

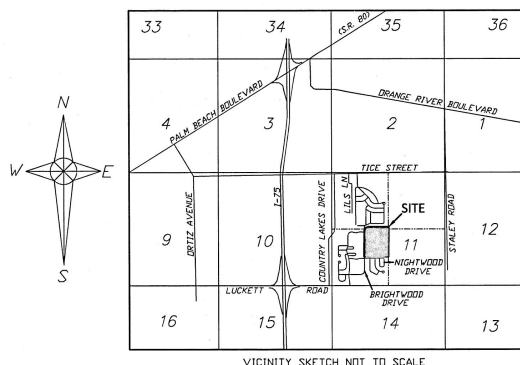
Kevin C. Karnes, Lee County Clerk of Circuit Court
ENTER: 2023000160379, Doc Type: SFL, Page 5, Recorded 5/4/2023 at 2:42 PM, Deputy Clerk CGRINER
Rec Fee: \$90.00

THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD, L65515
CERTIFICATE OF AUTHORIZATION NO. 6921
3048 DEL PRADO BLVD., SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 297-2624

INSTRUMENT NUMBER: 2023000160379
SHEET 1 OF 5

LAGUNA CARIBE, PHASE 1

A SUBDIVISION LYING IN
SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
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 ROADS, DRAINAGE, WATER AND SEWER FACILITIES."

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE AFORESAID SECTION 11; THENCE RUN S00°46'12"E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 1302.47 FEET TO THE NORTHEAST CORNER OF CYPRESS WOODS RV RESORT, UNIT THREE, AS RECORDED IN PLAT BOOK 72, PAGES 92 THROUGH 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S89°04'12"W. ALONG THE NORTH LINE OF SAID CYPRESS WOODS RV RESORT, UNIT THREE FOR 1129.21 FEET; THENCE RUN N00°45'40"W. FOR 1301.67 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER (SW1/4); THENCE RUN N89°04'45"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 12.23 FEET TO A POINT ON A TANGENT CURVE; THENCE RUN NORTHEASTERLY FOR 220.84 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 255.00 FEET, A DELTA OF 48°59'28"; A CHORD BEARING OF N64°30'12"E. AND A CHORD DISTANCE OF 211.46 FEET TO A POINT OF TANGENCY; THENCE RUN N89°04'50"E. FOR 917.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE AFORESAID SECTION 11; THENCE RUN S00°46'12"E. ALONG SAID EAST LINE FOR 86.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.638 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF LAGUNA CARIBE, PHASE 1, A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 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 (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DONE THIS 18 DAY OF APRIL, 2023

PHILLIP M. MOULD, L65515
PROFESSIONAL LAND SURVEYOR AND MAPPER
HARRIS-JORGENSEN, LLC
3048 DEL PRADO BOULEVARD SUITE 100
CAPE CORAL, FLORIDA 33904



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.

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 14th DAY OF MAY, 2023.

BRIAN HAMMAN
CHAIR OF THE BOARD
DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

MIKKI KOZDOLSKI
INTERIM DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF FLORIDA STATUTES CHAPTER 177, PART 1.

GARY M. RASHFORD, PSM, LS #6305
DEVELOPMENT SERVICES SURVEYOR

KEVIN KARNES
CLERK OF COURT IN AND FOR LEE COUNTY

JESSICA SULZER, P.E.
MANAGER, DEVELOPMENT SERVICES



CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF LAGUNA CARIBE, PHASE 1, A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:42 PM, THIS 14th DAY OF MAY, 2023, AND DULY RECORDED AS INSTRUMENT NUMBER 2023000160379 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN KARNES
LEE COUNTY CLERK OF COURT



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAGUNA CARIBE AT CYPRESS WOODS, LLC, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF LAGUNA CARIBE, PHASE 1, A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DEED HEREBY.

- DEDICATE TRACT "A" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR A PRIVATE ROAD RIGHT OF WAY FOR INGRESS AND EGRESS, DRAINAGE EASEMENT AND PRIVATE AND PUBLIC UTILITY EASEMENT WITH THE RESPONSIBILITY FOR MAINTENANCE. THE PRIVATE ROAD RIGHT OF WAY, DRAINAGE EASEMENT AND PRIVATE UTILITY EASEMENT SHALL, AT ALL TIMES, BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT AS SET FORTH IN #10 BELOW.
- DEDICATE TRACT "B" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR A LAKE, LAKE MAINTENANCE, ACCESS, DRAINAGE EASEMENT AND PRIVATE UTILITY EASEMENT WITH THE RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE TRACT "C-1" TO LAGUNA CARIBE HOMEOWNERS ASSOCIATION, INC. FOR COMMUNITY AMENITIES WITH RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE TRACT "D-1" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR OPEN SPACE, RIGHT OF WAY, DRAINAGE EASEMENT AND PRIVATE AND PUBLIC UTILITY EASEMENT WITH THE RESPONSIBILITY FOR MAINTENANCE. THE OPEN SPACE EASEMENT, RIGHT OF WAY, DRAINAGE EASEMENT AND PRIVATE UTILITY EASEMENT SHALL, AT ALL TIMES, BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT AS SET FORTH IN #10 BELOW.
- DEDICATE TRACT "D-2" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR OPEN SPACE, INDIGENOUS OPEN SPACE, RIGHT OF WAY, DRAINAGE EASEMENT AND PRIVATE AND PUBLIC UTILITY EASEMENT WITH THE RESPONSIBILITY FOR MAINTENANCE. THE OPEN SPACE EASEMENT, RIGHT OF WAY, DRAINAGE EASEMENT AND PRIVATE UTILITY EASEMENT SHALL, AT ALL TIMES, BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT AS SET FORTH IN #10 BELOW.
- DEDICATE TRACT "D-3" AND "D-4" TO LAGUNA CARIBE HOMEOWNERS ASSOCIATION, INC. FOR TRAILER COUPLING AND UNCOUPLING OPERATIONS, AND FOR COMMUNITY OPEN SPACE AND GARDENS WITH THE RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE TRACT "E" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR PURPOSES OF PRESERVATION, ENHANCEMENT AND RESTORATION OF WETLANDS AND PERMITTED PASSIVE RECREATION AND CERTAIN EASEMENT RIGHTS GRANTED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND LEE COUNTY FOR THE PURPOSES OF PRESERVATION, ENHANCEMENT AND RESTORATION OF WETLANDS, AND AN EASEMENT TO FLORIDA POWER & LIGHT FOR MAINTENANCE OF POWER TRANSMISSION FACILITIES.
- DEDICATE TRACT "E-2" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR OPEN SPACE, INDIGENOUS OPEN SPACE, RIGHT OF WAY, DRAINAGE EASEMENT AND PRIVATE AND PUBLIC UTILITY EASEMENT WITH THE RESPONSIBILITY FOR MAINTENANCE. THE OPEN SPACE EASEMENT, RIGHT OF WAY, DRAINAGE EASEMENT AND PRIVATE UTILITY EASEMENT SHALL, AT ALL TIMES, BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT AS SET FORTH IN #10 BELOW.
- RESERVE TRACT "F" TO LAGUNA CARIBE AT CYPRESS WOODS, LLC. FOR FUTURE DEVELOPMENT.
- DEDICATE ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREIN TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES.
- THE PUBLIC UTILITY EASEMENTS REFERENCED IN NUMBER 10 ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, OTHER PRIVATE UTILITIES, IF ANY, OPEN SPACE, DRAINAGE EASEMENTS AND PRIVATE AND PUBLIC UTILITY EASEMENTS, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATIONS (C) SHALL IN ALL CASES BE SUBORDINATE TO THE PUBLIC UTILITY USE. (D) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITIES AND (E) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY WITHIN THESE EASEMENTS, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DEDICATE ALL DRAINAGE EASEMENTS (DE) SHOWN HEREIN TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE EASEMENTS WITH THE RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE ALL ACCESS EASEMENTS (AE) SHOWN HEREIN TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR CROSS ACCESS, WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE ALL TEMPORARY ACCESS EASEMENTS (TAE) SHOWN HEREIN TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR CROSS ACCESS, WITHOUT THE RESPONSIBILITY FOR MAINTENANCE. ALL TEMPORARY EASEMENTS SHALL AUTOMATICALLY TERMINATE AND SHALL NOT BE OF ANY FUTURE FORCE OR EFFECT WHEN TRACT "F" IS REPLEATED.
- DEDICATE ALL LANDSCAPE BUFFER AND SIGN EASEMENTS (L.B.S.E.) TO LAGUNA CARIBE HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPE AND SIGN INSTALLATION AND MAINTENANCE, WITH RESPONSIBILITY FOR MAINTENANCE.
- DEDICATE TRACT "D-5" TO LAGUNA CARIBE HOMEOWNERS ASSOCIATION, INC. FOR COMMUNITY AMENITIES, AND AN EASEMENT TO FLORIDA POWER & LIGHT FOR MAINTENANCE OF POWER TRANSMISSION FACILITIES WITH RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF THE SAID OWNER ABOVE HAS CAUSED THESE DEDICATIONS TO BE MADE AND SIGNED THIS 14th DAY OF MAY, 2023.

