

HILL TIDE ESTATES

A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA

SHEET 1 OF 3

MORRIS DEPEW Fort Myers Tallahassee

ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS

FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

METRO CENTER 1
2891 CENTER POINTE DRIVE,
UNIT 130
FORT MYERS, FLORIDA
33918
(239) 337-3993
FAX: (239) 337-3994
TOLL FREE: 866-337-7341

DESCRIPTION:

PARCEL OF LAND LYING IN GOVERNMENT LOT 3 OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, GASPARILLA ISLAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 36, UNIT 1, GOLDEN BEACH, AS RECORDED IN PLAT BOOK 10, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°49'52"E., ALONG THE SOUTH LINE OF SAID UNIT 1, A DISTANCE OF 75.00 FEET TO A DESIGNATED MONUMENT "A", AS SHOWN ON THE MAP OR PLAT ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 129, PAGE 348 OF SAID PUBLIC RECORDS; THENCE S.01°10'08"E. ALONG THE LINE REFERRED TO IN SAID DEED AS EXTENDING FROM MONUMENT "A" TO MONUMENT "B", A DISTANCE OF 1200.00 FEET TO SAID MONUMENT "B"; THENCE CONTINUING S.0°10'08"E., A DISTANCE OF 343.18 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY OF THE CHARLOTTE HARBOR & NORTHERN RAILWAY COMPANY, DESCRIBED IN SAID DEED; THENCE S.89°45'28"E., ALONG SAID SOUTH LINE, A DISTANCE OF 1017.39 FEET TO DESIGNATED MONUMENT "F" ON SAID MAP; THENCE S.0°14'32"W., PERPENDICULAR TO THE SOUTH LINE OF SAID RAILWAY PROPERTY, A DISTANCE OF 165.00 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE N.89°45'28"W., A DISTANCE OF 101.00 FEET TO THE SOUTHEAST CORNER OF THE COUNTY ROAD AS DESCRIBED IN PETITION FOR A PUBLIC ROAD ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, ACCORDING TO MINUTES OF SAID BOARD RECORDED IN COUNTY COMMISSIONERS' MINUTE BOOK 8, PAGE 298; THENCE N.89°45'28"W., ALONG THE SOUTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 486.88 FEET; THENCE S.0°41'08"E., A DISTANCE OF 513.46 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH-HALF (N 1/2) OF THE SOUTH-HALF (S 1/2) OF SAID GOVERNMENT LOT 3; THENCE N.89°20'02"E., ALONG THE SAID SOUTH LINE, A DISTANCE OF 821.36 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR, AS SHOWN ON SURVEY PREPARED BY "SCHAPPACHER SURVEYING, L.L.C.", ENTITLED "BOUNDARY AND MEAN HIGH WATER LINE SURVEY", DATED APRIL 5, 2014, JOB NO. S110207.117, WITH NO REVISION DATE; THENCE NORTHERLY ALONG SAID MEAN HIGH WATER LINE FOR THE NEXT FIVE COURSES; N.49°01'03"E., A DISTANCE OF 15.50 FEET; THENCE N.13°57'58"E., A DISTANCE OF 111.12 FEET; THENCE N.01°32'23"E., A DISTANCE OF 107.98 FEET; THENCE N.02°28'45"W., A DISTANCE OF 98.89 FEET; THENCE N.02°38'16"W., A DISTANCE OF 175.93 FEET TO AN INTERSECTION WITH A LINE THAT PASSES THROUGH THE POINT-OF-BEGINNING, BEARING S.89°45'28"E., THENCE N.89°45'28"W., ALONG SAID LINE, A DISTANCE OF 268.60 FEET, TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 9.98 ACRES, MORE OR LESS.

NOTES:

- DIMENSIONS ARE IN FEET AND DECIMAL PARTS.
- ALL ROADS ARE PUBLIC UTILITY EASEMENTS, AND ALL ROADS ARE PRIVATE.
- ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED.

APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 10th DAY OF January, 2017.

