

# GATEWAY PHASE 20

A REPLAT OF LOTS 35 THROUGH 53 OF BLOCK "A", TRACT "H" AND TRACT "D"  
OF THE PLAT OF GATEWAY PHASE 8 AS RECORDED IN PLAT BOOK 47 PAGES 93 THROUGH 98,  
LOCATED IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GATEWAY COMMUNITIES, INC. FORMERLY KNOWN AS WESTINGHOUSE GATEWAY COMMUNITIES, INC. A FLORIDA CORPORATION AND ROTTLUND HOMES OF FLORIDA, INC. A MINNESOTA CORPORATION, BEING THE OWNERS OF THE HEREBY DESCRIBED LANDS HAVE CAUSED THIS PLAT OF GATEWAY PHASE 20, A REPLAT OF LOTS 35 TO 53 OF BLOCK "A", TRACT "H" AND TRACT "D" OF THE PLAT OF GATEWAY PHASE 8, RECORDED IN PLAT BOOK 47 AT PAGES 93 THROUGH 98, A SUBDIVISION OF A PART OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

THE ROAD RIGHT OF WAY OF FAIRWAY POINTE LANE, REFERRED TO AS TRACT "A" IS HEREBY DEDICATED TO THE GATEWAY GREENS COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE BENEFIT OF ITS PRESENT AND FUTURE MEMBERS, ITS SUCCESSORS AND EMPLOYEES, RESERVING UNTO GATEWAY COMMUNITIES, INC. ITS SUCCESSORS, ITS ASSIGNS, EMPLOYEES AND INVITEES, A PERPETUAL RIGHT OF INGRESS AND EGRESS ON AND OVER SAID TRACT "A".

THE PRIVACY WALL EASEMENT AND LANDSCAPE & SIGNAGE EASEMENTS ARE HEREBY DEDICATED TO THE GATEWAY GREENS COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE BENEFIT OF ITS PRESENT AND FUTURE MEMBERS, ITS SUCCESSORS AND ITS ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES, RESERVING UNTO GATEWAY COMMUNITIES, INC. ITS SUCCESSORS, ITS ASSIGNS, EMPLOYEES AND INVITEES, A PERPETUAL RIGHT OF INGRESS AND EGRESS ON AND OVER SAID TRACT "A".

AN EASEMENT FOR DRAINAGE AND UTILITY PURPOSES INCLUDING INGRESS AND EGRESS ON, OVER, ACROSS AND UNDER TRACT "A" IS HEREBY GRANTED TO THE GATEWAY SERVICES DISTRICT AND PUBLIC UTILITIES.

TRACT "B", A WATER MANAGEMENT/LAKE AREA, SHOWN HEREON IS HEREBY DEDICATED TO THE GATEWAY SERVICES DISTRICT.

ALL DRAINAGE EASEMENT AND ALL LAKE MAINTENANCE EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE GATEWAY SERVICES DISTRICT.

ALL UTILITY EASEMENTS SHOWN HEREON ARE FOR THE PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF WATER, SEWER, IRRIGATION WATER, STREET LIGHTS, ELECTRIC, TELEPHONE AND CABLE TELEVISION AND ARE GRANTED TO GOVERNMENT AGENCIES, PUBLIC UTILITY COMPANIES, CABLE TELEVISION COMPANIES AND THE GATEWAY SERVICES DISTRICT.

IN WITNESS WHEREOF GATEWAY COMMUNITIES INC. AND ROTTLUND HOMES OF FLORIDA, INC. HAVE CAUSED THESE PRESENTS TO BE MADE AND SIGNED BY THEIR RESPECTIVE OFFICERS THIS 12th DAY OF APRIL, 1995 A.D. THIS PLAT HEREBY REVOKES, VACATES AND AGGREGATES ANY PLAT OR PLATS OF ANY PART OF SAID LANDS HERETOFORE MADE.

GATEWAY COMMUNITIES, INC. (FORMERLY KNOWN AS WESTINGHOUSE GATEWAY COMMUNITIES, INC.)

WITNESSES AS TO BOTH  
JERRY H. SCHMOTER, EXEC. VICE-PRESIDENT  
PETER D. DORAHN, ASST. SECRETARY

WITNESSES AS TO BOTH  
DAVID W. CALDWELL  
DAVID W. CALDWELL  
MARCUS MERTON  
SEAN MERTON

ROTLUND HOMES OF FLORIDA, INC.

