

SIX MILE CYPRESS COMMERCE PARK

A SUBDIVISION LYING IN
SECTION 4, TOWNSHIP 45 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS, LEE COUNTY, FLORIDA

SHEET 1 OF 3

BEAN, WHITAKER, LUTZ & BARNES, INC.
CONSULTING ENGINEERS AND SURVEYORS
13141-8 MCGREGOR BLVD. (813) 481-1331
FORT MYERS, FLORIDA

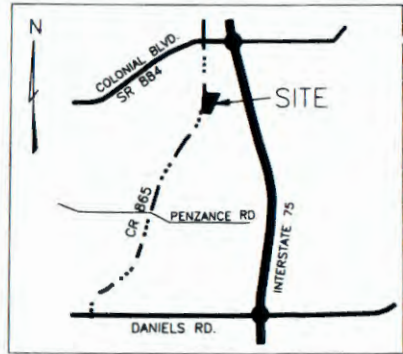
*** NOTICE ***
THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S-1/2) OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 4 AND THE SOUTHEASTERLY LINE OF SIX MILE CYPRESS PARKWAY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1194 AT PAGE 944 OF THE LEE COUNTY RECORDS RUN SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, ALONG THE ARC OF A CURVE OF RADIUS 2989.79 FEET (CHORD BEARING S34°07'35"W) (CHORD 160.83 FEET) (DELTA 03°04'57") FOR 160.85 FEET TO A POINT OF TANGENCY; THENCE RUN S35°40'03"W ALONG SAID SOUTHEASTERLY LINE FOR 229.15 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE S35°40'03"W ALONG SAID SOUTHEASTERLY LINE FOR 1570.85 FEET TO A NORTHERLY CORNER OF SIX MILE CYPRESS PRESERVE AS DESCRIBED IN DEED TO LEE COUNTY RECORDED IN OFFICIAL RECORD BOOK 1741 AT PAGE 1241 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE NORTHWESTERLY LINE OF SIX MILE CYPRESS PRESERVE AS DESCRIBED IN SAID DEED S51°49'58"E FOR 126.50 FEET, N52°52'51"E FOR 139.72 FEET, N50°00'05"E FOR 249.00 FEET; THENCE RUN N54°19'57"W FOR 601.65 FEET TO THE POINT OF BEGINNING.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN E. STATES, TRUSTEE OF THE SIX MILE CYPRESS LAND TRUST, THE OWNER OF THE HEREON DESCRIBED LAND HAS CAUSED THIS PLAT OF SIX MILE CYPRESS COMMERCE PARK TO BE MADE AND DOES HEREBY DEDICATE ALL UTILITY EASEMENTS AND ALL INGRESS-EGRESS EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC, AND ALL DRAINAGE EASEMENTS TO THE PROPERTY OWNERS ASSOCIATION, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 17th DAY OF January, A.D., 1994.

John E. States
NAME:
WITNESS

John E. States
JOHN E. STATES, TRUSTEE
SIX MILE CYPRESS LAND TRUST

Walter J. Roney
NAME:
WITNESS

ACKNOWLEDGEMENT FOR DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF January, 1994 BY JOHN E. STATES, TRUSTEE
NAME & TITLE
WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

Stephanie S. Talbott
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME: Stephanie S. Talbott
MY COMMISSION EXPIRES: 6-30-96



APPROVALS:

THIS PLAT ACCEPTED THIS 22nd DAY OF February, A.D. 1994, IN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA.

William C. Miller NAME: Marie Adams
MAYOR CLERK
Armando W. Hubbard NAME: Edward E. Kucerman P.E.
CITY ATTORNEY CHIEF OF ENGINEERING SERVICES

MORTGAGEE'S CONSENT TO DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WESTINGHOUSE GATEWAY COMMUNITIES, INC., HOLDER OF A CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2007 AT PAGE 549 AND AS MODIFIED IN OFFICIAL RECORDS BOOK 2247 AT PAGE 1091 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ON THE HEREON DESCRIBED LANDS DOES HEREBY JOIN IN THE PLAT DEDICATION APPEARING HEREON, THIS 20th DAY OF January, 1994.

