36.00	125.89	73.40	00°00'00"
2	389.20	69.30	475.11	142.40	08°14'00"
3	400.45	43.40	305.78	97.37	28°37'28"
4	152.50	14.15	108.12	32.40	45°15'00"
5	217.55	36.00	136.69	73.40	00°00'00"
6	182.55	11.40	5.88	1.74	03°17'33"
7	406.70	10°45'00"	15.67	1.56	06°47'33"
8	406.70	10°45'00"	76.31	14.07	37°17'33"
9	406.70	10°45'00"	76.31	14.07	37°17'33"
10	406.70	10°45'00"	76.31	14.07	37°17'33"
11	406.70	10°45'00"	76.31	14.07	37°17'33"
12	406.70	10°45'00"	76.31	14.07	37°17'33"
13	406.70	10°45'00"	76.31	14.07	37°17'33"
14	406.70	10°45'00"	76.31	14.07	37°17'33"
15	371.70	12°00'00"	77.85	16.81	40°00'00"
16	371.70	12°00'00"	97.31	20.00	00°00'00"
17	371.70	12°00'00"	97.31	20.00	00°00'00"
18	371.70	12°00'00"	97.31	20.00	00°00'00"
19	371.70	12°00'00"	97.31	20.00	00°00'00"
20	371.70	12°00'00"	97.31	20.00	00°00'00"
21	417.85	04°15'00"	31.00	1.61	04°15'00"
22	417.85	04°15'00"	76.59	14.19	58°15'58"
23	417.85	04°15'00"	76.59	14.19	58°15'58"
24	417.85	04°15'00"	76.59	14.19	58°15'58"
25	417.85	04°15'00"	76.59	14.19	58°15'58"
26	417.85	04°15'00"	76.59	14.19	58°15'58"
27	382.85	11°15'00"	75.19	14.27	28°12'28"
28	382.85	11°15'00"	75.19	14.27	28°12'28"
29	382.85	11°15'00"	75.19	14.27	28°12'28"
30	382.85	11°15'00"	75.19	14.27	28°12'28"
31	382.85	11°15'00"	75.19	14.27	28°12'28"
32	382.85	11°15'00"	75.19	14.27	28°12'28"
33	382.85	11°15'00"	75.19	14.27	28°12'28"
34	382.85	11°15'00"	75.19	14.27	28°12'28"
35	382.85	11°15'00"	75.19	14.27	28°12'28"
36	382.85	11°15'00"	75.19	14.27	28°12'28"
37	382.85	11°15'00"	75.19	14.27	28°12'28"
38	382.85	11°15'00"	75.19	14.27	28°12'28"
39	382.85	11°15'00"	75.19	14.27	28°12'28"
40	45.00	12°00'00"	97.85	16.43	04°00'00"

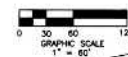
LEGEND:

- PLAT BOOK
- PAGE
- RADIAL
- FOUND
- ORIGINAL
- CORNER
- NON-RADIAL
- RADIUS POINT
- CURVE NUMBER
- ACCESS EASEMENT
- UTILITY EASEMENT
- POINT OF TANGENCY
- POINT OF CURVATURE
- POINT OF INTERSECTION
- OFFICIAL RECORDS BOOK
- PUBLIC UTILITY EASEMENT
- POINT OF COMPOUND CURVE
- POINT OF REVERSE CURVE
- ORANGE EASEMENT
- LAKE MAINTENANCE EASEMENT
- SURFACE DRAINAGE EASEMENT
- GOLF COURSE ACCESS EASEMENT
- PROFESSIONAL SURVEYOR AND MAPPER
- SET PERMANENT REFERENCE 4"x4" CONCRETE MONUMENT (PSM)
- LB 4919 (UNLESS OTHERWISE NOTED)
- PERMANENT CONTROL POINT (PCP)
- NAL & DISC LB 4919
- SET 5/8" IRON ROD & CAP LABELED
- BRX 4919 ORIG. COR.

