

HANCOCK CREEK SOUTH CENTER

A SUBDIVISION LYING WITHIN SECTIONS 4
& 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST
CITY OF CAPE CORAL, LEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 4 & 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4; THENCE N05°13'29"W ALONG THE WESTERLY LINE OF SAID SECTION 4 FOR 40.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PONDELLA ROAD (80 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE N05°13'29"W ALONG SAID WESTERLY LINE FOR 1339.55 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1943, PAGE 3249; THENCE S84°48'31"W FOR 221.32 FEET; THENCE N89°24'30"W FOR 380.00 FEET TO THE WESTERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3, PAGE 238; THENCE N00°35'30"E ALONG THE WESTERLY LINE OF SAID PARCEL FOR 1229.28 FEET TO A NON-TANGENT POINT OF CURVATURE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE ISLAND ROAD (S.R. 78), ALSO BEING THE SOUTHWEST CORNER OF RIGHT-OF-WAY TAKE PARCEL 116 RECORDED IN OFFICIAL RECORDS BOOK 2380, PAGE 1201; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST (RADIUS = 11,703.00 FEET, INTERIOR ANGLE = 02°41'11", CHORD BEARING AND DISTANCE = N83°20'30"E, 548.68 FEET) FOR 548.73 FEET TO A POINT OF TANGENCY; THENCE N81°59'54"E FOR 599.41 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORCHID ROAD (50 FEET WIDE) AS RECORDED IN LEE COUNTY COMMISSIONERS MINUTES BOOK 12, PAGES 357 & 358, ALSO BEING THE SOUTHEAST CORNER OF AFORESAID RIGHT-OF-WAY TAKE PARCEL 116; THENCE S05°04'57"E LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 78 ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ORCHID ROAD FOR 414.42 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4; THENCE S05°05'00"E FOR 703.92 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ORCHID ROAD; THENCE S89°49'01"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 708.88 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4; THENCE S04°56'32"E ALONG SAID EAST LINE FOR 653.98 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89°47'02"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 FOR 657.09 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S04°48'04"E ALONG THE EAST LINE OF SAID FRACTION FOR 679.30 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N89°45'02"W ALONG THE SOUTH LINE OF SAID FRACTION FOR 1310.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE S05°05'00"E ALONG THE EAST LINE OF SAID FRACTION FOR 638.66 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF PONDELLA ROAD (80 FEET WIDE); THENCE N89°43'01"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 653.90 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 60 FEET WIDE LEE COUNTY ELECTRIC CO-OPERATIVE, INC. RIGHT-OF-WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 309, PAGE 878 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING 30 FEET EACH SIDE OF THE WESTERLY LINE OF SECTION 4.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE S89°50'59"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR 610.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORCHID ROAD (50 FEET WIDE); THENCE S05°05'00"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 703.92 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ORCHID ROAD AND THE POINT OF BEGINNING; THENCE S89°49'01"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 708.88 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 4; THENCE S04°56'32"E ALONG SAID EAST LINE FOR 50.20 FEET; THENCE N89°49'01"W 50 FEET SOUTH OF AND PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF ORCHID ROAD FOR 708.76 FEET; THENCE N05°05'00"W FOR 50.21 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 88.13 ACRES MORE OR LESS INCLUDING EASEMENTS.

BEARINGS BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION BEING N05°13'29"W PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, MA OF STATE ROAD 78 (PINE ISLAND ROAD), SECTION 12060-2519, DATED 3-25-91.

EASEMENT DEDICATION

IN ADDITION TO THE EASEMENTS SHOWN ON THE PLAT, PUBLIC UTILITY EASEMENTS ARE RESERVED AS FOLLOWS: 6' WIDE ALONG THE SIDES AND REAR OF EACH BUILDING SITE, AND 10' WIDE ALONG THE FRONT OF EACH BUILDING SITE, ADJACENT TO HANCOCK CREEK SOUTH BOULEVARD.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES UNDER THE PROVISIONS OF CHAPTER 177.091 (28), FLORIDA STATUTES.