David Caldwell
NAME: DAVID CALDWELL
WITNESS
Sharon F. Hayes
NAME: SHARON F. HAYES
WITNESS

WESTINGHOUSE GATEWAY COMMUNITIES, INC.
BY: *Samuel L. Crauch*
NAME: SAMUEL L. CRAUCH
TITLE: EXEC. V.P. - PRESIDENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SIX MILE CYPRESS COMMERCE PARK IS A TRUE AND ACCURATE REPRESENTATION OF THE HEREIN DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DATE: 1/18/94
Scott C. Whitaker
SCOTT C. WHITAKER, R.L.S., FLA. CERTIFICATE NO. 4324



CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF SIX MILE CYPRESS COMMERCE PARK HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, LAWS OF FLORIDA, ACTS OF 1981. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 3:03 P.M., THIS 17th DAY OF January, 1994, A.D., AND WAS DULY RECORDED IN PLAT BOOK 44 AT PAGES 45-47 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green by Sally Glase
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA.

ACKNOWLEDGEMENT FOR DEDICATION:

STATE OF FLORIDA
COUNTY OF LEE
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF January, 1994 BY Samuel L. Crauch, Exec. V.P.
NAME & TITLE
OF WESTINGHOUSE GATEWAY COMMUNITIES, INC., ON BEHALF OF THE CORPORATION
WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ID
AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

Robin Martin
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME: Robin Martin
MY COMMISSION EXPIRES: 7-31-96
Commission #: 00122080



SIX MILE CYPRESS COMMERCE PARK

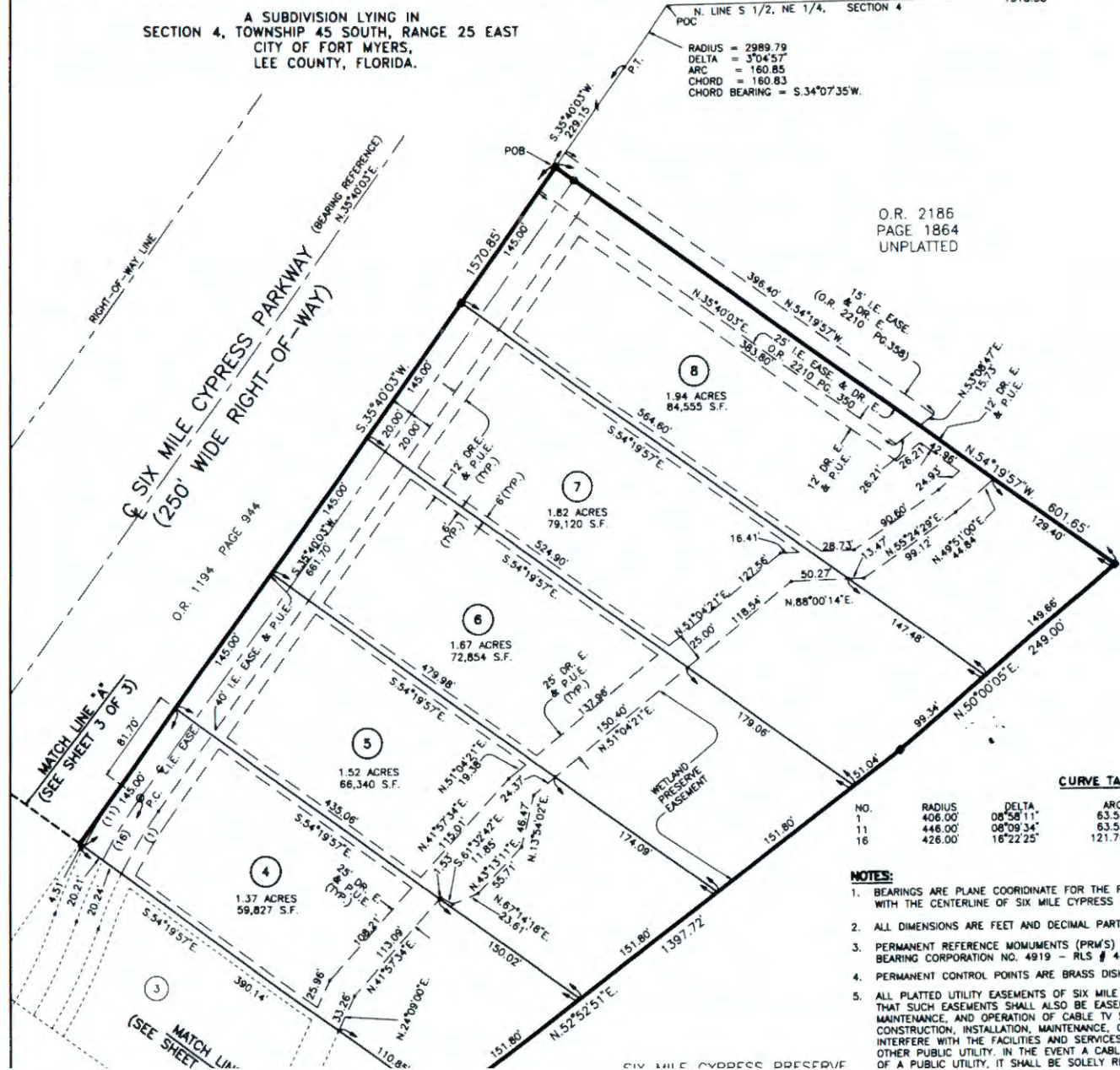
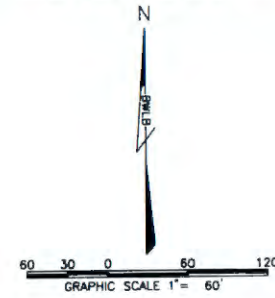
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CONSULTING ENGINEERS AND SURVEYORS
FORT MYERS, FLORIDA 33919

