

SWAN LAKE SOUTH SUBDIVISION

A SUBDIVISION IN
SECTION 27, TWP 45 S, RGE 24 E.
LEE COUNTY, FLORIDA

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE AND SEWAGE FACILITIES WITHIN THE SUBDIVISION.

DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

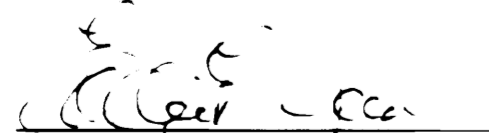
COMMENCING AT THE CENTER OF SAID SECTION 27, THENCE;

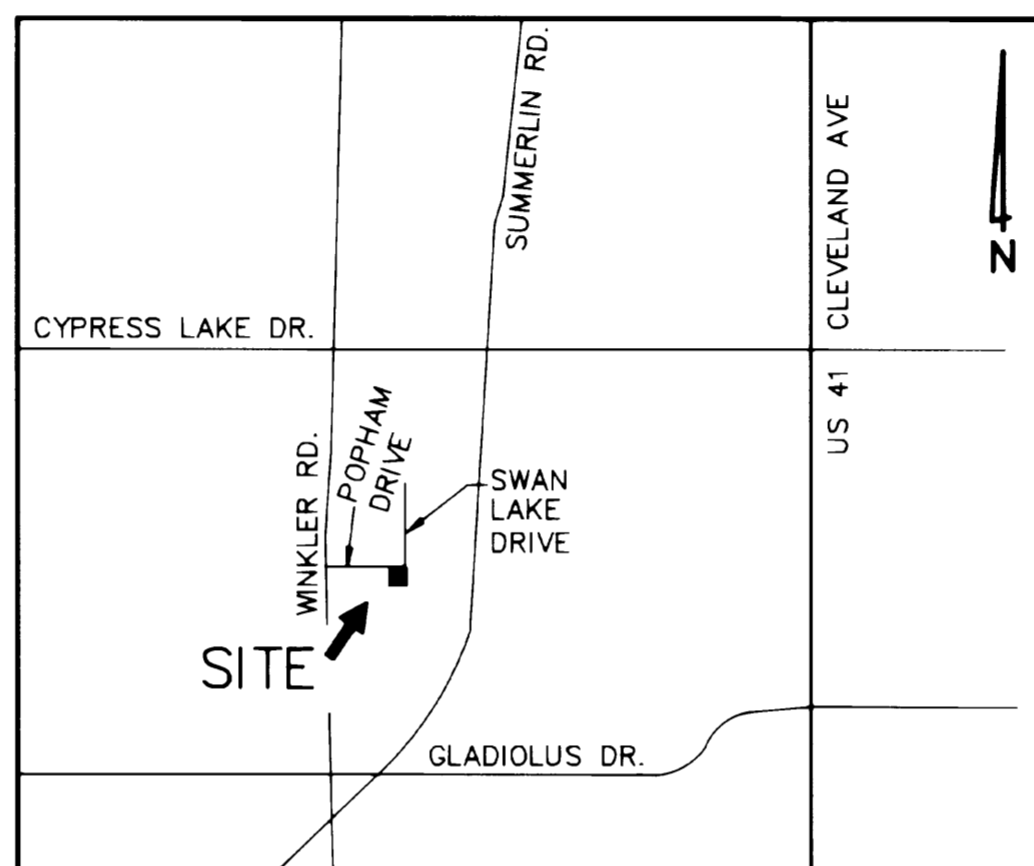
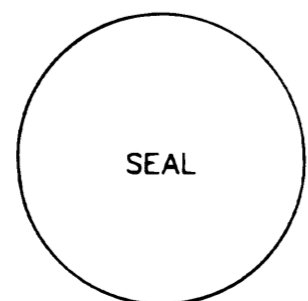
1. SOUTH 00°10'26" EAST, 1243.21 FEET, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 (QUARTER) OF SAID SECTION 27, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF POPHAM DRIVE (60' RIGHT OF WAY), SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND KNOWN AS RICHMOND'S NEW APPROACH CONDOMINIUM, SECTION 3, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2079, PAGE 1674, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT ALSO BEING TRUE POINT OF BEGINNING, THENCE;
2. CONTINUE SOUTH 00°10'26" EAST, 772.83 FEET, ALONG SAID EAST LINE, TO A POINT ON THE COMMON LINE BETWEEN AFORESAID RICHMOND'S NEW APPROACH CONDOMINIUM, SECTION 3, AND THE MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 22, PAGE 109, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE;
3. NORTH 89°44'59" WEST, 441.72 FEET, ALONG SAID COMMON LINE, THENCE;
4. NORTH 00°15'00" EAST, 315.81 FEET, THENCE;
5. SOUTH 89°45'00" EAST, 140.00 FEET, THENCE;
6. NORTH 00°15'00" EAST, 232.00 FEET, THENCE;
7. NORTH 89°45'00" WEST, 140.00 FEET, THENCE;
8. NORTH 00°15'00" EAST, 225.00 FEET, TO A POINT ON AFORESAID SOUTHERLY RIGHT OF WAY LINE, SAID RIGHT OF WAY LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF AFORESAID RICHMOND'S NEW APPROACH CONDOMINIUM, SECTION 3, THENCE;
9. SOUTH 89°44'59" EAST, 436.00 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALSO BEING SAID NORTHERLY BOUNDARY LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 7.04 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SWAN LAKE SOUTH SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.


