

# LEXINGTON AT LONE OAK, UNIT ONE

A REPLAT OF PART OF LOT 5 & LOTS 19-21, BLOCK "B" AND PART OF TRACT "A", OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PGS. 80-82); AND A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF COLLIER

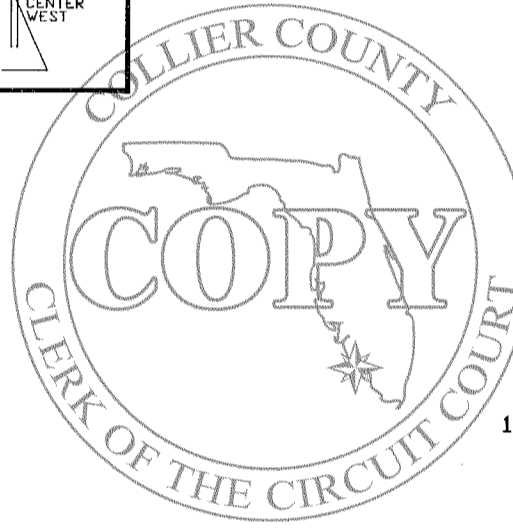
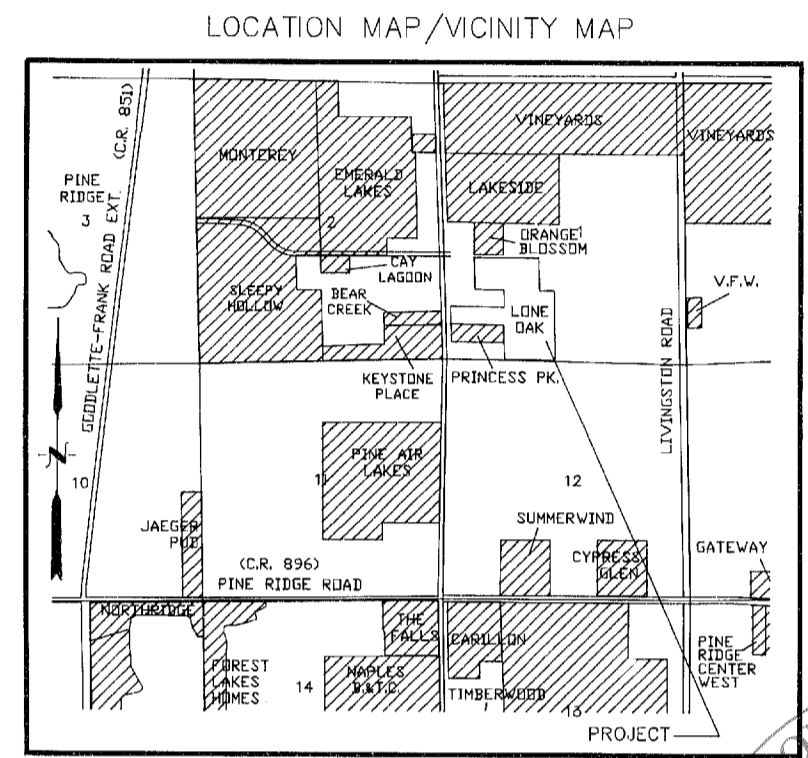
KNOW ALL MEN BY THESE PRESENTS, THAT LONE OAK LIMITED, A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE LANDS DESCRIBED HEREIN, JOINED BY WALDEN OAKS OF NAPLES HOMEOWNERS ASSOCIATION INC., HAVE CAUSED THIS PLAT ENTITLED "LEXINGTON AT LONE OAK, UNIT ONE" TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

- TO THE WALDEN OAKS OF NAPLES HOMEOWNERS ASSOCIATION INC., ALL OF THE ROAD RIGHTS-OF-WAY LYING WITHIN THE LANDS INDICATED HEREON AS TRACT "A", FOR PRIVATE ROADWAY PURPOSES, SUBJECT TO EASEMENTS HERINAFTER SET FORTH. SAID TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND COLLIER COUNTY HAS NO MAINTENANCE RESPONSIBILITY WITH RESPECT THERETO.
- TO COLLIER COUNTY WATER-SEWER DISTRICT, ALL WATER AND SEWER UTILITY FACILITIES CONSTRUCTED WITHIN THIS PLATTED AREA, UPON ACCEPTANCE OF THE IMPROVEMENTS REQUIRED BY THE APPLICABLE LAND DEVELOPMENT REGULATIONS.
- TO COLLIER COUNTY WATER-SEWER DISTRICT, ALL COUNTY UTILITY EASEMENTS INDICATED (C.U.E.) FOR PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ITS FACILITIES. THE COLLIER COUNTY WATER-SEWER DISTRICT SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE.
- TO FLORIDA POWER & LIGHT COMPANY AND UNITED TELEPHONE COMPANY, THEIR SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT (U.E.) AS INDICATED ON THE PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC AND TELEPHONE FACILITIES, PROVIDED ALL USES BY SUCH UTILITY PROVIDERS SHALL BE SUBJECT TO AND NOT INCONSISTENT WITH USE BY COLLIER COUNTY OR THE COLLIER COUNTY WATER-SEWER DISTRICT AS A C.U.E.
- TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TV PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT (U.E.) AS INDICATED ON THE PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF FLORIDA POWER & LIGHT COMPANY AND UNITED TELEPHONE COMPANY; AND PROVIDED THAT THE CABLE PROVIDER'S USE OF THE UTILITY EASEMENT SHALL NOT INTERFERE WITH THE COLLIER COUNTY WATER-SEWER DISTRICT'S FACILITIES. IN THE EVENT THE FRANCHISEE, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES DAMAGE THE FACILITIES OF ANOTHER PUBLIC OR COUNTY UTILITY, THE FRANCHISEE, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
- TO COLLIER COUNTY AND THE WALDEN OAKS OF NAPLES HOMEOWNERS ASSOCIATION, INC., ALL DRAINAGE, MAINTENANCE/ACCESS AND LANDSCAPE BUFFER EASEMENTS (D.E., M.E. AND L.B.E.) AS INDICATED ON THE PLAT. WALDEN OAKS OF NAPLES HOMEOWNERS ASSOCIATION, INC. SHALL HAVE THE OBLIGATION TO MAINTAIN ALL SUCH DRAINAGE, MAINTENANCE AND LANDSCAPE BUFFER EASEMENTS. COLLIER COUNTY SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF DRAINAGE, MAINTENANCE OR LANDSCAPE BUFFER EASEMENTS (D.E., M.E. AND L.B.E.).
- TO COLLIER COUNTY, ITS FRANCHISES AND THE NORTH NAPLES FIRE CONTROL DISTRICT, AN ACCESS EASEMENT OVER TRACT "A" (INGRESS/EGRESS) TO ALL PARCELS SHOWN ON THIS PLAT FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND SERVICE VEHICLES TO GAIN ACCESS.
- A STRIP OF LAND THIRTEEN FEET (13') WIDE AT THE FRONT OF EACH LOT IS HEREBY RESERVED AS A SIDEWALK AND UTILITY EASEMENT. A STRIP OF LAND FIVE FEET (5') WIDE AT THE SIDES OF EACH LOT ARE HEREBY RESERVED AS UTILITY EASEMENTS.