WITNESS
DANIEL G. HARTLEY
PRINT NAME
JOHN C. ENGLISH
PRINT NAME

LAGUNA CARIBE AT CYPRESS WOODS, LLC
BY: L26 LAGUNA CARIBE AT CW MANAGER, LLC

JOHN CALLIS
ITS MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 2 PHYSICAL PRESENCE OR () ONLINE NOTARIZATION ON THIS 20th DAY OF April, 2023 BY JOHN CALLIS, MANAGER OF L26 LAGUNA CARIBE AT CW MANAGER, LLC, AS MANAGER OF LAGUNA CARIBE AT CYPRESS WOODS LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 2 AS IDENTIFIED.

(AFFIX NOTARY SEAL)



JOHN M. DINICHI
NOTARY PUBLIC
COMMISSION NO. 66-928804
COMMISSION EXPIRATION DATE 11-14-25

THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP H. MOULD, L.S. 5515
CERTIFICATE OF AUTHORIZATION NO. 6921
3049 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

LAGUNA CARIBE, PHASE 1

A SUBDIVISION LYING IN
SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2023 000160379

SHEET 2 OF 5

LEGEND:

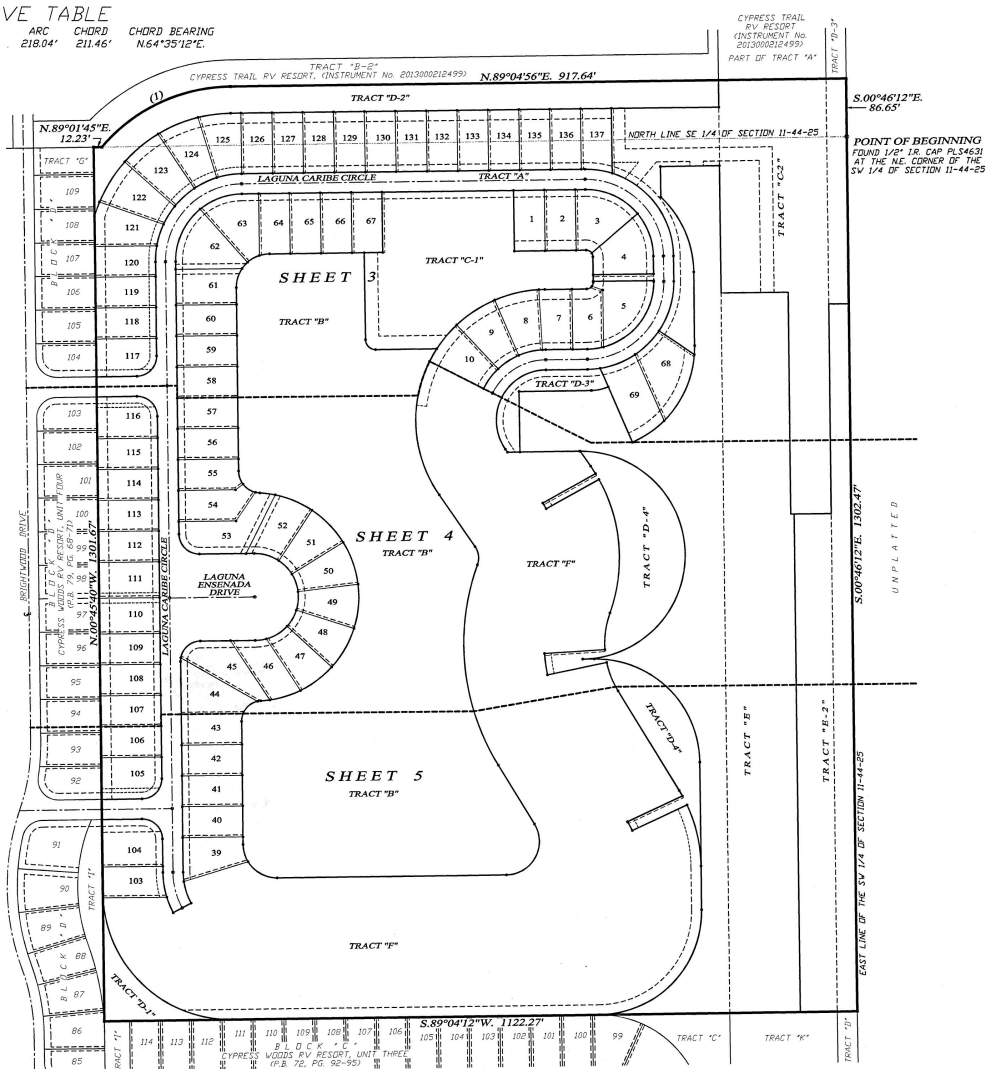
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
■	SET NUMBER 5 IRON ROD CAP LB #6921 P.R.M.
●	SET 1/2" IRON ROD CAP LB #6921
○	SET NAIL AND DISK LB #6921 P.C.P.
P.S.H.	PROFESSIONAL SURVEYOR AND MAPPER
L.B.	LICENSED BUSINESS
INST.	INSTRUMENT
NO.	NUMBER
■	OFFICIAL RECORDS BOOK
P.G.	PAGE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
R/W	RIGHT-OF-WAY
A.E.	ACCESS EASEMENT
I.E.	INGRESS-EGRESS
P.U.E.	PUBLIC UTILITY EASEMENT
E.B.E.	ENTRY BEAUTIFICATION EASEMENT
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
L.B.A.S.E.	LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
OR	NON-RADIAL
(C)	CURVE NUMBER
LI	LINE NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST
±	MORE OR LESS
LLC	LIMITED LIABILITY COMPANY
P.E.	PROFESSIONAL ENGINEER
SO.	SQUARE
FT.	FEET
±	CENTERLINE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	255.00'	48°59'28"	218.04'	211.46'	N64°35'12"E.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST AS BEING S00°46'12"E.
- 2) DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL LOT LINES ARE RADIAL UNLESS INDICATED NON-RADIAL, ORS.
- 4) CONTAINS 155,871.68 SQUARE FEET OR 35.638 ACRES, MORE OR LESS.



DOS2003-00186-A04 / PLT2020-00030

THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP H. MOULD, L.S. 6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33994
(239) 297-2624

LAGUNA CARIBE, PHASE 1

A SUBDIVISION LYING IN
SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2023000160379

SHEET 3 OF 5

LEGEND:

- PRM. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- SET NUMBER 5 IRON ROD CAP LB #6921 PRM.
- SET 1/2" IRON ROD CAP LB #6921
- SET NAIL AND DISC LB #6921 P.C.P.
- PROFESSIONAL SURVEYOR AND MAPPER
- LICENSED BUSINESS
- PSM LB
- INSTR. NUMBER
- PG. PAGE
- PC. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R/W. RIGHT-OF-WAY
- AC. ACCESS EASEMENT
- IE. INGRESS-EGRESS
- PUE. PUBLIC UTILITY EASEMENT
- EE. ENTRY BEAUTIFICATION EASEMENT
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- L.B.A.S.E. LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
- ORD. NON-RADIAL
- CD. CURVE NUMBER
- LI. LINE NUMBER
- N. NORTH
- S. SOUTH
- E. EAST
- V. VEST
- MORE OR LESS
- LLC. LIMITED LIABILITY COMPANY
- P.E. PROFESSIONAL ENGINEER
- SD. SQUARE
- FT. FEET
- CL. CENTERLINE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
51	15.00'	90°00'00"	23.56'	21.81'	N45°33'04"W
52	30.00'	90°00'00"	47.12'	43.63'	N45°33'04"W
53	45.00'	90°00'00"	70.68'	65.45'	N45°33'04"W
54	60.00'	90°00'00"	94.24'	87.27'	N45°33'04"W
55	75.00'	90°00'00"	117.80'	109.09'	N45°33'04"W
56	90.00'	90°00'00"	141.36'	130.91'	N45°33'04"W
57	105.00'	90°00'00"	164.92'	152.73'	N45°33'04"W
58	120.00'	90°00'00"	188.48'	174.55'	N45°33'04"W
59	135.00'	90°00'00"	212.04'	196.37'	N45°33'04"W
60	150.00'	90°00'00"	235.60'	218.19'	N45°33'04"W
61	165.00'	90°00'00"	259.16'	239.99'	N45°33'04"W
62	180.00'	90°00'00"	282.72'	261.81'	N45°33'04"W
63	195.00'	90°00'00"	306.28'	283.63'	N45°33'04"W
64	210.00'	90°00'00"	329.84'	305.45'	N45°33'04"W
65	225.00'	90°00'00"	353.40'	327.27'	N45°33'04"W
66	240.00'	90°00'00"	376.96'	349.09'	N45°33'04"W
67	255.00'	90°00'00"	400.52'	370.91'	N45°33'04"W
68	270.00'	90°00'00"	424.08'	392.73'	N45°33'04"W
69	285.00'	90°00'00"	447.64'	414.55'	N45°33'04"W
70	300.00'	90°00'00"	471.20'	436.37'	N45°33'04"W
71	315.00'	90°00'00"	494.76'	458.19'	N45°33'04"W
72	330.00'	90°00'00"	518.32'	479.99'	N45°33'04"W
73	345.00'	90°00'00"	541.88'	501.81'	N45°33'04"W
74	360.00'	90°00'00"	565.44'	523.63'	N45°33'04"W
75	375.00'	90°00'00"	589.00'	545.45'	N45°33'04"W
76	390.00'	90°00'00"	612.56'	567.27'	N45°33'04"W
77	405.00'	90°00'00"	636.12'	589.09'	N45°33'04"W
78	420.00'	90°00'00"	659.68'	610.91'	N45°33'04"W
79	435.00'	90°00'00"	683.24'	632.73'	N45°33'04"W
80	450.00'	90°00'00"	706.80'	654.55'	N45°33'04"W
81	465.00'	90°00'00"	730.36'	676.37'	N45°33'04"W
82	480.00'	90°00'00"	753.92'	698.19'	N45°33'04"W
83	495.00'	90°00'00"	777.48'	719.99'	N45°33'04"W

