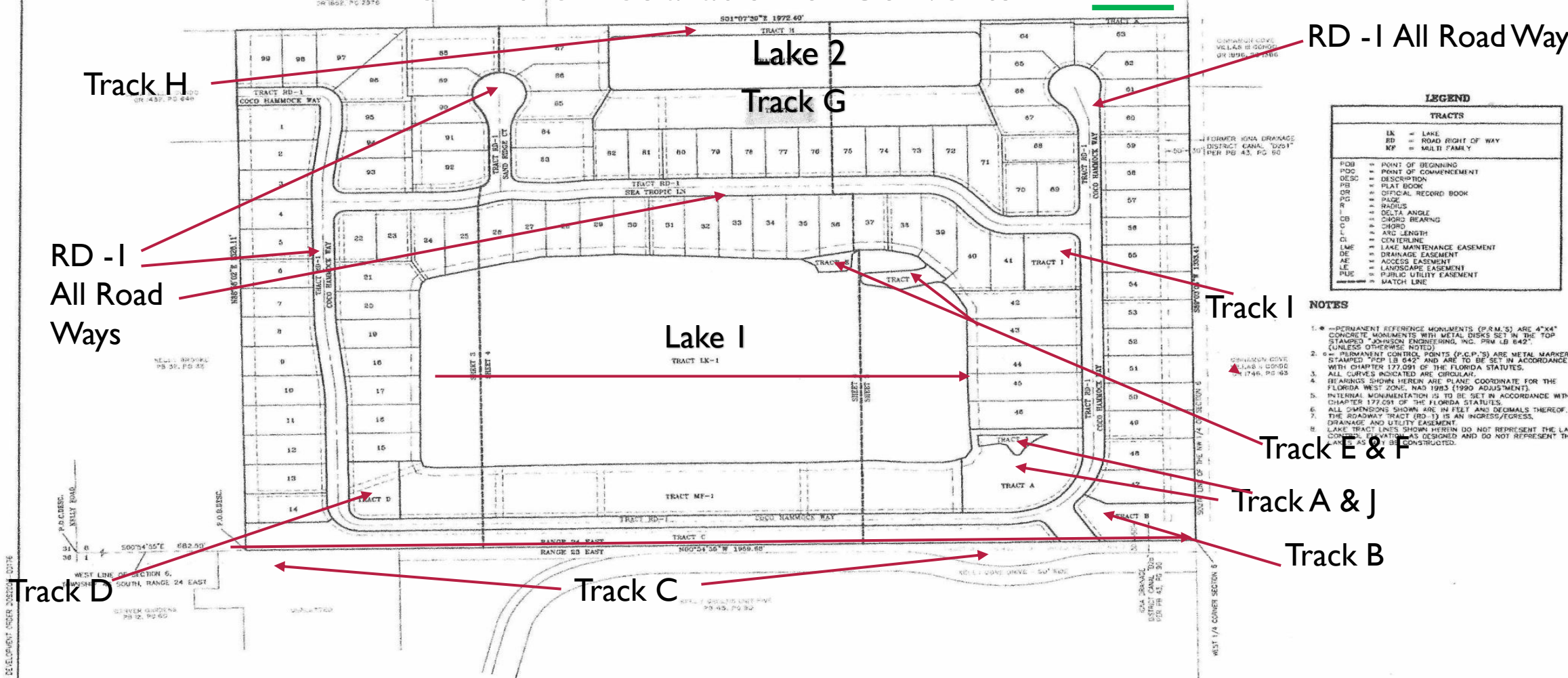


Coco Bay Community Association, Inc. Common Areas as defined in the Declaration of Convents

Common areas Tracks
A,B,C,D,E,F,G,H,I,J,LK-I
LK-2, RD-I

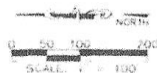
***Track K

RD - I All Road Ways



**** Track K —We are told that Track K was missed on the original doc's & added to the association after the doc's were finalized ---Per Marks email 5-2-24

JOHNSON
ENGINEERING
PIERCE & FENNER
JOHNSON ENGINEERING, INC.
2150 JOHNSON STREET
P.O. BOX 1000
FORT MYERS, FLORIDA 33902