CURVE TABLE

CURVE DATA				CHORD BEARING
NO.	RADIUS	DELTA	ARC	
42	206.34	21°02'28"	75.41	N.87°17'15"E
43	206.34	21°02'28"	127.73	S.83°34'05"W
44	62.75	49°25'30"	50.85	N.56°11'28"E
45	62.75	23°31'30"	43.86	S.02°28'50"E
46	91.29	29°45'30"	55.26	S.83°38'22"E
47	62.75	74°58'32"	66.45	S.85°38'16"E
48	50.00	50°51'34"	56.72	N.18°48'44"E
49	68.00	101°23'58"	120.33	N.04°33'28"W
50	68.00	37°01'27"	55.88	S.27°37'21"E
51	86.63	142°33'58"	21.77	S.88°36'06"W
52	73.87	76°57'50"	86.54	N.02°15'17"E
53	63.36	50°51'34"	55.26	S.83°38'22"E
54	54.14	30°22'48"	34.75	N.17°14'58"E
55	55.00	72°02'00"	44.00	S.35°04'36"W
56	60.00	80°18'33"	51.64	S.42°15'58"W
57	15.00	90°18'33"	21.64	N.02°15'17"E
58	86.63	142°33'58"	21.77	S.88°36'06"W
59	86.00	76°57'50"	86.54	N.02°15'17"E
60	143.89	12°55'32"	78.03	S.88°32'30"W
61	112.00	37°03'22"	71.14	N.88°07'34"W
62	112.00	69°09'42"	55.79	S.88°07'34"W
63	171.87	20°25'02"	15.79	S.88°07'34"W
64	272.81	17°25'23"	83.88	S.07°32'08"W
65	214.00	20°10'58"	153.58	N.84°24'53"E
66	214.00	01°50'45"	68.95	N.84°24'53"E
67	214.00	22°12'38"	153.58	N.84°24'53"E
68	214.00	01°50'45"	68.95	N.84°24'53"E
69	214.00	22°12'38"	153.58	N.84°24'53"E
70	214.00	01°50'45"	68.95	N.84°24'53"E
71	214.00	22°12'38"	153.58	N.84°24'53"E
72	214.00	01°50'45"	68.95	N.84°24'53"E
73	214.00	22°12'38"	153.58	N.84°24'53"E
74	214.00	01°50'45"	68.95	N.84°24'53"E
75	214.00	22°12'38"	153.58	N.84°24'53"E
76	214.00	01°50'45"	68.95	N.84°24'53"E
77	214.00	22°12'38"	153.58	N.84°24'53"E
78	214.00	01°50'45"	68.95	N.84°24'53"E
79	214.00	22°12'38"	153.58	N.84°24'53"E
80	214.00	01°50'45"	68.95	N.84°24'53"E
81	214.00	22°12'38"	153.58	N.84°24'53"E
82	214.00	01°50'45"	68.95	N.84°24'53"E
83	214.00	22°12'38"	153.58	N.84°24'53"E
84	214.00	01°50'45"	68.95	N.84°24'53"E
85	214.00	22°12'38"	153.58	N.84°24'53"E
86	214.00	01°50'45"	68.95	N.84°24'53"E
87	214.00	22°12'38"	153.58	N.84°24'53"E
88	214.00	01°50'45"	68.95	N.84°24'53"E
89	214.00	22°12'38"	153.58	N.84°24'53"E
90	214.00	01°50'45"	68.95	N.84°24'53"E
91	214.00	22°12'38"	153.58	N.84°24'53"E
92	214.00	01°50'45"	68.95	N.84°24'53"E
93	214.00	22°12'38"	153.58	N.84°24'53"E
94	214.00	01°50'45"	68.95	N.84°24'53"E
95	214.00	22°12'38"	153.58	N.84°24'53"E
96	214.00	01°50'45"	68.95	N.84°24'53"E
97	214.00	22°12'38"	153.58	N.84°24'53"E
98	214.00	01°50'45"	68.95	N.84°24'53"E
99	214.00	22°12'38"	153.58	N.84°24'53"E
100	214.00	01°50'45"	68.95	N.84°24'53"E

PORTION OF PARKWOOD V
 P.B.28 PG.104
 O.R. 2840
 PG. 1177



23 RD STREET SW. (80') O.R.2837 PG.2738

TRACT "GC-2"
 GOLF COURSE
 (S.D.E.)

TRACT "GC-2"
 GOLF COURSE
 (S.D.E.)

LINE TABLE

Line	Bearing	Distance
L85	S.87°00'27"E	45.44'
L86	S.75°10'52"E	13.40'
L87	S.87°15'15"E	79.21'
L88	N.82°44'13"E	79.21'
L89	S.89°52'14"E	108.66'
L90	S.09°14'55"E	59.80'
L91	S.47°59'10"E	108.66'
L92	S.58°10'35"E	36.93'
L93	S.47°59'10"E	108.66'
L94	S.38°58'20"E	42.23'
L95	S.47°59'10"E	108.66'
L96	N.50°55'53"E	41.12'
L97	S.84°47'48"E	5.00'
L98	N.10°34'58"E	5.00'
L99	S.72°20'18"E	17.01'

LINE TABLE

Line	Bearing	Distance
L70	N.90°38'04"W	15.04'
L71	N.11°35'45"E	20.33'
L72	N.41°23'45"E	24.91'
L73	S.34°46'36"E	38.91'
L74	S.54°57'36"E	7.52'
L75	N.14°08'53"E	35.05'
L76	S.34°46'36"E	38.91'
L77	N.54°48'38"E	38.30'
L78	N.38°34'45"E	60.29'
L79	N.74°48'58"E	43.88'
L80	S.87°07'07"E	61.79'

TRACT "GC-2"
 GOLF COURSE
 (S.D.E.)

TRACT "L-6"
 LAKE, DRAINAGE
 AND MAINTENANCE

TRACT "GC-8"
 GOLF COURSE
 (S.D.E.)

TRACT "GC-8"
 GOLF COURSE
 (S.D.E.)

TRACT "L-7"
 LAKE, DRAINAGE
 AND MAINTENANCE

TRACT "G"
 (FUTURE DEVELOPMENT)

TRACT "GC-6"
 GOLF COURSE
 (S.D.E.)

TRACT "GC-2"
 GOLF COURSE
 (S.D.E.)

TRACT "G"
 (FUTURE DEVELOPMENT)

TRACT "L-10"
 LAKE, DRAINAGE
 AND MAINTENANCE

TRACT "GC-2"
 GOLF COURSE
 (S.D.E.)

TRACT "GC-1"
 GOLF COURSE
 (S.D.E.)

TRACT "GC-1"
 GOLF COURSE
 (S.D.E.)

