

WIGGINS BAY PHASE 1

DESCRIPTION

A parcel of land lying in the Southwest quarter of Section 16, Township 48 South, Range 25 East, Collier County, Florida, being 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 123.97 feet; thence S 01°52'37" E 30.00 feet to the POINT OF BEGINNING; thence N 88°07'23" E along the south right-of-way line of Wiggins Pass Road, 1981.72 feet; thence S 01°52'37" E 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, concave to the northwest, having a radius of 75.00 feet and subtended by a chord having a length of 49.18 feet and bearing S 67°15'38" W to a point of reverse curvature; thence 36.34 feet along the arc of a curve, concave to the southeast, 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, concave to the west, having a radius of 132.67 feet and subtended by a chord having a length of 25.76 feet and bearing S 03°45'38" W to a point of compound curvature; thence 198.53 feet along the arc of a curve, concave to the east, having a radius of 2275.00 feet and subtended by a chord having a length of 198.47 feet and bearing S 04°22'37" E to a point of tangency; thence S 06°52'37" E 100.32 feet to a point of curvature; thence 106.29 feet along the arc of a curve, concave to the northeast, having a radius of 145.00 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, concave to the southwest, having a radius of 193.14 feet and subtended by a chord having a length of 214.65 feet and bearing S 15°07'09" E to a point of tangency; thence S 18°38'20" W 26.50 feet to a point of curvature; thence 278.57 feet along the arc of a curve, concave to the northeast, having a radius of 125.00 feet and subtended by a chord having a length of 224.40 feet and bearing S 45°12'14" E to a point of tangency; thence N 70°57'12" E 289.20 feet to a point of curvature; thence 164.88 feet along the arc of a curve, concave to the northwest, having a radius of 125.00 feet and subtended by a chord having a length of 153.18 feet and bearing N 33°09'57" E to a radial line; thence N 85°22'48" E 58.15 feet to the west right-of-way line of Gulf Harbor Road; thence S 00°36'44" E 495.78 feet along said right-of-way line; thence N 88°06'51" E 180.25 feet to the west line of Gulf Harbor Subdivision as recorded in Plat Book 4, page 31, Public Records of Collier County, Florida; thence S 00°50'38" E 340.00 feet along said west line; thence N 56°46'49" W 364.65 feet; thence S 41°45'59" W 181.77 feet; thence W 80°04'26" W 203.04 feet; thence S 76°40'32" W 390.51 feet; thence W 61°06'48" W 331.21 feet; thence N 73°55'35" W 307.00 feet; thence N 20°28'49" E 443.00 feet; thence S 86°59'14" E 25.73 feet to the safe upland line of the Cocohatchee River (NGVD elevation approximately 1.88 feet); thence along said line approximately as follows; thence N 13°20'05" E 49.01 feet; thence N 00°23'30" W 100.37 feet; thence N 21°56'59" W 55.86 feet; thence N 28°59'45" W 148.84 feet; thence N 44°06'26" W 43.00 feet; thence N 79°56'15" W 69.87 feet; thence S 87°59'37" W 166.80 feet; thence S 61°13'52" W 158.05 feet; thence S 83°15'33" W 50.10 feet; thence S 77°26'59" W 100.07 feet; thence S 69°15'16" W 101.65 feet; thence S 88°14'24" W 50.57 feet; thence S 81°42'58" W 50.03 feet; thence S 48°20'22" W 58.49 feet; thence S 01°06'32" W 50.11 feet; thence N 67°30'13" W 45.78 feet; thence N 89°22'08" W 64.76 feet; thence N 09°20'17" W 399.91 feet; thence N 36°27'48" W 106.04 feet; thence N 51°47'52" W 41.49 feet; thence N 63°36'22" W 52.48 feet, along a non-radial line to a point on a curve, and the east line of Vanderbilt Beach Drive; thence 127.59 feet along the arc of a curve, concave to the west, having a radius of 1960.08 feet and a chord bearing N 01°04'59" E 127.57 feet to a point of tangency; thence along said east line, N 00°46'55" W 105.48 feet to a point of tangency; thence 38.79 feet along the arc of a curve concave to the southeast, having a radius of 25.00 feet, and a chord bearing N 43°40'17" E 35.02 feet to a point of tangency, said point being the point of beginning of the herein described tract.

TITLE CERTIFICATION

I, J. Stephen Crawford, an attorney-at-law, licensed in the State of Florida, hereby certify that title to the lands herein described and shown on this plat is vested in Wiggins Bay Associates, Ltd., an Illinois limited partnership; that taxes for the year 1983 and prior years have been paid, and that the title to the property is subject to the following mortgages:

Mortgage in favor of David C. Jones, Jr., Trustee, dated August 3, 1981, recorded August 7, 1981, in Official Records Book 932, page 1057, in the public records of Collier County, Florida.