IN WITNESS WHEREOF, SAID PERSONS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 1993 A.D.

WITNESS: Robert K. Lockhart  
Ivan Stollen  
LONE OAK LTD., A FLORIDA LIMITED PARTNERSHIP  
Robert L. Buck  
ROBERT L. BUCK, GENERAL PARTNER  
(CORPORATE SEAL)

WITNESS: Robert K. Lockhart  
Ivan Stollen  
WALDEN OAKS OF NAPLES HOMEOWNERS ASSOCIATION, INC.  
Robert L. Buck  
ROBERT L. BUCK, PRESIDENT  
WALDEN OAKS OF NAPLES HOMEOWNERS ASSOCIATION, INC.  
(CORPORATE SEAL)



## LIMITED PARTNERSHIP AND CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>TH</sup> DAY OF SEPT., 1993 BY ROBERT L. BUCK, AS A GENERAL PARTNER OF LONE OAK LIMITED, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP; HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

Michele Quintero  
MICHELE QUINTERO  
NOTARY PUBLIC  
COMMISSION NUMBER: CC453636

## CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>TH</sup> DAY OF SEPT., 1993 BY ROBERT L. BUCK, PRESIDENT OF WALDEN OAKS OF NAPLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

Michele Quintero  
MICHELE QUINTERO  
NOTARY PUBLIC  
COMMISSION NUMBER: CC453636

## GENERAL NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL DIMENSIONS ON CURVES ARE ARC LENGTHS UNLESS NOTED OTHERWISE. ALL CURVES ARE CIRCULAR OR TANGENTIAL UNLESS NOTED OTHERWISE.  
"R" = RADIUS "L" = ARC LENGTH  
"CD" = CHORD LENGTH "Δ" = DELTA ANGLE  
"CB" = CHORD BEARING "N.R." = NON-RADIAL
- BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 1, T-49-S, R-25-E, COLLIER COUNTY, FLORIDA, BEING NORTH 89° 13' 24" WEST
- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.'S).
- INDICATES PERMANENT CONTROL POINTS (P.C.P.'S).
- D.E. INDICATES DRAINAGE EASEMENT, M.E. INDICATES MAINTENANCE EASEMENT, U.E. INDICATES UTILITY EASEMENT, C.U.E. INDICATES COLLIER COUNTY WATER-SEWER DISTRICT UTILITY EASMT.
- THE LANDS DESCRIBED HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALDEN OAKS OF NAPLES, RECORDED IN OFFICIAL RECORD BOOK 1331, PAGES 831 THROUGH 884, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AS AMENDED.
- CENTERLINE OF PAVEMENT ELEVATIONS RANGE BETWEEN 11.70' TO 12.60' PER DESIGN PLANS. AVERAGE LOT ELEVATION IS 12.0'. THE LAND IS WITHIN FLOOD ZONE "X" 120067-0385-D, DATED JUNE 3, 1986. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
- ON SEPT. 10, 1993, LONE OAK, LTD., EXECUTING THE DEDICATION TO THE HOLDERS OF APPARENT RECORD TITLE TO THE LAND, HAS FOR THEMSELVES AND SUCCESSORS IN TITLE OR INTERESTS EXPRESSLY WAIVED AND RELEASED THE COUNTY FROM ANY FUTURE CLAIMS OF VESTED RIGHTS AND EQUITABLE ESTOPPEL PERTAINING TO THE ISSUANCE OF A CERTIFICATE OF PUBLIC FACILITY ADEQUACY IN ACCORDANCE WITH COLLIER COUNTY ORDINANCE No. 90-24.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
- L.B.E. INDICATES LANDSCAPE BUFFER EASEMENT

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF COLLIER

I, HENRY P. JOHNSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY AND SUCH TITLE IS VESTED IN LONE OAK, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES EXCEPT AS FOLLOWS:

- CERTAIN MORTGAGE AND MORTGAGE MODIFICATIONS IN FAVOR OF BANCFLOFLORIDA, RECORDED IN:  
A. O.R. BOOK 1275, PAGE 1045  
B. O.R. BOOK 1306, PAGE 1248  
C. O.R. BOOK 1306, PAGE 1263  
D. O.R. BOOK 1331, PAGE 802  
E. O.R. BOOK 1331, PAGE 819  
F. O.R. BOOK 1449, PAGE 2140

ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Oct 14 - 1993  
DATED  
Henry P. Johnson  
HENRY P. JOHNSON  
ATTORNEY-AT-LAW  
FLORIDA BAR No. 372242

## PROJECT PLAN REVIEW

THIS PLAT APPROVED BY THE SITE DEVELOPMENT REVIEW DEPARTMENT OF COLLIER COUNTY, FLORIDA THIS 21<sup>ST</sup> DAY OF OCTOBER, 1993, A.D.

John F. Madajewski  
JOHN F. MADAJEWSKI, P.E., NO. 27401  
PROJECT PLAN REVIEW MANAGER  
COLLIER COUNTY ENGINEER

## COUNTY HEALTH DEPARTMENT

THIS PLAT APPROVED BY THE HEALTH DEPARTMENT OF COLLIER COUNTY, FLORIDA, THIS 21<sup>ST</sup> DAY OF OCTOBER, 1993, A.D., WITH CONNECTION TO CENTRAL WATER AND CENTRAL SEWERAGE SYSTEMS; AND NO INDIVIDUAL POTABLE WATER WELLS OR INDIVIDUAL SEWAGE SYSTEMS ARE PERMITTED.

L.D. Lukin  
L.D. LUKIN, P.E.; NO. 10225  
DIRECTOR OF ENVIRONMENTAL ENGINEERING

## COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COUNTY ATTORNEY OF COLLIER COUNTY, FLORIDA, THIS 10<sup>TH</sup> DAY OF SEPTEMBER, 1993, A.D.

