

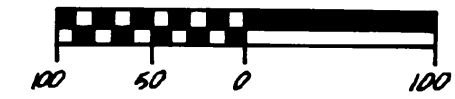
INK ENGINEERING, INC.  
260 PROFESSIONAL PLACE  
N. FORT MYERS, FLORIDA

# CAPTAIN'S COVE

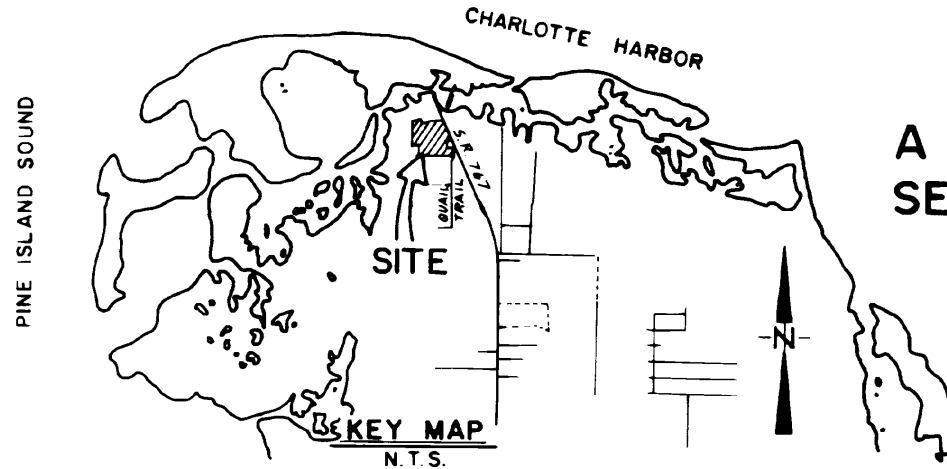
UNIT ONE  
A SUBDIVISION

PLAT BOOK 30 PAGE 61  
SHEET NO. 1 of 1

DATE: FEBRUARY 1977  
JOB NO. 76103  
SCALE: 1" = 100'



A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 3 AND 4 OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA



### DESCRIPTION OF PROPERTY

A TRACT OF PARCEL OF LAND LYING IN GOVERNMENT LOTS 3 AND 4 OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OF PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 26° 20' WEST ALONG THE WEST LINE OF SAID SECTION FOR 921.33 FEET; THENCE NORTH 89° 33' 40" EAST FOR 576.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0° 25' 57" WEST ALONG THE CENTERLINE OF CANAL TRAIL 120.0 FEET EACH SIDE OF CENTERLINE) FOR 376.05 FEET; THENCE SOUTH 89° 33' 40" WEST FOR 200.0 FEET; THENCE NORTH 0° 26' 32" WEST FOR 355.07 FEET; THENCE NORTH 0° 26' 20" WEST FOR 228.61 FEET; THENCE NORTH 0° 11' 08" EAST FOR 179.55 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.0 FEET; THENCE NORTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 47.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54° 48' 52" WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY (33.0 FEET FROM CENTERLINE OF CANAL TRAIL) BEING 63.8 FEET (NO. 16) FOR 120.0 FEET TO THE CUSP OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.0 FEET; THENCE SOUTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 21.89 FEET; THENCE SOUTH 45° 11' 08" WEST FOR 760.36 FEET; THENCE NORTH 24° 48' 52" WEST ALONG THE APPROXIMATE CENTERLINE OF CANAL FOR 109.09 FEET; THENCE SOUTH 50° 05' 19" WEST ALONG THE APPROXIMATE CENTERLINE OF CANAL FOR 304.34 FEET; THENCE SOUTH 0° 26' 20" WEST ALONG THE APPROXIMATE CENTERLINE OF CANAL FOR 204.30 FEET; THENCE NORTH 89° 33' 40" EAST ALONG THE APPROXIMATE CENTERLINE OF CANAL FOR 183.50 FEET; THENCE SOUTH 0° 26' 20" EAST FOR 175.0 FEET; THENCE NORTH 89° 33' 40" EAST FOR 6.33 FEET; THENCE SOUTH 0° 26' 20" EAST FOR 100.0 FEET TO THE POINT OF BEGINNING; CONTAINING 20.33 ACRES, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS RECORDED.

### DEDICATION: KNOW ALL MEN BY THESE PRESENT

THAT CHARLES C. BUNDSCHU, III, PRESIDENT AND GAYLE P. BUNDSCHU, SECRETARY OF CAPTAIN'S COVE DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNERS OF THE HEREIN DESCRIBED LANDS, THAT CHARLES C. BUNDSCHU, JR., TRUSTEE, HOLDER OF THAT CERTAIN MORTGAGE AS DESCRIBED IN P.R. BOOK 1175 AT PAGE 175 OF THE LEE COUNTY FLORIDA PUBLIC RECORDS; THAT THE LEE COUNTY BANK A BANKING CORPORATION EXISTING AND ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, HOLDER OF THAT

CERTAIN MORTGAGE AS DESCRIBED IN P.R. BOOK 1189 AT PAGE 760 OF THE LEE COUNTY FLORIDA PUBLIC RECORDS; THAT JOSEPH F. DELLA BITTA, HUSBAND AND WIFE, HOLDERS OF THAT CERTAIN MORTGAGE AS DESCRIBED IN P.R. BOOK 1050 AT PAGE 184 OF THE LEE COUNTY FLORIDA PUBLIC RECORDS; HAVE CAUSED THIS PLAT OF CAPTAIN'S COVE UNIT 1, A SUBDIVISION, TO BE MADE AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC DRIVES COUNTYS TRAILS (PERMANENT P.U.E.) AND PUBLIC UTILITY (P.U.E.) EASEMENTS AS SHOWN ON THIS PLAT, HEREBY VOUCHING REVOKING AND RECORRECTING ANY PLAT OR PLATS OF THE HEREIN DESCRIBED LANDS HERETOFORE MADE.

