

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Accept a Petition to vacate and convey fifteen County road rights-of-way to the homeowners' association for the subdivision located in Punta Gorda Isles, Section 22, and adopt a resolution setting a public hearing for 5:00 PM on the 13th day of April, 2004 (Case No. VAC2003-00072), and to authorize the Chairman to accept the donation of a replacement Perpetual Public Utility Easement Grant.

**WHY ACTION IS NECESSARY:** To vacate and convey the roads to the homeowners' association to allow the subdivision to be gated and maintained by the homeowners' association. **The vacation and conveyance of the roads will not alter traffic conditions and the roads are not necessary to accommodate any future traffic requirement.** With respect to the replacement public utility easement, the Board must accept all real estate conveyances.

**WHAT ACTION ACCOMPLISHES:** Sets the time and date of the public hearing and provides a necessary public utility easement to facilitate the requested vacation

**2. DEPARTMENTAL CATEGORY:** 04  
**COMMISSION DISTRICT # 1**

*C4E*

**3. MEETING DATE:**

*03-09-2004*

**4. AGENDA:**

CONSENT

ADMINISTRATIVE

APPEALS

PUBLIC

WALK ON

Time Required: 10Min.

**5. REQUIREMENT/PURPOSE:**  
(Specify)

STATUTE F.S. Ch. 336 (PTV) & 125 (PUE)

ORDINANCE

ADMIN. CODE 13-8 (PTV)

OTHER

**6. REQUESTOR OF INFORMATION:**

A. COMMISSIONER

B. DEPARTMENT Community Development

C. DIVISION Development Services

BY: *[Signature]* 2-24-04  
Peter J. Eckenrode, Director

**7. BACKGROUND:** Punta Gorda Isles, Section 22 Homeowners Association, Inc., a Florida not for profit corporation under F.S. Chapter 617, has submitted a Petition to vacate the public's interest in the roads, rights-of-ways and drainage facilities of fifteen roads located in the subdivision known as Punta Gorda Isles, Section 22. The vacation request is submitted pursuant to §316.00825, F.S., (adopted in 2002) in conjunction with the existing vacation procedure found in F.S. Chapter 336 (and Lee County Administrative Code Section 13-8).

(Continued on next page.)

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>Mary Gibbs</i>	N/A	N/A	N/A	<i>John Pescore 2-24-04</i>	<i>OA 2/25/04</i>	<i>OM 2/25/04</i>	<i>RISK 2/25/04</i>	<i>GC 2/25/04</i>	<i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

~~CO. ATTY  
FORWARDED  
TO CO. ADMIN.~~

2/24/04  
3PM  
FORWARDED TO:  
ADMIN  
2/25/04 8:50AM

RECEIVED BY  
COUNTY ADMIN:  
02/25/04  
9:15am  
COUNTY ADMIN  
FORWARDED TO:  
2/24/04  
NDD

The vacation, if granted, will result in the simultaneous conveyance of the roads to the homeowners association (HOA) and a shifting of the maintenance responsibility from the County to the HOA. The HOA seeks to gate the community, but can only do so if the County grants the requested vacation.

The following is a list of the roads within the Plat of Punta Gorda Isles Section 22 (located in Sections 1 and 6, Township 43 South, Ranges 22 and 23 East, respectively) as recorded in Plat Book 28, Page 118, and replatted in Plat Book 34, Page 92 of the Public Records of Lee County, Florida:

- |                     |                        |   |                      |
|---------------------|------------------------|---|----------------------|
| 1) Big Pine Lane    | 2) Cape Cole Boulevard | 3) Matecumbe Key Road                           | 4) Sugarloaf Key Rd. |
| 5) Marathon Way     | 6) Key Largo Lane      | 7) Key Largo Circle                             | 8) Sable Key Circle  |
| 9) Marianne Key Rd. | 10) Romano Key Circle  | 11) Big Pass Lane                               | 12) Big Bend Circle  |
| 13) Pirates Lane    | 14) Little Pine Circle | 15) Islamorada Road, a/k/a Islamorada Boulevard |                      |

A summary of the requirements of §316.00825, F.S., created and adopted by the Legislature in 2002, is as follows:

1. The petitioning homeowners' association has requested the abandonment and conveyance for the purpose of converting the subdivision to a gated neighborhood with restricted public access; and
2. No fewer than four-fifths of the owners of record of property located in the subdivision have consented in writing to the abandonment and simultaneous conveyance to the petitioning homeowners' association; and
3. The petitioning homeowners' association is a "homeowners' association" as defined under Section 720.301(7), F.S., with the power to levy and collect assessments for routine and periodic major maintenance and operation of street lighting, drainage, sidewalks and pavement in the subdivision; and
4. The petitioning homeowners' association has adequate funds, reserve funds and funding sources for the ongoing operation, maintenance and repair and the periodic reconstruction or replacement of the roads, drainage, street lighting and sidewalks in the subdivision after the abandonment by the County.

Additionally, the petitioning HOA must represent that it will:

1. Install, operate, maintain, repair and replace all signs, signals, markings, striping, guardrails and other traffic control devices necessary or useful for the roads conveyed herein; and
2. Hold the roads and rights-of-way in trust for the benefit of the owners of the property in the subdivision, and will operate, maintain, repair and, from time to time, replace and reconstruct the roads, street lighting, sidewalks and drainage facilities as necessary to ensure their use and enjoyment by the property owners, tenants and residents of the subdivision and their guests and invitees.

A replacement public utility easement has been prepared and executed. This easement will benefit the utility companies providing service to the subdivision, such as FP&L, SPRINT and Florida Water Services. The easement is to guarantee continued access to the providers' respective facilities located within the bounds of the platted subdivision. The replacement easement is being held in trust by the County pending the outcome of the public hearing on the request to vacate and privatize the roads. (A copy of the replacement easement is included in the attached documentation.)

The request was presented to the Waterway Advisory Committee (W.A.C.) on April 10, 2003. The W.A.C. voted unanimously to not object to the request since there was no public access to water within the boundaries of the plat and the roads sought to be vacated.

Documentation pertaining to this Petition to Vacate is available for viewing at the Office of Lee Cares.

There are no objections to this Petition to Vacate. Staff recommends the scheduling of the Public Hearing and the acceptance of the replacement public utility easement (subject to the subsequent approval of the requested vacation of roads)..

Attachments to this Blue Sheet: Petition to Vacate, Resolution to Set Public Hearing, Notice of Public Hearing, Replacement Perpetual Public Utility Easement and exhibits.

**NOTE: Because of the proximity of the subdivision (and the roads sought to be privatized) in relation to the Lee - Charlotte County line, a copy of this Blue Sheet has been sent to Charlotte County as a courtesy.**

## PETITION TO VACATE

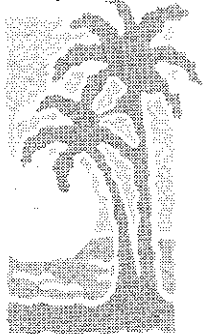
Case Number: VAC2003-00072

Petitioner(s), Punta Gorda Isles, Section 22 Homeowners Association, Inc., a Florida not for profit corporation organized and in good standing under Florida Statutes (F.S.) Chapter 617, requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

1. Petitioner(s) mailing address, c/o Quarles & Brady, LLP, 4501 Tamiami Trail N., Suite 300, Naples, FL 34103.
2. In accordance with F.S. Chapter 336 and Lee County Administrative Code (LCAC) 13-8, Petitioner desires the abandonment and simultaneous conveyance of the public's interest in the roads, rights-of-way and appurtenant drainage facilities legally described in the attached Exhibit "A" to the above-named homeowners' association
3. The Petitioner represents its petitioned request is consistent with the provisions of Section 316.00825, F.S., as set forth therein, including the following:
  - a. The petitioning homeowners' association has requested the abandonment and conveyance for the purpose of converting the subdivision to a gated neighborhood with restricted public access; and
  - b. No fewer than four-fifths of the owners of record of property located in the subdivision have consented in writing to the abandonment and simultaneous conveyance to the petitioning homeowners' association; and
  - c. The petitioning homeowners' association is a "homeowners' association" as defined under Section 720.301(7), F.S., with the power to levy and collect assessments for routine and periodic major maintenance and operation of street lighting, drainage, sidewalks and pavement in the subdivision; and
  - d. The petitioning homeowners' association has adequate funds, reserve funds and funding sources for the ongoing operation, maintenance and repair and the periodic reconstruction or replacement of the roads, drainage, street lighting and sidewalks in the subdivision after the abandonment by the County.
4. The Petitioner also represents, consistent with the additional provisions of Section 316.00825, F.S., that it will:
  - a. Install, operate, maintain, repair and replace all signs, signals, markings, striping, guardrails and other traffic control devices necessary or useful for the roads conveyed herein; and

- b. Hold the roads and rights-of-way in trust for the benefit of the owners of the property in the subdivision, and will operate, maintain, repair and, from time to time, replace and reconstruct the roads, street lighting, sidewalks and drainage facilities as necessary to ensure their use and enjoyment by the property owners, tenants and residents of the subdivision and their guests and invitees.
- 5. A sketch showing the roads, rights-of-way and drainage facilities the Petitioner desires to vacate is attached as Exhibit "B".
- 6. Notice concerning the intent of this Petition will be provided in accordance with LCAC 13-8.
- 7. In accordance with letters of review and recommendation provided by the various governmental and utility entities, there is no apparent impediment to granting Petitioner's request.

Wherefore, Petitioner respectfully requests that the Board of County Commissioners adopt a Resolution granting the Petition to Vacate.



Respectfully Submitted

PUNTA GORDA ISLES,  
SECTION 22 HOMEOWNERS ASSOCIATION, INC

Printed Name of  
Homeowners' Association

By: Carl R. Winger  
Petitioner Signature

LEE COUNTY

SOUTH WEST FLORIDA

CARL R. WINGER  
Printed Name

PRESIDENT  
Title of Corporate Officer

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as PUNTA COCOA ISLES, SECT 23 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate QUARLES BRADY LLP as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

X Carl R. Winger  
Owner\*(signature)

\_\_\_\_\_  
Owner\*(signature)

X CARL A. WINGER, PRESIDENT  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Printed Name

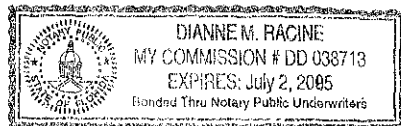
\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 26<sup>th</sup> day of JAN, 2004, by CARL R WINGER, who is personally known to me or who has produced as identification and who did (did not) take an oath.

Dianne M. Racine  
Notary Public

(SEAL)



DIANNE M. RACINE  
(Name typed, printed or stamped)

\*If more than one owner then all owners must sign. See explanation on back.

::ODMA\HODMA\NAP;419005;1

### EXPLANATORY NOTES

Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
- 2) Where the property is subject to a land trust agreement, the trustee may initiate the application.
- 3) Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
- 4) Where the fee owner is a partnership, the general partner may initiate the application.
- 5) Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
- 6) Where the property is a condominium or time-share condominium, refer to Sec. 34-201(a)(1)b. for rules.
- 7) Where the property is a subdivision, refer to Sec. 34-201(a)(1)c. for rules.
- 8) Rezoning initiated by the Board of County Commissioners on property not owned by the county.

**Exhibit "A"**  
**Petition to Vacate**  
**VAC2003-00072**

**Legal Description of**  
**Road/Road Rights-of-way to be Vacated**

All road rights-of-way as shown on the Plat of Punta Gorda Isles, Section Twenty Two, a portion of Section 1, T43S, R22E & a portion of Section 6, T43S, R23E, as recorded in Plat Book 28, at Page 118 of the Public Records of Lee County, Florida, AND the Plat of Punta Gorda Isles, Section Twenty Two Replat, a portion of Section 1, Township 43 South, Range 22 East, being a Replat of Plat of Punta Gorda Isles, Section Twenty Two as recorded in Plat Book 28, Page 118, said replat being recorded in Pat Book 34, at Page 92 of the Public Records of Lee County, Florida, and any amendments and supplements thereto, inclusive of cul-de-sac endings, irregular or curved rights of way lines at intersecting streets and the points of terminus and curves establishing said points of those streets intersecting the boundary of Section 22 as described below:

Big Pine Lane,  
Cape Cole Boulevard,  
Matecumbe Key Road,  
Marathon Way,  
Key Largo Lane,  
Key Largo Circle,  
Sugarloaf Key Road,  
Sable Key Circle,  
Marianne Key Road,  
Romano Key Circle,  
Big Pass Lane,  
Big Bend Circle,  
Islamorada Road, a/k/a Islamorada Boulevard,  
Little Pine Circle, and  
Pirates Lane.

# THIS IS NOT A SURVEY !

**Exhibit "B"**  
**Petition to Vacate**  
**VAC2003-00072**

**GENERAL NOTES:**

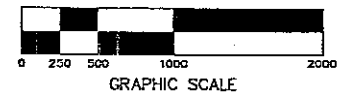
1. OPINION OF TITLE WAS NOT INVESTIGATED.
2. BEARINGS SHOWN HEREON ARE BASED UPON NORTH LINE OF SECTION 1, TOWNSHIP 43S, 23E TO BEAR S 89°35'30" E.
3. ALL RECORDED INFORMATION SHOWN HAS BEEN TAKEN FROM THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
4. ALL ROADS SHOWN HAVE BEEN CALCULATED AS DEFINED ON THE PLAT OF PUNTA GORDA ISLES, SECTION 22. THE SIGNING SURVEYOR NEITHER ATTESTS TO THE PHYSICAL OCCUPATION OF THE ROADS SHOWN HEREON NOR THE STATUS OF ANY INDIVIDUAL ROAD PLATTED WITHIN THIS AREA.

A PARCEL OF LAND IN PUNTA GORDA ISLES, SECTION TWENTY TWO AS RECORDED IN PLAT BOOK 28 AT PAGES 118-138 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING WITHIN SECTION 1, TOWNSHIP 43S, RANGE 23E, AND SECTION 6, TOWNSHIP 43S, RANGE 22E AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF SAID PUNTA GORDA ISLES, SECTION 22 INCLUSIVE OF CUL-DE-SAC ENDINGS, IRREGULAR OR CURVED RIGHTS OF WAY LINES AT INTERSECTING STREETS AND THE POINTS OF TERMINUS AND CURVES ESTABLISHING SAID POINTS OF THOSE STREETS INTERSECTING THE BOUNDARY OF SAID SECTION 22 AS DESCRIBED BELOW:

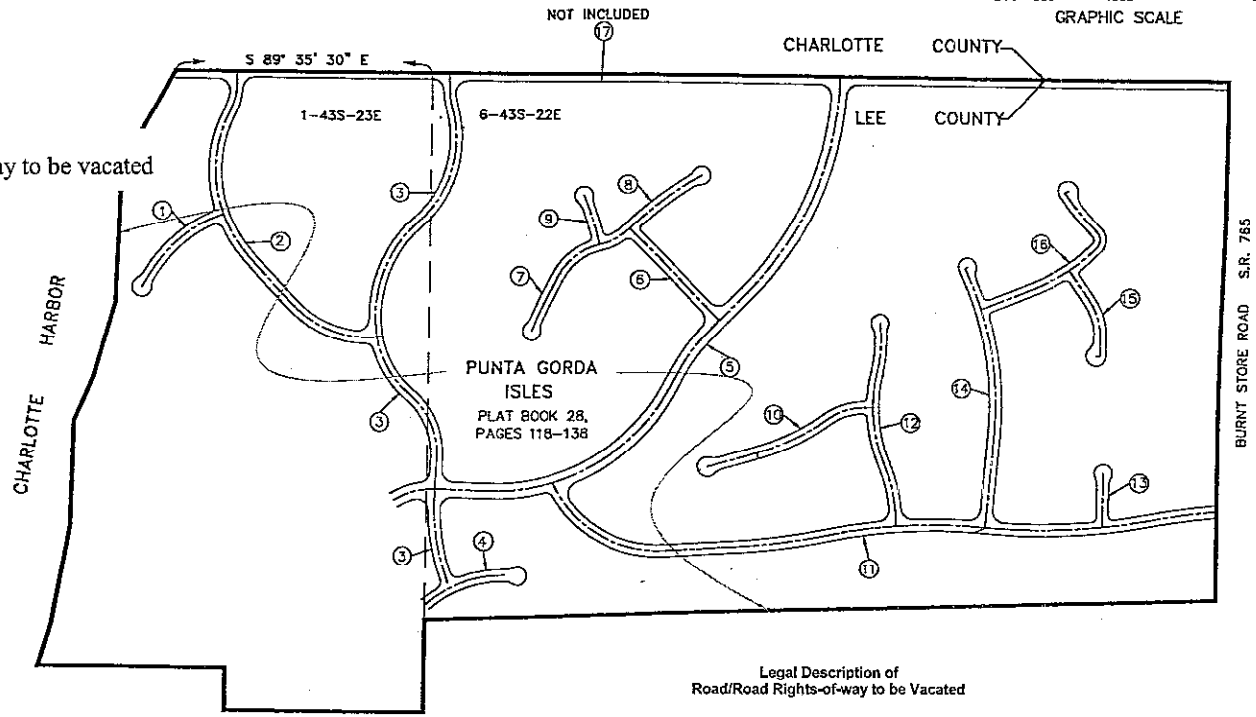
- SEA TURTLE LANE (80' ROW)
- SUGARLOAF KEY ROAD (80' ROW)
- MATECUMBE KEY ROAD (80' ROW)
- PIRATES LANE (80' ROW)
- CAPE COLE BOULEVARD (100' ROW)
- MARATHON WAY (80' ROW)
- KEY LARGO LANE (80' ROW)
- KEY LARGO CIRCLE (80' ROW)
- SABLE KEY CIRCLE (80' ROW)
- ROMANO KEY CIRCLE (80' ROW)
- ISLAMGRADA ROAD (80' ROW)
- MARIANNE KEY ROAD (80' ROW)
- LITTLE PINE CIRCLE (80' ROW)
- BIG PASS LANE (80' ROW)
- BIG BEND CIRCLE (80' ROW)
- BIG PINE LANE (80' ROW)
- ALL INCLUSIVE
- LESS
- ST. VINCENT AVENUE

BEARINGS BASED UPON NORTH LINE OF SECTION 1, TOWNSHIP 43S, 23E TO BEAR S 89°35'30" E.



**LEGEND** Roads/Road Rights-of-way to be vacated

- ① = SEA TURTLE LANE (80' ROW)
- ② = SUGARLOAF KEY ROAD (80' ROW)
- ③ = MATECUMBE KEY ROAD (80' ROW)
- ④ = PIRATES LANE (80' ROW)
- ⑤ = CAPE COLE BOULEVARD (100' ROW)
- ⑥ = MARATHON WAY (80' ROW)
- ⑦ = KEY LARGO LANE (80' ROW)
- ⑧ = KEY LARGO CIRCLE (80' ROW)
- ⑨ = SABLE KEY CIRCLE (80' ROW)
- ⑩ = ROMANO KEY CIRCLE (80' ROW)
- ⑪ = ISLAMGRADA ROAD (80' ROW)
- ⑫ = MARIANNE KEY ROAD (80' ROW)
- ⑬ = LITTLE PINE CIRCLE (80' ROW)
- ⑭ = BIG PASS LANE (80' ROW)
- ⑮ = BIG BEND CIRCLE (80' ROW)
- ⑯ = BIG PINE LANE (80' ROW)
- ⑰ = ST. VINCENT AVENUE (COUNTY ROAD)



I HEREBY CERTIFY TO:  
PUNTA GORDA ISLES SECTION 22

THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LICENSED SURVEYOR AND MAPPER.

*James D. Burch*

JAMES D. BURCH  
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5527

**Legal Description of**  
**Road/Road Rights-of-way to be Vacated**

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DATE:		REVISIONS:			
PREPARED FOR:	PUNTA GORDA ISLES SECTION 22	FILE #:	4323-017	DATE:	JANUARY 13, 2003
B.S.M.	BURCH SURVEYING & MAPPING INC. 2123 WOODROW BOULEVARD, FT. WALKERS, FLORIDA 33601 PHONE: (813)-337-1008 FAX: (813)-337-0173	SCALE:	1" = 1000'	LDB811	





November 5, 2002

VIA FACSIMILE TO (941) 434-4999

Punta Gorda Isles, Section 22 Homeowners Association, Inc.  
c/o Nicole M. Marginian, Esq.  
Quarles & Brady, LLP  
4501 Tamiami Trail North  
Suite 300  
Naples, Florida 34103-3060

**Re: Proposed Vacation of all of the Public Streets within PUNTA GORDA ISLES, SECTION 22, A REPLAT, according to the plat thereof as recorded in Plat Book 34, Page 92 of the Public Records of Lee County, Florida ("Punta Gorda Isles, Section 22")**

Dear Association:

You have advised Florida Water Services Corporation ("Florida Water") that you intend to submit an application to Lee County, Florida that requests the vacation of all of the public streets located within Punta Gorda Isles, Section 22 (the "Streets To Be Vacated") and simultaneous conveyance of the Streets To Be Vacated from Lee County, Florida to Punta Gorda Isles, Section 22 Homeowners Association, Inc., a Florida not-for-profit corporation (the "Association"). In connection with the foregoing application, you have requested us to evidence our approval of your proposed vacation of the Streets To Be Vacated.

Please be advised that Florida Water currently owns and operates underground water and sewer lines and related facilities (the "Utility Facilities") located within the Streets To Be Vacated. Notwithstanding the existence of these Utility Facilities within the Streets To Be Vacated, Florida Water is willing to support your request to vacate the Streets To Be Vacated, but only if you, the Association, agree to grant Florida Water, or its successor in interest, a utility and access easement in the form set forth in Schedule "A" attached hereto, which encumbers the Streets To Be Vacated, within ten (10) days after title to the Streets To Be Vacated has vested in the Association, and you agree to pay all documentary stamp taxes and recording charges in connection with such easement and to provide Florida Water with a recorded copy of such easement upon your receipt of same.



Florida Water Services Corporation | P.O. Box 609520 | Orlando, Florida 32860-9520 | Phone 407/598-4100

*Water For Florida's Future*

Please signify your agreement to the terms and conditions of this letter agreement by signing below. If you have any questions or comments, please feel free to contact me at (407) 598-4100. Facsimile copies of this letter agreement shall be considered originals for all purposes.

Very truly yours,



William D. Denny

V.P. Operations and Engineering

Acknowledged and Agreed to by:

PUNTA GORDA ISLES, SECTION 22  
HOMEOWNERS ASSOCIATION, INC.,  
a Florida not-for-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_ President

Enclosures



November 5, 2002

VIA FACSIMILE TO (941) 434-4999

Punta Gorda Isles, Section 22 Homeowners Association, Inc.  
c/o Nicole M. Marginian, Esq.  
Quarles & Brady, LLP  
4501 Tamiami Trail North  
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Naples, Florida 34103-3060

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Florida Water Services Corporation | P.O. Box 609520 | Orlando, Florida 32860-9520 | Phone 407/598-4100

*Water For Florida's Future*

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Very truly yours,



William D. Denny  
V.P. Operations and Engineering

Acknowledged and Agreed to by:

PUNTA GORDA ISLES, SECTION 22  
HOMEOWNERS ASSOCIATION, INC.,  
a Florida not-for-profit corporation

By: Carl R. Wingen

Name: CARL R. WINGEN

Its: \_\_\_\_\_ President

Enclosures



RECEIVED

SEP 08 2003

QUARLES & BRADY

September 5, 2003

Mr. David N. Arizmendi, Esq.  
Quarles & Brady LLP  
4501 Tamiami Trail North  
Suite 300  
Naples, Florida 34103-3060

RE: Right of Way Vacation, Punta Gorda Isles  
Section 22, Plat Book 28, Page 118

Dear Mr. Arizmendi:

Please accept this letter as notification that Sprint-Florida, Incorporated ("Sprint") reviewed your request for the above listed right of way vacation. At this time, Sprint has facilities installed within the area of the proposed vacation. This consent is given under the condition that such installations will not be disturbed.

Sprint has no conflict with this proposed vacation so long as one of the following conditions is met:

1. The roads are reserved as utility easements in their entirety, when Lee County's resolution is passed, or
2. The Homeowners Association has all Sprint facilities within these road rights of way located and a description prepared by a Florida registered surveyor for grant of a specific easement to Sprint once the vacation has passed.

Sincerely,

Sprint-Florida, Incorporated

James R. Lormann  
Senior Real Estate Negotiator



October 24, 2002

Quarles & Brady LLP  
Attn: Nicole M. Marginian  
4501 Tamiami Trail North  
Suite 300  
Naples, FL 34103-3060

Re: Request for a Letter of Review and Recommendation on Proposed Right of Way Vacations located in Punta Gorda Isles, Section 22, as Recorded in Plat Book 28, At page 118, of the Public Records of Lee County, Florida, and re-platted in Plat Book 34, at page 92, of the Public Records of Lee County, Florida.

