UNIT No. 14

SAN CARLOS PARK

A SUBDIVISION IN

SW ¼ OF SECTION 9, T. 46 S., R. 25 E.

LEE COUNTY FLORIDA

Scale 1" = 100' SHEET 2 OF 3 SHEETS May 1960

NOT OFFICIAL RECORD
INFORMATION ONLY

UNIT 14 SAN CARLOS PARK SHEET No. 2

PENNSYLVANIA BOULEVARD

HARRISBURG DRIVE

CANAL

CANAL

JOHNSTOWN COURT

LEE ROAD

SAN CARLOS PARK

Not Included in this Plat

Sec. 9 — Sec. 16

1334.33 to Section Cor. 2668.76'

Section Line

S 89° 31' 20" E

1334.85'

N 3° 35' 30" W

N 89° 35' 30" W

N 89° 39' 40" W

S 89° 31' 20" E

N 1° 02' 50" W

1312.97'

¼ Section Line

¼-¼ Sec. Cor. Set Comp. Post

P.R.M. ¼ Cor. Collier Man. Frld.

Tract B of Units

BLOCK 81B

UNIT 7 SAN CARLOS PARK

SHEET No. 3

UNIT No.15

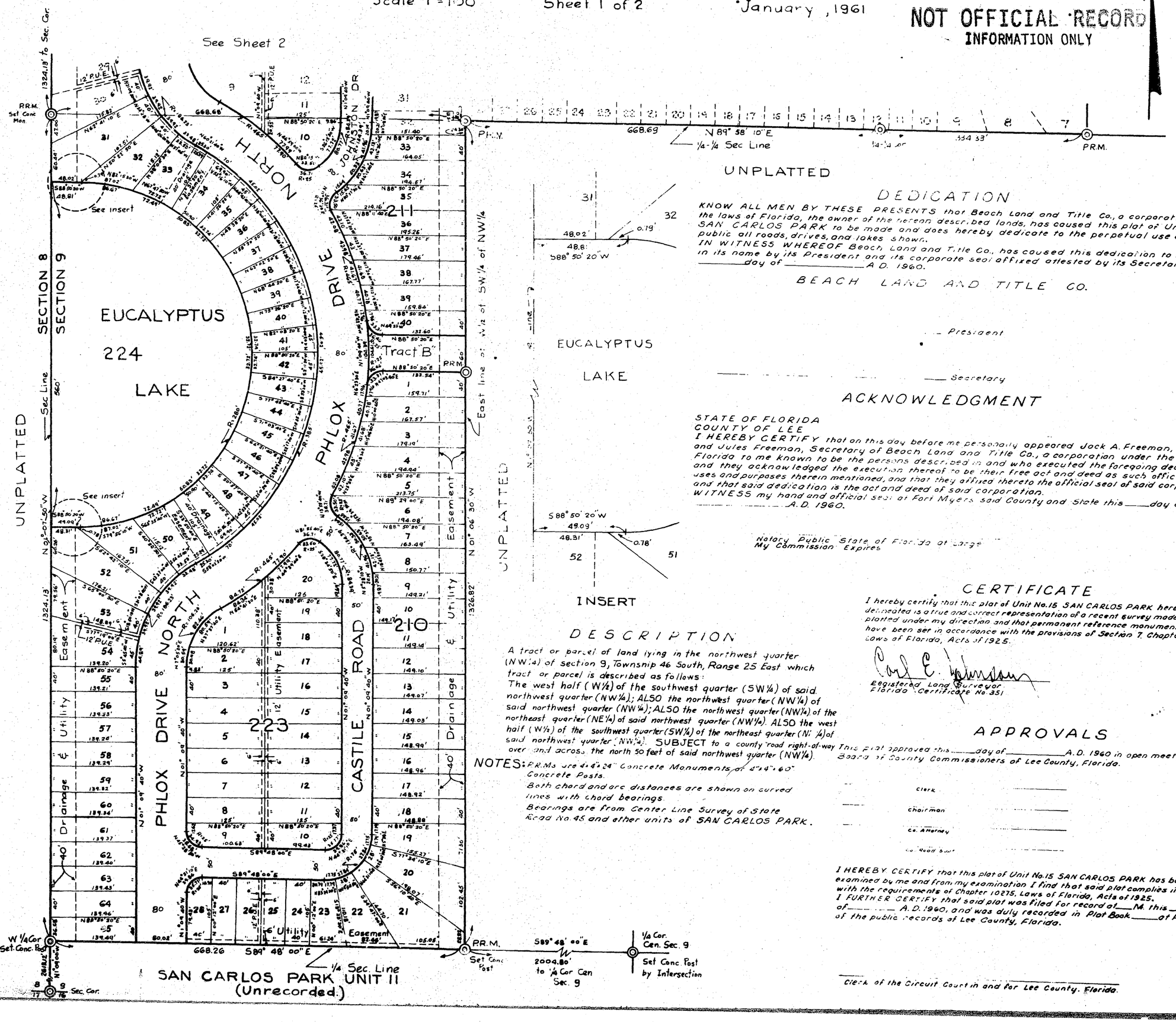
SAN CARLOS PARK

A SUBDIVISION IN NW¼, SECTION 9, T.46 S., R.25E.
LEE COUNTY, FLORIDA

Scale 1"=100' Sheet 1 of 2 January, 1961

OR ~~Deed~~ BOOK 50 PAGE 507

NOT OFFICIAL RECORD
INFORMATION ONLY



INSERT

DESCRIPTION

A tract or parcel of land lying in the northwest quarter (NW¼) of section 9, Township 46 South, Range 25 East which tract or parcel is described as follows:
The west half (W½) of the southwest quarter (SW¼) of said northwest quarter (NW¼); ALSO the northwest quarter (NW¼) of said northwest quarter (NW¼); ALSO the northwest quarter (NW¼) of the northeast quarter (NE¼) of said northwest quarter (NW¼). ALSO the west half (W½) of the southwest quarter (SW¼) of the northeast quarter (NE¼) of said northwest quarter (NW¼). SUBJECT to a county road right-of-way over and across the north 50 feet of said northwest quarter (NW¼).

NOTES: P.R.Ms are 4"x4"x24" Concrete Monuments or 4"x4"x60" Concrete Posts.
Both chord and arc distances are shown on curved lines with chord bearings.
Bearings are from Center Line Survey of State Road No. 45 and other units of SAN CARLOS PARK.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Beach Land and Title Co., a corporation under the laws of Florida, the owner of the hereon described lands, has caused this plat of Unit No. 15 SAN CARLOS PARK to be made and does hereby dedicate to the perpetual use of the public all roads, drives, and lakes shown.
IN WITNESS WHEREOF Beach Land and Title Co., has caused this dedication to be signed in its name by its President and its corporate seal affixed attested by its Secretary this _____ day of _____ A.D. 1960.

BEACH LAND AND TITLE CO.

_____ President

_____ Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day before me personally appeared Jack A. Freeman, President and Jules Freeman, Secretary of Beach Land and Title Co., a corporation under the laws of Florida to me known to be the persons described in and who executed the foregoing dedication and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and that said dedication is the act and deed of said corporation.
WITNESS my hand and official seal at Fort Myers said County and State this _____ day of _____ A.D. 1960.

_____
Notary Public State of Florida at Large
My Commission Expires

CERTIFICATE

I hereby certify that this plat of Unit No.15 SAN CARLOS PARK hereon delineated is a true and correct representation of a recent survey made and plotted under my direction and that permanent reference monuments (P.R.M)s. have been set in accordance with the provisions of Section 7, Chapter 10275 Laws of Florida, Acts of 1925.

Carl E. Johnston
Registered Land Surveyor
Florida Certificate No. 351

APPROVALS

This plat approved this _____ day of _____ A.D. 1960 in open meeting of the Board of County Commissioners of Lee County, Florida.

_____ Clerk _____
_____ Chairman _____
_____ Co. Attorney _____
_____ Co. Road Supt. _____

I HEREBY CERTIFY that this plat of Unit No.15 SAN CARLOS PARK has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925.
I FURTHER CERTIFY that said plat was filed for record at ____ M. this ____ day of _____ A.D. 1960, and was duly recorded in Plat Book _____ at Page _____ of the public records of Lee County, Florida.

_____
Clerk of the Circuit Court in and for Lee County, Florida.

UNIT No. 15

SAN CARLOS PARK

A SUBDIVISION IN NW 1/4, SECTION 9, T. 46 S. R. 25 E.
LEE COUNTY, FLORIDA

Scale 1"=100' Sheet 2 of 2 January, 1961

OR BOOK 50 PAGE 511

NOT OFFICIAL RECORD
INFORMATION ONLY

UNPLATTED

Sec. Cor. Found. wood Post.

N 89° 44' 20" E 2007.82' Sec. Line 1/4 1/4 Cor.

SECTION 4 SECTION 9

COUNTY ROAD

D.B. 226 P. 565

12' Public Utility Easement

TOLEDO DRIVE

NORTH ANTIGUA ROAD

ORANGE RD

CAPRI DRIVE

UNPLATTED

PHLOX DRIVE

ALAMO ROAD

VALENCIA ROAD

JOHNSTON DRIVE

SAN ROAD

ALMERIA ROAD

CAPRI DRIVE

TROPICAL ROAD

HAITIAN

Drainage & Utility Easement

P.R.M.

P.R.M. Set Conc Mon.

North line of E 1/2 of SW 1/4 of NE 1/4 of NW 1/4

West line of E 1/2 of SW 1/4 of NE 1/4 of NW 1/4

Tract "A"

SECTION 8 UNPLATTED

SECTION 9

P.R.M. 1/4-1/4 Cor.

1324.15'

N 74° 59' 40" E

N 63° 41' 10" E

668.68'

668.69' N 89° 58' 10" E

1/4-1/4 Sec. Line

1/4-1/4 Cor. Set Conc. Mon.

334.33'

1003.02'

Set Conc. Post

Set Conc Mon.

1/4-1/4 Cor

Set Conc. Post.

See Sheet 1

UNPLATTED

UNIT 16

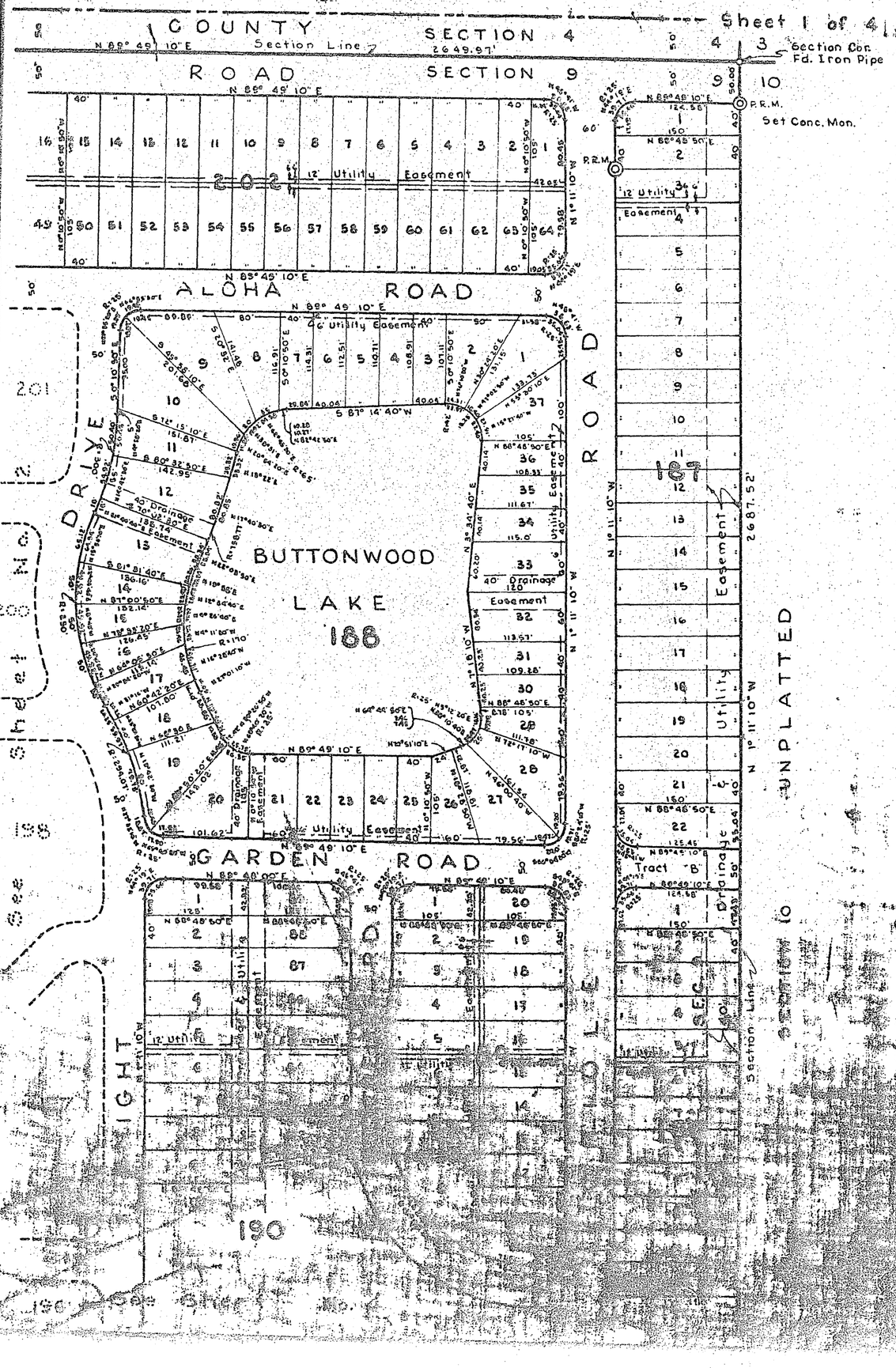
SAN CARLOS PARK

A SUBDIVISION OF PART OF SECTION 9, T. 46 S., R. 25 E.
LEE COUNTY, FLORIDA

Scale 1"=100'

December, 1960

Sheet 1 of 4 Sheets



NOT OFFICIAL RECORD
INFORMATION ONLY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Beach Land and Title Co., a corporation under the laws of Florida, the owner of the hereon described lands, has caused the above Unit No. 16 SAN CARLOS PARK to be made and does hereby dedicate to the use and benefit of the public all roads, drives and lakes shown hereon.
IN WITNESS WHEREOF Beach Land and Title Co., has caused this dedication to be executed in its name by its President and its corporate seal affixed attested by its Secretary this day of A.D. 1960.

BEACH LAND AND TITLE CO.

_____ President

_____ Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day before me personally appeared Jack A. Fre and Jules Freeman, Secretary of Beach Land and Title Co., a corporation under to me known to be the persons described in and who executed the foregoing ded acknowledged the execution thereof to be their free act and deed as such officers purposes therein mentioned, and that they affixed thereto the official seal and that said dedication is the act and deed of said corporation.
WITNESS my hand and official seal at Fort Myers said County and State _____ A.D. 1960.

_____
Notary Public State of Florida at Large
My Commission Expires

CERTIFICATE

I HEREBY CERTIFY that this plat of Unit No. 16 SAN CARLOS PARK is a true and correct representation of a recent survey made and supervised by me that permanent reference monuments (P.R.M.)s have been set as required by Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

Carl G. Johnson
Registered Land Surveyor
Florida Certificate No. 351

APPROVALS

This plat approved this _____ day of _____ A.D. 1960
by the Board of County Commissioners of Lee County, Florida

_____ Clerk

CERTIFICATE OF ATTORNEY
I HEREBY CERTIFY that I have examined the title to the lands platted hereon as shown by the records of Lee County, Florida, and that I find the title to said lands is vested in Beach Land and Title Co., a corporation under the laws of Florida, and that the property is free of encumbrances except taxes for the year 1960 and subsequent years; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that I find that all the required monuments have been set and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended.
DATED this _____ day of _____ A.D. 1960

_____
Attorney at Law

UNIT No.15

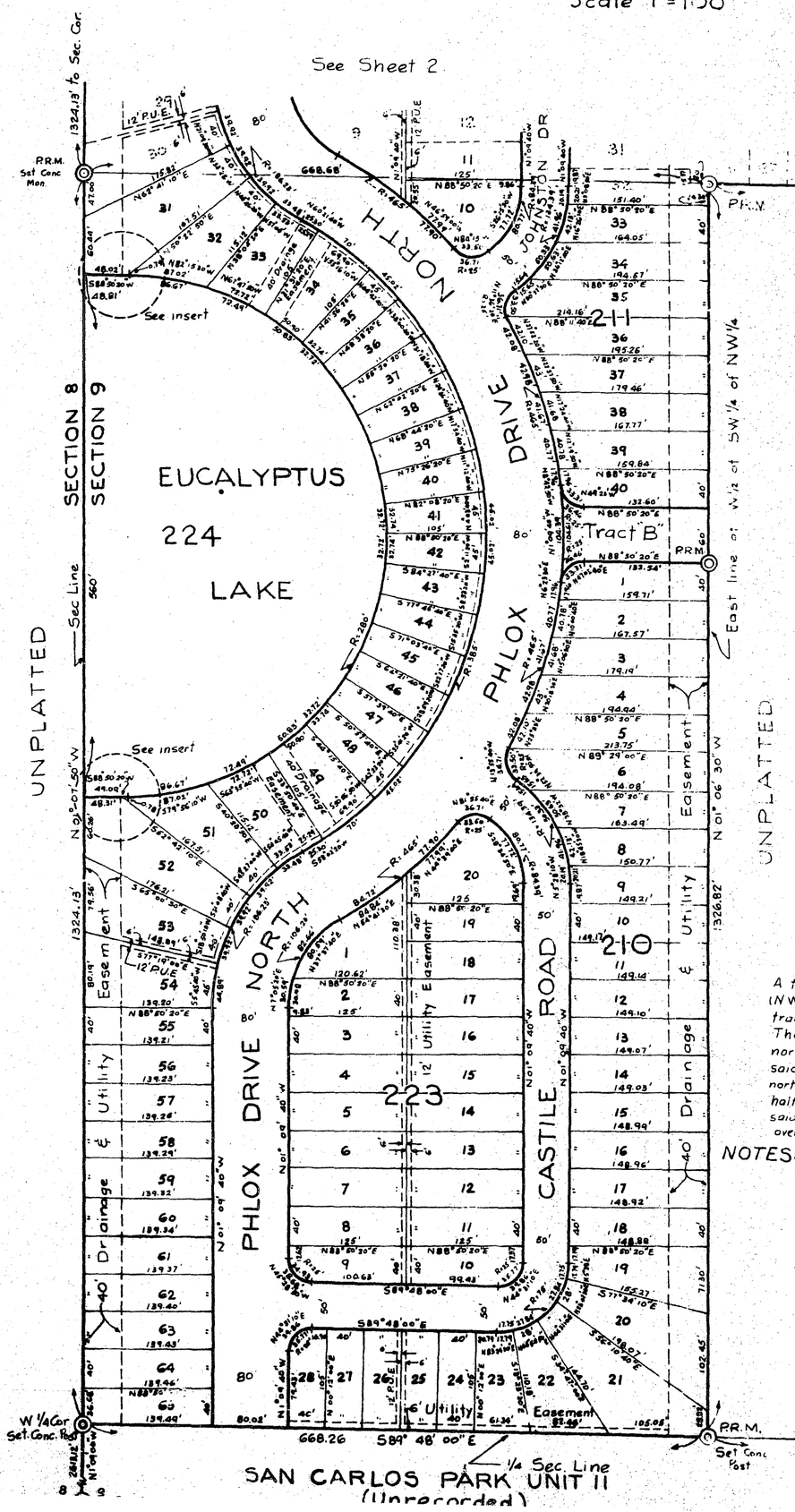
SAN CARLOS PARK

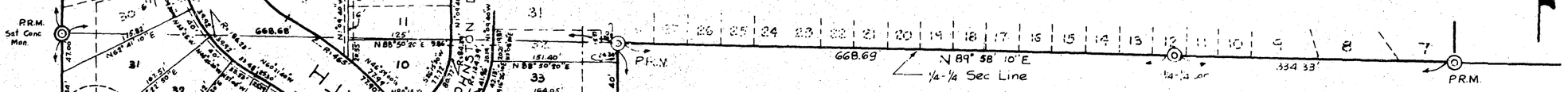
A SUBDIVISION IN NW¼, SECTION 9, T. 46 S., R. 25 E.
LEE COUNTY, FLORIDA

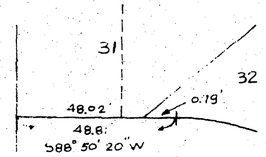
Scale 1"=100' Sheet 1 of 2 January, 1961

OR BOOK 50 PAGE 507

NOT OFFICIAL RECORD
INFORMATION ONLY







EUCALYPTUS

LAKE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Beach Land and Title Co., a corporation under the laws of Florida, the owner of the hereon described lands, has caused this plat of Unit No. 15 SAN CARLOS PARK to be made and does hereby dedicate to the perpetual use of the public all roads, drives, and lakes shown.
IN WITNESS WHEREOF Beach Land and Title Co., has caused this dedication to be signed in its name by its President and its corporate seal affixed attested by its Secretary this _____ day of _____ A.D. 1960.

BEACH LAND AND TITLE CO.

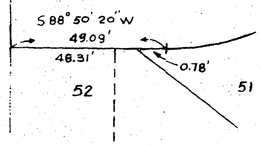
_____ President

_____ Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY that on this day before me personally appeared Jack A. Freeman, President and Jules Freeman, Secretary of Beach Land and Title Co., a corporation under the laws of Florida to me known to be the persons described in and who executed the foregoing dedication and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and that said dedication is the act and deed of said corporation.
WITNESS my hand and official seal at Fort Myers said County and State this ____ day of _____ A.D. 1960.

Notary Public State of Florida at Large
My Commission Expires



INSERT

DESCRIPTION

A tract or parcel of land lying in the northwest quarter (NW¼) of section 9, Township 46 South, Range 25 East which tract or parcel is described as follows:
The west half (W½) of the southwest quarter (SW¼) of said northwest quarter (NW¼); ALSO the northwest quarter (NW¼) of said northwest quarter (NW¼); ALSO the northwest quarter (NW¼) of the northeast quarter (NE¼) of said northwest quarter (NW¼). ALSO the west half (W½) of the southwest quarter (SW¼) of the northeast quarter (NE¼) of said northwest quarter (NW¼). SUBJECT to a county road right-of-way over and across the north 50 feet of said northwest quarter (NW¼).

NOTES: P.R.Ms are 4"x4"x24" Concrete Monuments or 4"x4"x60" Concrete Posts.
Both chord and arc distances are shown on curved lines with chord bearings.
Bearings are from Center Line Survey of State Road No. 45 and other units of SAN CARLOS PARK.

CERTIFICATE

I hereby certify that this plat of Unit No. 15 SAN CARLOS PARK hereon delineated is a true and correct representation of a recent survey made and plotted under my direction and that permanent reference monuments (P.R.M.)s. have been set in accordance with the provisions of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

Carl E. Johnston
Registered Land Surveyor
Florida Certificate No. 351

APPROVALS

This plat approved this ____ day of _____ A.D. 1960 in open meeting of the Board of County Commissioners of Lee County, Florida.

_____ Clerk

_____ Chairman

_____ Co. Attorney

_____ Co. Road Supt.

I HEREBY CERTIFY that this plat of Unit No. 15 SAN CARLOS PARK has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925.
I FURTHER CERTIFY that said plat was filed for record at ____ M. this ____ day of _____ A.D. 1960, and was duly recorded in Plat Book ____ at Page ____ of the public records of Lee County, Florida.

_____ Clerk of the Circuit Court in and for Lee County, Florida.

UNIT No. 16

SAN CARLOS PARK

A SUBDIVISION OF NE¼, SECTION 9, T. 46 S., R. 25 E. - 06
LEE COUNTY, FLORIDA

Scale 1" = 100'

December, 1960

Sheet 2 of 4 Sheets

PLAT BOOK 60 PAGE

NOT OFFICIAL RECORD
INFORMATION ONLY

Vacation of 12 Ft Utility Easement
Resolution No. 89-09-91
Board Approved Date 9-20-89
CCMB 243 PG 1344

UNPLATTED

Found L'twd Post
¼ Cor.

SECTION 4

N 89° 49' 10" E

Section Line

SECTION 9

COUNTY ROAD

ALOHA ROAD

BAHAMAS ROAD

TAHITI ROAD

BOUNTY ROAD

MADEIRA ROAD

UNPLATTED

LEE ROAD

Section Line

R.R.M. Set Conc. Post

N 89° 49' 10" E 130.40'

N 88° 57' 10" E 145'

Tract "C"

2669.72'

N 1° 02' 50" W

Drainage Easement

12' Utility Easement

20' x 20' Drainage Easement

201 202 203 204 205 206 207 208

CAJEPUT LAKE

PLANTATION DRIVE

MALAGA ROAD

CAMELLIA ROAD

See Sheet No. 3

UNIT No. 16

SAN CARLOS PARK

A SUBDIVISION OF NE 1/4, SECTION 9, T. 46 S., R. 25 E.
LEE COUNTY, FLORIDA

Scale 1" = 100'

December, 1960

Sheet 3 of 4 Sheets

PLAT BOOK 50 PAGE 92

NOT OFFICIAL RECORD
INFORMATION ONLY

See Sheet No. 2

See Sheet No. 2

UNPLATTED

Tract "D"

1/4 Section Line

2669.72'

N. 1° 02' 50" W.

Drainage

Easement

Utility Easement

ROAD

CAJEPUT LAKE

PLANTATION DRIVE

MALAGA

LEMON ROAD

DRIVE

GROVE ROAD

DRIVE

LEE CORAL

SHELL RD.

AZURE RD.

BUENA VISTA ROAD

Set Conc. Post

P.R.M.

1/4 Cor. Center of Section

1/4 Section Line

UNIT No. 13

SAN CARLOS PARK Sheet No. 3

UNIT No. 16

SAN CARLOS PARK

A SUBDIVISION OF NE¼, SECTION 9, T. 46 S., R. 25 E.
LEE COUNTY, FLORIDA

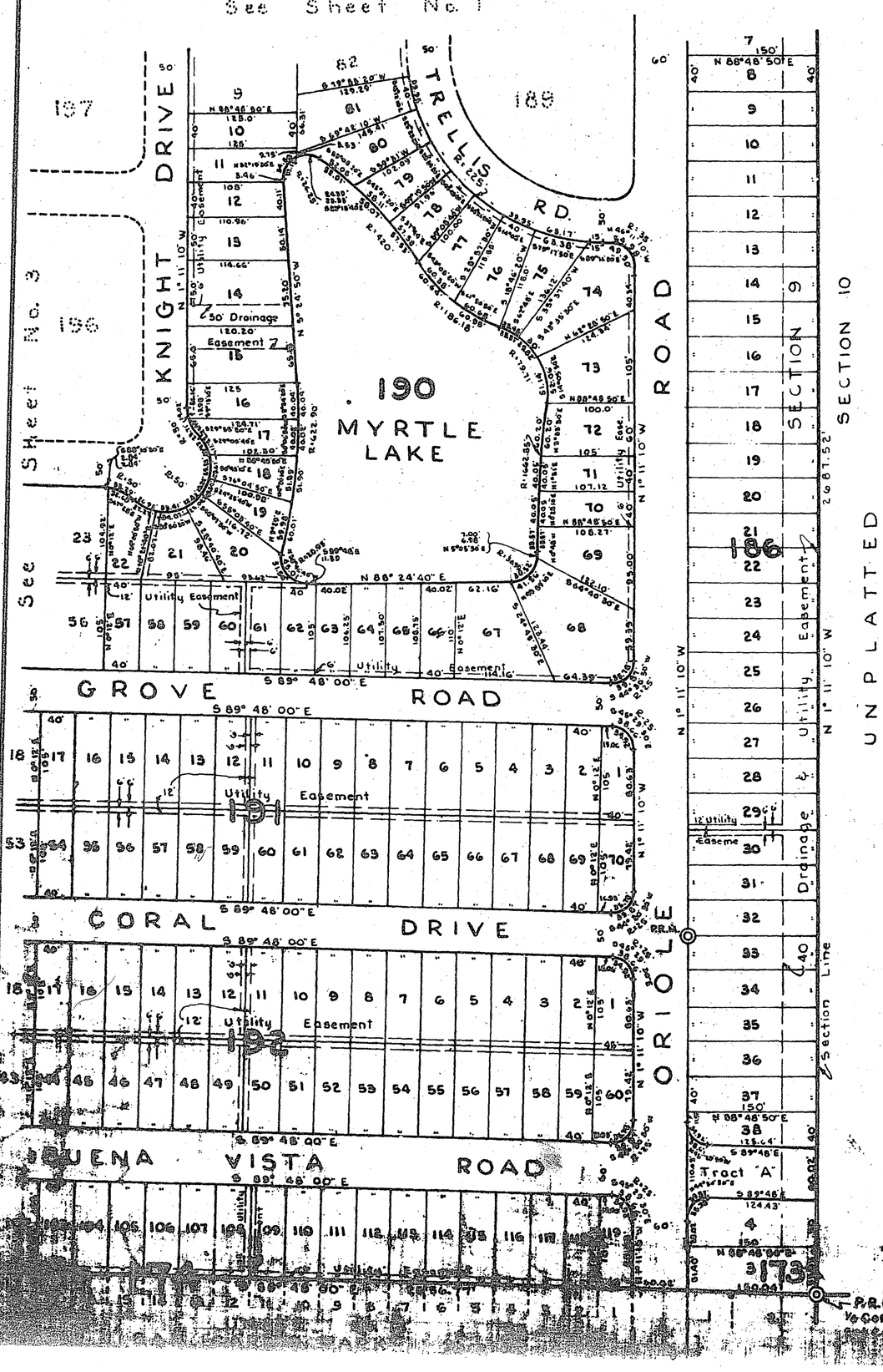
Scale 1" = 100'

December, 1960

Sheet 4 of 4 Sheets

PLAT BOOK 13

NOT OFFICIAL RECORD
INFORMATION ONLY



DESCRIPTION

All of the northeast quarter (NE¼) of Section 9, Township 46 South, Range 25 East.

Notes:
P.R.M.s are 4" x 4" x 24" Concrete Monuments or 4" x 4" x 60" Concrete Posts.
Both chord and arc. distances are shown on curved lines with chord bearings.
Bearings are from Center Survey of State Road No. 45 and other Units of San Carlos Park.

