

DESCRIPTION OF LANDS PLATTED

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16 RUN N 88°07'23" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER 2,105.69 FEET; THENCE S 01°52'37" E 30.00 FEET TO THE NORTHEAST CORNER OF TRACT 9, WIGGINS BAY PHASE ONE, AS RECORDED IN PLAT BOOK 13, PAGES 89 & 90 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE S 01°52'37" E ALONG THE EAST LINE OF SAID TRACT 9 50.00 FEET; THENCE 98.17 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 125.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 95.67 FEET AND BEARING S 65°37'21" W TO A POINT OF TANGENCY; THENCE S 43°07'23" W 103.84 FEET TO A POINT OF CURVATURE; THENCE 50.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 49.18 FEET AND BEARING S 62°15'38" W TO A POINT OF REVERSE CURVATURE; THENCE 36.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 33.22 FEET AND BEARING S 39°45'38" W TO A POINT OF TANGENCY; THENCE S 01°52'37" E 20.00 FEET TO A POINT OF CURVATURE; THENCE 25.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 132.67 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 103.93 FEET AND BEARING S 27°52'37" E TO A POINT OF REVERSE CURVATURE; THENCE 227.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 193.14 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 153.18 FEET AND BEARING N 53°09'57" E TO A POINT OF TANGENCY; THENCE N 85°22'48" E 58.15 FEET; THENCE N 00°36'44" W ALONG THE WEST RIGHT-OF-WAY LINE OF GULF HARBOUR ROAD 852.86 FEET; THENCE S 88°07'23" W 464.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; LESS AND EXCEPT A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16 RUN N 88°07'23" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER 2,105.69 FEET; THENCE S 01°52'37" E 80.00 FEET; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF TRACT 9, WIGGINS BAY, PHASE I AS RECORDED IN PLAT BOOK 13, PAGES 89 & 90 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA RUN 98.17 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 125.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 95.67 FEET AND BEARING S 65°37'21" W TO A POINT OF TANGENCY; THENCE S 43°07'23" W 103.84 FEET TO THE POINT OF BEGINNING; THENCE 50.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 49.18 FEET AND BEARING S 62°15'38" W TO A POINT OF REVERSE CURVATURE; THENCE 36.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 33.22 FEET AND BEARING S 39°45'38" W TO A POINT OF TANGENCY; THENCE S 01°52'37" E 20.00 FEET TO A POINT OF CURVATURE; THENCE 25.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 132.67 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 103.93 FEET AND BEARING S 27°52'37" E TO A POINT OF REVERSE CURVATURE; THENCE 227.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 193.14 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 153.18 FEET AND BEARING N 53°09'57" E TO A POINT OF TANGENCY; THENCE N 85°22'48" E 58.15 FEET; THENCE N 00°36'44" W ALONG THE WEST RIGHT-OF-WAY LINE OF GULF HARBOUR ROAD 852.86 FEET; THENCE S 88°07'23" W 464.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, BEING PHASE I OF THE COLONY AT WIGGINS BAY, A CONDOMINIUM. CONTAINING 11.335 ACRES MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF COLLIER

(AS SUBSEQUENTLY MODIFIED AND AMENDED OF RECORD, INCLUDING UCC-1 FINANCING STATEMENTS)

THE UNDERSIGNED HEREBY CERTIFIES THAT BANCFLO, A FEDERAL SAVINGS BANK IS THE HOLDER OF CERTAIN MORTGAGES UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN O.R. BOOK 1023, PAGE 615; AND IN O.R. BOOK 1252, PAGE 1542; OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED MORTGAGEE HAS CAUSED THIS CONSENT TO BE SIGNED THIS 18TH DAY OF FEBRUARY, 1994 A.D.

