

INDIAN WELLS GOLF VILLAS

A SUBDIVISION OF PART OF SECTION 28 AND SECTION 33,
TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

COUNTY APPROVALS

PROJECT PLAN REVIEW
THIS PLAT APPROVED BY THE SITE DEVELOPMENT REVIEW DEPARTMENT
THIS 12th DAY OF August, 1996, A.D.
Thomas E. Kuck
THOMAS E. KUCK, P.E.
SENIOR PROJECT MANAGER

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS
19th DAY OF August, 1996, A.D.
David C. Wiegel
DAVID C. WIEGEL
COLLIER COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL

THIS PLAT APPROVED FOR RECORDING IN A REGULAR OPEN MEETING BY THE BOARD
OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA THIS 16th DAY OF
August, 1996, A.D. PROVIDED THAT THE PLAT IS FILED
IN THE OFFICE OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

John C. Norris
ATTEST: JOHN C. NORRIS, CHAIRMAN
DWAYNE E. BROCK BOARD OF COUNTY COMMISSIONERS
CLERK OF CIRCUIT COURT COLLIER COUNTY, FLORIDA

SURVEYORS CERTIFICATE

STATE OF FLORIDA)
COUNTY OF COLLIER) SS

IT IS HEREBY CERTIFIED THAT THE PREPARATION OF THIS PLAT WAS BASED
ON A BOUNDARY SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY
SUPERVISION AS PROVIDED IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE
CODE, AND IN CHAPTER 472, FLORIDA STATUTES AND THAT THE SURVEY
DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES. PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE
RECORDING OF THIS PLAT, AND PERMANENT CONTROL POINTS WILL BE SET
WITHIN TWO MONTHS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS.

WILSON, MILLER, BARTON & PEEK, INC.
John P. Maloney
JOHN P. MALONEY, P.L.S. NO. 4493 DATED: 4-17-96

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 3:10 P.M. THIS 20th DAY OF August
1996, A.D. AND DULY RECORDED IN PLAT BOOK 27, PAGES 22
THROUGH 23 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

By: *Hellen Stachel, P.C.*
DWAYNE E. BROCK
CLERK OF THE CIRCUIT COURT IN
AND FOR COLLIER COUNTY, FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF COLLIER

I, JOHN F. STANLEY, A DULY LICENSED ATTORNEY IN THE STATE OF
FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE
HEREIN DESCRIBED PROPERTY AND THAT SUCH TITLE IS VESTED IN THE
FOLLOWING ENTITIES:

TRIANGLE PROPERTIES SOUTHWEST, INC., A FLORIDA CORPORATION
THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS
FREE OF ENCUMBRANCES EXCEPT AS FOLLOWS:
MORTGAGE TO MICHAEL L. HUGHES, TRUSTEE AS MORTGAGEE UNDER REAL
PROPERTY MORTGAGES RECORDED IN OFFICIAL RECORD BOOK 2168, PAGE 1281.
ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

John F. Stanley
JOHN F. STANLEY
ATTORNEY-AT-LAW
LICENSED IN FLORIDA
FLORIDA BAR NO. 149301

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS PLAT APPROVED AND THE DEDICATIONS TO THE LELY COMMUNITY
DEVELOPMENT DISTRICT ACCEPTED AT AN OPEN MEETING OF THE LELY
COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF THE
LELY COMMUNITY DEVELOPMENT DISTRICT AS THE GOVERNING BODY OF THE
LELY COMMUNITY DEVELOPMENT DISTRICT, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA.

THIS 17th DAY OF July, 1996, A.D.

ATTEST: BOARD OF SUPERVISORS OF THE
LELY COMMUNITY DEVELOPMENT
DISTRICT AS THE GOVERNING BODY
OF THE LELY COMMUNITY
DEVELOPMENT DISTRICT
Frederick G. Gartz
BY: FREDERICK G. GARTZ, CHAIRMAN
(SEAL)
Jean Bopp
ASSISTANT SECRETARY

DESCRIPTION OF LAND PLATTED

DESCRIPTION OF PART OF SECTION 28 AND SECTION 33, TOWNSHIP 50
SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "B" ACCORDING TO THE
PLAT OF MUSTANG VILLAS AS RECORDED IN PLAT BOOK 21, PAGES 51 AND
52, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;
THENCE ALONG THE BOUNDARY OF SAID MUSTANG VILLAS ALSO BEING THE
WEST RIGHT-OF-WAY OF LELY RESORT BOULEVARD ACCORDING TO THE PLAT OF
LELY RESORT PHASE ONE AS RECORDED IN PLAT BOOK 16, PAGES 87-99,
PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA NORTH 02°25'09"
WEST 145.95 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID BOUNDARY NORTHWESTERLY 39.27
FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY
HAVING A RADIUS OF 25.00 THROUGH A CENTRAL ANGLE OF 90°00'00"
AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°25'09"
WEST 35.36 FEET;
THENCE CONTINUE ALONG SAID BOUNDARY SOUTH 87°34'51" WEST
124.36 FEET;
THENCE LEAVING SAID BOUNDARY NORTH 02°25'09" WEST 88.93 FEET;
THENCE SOUTH 75°31'00" WEST 122.50 FEET;
THENCE NORTH 14°29'00" WEST 656.00 FEET;
THENCE NORTH 09°30'00" EAST 580.75 FEET;
THENCE SOUTH 88°40'00" EAST 336.78 FEET;
THENCE NORTH 86°12'18" EAST 206.21 FEET;
THENCE NORTHWESTERLY 101.33 ALONG THE ARC OF A NON TANGENTIAL
CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1727.50
THROUGH A CENTRAL ANGLE OF 03°21'39" AND BEING SUBTENDED BY
A CHORD WHICH BEARS NORTH 30°54'01" EAST 101.32 FEET;
THENCE NORTH 32°34'51" EAST 217.56 FEET TO A COUNTY UTILITY
EASEMENT (C.U.E.) AS RECORDED IN OFFICIAL RECORD BOOK 1622
PAGE 2094 PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;
THENCE ALONG SAID EASEMENT SOUTH 57°25'09" EAST 15.00 FEET TO
THE WESTERLY RIGHT OF WAY LINE OF SAID LELY RESORT BOULEVARD;
THENCE ALONG SAID RIGHT-OF-WAY IN THE FOLLOWING THREE (3)
DESCRIBED COURSES:
1) SOUTH 32°34'51" WEST 217.56 FEET;
2) SOUTHERLY 1046.11 FEET ALONG THE ARC OF A CIRCULAR CURVE
CONCAVE TO THE EAST HAVING A RADIUS OF 1712.50 FEET THROUGH A
CENTRAL ANGLE OF 35°00'00" AND BEING SUBTENDED BY A CHORD
WHICH BEARS SOUTH 15°04'51" WEST 1029.92 FEET;
3) SOUTH 02°25'09" EAST 445.00 FEET TO THE POINT OF BEGINNING;
CONTAINING 11.21 ACRES MORE OR LESS,
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF LELY RESORT
BOULEVARD BEING NORTH 02°25'09" WEST.

GENERAL NOTES

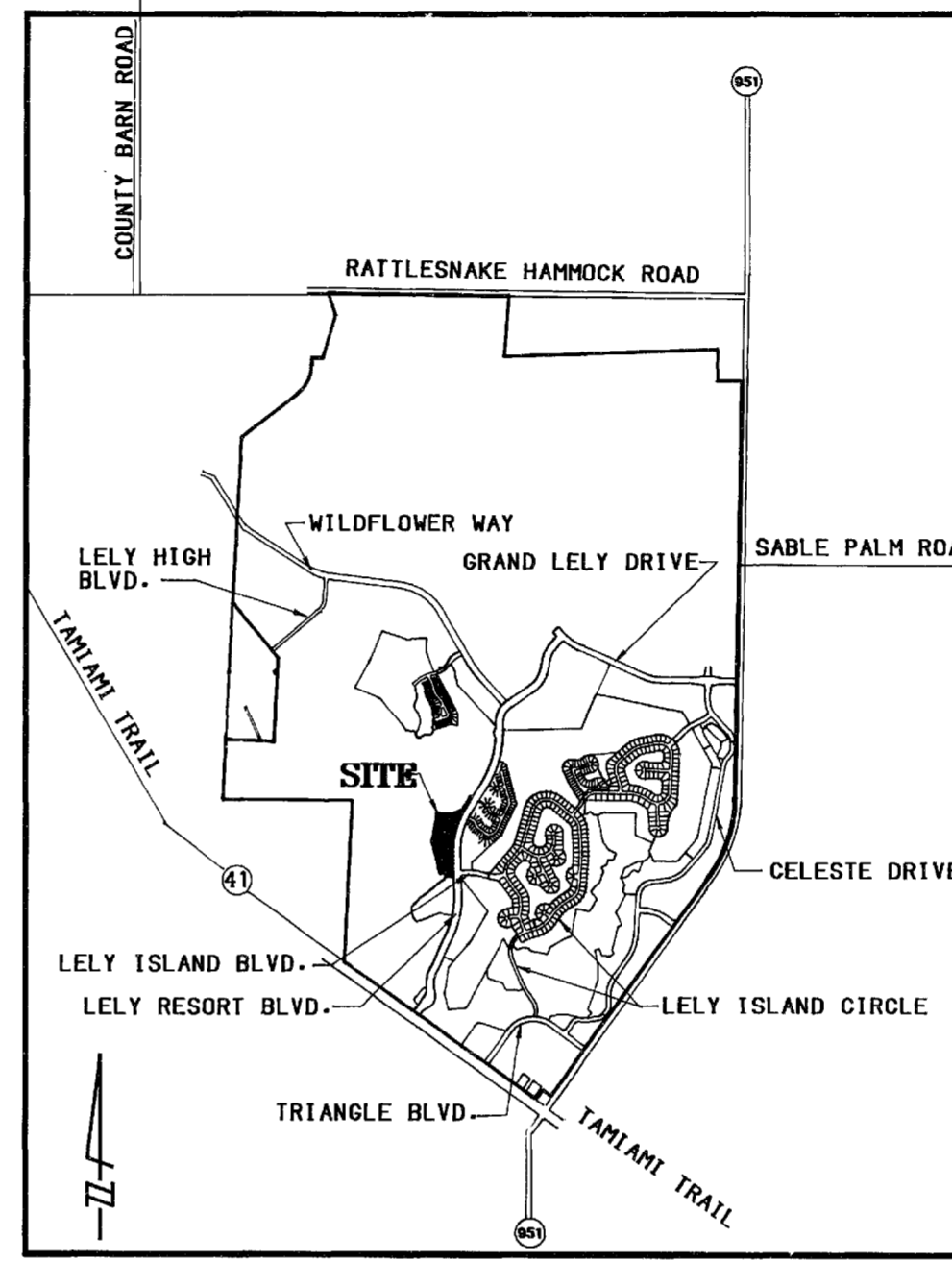
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CURVES ARE CIRCULAR CURVES AND ALL DIMENSIONS ON CURVES
ARE AS FOLLOWS: "L" = ARC LENGTH, "R" = RADIUS, "T" = TANGENT,
"Δ" = DELTA.
3. BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF
LELY RESORT BOULEVARD ACCORDING TO THE PLAT OF LELY RESORT PHASE
ONE, AS RECORDED IN PLAT BOOK 16, PAGES 87 THROUGH 99, PUBLIC
RECORDS OF COLLIER COUNTY, FLORIDA BEING NORTH 02°25'09" WEST.
4. □ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED
"PRM 4493".
5. ○ INDICATES PERMANENT CONTROL POINTS STAMPED P.C.P. #4493,
AND WILL BE PLACED IN ACCORDANCE TO SECTION 177.091 (8),
FLORIDA STATUTES.
6. M.E. INDICATES MAINTENANCE EASEMENT.
7. D.E. INDICATES DRAINAGE EASEMENT.
8. U.E. INDICATES UTILITY EASEMENT.
9. C.U.E. INDICATES WATER-SEWER EASEMENT TO COLLIER COUNTY
WATER-SEWER DISTRICT.
10. SEE THE PLAT FOR ADDITIONAL EASEMENTS.
11. R-O-W INDICATES RIGHT-OF-WAY.
12. P.B. INDICATES PLAT BOOK, PGS. INDICATES PAGES.
13. O.R. BOOK INDICATES OFFICIAL RECORD BOOK.
14. PROPERTY SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1513, PAGES 835
THROUGH 867 INCLUSIVE.
15. L.B.E. INDICATES LANDSCAPE BUFFER EASEMENT.
16. THE PROPOSED CENTERLINE OF PAVEMENT RANGES IN ELEVATION FROM A LOW
OF 7.8 TO A HIGH OF 12.58 PER DESIGN PLANS. THE AVERAGE GROUND
ELEVATION IS APPROXIMATELY 6.2 WHICH IS NATURAL GROUND. THE LAND
IS PARTIALLY WITHIN FLOOD ZONE 2 AT 7.00 ELEVATION AND PARTIALLY
WITHIN ZONE X PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER
120067 0605 E DATED AUGUST 3, 1992. ALL ELEVATIONS ARE BASED
ON THE NATIONAL GEODETIC VERTICAL DATUM 1929.
NOTE: FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
PLEASE REFER TO THE MOST CURRENT EDITION.
17. ALL LINES ARE NOT RADIAL UNLESS NOTED RADIAL.

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF COLLIER)

MICHAEL L. HUGHES, TRUSTEE, THE MORTGAGEE, HEREBY CERTIFIES THAT
HE IS THE HOLDER OF MORTGAGES UPON THE HEREIN DESCRIBED PROPERTY
AS RECORDED IN OFFICIAL RECORD BOOK 2168, PAGE 1281. ALL OF THE
PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE PROPERTY
BY THE OWNERS AND AGREES THAT HIS MORTGAGES SHALL BE SUBORDINATED TO
THE DEDICATIONS SHOWN HEREON.

WITNESSES:
Hilda M. Parker
PRINT NAME Hilda M. Parker
Michael L. Hughes, Trustee
MICHAEL L. HUGHES, TRUSTEE
Hilda M. Parker 7/29/96
PRINT NAME Hilda M. Parker
Notary 7-27-97
Notary



LOCATION MAP

THIS INSTRUMENT PREPARED BY
JOHN P. MALONEY, P.S.M. #4493
WILSON, MILLER, BARTON & PEEK INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3200 BAILEY LANE, SUITE 200
PHONE (941) 264-6408
NAPLES, COLLIER COUNTY, FLORIDA 33942

ACKNOWLEDGMENT AS TO MORTGAGEE

STATE OF ~~Florida~~ *Alabama*
COUNTY OF ~~Collier~~ *DuSoy*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
30th DAY OF July, 1996, BY MICHAEL L. HUGHES.
HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

Hilda M. Parker
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
Hilda M. Parker
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED (AFFIX SEAL)
Notary
4-27-97
TITLE OR RANK
SERIAL NUMBER, IF ANY
MY COMMISSION EXPIRES:
HILDA M. PARKER
NOTARY PUBLIC
My Commission Expires April 27, 1997

DEDICATION

STATE OF FLORIDA)
COUNTY OF COLLIER) SS

KNOW ALL MEN BY THESE PRESENTS, THAT TRIANGLE PROPERTIES SOUTHWEST,
INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON,
HAS CAUSED THIS PLAT ENTITLED "INDIAN WELLS GOLF VILLAS"
TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- 1) TO THE INDIAN WELLS GOLF VILLAS HOMEOWNERS ASSOCIATION, INC.,
ALL THE ROAD RIGHT-OF-WAY LYING WITHIN THE LANDS INDICATED
AS TRACT "R", FOR PRIVATE ROADWAY PURPOSES, SUBJECT TO EASEMENTS
AND SHARED USES AS HEREINAFTER SET FORTH, SAID TRACT "R" IS A
PRIVATE RIGHT-OF-WAY FOR WHICH COLLIER COUNTY HAS NO RESPONSIBILITY
FOR MAINTENANCE.
- 2) TO COLLIER COUNTY WATER-SEWER DISTRICT - ALL WATER AND SEWER
FACILITIES CONSTRUCTED WITHIN THIS PLATTED AREA UPON ACCEPTANCE OF
THE IMPROVEMENTS REQUIRED BY THE APPLICABLE LAND DEVELOPMENT CODE
AND THE PLAT.
- 3) TO COLLIER COUNTY WATER-SEWER DISTRICT - A COUNTY UTILITY EASEMENT
(C.U.E.) OVER, ACROSS AND UNDER ALL OF TRACT "R", TRACT "C" AND
TRACT "D" FOR THE PURPOSE OF ACCESS TO, INSTALLATION,
OPERATION AND MAINTENANCE OF UTILITY FACILITIES, WITH NO
RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS.
- 4) TO FLORIDA POWER & LIGHT COMPANY AND SPRINT/UNITED TELEPHONE OF
FLORIDA ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES - A NON-
EXCLUSIVE UTILITY EASEMENT (U.E.) AS INDICATED ON THIS
PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE
AND OPERATION OF ELECTRICAL AND TELEPHONE FACILITIES AND
SERVICE EXCLUDING CABLE TELEVISION FACILITIES AND SERVICE,
PROVIDED THAT SUCH USE BE SUBJECT TO AND NOT INCONSISTENT WITH
USE BY THE COLLIER COUNTY WATER-SEWER DISTRICT.
- 5) TO THE LELY COMMUNITY DEVELOPMENT DISTRICT, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA, ITS SUCCESSORS OR ASSIGNS, THOSE AREAS
INDICATED ON THE PLAT AS DRAINAGE EASEMENTS (D.E.) AND MAINTENANCE
EASEMENTS (M.E.), FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION,
MAINTENANCE AND OPERATION OF THESE FACILITIES; TOGETHER WITH A
NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT "R" AND THOSE
AREAS INDICATED ON THE PLAT AS DRAINAGE EASEMENTS (D.E.) AND
MAINTENANCE EASEMENTS (M.E.) FOR THE PURPOSE OF ACCESS TO THE SAME
FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION.
- 6) TO THE LELY COMMUNITY DEVELOPMENT DISTRICT, A POLITICAL SUBDIVISION
OF THE STATE OF FLORIDA, ITS SUCCESSORS OR ASSIGNS, THE SHARED USE
OF TRACT "R", FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION,
MAINTENANCE AND OPERATION OF UTILITY FACILITIES; TOGETHER WITH A
NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT "R" FOR THE
PURPOSE OF ACCESS TO THE SAME WITH NO RESPONSIBILITY FOR MAINTENANCE
OF THE EASEMENT AREA, PROVIDED THAT THAT SUCH USE BE SUBJECT TO AND
NOT INCONSISTENT WITH USE BY THE COLLIER COUNTY WATER-SEWER DISTRICT.
- 7) TO COLLIER COUNTY, A NON-EXCLUSIVE ACCESS EASEMENT OVER THE DRAINAGE