IN WITNESS WHEREOF: WE HAVE HEREBY SET OUR HANDS AND SEALS THIS 22<sup>ND</sup> DAY OF MARCH 1977 A.D.

CAPTAIN'S COVE DEVELOPMENT COMPANY, INC.

Charles C. Bundschu III, President  
Gayle P. Bundschu, Secretary  
WITNESSES: Howard A. Badger, Vincent L. Capomano, Paul A. Naha

CAPTAIN'S COVE TRUST

Charles C. Bundschu, Jr., Individual  
WITNESSES: Edwin Overmire, Betty G. Kersting

LEE COUNTY BANK

Leo Doeren, Vice President  
WITNESSES: (Signature)

INDIVIDUAL & HUSBAND AND WIFE

Joseph F. Della Bitta, Mary A. Della Bitta  
WITNESSES: Frank W. Lindsey, Howard A. Badger

### ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, CHARLES C. BUNDSCHU, III, PRESIDENT AND GAYLE P. BUNDSCHU, SECRETARY OF CAPTAIN'S COVE DEVELOPMENT COMPANY, INC.; CHARLES C. BUNDSCHU, JR., TRUSTEE OF CAPTAIN'S COVE TRUST; LEO DOEREN, VICE PRESIDENT OF LEE COUNTY BANK; JOSEPH F. DELLA BITTA AND MARY A. DELLA BITTA, INDIVIDUALLY AND AS HUSBAND AND WIFE TO ME WELL KNOWN TO BE THE PERSONS WHO CAUSED THE FOREGOING DEDICATION TO BE MADE AND WHO HAVE SIGNED THE SAID INSTRUMENT AND WHOSE NAMES ARE THEREIN MENTIONED AND THAT THEY AFFIXED THEIR RESPECTIVE HANDS AND SEALS OF SAID CORPORATIONS.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22<sup>ND</sup> DAY OF MARCH 1977 A.D.

Notary Public State of Florida - My Commission Expires 27 July 1978

### APPROVALS

THIS PLAT WAS ACCEPTED THIS 23<sup>RD</sup> DAY OF MARCH 1977 A.D. IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

James T. Humphrey, County Attorney  
Doris E. King, County Engineer  
Sal Geraci, Clerk of Court

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT THIS PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 171, SECTIONS 171.011-171.014, LAWS OF FLORIDA, ACTS OF 1971. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 1:45 P.M. THIS 25<sup>TH</sup> DAY OF MARCH 1977 A.D. AND DULY RECORDED IN PLAT BOOK 30 AT PAGE 61 OF THE LEE COUNTY, FLORIDA PUBLIC RECORDS.

### CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF CAPTAIN'S COVE A SUBDIVISION, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS WILL BE SET IN ACCORDANCE WITH PROVISIONS OF CHAPTER 171, LAWS OF FLORIDA, ACTS OF 1971.

Stanley K. Juk, F.L.S. No. 1738

### LEGEND

- C.M. = CONCRETE MONUMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.R.E. = DRAINAGE EASEMENT
- P.P.P. = PERMANENT CONTROL POINT (NAIL & BRASS DISK)
- P.I. OR P.T. = POINT OF CURVATURE OR POINT OF TANGENCY OR INTERSECTION

NO.	RADIUS	DELTA	ARC	CHORD	TAN.
1	30.00	40° 20'	47.12	42.43	30.00
2	30.00	41° 40'	21.89	21.41	11.44
3	30.00	48° 31'	25.23	24.49	13.42
4	50.00	65° 37'	57.27	54.19	32.24
5	80.00	65° 37'	97.63	86.70	51.58
6	110.00	65° 37'	125.99	119.22	70.92
7	90.00	44° 24'	69.77	68.03	36.74
8	90.00	9° 35'	15.08	15.06	7.56
9	90.00	34° 48'	54.64	53.85	28.22
10	50.00	22° 24'	195.84	92.58	122.47
11	50.00	30° 44'	32.70	31.55	16.62
12	50.00	47° 24'	47.37	40.20	21.95
13	50.00	45° 38'	49.89	38.78	21.04
14	50.00	45° 22'	41.89	40.84	22.12
15	50.00	41° 44'	31.64	30.84	22.12
16	50.00	01° 00'	1.00	1.00	0.50
17	30.00	37° 44'	19.28	19.40	10.27
18	30.00	52° 13'	27.34	26.41	14.70
19	20.00	90° 00'	31.42	28.28	20.00
20	50.00	63° 53'	55.76	52.91	31.18

NO.	RADIUS	DELTA	ARC	CHORD	TAN.
21	50.00	100° 31'	87.72	76.90	60.14
22	50.00	46° 52'	40.90	39.77	21.67
23	50.00	13° 07'	11.46	11.43	5.75
24	50.00	50° 31'	44.09	42.68	23.00
25	50.00	105° 05'	97.71	79.39	65.28
26	40.00	13° 03'	57.99	53.04	35.49

### NOTES

- A 6' PUBLIC UTILITY EASEMENT (P.U.E.) IS RESERVED AROUND THE BOUNDARY OF EACH BUILDING SITE.
- ORIGIN OF BEARINGS: 0° 00' 08" (CLOCKWISE ROTATION FROM S.R. 767).

