

# TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS

## DEDICATION

STATE OF FLORIDA } SS  
COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS THAT BAY COLONY-GATEWAY, INC., A DELAWARE CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNERS OF THE LANDS DESCRIBED HEREIN HAS CAUSED THIS PLAT OF "TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS", A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 45 SOUTH, RANGE 25 EAST, CITY OF FT. MYERS, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL THAT PORTION OF THE ROAD RIGHT-OF-WAY HEREIN REFERRED TO AS TRACTS "R & R-1" FOR PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THE ROAD, SUBJECT TO THE DEDICATION OF THE ACCESS, DRAINAGE AND UTILITY EASEMENTS ON, OVER, ACROSS OR UNDER SAID TRACT "R & R-1", TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, CITY OF FT. MYERS, ITS SUCCESSORS AND ASSIGNS, SUN CITY CENTER FT. MYERS COMMUNITY ASSOCIATION, INC. AND RESPECTIVE GOVERNMENTAL AGENCIES AND LICENSED PRIVATE AND PUBLIC UTILITIES HAVING AUTHORITY TO PROVIDE FOR SUCH SERVICES FOR THE PURPOSES OF ACCESS, INSTALLATION, REPAIR AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES.

TO SUN CITY CENTER FT. MYERS COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES, ALL OF TRACTS "LB-1", "LB-2" AND "LB-3", HEREIN LABELED, FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF LANDSCAPING, IRRIGATION, FENCES AND SIGNS.

TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL DRAINAGE EASEMENTS (D.E.), AND ALL THAT PORTION OF THE ROAD RIGHT-OF-WAY HEREIN AFTER REFERRED TO AS TRACTS "R" AND "R-1" LABELED HEREIN FOR THE PURPOSES OF ACCESS TO, INSTALLATION, MAINTENANCE AND REPAIR OF ITS DRAINAGE FACILITIES WITHIN SAID DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS.

TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, TRACT LK-11, TRACT LK-12, AND ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), LABELED HEREIN FOR THE PURPOSES OF WATER MANAGEMENT AND LAKE MAINTENANCE.

TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, CITY OF FT. MYERS, ITS SUCCESSORS AND ASSIGNS, AND TO THE RESPECTIVE GOVERNMENTAL AGENCIES AND LICENSED PRIVATE AND PUBLIC UTILITIES HAVING THE AUTHORITY TO PROVIDE FOR SUCH SERVICES ALL EASEMENTS HEREIN LABELED PUBLIC UTILITY EASEMENTS (P.U.E.), AND ALL OF TRACTS "R" AND "R-1" HEREIN LABELED AS A PUBLIC UTILITY EASEMENT, FOR THE PURPOSES OF INSTALLATION, REPAIR, MAINTENANCE AND OPERATION OF THEIR RESPECTIVE UTILITIES FOR WHICH THEY HAVE THE AUTHORITY TO PROVIDE, INCLUDING BUT NOT LIMITED TO WATER, SEWER, IRRIGATION, STREET LIGHTS, ELECTRIC, GAS, CABLE TELEVISION AND TELEPHONE.

TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, THE ACCESS EASEMENTS (A.E.), LABELED HEREIN FOR THE PURPOSES OF ACCESS TO TRACT LK-11 FOR LAKE MAINTENANCE.

IN WITNESS WHEREOF, BAY COLONY-GATEWAY, INC., A DELAWARE CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS SECRETARY THIS 9th DAY OF Sept., 2004.

*Susan Anthony*  
WITNESS 1  
BY: *Timothy Oak*  
BAY COLONY-GATEWAY, INC  
A DELAWARE CORPORATION  
VICE-PRESIDENT

*Carolyn Smith*  
WITNESS 2  
BY: *Vivien Hastings*  
SECRETARY

*Laurel Siterly*  
WITNESS 1  
BY: *Laurel Siterly*  
SECRETARY

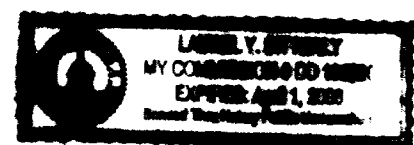
*Mary S. Cook*  
WITNESS 2  
BY: *Mary S. Cook*  
SECRETARY

## ACKNOWLEDGMENT

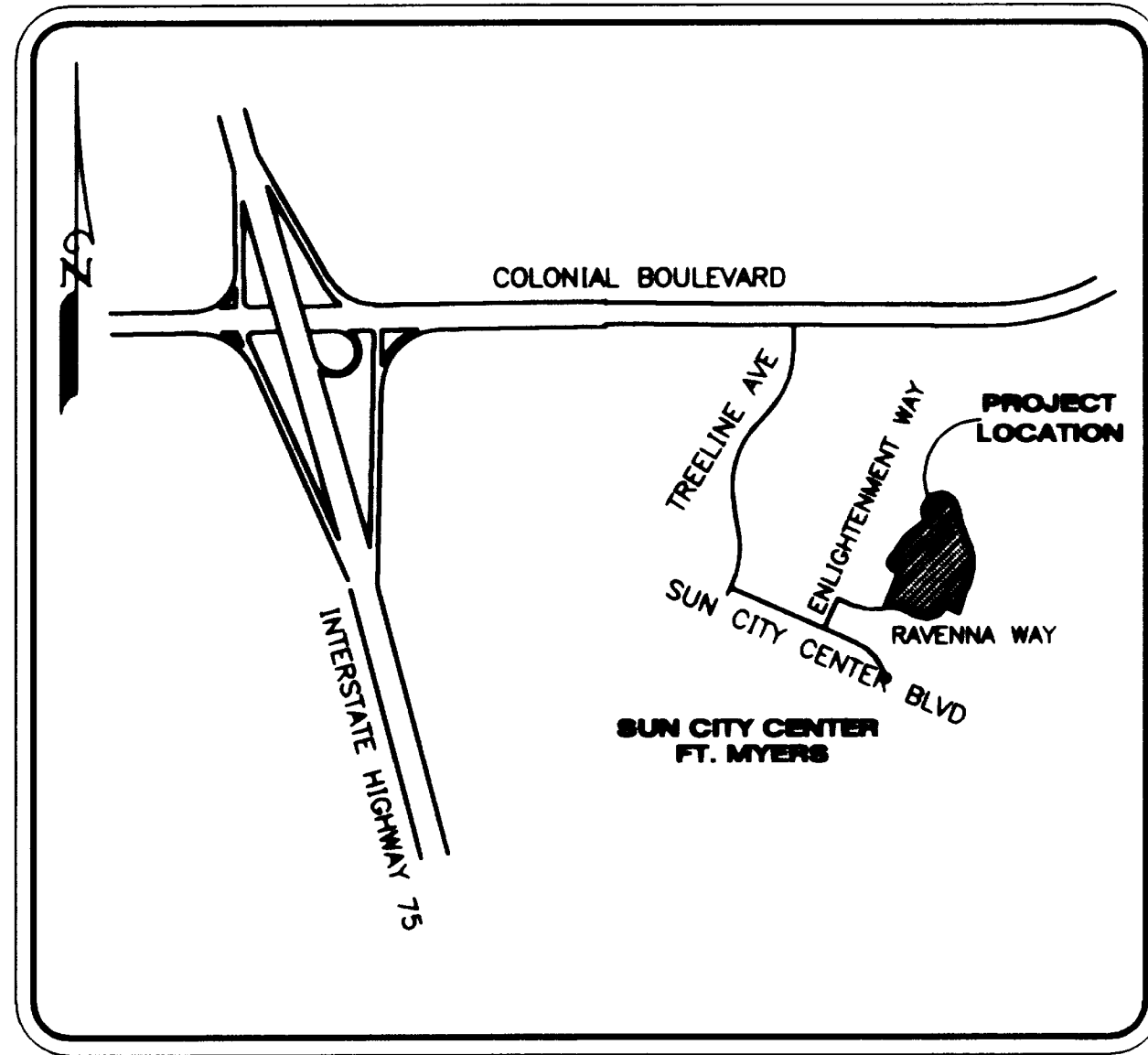
STATE OF FLORIDA } SS  
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF MAY, 2004 BY TIMOTHY OAK, VICE PRESIDENT AND VIVIEN HASTINGS, SECRETARY OF BAY COLONY-GATEWAY, INC., A DELAWARE CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION, THEY ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

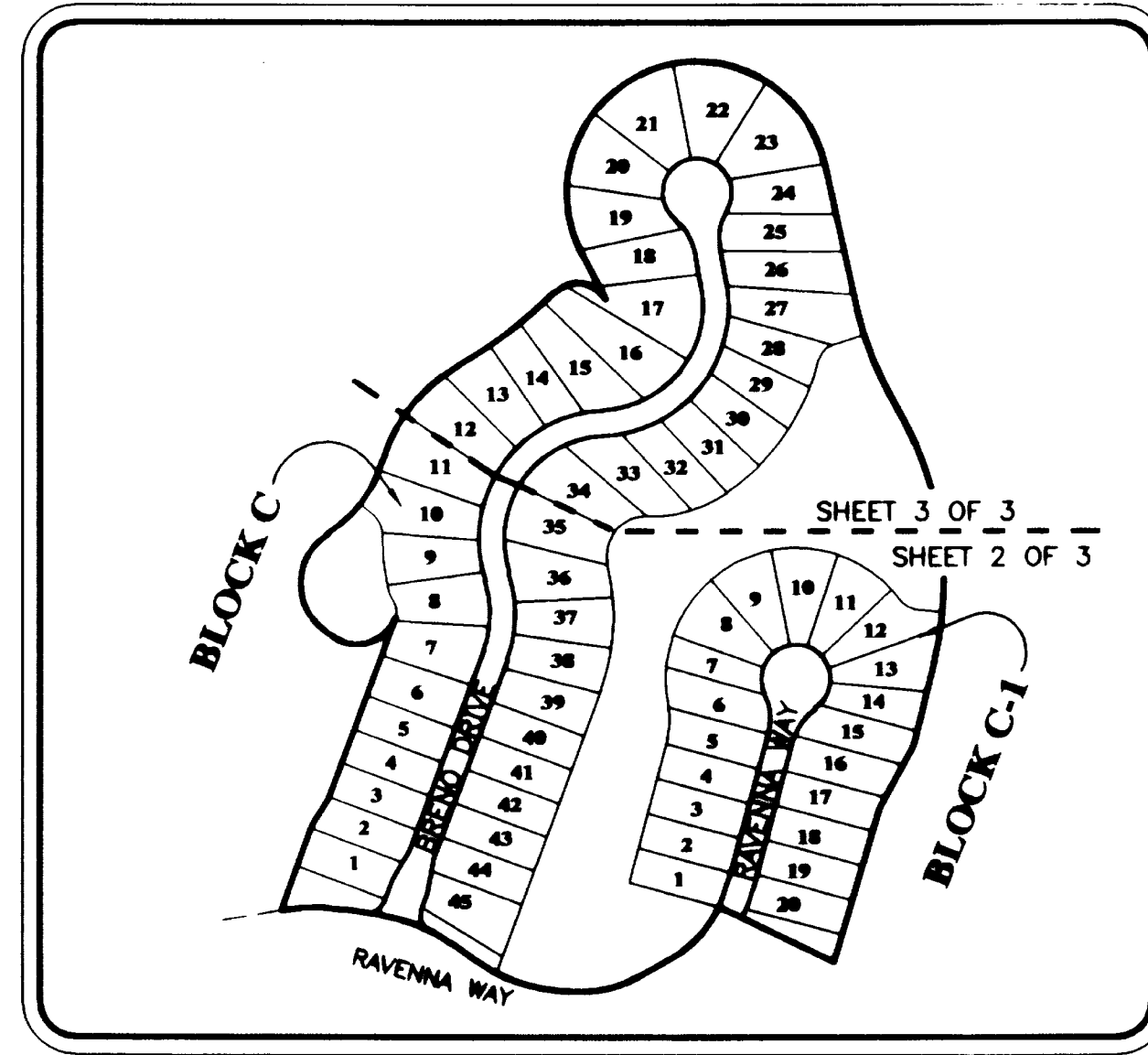
*Laurel Siterly*  
NOTARY PUBLIC - STATE OF FLORIDA  
NAME (PRINTED) LAUREL SITERLY  
DD105220 4-1-06  
COMMISSION # COMMISSION EXPIRES