REPLAT BLOCKS 202 & 203 UNIT Nº 16

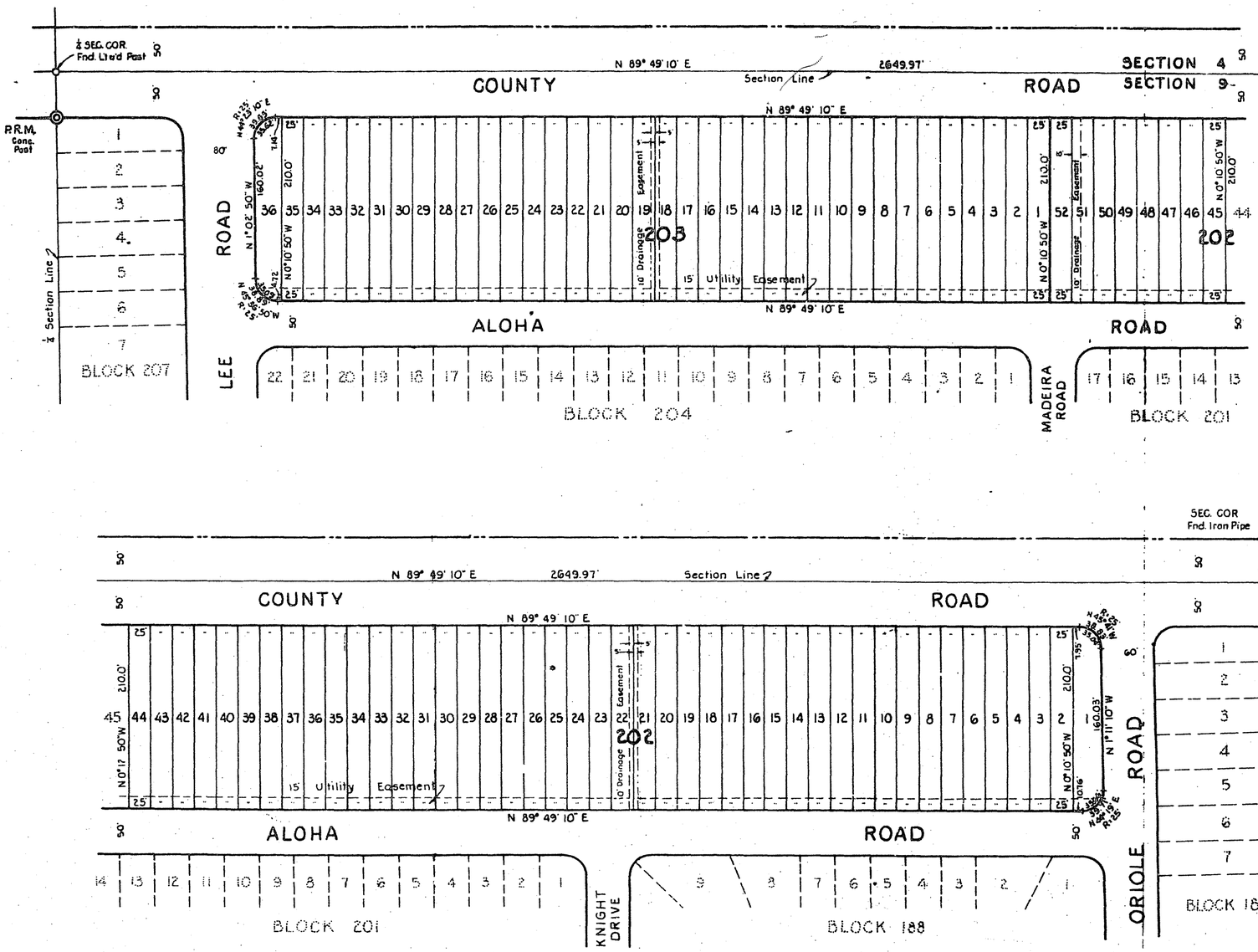
SAN CARLOS PARK

A SUBDIVISION OF NE¼, SECTION 9, T. 46 S., R. 25 E.
LEE COUNTY, FLORIDA

(According to Deed recorded in Official Record Book 50, Pages 507 to 512 Inc.)

SCALE 1"=100' DECEMBER, 1961

CARL E. JOHNSON
REGISTERED LAND SURVEYOR
FORT MYERS FLORIDA



DESCRIPTION

All of Blocks 202 and 203 and that part of Madeira Road contiguous to and lying between said Blocks of Unit No. 16 SAN CARLOS PARK as shown on a map or plat thereof recorded in Official Record Book 50 at Pages 507 to 512 inclusive of the public records of Lee County.

APPROVALS

This plat approved this_____ day of_____ A.D. 1961 in open meeting of the Board of County Commissioners of Lee County Florida.

_____ Clerk _____ Chairman

_____ County Attorney _____ County Engineer

I HEREBY CERTIFY that this plat of REPLAT OF BLOCKS 202 & 203 UNIT Nº 16 SAN CARLOS PARK has been examined by me and from my examination I find that said plat complies in form with the requirements of Chapter 10275 Laws of Florida, Acts of 1925.

I FURTHER CERTIFY that said plat was filed for record at____ M., this____ day of _____ A.D. 1961, and was duly recorded in Plat Book____ at Page_____ of the public records of Lee County, Florida.

_____
Clerk of the Circuit Court in and for Lee County, Florida

NOT OFFICIAL RECORD
INFORMATION ONLY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Beach Land and Title Co., a corporation under the laws of Florida, owner of the hereon described lands, has caused this plat of REPLAT OF BLOCKS 202 & 203 UNIT 16 IS SAN CARLOS PARK to be made and does hereby dedicate to the perpetual use of the public all roads shown hereon, hereby revoking, vacating, any obstructing said plat or plats of any part of said land heretofore made.

IN WITNESS WHEREOF Beach Land and Title Co. has caused this dedication to be signed in its name by its President and its corporate seal affixed attested by its Secretary this____ day of_____ A.D. 1961.

BEACH LAND AND TITLE CO.

_____ President

_____ Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me appeared Jack A. Freeman, President and Jules Freeman, Secretary of Beach Land and Title Co., a corporation under the laws of Florida, to me to be the persons described in and who executed the foregoing and they acknowledged the execution thereof to be their free act and as such officers for the uses and purposes therein mentioned and they affixed thereto the official seal of said corporation and that said dedication is the act and deed of said corporation.

WITNESS my hand and official seal at Fort Myers said County and this____ day of_____ A.D. 1961.

_____
Notary Public State of Florida at Large
My Commission Expires

CERTIFICATE

I HEREBY CERTIFY that this plat of REPLAT OF BLOCKS 202 & 203 UNIT Nº 16 SAN CARLOS PARK hereon delineated is a true and correct representation of a recent survey made and platted under my direction and that permanent reference monuments (P.R.M.'s) have been set in accordance with the provisions of Section 7, Chapter 10275 Laws of Florida, Acts of 1925.

_____
Registered Land Surveyor
Florida Certificate Nº ____

NOT OFFICIAL RECORD
INFORMATION ONLY

SAN CARLOS PARK

UNIT 18

A SUBDIVISION LYING IN THE SW 1/4 of SEC. 15, T. 46 S., R. 25 E., LEE COUNTY, FLORIDA

SCALE: 1"=100' HAY & KEISER - LAND SURVEYING - TICE, FLORIDA ORDER # 6227

· SEPTEMBER 1962 ·

Note: The radius of the curves on Block Corners equals 25' - unless otherwise shown. PRM's (Permanent Reference Monuments) are shown thus: ●

· SHEET 1 OF 2 SHEETS ·

Plane Coordinate - Florida West Zone

NORTH

1/4 corner - Collier Mon. Fd.

UNIT 12 SAN CARLOS PARK BLOCK 121

N 89°36'40"E 2660.88

30' Drainage & Utility Easement

22.78' D. & U. Esm't

PRM - SE Cor W3/4 NW1/4 Sec. 15-46-25

127.78

N 0°23'20" W

91.33' 40'

32.12' 40'

PRM

N 89°36'40"E 2338.99'

225A

40' Dr. Esm't

SAN CARLOS BLVD

80'

226A

227

228

229

230

231

232

233

MIAMI ROAD

SEBRING ROAD

SARASOTA ROAD

BRADENTON ROAD

TAMPA ROAD

ORLANDO ROAD

WINTER HAVEN ROAD

OCALA ROAD

20' Drainage & Utility Easement

40' Drainage & Utility Easement

12' Public Utility Easement

12' P.U.E.

40' P.U.E.

