

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 MCGREGOR BLVD., POST OFFICE DRAWER 2800, FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - www.barraco.net - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

DESCRIPTION

A PARCEL OR TRACT OF LAND BEING KNOWN AND DESIGNATED AS LOTS 26, 27, 28, 37, 38, 43, 44, 54, 55, 56, 117, 128, 129, 130, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154 AND TRACT "H" AS SHOWN ON THE RECORD PLAN OF CASCADES AT RIVER HALL, PHASE 1, AS RECORDED AS INSTRUMENT NUMBER 2005000166035, LEE COUNTY RECORDS. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROAD, DRAINAGE, WATER AND SEWER FACILITIES.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CASCADES AT RIVER HALL, PHASE 1A, A REPLAT OF LOTS 26, 27, 28, 37, 38, 43, 44, 54, 55, 58, 117, 128, 129, 130, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154 AND TRACT "H" AS SHOWN ON THE RECORD PLAT OF CASCADES AT RIVER HALL, PHASE 1A, AS RECORDED AS INSTRUMENT NUMBER 2005000166035, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DONE THIS 24th DAY OF August, 2006.

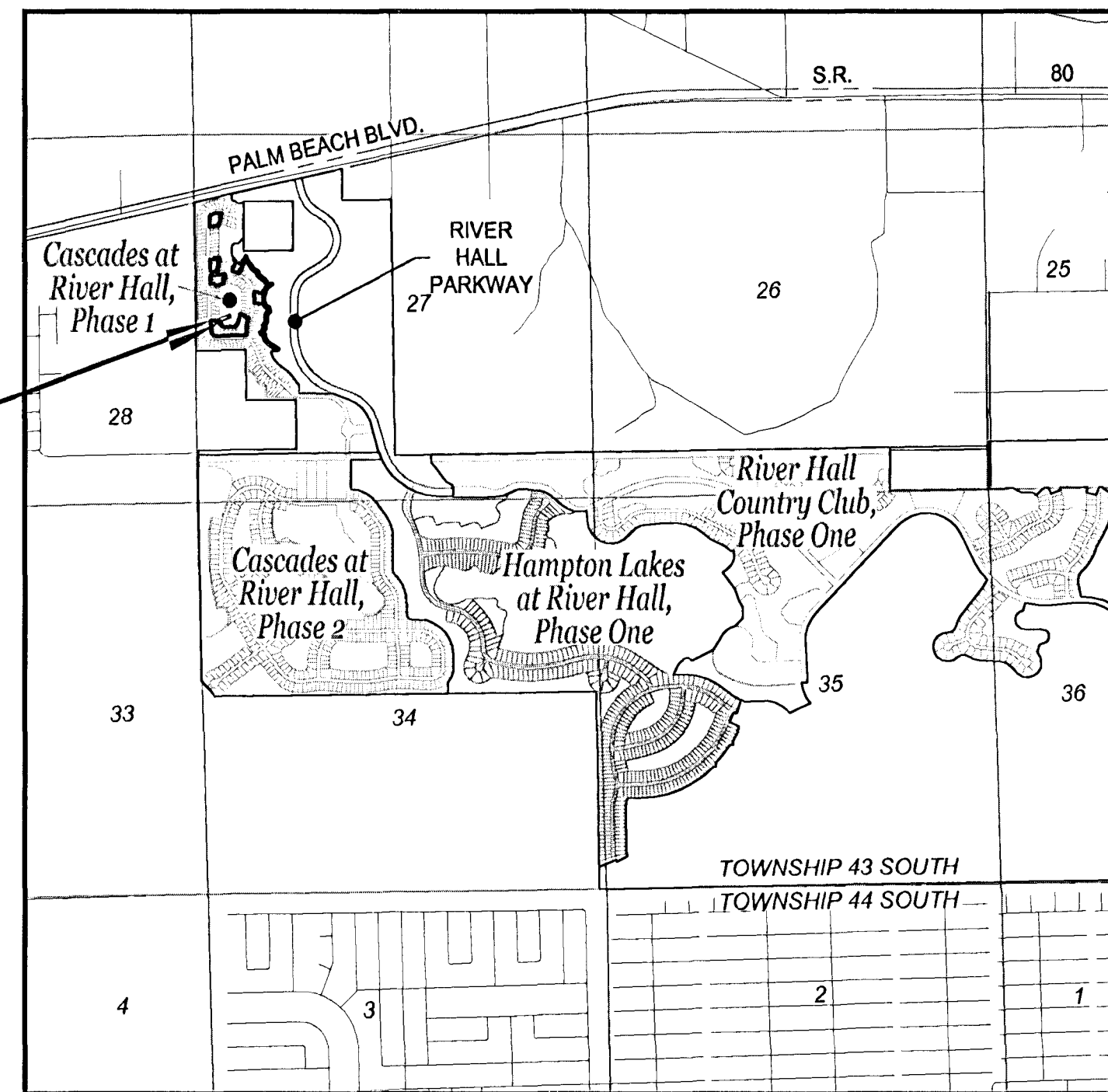
Scott A. Wheeler
SCOTT A. WHEELER (FOR THE FIRM-LB#6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