ATTEST:

HOWARD L. HUNLOCK, VICE PRESIDENT
(CORPORATE SEAL)

ACKNOWLEDGEMENT AS TO MORTGAGEE

STATE OF FLORIDA
COUNTY OF COLLIER

THE MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF FEBRUARY, 1994, BY HOWARD L. HUNLOCK, VICE PRESIDENT OF BANCFLO, A FEDERAL SAVINGS BANK, CORPORATION HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

Jeffrey S. Kannensohn
NOTARY PUBLIC (SIGNATURE)

Jeffrey S. Kannensohn
NOTARY PUBLIC (PRINTED NAME)

CC 318175
NOTARY PUBLIC (SERIAL #)

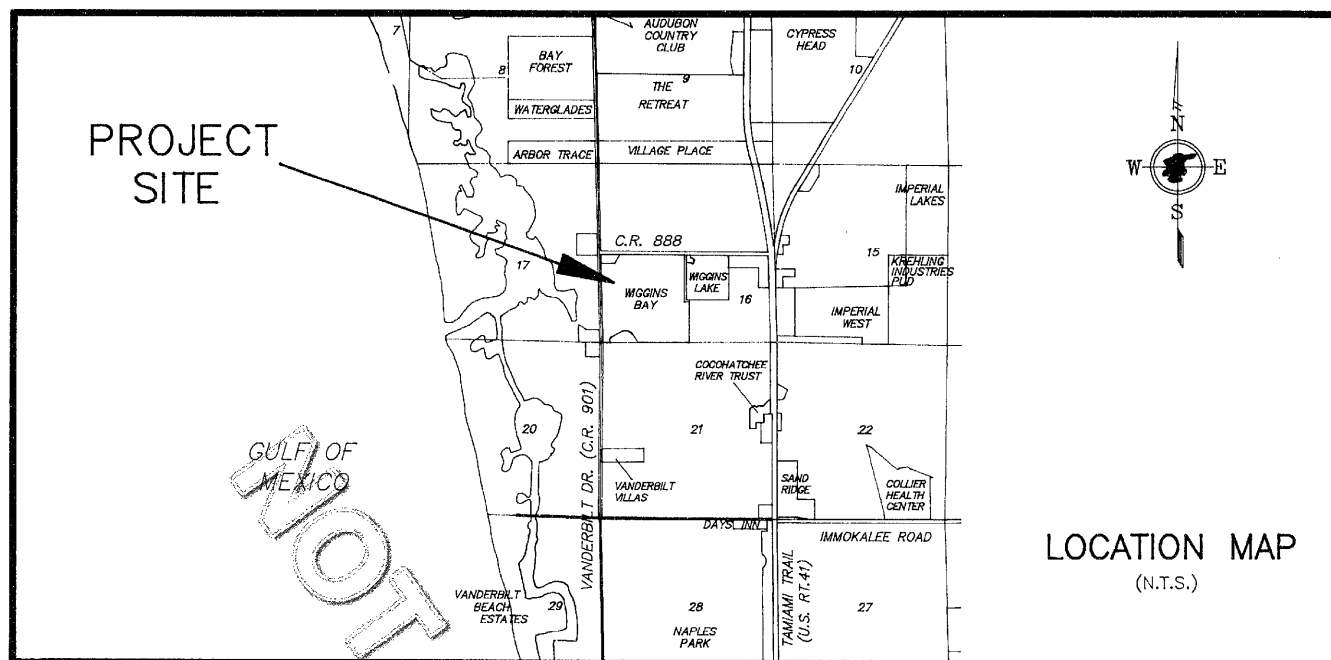
JEFFREY S. KANNENSOHN
MY COMMISSION # CC 318175
EXPIRES: September 22, 1997
Bonded This Notary Public Underwritten

NOTICE :

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

WIGGINS BAY VILLAS

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.