Drainage 23 Easement

N 0°07'23"W 2647.92

N 89°52'37"E 145'

N 89°36'40"E

CORAL GABLES ROAD

242 241 240 239 238 237 236

Section 16

Section 15

UNIT 7 SAN CARLOS PARK BLOCK 16

SEE SHEET 2

SAN CARLOS PARK

UNIT 18

A SUBDIVISION LYING IN THE SW 1/4 of SEC. 15, T. 46 S., R. 25 E., LEE COUNTY, FLORIDA

SCALE: 1"=100' HAY & KEISER - LAND SURVEYING - TICE, FLORIDA ORDER # 6227

SEPTEMBER 1962

Note: The radius of the curves on Block Corners equals 25'-unless otherwise shown. PRM's (Permanent Reference Monuments) are shown thus: ●

SHEET 1 OF 2 SHEETS

OR 173 Pg 389
182

NOT OFFICIAL RECORD
INFORMATION ONLY

UNIT 12 SAN CARLOS PARK BLOCK 121

N 89°36'40"E 2660.88

30' Drainage & Utility Easement

22.78' D. & U. Esm't

40' Dr. Esm't

225A

PRM - SE Cor W 3/4 NW 1/4 Sec. 15-46-25

665.22'

N 89°36'40"E 2338.99' PRM

SAN CARLOS BLVD.

SEBRING ROAD

SARASOTA ROAD

BRADENTON ROAD

TAMPA ROAD

ORLANDO ROAD

WINTER HAVEN ROAD

OCALA ROAD

BARTOW ROAD

CYPRESS END

CORAL GABLES ROAD

227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242

12' Public Utility Easement

12' P.U.E.

40' P.U.E.

80' D.E. Drainage Easement

SEE SHEET 2

NOT OFFICIAL RECORD
INFORMATION ONLY

SAN CARLOS PARK

UNIT 18

A SUBDIVISION LYING IN THE SW 1/4 of SEC. 15, T. 46 S., R. 25 E., LEE COUNTY, FLORIDA

SCALE: 1"=1" HAY & KEISER - LAND SURVEYING - TICE, FLORIDA DRAWER # 6227

· SEPTEMBER 1962 ·

Note: The radius of the curves on Block Corners equals 25' - unless otherwise shown. PRM's (Permanent Reference Monuments) are shown thus: ●

· SHEET 1 OF 2 SHEETS ·

Plane Coordinate - Florida West Zone

NORTH

1/4 corner - Collier Mon. Fd.

UNIT 12 SAN CARLOS PARK BLOCK 121

N 89°36'40"E 2660.88

30' Drainage & Utility Easement

22.78' D. & U. Esm't

PRM - SE Cor W 3/4 NW 1/4 Sec. 15-46-25

2254

N 89°36'40"E 2338.99'

SAN CARLOS BLVD

MIAMI ROAD

SEBRING ROAD

SARASOTA ROAD

BRADENTON ROAD

TAMPA ROAD

ORLANDO ROAD

WINTER HAVEN ROAD

OCALA ROAD

CORAL GABLES

20' Drainage & Utility Easement.

40' Drainage & Utility Easement

12' Public Utility Easement

12' P.U.E.

40' P.U.E.

Drainage & Utility Easement

N 0°07'23"W

N 89°52'37"E

N 89°36'40"E

226A 227 228 229 230 231 232 233

242 241 240 239 238 237 236

Section 16

Section 15

SEE SHEET 2

SAN CARLOS PARK

UNIT 18

A SUBDIVISION LYING IN THE SW 1/4 of SEC. 15, T. 46 S., R. 25 E., LEE COUNTY, FLORIDA

SCALE: 1"=1Ø0' HAY & KEISER - LAND SURVEYING - TICE, FLORIDA ORDER # 6227

SEPTEMBER 1962

Note: The radius of the curves on Block Corners equals 25'-unless otherwise shown. PRM's (Permanent Reference Monuments) are shown thus: ●

SHEET 1 OF 2 SHEETS

OR 173 Pg 389
182

NOT OFFICIAL RECORD
INFORMATION ONLY

UNIT 12 SAN CARLOS PARK BLOCK 121

N 89°36'40"E 2660.88

30' Drainage & Utility Easement

22.78' D. & U. Esm't

40' Dr. Esm't

225A

PRM - SE Cor W1/2 NW 1/4 Sec. 15-46-25

665.22'

N 89°36'40"E 2338.99' PRM

SAN CARLOS BLVD

227 SEBRING ROAD

228 SARASOTA ROAD

229 BRADENTON ROAD

230 TAMPA ROAD

231 ORLANDO ROAD

232 WINTER HAVEN ROAD

233 OCALA ROAD

234 BARTOW

CYPRESS END

12' Public Utility Easement

12' P.U.E.

80' Drainage Easement

North-South 1/4 Section line

CORAL GABLES ROAD

232 241 240 239 238 237 236 235

SEE SHEET 2

SAN CARLOS PARK - UNIT 18

227 | 228 | 229 | 230 | 231 | 232 | 233 | 234

CORAL ROAD | GABLES ROAD | BRADENTON RD. | TAMPA RD. | ORLANDO RD. | WINTER HAVEN RD. | OCALA RD.

MIAMI BLVD. | SEBRING ROAD | SARASOTA ROAD

Drainage & Utility Easement | 12' Public Utility Easement | 12' P.U. Easement

226-A | 242 | 241 | 240 | 239 | 238 | 237 | 236 | 235

244 | 255 | 243 | 256 | 257

TRACT "A" Future Roadway Easement

TRACT "C" 249.18'

TRACT "D" 541.10'

TRACT "B" Redivided with the subdivision of the NW1/4 Sec. 22, Twp. 46 S., R. 25 E.

SEBRING LANE | BARTOW | MURCOTT DR. | SEVILLE ROAD | BLVD.

N 89°52'37" E 2670.66

SW cor. Sec 15 T. 46S. R. 25 E.

NOT OFFICIAL RECORD INFORMATION ONLY

NOT OFFICIAL RECORD

SAN CARLOS PARK - UNIT 18 - SHEET 2 of 2

SHEET 1

SAN CARLOS PARK - UNIT 18 - SHEET 2 of 2 -

scale: 1" = 100'

TRACT "B"
Is redivided with the subdivision of the NW1/4 Sec. 22, Twp. 46 S., Rge. 25 E.

TRACT "C" 249.78

TRACT "D" 541.10

TRACT "E"

N 89°52'33" W 2670.66

NOT OFFICIAL RECORD INFORMATION ONLY

NORTH
Plane Coordinate - Fla. West Zone
N 0°19'59" W 2671.80'

Drainage Easement

12' P.U. Easement

40' P.U. Easement

411689 OFF. REC. 371 PAGE 471

WARRANTY DEED

THIS INDENTURE, Made this 17th *day of* August *A. D. 19* 66 *Between*
AMERICAN INTERNATIONAL LAND CORPORATION, *a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Lee and State of Florida, party of the first part, and* DONALD J. O'GRADY and DOROTHY F. O'GRADY, his wife, as an Estate by the entireties with right of survivorship *whose post office address is* 7634 W. Clarence Ave., Chicago 60631 *of the County of* , *in the State of* Illinois , *parties of the second part,*
WITNESSETH, That the said party of the first part, for and in consideration of the sum of
Ten Dollars ($10.00) *and other good and valuable considerations, to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part,* their *heirs and assigns forever, the following described land, situate, lying and being in the County of Lee and State of Florida, to-wit:*

Lots 4 through 9, inclusive, and Lots 28 through 33, inclusive, all in Block 269, SAN CARLOS PARK, according to a Plat of SAN CARLOS PARK Unit No. 19, a copy of which is attached hereto and made a part hereof.

STATE OF FLORIDA DOCUMENTARY STAMP TAX SEP-2'66 1470 COMPTROLLER PB 190141

LEE COUNTY 357

Subject to taxes for the year 1966 and subsequent years.

Subject to reservations, restrictions, limitations and conditions of Record. Reference hereto shall not operate so as to reimpose the same.