SECTION 1 TOWNSHIP 45 SOUTH RANGE 27 EAST
 SECTION 6 TOWNSHIP 45 SOUTH RANGE 27 EAST

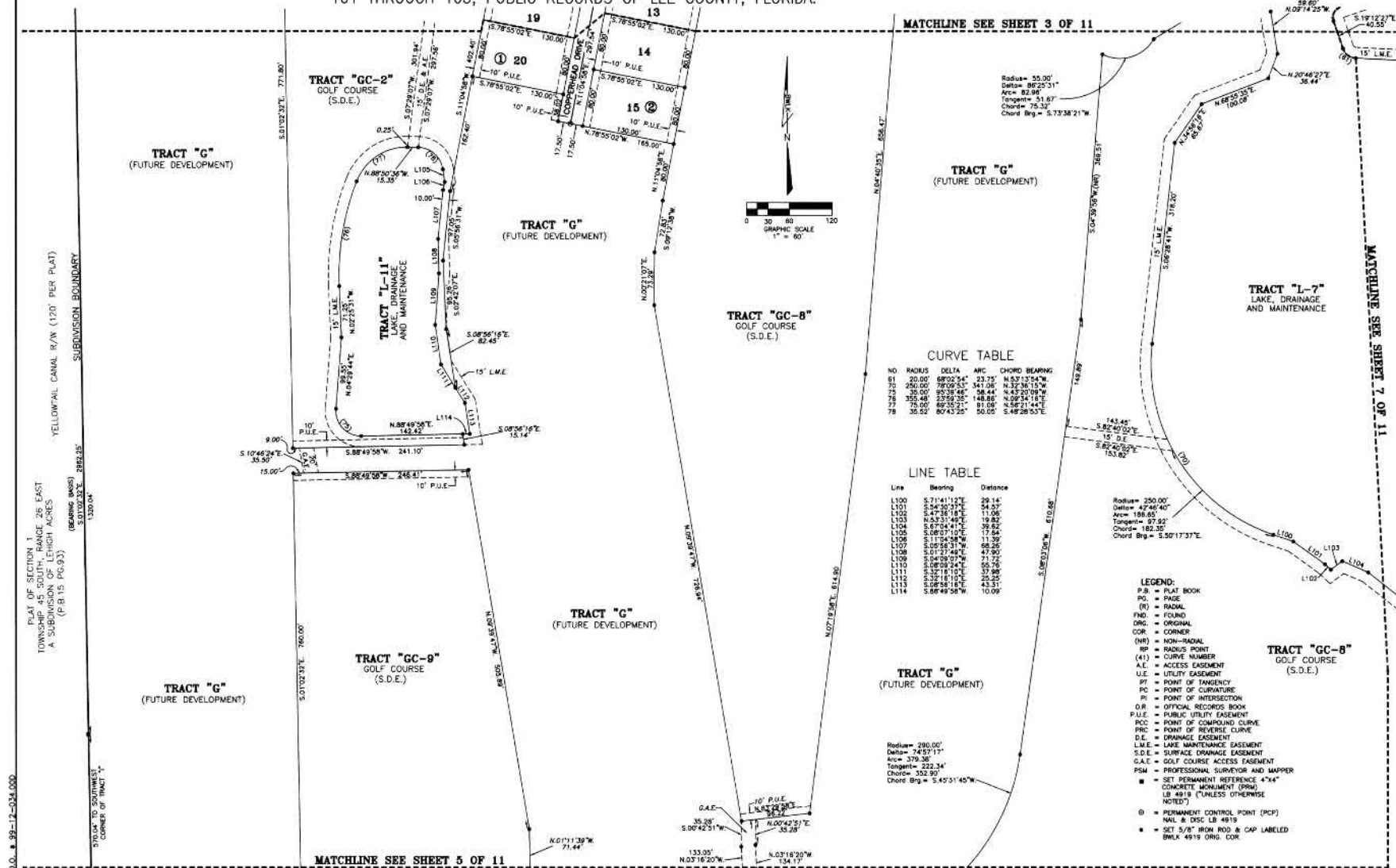
YELLOWTAIL CANAL R/W (120' PER PLAT)
 WEST LINE SECTION 6
 350.21'

PLAT OF SECTION 1
 TOWNSHIP 45 SOUTH RANGE 28 EAST
 A SUBDIVISION OF 26 ACRES
 (P.B.15 PG.23)

