

# PLANTATION CORPORATE PARK

A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 45S, RANGE 25E LEE COUNTY, FLORIDA

**DESCRIPTION:**

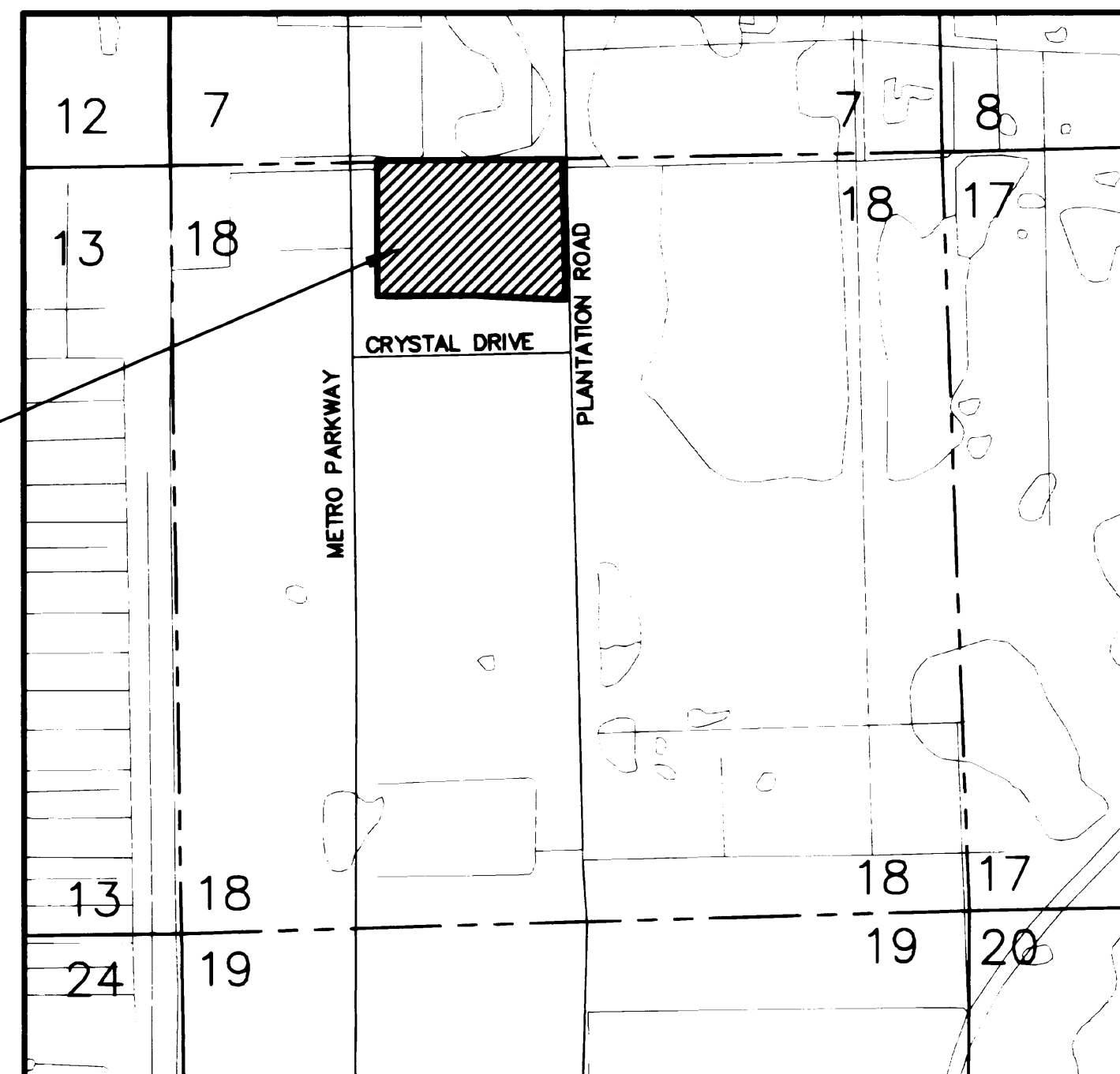
A Parcel of land in the NE 1/4 of the NW 1/4 of Section 18, Township 45S, Range 25E as described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of Section 18, Township 45 South, Range 25 East, Lee County, Florida; Thence run S 88°57'37" W for 30.00 feet along the North line of said Section 18 to the Point of Beginning; Thence run S 88°57'37" W along the South line of Pyramid Commercial Park as recorded in Plat Book 43, Pages 83-84, the Public Records of Lee County, FL., for 1290.76 feet to a Point; Thence run S 00°50'50"E along the East line of a parcel of land that is described in Official Records Book 1889, Pages 867-868, the Public Records of Lee County, FL., for 945.71 feet to a Point; Thence run N 88°55'39" E along the North line of a parcel of land as described in Official Records Book 3158, Page 3716, the Public Records of Lee County, FL., for 660.00 feet to a Point; Thence run S 87°58'12" E for 629.74 feet to the Northwest corner of a 20-foot Tract, previously described for the widening of Plantation Road; Thence run N 89°37'34" E for 20.00 feet to the West Right-of-Way line of Plantation Road; Thence run N 01°54'42" W for 979.12 feet along the West Right-of-Way line of Plantation Road to the Point of Beginning.