John Manning
FRANKLIN B. MANN, JOHN MANNING
CHAIR OF THE BOARD

John J. Fredyma
JOHN J. FREDYMA
SENIOR ASSISTANT COUNTY ATTORNEY

David M. Loveland
DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

Linda Doggett
LINDA DOGGETT
CLERK OF THE COURT

Jessica Munoz
JESSICA MUNOZ, P.E.
MANAGER DEVELOPMENT SERVICES

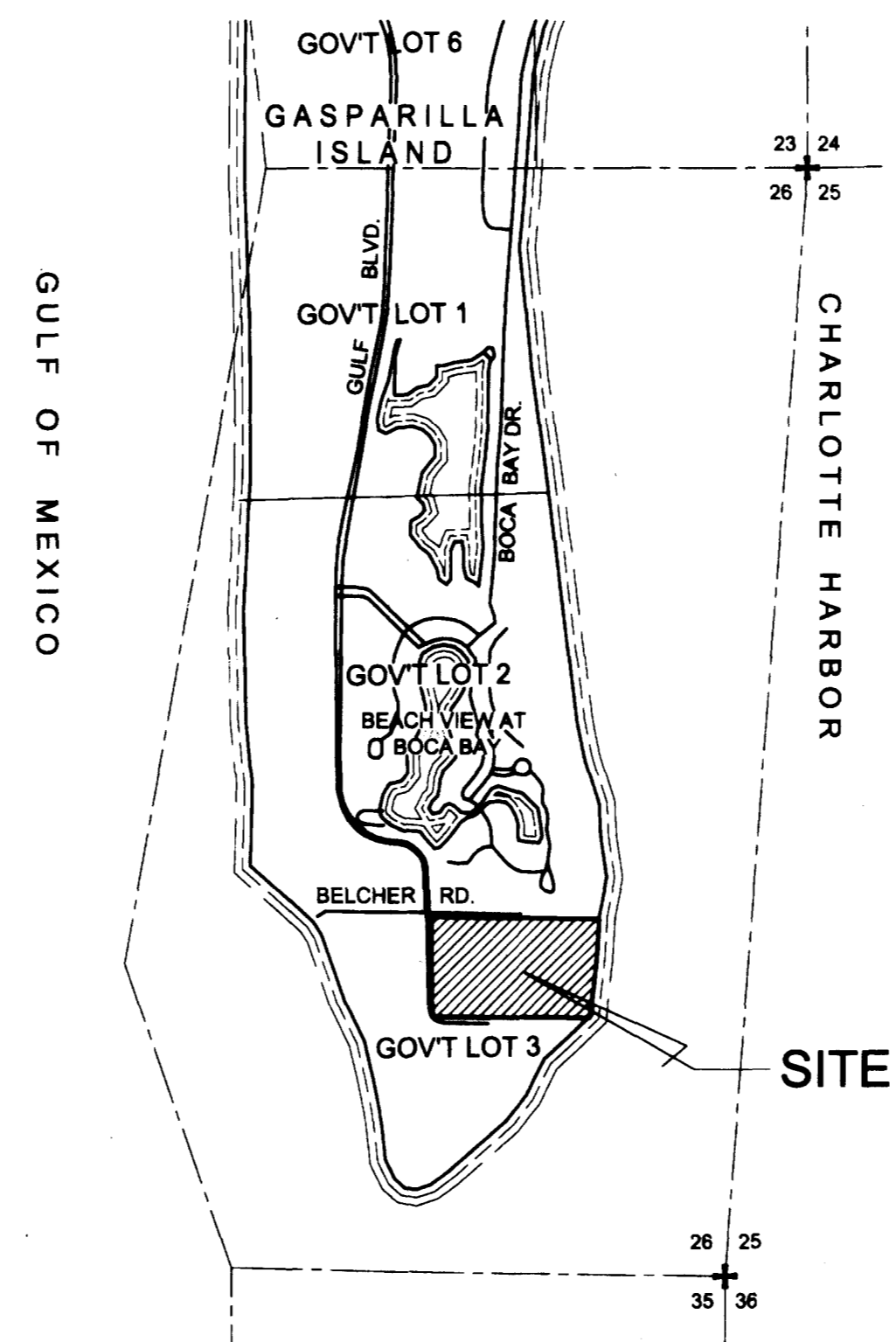
REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