DEDICATION

STATE OF FLORIDA
COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS THAT DAVIS BOULEVARD SERVICE CORPORATION, A FLORIDA CORPORATION, AND THE OWNER OF THE LANDS DESCRIBED HEREON HAVE CAUSED THIS PLAT ENTITLED WIGGINS BAY VILLAS, TO BE MADE AND DOES HEREBY DEDICATE AS FOLLOWS:

- TO COLLIER COUNTY WATER-SEWER DISTRICT - ALL COUNTY UTILITY EASEMENTS LABELED C.U.E. FOR PURPOSES OF INSTALLING AND MAINTAINING ITS FACILITIES
- TO THE WIGGINS BAY CONDOMINIUM ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, FLORIDA POWER AND LIGHT COMPANY AND UNITED TELEPHONE COMPANY, ALL SPECIAL EASEMENTS (S.E.) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES.
- ANY FUTURE CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION FACILITIES AND SERVICES SHALL NOT INTERFERE WITH THE ELECTRIC OR TELEPHONE FACILITIES AND SERVICES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF ANOTHER PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
- TO WIGGINS BAY FOUNDATION, INC., A NOT-FOR-PROFIT CORPORATION, THE ROAD RIGHT-OF-WAY FOR WIGGINS BAY DRIVE (TRACT 9A) FOR INGRESS AND EGRESS PURPOSES, TRACT C FOR DRAINAGE AND CONSERVATION PURPOSES, AND TRACT D FOR DRAINAGE EASEMENT PURPOSES, ALL FOR THE USE AND BENEFIT OF ITS PRESENT AND FUTURE MEMBERS, ITS SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES, AND EMPLOYEES, AND WITH RESPONSIBILITY FOR THE MAINTENANCE; SUBJECT TO COUNTY UTILITY EASEMENTS AND LANDSCAPE BUFFER EASEMENTS RESERVED AS HEREIN PROVIDED.
- TO COLLIER COUNTY, ALL DRAINAGE EASEMENTS (D.E.) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- TO COLLIER COUNTY, ITS FRANCHISES AND NORTH NAPLES FIRE CONTROL DISTRICT, ACCESS OVER ALL INGRESS AND EGRESS EASEMENTS AS SHOWN ON THIS PLAT FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL RESIDENCES AND FACILITIES.
- TO THE WIGGINS BAY CONDOMINIUM ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ALL DRAINAGE EASEMENTS (D.E.) EXCEPT TRACTS C AND D AND ALL LANDSCAPE BUFFER EASEMENTS, BOTH WITH MAINTENANCE RESPONSIBILITY.
- LANDSCAPE BUFFER EASEMENT ARE NON-EXCLUSIVE EASEMENTS IN FAVOR OF THE WIGGINS BAY CONDOMINIUM ASSOCIATION, INC. FOR THE PURPOSE OF ENABLING THE ASSOCIATION TO FENCE, PLANT, RETAIN NATURAL VEGETATION AND/OR CONSTRUCT ENTRY WAY IMPROVEMENTS WITHIN THE LANDSCAPE BUFFER EASEMENT AREA.
- TO COLLIER COUNTY, TRACT C A CONSERVATION EASEMENT / DRAINAGE EASEMENT TRACT, WITH NO RESPONSIBILITY FOR MAINTENANCE.

WITNESSES:

OWNER: DAVIS BOULEVARD SERVICE CORPORATION, A FLORIDA CORPORATION

HOWARD L. HUNLOCK, VICE PRESIDENT
(CORPORATE SEAL)

AS TO ITEM NO. 3 ABOVE
WIGGINS BAY FOUNDATION, INC.,
A NOT-FOR-PROFIT CORPORATION,
A FLORIDA CORPORATION

NAME: J. STEVE WILLIAMS
(CORPORATE SEAL)
TITLE: President Wiggins Bay Foundation

AS TO ITEMS NO. 2 AND 6 ABOVE
WIGGINS BAY CONDOMINIUM ASSOCIATION, INC.,
A NOT-FOR-PROFIT CORPORATION,
A FLORIDA CORPORATION

NAME: Eugene Thrushman
(CORPORATE SEAL)
TITLE: Eugene Thrushman

WAIVER AND RELEASE NOTE:

ON THIS 21ST DAY OF OCTOBER, 1993, A.D., DAVIS BOULEVARD SERVICE CORPORATION, A FLORIDA CORPORATION, EXECUTING THE DEDICATION, THE HOLDER OF APPARENT RECORD TITLE TO THE LAND, HAS FOR ITSELF AND SUCCESSORS IN TITLE OR INTERESTS EXPRESSLY WAIVED AND RELEASED FROM THE COUNTY, FROM ANY FUTURE CLAIMS OF VESTED RIGHTS AND EQUITABLE ESTOPPEL PERTAINING TO THE ISSUANCE OF PUBLIC FACILITY ADEQUACY IN ACCORDANCE WITH COLLIER COUNTY ORDINANCE NO. 90-24.

