

THIS PLAT IS PREPARED BY:
HALEY WARD, INC.
13041 MCGREGOR BOULEVARD
FORT MYERS, FLORIDA 33919
(239) 481-1331 - WWW.HALEYWARD.COM
FLORIDA CERTIFICATE OF
AUTHORIZATION-SURVEYING LB8267

PROPERTY DESCRIPTION:

A TRACT OR PARCEL OF UPLAND AND SUBMERGED LAND BEING PART OF GOVERNMENT LOT 3 AND THE WEST 50 FEET OF GOVERNMENT LOT 4, ALL IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID GOVERNMENT LOT 3; THENCE N01°0'15" W, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 FOR 949.11 FEET; THENCE, S88°40'33" W, FOR 25.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF COOK ROAD (50' WIDE) AND THE POINT OF BEGINNING; THENCE, CONTINUING S88°40'33" W, FOR 179.91 FEET; THENCE, N07°51'27" E FOR 69.76 FEET; THENCE, N08°45'10" W FOR 72.90 FEET; THENCE, N65°03'45" W FOR 112.08 FEET; THENCE, N00°58'12" W, FOR 198.68 FEET; THENCE, N88°46'40" E FOR 67.13 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE OF A TIDAL COVE; THENCE, NORTHERLY ALONG THE APPROXIMATE MEAN HIGH WATER LINE AND ALONG THE FOLLOWING COURSES, N74°16'29" W FOR 12.30 FEET; N52°16'11" W FOR 12.72 FEET; N20°59'47" W FOR 29.66 FEET; N0°04'26" E FOR 46.55 FEET; N1°06'14" W FOR 62.71 FEET; N01°52'28" W FOR 16.38 FEET; N06°02'32" E FOR 26.78 FEET; ALONG A CURVE TO THE RIGHT WITH A RADIAL LINE FROM THE CENTER POINT BEARING N83°57'28" W, A RADIUS OF 11.00 FEET, A CENTRAL ANGLE OF 78°47'29", AND A LONG CHORD OF N45°26'16" E 13.96 FEET, FOR AN ARC LENGTH OF 15.13 FEET; N84°50'00" E FOR 2.87 FEET; ALONG A CURVE TO THE LEFT, WITH A RADIAL LINE FROM THE CENTER POINT BEARING S05°10'00" E, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 113°25'31", AND A LONG CHORD OF N28°07'15" E 33.44 FEET, FOR AN ARC LENGTH OF 39.59 FEET; A REVERSE CURVE TO THE RIGHT, WITH A RADIAL LINE FROM THE CENTER POINT BEARING S61°24'29" W, A RADIUS OF 71.46 FEET, A CENTRAL ANGLE OF 14°41'49", AND A LONG CHORD OF N21°14'36" W 18.28 FEET, FOR AN ARC LENGTH OF 18.33 FEET; A NON-TANGENT CURVE TO THE LEFT, WITH A RADIAL LINE FROM THE CENTER POINT BEARING N75°55'22" E, A RADIUS OF 74.46 FEET, A CENTRAL ANGLE OF 08°36'16", AND A LONG CHORD OF