MATCHLINE SEE SHEET 4 OF 11

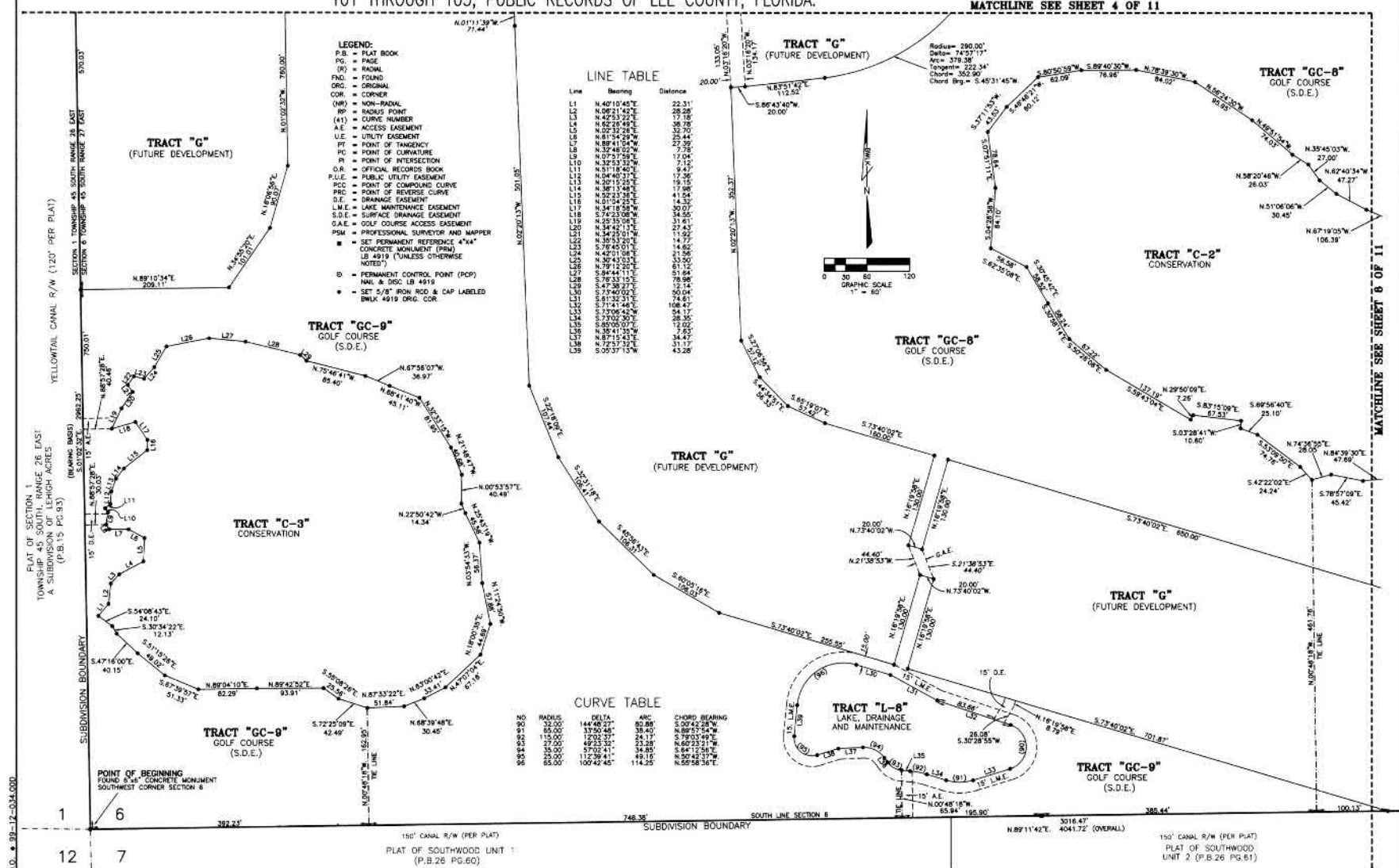
SHEET 4 OF 11

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 FORT MYERS, FLORIDA 33919-5910