## A SUBDIVISION IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST CITY OF FT. MYERS, LEE COUNTY, FLORIDA



VICINITY MAP  
(NOT TO SCALE)



KEY MAP  
(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.

## LEGAL DESCRIPTION

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, IN THE CITY OF FORT MYERS, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF TRACT "RS" OF SUN CITY CENTER FT. MYERS, PHASE ONE, AS RECORDED IN PLAT BOOK 69, PAGE 76 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "RS", FOR THE FOLLOWING NINE COURSES: 1) SOUTHWESTERLY, 115.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 191.00 FEET AND A CENTRAL ANGLE OF 34°45'48" (CHORD BEARING S.43°57'43"W., 114.12 FEET) TO A POINT OF TANGENCY; 2) S.81°20'37"W., 53.73 FEET TO A POINT OF CURVATURE; 3) WESTERLY, 89.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 191.00 FEET AND A CENTRAL ANGLE OF 26°44'06" (CHORD BEARING S.74°42'41"W., 88.32 FEET) TO A POINT OF TANGENCY; 4) S.88°04'44"W., 8.41 FEET TO A POINT OF CURVATURE; 5) WESTERLY, 167.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 37°00'02" (CHORD BEARING N.73°25'15"W., 165.00 FEET) TO A POINT OF TANGENCY; 6) N.54°55'14"W., 48.21 FEET TO A POINT OF CURVATURE; 7) WESTERLY, 120.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 26°33'56" (CHORD BEARING N.68°12'12"W., 119.47 FEET) TO A POINT OF TANGENCY; 8) N.81°29'10"W., 59.76 FEET TO A POINT OF CURVATURE; 9) WESTERLY, 96.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 18°30'50" (CHORD BEARING S.89°15'25"W., 96.52 FEET); THENCE ALONG THE EASTERLY BOUNDARY OF "CONSERVATION EASEMENT #2" AND "CONSERVATION EASEMENT FW1", AS RECORDED IN OFFICIAL RECORDS BOOK 3617, AT PAGE 2877 FOR THE FOLLOWING TWELVE (12) COURSES 1) N.19°58'48"E., 141.54 FEET; 2) N.32°27'01"E., 45.83 FEET; 3) N.20°23'20"E., 303.03 FEET TO A POINT OF CURVATURE; 4) WESTERLY, 118.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 104°29'12" (CHORD BEARING S.72°37'56"W., 102.78 FEET) TO A POINT OF TANGENCY; 5) N.55°07'28"W., 15.58 FEET TO A POINT OF CURVATURE; 6) NORTHERLY, 178.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 113°27'29" (CHORD BEARING N.01°36'17"E., 150.50 FEET) TO A POINT OF REVERSE CURVATURE; 7) NORTHEASTERLY, 145.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 41°48'05" (CHORD BEARING N.37°25'59"E., 142.70 FEET) TO A POINT OF REVERSE CURVATURE; 8) NORTHEASTERLY, 190.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.69 FEET AND A CENTRAL ANGLE OF 43°26'35" (CHORD BEARING N.38°15'14"E., 185.56 FEET) TO A POINT OF REVERSE CURVATURE; 9) NORTHEASTERLY, 194.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 759.41 FEET AND A CENTRAL ANGLE OF 1°43'58" (CHORD BEARING N.52°38'32"E., 193.86 FEET) TO A POINT OF REVERSE CURVATURE; 10) EASTERLY, 92.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 106°10'20" (CHORD BEARING S.81°36'17"E., 79.95 FEET); 11) N.28°31'07"W., 77.14 FEET TO A POINT OF CURVATURE; 12) EASTERLY, 89.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 204.00 FEET AND A CENTRAL ANGLE OF 195°49'39" (CHORD BEARING N.69°23'43"E., 404.11 FEET); THENCE S.12°41'28"E., 231.87 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 161.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 18°33'44" (CHORD BEARING S.21°58'20"E., 181.28 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 415.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 45°23'28" (CHORD BEARING S.08°33'28"E., 405.13 FEET); THENCE S.14°08'03"W., 130.00 FEET; THENCE S.28°15'46"W., 112.34 FEET; THENCE S.16°47'18"W., 249.40 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF TRACT "D" OF SAID SUN CITY CENTER FT. MYERS, PHASE 1, THENCE ALONG SAID NORTHEASTERLY BOUNDARY N.64°27'44"W., 197.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.664 ACRES, MORE OR LESS.

## GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

THE DISTRICT HEREBY ACKNOWLEDGES ACCEPTANCE OF TRACTS AND EASEMENTS DEDICATED ON THE PLAT AND DRAINAGE OF ALL LANDS CONTAINED WITHIN THIS PLAT.