N18°22'46" W 11.17 FEET, FOR AN ARC LENGTH OF 11.18 FEET; A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL LINE FROM THE CENTER POINT BEARING N71°18'56" E, A RADIUS OF 30.28 FEET, A CENTRAL ANGLE OF 27°06'26", AND A LONG CHORD OF N32°14'17" W 14.19 FEET, FOR AN ARC LENGTH OF 14.32 FEET; A NON-TANGENT CURVE TO THE RIGHT WITH A RADIAL LINE FROM THE CENTER POINT BEARING S42°10'54" W, A RADIUS OF 33.38 FEET, A CENTRAL ANGLE OF 13°58'13", AND A LONG CHORD OF N40°50'00" W 8.12 FEET, FOR AN ARC LENGTH OF 8.14 FEET; A NON-TANGENT CURVE TO THE LEFT WITH A RADIAL LINE FROM THE CENTER POINT BEARING N50°37'51" E, A RADIUS OF 26.72 FEET, A CENTRAL ANGLE OF 19°36'50", AND A LONG CHORD OF N49°10'34" W 9.10 FEET, FOR AN ARC LENGTH OF 9.15 FEET; N62°38'22" W FOR 6.65 FEET; N67°07'23" W FOR 5.69 FEET; THENCE, S87°00'54" E, CROSSING SUBMERGED LANDS WHERE THE TIDAL COVE AND CALOOSA HATCHETEE RIVER MEET, FOR 76.49 FEET, TO A POINT ON THE SOUTHERLY HIGH WATER LINE OF THE CALOOSA HATCHETEE RIVER; THENCE EASTERLY, ALONG THE SOUTHERLY HIGH WATER LINE OF THE CALOOSA HATCHETEE RIVER AND ALONG THE FOLLOWING COURSES, N58°07'14" E FOR 2.00 FEET; N62°45'51" E FOR 41.28'; S18°28'25" E FOR 1.59 FEET; N53°26'21" E FOR 37.31 FEET; N70°28'21" E FOR 30.82 FEET; S89°51'34" E FOR 29.76 FEET; N77°20'31" E FOR 27.13 FEET; S02°15'47" E FOR 15.19 FEET; S48°52'03" E FOR 6.76'; S59°02'14" E FOR 9.13 FEET; N85°41'00" E FOR 11.24 FEET; N77°59'00" E FOR 36.54 FEET; N81°42'01" E FOR 17.91 FEET; N39°02'30" E FOR 7.03 FEET; N32°43'55" E FOR 21.83 FEET; THENCE, LEAVING THE SOUTHERLY HIGH WATER LINE OF THE CALOOSA HATCHETEE RIVER AND RUNNING S01°01'52" E FOR 333.02 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF LINTON ROAD (50 FEET WIDE); THENCE, S88°40'59" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LINTON ROAD AND CONTINUING ALONG THE NORTHERLY TERMINUS OF COOK ROAD, FOR 75.00 FEET, THENCE, S01°01'52" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COOK ROAD, FOR 400.70 FEET, TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE EAST LINE OF THE AFORESAID GOVERNMENT LOT 3, BEING N01°02'14" W.

