

ISLAND ACRES SUBDIVISION

A SUBDIVISION OF A PORTION OF SEC. 33 & 34, TWP. 44 SOUTH, RGE. 22 EAST PINE ISLAND, LEE COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LARRY E. AND JUNE A. HILDRETH, OWNERS OF THE HEREIN DESCRIBED LAND, HAVE CAUSED THIS PLAT OF "ISLAND ACRES SUBDIVISION" TO BE MADE AND DO HEREBY DEDICATE TO THE PUBLIC ACCESS EASEMENTS AND FOR UTILITY MAINTENANCE, THE UTILITY EASEMENTS ON THE PLAT AND AS FOLLOWS:

EASEMENTS DESCRIPTION:

- (1) A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY ON BOTH SIDES OF ALL NEW ROADS (TRACT 'F'), BEING ALSO ALONG THE FRONT OF ALL LOTS.
- (2) A SIX (6) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SIDE LOT LINES OF EACH BUILDING SITE. THE BUILDING SITE PERIMETER IS DETERMINED AT THE TIME OF CONSTRUCTION PERMITTING AND CAN BE COMPRISED OF ONE OR MORE CONTIGUOUS LOTS.
- (3) A TWENTY FIVE (25) FOOT WIDE PUBLIC UTILITY, MAINTENANCE AND DRAINAGE AND ACCESS EASEMENT ALONG THE REAR LOT LINE OF LOTS 7 THROUGH 25.
- (4) ALL PUBLIC AND PRIVATE ROADS ARE ALSO PUBLIC UTILITY EASEMENTS.

DEDICATION:

THE OWNER OF THIS PLAT DOES HEREBY DEDICATE TO THE ISLAND ACRES HOMEOWNERS ASSOCIATION FOR THEIR CONTROL AND USE THE FOLLOWING REAL PROPERTY FOR THE USES INDICATED:

TRACT B	BUFFER AND DRAINAGE EASEMENT
TRACT C	OPEN SPACE/BUFFER AREA
TRACT D	WETLAND CONSERVATION AREA
TRACT E	LAKE (WATER MANAGEMENT AREA)
TRACT F	R/W AREA (PRIVATE ROAD)

IN WITNESS WHEREOF, THE OWNER ABOVE HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 1997 A.D.

WITNESSES: (AS TO BOTH)

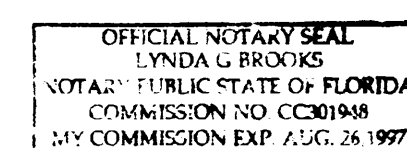
Scott A. Tucker
SCOTT A. TUCKER
PRINTED NAME
Debra B. Schwerdtfeger
DEBRA B. SCHWERDTFEGER
PRINTED NAME

BY: Larry E. Hildreth
LARRY E. HILDRETH
BY: June A. Hildreth
JUNE A. HILDRETH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

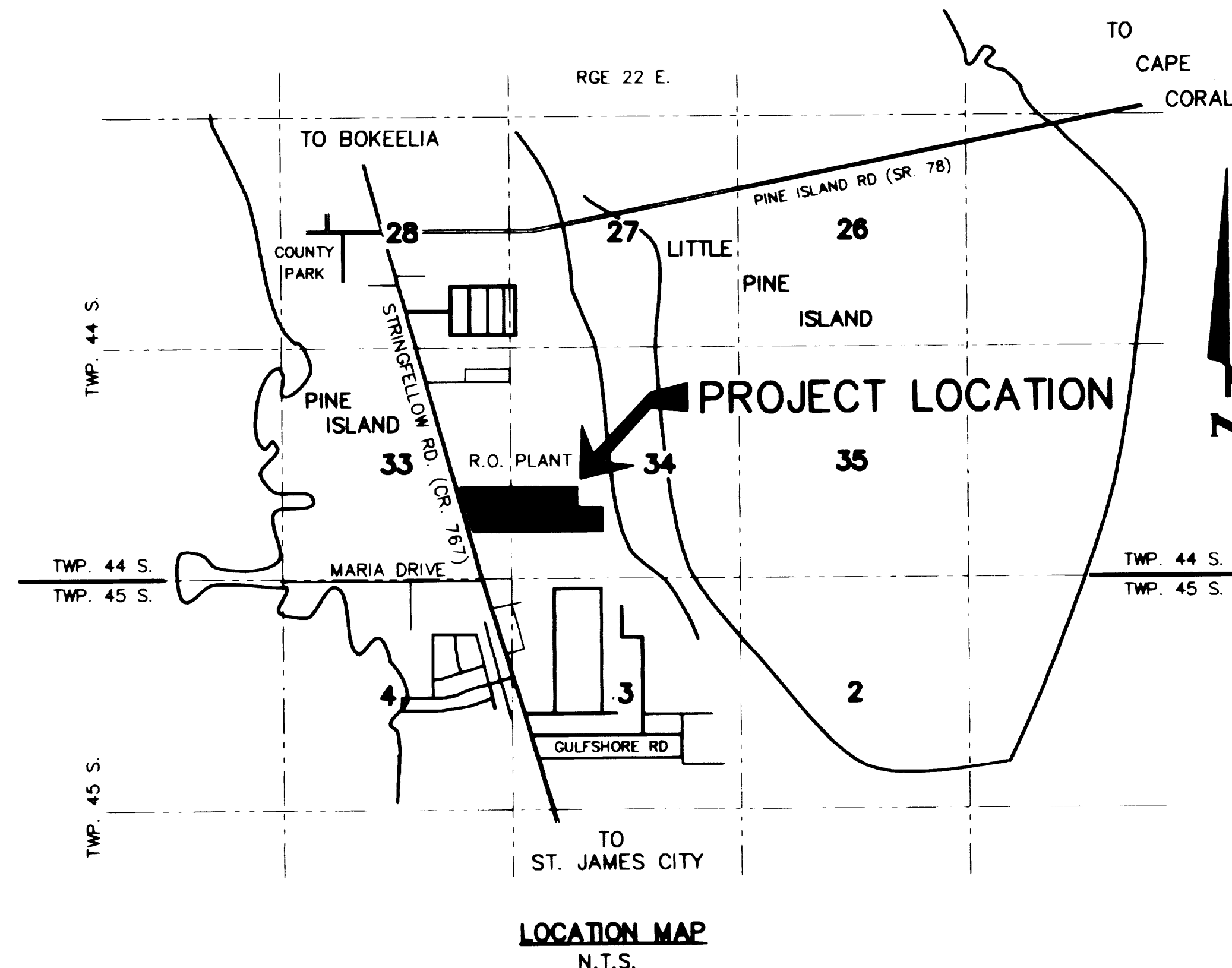
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF MARCH, 1997, BY Larry E. Hildreth, WHO HAS PRODUCED THEMSELVES AS IDENTIFICATION AND AND DID NOT TAKE AN OATH.



Linda G. Brooks
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug. 26, 1997

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:**

THE NORTH 50 ACRES OF THE EAST ONE-HALF (E 1/2), LESS THE NORTH 3,352.74 FT. THEREOF, LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 767, LESS ROAD DEDICATION, IF ANY, ALL IN SECTION 33, TWP. 44 SOUTH, RGE. 22 EAST AND THE WEST 990.00 FT. OF GOVERNMENT LOT 4, LESS THE NORTH 759± FT. THEREOF, DEEDED TO THE GREATER PINE ISLAND WATER ASSOCIATION, INC. AND ALL OF GOVERNMENT LOT 9, LESS ROAD DEDICATION, IF ANY, ALL IN SECTION 34, TWP. 44 SOUTH, RGE. 22 EAST, LYING AND BEING SITUATED ON PINE ISLAND, LEE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TWP. 44 SOUTH, RGE. 22 EAST, LEE COUNTY FLORIDA; THENCE RUN SOUTH 01°44'39" EAST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 3,352.92 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN NORTH 88°58'58" EAST, A DISTANCE OF 990.08 FEET; THENCE RUN SOUTH 01°44'39" EAST, A DISTANCE OF 556.51 FEET; THENCE RUN NORTH 88°58'58" EAST, A DISTANCE OF 329.92 FEET; THENCE RUN SOUTH 01°44'39" EAST, A DISTANCE OF 427.49 FEET; THENCE RUN SOUTH 88°58'58" WEST, A DISTANCE OF 2,275.79 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STRINGFELLOW ROAD (C.R. 767); THENCE RUN NORTH 15°55'53" WEST, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF STRINGFELLOW ROAD, A DISTANCE OF 1,018.22 FEET; THENCE RUN NORTH 88°58'58" EAST, A DISTANCE OF 1,205.36 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,178,386 SQUARE FEET, BEING 50.01 ACRES, MORE OR LESS.

NOTICE

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

SURVEYOR'S NOTES

BASIS OF BEARINGS: THE BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 33, TWP. 44 SOUTH, RGE. 22 EAST (S 01°44'39" E).

- ⊙ (PRM) DENOTES PERMANENT REFERENCE MONUMENT
- (PCP) DENOTES PERMANENT CONTROL POINT
- (R) DENOTES RADIAL LINE
- (NR) DENOTES NON-RADIAL LINE
- T1 TANGENT DATA REFERENCE
- C1 CURVE DATA REFERENCE

PRM'S ARE DESIGNATED ALONG BOUNDARIES, AS SHOWN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "ISLAND ACRES SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATION SHOWN ON THE PLAT.

Donald D. Stouten MARCH 12, 1997

DONALD D. STOUTEN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3839

MORTGAGEE CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT CAPE CORAL NATIONAL BANK; HOLDER OF A CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 2897 AT PAGE (S) 2862 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ON THE HEREIN DESCRIBED LAND, DOES HEREBY JOIN IN AND CONSENT TO THE PLAT DEDICATION APPEARING HEREON THIS 13 DAY OF MARCH, 1997 A.D.

WITNESS:

Geraldyn Prall
GERALDYN PRALL
PRINTED NAME
Scott A. Tucker
SCOTT A. TUCKER
PRINTED NAME

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF MARCH, 1997 A.D.

Linda G. Brooks
LINDA G. BROOKS
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/26/1997

APPROVALS

THIS PLAT ACCEPTED THIS 7th DAY OF February, 1997 A.D. ~~IN AN OPEN MEETING~~ OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

Andrew W. Coy
ANDREW W. COY
CHAIRMAN OF THE BOARD
Mary Gibbs
MARY GIBBS
DIRECTOR: DEPARTMENT OF COMMUNITY DEVELOPMENT
Dann E. Perry-Lebowitz
DANN E. PERRY-LEBOWITZ
COUNTY ATTORNEY

Charlie Green
CHARLIE GREEN
CLERK OF COURT
Walter J. McCarthy
WALTER J. MCCARTHY
DIRECTOR: DIVISION OF ZONING AND DEVELOPMENT SERVICES

CLERK'S CERTIFICATE 4148696

"I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "ISLAND ACRES SUBDIVISION" A SUBDIVISION LOCATED IN SECTIONS 33 & 34, TWP. 44 SOUTH, RGE. 22 EAST, LEE COUNTY, FLORIDA, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, LAWS OF FLORIDA. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 3:08 P.M., THIS 11th DAY OF April, 1997, AND DULY RECORDED IN PLAT BOOK 59 AT PAGES 72 THROUGH 74 PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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