PLAT BOOK 22 PAGE 74
SHEET 1 OF 2

COUNTY APPROVALS

PROJECT PLAN REVIEW

THIS PLAT APPROVED BY THE SITE DEVELOPMENT REVIEW DEPARTMENT OF COLLIER COUNTY, FLORIDA THIS 15TH DAY OF FEBRUARY, 1994, A.D.

TECHNICAL SERVICES SUPERVISOR
COUNTY HEALTH DEPARTMENT

THIS PLAT APPROVED BY THE COLLIER COUNTY HEALTH DEPARTMENT THIS 22ND DAY OF FEBRUARY, 1994, A.D. WITH CONNECTION TO CENTRAL WATER AND SEWERAGE SYSTEM; AND NO INDIVIDUAL POTABLE WATER WELLS OR INDIVIDUAL SEWAGE SYSTEMS ARE PERMITTED.

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

COUNTY UTILITY DIVISION

THIS PLAT APPROVED BY THE COLLIER COUNTY UTILITY DIVISION THIS 28TH DAY OF FEBRUARY, 1994, A.D.

M. M. SATTERFIELD, P.E.
FLORIDA P.E. #36299

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS 16TH DAY OF MARCH, 1994, A.D.

KENNETH B. CUYLER
COLLIER COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL

THIS PLAT APPROVED FOR RECORDING IN A REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA THIS 15TH DAY OF FEBRUARY, 1994, 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, CLERK OF CIRCUIT COURT
JIMOTHY J. CONSTANTINE, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

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 SAID PLAT WAS FILED FOR RECORD AT 2:08 PM THIS 21ST DAY OF MARCH, 1994, A.D., AND DULY RECORDED IN PLAT BOOK 22, PAGES 74 THROUGH 79 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

ATTEST: DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT IN AND FOR COLLIER COUNTY, FLORIDA

GENERAL NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- UNLESS OTHERWISE NOTED ALL CURVES ARE TANGENTIAL AND CIRCULAR
- "R" = RADIUS, "L" = ARC LENGTH
"CD" = CHORD LENGTH, "Δ" = DELTA ANGLE
"CB" = CHORD BEARING
- INDICATES PERMANENT REFERENCE MONUMENTS (P.R.M.'S) FOUND.
INDICATES PERMANENT REFERENCE MONUMENTS (P.R.M. # 2982) SET.
- (D.E.) INDICATES DRAINAGE EASEMENT.
- (C.U.E.) INDICATES WATER/SEWER EASEMENT TO COLLIER COUNTY WATER/SEWER DISTRICT.
- BEARINGS ARE ASSUMED AND BASED ON THE SOUTH RIGHT-OF-WAY OF WIGGINS PASS ROAD BEING S.88°07'23"W.
- THE CONSERVATION EASEMENT / DRAINAGE EASEMENT TRACT (TRACT C) SHALL BE THE PERPETUAL RESPONSIBILITY OF WIGGINS BAY CONDOMINIUM ASSOCIATION, INC. AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE AS DOCUMENTED IN PERMIT FILE, WITH THE EXCEPTION OF PERMITTED RESTORATION ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION EASEMENT INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC / NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AS PROVIDED IN RULE 61G17-6 FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472 OF THE FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) SHALL BE SET PRIOR TO THE DATE THIS INSTRUMENT IS RECORDED.

DATE: 2/17/94 BY: A. TRIGO P.L.S. # 2982
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY: A. TRIGO P.L.S. #2982
A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
1033 FIFTH AVENUE, NORTH
NAPLES, FLORIDA 33940