Containing 28.46 Ac. more or less.

PREPARED BY:  
**JEFFREY C. COONER AND ASSOCIATES, INC.**  
 SURVEYING AND MAPPING  
 3900 COLONIAL BOULEVARD, SUITE 4, FORT MYERS, FLORIDA, 33912  
 PHONE: (941) 277-0722 FAX: (941) 277-7179 EMAIL: SURVEYING@COONER.COM

PROJECT LOCATION



VICINITY MAP  
 SCALE: 1" = 1000'

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT MAPLE COMPANY, L.L.C., A LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF PLANTATION CORPORATE PARK, A SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

- TO THE PLANTATION CORPORATE PARK ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, IT'S SUCCESSORS AND/OR ASSIGNS:
  - ALL DRAINAGE EASEMENTS (DE), TRACT "C" AND TRACT "D", AS DEPICTED, FOR DRAINAGE PURPOSES.
  - TRACTS "B", AS DEPICTED ON THIS PLAT, FOR DRAINAGE, WETLAND, AND BUFFER PURPOSES.
  - TRACT "A", AS DEPICTED, FOR INGRESS AND EGRESS, UTILITY (NON-PUBLIC, EXCEPT AS HEREAFTER NOTED) AND DRAINAGE PURPOSES.
- ALL PUBLIC UTILITY EASEMENTS (PUE), INCLUDING TRACT "A", AS SHOWN ON THE PLAT ARE HEREBY DEDICATED AS NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRIC SERVICE, CABLE TV SERVICE, TELEPHONE SERVICE, WATER SERVICE, SEWER SERVICE, AND ALL OTHER PUBLIC UTILITY SERVICES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY WILL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL PUBLIC OR PRIVATE UTILITY PROVIDERS WITH UTILITY FACILITIES WITHIN ANY PUBLIC UTILITY EASEMENT SHALL HAVE THE RIGHT TO USE TRACT "A" FOR INGRESS AND EGRESS IN ORDER TO INSTALL, MAINTAIN, REPAIR, OR REPLACE ANY SUCH FACILITIES.
- THE LEE COUNTY UTILITY EASEMENT (LCUE), AS SHOWN ON THE PLAT, TO LEE COUNTY UTILITIES.

**WITNESSES**

*Jessica Morris*  
 PRINTED NAME: Jessica Morris  
*Mary Lou Wilson*  
 PRINTED NAME: Mary Lou Wilson

MAPLE COMPANY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

BY: *C.P. Janson*  
 PRINT NAME: C.P. JANSON  
 TITLE: MANAGER 3/06/03

ACKNOWLEDGMENT  
 STATE OF FLORIDA  
 COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF MARCH, 2003 BY C.P. JANSON, AS MANAGER OF MAPLE COMPANY, L.L.C., ON BEHALF OF SUCH COMPANY, WHO [ ] IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED FL DRIVER'S LICENSE AS IDENTIFICATION.

