

PREPARED BY

RADER AND ASSOCIATES

111 N.E. SECOND AVE.
611 FIRST AVE. NO.
JOB NO. S.P. 3080

MIAMI 32, FLORIDA
ST. PETERSBURG 1, FLORIDA
FEBRUARY 1959

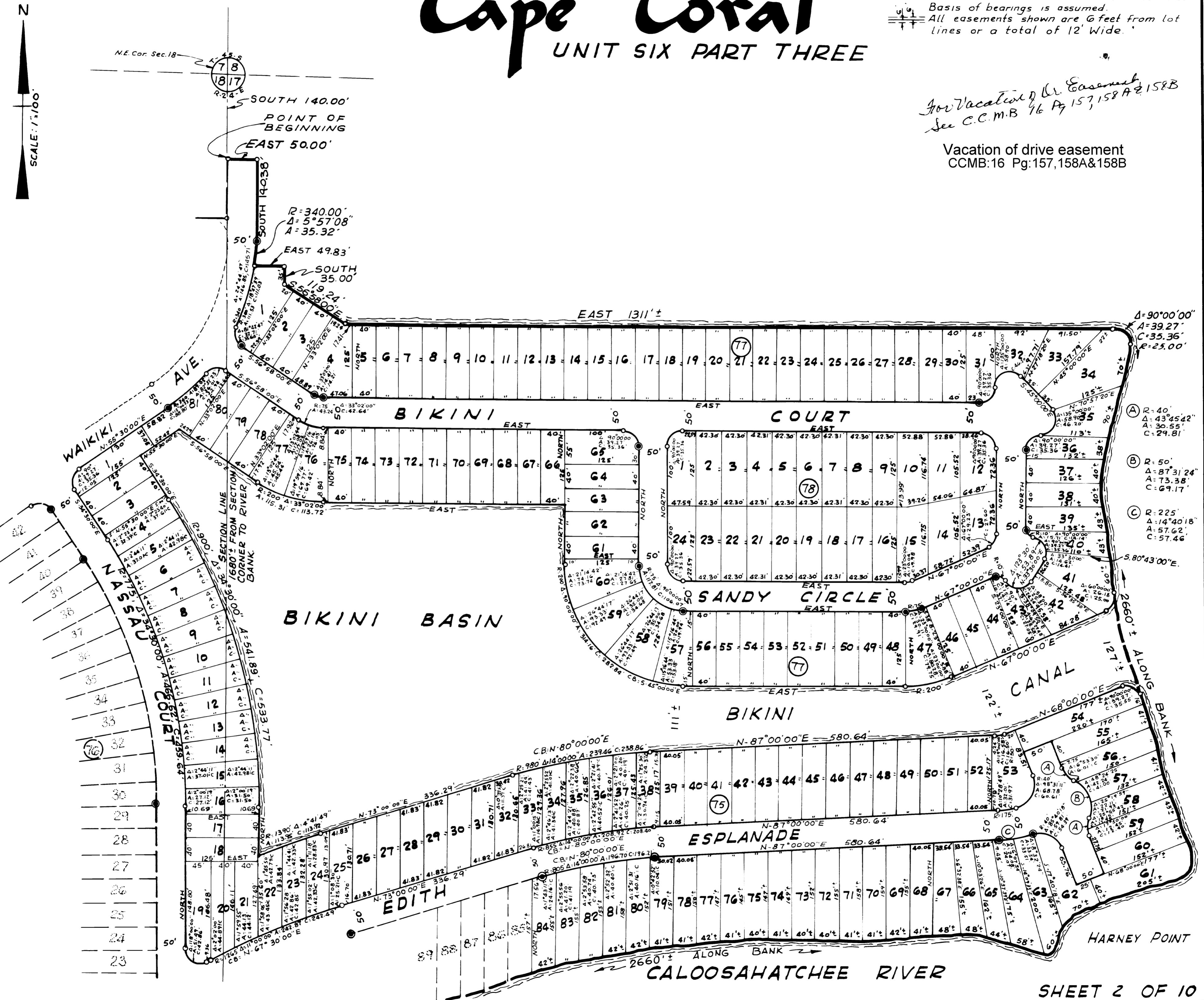
PLAT BOOK 11 PAGE NO. 71

ENGINEER'S NOTES:

- ① Denotes Permanent Reference Monument.
- All radii are 25 feet Unless otherwise noted.
- Basis of bearings is assumed.
- All easements shown are 6 feet from lot lines or a total of 12' Wide.

Cape Coral

UNIT SIX PART THREE



Revised: FEB-1959
Calculations: J.R.
Drawn By: J.R.
Checked By: R.A.
Approved: J.F.M.

Calculations: A.M.S.
Drawn: C.W.R.
Checked: W.A.K.
Approved: J.F.M.

PREPARED BY
RADER AND ASSOCIATES111 N.E. Second Ave., 611 First Ave., No.
Miami 32, Florida St. Petersburg, Fla.
Job No. SP. 3080 February 1959.

Cape Coral

UNIT SIX PART THREE

A SUBDIVISION OF LAND LYING IN SECTIONS 17 & 18, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

DESCRIPTION:

A tract of land lying in Lee County, State of Florida, being portions of Section 18, Township 45 South, Range 24 East and Section 17, Township 45 South, Range 24 East, more particularly described as follows:

Commence at the Northeast Corner of Section 18, Township 45 South, Range 24 East; thence run South a distance of 140.00 feet to a point, being also the Point of Beginning; thence run East a distance of 50.00 feet to a point; thence run South a distance of 140.38 feet to a Point of Curve; thence run along the arc of a Curve to the right, Arc length 35.32 feet, Radius 340.00 feet, Central Angle 5°57'08" to a Point on Curve; thence run East a distance of 49.83 feet to a point; thence run South a distance of 35.00 feet to a point; thence run S-56°58'00"E a distance of 119.24 feet to a point; thence run East a distance of 131 feet more or less to a point of Curve; thence run along the arc of a Curve to the right, Arc length 39.27 feet, Radius 25.00 feet, Central Angle 90°00'00" to a point on the bank of the Caloosa-hatchee River; thence run N-14°46'00"E a Southwesterly direction a distance of 2,660 feet more or less, meandering along the River bank to a point of intersection with the East Section Line of said Section 18, thence continue in a Southwesterly direction a distance of 960 feet more or less, meandering along the river bank to a point; thence run West a distance of 450 feet more or less to a Point on Curve; thence run along the arc of a Curve to the left, Arc length 973.19 feet, Radius 373.500 feet, Central Angle 14°55'44", Chord length 970.43 feet, Chord Bearing S-11°09'40"W to a Point of Reverse Curve; thence run along the arc of a Curve to the right, Arc length 327.54 feet, Radius 506.16 feet, Central Angle 37°04'34", Chord length 321.85 feet, Chord Bearing S-22°14'05"W to a Point on Curve; thence run South a distance of 40.00 feet to a point; thence run West a distance of 159.62 feet to a Point of Curve; thence run along the arc of a Curve to the right, Arc length 58.39 feet, Radius 25.00 feet, Central Angle 133°48'56" to a point on Curve, being also a point of Reverse curve for the East Right-of-Way of Del Prado Parkway; thence run N-46°11'04"W a distance of 50.00 feet to a Point on Curve; thence run along the arc of a Curve to the left, Arc length 306.52 feet, Radius 437.76 feet, Central Angle 40°07'08", Chord length 300.30 feet, Chord Bearing N-23°45'22"E to a Point of Reverse Curve; thence run along the arc of a Curve to the right, Arc length 324 feet, Radius 3950.00 feet, Central Angle 0°02'49" to a point on Curve; thence run West a distance of 175.48 feet to a Point on Curve; thence run along the arc of a Curve to the right, Arc Length 187.34 feet, Radius 262.76 feet, Central Angle 40°51'07", Chord length 183.40 feet, Chord Bearing S-25°53'08"W to a Point on Curve; thence run West a distance of 735.10 feet to a point; thence run North a distance of 1200.00 feet to a point; thence run West a distance of 1654.81 feet to a point; thence run N-58°00'00"W a distance of 1085.07 feet to a point; thence run West a distance of 200.00 feet to a point; thence run North a distance of 175.00 feet to a point; thence run East a distance of 50.00 feet to a point; thence run North a distance of 609.43 feet to Point of Curve; thence run along the arc of a Curve to the right, Arc Length 39.47 feet, Radius 25.00 feet, Central Angle 90°26'53" to a Point on Curve; thence run N-0°26'49"W a distance of 50.01 feet to a point; thence run S-89°33'07"E a distance of 125.20 feet to a point; thence run North a distance of 275.00 feet to a Point; thence run N-89°33'07"W a distance of 124.81 feet to a point; thence run N-0°22'21"W a distance of 60.01 feet to a point; thence run S-89°33'07"E a distance of 120.70 feet to a point; thence run North a distance of 264.61 feet to a point; thence run S-89°24'01"E a distance of 1029.82 feet to a Point of Curve; thence run along the arc of a Curve to the right, Arc Length 39.01 feet, Radius 25.00 feet, Central Angle 89°24'01" to a Point on Curve; thence run S-88°54'14"E a distance of 60.01 feet to a point; thence run South a distance of 112.80 feet to a point; thence run East a distance of 290.00 feet to a point; thence run North a distance of 135.02 feet to a point; thence run S-89°24'01"E a distance of 565.29 feet to a Point of Curve; thence run along the arc of a Curve to the right, Arc Length 39.01 feet, Radius 25.00 feet, Central Angle 89°24'01" to a Point on Curve; thence run South a distance of 123.21 feet to a point; thence run East a distance of 265.00 feet to a point; thence run North a distance of 120.87 feet to a point; thence run S-89°03'29"E a distance of 70.01 feet to a Point on Curve; thence run along the arc of a Curve to the right, Arc Length 39.53 feet, Radius 25.00 feet, Central Angle 90°35'59" to Point of Tangency; thence run S-89°24'01"E a distance of 2658.09 feet to a point; thence run North a distance of 100.00 feet to the Point of Beginning. Said tract containing 299.5 Acres more or less.