Dear Ms. Marginian:

LCEC does not object to vacation of the rights-of-way in the referenced subdivision under one of the following conditions:

1. The roads are reserved as utility easements in their entirety when the County's resolution is passed, OR
2. The Homeowners Association has all LCEC facilities within these road rights-of-way located and a description prepared by a Florida registered surveyor for grant of a specific easement to LCEC once the vacation has passed.

We understand the rights-of-way to be vacated are Big Pine Lane, Cape Cole Blvd., Matecumbe Key Road, Sugarloaf Key Road, Marathon Way, Key Largo Lane, Key Largo Circle, Sable Key Circle, Marianne Key Road, Romano Key Circle, Big Pass Lane, Big Bend Circle, Islamorada Road a/k/a Islamorada Blvd., and Little Pine Circle, as shown on the attached map.

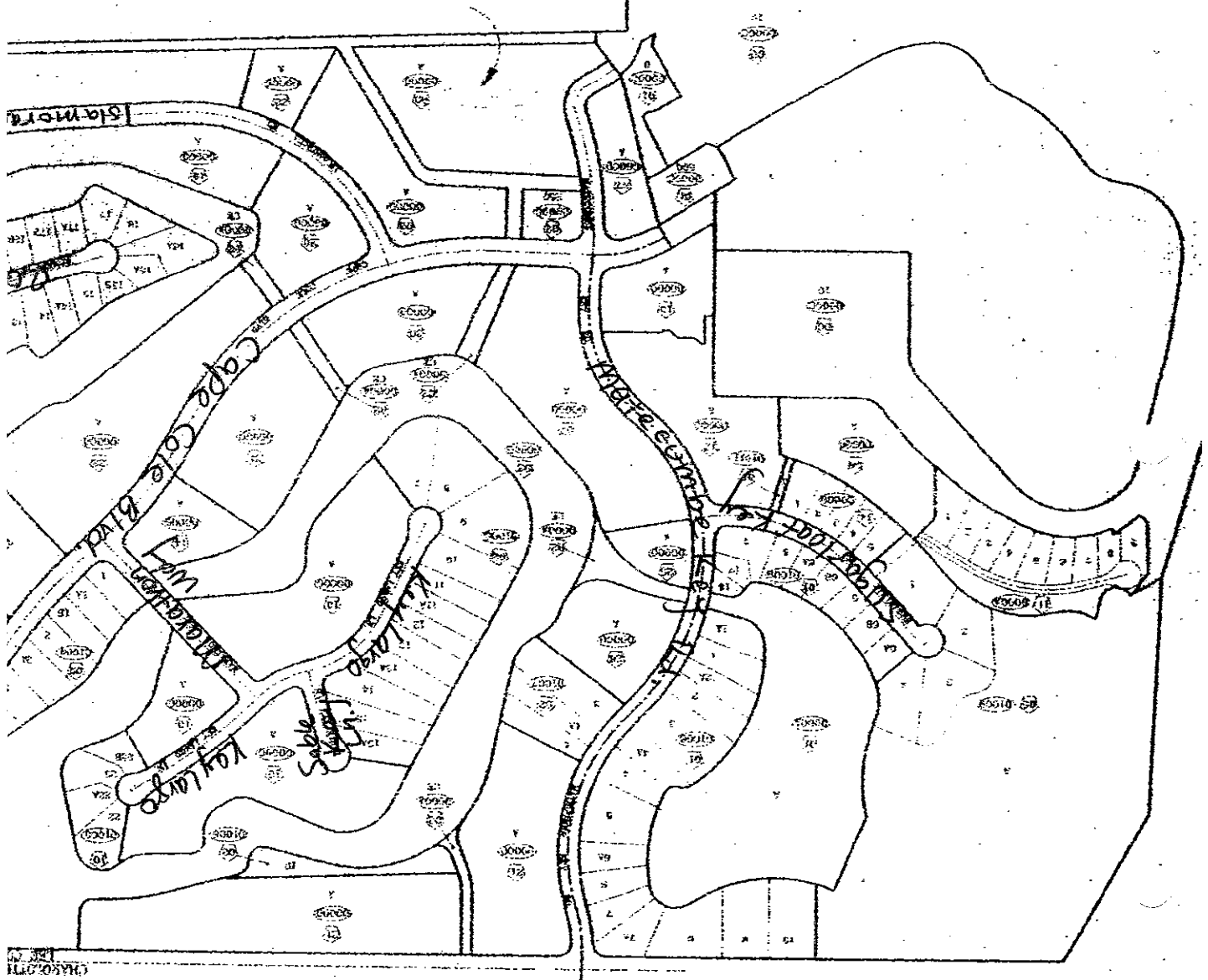
Please call me at 1-800-282-1643, extension 422 if you have any questions.

Sincerely,

Karen Hardin  
Real Property Representative

Attachment

Punta Forda Isles, So



SECTION 06  
TWP-43-S, RGE-23-E

SECTION 01  
TWP-43-S, RGE-23-E

CHASCO 271



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: \_\_\_\_\_

479-8440

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

February 23, 2004

Mr. David Arizmendi, Esq.  
QUARLES & BRADY, LLP  
4501 Tamiami Trail North  
Suite 300,  
Naples, FL 34103

Re: VAC2003-00072 - Petition to vacate Rights-of-Way (ROW), all located in Punta Gorda Isles Section Twenty Two, as recorded in Plat Book 28 at Page 118 and as replatted in Plat Book 34 at Page 92 of Public Records of Lee County, Florida

Dear Mr. Arizmendi:

This office has received your request to vacate the above referenced portion of the above described right-of-way shown on the plat of Punta Gorda Section Twenty Two. Based on a review of the information provided and our subsequent research, and a replacement public utility easement being provided, this office has no objection to the proposed vacation.

You and your clients should be aware, however that the Board of County Commissioner's approval of this petition will only extinguish the rights of the public to use the right-of-way. Private rights of use may still remain. This means that certification of fee ownership in the area being vacated will be required prior to issuance of any building permit(s) within that area of the easement as it presently exists, occupied or otherwise.

Should you have any questions, please call me at the above telephone number.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Development Services Division

Peter J. Eckenrode  
Director

PJE/RSK

S:\WRITERS\KeithR\PUNTA GORDA ISLES\Development Review Recommends.wpd





**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Friday, July 11, 2003

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

Ms. Nicole M. Marginian  
Quarles & Brady, LLP  
4501 Tamiami Trail North  
Suite 300  
Naples, FL 34103-3060

Re: Petition to Vacate all the rights of way located in Punta Gorda Isles,  
Section 22, Subdivision as recorded in Plat Book 34 Page 118, in the  
public records, Lee County, Florida.

Dear Ms. Marginian:

Based on the review of the documents submitted with your request, Lee County  
Division of Natural Resources has no objection to the vacation of the subject  
rights-of way.

Should you have any questions, please call me at the above telephone number.

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT

Allen L. Davies, Jr.  
Natural Resources Division

-cc: Don Blackburn, Development Services  
Joan Henry, County Attorney's Office  
Margaret Lawson, LCDOT  
Roland Ottolini, P.E., NRD

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**RECEIVED**

(941) 479-8124

Writer's Direct Dial Number: JUL 16 2003

**QUARLES & BRADY**

24



**BOARD OF COUNTY COMMISSIONERS**

**RECEIVED**

JUL 08 2003

**QUARLES & BRADY**  
479-8580

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
District One

July 3, 2003

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Mr. David N. Arizmendi  
Quarles & Brady  
4501 Tamiami Trail North  
Suite 300  
Naples, FL 34103-3060

Andrew W. Coy  
District Four

John E. Albion  
District Five

**RE: Request to Vacate All Public Road Rights-of-way  
Within Punta Gorda Isles, Section 22,  
Recorded in Plat Book 28 at page 118 and  
Replatted in Plat Book 34 at page 92**

Donald D. Stilwell  
County Manager

James G. Yaeger  
County Attorney

Dear Mr. Arizmendi:

Diana M. Parker  
County Hearing  
Examiner

Lee County DOT has reviewed the request to abandon public interest in all roads rights-of-way within the platted subdivision known as Punta Gorda Isles Section 22. The roads intended to be vacated are Big Pine Lane, Cape Cole Boulevard, Matecumbe Key Road, Sugarloaf Key Road, Marathon Way, Key Largo Lane, Key Largo Circle, Sable Key Circle, Marianne Key Road, Romano Key Circle, Big Pass Lane, Big Bend Circle, Islamorada Boulevard, and Little Pine Circle. All of the roads are not maintained by Lee County Department of Transportation. It is the DOT's understanding the purpose of the petition to vacate will result in an abandonment of public interest; therefore, allowing WCI to apply for a development order to gate the community. Lee County Department of Transportation has reviewed the Access Easement Agreement that will be implemented between the Punta Gorda Isles Section 22 Homeowners Association and Realmark Burnt Store Marina.

Lee County DOT offers no objection to the vacation.

Yours very truly,

DEPARTMENT OF TRANSPORTATION

Margaret Lawson  
Right-of-way Supervisor

MAL/mlb

Cc: Don Blackburn, Development Services  
Allen Davies, Natural Resources  
Terry Kelly, Utilities  
DOT PTV File Punta Gorda Isles

S:\DOCUMENT\Petition To Vacate\2003\Punta Gorda Isles - Arizmendi.doc



# Florida Department of Transportation

JEB BUSH  
GOVERNOR

THOMAS F. BARRY, JR.  
SECRETARY

October 24, 2002

Nicole M. Marginian  
Quarles & Brady, LLP  
4501 Tamiami Trail North, Suite 300  
Naples, Florida 34103-34060

RE: Vacation of A Roadway Right of Way Punta Gorda Isles

Dear Ms Marginian:

Our staff has conducted a review of your request to vacate certain road way rights of way located in Punta Gorda Isles, Section 22 as recorded in Plat Book 28, Page 118, Public Records of Lee County, Florida. This same area was further referenced in your letter and highlighted map of October 17, 2002.

Based on this review, we offer "No Objections" to this vacation request.

Sincerely,

James W. Dunsford,  
District R/W Administrator,  
Property Management

JWD/jwd

cc: Scott Gilbertson, P.E. - Lee County  
Peter J. Eckenrode - Lee County  
Mike Rippe - FDOT  
Tom Garcia - FDOT

**LEE COUNTY  
WATERWAYS ADVISORY COMMITTEE  
MINUTES OF APRIL 10, 2003  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
1500 MONROE STREET, FORT MYERS, FL 33901**

**Those in Attendance:**

Lee County Staff: Chris Koepfer, LCNR, Steve Boutelle, LCNR, Justin McBride, LCNR Kristie Kroslack County Attorney.

Members: Roger Bradley, Hatton Rogers, Steve Brookman, Tom Myers and Tom Tomich

Others in attendance: Terry Carbonell, Kent, Bensons, Inc. and John Humphrey

**CALL TO ORDER: Roger called the meeting to order at 9:35 AM**

**APPROVAL OF MINUTES FROM FEBRUARY 13, 2003:**

**Hatton Rogers motioned to approve the minutes**

**Tom Tomich seconded**

**Motion approved unanimously.**

**AGENDA CHANGES:**

New Business: Options for a site on Pine Island for garbage pick up.

**PUBLIC COMMENT:**

**None**

**VACATION REQUEST:**

**High Street** – Terry Carbonell noted that she would like to have the property vacated on High Street from the park to Julia Street. Tom Tomich asked approximately how many feet of property from High Street to the edge of the river. Terry stated that it varies with the average approximately 45'.

Tom Tomich motioned to deny.

Steve Brookman seconded.

Motion denied unanimously.

**Punta Gorda Isles, Section 22** – John Humphrey, legal representation for Burnt Store Masters Association, which is the controlling entity for the Burnt Store Project. The project has been in existence for approximately 30 years, the roadways there are public, however, it has operated as a private gated community. What we are requesting is petitioning the County to have that roadway privatized and we will continue to maintain it we are providing access to any other private interests, including the marina. It will be a permanent easement agreement and most importantly there are no public R.O.W.'s or access. Tom Tomich asked if the marina is private and if they have a submerged land lease with the State of Florida. John answer yes it is private and there is no submerged land lease.

WAC Meeting  
April 10, 2003

A homeowner stated that the original developer made this as a gated community and the roads were never properly vacated and legally we should not have a guardhouse.

Roger suggested tabling until further information is provided. Hatton added that the information provided clearly shows the roads but does not show the impact of these roads on the waterway.

An interested party stated that this all began as we were trying to build a new guardhouse with a washroom facility. We went to the County to have it permitted and the County refused the permit for the new guardhouse because our roads were never properly vacated. We are currently operating and have operated for years as a gated community, apparently the legal work that should have been done by the previous developers was never done. The boundaries of Burnt Store Marina are on the North - Vincent Road, county road and that runs all the way down to the mangroves. Burnt Store Road across the front and Charlie Road on the South. The other boundary is Charlotte Harbor itself. Vacating the roads that are in that square does not impact any of the other roads, it only impacts our ability to move around within there. Currently we have store's, restaurants and a marina and public access will not be denied and there is not any public access within these boundaries.

Steve motioned that since there is no public access now, we do not object to the vacation request.

**Tom Tomich seconded the motion**

**Motion approved unanimously**

## **OLD BUSINESS**

**MPP out for comments** - Steve noted that there is information out on the web for the Federal proposed actions as well as the County's. Steve added that this month we should have an opportunity to at least have a first round of discussion with staff from the Fish & Wildlife Service and the Conservation Commission. Depending on how much work we have to do as a result of the meetings we will have a much better sense of what the schedule will look like. Justin added that it will be mid to late July before the MMP goes before the board.

**Tom Tomich motioned that the time frame for comment regarding the thermal discharge from FPL be it one that the County be introduced as a party to the permit for the purpose of understanding what effect it has on the entire manatee issue and regulations that are a result of it.**

**Hatton seconded the motion**

**Motion approved unanimously**

**Appreciation Resolution Presentation** - Chris passed around the Appreciation Resolution from the Board of County Commissioners.

WAC Meeting  
April 10, 2003

## NEW BUSINESS

### USFWS CALOOSAHATCHEE RIVER PROPOSED SPEED ZONES

Roger stated that with FPL discharging warm water into the river this is attracting the Manatee. Ken stated that their permit is currently up for renewal and maybe this committee would like to recommend to the Commissioners to look at this aspect.

Tom Tomich asked if there were any regulatory issues that go beyond the Caloosahatchee. Steve stated that the river tends to be the magnetic for discussion because that's where most people are impacted. In terms of regulatory action yes, under current conditions cannot build a dock off of Ten Mile Canal, Mullock Creek, the northern end of Pine Island or Cayo Costa.

Ken noted that one concern is the width of the channel, the signs that you have to avoid. If you have a 25 mph channel which is adequate for most boats to get up on plane. The concern here is what happens to that large displacement haul that's going down the channel putting out a 3 1/2' - 4' wake, the channel then becomes as fast as that vessel is traveling. This then becomes a boating safety issue and the travel times your looking at don't apply because you are constrained to the slowest boat putting out a large wake. Looking at the long-range perspective ultimately the State has to come in and state that there is a boating safety issues, and slow the channel down.

Steve noted that the other item to consider in terms of the dock permit situation is that in all likely hood the reality is Fish & Wildlife Service has put themselves in a position by way of their lawsuits and settlement agreements. They will have to do something in Lee County & the Caloosahatchee River just to keep from more lawsuits. Steve added that to make the case with USFWS that the additional protection is now sufficient, that permits should be allowed to move forward again. It is probably wise to consider suggesting an alternative to the speed zones such that USFWS still has something they can look forward on that enhances manatee protection.

Ken added that you have to keep in mind the science changed 2 1/2 - 3 years ago and the mortality is no longer the sole measure of effectiveness of manatee protection. It's changed into adult survival, the number of females with calves and a lot of other information that should be used to make these decisions.

**Tom motioned that we schedule a workshop to look at all supporting data and mapping that is available from staff to formulate recommendations for the County Commissioners on our position and evaluate all alternatives.**

**Steve seconded the motion**

**Motion approved unanimously .**

### INITIAL REVIEW OF WCIND PROPOSALS -

Chris commented that the cycle begins again, we have a lot of proposals this year for WCIND funding. At the May 8<sup>th</sup> meeting will prioritize the proposals.

WAC Meeting  
April 10, 2003

**PINE ISLAND – GARBAGE PICKUP**

Steve stated that the outer island residents have a garbage problem. The County is currently setting up a franchise so that the outer islands have a way to properly dispose of their garbage. The issue became fairly controversial in order to enhance the public participation in the decision making, the County Commissioners established an advisory committee on Pine Island. At their last meeting one of the issues they wanted to have come back to them, was a discussion about what the alternatives would be in terms of the operations. From a practical perspective are issues related to operating a marina or at least a barge landing. The options that have been identified at the top of the matrix (hand out) are ownership; buying a site, leasing a site or contracted service. Steve asked the committee if they would have any other options beyond the above mentioned.

**NEXT MEETING – MAY 8, 2003**

**MEETING ADJOURNED 11:25 AM**

# NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2003-00072

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on the 13th day of April 2004 @5:00 PM in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating, abandoning and simultaneously conveying the public's interest in the roads, rights-of-way and appurtenant drainage facilities, legally described in the attached Exhibit "A," to the petitioning homeowners association for the subdivision where those improvements are located.

Interested parties may appear in person or through a representative and be heard with respect to the Petition to Vacate.

Anyone wishing to appeal the decision made by the Board with respect to any matter considered at this meeting will need a record of the proceeding for such appeal, and may need a verbatim record, to include all testimony and evidence upon which the appeal is to be based.

A copy of the Petition to Vacate is on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Department, Room 200, 2115 Second Street, Fort Myers, Florida, 33902-0398.

CHARLIE GREEN, CLERK

Deputy Clerk Signature

\_\_\_\_\_  
Please Print Name

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney Signature

\_\_\_\_\_  
Please Print Name



**Exhibit "A"**  
**Petition to Vacate**  
**VAC2003-00072**

**Legal Description of**  
**Road/Road Rights-of-way to be Vacated**

All road rights-of-way as shown on the Plat of Punta Gorda Isles, Section Twenty Two, a portion of Section 1, T43S, R22E & a portion of Section 6, T43S, R23E, as recorded in Plat Book 28, at Page 118 of the Public Records of Lee County, Florida, AND the Plat of Punta Gorda Isles, Section Twenty Two Replat, a portion of Section 1, Township 43 South, Range 22 East, being a Replat of Plat of Punta Gorda Isles, Section Twenty Two as recorded in Plat Book 28, Page 118, said replat being recorded in Pat Book 34, at Page 92 of the Public Records of Lee County, Florida, and any amendments and supplements thereto, inclusive of cul-de-sac endings, irregular or curved rights of way lines at intersecting streets and the points of terminus and curves establishing said points of those streets intersecting the boundary of Section 22 as described below:

Big Pine Lane,  
Cape Cole Boulevard,  
Matecumbe Key Road,  
Marathon Way,  
Key Largo Lane,  
Key Largo Circle,  
Sugarloaf Key Road,  
Sable Key Circle,  
Marianne Key Road,  
Romano Key Circle,  
Big Pass Lane,  
Big Bend Circle,  
Islamorada Road, a/k/a Islamorada Boulevard,  
Little Pine Circle, and  
Pirates Lane.

**RESOLUTION NO. \_\_\_\_\_ TO SET PUBLIC HEARING  
FOR PETITION TO VACATE**

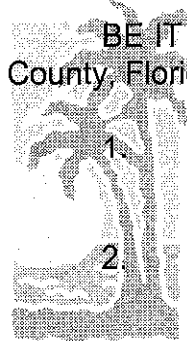
Case Number: VAC2003-00072

WHEREAS, a Petition was filed with the Board of County Commissioners; and

WHEREAS, the Petitioner seeks have the County to vacate, abandon and simultaneously convey the public's interest in the roads, rights-of-way and appurtenant drainage facilities legally described in the attached Exhibit "A" to the petitioning homeowners association for the subdivision where those improvements are located.

WHEREAS, under Florida Statutes and the Lee County Administrative Code, the Board must hold a public hearing in order to grant a vacation and simultaneously convey the public's interest in a road, right-of-way and drainage facility, and simultaneously convey the same to the petitioning homeowners' association for the subdivision where those improvements are located

BE IT THEREFORE RESOLVED by the Board of County Commissioners of Lee County, Florida, as follows:



1. A public hearing on above-referenced Petition to Vacate is set for \_\_\_\_\_  
\_\_\_\_\_ in the Lee County Commission Chambers.
2. A Notice of Public Hearing on this Petition to Vacate will be published in accordance with the Lee County Administrative Code.

THIS RESOLUTION passed by voice and entered into the minutes of the Board of County Commissioners of Lee County, Florida this \_\_\_\_\_  
\_\_\_\_\_

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

\_\_\_\_\_  
Deputy Clerk Signature

\_\_\_\_\_  
Chairman Signature

\_\_\_\_\_  
Please Print Name

APPROVED AS TO FORM

\_\_\_\_\_  
Office of County Attorney

\_\_\_\_\_  
Printed Name

**Exhibit "A"**  
**Petition to Vacate**  
**VAC2003-00072**

**Legal Description of**  
**Road/Road Rights-of-way to be Vacated**

All road rights-of-way as shown on the Plat of Punta Gorda Isles, Section Twenty Two, a portion of Section 1, T43S, R22E & a portion of Section 6, T43S, R23E, as recorded in Plat Book 28, at Page 118 of the Public Records of Lee County, Florida, AND the Plat of Punta Gorda Isles, Section Twenty Two Replat, a portion of Section 1, Township 43 South, Range 22 East, being a Replat of Plat of Punta Gorda Isles, Section Twenty Two as recorded in Plat Book 28, Page 118, said replat being recorded in Pat Book 34, at Page 92 of the Public Records of Lee County, Florida, and any amendments and supplements thereto, inclusive of cul-de-sac endings, irregular or curved rights of way lines at intersecting streets and the points of terminus and curves establishing said points of those streets intersecting the boundary of Section 22 as described below:

Big Pine Lane,  
Cape Cole Boulevard,  
Matecumbe Key Road,  
Marathon Way,  
Key Largo Lane,  
Key Largo Circle,  
Sugarloaf Key Road,  
Sable Key Circle,  
Marianne Key Road,  
Romano Key Circle,  
Big Pass Lane,  
Big Bend Circle,  
Islamorada Road, a/k/a Islamorada Boulevard,  
Little Pine Circle, and  
Pirates Lane.



4501 Tamiami Trail North  
Suite 300  
Naples, Florida 34103-3060  
Tel 239.262.5959  
Fax 239.434.4999  
www.quarles.com

*Attorneys at Law in:  
Phoenix and Tucson, Arizona  
Naples and Boca Raton, Florida  
Chicago, Illinois (Quarles & Brady LLC)  
Milwaukee and Madison, Wisconsin*

Writer's Direct Dial: 239.659.5043  
E-Mail: darizmen@quarles.com

September 4, 2003

Lee County Dept of Community Development  
Development Services Division  
1500 Monroe Street  
Ft. Myers, FL 33901

**RE: Proposed Right-of-Way Vacations Located in Punta Gorda Isles, Section 22, Plat Book 28, Page 118, Public Records of Lee County, Florida and replatted at Plat Book 34, page 92, Public Records of Lee County, Florida**

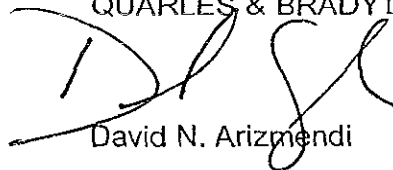
To Whom It May Concern:

Quarles & Brady LLP represents Punta Gorda Isles, Section 22, Homeowners Association, Inc., which is the master association governing Punta Gorda Isles, Section 22 (the "Association"). Attached please find a completed Petition to Vacate, bound and indexed for your convenience. The Petition seeks to vacate the public interest in Big Pine Lane, Cape Cole Blvd., Matecumbe Key Road, Sugarloaf Key Road, Marathon Way, Key Largo Lane, Key Largo Circle, Sable Key Circle, Marianne Key Road, Romano Key Circle, Big Pass Lane, Big Bend Lane, Islamorada Road aka Islamorada Blvd., and Little Pine Circle, according to the plat of Punta Gorda Isles, Section 22, recorded in Plat Book 28, page 118, Public Records of Lee County, Florida and replatted at Plat Book 34, page 92, Public Records of Lee County, Florida.