Gary W. Washford
GARY W. WASHFORD, PSM
FLORIDA CERTIFICATE NO. LS6305
LEE COUNTY DESIGNATED PSM

CLERK OF COURT CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HILL TIDE ESTATES, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:44 PM, THIS 17th DAY OF January, 2017 AND DULY RECORDED AS INSTRUMENT #2017000012430 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Linda Doggett
LINDA DOGGETT
LEE COUNTY CLERK OF COURT



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 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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HILL TIDE ESTATES, LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL 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.

Mark A. Hatfield
MARK A. HATFIELD, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4155
MORRIS-DEPEW ASSOCIATES, INC.
2891 CENTER POINTE DRIVE, UNIT 100
FORT MYERS, FL 33916
LB 6891



DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT BOCA PASS PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF HILLTIDE ESTATES, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA, AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO HILL TIDE ESTATES OWNERS ASSOCIATION, INC, A FLORIDA NOT-FOR-PROFIT CORPORATION WITH RESPONSIBILITY FOR MAINTENANCE OF THE FOLLOWING:
 - A. TRACT "R" FOR INGRESS AND EGRESS, AND ALSO FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE, SIGNAGE, LANDSCAPING, IRRIGATION, LIGHTING, UTILITY FACILITIES AND GASPARILLA ISLAND WATER ASSOCIATION FACILITIES.
 - B. TRACTS "CA-1" AND "CA-2" FOR COMMON AREAS AND THE INSTALLATION, CONSTRUCTION, MAINTENANCE, AND OPERATION OF LANDSCAPING AND IRRIGATION FACILITIES.
 - C. LANDSCAPE EASEMENTS (L.E.) FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING.
 - D. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES.
 - E. THE LIMITED ACCESS EASEMENT NO. 1 (LAE NO. 1), AS SHOWN ON THE PLAT, FOR USE BY ALL OWNERS WITHIN HILL TIDE ESTATES, FOR PEDESTRIAN ACCESS ONLY
- TRACT "A" IS RESERVED TO BOCA PASS PARTNERS, LLC, FOR FUTURE USE.
- DEDICATES TO LICENSED PUBLIC AND PRIVATE UTILITIES: ALL PUBLIC UTILITY EASEMENTS (P.U.E.) AS INDICATED ON THE PLAT, TOGETHER WITH PUBLIC UTILITY EASEMENT ACROSS, OVER AND UNDER TRACT "R", 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. IN THE EVENT ANY CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DEDICATES TO GASPARILLA ISLAND WATER ASSOCIATION THE EASEMENTS LABELED G.I.W.A.E. FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES.
- DEDICATES TO THE OWNERS OF LOTS 12 AND 13, WITH RESPONSIBILITY FOR MAINTENANCE, THE LIMITED ACCESS EASEMENT NO. 2, (LAE NO. 2), AS SHOWN ON THE PLAT, FOR PEDESTRIAN ACCESS ONLY.
- DEDICATES TO THE OWNERS OF LOTS 14 AND 15, WITH RESPONSIBILITY FOR MAINTENANCE, THE LIMITED ACCESS EASEMENT NO. 3, (LAE NO. 3), AS SHOWN ON THE PLAT, FOR PEDESTRIAN ACCESS ONLY.

IN WITNESS WHEREOF, BOCA PASS PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CAUSES THIS DEDICATION TO BE MADE AND SIGNED IN ITS CORPORATE NAME ON THIS 18th DAY OF January, 2017.