REVIEW BY THE DESIGNATED CITY OF CAPE CORAL PROFESSIONAL SURVEYOR AND MAPPER DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: Gerald P. Russell TITLE: REGISTERED SURVEYOR
GERALD P. RUSSELL, PLS
PRINTED NAME

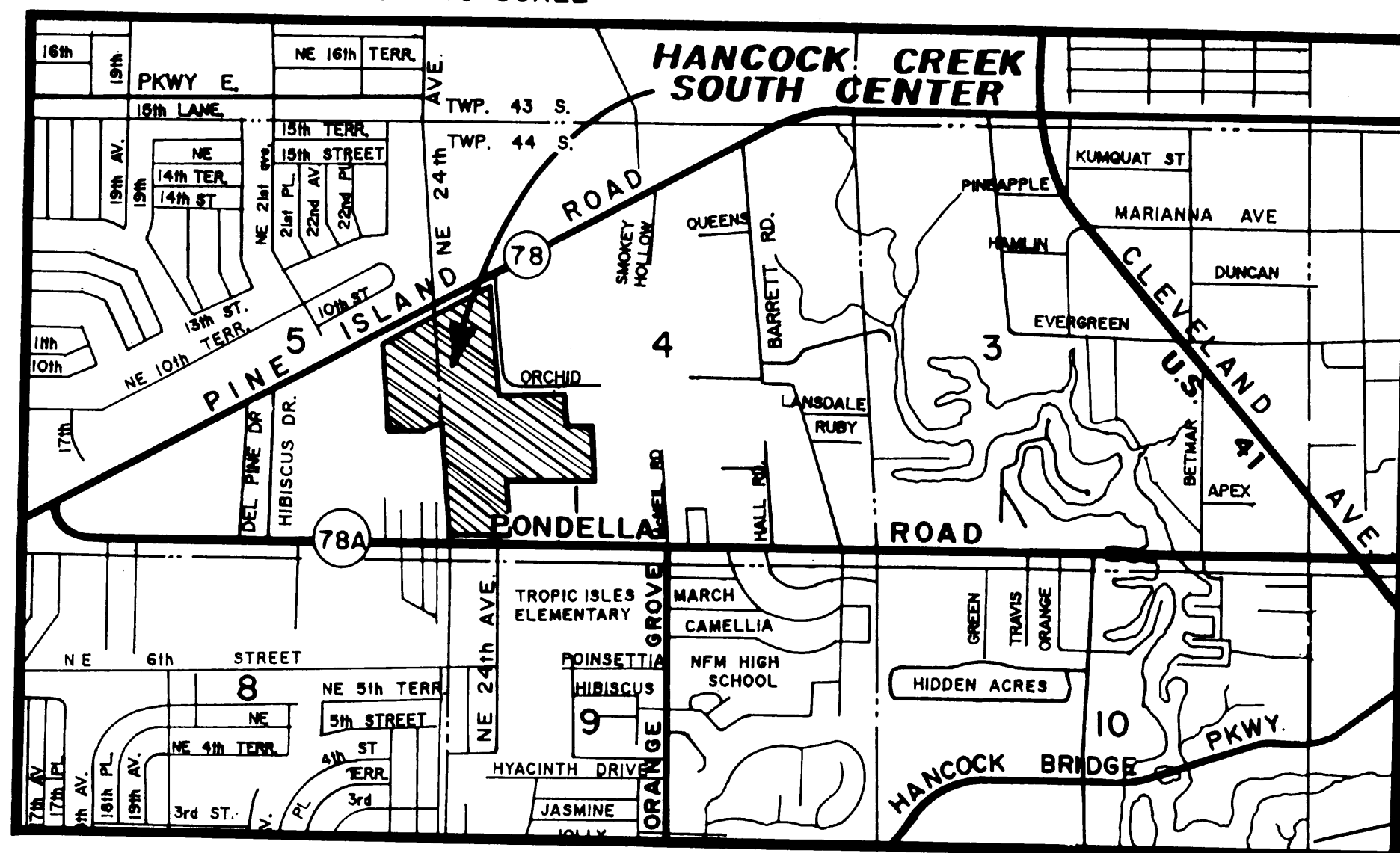
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HANCOCK CREEK SOUTH CENTER, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND TRACT CORNER MONUMENTS HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

Scott E. Marhenke
SCOTT E. MARHENKE, P.S.M.
FLORIDA REGISTRATION NO. 4920
DATE: 4-12-92

OMNI SURVEYS, INC.
4568 TILTON COURT
FORT MYERS, FL 33907
LB NO. 6584

LOCATION 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.

CITY OF CAPE CORAL APPROVALS

THIS PLAT OF HANCOCK CREEK SOUTH CENTER, WAS APPROVED FOR RECORD THIS 26th DAY OF June, A.D. 1992, IN OPEN MEETING OF THE CITY COUNCIL OF CAPE CORAL, LEE COUNTY, FLORIDA.

ATTEST:

BY: Roger G. Butler BY: Bonnie J. Mazurkiewicz
ROGER G. BUTLER, MAYOR BONNIE J. MAZURKIEWICZ, CITY CLERK

BY: Marilyn W. Miller BY: Charles G. Pavlos
MARILYN W. MILLER, ACTING CITY ATTORNEY CHARLES G. PAVLOS, DIRECTOR OF PUBLIC WORKS

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HANCOCK CREEK SOUTH CENTER, A SUBDIVISION LYING IN SECTIONS 4 AND 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 10:50 A.M., THIS 5th DAY OF June, A.D. 1992, AND DULY RECORDED IN PLAT BOOK 63 AT PAGES 85 THROUGH 86, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
CHARLIE GREEN
CLERK OF THE CIRCUIT COURT,
IN AND FOR LEE COUNTY, FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
CITY OF CAPE CORAL

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, A.D. 1992, BY PAULA J. RYAN, PRESIDENT OF WHITE OAK ASSOCIATES II, INC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

Paula J. Ryan
NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES: 12-31-94

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
CITY OF CAPE CORAL

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, A.D. 1992, BY PAULA J. RYAN, PRESIDENT OF WHITE OAK ASSOCIATES II, INC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

Paula J. Ryan
NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES: 12-31-94

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT E.C. STERN ENTERPRISES, INC., A DELAWARE CORPORATION, EDWARD H. STERN, FRANK STERN, CROSSINGS AT CAPE CORAL, LTD., A FLORIDA LIMITED PARTNERSHIP, AND CROSSINGS AT CAPE CORAL II, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LANDS HEREIN DESCRIBED, HAVE CAUSED THIS PLAT OF HANCOCK CREEK SOUTH CENTER TO BE MADE AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, HANCOCK CREEK SOUTH BOULEVARD (N.E. 24TH AVENUE) AND ALL PUBLIC UTILITY EASEMENTS; AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE HANCOCK CREEK SOUTH CENTER PROPERTY OWNERS ASSOCIATION, INC., ALL OTHER ROADS, SIGNAGE EASEMENTS AND DRAINAGE EASEMENTS, BEING DEDICATED SOLELY FOR THE PURPOSES INDICATED; AND DOES HEREBY DEDICATE A PERPETUAL EASEMENT OVER ALL WETLAND CONSERVATION AREAS TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR CONSERVATION PURPOSES. THE UNDERSIGNED FURTHER HEREBY REVOKES, VACATES AND ABROGATES ANY AND ALL PLATS HERETOFORE MADE AFFECTING THE LANDS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE OWNERS HAVE CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 20th DAY OF April, A.D. 1992.

E.C. STERN ENTERPRISES, INC. INDIVIDUALLY BY:

Edward H. Stern
EDWARD H. STERN, PRESIDENT

INDIVIDUALLY BY:

Edward H. Stern
EDWARD H. STERN

Charles J. Basinair
WITNESS AS TO BOTH SIGNATURES

CHARLES J. BASINAIR
PRINTED NAME

Thomas H. Gunderson
WITNESS AS TO BOTH SIGNATURES

Thomas H. Gunderson
PRINTED NAME

INDIVIDUALLY BY:

Frank Stern
WITNESS

Frank Stern
PRINTED NAME

Thomas H. Gunderson
WITNESS

Thomas H. Gunderson
PRINTED NAME

Charles J. Basinair
WITNESS

CHARLES J. BASINAIR
PRINTED NAME

CROSSINGS AT CAPE CORAL, LTD., A FLORIDA LIMITED PARTNERSHIP, BY:

Paula J. Ryan
PAULA J. RYAN, PRESIDENT

CROSSINGS AT CAPE CORAL II, LTD., A FLORIDA LIMITED PARTNERSHIP, BY:

Paula J. Ryan
PAULA J. RYAN, PRESIDENT

Shelly Parson
WITNESS AS TO BOTH SIGNATURES

Shelly Parson
PRINTED NAME

Shelly Parson
WITNESS AS TO BOTH SIGNATURES

Shelly Parson
PRINTED NAME

STATE OF FLORIDA
COUNTY OF LEE
CITY OF CAPE CORAL
WITNESS AS TO BOTH SIGNATURES

Shelly Parson
PRINTED NAME

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, A.D. 1992, BY EDWARD H. STERN, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

Edward H. Stern
NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES: 12-31-94

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
CITY OF CAPE CORAL

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Edward H. Stern
NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES: 12-31-94

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
CITY OF CAPE CORAL

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, A.D. 1992, BY FRANK STERN, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

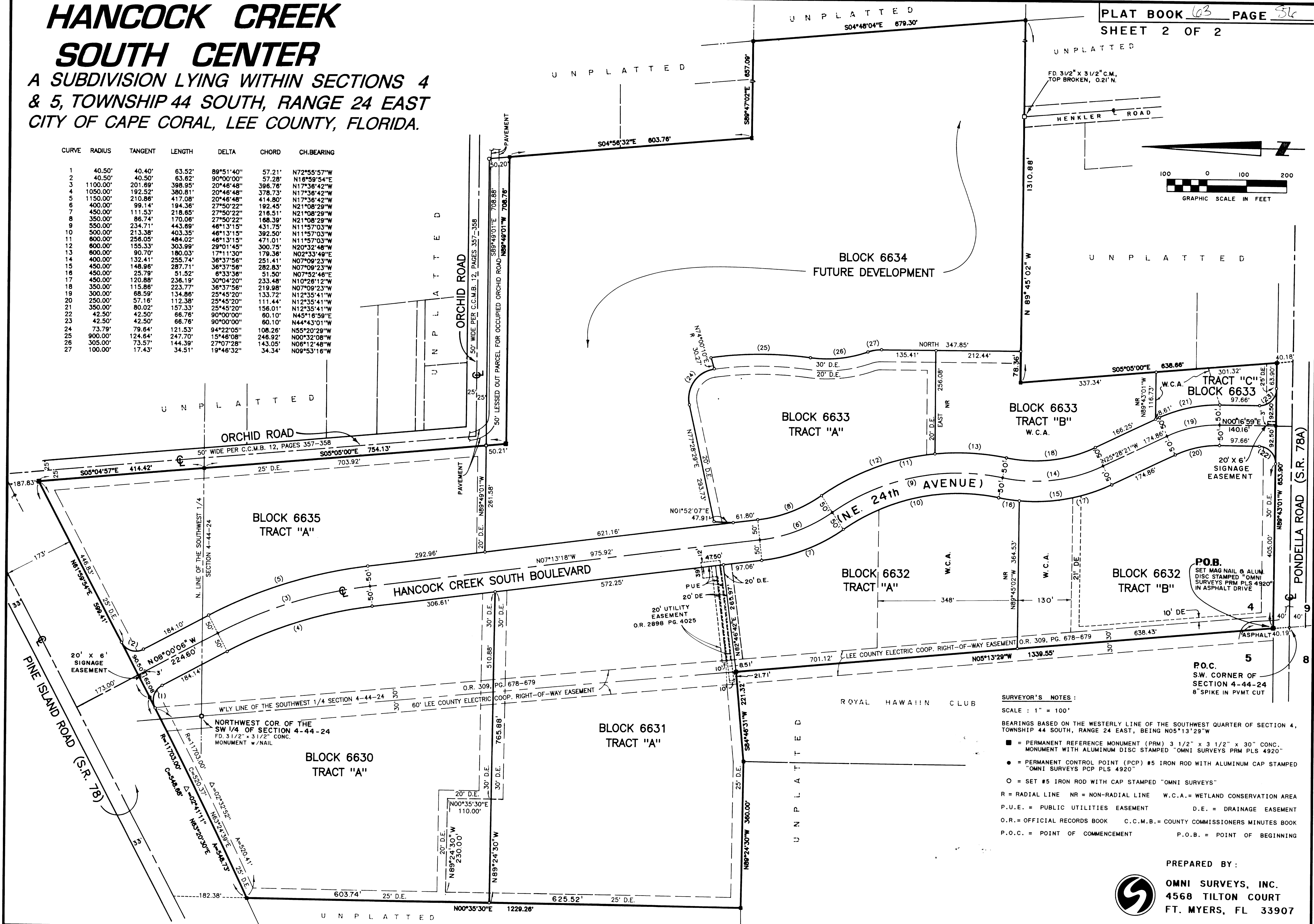
Frank Stern
NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES: 12-31-94

PREPARED BY:
OMNI SURVEYS, INC.
4568 TILTON COURT
FT. MYERS, FL 33907

HANCOCK CREEK SOUTH CENTER

A SUBDIVISION LYING WITHIN SECTIONS 4
& 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST
CITY OF CAPE CORAL, LEE COUNTY, FLORIDA.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
1	40.50'	40.40'	63.52'	89°51'40"	57.21'	N72°55'57"W
2	40.50'	40.50'	63.82'	90°00'00"	57.28'	N16°59'54"E
3	1100.00'	201.69'	398.95'	20°46'48"	396.76'	N17°38'42"W
4	1050.00'	192.52'	380.81'	20°46'48"	378.73'	N17°38'42"W
5	1150.00'	210.86'	417.08'	20°46'48"	414.80'	N17°38'42"W
6	400.00'	99.14'	194.36'	27°50'22"	192.45'	N21°08'28"W
7	450.00'	111.53'	218.65'	27°50'22"	216.51'	N21°08'28"W
8	350.00'	86.74'	170.06'	27°50'22"	168.39'	N21°08'28"W
9	550.00'	234.71'	443.69'	46°13'15"	431.75'	N11°57'03"W
10	500.00'	213.38'	403.35'	46°13'15"	392.50'	N11°57'03"W
11	600.00'	258.05'	484.02'	46°13'15"	471.01'	N11°57'03"W
12	600.00'	155.33'	303.99'	29°01'45"	300.75'	N20°32'48"W
13	600.00'	90.70'	180.03'	17°11'30"	179.36'	N02°33'48"E
14	400.00'	132.41'	255.74'	36°37'58"	251.41'	N07°09'23"W
15	450.00'	148.96'	287.71'	36°37'58"	282.83'	N07°09'23"W
16	450.00'	25.79'	51.52'	6°33'38"	51.50'	N07°52'46"E
17	450.00'	120.88'	236.19'	30°04'20"	233.48'	N10°26'12"W
18	350.00'	115.86'	223.77'	36°37'56"	219.98'	N07°09'23"W
19	300.00'	68.59'	134.86'	25°45'20"	133.72'	N12°35'41"W
20	250.00'	57.16'	112.38'	25°45'20"	111.44'	N12°35'41"W
21	350.00'	80.02'	157.33'	25°45'20"	156.01'	N12°35'41"W
22	42.50'	42.50'	66.76'	90°00'00"	60.10'	N45°16'59"E
23	42.50'	42.50'	66.76'	90°00'00"	60.10'	N44°43'01"W
24	73.79'	79.64'	121.53'	94°22'05"	108.26'	N55°20'29"W
25	900.00'	124.64'	247.70'	15°48'08"	246.92'	N00°32'08"W
26	305.00'	73.57'	144.39'	27°07'28"	143.05'	N08°12'48"W
27	100.00'	17.43'	34.51'	19°46'32"	34.34'	N09°53'16"W



SURVEYOR'S NOTES:
SCALE: 1" = 100'
BEARINGS BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING N05°13'29"W
■ = PERMANENT REFERENCE MONUMENT (PRM) 3 1/2" x 3 1/2" x 30" CONC. MONUMENT WITH ALUMINUM DISC STAMPED "OMNI SURVEYS PRM PLS 4920"
● = PERMANENT CONTROL POINT (PCP) #5 IRON ROD WITH ALUMINUM CAP STAMPED "OMNI SURVEYS PCP PLS 4920"
○ = SET #5 IRON ROD WITH CAP STAMPED "OMNI SURVEYS"
R = RADIAL LINE NR = NON-RADIAL LINE W.C.A. = WETLAND CONSERVATION AREA
P.U.E. = PUBLIC UTILITIES EASEMENT D.E. = DRAINAGE EASEMENT
O.R. = OFFICIAL RECORDS BOOK C.C.M.B. = COUNTY COMMISSIONERS MINUTES BOOK
P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING