

HAMMOCK COVE

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTR. # 201600032568
SHEET 1 of 4

NOTICE:

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

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LYNX ZUCKERMAN AT GATEWAY LLC A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREIN HAS CAUSED THIS PLAT OF HAMMOCK COVE, A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY:

A. DEDICATE TO GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS:

ALL OF TRACT "B" (WATER MANAGEMENT TRACT), ALL OSD DRAINAGE EASEMENTS (G.S.O.D.E.) FOR THE PURPOSES OF WATER MANAGEMENT AND DRAINAGE WITH RESPONSIBILITY FOR MAINTENANCE BY THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT ONLY AFTER FORMAL WRITTEN ACCEPTANCE BY A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AND SUBJECT TO THE TERMS AND CONDITIONS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT DOES NOT ACCEPT THE TRACT "B" DEDICATION, THE DEDICATION OF TRACT "B" SHALL BE TO THE BEST INTERESTS OF THE HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNEE ACCEPTABLE TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, WITH THE RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND TO THE RESPECTIVE GOVERNMENTAL AGENCIES AND LICENSED PRIVATE AND PUBLIC UTILITIES HAVING THE AUTHORITY TO PROVIDE FOR SUCH SERVICES, ALL EASEMENTS HEREIN LABELED "PUBLIC UTILITY EASEMENT" (P.U.E.) SHOWN ON THIS PLAT AS A PUBLIC UTILITY EASEMENT, FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING DRAINAGE, WATER, SEWER, IRRIGATION, STREET LIGHTS, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISIONS SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

C. DEDICATE TO THE HAMMOCK COVE AT GATEWAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE BENEFIT OF ITS PRESENT AND FUTURE MEMBERS, ITS SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES:

- 1. DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT AS AN "D.E." FOR PURPOSES OF INGRESS AND EGRESS AND ACCESS TO OPERATE AND MAINTAIN STORM SEWER AND DRAINAGE.
- 2. ALL THAT PORTION OF THE PRIVATE ROAD RIGHTS-OF-WAY OF LAUREL COVE DRIVE, MAHOGANY COVE STREET, PALM COVE STREET AND HAMMOCK COVE BOULEVARD HEREIN REFERRED TO AS TRACT "A", FOR PRIVATE STREET PURPOSES, SUBJECT TO THE DEDICATION OF DRAINAGE AND UTILITY EASEMENTS ON, OVER, ACROSS, OR UNDER SAID TRACT "A", TOGETHER WITH ROADS, LIGHTING, LANDSCAPING, IRRIGATION, SIDEWALKS, COMMON PARKING AREAS AND SIGNAGE IMPROVEMENTS NOW OR HERINAFTER CONTAINED THEREIN, FOR THE PURPOSE OF INGRESS AND EGRESS, SHARED MAINTENANCE, REPAIR, AND REPLACEMENT OF ROAD, LANDSCAPING, SIDEWALKS AND COMMON PARKING AREA, SIGNAGE, AND LIGHTING, RESERVING UNTO LYNX ZUCKERMAN AT GATEWAY LLC ITS SUCCESSORS AND ASSIGNS, EMPLOYEES AND INVITEES, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACT "A".
- 3. TRACT A FOR THE PURPOSES OF COMMON AREA, PARKING AND OPEN SPACE.

D. DEDICATE 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 ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES:

- 1. LANDSCAPE AND FENCING EASEMENT AS SHOWN ON THIS PLAT AS AN "L.F.E." FOR PURPOSES OF INGRESS AND EGRESS AND ACCESS TO OPERATE AND MAINTAIN PERMIER LANDSCAPE PLANTINGS, IRRIGATION AND FENCING.
- 2. ALL THAT PORTION OF THE PRIVATE ROAD RIGHTS-OF-WAY OF LAUREL COVE DRIVE, MAHOGANY COVE STREET, PALM COVE STREET AND HAMMOCK COVE BOULEVARD HEREIN REFERRED TO AS TRACT "A", FOR PRIVATE STREET PURPOSES, SUBJECT TO THE DEDICATION OF DRAINAGE AND UTILITY EASEMENTS ON, OVER, ACROSS, OR UNDER SAID TRACT "A", TOGETHER WITH ROADS, LIGHTING, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HERINAFTER CONTAINED THEREIN, FOR THE PURPOSE OF INGRESS AND EGRESS, SHARED MAINTENANCE, REPAIR, AND REPLACEMENT OF ROAD, LANDSCAPING, IRRIGATION, AND LIGHTING, RESERVING UNTO LYNX ZUCKERMAN AT GATEWAY LLC ITS SUCCESSORS AND ASSIGNS, EMPLOYEES AND INVITEES, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACT "A".

E. DEDICATE TO GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND TO THE RESPECTIVE GOVERNMENTAL AGENCIES AND PUBLIC UTILITIES HAVING AUTHORITY TO PROVIDE FOR SUCH SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) ON, OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF GAINING ACCESS TO THE RESPECTIVE FACILITIES.

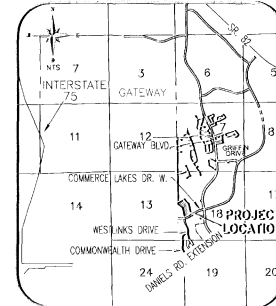
IN WITNESS WHEREOF, LYNX ZUCKERMAN AT GATEWAY LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED ITS NAME BY ITS OFFICER, THIS 12th DAY OF FEBRUARY, 2016.

[Signature]
WITNESS
BY: LYNX ZUCKERMAN HOLDING COMPANY, A FLORIDA LIMITED LIABILITY COMPANY
SOLE MANAGING MEMBER
NAME: MICHAEL MCCARTHY
TITLE: MANAGER

PROPERTY DESCRIPTION:

A TRACT OF PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE WEST QUARTER CORNER OF SAID SECTION 18 RUN N.00°40'44"W, ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 301.66 FEET; THENCE RUN N.89°19'16"E, FOR 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°19'16"E, FOR 91.35 FEET; THENCE RUN N.62°00'00"E, FOR 149.89 FEET; THENCE RUN S.33°00'00"E, FOR 202.95 FEET; THENCE RUN S.52°55'41"E, FOR 310.87 FEET; THENCE RUN S.11°20'15"E, FOR 947.94 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS OF 1,180.00 FEET (CHORD BEARING OF S.68°25'50"W)(CHORD 530.23 FEET)(DELTA 25°56'13") FOR 536.80 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS OF 30.00 FEET (CHORD BEARING N.53°56'45"W)(CHORD 13.87 FEET)(DELTA 93°58'14") FOR 12.09 FEET TO A POINT OF TANGENCY; THENCE RUN N.08°53'31"W, FOR 172.23 FEET; THENCE RUN N.51°37'31"W, FOR 35.38 FEET; THENCE RUN N.68°37'31"W, FOR 280.00 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 430.00 FEET (CHORD BEARING N.17°39'28"W)(CHORD 184.57 FEET)(DELTA 22°03'51") FOR 185.59 FEET; THENCE RUN N.16°18'38"E, FOR 34.51 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 500.00 FEET (CHORD BEARING OF N.44°25'18"W)(CHORD 172.53 FEET)(DELTA 19°57'07") FOR 173.59 FEET; THENCE RUN S.03°00'45"W, FOR 34.91 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 475.00 FEET (CHORD BEARING N.54°53'00"W)(CHORD 12.09 FEET)(DELTA 01°27'50") FOR 12.09 FEET TO A POINT OF TANGENCY; THENCE RUN N.53°56'45"W, FOR 121.74 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS OF 275.00 FEET (CHORD BEARING N.28°04'45"W)(CHORD 253.68 FEET)(DELTA 54°58'01") FOR 283.86 FEET TO A POINT OF TANGENCY; THENCE RUN N.00°40'44"W, FOR 100 FEET TO THE POINT OF BEGINNING.



LOCATION MAP NOT TO SCALE

CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HAMMOCK COVE, A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:46 P.M. THIS 16th DAY OF FEBRUARY, 2016 AND DULY RECORDED AS INSTRUMENT 201600032568 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

[Signature]
LINDA DOGGETT
LEE COUNTY CLERK OF COURT

COUNTY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 16th DAY OF FEBRUARY, 2016.

[Signatures]
THOMAS M. MURPHY, P.S.M.
ASSISTANT COUNTY ATTORNEY

REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:

REVIEW BY THE DESIGNATED COUNTY PCSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. 94.117, PART I.

[Signature]
GARY W. BASFORD, P.S.M.
LEE COUNTY DESIGNATED PCSM

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HAMMOCK COVE, A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTOR SUPERVISION AND COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

HOLE MONTE, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 18 1772
DATE: 2/12/2016
[Signature]
THOMAS M. MURPHY, P.S.M.
STATE OF FLORIDA

ACKNOWLEDGEMENT

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT THE DISTRICT HEREBY ACKNOWLEDGES ACCEPTANCE OF TRACTS AND EASEMENTS DEDICATED ON THE PLAT TO THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AND THE DRAINAGE OF ALL LANDS CONTAINED WITHIN THE PLAT.

WITNESS AS TO BOTH
[Signature] BY: WILLIAM GUY, CHAIRMAN
WITNESS: JOHN CALDWELL
PRINTED NAME
[Signature] BY: CALVIN TEAGUE, SECRETARY
WITNESS: JESSIE CUMMINS
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF FEBRUARY, 2016 BY MICHAEL MCCARTHY, MANAGER FOR LYNX ZUCKERMAN HOLDING COMPANY, A FLORIDA LIMITED LIABILITY COMPANY, SOLE MANAGING MEMBER FOR LYNX ZUCKERMAN AT GATEWAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF
NAME: MICHAEL MCCARTHY
TITLE: MANAGER
COMMISSION # _____ COMMISSION EXPIRES _____

ACKNOWLEDGEMENT
COUNTY OF LEE
THE FOREGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF FEBRUARY, 2016, BY WILLIAM GUY, CHAIRMAN AND CALVIN TEAGUE, SECRETARY OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF SAID DISTRICT, THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.
[Signature]
NOTARY PUBLIC, FLORIDA
DIANE COLLINS
PRINTED NAME
COMMISSION NUMBER: FF 167166
COMMISSION EXPIRES: November 01, 2018

DOS2015-00009/PLT2015-00009

THIS INSTRUMENT WAS PREPARED BY THOMAS M. MURPHY, P.S.M. #5628
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No. 1772
HOLE MONTE ENGINEERS-PLANNERS-SURVEYORS
FILE NAME: 14002PL.dwg DRAWN BY: BEN

HAMMOCK COVE

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA

THE FOLLOWING ENCUMBRANCES ARE SHOWN ON SHEET INDICATED:

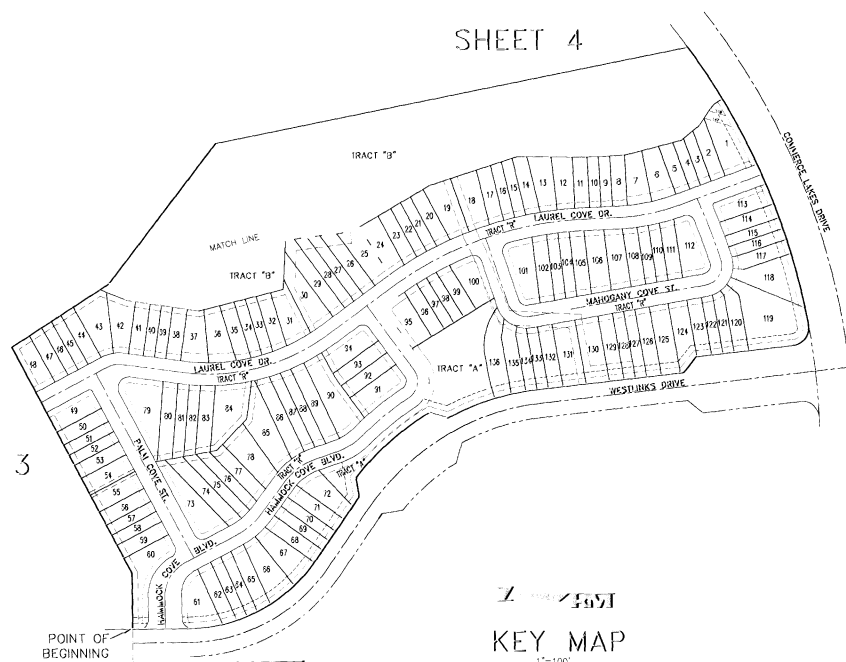
RECORDING INFO	BRIEF DESCRIPTION	SHEET(S)
O.R. 2278, PAGE 53	WATER MANAGEMENT EASEMENT	58A
INSR. NO. 201500011490	DEED OF CONSERVATION EASEMENT	58A

AREA TABLE

AREA	SQ.FEET	AREA	SQ.FEET
LOT 1	2259.80	LOT 71	4825.15
LOT 2	2259.80	LOT 72	5224.25
LOT 3	1809.32	LOT 73	5255.95
LOT 4	1809.32	LOT 74	5255.95
LOT 5	4222.67	LOT 75	2872.42
LOT 6	3389.37	LOT 76	5127.46
LOT 7	3351.86	LOT 77	2218.37
LOT 8	1766.20	LOT 78	6522.28
LOT 9	1766.20	LOT 79	2218.37
LOT 10	2122.00	LOT 80	2218.37
LOT 11	2122.00	LOT 81	2218.37
LOT 12	2122.00	LOT 82	2218.37
LOT 13	2122.00	LOT 83	1088.27
LOT 14	2122.00	LOT 84	2218.37
LOT 15	2025.25	LOT 85	2218.37
LOT 16	2025.25	LOT 86	2218.37
LOT 17	2025.25	LOT 87	2218.37
LOT 18	2025.25	LOT 88	2218.37
LOT 19	2025.25	LOT 89	2218.37
LOT 20	2025.25	LOT 90	2218.37
LOT 21	2025.25	LOT 91	2218.37
LOT 22	1839.49	LOT 92	2218.37
LOT 23	1839.49	LOT 93	2218.37
LOT 24	1839.49	LOT 94	1889.57
LOT 25	1839.49	LOT 95	2218.37
LOT 26	1839.49	LOT 96	2218.37
LOT 27	1839.49	LOT 97	2218.37
LOT 28	1839.49	LOT 98	1812.42
LOT 29	1839.49	LOT 99	1812.42
LOT 30	1839.49	LOT 100	4001.02
LOT 31	1839.49	LOT 101	1812.42
LOT 32	1839.49	LOT 102	1812.42
LOT 33	1839.49	LOT 103	1812.42
LOT 34	1839.49	LOT 104	1812.42
LOT 35	1839.49	LOT 105	1812.42
LOT 36	1839.49	LOT 106	1812.42
LOT 37	1839.49	LOT 107	1812.42
LOT 38	1839.49	LOT 108	1812.42
LOT 39	1839.49	LOT 109	1812.42
LOT 40	1839.49	LOT 110	1812.42
LOT 41	1839.49	LOT 111	2881.77
LOT 42	1839.49	LOT 112	1812.42
LOT 43	1839.49	LOT 113	1812.42
LOT 44	1839.49	LOT 114	1812.42
LOT 45	1839.49	LOT 115	2023.36
LOT 46	1839.49	LOT 116	2023.36
LOT 47	1839.49	LOT 117	2023.36
LOT 48	1839.49	LOT 118	2023.36
LOT 49	1839.49	LOT 119	2023.36
LOT 50	2312.16	LOT 120	2312.16
LOT 51	1725.61	LOT 121	1725.61
LOT 52	1725.61	LOT 122	2255.32
LOT 53	2312.16	LOT 123	2312.16
LOT 54	2312.16	LOT 124	2312.16
LOT 55	2312.16	LOT 125	1811.82
LOT 56	2312.16	LOT 126	1811.82
LOT 57	2312.16	LOT 127	1811.82
LOT 58	2312.16	LOT 128	1811.82
LOT 59	2312.16	LOT 129	1811.82
LOT 60	2312.16	LOT 130	1811.82
LOT 61	2312.16	LOT 131	1811.82
LOT 62	2312.16	LOT 132	1811.82
LOT 63	2312.16	LOT 133	1811.82
LOT 64	2312.16	LOT 134	1811.82
LOT 65	2312.16	LOT 135	1811.82
LOT 66	2312.16	LOT 136	1811.82
LOT 67	2312.16	LOT 137	1811.82
LOT 68	2312.16	LOT 138	1811.82
LOT 69	2312.16	LOT 139	1811.82
LOT 70	2312.16	LOT 140	1811.82
TOTAL	285325.15		

THE FOLLOWING ENCUMBRANCES ARE BLANKET IN NATURE AND CANNOT BE PLOTTED:

RECORDING INFO	BRIEF DESCRIPTION
O.R. 261, PAGE 224	OIL, GAS & MINERAL RIGHTS
O.R. 710, PAGE 793	OIL, GAS & MINERAL RIGHTS
O.R. 1093, PAGE 494	NOTICE OF CLAIM
O.R. 4516, PAGE 2118	OIL, GAS & MINERAL RIGHTS
O.R. 2269, PAGE 1454	DECLARATION OF PROTECTIVE COVENANTS
O.R. 2426, PAGE 3111	MODIFICATION AS AFFECTED
O.R. 2628, PAGE(S) 5611, 5633, 5642	AS AFFECTED
INSR. NO. 2009000243855	AS AFFECTED
INSR. NO. 2009000243858	AS AFFECTED
INSR. NO. 2014000037207	ASSIGNMENT & ASSUMPTION
INSR. NO. 2014000253020	MODIFICATION
O.R. 1885, PAGE 3144	RESOLUTION
O.R. 2269, PG. 4471	RESERVATION OF EASEMENTS
O.R. 1869, PAGE 3588	NOTICE OF DEVELOPMENT ORDER
O.R. 1874, PAGE 4779	NOTICE OF DEVELOPMENT ORDER
O.R. 1978, PAGE 2734	NOTICE OF DEVELOPMENT ORDER
O.R. 2552, PAGE 1553	NOTICE OF DEVELOPMENT ORDER
O.R. 3255, PAGE 3160	NOTICE OF DEVELOPMENT ORDER
O.R. 3168, PAGE 4430	NOTICE OF DEVELOPMENT ORDER
INSR. NO. 201800123214	NOTICE OF DEVELOPMENT ORDER
INSR. NO. 2018000093067	NOTICE OF DEVELOPMENT ORDER
O.R. 1977, PG. 1567	DECLARATION OF PROTECTIVE COVENANTS
O.R. 2056, PG. 1843	AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
O.R. 3223, PG. 594	9TH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
O.R. 2246, PG. 3358	11TH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
O.R. 3275, PG. 966	13TH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
O.R. 3513, PG. 1544	14TH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
O.R. 3591, PG. 2730	15TH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
INSR. NO. 201500004185	280 SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS
INSR. NO. 200800032876	RESOLUTION AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
INSR. NO. 200800032877	RESOLUTION AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
INSR. NO. 201000008830	RESOLUTION AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
INSR. NO. 2010000057811	RESOLUTION AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS



KEY MAP

1"=100'

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 28 EAST AS BEING N.00°40'14"W.
3. INDICATES PERMANENT REFERENCE MEASUREMENT (P.R.M.) SET.
4. INDICATES PERMANENT CONTROL POINT (P.C.P.).
5. INDICATES POINTS OF INTERSECTION, POINTS OF CURVATURE, POINTS OF TANGENCY, POINTS OF COMPOUND CURVATURE OR POINTS OF REVERSE CURVATURE.
6. L1 INDICATES LINE IN LINE TABLE.
7. C1 INDICATES CURVE IN CURVE TABLE.
8. A.E. INDICATES ACCESS EASEMENT.
9. P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
10. R-O-W INDICATES RIGHT-OF-WAY.
11. G.S.D.D.E. INDICATES GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENT.
12. D.E. INDICATES DRAINAGE EASEMENT.
13. L.F.E. INDICATES LANDSCAPING AND FENCE EASEMENT.
14. P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER.
15. L.B. INDICATES LICENSED BUSINESS.
16. F.S. INDICATES FLORIDA STATUTES.
17. CH. INDICATES CHAPTER.
18. SQ. INDICATES SQUARE.
19. INSTR. NO. INDICATES INSTRUMENT NUMBER.
20. O.R. INDICATES OFFICIAL RECORDS.
21. PG. INDICATES PAGE.
22. NO. INDICATES NUMBER.
23. # INDICATES NUMBER.
24. N.R. INDICATES NON RADIAL.
25. RAD. INDICATES RADIAL.

THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628

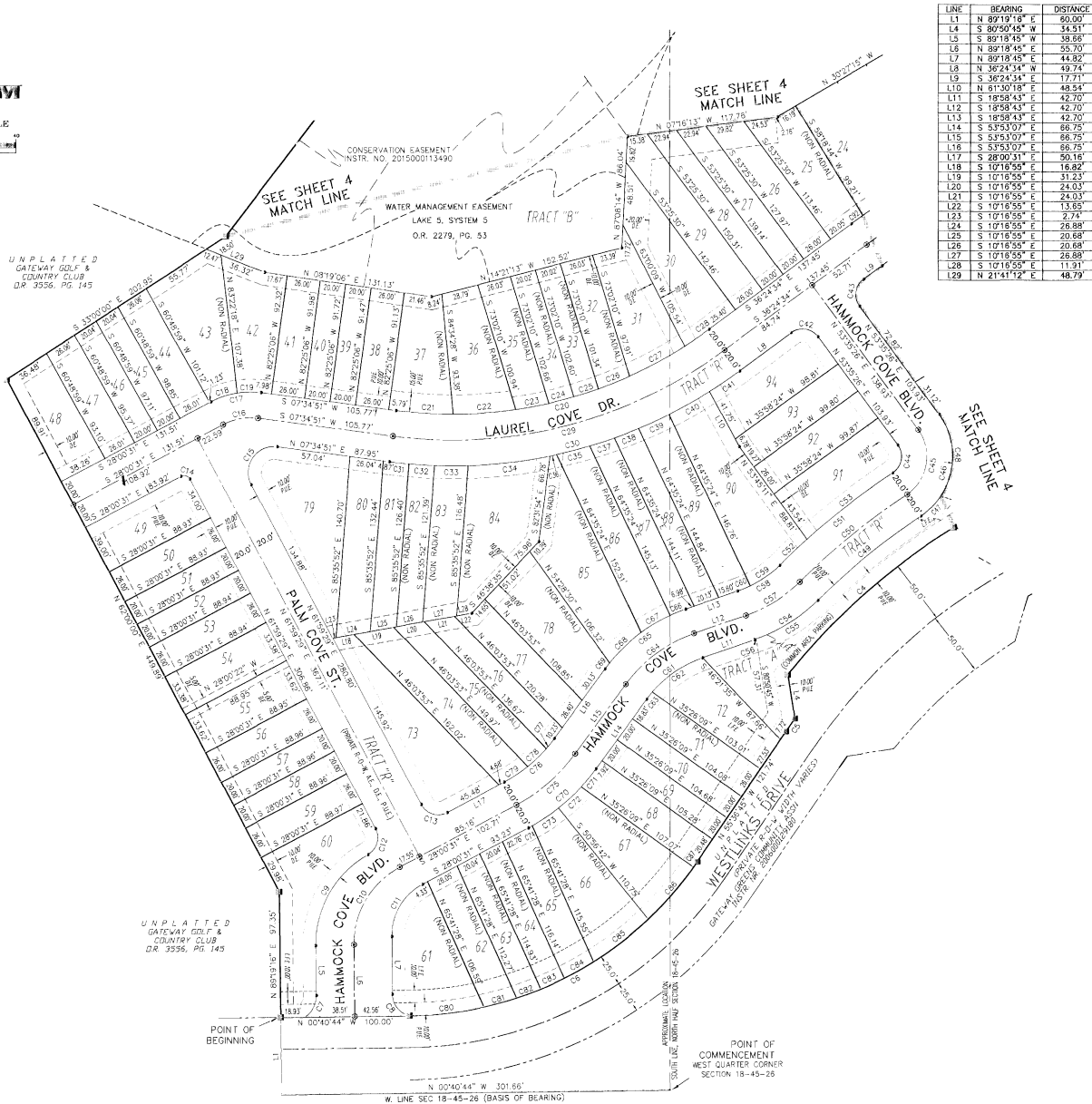
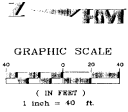
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

DOS2015-00009/PLT2015-00009

HAMMOCK COVE

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTR. # 201600032568
SHEET 3 of 4



LINE	BEARING	DISTANCE
L1	N 89°18'18" E	80.00
L4	S 80°50'45" W	34.51
L2	S 89°18'45" W	38.68
L6	N 89°18'05" E	35.70
L7	N 89°18'45" E	44.82
L8	N 36°24'34" W	49.74
L9	S 36°24'34" E	17.71
L10	N 81°30'18" E	48.54
L11	S 18°58'43" E	42.70
L12	S 18°58'43" E	42.70
L13	S 18°58'43" E	42.70
L14	S 53°53'07" E	66.75
L15	S 53°53'07" E	66.75
L16	S 53°53'07" E	66.75
L17	S 28°00'31" E	50.18
L18	S 10°18'55" E	16.82
L19	S 10°18'55" E	31.24
L20	S 10°18'55" E	24.03
L21	S 10°18'55" E	24.03
L22	S 10°18'55" E	13.93
L23	S 10°18'55" E	2.74
L24	S 10°18'55" E	26.88
L25	S 10°18'55" E	20.68
L26	S 10°18'55" E	20.68
L27	S 10°18'55" E	26.88
L28	S 10°18'55" E	20.68
L29	N 21°41'12" E	48.79

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C4	500.00	16°32'00"	172.83	N 41°28'18" W	173.99
C5	475.00	17°27'30"	172.09	N 54°53'00" W	172.09
C6	275.00	54°50'01"	253.58	S 28°09'45" E	263.68
C7	20.00	96°40'00"	18.98	S 62°21'15" E	19.28
C8	17.61	78°01'33"	21.46	S 51°47'58" W	23.66
C9	80.00	61°05'05"	81.31	N 60°08'43" W	85.29
C10	57.00	82°40'44"	69.69	N 59°20'53" W	73.29
C11	45.00	82°40'44"	46.81	N 59°20'53" W	49.23
C12	15.00	88°24'21"	20.92	S 73°48'21" E	23.14
C13	15.00	90°00'00"	21.21	S 18°59'28" W	23.58
C14	5.00	90°00'00"	7.07	N 18°59'28" E	7.85
C15	20.00	125°35'23"	35.57	N 55°12'50" W	43.84
C16	45.00	35°35'23"	27.50	N 10°12'50" W	27.95
C17	55.00	35°35'23"	39.73	N 10°12'50" W	40.37
C18	55.00	19°00'44"	21.47	N 18°30'09" W	21.57
C19	65.00	16°34'58"	18.74	N 09°42'28" W	18.81
C20	335.00	43°59'25"	250.93	S 14°24'51" E	257.90
C21	335.00	7°38'15"	44.43	S 03°46'44" W	44.46
C22	335.00	8°19'38"	48.68	S 04°11'13" E	48.69
C23	335.00	4°28'32"	28.18	S 10°45'18" E	28.17
C24	335.00	3°25'27"	20.02	S 14°32'18" E	20.02
C25	335.00	3°25'18"	20.00	S 17°57'40" E	20.01
C26	335.00	4°27'52"	28.18	S 21°54'18" E	28.17
C27	335.00	8°20'22"	48.72	S 28°18'23" E	48.76
C28	335.00	3°58'00"	29.97	S 34°28'54" E	29.97
C29	335.00	43°59'25"	285.91	S 14°24'51" E	272.96
C30	375.00	43°59'25"	280.50	S 14°24'51" E	287.92
C31	375.00	2°18'53"	15.15	S 06°25'25" W	15.15
C32	375.00	3°03'23"	20.53	S 06°25'25" W	20.50
C33	375.00	3°59'02"	28.07	S 09°15'04" W	28.07
C34	375.00	9°47'48"	64.04	S 08°40'21" E	64.12
C35	375.00	4°02'52"	26.45	S 14°42'11" E	26.49
C36	375.00	0°48'30"	5.29	S 11°58'29" E	5.29
C37	375.00	3°04'58"	20.17	S 17°58'04" E	20.17
C38	375.00	3°03'54"	20.06	S 21°02'29" E	20.06
C39	375.00	3°58'55"	28.00	S 24°33'09" E	28.01
C40	375.00	5°31'53"	36.19	S 29°18'49" E	36.20
C41	375.00	4°19'48"	28.33	S 34°14'59" E	28.34
C42	15.00	90°00'00"	21.21	N 18°59'28" W	23.58
C43	15.00	90°00'00"	21.21	N 18°59'28" W	23.58
C44	15.00	93°00'43"	21.76	S 79°54'12" E	24.35
C45	15.00	93°00'43"	21.76	S 79°54'12" E	24.35
C46	55.00	93°00'43"	59.80	S 79°54'12" E	66.82
C47	55.00	22°31'12"	21.48	S 44°39'28" E	21.62
C48	55.00	70°29'31"	63.68	N 88°50'32" E	67.67
C49	521.00	11°23'54"	103.48	N 39°05'48" W	103.69
C50	541.00	11°23'54"	107.45	N 39°05'48" W	107.63
C51	561.00	11°36'58"	113.54	N 39°12'18" W	113.73
C52	561.00	3°00'19"	29.42	N 43°30'37" W	29.43
C53	561.00	8°36'37"	84.23	N 37°42'09" W	84.30
C54	130.00	28°49'02"	58.08	S 33°53'14" E	58.58
C55	130.00	25°13'34"	56.77	S 32°10'58" E	57.24
C56	130.00	0°38'29"	1.34	S 19°16'27" E	1.34
C57	110.00	28°49'02"	49.15	S 33°53'14" E	49.65
C58	90.88	24°16'54"	38.14	S 31°10'05" E	38.43
C59	90.88	17°47'57"	27.80	S 34°29'33" E	27.91
C60	90.88	6°38'37"	10.52	S 32°21'07" E	10.52
C61	90.88	14°54'25"	53.99	N 35°25'55" W	54.83
C62	90.88	30°20'02"	47.69	N 34°08'14" W	47.65
C63	90.88	43°42'33"	7.18	N 31°15'18" W	7.18
C64	110.00	14°54'25"	65.98	N 35°25'55" W	67.02
C65	130.00	34°44'25"	77.98	N 36°25'55" W	79.20
C66	130.00	54°48'30"	13.02	N 21°51'00" W	13.02
C67	130.00	11°31'27"	26.10	N 30°30'48" W	26.10
C68	130.00	15°03'15"	34.06	N 43°48'07" W	34.16
C69	130.00	23°32'22"	5.90	N 52°36'26" W	5.90
C70	155.00	23°32'22"	62.41	S 10°16'49" E	70.00
C71	155.00	6°42'18"	18.13	S 59°11'59" E	18.14
C72	155.00	8°54'02"	24.05	S 12°43'49" E	24.08
C73	155.00	9°03'15"	24.97	S 35°45'10" E	24.60
C74	155.00	1°13'01"	3.29	S 28°37'02" E	3.29
C75	135.00	29°32'36"	60.45	S 40°36'49" E	60.27
C76	115.00	29°32'36"	51.60	S 40°36'49" E	51.84
C77	115.00	4°59'26"	10.01	S 51°23'25" E	10.02
C78	115.00	9°58'38"	20.00	S 43°54'23" E	20.03
C79	115.00	10°44'33"	21.86	S 33°27'48" E	21.80
C80	275.00	12°08'28"	58.18	S 06°44'58" E	58.27
C81	275.00	5°28'58"	26.31	S 19°33'42" E	26.32
C82	275.00	4°10'40"	20.05	S 20°23'31" E	20.05
C83	275.00	4°10'05"	20.00	S 24°33'53" E	20.00
C84	275.00	5°28'25"	26.10	S 29°22'07" E	26.11
C85	275.00	11°11'30"	53.97	S 37°42'05" E	53.88
C86	275.00	11°08'51"	53.42	S 48°51'18" E	53.50
C87	275.00	1°09'04"	5.52	S 59°02'13" E	5.52
C92	640.00	0°58'30"	10.86	N 35°55'23" W	10.86

DOS2015-00009/PLI2015-00009

THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

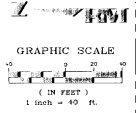


HAMMOCK COVE

A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTR. # 201600032568
SHEET 4 of 4

LINE	BEARING	DISTANCE
L12	N 51°37'31" W	35.38'
L13	N 10°18'58" E	34.51'
L14	S 89°24'54" E	12.71'
L15	N 01°41'00" W	49.76'
L16	N 04°47'56" W	32.52'
L17	N 14°34'46" W	53.18'
L18	N 14°16'52" W	45.59'
L19	N 38°40'06" W	39.23'
L20	N 55°37'02" W	46.88'
L21	S 31°42'37" E	18.12'
L22	S 7°02'56" W	52.02'
L23	S 53°26'57" W	2.21'
L24	N 11°10'59" W	13.07'
L25	N 05°02'17" E	20.19'
L26	N 37°52'58" E	21.67'
L27	N 83°28'17" E	10.54'
L28	N 79°53'50" E	50.28'
L29	N 74°01'55" E	34.37'
L30	S 81°03'53" E	33.68'
L31	N 16°23'53" E	30.53'
L32	N 16°23'53" E	60.79'
L33	S 77°48'23" E	11.94'
L34	S 70°18'33" W	8.21'
L35	S 82°02'24" W	31.84'
L36	S 88°38'04" W	0.83'
L37	N 05°37'31" W	28.55'



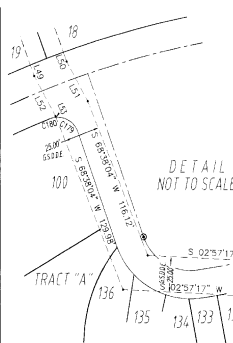
UNPLATTED
GATEWAY GOLF &
CLUB
DR. 2056, PG. 143