PARCEL CONTAINS 187,130 SQUARE FEET (4.30 ACRES), MORE OR LESS, MEASURED TO THE MEANDER LINES ALONG THE CALOOSA HATCHETEE RIVER, INCLUDING PORTION ENCUMBERED BY SANDY KEY LANE (A PRIVATE RIGHT-OF-WAY) AND SUBMERGED AREA, BELOW THE MEAN HIGH WATER LINE OF THE TIDAL COVE.

COUNTY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2026.

CHAIR OF THE BOARD
NAME: CECIL PENDERGRASS

LEE COUNTY CLERK OF COURT
NAME: KEVIN C. KARNES

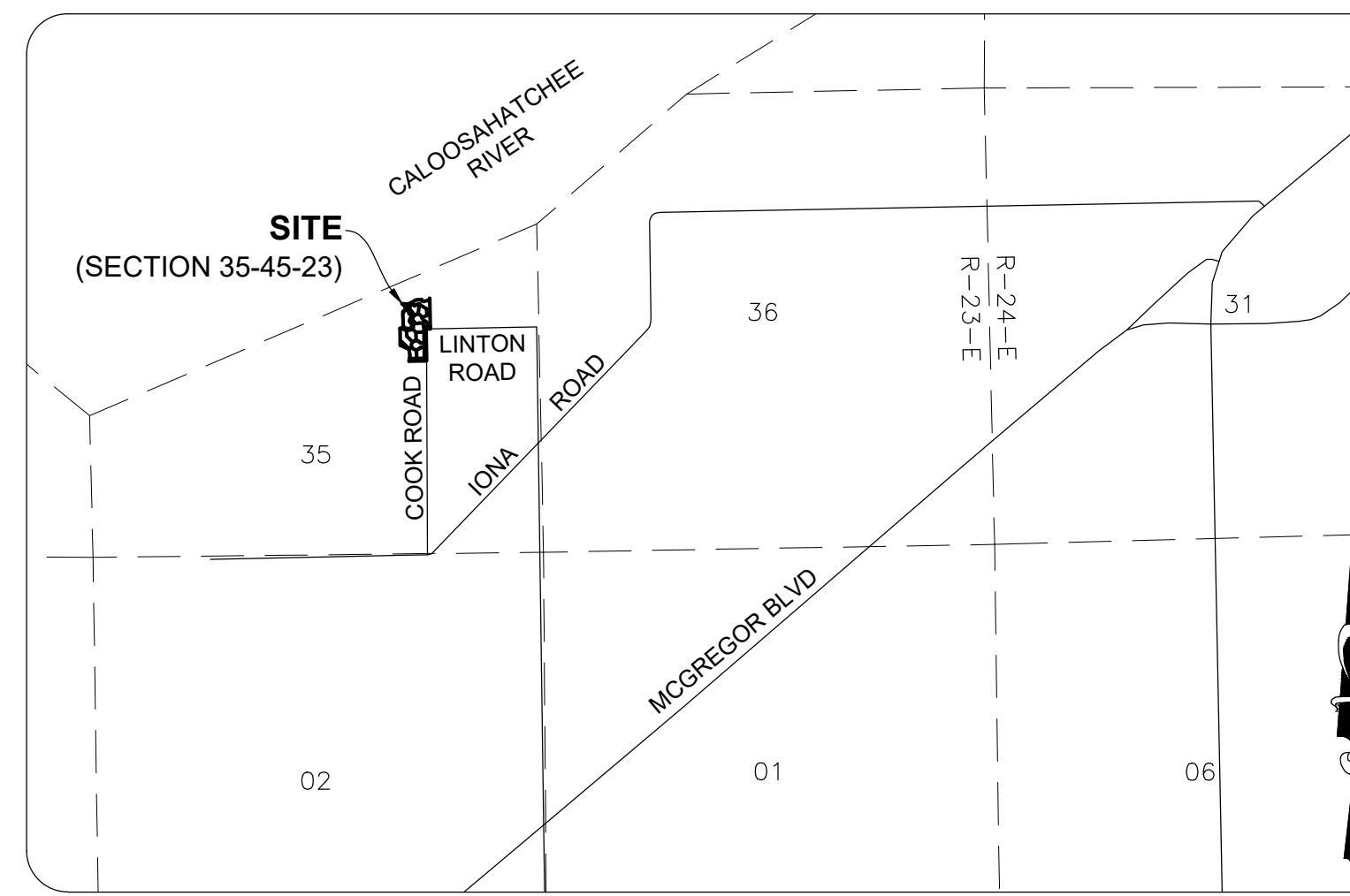
ASSISTANT COUNTY ATTORNEY
NAME: DAVID HALVERSON

DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT
NAME: MIKKI J. ROZDOLSKI

REVIEW BY COUNTY PROFESSIONAL SURVEYOR AND MAPPER
REVIEW BY THE DESIGNATED COUNTY PSM
DETERMINED THAT THIS PLAT CONFORMS
TO THE REQUIREMENT OF CHAPTER 177,
PART I OF THE FLORIDA STATUTES.

NAME: DAVID DEL RIO, PSM (LS #5705)
TITLE: LEE COUNTY DESIGNATED PSM

PALM COVE SUBDIVISION
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA



LOCATION MAP

(SCALE: 1" = 2,000')

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PALM COVE, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____, 2026, AND DULY RECORDED AS

INSTRUMENT NO. _____
IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SEAL

NAME: KEVIN C. KARNES
LEE COUNTY CLERK OF COURT

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PALM COVE, LLC, AN OHIO LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREON DESCRIBED LANDS, HAS CAUSED THIS PLAT OF PALM COVE, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA TO BE MADE AND HEREBY:

DEDICATES TO THE PALM COVE LOT OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS (COLLECTIVELY "THE ASSOCIATION"):

A. SOPHIA COVE DRIVE AND JENNY LAKE CIRCLE FOR PRIVATE ROAD RIGHT-OF-WAYS, PUBLIC UTILITY EASEMENTS, AND PRIVATE DRAINAGE EASEMENTS WITH RESPONSIBILITY FOR MAINTENANCE.

