

# ALLIGATOR ALLEY COMMERCE CENTER PHASE ONE

## A REPLAT OF ALL LOTS 3, 4 AND 5, TRACT A, PORTIONS OF LOTS 2 AND 6 AND TRACT R OF 951 COMMERCE CENTER, AS RECORDED IN PLAT BOOK 17 AT PAGES 1 THROUGH 2, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

### COUNTY APPROVALS

#### ENGINEERING SERVICES DEPARTMENT

THIS PLAT APPROVED BY THE ENGINEERING SERVICES DEPARTMENT OF THE COMMUNITY DEVELOPMENT DIVISION OF COLLIER COUNTY, FLORIDA, THIS 20<sup>th</sup> DAY OF MARCH, 2008.

*Stan Chrzanoski*  
STAN CHRZANOWSKI, P.E.,  
COUNTY ENGINEER

#### COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COUNTY ATTORNEY THIS 20<sup>th</sup> DAY OF MARCH, 2008.

*Jeffrey Bright*  
JEFFREY BRIGHT  
ASSISTANT COUNTY ATTORNEY

#### COUNTY LAND SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 177 FLORIDA STATUTES.

*Steve Higgins*  
STEVE HIGGINS, F.S.M. 13 5114  
STEPHEN A. HIGGINS III

#### COUNTY COMMISSION APPROVAL STATE OF FLORIDA COUNTY OF COLLIER

THIS PLAT IS APPROVED FOR RECORDING IN REGULAR OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA THIS 20<sup>th</sup> DAY OF FEBRUARY, 2008, A.D., PROVIDED THAT THIS PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

ATTEST: *Dwight E. Brock*  
DWIGHT E. BROCK  
CLERK OF THE CIRCUIT COURT  
IN AND FOR COLLIER COUNTY

*Tom Henning*  
TOM HENNING, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

#### FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES, IN FORM, WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 10:57 AM THIS 4<sup>th</sup> DAY OF APRIL, 2008, A.D., AND DULY RECORDED IN PLAT BOOK 49, PAGES 19 THROUGH 20 INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

*Dwight E. Brock*  
DWIGHT E. BROCK  
CLERK OF CIRCUIT COURT  
IN AND FOR COLLIER COUNTY, FLORIDA

STATE OF FLORIDA }  
COUNTY OF COLLIER } SS

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY OF THE PROPERTY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND THAT THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

*George W. Hackney*  
GEORGE W. HACKNEY  
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 5606

DATE 18 FEBRUARY

THIS INSTRUMENT WAS PREPARED BY GEORGE W. HACKNEY OF AGNOLI, BARBER & BRUNDAGE, INC., PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS, 7400 TAMAMI TRAIL N., NAPLES, FLORIDA 34108 (239) 597-1111

#### LEGAL DESCRIPTION

ALL OF LOTS 3, 4 AND 5 AND TRACT A AND PORTIONS OF LOTS 2 AND 6 AND TRACT R OF 951 COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17 PAGES 1 AND 2 PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 89°42'19" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 3 AND THE SOUTHERLY BOUNDARY OF SAID PLAT, A DISTANCE OF 423.92 FEET; THENCE LEAVING SAID BOUNDARY NORTH 00°28'19" WEST ALONG THE WESTERLY LINE OF THE EASTERLY 150' OF SAID LOT 2 AS RECORDED IN OFFICIAL RECORDS BOOK 2559 PAGE 1831 PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA A DISTANCE OF 265.02 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF TRACT R OF SAID PLAT; THENCE SOUTH 89°42'19" EAST, ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 125.35 FEET; THENCE LEAVING SAID BOUNDARY CONTINUE SOUTH 89°42'19" EAST, A DISTANCE OF 158.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET SAID CURVE ALSO BEING ON THE NORTHERLY LINE OF LOT 1 OF SAID PLAT; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF LOTS 1 AND 6 OF THE AFORESAID PLAT THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 198.35 FEET; THENCE NORTH 00°17'41" EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 6, A DISTANCE OF 407.22 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 89°42'19" EAST ALONG THE NORTH LINE OF THAT PARCEL DESCRIBED IN O.R. BOOK 2011, PAGE 2377, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA A DISTANCE OF 178.72 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF SAID LOT 6; THENCE NORTH 00°28'19" WEST ALONG SAID BOUNDARY A DISTANCE OF 254.44 FEET; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 23°13'15" WEST, A DISTANCE OF 68.01 FEET; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 89°42'19" WEST, A DISTANCE OF 390.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE CONTINUE NORTH 89°42'19" WEST ALONG THE NORTHERLY LINE OF SAID LOT 5 A DISTANCE OF 600.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00°22'21" EAST ALONG THE WESTERLY BOUNDARY OF SAID PLAT A DISTANCE OF 1114.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 20.09 ACRES, MORE OR LESS;

#### DEDICATIONS/RESERVATIONS

##### STATE OF FLORIDA COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS, THAT 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., RONALD BENDERSON, AND DAVID H. BALDAUF AS TRUSTEES UNDER A TRUST AGREEMENT DATED SEPTEMBER 22, 1993 KNOWN AS THE RANDALL BENDERSON 1993-1 TRUST, AS TRUSTEES UNDER LAND TRUST AGREEMENT DATED AUGUST 14, 2003 AND WR-1 ASSOCIATES, LTD, THE OWNERS OF THE LANDS DESCRIBED HEREON HAVE CAUSED THIS PLAT OF ALLIGATOR ALLEY COMMERCE CENTER, PHASE ONE, COLLIER COUNTY, FLORIDA TO BE MADE AND HEREBY:

##### A. DEDICATES TO 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS:

1. ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED HEREON FOR STORM WATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
2. ALL ACCESS EASEMENTS (A.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
3. ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
4. ALL COUNTY UTILITY EASEMENTS (C.U.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
5. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
6. ALL MAINTENANCE EASEMENTS (M.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
7. ALL CONSERVATION EASEMENTS (C.E.) WITH RESPONSIBILITY FOR MAINTENANCE.

THE CONSERVATION EASEMENTS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION EASEMENT AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

##### B. DEDICATES TO COLLIER COUNTY, ITS SUCCESSORS OR ASSIGNS:

1. ALL ACCESS EASEMENTS (A.E.) FOR USE BY GOVERNMENTAL VEHICLES IN THE EXECUTION OF THEIR DUTIES, INCLUDING BUT NOT LIMITED TO EMERGENCY MEDICAL SERVICE, FIRE DEPARTMENT SERVICE AND UTILITY SERVICE, SUBJECT TO THE EASEMENTS DEDICATED AND DEPICTED HEREON (C.U.E., P.U.E., D.E.) WITH NO RESPONSIBILITY FOR MAINTENANCE.
2. ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED HEREON WITH NO RESPONSIBILITY FOR MAINTENANCE.
3. ALL RAW WATER WELL SITE EASEMENTS (R.W.E.) AS DEPICTED HEREON WITH NO RESPONSIBILITY FOR MAINTENANCE.
4. ALL CONSERVATION EASEMENTS (C.E.) WITHOUT RESPONSIBILITY FOR MAINTENANCE, SUBJECT TO THE PROVISIONS OF A7.

##### C. DEDICATES TO COLLIER COUNTY WATER-SEWER DISTRICT:

1. ALL COUNTY UTILITY EASEMENTS (C.U.E.) FOR THE PURPOSES OF UTILITY INSTALLATION, CONSTRUCTION, OPERATION, OR MAINTENANCE, INCLUDING THE RIGHT OF ACCESS TO PERFORM ANY SUCH PURPOSE, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. ALL INTERIM WATER AND SEWER UTILITY FACILITIES CONSTRUCTED WITHIN THIS PLATED AREA, UPON ACCEPTANCE OF THOSE INTERIM UTILITY FACILITIES PURSUANT TO THE APPLICABLE COUNTY REGULATIONS, INCLUDING THOSE SET FORTH IN THE CODE OF LAWS AND ORDINANCES, CHAPTER 134.
3. ALL RAW WATER WELL SITE EASEMENT (R.W.E.) AS DEPICTED HEREON FOR THE PURPOSE OF INSTALLATION AND CONSTRUCTION OF WELL INFRASTRUCTURE, SUBJECT TO EASEMENT DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE OF EASEMENT AFTER THE WELL FACILITY IS IN PLACE.

#### DEDICATION (CONTINUED)

D. DEDICATES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES, PROVIDED THAT SUCH USES BE SUBJECT TO AND NOT INCONSISTENT WITH, THE USE BY THE COLLIER COUNTY WATER-SEWER DISTRICT. IN THE EVENT A CABLE COMPANY DAMAGES THE FACILITIES OF ANOTHER PUBLIC UTILITY IT WILL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 26<sup>th</sup> DAY OF FEBRUARY, 2008, A.D.