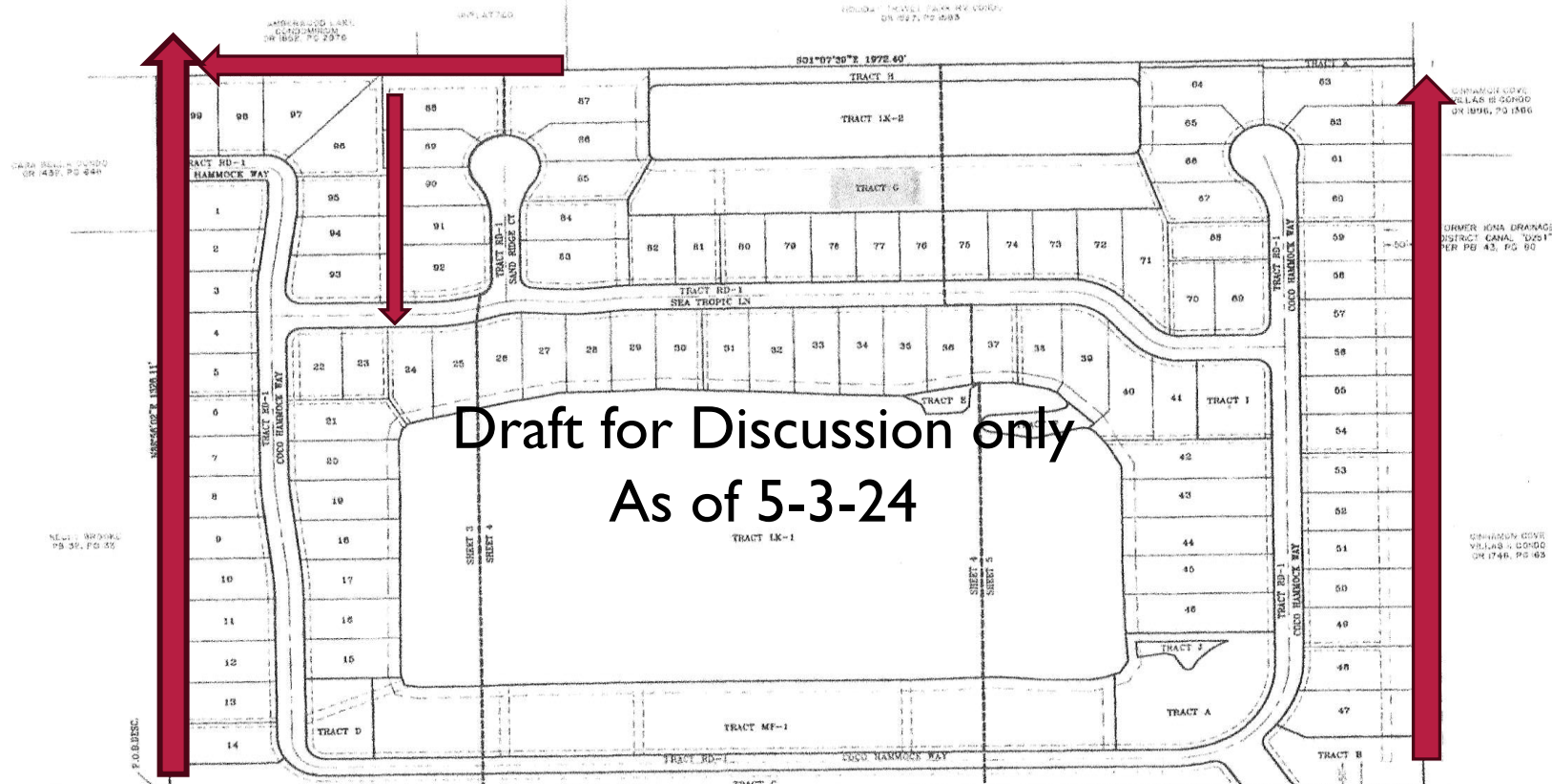
COCO BAY

A SUBDIVISION IN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PLAT BOOK 96 PAGE 45

SHEET 2 OF 5

Common Areas to Windward Point ***



LEGEND	
TRACTS	
LK	= LAKE
RD	= ROAD RIGHT OF WAY
MF	= MULTI FAMILY
P.B.	= POINT OF BEGINNING
P.D.C.	= POINT OF COMMENCEMENT
DESC.	= DESCRIPTION
P.B.	= PLAT BOOK
OR	= OFFICIAL RECORD BOOK
P.G.	= PAGE
R	= RADIUS
I	= DELTA ANGLE
CB	= CHORD BEARING
C	= CHORD
L	= ARC LENGTH
CL	= CENTERLINE
LME	= LAKE MAINTENANCE EASEMENT
DE	= DRAINAGE EASEMENT
AE	= ACCESS EASEMENT
LE	= LANDSCAPE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
---	= MATCH LINE

NOTES

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 4"x4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED "JOHNSON ENGINEERING, INC. PRM LB 642" (UNLESS OTHERWISE NOTED).
2. PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKER STAMPED "PRM LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS SHOWN HEREIN ARE PLANE COORDINATE FOR THE FLORIDA WEST ZONE, NAD 1983 (1990 ADJUSTMENT).
5. INTERNAL MONUMENTATION IS TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
6. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
7. THE ROADWAY TRACT (RD-1) IS AN INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT.
8. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED AND DO NOT REPRESENT THE LAKES AS THEY MAY BE CONSTRUCTED.

*** All of the homeowner lots referee to as Windward Point, 99 homes, are part of a designated service area where the association contracts to provide services. Those services are defined in the documents in Article V, 5.1 and Article 7.2. Maintenance and repair services also include replacement (of the hedges). All of the services provided to the designated service areas are contracted through and paid by the association as either part of the Winward point budget or a special assessment.