Kenneth B. Cuyler  
KENNETH B. CUYLER  
COLLIER COUNTY ATTORNEY

## UTILITIES DIVISION

THIS PLAT APPROVED BY THE COLLIER COUNTY UTILITIES DIVISION THIS 27<sup>TH</sup> DAY OF OCTOBER, 1993, A.D.

Frederick Bloetscher  
FREDERICK BLOETSCHER, P.E.  
ASSISTANT UTILITIES ADMINISTRATOR

## COUNTY COMMISSION APPROVAL

THIS PLAT APPROVED FOR RECORDING IN A REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, THIS DAY 12<sup>TH</sup> OF OCTOBER, 1993, A.D., PROVIDED THAT THIS PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

ATTEST: Dwight E. Brock  
DWIGHT E. BROCK, CLERK  
Burt L. Saunders  
BURT L. SAUNDERS, CHAIRMAN

## FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 10:59 A.M. THIS 12<sup>TH</sup> DAY OF NOVEMBER, 1993, A.D., AND DULY RECORDED IN PLAT BOOK 22, PAGES 24 THROUGH 27 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

ATTEST: James G. DC.  
CLERK OF THE CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:  
DUANE L. ROSE, P.L.S. #4741  
McKEE & ASSOCIATES, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
24831 OLD U.S. 41 BONITA SPRINGS, FLORIDA 33923  
813-947-0266

# LEXINGTON AT LONE OAK, UNIT ONE

A REPLAT OF PART OF LOT 5 & LOTS 19-21, BLOCK "B" AND PART OF TRACT "A", OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PGS. 80-82); AND A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

## DESCRIPTION OF LANDS PLATTED UNIT ONE

ALL THAT PART OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER (S. 1/4) CORNER OF SAID SECTION 1;  
THENCE ALONG THE NORTH AND SOUTH QUARTER (N. & S. 1/4) SECTION LINE OF SAID SECTION 1, N 02°50'06" W, A DISTANCE OF 1,642.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;  
THENCE CONTINUE N 02°50'06" W, ALONG SAID NORTH AND SOUTH QUARTER (N. & S. 1/4) SECTION LINE A DISTANCE OF 705.19 FEET;  
THENCE N 89°23'32" W, A DISTANCE OF 110.00 FEET;  
THENCE S 25°39'47" W, A DISTANCE OF 142.14 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF PROPOSED LONE OAK BLVD;  
THENCE CONTINUE S 25°39'47" W, CROSSING SAID PROPOSED LONE OAK BLVD A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF PROPOSED LONE OAK BLVD AND TO A POINT OF CURVE;  
THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY SIDE OF PROPOSED LONE OAK BLVD AN ARC DISTANCE OF 28.27 FEET ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 21°35'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS S 53°32'25" E, A DISTANCE OF 28.10 FEET;  
THENCE LEAVING SAID LONE OAK BLVD S 44°26'13" W, ALONG THE PHASE LINE A DISTANCE OF 129.59 FEET;  
THENCE S 00°35'39" W, ALONG THE PHASE LINE A DISTANCE OF 38.55 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF TRACT "C", A DRAINAGE EASEMENT, OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PAGES 80-82);  
THENCE S 88°03'08" W, ALONG TRACT "C", A DISTANCE OF 1,071.66 FEET TO A POINT ON THE WESTERLY SIDE OF TRACT "C";  
THENCE S 12°08'37" E, ALONG TRACT "C", A DISTANCE OF 28.87 FEET;  
THENCE S 20°56'49" E, ALONG SAID TRACT "C", A DISTANCE OF 100.41 FEET;  
THENCE S 40°35'43" E, ALONG TRACT "C" A DISTANCE OF 100.19 FEET;  
THENCE S 47°43'54" E, ALONG TRACT "C" A DISTANCE OF 23.56 FEET TO A POINT ON THE REAR LOT LINE OF LOT 5, BLOCK "B", WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PAGES 80-82);  
THENCE LEAVING SAID REAR LOT LINE OF LOT 5, N 89°20'08" W, ALONG THE PHASE/UNIT LINE A DISTANCE OF 340.36 FEET;  
THENCE N 50°20'08" W, ALONG THE PHASE LINE A DISTANCE OF 163.74 FEET;  
THENCE S 54°59'12" W, ALONG THE PHASE LINE A DISTANCE OF 131.69 FEET TO A POINT ON THE NORTHERLY SIDE OF PROPOSED LONE OAK BLVD;  
THENCE S 39°39'52" W ALONG THE PHASE LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY SIDE OF PROPOSED LONE OAK BLVD;  
THENCE S 50°20'08" E ALONG THE SOUTHERLY SIDE OF SAID LONE OAK BLVD A DISTANCE OF 58.98 FEET;  
THENCE LEAVING SAID LONE OAK BLVD S 39°39'52" W ALONG THE PHASE/UNIT LINE A DISTANCE OF 163.77 FEET TO A POINT ON THE PROPERTY LINE AND ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST;  
THENCE S 89°20'08" E ALONG THE PROPERTY/PHASE AND SAID SOUTH LINE A DISTANCE OF 564.95 FEET TO THE PROPERTY CORNER ON THE WEST LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SAID SECTION 1, AND TO A POINT ON THE WESTERLY LINE OF PROPOSED LONE OAK BOULEVARD (TRACT "A") OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PAGES 80-82);  
THENCE N 44°47'00" E A DISTANCE OF 44.00 FEET, ALONG SAID TRACT "A" TO A POINT ON THE FRONT LOT LINE OF LOT 5, BLOCK "B", WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PAGES 80-82);