#### OWNER'S ACKNOWLEDGMENT

##### WITNESSES:

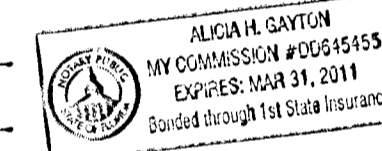
*Alicia H. Gayton*  
Alicia Gayton  
PRINTED NAME:  
*Mary Beth McLaughlin*  
MARY BETH McLAUGHLIN  
PRINTED NAME:

OWNER: 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.  
BY: *DAVID H. BALDAUF*  
DAVID H. BALDAUF, VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF COLLIER

THE FOREGOING DEDICATIONS/RESERVATIONS WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF FEBRUARY, 2008, BY DAVID H. BALDAUF AS VICE PRESIDENT OF 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

*Alicia H. Gayton*  
NOTARY PUBLIC  
ALICIA H. GAYTON  
PRINTED NAME



(SEAL)

#### OWNER'S ACKNOWLEDGMENT

##### WITNESSES:

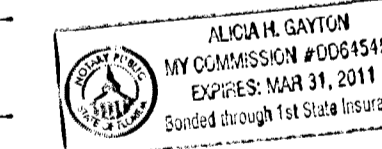
*Alicia H. Gayton*  
Alicia H. Gayton  
PRINTED NAME:  
*Mary Beth McLaughlin*  
MARY BETH McLAUGHLIN  
PRINTED NAME:

OWNER: THE RANDALL BENDERSON 1993-1 TRUST  
BY: *DAVID H. BALDAUF*  
DAVID H. BALDAUF, TRUSTEE

STATE OF FLORIDA  
COUNTY OF COLLIER

THE FOREGOING DEDICATIONS/RESERVATIONS WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF FEBRUARY, 2008, BY DAVID H. BALDAUF, AS TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 22, 1993, KNOWN AS THE RANDALL BENDERSON 1993-1 TRUST, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED AUGUST 14, 2003, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

*Alicia H. Gayton*  
NOTARY PUBLIC  
ALICIA H. GAYTON  
PRINTED NAME



(SEAL)

#### OWNER'S ACKNOWLEDGMENT

##### WITNESSES:

*Alicia H. Gayton*  
Alicia H. Gayton  
PRINTED NAME:  
*Mary Beth McLaughlin*  
MARY BETH McLAUGHLIN  
PRINTED NAME:

OWNER: WR-1 ASSOCIATES, LTD.  
BY: *BG THE VILLAGE, LLC*  
ITS: GENERAL PARTNER

STATE OF FLORIDA  
COUNTY OF COLLIER

THE FOREGOING DEDICATIONS/RESERVATIONS WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF FEBRUARY, 2008, BY DAVID H. BALDAUF, AS MANAGER OF BG THE VILLAGE, LLC, GENERAL PARTNER OF WR-1 ASSOCIATES, LTD., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

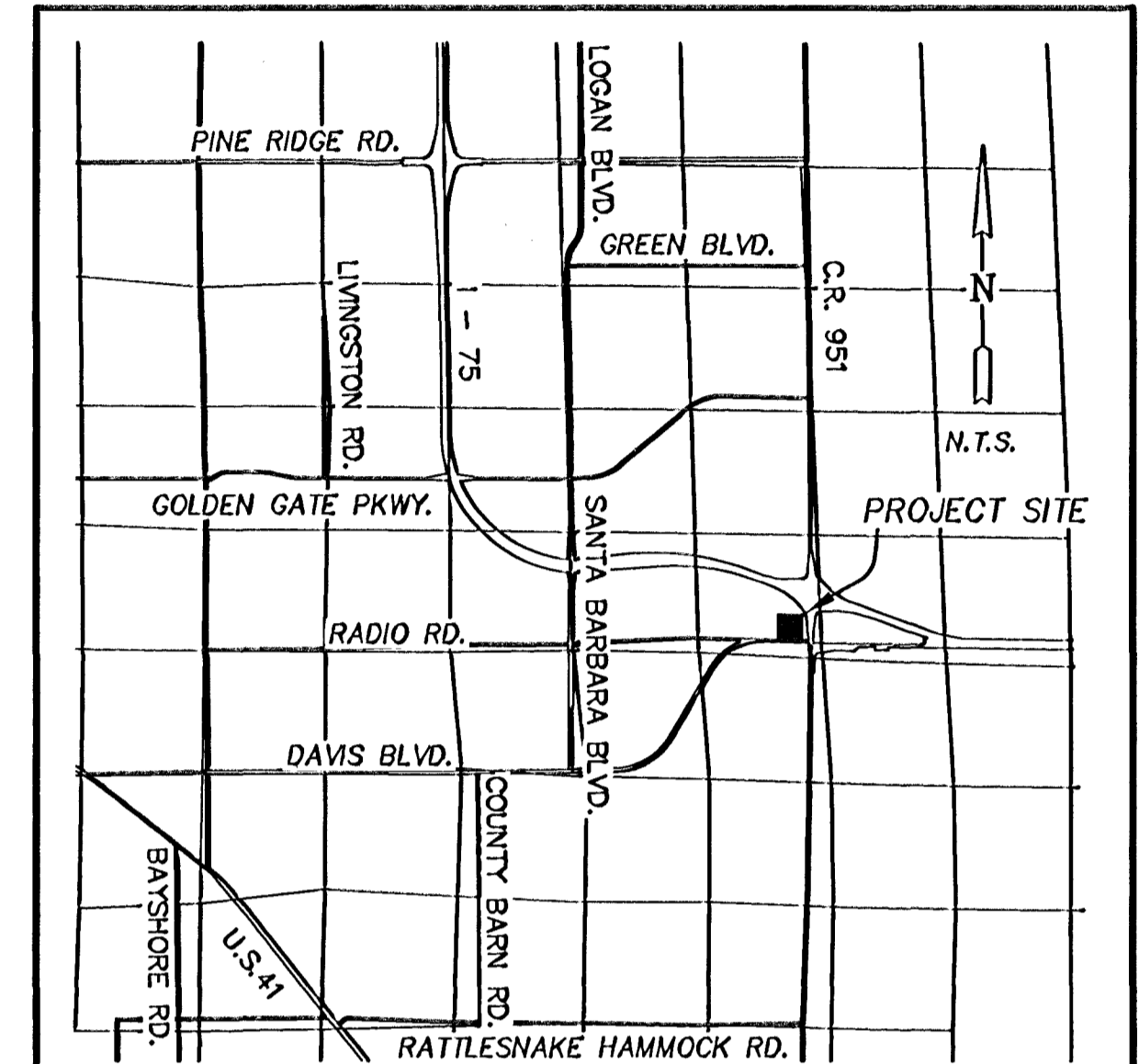
*Alicia H. Gayton*  
NOTARY PUBLIC  
ALICIA H. GAYTON  
PRINTED NAME



(SEAL)

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.

#### LOCATION MAP



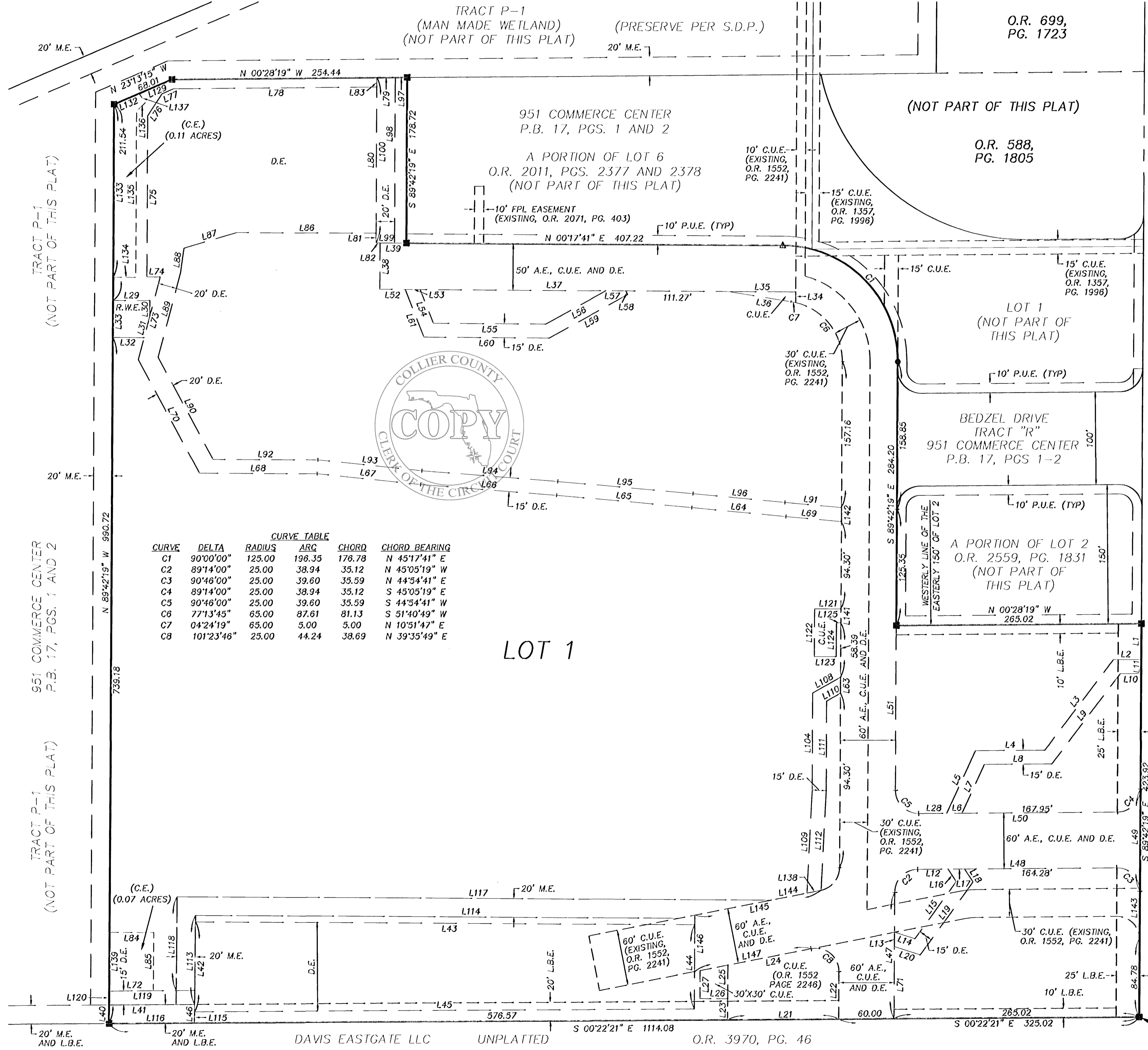
#### GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE EAST ZONE 83/90 ADJUSTMENT WITH THE BASIS OF BEARINGS BEING THE WESTERLY RIGHT OF WAY LINE FOR S.R. 84 - DAVIS BOULEVARD BEING SOUTH 89°42'19" EAST.
3. ■ - INDICATES PERMANENT REFERENCE MONUMENTS (PRM) SET, STAMPED "PRM 5606".
4. □ - INDICATES FOUND PERMANENT REFERENCE MONUMENTS (PRM) STAMPED "PRM 5606" OR AS NOTED.
5. ⊙ - INDICATES SET PERMANENT CONTROL POINTS (PCP), 2-1/2" P.K. NAIL AND WASHER WITH SURVEY CAP STAMPED "PCP 5606".
6. ▲ - INDICATES SET 2-1/2" P.K. NAIL AND WASHER WITH SURVEY CAP STAMPED "PCP 5606".
7. Δ - INDICATES FOUND P.K. NAIL AND WASHER (LLEDGIBLE)
8. ● - INDICATES SET 5/8" IRON ROD AND CAP STAMPED ABB LB3664
9. ALL CURVES ARE CIRCULAR CURVES. Δ = DELTA, R = RADIUS, A = ARC LENGTH, CH = CHORD, CHB = CHORD BEARING
10. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
11. A.E. INDICATES ACCESS EASEMENT.
12. D.E. INDICATES DRAINAGE EASEMENT.
13. C.U.E. INDICATES COUNTY UTILITY EASEMENT.
14. L.B.E. LANDSCAPE BUFFER EASEMENT.
15. U.E. INDICATES UTILITY EASEMENT.
16. C.E. INDICATES CONSERVATION EASEMENT.
17. R.O.W. INDICATES RIGHT-OF-WAY.
18. P.O.B. INDICATES POINT OF BEGINNING.
19. P.O.C. INDICATES POINT OF COMMENCEMENT.
20. O.R. INDICATES OFFICIAL RECORDS BOOK.
21. THE CENTERLINE OF PAVEMENT RANGES IN ELEVATION FROM A LOW OF 12.8' TO A HIGH OF 14.3'. THE GROUND RANGES IN ELEVATION FROM A LOW OF BELOW 10.0' ± TO A HIGH OF 12.9' ± WHICH IS NATURAL GROUND. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE 100 YEAR ELEVATION IS 13.5 FEET N.G.V.D. AND THE 25 YEAR ELEVATION IS 12.8 FEET N.G.V.D. THE FLOOD ZONE IS "X", WHICH INDICATES THE PROPERTY AS NOT IN THE FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12021C-0415G DATED NOVEMBER 17, 2005.
22. RESTRICTIONS, RESERVATIONS AND RESTRICTIVE COVENANTS ARE RECORDED IN OFFICIAL RECORD BOOK 1527, PAGES 1942 THROUGH 1959, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
23. SEE PLAT FOR ADDITIONAL EASEMENTS.
24. THIS PLAT IS WITHIN THE I-75/ALLIGATOR ALLEY COMMERCIAL PUD, ORD. 07-28.
25. R.W.E. = INDICATES RAW WATER WELL SITE EASEMENT.
26. M.E. = INDICATES MAINTENANCE EASEMENT.

# ALLIGATOR ALLEY COMMERCE CENTER PHASE ONE

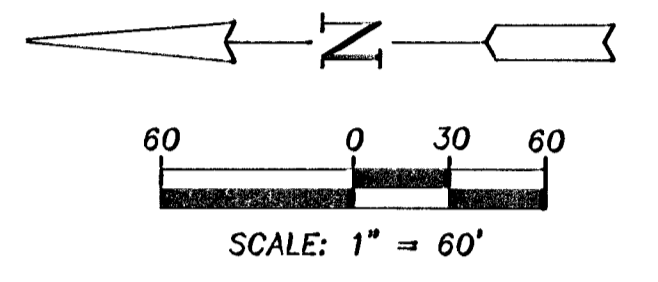
**A REPLAT OF ALL LOTS 3, 4 AND 5, TRACT A, PORTIONS OF LOTS 2 AND 6 AND TRACT R OF 951 COMMERCE CENTER, AS RECORDED IN PLAT BOOK 17 AT PAGES 1 THROUGH 2, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA**

LINE TABLE		LINE TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING
L1	38.78 N 89°42'19" W	L80	157.78 S 89°42'19" E
L2	29.94 N 00°03'53" E	L81	10.50 N 89°42'19" W
L3	122.36 N 52°44'35" W	L82	4.38 N 00°17'41" E
L4	74.98 N 00°28'48" W	L83	10.01 S 89°42'19" E
L5	74.54 N 65°24'19" W	L84	48.00 N 00°17'41" W
L6	16.56 S 00°28'19" E	L85	62.52 N 89°35'03" W
L7	57.99 S 65°24'19" E	L86	151.00 N 00°17'41" E
L8	72.79 S 00°28'48" E	L87	59.18 N 16°29'10" W
L9	122.27 S 52°44'35" E	L88	26.75 N 82°13'26" W
L10	22.43 S 00°03'53" W	L89	94.52 N 75°10'34" W
L11	15.00 S 89°42'19" E	L90	124.82 S 61°34'08" W
L12	32.80 S 0°28'19" E	L91	58.73 S 05°04'38" W
L13	15.73 S 89°42'19" E	L92	113.31 S 00°17'48" W
L14	23.25 S 17°46'28" W	L93	113.25 S 05°56'47" W
L15	78.24 S 54°06'22" E	L94	147.18 S 04°23'02" W
L16	16.25 N 56°15'43" E	L95	147.08 S 05°08'26" W
L17	17.94 S 00°28'19" E	L96	102.40 S 05°24'05" W
L18	16.84 S 56°15'43" W	L97	12.78 N 00°28'19" W
L19	97.55 N 54°06'22" W	L98	178.55 N 89°42'19" W
L20	29.40 N 17°46'28" E	L99	20.00 N 00°17'41" E
L21	120.00 S 00°22'21" E	L100	178.28 S 89°42'19" E
L22	50.94 N 89°42'18" W	L104	104.81 N 89°42'19" W
L23	22.64 N 89°42'19" E	L108	34.47 S 29°39'07" E
L24	91.87 N 11°07'46" W	L109	110.85 N 87°11'53" W
L25	36.00 N 89°42'19" W	L110	17.16 S 29°39'07" E
L26	30.00 N 00°17'41" E	L111	96.47 N 89°42'19" W
L27	30.00 S 89°42'19" E	L112	107.46 N 87°11'53" W
L28	30.51 S 00°28'19" E	L113	96.00 S 89°28'58" E
L29	40.00 N 00°17'41" E	L114	523.69 S 00°17'41" W
L30	16.83 N 89°42'19" W	L115	12.00 N 89°28'58" W
L31	23.94 N 75°10'34" W	L116	92.48 N 00°22'21" W
L32	33.99 S 00°17'41" W	L117	642.84 N 00°17'41" E
L33	40.00 S 89°42'19" E	L118	101.24 N 89°28'58" W
L34	11.61 S 89°44'18" E	L119	72.61 N 00°22'21" W
L35	73.27 N 00°17'41" E	L120	15.00 N 89°42'19" W
L36	69.20 S 09°10'51" W	L121	28.28 N 00°17'41" E
L37	377.02 N 00°17'41" E	L122	51.45 N 89°42'19" W
L38	50.00 S 89°41'42" E	L123	23.50 S 00°03'55" W
L39	28.42 S 00°17'41" W	L124	36.35 S 89°42'19" E
L40	20.00 S 89°42'19" E	L125	4.78 S 00°17'41" W
L41	92.56 S 00°22'21" E	L129	38.52 N 23°13'15" W
L42	97.00 S 89°28'58" E	L132	29.49 N 23°13'15" W
L43	540.08 S 00°17'41" W	L133	186.54 N 89°42'19" W
L44	90.71 N 89°43'17" W	L134	24.50 N 00°17'41" E
L45	540.52 N 00°22'21" W	L135	179.21 N 89°42'19" W
L46	20.00 S 89°28'58" E	L136	13.13 N 44°35'02" W
L47	135.96 S 89°42'19" E	L137	11.93 S 55°46'11" W
L48	215.02 S 00°28'19" E	L138	15.45 S 11°07'04" E
L49	110.01 S 89°42'19" E	L139	63.08 S 89°28'03" E
L50	215.02 N 00°28'19" W	L141	15.00 S 89°42'19" E
L51	177.49 S 89°42'19" E	L142	15.05 S 89°42'19" E
L52	27.60 S 00°17'41" W	L143	51.33 N 89°42'19" W
L53	16.16 S 00°17'41" W	L144	39.22 N 11°10'02" W
L54	39.05 S 68°25'30" W	L145	138.71 N 11°08'04" W
L55	121.36 S 00°17'54" W	L146	61.20 N 89°43'17" W
L56	73.99 S 29°02'02" E	L147	128.60 S 11°06'04" E
L57	21.57 S 00°17'41" W		
L58	4.43 S 60°57'58" W		
L59	96.73 N 29°02'02" W		
L60	135.43 N 00°17'54" E		
L61	55.21 N 68°25'30" E		
L63	17.31 S 89°42'19" E		
L64	102.37 S 05°24'05" W		
L65	146.95 N 05°08'26" E		
L66	147.29 N 04°23'02" E		
L67	112.71 N 05°56'47" E		
L68	127.15 N 00°17'48" E		
L69	60.03 S 05°04'38" W		
L70	138.89 N 61°34'08" E		
L71	77.19 S 89°42'19" E		
L72	48.13 N 0°22'21" W		
L73	92.41 S 75°10'34" E		
L74	14.48 S 00°17'41" W		
L75	173.66 S 89°42'19" E		
L76	28.63 N 56°53'03" W		
L77	13.62 S 23°13'15" E		
L78	219.51 S 00°28'19" E		
L79	20.00 S 00°28'19" E		



CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	90°00'00"	125.00	198.35	176.78
C2	89°14'00"	25.00	38.94	35.12
C3	90°46'00"	25.00	39.60	35.59
C4	89°14'00"	25.00	38.94	35.12
C5	90°46'00"	25.00	39.60	35.59
C6	77°13'45"	65.00	87.61	81.13
C7	04°24'19"	65.00	5.00	5.00
C8	101°23'46"	25.00	44.24	38.69

35 2  
34 3



THIS INSTRUMENT WAS PREPARED BY GEORGE W. HACKNEY OF AGNOLI, BARBER & BRUNDAGE, INC., PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS, 7400 TAMAMI TRAIL N., NAPLES, FLORIDA 34108 (239) 597-3111

# ALLIGATOR ALLEY COMMERCE CENTER PHASE TWO

A REPLAT OF ALL OF LOT 1 OF ALLIGATOR ALLEY COMMERCE CENTER PHASE ONE, AS RECORDED IN PLAT BOOK 49 AT PAGES 19 THROUGH 20 AND ALL OF TRACT P-1 OF 951 COMMERCE CENTER, AS RECORDED IN PLAT BOOK 17 AT PAGES 1 THROUGH 2, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

### COUNTY APPROVALS

#### ENGINEERING SERVICES DEPARTMENT

THIS PLAT APPROVED BY THE ENGINEERING SERVICES DEPARTMENT OF THE COMMUNITY DEVELOPMENT DIVISION OF COLLIER COUNTY, FLORIDA, THIS 30<sup>th</sup> DAY OF MARCH, 2009.

*Stan Chrzanoski*  
STAN CHRZANOSKI, P.E.,  
COUNTY ENGINEER

#### COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COUNTY ATTORNEY THIS 3<sup>rd</sup> DAY OF April, 2009.

*Steven T. Williams*  
STEVEN T. WILLIAMS  
ASSISTANT COUNTY ATTORNEY

#### COUNTY LAND SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 177 FLORIDA STATUTES.

*Stephen A. Higgins*  
STEPHEN A. HIGGINS, P.S.M. LS 5194

#### COUNTY COMMISSION APPROVAL

STATE OF FLORIDA  
COUNTY OF COLLIER

THIS PLAT IS APPROVED FOR RECORDING IN REGULAR OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA THIS 14<sup>th</sup> DAY OF April, 2009, A.D., PROVIDED THAT THIS PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

*Dwight E. Brock*  
DWIGHT E. BROCK  
CLERK OF THE CIRCUIT COURT  
IN AND FOR COLLIER COUNTY

*Donna Fiala*  
DONNA FIALA, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

#### FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES, IN FORM, WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT 3:16 PM THIS 14<sup>th</sup> DAY OF April, 2009, A.D., AND DULY RECORDED IN PLAT BOOK 49, PAGES 60 THROUGH 64 INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

*Dwight E. Brock*  
DWIGHT E. BROCK  
CLERK OF CIRCUIT COURT  
IN AND FOR COLLIER COUNTY, FLORIDA

STATE OF FLORIDA }  
COUNTY OF COLLIER } SS

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY OF THE PROPERTY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND THAT THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

*John J. Hilton*  
JOHN J. HILTON  
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 6278  
DATE 2/24/2009

THIS INSTRUMENT WAS PREPARED BY JOHN J. HILTON OF AGNOLI, BARBER & BRUNDAGE, INC., PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS, 7400 TAMiami TRAIL N., NAPLES, FLORIDA 34108 (239) 597-3111

### LEGAL DESCRIPTION

ALL OF LOT 1 OF ALLIGATOR ALLEY COMMERCE CENTER PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 19 AND 20 AND ALL OF TRACT P-1 OF 951 COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 1 AND 2, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE SOUTH 89°42'19" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 423.92 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°28'19" WEST A DISTANCE OF 265.02 FEET;  
THENCE SOUTH 89°42'19" EAST A DISTANCE OF 284.20 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 198.35 FEET;  
THENCE NORTH 00°17'41" EAST A DISTANCE OF 407.22 FEET;  
THENCE SOUTH 89°42'19" EAST A DISTANCE OF 178.72 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT P-1;  
THENCE SOUTH 00°28'19" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 572.29 FEET;  
THENCE LEAVING SAID WESTERLY LINE SOUTH 89°42'19" EAST A DISTANCE OF 157.32 FEET TO AN INTERSECTION WITH THE EXISTING RIGHT-OF-WAY LINE;  
THENCE NORTH 11°11'24" WEST ALONG SAID EXISTING RIGHT-OF-WAY LINE A DISTANCE OF 69.58 FEET;  
THENCE NORTH 02°42'30" WEST A DISTANCE OF 630.50 FEET;  
THENCE NORTH 23°13'15" WEST A DISTANCE OF 332.81 FEET;  
THENCE NORTH 45°10'01" WEST A DISTANCE OF 645.39 FEET;  
THENCE NORTH 52°16'33" WEST A DISTANCE OF 538.53 FEET;  
THENCE NORTH 63°23'17" WEST A DISTANCE OF 148.87 FEET;  
THENCE LEAVING SAID EXISTING RIGHT-OF-WAY LINE SOUTH 00°22'21" EAST A DISTANCE OF 2,071.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 36.07 ACRES OF LAND, MORE OR LESS;  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### DEDICATIONS/RESERVATIONS

STATE OF FLORIDA  
COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS, THAT 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., RONALD BENDERSON, AND DAVID H. BALDAUF AS TRUSTEES UNDER A TRUST AGREEMENT DATED SEPTEMBER 22, 1993 KNOWN AS THE RANDALL BENDERSON 1993-1 TRUST, AS TRUSTEES UNDER LAND TRUST AGREEMENT DATED AUGUST 14, 2003 AND WR-1 ASSOCIATES, LTD., THE OWNERS OF THE LANDS DESCRIBED HEREON HAVE CAUSED THIS PLAT OF ALLIGATOR ALLEY COMMERCE CENTER PHASE TWO, COLLIER COUNTY, FLORIDA TO BE MADE AND HEREBY:

- A. DEDICATES TO 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS:
  - 1. ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED HEREON FOR STORM WATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
  - 2. ALL ACCESS EASEMENTS (A.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
  - 3. ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
  - 4. ALL COUNTY UTILITY EASEMENTS (C.U.E.) WITH RESPONSIBILITY FOR MAINTENANCE.
  - 5. ALL CONSERVATION EASEMENTS (C.E.) WITH RESPONSIBILITY FOR MAINTENANCE. THE CONSERVATION EASEMENTS MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION EASEMENT AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- B. DEDICATES TO COLLIER COUNTY, ITS SUCCESSORS OR ASSIGNS:
  - 1. ALL ACCESS EASEMENTS (A.E.) FOR USE BY GOVERNMENTAL VEHICLES IN THE EXECUTION OF THEIR DUTIES, INCLUDING BUT NOT LIMITED TO EMERGENCY MEDICAL SERVICE, FIRE DEPARTMENT SERVICE AND UTILITY SERVICE, SUBJECT TO THE EASEMENTS DEDICATED AND DEPICTED HEREON (C.U.E., D.E.) WITH NO RESPONSIBILITY FOR MAINTENANCE.
  - 2. ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED HEREON WITH NO RESPONSIBILITY FOR MAINTENANCE.
  - 3. ALL RAW WATER WELL SITE EASEMENTS (R.W.E.) AS DEPICTED HEREON WITH NO RESPONSIBILITY FOR MAINTENANCE.
  - 4. ALL CONSERVATION EASEMENTS (C.E.) WITHOUT RESPONSIBILITY FOR MAINTENANCE, SUBJECT TO THE PROVISIONS OF A5.
- C. DEDICATES TO COLLIER COUNTY WATER-SEWER DISTRICT:
  - 1. ALL COUNTY UTILITY EASEMENTS (C.U.E.) FOR THE PURPOSES OF UTILITY INSTALLATION, CONSTRUCTION, OPERATION, OR MAINTENANCE, INCLUDING THE RIGHT OF ACCESS TO PERFORM ANY SUCH PURPOSE, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
  - 2. ALL INTERIM WATER AND SEWER UTILITY FACILITIES CONSTRUCTED WITHIN THIS PLATTED AREA, UPON ACCEPTANCE OF THOSE INTERIM UTILITY FACILITIES PURSUANT TO THE APPLICABLE COUNTY REGULATIONS, INCLUDING THOSE SET FORTH IN THE CODE OF LAWS AND ORDINANCES, CHAPTER 134.
  - 3. ALL RAW WATER WELL SITE EASEMENT (R.W.E.) AS DEPICTED HEREON FOR THE PURPOSE OF INSTALLATION AND CONSTRUCTION OF WELL INFRASTRUCTURE, SUBJECT TO EASEMENT DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE OF EASEMENT AFTER THE WELL FACILITY IS IN PLACE.
- D. DEDICATES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION

### DEDICATION (CONTINUED)

SERVICES, PROVIDED THAT SUCH USES BE SUBJECT TO AND NOT INCONSISTENT WITH, THE USE BY THE COLLIER COUNTY WATER-SEWER DISTRICT. IN THE EVENT A CABLE COMPANY DAMAGES THE FACILITIES OF ANOTHER PUBLIC UTILITY IT WILL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 26<sup>th</sup> DAY OF February, 2009, A.D.

#### OWNER'S ACKNOWLEDGMENT

WITNESSES:  
*Sherry A. Kekial*  
*Sherry A. Kekial*  
PRINTED NAME:  
*Kim Owens*  
*Kim Owens*  
PRINTED NAME:

OWNER: 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC.  
BY: *David H. Baldauf*  
DAVID H. BALDAUF, VICE PRESIDENT

STATE OF NEW YORK  
COUNTY OF ERIE

THE FOREGOING DEDICATIONS/RESERVATIONS WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF February, 2009, BY DAVID H. BALDAUF AS VICE PRESIDENT OF 951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Sherry A. Kekial*  
NOTARY PUBLIC  
*Sherry A. Kekial*  
PRINTED NAME

SHERY A. KEKIAL  
Notary Public, State of New York  
Registration No. 01165012458  
Qualified in Erie County  
My Commission Expires January 11, 20 11 (SEAL)

#### OWNER'S ACKNOWLEDGMENT

WITNESSES:  
*Sherry A. Kekial*  
*Sherry A. Kekial*  
PRINTED NAME:  
*Kim Owens*  
*Kim Owens*  
PRINTED NAME:

OWNER: THE RANDALL BENDERSON 1993-1 TRUST  
BY: *David H. Baldauf*  
DAVID H. BALDAUF, TRUSTEE

STATE OF NEW YORK  
COUNTY OF ERIE

THE FOREGOING DEDICATIONS/RESERVATIONS WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF February, 2009, BY DAVID H. BALDAUF, AS TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 22, 1993, KNOWN AS THE RANDALL BENDERSON 1993-1 TRUST, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED AUGUST 14, 2003, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Sherry A. Kekial*  
NOTARY PUBLIC  
*Sherry A. Kekial*  
PRINTED NAME

SHERY A. KEKIAL  
Notary Public, State of New York  
Registration No. 01165012458  
Qualified in Erie County  
My Commission Expires January 11, 20 11 (SEAL)

#### OWNER'S ACKNOWLEDGMENT

WITNESSES:  
*Sherry A. Kekial*  
*Sherry A. Kekial*  
PRINTED NAME:  
*Kim Owens*  
*Kim Owens*  
PRINTED NAME:

OWNER: WR-1 ASSOCIATES, LTD.  
BY: *BG The Village, LLC*  
ITS: GENERAL PARTNER  
BY: *David H. Baldauf*  
DAVID H. BALDAUF, MANAGER

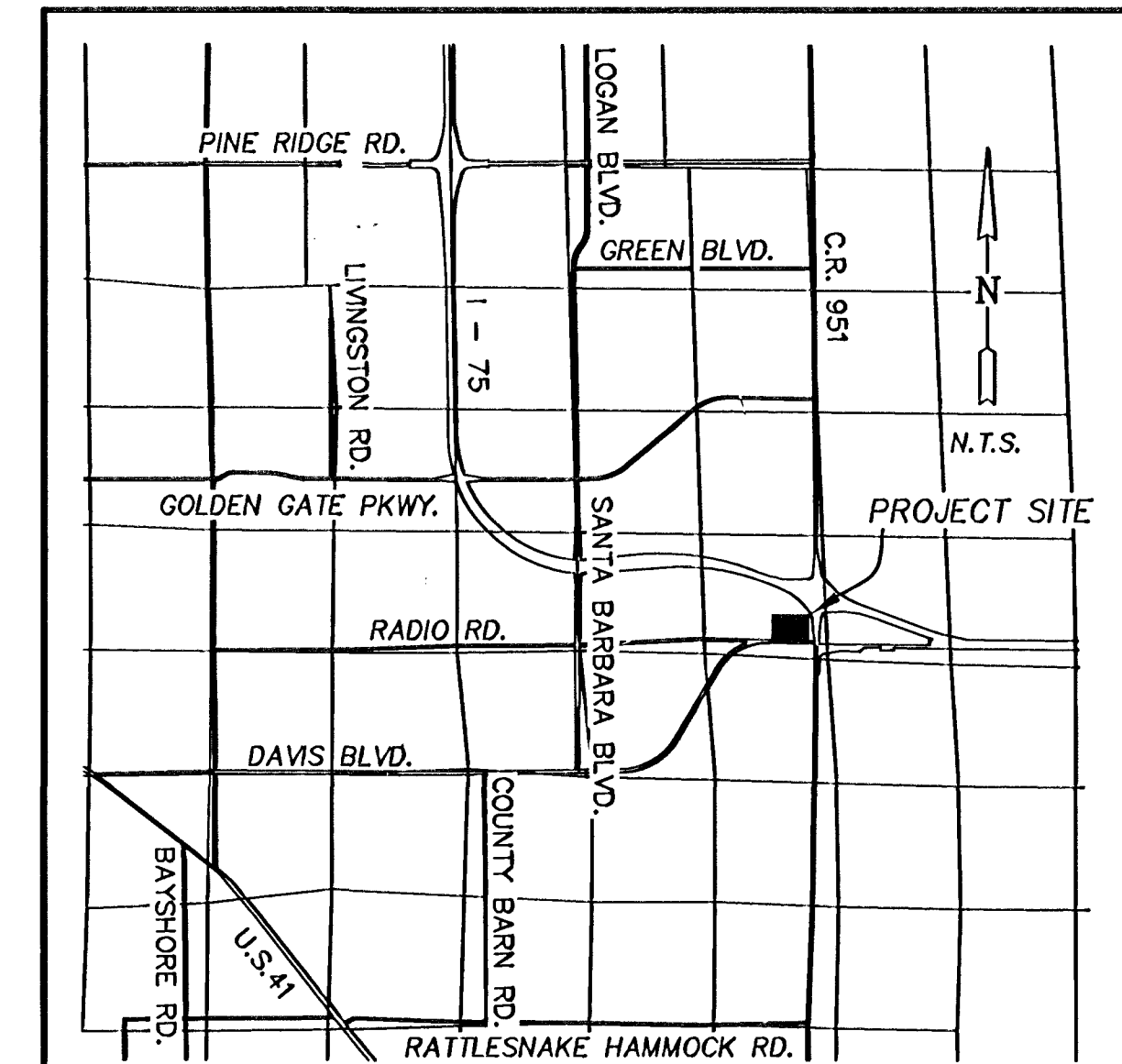
STATE OF NEW YORK  
COUNTY OF ERIE

THE FOREGOING DEDICATIONS/RESERVATIONS WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF February, 2009, BY DAVID H. BALDAUF, AS MANAGER OF BG THE VILLAGE, LLC, GENERAL PARTNER OF WR-1 ASSOCIATES, LTD., WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

*Sherry A. Kekial*  
NOTARY PUBLIC  
*Sherry A. Kekial*  
PRINTED NAME

SHERY A. KEKIAL  
Notary Public, State of New York  
Registration No. 01165012458  
Qualified in Erie County  
My Commission Expires January 11, 20 11 (SEAL)

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.

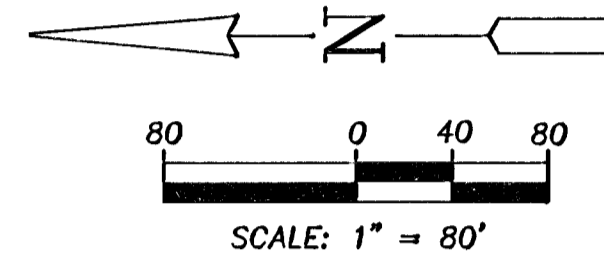


### GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE EAST ZONE 83/90 ADJUSTMENT WITH THE BASIS OF BEARINGS BEING THE WESTERLY RIGHT OF WAY LINE FOR S.R. 84 - DAVIS BOULEVARD BEING SOUTH 89°42'19" EAST.
- 3. ■ - INDICATES PERMANENT REFERENCE MONUMENTS (PRM) SET, STAMPED "PRM 5606".
- 4. □ - INDICATES FOUND PERMANENT REFERENCE MONUMENTS (PRM) STAMPED "PRM 5606" OR AS NOTED.
- 5. ⊙ - INDICATES SET PERMANENT CONTROL POINTS (PCP), 2-1/2" P.K. NAIL AND WASHER WITH SURVEY CAP STAMPED "PCP 5606".
- 6. ▲ - INDICATES SET 2-1/2" P.K. NAIL AND WASHER WITH SURVEY CAP STAMPED "PCP 5606".
- 7. △ - INDICATES FOUND P.K. NAIL AND WASHER (ILLEGIBLE)
- 8. ● - INDICATES SET 5/8" IRON ROD AND CAP STAMPED ABB LB3664
- 9. ALL CURVES ARE CIRCULAR CURVES. Δ = DELTA, R = RADIUS, A = ARC LENGTH, CH = CHORD, CHB = CHORD BEARING
- 10. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 11. A.E. INDICATES ACCESS EASEMENT.
- 12. D.E. INDICATES DRAINAGE EASEMENT.
- 13. C.U.E. INDICATES COUNTY UTILITY EASEMENT.
- 14. L.B.E. LANDSCAPE BUFFER EASEMENT.
- 15. C.E. INDICATES CONSERVATION EASEMENT.
- 16. R.W.E. = INDICATES RAW WATER WELL SITE EASEMENT.
- 17. R.O.W. INDICATES RIGHT-OF-WAY.
- 18. P.O.B. INDICATES POINT OF BEGINNING.
- 19. P.O.C. INDICATES POINT OF COMMENCEMENT.
- 20. O.R. INDICATES OFFICIAL RECORDS BOOK.
- 21. THE CENTERLINE OF PAVEMENT RANGES IN ELEVATION FROM A LOW OF 12.8' TO A HIGH OF 14.3'. THE GROUND RANGES IN ELEVATION FROM A LOW OF BELOW 9.0' ± TO A HIGH OF 12.9' ± WHICH IS NATURAL GROUND. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE 100 YEAR ELEVATION IS 13.5 FEET N.G.V.D. AND THE 25 YEAR ELEVATION IS 12.5' FEET N.G.V.D. THE FLOOD ZONE IS "X", WHICH INDICATES THE PROPERTY AS NOT IN THE FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12021C-0415G DATED NOVEMBER 17, 2005.
- 22. RESTRICTIONS, RESERVATIONS AND RESTRICTIVE COVENANTS ARE RECORDED IN OFFICIAL RECORD BOOK 1527, PAGES 1942 THROUGH 1959, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
- 23. SEE PLAT FOR ADDITIONAL EASEMENTS.
- 24. THIS PLAT IS WITHIN THE I-75/ALLIGATOR ALLEY COMMERCIAL PLUD, ORD. 07-26.