WITNESSES AS TO BOTH:  
*[Signatures]*  
WITNESS 1: *[Signature]*  
WITNESS 2: *[Signature]*  
R. LEE MENZIES, CHAIRMAN  
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT  
DANIEL WOODRUFF, SECRETARY  
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

## ACKNOWLEDGMENT

STATE OF FLORIDA } SS  
COUNTY OF LEE

THE FOREGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF MAY, 2004 BY R. LEE MENZIES, CHAIRMAN AND DANIEL WOODRUFF, SECRETARY OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF SAID DISTRICT, THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Ann R. Hofschneider*  
NOTARY PUBLIC - STATE OF FLORIDA  
NAME (PRINTED) ANN R. HOFSCHEIDER  
DD 23161  
COMMISSION # COMMISSION EXPIRES

AMY R. HOFSCHEIDER  
Notary Public, State of Florida  
My Comm. Exp. July 13, 2007  
Comm. No. DD 23161

## APPROVALS

THIS PLAT IS ACCEPTED THIS 2nd DAY OF August, 2004, IN AN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF FT. MYERS, FLORIDA.

*[Signatures]*  
MAYOR (SIGNATURE)  
CITY CLERK (SIGNATURE)  
JIM HUMPHREY  
PRINTED NAME  
MARIANNE ANTONIO  
PRINTED NAME

ON BEHALF OF THE CITY OF FT. MYERS I HAVE REVIEWED THE ATTACHED PLAT OF "TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS" AND FIND THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

GORDON MEIERS LS # 2858  
PROFESSIONAL SURVEYOR & MAPPER

## CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS LOCATED IN SECTION 35 TOWNSHIP 44 SOUTH, RANGE 25 EAST, CITY OF FT. MYERS, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT

11:04 AM THIS 9th DAY OF Sept., 2004, AND DULY RECORDED IN PLAT BOOK 79 AT PAGES 8 THROUGH 10 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

*[Signature]*  
CHARLIE GREEN  
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS" 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 (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AS SHOWN HEREON WILL BE SET WITHIN TWO MONTHS AFTER THE COMPLETION OF REQUIRED IMPROVEMENTS.

HEIDT & ASSOCIATES, Inc.  
3800 COLONIAL BOULEVARD SUITE 200  
FT. MYERS, FLORIDA 33912  
(LAND SURVEYING BUSINESS LB 148)

*[Signature]*  
RANDALL L. HENDRA  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA LICENSE NO. 8091

DATE: MAY 11, 2004

THIS INSTRUMENT PREPARED BY RANDALL L. HENDRA, P.S.M.

**HEIDT & ASSOCIATES, Inc.**  
Tampa ♦ FT. Myers

CIVIL ENGINEERING  
PLANNING  
SURVEYING  
ENVIRONMENTAL PERMITTING  
LANDSCAPE ARCHITECTURE

FT. Myers Office  
3800 COLONIAL BLVD #200  
FT. Myers, Florida 33912  
Phone: 239-482-7275  
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# TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS

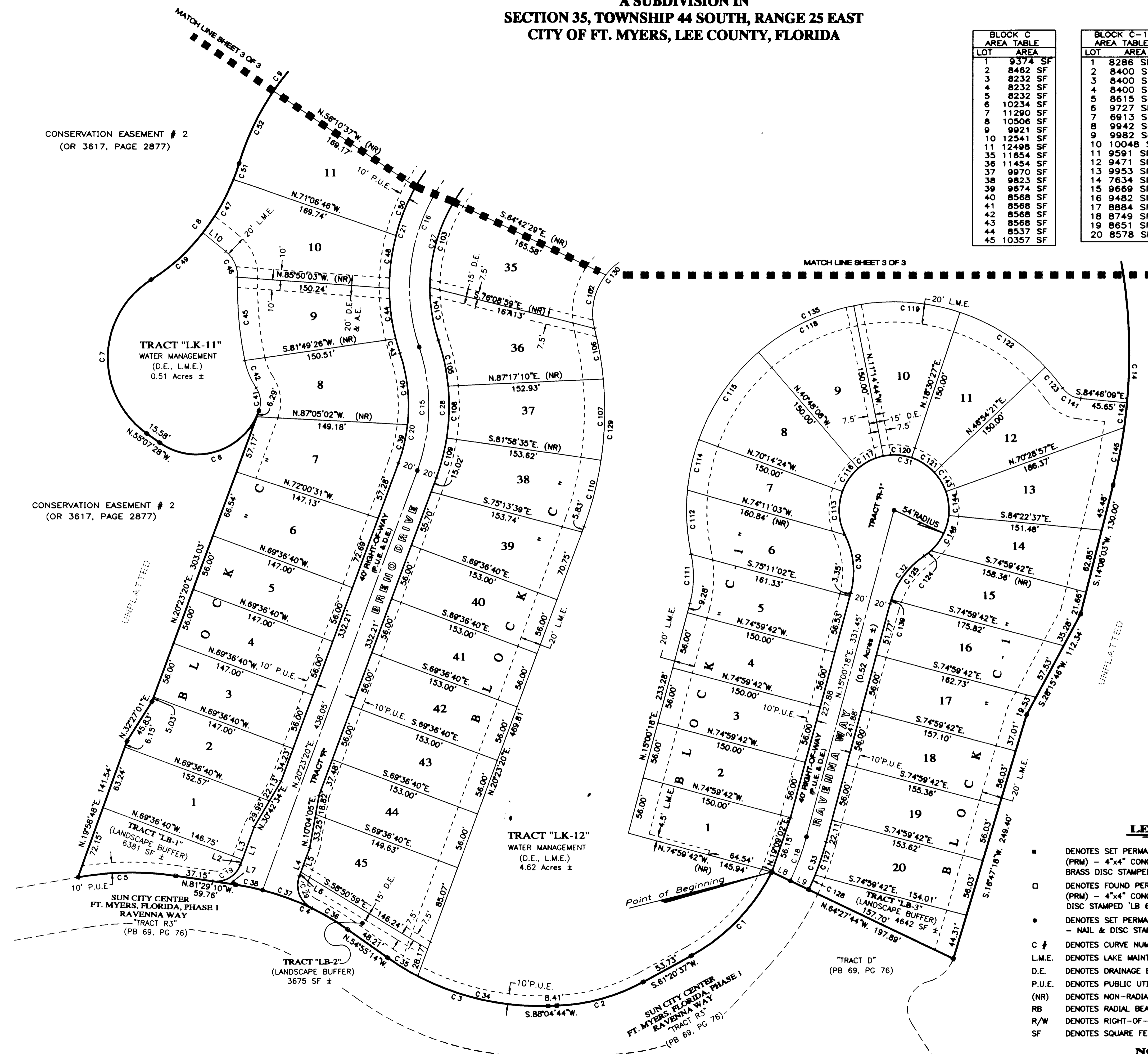
A SUBDIVISION IN  
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST  
CITY OF FT. MYERS, LEE COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	191.00	34°45'48"	115.89	59.79	114.12	S.43°57'43"W.
2	191.00	26°44'06"	89.12	45.39	88.32	S.74°42'41"W.
3	260.00	37°00'02"	167.90	87.00	165.00	N.73°25'15"W.
4	260.00	26°33'56"	120.55	61.38	119.47	N.68°12'12"W.
5	300.00	18°30'50"	96.94	48.90	96.52	S.89°15'25"W.
6	65.00	104°29'12"	118.54	83.93	102.78	S.72°37'56"W.
7	90.00	113°27'29"	178.22	137.16	150.50	N.01°36'17"E.
8	200.00	41°48'05"	145.91	76.38	142.70	N.37°25'59"E.
9	250.69	43°26'35"	190.08	99.87	185.56	N.38°15'14"E.
10	525.00	45°23'28"	415.92	219.56	405.13	S.06°33'28"E.
11	180.00	39°09'40"	123.03	64.03	120.65	N.07°48'30"E.
12	180.00	107°06'11"	336.47	243.71	289.58	N.34°46'46"E.
13	180.00	107°06'11"	336.47	243.71	289.58	N.34°46'46"E.
14	250.00	10°31'57"	45.96	23.04	45.89	N.20°16'17"E.
15	250.00	10°31'57"	45.96	23.04	45.89	N.20°16'17"E.
16	180.00	107°06'11"	336.47	243.71	289.58	N.34°46'46"E.
17	180.00	107°06'11"	336.47	243.71	289.58	N.34°46'46"E.
18	250.00	10°31'57"	45.96	23.04	45.89	N.20°16'17"E.
19	250.00	10°31'57"	45.96	23.04	45.89	N.20°16'17"E.
20	180.00	107°06'11"	336.47	243.71	289.58	N.34°46'46"E.
21	200.00	107°06'11"	373.86	270.79	321.76	N.34°46'46"E.
22	180.00	107°06'11"	299.09	216.63	257.41	S.34°46'46"W.
23	200.00	39°09'40"	136.70	71.14	134.05	S.07°48'30"W.
24	250.00	84°23'07"	36.82	22.66	33.58	S.21°48'12"E.
25	81.00	41°34'11"	58.77	30.74	57.49	N.05°48'47"W.
26	54.00	263°08'22"	248.00	60.89	80.80	S.74°59'42"E.
27	81.00	41°34'11"	58.09	30.74	57.49	S.35°47'24"W.
28	270.00	103°15'57"	49.63	24.89	49.56	S.20°16'17"W.
29	260.00	29°22'09"	133.27	68.13	131.82	N.77°14'12"W.
30	260.00	07°37'54"	34.63	17.34	34.61	N.58°41'11"W.
31	260.00	09°04'31"	41.18	20.64	41.14	N.58°27'24"W.
32	260.00	11°27'08"	51.97	26.07	51.88	N.69°43'24"W.
33	260.00	06°02'16"	27.40	13.71	27.39	N.78°28'02"W.
34	160.00	13°55'59"	38.91	19.55	38.81	N.13°25'20"E.
35	160.00	25°13'40"	70.45	35.41	69.88	N.06°09'30"W.
36	41	24.50	54°29'02"	23.30	12.61	N.06°52'11"W.
37	75.00	22°21'36"	29.27	14.82	29.08	N.22°55'54"W.
38	200.00	04°19'50"	15.12	7.58	15.11	N.16°36'25"W.
39	200.00	14°19'20"	49.99	25.13	49.86	N.07°16'49"W.
40	350.00	13°28'13"	82.29	41.33	82.10	N.05°00'59"W.
41	31.00	53°05'39"	28.73	15.49	27.71	N.24°49'42"W.
42	200.00	17°15'16"	60.23	30.34	60.00	N.29°59'50"E.
43	200.00	14°48'26"	51.69	25.99	51.54	N.07°17'04"E.
44	200.00	19°42'33"	68.80	34.74	68.46	N.48°28'45"E.
45	200.00	14°46'31"	51.58	25.93	51.43	N.22°04'33"E.
46	51	200.00	04°50'16"	16.89	8.45	N.18°57'04"E.
47	250.69	18°02'23"	78.93	39.79	78.61	N.23°33'08"E.
48	60.50	52°34'05"	55.51	29.88	53.58	S.11°55'05"W.
49	160.00	31°20'50"	87.54	44.89	86.45	S.19°51'44"W.
50	160.00	18°57'39"	52.95	26.72	52.71	S.09°17'31"E.
51	200.00	13°11'19"	46.04	23.12	45.94	S.12°10'40"E.
52	325.00	08°53'52"	50.47	25.29	50.42	S.09°55'02"E.
53	325.00	13°59'54"	79.40	39.90	79.21	S.01°31'52"W.
54	200.00	14°30'38"	50.85	25.46	50.52	S.01°40'19"W.
55	200.00	11°27'42"	40.01	20.07	39.94	S.14°39'29"W.
56	325.00	11°51'31"	67.27	33.75	67.15	S.14°27'34"W.
57	102.00	27°15'58"	48.54	24.74	48.08	N.01°22'19"E.
58	204.00	17°48'01"	63.38	31.95	63.12	N.03°21'44"W.
59	54.00	46°19'29"	43.66	23.10	42.48	S.03°24'08"E.
60	204.00	14°13'20"	50.64	25.45	50.51	N.12°38'56"E.
61	204.00	29°26'16"	104.81	53.59	103.66	N.34°28'44"W.
62	54.00	29°26'16"	27.74	14.19	27.44	S.34°28'44"W.
63	54.00	29°33'24"	27.86	14.25	27.55	S.63°58'34"W.
64	204.00	29°33'24"	105.24	53.82	104.07	N.63°58'34"E.
65	204.00	29°45'11"	105.93	54.19	104.75	S.86°22'09"W.
66	54.00	29°45'11"	28.04	14.34	27.73	N.86°22'09"W.
67	54.00	28°23'54"	26.76	13.66	26.49	N.57°17'36"W.
68	204.00	28°23'54"	101.11	51.62	100.08	S.57°17'36"E.
69	204.00	07°27'56"	26.58	13.31	26.56	S.39°21'41"E.
70	54.00	08°38'55"	8.15	4.08	8.14	S.52°15'02"W.
71	81.00	36°34'38"	54.54	28.35	53.51	S.37°17'10"W.
72	270.00	07°12'42"	33.98	17.01	33.96	S.18°36'39"W.
73	270.00	03°19'15"	15.65	7.83	15.65	S.23°52'38"W.
74	325.00	34°45'17"	197.14	101.71	194.13	N.03°00'41"E.
75	60.50	106°56'26"	112.92	81.67	97.23	N.39°06'15"E.
76	204.00	156°37'57"	557.69	986.49	399.55	S.66°03'19"W.
77	81.00	02°59'33"	4.23	2.12	4.23	S.16°30'05"W.
78	25.00	49°08'28"	21.44	11.43	20.79	S.60°11'56"E.
79	525.00	02°38'28"	24.20	12.10	24.19	S.06°33'04"W.
80	54.00	23°34'37"	22.22	11.27	22.06	N.31°18'21"W.
81	54.00	25°08'25"	23.69	12.04	23.50	N.06°56'50"W.
82	525.00	06°15'58"	57.42	28.74	57.39	S.11°00'16"W.
83	54.00	42°18'12"	39.87	20.89	38.97	N.26°46'29"E.

BLOCK C AREA TABLE	
LOT	AREA
1	9374 SF
2	8462 SF
3	8232 SF
4	8232 SF
5	8232 SF
6	10234 SF
7	11290 SF
8	10506 SF
9	9921 SF
10	12541 SF
11	12498 SF
12	11854 SF
13	11454 SF
14	9970 SF
15	9823 SF
16	9674 SF
17	8568 SF
18	8568 SF
19	8568 SF
20	8537 SF
21	10357 SF

BLOCK C-1 AREA TABLE	
LOT	AREA
1	8286 SF
2	8400 SF
3	8400 SF
4	8400 SF
5	8615 SF
6	9727 SF
7	6913 SF
8	9942 SF
9	9982 SF
10	10048 SF
11	9591 SF
12	9471 SF
13	9953 SF
14	7634 SF
15	9669 SF
16	9482 SF
17	8884 SF
18	8749 SF
19	8651 SF
20	8578 SF



**LEGEND**

- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CONCRETE MONUMENT WITH A BRASS DISC STAMPED "HEIDT & ASSOC. PRM LB148"
- DENOTES FOUND PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED "LB 6952"
- DENOTES SET PERMANENT CONTROL POINT (PCP) - NAIL & DISC STAMPED "HEIDT & ASSOC. PCP LB148"
- C # DENOTES CURVE NUMBER
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT
- (NR) DENOTES NON-RADIAL
- RB DENOTES RADIAL BEARING
- R/W DENOTES RIGHT-OF-WAY
- SF DENOTES SQUARE FEET

**NOTES**

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.



**LINE DATA TABLE**

NO.	BEARING	DISTANCE
L1	N.20°23'20"E.	39.13
L2	N.20°23'20"E.	5.24
L3	N.20°23'20"E.	33.78
L4	N.20°23'20"E.	29.63
L5	N.20°23'20"E.	25.05
L6	N.20°23'20"E.	4.59
L7	N.81°46'39"W.	22.57
L8	S.64°27'44"E.	20.19
L9	S.64°27'44"E.	20.00
L10	N.51°22'32"W.	28.91

THIS INSTRUMENT PREPARED BY RANDALL L. HENDRA, P.S.M.