Please contact me at your earliest convenience so that we might discuss a prospective time line for approval of this Petition. Thank you.

Sincerely,

QUARLES & BRADY LLP



David N. Arizmendi

DNA:bdr  
Enclosures

PUNTA GORDA ISLES, SECTION 22  
PETITION FOR ROADWAY VACATION

SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE CODE 13-1

1. Check No. 460 from Punta Gorda Isles, Section 22 Homeowners Association, Inc. payable to Lee County in the amount of \$900.00
2. Two (2) 8½ x 14 sketches of the lot boundary with easement clearly identified
3. Two (2) copies of recorded plat for Punta Gorda Isles, Section 22
4. Copy of Waterways Advisory Committee April 10, 2003, meeting minutes
5. Letter of review from Lee County Electric Cooperative, Inc.
6. Letter of review from Time Warner Cable
7. Letter of review from Florida Water Services
8. Letter of review from Florida Department of Transportation
9. Letter of review from Lee County Department of Transportation
10. Letter of review from Lee County Public Works Department
11. Two (2) aerials encompassing the area to be vacated
12. Names and addresses of all affected property owners
13. Affidavit showing all property owners voted on roadway vacation
14. One completed original Petition to Vacation with written legal description of the easement for proposed vacation

## AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF LEE

Carl R. Winger, as President of the Punta Gorda Isles, Section 22 Homeowners Association, Inc., (the "Affiant"), being first duly sworn, depose and states that:

1. Affiant is the President of the Punta Gorda Isles, Section 22 Homeowners Association, Inc. (the "Association").
2. The Association is a not for profit corporation organized and in good standing under Chapter 617, Florida Statutes, and a "homeowners' association" as defined in Section 720.301(7), Florida Statutes, with the power to levy and collect assessments, among other matters, for routine and periodic major maintenance, operation and replacement of street lighting, drainage, sidewalks and pavement in the subdivision.
3. The Association is the governing body of the subdivision known as Punta Gorda Isles, Section 22, according to the plat thereof, recorded in Plat Book 28, at page 118, of the public records of Lee County, Florida, and replatted in Plat Book 34, at page 92, of the public records of Lee County, Florida, and any amendments and supplements thereto.
4. The roads and rights of way in Punta Gorda Isles, Section 22 were dedicated to the public in the above-referenced Plats.
5. The Association is currently responsible for operating, maintaining, repairing, and replacing the roads, drainage, street lighting and sidewalks in the subdivision pursuant to the Declaration of Restrictions dated March 9, 1977, and recorded in O.R. Book 1233, Page 975 of the Public Records of Lee County, Florida, and the Declaration of Restrictions dated September 14, 1979, and recorded in O.R. Book 1432, page 249 of the Public Records of Lee County, Florida.
6. The Association is proceeding with filing a Petition to Vacate the roads dedicated to the public in the above-referenced Plats pursuant to Section 316.00825, Florida Statutes, for the purpose of converting the subdivision to a gated neighborhood with restricted public access.
7. The Association has 1,586 members/owners of record in the subdivision.
8. As of the date of execution of this Affidavit, the Association has received written consents to the abandonment of the publicly dedicated roads and simultaneous conveyance of said roads to the Association from 1,312 owners of record, which is approximately 83% of the total owners of record, and therefore, greater than four-fifths of the owners of record, all of whom have received proper notice of this vote.
9. The Association has assessment funds, funding sources and reserve funds set aside with respect to the ongoing operation, maintenance, repair and periodic reconstruction or replacement of the roads, drainage, street lighting and sidewalks in the subdivision. Specifically, the Association has 1,586 members required to pay assessments, and currently has in excess of \$500,000.00 in its road reserve account.

Carl R. Winger

Carl R. Winger, President of the Punta Gorda Isles,  
Section 22 Homeowners Association, Inc.

SWORN TO AND SUBSCRIBED before me this 18 day of AUG, 2003, by  
Carl R. Winger, President of the Punta Gorda Isles, Section 22 Homeowners Association, Inc.,  
who is personally known to me or produced \_\_\_\_\_ as identification.

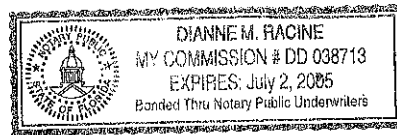
Dianne M. Racine

Signature of Notary Public

DIANNE M RACINE

Name of Notary, Printed, Typed or Stamped

My Commission Expires:



THIS INSTRUMENT PREPARED BY:



STRAP#:

(This space for recording)

**PERPETUAL PUBLIC UTILITY EASEMENT GRANT**

THIS INDENTURE is made and entered into this 8<sup>TH</sup> day of JANUARY, 2004, by and between **Punta Gorda Isles, Section 22 Homeowners Association, Inc.**, a Florida not for profit corporation under Florida Statutes Chapter 617, whose address is c/o Benson's Inc., 12650 Whitehall Drive, Fort Myers, Florida 33907, hereinafter referred to as GRANTOR(S), and **LEE COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, Florida 33902, hereinafter referred to as GRANTEE.

**WITNESSETH:**

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement over the roads and rights-of-way in Lee County, Florida, identified in the recorded subdivision plats for Punta Gorda Isles Section Twenty-Two and Punta Gorda Isles Section Twenty Two Replat, recorded in Plat Book 28, Page 118 and Plat Book 34, Page 92, respectively, both in the Public Records of Lee County, Florida, which roads and rights-of-way are more particularly described in attached Exhibit "A", which is made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described in attached Exhibit "A", with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

3. The public utility easement shall not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer



service to this and any adjacent properties. The total area of his public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures may not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents shall remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR covenant that they are lawfully seized and possessed of the described real property in attached Exhibit "A", have good and lawful right and power to sell and convey it, and that the said property is free of any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR will forever defend the title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTEE shall have reasonable right of access across GRANTOR's property for the purposes of reaching the described easements in attached Exhibit "A" on either paved or unpaved surfaces.

7. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of roads. The easement is strictly for utility purposes.

8. This easement shall be binding upon the parties hereto, their successors and assigns.

[End of provisions.]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first written above.

Signed, sealed and delivered in the presence of:

Punta Gorda Isles, Section 22 Homeowners Association, Inc.

[1st Witness' Signature]
KENT E. BENSON
[Type or Print Name]

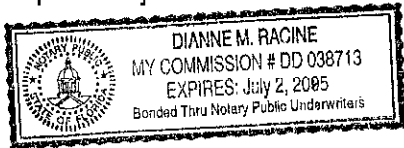
BY: Carl R. Winger
[Signature]
CARL R. WINGER
[Type or Print Name]
PRESIDENT
[Corporate Office or Title]

[2nd Witness' Signature]
MARK BENSON
[Type or Print Name]

COUNTY OF LEE
STATE OF FL

The foregoing instrument was acknowledged before me this 8th day of JAN, 2004, by CARL R. WINGER, the PRESIDENT of Punta Gorda Isles, Section 22 Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/she is personally known to me, or has produced as identification

[stamp or seal]



Dianne M. Racine
[Signature of Notary]
DIANNE M. RACINE
[Typed or printed name]
NOTARY PUBLIC
[Title]
DD 038713
[Serial number, if any]

Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2004.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk  
\_\_\_\_\_  
[Type or Print Name]

BY: \_\_\_\_\_  
Chairman

Approved as to form by:

\_\_\_\_\_  
County Attorney's Office

# Exhibit "A"

## Legal Description

All road rights-of-way as shown on the Plat of Punta Gorda Isles, Section Twenty Two, a portion of Section 1, T43S, R22E & a portion of Section 6, T43S, R23E, as recorded in Plat Book 28, at Page 118 of the Public Records of Lee County, Florida, AND the Plat of Punta Gorda Isles, Section Twenty Two Replat, a portion of Section 1, Township 43 South, Range 22 East, being a Replat of Plat of Punta Gorda Isles, Section Twenty Two as recorded in Plat Book 28, Page 118, said replat being recorded in Pat Book 34, at Page 92 of the Public Records of Lee County, Florida, and any amendments and supplements thereto, inclusive of cul-de-sac endings, irregular or curved rights of way lines at intersecting streets and the points of terminus and curves establishing said points of those streets intersecting the boundary of Section 22 as described below:

Big Pine Lane,  
Cape Cole Boulevard,  
Matecumbe Key Road,  
Marathon Way,  
Key Largo Lane,  
Key Largo Circle,  
Sugarloaf Key Road,  
Sable Key Circle,  
Marianne Key Road,  
Romano Key Circle,  
Big Pass Lane,  
Big Bend Circle,  
Islamorada Road, a/k/a Islamorada Boulevard,  
Little Pine Circle, and  
Pirates Lane.



4501 Tamiami Trail North  
Suite 300  
Naples, Florida 34103-3060  
Tel 239.262.5959  
Fax 239.434.4999  
www.quarles.com

*Attorneys at Law in:  
Phoenix and Tucson, Arizona  
Naples and Boca Raton, Florida  
Chicago, Illinois (Quarles & Brady LLC)  
Milwaukee and Madison, Wisconsin*

Writer's Direct Dial: 239.659.5043  
E-Mail: darizmen@quarles.com

September 4, 2003

Lee County Dept of Community Development  
Development Services Division  
1500 Monroe Street  
Ft. Myers, FL 33901

**RE: Proposed Right-of-Way Vacations Located in Punta Gorda Isles, Section 22, Plat Book 28, Page 118, Public Records of Lee County, Florida and replatted at Plat Book 34, page 92, Public Records of Lee County, Florida**

To Whom It May Concern:

Quarles & Brady LLP represents Punta Gorda Isles, Section 22, Homeowners Association, Inc., which is the master association governing Punta Gorda Isles, Section 22 (the "Association"). Attached please find a completed Petition to Vacate, bound and indexed for your convenience. The Petition seeks to vacate the public interest in Big Pine Lane, Cape Cole Blvd., Matecumbe Key Road, Sugarloaf Key Road, Marathon Way, Key Largo Lane, Key Largo Circle, Sable Key Circle, Marianne Key Road, Romano Key Circle, Big Pass Lane, Big Bend Lane, Islamorada Road aka Islamorada Blvd., and Little Pine Circle, according to the plat of Punta Gorda Isles, Section 22, recorded in Plat Book 28, page 118, Public Records of Lee County, Florida and replatted at Plat Book 34, page 92, Public Records of Lee County, Florida.

Please contact me at your earliest convenience so that we might discuss a prospective time line for approval of this Petition. Thank you.

Sincerely,

QUARLES & BRADY LLP

David N. Arizmendi

DNA:bdr  
Enclosures

LEE COUNTY  
RECEIVED  
03 SEP -5 PM 1:02  
COMM. DEV/  
PUB. WORKS. CNTR.  
SECOND FLOOR



LEE COUNTY  
RECEIVED

03 OCT 28 AM 11:41

COMM. DEV/  
PUB. WRKS. CNTR.  
SECOND FLOOR

1395 Panther Lane  
Suite 300  
Naples, Florida 34109  
Tel 239.262.5959  
Fax 239.434.4999  
www.quarles.com

*Attorneys at Law in:  
Phoenix and Tucson, Arizona  
Naples and Boca Raton, Florida  
Chicago, Illinois  
Milwaukee and Madison, Wisconsin*

Writer's Direct Dial: 239.659.5043  
E-Mail: darizmen@quarles.com

October 27, 2003

Don Blackburn  
Lee County Dept of Community Development  
Development Services Division  
1500 Monroe Street  
Ft. Myers, FL 33901

Re: Petition for Privatization/Punta Gorda Isles, Section 22 Homeowners' Association, Inc.

Dear Mr. Blackburn:

As you may know, the law firm of Quarles & Brady LLP represents Punta Gorda Isles, Section 22 Homeowners' Association, Inc., who recently filed a Petition for Privatization. As you also may be aware, there was a misunderstanding last month regarding the Petition which we filed with your office and which was misplaced or lost in the mail. After we learned that there was a requirement that such a petition be submitted by hand, we hand delivered our Petition on Thursday, October 9, 2003.

To confirm your receipt of the Petition, I telephoned and left a message on your voice mail on Friday, October 10, 2003. When I called again the following week, I learned that you were away, so I telephoned again and left a message on Tuesday, October 21, 2003. I have not yet heard back from you. As you can imagine, due to the prior misunderstanding regarding the submission of our Petition, our clients are understandably concerned as to the disposition of their application. I would appreciate a telephone call from you at your earliest convenience confirming that you have indeed received our application and that the review process has been initiated.

Please let me know if there is anything I can do to assist in that review process. Thank you in advance for your cooperation.

Sincerely,

QUARLES & BRADY LLP

  
David N. Arizmendi

DNA:bdr

cc: Board of Directors,  
PGI Section 22 Homeowners Association, Inc.

QBNAP\411392.1

# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

**CERTIFICATE OF DEDICATION:**

**STATE OF FLORIDA - COUNTY OF CHARLOTTE**

PUNTA GORDA ISLES, INC., a corporation existing under the laws of the State of Florida, the owners of the lands herein platted, as dedicators, DOES HEREBY dedicate to the public and the purchasers of any lands shown in this plat, all streets and other public places shown in this plat and hereby request that this plat be recorded in the Public Records of Lee County, Florida. Tract B is not to be dedicated to the public.

IN WITNESS WHEREOF, the said PUNTA GORDA ISLES, INC. has caused its name and the corporate seal to be affixed hereto by its President, James A. Kell, duly authorized by its Board of Directors on this 27th day of June, 1973.

PUNTA GORDA ISLES, INC.  
By James A. Kell  
Vice-President  
Attest By: William B. Hinchey  
Secretary

1st Witness Frederic S. Williams  
2nd Witness \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF CHARLOTTE  
BEFORE ME, the undersigned, an officer duly authorized and acting, personally appeared James A. Kell and William B. Hinchey and Frederic S. Williams known to be the individuals who executed the foregoing Dedication as the Vice-President and Secretary of PUNTA GORDA ISLES INC. a corporation under the laws of the STATE OF FLORIDA and being duly sworn, acknowledged then and there before me that they executed the same as such officers of such corporation, heretofore duly authorized by the Board of Directors of such corporation, as the act and deed of such corporation.

WITNESS my hand and official seal this 5th day of October, 1973, in the County and State last aforesaid.

James S. Hord  
Notary Public - State of Florida  
(Affix Seal)

My Commission Expires:  
May 10, 1975

**EASEMENT RESERVATION**

There are hereby expressly reserved easements of 10 feet along the front and rear lot lines and a 12 feet (6.0 feet each side of and parallel to each lot line) for drainage and utilities but limited if more than one lot is intended as a single building site, in which case the outside boundaries of said site shall carry said easements. All other easements shown on this plat are hereby reserved in perpetuity for the purposes noted. All streets R/W's are 60 feet unless otherwise shown.

Common areas designated (A) are reserved for the Perpetual use of all property owners. Each property owner shall have an undivided interest in said areas. Portions of the said areas shall also be utilized for drainage purposes and may be publicly maintained as such. A strip of land a minimum of 25 feet in width parallel with and adjacent to the rear lot line of residential lots abutting any common area having lakes therein is reserved for Greenway purposes only and said minimum 25 foot strip within a common area shall be used to preserve the natural ecology between lake area and residential lots.

**JOINDER AND CONSENT TO DEDICATION**

The undersigned hereby certifies that they are the holders of a mortgage upon a portion of the above described property, and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that their mortgage which is recorded in Official Record Book 625, Page 247 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

Signed, Sealed & Delivered in the presence of:

James A. Kell  
1st Witness  
Catherine O. Moore  
2nd Witness

James A. Kell  
JAMES A. KELL  
Shirley M. Kell  
SHIRLEY M. KELL

STATE OF FLORIDA  
COUNTY OF LEE  
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements JAMES A. KELL and SHIRLEY M. KELL, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have herewith set my hand and official seal at Fort Myers said County and State, this 6th day of June, 1973.

James S. Hord  
Notary Public - State of Florida  
(Affix Seal)

My Commission Expires:  
September 15, 1973

**JOINDER AND CONSENT TO DEDICATION**

The undersigned hereby certifies that they are the holders of a mortgage upon a portion of the above described property, and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that their mortgage which is recorded in Official Record Book 509, Page 352 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

Signed, Sealed and Delivered in the presence of:

Richard M. McConnell  
1st Witness  
Catherine O. Moore  
2nd Witness

Richard M. McConnell  
RICHARD M. MCCONNELL  
Walter C. McConnell  
WALTER C. MCCONNELL

STATE OF FLORIDA  
COUNTY OF LEE  
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, RICHARD M. MCCONNELL and WALTER C. MCCONNELL, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have herewith set my hand and official seal at Fort Myers, said County and State, this 6th day of June, 1973.

James S. Hord  
Notary Public - State of Florida  
(Affix Seal)

My Commission Expires:  
September 15, 1973

**JOINDER AND CONSENT TO DEDICATION**

The undersigned hereby certifies that it is the holder of a mortgage upon a portion of the above described property, and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 735, Page 247 of the Public Records of Lee County, Florida, subsequently assigned to the undersigned as being Assignment recorded in Official Record Book 277, Page 278 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

Signed, Sealed & Delivered in the presence of:

James A. Kell  
1st Witness  
Alma S. Wyatt  
2nd Witness

James A. Kell  
JAMES A. KELL  
Alma S. Wyatt  
ALMA S. WYATT

STATE OF FLORIDA  
COUNTY OF LEE  
This is to certify that on June 6, 1973, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James A. Kell and Alma S. Wyatt and known to me to be the Vice-President and 2nd Vice-President of THE LEE COUNTY BANK and the individuals who executed the foregoing instrument and acknowledged before me that they executed the same for, on behalf of, and as the act and deed of said corporation for the uses and purposes therein expressed, and they further acknowledge that the corporate seal affixed to said instrument is the common seal of the corporation and was affixed by the corporate authority.

IN WITNESS WHEREOF, I have herewith set my hand and official seal at Fort Myers said County and State, the date and year last aforesaid.

James S. Hord  
Notary Public - State of Florida  
(Affix Seal)

My Commission Expires:  
September 15, 1973

**JOINDER AND CONSENT TO DEDICATION**

The undersigned hereby certifies that it is the holder of a mortgage upon the above described property and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 678, Page 288 of the Public Records of Marion County, Florida, subsequently assigned to the undersigned as found in Assignment recorded in Official Record Book 809, Page 678 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

THE FIRST NATIONAL BANK OF TAMPA  
By John H. Boyer  
SARAH Vice-President  
(Corporate Seal)  
Attest By: James S. Hord  
Notary Public - State of Florida

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
This is to certify that on June 8, 1973, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared John H. Boyer and John S. Miller and known to me to be the Saraha Vice-President and Asst. Cashier of THE FIRST NATIONAL BANK OF TAMPA and the individuals who executed the foregoing instrument and acknowledged before me that they executed the same for, on behalf of, and as the act and deed of said corporation for the uses and purposes therein expressed, and they further acknowledged that the corporate seal affixed to said instrument is the common seal of the corporation and was affixed by the corporate authority.

IN WITNESS WHEREOF, I have herewith set my hand and official seal at Tampa, said County and State, the date and year last aforesaid.

James S. Hord  
Notary Public - State of Florida  
(Affix Seal)

My Commission Expires:  
June 23, 1974

# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E 4  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

**RESOLUTION**

WHEREAS, this Plat was on the 27<sup>TH</sup> day of JUNE, 1973, submitted to the BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA for approval for record and has been approved by said commission;

AND WHEREAS, BE IT RESOLVED by the BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA that the said Plat is hereby approved and shall be returned in the Public Records of this County.



BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

By Geo. D. Meiss  
Chairman

734167

ATTEST: Sal Geraci  
Clerk

**SURVEYOR'S NOTES:**

- ⊙ Denotes Permanent Reference Measurements on Section Lines and Boundary.
- ⊙ Denotes Permanent Control Points to be set after Construction.

All distances shown without decimals have been computed as even feet to the nearest one hundredth of a foot.

All bearings shown as even degrees have been computed to the nearest one-second of a degree.

Bearings shown are based on an assumed meridian.

**CURVILINEAR LOTS:**

1. Side boundary lines of all curvilinear lots designated as "SERRAL" have been computed on "SERRAL" legs with the bearing and distance shown.
2. Side lot lines which are "NOT SERRAL" have been designated by the bearing and distance of the line.

**CERTIFICATE OF APPROVAL BY  
COUNTY ATTORNEY**

EXAMINED AND APPROVED:

Frank A. Pavesi  
COUNTY ATTORNEY

DATE: JUNE 27, 1973

STATE OF FLORIDA  
COUNTY OF LEE

Sworn to and submitted before me  
this \_\_\_\_\_ day of 1973.

NOTARY PUBLIC  
STATE OF FLORIDA

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY that the boundary of this plat PUNTA GORDA ISLES SECTION 22 is true and correct according to a recent survey made under my direction.

Lester L. Bulson  
LESTER L. BULSON  
Registered Land Surveyor  
Number 865  
STATE OF FLORIDA



**CLERK'S CERTIFICATE**

I, Sal Geraci, Clerk of the Circuit Court of Lee County, Florida, hereby certify that I have examined this Plat, that it complies in form with all the provisions of Chapter 71-200, Florida Statutes, that it was filed and recorded on the 28<sup>TH</sup> day of JUNE, 1973, file no. 734167, and recorded in Plat Book 28, Pages 118 through 120 AT 4:20 AM.



Sal Geraci  
Clerk of the Circuit Court, Lee  
County, Florida

**CERTIFICATE OF APPROVAL BY  
COUNTY ENGINEER**

EXAMINED AND APPROVED:

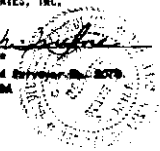
Gordon D. Meiss   
County Engineer

DATE: 6/20/73

I HEREBY CERTIFY: That the attached plat entitled "Punta Gorda Isles, Section 22" is a true and correct representation of the land as recently platted under our direction.

CORNELL ASSOCIATES, INC.

by: David N. Melvie  
David N. Melvie  
Registered Land Surveyor No. 2079  
STATE OF FLORIDA







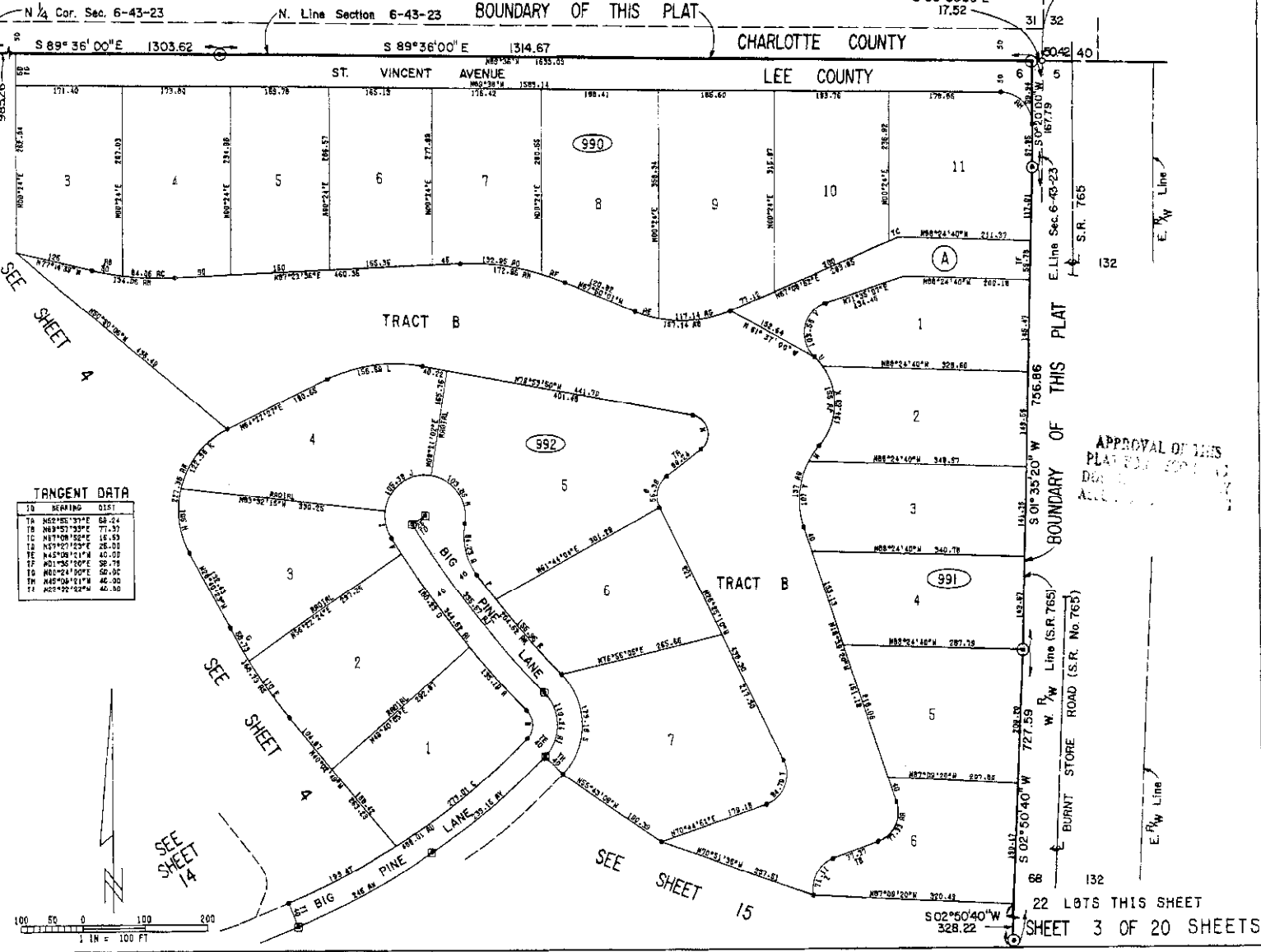
# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E 4  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

Punta Gorda Isles Subdivision  
Section 21, P.B. 13, Pgs 1-2, 6, 9, 14, 15, 20, 21.