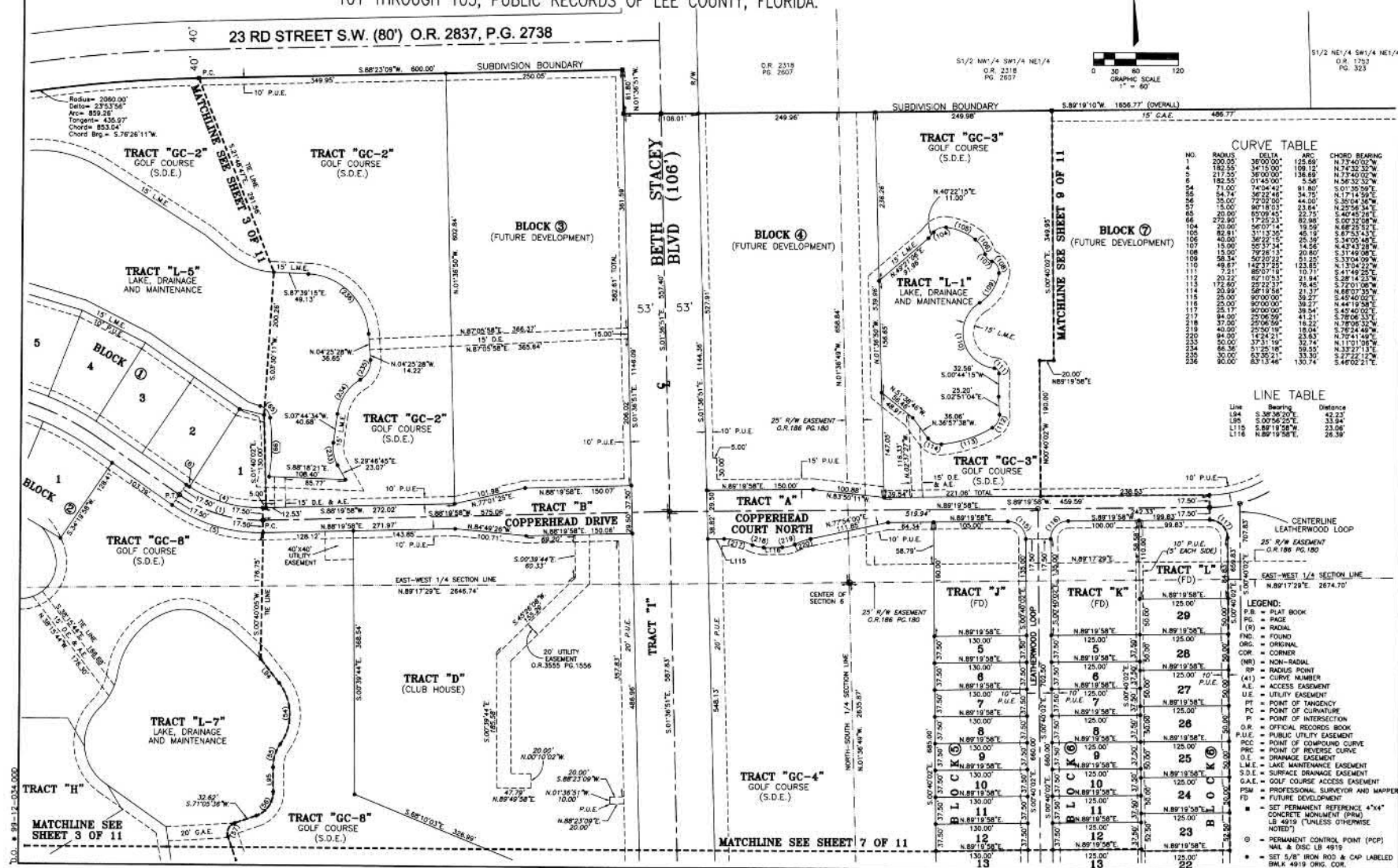


SHEET 5 OF 11

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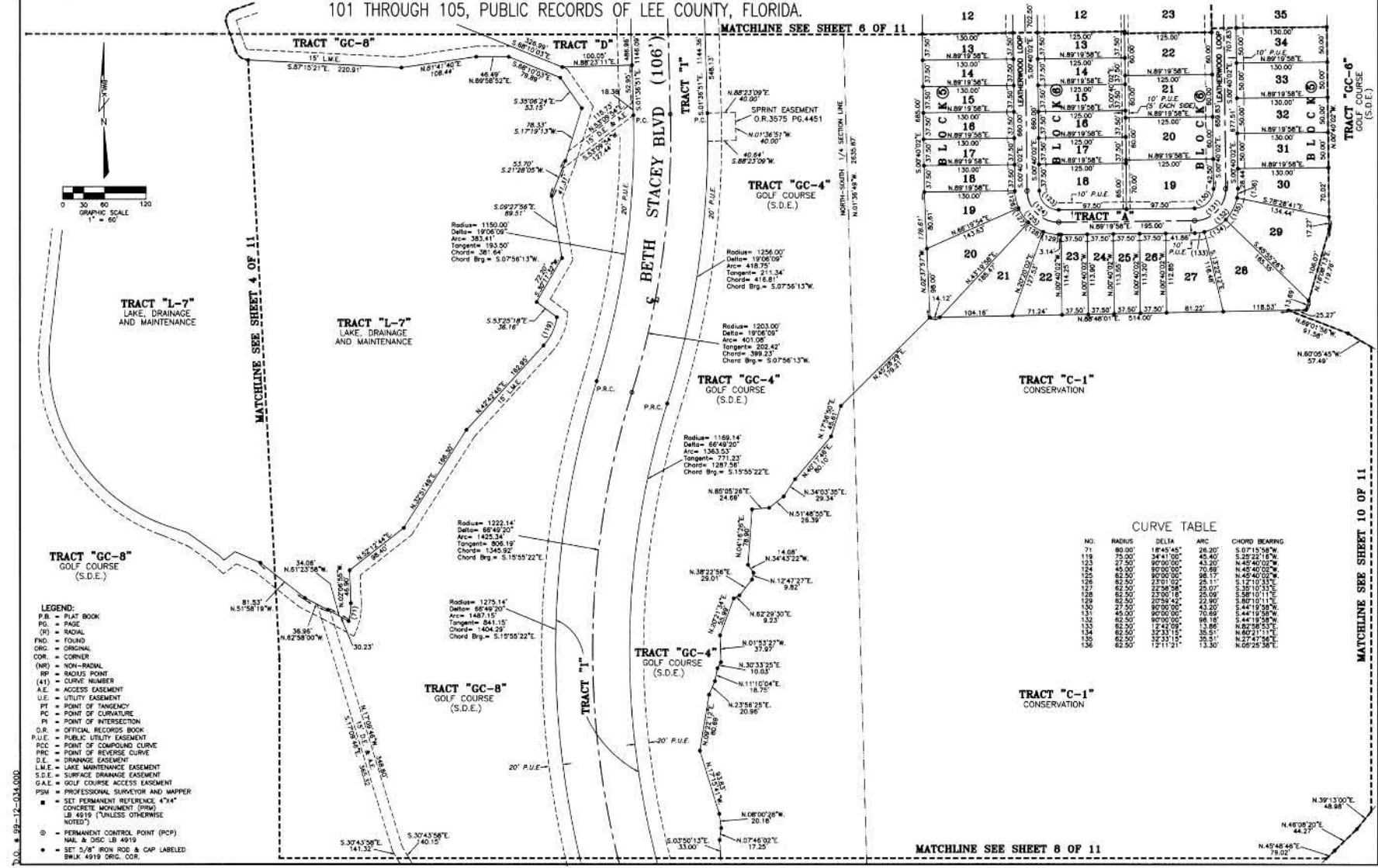
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COPPERHEAD PHASE 1

A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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RADIUS	DELTA	ARC	CHORD BEARING
90.00'	18°45'45"	26.20'	S 07°15'58" W
90.75'	34°40'00"	28.20'	S 02°22'00" W
92.50'	45°00'00"	43.20'	N 45°40'02" E
95.00'	90°00'00"	70.69'	N 45°40'02" W
97.50'	90°00'00"	98.17'	N 45°40'02" E
100.00'	135°00'00"	123.11'	S 07°01'33" E
102.50'	22°58'58"	25.07'	S 35°10'33" E
105.00'	23°00'00"	25.09'	S 58°10'11" E
107.50'	20°58'42"	22.90'	S 60°10'11" E
110.00'	23°00'00"	23.00'	N 02°01'33" W
112.50'	90°00'00"	70.69'	N 45°19'58" W
115.00'	90°00'00"	98.18'	N 45°19'58" W
117.50'	135°00'00"	123.06'	N 62°58'53" E
120.00'	17°33'15"	35.51'	N 60°21'58" E
122.50'	32°33'15"	35.51'	N 27°45'56" E
125.00'	12°11'21"	13.30'	N 05°25'36" E

COPPERHEAD PHASE 1

A SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, INCLUDING A REPLAT OF ALL OF PARKWOOD VI AS RECORDED IN PLAT BOOK 28, PAGES 106 THROUGH 110, A REPLAT OF ALL OF PARKWOOD VII AS RECORDED IN PLAT BOOK 28, PAGES 111 THROUGH 115, AND INCLUDING A PORTION OF THE VACATED PLAT OF PARKWOOD V AS RECORDED IN PLAT BOOK 28, PAGES 101 THROUGH 105, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PLAT BOOK 77, PAGE 8

SHEET 8 OF 11

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 FORT MYERS, FLORIDA 33919-5910

MATCHLINE SEE SHEET 7 OF 11

TRACT "GC-8"
 GOLF COURSE
 (S.D.E.)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
137	35.00	85°54'47"	52.48	N.89°28'48"E	
138	97.14	29°51'59"	50.64	N.82°29'49"W	
139	77.96	44°42'29"	60.50	S.50°54'33"E	
140	152.89	45°54'26"	122.57	S.09°46'06"E	
141	15.00	37°11'49"	8.43	S.57°17'01"W	
142	23.00	129°00'41"	51.79	N.19°07'25"W	
143	59.46	52°55'24"	27.18	N.72°11'54"E	
144	59.92	88°36'54"	71.76	S.03°33'05"W	
145	176.58	58°55'24"	174.00	N.10°02'35"E	
146	55.00	89°49'23"	85.81	S.37°08'21"W	
147	132.67	48°41'50"	108.13	N.74°36'23"W	
148	87.75	39°53'26"	61.09	N.31°18'43"W	
149	10.00	18°18'50"	6.85	N.09°18'13"E	
150	25.62	188°38'44"	74.50	S.25°24'54"E	
151	3.32	82°40'59"	44.17	N.02°11'13"E	
152	26.75	104°27'39"	48.99	N.23°31'17"W	
153	35.00	89°58'50"	55.47	N.02°11'13"E	
154	64.84	52°20'33"	56.97	S.25°22'22"E	
155	55.00	107°17'44"	86.40	S.10°02'35"E	
156	1275.14	14°27'38"	321.81	S.27°57'43"E	
157	1275.14	20°28'03"	455.52	S.10°02'35"E	
158	109.00	17°06'35"	21.14	S.84°39'44"E	
159	10.00	89°38'58"	49.84	S.89°07'15"W	
160	44.00	59°08'08"	45.39	N.67°50'39"E	
161	113.00	10°39'35"	21.46	S.89°07'15"W	
162	124.80	30°46'57"	67.05	S.83°53'30"E	
163	124.80	89°08'48"	17.75	N.76°38'37"E	
164	46.31	103°28'57"	83.61	S.06°48'27"W	
165	91.15	33°10'50"	36.86	N.32°12'30"E	
166	72.15	54°51'38"	69.06	S.49°12'30"E	
167	76.10	72°34'50"	86.78	N.02°11'13"E	
168	50.00	89°03'11"	75.06	N.02°31'39"E	
169	35.00	103°28'57"	55.47	N.02°11'13"E	
170	35.00	52°35'19"	52.12	S.75°17'29"E	
171	91.16	70°27'58"	127.76	N.52°18'51"E	
172	103.45	70°27'58"	127.76	N.52°18'51"E	
173	84.00	70°27'58"	127.76	N.52°18'51"E	
174	103.00	70°27'58"	127.76	N.52°18'51"E	
175	1153.00	05°11'58"	105.64	S.10°02'35"E	
212	1153.00	22°19'14"	105.64	N.74°36'23"W	
213	1153.00	05°11'58"	105.64	S.10°02'35"E	
214	35.00	103°28'57"	55.47	N.02°11'13"E	
215	83.00	189°55'17"	231.67	N.85°28'50"W	
216	35.00	103°28'57"	55.47	N.02°11'13"E	
217	35.00	103°28'57"	55.47	N.02°11'13"E	
218	70.10	72°34'50"	86.78	N.02°11'13"E	
219	115.00	28°39'57"	57.52	S.02°25'17"E	
220	58.00	62°30'56"	61.10	S.02°11'08"E	
221	15.00	28°37'58"	8.50	N.82°44'37"E	
222	35.00	62°30'56"	39.49	S.02°11'08"E	
241	25.00	42°17'18"	14.76	N.74°32'59"E	
241	1153.00	04°37'43"	53.14	S.10°02'35"E	

TRACT "GC-8"
 GOLF COURSE
 (S.D.E.)

TRACT "G"
 (FUTURE DEVELOPMENT)

TRACT "C-2"
 CONSERVATION

TRACT "GC-8"
 GOLF COURSE
 (S.D.E.)

TRACT "G"
 (FUTURE DEVELOPMENT)

TRACT "GC-8"
 GOLF COURSE
 (S.D.E.)

TRACT "L-9"
 LAKE, DRAINAGE
 AND MAINTENANCE

TRACT "L-9"
 LAKE, DRAINAGE
 AND MAINTENANCE

LINE TABLE

Line	Bearing	Distance
L40	N.89°49'58"E	63.10'
L41	N.79°53'29"W	23.75'
L42	S.89°08'22"W	22.92'
L43	S.01°51'38"E	55.63'
L44	S.82°38'52"W	46.83'
L45	S.47°47'39"E	51.99'
L46	S.01°51'38"E	74.25'
L47	S.14°33'39"E	21.10'
L48	N.05°11'12"W	24.25'
L49	N.05°11'12"W	24.25'
L50	N.07°18'51"E	55.97'
L51	N.23°31'17"W	41.10'
L52	N.02°11'13"E	60.06'
L53	N.02°11'13"E	55.47'
L54	S.02°25'17"E	46.78'
L55	N.17°12'35"E	22.48'
L56	N.89°49'58"E	51.41'
L57	N.01°51'38"W	51.62'

TRACT "GC-8"
 GOLF COURSE
 (S.D.E.)

TRACT "G"
 (FUTURE DEVELOPMENT)

TRACT "C-1"
 CONSERVATION

TRACT "GC-4"
 GOLF COURSE
 (S.D.E.)

TRACT "C-1"
 CONSERVATION

TRACT "L-4"
 LAKE, DRAINAGE
 AND MAINTENANCE

TRACT "GC-4"
 GOLF COURSE
 (S.D.E.)

TRACT "T"
 (FUTURE DEVELOPMENT)

TRACT "H"
 (FUTURE DEVELOPMENT)

MATCHLINE SEE SHEET 11 OF 11

GRAPHIC SCALE
 1" = 60'

0 30 60

1" = 60'

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1" = 60'

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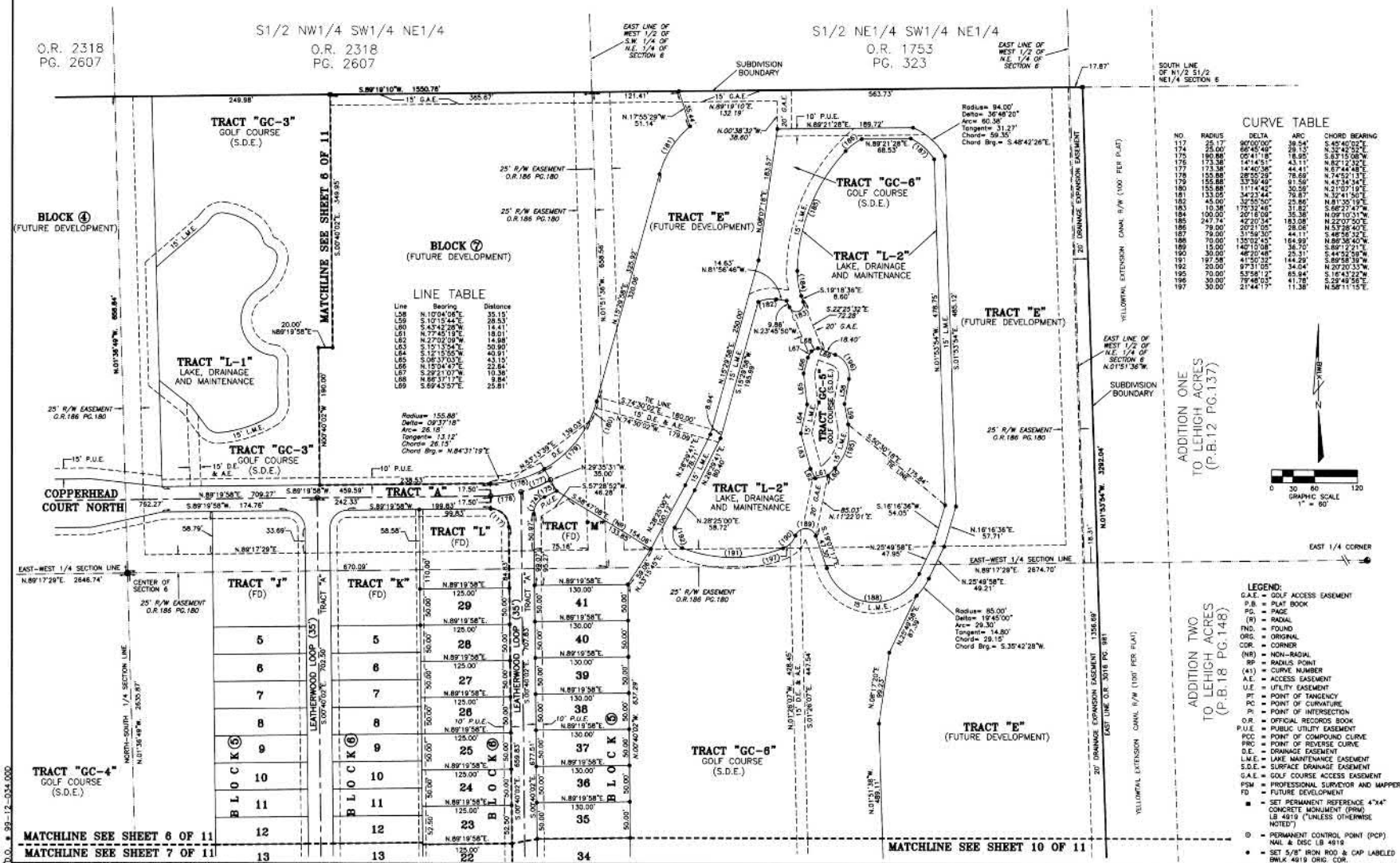
COPPERHEAD PHASE 1