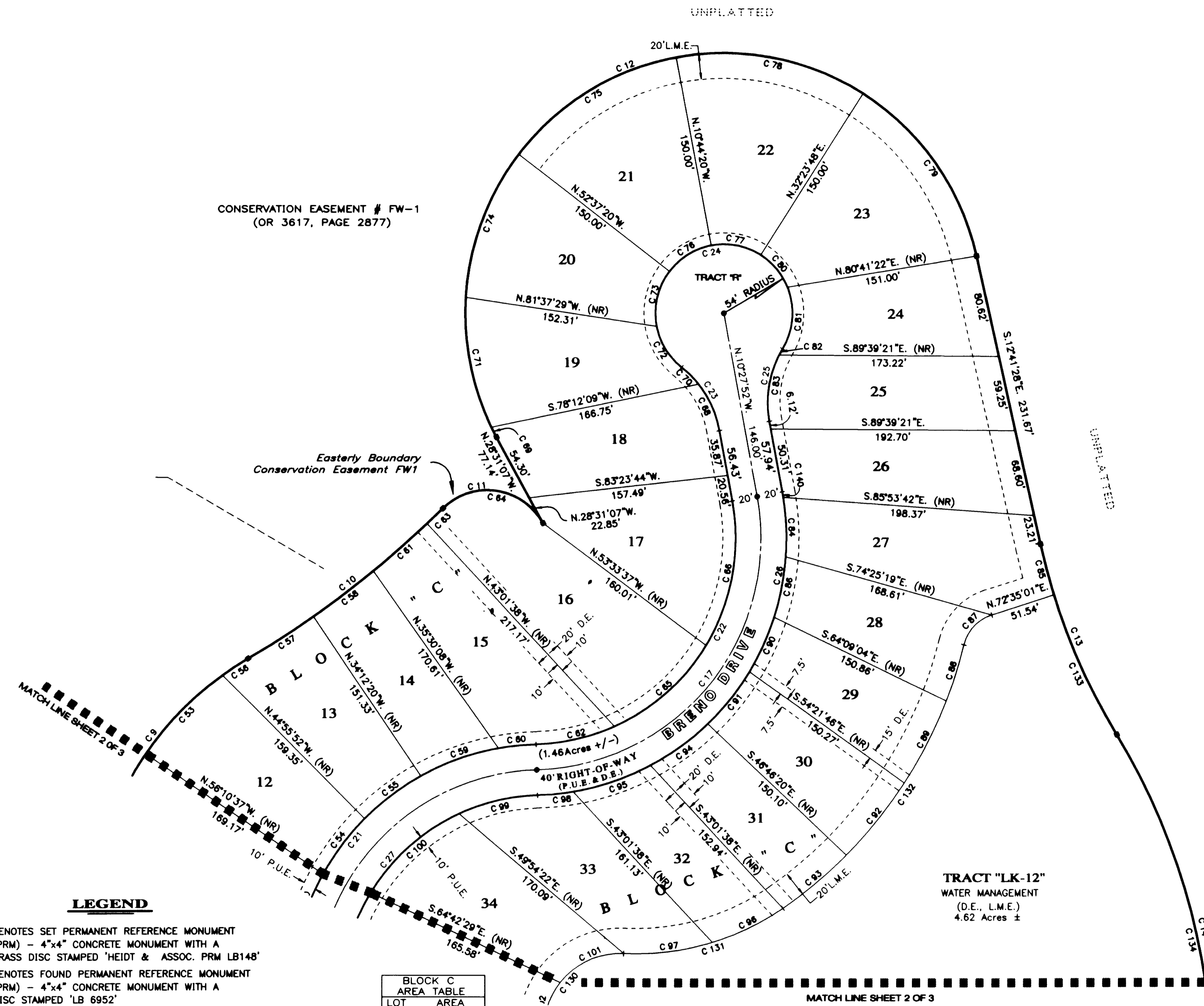
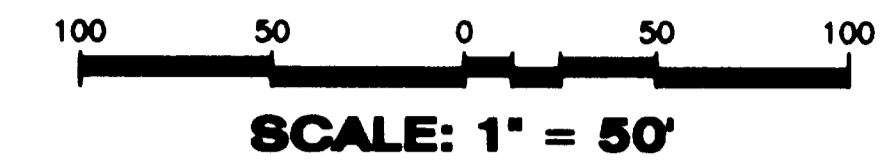
**HEIDT & ASSOCIATES, Inc.**  
Tampa ♦ FT. Myers

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PLANNING  
SURVEYING  
ENVIRONMENTAL PERMITTING  
LANDSCAPE ARCHITECTURE