CURVE TABLE

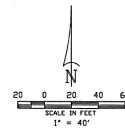
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
84	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
85	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
86	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
87	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
88	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
89	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
90	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
91	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
92	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
93	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
94	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
95	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
96	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
97	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
98	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
99	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
100	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
101	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
102	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
103	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
104	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
105	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
106	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
107	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W

CURVE TABLE

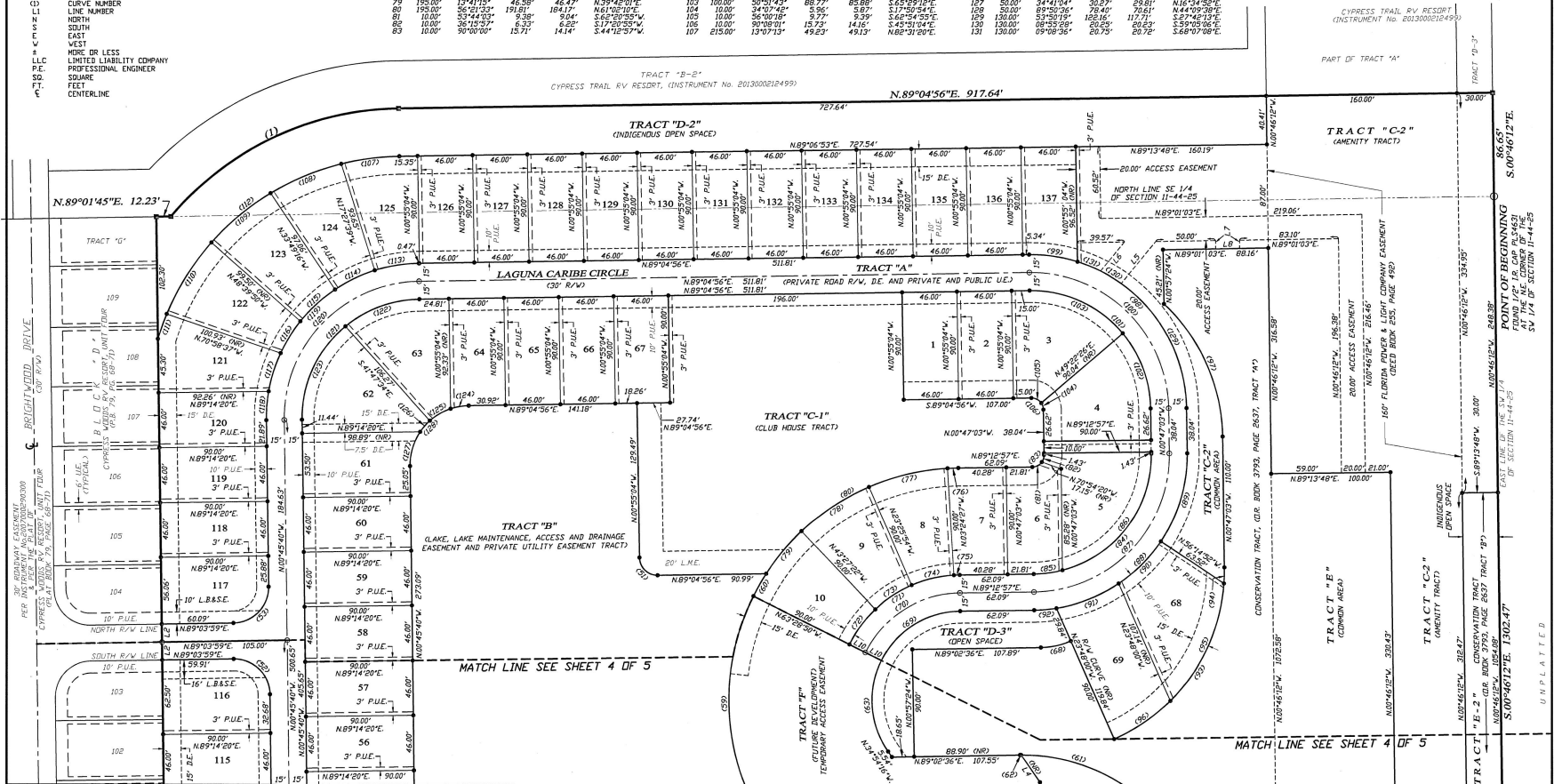
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
108	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
109	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
110	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
111	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
112	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
113	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
114	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
115	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
116	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
117	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
118	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
119	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
120	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
121	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
122	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
123	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
124	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
125	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
126	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
127	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
128	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
129	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
130	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W
131	100.00'	90°00'00"	157.08'	141.48'	S44°18'57"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°45'40"E	15.00'
L2	N00°45'40"E	27.39'
L3	N39°31'55"E	45.60'
L4	N39°31'55"E	33.55'
L5	N00°45'40"E	7.00'
L6	N00°45'40"E	15.00'
L7	N00°45'40"E	15.00'
L8	N00°45'40"E	15.00'
L9	N00°45'40"E	15.00'
L10	N00°45'40"E	15.00'



DOS2003-00186-A04 / PLT2020-00030



THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. HODD, L.S. 56315
CERTIFICATE OF AUTHORIZATION NO. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CORAL GABLES, FLORIDA 33134
(305) 257-2624

LEGEND:
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
SET NUMBER 5 IRON ROD
CAP L.B. #6021 P.R.M.
SET 1/2" IRON ROD CAP L.B. #6021
SET 1/4" IRON ROD CAP L.B. #6021 P.C.P.
PROFESSIONAL SURVEYOR AND MAPPER
L.B. LICENSED BUSINESS
INSTRUMENT
NUMBER
OFFICIAL RECORDS BOOK
PAGE
POINT OF CURVATURE
POINT OF TANGENCY
P.C. POINT OF REVERSE CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
R/W RIGHT-OF-WAY
ACCESS EASEMENT
INGRESS-EGRESS EASEMENT
PUBLIC UTILITY EASEMENT
E.B.C. ENTRY BEAUTIFICATION EASEMENT
L.C.U.E. LEE COUNTY UTILITY EASEMENT
L.B.A.S.E. LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
NON-RADIAL
CURVE NUMBER
LINE NUMBER
NORTH
SOUTH
EAST
WEST
MORE OR LESS
SQUARE
FEET
CENTERLINE