B. TRACTS "A", "B", AND "D" FOR BUFFERING, LANDSCAPING, ACCESS, UTILITY EASEMENT, DRAINAGE EASEMENT, & RECREATION WITH RESPONSIBILITY FOR MAINTENANCE.

C. TRACTS "C" AND "E" FOR ACCESS, UTILITY EASEMENT, & DRAINAGE EASEMENT WITH RESPONSIBILITY FOR MAINTENANCE.

D. ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS OVER THE LOTS FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.

E. ALL SHORELINE MAINTENANCE EASEMENTS (SME) FOR SHORELINE MAINTENANCE PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.

DEDICATES TO THE RESPECTIVE GOVERNMENTAL AGENCIES AND ALL PUBLIC AND PRIVATE UTILITIES HAVING AUTHORITY TO PROVIDE FOR SUCH SERVICES INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION SERVICES, ELECTRICITY AND GAS:

A. ALL EASEMENTS SHOWN HEREON AS "PUBLIC UTILITY EASEMENT" (PUE), FOR THE PURPOSE OF CONSTRUCTING AND OPERATING THEIR RESPECTIVE FACILITIES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION AND MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

DEDICATES TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):

A. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER & ACROSS SOPHIA COVE DRIVE AND JENNY LAKE CIRCLE FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

EASEMENTS CO-LOCATED WITHIN PUBLIC UTILITY EASEMENTS (PUE) SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT (PUE).

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF LEE

DEDICATION EXECUTED THIS _____ DAY OF _____, 2026.

DAVID W. KIENZLE, MANAGER, PALM COVE, LLC

WITNESS:
PRINT NAME: _____

WITNESS:
PRINT NAME: _____

NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

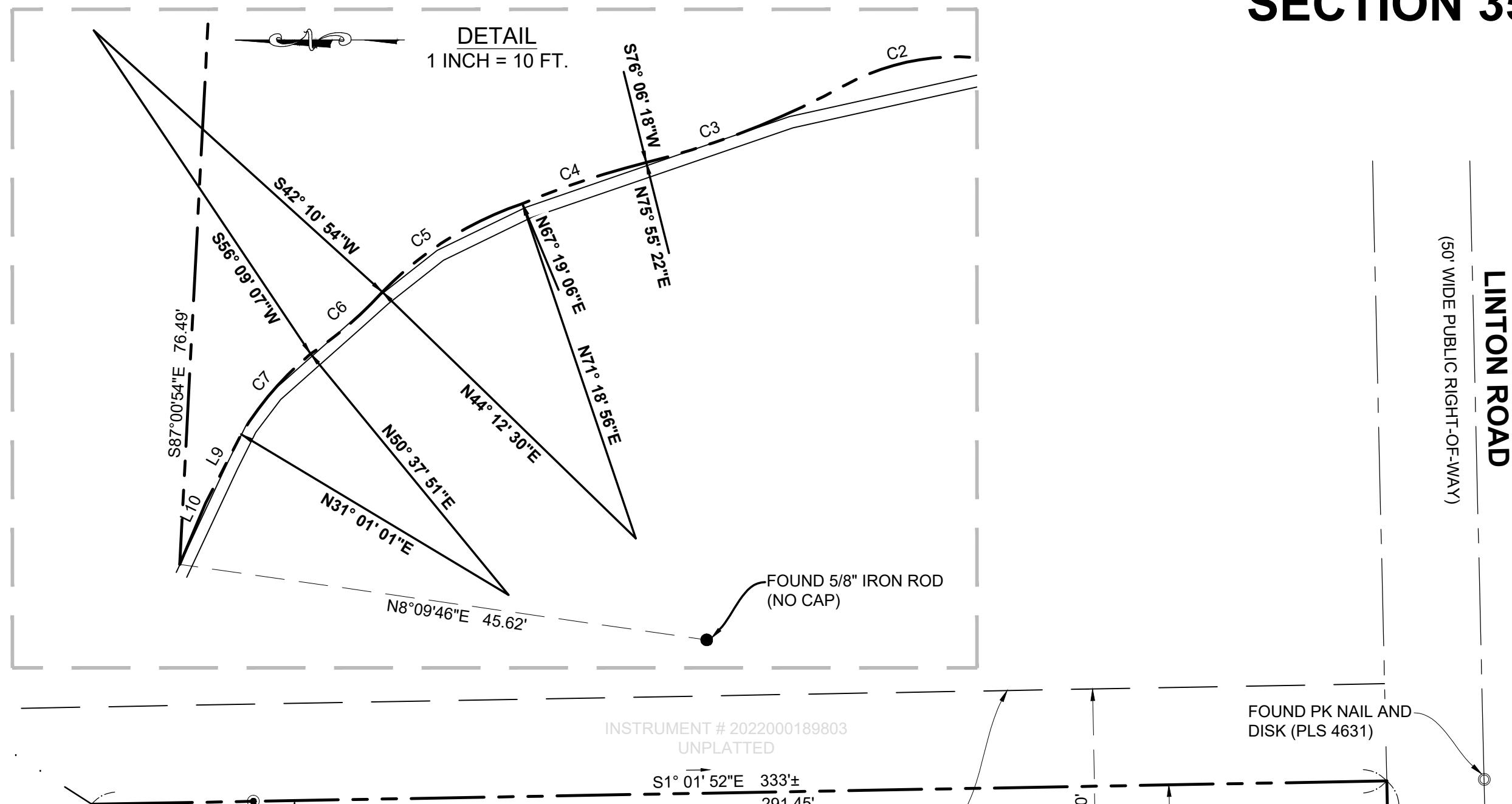
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PALM COVE, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

HALEY WARD, INC. (LB 8267)
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910
PHONE (239) 481-1331

DATED: _____

JOSHUA W. BRAGG, PLS, PSM - FLORIDA CERTIFICATE NO. 7243

SEAL



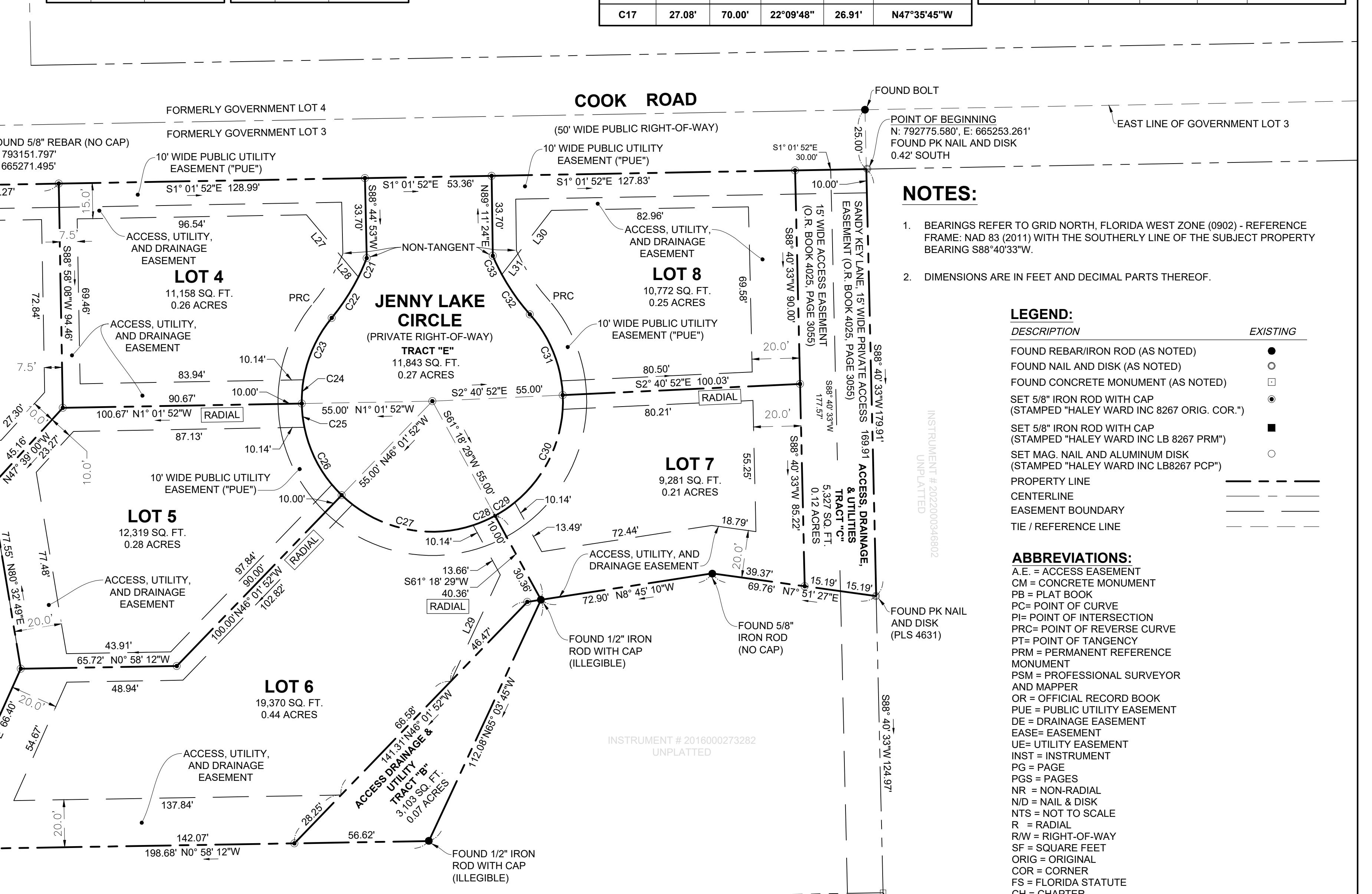
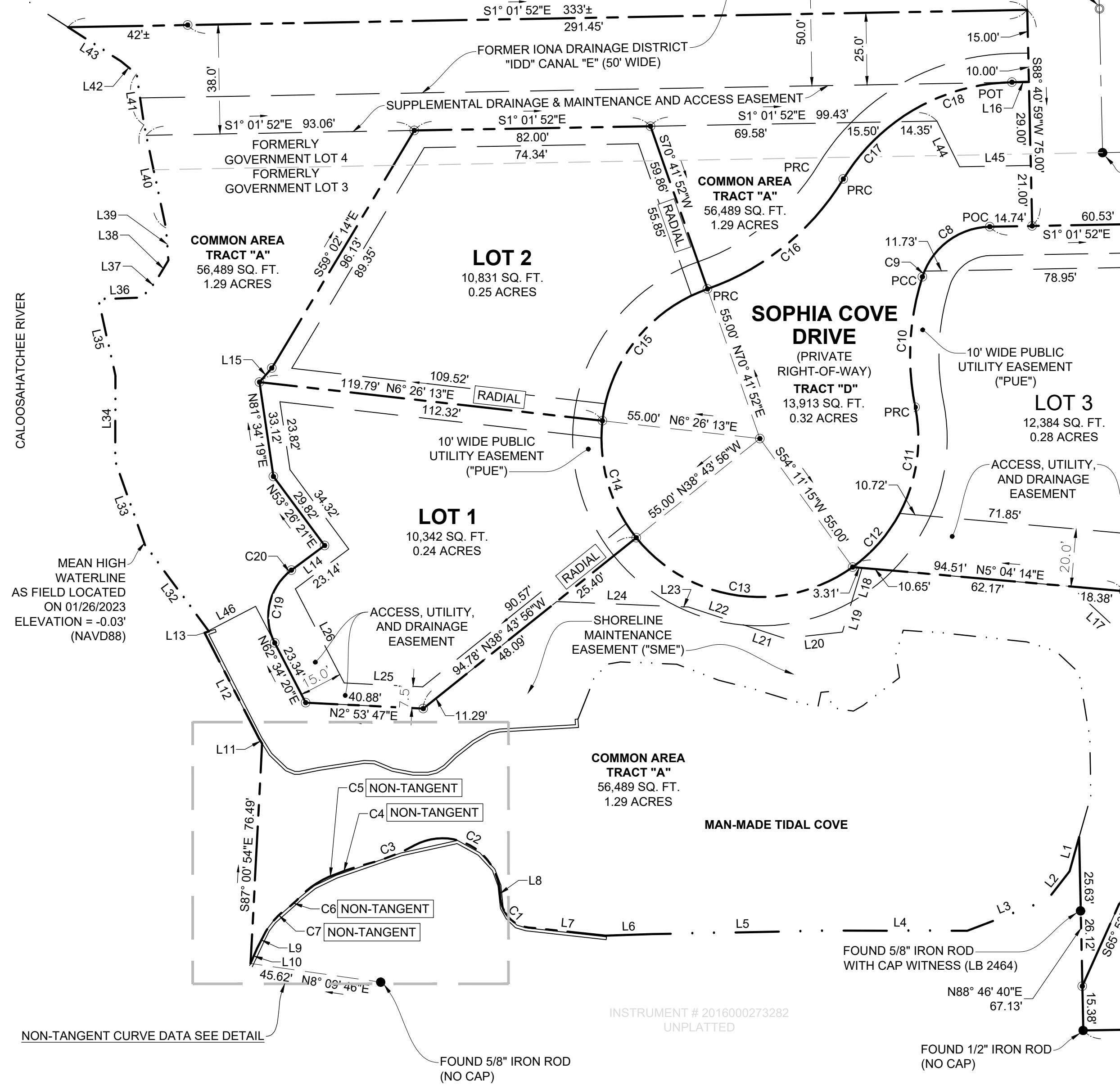
LINE TABLE		
LINE #	LENGTH	DIRECT
L1	12.30	N74° 16' 0"
L2	12.72	N52° 16' 0"
L3	29.66	N20° 59' 0"
L4	46.55	N0° 04' 0"
L5	62.71	N1° 06' 1"
L6	16.38	N1° 52' 2"
L7	26.78	N6° 02' 3"
L8	2.87	N84° 50' 0"
L9	6.65	N62° 38' 0"
L10	5.69	N67° 07' 0"
L11	2.00	N58° 07' 0"
L12	41.28	N62° 45' 0"
L13	1.59	S18° 28' 0"
L14	14.33	S36° 33' 0"
L15	6.50	S48° 52' 0"
L16	5.88	S1° 01' 0"

LINE TABLE			
N	LINE #	LENGTH	DIRECTION
"W	L17	29.22	N43° 02' 41"
"W	L18	12.29	N72° 57' 41"
"W	L19	11.01	N72° 57' 41"
"E	L20	20.14	N6° 09' 29"
W	L21	14.76	N17° 58' 33"
W	L22	20.35	N17° 58' 33"
"E	L23	3.92	N2° 25' 17"
"E	L24	41.87	N2° 25' 17"
"W	L25	27.30	N2° 53' 47"
"W	L26	36.80	N62° 34' 22"
"E	L27	23.12	S50° 08' 42"
"E	L28	11.05	S50° 08' 42"
"E	L29	49.47	S65° 03' 42"
"E	L30	23.12	N52° 12' 25"
"E	L31	11.05	N52° 12' 25"
"E	L32	37.31	N53° 26' 12"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L33	30.82	N70° 28' 21"
L34	29.76	S89° 51' 34"
L35	27.13	N77° 20' 31"
L36	15.19	S2° 15' 47"
L37	6.76	S48° 52' 03"
L38	9.13	S59° 02' 14"
L39	11.24	N85° 41' 00"
L40	36.54	N77° 59' 00"
L41	17.91	N81° 42' 01"
L42	7.03	N39° 02' 30"
L43	21.83	N32° 43' 55"
L44	17.71	N63° 35' 21"
L45	24.72	S1° 01' 52"
L46	19.96	S27° 25' 40"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.13'	11.00'	78°47'29"	13.96'	N45°26'16"E
C2	39.59'	20.00'	113°25'31"	33.44'	N28°07'15"E
C3	18.33'	71.46'	14°41'49"	18.28'	N21°14'36"W
C4	11.18'	74.46'	8°36'16"	11.17'	N18°22'46"W
C5	14.32'	30.28'	27°06'26"	14.19'	N32°14'17"W
C6	8.14'	33.38'	13°58'13"	8.12'	N40°50'00"W
C7	9.15'	26.72'	19°36'50"	9.10'	N49°10'34"W
C8	28.98'	25.00'	66°25'19"	27.39'	N34°14'31"W
C9	2.09'	25.00'	4°46'50"	2.09'	N69°50'35"W
C10	45.83'	90.00'	29°10'34"	45.34'	N86°49'18"W
C11	38.00'	55.00'	39°35'06"	37.25'	S81°37'02"E
C12	24.97'	55.00'	26°00'45"	24.76'	S48°49'07"E
C13	83.59'	55.00'	87°04'48"	75.77'	S7°43'40"W
C14	43.46'	55.00'	45°16'08"	42.33'	S73°54'08"W
C15	61.59'	55.00'	64°09'40"	58.42'	N51°22'58"W
C16	61.85'	90.00'	39°22'31"	60.64'	S38°59'24"E
C17	27.08'	70.00'	22°09'48"	26.91'	N47°35'45"W

CURVE TABLE					
E #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
3	43.35'	70.00'	35°29'00"	42.66'	N18°46'21"W
9	26.36'	20.00'	75°31'21"	24.49'	N79°39'59"W
0	1.87'	20.00'	5°20'40"	1.86'	N39°13'59"W
1	8.73'	90.00'	5°33'21"	8.72'	S66°15'40"E
2	20.59'	90.00'	13°06'34"	20.55'	S56°55'43"E
3	28.97'	55.00'	30°10'54"	28.64'	N65°27'52"W
4	10.06'	55.00'	10°28'32"	10.04'	N85°47'35"W
5	10.06'	55.00'	10°28'32"	10.04'	S83°43'52"W
6	33.14'	55.00'	34°31'28"	32.64'	S61°13'52"W
7	59.69'	55.00'	62°11'07"	56.81'	S12°52'35"W
8	10.06'	55.00'	10°28'32"	10.04'	S23°27'14"E
9	10.06'	55.00'	10°28'32"	10.04'	S33°55'47"E
0	51.37'	55.00'	53°30'49"	49.52'	S65°55'28"E
1	37.44'	55.00'	39°00'25"	36.73'	N67°48'55"E
2	20.59'	90.00'	13°06'34"	20.55'	S54°51'59"W
3	8.73'	90.00'	5°33'21"	8.72'	S64°11'57"W



NOTES:

BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) - REFERENCE FRAME: NAD 83 (2011) WITH THE SOUTHERLY LINE OF THE SUBJECT PROPERTY BEARING S88°40'33"W.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF

END:

DESCRIPTION	EXISTING
D REBAR/IRON ROD (AS NOTED)	●
D NAIL AND DISK (AS NOTED)	○

CONCRETE MONUMENT (AS NOTED)

/8" IRON ROD WITH CAP

IMPED "HALEY WARD INC 8267 ORIG. COR.")

/8" IRON ROD WITH CAP

IMPED "HALEY WARD INC LB 8267 PRM")

MAG. NAIL AND ALUMINUM DISK

IMPED "HALEY WARD INC LB8267 PCP")

ERTY LINE 

ERLINE 

MENT BOUNDARY 

EEFERENCE LINE 

ABBREVIATIONS

DEFINITIONS:

- = ACCESS EASEMENT
- = CONCRETE MONUMENT
- = PLAT BOOK
- = POINT OF CURVE
- = POINT OF INTERSECTION
- = POINT OF REVERSE CURVE
- = POINT OF TANGENCY
- = PERMANENT REFERENCE
- = SURVEYOR
- = PROFESSIONAL SURVEYOR
- = MAPPER
- = OFFICIAL RECORD BOOK
- = PUBLIC UTILITY EASEMENT
- = DRAINAGE EASEMENT
- = EASEMENT

UTILITY EASEMENT
= INSTRUMENT
PAGE
= PAGES
NON-RADIAL
NAIL & DISK
= NOT TO SCALE
RADIAL
RIGHT-OF-WAY
SQUARE FEET
= ORIGINAL
= CORNER
FLORIDA STATUTE
CHAPTER
ENTERLINE LINE

GRAPHIC SCALE