CASCADES AT RIVER HALL, PHASE 1A

A REPLAT OF LOTS 26, 27, 28, 37, 38, 43, 44, 54, 55, 56, 117, 128, 129, 130, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154 AND TRACT "H" AS SHOWN ON THE RECORD PLAT OF CASCADES AT RIVER HALL, PHASE 1, AS RECORDED AS INSTRUMENT NUMBER 2005000166035, LEE COUNTY RECORDS.

A SUBDIVISION LYING IN
SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT
LOCATION



VICINITY MAP
SCALE: 1" = 2000'

NOTICE:

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

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CASCADES AT RIVER HALL, PHASE 1A, A REPLAT OF LOTS 26, 27, 28, 37, 38, 43, 44, 54, 55, 56, 117, 128, 129, 130, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154 AND TRACT "H" AS SHOWN ON THE RECORD PLAT OF CASCADES AT RIVER HALL, PHASE 1, AS RECORDED AS INSTRUMENT NUMBER 2006000166035, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT 9:00 AM., THIS 14th DAY OF September, 2008 AND DULY RECORDED AS INSTRUMENT NUMBER 2006000361359.

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

INSTRUMENT NUMBER 2006000361359

SHEET 1 OF 5

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT AND SONS AT HAWK'S HAVEN, LLC, THE OWNER OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF CASCADES AT RIVER HALL, PHASE 1A, A REPLAT OF LOTS 26, 27, 28, 37, 38, 43, 44, 54, 55, 56, 117, 128, 129, 130, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154 AND TRACT "H" AS SHOWN ON THE RECORD PLAT OF CASCADES AT RIVER HALL, PHASE 1, AS RECORDED AS INSTRUMENT NUMBER 2005000166035, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY :

1. RESERVE TO ITSELF AND DEDICATE TO CASCADES AT RIVER HALL RESIDENTS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS; TRACT "H" FOR COMMON AREA, DRAINAGE AND LAKE ACCESS PURPOSES.
2. DEDICATE TO LICENSED PUBLIC AND PRIVATE UTILITIES: ALL PUBLIC UTILITY EASEMENTS AS INDICATED ON THE PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER SEWER, CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC OR OTHER PUBLIC UTILITY PURPOSES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY WILL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. RESERVE TO ITSELF AND DEDICATE TO CASCADES AT RIVER HALL RESIDENTS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS; ALL LAKE MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS AND LAKE ACCESS EASEMENTS AS INDICATED ON THE PLAT FOR PURPOSES OF ACCESS, WATER MANAGEMENT, DRAINAGE AND/OR LAKE MAINTENANCE.
4. DEDICATE TO LEE COUNTY, ALL LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) FOR UTILITY EASEMENT PURPOSES.

IN WITNESS WHEREOF, LEVITT AND SONS AT HAWK'S HAVEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY BRUCE J. PARKER, VICE PRESIDENT OF SUCH COMPANY, THIS 25th DAY OF August, 2006.