CAPE CORAL, FLORIDA 33904

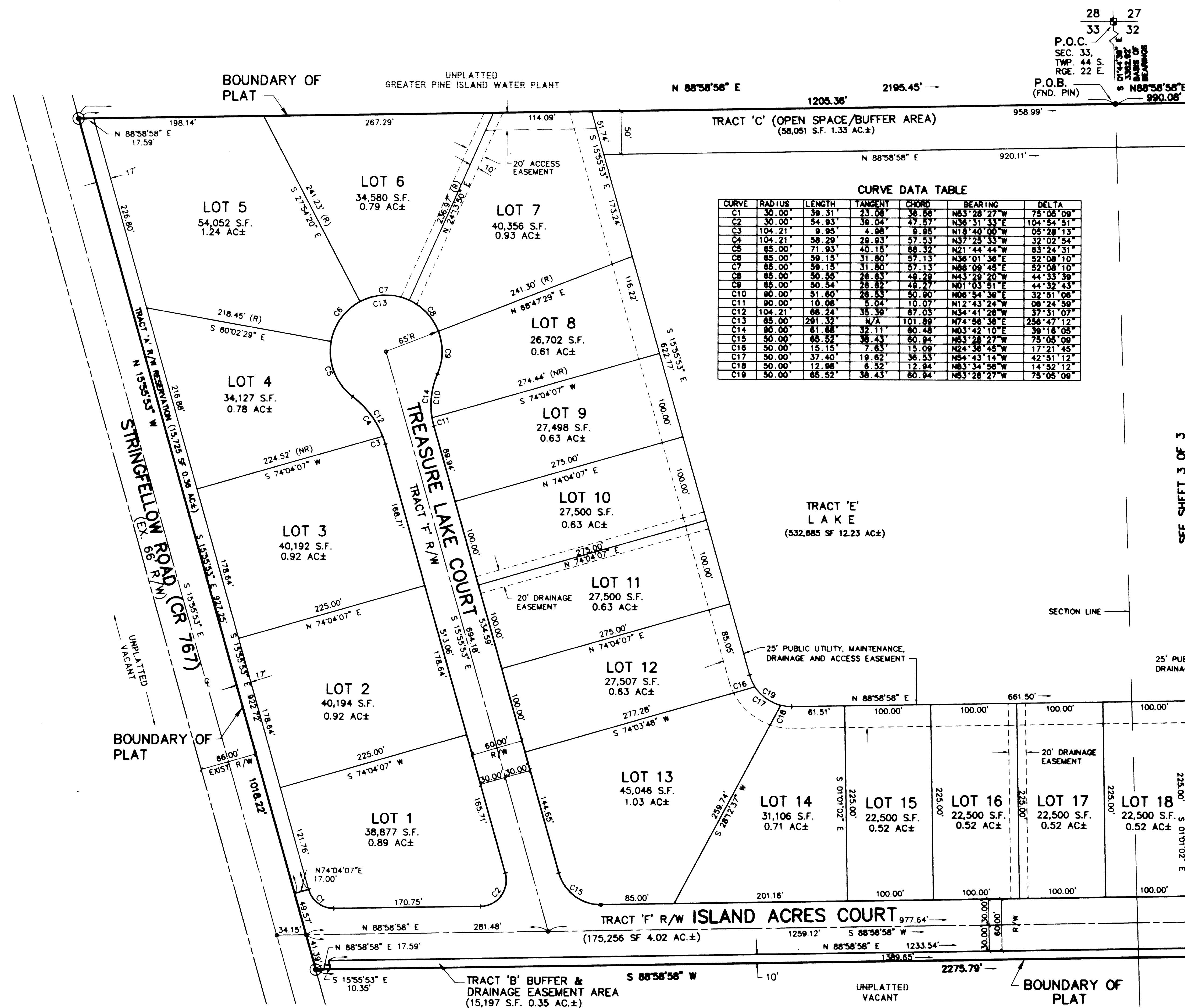
A SUBDIVISION OF A PORTION OF

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PINE ISLAND, LEE COUNTY, FLORIDA