*Darren K. Townsend*  
 NOTARY PUBLIC - STATE OF FLORIDA



PRINTED NAME: DARREN K. TOWNSEND  
DD158961 OCT. 17, 2006  
 COMMISSION # MY COMMISSION EXPIRES

**COUNTY APPROVALS**

THIS PLAT ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 12 DAY OF MARCH, 2003.

*Ray Juch*  
 CHAIRMAN OF THE BOARD  
 PRINTED NAME: Ray Juch

*Charlie Green*  
 CLERK OF COURT  
 PRINTED NAME: Charlie Green

*John C. Henry*  
 COUNTY ATTORNEY  
 PRINTED NAME: John C. Henry

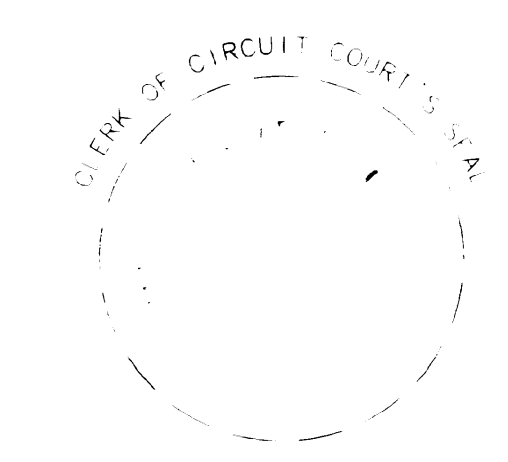
*Peter W. Eckeneberg*  
 DIRECTOR, DEVELOPMENT SERVICES DIVISION  
 PRINTED NAME: PETER W. ECKENEBERG

*Mary Gerbs*  
 DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT  
 PRINTED NAME: Mary Gerbs

**COURT CLERK CERTIFICATION** 5762955

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PLANTATION CORPORATE PARK, A SUBDIVISION LOCATED IN SECTION 18 TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 9:29 A.M. P.M., THIS 08 DAY OF MARCH, 2003, AND DULY RECORDED IN PLAT BOOK 73 AT PAGES 68 THROUGH 69, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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



REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.  
*Sel Elrubani*  
 D.C.P.S.M.  
 PRINTED NAME: Sel Elrubani

**NOTES**

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- MONUMENTS WILL BE SET AT ALL LOT OR TRACT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A PERM OR PERMANENT CONTROL POINT (PCP).
- ALL CURVES INDICATED ARE CIRCULAR.
- BEARINGS SHOWN ON THIS PLAT MAP ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF PLANTATION ROAD AS BEING SOUTH 01°54'42" EAST, STATE PLANE COORDINATE SYSTEM BEARING, FLORIDA WEST ZONE, NAD 83/90.

**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.

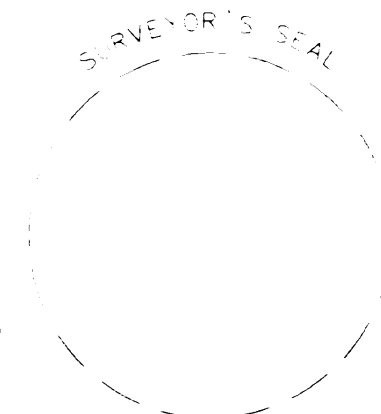
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PLANTATION CORPORATE PARK 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 (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

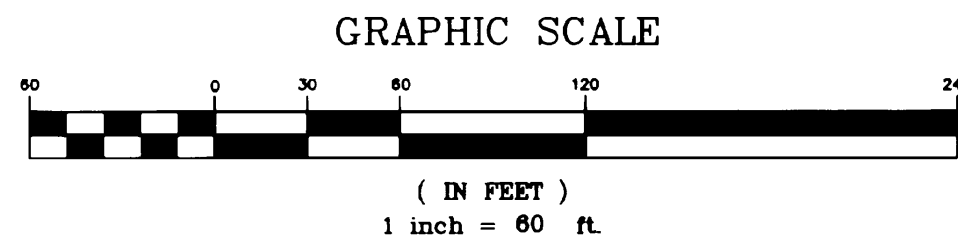
DONE THIS 11<sup>th</sup> DAY OF March, 2003

*James N. Wilkison*  
 JAMES N. WILKISON (FOR THE FIRM)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS4876  
 THE CERTIFICATE OF AUTHORIZATION FOR  
 JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0006773



# PLANTATION CORPORATE PARK

A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 45S, RANGE 25E LEE COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	430.00'	208.41'	27°46'12"	S73°34'26"W	206.38'
C2	430.00'	55.93'	7°27'08"	S55°57'46"W	55.89'
C3	250.00'	171.08'	39°12'30"	S32°37'57"W	167.76'
C4	100.00'	132.53'	75°55'56"	N50°59'39"E	123.04'
C5	100.00'	157.42'	90°11'33"	S45°56'36"E	141.66'
C6	100.00'	156.74'	89°48'27"	S44°03'24"W	141.18'
C7	200.00'	185.08'	53°01'13"	N64°31'46"W	178.54'
C8	11.87'	18.89'	91°08'01"	N44°21'47"E	16.96'
C9	12.48'	19.31'	88°39'22"	N45°32'05"W	17.44'
C10	388.00'	177.79'	26°15'18"	S77°00'36"W	176.24'
C11	460.00'	187.53'	23°21'30"	S78°15'24"W	186.24'
C12	220.00'	150.55'	39°12'30"	S32°37'57"W	147.63'
C13	130.00'	172.28'	75°55'56"	N50°59'39"E	159.95'
C14	130.00'	204.64'	90°11'33"	S45°56'36"E	184.16'
C15	130.00'	203.77'	89°48'27"	S44°03'24"W	183.54'
C16	230.00'	212.84'	53°01'13"	N64°31'46"W	205.32'
C17	30.00'	39.85'	76°06'16"	S76°04'17"E	36.98'
C18	30.00'	50.34'	96°08'33"	N04°09'55"E	44.64'
C19	280.00'	15.10'	3°05'26"	S51°23'33"W	15.10'
C20	280.00'	176.51'	36°07'04"	S31°05'13"W	173.60'
C21	70.00'	92.77'	75°55'56"	N50°59'39"E	86.13'
C22	70.00'	110.19'	90°11'33"	S45°56'36"E	99.16'
C23	70.00'	109.72'	89°48'27"	S44°03'24"W	98.83'
C24	170.00'	139.85'	47°08'02"	N67°28'22"W	135.94'

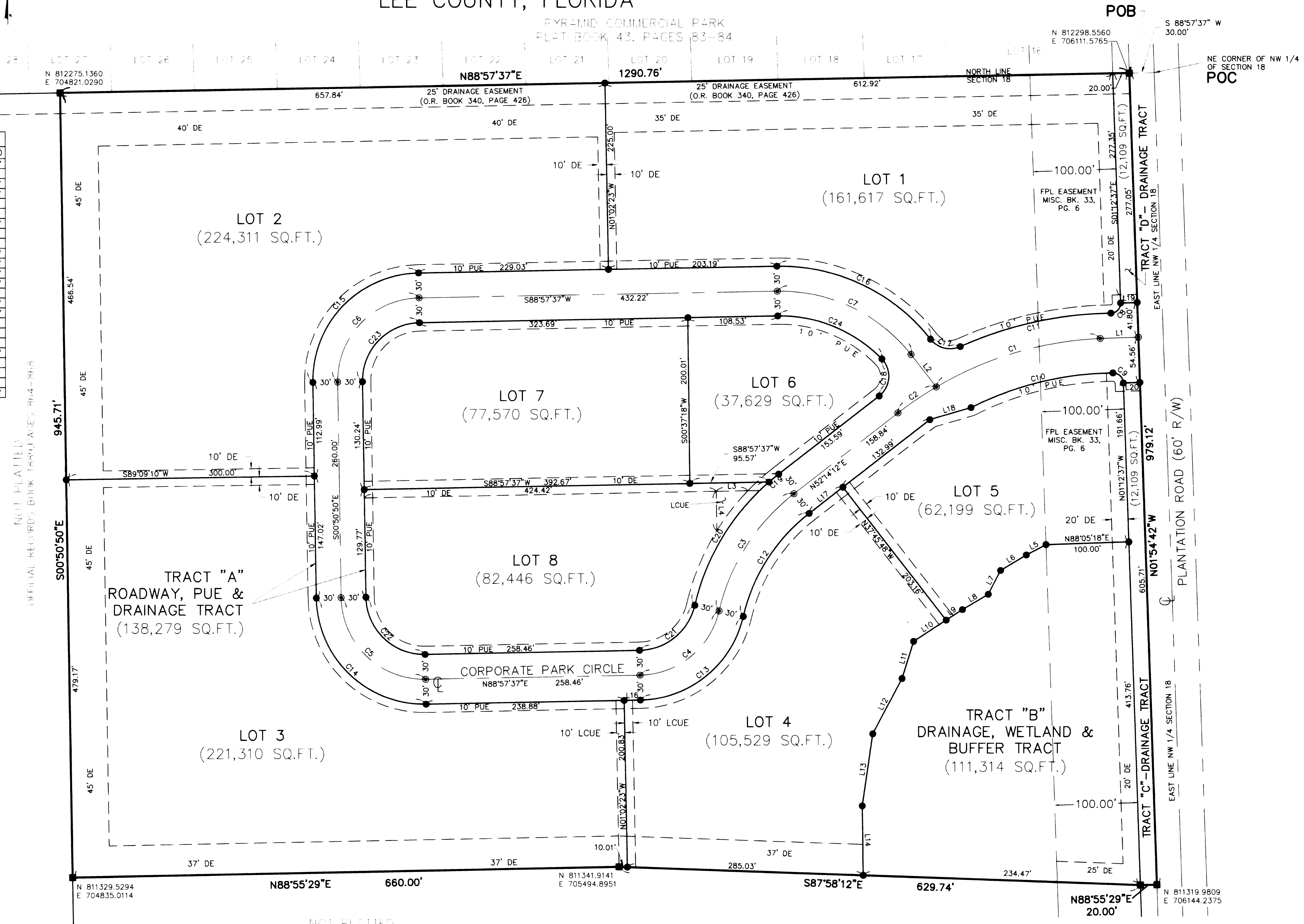
LINE	BEARING	LENGTH
L1	N88°05'18"E	46.03'
L2	S38°01'09"E	49.55'
L3	S88°57'37"W	38.10'
L4	S00°42'05"E	47.46'
L5	N62°18'59"E	26.86'
L6	S58°56'43"W	36.25'
L7	S27°19'59"W	32.33'
L8	S59°24'42"W	36.27'
L9	S57°02'18"W	23.45'
L10	S57°02'18"W	46.82'
L11	S17°20'50"W	46.92'
L12	S27°55'59"W	75.40'
L13	N09°02'41"E	87.76'
L14	N00°47'31"W	83.53'
L16	N88°57'37"E	19.58'
L17	N52°14'12"E	51.56'
L18	S74°36'29"W	51.61'
L19	N88°47'23"E	20.00'
L20	N88°47'23"E	20.00'

**LEGEND**

- ⊙ = CENTERLINE
- ⊙ = SET PK NAIL & DISK-P.C.P
- = SET 5/8" IR&C LB6773
- = SET 4" x 4" CONCRETE POST
- W/ #5 IRON ROD - "PRM LB6773"

**ABBREVIATIONS**

- BK = BOOK
- DE = DRAINAGE EASEMENT
- FPL = FLORIDA POWER & LIGHT COMPANY
- GND = GROUND
- IR&C = IRON ROD & CAP
- LCUE = LEE COUNTY UTILITY EASEMENT
- MISC. = MISCELLANEOUS
- PC = PAGE
- POB = POINT OF BEGINNING OF DESCRIPTION
- POC = POINT OF COMMENCEMENT OF DESCRIPTION
- R/W = RIGHT OF WAY
- SQ.FT. = SQUARE FEET
- PUE = PUBLIC UTILITY EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT



NOT PLATTED  
OFFICIAL RECORDS BOOK 3158, PAGES 3718

NOT PLATTED