LAGUNA CARIBE, PHASE 1

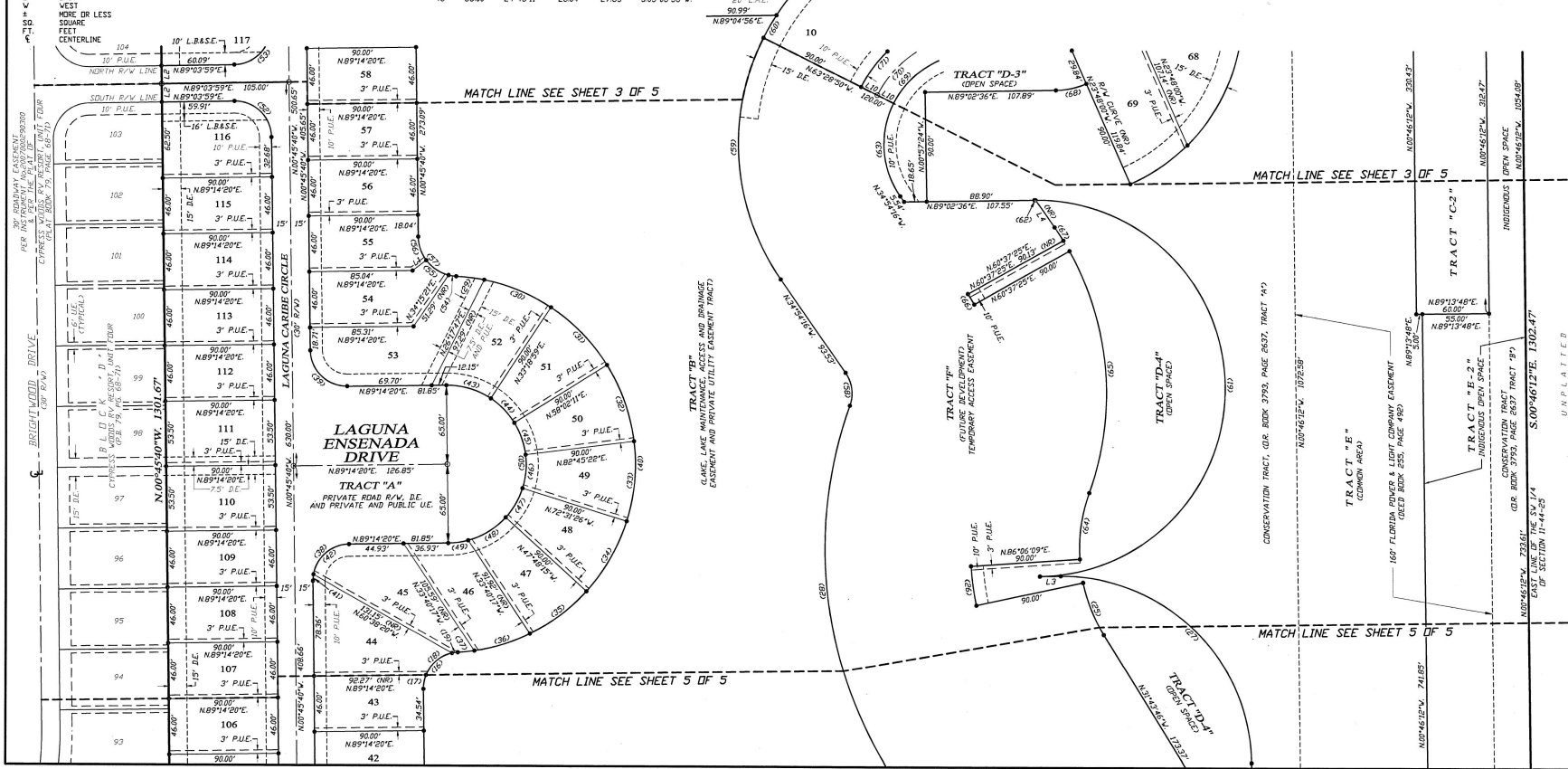
A SUBDIVISION LYING IN
SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
16	30.00'	87°20'35"	45.00'	41.48'	N42°58'37"E
17	30.00'	87°20'35"	45.00'	41.48'	N102°58'37"E
18	30.00'	55°51'54"	28.25'	28.10'	N49°37'17"E
19	30.00'	55°51'54"	28.25'	28.10'	N129°37'17"E
20	30.00'	19°39'53"	46.18'	43.95'	N81°53'47"W
21	30.00'	19°39'53"	46.18'	43.95'	N101°53'47"W
22	30.00'	89°10'21"	52.61'	52.30'	N10°10'21"W
23	30.00'	89°10'21"	52.61'	52.30'	N30°10'21"W
24	30.00'	89°10'21"	52.61'	52.30'	N60°10'21"W
25	30.00'	89°10'21"	52.61'	52.30'	N90°10'21"W
26	30.00'	89°10'21"	52.61'	52.30'	N120°10'21"W
27	30.00'	89°10'21"	52.61'	52.30'	N150°10'21"W
28	30.00'	89°10'21"	52.61'	52.30'	N180°10'21"W
29	30.00'	89°10'21"	52.61'	52.30'	N210°10'21"W
30	30.00'	89°10'21"	52.61'	52.30'	N240°10'21"W
31	30.00'	89°10'21"	52.61'	52.30'	N270°10'21"W
32	30.00'	89°10'21"	52.61'	52.30'	N300°10'21"W
33	30.00'	89°10'21"	52.61'	52.30'	N330°10'21"W
34	30.00'	89°10'21"	52.61'	52.30'	N360°10'21"W
35	30.00'	89°10'21"	52.61'	52.30'	N390°10'21"W
36	30.00'	89°10'21"	52.61'	52.30'	N420°10'21"W
37	30.00'	89°10'21"	52.61'	52.30'	N450°10'21"W
38	30.00'	89°10'21"	52.61'	52.30'	N480°10'21"W
39	30.00'	89°10'21"	52.61'	52.30'	N510°10'21"W
40	30.00'	89°10'21"	52.61'	52.30'	N540°10'21"W
41	30.00'	89°10'21"	52.61'	52.30'	N570°10'21"W
42	30.00'	89°10'21"	52.61'	52.30'	N600°10'21"W
43	30.00'	89°10'21"	52.61'	52.30'	N630°10'21"W
44	30.00'	89°10'21"	52.61'	52.30'	N660°10'21"W
45	30.00'	89°10'21"	52.61'	52.30'	N690°10'21"W
46	30.00'	89°10'21"	52.61'	52.30'	N720°10'21"W

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
47	65.00'	24°43'11"	28.04'	27.83'	S29°50'09"W
48	65.00'	24°43'11"	28.04'	27.83'	S59°50'09"W
49	65.00'	24°43'11"	28.04'	27.83'	S89°50'09"W
50	65.00'	24°43'11"	28.04'	27.83'	S119°50'09"W
51	65.00'	24°43'11"	28.04'	27.83'	S149°50'09"W
52	65.00'	24°43'11"	28.04'	27.83'	S179°50'09"W
53	65.00'	24°43'11"	28.04'	27.83'	S209°50'09"W
54	65.00'	24°43'11"	28.04'	27.83'	S239°50'09"W
55	65.00'	24°43'11"	28.04'	27.83'	S269°50'09"W
56	65.00'	24°43'11"	28.04'	27.83'	S299°50'09"W
57	65.00'	24°43'11"	28.04'	27.83'	S329°50'09"W
58	65.00'	24°43'11"	28.04'	27.83'	S359°50'09"W
59	65.00'	24°43'11"	28.04'	27.83'	S389°50'09"W
60	65.00'	24°43'11"	28.04'	27.83'	S419°50'09"W
61	65.00'	24°43'11"	28.04'	27.83'	S449°50'09"W
62	65.00'	24°43'11"	28.04'	27.83'	S479°50'09"W
63	65.00'	24°43'11"	28.04'	27.83'	S509°50'09"W
64	65.00'	24°43'11"	28.04'	27.83'	S539°50'09"W
65	65.00'	24°43'11"	28.04'	27.83'	S569°50'09"W
66	65.00'	24°43'11"	28.04'	27.83'	S599°50'09"W
67	65.00'	24°43'11"	28.04'	27.83'	S629°50'09"W
68	65.00'	24°43'11"	28.04'	27.83'	S659°50'09"W
69	65.00'	24°43'11"	28.04'	27.83'	S689°50'09"W
70	65.00'	24°43'11"	28.04'	27.83'	S719°50'09"W
71	65.00'	24°43'11"	28.04'	27.83'	S749°50'09"W
72	65.00'	24°43'11"	28.04'	27.83'	S779°50'09"W

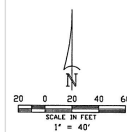
LINE TABLE

LINE	BEARING	DISTANCE
L1	N50°50'09"E	14.15'
L2	N10°50'09"E	15.00'
L3	N89°08'36"E	17.18'
L4	N34°41'16"E	27.39'
L10	N63°28'50"W	15.00'



INSTRUMENT NUMBER: 2023000160379

SHEET 4 OF 5



DOS2003-00186-A04 / PLT2020-00030

THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD LS6515
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3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

LEGEND:

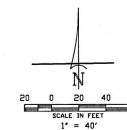
P.R.M.	PERMANENT REFERENCE NONMOUNT
P.C.P.	PERMANENT REFERENCE POINT
P.H.S.	PIEDMONT HIGH ROAD
CAP	CAP LA 16921 P.R.M.
P.C.P.	POINT OF VIEW HIGH ROAD CAP LA 16921
S.T.	SET NAIL AND LOG CAP LA 16921 P.C.P.
P.C.P.	PROFESSIONAL SURVEYOR AND MAPPER
L.B.	LICENSED BUSINESS
L.T.S.I.	LOCALITY
L.	LINE
N.	NUMBER
O.R.	OFFICIAL RECORDS BUREAU
P.R.	PAGE
P.C.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.S.	POINT OF REVERSE CURVATURE
P.C.P.	POINT OF COMPOUND CURVATURE
P.C.P.	POINT OF COMPOUND CURVATURE
A.E.	ACCESS EASEMENT
P.U.E.	PROGRESS-CURVE
P.U.E.	PUBLIC UTILITY EASEMENT
E.B.E.	EASEMENT OF BENEFIT EASEMENT
C.U.E.	COUNTY UTILITY EASEMENT
L.B.A.S.E.	LANDSCAPE BEAUTIFICATION &
N.R.	NON-RADIAL
(3)	LINE NUMBER
L.	LINE NUMBER
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
M.R.	MORE OR LESS
SQ	SQUARE
FT	FOOT
FT	FOOT
	ENTERLINE

LAGUNA CARIBE, PHASE 1

A SUBDIVISION LYING IN
SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2023000160379