S.89°06'55"W. 1676.36' S.00°44'10"E. 1318.36'

N. LINE S 1/2, NE 1/4, SECTION 4
POC
RADIUS = 2989.79
DELTA = 3°04'57"
ARC = 160.85
CHORD = 160.83
CHORD BEARING = S.34°07'35"W.

O.R. 2186
PAGE 1864
UNPLATTED



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	406.00	08°58'11"	63.56'	31.84'	63.49'	S.31°10'58"W.
11	446.00	08°09'34"	63.51'	31.81'	63.46'	S.31°35'16"E.
16	426.00	16°22'25"	121.74'	61.29'	121.32'	N.27°28'55"E.

NOTES:

1. BEARINGS ARE PLANE COORDINATE FOR THE FLORIDA WEST ZONE (1979 ADJUSTMENT), WITH THE CENTERLINE OF SIX MILE CYPRESS PARKWAY BEARING N35°40'03"E.
2. ALL DIMENSIONS ARE FEET AND DECIMAL PARTS THEREOF.
3. PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 4" X 4" CONCRETE WITH BRASS CAP BEARING CORPORATION NO. 4919 - RLS # 4324
4. PERMANENT CONTROL POINTS ARE BRASS DISK WITH RLS # 4324
5. ALL PLATTED UTILITY EASEMENTS OF SIX MILE CYPRESS COMMERCE PARK PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TV SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TV SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TV COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

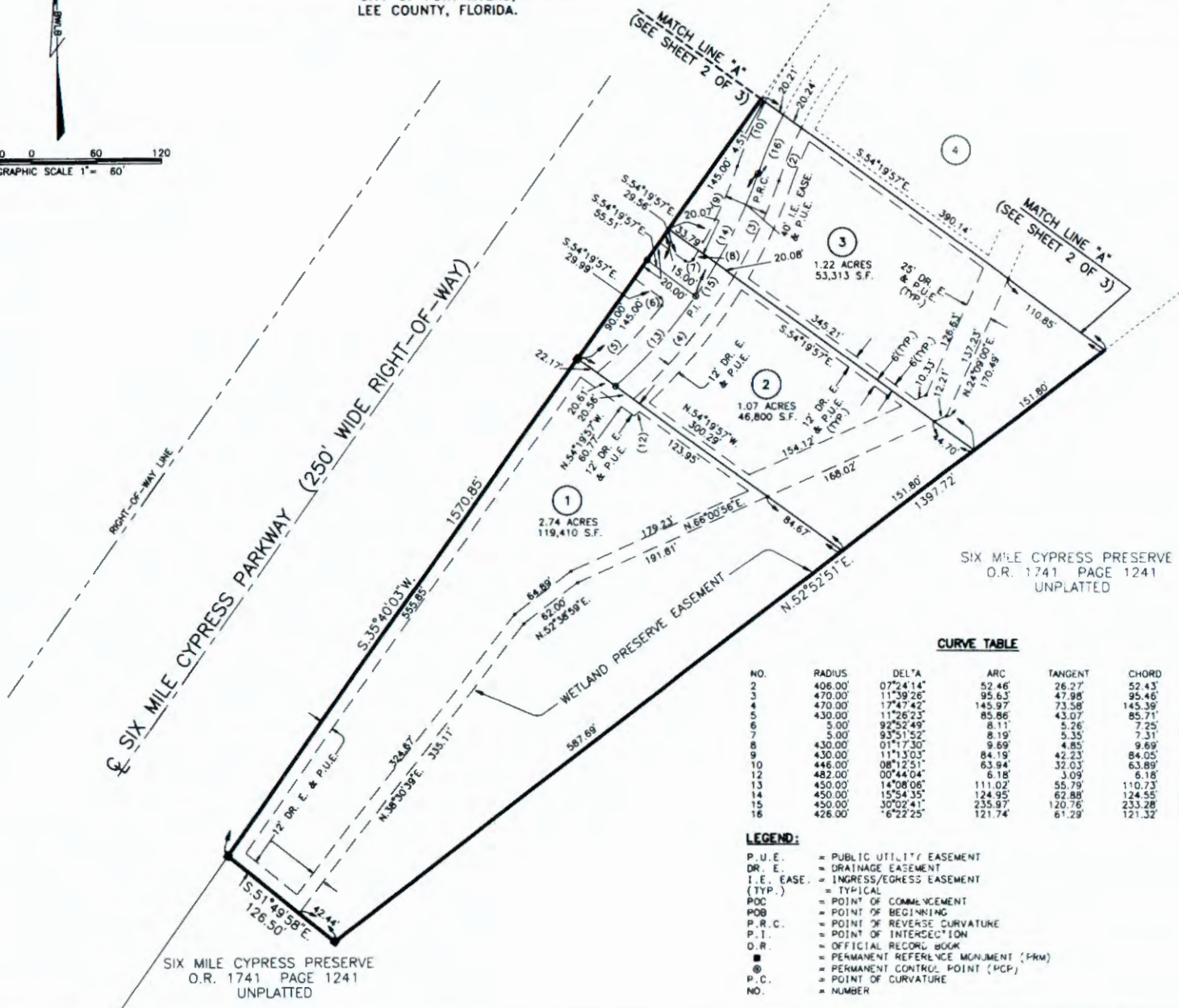
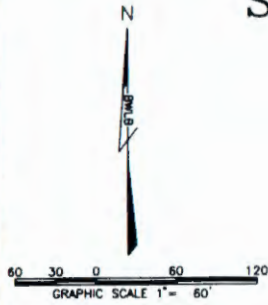
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PLAT BOOK 54 PAGE 47