WITNESSES  
ROBERT GLEASON, PRESIDENT

WITNESSES  
DAVID W. CALDWELL  
JACQUELINE LAWRENCE  
JACQUELINE LAWRENCE

### ACKNOWLEDGEMENT:

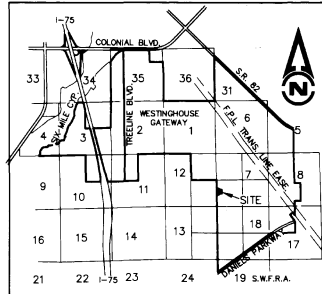
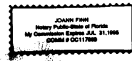
STATE OF FLORIDA  
COUNTY OF LEE  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF MARCH, A.D. 1995 BY ROBERT GLEASON, PRESIDENT OF ROTTLUND HOMES OF FLORIDA, INC., A MINNESOTA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Jodie K. Lawrence  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 2/7/96  
CC 196760  
SERIAL NUMBER (IF ANY)

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF LEE  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MARCH, A.D. 1995 BY JERRY H. SCHMOTER, EXECUTIVE VICE PRESIDENT AND PETER D. DORAHN, ASST. SECRETARY OF GATEWAY COMMUNITIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

Joann Finn  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: 7-31-95  
PRINTED NAME  
CC 117869  
SERIAL NUMBER (IF ANY)



LOCATION MAP

### NOTICE:

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE AND SEWER FACILITIES.

### NOTICE:

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

### GATEWAY SERVICES DISTRICT:

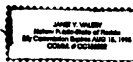
THE DISTRICT HEREBY ACKNOWLEDGES ACCEPTANCE OF EASEMENTS AND TRACT "D" DEDICATED ON THIS PLAT AND DRAINAGE OF ALL LANDS CONTAINED WITHIN THIS PLAT.

WITNESSES AS TO BOTH  
DOUGLAS G. BROWN, PRESIDENT  
DAVID W. CALDWELL  
STEVEN WHITLEY, SECRETARY  
JANET Y. VALEKY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF LEE  
THE FOREGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF MARCH, A.D. 1995 BY DOUGLAS G. BROWN, PRESIDENT AND STEVEN WHITLEY, SECRETARY OF THE GATEWAY SERVICES DISTRICT, ON BEHALF OF SAID DISTRICT. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8-15-95  
PRINTED NAME  
CC 136832  
SERIAL NUMBER (IF ANY)



### NOTES:

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DIMENSIONS ON CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED "L" = ARC.
- 3. BEARINGS REFER TO THE NORTHERLY LINE OF LOT 35, BLOCK "A", GATEWAY PHASE 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47 AT PAGES 93 THROUGH 98, LEE COUNTY, FLORIDA, AS BEING S. 77°00'00" E.
- 4. G.S.D.E. AND C.S.D.U.E. INDICATES GATEWAY SERVICES DISTRICT DRAINAGE EASEMENTS AND UTILITY EASEMENTS RESPECTIVELY.
- 5. ALL CURVES INDICATED ARE CIRCULAR.
- 6. ■ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE INDICATED ON THE PLAT.
- 7. ⊙ INDICATES PERMANENT CONTROL POINT (P.C.P.) UNLESS OTHERWISE INDICATED ON THE PLAT.
- 8. D.E. INDICATES DRAINAGE EASEMENT.
- 9. U.E. INDICATES UTILITY EASEMENT.
- 10. (NR) INDICATES NON-RADIAL LINE.
- 11. L.M.E. INDICATES LAKE MAINTENANCE EASEMENT.
- 12. FCM INDICATES FOUND CONCRETE MONUMENT.
- 13. L.S.E. INDICATES LANDSCAPE & SIGNAGE EASEMENT.
- 14. FWH INDICATES FOUND WHEEL HOLE.
- 15. SR INDICATES SET IRON ROD.
- 16. ALL PRIVATE ROADS ARE ALSO PUBLIC UTILITY EASEMENTS.

### APPROVAL:

THIS PLAT ACCEPTED THIS 12th DAY OF APRIL, A.D. 1995, IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD  
CLERK OF COURT  
PRINTED NAME  
COUNTY ATTORNEY  
DIRECTOR, ZONING AND DEVELOPMENT SERVICES DIVISION  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

9759808

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF GATEWAY PHASE 20, A REPLAT OF LOTS 35 THROUGH 53 OF BLOCK "A", TRACT "H" AND TRACT "D" OF THE PLAT OF GATEWAY PHASE 8, AS RECORDED IN PLAT BOOK 47 AT PAGES 93 THROUGH 98, LEE COUNTY, FLORIDA, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, LAWS OF FLORIDA. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 2:10 PM, THIS 10th DAY OF APRIL, A.D. 1995, AND IS RECORDED IN PLAT BOOK 56, AT PAGES 47, 48 AND 49, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK OF COURT  
PRINTED NAME

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF GATEWAY PHASE 20, A REPLAT OF LOTS 35 THROUGH 53 OF BLOCK "A", TRACT "H" AND TRACT "D" OF THE PLAT OF GATEWAY PHASE 8, RECORDED IN PLAT BOOK 47 AT PAGES 93 THROUGH 98, LEE COUNTY, FLORIDA, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

THOMAS J. GARRETT  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NUMBER 3741  
7th DAY OF March, 1995.