SHEET 5 OF 5

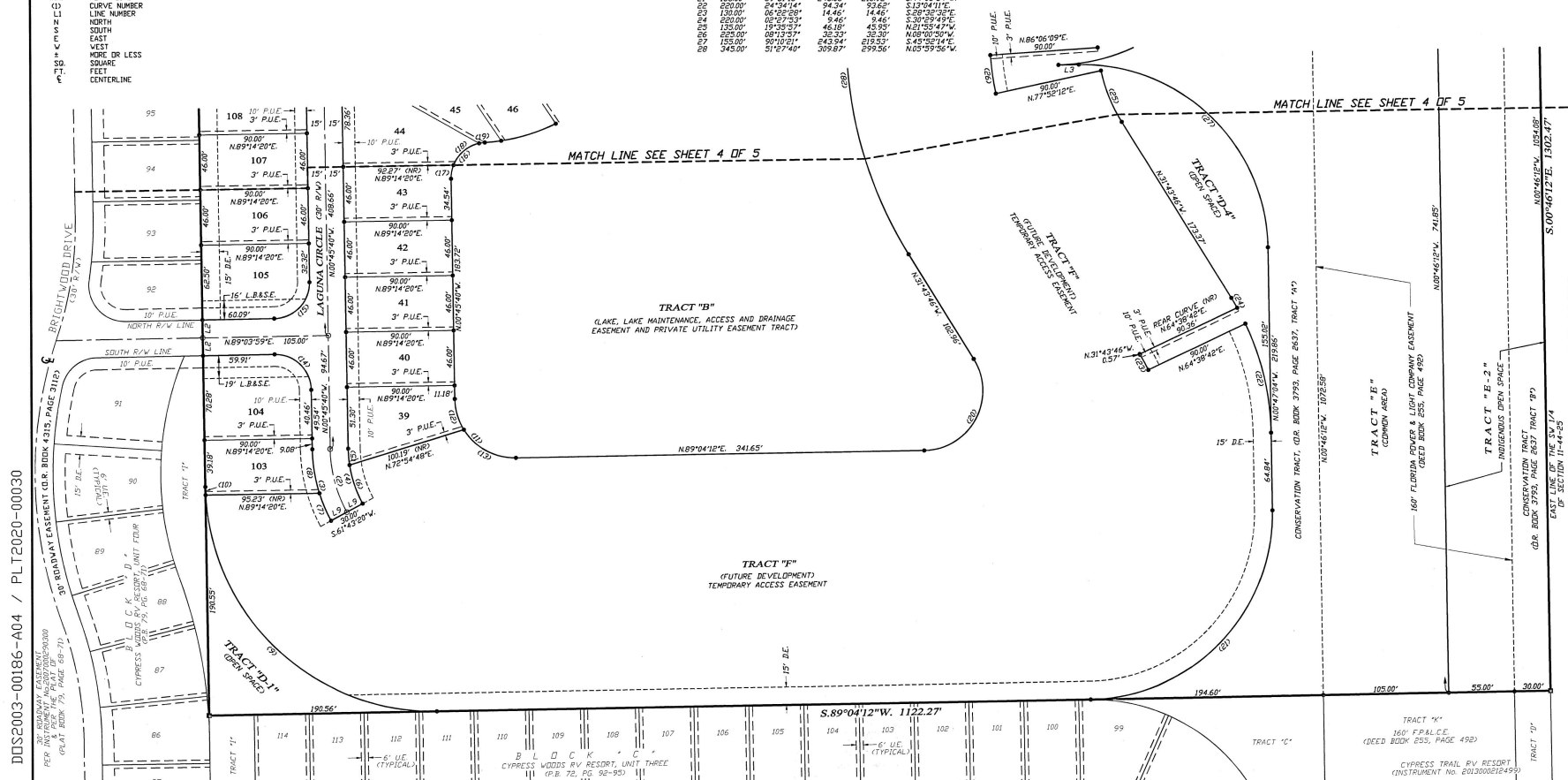


CURVE TABLE

NO.	RADIUS	DELTA	ASC	CHORD	CHORD BEARING
1	115.00	27°31'00"	59.23	54.70	N43°17'00"E
2	130.00	27°31'00"	62.49	57.96	N43°17'00"E
3	150.00	27°31'00"	68.03	62.57	N43°17'00"E
4	175.00	27°31'00"	74.51	68.05	N43°17'00"E
5	200.00	19°37'30"	84.26	74.51	N43°17'00"E
6	225.00	19°37'30"	92.49	80.93	N43°17'00"E
7	250.00	16°25°34"	99.43	87.30	N50°03'30"E
8	300.00	16°25°34"	115.33	100.00	N50°03'30"E
9	350.00	06°30'36"	130.33	111.78	N41°42°58"E
10	400.00	06°30'36"	144.33	122.50	N41°42°58"E
11	450.00	00°00'00"	157.33	131.91	N41°42°58"E
12	500.00	00°00'00"	169.33	140.00	N41°42°58"E
13	550.00	00°00'00"	180.33	146.96	N41°42°58"E
14	600.00	00°00'00"	190.33	152.91	N41°42°58"E
15	650.00	00°00'00"	200.33	157.96	N41°42°58"E
16	700.00	00°00'00"	210.33	162.00	N41°42°58"E
17	750.00	00°00'00"	220.33	165.03	N41°42°58"E
18	800.00	00°00'00"	230.33	167.08	N41°42°58"E
19	850.00	00°00'00"	240.33	168.18	N41°42°58"E
20	900.00	00°00'00"	250.33	168.43	N41°42°58"E
21	950.00	00°00'00"	260.33	167.83	N41°42°58"E
22	1000.00	00°00'00"	270.33	166.43	N41°42°58"E
23	1050.00	00°00'00"	280.33	164.18	N41°42°58"E
24	1100.00	00°00'00"	290.33	161.18	N41°42°58"E
25	1150.00	00°00'00"	300.33	157.43	N41°42°58"E
26	1200.00	00°00'00"	310.33	152.91	N41°42°58"E
27	1250.00	00°00'00"	320.33	147.50	N41°42°58"E
28	1300.00	00°00'00"	330.33	141.18	N41°42°58"E
29	1350.00	00°00'00"	340.33	134.00	N41°42°58"E
30	1400.00	00°00'00"	350.33	126.03	N41°42°58"E
31	1450.00	00°00'00"	360.33	117.25	N41°42°58"E
32	1500.00	00°00'00"	370.33	107.66	N41°42°58"E
33	1550.00	00°00'00"	380.33	97.27	N41°42°58"E
34	1600.00	00°00'00"	390.33	86.08	N41°42°58"E
35	1650.00	00°00'00"	400.33	74.18	N41°42°58"E
36	1700.00	00°00'00"	410.33	61.50	N41°42°58"E
37	1750.00	00°00'00"	420.33	48.03	N41°42°58"E
38	1800.00	00°00'00"	430.33	33.75	N41°42°58"E
39	1850.00	00°00'00"	440.33	18.75	N41°42°58"E
40	1900.00	00°00'00"	450.33	3.00	N41°42°58"E

LINE TABLE

LINE	BEARING	DISTANCE
L2	N.00°45'40"W.	15.00'
L3	N.89°02'53"E.	17.12'
L9	N.61°43'20"E.	15.00'