CURVE DATA					CURVE DATA					CURVE DATA				
ID	RADIUS	DELTA	ARC LGT	TANGENT	ID	RADIUS	DELTA	ARC LGT	TANGENT	ID	RADIUS	DELTA	ARC LGT	TANGENT
X	1500.00	80°12'21"	135.18	67.64	K	1400.00	87°02'13"	152.86	78.06	AI	70.00	88°18'11"	110.01	70.00
Y	30.00	80°12'21"	47.23	30.11	S	110.00	80°12'21"	170.15	110.40	AK	1500.00	87°40'05"	336.57	168.48
Z	1160.00	13°29'16"	273.01	157.14	T	60.00	37°10'01"	84.78	56.88	AL	1540.00	87°48'18"	204.82	102.48
AA	850.00	6°42'11"	180.23	90.22	U	100.00	11°41'40"	20.41	15.24	AM	1540.00	87°48'18"	204.82	102.48
AB	850.00	7°24'53"	111.00	55.09	V	50.00	118°40'08"	103.35	84.32	AN	800.00	15°41'45"	134.06	87.44
AC	1540.00	1°04'58"	29.11	14.55	W	130.00	13°13'05"	36.00	15.97	AO	400.00	18°48'30"	175.95	87.95
AD	850.00	3°02'13"	68.78	33.38	X	100.00	77°05'48"	134.69	75.73	AP	200.00	45°01'07"	157.14	82.88
AE	140.00	42°08'18"	105.19	65.11	Y	130.00	47°02'32"	107.00	85.74	AQ	100.00	88°48'30"	155.00	87.84
AF	85.00	30°00'00"	44.25	23.62	Z	150.00	81°02'13"	21.11	45.07	AR	130.00	50°42'51"	127.30	75.63
AG	85.00	30°23'14"	105.38	61.56	AA	50.00	88°56'12"	77.93	48.81	AS	140.00	83°02'30"	223.88	147.66
AH	140.00	42°08'18"	105.19	65.11	AB	500.00	3°43'46"	50.00	25.02	AT	900.00	11°22'28"	166.73	84.06
AI	85.00	30°00'00"	44.25	23.62	AC	500.00	8°07'52"	84.06	42.13	AU	8100.00	8°07'52"	195.03	87.79
AJ	85.00	30°23'14"	105.38	61.56	AD	400.00	13°02'37"	132.35	67.09	AV	1160.00	23°08'53"	465.01	237.23
AK	30.00	131°37'01"	88.81	66.78	AE	200.00	11°27'33"	40.00	20.07	AW	200.00	11°25'08"	230.13	119.97
AL	40.00	79°00'47"	50.30	25.16	AF	400.00	5°43'48"	40.00	20.07	AX	1200.00	11°41'32"	245.00	122.29
AM	140.00	154°32'	48.66	24.33	AG	800.00	33°23'24"	171.14	83.31					
AN	100.00	48°15'28"	81.27	41.76	AH	50.00	88°55'00"	78.40	48.84					



ID	BEARING	DIST
TA	N82°55'31"E	68.24
TB	N83°51'39"E	77.37
TC	N87°00'15"E	15.93
TD	N57°27'23"E	25.01
TE	N45°00'11"W	40.09
TF	N61°58'10"E	38.78
TG	N61°24'00"E	50.00
TH	N45°00'11"W	40.09
TI	N61°52'02"W	46.30

APPROVAL OF THIS  
PLAT BY THE  
DEPT. OF  
ALCOHOLIC  
BEVERAGES

22 LOTS THIS SHEET  
SHEET 3 OF 20 SHEETS

# PUNTA GORDA ISLES

## SECTION TWENTY TWO

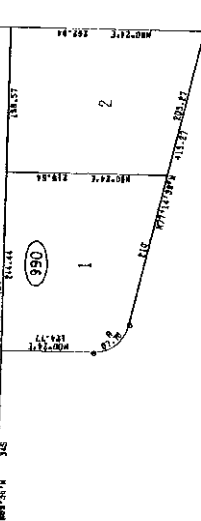
A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

**TANGENT DATA**

LINE	BEARING	DIST.
1	N 1/4 Cor	101.74
2	S 89°36'00"E	1305.62
3	S 89°36'00"E	1305.62
4	S 89°36'00"E	1305.62
5	S 89°36'00"E	1305.62

So. Line Punta Gorda Isles Subdivision  
Section 21, P.B. 13, Pg. 1, 1-2, 8, 9, 14, 15, 20, 21,  
CHARLOTTE COUNTY  
LEE COUNTY

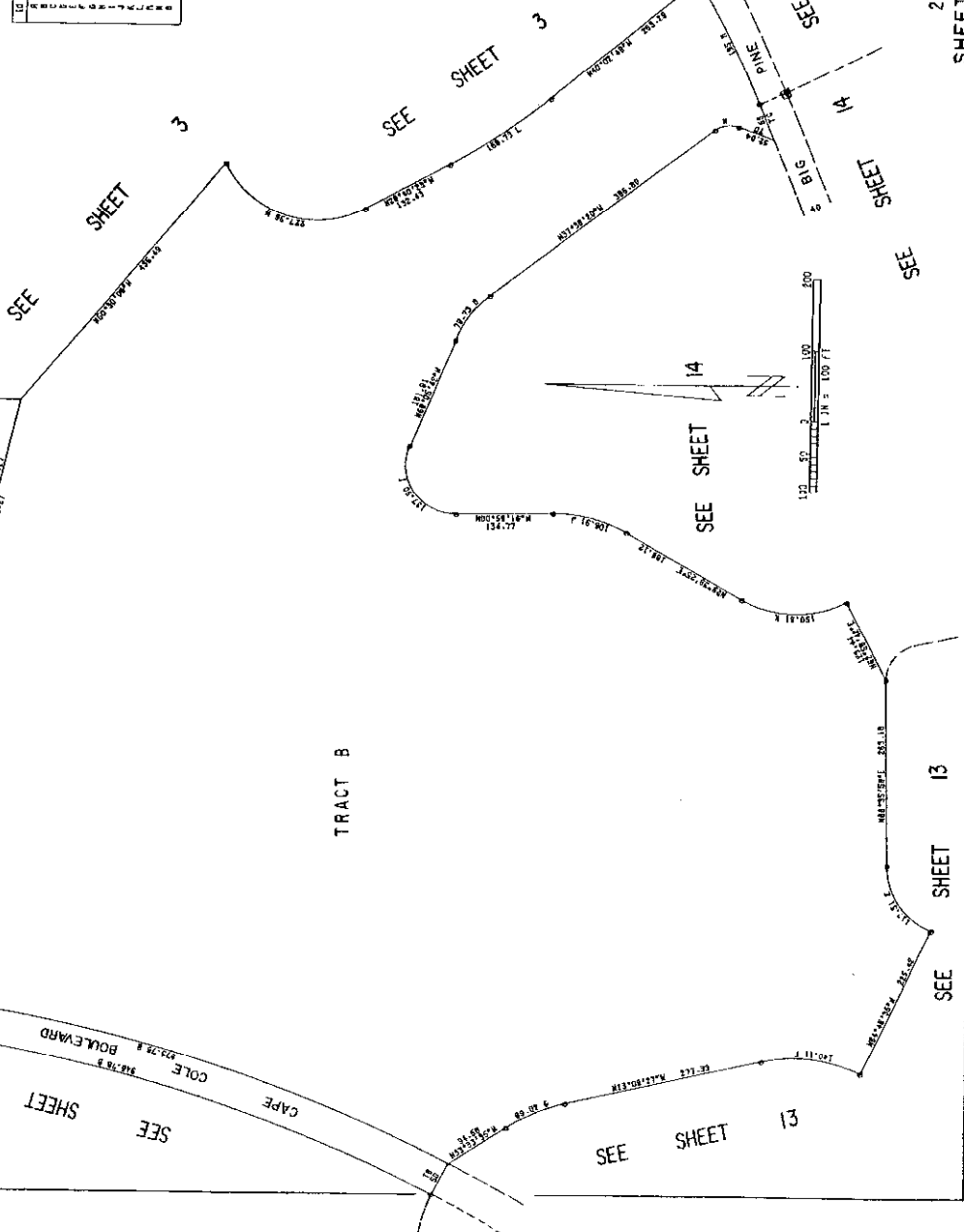
No. Line Sec. 6-43-23  
ST. VINCENT AVENUE  
LEE COUNTY



**CURVE DATA**

LINE	NUMBER	SECTION	MEASURE	ANGLE	CHORD	TANGENT	AREA
1	1	1	101.74	90	101.74	0	0
2	2	2	1305.62	90	1305.62	0	0
3	3	3	1305.62	90	1305.62	0	0
4	4	4	1305.62	90	1305.62	0	0
5	5	5	1305.62	90	1305.62	0	0

APPROVAL OF THIS  
PLAT BY THE  
PLANNING BOARD  
DATE 11/15/11  
ASSAULT



# PUNTA GORDA ISLES

## SECTION TWENTY TWO

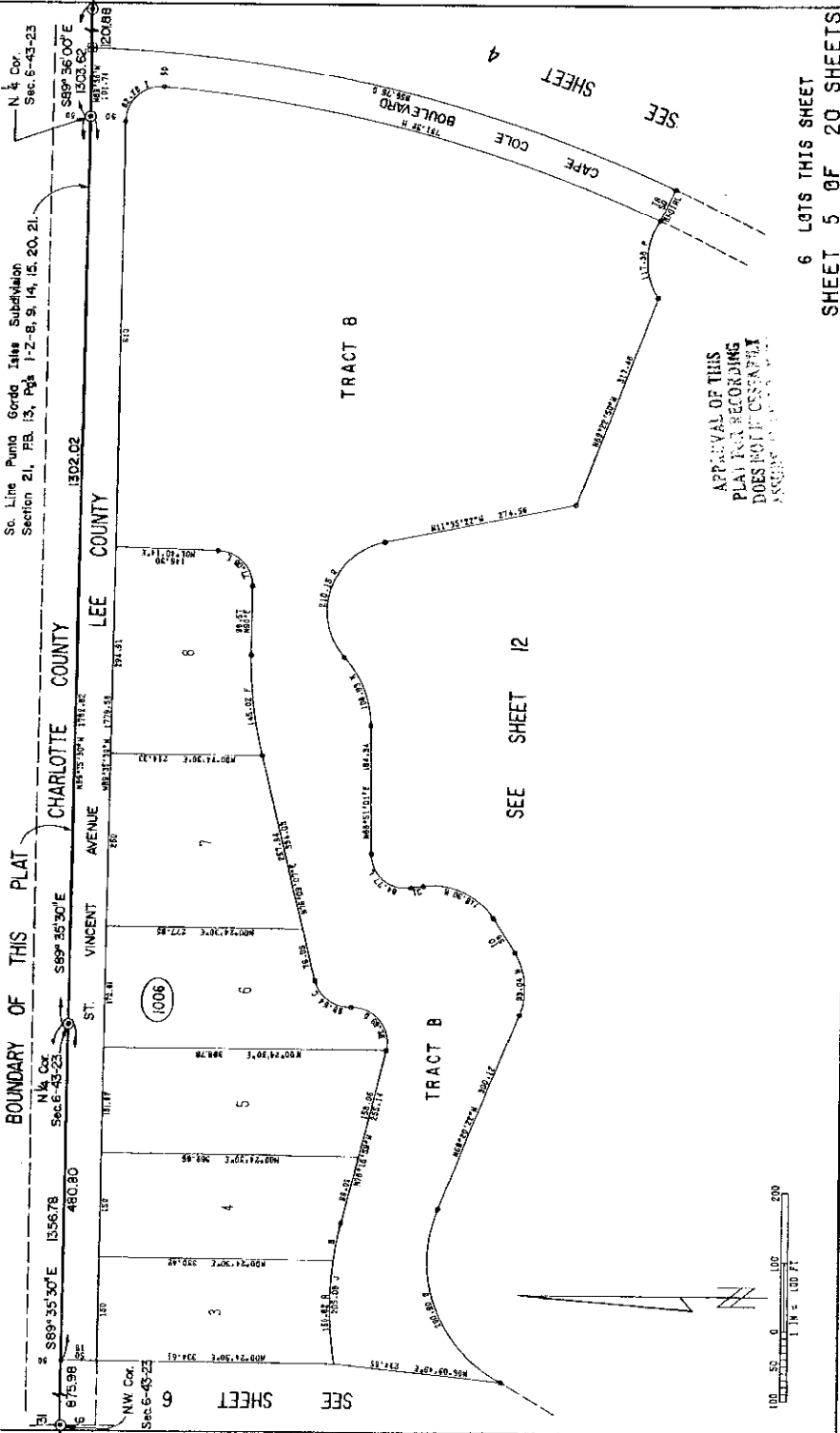
A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R22E &  
LEE COUNTY, FLORIDA

**TANGENT DATA**

LINE	BEARING	DIST.
12	N 89° 35' 30" E	50.00
13	N 89° 35' 30" E	50.00
14	N 89° 35' 30" E	50.00
15	N 89° 35' 30" E	50.00

**CURVE DATA**

LINE	BEARING	DIST.	CHORD	ANGLE
1	N 89° 35' 30" E	1356.78	1356.78	180°
2	N 89° 35' 30" E	480.80	480.80	180°
3	N 89° 35' 30" E	1356.78	1356.78	180°
4	N 89° 35' 30" E	480.80	480.80	180°
5	N 89° 35' 30" E	1356.78	1356.78	180°
6	N 89° 35' 30" E	480.80	480.80	180°
7	N 89° 35' 30" E	1356.78	1356.78	180°
8	N 89° 35' 30" E	480.80	480.80	180°
9	N 89° 35' 30" E	1356.78	1356.78	180°
10	N 89° 35' 30" E	480.80	480.80	180°
11	N 89° 35' 30" E	1356.78	1356.78	180°
12	N 89° 35' 30" E	480.80	480.80	180°
13	N 89° 35' 30" E	1356.78	1356.78	180°
14	N 89° 35' 30" E	480.80	480.80	180°
15	N 89° 35' 30" E	1356.78	1356.78	180°
16	N 89° 35' 30" E	480.80	480.80	180°
17	N 89° 35' 30" E	1356.78	1356.78	180°
18	N 89° 35' 30" E	480.80	480.80	180°
19	N 89° 35' 30" E	1356.78	1356.78	180°
20	N 89° 35' 30" E	480.80	480.80	180°



APPROVAL OF THIS  
PLAT FOR RECORDING  
DOES NOT CONSTITUTE  
ASSURETY

6 LOTS THIS SHEET  
SHEET 5 OF 20 SHEETS

# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

So. Line Punta Gorda Isles Subdivision  
Section 2, P.B. 15, Pgs 1-2-8, 9, 14, 15, 20, 21

BOUNDARY OF THIS PLAT

N. Line Sec. 6-43-23  
36 31  
116.37  
6  
NW Cor.  
Sec. 6-43-23

CHARLOTTE COUNTY  
LEE COUNTY

ST. VINCENT AVENUE

1356.78  
S89°25'30"E

460.60

SEE SHEET 5

SEE SHEET 12

SEE SHEET 11

SEE SHEET 10

SEE SHEET 7

SEE SHEET 10

SEE SHEET 10

SEE SHEET 10

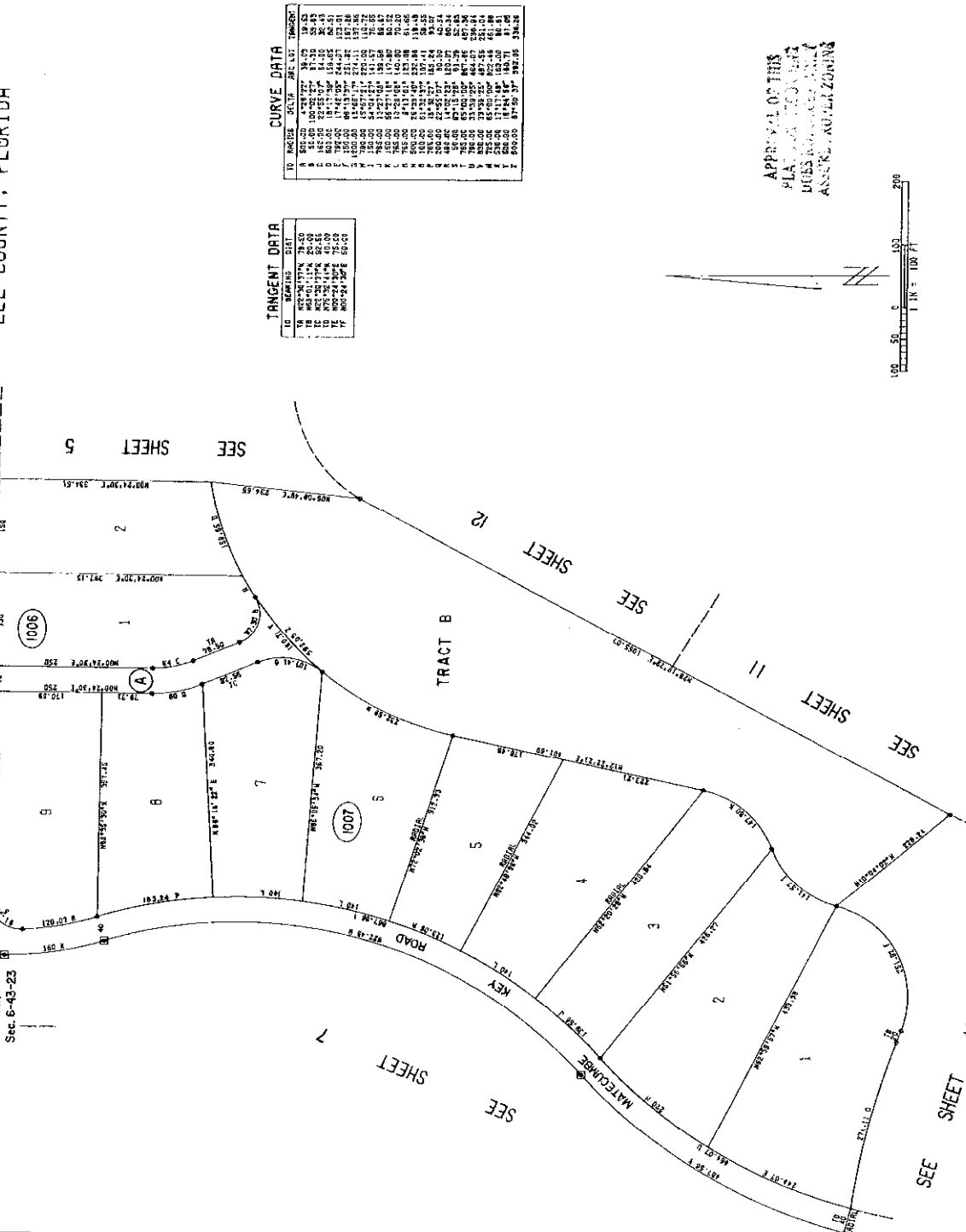
SEE SHEET 10

SEE SHEET 10

SEE SHEET 10

SEE SHEET 10

SEE SHEET 10



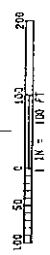
TANGENT DATA

LOT	BEARING	DIST.
10	S89°25'30"E	460.60
11	S89°25'30"E	460.60
12	S89°25'30"E	460.60
13	S89°25'30"E	460.60
14	S89°25'30"E	460.60
15	S89°25'30"E	460.60
16	S89°25'30"E	460.60
17	S89°25'30"E	460.60
18	S89°25'30"E	460.60
19	S89°25'30"E	460.60
20	S89°25'30"E	460.60

CURVE DATA

LOT	RADIUS	DELTA	CHORD	TANGENT	AREA
1	1000.00	180.00	1000.00	180.00	180.00
2	1000.00	180.00	1000.00	180.00	180.00
3	1000.00	180.00	1000.00	180.00	180.00
4	1000.00	180.00	1000.00	180.00	180.00
5	1000.00	180.00	1000.00	180.00	180.00
6	1000.00	180.00	1000.00	180.00	180.00
7	1000.00	180.00	1000.00	180.00	180.00
8	1000.00	180.00	1000.00	180.00	180.00
9	1000.00	180.00	1000.00	180.00	180.00
10	1000.00	180.00	1000.00	180.00	180.00
11	1000.00	180.00	1000.00	180.00	180.00
12	1000.00	180.00	1000.00	180.00	180.00

APPROVAL OF THIS  
PLAT AND RECORDING  
DUES REQUIRED BY  
ASSOCIATION



# PUNTA GORDA ISLES

## SECTION TWENTY TWO

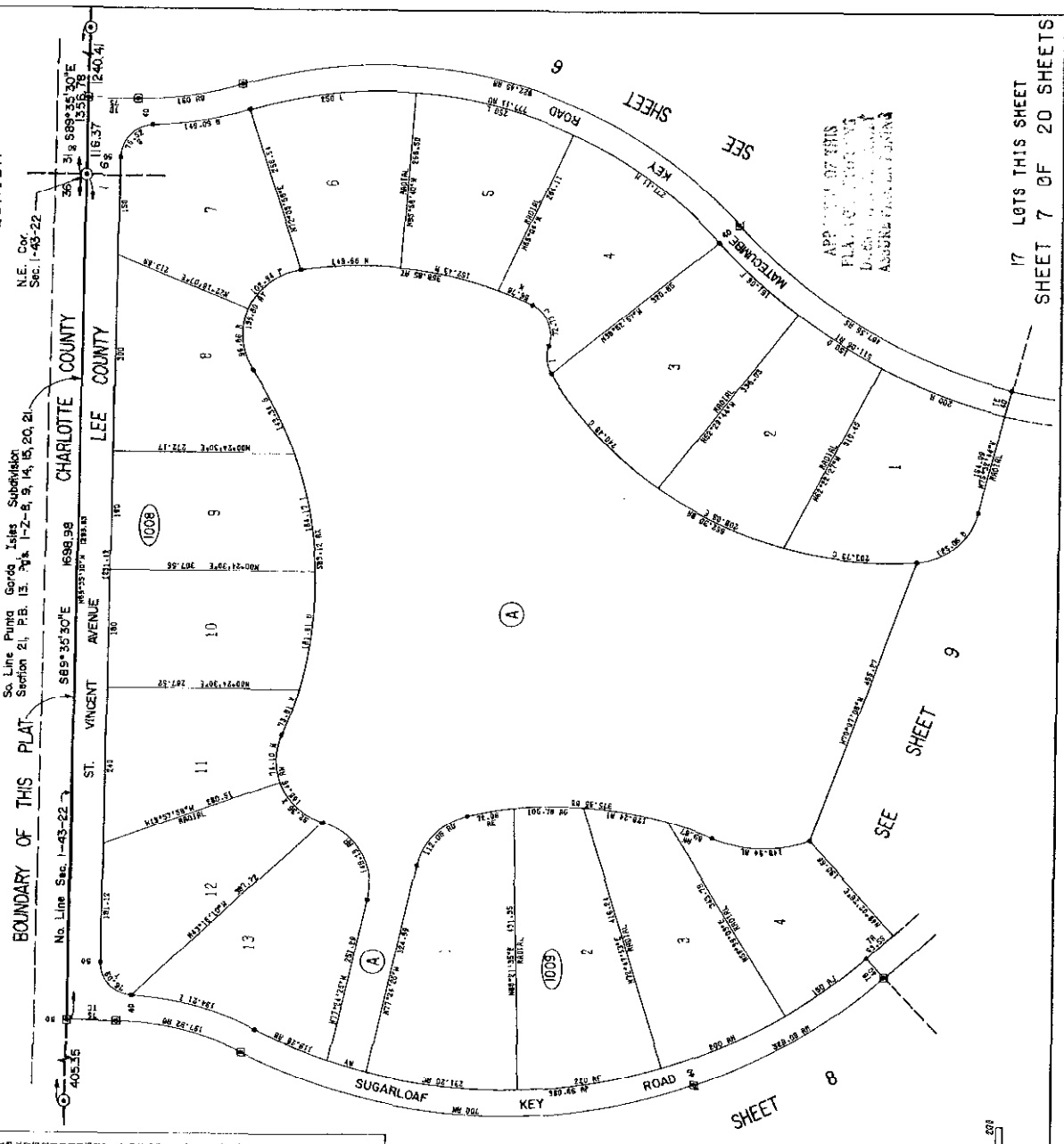
A PORTION OF SECTION 1, T43S, R22E 4  
 A PORTION OF SECTION 5, T43S, R23E  
 LEE COUNTY, FLORIDA