WITNESS: 4/11/11
PRINT NAME: Matthew Parker

LEVITT AND SONS AT HAWK'S HAVEN, LLC
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: [Signature]
PRINT NAME: ISLAZ KOVACIC

BRUCE J. PARKER
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF August, 2006 BY BRUCE J. PARKER, VICE PRESIDENT OF LEVITT AND SONS AT HAWKS HAVEN, LLC ON BEHALF OF THE LIMITED LIABILITY COMPANY WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

Barbara Gurico
NOTARY PUBLIC - STATE OF FLORIDA
Barbara Gurico
NAME - PRINTED
4-30-10 DD52150
COMMISSION # MY COMMISSION EXPIRES

 Notary Public State of Florida
Barbara Gurko
My Commission DD521000
Expires 04/30/2010

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 12 DAY OF September 2006.

Via 
CHAIRMAN OF THE BOARD
PRINT NAME: Robert P. Jones

Charlie Green
CHARLIE GREEN
CLERK OF COURT

John J. Fredyma
ASSISTANT COUNTY ATTORNEY
PRINT NAME: JOHN J. FREDYMA

PETER J. ECKENRODE
DIRECTOR, DIVISION OF
DEVELOPMENT SERVICES

MARY GIBBS
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT
CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART I OF THE
FLORIDA STATUTES.

Michael L. Harmon
MICHAEL L. HARMON
PROFESSIONAL SURVEYOR AND MAPPER

DOS 2004-00248 / PLT 2006-0010

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FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

CASCADES AT RIVER HALL, PHASE 1A

A REPLAT OF LOTS 26, 27, 28, 37, 38, 43, 44, 54, 55, 56, 117, 128, 129, 130, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154 AND TRACT "H" AS SHOWN ON THE RECORD PLAT OF CASCADES AT RIVER HALL, PHASE 1, AS RECORDED AS INSTRUMENT NUMBER 2005000166035, LEE COUNTY RECORDS.

A SUBDIVISION LYING IN
SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000361359

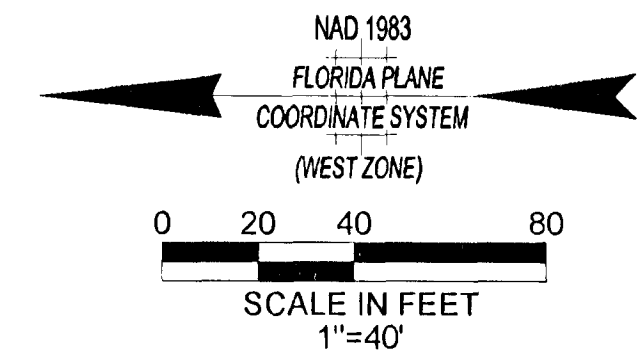
SHEET 3 OF 5

TRACT USAGE:

TRACT "H"- COMMON AREA, DRAINAGE EASEMENT (D.E.), LAKE ACCESS EASEMENT (L.A.E.)

NOTES

- | | | | |
|-----|--|-----|--------------------------------------|
| 1. | ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 20. | LR = IRON ROD |
| 2. | BEARINGS AND COORDINATES SHOWN ARE STATE PLANE | 21. | L= LENGTH |
| | FLORIDA WEST ZONE (NAD1983/90 ADJUSTMENT). | 22. | LA.E = LAKE ACCESS EASEMENT |
| 3. | ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 23. | LB = LICENSED EASEMENT |
| 4. | ⊗ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 24. | LC.U.E = LEE COUNTY UTILITY EASEMENT |
| 5. | C1 = CURVE NUMBER IN CURVE TABLE | 25. | L.C.R. = LEE COUNTY RECORDS |
| 6. | Δ = DELTA | 26. | L.E = LANDSCAPE EASEMENT |
| 7. | Ac = ACRES | 27. | L.M.E = LAKE MAINTENANCE EASEMENT |
| 8. | (C) = CALCULATED | 28. | MISC. = MISCELLANEOUS |
| 9. | CIL = CENTER LINE | 29. | (M) = MEASURED |
| 10. | CB = CHORD BEARING | 30. | NIR = NON-RADIAL |
| 11. | CD = CHORD DISTANCE | 31. | O.R = OFFICIAL RECORD |
| 12. | CH = CHORD BEARING AND DISTANCE | 32. | P.B. = PAT. BOUNDARY |
| 13. | C.M. = CONCRETE MONUMENT | 33. | P.C. = POINT OF CURVATURE |
| 14. | COR. = CORNER | 34. | PG. = PAGE |
| 15. | D.B. = DEED BOOK, LEE COUNTY RECORDS | 36. | PROP = PROPERTY |
| 16. | D.E. = DRAINAGE EASEMENT | 37. | P.T. = POINT OF TANGENCY |
| 17. | FD. = FOUND | 38. | P.U.E. = PUBLIC UTILITY EASEMENT |
| 18. | F.P.&L. = FLORIDA POWER & LIGHT | 39. | R=RADIUS |
| 19. | FRAC = FRACTION | 40. | SEC.=SECTION |
| | | 41. | SF = SQUARE FEET |