THENCE N 45°13'23" W ALONG THE FRONT LOT LINE OF SAID LOT 5 A DISTANCE OF 7.72 FEET;  
THENCE N 33°08'23" E ALONG THE PHASE/UNIT LINE A DISTANCE OF 155.31 FEET TO A POINT ON THE WESTERLY SIDE OF TRACT "C", A DRAINAGE EASEMENT, OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PAGES 80-82);  
THENCE N 47°43'54" W, ALONG SAID TRACT "C" A DISTANCE OF 37.14 FEET;  
THENCE N 40°35'43" W, ALONG TRACT "C" A DISTANCE OF 100.19 FEET;  
THENCE N 20°56'49" W ALONG TRACT "C", A DISTANCE OF 100.41 FEET;  
THENCE N 12°08'37" W ALONG TRACT "C" A DISTANCE OF 28.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "C";  
THENCE N 88°03'08" E, ALONG THE NORTH LINE OF TRACT "C", A DISTANCE OF 1,071.66 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF SAID TRACT "C";  
THENCE S 11°36'44" E, ALONG THE EASTERLY SIDE OF TRACT "C", A DISTANCE OF 23.89 FEET;  
THENCE S 00°42'43" W ALONG TRACT "C" A DISTANCE OF 56.68 FEET;  
THENCE S 16°34'38" W ALONG TRACT "C", A DISTANCE OF 44.89 FEET TO THE NORTHEASTERLY LOT LINE (REAR CORNER) OF LOT 18, BLOCK "B", OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PAGES 80-82);  
THENCE S 01°10'00" E ALONG THE EASTERN LOT LINE OF SAID LOT 18, A DISTANCE OF 169.63 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18 AND A POINT OF CURVE ON THE NORTHEASTERLY LINE OF ILEX CIRCLE, TRACT "A", WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PAGES 80-82);  
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY SIDE OF SAID TRACT "A" AN ARC DISTANCE OF 171.36 FEET ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 252.00 FEET, A CENTRAL ANGLE OF 38°57'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS S 70°18'56" E, A DISTANCE OF 168.07 FEET TO A POINT OF COMPOUND CURVATURE ON THE NORTHEASTERLY SIDE OF TRACT "A" (ILEX CIRCLE);  
THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY SIDE OF TRACT "A" AN ARC DISTANCE OF 122.10 FEET ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 392.00 FEET, A CENTRAL ANGLE OF 17°50'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS S 41°54'43" E, A DISTANCE OF 121.61 FEET TO A POINT OF CURVE ON THE NORTHEASTERLY SIDE OF SAID TRACT "A";  
THENCE NORTHERLY ALONG SAID TRACT "A" AN ARC DISTANCE OF 58.19 FEET ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 83° 21'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 08°41'15" E, A DISTANCE OF 53.19 FEET TO A POINT ON THE NORTH SIDE OF SAID TRACT "A";  
THENCE N 87°09'54" E, ALONG TRACT "A" A DISTANCE OF 54.41 FEET TO THE NORTH AND SOUTH QUARTER (N. & S. 1/4) SECTION LINE OF SAID SECTION 1 AND THE POINT OF BEGINNING, CONTAINING 6.33 ACRES MORE OR LESS.

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF COLLIER

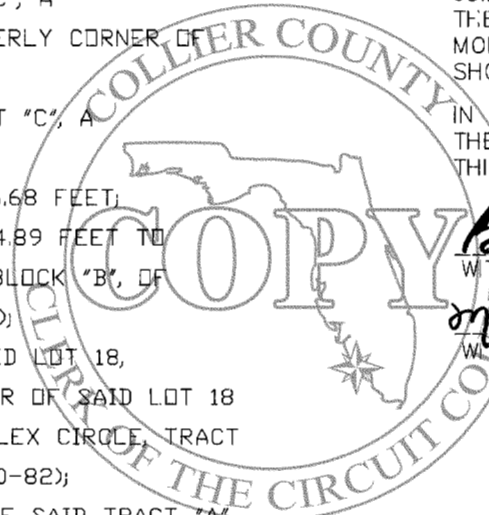
BANCFLOIDA, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF CERTAIN MORTGAGES AND MORTGAGE MODIFICATIONS UPON THE HEREIN DESCRIBED PROPERTY AS FOLLOWS:

- A. O.R. BOOK 1275, PAGE 1045
- B. O.R. BOOK 1306, PAGE 1248
- C. O.R. BOOK 1306, PAGE 1263
- D. O.R. BOOK 1331, PAGE 802
- E. O.R. BOOK 1331, PAGE 819
- F. O.R. BOOK 1449, PAGE 2140

OF THE PUBLIC RECORDS OF COLLIER COUNTY, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE PROPERTY BY THE OWNER, AND AGREES THAT ITS MORTGAGES AND MORTGAGE MODIFICATIONS SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER THIS 17 DAY OF September 1993.

*Barbara T. Bennett* BY *Shirley Linley*  
WITNESS *BARBARA BENNETT*  
*Michelle Quintero* BANCFLOIDA  
WITNESS *MICHELE QUINTERO*



## ACKNOWLEDGEMENT TO MORTGAGEE

STATE OF FLORIDA  
COUNTY OF COLLIER

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS PERSONALLY APPEARED *Thomas Finlay* AS *1st Vice Pres.* OF BANCFLOIDA, MORTGAGEE, ON THE FOREGOING PLAT, AND THAT HE ACKNOWLEDGED EXECUTING SAME VOLUNTARY UNDER AUTHORITY DULY VESTED IN HIM BY SAID CORPORATION AND THAT THE SEAL AFFIXED THERETO IS THE TRUE CORPORATE SEAL OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR ~~HAS PRODUCED~~ AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THIS 17 DAY OF September 1993 A.D.

*Barbara T. Bennett*  
*BARBARA T. BENNETT*

NOTARY PUBLIC  
COMMISSION NUMBER: *CC #1305*

## SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE PREPARATION OF THIS PLAT WAS BASED ON A BOUNDARY SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AS PROVIDED IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, AND IN CHAPTER 472, FLORIDA STATUTES AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND PERMANENT CONTROL POINTS WILL BE SET WITHIN TWO MONTHS AFTER THE COMPLETION OF REQUIRED IMPROVEMENTS.

