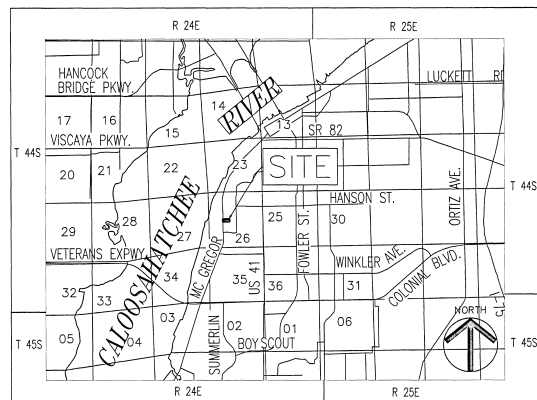


Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
 INSTR 202400035200, Doc Type SPLT, Page 3, Recorded 12/17/2024 at 2:25 PM, Deputy Clerk SELV
 Rec Fees: \$60.00

PREPARED BY:
 AE-SITE, LLC
 13650 FIDDLESTICKS BOULEVARD, PMB 202-389
 FORT MYERS, FL 33912
 PHONE: (239) 936-9777
 CERTIFICATE OF AUTHORIZATION NO. 7995
 MARK D. MCCLARY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6557



LOCATION MAP

LEGAL DESCRIPTION

BEING A PORTION OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FT. MYERS, LEE COUNTY, FLORIDA.
 PARENT PARCEL DESCRIBED IN INSTRUMENT NUMBER 2011000119825, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LESS THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 2016000124247, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND LESS THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 2017000085924, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST BEGINNING AT THE NORTHWEST CORNER MCGREGOR ESTATES AS RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THENCE N 0°35'45" E A DISTANCE OF 150.00' ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD TO THE SOUTHWEST CORNER OF J.C. FRANCIS SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 89°58'30" E A DISTANCE OF 534.97' TO A POINT INTERSECTING THE WEST PROPERTY LINE AS DESCRIBED IN INSTRUMENT NUMBER 2017000085924, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 0°57'17" W A DISTANCE OF 40.01' TO THE SOUTHWEST CORNER OF PARCEL DESCRIBED IN INSTRUMENT NUMBER 2017000085924, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE NORTHWEST CORNER OF PARCEL DESCRIBED IN INSTRUMENT NUMBER 2016000124247, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 0°57'17" W A DISTANCE OF 110.00' ALONG THE WESTERN PROPERTY LINE OF PARCEL DESCRIBED IN INSTRUMENT NUMBER 2016000124247, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 89°58'30" W A DISTANCE OF 534.04' ALONG THE NORTHERN LINE OF SAID MCGREGOR ESTATES, WHICH IS THE POINT OF BEGINNING.
 BASIS OF BEARINGS IS THE NORTH LINE OF SAID MCGREGOR ESTATES BEING N 89°58'30" W.

SURVEYOR'S REVIEW FOR CONFORMITY

ON BEHALF OF THE CITY OF FORT MYERS, I HAVE REVIEWED THE ATTACHED PLAT OF CARLETON, A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA AND FIND THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

Scott R. Urouhart
 SCOTT R. UROUHART, PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6554
 11/21/2024
 DATE

MCGREGOR COVE ESTATES

A SUBDIVISION LYING IN
SECTION 26, TOWNSHIP 44 SOUTH,
RANGE 24 EAST
 CITY OF FORT MYERS, LEE COUNTY, FLORIDA

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 RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVALS

THIS PLAT IS ACCEPTED THIS 3rd DAY OF September, 2024 A.D. IN AN OPEN MEETING OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA.

KEVIN B. ANDERSON, MAYOR
Liliana Baker, City Clerk
 DEPUTY CITY CLERK
 MARTY LAWING, CITY MANAGER

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MCGREGOR COVE ESTATES, A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:25 PM, THIS 12th DAY OF November, 2024 AND DULY RECORDED AS INSTRUMENT NUMBER 202400035200 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN C. KARNES
 CLERK OF COURT
 IN AND FOR LEE COUNTY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MCGREGOR COVE ESTATES, A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, ALL LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DONE THIS 11th DAY OF November, 2024

Mark D. McClary
 MARK D. MCCLARY (FOR THE FIRM L.B. 7905)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6557
 13650 FIDDLESTICKS BOULEVARD, PMB 202-389
 FORT MYERS, FL 33912

INSTRUMENT NUMBER 202400035200

SHEET 1 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AVNOR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF MCGREGOR COVE ESTATES, A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

1. A DEDICATE ALL PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN HEREON, TO THE PUBLIC AND PRIVATE UTILITIES HAVING THE AUTHORITY TO PROVIDE UTILITY SERVICES INCLUDING FRANCHISED CABLE TELEVISION COMPANIES, ELECTRIC, GAS, WATER, SANITARY SEWER, OR OTHER PUBLIC OR PRIVATE UTILITIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES FACILITIES AND PROVISION OF SERVICES TO THE LOTS. IF DAMAGES OCCUR DURING CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, OR REPLACEMENT, THE UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES AND RESTORING THE PROPERTY TO ITS PREVIOUS CONDITION.
2. A DEDICATE TRACT R-1 TO THE PUBLIC AND PRIVATE UTILITIES HAVING THE AUTHORITY TO PROVIDE UTILITY SERVICES INCLUDING FRANCHISED CABLE TELEVISION COMPANIES, ELECTRIC, GAS, WATER, SANITARY SEWER, OR OTHER PUBLIC OR PRIVATE UTILITIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES FACILITIES AND PROVISION OF SERVICES TO THE LOTS. IF DAMAGES OCCUR DURING CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, OR REPLACEMENT, THE UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES AND RESTORING THE PROPERTY TO ITS PREVIOUS CONDITION.
3. A DEDICATE TRACT R-1 TO THE PUBLIC AND PRIVATE UTILITIES HAVING THE AUTHORITY TO PROVIDE UTILITY SERVICES INCLUDING FRANCHISED CABLE TELEVISION COMPANIES, ELECTRIC, GAS, WATER, SANITARY SEWER, OR OTHER PUBLIC OR PRIVATE UTILITIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES FACILITIES AND PROVISION OF SERVICES TO THE LOTS. IF DAMAGES OCCUR DURING CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, OR REPLACEMENT, THE UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES AND RESTORING THE PROPERTY TO ITS PREVIOUS CONDITION.
4. A DEDICATE TRACT R-1 TO THE PUBLIC AND PRIVATE UTILITIES HAVING THE AUTHORITY TO PROVIDE UTILITY SERVICES INCLUDING FRANCHISED CABLE TELEVISION COMPANIES, ELECTRIC, GAS, WATER, SANITARY SEWER, OR OTHER PUBLIC OR PRIVATE UTILITIES FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES FACILITIES AND PROVISION OF SERVICES TO THE LOTS. IF DAMAGES OCCUR DURING CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, OR REPLACEMENT, THE UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES AND RESTORING THE PROPERTY TO ITS PREVIOUS CONDITION.
5. A DEDICATE TRACT R-1 LANDSCAPE TRACT SHOWN HEREON TO MCGREGOR COVE ESTATES HOMEOWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF LANDSCAPING, INCLUDING IRRIGATION, LIGHTING, COMMUNITY AND SIGNAGE, BUT FOR NO OTHER PURPOSE.
6. A DEDICATE TRACT R-1 (ROAD) TO MCGREGOR COVE ESTATES HOMEOWNERS' ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, SOLELY FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE ROAD RIGHT OF WAY SERVING LOTS 1, 2, 3, 4, 5, 6, 7, AND 8.
7. A DEDICATE TO THE CITY OF FORT MYERS, FLORIDA, AND TO LEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AN EASEMENT OVER TRACT R-1 (ROAD) FOR THE PURPOSES OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES ACCESS TO PROPERTIES DEPICTED ON THIS PLAT, WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, Jeremy Avner, MAYOR FOR AVNOR HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 12th DAY OF November, 2024.

NAME: AVNER, JEREMY
 TITLE: MAYOR

WITNESS: JOSE BARRERA
 PRINT NAME:

WITNESS: Sam Foose
 PRINT NAME:

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF November, 2024 BY Jeremy Avner AS Mayor OF Avnor Holdings LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA

NAME PRINTED
Kyle Irion
 COMMISSION # MY COMMISSION EXPIRES
7/26/28

PREPARED BY:
 AE-SITE, LLC
 13650 FIDDLESTICKS BOULEVARD, PMB 202-389
 FORT MYERS, FL 33912
 PHONE: (239) 936-9777
 CERTIFICATE OF AUTHORIZATION NO. 7995
 MARK D. McLEARY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6557

LEGEND

POC - POINT OF COMMENCEMENT
 POB - POINT OF BEGINNING
 PCP - PERMANENT CONTROL POINT (LB 7995)
 PRM - PERMANENT REFERENCE MONUMENT (LB 7995)
 BRC - SET FROM ROD AND CAP
 L - RADIUS
 R - ARC LENGTH
 CD - CHORD DIRECTION
 CL - CHORD LENGTH
 PT - POINT OF TANGENCY
 ROW - RIGHT-OF-WAY
 OR - OFFICIAL RECORDS OF LEE COUNTY
 PG - PAGE
 AC - ACRE
 ID - IDENTIFICATION
 FPL - FLORIDA POWER AND LIGHT
 RAD - RADIAL
 NRAD - NON-RADIAL
 PUE - PUBLIC UTILITY EASEMENT
 DE - DRAINAGE EASEMENT
 LBE - LANDSCAPE BUFFER EASEMENT
 CONC - CONCRETE
 SET 7/4" PRM - LB 7995
 SET 5/8" IRON ROD AND CAP (LB 7995)
 PCP (LB 7995)
 DEED BOOK
 NW - NORTHWEST
 SW - SOUTHWEST
 S.F. - SQUARE FOOT

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.61	57.50	35° 28' 46"	N62° 00' 17"W	35.04
C2	9.98	12.50	45° 45' 48"	N67° 08' 48"W	9.72
C3	9.33	18.81	28° 25' 07"	N32° 39' 55"E	9.24
C4	9.38	35.08	15° 19' 07"	N9° 32' 40"E	9.35
C5	7.38	39.27	10° 46' 15"	N4° 51' 29"W	7.37
C6	7.01	27.98	14° 21' 32"	N22° 04' 02"W	6.99
C7	0.37	17.20	1° 13' 43"	N31° 39' 38"W	0.37
C8	40.75	55.21	42° 17' 04"	S69° 30' 43"E	39.83
C9	5.20	25.93	11° 29' 18"	S48° 40' 55"E	5.19
C10	7.74	12.50	35° 28' 46"	N62° 00' 17"W	7.62
C11	8.58	5.67	86° 42' 17"	N45° 36' 09"E	7.78
C12	8.08	5.65	81° 52' 33"	S48° 51' 42"E	7.41
C13	7.93	4.56	99° 30' 49"	S60° 34' 57"W	6.97
C14	3.71	30.98	6° 51' 20"	N55° 00' 53"W	3.70
C15	6.90	48.21	8° 12' 05"	N57° 48' 51"W	6.90
C16	6.87	46.75	8° 25' 04"	N66° 07' 25"W	6.86
C17	2.30	53.30	2° 28' 15"	N71° 34' 04"W	2.30
C18	2.30	35.00	3° 45' 55"	N74° 41' 10"W	2.30
C19	2.30	54.93	2° 23' 52"	N77° 46' 03"W	2.30
C20	6.35	4.49	81° 01' 32"	N38° 25' 18"W	5.63
C21	25.10	85.89	16° 44' 34"	S76° 03' 41"E	25.01
C22	8.72	34.05	14° 39' 52"	S55° 39' 49"E	8.69
C23	22.06	48.97	25° 46' 44"	S59° 24' 53"E	21.88
C24	13.88	54.42	14° 36' 31"	S85° 18' 16"E	13.84
C25	13.81	6.21	127° 30' 02"	N65° 34' 49"E	11.13
C26	9.78	6.24	89° 45' 20"	N43° 46' 10"W	8.81
C27	11.37	6.82	98° 25' 01"	S39° 34' 57"W	10.03
C28	7.12	6.16	66° 09' 50"	S40° 15' 36"E	6.73
C29	5.88	85.74	3° 55' 53"	S68° 10' 13"E	5.88
C30	8.81	57.81	8° 44' 10"	S61° 50' 12"E	8.81
C31	5.89	82.00	4° 06' 55"	S55° 24' 39"E	5.89

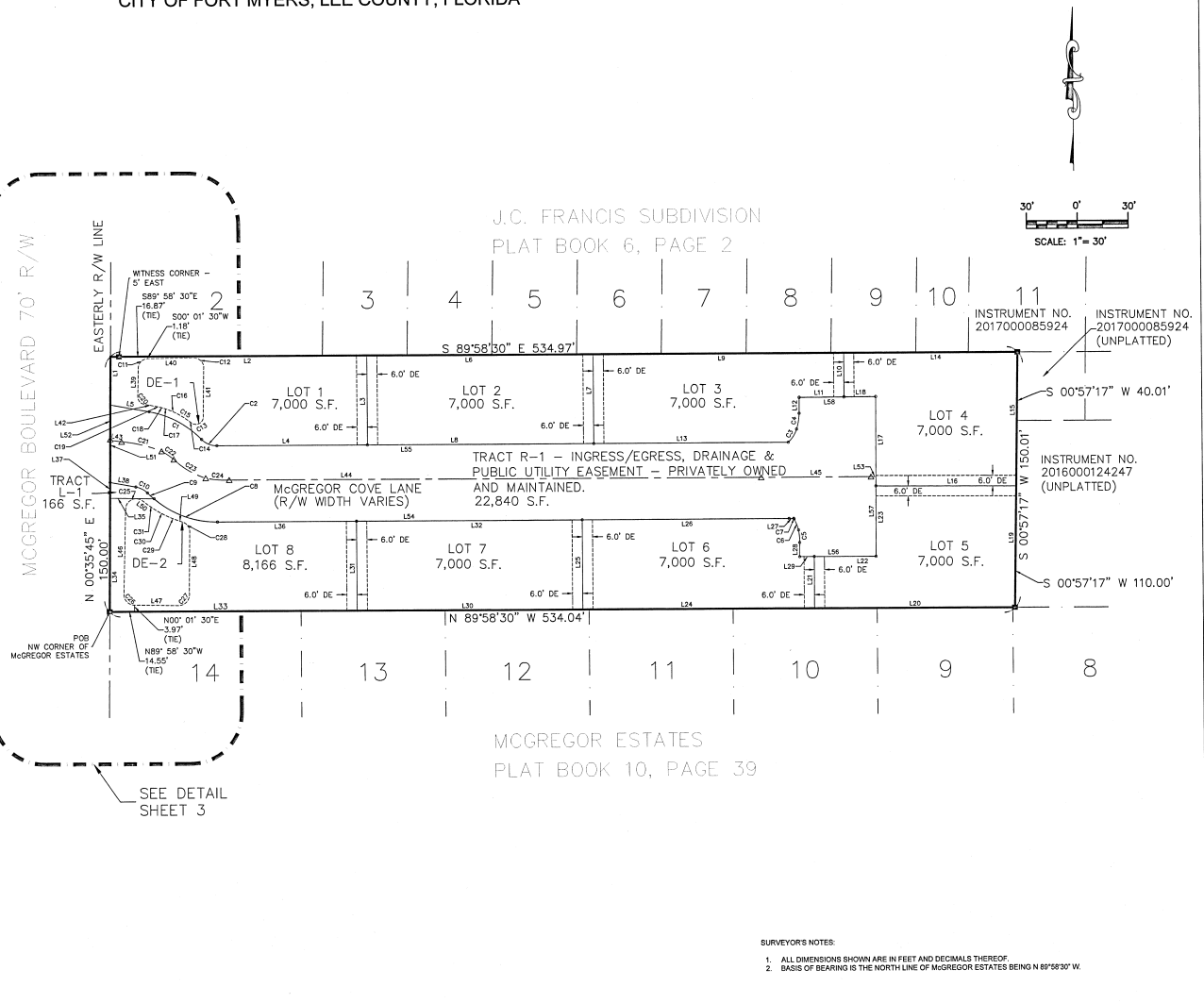
Line #	Direction	Length
L1	N00° 35' 45"E	28.26
L2	S89° 58' 30"E	151.12
L3	N00° 01' 30"E	52.48
L4	N89° 58' 18"E	88.83
L5	N79° 44' 40"W	23.03
L6	S89° 58' 30"E	133.55
L7	N00° 01' 30"E	52.35
L8	N89° 58' 18"E	133.55
L9	S89° 58' 30"E	147.81
L10	N00° 01' 30"E	25.92
L11	N89° 47' 03"E	26.40
L12	N00° 29' 44"E	9.22
L13	N89° 58' 18"E	114.81
L14	S89° 58' 30"E	102.49
L15	S00° 57' 17"W	78.51
L16	S89° 43' 24"E	82.71
L17	S00° 16' 36"W	52.30
L18	N89° 47' 03"E	18.74
L19	S00° 57' 17"W	71.51
L20	N89° 58' 30"W	118.26
L21	N00° 01' 30"E	30.24
L22	N89° 54' 03"W	36.52
L23	S00° 16' 36"W	41.67
L24	N89° 58' 30"W	136.72
L25	N00° 01' 30"E	52.63
L26	N89° 58' 18"E	122.07
L27	S89° 49' 47"W	2.74
L28	N00° 37' 59"E	8.37
L29	N89° 54' 03"W	8.55
L30	S89° 58' 30"E	133.15
L31	N00° 01' 30"E	52.51
L32	S89° 58' 18"W	133.15
L33	N89° 58' 30"W	145.91
L34	N00° 35' 45"E	66.76
L35	S89° 05' 46"E	25.85
L36	N89° 58' 18"E	82.08
L37	N00° 35' 45"E	9.33
L38	N79° 44' 40"W	15.37
L39	N01° 26' 11"E	16.66
L40	N89° 39' 53"E	27.47
L41	S00° 58' 38"W	30.32
L42	N78° 54' 31"W	7.15
L43	S81° 31' 29"E	6.71
L44	S89° 57' 30"E	313.93
L45	N89° 58' 15"E	64.77
L46	N01° 31' 49"E	50.11
L47	N89° 00' 27"W	26.02
L48	S00° 48' 38"W	36.22
L49	S72° 05' 25"E	2.96
L50	S51° 24' 26"E	2.94
L51	N00° 35' 45"E	25.12
L52	N00° 35' 45"E	20.52
L53	N89° 56' 15"E	2.89
L54	N89° 58' 18"E	337.30
L55	N89° 58' 18"E	337.19
L56	N89° 54' 03"W	45.07
L57	S00° 16' 36"W	93.97
L58	N89° 47' 03"E	45.14