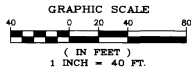
THIS INSTRUMENT WAS PREPARED BY

**HMA** HOLE, MONTES & ASSOCIATES  
ENGINEERS-PLANNERS-SURVEYORS  
NAPLES-FORT MYERS-BONITA SPRINGS  
10550 AERONAUTY STREET, BONITA SPRINGS, FLORIDA (813) 992-0795  
REFERENCE NO. SERIALS/PCS DRAIN BY R.W.C.

D.O. #90-07-001.000

# GATEWAY PHASE 20

A REPLAT OF LOTS 35 THROUGH 53 OF BLOCK "A", TRACT "H" AND TRACT "D"  
OF THE PLAT OF GATEWAY PHASE 8 AS RECORDED IN PLAT BOOK 47 PAGES 93 THROUGH 98,  
LOCATED IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA



| LOT          | AREA (SQ. FEET)                 |
|--------------|---------------------------------|
| 35           | 7833.25                         |
| 36           | 7496.93                         |
| 37           | 8069.25                         |
| 38           | 11491.18                        |
| 39           | 7086.03                         |
| 40           | 7635.33                         |
| 41           | 7717.52                         |
| 42           | 6819.24                         |
| 43           | 10041.26                        |
| 44           | 8361.50                         |
| 45           | 7881.60                         |
| 46           | 9842.85                         |
| 47           | 7662.78                         |
| 48           | 7729.21                         |
| 49           | 7983.04                         |
| 50           | 8704.13                         |
| 51           | 12461.00                        |
| 52           | 10374.66                        |
| 53           | 8258.27                         |
| 54           | 9099.27                         |
| <b>TOTAL</b> | <b>172,528.30 (3.96± ACRES)</b> |

| TRACT        | USE                       | AREA (ACRES ±)     |
|--------------|---------------------------|--------------------|
| "A"          | PRIVATE ROAD RIGHT-OF-WAY | 0.34               |
| "B"          | LAKE                      | 0.36               |
| <b>TOTAL</b> |                           | <b>0.70± ACRES</b> |

OVERALL BOUNDARY 3.96± + 0.70± = 4.66±

**PROPERTY ASSOCIATION'S CONSENT TO DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE SABAL DUNES NEIGHBORHOOD ASSOCIATION, INC., ESTABLISHED PURSUANT TO DECLARATION OF COVENANTS FOR SABAL DUNES, RECORDED IN O.R. 2267 AT PAGES 2146 THROUGH 2168 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, HEREBY CONSENTS, RATIFIES AND APPROVES THIS PLAT AND THE DEDICATION AS SET FORTH HEREIN AND JOINS IN ON THE DEDICATION APPEARING HEREON THIS 11th DAY OF APRIL, A.D. 1995.

SABAL DUNES NEIGHBORHOOD ASSOCIATION, INC.

WITNESSES AS TO BOTH

JOHN J. LOGROIX, PRESIDENT  
DAVID W. CALDWELL, SECRETARY

Witness signatures and names: *John J. Logroix*, *David W. Caldwell*, *James S. Dallas*