BY: *Duane L. Rose*  
DUANE L. ROSE

FLORIDA PROFESSIONAL LAND SURVEYOR NO. 4741

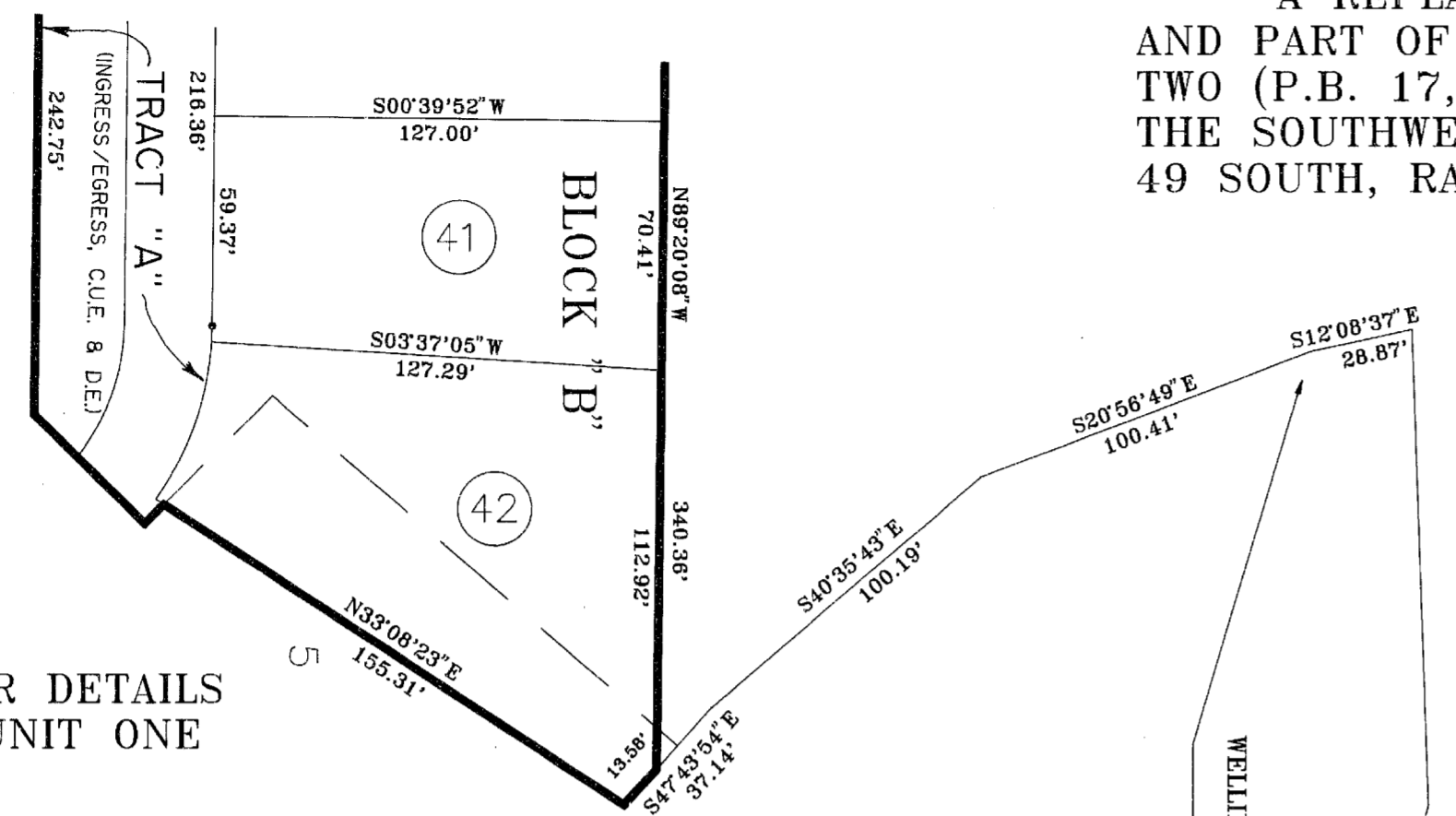
DATE: *5/5/1993*

THIS INSTRUMENT PREPARED BY:  
DUANE L. ROSE, P.L.S. #4741  
McKEE & ASSOCIATES, INC.  
SURVEYORS - ENGINEERS - PLANNERS  
24831 OLD 41 ROAD, BONITA SPRINGS, FLORIDA 33923  
813-947-0266

# LEXINGTON AT LONE OAK, UNIT ONE

RESOLUTION NO. 95-611, VACATE  
RECORDED 10/26/95, OR 2113 PG 278  
RESOLUTION NO. 95-688, VACATE  
RECORDED 2/15/96, OR 2149 PG 1262-63

A REPLAT OF PART OF LOT 5 & LOTS 19-21, BLOCK "B" AND PART OF TRACT "A", OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PGS. 80-82); AND A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.



