

MIROMAR LAKES UNIT XVI - POSITANO

A SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO 2016000069611
SHEET 1 of 2

DEDICATIONS/RESERVATIONS

MIROMAR LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED IN THIS PLAT ("OWNER") HAVE CAUSED THIS PLAT OF "MIROMAR LAKES UNIT XVI - POSITANO, A SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA" TO BE MADE AND DEDICATES AND RESERVES AS FOLLOWS:

A. DEDICATES TO MIROMAR LAKES MASTER ASSOCIATION:

- TRACT "L1" FOR LAKE AND DRAINAGE EASEMENT, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN ON THE MAP FOR MAINTENANCE PURPOSES.
- TRACT "OS1" AS OPEN SPACE, FOR PURPOSES THAT INCLUDE, BUT ARE NOT LIMITED TO LANDSCAPING, STORMWATER MANAGEMENT, MAINTENANCE, NEIGHBORHOOD SIGNS, PERIMETER WALLS AND EMBANKMENT PURPOSES, SUBJECT TO THE EASEMENTS AS DEPICTED IN THIS PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO MIROMAR LAKES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, TROPICAL WATER SUPPLY COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TO ALL LICENSED PUBLIC AND PRIVATE UTILITIES, THEIR SUCCESSORS AND ASSIGNS AND RESERVING TO MIROMAR LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WITHOUT RESPONSIBILITY FOR MAINTENANCE, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED FOR USE IN THE PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, THE FOLLOWING:

- ALL PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO: CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC OR OTHER PUBLIC UTILITY PURPOSES, WITH NO RESPONSIBILITY FOR MAINTENANCE. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

C. DEDICATE TO LEE COUNTY UTILITIES AND IT'S SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES:

- NON-EXCLUSIVE UTILITY EASEMENTS (LCUE) AS SHOWN AND/OR NOTED HEREIN SUBJECT TO A RIGHT OF ACCESS TO THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND TO ANY PUBLIC OR PRIVATE UTILITY, OVER AND THROUGH THE DESCRIBED LEE COUNTY UTILITY EASEMENTS.

THIS PLAT SIGNED BY OWNER ON THIS 10th DAY OF March, 2016, A.D.

WITNESS NAME
Mark Ceschwendt
PRINTED NAME
James L. Wilson
WITNESS NAME
PRINTED NAME

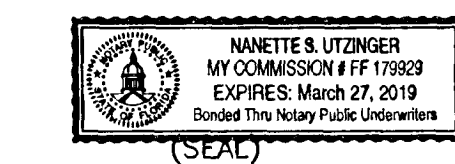
MIROMAR LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: MIROMAR DEVELOPMENT CORPORATION, ITS MANAGING MEMBER
Robert B. Roop
ROBERT B. ROOP
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF March, 2016, BY ROBERT B. ROOP, AS THE VICE-PRESIDENT OF MIROMAR DEVELOPMENT CORPORATION, THE MANAGING MEMBER OF MIROMAR LAKES, LLC, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

Nanette S. Utzinger
NOTARY PUBLIC SIGNATURE
Nanette S. Utzinger
NOTARY PUBLIC PRINTED NAME



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 THIS COUNTY.

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 ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

GENERAL NOTES

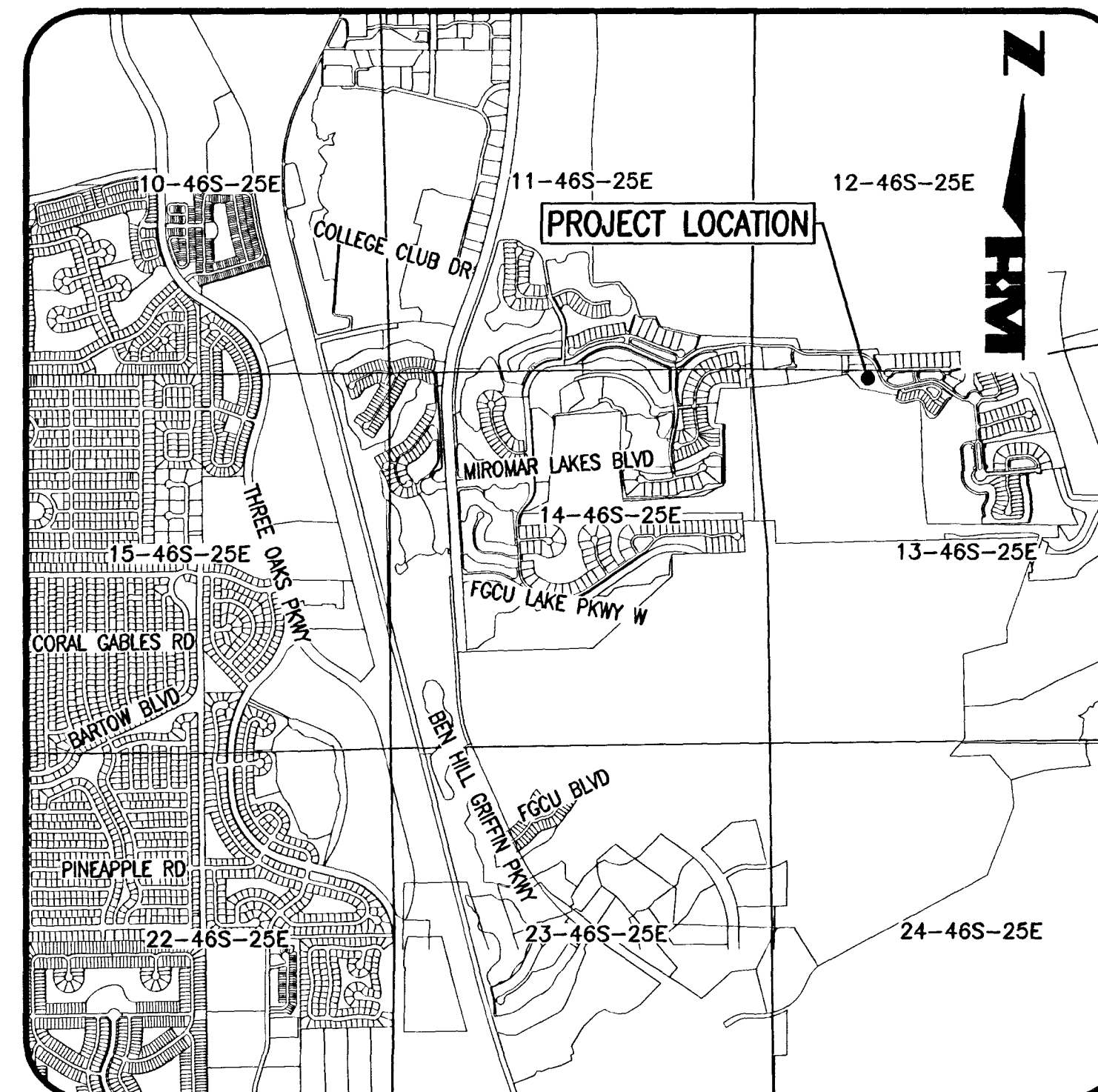
- BEARINGS REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, ON THE EAST SIDE OF THE PLAT AS BEING S23°41'27"E.
- DISTANCES ARE IN FEET AND DECIMALS.
- TITLE CERTIFICATION RESERVATIONS & EASEMENT DOCUMENTS AFFECTING THE PLAT AND BEING BLANKET IN NATURE:
 - O.R. 2497 PG. 1574 (COVENANTS CONDITIONS AND RESTRICTIONS)
 - O.R. 2497 PG. 1569 (EASEMENT AGREEMENT)
 - O.R. 3165 PG. 1800, O.R. 3188 PG. 4387, INST. 2015000198820 (RESTRICTIONS AND RESERVATIONS)
 - O.R. 3343, PG. 294, O.R. 3550, PG. 1164, O.R. 3858, PG. 3339, O.R. 4553, PG. 4015, INST. NO. 2005000181262, INST. NO. 2009000218161, INST. NO. 2011000027341, INST. NO. 2011000027342, INST. NO. 2012000150743, INST. NO. 2013000013274, INST. NO. 2014000139879 (DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS)
 - INST. NO. 2005000142563 (LAKE EASEMENT)

LEGEND

- PERMANENT REFERENCE MONUMENT (PRM), SET 5/8" IRON PIN WITH CAP STAMPED "PRM LB1772"
- PERMANENT REFERENCE MONUMENT, FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB1772"
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY, POINT OF COMPOUND CURVATURE OR POINT OF REVERSE CURVATURE.

C1 = SEE CURVE TABLE
CH. = CHAPTER
F.S. = FLORIDA STATUTES
INST. = INSTRUMENT
L1 = SEE LINE TABLE
LCUE = LEE COUNTY UTILITY EASEMENT
LME = LAKE MAINTENANCE EASEMENT
NO. = NUMBER
O.R. = OFFICIAL RECORDS
POB = POINT OF BEGINNING
PG. = PAGE
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT-OF-WAY

LOCATION MAP 1" = 2000'



LEGAL DESCRIPTION

A PARCEL LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT "B-1", ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, AS SHOWN ON THE PLAT OF MIROMAR LAKES UNIT XIII - COSTA AMALI, AS RECORDED IN INSTRUMENT NUMBER 2008000338718 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT "B-1", RUN S02°46'11"E FOR A DISTANCE OF 21.68 FEET; THENCE CONTINUING ALONG SAID TRACT "B-1", RUN S15°40'27"W FOR A DISTANCE OF 60.21 FEET; THENCE LEAVING SAID TRACT "B-1", RUN N79°32'52"W FOR A DISTANCE OF 536.79 FEET; THENCE RUN N41°43'09"W FOR A DISTANCE OF 264.16 FEET; THENCE RUN S80°32'55"W FOR A DISTANCE OF 73.06 FEET; THENCE RUN N00°16'57"W FOR A DISTANCE OF 43.70 FEET; THENCE RUN N89°43'03"E FOR A DISTANCE OF 91.74 FEET; THENCE RUN N00°46'49"E FOR A DISTANCE OF 233.82 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, AS SHOWN ON THE PLAT OF MIROMAR LAKES UNIT XI - PENINSULA, AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE FOLLOWING FOUR (4) DESCRIBED COURSES: 1) THENCE RUN S89°44'39"E FOR A DISTANCE OF 114.39 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; 2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 282.50 FEET, AT A BEARING OF S00°15'21"W THEREFROM, THROUGH A CENTRAL ANGLE OF 66°03'12", SUBTENDED BY A CHORD OF 307.94 FEET, AT A BEARING OF S56°43'03"E, FOR AN ARC LENGTH OF 325.68 FEET; 3) THENCE RUN S23°41'27"E FOR A DISTANCE OF 165.64 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; 4) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 267.50 FEET, THROUGH A CENTRAL ANGLE OF 69°04'44", AND BEING SUBTENDED BY A CHORD OF 303.33 FEET AT A BEARING OF S58°13'49"E, FOR AN ARC LENGTH OF 322.51 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTAINING 198,372 SQUARE FEET OR 4.55 ACRES, MORE OR LESS.

COUNTY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 4th DAY OF APRIL, 2016.

Franklin B. Mann
FRANKLIN B. MANN
BOARD CHAIR

Linda Doggett
LINDA DOGGETT
CLERK OF COURT

David M. Loveland
DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

Benjamin H. Dickson
BENJAMIN H. DICKSON
MANAGER
DEVELOPMENT SERVICES

John J. Fredyma
JOHN J. FREDYMA
SENIOR ASSISTANT COUNTY ATTORNEY

CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "MIROMAR LAKES UNIT XVI - POSITANO, A SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA", WAS FILED FOR RECORD AT 3:03 P.M., THIS 4th DAY OF APRIL, 2016 AND DULY RECORDED AS INSTRUMENT NUMBER 2016000069611, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Linda Doggett
LINDA DOGGETT
LEE COUNTY CLERK OF COURT

REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:

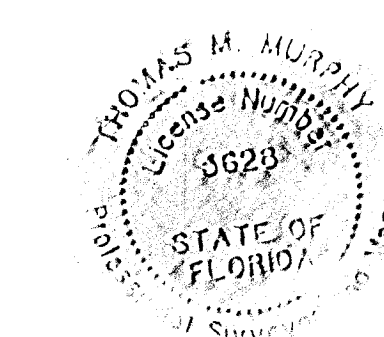
REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. CH. 177, PART I.

Gary W. Rashford
GARY W. RASHFORD, P.S.M. LS6305
LEE COUNTY DESIGNATED P.S.M.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "MIROMAR LAKES UNIT XVI - POSITANO, A SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMs) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

Thomas M. Murphy
THOMAS M. MURPHY, P.S.M. #5628



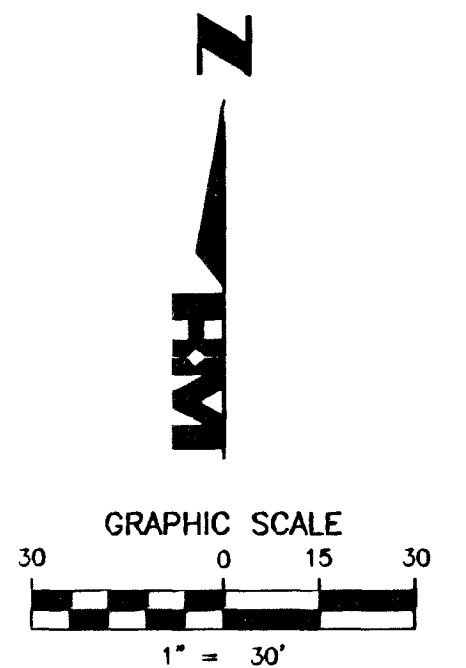
THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628

H.M.
HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

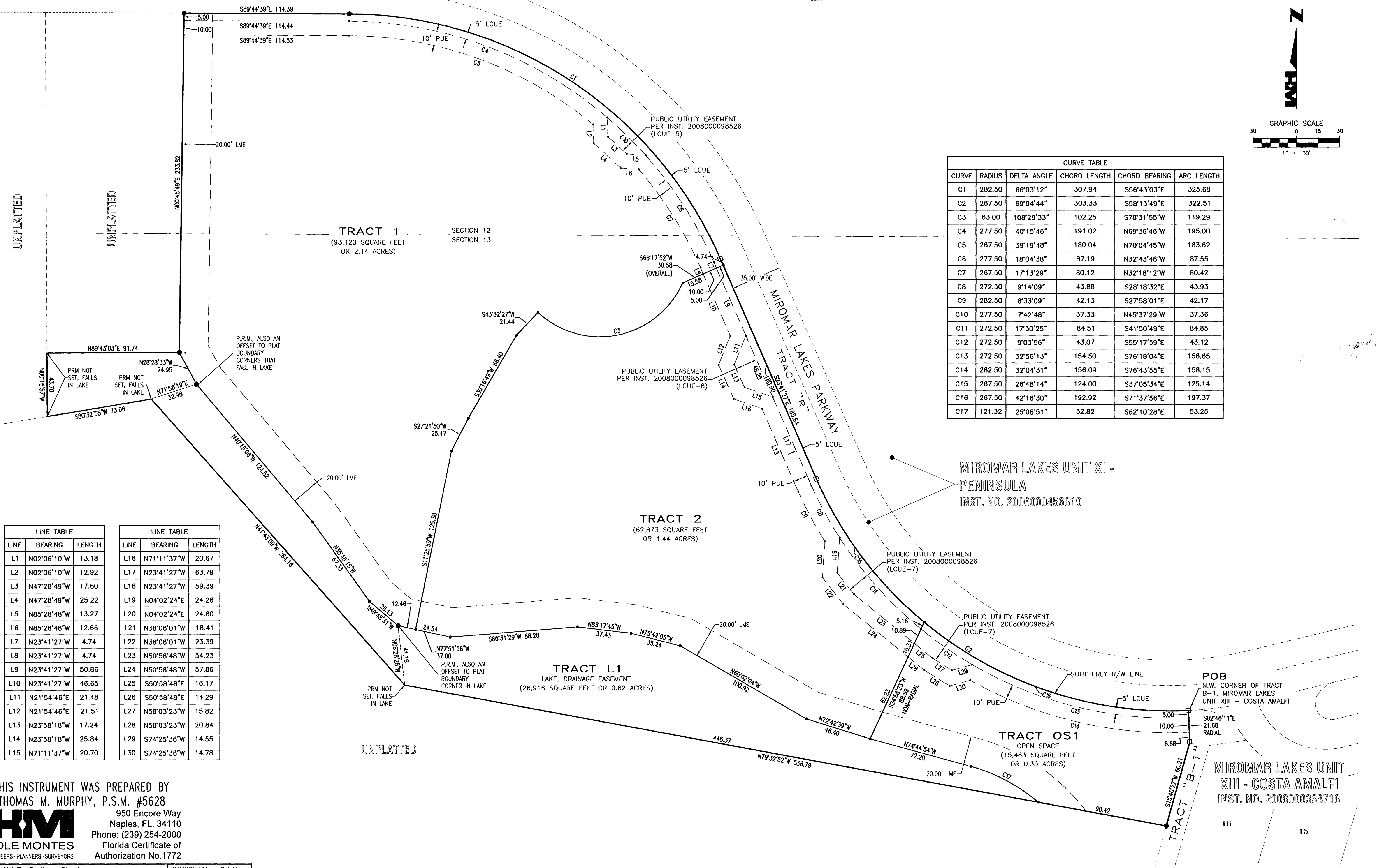
MIROMAR LAKES UNIT XVI – POSITANO

A SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. 2016000069611
SHEET 2 of 2



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH
C1	282.50	66°03'12"	307.94	S56°43'03"E 325.68
C2	267.50	69°04'44"	303.33	S58°13'49"E 322.51
C3	63.00	108°29'33"	102.25	S78°31'55"W 119.29
C4	277.50	40°15'46"	191.02	N69°36'46"W 195.00
C5	267.50	39°19'48"	180.04	N70°04'45"W 183.62
C6	277.50	18°04'38"	87.19	N32°43'46"W 87.55
C7	267.50	17°13'29"	80.12	N32°18'12"W 80.42
C8	272.50	9°14'09"	43.88	S28°18'32"E 43.93
C9	282.50	8°33'09"	42.13	S27°58'01"E 42.17
C10	277.50	7°42'48"	37.33	N45°37'29"W 37.36
C11	272.50	17°50'25"	84.51	S41°50'49"E 84.85
C12	272.50	9°03'56"	43.07	S55°17'59"E 43.12
C13	272.50	32°56'13"	154.50	S76°18'04"E 156.65
C14	282.50	32°04'31"	156.09	S76°43'55"E 158.15
C15	267.50	26°48'14"	124.00	S37°05'34"E 125.14
C16	267.50	42°16'30"	192.92	S71°37'56"E 197.37
C17	121.32	25°08'51"	52.82	S62°10'28"E 53.25



LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°06'10"W	13.18
L2	N02°06'10"W	12.92
L3	N47°28'49"W	17.60
L4	N47°28'49"W	25.22
L5	N85°28'48"W	13.27
L6	N85°28'48"W	12.66
L7	N23°41'27"W	4.74
L8	N23°41'27"W	4.74
L9	N23°41'27"W	50.86
L10	N23°41'27"W	46.65
L11	N21°54'46"E	21.48
L12	N21°54'46"E	21.51
L13	N23°58'18"W	17.24
L14	N23°58'18"W	25.84
L15	N71°11'37"W	20.70

LINE TABLE		
LINE	BEARING	LENGTH
L16	N71°11'37"W	20.67
L17	N23°41'27"W	63.79
L18	N23°41'27"W	59.39
L19	N04°02'24"E	24.26
L20	N04°02'24"E	24.80
L21	N38°06'01"W	18.41
L22	N38°06'01"W	23.39
L23	N50°58'48"W	54.23
L24	N50°58'48"W	57.86
L25	S50°58'48"E	16.17
L26	S50°58'48"E	14.29
L27	N58°03'23"W	15.82
L28	N58°03'23"W	20.84
L29	S74°25'36"W	14.55
L30	S74°25'36"W	14.78

THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

LD02015-00547/PLT2015-00032
\\nm-005\m001-00547-00032-00032.dwg Project By Name Of Location\m001-00547-00032-00032.dwg Plot Date 3/16/2016 9:33:59 AM Plotted By: R.A.K.

FILE NAME: Positano Plat.dwg

DRAWN BY: R.A.K.