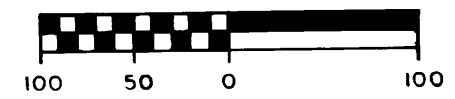


INK ENGINEERING, INC.
260 PROFESSIONAL PLACE
N. FORT MYERS, FLORIDA

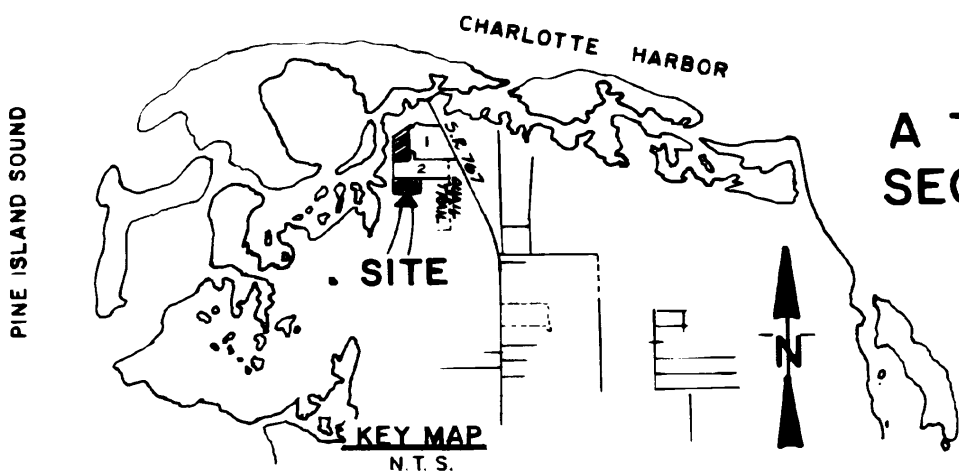
UNIT THREE CAPTAIN'S COVE A SUBDIVISION

PLAT BOOK 33 PAGE 137
SHEET NO. 1 of 1

DATE: NOVEMBER 21, 1980
JOB NO. 76103-B
SCALE: 1" = 100'



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



DESCRIPTION OF PROPERTY

TWO TRACTS OR PARCELS OF LAND IN GOVERNMENT LOT 3 AND GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 43 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, WHICH ARE DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N 0° 26' 20" W ALONG THE WEST LINE OF SAID SECTION FOR 370.0 FEET TO THE POINT OF BEGINNING OF TRACT 1; THENCE CONTINUE N 0° 26' 20" W ALONG SAID WEST LINE FOR 289.73 FEET; THENCE N 89° 33' 40" E ALONG THE SOUTH BOUNDARY OF CAPTAIN'S COVE UNIT II, A SUBDIVISION AS RECORDED IN PLAT BOOK 32 AT PAGE 35 OF THE LEE COUNTY, FLORIDA PUBLIC RECORDS FOR 679.32 FEET; THENCE S 0° 23' 53" E FOR 290.61 FEET; THENCE S 89° 33' 40" W ALONG THE NORTH LINE OF A 60.0 FOOT WIDE 130.0 FEET EACH SIDE OF CENTER LINE ROADWAY EASEMENT AS RECORDED IN O.R. BOOK 1126, PAGES 60 TO 61 FOR 679.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
FROM THE POINT OF BEGINNING OF TRACT 2 AT THE NORTHWEST CORNER OF LOT 97 OF SAID CAPTAIN'S COVE UNIT II; THENCE N 0° 26' 20" W ALONG SAID WEST LINE OF SECTION 30 (CONTINUED BELOW)

DEDICATION: KNOW ALL MEN BY THESE PRESENT

THAT CHARLES C. BUNDSHU, III, PRESIDENT, AND GAYLE P. BUNDSHU, SECRETARY OF CAPTAIN'S COVE DEVELOPMENT COMPANY, INC., A FLORIDA CORPORATION, OWNERS OF THE HEREON DESCRIBED LANDS; THAT CHARLES C. BUNDSHU, JR., TRUSTEE, HOLDER OF THAT CERTAIN MORTGAGE AS DESCRIBED IN O.R. BOOK 1175 AT PAGE 1493 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 A CERTAIN MORTGAGE, UNRECORDED.

AND THAT JOSEPH F. AND MARY K. DELLA BITTA, HUSBAND AND WIFE, HOLDERS OF THAT CERTAIN MORTGAGE AS DESCRIBED IN O.R. BOOK 659 AT PAGE 244 OF THE LEE COUNTY FLORIDA PUBLIC RECORDS.

HAVE CAUSED THIS PLAT OF CAPTAIN'S COVE UNIT THREE, A SUBDIVISION, TO BE MADE AND HERON JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC, ALL ROADS, DRAINAGE (D.R.E.) AND PUBLIC UTILITY (P.U.E.) EASEMENTS AS SHOWN ON THIS PLAT, HEREBY VACATING, REVOKING AND ABROGATING ANY PLAT OR PLATS OF THE HEREON DESCRIBED LANDS HERETOFORE MADE.

APPROVALS

THIS PLAT WAS ACCEPTED THIS 23 DAY OF DEC. 1980 A.D. IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

Roland D. Roberts
CHAIRMAN OF THE BOARD

James Jaeger
COUNTY ATTORNEY

Michael Carroll
COUNTY ENGINEER

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 71-339 SECTION 177.011 - 177.151, LAWS OF FLORIDA, ACTS OF 1971. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 9:16 A.M. THIS 9th DAY OF January 1981 A.D. AND DULY RECORDED IN PLAT BOOK 33 AT PAGE 137 OF THE LEE COUNTY, FLORIDA PUBLIC RECORDS.

