

# HORIZON PARK

A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: \_\_\_\_\_

SHEET 1 OF 2

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

WE, WOODS, WEIDENMILLER, MICHETTI, RUDNICK & GALBRAITH, PPLC, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN HORIZON PARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL LEE COUNTY SPECIAL ASSESSMENTS ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

WOODS, WEIDENMILLER, MICHETTI, RUDNICK & GALBRAITH, PPLC

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
\_\_\_\_\_, VICE PRESIDENT

### MORTGAGE CONSENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED AS INSTRUMENT NUMBER 2017000083569 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

TRI CITY NATIONAL BANK

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
\_\_\_\_\_, VICE PRESIDENT

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_ AS VICE PRESIDENT OF TRI CITY NATIONAL BANK, ON BEHALF OF THE CORPORATION, HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

### PROPERTY OWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF LEE

THE HORIZON PARK PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION SHOWN HEREON AND ACKNOWLEDGES RESPONSIBILITY FOR THE OWNERSHIP AND MAINTENANCE OF THE INFRASTRUCTURE ASSOCIATED WITH SAID DEDICATION.

HORIZON PARK PROPERTY OWNERS ASSOCIATION, INC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MIKE LIGGINS, PRESIDENT

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY MIKE LIGGINS AS PRESIDENT OF HORIZON PARK PROPERTY OWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

### 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 THE CITY OF BONITA SPRINGS. 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.

### CITY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
PETER SIMMONS, MAYOR

\_\_\_\_\_  
DEBBIE FILIPEK, CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY'S OFFICE

REVIEW BY THE DESIGNATED PSM ON BEHALF OF THE CITY OF BONITA SPRINGS DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

\_\_\_\_\_  
JAY L. SWEET, PSM NO. 5747  
PROFESSIONAL SURVEYOR AND MAPPER

### CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HORIZON PARK, A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT \_\_\_\_\_, \_\_\_\_M THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 AND DULY RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

\_\_\_\_\_  
LINDA DOGGETT  
CLERK OF THE CIRCUIT COURT IN AND FOR  
LEE COUNTY, FLORIDA

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HORIZON PARK, A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

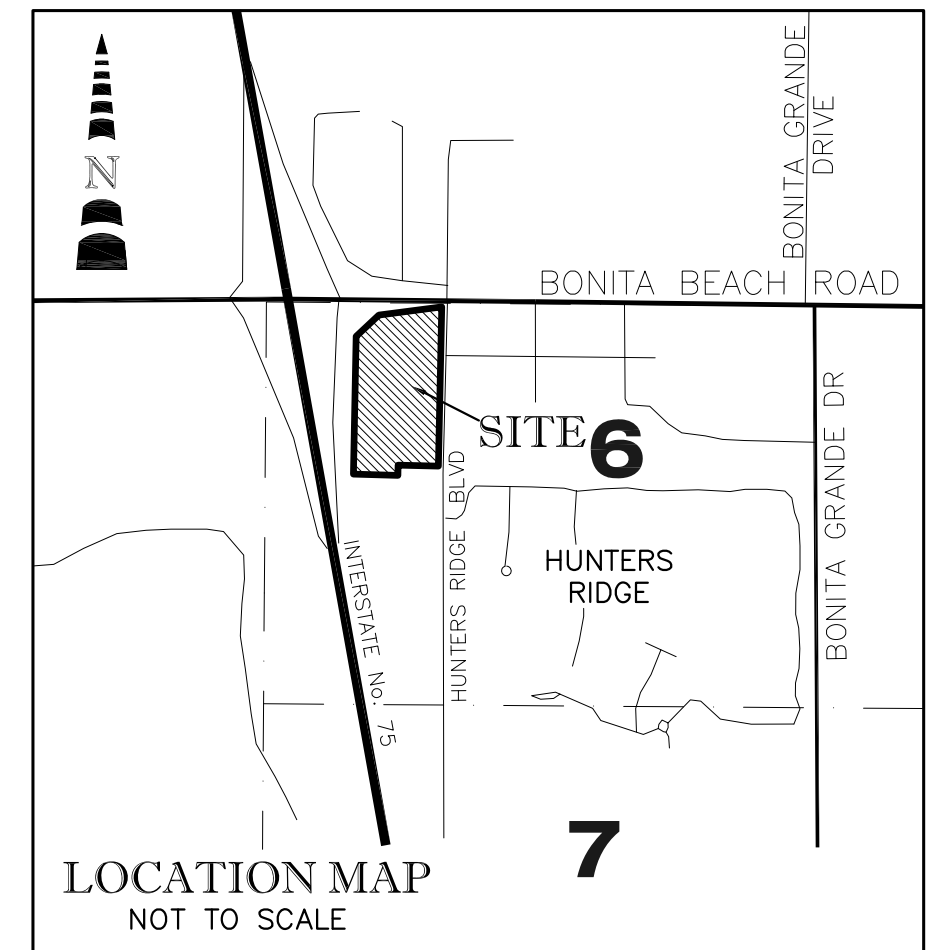
METRON SURVEYING & MAPPING, LLC, LB 7071  
10970 S. CLEVELAND AVENUE, SUITE 605  
FORT MYERS, FLORIDA 33907