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1185.00	25°56'43"	532.03'	N 66°25'50" E	536.60'
C2	30.00	9°30'18"	43.87'	S 53°36'40" E	49.20'
C3	490.00	22°01'51"	164.57'	N 1°29'26" W	168.59'
C4	15.00	90°00'00"	21.21'	N 81°24'34" W	23.56'
C5	35.00	93°00'43"	50.78'	S 79°54'12" E	56.82'
C6	850.00	32°00'43"	298.45'	S 7°25'12" E	298.29'
C7	55.00	22°31'12"	21.48'	S 44°39'26" E	21.82'
C8	55.00	70°29'31"	63.48'	N 86°50'12" E	67.67'
C9	820.00	15°35'17"	358.45'	N 10°36'25" W	363.64'
C10	820.00	17°28'28"	188.56'	N 27°40'20" W	189.09'
C11	820.00	16°07'50"	173.97'	N 10°52'11" W	174.55'
C12	840.00	33°56'17"	370.01'	N 1°56'25" W	375.57'
C13	840.00	0°58'20"	10.86'	N 35°55'23" W	10.86'
C14	840.00	2°51'17"	31.89'	N 34°00'35" W	31.89'
C15	840.00	21°35'27"	26.94'	N 31°25'00" W	26.94'
C16	840.00	14°47'27"	20.00'	N 29°21'21" W	20.00'
C17	840.00	14°47'27"	20.00'	N 27°33'54" W	20.00'
C18	840.00	21°35'27"	26.94'	N 25°30'15" W	26.94'
C19	840.00	31°54'45"	36.44'	N 22°42'27" W	36.44'
C20	840.00	32°33'34"	37.89'	N 19°22'47" W	37.90'
C21	840.00	14°47'27"	20.00'	N 16°51'05" W	20.00'
C22	840.00	14°47'27"	20.00'	N 14°27'26" W	20.00'
C23	840.00	14°47'27"	20.00'	N 12°39'59" W	20.00'
C24	840.00	21°35'27"	26.94'	N 10°36'25" W	26.94'
C25	840.00	2°51'17"	30.21'	N 08°05'16" W	30.21'
C26	840.00	24°36'36"	31.39'	N 05°19'49" W	31.39'
C27	840.00	10°17'53"	12.56'	N 03°21'54" W	12.56'
C28	840.00	14°02'40"	146.70'	N 29°23'14" W	147.07'
C29	840.00	12°41'11"	14.89'	N 35°42'28" W	14.89'
C30	840.00	22°39'58"	26.02'	N 33°45'50" W	26.02'
C31	840.00	1°54'36"	20.00'	N 31°33'58" W	20.00'
C32	840.00	1°54'39"	20.01'	N 29°39'21" W	20.01'
C33	840.00	22°39'58"	26.07'	N 27°27'21" W	26.07'
C34	840.00	40°27'46"	40.28'	N 24°11'17" E	40.28'
C35	15.00	93°25'48"	21.84'	N 24°21'00" E	24.46'
C36	1114.50	93°25'48"	21.84'	N 82°13'12" W	24.46'
C37	840.00	22°42'02"	132.73'	N 02°09'17" E	133.00'
C38	1117.00	90°00'22"	41.89'	N 13°50'17" W	41.89'
C39	840.00	22°31'14"	26.54'	N 10°15'39" W	26.05'
C40	840.00	1°54'39"	20.00'	N 08°03'43" W	20.00'
C41	840.00	1°54'36"	20.00'	N 06°09'06" W	20.00'
C42	840.00	22°33'32"	25.95'	N 04°00'02" W	25.95'
C43	335.00	12°21'41"	101.12'	S 11°29'07" E	101.51'
C44	335.00	2°31'00"	14.71'	S 04°03'46" E	14.71'
C45	335.00	7°30'31"	43.87'	S 09°04'32" E	43.90'
C46	335.00	12°21'41"	101.12'	S 11°29'07" E	101.51'
C47	335.00	17°21'41"	107.16'	S 11°29'07" E	107.57'
C48	375.00	17°28'03"	113.88'	S 11°33'18" E	114.32'
C49	375.00	3°58'45"	29.07'	S 03°08'08" E	29.07'
C50	375.00	3°58'45"	28.04'	S 05°23'26" E	28.05'
C51	375.00	3°03'22"	20.00'	S 08°54'31" E	20.00'
C52	375.00	3°03'40"	20.00'	S 11°58'03" E	20.00'
C53	375.00	4°00'04"	26.18'	S 19°28'54" E	26.19'
C54	375.00	24°48'23"	18.15'	S 18°53'08" E	18.15'
C55	15.00	87°40'10"	22.98'	S 38°12'53" E	22.98'
C56	5.00	91°40'41"	7.17'	N 86°00'18" W	8.00'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C135	1185.00	91°18'28"	109.73'	N 89°03'42" E	109.77'
C137	1185.00	61°59'34"	129.88'	N 81°54'24" E	129.95'
C138	1185.00	0°58'11"	20.06'	N 85°31'59" E	20.06'
C139	1185.00	0°59'38"	17.53'	N 86°26'16" E	17.53'
C140	1185.00	14°19'52"	37.87'	N 87°46'52" E	37.87'
C141	1185.00	11°19'28"	26.01'	N 89°19'33" E	26.02'
C142	1185.00	0°58'02"	20.00'	N 92°06'14" E	20.00'
C143	1185.00	0°58'01"	20.00'	N 71°24'19" E	20.00'
C144	1185.00	11°19'28"	26.01'	N 72°34'04" E	26.02'
C145	1185.00	0°48'16"	101.16'	N 70°26'11" E	101.40'
C146	1185.00	12°07'07"	50.03'	N 78°40'58" E	50.03'
C147	1185.00	2°51'23"	58.82'	N 84°52'36" E	58.83'
C148	1185.00	0°58'38"	114.34'	N 86°06'11" E	114.40'
C149	1043.95	42°10'00"	79.29'	N 89°34'25" E	79.31'
C150	1283.65	41°11'58"	92.34'	N 89°30'05" E	92.36'
C151	1283.65	12°21'06"	39.18'	N 88°05'50" E	39.18'
C152	1283.65	11°10'46"	28.01'	N 89°21'56" E	28.01'
C153	1283.65	0°54'25"	20.00'	N 79°24'39" E	20.00'
C154	1283.65	0°43'59"	16.17'	N 71°13'43" E	16.17'
C155	15.00	98°12'53"	22.88'	S 59°08'43" E	25.71'
C156	35.00	98°12'53"	52.91'	S 59°08'43" E	59.99'
C157	55.00	98°12'53"	83.15'	S 59°08'43" E	94.27'
C158	55.00	214.36"	2.15'	N 72°52'18" E	2.15'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C159	55.00	21°02'41"	20.09'	N 84°30'56" E	20.20'
C160	55.00	17°15'54"	18.61'	S 76°19'46" E	18.67'
C161	55.00	19°28'48"	14.81'	S 59°51'26" E	14.86'
C162	55.00	15°35'22"	14.82'	S 44°19'21" E	14.96'
C163	55.00	19°40'16"	16.10'	S 82°06'16" E	16.10'
C164	55.00	9°39'25"	9.26'	S 14°52'09" E	9.27'
C165	15.00	42°00'33"	10.75'	N 58°53'14" E	11.00'
C166	15.00	81°06'21"	19.50'	S 40°40'44" W	21.24'
C167	35.00	81°06'21"	45.51'	S 50°30'44" W	49.54'
C168	55.00	81°06'21"	71.32'	S 30°30'44" W	77.86'
C169	55.00	0°52'58"	0.89'	S 06°51'57" W	0.89'
C170	55.00	23°48'22"	22.89'	S 58°18'45" W	22.85'
C171	55.00	27°54'52"	26.53'	S 32°25'08" W	26.80'
C172	55.00	17°11'17"	15.45'	S 09°51'57" W	15.41'
C173	55.00	11°17'58"	10.83'	S 04°23'28" E	10.85'
C174	430.00	244.43"	20.80'	N 07°59'52" W	20.80'
C175	430.00	32°56'58"	26.00'	N 11°08'11" W	26.00'
C176	430.00	4°01'56"	30.26'	N 14°51'07" W	30.26'
C177	430.00	11°49'17"	88.56'	N 22°46'44" W	88.72'
C178	109.24	42°55'03"	3.86'	N 73°20'07" W	32.48'
C179	15.00	75°34'18"	18.38'	N 35°15'45" E	19.78'
C180	15.00	17°51'30"	4.66'	N 13°26'09" E	4.68'

DOS2015-00009/PLT2015-00009



THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. #5628
 950 Encore Way
 Naples, FL 34110
 Phone: (239) 254-2000
H-M HOLE MONTES
 ENGINEERS-PLANNERS-SURVEYORS
 Florida Certificate of
 Authorization No. 1172