This instrument is made, executed, delivered and accepted subject to the following restrictions and limitations which are intended to be and shall be taken as one of the express considerations of this conveyance:

I. This property shall be used for no purpose other than as a single family dwelling. Suitable accessory buildings such as garage, garden house, trellises may be also erected thereon, however no garage or accessory building shall be used as living quarters except for employees, and such buildings shall not be used or occupied as living quarters prior to the erection of the main dwelling. A garage shall be built on the rear of the lot or attached to the main dwelling, but may not be erected elsewhere.

II. No dwelling shall be permitted on any lot at a cost of less than $5,200.00, based upon cost levels prevailing on April 1, 1959, it being the intention and purpose of this covenant to assure that the dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date this deed is recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, inclusive of one story open porches and garage shall be not less than 800 square feet. In computing square footages under this provision, it shall be agreed that carport, garage, and screen porches shall be figured at 25% of the area of same.

III. No main dwelling shall be erected upon a parcel of land of less than 9,200 square feet except with the express written approval and consent of the grantor.

IV. No main building shall be located on the homesite nearer to the front lot line than twenty-five feet, or nearer to the back lot line than twenty feet. No main building shall be located nearer to the side lines of any homesite than ten per-cent of the total frontage of the entire homesite. No other buildings shall be erected nearer than thirty feet to the front lot lines nor nearer than 15 feet of the side or rear lines. For the purposes of this covenant eaves and steps shall not be considered a part of the minimum square foot content of the dwelling.

V. No buildings shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the grantor as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. The grantor's approval or disapproval as required in these covenants shall be in writing.

VI. From the above described property there is reserved to the grantor, its successors and assigns the rear six feet thereof. There is also reserved to grantor as well, six feet along each side of each building plot and along the street. These reservations are for the purpose of granting easements and rights of way for the creation, construction and maintenance of utilities, such as gas, water, telephone, telegraph, electricity, sewers, storm drains and land drains, as well as for any public, quasi-public or private utility or function deemed necessary and/or expedient by the grantor for the public health and welfare. Grantee takes title subject to this covenant, even though all other covenants herein expressed or any parts thereof may be deemed to be illegal. The grantor hereby further expressly reserves unto itself, its assigns, all the gas, oil and mineral rights, and the exclusive right to dedicate to public use roads, streets, and/or avenues abutting the above described properties, without the consent of the grantee.

VII. No noxious or offensive activity shall be carried upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

VIII. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence whether temporarily or permanently, except as herein above provided.

IX. No sign of any kind, except those erected by grantor, shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than two square feet advertising the property for sale or rent.

X. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

XI. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

XII. At this time, there exists no water system or sewerage system on the premises or in San Carlos Park, as shown by the various plats designated San Carlos Park, Extention or Division or names of similar import. Such systems are desirable and the parties, wishing to promote the installation of such a system and further realizing that subsequent grantees might not be as desirous of such systems and thereby might refuse to cooperate in the installation of same, do covenant and agree that at such time as the water and/or sewerage systems are installed, all improvements erected hereon shall be connected to such Board of Health approved systems at the expense of the grantee, his successors or assigns, and at same time, said owner shall not use any other water supply for domestic purposes, provided that this restriction will not prevent the use of a well for lawn sprinkling, irrigation, air conditioners and filling swimming pools.

OFF. REC. 371 PAGE 472

No individual sewage disposal system shall be permitted on any lot unless such system is designed, located, and constructed in accordance with the requirements, standards and recommendations of Florida State Board of Health and Lee County Board of County Commissioners or Board of Health. Approval of such system shall be obtained from such authorities.

Upon receipt of notice of the fact that the water system is ready to be connected into the residential supply and/or the sewerage system is to be connected into the residence, the grantee, his successors or assigns shall within forty-five days thereafter, authorize all work necessary for the connection of such system to the residence and authorize ingress and egress upon the property for such work. All of said work performed in completing said connection shall be paid by grantee within forty-five days after completion thereof. All unpaid sums for such work performed shall be secured by a lien against the said premises. Such lien may be enforced at any time by the lienor within three years after the date of the completion of such installation by proceedings in chancery or at law.

XIII. No fence or hedge shall be erected or maintained which shall unreasonably restrict or block the view from an adjoining lot or which shall materially impair the continuity of the general landscaping of the neighborhood. A hedge or fence shall not be of greater height than four feet.

XIV. These covenants are to run with the land and shall be binding on the grantees and all persons claiming under them for a period of twenty-five years from date.

XV. Grantor's enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violations or to recover damages. In the event a suit is brought for enforcement by grantor, costs and attorney's fees shall be born by the Defendants in said suit regardless of the outcome of said suit.

XVI. Invalidation of any one of these covenants or parts thereof by judgment or decree of court shall in no wise effect any of the other provisions which shall remain in full force and effect.

XVII. No lots shown on the plat above-described shall be divided or resubdivided unless both portions of said lot be used to increase the site size of the adjacent lots as platted.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part of the first part has caused these presents to be signed in its name by its duly authorized officers, and its corporate seal to be affixed the day and year first above written.

AMERICAN INTERNATIONAL LAND CORPORATION
A Florida Corporation

Signed, Sealed and Delivered in the presence of:

Dorothy H. Wedderspoon

By: (President)

Attest: (Secretary)

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in to take acknowledgements, personally appeared JACK A. FREEMAN *, President and* JULES FREEMAN *Secretary, respectively of* AMERICAN INTERNATIONAL LAND CORP. *, a Florida corporation, known to me to be the individuals described in and who executed the foregoing instrument and they acknowledged before me that they executed the same, and affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.*

WITNESS my hand and official seal in the State and County last aforesaid, this 17th *day of* August *, A. D. 19*66.

My commission expires at Large
My Commission Expires Nov. 1, 1969
Bonded By American Fire & Casualty Co.

Notary Public

Recorded

LEE COUNTY, FLORIDA OFFICIAL RECORD VERIFIED
SEP 2 2 15 PM '66
CLERK CIRCUIT COURT
BY D.C.

TO

Date

ABSTRACT OF DESCRIPTION

Filed in the office of the Clerk of the Circuit Court of the County of State of Florida, on the day of A. D. 19 and recorded in Book , on Page

Clerk of Circuit Court.