McGREGOR COVE ESTATES

A SUBDIVISION LYING IN
 SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST
 CITY OF FORT MYERS, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 202400035200

SHEET 2 OF 3



SURVEYOR'S NOTES:

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BASIS OF BEARING IS THE NORTH LINE OF MCGREGOR ESTATES BEING N 89°58'30" W.

PREPARED BY:
AE-SITE, LLC
13650 FIDDLESTICKS BOULEVARD, FMB 202-389
FORT MYERS, FL 33912
PHONE: (239) 936-8777
CERTIFICATE OF AUTHORIZATION NO. 7995
MARK D. McCLEARY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6557

LEGEND

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CONC - CONCRETE
□ - SET 5/8" IRON ROD AND CAP (LB 7995)
△ - SET 3/4" CONCRETE MONUMENT
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Curve Table

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Line Table

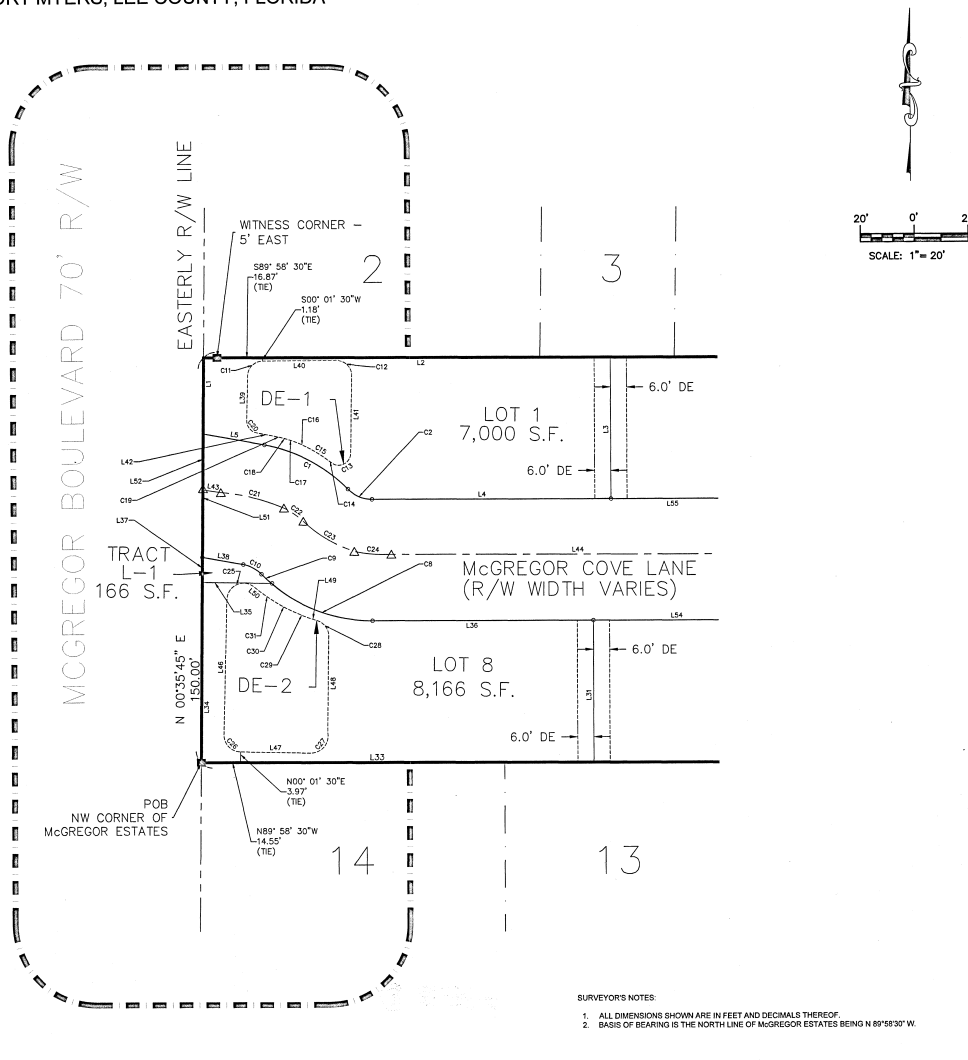
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L32	S89° 58' 18"W	133.15
L33	N89° 58' 30"W	145.91
L34	N00° 35' 45"E	66.76
L35	S89° 05' 46"E	25.85
L36	N89° 58' 18"E	82.08
L37	N00° 35' 45"E	9.33
L38	N79° 44' 40"W	15.37
L39	N01° 26' 11"E	16.66
L40	N89° 39' 53"E	27.47
L41	S00° 58' 38"W	30.32
L42	N78° 54' 31"W	7.15
L43	S81° 31' 29"E	6.71
L44	S89° 57' 30"E	313.93
L45	N89° 56' 15"E	64.77
L46	N01° 31' 49"E	50.11
L47	N89° 00' 27"W	26.02
L48	S00° 48' 38"W	36.22
L49	S72° 05' 25"E	2.96
L50	S51° 24' 26"E	2.94
L51	N00° 35' 45"E	25.12
L52	N00° 35' 45"E	20.52
L53	N89° 56' 15"E	2.88
L54	N89° 58' 18"E	337.30
L55	N89° 56' 18"E	337.19
L56	N89° 54' 03"W	45.07
L57	S00° 16' 36"W	93.97
L58	N89° 47' 03"E	45.14

McGREGOR COVE ESTATES

A SUBDIVISION LYING IN
SECTION 26, TOWNSHIP 44 SOUTH, RANGE 24 EAST
CITY OF FORT MYERS, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 202400035200

SHEET 3 OF 3



SURVEYOR'S NOTES:

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BASIS OF BEARING IS THE NORTH LINE OF McGREGOR ESTATES BEING N 89°30' W.