# ALLIGATOR ALLEY COMMERCE CENTER PHASE TWO

**A REPLAT OF ALL OF LOT 1 OF ALLIGATOR ALLEY COMMERCE CENTER PHASE ONE, AS RECORDED IN PLAT BOOK 49 AT PAGES 19 THROUGH 20 AND ALL OF TRACT P-1 OF 951 COMMERCE CENTER, AS RECORDED IN PLAT BOOK 17 AT PAGES 1 THROUGH 2, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA**



35 2  
34 3 P.O.C. SOUTHEAST CORNER SECTION 34

COLLIER BOULEVARD (C.R. 951)

LOT 1 SEE SHEET 5 OF 5

O.R. 699, PG. 1723

(NOT PART OF THIS PLAT)

O.R. 588, PG. 1805

951 COMMERCE CENTER P.B. 17, PGS. 1 AND 2  
A PORTION OF LOT 6 O.R. 2011, PGS. 2377 AND 2378 (NOT PART OF THIS PLAT)

LOT 1 (NOT PART OF THIS PLAT)

BEDZEL DRIVE TRACT "R" 951 COMMERCE CENTER P.B. 17, PGS 1-2

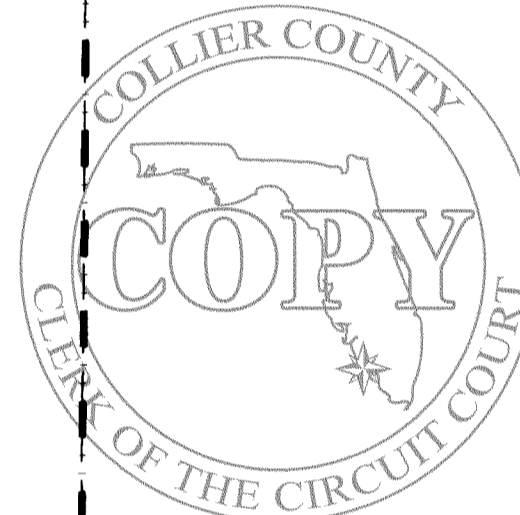
A PORTION OF LOT 2 O.R. 2559, PG. 1831 (NOT PART OF THIS PLAT)

DAVIS BOULEVARD (S.R. 84)

INTERSTATE 75 (S.R. 93)

SEE SHEET 4 OF 5

LOT 1



SEE SHEET 3 OF 5

LOT 1

DAVIS EASTGATE LLC

UNPLATTED

O.R. 3970, PG. 46

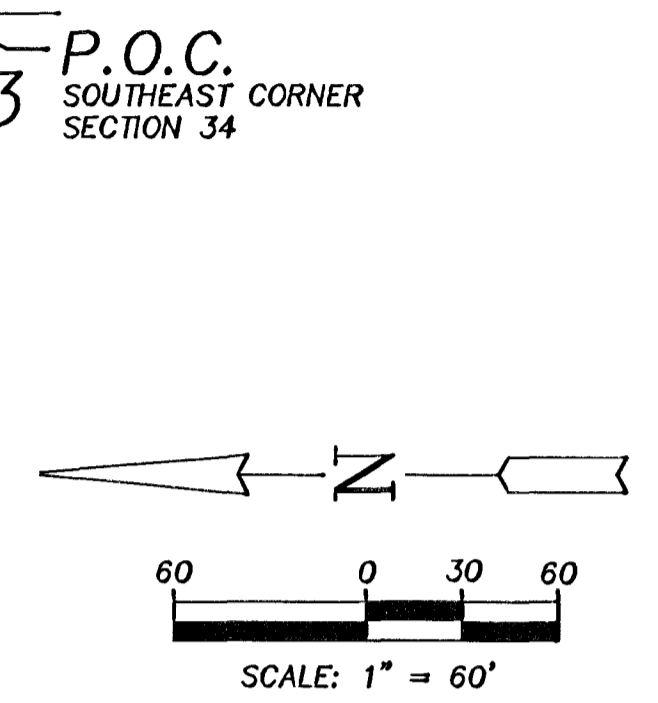
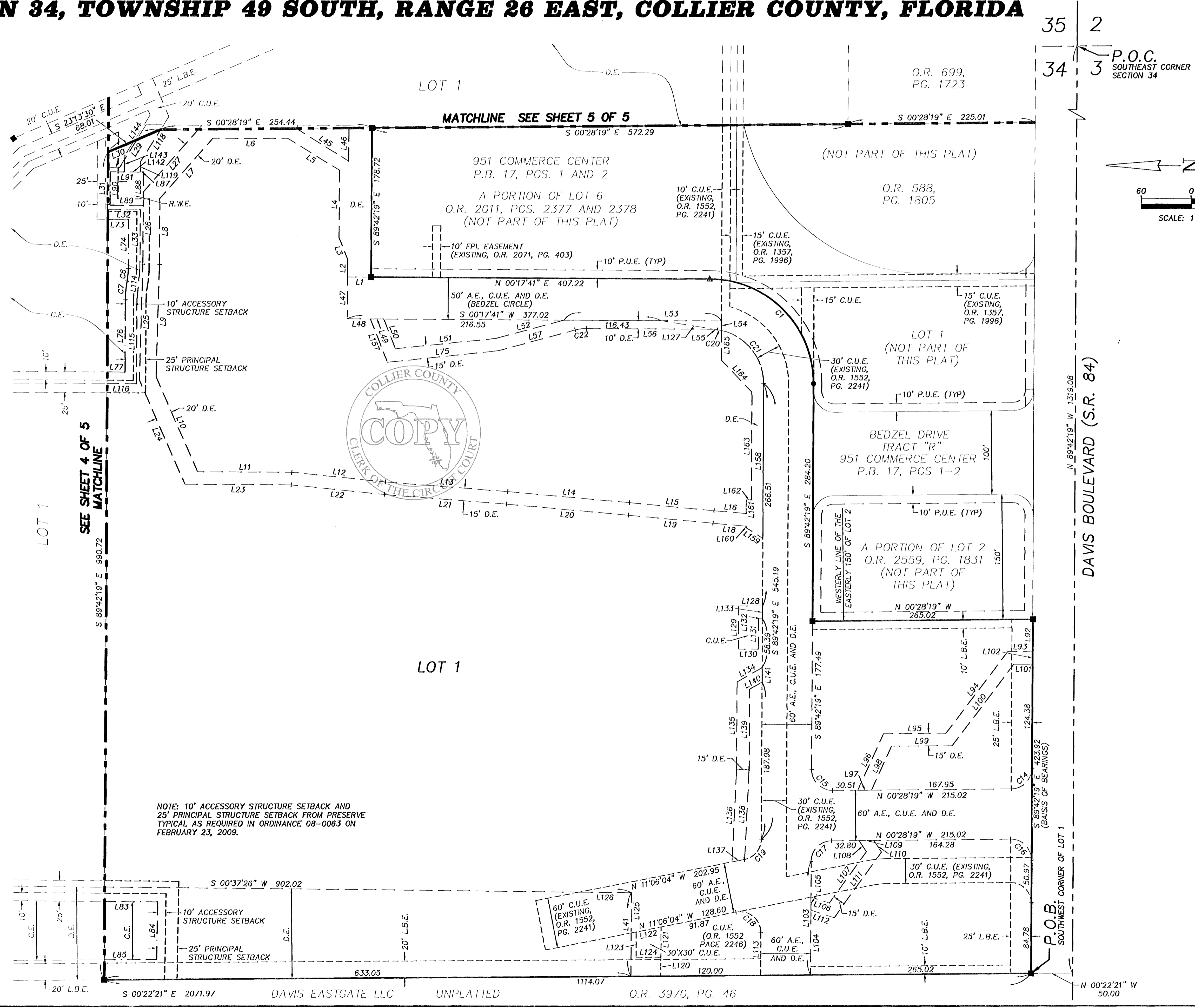
P.O.B. SOUTHWEST CORNER OF LOT 1

# ALLIGATOR ALLEY COMMERCE CENTER PHASE TWO

**A REPLAT OF ALL OF LOT 1 OF ALLIGATOR ALLEY COMMERCE CENTER PHASE ONE, AS RECORDED IN PLAT BOOK 49 AT PAGES 19 THROUGH 20 AND ALL OF TRACT P-1 OF 951 COMMERCE CENTER, AS RECORDED IN PLAT BOOK 17 AT PAGES 1 THROUGH 2, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA**

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	90°00'00"	125.00	196.35	176.78
C6	10°43'52"	79.50	14.89	14.87
C7	10°43'48"	120.50	22.57	22.53
C14	89°14'00"	25.00	38.94	35.12
C15	90°46'00"	25.00	39.60	35.59
C16	90°46'00"	25.00	39.60	35.59
C17	89°14'00"	25.00	38.94	35.12
C18	101°23'46"	25.00	44.24	38.69
C19	78°33'27"	24.98	34.24	31.62
C20	4°24'19"	65.00	5.00	5.00
C21	77°13'45"	65.00	87.61	81.13
C22	15°26'41"	50.00	13.48	13.44

LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	28.42 N 00°17'41" E	L95	74.98 N 00°28'48" W
L2	20.59 S 89°42'19" E	L96	74.54 N 65°24'19" W
L3	28.13 N 68°21'35" E	L97	16.56 S 00°28'19" E
L4	80.99 S 89°46'14" E	L98	57.99 S 65°24'19" E
L5	72.34 N 31°43'43" E	L99	72.79 S 00°28'48" E
L6	90.29 N 00°17'48" E	L100	122.27 S 52°44'35" E
L7	96.13 N 48°33'44" W	L101	22.43 S 00°03'53" W
L8	79.23 N 89°42'19" W	L102	15.00 S 89°42'19" E
L9	134.70 N 88°12'24" W	L103	135.96 S 89°42'19" E
L10	123.86 S 66°20'56" W	L104	77.19 S 89°42'19" E
L11	113.19 S 00°17'48" W	L105	15.73 S 89°42'19" E
L12	113.25 S 05°56'47" W	L106	23.25 S 17°46'28" W
L13	147.18 S 04°23'02" W	L107	76.24 S 54°06'22" E
L14	147.08 S 05°08'26" W	L108	16.25 N 56°15'43" E
L15	102.38 S 05°24'05" W	L109	17.94 S 00°28'19" E
L16	38.74 S 05°04'38" W	L110	16.84 S 56°15'43" W
L17	40.04 N 05°04'38" E	L111	97.55 N 54°06'22" W
L18	102.39 N 05°24'05" E	L112	29.40 N 17°46'28" E
L19	146.95 N 05°08'26" E	L113	50.94 S 89°42'18" E
L20	147.29 N 04°23'02" E	L114	36.80 N 84°15'02" W
L21	112.71 N 05°56'47" E	L115	101.03 S 89°42'15" W
L22	127.62 N 00°17'48" E	L116	287.50 N 00°17'41" E
L23	135.93 S 66°19'42" E	L117	64.31 N 57°49'09" W
L24	138.95 S 88°12'24" E	L118	11.98 N 89°42'19" W
L25	86.48 S 89°42'19" E	L119	22.64 S 89°42'19" E
L26	106.08 S 48°33'44" E	L120	36.00 S 89°42'19" E
L27	61.49 N 57°49'09" W	L121	30.59 N 11°01'08" W
L28	14.46 N 00°17'41" E	L122	30.00 N 89°42'19" W
L29	50.00 N 89°42'19" W	L123	30.00 S 00°17'41" W
L30	40.00 S 00°17'41" W	L124	48.15 S 89°43'17" E
L31	70.87 N 89°42'19" W	L125	62.98 N 00°37'26" E
L32	100.00 N 89°43'17" W	L126	68.92 S 09°13'10" W
L33	72.43 S 31°43'43" E	L127	28.28 N 00°17'41" E
L34	42.70 S 89°42'19" E	L128	51.45 N 89°42'19" W
L35	50.00 N 89°41'42" W	L129	23.50 S 00°03'55" W
L36	27.60 S 00°17'41" W	L130	36.35 S 89°42'19" E
L37	16.16 S 00°17'41" W	L131	4.78 S 00°17'41" W
L38	38.48 S 68°25'30" W	L132	13.00 S 89°42'19" E
L39	121.46 S 05°56'31" E	L133	34.47 N 29°39'07" W
L40	84.53 S 15°09'04" E	L134	104.81 N 89°42'19" W
L41	189.70 S 00°17'41" W	L135	110.85 N 87°11'53" W
L42	11.61 N 89°44'18" W	L136	15.45 S 11°07'07" E
L43	4.46 N 09°10'51" E	L137	107.46 S 87°11'53" E
L44	153.49 N 00°17'41" E	L138	96.47 S 89°42'19" E
L45	95.70 N 15°09'00" W	L139	17.16 S 29°39'07" E
L46	38.00 S 00°17'41" W	L140	17.31 S 89°42'19" E
L47	58.87 N 89°42'19" W	L141	19.28 N 00°17'41" E
L48	134.03 N 05°56'31" W	L142	18.69 N 90°00'00" E
L49	86.42 N 89°42'15" W	L143	58.35 S 57°49'09" E
L50	273.50 N 00°17'41" E	L144	55.88 N 68°25'30" E
L51	332.98 S 00°31'08" W	L145	185.37 N 89°42'19" W
L52	68.52 N 88°57'53" W	L146	23.63 N 32°48'53" E
L53	519.00 N 00°22'21" W	L147	2.12 S 89°42'19" E
L54	3.50 S 00°17'41" W	L148	16.31 S 89°42'19" E
L55	40.00 N 89°42'19" W	L149	6.05 S 00°00'00" W
L56	40.00 N 00°17'41" E	L150	128.67 S 89°42'19" E
L57	40.00 S 89°42'19" E	L151	53.08 N 46°27'44" E
L58	40.00 S 00°17'41" W	L152	35.58 S 89°42'19" E
L59	38.78 N 89°42'19" W		
L60	29.94 N 00°03'53" E		
L61	122.36 N 52°44'35" W		



NOTE: 10' ACCESSORY STRUCTURE SETBACK AND 25' PRINCIPAL STRUCTURE SETBACK FROM PRESERVE TYPICAL AS REQUIRED IN ORDINANCE 08-0063 ON FEBRUARY 23, 2009.

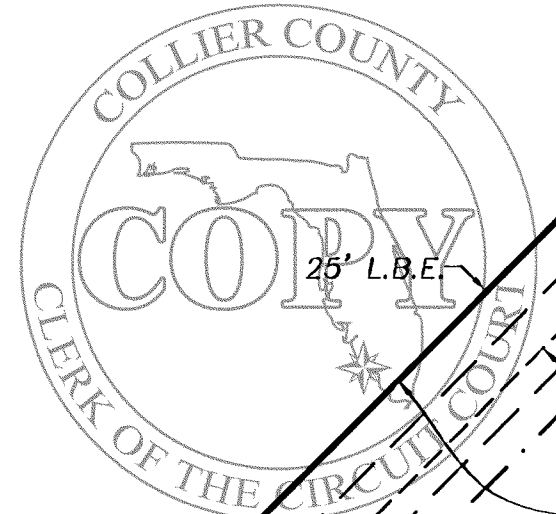
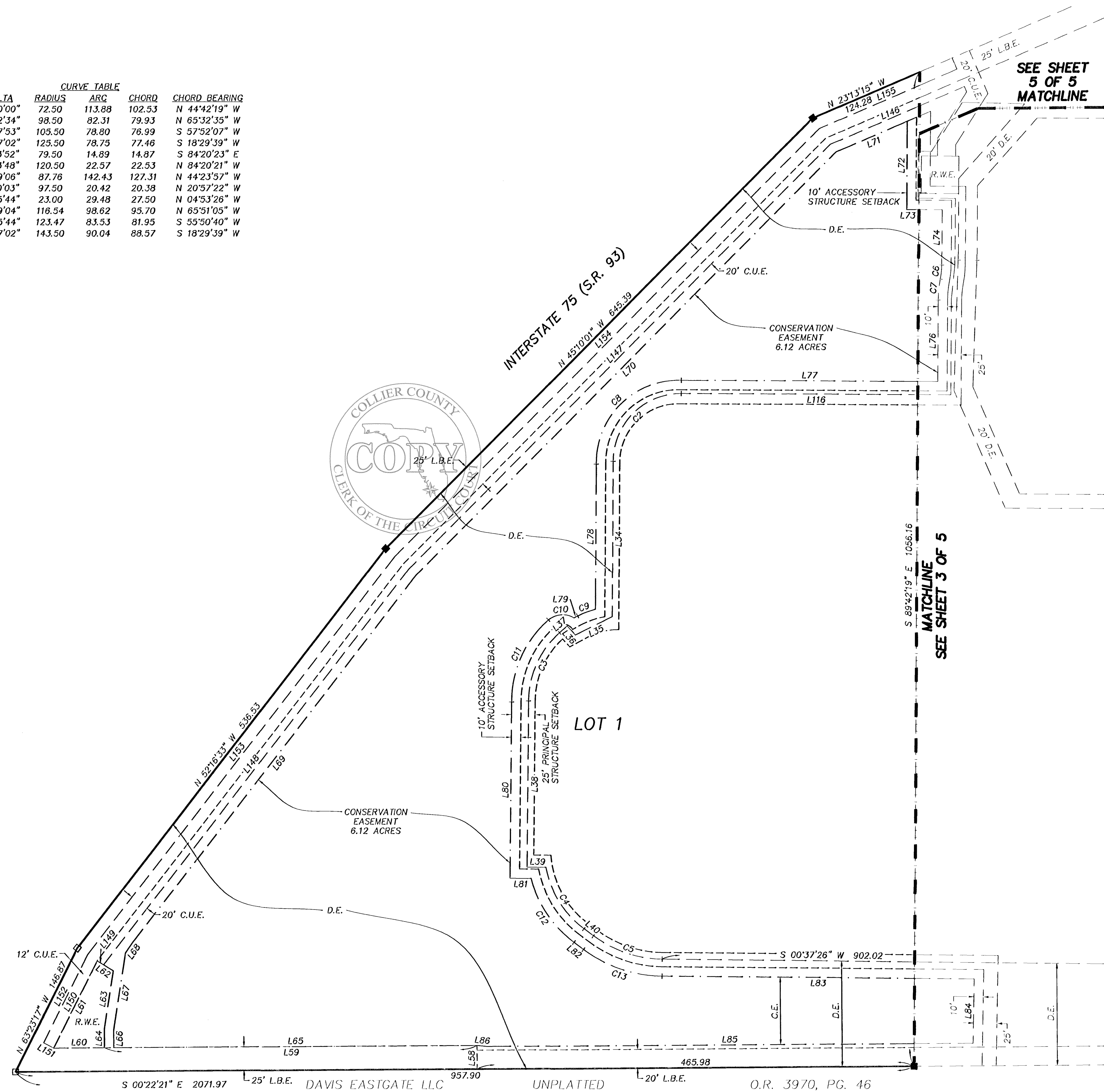
THIS INSTRUMENT WAS PREPARED BY JOHN J. HILTON OF AGNOLI, BARBER & BRUNDAGE, INC., PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS, 7400 TAMiami TRAIL N., NAPLES, FLORIDA 34108 (239) 597-3111