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF LEE

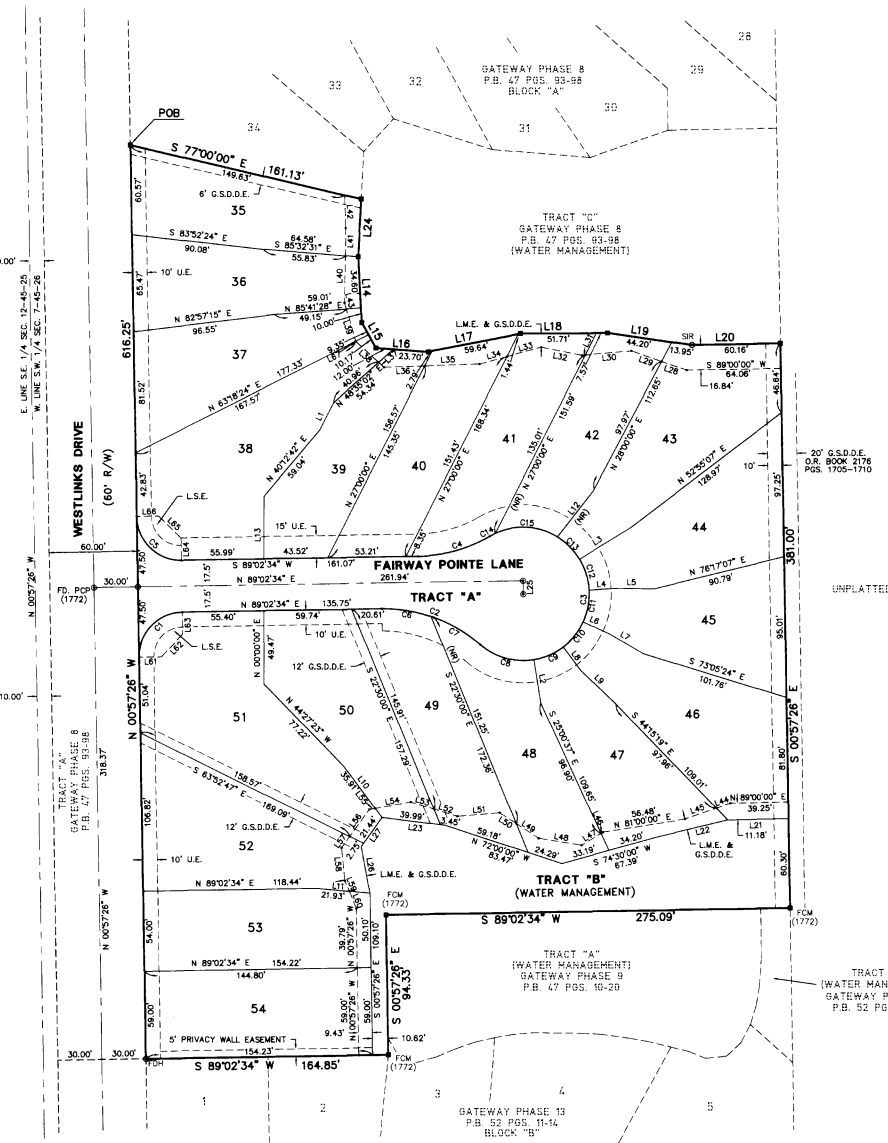
THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF APRIL, A.D. 1995 BY JOHN J. LOGROIX AND DAVID W. CALDWELL, PRESIDENT AND SECRETARY, RESPECTIVELY OF THE SABAL DUNES NEIGHBORHOOD ASSOCIATION, INC. ON BEHALF OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME. WITNESSES PRODUCED AS IDENTIFICATION.

*Cynthia A. Devito*  
NOTARY PUBLIC, STATE OF FLORIDA



MY COMMISSION EXPIRES: Sep 2, 1997

*Cynthia A. Devito*  
PRINTED NAME  
C.C. 912854  
SERIAL NUMBER (IF ANY)



| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 23°00'00" E | 20.60'   |
| L2   | S 09°13'34" E | 29.72'   |
| L3   | N 58°39'15" E | 40.56'   |
| L4   | N 86°41'03" E | 20.00'   |
| L5   | S 89°26'28" E | 24.51'   |
| L6   | S 65°17'09" E | 20.00'   |
| L7   | S 59°57'30" E | 26.32'   |
| L8   | S 37°15'22" E | 20.00'   |
| L9   | S 46°27'58" E | 32.88'   |
| L10  | N 36°31'58" W | 43.57'   |
| L11  | S 84°43'47" E | 36.00'   |
| L12  | S 36°03'46" W | 40.50'   |
| L13  | N 00°00'00" E | 41.97'   |
| L14  | S 03°00'00" E | 44.60'   |
| L15  | S 29°30'00" E | 19.50'   |
| L16  | N 86°00'00" E | 35.70'   |
| L17  | N 79°00'00" E | 63.96'   |
| L18  | N 89°30'00" E | 59.28'   |
| L19  | S 82°00'00" E | 56.15'   |
| L20  | N 89°00'00" E | 60.16'   |
| L21  | S 89°00'00" W | 41.31'   |
| L22  | S 78°30'00" W | 49.33'   |
| L23  | S 83°00'00" W | 43.44'   |
| L24  | S 03°00'00" W | 39.00'   |
| L25  | S 00°37'28" E | 9.00'    |
| L26  | S 10°00'00" E | 31.99'   |
| L27  | S 35°30'00" E | 24.19'   |
| L28  | N 71°00'00" E | 18.96'   |
| L29  | N 71°00'00" E | 21.63'   |
| L30  | S 89°00'00" W | 31.64'   |
| L31  | S 85°00'00" W | 21.72'   |
| L32  | N 79°00'00" W | 28.35'   |
| L33  | S 75°00'00" W | 24.14'   |
| L34  | S 75°00'00" W | 19.36'   |
| L35  | S 88°00'00" W | 37.29'   |
| L36  | S 88°00'00" W | 37.29'   |
| L37  | N 48°00'00" E | 4.84'    |
| L38  | N 48°00'00" E | 21.06'   |
| L39  | N 16°00'00" E | 22.64'   |
| L40  | N 01°00'00" E | 31.61'   |
| L41  | N 01°00'00" E | 18.73'   |
| L42  | N 02°00'00" E | 22.15'   |
| L43  | N 16°00'00" E | 4.54'    |
| L44  | N 71°00'00" E | 10.13'   |
| L45  | N 71°00'00" E | 22.75'   |
| L46  | N 58°00'00" E | 15.44'   |
| L47  | N 59°00'00" E | 15.44'   |
| L48  | S 81°00'00" E | 29.64'   |
| L49  | S 57°00'00" E | 18.19'   |
| L50  | S 57°00'00" E | 13.58'   |
| L51  | N 85°00'00" E | 28.87'   |
| L52  | S 73°00'00" E | 16.56'   |
| L53  | S 73°00'00" E | 27.54'   |
| L54  | N 80°00'00" E | 24.69'   |
| L55  | N 80°00'00" E | 41.11'   |
| L56  | N 30°00'00" E | 27.54'   |
| L57  | N 36°00'00" E | 9.44'    |
| L58  | N 06°00'00" E | 7.70'    |
| L59  | N 22°00'00" E | 22.68'   |
| L60  | N 22°00'00" E | 12.68'   |
| L61  | N 89°02'34" E | 118.44'  |
| L62  | N 44°02'34" E | 21.21'   |
| L63  | S 00°37'28" E | 15.00'   |
| L64  | N 00°57'28" E | 15.00'   |
| L65  | S 45°37'28" E | 21.21'   |
| L66  | N 89°02'34" E | 15.00'   |
| L67  | N 16°00'00" E | 0.07'    |

| CURVE | RADIUS  | LENGTH  | CHORD  | BEARING       | DELTA      |
|-------|---------|---------|--------|---------------|------------|
| C1    | 30.00'  | 47.12'  | 42.43' | S 44°02'34" E | 90°00'00"  |
| C2    | 100.00' | 72.53'  | 70.95' | N 70°10'40" W | 41°33'32"  |
| C3    | 45.00'  | 196.99' | 73.35' | N 05°11'33" E | 250°49'06" |
| C4    | 100.00' | 51.07'  | 50.51' | N 74°24'47" E | 29°15'35"  |
| C5    | 30.00'  | 47.12'  | 42.43' | S 45°37'28" E | 90°00'00"  |
| C6    | 100.00' | 33.69'  | 33.31' | N 81°74'44" E | 13°25'09"  |
| C7    | 100.00' | 38.64'  | 38.40' | N 60°28'09" W | 27°08'29"  |
| C8    | 45.00'  | 39.13'  | 37.81' | S 74°18'44" E | 49°49'40"  |
| C9    | 45.00'  | 22.01'  | 21.80' | N 86°43'32" E | 28°01'48"  |
| C10   | 45.00'  | 22.01'  | 21.80' | N 36°43'45" E | 28°01'48"  |
| C11   | 45.00'  | 22.01'  | 21.80' | N 10°41'57" E | 28°01'48"  |
| C12   | 45.00'  | 22.01'  | 21.80' | N 17°19'51" E | 28°01'48"  |
| C13   | 45.00'  | 21.48'  | 21.28' | N 45°31'22" W | 27°21'15"  |
| C14   | 45.00'  | 4.20'   | 4.20'  | S 62°27'28" E | 09°20'56"  |
| C15   | 45.00'  | 44.11'  | 42.37' | N 86°47'02" E | 56°10'04"  |

D.O. #90-07-001.000

THIS INSTRUMENT WAS PREPARED BY

**HMA** HOLE, MONTES & ASSOCIATES  
ENGINEERS-PLANNERS-SURVEYORS  
NAPLES-FORT MYERS-BONITA SPRINGS  
10550 ABERNATHY STREET, BONITA SPRINGS, FLORIDA (813) 992-0795  
REFERENCE NO.      SERIAL PLAT      DRAWN BY R.W.C.