**TANGENT DATA**

ID	BEARING	DIST.
1A	S89°35'30"E	51.35
1B	S89°35'30"E	51.35
1C	S89°35'30"E	51.35
1D	S89°35'30"E	51.35
1E	S89°35'30"E	51.35
1F	S89°35'30"E	51.35
1G	S89°35'30"E	51.35
1H	S89°35'30"E	51.35
1I	S89°35'30"E	51.35
1J	S89°35'30"E	51.35
1K	S89°35'30"E	51.35
1L	S89°35'30"E	51.35
1M	S89°35'30"E	51.35
1N	S89°35'30"E	51.35
1O	S89°35'30"E	51.35
1P	S89°35'30"E	51.35
1Q	S89°35'30"E	51.35
1R	S89°35'30"E	51.35
1S	S89°35'30"E	51.35
1T	S89°35'30"E	51.35
1U	S89°35'30"E	51.35
1V	S89°35'30"E	51.35
1W	S89°35'30"E	51.35
1X	S89°35'30"E	51.35
1Y	S89°35'30"E	51.35
1Z	S89°35'30"E	51.35

**CURVE DATA**

ID	RADIUS	DELTA	CHORD	TANGENT
A	1000.00	180.00	1000.00	0.00
B	1000.00	180.00	1000.00	0.00
C	1000.00	180.00	1000.00	0.00
D	1000.00	180.00	1000.00	0.00
E	1000.00	180.00	1000.00	0.00
F	1000.00	180.00	1000.00	0.00
G	1000.00	180.00	1000.00	0.00
H	1000.00	180.00	1000.00	0.00
I	1000.00	180.00	1000.00	0.00
J	1000.00	180.00	1000.00	0.00
K	1000.00	180.00	1000.00	0.00
L	1000.00	180.00	1000.00	0.00
M	1000.00	180.00	1000.00	0.00
N	1000.00	180.00	1000.00	0.00
O	1000.00	180.00	1000.00	0.00
P	1000.00	180.00	1000.00	0.00
Q	1000.00	180.00	1000.00	0.00
R	1000.00	180.00	1000.00	0.00
S	1000.00	180.00	1000.00	0.00
T	1000.00	180.00	1000.00	0.00
U	1000.00	180.00	1000.00	0.00
V	1000.00	180.00	1000.00	0.00
W	1000.00	180.00	1000.00	0.00
X	1000.00	180.00	1000.00	0.00
Y	1000.00	180.00	1000.00	0.00
Z	1000.00	180.00	1000.00	0.00



So. Line Punta Gorda Isles Subdivision  
 Section 2; P.B. 13, 7/8, 1-2, 8, 9, 14, 15, 20, 21.  
 N.E. Cor.  
 Sec. 1-43-22

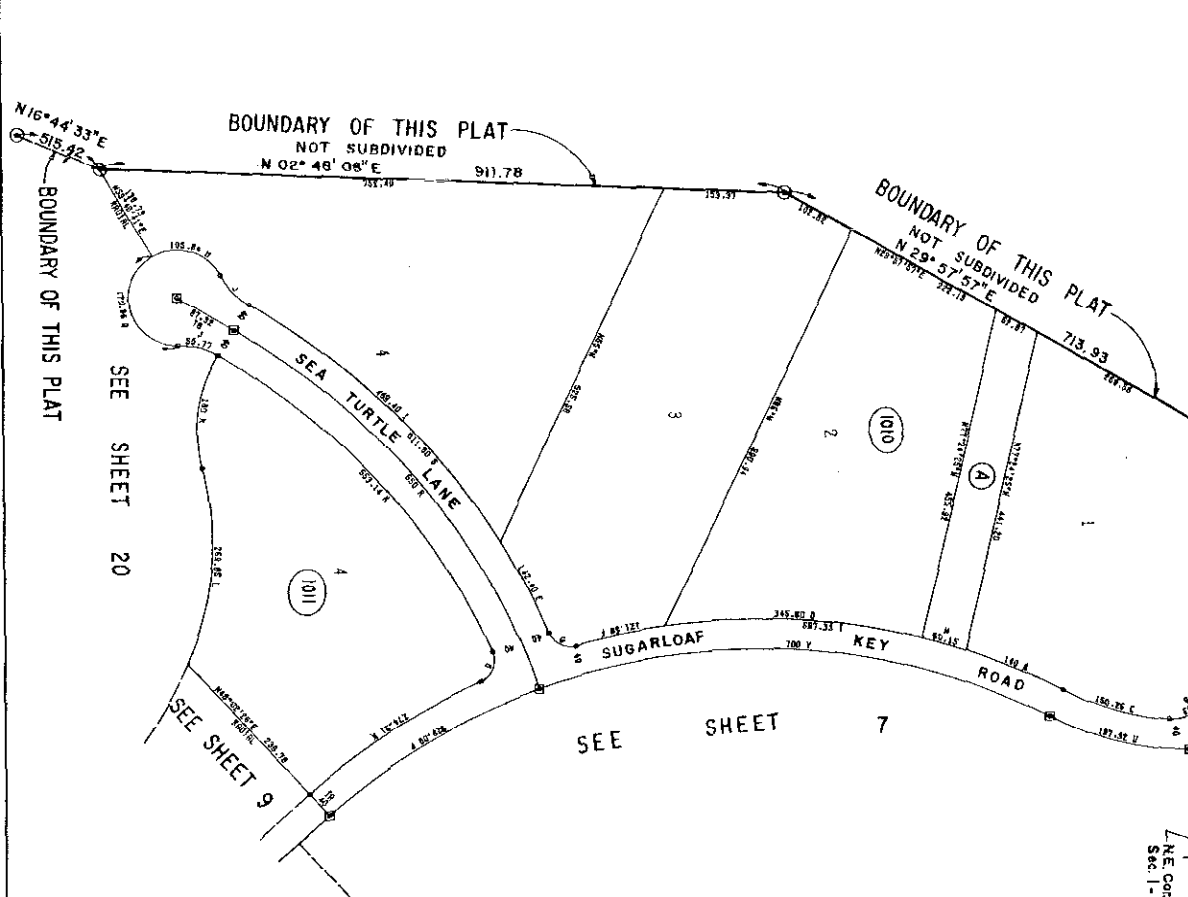
BOUNDARY OF THIS PLAT  
 No. Line Sec. 1-43-22  
 ST. VINCENT AVENUE  
 CHARLOTTE COUNTY  
 LEE COUNTY

APPROVED BY THIS  
 FLA. REGISTERED SURVEYOR  
 License No. 12345  
 ASSIGNED THIS DATE 1/1/2023

SEE SHEET 8  
 SEE SHEET 9  
 SEE SHEET 17  
 17 LOTS THIS SHEET  
 SHEET 7 OF 20 SHEETS

So. Line Punta Gorda Lakes Subdivision  
 Section 21, Rb. 13, Pgs. 1-2, 4, 9, 14, 20, 21  
 N. Line Sect. 1-43-22  
 BOUNDARY OF THIS PLAT  
 CHARLOTTE COUNTY  
 ST. VINCENT AVENUE  
 LEE COUNTY

**PUNTA GORDA ISLES**  
**SECTION TWENTY TWO**  
 A PORTION OF SECTION 1, T49S, R22E  
 A PORTION OF SECTION 6, T49S, R23E  
 LEE COUNTY, FLORIDA

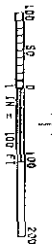


TANGENT DATA

ID	BEARING	DIST
10	N 02° 48' 08\"/>	

CURVE DATA

ID	BEARING	BEARING	DIST	CHORD	AREA
1	N 02° 48' 08\"/>				



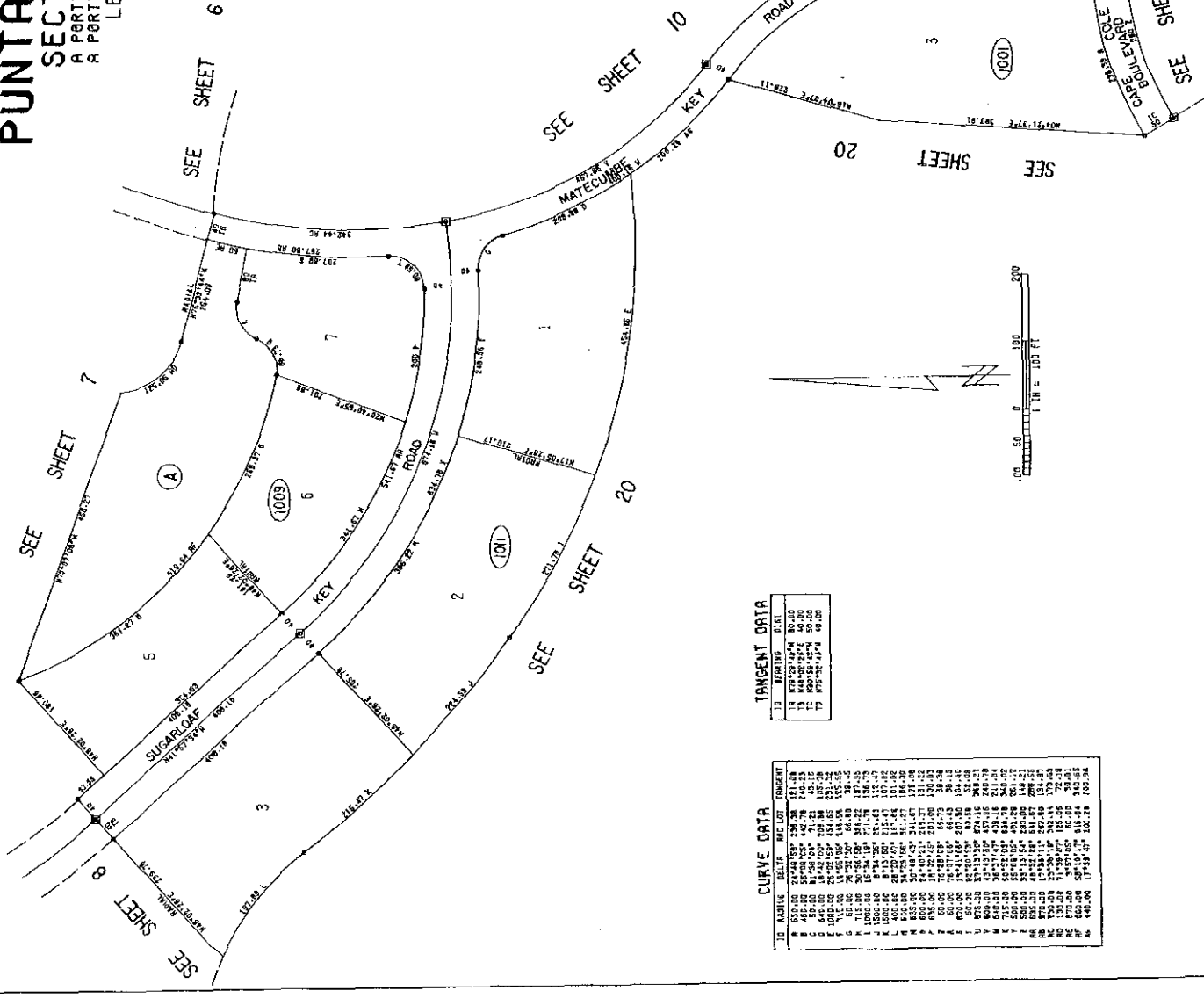
5 LOTS THIS SHEET  
 SHEET 8 OF 20 SHEETS

APPROVED BY THE  
 PLAT BOOK COMMISSION  
 COUNTY OF LEE, FLORIDA

# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA



APPROVAL OF THIS  
PLAT BY THE  
COUNTY COMMISSION  
DATE: 11/15/77  
AGENDA: 11/15/77

7 LOTS THIS SHEET  
SHEET 9 OF 20 SHEETS

**TANGENT DATA**

ID	BEARING	DIET
10	N 89° 52' 00" E	100.00
11	N 89° 52' 00" E	100.00
12	N 89° 52' 00" E	100.00
13	N 89° 52' 00" E	100.00

**CURVE DATA**

ID	RADIUS	DELTA	ARC LENGTH	TANGENT
1	500.00	180.00	314.16	500.00
2	500.00	180.00	314.16	500.00
3	500.00	180.00	314.16	500.00
4	500.00	180.00	314.16	500.00
5	500.00	180.00	314.16	500.00
6	500.00	180.00	314.16	500.00
7	500.00	180.00	314.16	500.00
8	500.00	180.00	314.16	500.00
9	500.00	180.00	314.16	500.00
10	500.00	180.00	314.16	500.00
11	500.00	180.00	314.16	500.00
12	500.00	180.00	314.16	500.00
13	500.00	180.00	314.16	500.00
14	500.00	180.00	314.16	500.00
15	500.00	180.00	314.16	500.00
16	500.00	180.00	314.16	500.00
17	500.00	180.00	314.16	500.00
18	500.00	180.00	314.16	500.00
19	500.00	180.00	314.16	500.00
20	500.00	180.00	314.16	500.00
21	500.00	180.00	314.16	500.00
22	500.00	180.00	314.16	500.00
23	500.00	180.00	314.16	500.00
24	500.00	180.00	314.16	500.00
25	500.00	180.00	314.16	500.00
26	500.00	180.00	314.16	500.00
27	500.00	180.00	314.16	500.00
28	500.00	180.00	314.16	500.00
29	500.00	180.00	314.16	500.00
30	500.00	180.00	314.16	500.00
31	500.00	180.00	314.16	500.00
32	500.00	180.00	314.16	500.00
33	500.00	180.00	314.16	500.00
34	500.00	180.00	314.16	500.00
35	500.00	180.00	314.16	500.00
36	500.00	180.00	314.16	500.00
37	500.00	180.00	314.16	500.00
38	500.00	180.00	314.16	500.00
39	500.00	180.00	314.16	500.00
40	500.00	180.00	314.16	500.00
41	500.00	180.00	314.16	500.00
42	500.00	180.00	314.16	500.00
43	500.00	180.00	314.16	500.00
44	500.00	180.00	314.16	500.00
45	500.00	180.00	314.16	500.00
46	500.00	180.00	314.16	500.00
47	500.00	180.00	314.16	500.00
48	500.00	180.00	314.16	500.00
49	500.00	180.00	314.16	500.00
50	500.00	180.00	314.16	500.00



# PUNTA GORDA ISLES

## SECTION TWENTY TWO

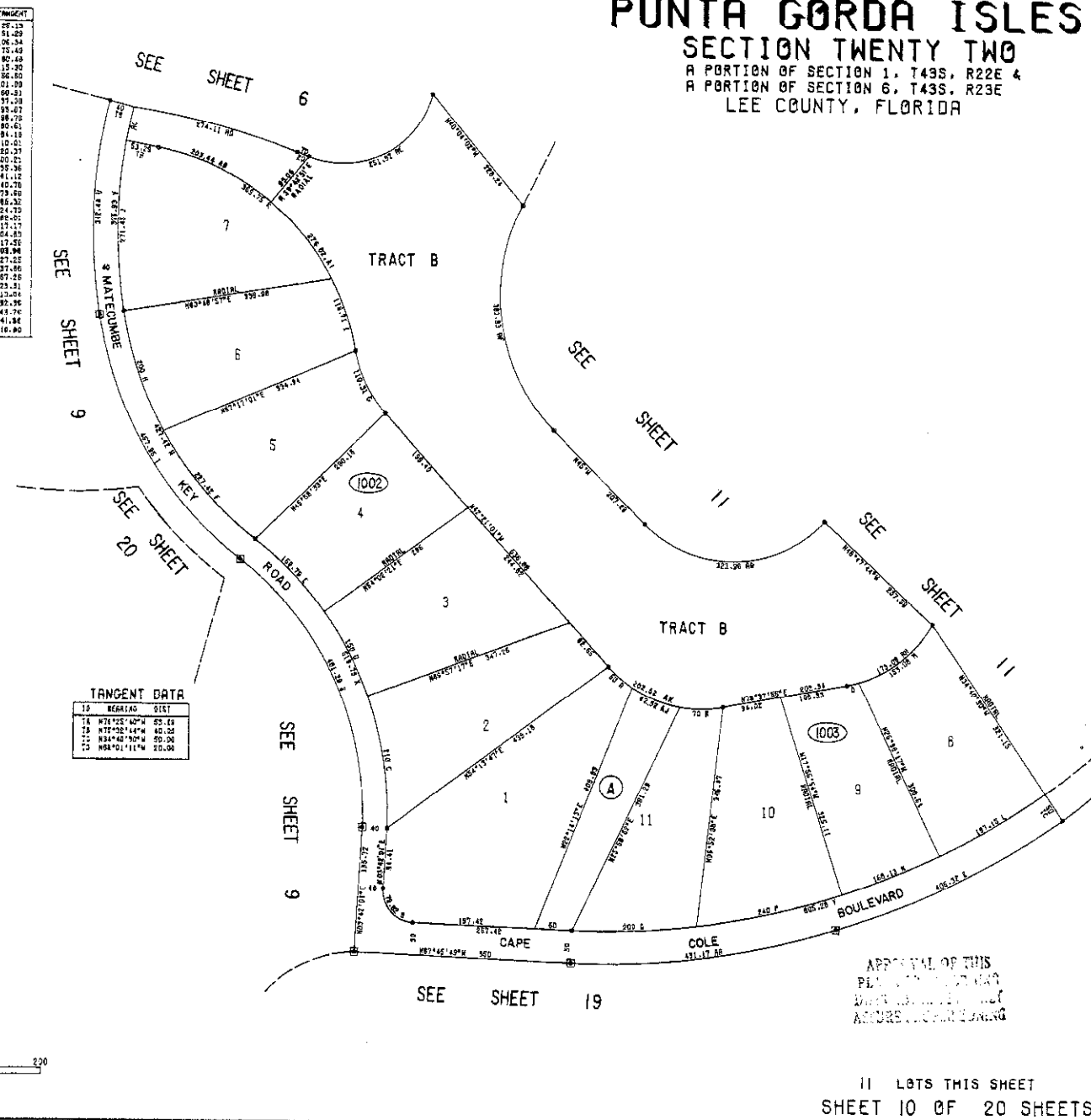
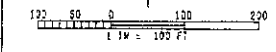
A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

**CURVE DATA**

ID	BEARING	DELTA	RAC. DIST.	TANGENT
A	200.00	18°41'08"	82.00	207.19
B	82.00	81°27'50"	70.82	51.89
C	840.00	20°16'54"	210.00	106.34
D	840.00	15°54'58"	150.00	75.48
E	840.00	16°57'10"	185.79	80.48
F	840.00	15°14'14"	227.42	115.90
G	204.00	51°36'03"	110.21	56.82
H	850.00	20°57'46"	200.00	101.39
I	490.00	17°08'51"	114.71	59.83
J	780.00	18°41'14"	271.45	137.39
K	490.00	81°31'01"	359.75	198.07
L	1250.00	8°02'10"	197.15	89.78
M	200.00	43°51'15"	185.00	80.61
N	1250.00	7°42'25"	186.13	84.18
O	225.00	6°42'46"	20.00	10.01
P	1850.00	11°00'00"	240.00	120.37
Q	1250.00	8°10'00"	200.00	100.21
R	2030.00	25°05'13"	70.00	55.36
S	800.00	55°09'00"	481.28	241.12
T	800.00	43°43'03"	457.45	240.78
U	930.00	23°38'19"	342.44	179.89
V	790.00	23°38'19"	305.29	166.32
W	590.00	43°43'03"	187.42	94.53
X	640.00	55°09'00"	214.79	108.01
Y	1850.00	38°54'41"	806.26	417.17
Z	1350.00	17°54'18"	406.32	204.83
AA	1300.00	18°02'11"	431.17	217.26
AB	480.00	23°06'31"	205.84	103.88
AC	780.00	35°57'05"	36.48	27.25
AD	1220.00	19°08'19"	874.11	157.66
AE	150.00	36°13'57"	221.82	57.25
AF	300.00	73°14'23"	883.83	223.31
AG	200.00	82°48'25"	323.88	212.24
AH	200.00	48°38'01"	173.08	82.26
AI	480.00	38°58'11"	274.28	141.76
AJ	200.00	23°38'19"	89.22	41.84
AK	200.00	58°01'04"	202.53	116.80

**TANGENT DATA**

ID	BEARING	DIST.
1A	N76°02'42"W	85.48
1B	N75°02'44"W	80.25
1C	S34°48'09"W	50.00
1D	S88°01'11"W	51.00



APPROVAL OF THIS  
PLAT AND THE MAP  
HEREON IS HEREBY  
ASSURED AND CONFIRMED

11 LOTS THIS SHEET  
SHEET 10 OF 20 SHEETS

# PUNTA GORDA ISLES

## SECTION TWENTY TWO

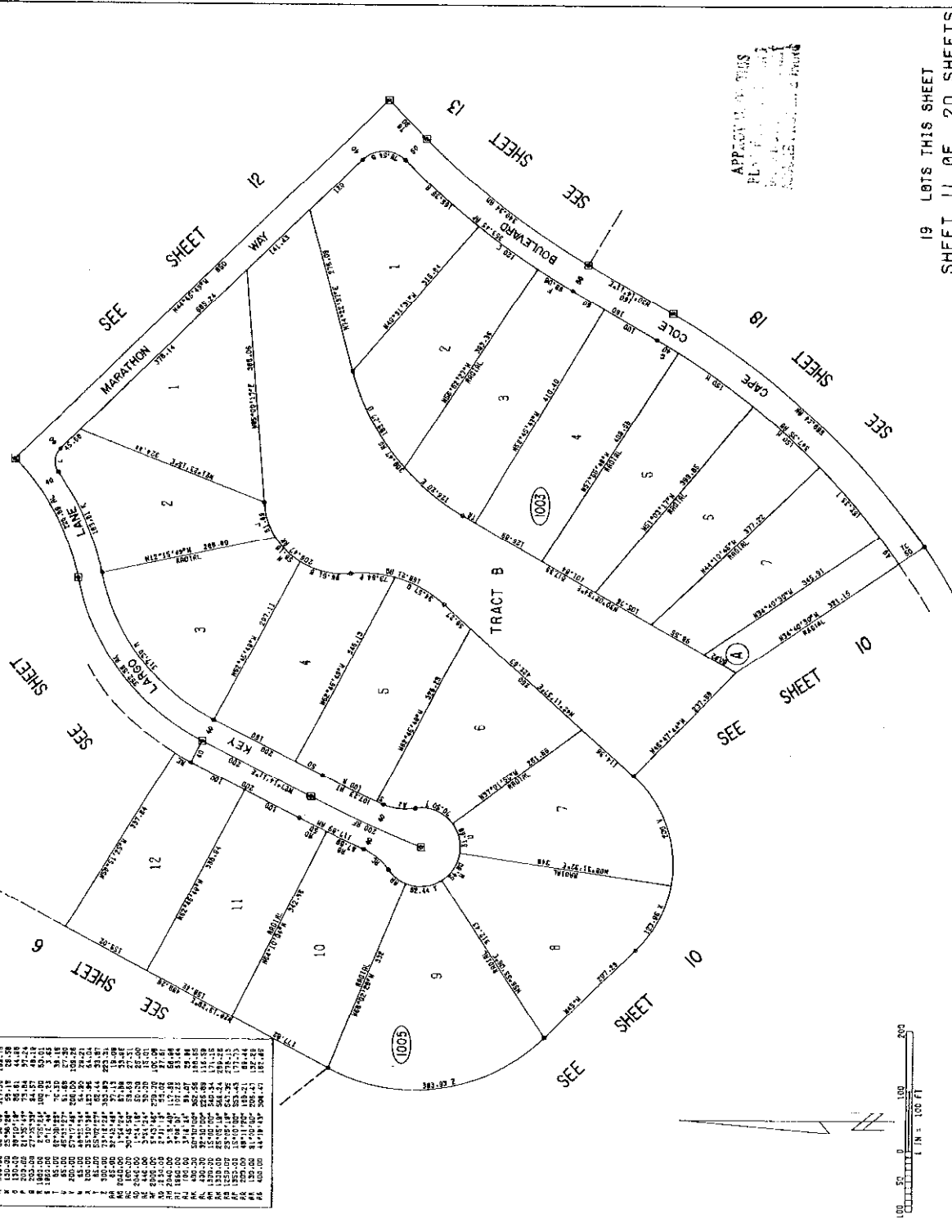
A PORTION OF SECTION 1, T43S, R22E, 4  
 A PORTION OF SECTION 6, T43S, R23E  
 LEE COUNTY, FLORIDA

**TANGENT DATA**

LINE	BEARING	DIST.
12	S 89° 42' 15" W	55.00
13	S 89° 42' 15" W	55.00
14	S 89° 42' 15" W	55.00

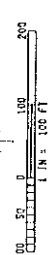
**CURVE DATA**

ID	BEARING	DIST.	ARC LGT	TANGENT
1	S 89° 42' 15" W	55.00	100.00	55.00
2	S 89° 42' 15" W	55.00	100.00	55.00
3	S 89° 42' 15" W	55.00	100.00	55.00
4	S 89° 42' 15" W	55.00	100.00	55.00
5	S 89° 42' 15" W	55.00	100.00	55.00
6	S 89° 42' 15" W	55.00	100.00	55.00
7	S 89° 42' 15" W	55.00	100.00	55.00
8	S 89° 42' 15" W	55.00	100.00	55.00
9	S 89° 42' 15" W	55.00	100.00	55.00
10	S 89° 42' 15" W	55.00	100.00	55.00
11	S 89° 42' 15" W	55.00	100.00	55.00
12	S 89° 42' 15" W	55.00	100.00	55.00
13	S 89° 42' 15" W	55.00	100.00	55.00
14	S 89° 42' 15" W	55.00	100.00	55.00
15	S 89° 42' 15" W	55.00	100.00	55.00
16	S 89° 42' 15" W	55.00	100.00	55.00
17	S 89° 42' 15" W	55.00	100.00	55.00
18	S 89° 42' 15" W	55.00	100.00	55.00
19	S 89° 42' 15" W	55.00	100.00	55.00
20	S 89° 42' 15" W	55.00	100.00	55.00
21	S 89° 42' 15" W	55.00	100.00	55.00
22	S 89° 42' 15" W	55.00	100.00	55.00
23	S 89° 42' 15" W	55.00	100.00	55.00
24	S 89° 42' 15" W	55.00	100.00	55.00
25	S 89° 42' 15" W	55.00	100.00	55.00
26	S 89° 42' 15" W	55.00	100.00	55.00
27	S 89° 42' 15" W	55.00	100.00	55.00
28	S 89° 42' 15" W	55.00	100.00	55.00
29	S 89° 42' 15" W	55.00	100.00	55.00
30	S 89° 42' 15" W	55.00	100.00	55.00
31	S 89° 42' 15" W	55.00	100.00	55.00
32	S 89° 42' 15" W	55.00	100.00	55.00
33	S 89° 42' 15" W	55.00	100.00	55.00
34	S 89° 42' 15" W	55.00	100.00	55.00
35	S 89° 42' 15" W	55.00	100.00	55.00
36	S 89° 42' 15" W	55.00	100.00	55.00
37	S 89° 42' 15" W	55.00	100.00	55.00
38	S 89° 42' 15" W	55.00	100.00	55.00
39	S 89° 42' 15" W	55.00	100.00	55.00
40	S 89° 42' 15" W	55.00	100.00	55.00
41	S 89° 42' 15" W	55.00	100.00	55.00
42	S 89° 42' 15" W	55.00	100.00	55.00
43	S 89° 42' 15" W	55.00	100.00	55.00
44	S 89° 42' 15" W	55.00	100.00	55.00
45	S 89° 42' 15" W	55.00	100.00	55.00
46	S 89° 42' 15" W	55.00	100.00	55.00
47	S 89° 42' 15" W	55.00	100.00	55.00
48	S 89° 42' 15" W	55.00	100.00	55.00
49	S 89° 42' 15" W	55.00	100.00	55.00
50	S 89° 42' 15" W	55.00	100.00	55.00
51	S 89° 42' 15" W	55.00	100.00	55.00
52	S 89° 42' 15" W	55.00	100.00	55.00
53	S 89° 42' 15" W	55.00	100.00	55.00
54	S 89° 42' 15" W	55.00	100.00	55.00
55	S 89° 42' 15" W	55.00	100.00	55.00
56	S 89° 42' 15" W	55.00	100.00	55.00
57	S 89° 42' 15" W	55.00	100.00	55.00
58	S 89° 42' 15" W	55.00	100.00	55.00
59	S 89° 42' 15" W	55.00	100.00	55.00
60	S 89° 42' 15" W	55.00	100.00	55.00
61	S 89° 42' 15" W	55.00	100.00	55.00
62	S 89° 42' 15" W	55.00	100.00	55.00
63	S 89° 42' 15" W	55.00	100.00	55.00
64	S 89° 42' 15" W	55.00	100.00	55.00
65	S 89° 42' 15" W	55.00	100.00	55.00
66	S 89° 42' 15" W	55.00	100.00	55.00
67	S 89° 42' 15" W	55.00	100.00	55.00
68	S 89° 42' 15" W	55.00	100.00	55.00
69	S 89° 42' 15" W	55.00	100.00	55.00
70	S 89° 42' 15" W	55.00	100.00	55.00
71	S 89° 42' 15" W	55.00	100.00	55.00
72	S 89° 42' 15" W	55.00	100.00	55.00
73	S 89° 42' 15" W	55.00	100.00	55.00
74	S 89° 42' 15" W	55.00	100.00	55.00
75	S 89° 42' 15" W	55.00	100.00	55.00
76	S 89° 42' 15" W	55.00	100.00	55.00
77	S 89° 42' 15" W	55.00	100.00	55.00
78	S 89° 42' 15" W	55.00	100.00	55.00
79	S 89° 42' 15" W	55.00	100.00	55.00
80	S 89° 42' 15" W	55.00	100.00	55.00
81	S 89° 42' 15" W	55.00	100.00	55.00
82	S 89° 42' 15" W	55.00	100.00	55.00
83	S 89° 42' 15" W	55.00	100.00	55.00
84	S 89° 42' 15" W	55.00	100.00	55.00
85	S 89° 42' 15" W	55.00	100.00	55.00
86	S 89° 42' 15" W	55.00	100.00	55.00
87	S 89° 42' 15" W	55.00	100.00	55.00
88	S 89° 42' 15" W	55.00	100.00	55.00
89	S 89° 42' 15" W	55.00	100.00	55.00
90	S 89° 42' 15" W	55.00	100.00	55.00
91	S 89° 42' 15" W	55.00	100.00	55.00
92	S 89° 42' 15" W	55.00	100.00	55.00
93	S 89° 42' 15" W	55.00	100.00	55.00
94	S 89° 42' 15" W	55.00	100.00	55.00
95	S 89° 42' 15" W	55.00	100.00	55.00
96	S 89° 42' 15" W	55.00	100.00	55.00
97	S 89° 42' 15" W	55.00	100.00	55.00
98	S 89° 42' 15" W	55.00	100.00	55.00
99	S 89° 42' 15" W	55.00	100.00	55.00
100	S 89° 42' 15" W	55.00	100.00	55.00



APPROXIMATE  
 PLAT BOOK 28, PAGE 129  
 LEE COUNTY, FLORIDA

19 LOTS THIS SHEET  
 SHEET 11 OF 20 SHEETS



# PUNTA GORDA ISLES

SECTION TWENTY TWO  
 A PORTION OF SECTION 1, T43S, R22E &  
 A PORTION OF SECTION 6, T43S, R23E  
 LEE COUNTY, FLORIDA

CURVE DATA

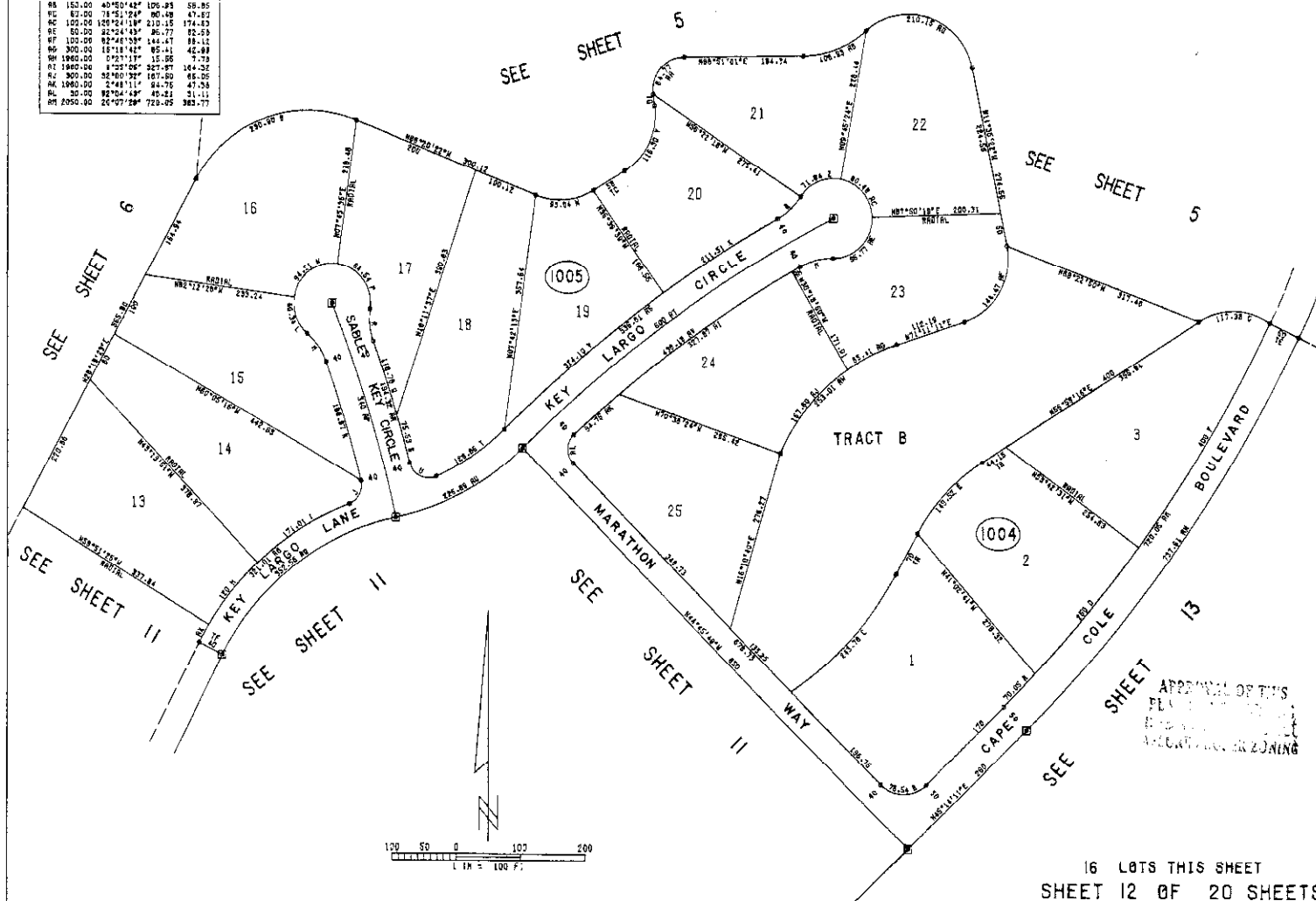
ID	RADIUS	DELTA	ARC LGT	TANGENT
A	6500.00	1°07'28"	70.05	35.03
B	80.00	90°00'00"	78.54	50.00
C	500.00	27°00'00"	243.78	174.36
D	2050.00	8°53'14"	350.00	125.18
E	300.00	89°33'23"	148.58	78.35
F	2050.00	11°10'47"	400.00	200.84
G	100.00	87°15'11"	111.28	66.51
H	400.00	15°37'56"	100.00	66.37
I	400.00	22°18'09"	171.01	86.85
J	300.00	89°13'00"	43.67	25.84
K	1800.00	5°31'18"	106.87	64.51
L	80.00	87°07'17"	80.34	50.00
M	100.00	90°00'00"	80.58	50.81
N	50.00	89°08'03"	94.21	59.87
O	200.00	89°02'00"	200.89	177.88
P	80.00	90°18'58"	94.54	60.50
Q	2040.00	3°20'10"	110.78	58.41
R	100.00	87°54'00"	43.70	24.84
S	2040.00	2°07'17"	75.53	37.77
T	350.00	20°00'00"	120.86	65.10
U	50.00	89°51'13"	38.78	25.46
V	2040.00	8°08'10"	324.10	182.19
W	100.00	89°18'58"	93.04	58.48
X	2040.00	5°50'28"	212.51	100.85
Y	100.00	89°38'08"	110.30	65.73
Z	60.00	89°05'00"	71.84	40.89
AA	50.00	87°00'00"	64.77	36.65
AB	150.00	40°00'00"	100.89	58.85
AC	80.00	18°15'00"	90.48	47.02
AD	100.00	120°24'18"	210.15	174.83
AE	50.00	92°54'18"	36.77	22.59
AF	100.00	82°46'58"	144.67	88.12
AG	300.00	15°18'42"	85.11	42.88
AH	1800.00	0°00'00"	15.00	7.79
AI	1800.00	0°00'00"	325.87	164.32
AJ	300.00	82°00'00"	167.50	86.00
AK	1800.00	2°48'11"	94.70	47.58
AL	30.00	89°04'49"	45.81	21.11
AM	2050.00	20°07'28"	728.05	383.77

CURVE DATA

ID	RADIUS	DELTA	ARC LGT	TANGENT
AN	2100.00	20°07'28"	757.81	372.64
AO	440.00	41°49'28"	281.01	168.03
AP	2000.00	8°44'25"	340.00	170.41
AQ	400.00	50°39'29"	382.56	199.85
AR	2040.00	5°07'29"	184.32	87.23
AS	2040.00	15°07'56"	335.81	258.38
AT	2000.00	17°11'19"	608.00	302.27
AU	400.00	30°00'00"	256.98	116.58
AV	1400.00	12°49'30"	438.18	220.00
AW	300.00	48°18'14"	253.01	134.58
AX	240.00	8°54'24"	30.00	15.01

TANGENT DATA

ID	BEARING	DIST
AY	N82°25'16"E	70.00
AZ	N89°09'18"E	44.16
BA	N82°51'18"E	38.00
BB	N00°17'00"W	17.00
BC	N84°53'18"W	20.00
BD	N82°43'48"W	40.00



16 LOTS THIS SHEET  
 SHEET 12 OF 20 SHEETS

APPROVAL OF THIS  
 PLAN BY THE  
 BOARD OF COUNTY  
 COMMISSIONERS

# PUNTA GORDA ISLES

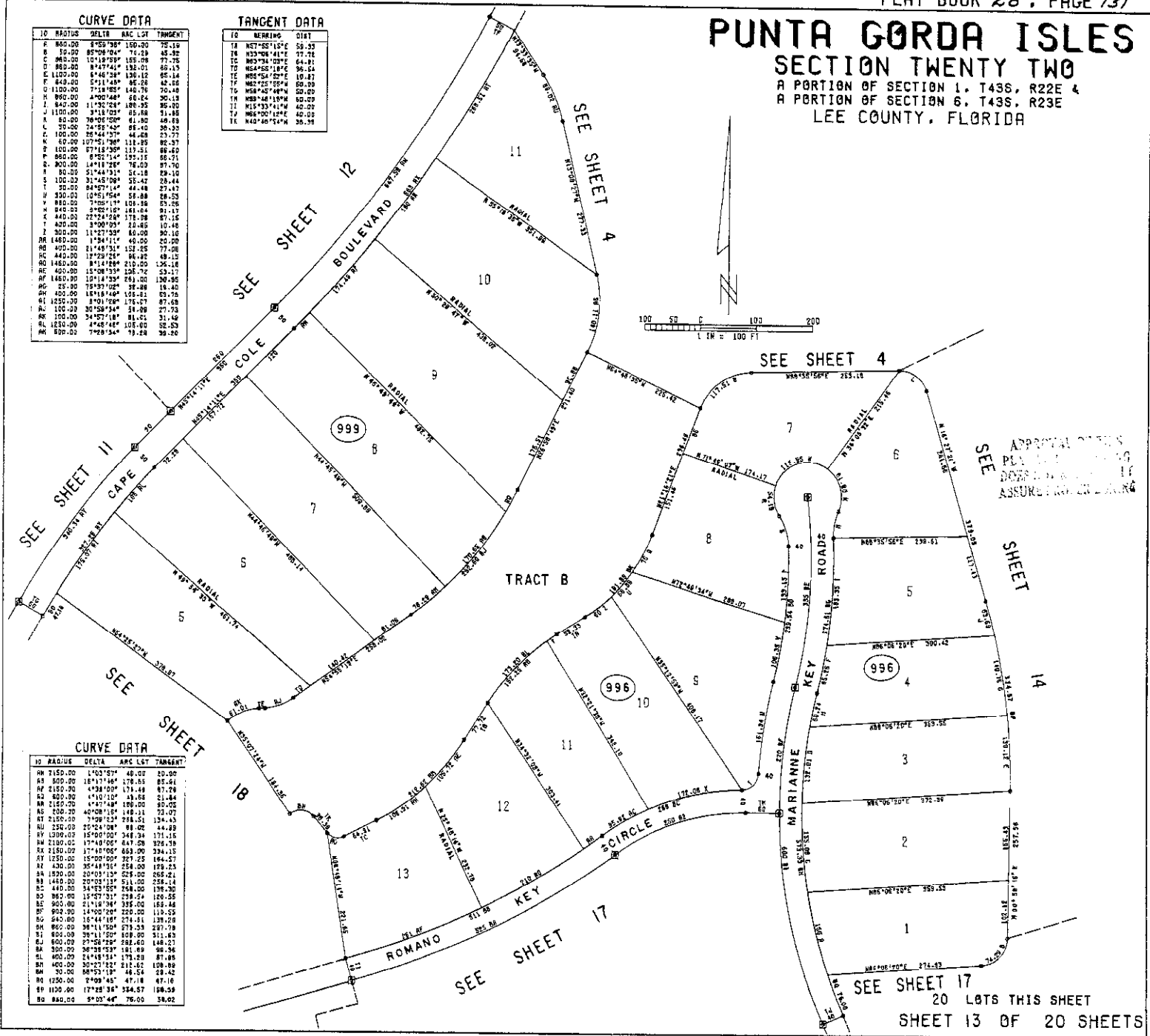
## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

ID	RADIUS	DELTA	ARC LST	TANGENT
F	800.00	8°59'58"	150.00	75.19
G	800.00	8°59'58"	75.19	48.29
H	800.00	10°19'59"	185.08	77.25
I	800.00	8°47'41"	152.01	86.15
J	1000.00	8°46'58"	139.12	85.14
K	800.00	5°11'48"	85.08	42.16
L	1000.00	7°18'55"	140.76	70.48
M	800.00	4°00'48"	69.24	30.19
N	800.00	11°32'28"	199.35	95.00
O	1000.00	8°18'59"	155.88	77.88
P	800.00	7°00'00"	125.66	62.57
Q	1000.00	8°00'00"	157.08	78.54
R	800.00	8°00'00"	157.08	78.54
S	800.00	8°00'00"	157.08	78.54
T	800.00	8°00'00"	157.08	78.54
U	800.00	8°00'00"	157.08	78.54
V	800.00	8°00'00"	157.08	78.54
W	800.00	8°00'00"	157.08	78.54
X	800.00	8°00'00"	157.08	78.54
Y	800.00	8°00'00"	157.08	78.54
Z	800.00	8°00'00"	157.08	78.54
AA	800.00	8°00'00"	157.08	78.54
AB	800.00	8°00'00"	157.08	78.54
AC	800.00	8°00'00"	157.08	78.54
AD	800.00	8°00'00"	157.08	78.54
AE	800.00	8°00'00"	157.08	78.54
AF	800.00	8°00'00"	157.08	78.54
AG	800.00	8°00'00"	157.08	78.54
AH	800.00	8°00'00"	157.08	78.54
AI	800.00	8°00'00"	157.08	78.54
AJ	800.00	8°00'00"	157.08	78.54
AK	800.00	8°00'00"	157.08	78.54
AL	800.00	8°00'00"	157.08	78.54
AM	800.00	8°00'00"	157.08	78.54

ID	BEARING	DIST
TA	N57°05'15"E	58.33
TB	N33°06'41"E	77.76
TC	N63°55'10"E	64.81
TD	N64°05'18"E	96.54
TE	N65°55'40"E	119.87
TF	N62°25'58"W	89.00
TG	N58°42'44"W	90.00
TH	N68°44'19"W	60.00
TI	N15°33'41"W	40.00
TJ	N64°00'15"E	40.00
TK	N43°46'55"W	36.95

ID	RADIUS	DELTA	ARC LST	TANGENT
AN	2150.00	1°53'57"	40.07	20.00
AO	800.00	18°17'46"	178.55	85.41
AP	2150.00	4°38'10"	171.49	87.78
AQ	800.00	4°10'04"	83.86	51.84
AR	2150.00	4°47'48"	180.00	90.00
AS	800.00	4°00'00"	149.31	73.07
AT	2150.00	4°00'00"	139.43	69.43
AU	250.00	20°24'08"	81.02	44.89
AV	3000.00	15°00'00"	548.34	171.15
AW	2100.00	17°49'00"	647.28	378.58
AX	1150.00	17°40'00"	653.00	374.15
AY	2500.00	15°00'00"	548.34	171.15
AZ	430.00	35°48'51"	258.00	129.25
BA	1890.00	20°03'13"	228.00	265.21
BB	450.00	72°03'13"	51.00	235.55
BC	440.00	34°53'52"	258.00	129.30
BD	860.00	19°07'37"	238.24	126.55
BE	900.00	21°18'00"	195.00	163.44
BF	900.00	14°00'28"	220.00	110.53
BG	840.00	16°44'16"	274.51	138.28
BH	800.00	38°11'50"	278.33	237.18
BI	800.00	38°11'50"	109.00	511.83
BJ	800.00	27°05'29"	238.60	148.27
BK	300.00	58°38'53"	181.89	92.36
BL	400.00	24°48'31"	179.28	87.88
BM	400.00	30°03'23"	211.60	100.89
BN	30.00	88°53'19"	46.54	28.42
BO	1250.00	2°09'40"	47.18	47.16
BP	1100.00	17°42'38"	354.57	198.59
BQ	840.00	8°00'48"	76.00	38.02



APPROVAL OF THIS  
PLAN IS NOT A GUARANTEE  
OR WARRANTY OF ANY KIND  
ASSURE YOUR INVESTMENT

SEE SHEET 17  
20 LOTS THIS SHEET  
SHEET 13 OF 20 SHEETS

**PUNTA GORDA ISLES**

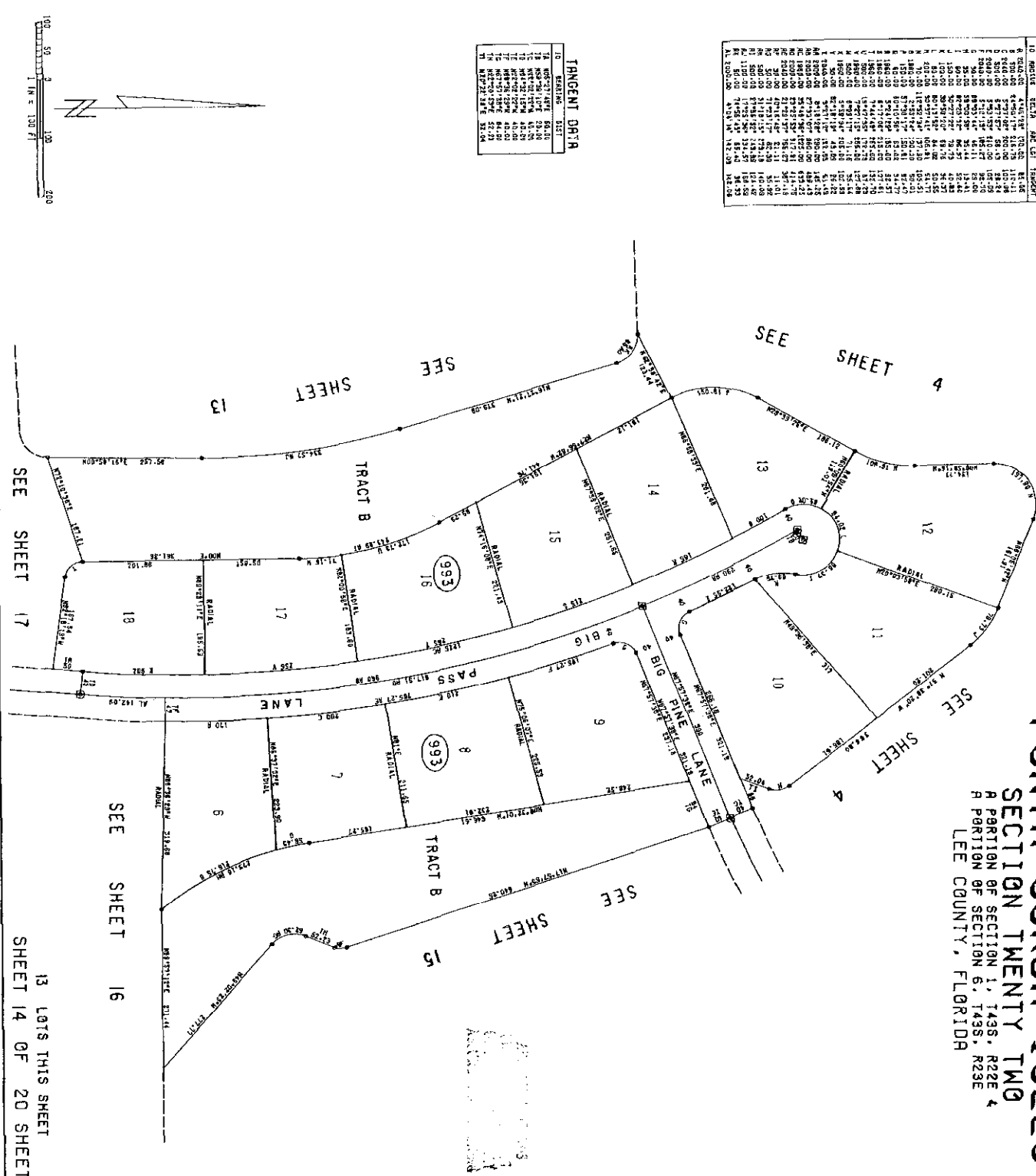
SECTION TWENTY TWO  
 A PORTION OF SECTION 1, T43S, R22E &  
 A PORTION OF SECTION 6, T43S, R23E  
 LEE COUNTY, FLORIDA

**CURVE DATA**

NO.	ARC	RADIUS	ARC LENGTH	CHORD	ANGULAR DEFLECTION
1	50.00	50.00	50.00	50.00	90.00
2	50.00	50.00	50.00	50.00	90.00
3	50.00	50.00	50.00	50.00	90.00
4	50.00	50.00	50.00	50.00	90.00
5	50.00	50.00	50.00	50.00	90.00
6	50.00	50.00	50.00	50.00	90.00
7	50.00	50.00	50.00	50.00	90.00
8	50.00	50.00	50.00	50.00	90.00
9	50.00	50.00	50.00	50.00	90.00
10	50.00	50.00	50.00	50.00	90.00
11	50.00	50.00	50.00	50.00	90.00
12	50.00	50.00	50.00	50.00	90.00
13	50.00	50.00	50.00	50.00	90.00
14	50.00	50.00	50.00	50.00	90.00
15	50.00	50.00	50.00	50.00	90.00
16	50.00	50.00	50.00	50.00	90.00
17	50.00	50.00	50.00	50.00	90.00
18	50.00	50.00	50.00	50.00	90.00
19	50.00	50.00	50.00	50.00	90.00
20	50.00	50.00	50.00	50.00	90.00

**TANGENT DATA**

NO.	START	END	CHORD	ANGLE
1	0+00	0+50	50.00	90.00
2	0+50	1+00	50.00	90.00
3	1+00	1+50	50.00	90.00
4	1+50	2+00	50.00	90.00
5	2+00	2+50	50.00	90.00
6	2+50	3+00	50.00	90.00
7	3+00	3+50	50.00	90.00
8	3+50	4+00	50.00	90.00
9	4+00	4+50	50.00	90.00
10	4+50	5+00	50.00	90.00
11	5+00	5+50	50.00	90.00
12	5+50	6+00	50.00	90.00
13	6+00	6+50	50.00	90.00
14	6+50	7+00	50.00	90.00
15	7+00	7+50	50.00	90.00
16	7+50	8+00	50.00	90.00
17	8+00	8+50	50.00	90.00
18	8+50	9+00	50.00	90.00
19	9+00	9+50	50.00	90.00
20	9+50	10+00	50.00	90.00



13 LOTS THIS SHEET  
 SHEET 14 OF 20 SHEETS

SEE SHEET 16

SEE SHEET 17

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

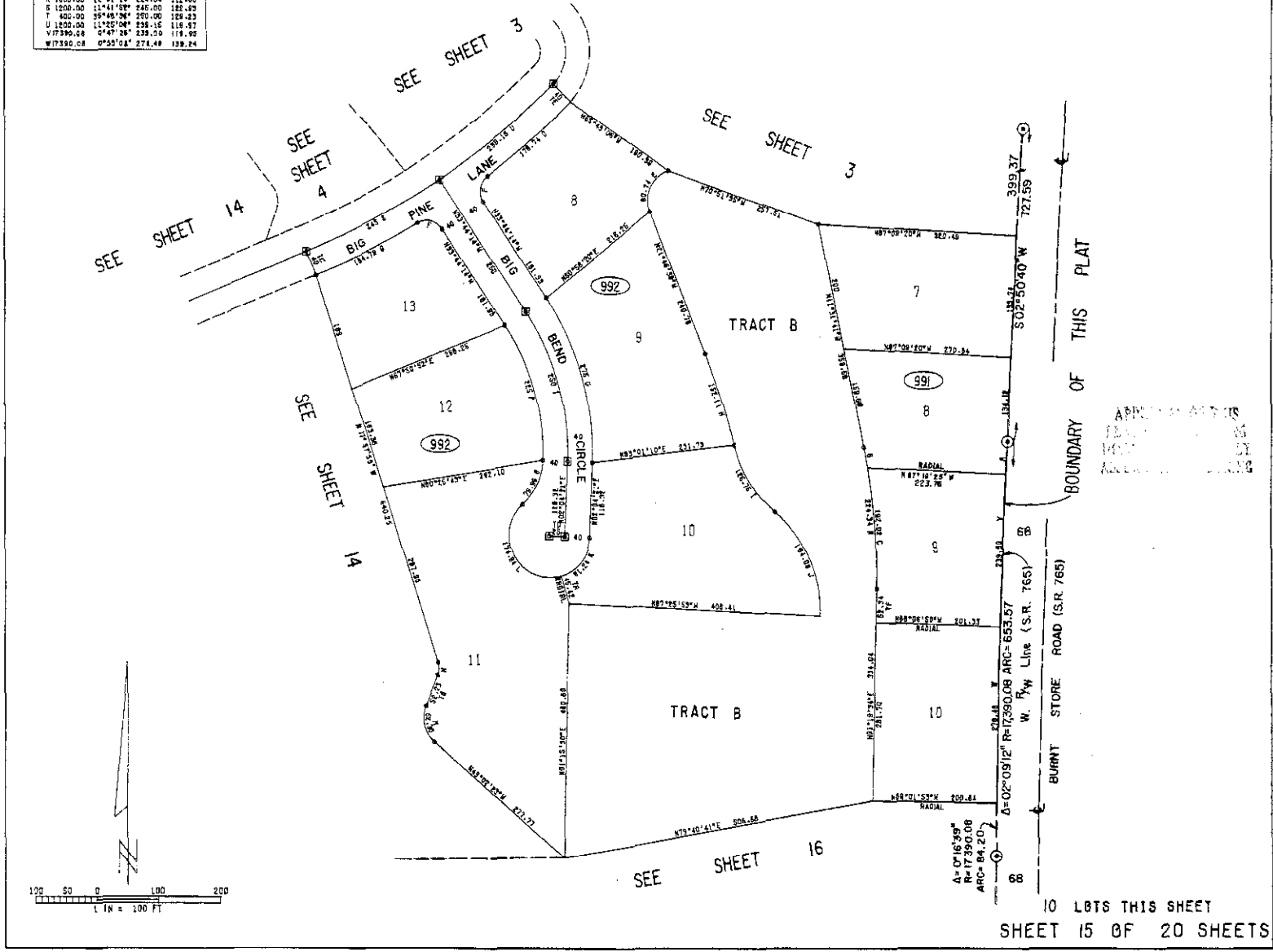
# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

ID	ABRAC	DELTA	SEC. DIST	TANGENT
A	17390.08	0°10'08"	50.33	26.45
B	1050.00	1°51'08"	32.11	16.17
C	1050.00	1°10'08"	182.02	86.30
D	1240.00	8°16'28"	178.74	86.82
E	50.00	82°31'28"	80.74	52.05
F	50.00	88°02'28"	45.47	28.59
G	440.00	38°40'38"	276.00	142.18
H	1100.00	7°55'28"	152.11	76.17
I	200.00	84°18'08"	126.76	65.50
J	200.00	38°44'18"	104.08	55.14
K	85.00	71°20'51"	91.24	46.89
L	65.00	184°18'08"	174.54	83.82
M	50.00	71°23'12"	82.50	36.82
N	30.00	42°18'48"	21.11	11.01
O	100.00	45°48'08"	76.89	42.25
P	380.00	39°48'38"	225.00	116.31
Q	324.00	9°20'18"	184.78	92.05
R	1050.00	1°51'14"	224.34	112.65
S	1200.00	11°41'08"	246.00	122.89
T	400.00	39°48'38"	291.00	128.43
U	1800.00	11°22'08"	238.16	118.97
V	17390.08	0°47'28"	238.59	119.92
W	17390.08	0°52'08"	274.49	139.84

ID	BEARING	DIST
TA	N81°17'48"W	45.42
TB	N22°20'28"E	52.23
TC	N22°02'22"W	40.00
TD	N87°58'38"W	11.00
TE	N45°08'21"W	40.00
TF	N0°19'34"E	38.34



10 LOTS THIS SHEET  
SHEET 15 OF 20 SHEETS

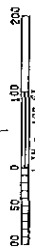


# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E 4  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

APPROVAL OF THIS  
PLAT IS GRANTED BY  
DEED BOOK 13652-20  
ASSOCIATED WITH SHEET 17



**TANGENT DATA**

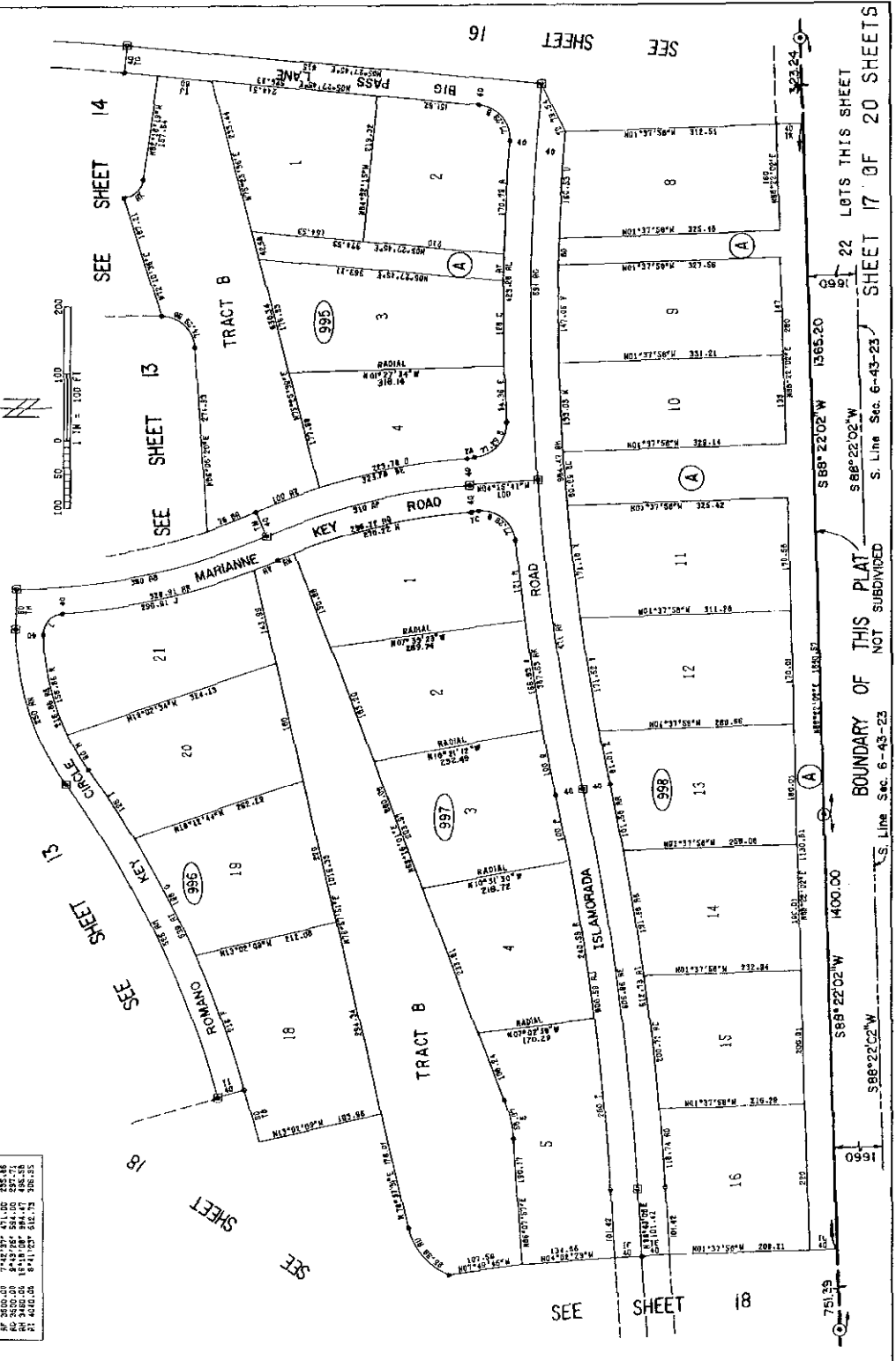
ID	BEARING	DIST
1A	N04°14'14"W	111.15
1B	N04°14'14"W	111.15
1C	N04°14'14"W	111.15
1D	N04°14'14"W	111.15
1E	N04°14'14"W	111.15
1F	N04°14'14"W	111.15
1G	N04°14'14"W	111.15
1H	N04°14'14"W	111.15
1I	N04°14'14"W	111.15
1J	N04°14'14"W	111.15
1K	N04°14'14"W	111.15
1L	N04°14'14"W	111.15

**CURVE DATA**

ID	ARC/LEN	DELTA	ARC LEN	TANGENT
1A	340.00	87.12	340.00	301.97
1B	340.00	87.12	340.00	301.97
1C	340.00	87.12	340.00	301.97
1D	340.00	87.12	340.00	301.97
1E	340.00	87.12	340.00	301.97
1F	340.00	87.12	340.00	301.97
1G	340.00	87.12	340.00	301.97
1H	340.00	87.12	340.00	301.97
1I	340.00	87.12	340.00	301.97
1J	340.00	87.12	340.00	301.97
1K	340.00	87.12	340.00	301.97
1L	340.00	87.12	340.00	301.97

**CURVE DATA**

ID	ARC/LEN	DELTA	ARC LEN	TANGENT
1A	340.00	87.12	340.00	301.97
1B	340.00	87.12	340.00	301.97
1C	340.00	87.12	340.00	301.97
1D	340.00	87.12	340.00	301.97
1E	340.00	87.12	340.00	301.97
1F	340.00	87.12	340.00	301.97
1G	340.00	87.12	340.00	301.97
1H	340.00	87.12	340.00	301.97
1I	340.00	87.12	340.00	301.97
1J	340.00	87.12	340.00	301.97
1K	340.00	87.12	340.00	301.97
1L	340.00	87.12	340.00	301.97



SEE SHEET 14  
SEE SHEET 13  
SEE SHEET 18  
SEE SHEET 16  
SEE SHEET 17 OF 20 SHEETS

BOUNDARY OF THIS PLAT NOT SUBDIVIDED

S. Line Sec. 6-43-23  
S. Line Sec. 6-43-23  
S. Line Sec. 6-43-23

1365.20  
1400.00  
751.39



# PUNTA GORDA ISLES

## SECTION TWENTY TWO

A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

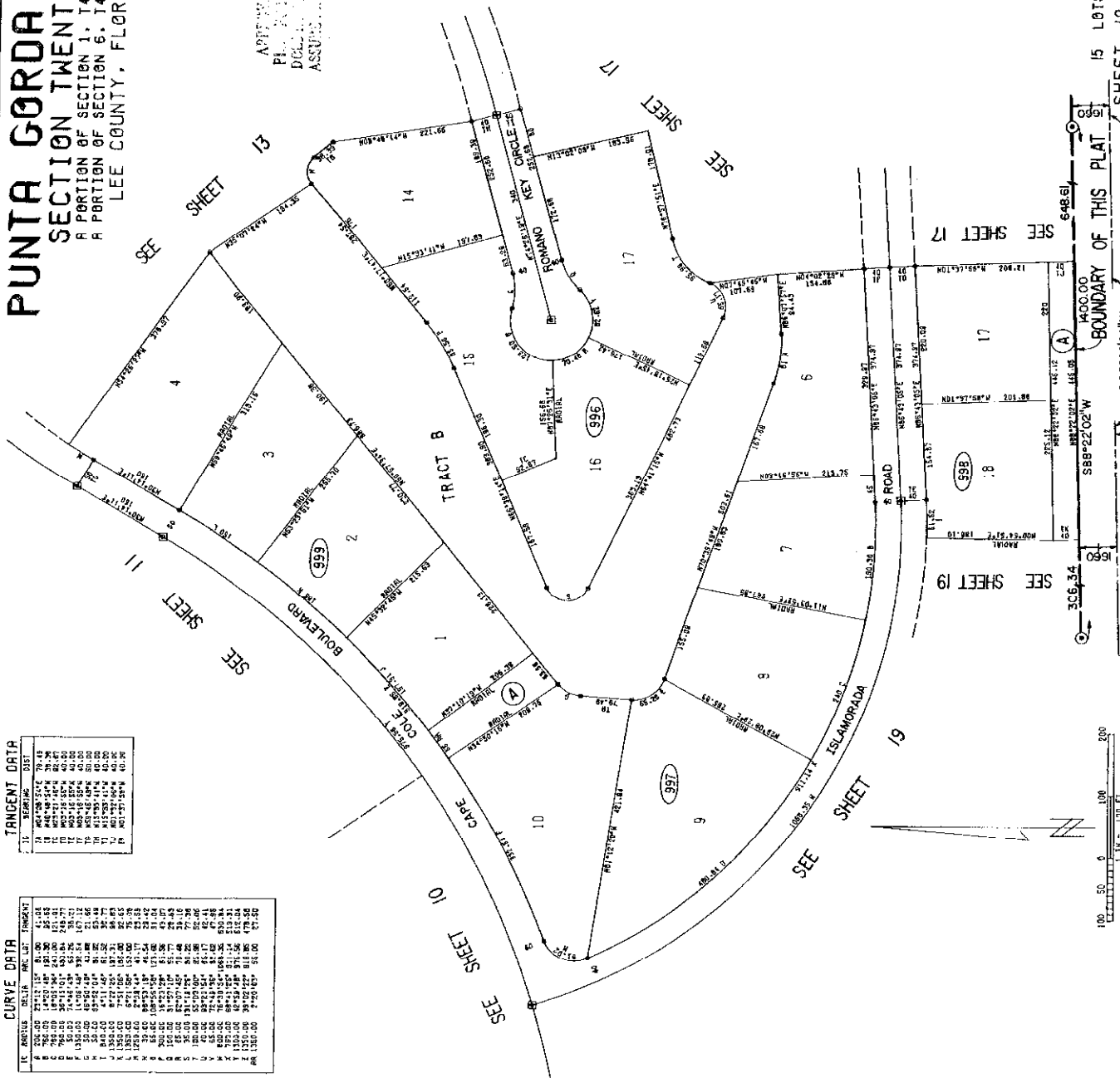
APPROVAL OF THIS  
PLAT IS NOT A  
WARRANTY OF  
DEGREE OR  
ASSURANCE

**TANGENT DATA**

LINE	BEARING	DIST.
11	S88°22'02"W	316.34
12	S88°22'02"W	316.34
13	S88°22'02"W	316.34
14	S88°22'02"W	316.34
15	S88°22'02"W	316.34
16	S88°22'02"W	316.34
17	S88°22'02"W	316.34
18	S88°22'02"W	316.34
19	S88°22'02"W	316.34
20	S88°22'02"W	316.34

**CURVE DATA**

LINE	ARC LENGTH	CHORD	CHORD BEARING	TANGENT
A	1400.00	1399.99	S88°22'02"W	316.34
B	1400.00	1399.99	S88°22'02"W	316.34
C	1400.00	1399.99	S88°22'02"W	316.34
D	1400.00	1399.99	S88°22'02"W	316.34
E	1400.00	1399.99	S88°22'02"W	316.34
F	1400.00	1399.99	S88°22'02"W	316.34
G	1400.00	1399.99	S88°22'02"W	316.34
H	1400.00	1399.99	S88°22'02"W	316.34
I	1400.00	1399.99	S88°22'02"W	316.34
J	1400.00	1399.99	S88°22'02"W	316.34
K	1400.00	1399.99	S88°22'02"W	316.34
L	1400.00	1399.99	S88°22'02"W	316.34
M	1400.00	1399.99	S88°22'02"W	316.34
N	1400.00	1399.99	S88°22'02"W	316.34
O	1400.00	1399.99	S88°22'02"W	316.34
P	1400.00	1399.99	S88°22'02"W	316.34
Q	1400.00	1399.99	S88°22'02"W	316.34
R	1400.00	1399.99	S88°22'02"W	316.34
S	1400.00	1399.99	S88°22'02"W	316.34
T	1400.00	1399.99	S88°22'02"W	316.34
U	1400.00	1399.99	S88°22'02"W	316.34
V	1400.00	1399.99	S88°22'02"W	316.34
W	1400.00	1399.99	S88°22'02"W	316.34
X	1400.00	1399.99	S88°22'02"W	316.34
Y	1400.00	1399.99	S88°22'02"W	316.34
Z	1400.00	1399.99	S88°22'02"W	316.34
AA	1400.00	1399.99	S88°22'02"W	316.34



SEE SHEET 11 SEE SHEET 13 SEE SHEET 17 SEE SHEET 19 SEE SHEET 17 SEE SHEET 17

BOUNDARY OF THIS PLAT IS 15 LOTS THIS SHEET SHEET 18 OF 20 SHEETS

NOT SUBDIVIDED S. Line Sec. 6-43-23 S. Line Sec. 6-43-23 S. Line Sec. 6-43-23

1400.00  
316.34  
646.51

1400.00  
316.34  
646.51

1400.00  
316.34  
646.51

# PUNTA GORDA ISLES

SECTION TWENTY TWO  
 A PORTION OF SECTION 1, 143S, R22E &  
 A PORTION OF SECTION 6, 143S, R23E &  
 LEE COUNTY, FLORIDA