HERMAN T. ISIS
P. O. Box 1727
CORAL GABLES 34, FLORIDA

SAN CARLOS PARK

UNIT 19

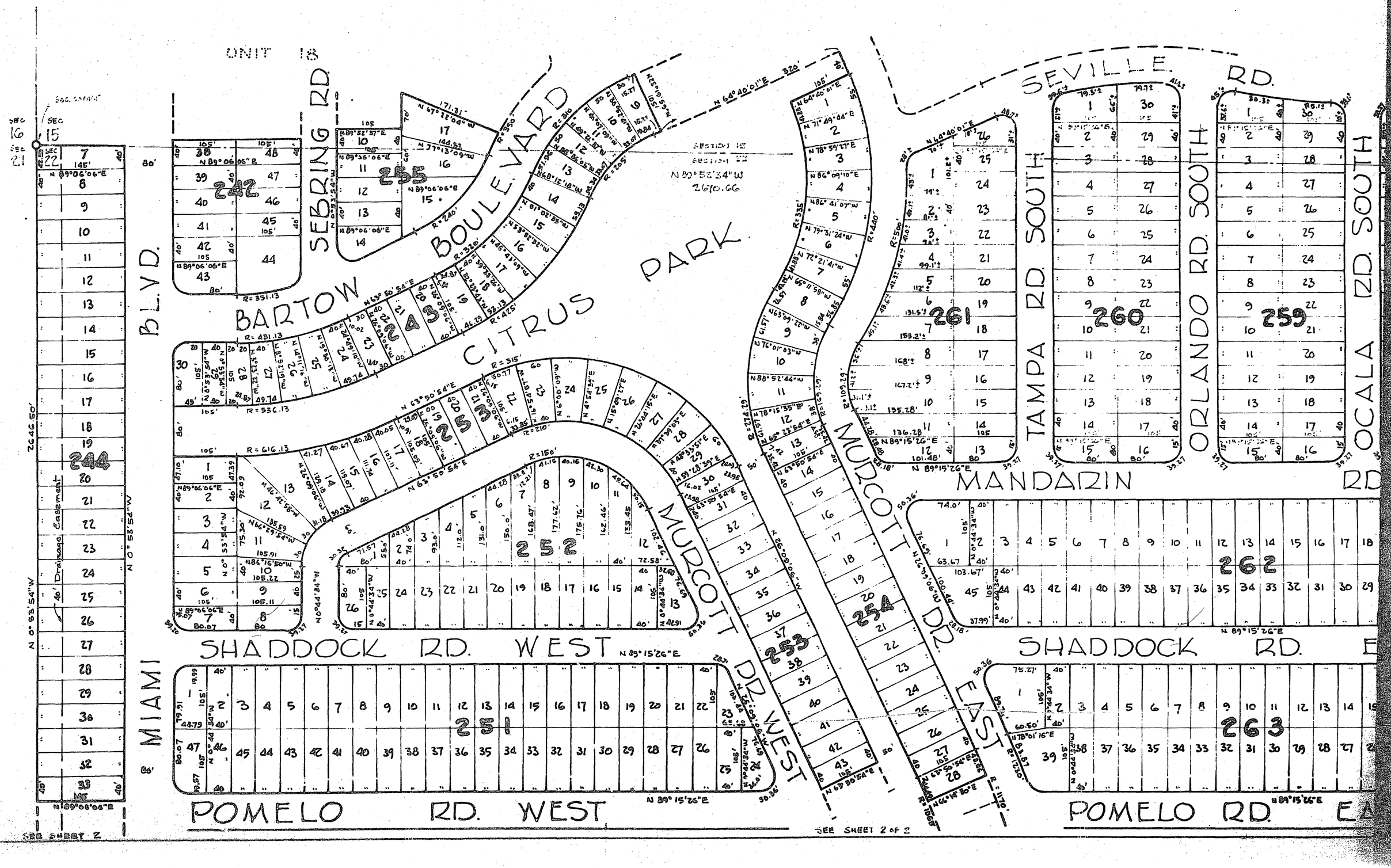
A SUBDIVISION LYING IN THE NW 1/4 of SEC. 22, T. 46 S., R. 25 E., LEE COUNTY, FLORIDA.

SCALE: 1" = 100' HAY & KEISER - LAND SURVEYING - TICE, FLORIDA ORDER # 6227

SEPTEMBER 1962

SHEET 1 OF 2 SHEETS.

NOT OFFICIAL RECORD
INFORMATION ONLY



Pg 182
OR371 Pg 474

SAN CARLOS PARK

UNIT 19

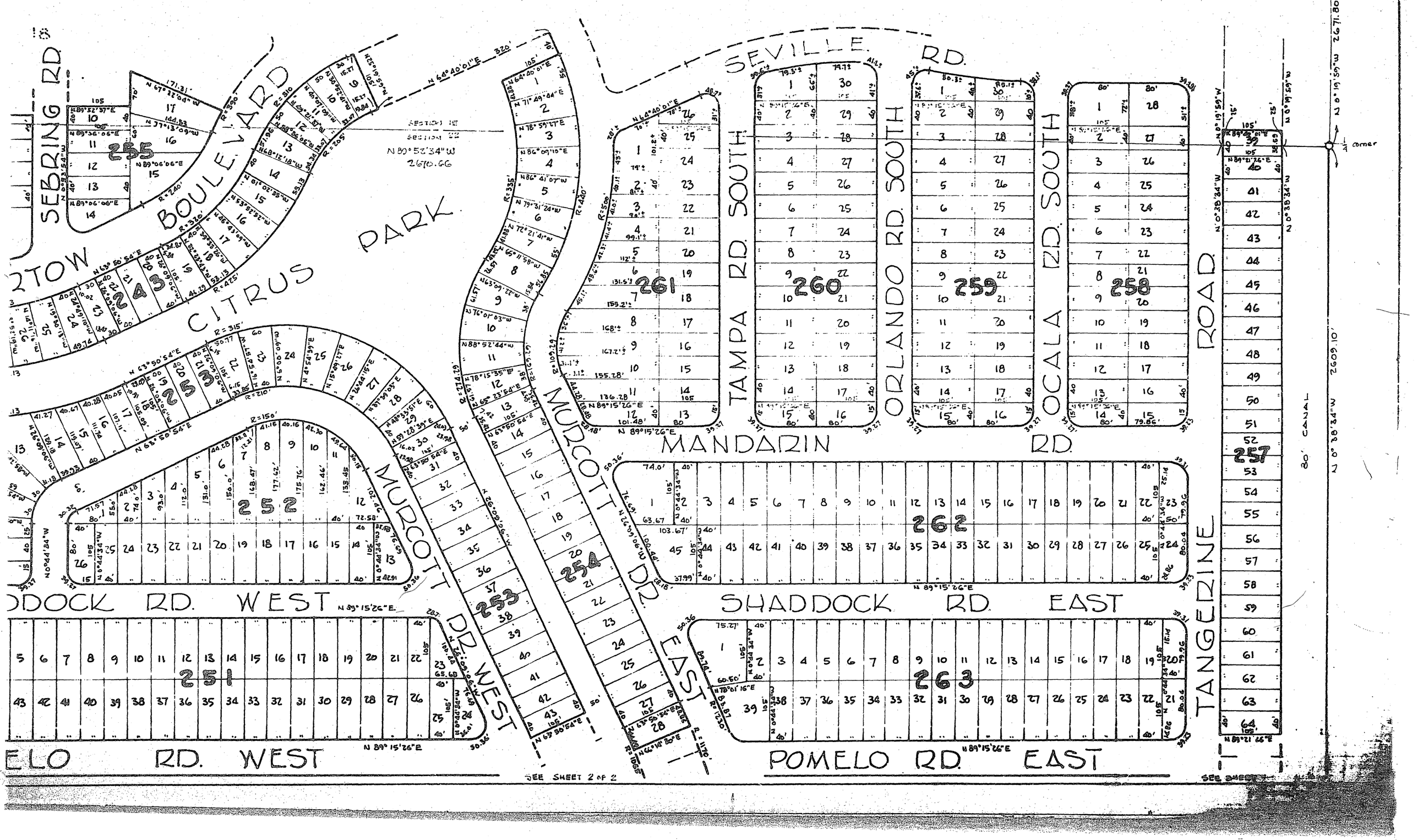
A SUBDIVISION LYING IN THE NW 1/4 of SEC. 22, T. 46 S., R. 25 E., LEE COUNTY, FLORIDA.

SCALE: 1" = 100' HAY & KEISER - LAND SURVEYING - TICE, FLORIDA ORDER # 6227

SEPTEMBER 1962

SHEET 1 OF 2 SHEETS.

NOT OFFICIAL RECORD
INFORMATION ONLY



NOT OFFICIAL RECORD
INFORMATION ONLY

POMELO RD. WEST

HAMLIN RD. WEST

PINEAPPLE

TEMPLE RD. WEST

TANGELO

BLVD.

MIAMI

MURCOTT DR. WEST

DR.

POMELO RD. EAST

HAMLIN RD. EAST

ROAD.

TEMPLE RD. EAST

BOULEVARD

Drainage Easement

SAN CARLOS PARK - UNIT 19 A SUBDIVISION LYING IN THE NW1/4 of SEC. 22, T. 46 S., R. 25 E., LEE COUNTY, FLORIDA. SHEET

DR 521/474
282
NOT OFFICIAL RECORD
INFORMATION ONLY

251

ELO RD. WEST

LIN RD. WEST

PINEAPPLE

MPLE RD. WEST

NG RD. WEST

TANGELO

MURCOTT DR. WEST

MURCOTT DR. EAST

263

POMELO RD. EAST

HAMLIN RD. EAST

ROAD

TEMPLE RD. EAST

LING RD. EAST

BOULEVARD

TANGERINE ROAD

80' CANAL

250 249 248 247 246 253 254 264 265 266 267 268 269 257 271 270