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PLAT BOOK 28, PAGE 9

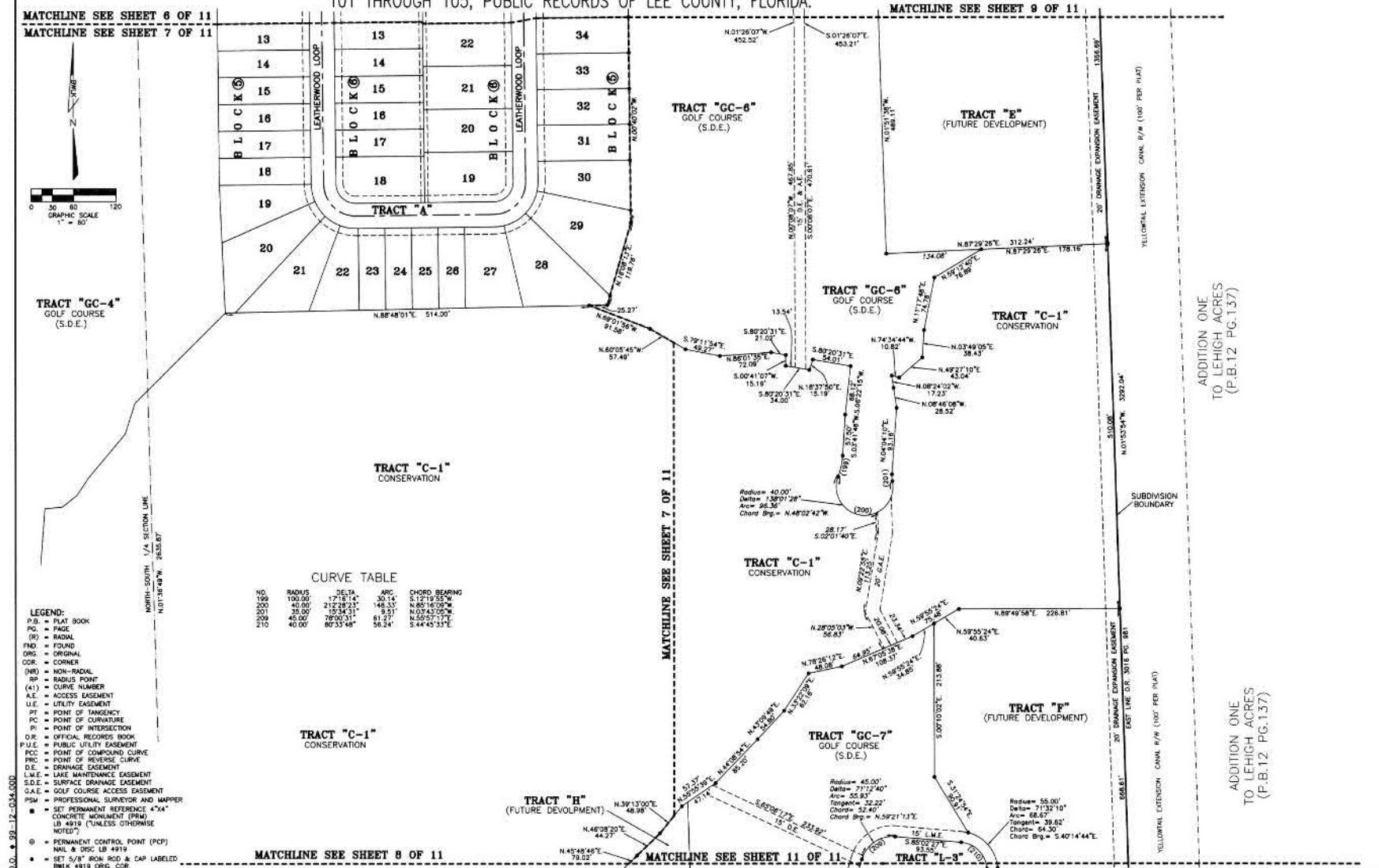
SHEET 9 OF 11

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