APPROVED FOR  
 PLAT BOOK 28, PAGE 137  
 DOES NOT CONSTITUTE  
 ASSURANCE OF ACCURACY

TANGENT DATA

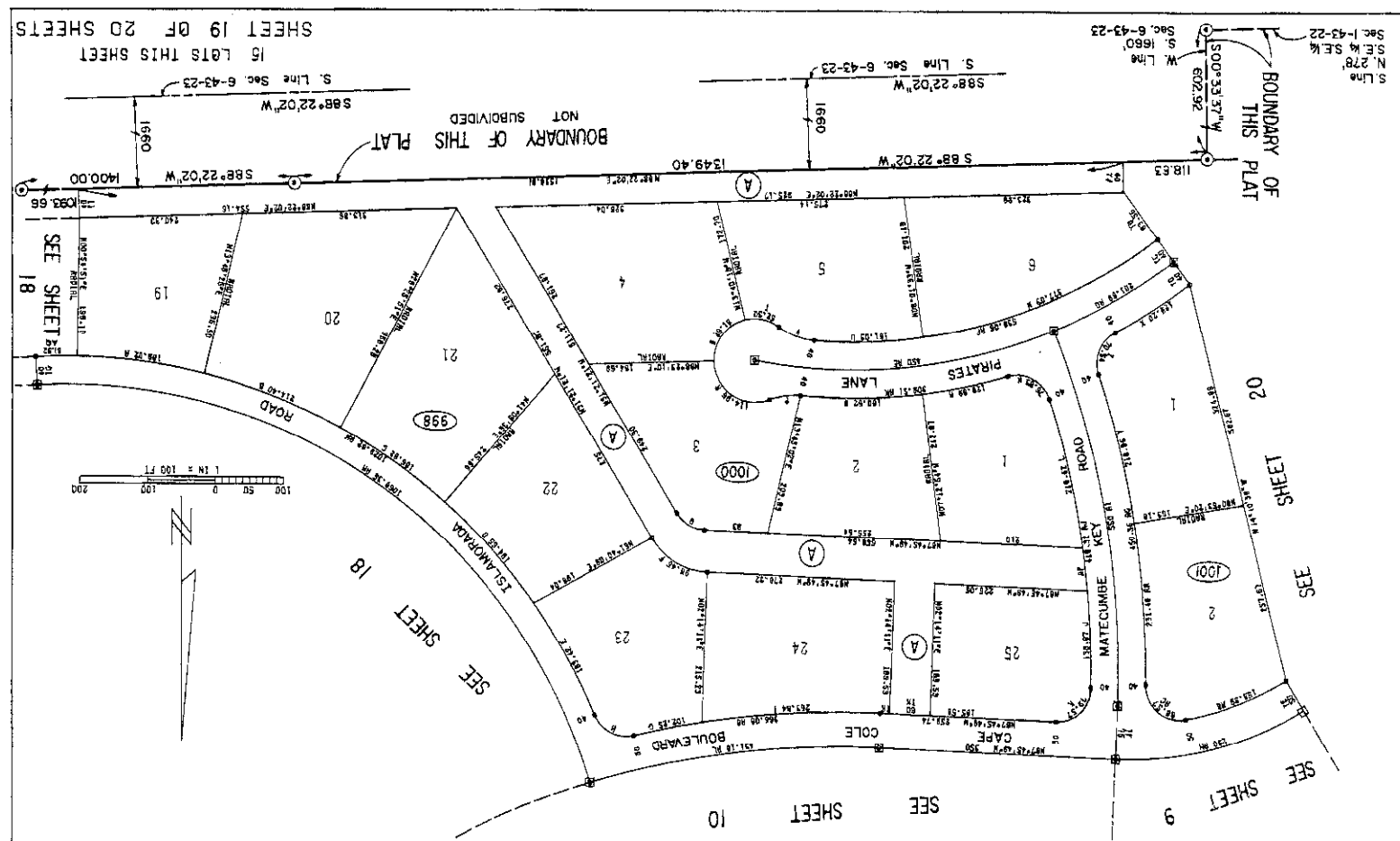
10	107.457	14.11	11.11
11	107.457	14.11	11.11
12	107.457	14.11	11.11
13	107.457	14.11	11.11
14	107.457	14.11	11.11
15	107.457	14.11	11.11
16	107.457	14.11	11.11
17	107.457	14.11	11.11
18	107.457	14.11	11.11
19	107.457	14.11	11.11
20	107.457	14.11	11.11
21	107.457	14.11	11.11
22	107.457	14.11	11.11
23	107.457	14.11	11.11
24	107.457	14.11	11.11
25	107.457	14.11	11.11

CURVE DATA

10	107.457	14.11	11.11
11	107.457	14.11	11.11
12	107.457	14.11	11.11
13	107.457	14.11	11.11
14	107.457	14.11	11.11
15	107.457	14.11	11.11
16	107.457	14.11	11.11
17	107.457	14.11	11.11
18	107.457	14.11	11.11
19	107.457	14.11	11.11
20	107.457	14.11	11.11
21	107.457	14.11	11.11
22	107.457	14.11	11.11
23	107.457	14.11	11.11
24	107.457	14.11	11.11
25	107.457	14.11	11.11

CURVE DATA

10	107.457	14.11	11.11
11	107.457	14.11	11.11
12	107.457	14.11	11.11
13	107.457	14.11	11.11
14	107.457	14.11	11.11
15	107.457	14.11	11.11
16	107.457	14.11	11.11
17	107.457	14.11	11.11
18	107.457	14.11	11.11
19	107.457	14.11	11.11
20	107.457	14.11	11.11
21	107.457	14.11	11.11
22	107.457	14.11	11.11
23	107.457	14.11	11.11
24	107.457	14.11	11.11
25	107.457	14.11	11.11



SHEET 19 OF 20 SHEETS  
 IS LOTS THIS SHEET  
 S. Line Sec. 6-43-23

BOUNDARY OF THIS PLAT  
 S. Line  
 N. 278'  
 S. E. M. S. E. M.  
 Sec. 1-43-22  
 S. Line  
 S. 1660'  
 W. Line  
 500° 33' 37" W  
 602.92'

NOT SUBDIVIDED  
 BOUNDARY OF THIS PLAT  
 S. Line Sec. 6-43-23  
 S. 88° 22' 02" W  
 166.60'

SEE SHEET 18

SEE SHEET 20

SEE SHEET 18

SEE SHEET 10

SEE SHEET 9

# PUNTA GORDA ISLES

## SECTION TWENTY TWO

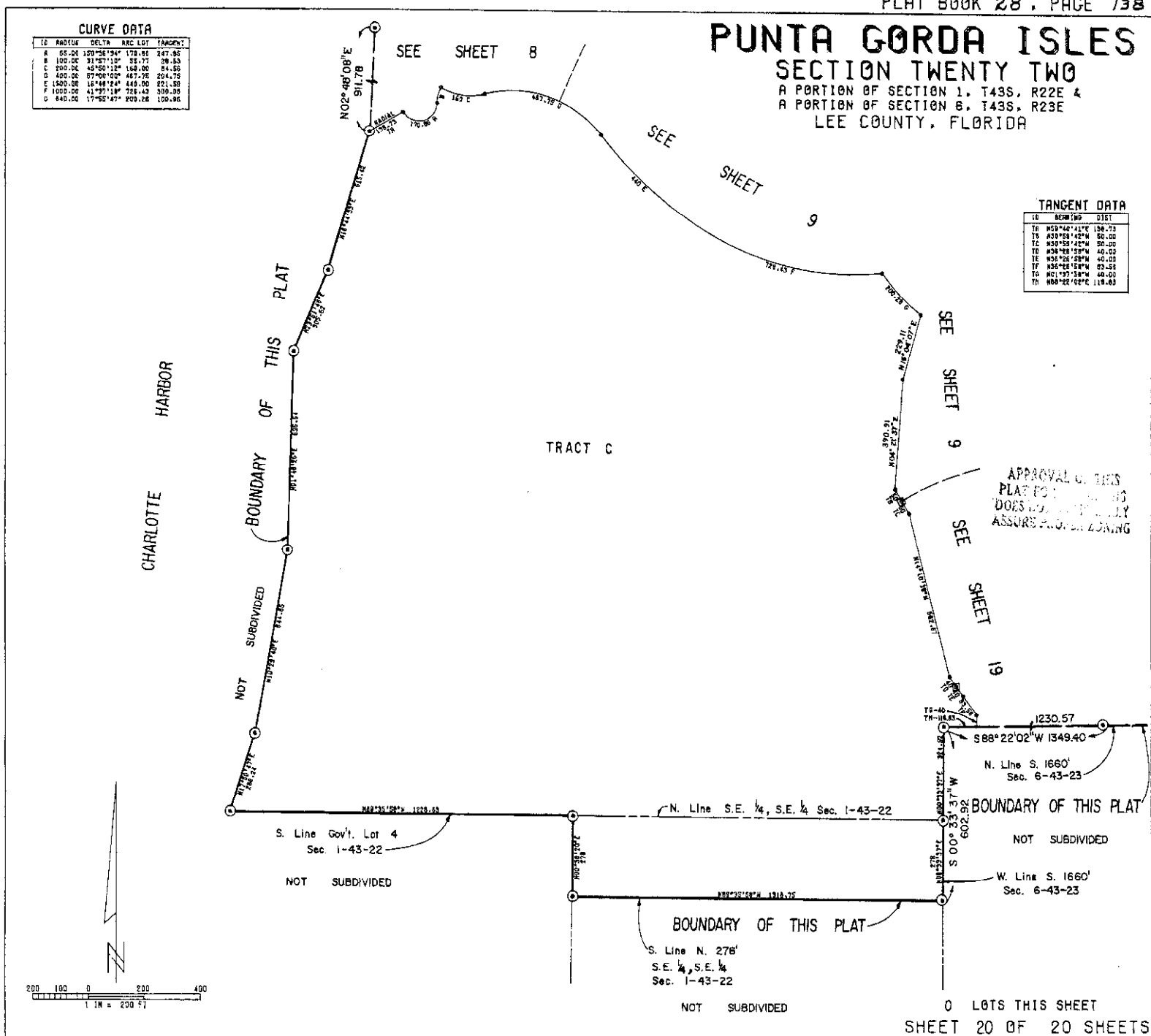
A PORTION OF SECTION 1, T43S, R22E &  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

**CURVE DATA**

ID	ANGLE	DELTA	ARC LDT	TANGENT
A	65.00	150°58'34"	178.86	247.85
B	100.00	31°57'10"	55.77	28.53
C	200.00	15°50'12"	158.00	84.55
D	400.00	07°00'00"	487.75	204.75
E	1500.00	16°46'24"	448.00	221.58
F	1000.00	41°37'18"	72.42	359.38
G	840.00	17°55'47"	209.28	100.86

**TANGENT DATA**

ID	Bearing	DIST
TA	N53°40'41"E	136.73
TB	N33°08'42"W	80.00
TC	N30°52'42"W	50.00
TD	N30°08'59"W	40.00
TE	N35°26'59"W	40.00
TF	N56°06'59"W	85.52
TG	N01°37'59"W	40.00
TH	N08°22'02"E	118.83



# Punta Gorda Isles

## SECTION TWENTY TWO REPLAT

### DESCRIPTION

A parcel of land lying in section 1, township 43 south, range 22 east, Lee County, Florida, being lots 11, 12 and 13 of block 1009; lots 1 thru 4 inclusive of block 1009; all of block 1010; lots 3 and 4 of block 1011 and a portion of an unrecorded plat of PUNTA GORDA ISLES SECTION TWENTY TWO as shown in plat book 28 at page 118 of the public records of Lee County, Florida; the east line of said area designated "SEA TURTLE LANE" and described as follows: COMMENCING at the southeast corner of lot 1 of block 1008 run NORTH 71°02'25" WEST 73.76 feet to the POINT OF BEGINNING; thence SOUTH 23°36'59" WEST, 306.45' feet to a point of curved curvature on the east line of lot 1 of block 1009 and the point of termination.

TOGETHER WITH the rights of way of Sea Turtle Lane and that part of Suncoast Key Road lying immediately adjacent to the above mentioned lots and blocks, CONTAINING 31.45 acres more or less.

A Portion of Section 1, Township 43 South, Range 22 East  
Being  
A Replat of a part of PUNTA GORDA ISLES SECTION TWENTY TWO as recorded in Plat Book 28 at Page 118 of the Public Records of Lee County, Florida.

### APPROVALS

Whereas, this plat was on the 17<sup>th</sup> day of February 1982 submitted to the Board of County Commissioners of Lee County, Florida, for their approval for record and has been approved by said commission.

Now, therefore be it resolved by the county commissioners of Lee County Florida, that the said plat is hereby approved, and shall be recorded in the public records of this county.

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY FLORIDA

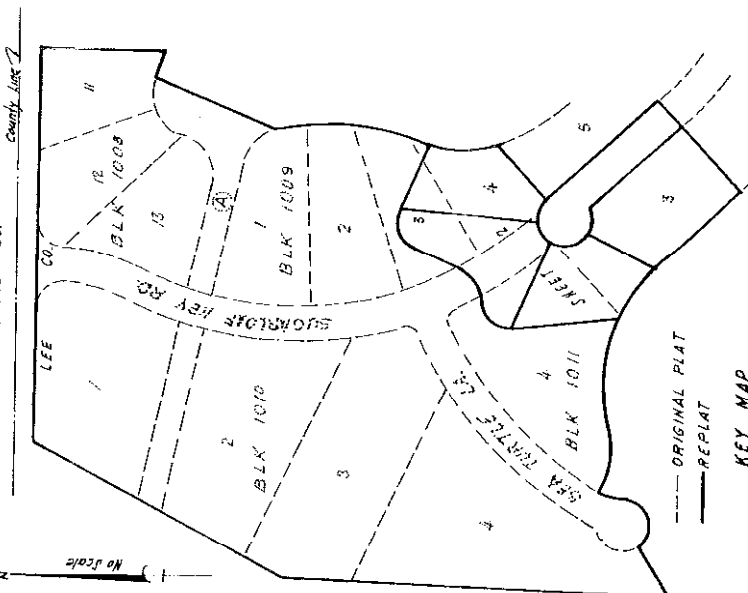
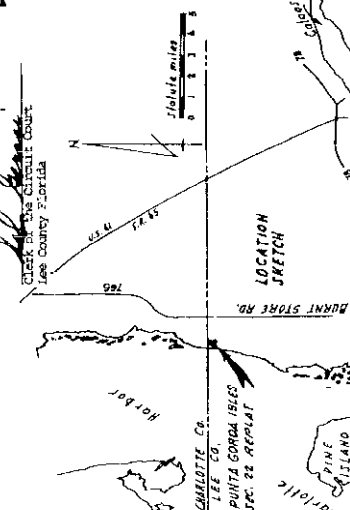
By: Ernst C. Trotter  
Chairman of the Board

By: John A. ...  
County Engineer

By: John A. ...  
County Attorney

CLERK'S CERTIFICATE  
15250140

I, John A. ..., Clerk of the Circuit Court of Lee County Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177 of the Florida Statutes, 1982, and that it was filed and recorded on the 24<sup>th</sup> day of February, 1982, recorded in Plat Book 34, Page 22 through 34.



### DEDICATION

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

PUNTA GORDA ISLES, INC., a corporation existing under the laws of the State of Florida, the owners of the lands herein plat, as dedicatory, does hereby dedicate to the public, all streets, rights-of-way, and easements shown herein. The express purpose of this plat is to close, revoke, vacate and appropriate that portion of PUNTA GORDA ISLES SECTION TWENTY TWO as recorded in plat book 28 at page 118 of the public records of Lee County, Florida, as described herein and to dedicate to the public, the streets, rights-of-way, and easements as shown herein, to be taken with the plat and rear lot lines and 6 feet each side of 3 parallel with east side lot line is reserved for the construction and maintenance of utility and drainage facilities. Where more than one lot is intended for a building site, said side lot line easement shall be along the outside lines of said site.

IN WITNESS WHEREOF, the said PUNTA GORDA ISLES, INC. has caused its name and the corporate seal to be affixed hereto by its President, hereinafter duly authorized by its board of Directors on this 24<sup>th</sup> day of FEBRUARY, 1982.

CORPORATE  
SEAL

By: Ernst C. Trotter  
PUNTA GORDA ISLES, INC.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

Before me, the undersigned, an officer duly authorized and acting generally as a Notary Public for the State of Florida, the individuals herein named executed the foregoing dedication as the individuals named herein.

I, John A. ..., Notary Public for the State of Florida, do hereby certify that on this 24<sup>th</sup> day of February, 1982, before me and being duly sworn, acknowledged and signed these before me that they executed the same as such officers of such corporation heretofore duly authorized by the board of Directors of such corporation as the act and deed of such corporation.

In witness my hand and official seal this 24<sup>th</sup> day of FEBRUARY, 1982, in the county and state last aforesaid.

My Commission Expires: 17 MAY 10, 1988

### SURVEYOR'S CERTIFICATE

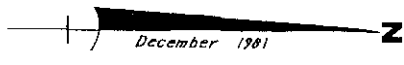
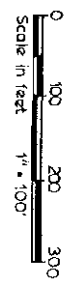
I HEREBY CERTIFY that this plat of PUNTA GORDA ISLES SECTION TWENTY TWO REPLAT is a true and correct representation of the hereinafter described land according to a survey made and placed under my direction and supervision and that the same complies with the requirements of Chapter 177 of the Florida Statutes.

By: Ernst C. Trotter Dec. 14, 1981  
Ernest C. Trotter, P.L.S.  
Florida Certification No. 2257

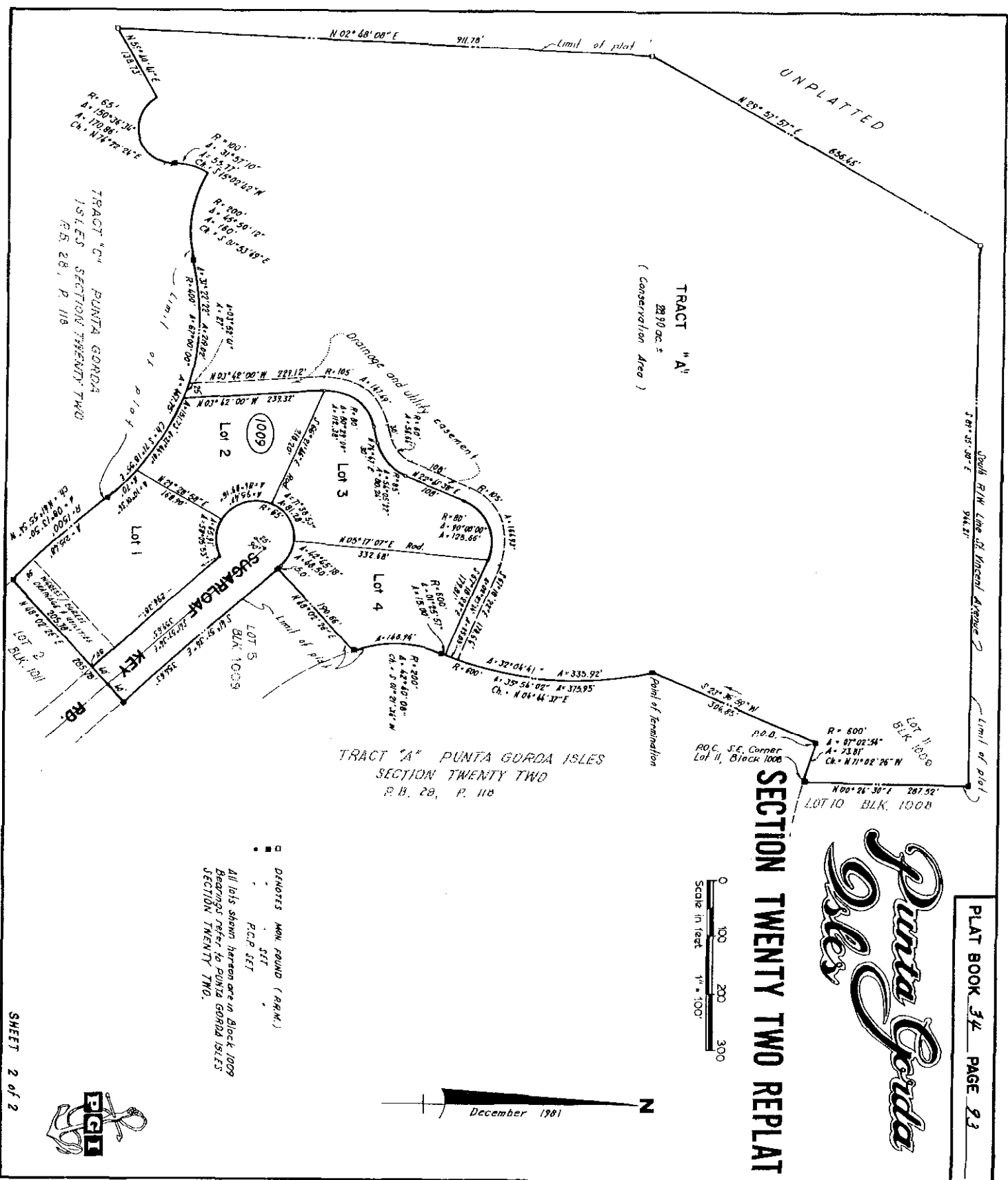
# Punta Gorda Isles

## SECTION TWENTY TWO REPLAT

TRACT "A" PUNTA GORDA ISLES SECTION TWENTY TWO  
R.B. 28, P. 118



■ DENOTES MON. ROUND (P.R.M.)  
 ● SET  
 \* P.C.P. SET  
 All lots shown hereon are in Block 1009  
 Bearings refer to PUNTA GORDA ISLES  
 SECTION TWENTY TWO.



# PUNTA GORDA ISLES

SECTION TWENTY TWO  
A PORTION OF SECTION 1, T43S, R22E 4  
A PORTION OF SECTION 6, T43S, R23E  
LEE COUNTY, FLORIDA

### CERTIFICATE OF DEDICATION:

#### STATE OF FLORIDA - COUNTY OF CHARLOTTE

PUNTA GORDA ISLES, INC., a corporation existing under the laws of the State of Florida, the owners of the lands herein platted, as dedicators, HEREBY dedicate to the public and the purchasers thereof, the lands herein platted, all streets and other public places shown in this plat, and hereby request that this plat be recorded in the Public Records of Lee County, Florida. Tract B is not to be dedicated to the public.

IN WITNESS WHEREOF, the said PUNTA GORDA ISLES, INC. has caused its authorized corporate seal to be affixed hereto by its President, HEREBY duly authorized by its Board of Directors on this 15th day of June, 1972.

(Corporate Seal)  
*Walter B. ...*  
Vice-President  
Attest By *Walter B. ...*  
Secretary

STATE OF FLORIDA  
COUNTY OF CHARLOTTE  
BEFORE ME, the undersigned, an officer duly authorized and acting, personally appeared Walter B. ... and Walter B. ... known to be the individuals who executed the foregoing Dedication of the State of Florida and being duly authorized by the Board of Directors of such corporation, hereinafter duly authorized by such corporation.  
WITNESS my hand and official seal this 5th day of June, 1972, in the County and State last aforesaid.

My Commission Expires: May 10, 1975

### EASEMENT RESERVATION

There are hereby expressly reserved easements of 10 feet along the front and lot lines and a 12 foot (6.0 feet each side of and parallel to each lot line) for drainage and utilities but limited to more than one lot. It is intended as a single utility strip, in which case all utilities, including water, gas, sewer, telephone, electric, and other utilities, shall be installed in the strip reserved. All streets shall be 60 feet unless otherwise shown.

Common areas designated (A) are reserved for the perpetual use of all property owners. Each property owner shall have an undivided interest in said areas. Portions of the said areas shall also be utilized for drainage purposes and may be publicly maintained as such. A strip of land a minimum of 26 feet in width parallel with and adjacent to the rear lot line of residential lots abutting any common area shall be reserved for drainage purposes only. The common area shall be used so as to preserve the natural ecology between lots and residential lots.

### JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that they are the holders of a mortgage upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that their mortgage which is recorded in Official Record Book 525, Page 247 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

Signed, Sealed & Delivered in the presence of:  
James P. Bell  
Walter B. Bell

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JAMES A. BELL and WALTER B. BELL, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of said County and State, this 5th day of June, 1972.  
Notary Public - State of Florida

My Commission Expires: September 15, 1973

### JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that they are the holders of a mortgage upon a portion of the above described property, and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that their mortgage which is recorded in Official Record Book 509, Page 382 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

Signed, Sealed and Delivered in the presence of:  
Walter B. Bell  
Walter B. Bell

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, WALTER B. BELL and WALTER B. BELL, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of said County and State, this 5th day of June, 1972.  
Notary Public - State of Florida

My Commission Expires: September 15, 1973

### JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that their mortgage which is recorded in Official Record Book 525, Page 247 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

Signed, Sealed & Delivered in the presence of:  
James P. Bell  
Walter B. Bell

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JAMES A. BELL and WALTER B. BELL, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of said County and State, this 5th day of June, 1972.  
Notary Public - State of Florida

My Commission Expires: September 15, 1973

### JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage upon the above described property and that the undersigned hereby joins in and consents to the dedication of the public places described in this plat by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 525, Page 247 of the Public Records of Lee County, Florida, shall be subordinated to the above dedication.

Signed, Sealed & Delivered in the presence of:  
James P. Bell  
Walter B. Bell







I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JAMES A. BELL and WALTER B. BELL, his wife, to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of said County and State, this 5th day of June, 1972.  
Notary Public - State of Florida

My Commission Expires: September 15, 1973



**Legend**

-  Easements
-  County Lands
-  Parcels
-  County Lands Lines
-  Easement Lines
-  Canals

Prepared by: Rob Loyell, Lic. County DDT, November 18, 2003