SHEET 3 OF 3

BEAN, WHITAKER, LUTZ & BARNES, INC.
CONSULTING ENGINEERS AND SURVEYORS
FORT MYERS, FLORIDA 33919



SIX MILE CYPRESS PRESERVE
O.R. 1741 PAGE 1241
UNPLATTED

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
2	406.00'	07°24'14"	52.46'	26.27'	52.43'	S 22°59'45\"/>
3	470.00'	11°39'26"	95.63'	47.98'	95.46'	S 25°07'21\"/>
4	470.00'	17°47'42"	145.97'	73.58'	145.39'	S 39°50'55\"/>
5	430.00'	11°26'23"	85.86'	43.07'	85.71'	N 44°16'04\"/>
6	5.00'	92°52'49"	8.11'	5.26'	7.25'	N 07°53'32\"/>
7	5.00'	93°51'52"	8.19'	5.35'	7.31'	N 78°44'07\"/>
8	430.00'	01°17'30"	9.69'	4.85'	9.69'	N 31°09'26\"/>
9	430.00'	11°13'03"	84.19'	42.23'	84.05'	N 24°54'09\"/>
10	446.00'	08°12'51"	63.94'	32.03'	63.89'	N 23°24'04\"/>
12	482.00'	00°44'04"	6.18'	3.09'	6.18'	N 49°30'53\"/>
13	450.00'	14°08'06"	111.02'	55.79'	110.73'	N 42°16'16\"/>
14	450.00'	15°54'35"	124.95'	62.88'	124.55'	N 27°14'55\"/>
16	450.00'	30°02'41"	235.97'	120.76'	233.28'	N 34°18'56\"/>
18	426.00'	6°22'25"	121.74'	61.29'	121.32'	N 27°28'55\"/>

LEGEND:

- P.U.E. = PUBLIC UTILITY EASEMENT
- DR. E. = DRAINAGE EASEMENT
- I.E. EASE. = INGRESS/EGRESS EASEMENT
- (TYP.) = TYPICAL
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.I. = POINT OF INTERSECTION
- O.R. = OFFICIAL RECORD BOOK
- ⊕ = PERMANENT REFERENCE MONUMENT (FRM)
- ⊙ = PERMANENT CONTROL POINT (PCP)
- P.C. = POINT OF CURVATURE
- NO. = NUMBER

SIX MILE CYPRESS PRESERVE
O.R. 1741 PAGE 1241
UNPLATTED