BOCA PASS PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: BOB SEAGATE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER

William G. Price, Jr.
BY: WILLIAM G. PRICE, JR., ITS MANAGER

Haiky L Underwood
WITNESS

Haiky L Underwood
WITNESS

Ryan M Skate
WITNESS
PRINT NAME

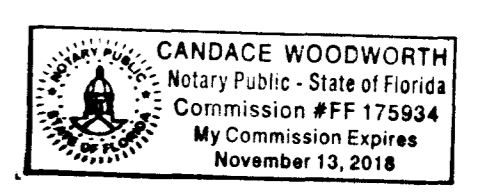
Haiky L Underwood
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 2017 BY WILLIAM G. PRICE, JR., MANAGER OF BOCA SEAGATE I, LLC, MANAGER OF BOCA PASS PARTNERS, LLC, ON BEHALF OF THE COMPANIES, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED AS IDENTIFICATION.

Candace Woodworth
NOTARY PUBLIC
PRINTED NAME: Candace Woodworth
COMMISSION # FF175934



MY COMMISSION EXPIRES: 11-13-18

LOT 36, UNIT NO. 1 GOLDEN BEACH, PLAT BOOK 10, PAGE 60 & 61

P.O.C. S.E. CORNER OF LOT 36, UNIT NO. 1 GOLDEN BEACH, PLAT BOOK 10, PAGE 60 & 61

MONUMENT "A" (NOT FOUND)

LINE REFERENCED IN DEED BOOK 129, PAGE 346

MONUMENT "B" (NOT FOUND)

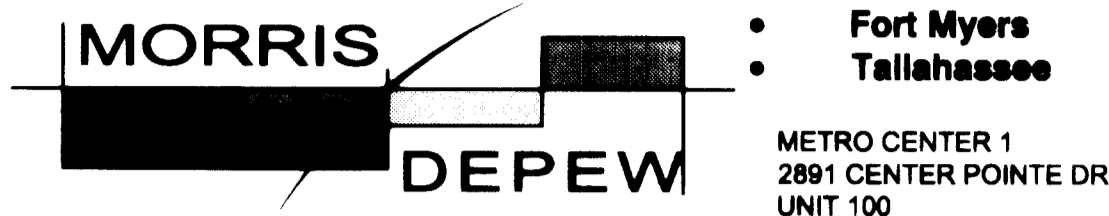


HILL TIDE ESTATES

A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. 2017000012430

SHEET 2 OF 3



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33916
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GASPARILLA ISLAND

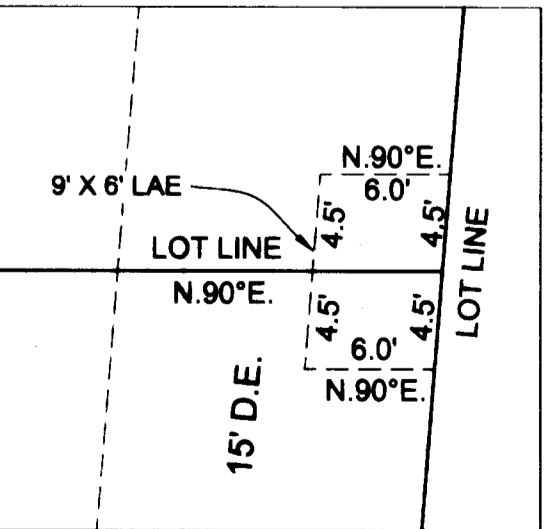
- LEGEND**
- PCP ▲ = PERMANENT CONTROL POINT (SCND 5/8' LB6891)
 - PRM ● = PERMANENT REFERENCE MONUMENT (SCIR 5/8' LB6891)
 - = LOT CORNER (SCIR 5/8' LB6891)
 - = CENTERLINE
 - = R/W LINE
 - = SECTION LINE
 - - - = EASEMENT LINE

