

DOS 2023-00000 / PLT 2023-00000

THIS INSTRUMENT IS PREPARED BY
HARRIS-JORGENSEN, LLC.
PHILLIP M. MOULD, LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD., SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

INSTRUMENT NUMBER:

SHEET 1 OF 2

VIET FAMISLAND

A SUBDIVISION LOCATED IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA

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:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 21; THENCE RUN N.89°13'42"E. ALONG THE SOUTH LINE OF SECTION 21 FOR 1519.75 FEET TO THE NORTHWEST CORNER OF PINE ISLAND CENTER, UNIT 3, PLAT B00K 10, PAGES 108 THROUGH 110, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STRINGFELLOW ROAD (66 FEET WIDE); THENCE RUN N.16°04'57"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 41.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.16°04'57"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 591.15 FEET; THENCE RUN N.00°42'37"W. FOR 65.06 FEET TO THE SOUTHWEST CORNER OF PINE ISLAND VILLAS ADDITION, PLAT B00K 22, PAGES 29 AND 30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.89°13'33"E. ALONG THE SOUTH LINE OF SAID PINE ISLAND VILLAS ADDITION FOR 1350.52 FEET TO THE SOUTHEAST CORNER OF LOT 85-A OF SAID PINE ISLAND VILLAS ADDITION; THENCE RUN S.00°47'27"E. ALONG THE WEST LINE OF A 30 FEET WIDE DRAINAGE RIGHT-OF-WAY OF SAID PINE ISLAND VILLAS ADDITION FOR 676.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE AFORESAID SECTION 21; THENCE RUN S.89°13'42"W. ALONG THE SOUTH LINE OF SAID SECTION 21 FOR 907.32 FEET; THENCE RUN N.00°40'33"W. FOR 40.00 FEET; THENCE RUN S.89°13'42"W. FOR 287.47 FEET TO THE POINT OF BEGINNING.

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS ____ DAY OF _____, 2023.

BRIAN HAMMAN
CHAIR OF THE BOARD

KEVIN KARNES
CLERK OF COURT IN AND FOR LEE COUNTY

DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

OHDET KLEINMANN
MANAGER, DEVELOPMENT SERVICES

MIKKI J. ROZDOLSKI
DIRECTOR, DEPARTMENT
OF COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF FLORIDA STATUTES CHAPTER 177, PART 1.

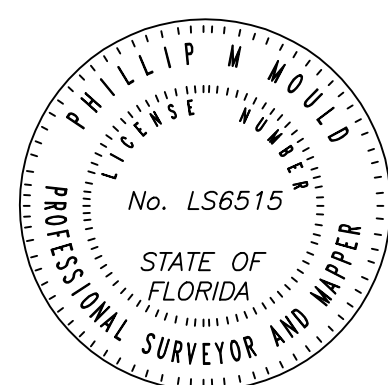
GARY W. RASHFORD, PSM, LS #6305
DEVELOPMENT SERVICES SURVEYOR

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF VIET FAMISLAND, BEING A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 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 THIS PLAT.

DONE THIS ____ DAY OF _____, 2023

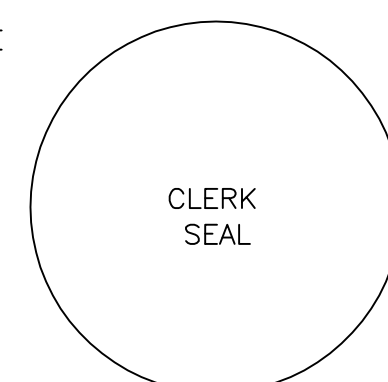
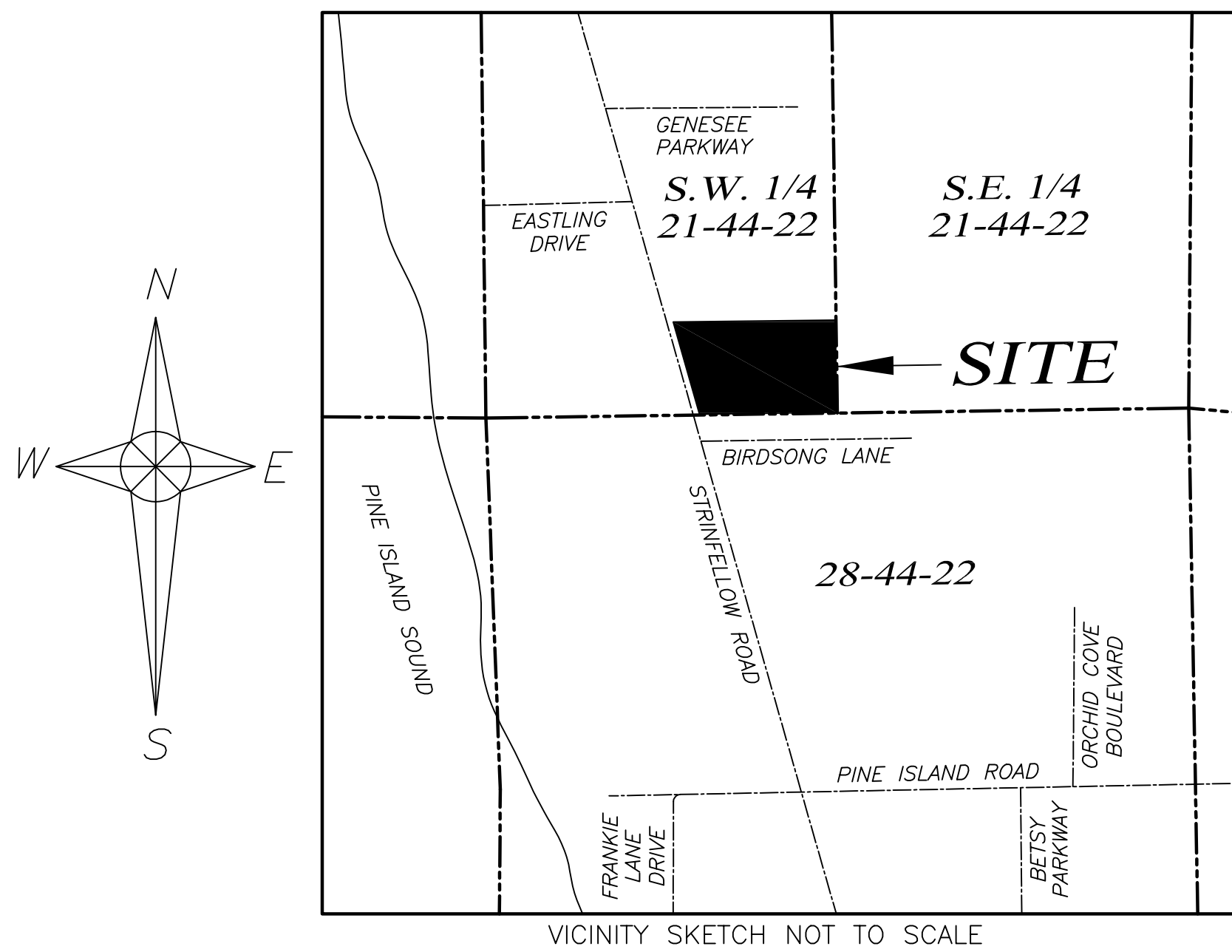
PHILLIP M. MOULD, LS6515
PROFESSIONAL LAND SURVEYOR AND MAPPER
HARRIS-JORGENSEN, LLC
3048 DEL PRADO BOULEVARD SOUTH
CAPE CORAL, FLORIDA 33904
SUITE 100



CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF VIET FAMISLAND, BEING A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____ M., THIS ____ DAY OF _____, 2023, AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN KARNES
LEE COUNTY CLERK OF COURT



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 VIET FAMISLAND, INC., A FLORIDA CORPORATION, THE OWNER OF THE HEREIN DESCRIBED LAND, HAS CAUSED THIS PLAT OF VIET FAMISLAND, A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY DEDICATE:

- TO VIET VILLAGE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING TRACTS AND EASEMENTS WHICH ARE HEREBY DEDICATED IN ACCORDANCE WITH, AND SUBJECT TO, THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION OF RESTRICTIONS, COVENANTS, AND CONDITIONS AND GRANT EASEMENTS TO BE RECORDED OF EVEN DATE HEREWITH:
 - TRACT "A" (ROADWAY TRACT) AS A PRIVATE ROADWAY FOR THE PURPOSE AND RIGHT OF INGRESS AND EGRESS (I.E.E.), DRAINAGE (D.E.), PUBLIC UTILITIES (P.U.E.), LANDSCAPING (L.D.E.), IRRIGATION (I.R.E.), LIGHTING (L.E.), SIGNAGE (S.E.), AND SIDEWALK (S.W.E.) PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE AND SUBJECT TO THE EASEMENTS DEPICTED HEREON.
 - TRACT "B" (STORMWATER LAKE TRACT) AS A MAN-MADE WATERBODY, A 20' LAKE MAINTENANCE EASEMENT (L.M.E.) AND DRAINAGE EASEMENTS (D.E.) FOR SURFACE WATER MANAGEMENT, DRAINAGE, AND MAINTENANCE, WITH RESPONSIBILITY FOR MAINTENANCE AND SUBJECT TO THE EASEMENTS DEPICTED HEREON.
 - TRACT "C" (AMENITY AREA TRACT) FOR RECREATION AND AMENITIES AS SET FORTH IN THE DECLARATION OF COVENANTS, WITH RESPONSIBILITY FOR MAINTENANCE AND SUBJECT TO THE EASEMENTS DEPICTED HEREON.
 - TRACT "D" (AMENITY AREA/PARK TRACT) FOR RECREATION AND COMMUNITY GARDEN AS SET FORTH IN THE DECLARATION OF COVENANTS, WITH RESPONSIBILITY FOR MAINTENANCE AND SUBJECT TO THE EASEMENTS DEPICTED HEREON.
 - TRACTS "E" AND "F" (COMMERCIAL OUTPARCELS) FOR FUTURE DEVELOPMENT, TO BE CONVEYED FROM THE OWNER TO A FUTURE PURCHASER.
 - ALL DRAINAGE EASEMENTS (D.E.) FOR DRAINAGE PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) FOR LANDSCAPING AND BUFFERS, WITH RESPONSIBILITY FOR MAINTENANCE.
 - TWO (2) 20' WIDE ACCESS AND MAINTENANCE EASEMENTS (A.M.E.) FOR ACCESS AND MAINTENANCE OF THE EXISTING 30' WIDE DRAINAGE RIGHT-OF-WAY AS RECORDED IN OR BOOK 336 PG 97 OF THE PUBLIC RECORDS OF LEE COUNTY, WITH RESPONSIBILITY FOR MAINTENANCE.
- TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES THOSE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL EASEMENTS COLLOCATED WITHIN SAID PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE SUBORDINATE TO THE P.U.E.
 - TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY), ITS SUCCESSORS AND ASSIGNS:
 - ALL NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN OR NOTED HEREIN FOR THE PURPOSE OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER AND SANITARY SEWER DISTRIBUTION SERVICES.
 - A 30' X 30' LIFT STATION EASEMENT AS SHOWN OR NOTED HEREIN FOR THE PURPOSE OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE SANITARY SEWER SEWER DISTRIBUTION SERVICES.
 - A 20' MAINTENANCE EASEMENT (M.E.) AS SHOWN OR NOTED HEREIN FOR THE PURPOSE OF PERFORMING AND DISCHARGING ITS DUTIES.
 - TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY), ITS SUCCESSORS AND ASSIGNS AND OTHER GOVERNMENTAL SERVICES OR AGENCIES, INCLUDING POLICE, FIRE, AND OTHER EMERGENCY SERVICES, WITHOUT RESPONSIBILITY FOR MAINTENANCE:

1. THE PERPETUAL RIGHT OF USE AND INGRESS OVER ALL ROADWAYS TRACT "A" (ROADWAY TRACT).

THIS PLAT SIGNED BY OWNER ON THIS ____ DAY OF _____, 2024, A.D.

WITNESS
PRINT NAME

VIET FAMISLAND, INC.,
A FLORIDA CORPORATION

WITNESS
PRINT NAME

BY: _____
NAME:

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [...] PHYSICAL PRESENCE OR [...] ONLINE NOTARIZATION ON THIS ____ DAY OF _____, 2023 BY _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

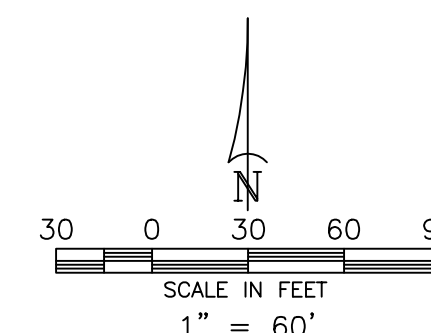
(AFFIX NOTARY SEAL)

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC
COMMISSION NO.: _____
COMMISSION EXPIRATION DATE: _____

THIS INSTRUMENT IS PREPARED BY
HARRIS-JORGENSEN, LLC.PHILLIP M. MOULD LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD., S., SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID STRINGFELLOW ROAD, AS BEING N.16°04'57"W.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL LOT LINES ARE RADIAL UNLESS INDICATED NON-RADIAL (NR).
- 4) PARCEL CONTAINS 850353.76 SQUARE FEET OR 19.52 ACRES, MORE OR LESS.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N.16°04'57"W.	41.47'
L2	S.00°42'37"E.	65.06'
L3	S.00°40'33"E.	40.00'
L4	N.89°16'47"E.	15.49'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	79.00'	15°16'30"	21.06'	21.00'	N.81°33'18"E.
2	50.00'	15°16'30"	13.33'	13.29'	N.81°33'18"E.
3	22.50'	15°16'30"	6.00'	5.98'	N.81°33'18"E.
4	13.50'	90°05'50"	21.23'	19.11'	S.45°45'32"E.
5	13.50'	89°54'10"	21.18'	19.08'	N.44°14'28"E.
6	55.00'	89°54'10"	86.30'	77.72'	N.44°14'28"E.
7	32.50'	89°54'10"	51.00'	45.92'	N.44°14'28"E.
8	10.00'	89°54'10"	15.69'	14.13'	N.44°14'28"E.
9	10.00'	90°01'00"	15.71'	14.14'	S.45°47'57"E.
10	32.50'	90°01'00"	51.06'	45.97'	S.45°47'57"E.
11	55.00'	90°01'00"	86.41'	77.79'	S.45°47'57"E.
12	55.00'	90°01'09"	86.41'	77.79'	S.44°13'08"W.
13	32.50'	90°01'09"	51.06'	45.97'	S.44°13'08"W.
14	10.00'	90°01'09"	15.71'	14.14'	S.44°13'08"W.
15	55.00'	90°03'41"	86.45'	77.82'	N.45°44'27"W.
16	32.50'	90°03'41"	51.09'	45.99'	N.45°44'27"W.
17	10.00'	90°03'41"	15.72'	14.15'	N.45°44'27"W.

SECTION 21-44-22
POINT OF COMMENCEMENT
S.W. CORNER OF SECTION 21-44-22
N.89°13'42"E. 1519.75'

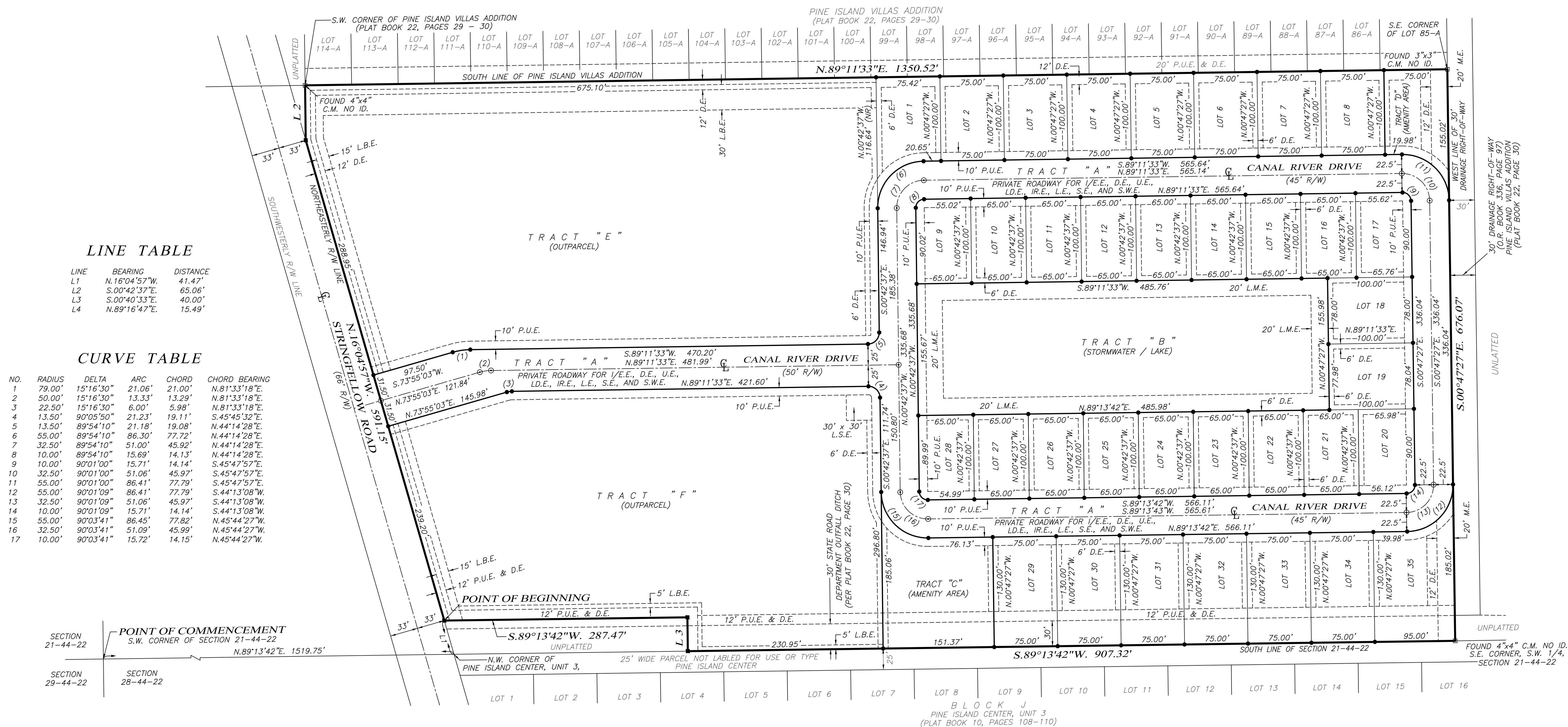
SECTION 29-44-22
SECTION 28-44-22

LEGEND:

●	SET 1/2" IRON ROD (CAP LB6921)	P.U.E.	PUBLIC UTILITY EASEMENT
■	SET NUMBER 5 IRON ROD	D.E.	DRAINAGE EASEMENT
□	CAP LB6921 P.R.M.	I/E.E.	INGRESS / EGRESS EASEMENT
○	CONCRETE MONUMENT (C.M.)	U.E.	UTILITY EASEMENT
⊙	SET NAIL AND DISC LB6921 P.C.P.	LD.E.	LANDSCAPE EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	IR.E.	IRRIGATION EASEMENT
P.C.P.	PERMANENT CONTROL POINT	L.E.	LIGHTING EASEMENT
LB	LICENSED BUSINESS	S.E.	SIGNAGE EASEMENT
(1)	CURVE NUMBER	S.W.E.	SIDEWALK EASEMENT
L1	LINE NUMBER	L.S.E.	LIFT STATION EASEMENT
R/W	RIGHT-OF-WAY	L.B.E.	LAND BUFFER EASEMENT
CL	CENTERLINE		
(NR)	NOT RADIAL		

VIET FAMISLAND

A SUBDIVISION LOCATED IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA



BLOCK J
PINE ISLAND CENTER, UNIT 3
(PLAT BOOK 10, PAGES 108-110)