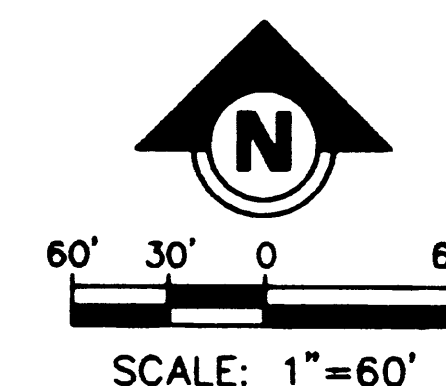
PLAT BOOK 59 PAGE 73

SURVEYOR'S NOTES

- | | | | |
|-------------------------------------------------------------------------------------|------------------------------|------|--------------|
|  | PERMANENT REFERENCE MONUMENT | (NR) | NOT RADIAL |
|  | POINT OF COMMENCEMENT | (R) | RADIAL |
| --- | EASEMENT LINE | T1 | TANGENT DATA |
| o | PERMANENT CONTROL POINT | C1 | CURVE DATA |





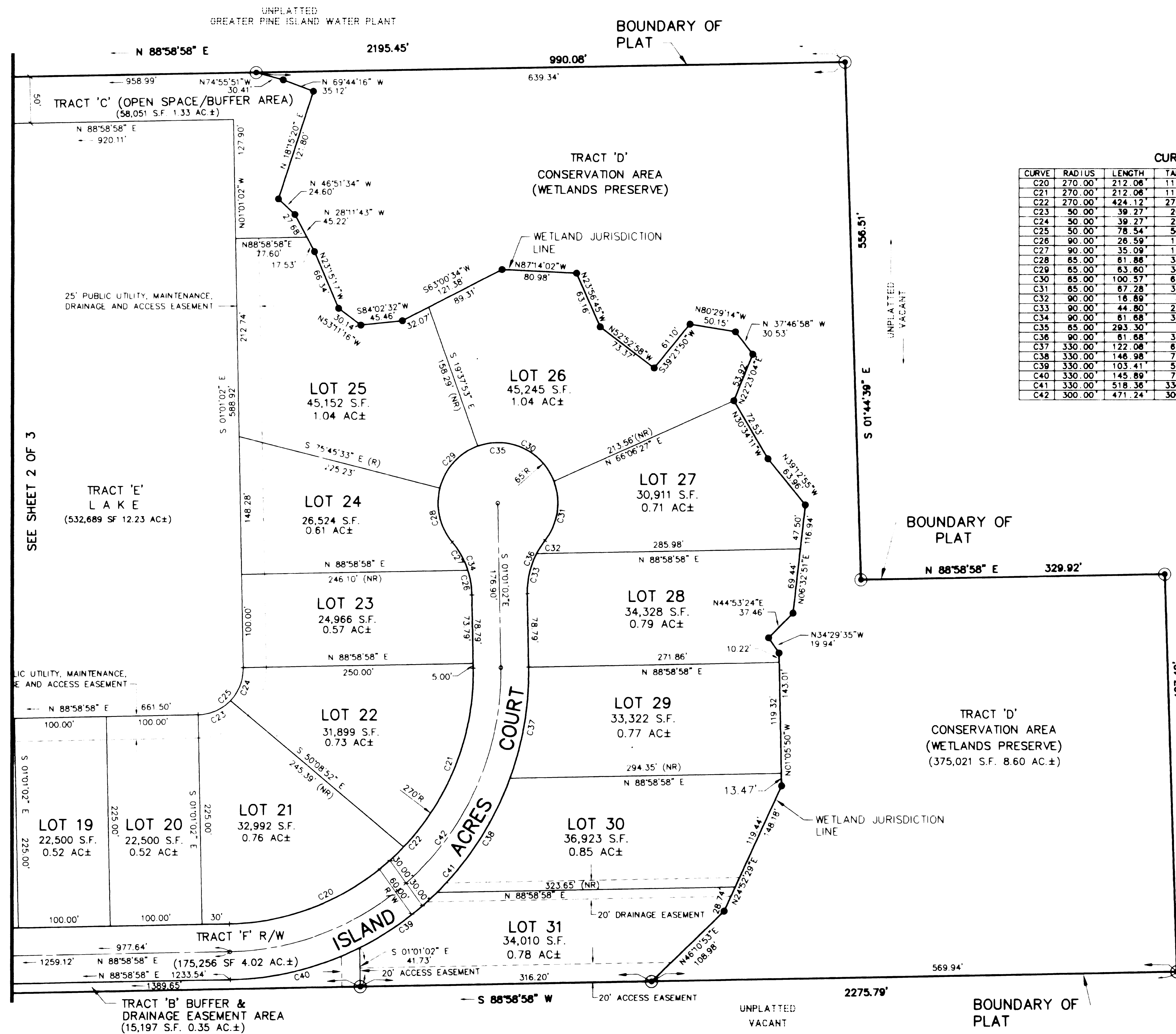
OFF SHEET 1 OF 1



SHEET 2 OF 3

A SUBDIVISION OF A PORTION OF
33 & 34, TWP. 44 SOUTH, RGE. 22 EAST
PINE ISLAND, LEE COUNTY, FLORIDA

- | | | | |
|-------------------------------------------------------------------------------------|------------------------------|------|--------------|
|  | PERMANENT REFERENCE MONUMENT | (NR) | NOT RADIAL |
|  | POINT OF COMMENCEMENT | (R) | RADIAL |
| --- | EASEMENT LINE | T1 | TANGENT DATA |
| o | PERMANENT CONTROL POINT | C1 | CURVE DATA |



CURVE DATA TABLE						
CURVE	RAD IUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C20	270.00	212.06	111.84	208.65	N86°28'59"E	44°59'58"