IN WITNESS WHEREOF

WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 21 DAY OF 1980 A.D.

CAPTAIN'S COVE DEVELOPMENT COMPANY INC.

Charles C. Bundshu III
CHARLES C. BUNDSHU, III, PRESIDENT

Don Kraft
WITNESS

Gayle P. Bundshu
GAYLE P. BUNDSHU, SECRETARY

Dorothy J. Kennedy
WITNESS

CAPTAIN'S COVE TRUST

Charles C. Bundshu Jr.
CHARLES C. BUNDSHU, JR., INDIVIDUAL TRUSTEE

Patricia L. Kene
WITNESS

LEE COUNTY BANK

Leo Doerr
LEO DOERR, VICE PRESIDENT

Virginia Scott
WITNESS

INDIVIDUAL & HUSBAND AND WIFE

Joseph F. Della Bitta
JOSEPH F. DELLA BITTA

Joseph F. Della Bitta
WITNESS

Mary K. Della Bitta
MARY K. DELLA BITTA

Dorothy J. Kennedy
WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITIES, CHARLES C. BUNDSHU, III, PRESIDENT AND GAYLE P. BUNDSHU, SECRETARY, OF CAPTAIN'S COVE DEVELOPMENT COMPANY, INC., CHARLES C. BUNDSHU, JR., TRUSTEE OF CAPTAIN'S COVE TRUST, LEO DOERR, VICE PRESIDENT OF LEE COUNTY BANK, JOSEPH F. AND MARY K. DELLA BITTA, INDIVIDUALLY AND AS HUSBAND AND WIFE, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION ACKNOWLEDGING IT TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED THEIR HANDS AND SEALS.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF Nov. 1980 A.D.

R.21E N 0° 26' 20" W 370.00'
26 25
31 30 S.W. COR. SEC. 30
R.22E T.43S., R.22E.

Dorothy J. Kennedy
NOTARY - PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 12-9-83

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF "CAPTAIN'S COVE UNIT III" IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY SUPERVISION & DIRECTION AND THAT PERMANENT REFERENCE MONUMENTS WILL BE SET IN ACCORDANCE WITH PROVISIONS IN CHAPTER 177, LAWS OF FLORIDA, ACTS OF 1971.

Gordon D. Meiers
GORDON D. MEIERS
FLA. REG. L.S. NO. 2858

NOTES

- A PUBLIC UTILITY (P.U.E.) & DRAINAGE (D.R.E.) IS RESERVED AROUND THE BOUNDARY OF EACH BUILDING SITE.
- ORIGIN OF BEARINGS FROM "CAPTAIN'S COVE UNIT I", P.B. 30 PG. 61

NO.	RADIUS	DELTA	ARC
1	90.00'	39° 16' 04"	61.68'
2	65.00'	258° 32' 10"	293.30'
3	90.00'	3° 51' 44"	6.07'
4	90.00'	35° 24' 19"	55.61'
5	65.00'	89° 47' 44"	101.87'
6	65.00'	94° 37' 20"	107.32'
7	65.00'	39° 30' 59"	44.83'
8	65.00'	34° 36' 05"	37.25'
9	90.00'	31° 35' 40"	49.65'
10	90.00'	7° 39' 24"	12.03'
11	30.00'	89° 53' 03"	47.06'
12	65.00'	54° 39' 11"	64.27'
13	65.00'	73° 08' 00"	82.97'
14	65.00'	34° 21' 13"	38.97'
15	65.00'	32° 02' 28"	36.35'
16	65.00'	31° 20' 49"	35.56'
17	65.00'	9° 07' 27"	10.35'

Petition to Vacate
Petition No. 94-28
Description: ROW's in Spanish Wells
See CCMB
Date of Approval: 01/18/95
Resolution No. 95-01-26
CCMB: 1995R Page: 56
Recorded on: 02/20/95 OR Book: 2576 Page: 3258-3263

LEGEND

- C.M. = CONCRETE MONUMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.R.E. = DRAINAGE EASEMENT
- P.C.P. = PERMANENT CONTROL POINT
- O.C. OR INT. = POINT OF CURVATURE OR POINT OF TANGENCY OR INTERSECTION

DESCRIPTION (Continued)

FOR 696.81 FEET; THENCE N 50° 05' 19" E FOR 501.93 FEET; THENCE S 0° 26' 20" E ALONG THE CENTER LINE OF WEST CANAL AND THE WEST BOUNDARY OF CAPTAIN'S COVE UNIT III; THENCE CONTINUE N 0° 26' 20" E ALONG SAID WEST LINE FOR 679.32 FEET; THENCE S 89° 33' 40" W ALONG THE NORTHWESTERLY BOUNDARY OF SAID CAPTAIN'S COVE UNIT II FOR 49.55 FEET; THENCE S 45° 22' 24" W FOR 181.08 FEET TO A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET AND WHOSE RADIUS POINT IS 84.29 N 85° 23' 24" E; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE FOR 23.56 FEET; THENCE S 89° 33' 40" W FOR 60.0 FEET; THENCE S 0° 26' 20" E FOR 24.63 FEET; THENCE S 89° 33' 40" W FOR 179.32 FEET TO THE POINT OF BEGINNING.