SEE SHEET 4 OF 4 FOR DETAILS OF THIS PORTION OF UNIT ONE

## LEGEND

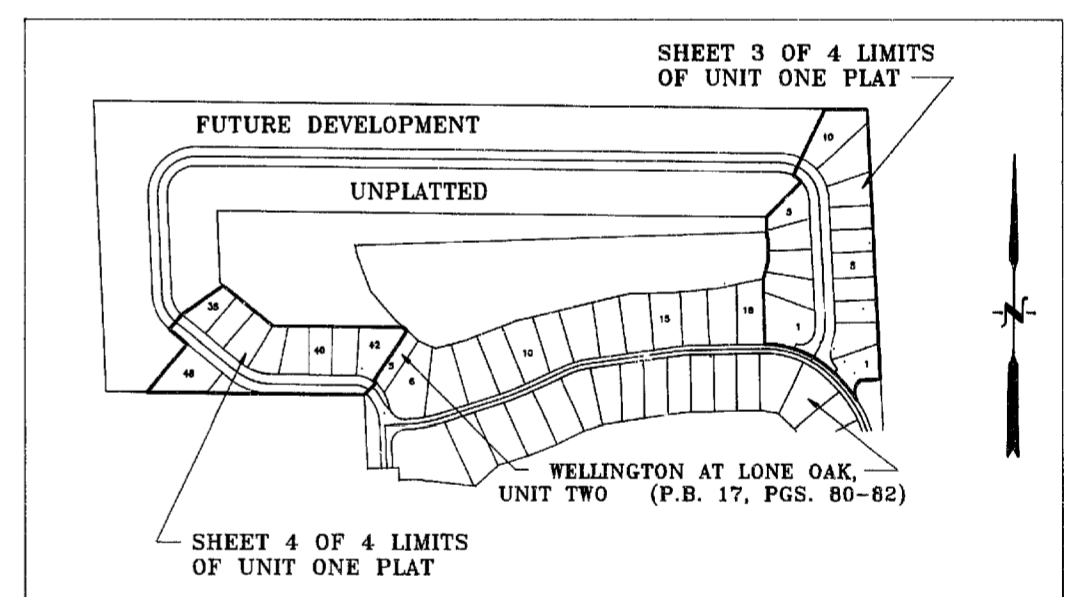
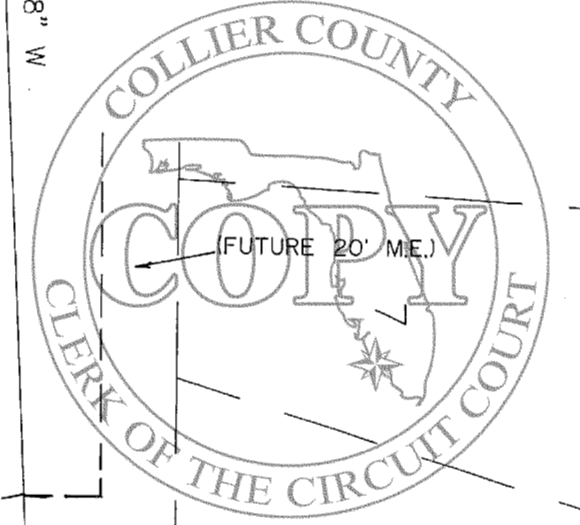
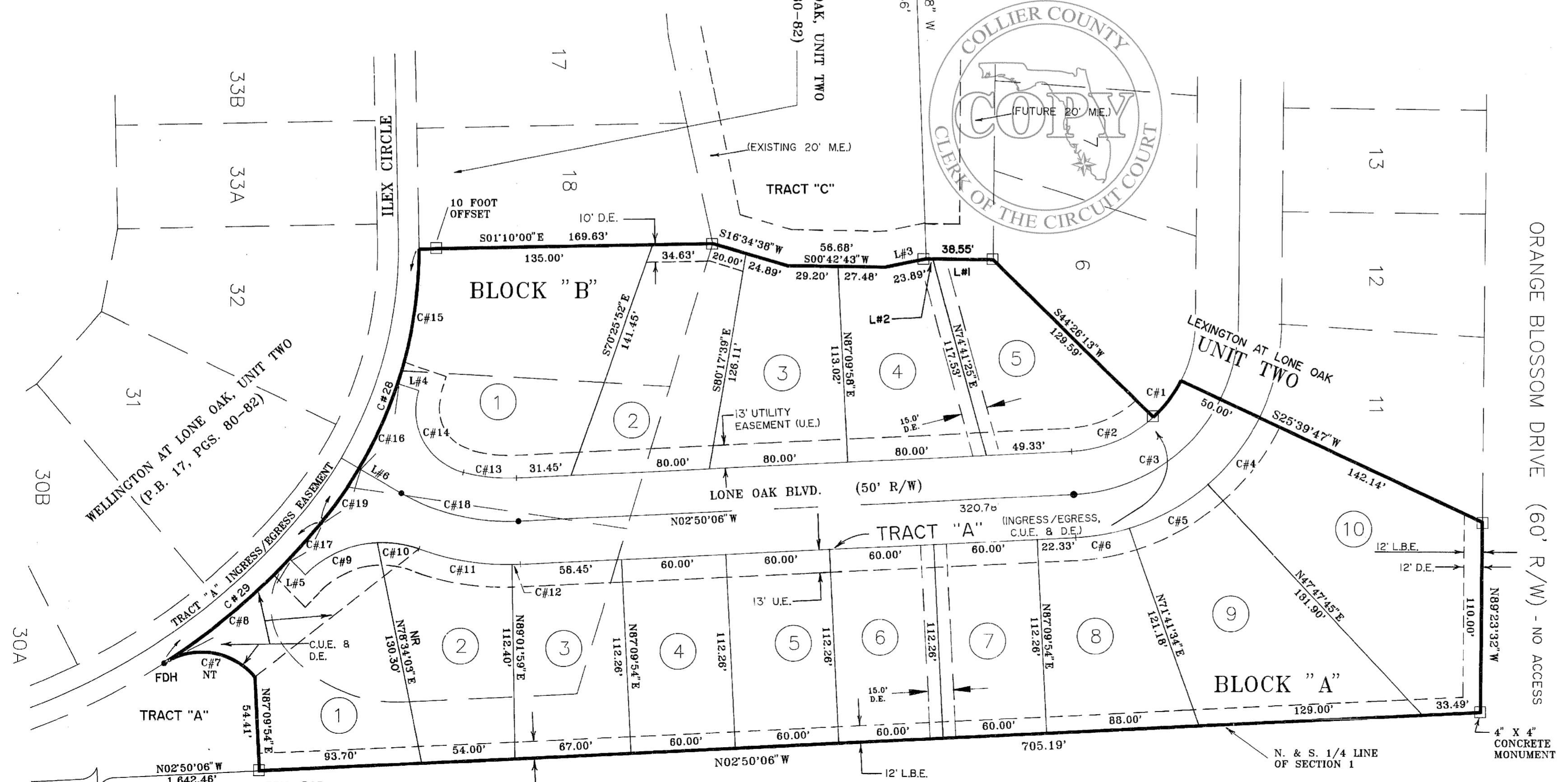
- = PRM; PERMANENT REFERENCE MONUMENT
- = PCP; PERMANENT CONTROL POINT
- NT = NON-TANGENTIAL
- P.O.C. = POINT OF COMMENCEMENT
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- F.D.H. = FOUND DRILL HOLE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
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- L.B.E. = LANDSCAPE BUFFER EASEMENT