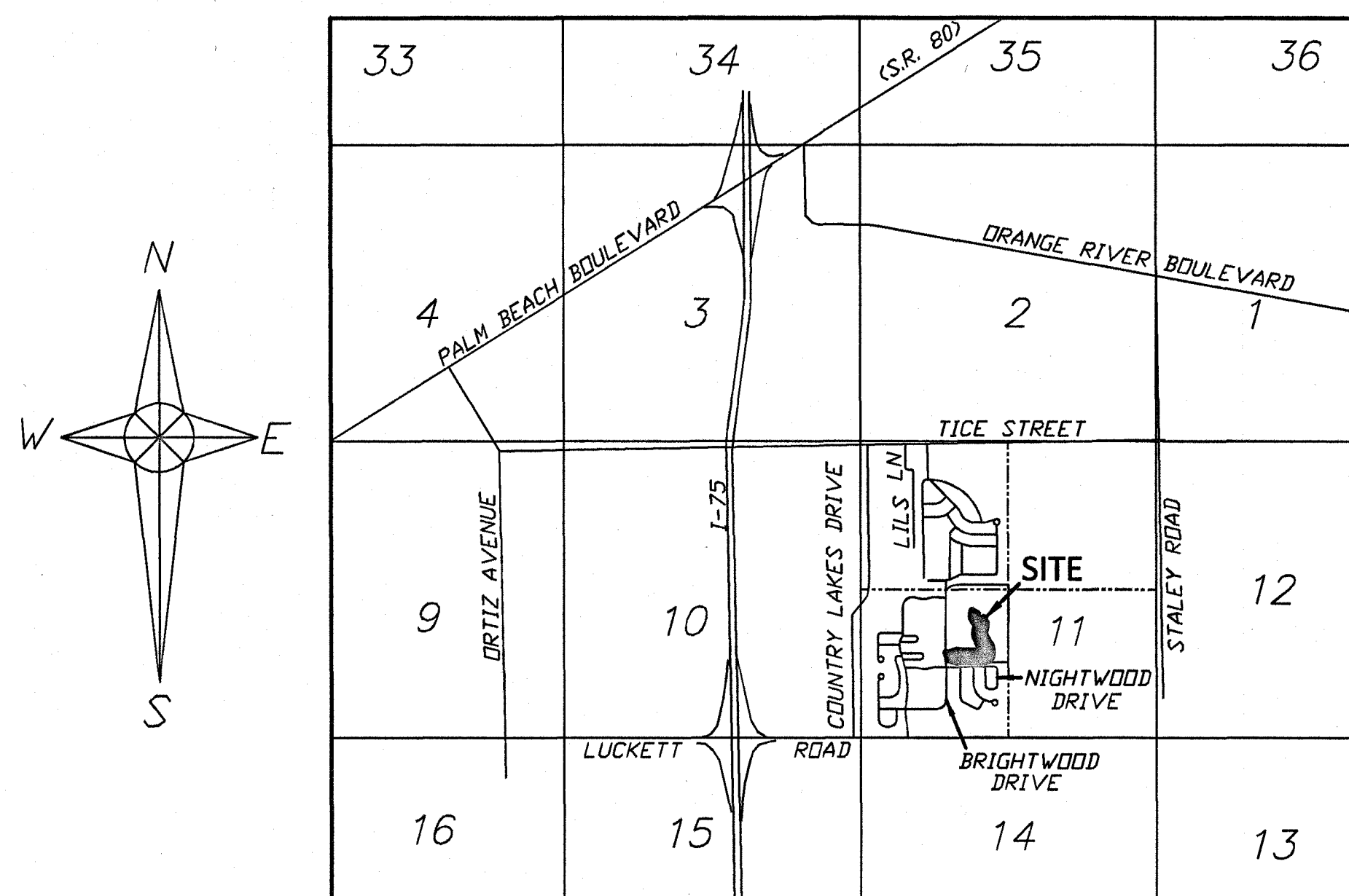


THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD, LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

INSTRUMENT NUMBER: 2023000286171
SHEET 1 OF 4

LAGUNA CARIBE, PHASE 2

A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1
AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



VICINITY SKETCH NOT TO SCALE

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.

DESCRIPTION:

TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, 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 ROADS, DRAINAGE, WATER AND SEWER FACILITIES."

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAGUNA CARIBE AT CYPRESS WOODS, LLC, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF LAGUNA CARIBE, PHASE 2, BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

1. DEDICATE TRACT "A-2" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR A PRIVATE ROAD RIGHT OF WAY FOR INGRESS AND EGRESS, DRAINAGE EASEMENT, AND PRIVATE AND PUBLIC UTILITY EASEMENT WITH THE RESPONSIBILITY FOR MAINTENANCE.

2. DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES.

ALL PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

EASEMENTS COLLOCATED WITHIN PLATTED PUBLIC UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

3. DEDICATE ALL DRAINAGE EASEMENTS (D.E.) SHOWN HEREIN TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE EASEMENTS, WITH THE RESPONSIBILITY FOR MAINTENANCE.

4. DEDICATE ALL LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) SHOWN HEREIN TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR CROSS ACCESS, WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.

WITNESS
DANIEL C. HARTLEY
PRINT NAME
JOHN C. ENGLISH
WITNESS
PRINT NAME

LAGUNA CARIBE AT CYPRESS WOODS, LLC
BY: L26 LAGUNA CARIBE AT CW MANAGER, LLC
JOHN CALLIS
ITS MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION ON THIS 17 DAY OF August, 2023 BY JOHN CALLIS, MANAGER OF L26 LAGUNA CARIBE AT CW MANAGER, LLC, AS MANAGER OF LAGUNA CARIBE AT CYPRESS WOODS LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DL AS IDENTIFICATION.

(AFFIX NOTARY SEAL)

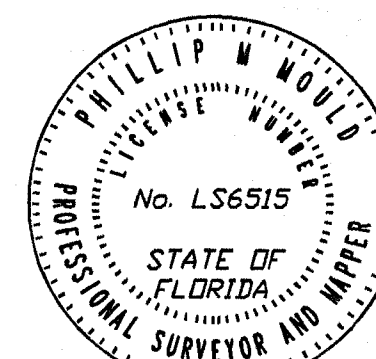
Pearl M. Bianchi
SIGNATURE OF NOTARY PUBLIC
Pearl M. Bianchi
PRINTED NAME OF NOTARY PUBLIC
COMMISSION NO. 928304
COMMISSION EXPIRATION DATE: 11-4-23

2023003-00186 / PLT2022-00033

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF LAGUNA CARIBE, PHASE 2, BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 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 (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT. DONE THIS 16 DAY OF AUGUST, 2023

Phillip M. Mould
PHILLIP M. MOULD, LS6515
PROFESSIONAL LAND SURVEYOR AND MAPPER
HARRIS-JORGENSEN, LLC
3048 DEL PRADO BOULEVARD SOUTH
SUITE 100
CAPE CORAL, FLORIDA 33904



APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 25th DAY OF AUGUST, 2023.

BRIAN HAMMAN
CHAIR OF THE BOARD

DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

MIKKI J. ROZDOLSKI
INTERIM DIRECTOR, DEPARTMENT
OF COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF FLORIDA STATUTES CHAPTER 177, PART 1.

GARY W. RASHFORD, PSM, LS #6305
DEVELOPMENT SERVICES SURVEYOR

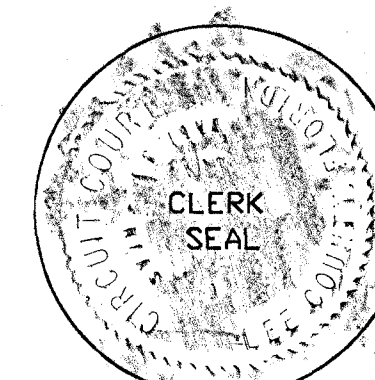
KEVIN KARNES
CLERK OF COURT IN AND FOR LEE COUNTY

JESSICA-SULZER, P.E. OHDET KLEINMANN
MANAGER, DEVELOPMENT SERVICES

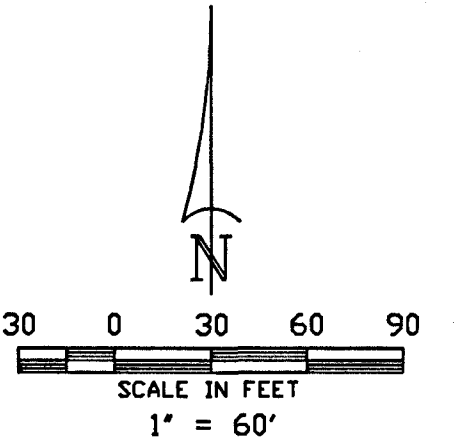
CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF LAGUNA CARIBE, PHASE 2, BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:49 P.M. THIS 28th DAY OF August, 2023, AND DULY RECORDED AS INSTRUMENT NUMBER 2023000286171 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN KARNES
LEE COUNTY CLERK OF COURT



LAGUNA CARIBE, PHASE 2
A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1
AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



LEGEND:

P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
●	SET NUMBER 5 IRON ROD CAP LB #6921 P.R.M.
○	SET 1/2" IRON ROD CAP LB #6921
○	SET NAIL AND DISK LB #6921 P.C.P.
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LB	LICENSED BUSINESS
INST.	INSTRUMENT
No.	NUMBER
#	OFFICIAL RECORDS BOOK
D.R.	PAGE
PG.	PAGE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
R/W	RIGHT-OF-WAY
A.E.	ACCESS EASEMENT
I.E.	INGRESS-EGRESS
P.U.E.	PUBLIC UTILITY EASEMENT
E.B.E.	ENTRY BEAUTIFICATION EASEMENT
L.C.U.E.	LEE COUNTY UTILITY EASEMENT
L.B.&S.E.	LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
(NR)	NON-RADIAL
(1)	CURVE NUMBER
L1	LINE NUMBER
N	NORTH
S	SOUTH
E	EAST
W	WEST
±	MORE OR LESS
LLC	LIMITED LIABILITY COMPANY
P.E.	PROFESSIONAL ENGINEER
SQ.	SQUARE
FT.	FEET
℄	CENTERLINE

LINE TABLE

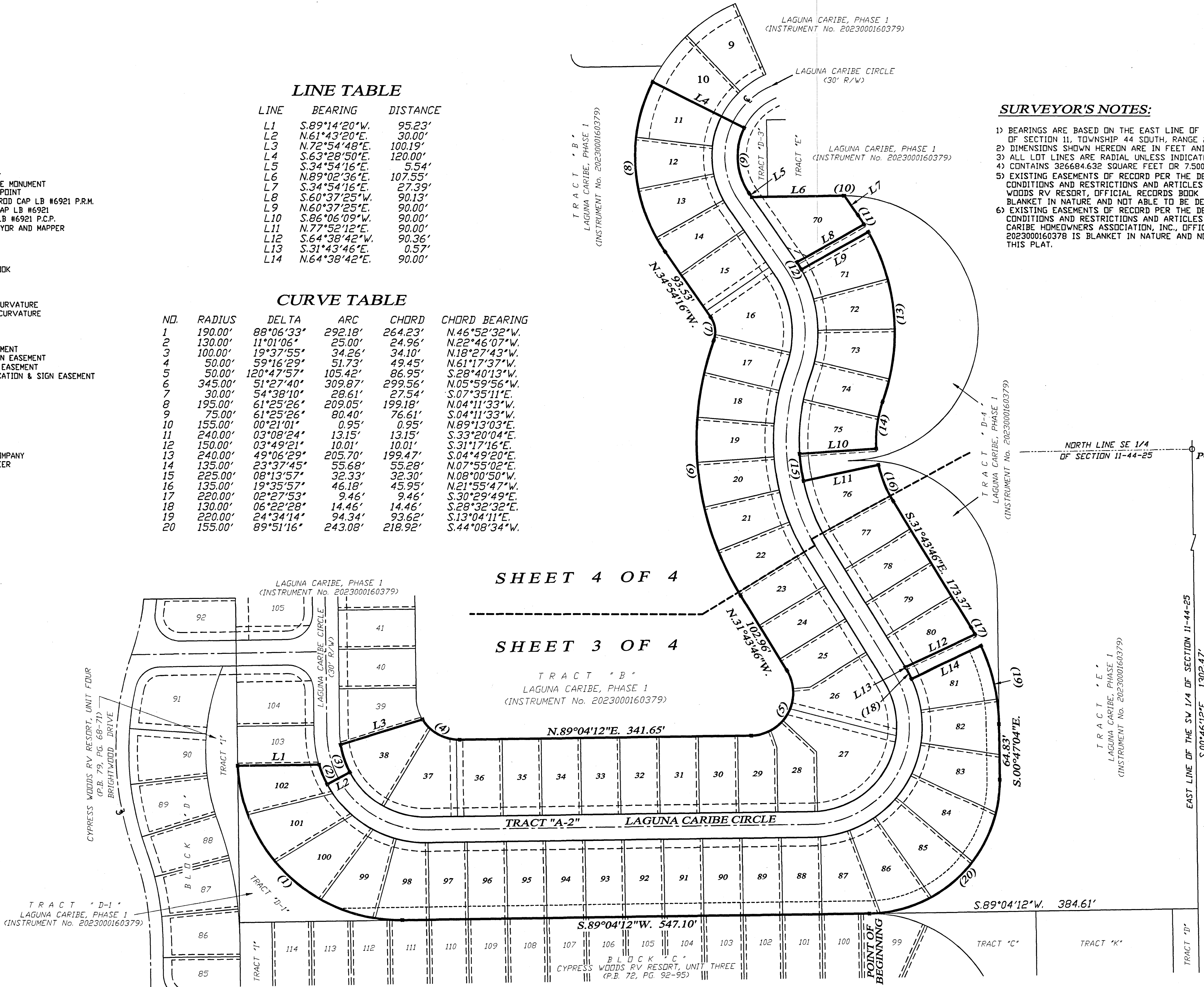
LINE	BEARING	DISTANCE
L1	S.89°14'20"W.	95.23'
L2	N.61°43'20"E.	30.00'
L3	N.72°54'48"E.	100.19'
L4	S.63°28'50"E.	120.00'
L5	S.34°54'16"E.	5.54'
L6	N.89°02'36"E.	107.55'
L7	S.34°54'16"E.	27.39'
L8	S.60°37'25"W.	90.13'
L9	N.60°37'25"E.	90.00'
L10	S.86°06'09"W.	90.00'
L11	N.77°52'12"E.	90.00'
L12	S.64°38'42"W.	90.36'
L13	S.31°43'46"E.	0.57'
L14	N.64°38'42"E.	90.00'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	190.00'	88°06'33"	292.18'	264.23'	N.46°52'32"W.
2	130.00'	11°01'06"	25.00'	24.96'	N.22°46'07"W.
3	100.00'	19°37'55"	34.26'	34.10'	N.18°27'43"W.
4	50.00'	59°16'29"	51.73'	49.45'	N.61°17'37"W.
5	50.00'	120°47'57"	105.42'	86.95'	S.28°40'13"W.
6	345.00'	51°27'40"	309.87'	299.56'	N.05°59'56"W.
7	30.00'	54°38'10"	28.61'	27.54'	S.07°35'11"E.
8	195.00'	61°25'26"	209.05'	199.18'	N.04°11'33"W.
9	75.00'	61°25'26"	80.40'	76.61'	S.04°11'33"W.
10	155.00'	00°21'01"	0.95'	0.95'	N.89°13'03"E.
11	240.00'	03°08'24"	13.15'	13.15'	S.33°20'04"E.
12	150.00'	03°49'21"	10.01'	10.01'	S.31°17'16"E.
13	240.00'	49°06'29"	205.70'	199.47'	S.04°49'20"E.
14	135.00'	23°37'45"	55.68'	55.28'	N.07°55'02"E.
15	225.00'	08°13'57"	32.33'	32.30'	N.08°00'50"W.
16	135.00'	19°35'57"	46.18'	45.95'	N.21°55'47"W.
17	220.00'	02°27'53"	9.46'	9.46'	S.30°29'49"E.
18	130.00'	06°22'28"	14.46'	14.46'	S.28°32'32"E.
19	220.00'	24°34'14"	94.34'	93.62'	S.13°04'11"E.
20	155.00'	89°51'16"	243.08'	218.92'	S.44°08'34"W.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST AS BEING S.00°46'12"E.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL LOT LINES ARE RADIAL UNLESS INDICATED NON-RADIAL (NR).
- 4) CONTAINS 326684.632 SQUARE FEET OR 7.500 ACRES, MORE OR LESS.
- 5) EXISTING EASEMENTS OF RECORD PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ARTICLES OF INCORPORATION OF CYPRESS WOODS RV RESORT, OFFICIAL RECORDS BOOK 3205, PAGE 893, AS AMENDED IS BLANKET IN NATURE AND NOT ABLE TO BE DEPICTED ON THIS PLAT.
- 6) EXISTING EASEMENTS OF RECORD PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ARTICLES OF INCORPORATION OF LAGUNA CARIBE HOMEOWNERS ASSOCIATION, INC., OFFICIAL RECORDS INSTRUMENT NUMBER 2023000160378 IS BLANKET IN NATURE AND NOT ABLE TO BE DEPICTED ON THIS PLAT.



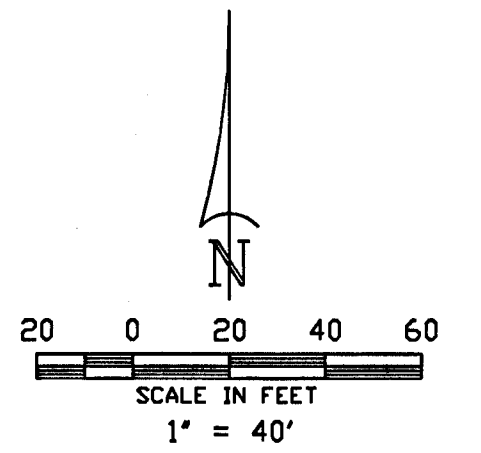
THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD, LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

LAGUNA CARIBE, PHASE 2

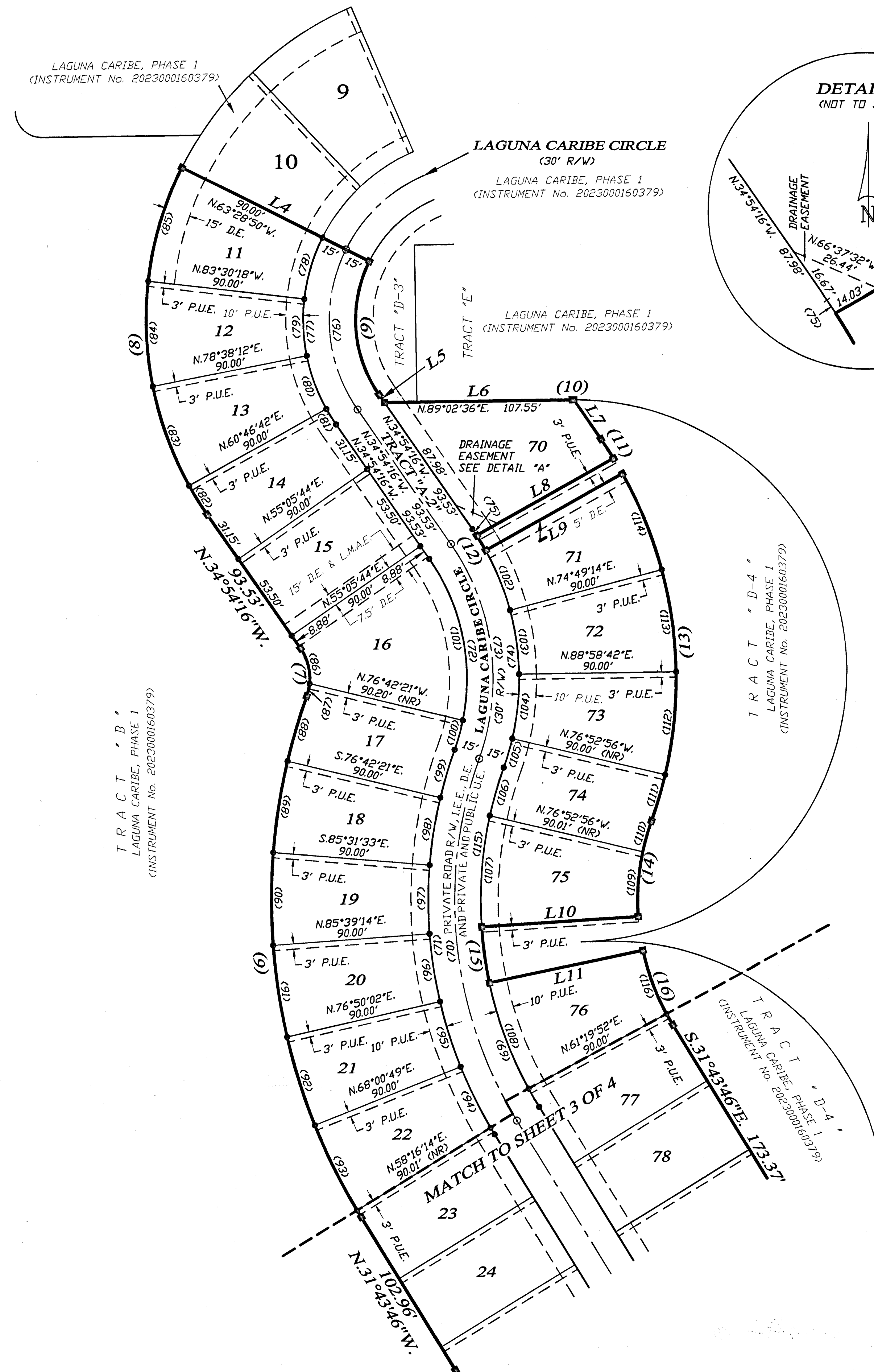
A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1
AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2023000160379

SHEET 4 OF 4



- LEGEND:**
- PRM. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - SET NUMBER 5 IRON ROD
 - CAP LB #6921 P.R.M.
 - SET 1/2" IRON ROD CAP LB #6921
 - SET NAIL AND DISK LB #6921 P.C.P.
 - PROFESSIONAL SURVEYOR AND MAPPER
 - LICENSED BUSINESS
 - INSTRUMENT
 - NUMBER
 - NUMBER
 - OFFICIAL RECORDS BOOK
 - PAGE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - R/W RIGHT-OF-WAY
 - A.E. ACCESS EASEMENT
 - I.E. INGRESS-EGRESS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.B.E. ENTRY BEAUTIFICATION EASEMENT
 - L.C.U.E. LEE COUNTY UTILITY EASEMENT
 - L.B.&S.E. LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - (NR) NON-RADIAL
 - (C) CURVE NUMBER
 - L1 LINE NUMBER
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ± MORE OR LESS
 - SQ. SQUARE
 - FT. FEET
 - CENTERLINE



LINE TABLE

LINE	BEARING	DISTANCE
L4	S.63°28'50\"E.	120.00'
L5	S.34°54'16\"E.	5.54'
L6	N.89°02'36\"E.	107.55'
L7	S.34°54'16\"E.	27.39'
L8	S.60°37'25\"W.	90.13'
L9	N.60°37'25\"W.	90.00'
L10	S.86°06'09\"W.	90.00'
L11	N.77°52'12\"E.	90.00'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
6	345.00'	51°27'40\"	309.87'	299.56'	N.05°59'56\"W.
7	30.00'	54°38'10\"	28.61'	27.54'	S.07°35'11\"E.
8	195.00'	61°25'26\"	209.05'	199.18'	N.04°11'33\"W.
9	75.00'	61°25'26\"	80.40'	76.61'	S.04°11'33\"W.
10	155.00'	00°21'01\"	0.95'	0.95'	N.89°13'03\"E.
11	240.00'	03°08'24\"	13.15'	13.15'	S.33°20'04\"E.
12	150.00'	03°49'21\"	10.01'	10.01'	S.31°17'16\"E.
13	240.00'	49°06'29\"	205.70'	199.47'	S.04°49'20\"E.
14	135.00'	23°37'45\"	55.68'	55.28'	N.07°55'02\"E.
15	225.00'	08°13'57\"	32.33'	32.30'	N.08°00'50\"W.
69	225.00'	19°35'57\"	76.97'	76.59'	N.21°55'47\"W.
70	240.00'	51°27'40\"	215.56'	208.39'	N.05°59'56\"W.
71	255.00'	51°27'40\"	229.03'	221.41'	N.05°59'56\"W.
72	120.00'	54°38'11\"	114.43'	110.14'	S.07°35'11\"E.
73	135.00'	54°38'10\"	128.73'	123.91'	S.07°35'11\"E.
74	150.00'	49°06'29\"	128.56'	124.67'	S.04°49'20\"E.
75	150.00'	01°42'20\"	4.46'	4.46'	S.34°03'06\"E.
76	90.00'	61°25'26\"	91.93'	91.93'	N.04°11'33\"W.
77	105.00'	61°25'26\"	112.57'	107.25'	N.04°11'33\"W.
78	105.00'	20°01'28\"	36.70'	36.51'	N.16°30'26\"E.
79	105.00'	17°51'30\"	32.73'	32.60'	N.02°26'03\"W.
80	105.00'	17°51'30\"	32.73'	32.60'	N.20°17'33\"W.
81	105.00'	05°40'58\"	10.41'	10.41'	N.32°03'47\"W.
82	195.00'	05°40'58\"	19.34'	19.33'	N.32°03'47\"W.
83	195.00'	17°51'30\"	60.78'	60.53'	N.20°17'33\"W.
84	195.00'	17°51'30\"	60.78'	60.53'	N.02°26'03\"W.
85	195.00'	20°01'28\"	68.15'	67.80'	N.16°30'26\"E.
86	30.00'	40°37'23\"	21.27'	20.83'	S.14°35'35\"E.
87	30.00'	14°00'48\"	7.34'	7.32'	S.12°43'30\"W.
88	345.00'	06°26'15\"	38.76'	38.74'	N.16°30'47\"E.
89	345.00'	08°49'13\"	53.11'	53.06'	N.08°53'03\"E.
90	345.00'	08°49'13\"	53.11'	53.06'	N.00°03'50\"E.
91	345.00'	08°49'13\"	53.11'	53.06'	N.08°45'22\"W.
92	345.00'	08°49'13\"	53.11'	53.06'	N.17°34'35\"W.
93	345.00'	09°00'06\"	54.20'	54.15'	N.26°29'14\"W.
94	255.00'	08°49'13\"	38.90'	38.86'	N.26°21'23\"W.
95	255.00'	08°49'13\"	39.25'	39.22'	N.11°34'35\"W.
96	255.00'	08°49'13\"	39.25'	39.22'	N.08°45'22\"W.
97	255.00'	08°49'13\"	39.25'	39.22'	N.00°03'50\"E.
98	255.00'	08°49'13\"	39.25'	39.22'	N.08°53'03\"E.
99	255.00'	06°26'15\"	28.65'	28.64'	N.16°30'47\"E.
100	120.00'	54°38'11\"	114.43'	110.14'	S.07°35'11\"E.
101	120.00'	46°18'36\"	96.99'	94.37'	S.11°44'59\"E.
102	150.00'	14°11'49\"	37.07'	37.07'	S.22°16'41\"E.
103	150.00'	14°09'29\"	37.07'	36.97'	S.08°06'02\"E.
104	150.00'	14°09'29\"	37.02'	36.92'	S.06°02'53\"W.
105	150.00'	07°36'50\"	17.32'	17.32'	S.16°25'29\"W.
106	225.00'	07°19'44\"	28.78'	28.76'	N.16°04'02\"E.
107	225.00'	16°18'01\"	64.01'	63.80'	N.04°15'09\"E.
108	225.00'	16°32'20\"	64.95'	64.72'	N.20°23'58\"W.
109	135.00'	15°49'25\"	37.28'	37.17'	N.04°00'51\"E.
110	135.00'	07°48'20\"	18.39'	18.39'	N.15°49'44\"E.
111	240.00'	06°36'50\"	27.70'	27.69'	S.16°25'29\"W.
112	240.00'	14°08'22\"	59.23'	59.08'	S.06°02'53\"W.
113	240.00'	14°09'29\"	59.30'	59.15'	S.08°06'02\"E.
114	240.00'	14°11'49\"	59.47'	59.32'	S.22°16'41\"E.
115	225.00'	23°37'45\"	38.79'	38.79'	N.07°55'02\"E.
116	135.00'	16°32'20\"	38.97'	38.83'	N.20°23'58\"W.