- ABBREVIATIONS**
- BLVD. = BOULEVARD
 - C1 = CURVE DESIGNATION
 - CA = COMMON AREA
 - C.C.M.B. = COUNTY COMMISSION
 - MINUTE BOOK
 - C/L = CENTERLINE
 - D.E. = DRAINAGE EASEMENT
 - FCIR = FOUND CAPPED IRON ROD
 - FD = FOUND
 - FIR = FOUND IRON ROD (NO CAP)
 - G.I.W.A.E. = GASPARILLA ISLAND WATER ASSOCIATION EASEMENT
 - L1 = LINE DESIGNATION
 - LAE = LIMITED ACCESS EASEMENT
 - LB = LICENSED BUSINESS
 - L.E. = LANDSCAPE EASEMENT
 - MHWL = MEAN HIGH WATER LINE
 - ND = NAIL & DISK
 - (NR) = NON-RADIAL
 - O.R. = OFFICIAL RECORDS
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.O.B. = POINT-OF-BEGINNING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.P. = POWER POLE
 - PUE = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT OF WAY

"MHWL" NOTE:
MEAN HIGH WATER LINE LOCATION BASED ON SURVEY PREPARED BY SCHAPPACHER SURVEYING, LLC ENTITLED "BOUNDARY AND MEAN HIGH WATER LINE SURVEY" FOR FLORIDA POWER AND LIGHT COMPANY, JOB NO. S110207.117, DATED 04/05/2014, NO REVISION DATE.

"MEAN HIGH WATER ELEVATION -0.08 NAVD88 SEE NOTE ABOVE"

"LOT LINE AND WITNESS LINE"



DETAIL "2-A"
"LIMITED ACCESS EASEMENTS, LAE NO. 1 & 2"
NOT TO SCALE

LINE TABLE

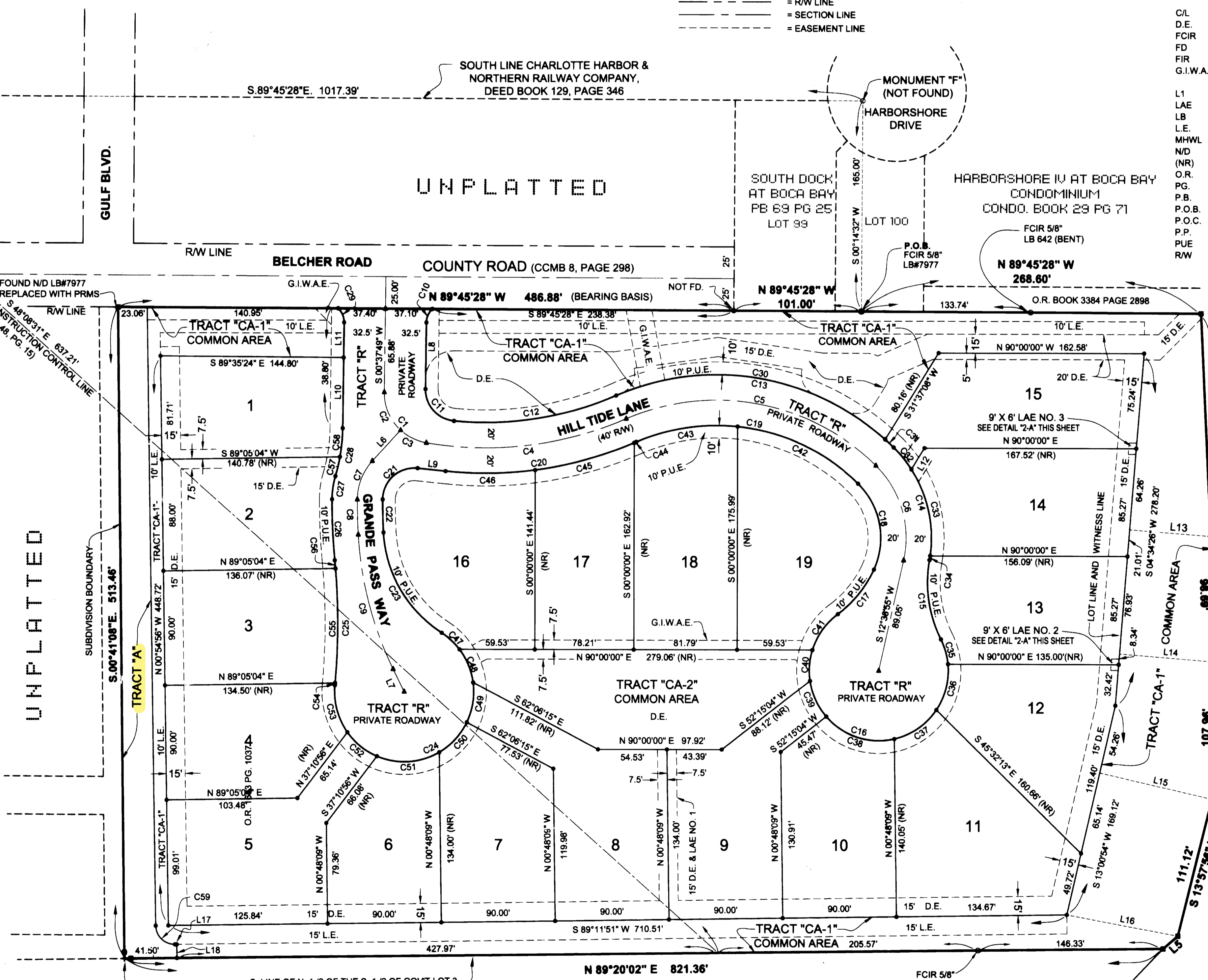
LINE	BEARING	DISTANCE
L5	N 49°01'03" E	15.50'
L6	S 42°28'05" W	33.02'
L7	N 26°11'17" W	19.91'
L8	N 00°37'49" E	52.40'
L9	S 84°00'58" E	22.20'
L10	N 00°37'49" E	55.86'
L11	S 00°37'49" W	27.71'
L12	N 31°37'08" E	19.70'
L13	N 85°25'34" W	64.34'
L14	S 85°25'34" E	76.48'
L15	S 76°59'06" E	91.15'
L16	S 79°23'48" E	89.39'
L17	S 89°11'51" W	1.43'
L18	N 00°48'09" W	10.82'