Revised: Feb. 1959
Calculated: R.B.
Drawn by: C.W.R.
Checked by: R.B.
Approved by: J.F.M.

DEDICATION OF EASEMENTS:

The OWNERS of this property do hereby dedicate easements along each bound of each homesite for County drainage purposes, and for Public Utilities, Said easements not to exceed 6 feet on each side of said boundaries.

SURVEYOR'S CERTIFICATE:

We Hereby Certify that the attached Plat entitled "CAPE CORAL" UNIT SIX, PART THREE is a true and correct presentation of the land as recently surveyed and platted by us, to our best knowledge and belief, also that the Permanent Reference Monuments have been placed in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

RADER AND ASSOCIATES

By _____
REG. ENGINEER No 8395
REG. SURVEYOR No 558

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Leonard Rosen, President, and Kenneth J. Schwartz, Secretary, Officers of the Gulf Guaranty Land and Title Company Owner of the here-in described Land, have caused to be made the attached Plat entitled "CAPE CORAL" UNIT SIX, PART THREE, and do hereby dedicate all Parkways, Avenues, Courts, Streets, Alleys, Drives, Parking Areas, Esplanades, Circles, Canals, Basins & Walkways, as shown on the attached plat, to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF THE Said Owner has caused these Presents to be signed this 4th Day of February A.D. 1959

GULF GUARANTY LAND & TITLE CO.

Leonard Rosen
Leonard Rosen, President

Kenneth J. Schwartz
Kenneth J. Schwartz, Secretary

Edith F. Lester
Edith F. Lester

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF LEE }

I HEREBY CERTIFY that on this day personally appeared before me the Officers of the Gulf Guaranty Land & Title Company, Leonard Rosen, President, and Kenneth J. Schwartz, Secretary, to me well known to be the persons who signed the foregoing instrument and acknowledged the execution thereof to be their Free Act and Deed, for the uses and purposes therein mentioned. Witness my hand and Official Seal at Ft. Meyers, County of Lee, State of Florida, this 4th Day of February A.D. 1959.

My Commission Expires January 31, 1962 Edith F. Lester, Notary Public, State of Florida, at Large

APPROVALS:

STATE OF FLORIDA } S.S.
COUNTY OF LEE }

I, THE UNDERSIGNED Clerk of the Circuit Court of Lee County, Florida, hereby Certify that this plat has been examined, and that it complies in form with all the requirements of the Laws of Florida pertaining to Maps and Plats, and that this Plat has been filed for Record in Plat Book Pages, Public Records of Lee County, Florida, this 16 Day of March A.D. 1959.

Signed D. J. Farache

Clerk of the Circuit Court of LEE COUNTY, FLORIDA.

IT IS HEREBY CERTIFIED that this Plat has been Officially approved for Record by the Board of County Commissioners at Lee County, Florida, this 4th Day of February, A.D. 1959.

ATTEST: L. J. Farache

Chairman, Board of the County Commissioners.

Approved by the County Road Superintendent this 4th Day of February A.D. 1959.

City of Fort Myers
County Road Superintendent

Approved by the County Road Superintendent this 4th Day of February A.D. 1959.
See C.C.M.B. 16 Pg 157,158A & 158B

Vacation of drive easement
CCMB:16 Pg:157,158A&158B