DATE: \_\_\_\_\_

\_\_\_\_\_  
DENIS J. O'CONNELL, JR., P.S.M. - FLORIDA CERTIFICATE NO. 5430

THIS INSTRUMENT PREPARED BY:

**METRON**  
SURVEYING & MAPPING, LLC  
LAND SURVEYORS-PLANNERS  
LB# 7071  
10970 S. CLEVELAND AVENUE  
SUITE 605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HORIZON PARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE HEREON DESCRIBED LANDS HAS CAUSED THIS PLAT OF HORIZON PARK, A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY DEDICATE:

#### A. TO HORIZON PARK PROPERTY OWNERS ASSOCIATION, INC.:

- TRACT "A" FOR PRIVATE ROAD RIGHT-OF-WAY (R.O.W.) FOR THE INGRESS/EGRESS, DRAINAGE AND UTILITY, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACT "B" FOR PRESERVE, SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACT "C" FOR STORM WATER MANAGEMENT PURPOSES, PEDESTRIAN AND LANDSCAPE. SUBJECT TO THE EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- CROSS ACCESS, DRAINAGE AND UTILITY EASEMENT, DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.

#### B. TO PUBLIC AND PRIVATE UTILITY COMPANIES:

1. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON, AS NON-EXCLUSIVE EASEMENTS FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE RIGHTS, DUTIES AND OBLIGATIONS TO PROVIDE UTILITY (INCLUDING CABLE TELEVISION) AND GOVERNMENTAL SERVICES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY AND GOVERNMENTAL SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER PRIVATE OR PUBLIC UTILITY. IN THE EVENT ANY PUBLIC OR PRIVATE UTILITY OR ANY GOVERNMENTAL BODY DAMAGES THE FACILITIES OF ANY OTHER PRIVATE OR PUBLIC UTILITY OR GOVERNMENTAL BODY, SUCH UTILITY OR GOVERNMENTAL BODY SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL BE REQUIRED TO MAKE, REPAIR OF SUCH DAMAGES.

#### C. TO THE BONITA SPRINGS FIRE DEPARTMENT:

- THE TEMPORARY ACCESS EASEMENT TO REMAIN IN PLACE UNTIL THE LOT 4 DEVELOPMENT IS COMPLETE AND CERTIFIED BY THE CITY.

#### D. TO THE CITY OF BONITA SPRINGS:

- THE LIMITED ACCESS EASEMENTS ALONG HUNTERS RIDGE BLVD.

#### E. TO FLORIDA POWER AND LIGHT COMPANY:

- ALL FLORIDA POWER AND LIGHT COMPANY EASEMENTS.

IN WITNESS WHEREOF, THE OWNER HAVE CAUSED THIS PLAT TO BE MADE AND EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
WITNESS 1 HORIZON PARK INVESTMENTS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
WITNESS 2 JAMES A. NASHMAN, MANAGER

\_\_\_\_\_  
PRINT NAME

### ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY JAMES A. NASHMAN AS THE MANAGER OF HORIZON PARK INVESTMENTS, LLC, ON BEHALF OF THE COMPANY, HE OR SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

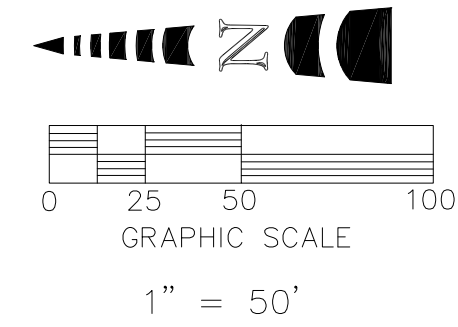
PRINT NAME: \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

DOS17-39256-BOS/PLT2017-00000

# HORIZON PARK

A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST,  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA



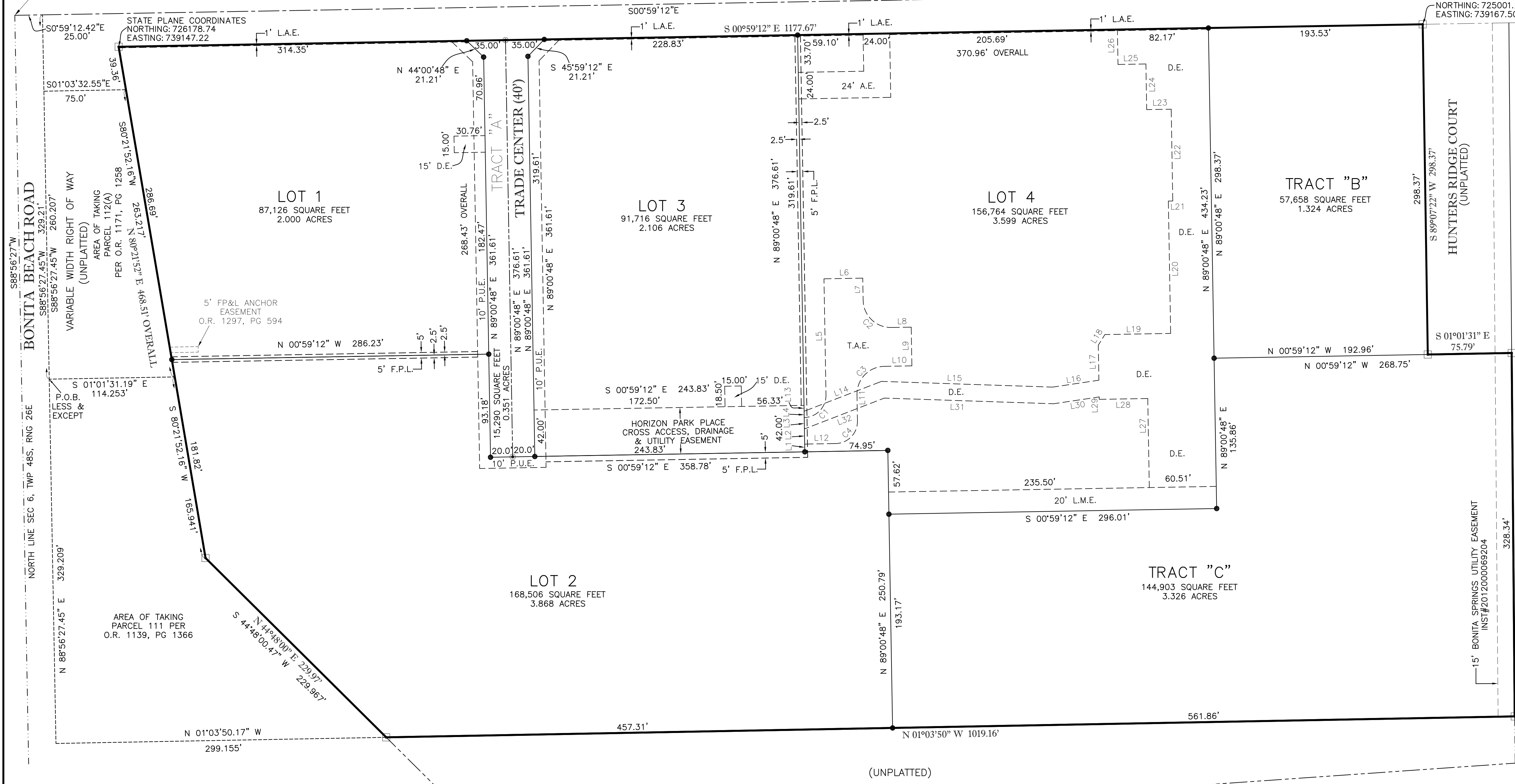
THIS INSTRUMENT PREPARED BY:

**METRON**  
SURVEYING & MAPPING, LLC  
LAND SURVEYORS-PLANNERS  
LB# 7071  
10970 S. CLEVELAND AVENUE  
SUITE 605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

NE CORNER  
OF THE NW 1/4  
SEC 6, TWP 48S,  
RNG 26E  
P.O.C.  
LESS & EXCEPT

HUNTERS RIDGE BLVD  
60' RIGHT OF WAY  
(UNPLATTED)

STATE PLANE COORDINATES  
NORTHING: 725001.25  
EASTING: 739167.50



**PROPERTY DESCRIPTION:**  
THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; LESS THE NORTH 25 FEET; LESS THAT PART FOR 1-75 RIGHT OF WAY AS SHOWN IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 1171, PAGE 1258 AND LESS THAT PART FOR 1-75 RIGHT OF WAY AS SHOWN IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 1139, PAGE 1366 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**ALSO KNOWN AS:**  
**PARCEL I**  
THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LESS THAT PART FOR 1-75 RIGHT OF WAY AS SHOWN IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 1171, PAGE 1258 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**PARCEL II**  
THE WEST 1/2 (W 1/2) OF THE EAST 1/2 (E 1/2) OF THE NORTHEAST 1/4 (NE 1/4) OF THE NORTHWEST 1/4 (NW 1/4) OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 25 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6, THENCE SOUTH 0°59'12.42" EAST, 25 FEET; THENCE SOUTH 88°56'27.45" WEST, 329.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1°01'31.19" EAST, 114.253 FEET; THENCE SOUTH 80°21'52.16" WEST, 165.941 FEET; THENCE SOUTH 44°48'00.47" WEST, 229.967 FEET; THENCE NORTH 01°03'50.17" WEST, 299.155 FEET; THENCE NORTH 88°56'27.45" EAST, 329.209 FEET TO THE POINT OF BEGINNING.

TRACT I  
HUNTERS RIDGE NORTH  
UNIT TWO  
P.B. 61, PG 45

- LEGEND:**
- # = NUMBER
  - PKWY = PARKWAY
  - PRM LB 7071
  - = NAIL & DISC LB 7071
  - = 5/8" IRON ROD & CAP LB 7071
  - CH = CHAPTER
  - FS = FLORIDA STATUTE
  - SEC = SECTION
  - TWP = TOWNSHIP
  - RNG = RANGE
  - PRM = PERMANENT REFERENCE MONUMENT
  - S.I.R. = SET 5/8" IRON ROD LB 7071
  - F.I.R. = FOUND IRON ROD (ID AS SHOWN)
  - S.N.D. = SET NAIL AND DISC LB 7071
  - T.A.E. = TEMPORARY ACCESS EASMENT
  - INST = INSTRUMENT
  - O.R. = OFFICIAL RECORDS BOOK
  - PG = PAGE
  - I.E.E. = INGRESS, EGRESS EASEMENT
  - L.E. = LANDSCAPE EASEMENT
  - R.E. = ROADWAY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - S.E. = SIGN EASEMENT
  - A.E. = ACCESS EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - F.P.L. = FLORIDA POWER & LIGHT COMPANY
  - PCP = PERMANENT CONTROL POINT
  - PRM = PERMANENT REFERENCE MONUMENT
  - R/W = RIGHT-OF-WAY
  - NR = NON-RADIAL

- SURVEYORS NOTES:**
- ALL CURVES SHOWN HEREON ARE CIRCULAR CURVES.
  - ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 6, TOWNSHIP 48 SOUTH, RANGE 26 EAST AS BEARING S.00°59'12"E.
  - COORDINATES SHOWN HEREON ARE STATE PLANE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (N.A.D. 83/90) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

**INTERSTATE No. 75**  
STATE ROAD No. 93  
A VARIABLE WIDTH  
LIMITED ACCESS RIGHT OF WAY

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°00'48" E	7.00'
L2	N 89°00'48" E	13.69'
L3	N 89°00'48" E	10.31'
L4	N 89°00'48" E	5.67'
L5	S 89°00'48" W	105.00'
L6	S 00°59'12" E	35.00'
L7	S 89°00'48" W	20.00'
L8	S 00°59'12" E	18.00'
L9	S 89°00'48" W	35.00'
L10	S 00°59'12" E	25.00'
L11	S 89°00'48" W	24.00'
L12	S 00°59'12" E	28.00'
L13	N 89°00'48" E	5.33'
L14	S 21°07'45" E	74.90'
L15	S 01°55'21" W	154.61'
L16	S 08°31'02" E	42.27'
L17	S 89°00'53" W	31.64'
L18	S 58°14'38" E	11.28'
L19	N 00°59'04" W	59.39'
L20	S 89°00'12" W	119.59'
L21	S 01°04'44" E	4.00'
L22	S 89°00'48" W	82.96'
L23	N 00°59'12" W	22.14'
L24	N 89°00'48" E	41.24'
L25	N 00°59'12" W	25.18'
L26	N 89°00'48" E	31.53'
L27	S 89°00'45" W	80.46'
L28	S 00°59'12" E	43.81'
L29	S 89°00'53" W	2.18'
L30	S 08°31'02" E	41.66'
L31	S 01°55'21" W	152.92'
L32	S 21°07'45" E	77.34'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S 45°59'12" E	28.28'
C2	39.27'	25.00'	90°00'00"	S 44°00'48" W	35.36'
C3	39.27'	25.00'	90°00'00"	N 45°59'12" W	35.36'
C4	31.42'	20.00'	90°00'00"	S 45°59'12" E	28.28'

DOS17-39256-BOS/PLI2017-00000