AREA TABLE

AREA	LOT	SQUARE FEET	ACRES
LOT 1	11,489	0.26	
LOT 2	11,921	0.27	
LOT 3	12,290	0.28	
LOT 4	11,624	0.27	
LOT 5	14,187	0.33	
LOT 6	10,639	0.24	
LOT 7	12,577	0.29	
LOT 8	14,637	0.34	
LOT 9	13,919	0.32	
LOT 10	12,956	0.30	
LOT 11	16,584	0.38	
LOT 12	12,820	0.29	
LOT 13	12,705	0.29	
LOT 14	13,936	0.32	
LOT 15	13,853	0.32	
LOT 16	14,915	0.34	
LOT 17	11,753	0.27	
LOT 18	14,161	0.33	
LOT 19	15,470	0.36	
TRACT CA-1	99,489	2.28	
TRACT CA-2	16,507	0.38	
TRACT R	53,632	1.23	
TRACT A	12,590	0.29	
TOTAL	434,853	9.98	

CURVE TABLE

CURVE NO.	RADIUS	CENTRAL ANGLE	CHD. BEARING	CHORD	ARC
C1	40.00'	81°04'17"	N 39°54'20" W	51.99'	56.60'
C2	40.00'	48°09'43"	S 23°27'03" E	32.64'	33.62'
C3	40.00'	32°54'34"	N 63°59'12" W	22.66'	22.98'
C4	280.00'	33°01'02"	S 83°03'01" W	159.13'	161.35'
C5	180.00'	67°54'00"	N 79°30'30" W	201.05'	213.31'
C6	80.00'	58°12'25"	N 16°27'18" W	77.82'	81.27'
C7	45.00'	42°25'19"	N 21°15'26" E	32.56'	33.32'
C8	480.00'	3°19'58"	S 01°37'13" E	27.92'	27.92'
C9	275.00'	22°54'06"	N 14°44'14" W	109.19'	109.92'
C10	15.00'	46°06'26"	S 23°41'02" W	11.75'	12.07'
C11	25.00'	85°10'46"	N 41°57'34" W	33.84'	37.17'
C12	260.00'	28°54'33"	S 80°59'47" W	129.80'	131.19'
C13	200.00'	67°54'00"	N 79°30'30" W	223.39'	237.02'
C14	100.00'	55°32'10"	N 17°47'25" W	93.18'	96.93'
C15	100.00'	36°43'26"	N 08°23'03" W	63.00'	64.10'
C16	55.00'	260°26'17"	S 76°31'38" E	83.99'	250.00'
C17	90.00'	29°11'52"	S 38°05'35" W	45.37'	45.86'
C18	60.00'	70°03'09"	S 10°31'56" E	68.87'	73.36'
C19	160.00'	67°54'00"	S 79°30'30" E	178.71'	189.61'
C20	300.00'	29°26'32"	N 81°15'46" E	152.47'	154.16'
C21	25.00'	95°56'16"	N 48°00'54" E	37.14'	41.86'
C22	480.00'	3°15'53"	S 01°35'10" E	26.21'	26.21'
C23	100.00'	54°18'36"	N 30°22'25" W	91.28'	94.79'
C24	55.00'	242°40'51"	N 63°48'43" E	93.95'	232.96'
C25	530.00'	10°38'13"	S 00°09'58" E	98.25'	98.39'
C26	500.00'	5°31'51"	S 02°43'09" E	48.25'	48.26'
C27	65.00'	16°19'00"	N 08°12'16" E	18.45'	18.51'
C28	140.00'	15°43'58"	S 08°29'48" W	38.32'	38.44'
C29	15.23'	47°01'25"	S 23°07'11" E	12.15'	12.50'
C30	200.00'	65°15'36"	S 80°49'42" E	215.88'	227.80'
C31	200.00'	2°38'23"	N 46°52'42" W	9.21'	9.21'
C32	100.00'	12°44'58"	N 39°11'01" W	22.21'	22.25'
C33	100.00'	40°52'57"	N 12°22'04" W	69.85'	71.35'
C34	100.00'	1°54'16"	N 09°01'32" E	3.32'	3.32'
C35	55.00'	21°08'54"	N 16°10'19" W	20.19'	20.30'
C36	55.00'	39°35'07"	N 14°11'41" E	37.25'	38.00'
C37	55.00'	42°55'48"	N 55°27'09" E	40.25'	41.21'
C38	55.00'	62°00'38"	S 72°04'38" E	56.66'	59.53'
C39	55.00'	32°29'55"	S 24°49'21" E	30.78'	31.20'
C40	55.00'	25°40'35"	N 04°15'54" E	24.44'	24.65'
C41	55.00'	36°35'19"	N 35°23'51" E	34.53'	35.12'
C42	160.00'	38°31'48"	S 64°49'24" E	105.58'	107.60'
C43	160.00'	29°22'12"	N 81°13'36" E	81.12'	82.02'
C44	300.00'	0°20'11"	S 66°42'35" W	1.76'	1.76'
C45	300.00'	15°32'15"	N 74°38'48" E	81.10'	81.35'
C46	300.00'	13°34'07"	N 89°11'59" E	70.88'	71.04'
C47	55.00'	20°06'06"	N 47°28'40" W	19.20'	19.30'
C48	55.00'	29°40'06"	N 22°35'34" W	28.16'	28.48'
C49	55.00'	33°30'31"	N 08°59'45" E	31.71'	32.17'
C50	55.00'	33°47'56"	N 42°38'59" E	31.98'	32.44'
C51	55.00'	53°21'55"	N 86°13'54" E	49.40'	51.23'
C52	55.00'	31°39'55"	S 51°15'11" E	30.01'	30.40'
C53	55.00'	40°34'22"	S 15°08'03" E	38.14'	38.95'
C54	530.00'	0°11'33"	N 05°03'22" E	1.78'	1.78'
C55	530.00'	9°44'33"	N 00°05'19" E	90.01'	90.12'
C56	530.00'	0°42'06"	S 05°08'01" E	6.49'	6.49'
C57	140.00'	6°22'13"	N 13°10'40" W	15.56'	15.57'
C58	140.00'	9°21'45"	S 05°18'41" W	22.85'	22.88'
C59	15.00'	89°53'13"	S 45°51'33" E	21.19'	23.53'