UNPLATTED

Section 27
Township 43 South, Range 26 East

"Cascades at River Hall, Phase 1"
(Instrument No. 2005000166035, L.C.R.)

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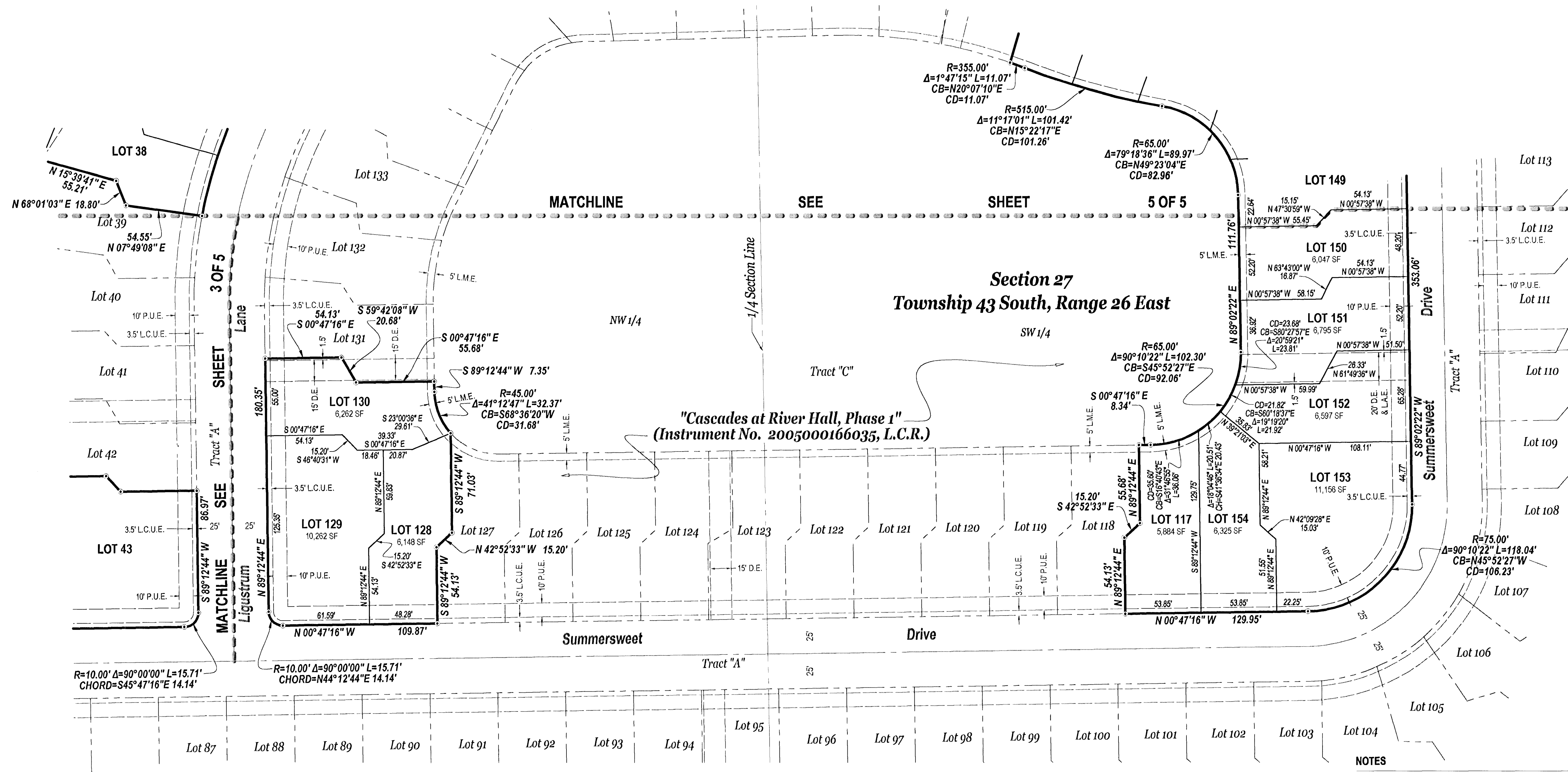
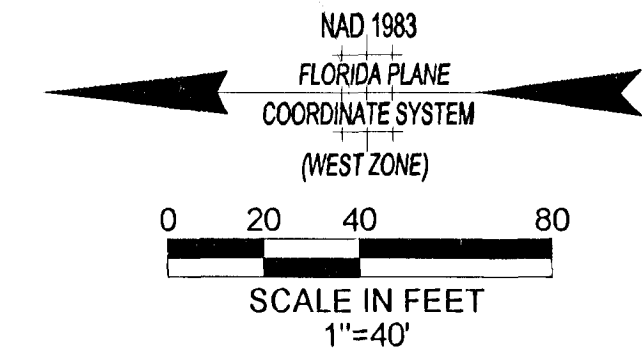
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A SUBDIVISION LYING IN
SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000361359

SHEET 4 OF 5



NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/90 ADJUSTMENT).
- ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
- C1 = CURVE NUMBER IN CURVE TABLE
- DELTA
- ACRES
- ACRES
- CALCULATED
- CENTER LINE
- CHORD BEARING
- CHORD DISTANCE
- CHORD BEARING AND DISTANCE
- CONCRETE MONUMENT
- CORNER
- DEED BOOK, LEE COUNTY RECORDS
- DRAINAGE EASEMENT
- FOUND
- FLORIDA POWER & LIGHT
- FRACTION
- IRON ROD
- LENGTH
- LAKE ACCESS EASEMENT
- LICENSED BUSINESS
- LEE COUNTY UTILITY EASEMENT
- LEE COUNTY RECORDS
- LANDSCAPE EASEMENT
- LAKE MAINTENANCE EASEMENT
- MISCELLANEOUS
- MEASURED
- NON-RADIAL
- OFFICIAL RECORD
- PLAT BOOK
- POINT OF CURVATURE
- PAGE
- PROPERTY
- POINT OF TANGENCY
- PUBLIC UTILITY EASEMENT
- RADIUS
- SECTION
- SQUARE FEET

TRACT USAGE:

TRACT "H" - COMMON AREA, DRAINAGE EASEMENT (D.E.), LAKE ACCESS EASEMENT (L.A.E.)

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NOTES

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| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE | 21. L= LENGTH |
| FLORIDA WEST ZONE (NAD1983/90 ADJUSTMENT). | 22. L.A.E.= LAKE ACCESS EASEMENT |
| 3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 23. L.B.= LICENSED BUSINESS |
| 4. = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 24. L.C.U.E.= LEE COUNTY UTILITY EASEMENT |
| 5. C1= CURVE NUMBER IN CURVE TABLE | 25. L.C.R.= LEE COUNTY RECORDS |
| 6. Δ= DELTA | 26. L.E.= LANDSCAPE EASEMENT |
| 7. A2= ACRES | 27. L.M.E.= LAKE MAINTENANCE EASEMENT |
| 8. (C)= CALCULATED | 28. MISC.= MISCELLANEOUS |
| 9. C/L= CENTER LINE | 29. (M)= MEASURED |
| 10. CB= CHORD BEARING | 30. N/R= NON-RADIAL |
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CASCADES AT RIVER HALL, PHASE 1A