EDDIE E. NEESE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2653
DATE: 9/17 A.D. 1992




LOCATION MAP

DEDICATION


KNOW ALL MEN BY THESE PRESENTS THAT VINCENT G. TOLISANO AND LAWRENCE J. HOFFMAN JR. OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF SWAN LAKE SOUTH SUBDIVISION TO BE MADE AND DO HEREBY DEDICATE ALL NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC, AND DO HEREBY DEDICATE TO THE SWAN LAKE SOUTH HOME OWNER'S ASSOCIATION, INC., TRACT 1, AND DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN HEREON.

IN WITNESS THEREOF WE HAVE SET OUR HANDS THIS 7th DAY OF April, A.D. 1992.


VINCENT G. TOLISANO


WITNESS AS TO BOTH
ELIZABETH O. HATCHER

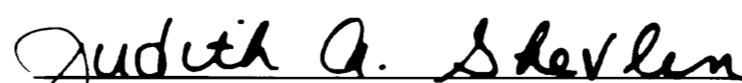

LAWRENCE J. HOFFMAN JR.

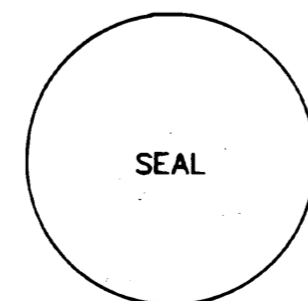

WITNESS AS TO BOTH
LAURA A. HOFFMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF LEE. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, VINCENT G. TOLISANO, AND LAWRENCE J. HOFFMAN TO ME KNOWN TO BE THE PERSONS DESCRIBED AND WHOM EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL AT SAID COUNTY AND STATE THIS 9th DAY OF April, A.D. 1992.


JUDITH A. SHEVLIN
NOTARY PUBLIC, STATE OF FLA. AT LARGE
MY COMMISSION EXPIRES



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

BEARINGS BASED ON THE PLAT OF THE MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 22, PAGE 109.

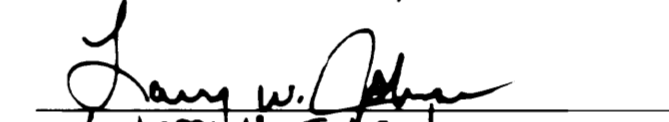
EASEMENT DEDICATION

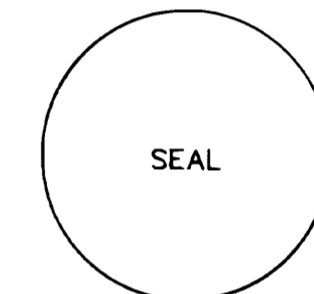
- 1) A 6 FOOT WIDE EASEMENT IS RESERVED ALONG THE SIDE AND REAR LINES OF EACH LOT FOR DRAINAGE AND PUBLIC UTILITIES.
- 2) A 10 FOOT WIDE EASEMENT IS RESERVED ALONG THE FRONT LINE OF EACH LOT FOR DRAINAGE AND PUBLIC UTILITIES.
- 3) ALL OTHER EASEMENTS ARE RESERVED AS SHOWN AND DESIGNATED HEREON.

CONSENT TO DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUN BANK OF LEE COUNTY, N.A., THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2079 AT PAGE 1681 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA DOES HEREBY CONSENT TO THE MAKING OF THIS PLAT AND JOINS IN THE DEDICATION OF SWAN LAKE SOUTH SUBDIVISION. IN WITNESS WHEREOF, SUN BANK OF LEE COUNTY, N.A. HAS CAUSED THIS CONSENT TO DEDICATION TO BE MADE AND SIGNED BY AN OFFICER AND CORPORATE SEAL AFFIXED THIS 9th DAY OF April, A.D. 1992.

SUN BANK OF LEE COUNTY, N.A.


LARRY W. JOHNSON
PRESIDENT

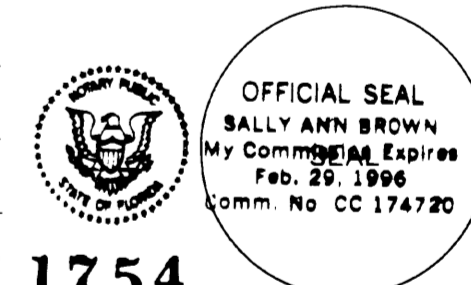


ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF LEE. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, Larry W. Johnson OF SUN BANK OF LEE COUNTY, N.A. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID CONSENT TO DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.


WITNESS MY HAND AND OFFICIAL SEAL AT SAID COUNTY AND STATE THIS 9th DAY OF April, A.D. 1992.


SALLY A. BROWN
NOTARY PUBLIC, STATE OF FLA. AT LARGE
MY COMMISSION EXPIRES 2-29-96



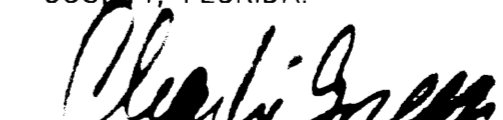
APPROVAL

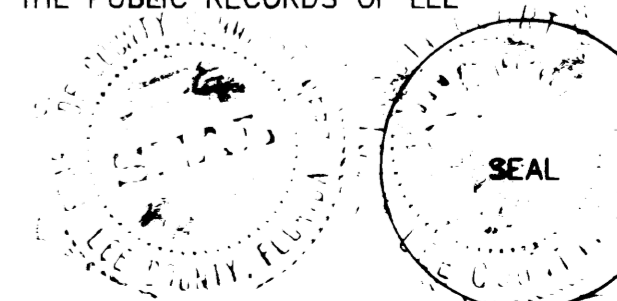
THIS PLAT ACCEPTED THIS 17th DAY OF August 1992, A.D. IN OPEN MEETING OF THE BOARD OF COMMISSIONERS OF LEE COUNTY, FLORIDA.


BOARD CHAIRMAN JOHN E. MANNING, CLERK OF COURT CHARLIE GREEN
COUNTY ATTORNEY Paul J. Bays, DIRECTOR OF DIVISION OF DEVELOPMENT REVIEW Mary Gibbs
MANNING, CLERK OF COURT CHARLIE GREEN

I HEREBY CERTIFY THAT THIS PLAT OF SWAN LAKE SOUTH SUBDIVISION HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 2:20 P.M. THIS 17th DAY OF DECEMBER 1992 A.D. AND WAS DULY RECORDED IN PLAT BOOK 51 AT PAGES 1-2 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.


CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY
CHARLIE GREEN

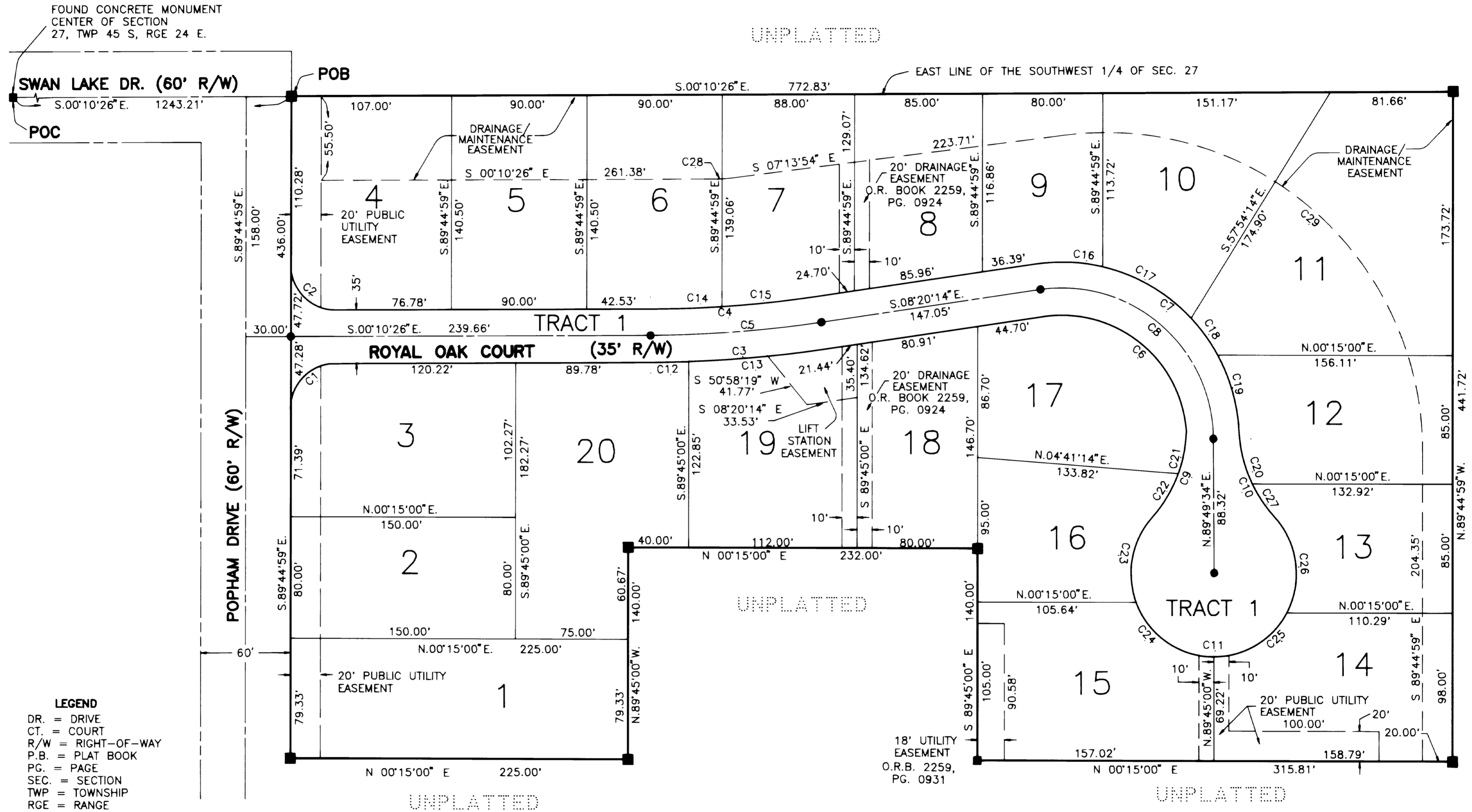
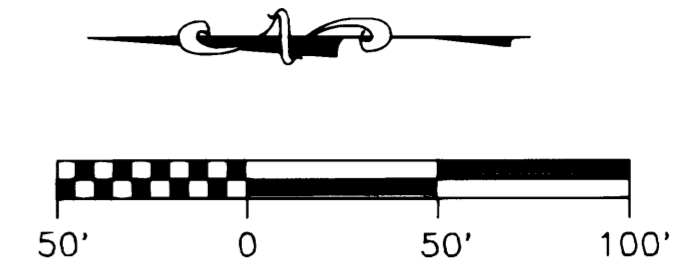


LEE COUNTY ENGINEERING, INC.
 12661 METRO PARKWAY
 FORT MYERS, FLORIDA 33912
 PHONE (813) 768-0077

SWAN LAKE SOUTH SUBDIVISION

PLAT BOOK 51 PAGE 5
 SHEET 2 OF 2

A SUBDIVISION IN
 SECTION 27, TWP 45 S, RGE 24 E.
 LEE COUNTY, FLORIDA



LEGEND
 DR. = DRIVE
 CT. = COURT
 R/W = RIGHT-OF-WAY
 P.B. = PLAT BOOK
 PG. = PAGE
 SEC. = SECTION
 TWP = TOWNSHIP
 RGE = RANGE
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 ■ = PERMANENT REFERENCE MONUMENT
 ● = PERMANENT CONTROL POINT

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	46.90'	42.27'	N 44°57'43" W	89°34'33"
C2	30.00'	47.35'	42.58'	S 45°02'17" W	90°25'27"
C3	817.50'	116.47'	116.38'	S 04°15'20" E	08°09'48"
C4	782.50'	111.49'	111.39'	S 04°15'20" E	08°09'48"
C5	800.00'	113.98'	113.89'	N 85°44'40" E	08°09'48"
C6	82.50'	136.95'	121.76'	N 39°13'01" E	05°06'29"
C7	117.50'	196.09'	174.11'	N 39°28'18" E	05°37'04"
C8	100.00'	171.33'	151.13'	N 49°15'20" W	98°09'48"
C9	90.00'	61.62'	60.42'	S 67°38'09" E	39°13'33"
C10	90.00'	62.40'	61.16'	S 67°25'04" W	39°43'33"
C11	55.00'	253.83'	81.47'	S 00°14'03" E	264°25'20"
C12	817.50'	25.23'	25.22'	S 01°03'28" E	01°46'05"
C13	817.50'	91.25'	91.20'	S 05°08'22" E	06°23'43"
C14	782.50'	47.51'	47.51'	S 01°54'48" E	03°28'44"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C15	782.50'	63.97'	63.96'	S 05°59'42" E	04°41'04"
C16	117.50'	44.31'	44.05'	N 02°27'56" E	21°36'21"
C17	117.50'	68.84'	67.86'	N 30°03'10" E	33°34'07"
C18	117.50'	30.43'	30.34'	N 54°15'18" E	14°50'10"
C19	117.50'	52.51'	52.08'	N 74°28'37" E	25°36'27"
C20	90.00'	36.28'	36.03'	S 75°43'59" W	23°05'42"
C21	90.00'	27.81'	27.70'	S 78°23'51" E	17°42'09"
C22	90.00'	33.81'	33.61'	S 58°47'04" E	21°31'24"
C23	55.00'	59.69'	56.80'	N 79°06'48" W	62°10'52"
C24	55.00'	66.61'	62.61'	S 35°06'01" W	69°23'30"
C25	55.00'	59.21'	56.39'	S 30°26'13" E	61°40'57"
C26	55.00'	68.32'	64.01'	N 83°08'18" E	71°10'02"
C27	90.00'	26.12'	26.03'	S 55°52'13" W	16°37'51"
C28	100.00'	12.32'	12.31'	S 03°42'10" E	07°03'28"
C29	210.00'	357.29'	315.73'	N 41°30'33" E	97°28'55"

DO# 10-9-89
 JN: 890070
 DATE: 01/14/92

THE MEADOWS
 P.B. 22, PG. 109