Mortgage in favor of Naples Federal Savings and Loan Association, dated May 24, 1983, recorded May 26, 1983, in Official Records Book 1023, page 615, in the public records of Collier County, Florida.

Sworn to and subscribed before me this 15th day of June, 1984.

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 14, 1988
BONDED THRU GENERAL INS. UND.

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

DEDICATION

Wiggins Bay Associates, Ltd., an Illinois limited partnership, as the owner in fee simple and as the developer of the lands described and shown on this plat, hereby dedicates said lands and plat for the uses and purposes expressed on this plat, reserving to itself, its successors, grantees and assigns, the following easements and rights:

1. Private easements over and across the areas shown on this plat and marked as Tract No. 9 for perpetual use for purposes of ingress and egress.
2. Easements lying within the areas shown on this plat and marked as Tract No. 9 for perpetual use for purposes of water and sewer facilities.
3. Easements lying within the areas shown on this plat and marked as "Utility Easement" for perpetual use for purposes of electric, telephone, cable television, gas and other power, fuel, communication and all other types of utility facilities.
4. Easements lying within the areas shown on this plat and marked "Drainage Easement" for perpetual use for purposes of water detention and retention, drainage and surface water management.
5. The right to grant limited and unlimited, surface and subsurface, exclusive and non-exclusive rights, licenses and easements within the various easements, or any part thereof, to public and private persons for purposes that will not result in any substantial interference with the primary uses to which such easements are dedicated.
6. All water and sewer utilities constructed within the platted area shall be dedicated to the County Water-Sewer District of Collier County, Florida, upon acceptance of improvements requested by the plat.
7. To Collier County all drainage easements (D.E.) as indicated on the plat for the purpose of drainage with no responsibility for maintenance.
8. To the WIGGINS BAY FOUNDATION and its assigns all drainage easements (D.E.) as indicated on the plat for the purpose of maintaining drainage facilities.

The use and enjoyment of each of the easements above specified shall include the right, from time to time, to enter upon the surface of any subsurface easements for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing and maintaining any and all structures, equipment, improvements, property and facilities necessary and appropriate to the uses and purposes for which said easements have been dedicated, and when necessary to save and protect such structures, equipment and improvements as may be properly installed within said easements to cut, trim or remove any trees, shrubs or other vegetation which interfere with the use of such utility facilities; subject to approval of Wiggins Bay Associates, Ltd., or assigns.

No part of the lands described or shown in this plat shall be deemed by virtue of the recording of this plat to have been dedicated to the public for any use or purpose.

IN WITNESS WHEREOF, the undersigned have executed this Dedication at Naples, Florida, this 15th day of June, 1984.

Signed, sealed & delivered in the presence of:

WIGGINS BAY ASSOCIATES, LTD.
By Surrey Wayne Corporation
General Partner

Hamilton, W. Sweeney
James W. Gustafson

(Corporate Seal)

By: *G. G. Griffin*
GLENN G. GRIFFIN,
Vice President

and *Gerald F. Griffin*
GERALD F. GRIFFIN, II,
Secretary

STATE OF FLORIDA:
COUNTY OF COLLIER:

The foregoing instrument was executed and acknowledged before me this 15th day of June, 1984, by GLENN G. GRIFFIN and GERALD F. GRIFFIN, II, Vice President and Secretary, respectively, of Surrey Wayne Corporation, an Illinois corporation, as General Partner of Wiggins Bay Associates, Ltd., an Illinois limited partnership, pursuant to the corporate authority vested in them as such officers on behalf of said corporation.

Notary Public
My Commission Expires: FEB 14, 1988
BONDED THRU GENERAL INS. UND.

JOINDER OF MORTGAGEES

The undersigned hereby certifies that he is the holder of a mortgage upon the lands described and shown on this plat, and does hereby join in and ratify this plat and all dedications and reservations hereon, and agrees that his mortgage, which is recorded in Official Records Book 932, page 1057, in the public records of Collier County, Florida, shall be subordinated to the dedication shown hereon.

Signed, sealed & delivered in the presence of:

David C. Jones, Jr.
DAVID C. JONES, JR., TRUSTEE

STATE OF FLORIDA:
COUNTY OF COLLIER:

The foregoing instrument was acknowledged before me this 15th day of June, 1984, by DAVID C. JONES, JR., TRUSTEE.

David C. Jones, Jr.
Notary Public
My Commission Expires:

The undersigned hereby certifies that it is the holder of a mortgage upon the lands described and shown on this plat, and does hereby join in and ratify this plat and all dedications and reservations hereon, and agrees that its mortgage, which is recorded in Official Records Book 986, page 173R, in the public records of Collier County, Florida, shall be subordinated to the dedication shown hereon.

Signed, sealed & delivered in the presence of:

Thomas E. Linley
THOMAS E. LINLEY,
Vice President

NAPLES FEDERAL SAVINGS AND LOAN ASSOCIATION

By: *Thomas E. Linley*
Vice President

and *Phyllis J. Breen*
Phyllis J. Breen,
Secretary

(Corporate Seal)

STATE OF FLORIDA:
COUNTY OF COLLIER:

The foregoing instrument was acknowledged before me this 15th day of June, 1984, by *Thomas E. Linley* as Vice President and *Phyllis J. Breen* as Secretary, respectively, of Naples Federal Savings and Loan Association, by corporate authority vested in them as such officers on behalf of said corporation.

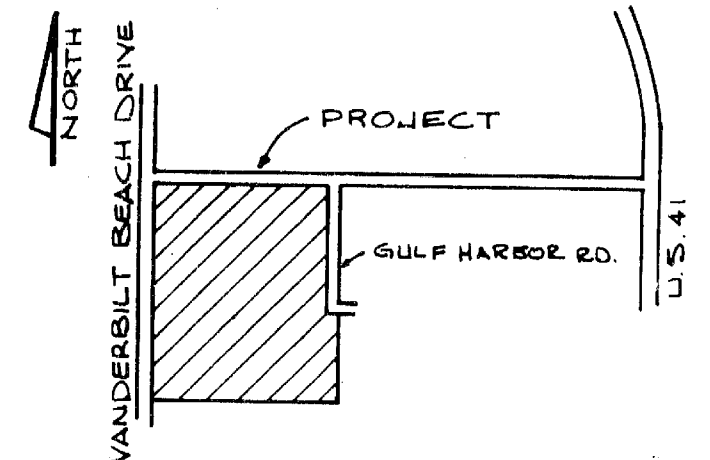
Thomas E. Linley
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 14, 1988
BONDED THRU GENERAL INS. UND.

GENERAL NOTES

- 1) ☒ = indicates permanent reference monuments (P.R.M.).
- 2) ☒ = indicates permanent control points (P.C.P.).
- 3) All dimensions are in feet and decimals thereof.
- 4) All dimensions on curves are arc lengths unless noted otherwise. All curves are circular curves. "A" = arc; "C" = chord.
- 5) RDL indicates radial.
- 6) NON-RDL indicates non-radial.
- 7) Bearings based on a bearing of S 01°04'30" E on the West line of the Southwest 1/4 of Section 9, Township 48 South, Range 25 East, Collier County, Florida.
- 8) D.E. = Drainage Easement.
- 9) U.E. = Utility Easement.
- 10) The centerline of pavement ranges in elevation from a low of 10.50 to a high of 14.20 per design plans. The elevation of lots or parcels ranges from a low of 7.0± to a high of 12.0± which is natural ground. The minimum base flood elevation is 12.00 per flood insurance rate map, community panel number 120067-0002A, dated September 14, 1979. All elevations are based on National Geodetic Vertical Datum.

Information for establishing a safe upland line was sent by the Department of Natural Resources Bureau of Survey and Mapping. The line is approximately 0.5' above mean high water. Tidal bench marks 5235 B 1977, 5235 C 1977 and 5235 D 1978 established by NOS. were used.



COUNTY APPROVALS

This plat approved by the Collier County Engineer this 22nd day of June, 1984 A.D.

Thomas E. Kuck
Thomas E. Kuck, P.E.
County Engineer

This plat approved by the Collier County Health Department this 22nd day of June, 1984 A.D., provided that central water and central sewers are available and no individual potable water wells or individual sewage systems are permitted.

Dean C. McCormick
John H. Stephens, R.S.
County Sanitarian

The plat approved by the Collier County Attorney this 22nd day of June, 1984 A.D.

Kenneth B. Cuyler
Kenneth B. Cuyler, ASST. CO. ATTY.
County Attorney

COUNTY COMMISSION APPROVAL

This plat approved in regular open meeting by the Board of County Commissioners of Collier County, Florida, this 10th day of April, 1984 A.D., provided that the plat is filed in the office of the Clerk of the Circuit Court of Collier County, Florida.

William J. Reagan
William J. Reagan, Clerk
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, Florida Statutes. I further certify that said plat was filed for record at NAPLES, Florida, this 22nd day of June, 1984, A.D. and duly recorded in Plat Book 13, pages 89-90, inclusive, of the Public Records of Collier County, Florida.

WILLIAM J. REAGAN, CLERK

By: *Janice Evans*
JANICE EVANS, Deputy Clerk

SURVEYORS CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data complies with all the requirements of Chapter 177 F.S. and meets the minimum technical standards of Rule 21HH-6 F.A.C. as set forth by the Florida Board of Land Surveyors pursuant to Section 472.07, F.S.

Terry E. Wilkinson
Terry E. Wilkinson, P.L.S.
Florida Registration No. 4045