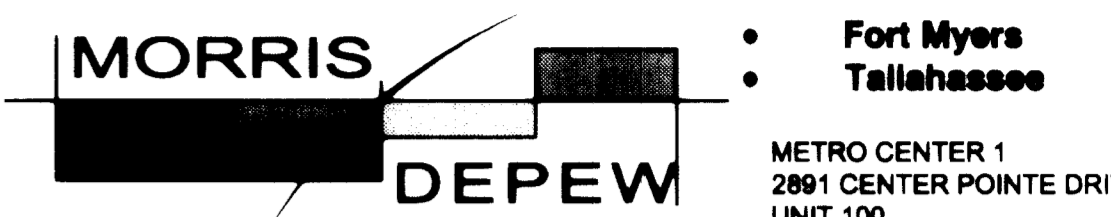


EASEMENTS' NOTE:
SEE SHEET 3 OF 3 FOR DIMENSION DETAILS FOR ALL EASEMENTS.
DETAIL "A" COVERS THE EASEMENTS NORTH OF HILL TIDE LANE.
DETAIL "B" COVERS THE EASEMENTS WEST OF THE ENTRANCE, AND
DETAIL "C" COVERS THE EASEMENTS LYING BETWEEN THE TWO
CUL-DE-SACS.

DOCS2016-00035/PLT2016-00021

HILL TIDE ESTATES

A SUBDIVISION LYING IN
SECTION 26, TOWNSHIP 43 SOUTH, RANGE 20 EAST, LEE COUNTY, FLORIDA



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DETAILS OF EASEMENTS

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHD. BEARING	CHORD	ARC
C4	280.00'	33°01'02"	S 83°03'01" W	159.13'	161.35'
C5	180.00'	67°54'00"	N 79°30'30" W	201.05'	213.31'
C10	15.00'	48°06'28"	S 23°41'02" W	11.75'	12.07'
C11	25.00'	85°10'46"	N 41°57'34" W	33.84'	37.17'
C12	260.00'	28°54'33"	S 80°59'47" W	129.80'	131.19'
C13	200.00'	67°54'00"	N 79°30'30" W	223.39'	237.02'
C18	60.00'	70°03'09"	S 10°31'56" E	68.87'	73.36'
C29	15.23'	47°01'25"	S 23°07'11" E	12.15'	12.50'
C30	200.00'	65°15'36"	S 80°49'42" E	215.68'	227.80'
C31	200.00'	2°38'23"	N 46°52'42" W	9.21'	9.21'
C39	55.00'	32°29'55"	S 24°49'21" E	30.78'	31.20'
C40	55.00'	25°40'35"	N 04°15'54" E	24.44'	24.65'
C43	160.00'	29°22'12"	N 81°13'36" E	81.42'	82.02'
C44	300.00'	0°20'11"	S 86°42'35" W	1.76'	1.76'
C47	55.00'	20°06'06"	N 47°28'40" W	19.20'	19.30'
C48	55.00'	29°40'06"	N 22°35'34" W	28.16'	28.48'
C49	55.00'	33°30'31"	N 08°59'45" E	31.71'	32.17'
C50	55.00'	33°47'56"	N 42°38'59" E	31.98'	32.44'
C70	600.00'	11°08'40"	N 53°46'14" W	116.52'	116.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N 00°37'49" E	52.40'
L10	N 00°37'49" E	55.66'
L11	S 00°37'49" W	27.71'

- LEGEND**
- PCP ▲ = PERMANENT CONTROL POINT (SCND 5/8" LB6891)
 - PRM ■ = PERMANENT REFERENCE MONUMENT (SCIR 5/8" LB6891)
 - = LOT CORNER (SCIR 5/8" LB6891)
 - = FOUND CAPPED IRON ROD
 - = CENTERLINE
 - - - = RAW LINE
 - · - · = SECTION LINE
 - · - · - · = EASEMENT LINE