C21	270.00	212.06	111.84	208.65	N21°28'59"E	45°00'02"
C22	270.00	424.12	270.00	381.84	N43°58'58"E	90°00'00"
C23	50.00	39.27	20.71	38.27	N66°28'58"E	45°00'00"
C24	50.00	39.27	20.71	38.27	N21°28'58"E	45°00'00"
C25	50.00	78.54	50.00	63.31	N43°58'58"E	90°00'00"
C26	90.00	26.59	13.59	26.50	N09°28'55"W	16°55'45"
C27	90.00	35.09	17.77	34.86	N29°08'57"W	22°20'20"
C28	65.00	61.66	33.50	59.55	N13°01'20"W	54°31'34"
C29	65.00	63.60	34.60	61.09	N42°16'15"E	56°03'37"
C30	65.00	100.57	63.48	90.83	N65°22'32"E	86°36'48"
C31	65.00	67.28	37.00	64.31	N06°35'58"E	59°18'11"
C32	90.00	16.89	8.47	16.86	N32°52'33"E	10°45'00"
C33	90.00	44.80	22.87	44.33	N13°14'30"E	28°31'05"
C34	90.00	61.68	32.11	60.48	N20°39'04"E	39°16'05"
C35	65.00	293.30	N/A	100.65	N88°58'58"E	258°32'10"
C36	90.00	61.68	32.11	60.48	N18°37'01"E	39°16'05"
C37	330.00	122.08	61.75	121.39	N09°34'52"E	21°11'47"
C38	330.00	46.98	24.13	46.27	N32°56'21"E	25°31'12"
C39	330.00	103.41	52.13	102.98	N54°40'34"E	17°57'14"
C40	330.00	145.89	74.16	144.70	N78°19'04"E	25°19'48"
C41	330.00	518.36	330.00	468.69	N43°58'58"E	90°00'00"
C42	330.00	471.24	300.00	424.26	N43°58'58"E	90°00'00"