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FAX: 239-482-2103

# TOSCANA AND MONTICELLO AT SUN CITY CENTER FT. MYERS

A SUBDIVISION IN  
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST  
CITY OF FT. MYERS, LEE COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
9	250.89	43°26'35"	190.08	99.87	185.56	N.38°15'14"E.
10	759.41	1°39'58"	194.39	97.73	193.86	N.52°38'32"E.
11	50.00	108°10'20"	92.65	66.56	79.95	S.81°36'17"E.
12	204.00	195°49'39"	697.24	1467.57	404.11	N.69°23'43"E.
13	500.00	18°33'44"	161.99	81.71	161.28	S.21°58'20"E.
14	525.00	45°23'28"	415.92	219.56	405.13	S.08°33'28"E.
17	182.00	98°47'42"	313.82	212.32	276.36	N.38°56'00"E.
21	200.00	107°06'11"	373.86	270.79	321.76	N.34°46'46"E.
22	162.00	98°47'42"	279.34	188.99	245.99	N.38°56'00"E.
23	81.00	41°34'11"	58.77	30.74	57.49	N.31°14'57"W.
24	54.00	26°30'22"	248.00	60.89	80.80	N.79°32'08"E.
25	81.00	41°34'11"	58.77	30.74	57.49	S.10°19'14"W.
26	202.00	98°47'42"	348.31	235.66	306.73	S.38°56'00"W.
27	180.00	107°06'11"	299.09	216.63	257.41	S.34°46'46"W.
53	250.89	19°56'18"	87.24	44.06	86.80	N.44°32'29"E.
54	200.00	19°36'19"	54.47	27.41	54.30	N.37°15'58"E.
55	200.00	18°01'46"	55.95	28.16	55.77	N.53°05'01"E.
56	250.89	08°27'53"	23.91	11.98	23.90	N.57°14'35"E.
57	759.41	04°38'30"	61.52	30.78	61.50	N.57°39'17"E.
58	759.41	04°27'44"	59.14	29.59	59.13	N.53°06'10"E.
59	200.00	18°42'58"	65.33	32.96	65.04	N.70°27'23"E.
60	200.00	08°30'59"	29.73	14.89	29.70	N.84°04'21"E.
61	759.41	04°15'43"	56.49	28.28	56.48	N.48°44'27"E.
62	162.00	22°39'27"	64.06	32.46	63.65	N.77°00'07"E.
63	759.41	01°18'02"	17.24	8.62	17.24	N.45°57'34"E.
64	50.00	108°10'20"	92.65	66.56	79.95	S.81°36'17"E.
65	162.00	34°36'30"	97.85	50.47	96.37	N.48°22'09"E.
66	162.00	41°31'45"	117.42	61.42	114.87	N.10°18'01"E.
68	81.00	28°26'18"	40.20	20.52	39.79	N.24°41'00"W.
69	204.00	02°26'51"	8.71	4.36	8.71	N.27°17'41"W.
70	81.00	13°07'53"	18.56	9.32	18.52	N.45°28'06"W.
71	204.00	29°21'55"	104.55	53.45	103.41	N.11°23'19"W.
72	54.00	40°51'44"	38.51	20.12	37.70	N.31°36'11"W.
73	54.00	48°32'58"	45.76	24.35	44.40	N.13°06'11"E.
74	204.00	34°05'00"	121.35	62.53	119.57	N.20°20'09"E.
75	204.00	41°53'01"	149.13	78.07	145.83	N.58°19'10"E.
76	54.00	41°53'01"	39.47	20.67	38.60	N.58°19'10"E.
77	54.00	43°08'08"	40.65	21.34	39.70	S.79°10'16"E.
78	204.00	43°08'08"	153.58	80.64	149.98	S.79°10'16"E.
79	204.00	44°54'44"	159.91	84.32	155.85	S.35°08'50"E.
80	54.00	35°25'15"	33.38	17.24	32.85	S.39°53'35"E.
81	54.00	53°17'17"	50.22	27.09	48.43	S.04°27'41"W.
82	81.00	03°57'39"	5.60	2.80	5.60	S.29°07'30"W.
83	81.00	37°36'33"	53.17	27.58	52.22	S.08°20'25"W.
84	202.00	13°19'00"	48.95	23.58	46.84	S.02°32'12"E.
85	500.00	04°43'30"	41.23	20.63	41.22	S.15°03'13"E.
86	202.00	13°37'31"	48.04	24.13	47.92	S.10°56'03"W.
87	32.50	58°55'22"	33.42	18.36	31.97	S.43°07'21"W.
88	352.00	07°32'56"	46.38	23.22	46.34	S.17°28'08"W.
89	352.00	11°48'17"	72.52	36.39	72.40	S.27°06'44"W.
90	202.00	13°19'01"	48.95	23.58	46.84	S.24°24'19"W.
91	202.00	14°58'50"	52.82	26.56	52.67	S.38°33'15"W.
92	352.00	11°49'45"	72.67	36.47	72.54	S.38°55'45"W.
93	352.00	10°36'52"	65.21	32.70	65.12	S.50°09'04"W.
94	202.00	15°49'41"	55.80	28.08	55.63	S.53°57'31"W.
95	202.00	18°24'32"	64.90	32.73	64.62	S.71°04'38"W.
96	205.00	17°19'09"	61.97	31.22	61.73	S.64°07'04"W.
97	205.00	19°47'49"	70.83	35.77	70.48	S.82°40'33"W.
98	202.00	08°02'57"	28.38	14.21	28.35	S.84°18'22"W.
99	160.00	22°53'55"	63.95	32.40	63.52	S.76°52'53"W.
100	160.00	33°53'48"	94.66	48.76	93.28	S.48°29'02"W.
101	60.50	54°22'21"	57.41	31.07	55.28	S.65°23'17"W.
131	205.00	37°06'58"	132.80	68.82	130.49	N.74°00'59"E.
132	352.00	41°47'50"	256.78	134.41	251.13	N.34°33'35"E.
133	500.00	13°50'14"	120.75	60.67	120.46	S.24°20'05"E.
134	525.00	36°29'03"	334.30	173.04	328.68	S.13°00'41"E.
140	202.00	01°16'10"	4.48	2.24	4.48	S.09°49'47"E.

**LEGEND**

- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CONCRETE MONUMENT WITH A BRASS DISC STAMPED 'HEIDT & ASSOC. PRM LB148'
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- (NR) DENOTES NON-RADIAL
- RB DENOTES RADIAL BEARING
- R/W DENOTES RIGHT-OF-WAY
- SF DENOTES SQUARE FEET

BLOCK C AREA TABLE

LOT	AREA
12	11653 SF
13	10771 SF
14	9665 SF
15	13136 SF
16	15083 SF
17	14586 SF
18	11079 SF
19	11952 SF
20	12519 SF
21	14145 SF
22	14568 SF
23	14501 SF
24	10441 SF
25	10764 SF
26	11698 SF
27	13279 SF
28	9354 SF
29	8959 SF
30	9411 SF
31	9068 SF
32	9247 SF
33	11052 SF
34	11535 SF

**NOTES**

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
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THIS INSTRUMENT PREPARED BY RANDALL L. HENDRA, P.S.M.

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