## CURVE DATA TABLE

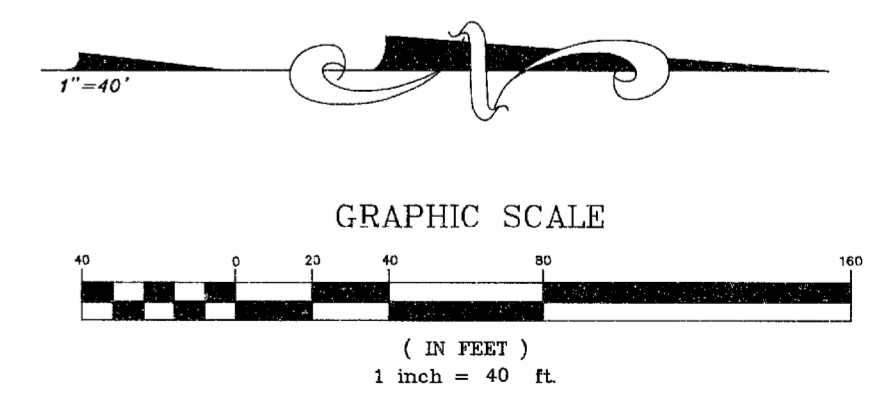
LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BOUNDARY	C#1	75.00'	28.27'	14.30'	28.10'	S53°32'25\"	21°35'36\"
5-BLOCK "B"	C#2	75.00'	52.24'	27.23'	51.19'	N22°47'22\"	39°54'31\"
CENTERLINE	C#3	100.00'	107.34'	59.90'	102.26'	N33°35'10\"	61°30'07\"
10-BLOCK "A"	C#4	125.00'	48.29'	24.45'	47.99'	N53°16'14\"	22°07'58\"
9-BLOCK "A"	C#5	125.00'	52.14'	26.45'	51.76'	N30°15'20\"	23°53'49\"
8-BLOCK "A"	C#6	125.00'	33.75'	16.98'	33.65'	N10°34'16\"	15°28'20\"
1-BLOCK "A"	C#7 NT	40.00'	58.19'	35.60'	53.19'	N08°41'15\"	83°21'08\"
1-BLOCK "A"	C#8	392.00'	93.23'	46.84'	93.01'	N39°48'08\"	13°37'39\"
1-BLOCK "A"	C#9	62.00'	47.52'	24.99'	46.36'	N24°39'39\"	43°54'37\"
2-BLOCK "A"	C#10	62.00'	24.54'	12.43'	24.38'	N08°37'55\"	22°40'30\"
2-BLOCK "A"	C#11	150.00'	54.81'	27.72'	54.51'	N09°30'02\"	20°56'16\"
3-BLOCK "A"	C#12	150.00'	4.89'	2.44'	4.89'	N01°54'06\"	01°52'00\"
1-BLOCK "B"	C#13	100.00'	31.03'	15.64'	30.91'	N06°03'15\"	17°46'43\"
1-BLOCK "B"	C#14	37.00'	60.18'	39.12'	53.76'	N61°32'13\"	93°11'06\"
1-BLOCK "B"	C#15	252.00'	78.83'	39.74'	78.51'	N80°50'02\"	17°55'25\"
BOUNDARY	C#16	252.00'	53.90'	27.05'	53.80'	N65°44'37\"	12°15'21\"
BOUNDARY	C#17	392.00'	28.87'	14.44'	28.86'	N48°43'32\"	04°13'10\"
CENTERLINE	C#18	125.00'	78.98'	40.86'	77.77'	N15°15'57\"	36°12'05\"
BOUNDARY	C#19	252.00'	38.62'	19.35'	38.56'	N55°13'32\"	08°46'49\"
BOUNDARY	C#20	252.00'	171.36'	89.14'	168.07'	N70°18'56\"	38°57'36\"
BOUNDARY	C#21	392.00'	122.10'	61.55'	121.61'	N4°54'43\"	17°50'49\"

## LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L#1	S00°35'39\"	34.97'
L#2	N00°35'39\"	3.58'
L#3	S11°36'44\"	23.89'
L#4	S18°07'50\"	12.99'
L#5	S43°23'03\"	12.99'
L#6	N30°23'04\"	19.83'



## UNIT ONE KEY MAP



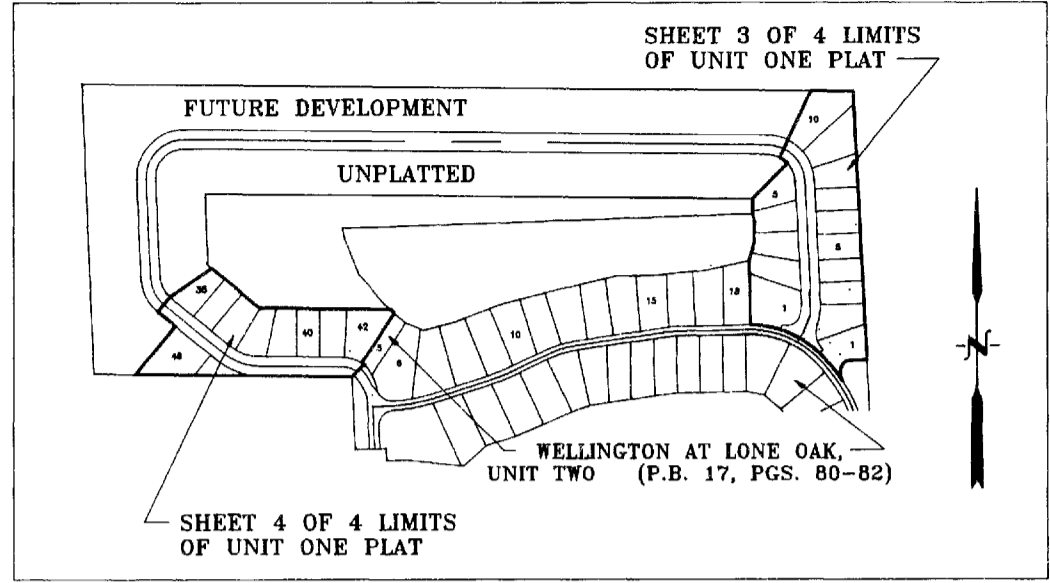
P.O.C. DESCRIPTION  
SOUTH QUARTER (S. 1/4) CORNER  
SECTION 1, TWP 49 S, RGE 25 E

THIS INSTRUMENT PREPARED BY:  
DUANE L. ROSE, P.L.S. #4741  
McKee & Associates, Inc.  
SURVEYORS - ENGINEERS - PLANNERS  
24831 OLD 41 ROAD BONITA SPRINGS, FLORIDA 33923  
813 - 947 - 0266

# LEXINGTON AT LONE OAK, UNIT ONE

A REPLAT OF PART OF LOT 5 & LOTS 19-21, BLOCK "B" AND PART OF TRACT "A", OF WELLINGTON AT LONE OAK, UNIT TWO (P.B. 17, PGS. 80-82); AND A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

RESOLUTION NO. 98-112, VACATE ESMT OR 2414 pg 2556-2570, APRIL 30, 1998  
PLAT BOOK 29 PG 27



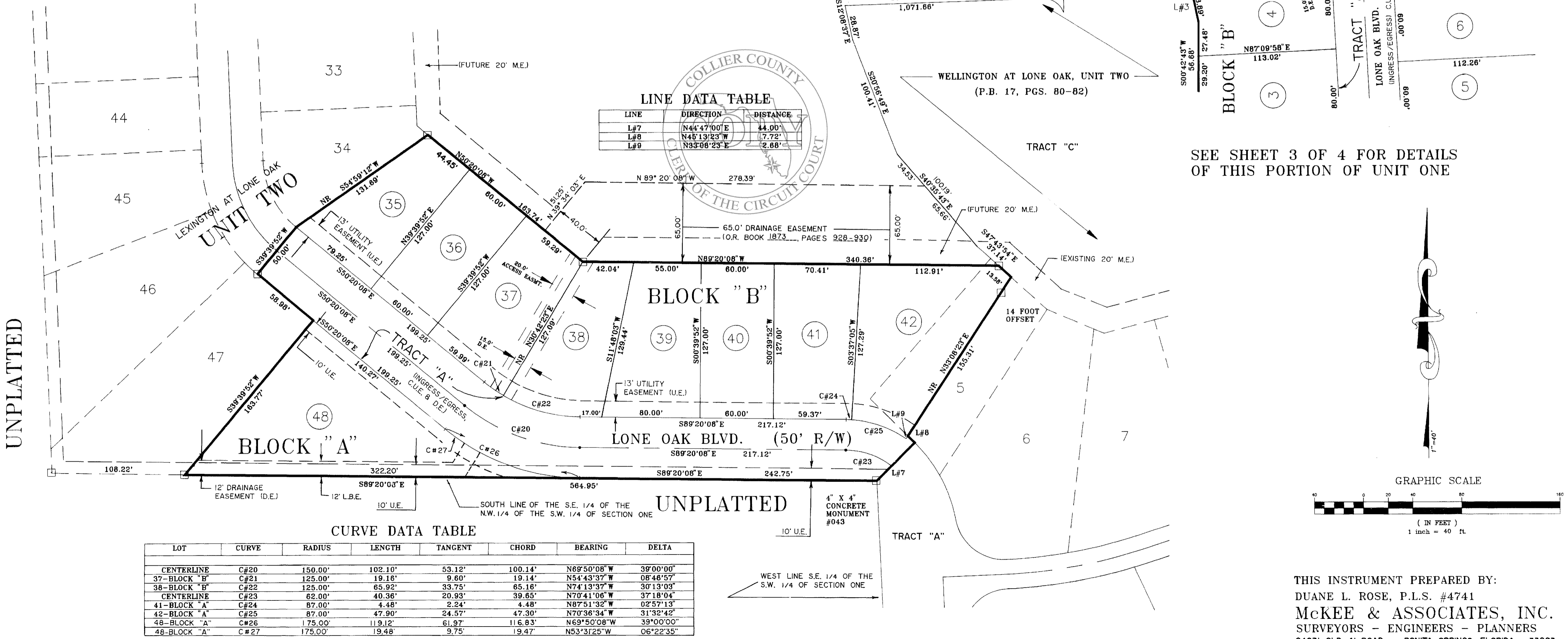
UNIT ONE KEY MAP

## LEGEND

- = PRM; PERMANENT REFERENCE MONUMENT
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**LINE DATA TABLE**

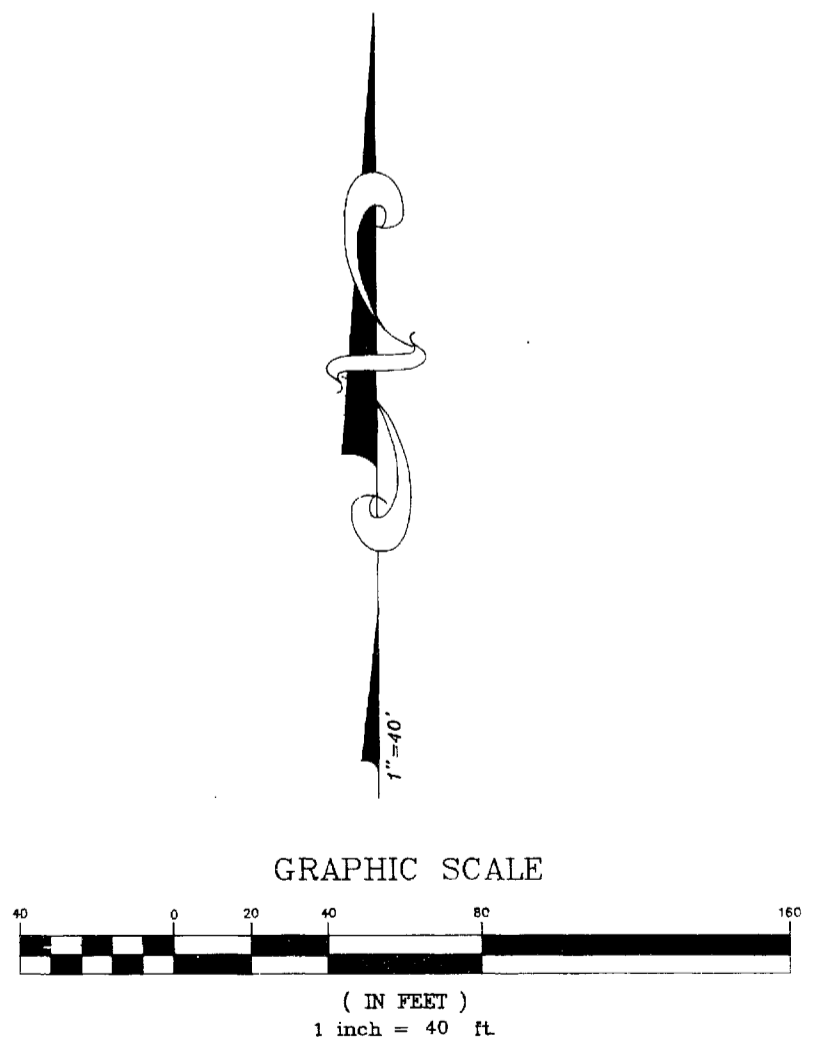
LINE	DIRECTION	DISTANCE
L#7	N44°47'00"E	44.00'
L#8	N45°13'23"W	7.72'
L#9	N93°08'23"E	2.68'



**CURVE DATA TABLE**

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CENTERLINE	C#20	150.00'	102.10'	53.12'	100.14'	N69°50'08"W	39°00'00"
37-BLOCK "B"	C#21	125.00'	19.18'	9.60'	19.14'	N54°43'37"W	08°48'57"
38-BLOCK "B"	C#22	125.00'	65.92'	33.75'	65.18'	N74°13'37"W	30°13'03"
CENTERLINE	C#23	82.00'	40.36'	20.93'	39.65'	N70°41'06"W	37°18'04"
41-BLOCK "A"	C#24	87.00'	4.48'	2.24'	4.48'	N87°51'32"W	02°57'13"
42-BLOCK "A"	C#25	87.00'	47.90'	24.57'	47.30'	N70°36'34"W	31°32'42"
48-BLOCK "A"	C#26	175.00'	119.12'	61.97'	116.83'	N69°50'08"W	39°00'00"
48-BLOCK "A"	C#27	175.00'	19.48'	9.75'	19.47'	N53°31'25"W	06°22'35"

SEE SHEET 3 OF 4 FOR DETAILS OF THIS PORTION OF UNIT ONE



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