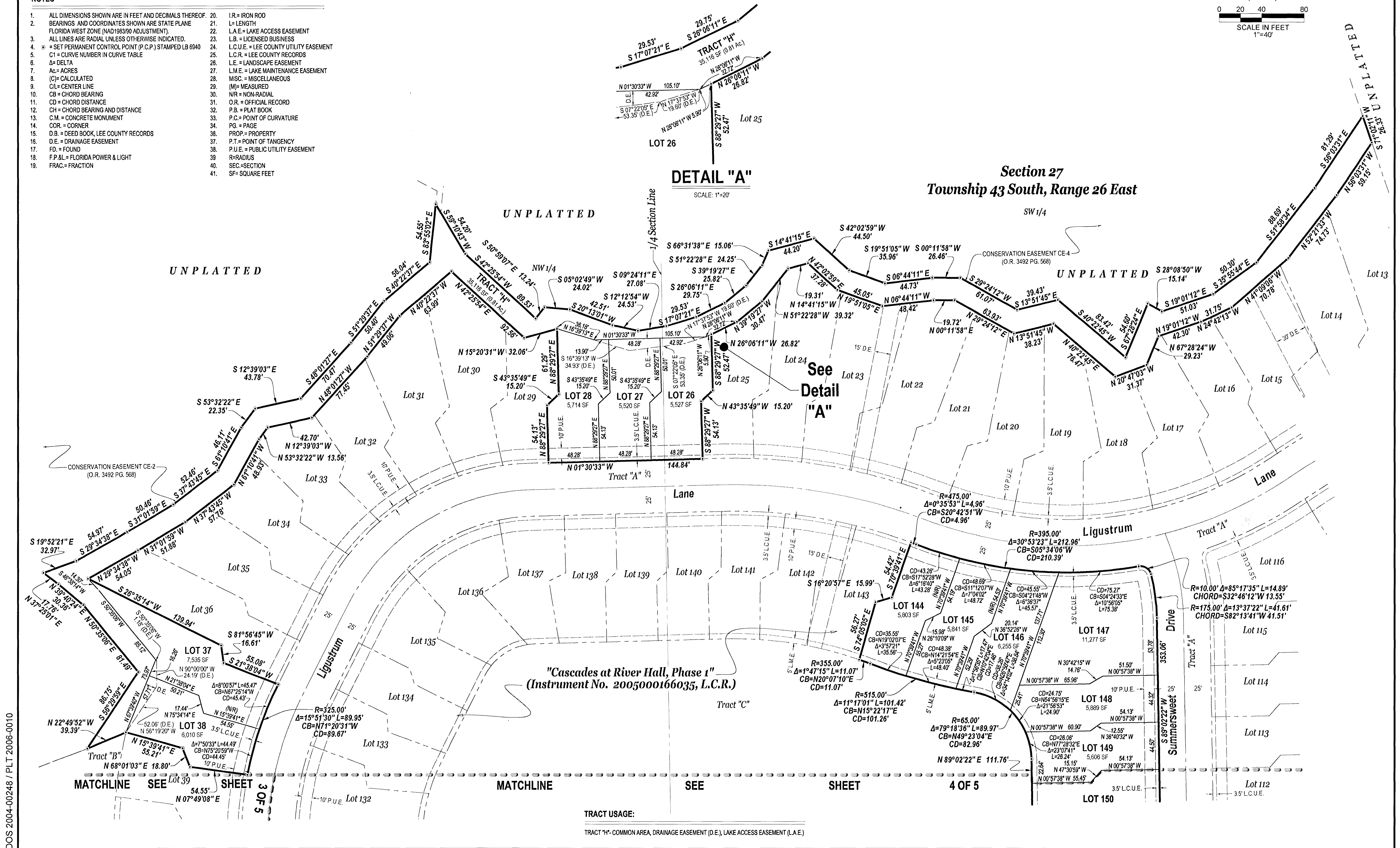
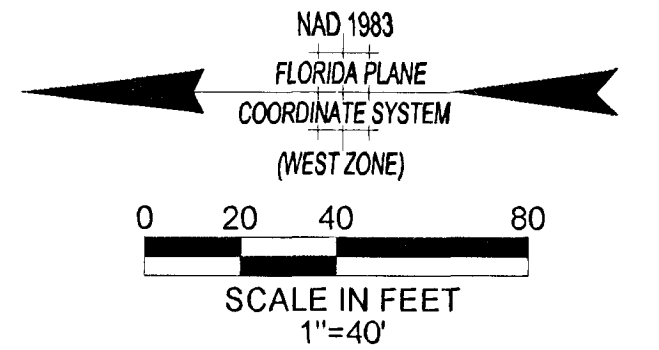
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A SUBDIVISION LYING IN

SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

SHEET 5 OF 5



TRACT USAGE:

TRACT "H": COMMON AREA, DRAINAGE EASEMENT (D.E.), LAKE ACCESS EASEMENT (L.A.E.)