# ALLIGATOR ALLEY COMMERCE CENTER PHASE TWO

A REPLAT OF ALL OF LOT 1 OF ALLIGATOR ALLEY COMMERCE CENTER PHASE ONE, AS RECORDED IN PLAT BOOK 49 AT PAGES 19 THROUGH 20 AND ALL OF TRACT P-1 OF 951 COMMERCE CENTER, AS RECORDED IN PLAT BOOK 17 AT PAGES 1 THROUGH 2, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

LINE	LENGTH	BEARING
L34	165.04	N 89°42'19" W
L35	44.03	N 26°17'14" W
L36	13.00	N 48°05'19" E
L37	10.97	N 41°54'41" W
L38	176.27	N 89°28'52" W
L39	20.03	S 00°31'08" W
L40	12.67	S 36°28'10" W
L58	25.00	N 89°37'39" E
L59	397.03	N 00°22'21" W
L60	54.10	N 00°22'21" W
L61	103.53	S 63°23'17" E
L62	20.08	S 31°50'12" W
L63	62.34	N 81°15'46" W
L64	20.00	S 89°37'39" W
L65	387.03	N 00°22'21" W
L66	19.20	N 89°37'39" E
L67	82.23	S 81°15'46" E
L68	13.02	S 55°31'43" E
L69	493.42	S 52°16'33" E
L70	634.89	S 45°10'01" E
L71	82.76	S 23°13'15" E
L72	93.76	N 89°42'19" W
L73	38.00	S 00°17'41" W
L74	58.87	N 89°42'19" W
L76	86.42	N 89°42'15" W
L77	273.50	N 00°17'41" E
L78	154.07	N 89°42'19" W
L79	4.40	N 28°15'03" W
L80	187.00	N 89°28'52" W
L81	22.37	S 00°31'08" W
L82	12.67	S 36°28'10" W
L83	332.98	S 00°31'08" W
L84	68.52	N 88°57'53" W
L85	519.00	N 00°22'21" W
L86	10.32	N 05°11'25" E
L116	287.50	N 00°17'41" E
L146	155.79	N 23°13'10" W
L147	636.94	N 45°10'01" W
L148	531.35	N 52°16'33" W
L149	8.01	N 31°50'12" E
L150	103.53	N 63°23'17" W
L151	12.00	N 26°36'43" E
L152	104.82	S 63°23'17" E
L153	534.46	S 52°16'33" E
L154	642.06	S 45°10'01" E
L155	159.66	S 23°13'10" E

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C2	90°00'00"	72.50	113.88	102.53	N 44°42'19" W
C3	47°52'34"	98.50	82.31	79.93	N 65°32'35" W
C4	42°47'53"	105.50	78.80	76.99	S 57°52'07" W
C5	35°57'02"	125.50	78.75	77.46	S 18°29'39" W
C6	10°43'52"	79.50	14.89	14.87	S 84°20'23" E
C7	10°43'48"	120.50	22.57	22.53	N 84°20'21" W
C8	92°59'06"	87.76	142.43	127.31	N 44°23'57" W
C9	12°00'03"	97.50	20.42	20.38	N 20°57'22" W
C10	73°25'44"	23.00	29.48	27.50	N 04°53'26" W
C11	48°29'04"	116.54	98.62	95.70	N 65°51'05" W
C12	38°45'44"	123.47	83.53	81.95	S 55°50'40" W
C13	35°57'02"	143.50	90.04	88.57	S 18°29'39" W



NOTE: 10' ACCESSORY STRUCTURE SETBACK AND 25' PRINCIPAL STRUCTURE SETBACK FROM PRESERVE TYPICAL AS REQUIRED IN ORDINANCE 08-0063 ON FEBRUARY 23, 2009.

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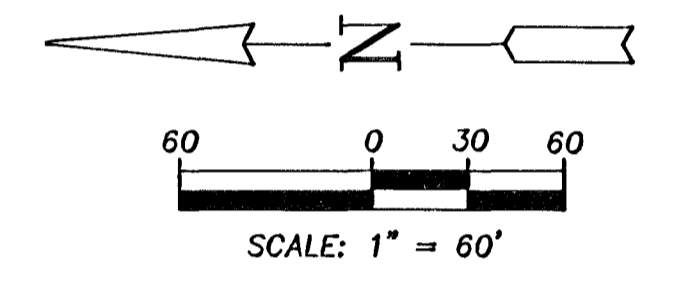
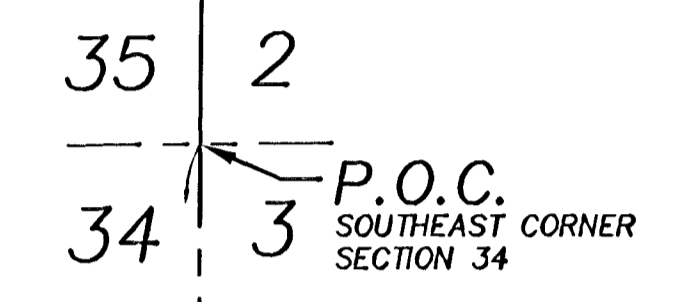
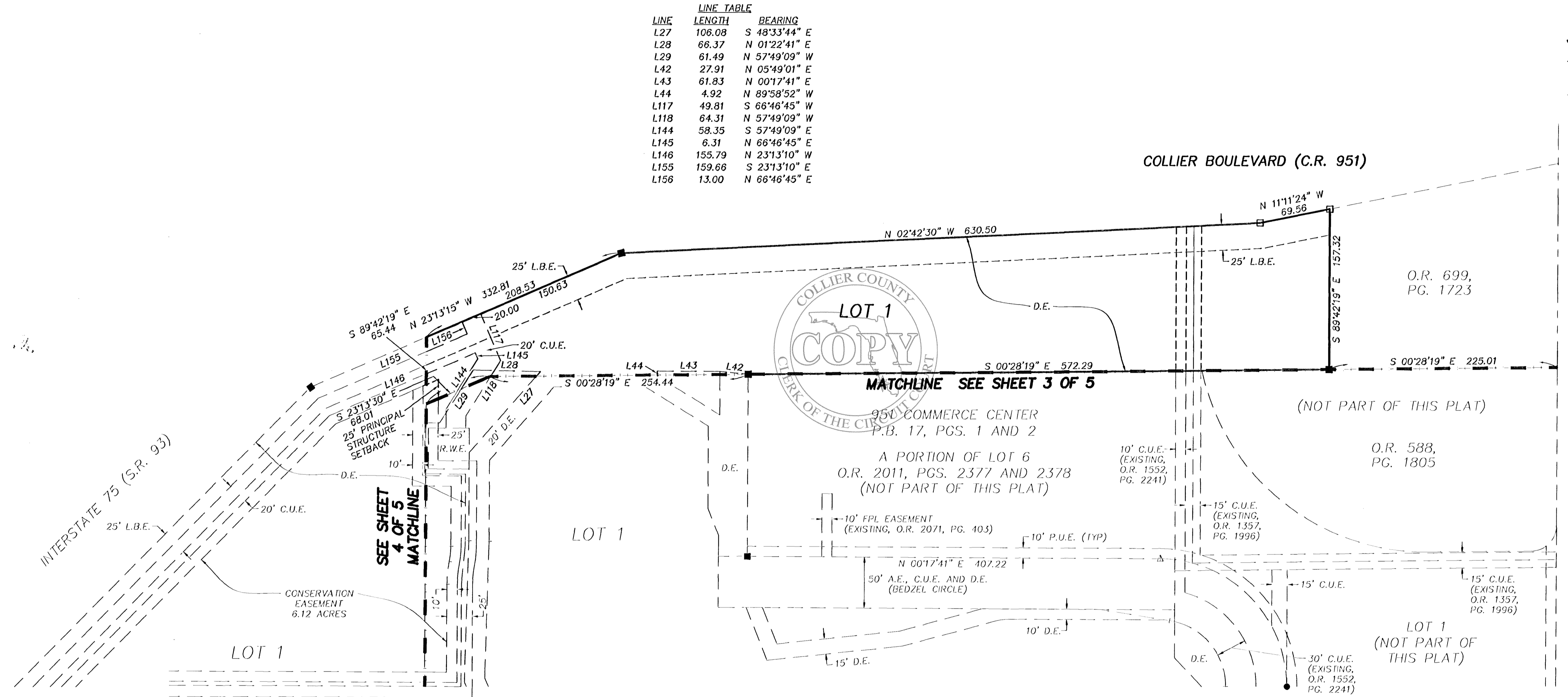
LOT 1

LOT 1

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LINE	LENGTH	BEARING
L27	106.08	S 48°33'44" E
L28	66.37	N 01°22'41" E
L29	61.49	N 57°49'09" W
L42	27.91	N 05°49'01" E
L43	61.83	N 00°17'41" E
L44	4.92	N 89°58'52" W
L117	49.81	S 66°46'45" W
L118	64.31	N 57°49'09" W
L144	58.35	S 57°49'09" E
L145	6.31	N 66°46'45" E
L146	155.79	N 23°13'10" W
L155	159.66	S 23°13'10" E
L156	13.00	N 66°46'45" E



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