EASEMENT (D.E.) AREA AND MAINTENANCE EASEMENT (M.E.) AREA AND TRACT
"R" AS NOTED ON THE PLAT WITH NO RESPONSIBILITY FOR MAINTENANCE
THEREOF.
- 8) TO CONTINENTAL CABLEVISION OF FLORIDA AS SUCCESSOR TO PALMER CABLEVISION,
ITS SUCCESSOR, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY
EASEMENT AND THE SHARED USE OF THAT PORTION OF TRACT "R" AS
INDICATED ON THE PLAT AS UTILITY EASEMENT (U.E.) ON THIS PLAT FOR THE
PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF
CABLE TELEVISION FACILITIES AND SERVICES, NO CONSTRUCTION, INSTALLATION,
MAINTENANCE AND OPERATION OF CABLE TELEVISION FACILITIES AND SERVICE
SHALL INTERFERE WITH THE ELECTRIC OR TELEPHONE FACILITIES AND SERVICES;
AND FURTHER PROVIDED THAT ALL USES BY CONTINENTAL CABLEVISION OF
FLORIDA SHALL BE SUBJECT TO AND NOT INCONSISTENT WITH USE BY THE
COLLIER COUNTY WATER-SEWER DISTRICT. IN THE EVENT SAID CABLE COMPANY
DAMAGES THE FACILITIES OF ANOTHER PUBLIC UTILITY, IT SHALL BE SOLELY
RESPONSIBLE FOR SAID DAMAGES.
- 9) TO FLORIDA POWER & LIGHT COMPANY AND SPRINT/UNITED TELEPHONE OF
FLORIDA, THEIR SUCCESSORS, ASSIGNS AND SUBSIDIARIES A NON-EXCLUSIVE
UTILITY EASEMENT WITHIN THAT PORTION OF TRACT "R" AS SHOWN ON THE
PLAT AS A UTILITY EASEMENT (U.E.) FOR THE PURPOSE OF CONSTRUCTION,
INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC AND TELEPHONE
FACILITIES AND SERVICE EXCLUDING CABLE TELEVISION FACILITIES AND
SERVICES, PROVIDED THAT SUCH USE BE SUBJECT TO AND NOT INCONSISTENT
WITH USE BY THE COLLIER COUNTY WATER-SEWER DISTRICT.
- 10) TO THE INDIAN WELLS GOLF VILLAS HOMEOWNERS ASSOCIATION INC.,
THE LANDSCAPE EASEMENT (L.B.E.) AS INDICATED ON THIS
PLAT FOR THE PURPOSE OF PLANTING AND/OR CONSTRUCTING IMPROVEMENTS
THEREON WITH FULL RESPONSIBILITY FOR MAINTENANCE THEREOF.
- 11) TO COLLIER COUNTY AND EAST NAPLES FIRE CONTROL DISTRICT A NON-EXCLUSIVE
ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADWAY DESIGNATED AS
TRACT "R" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND SERVICE
VEHICLES THEREON, WITH NO RESPONSIBILITY FOR MAINTENANCE THEREOF.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS
TO BE SIGNED THIS 16th DAY OF July, 1996, A.D.

WITNESSES:
Robert Braseth
PRINT NAME Robert Braseth TRIANGLE PROPERTIES SOUTHWEST, INC.
A FLORIDA CORPORATION
Jennifer B. Pera
PRINT NAME Jennifer B. Pera BY: *William J. Senkevich*
WILLIAM J. SENKEVICH, PRESIDENT
(CORPORATE SEAL)

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
17th DAY OF July, 1996, BY WILLIAM J. SENKEVICH, PRESIDENT OF
TRIANGLE PROPERTIES SOUTHWEST, INC., A FLORIDA CORPORATION ON
BEHALF OF TRIANGLE PROPERTIES SOUTHWEST, INC. HE IS PERSONALLY
KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION:

Jennifer B. Pera
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
Jennifer B. Pera
NAME OF ACKNOWLEDGER TYPED, PRINTED OR STAMPED (AFFIX SEAL)
Notary Public
#66467289
TITLE OR RANK SERIAL NUMBER, IF ANY
MY COMMISSION EXPIRES:

