

kwiktag®

022 586 510



CPA 2003-04 BACKUP
COMP PLAN DRAWER

LAND USE INTENSITY SUMMARY

PARCEL	RETAIL (S.F.)	OFFICE (S.F.)	RESIDENTIAL (UNITS)	HOTEL (ROOMS)	NOTES
PARCEL 1	350,000	-	-	-	-
PARCEL 2	80,000	-	-	-	-
PARCEL 3	60,000	70,000	MAX. 50	-	MULTI-FAMILY ONLY
PARCEL 4	-	-	MAX. 150	-	150 MULTI-FAMILY OR 78 SINGLE FAMILY
PARCEL 5	160,000	-	-	-	-
PARCEL 6	60,000	100,000	MAX. 50	150	MULTI-FAMILY ONLY
PARCEL 7	60,000	-	-	-	-
PARCEL 8	70,000	80,000	MAX. 50	150	MULTI-FAMILY ONLY
TOTAL ALLOWABLE	550,000	120,000 *	150	150	TOTAL RESIDENTIAL UNITS WILL NOT EXCEED 150 ON THE ENTIRE SITE, AND TOTAL HOTEL ROOMS WILL NOT EXCEED 150.

* 60,000 SQ. FT. OF MEDICAL OFFICE AND 60,000 SQ. FT. OF GENERAL OFFICE

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

PARCEL	LANDUSE	EST. ACRES	REQUIRED OPEN SPACE ACRES	APPROXIMATE OPEN SPACE PROVIDED TOWARD REQUIREMENT
PARCEL 1	RETAIL	+/- 24.4	+/- 7.3	PER CODE
PARCEL 2	RETAIL	+/- 4.7	+/- 1.4	PER CODE
PARCEL 3	MIXED USE	+/- 6.2	+/- 1.9	PER CODE
PARCEL 4	RESIDENTIAL	+/- 11.9	+/- 4.8	PER CODE
PARCEL 5	RETAIL	+/- 8.5	+/- 2.6	PER CODE
PARCEL 6	MIXED USE	+/- 6.2	+/- 1.7	PER CODE
PARCEL 7	RETAIL	+/- 6.4	+/- 1.9	PER CODE
PARCEL 8	MIXED USE	+/- 5.9	+/- 1.8	PER CODE
	LAKE	+/- 13.2	+/- 4.6	7.9 AC. (25% OF 31.6)
	R.O.W. / EASEMENTS	+/- 11.6	+/- 3.5	N/A
	SANDY LANE R.O.W.	+/- 3.6	N/A	N/A
	TOTAL	+/-102.6	+/- 31.5	31.6 AC.

* NO INDIGENOUS VEGETATION EXISTS ON SITE, THEREFORE THERE IS NO INDIGENOUS REQUIREMENT.

PROPERTY DEVELOPMENT REGULATIONS TABLE

LAND USE	MIN. LOT SIZE SQ. FT.	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE	SETBACKS (FT.)					BUILDING SEPARATION (FT.)	MAX. *** HEIGHT (FT.)	STORIES
					ROAD (R/W) *	SIDE *	CORNER	REAR	WATER **			
OFFICL	10,000	100'	100'	45%	20'	10'	10'	10'	20'	20	85	5
RETAIL	10,000	100'	100'	45%	20'	10'	10'	10'	20'	20	65	2
HOTEL	10,000	100'	100'	45%	20'	15'	-	20'	20'	20'	75	6
MULTI-FAMILY	10,000	100'	100'	45%	15'	7.5'	7.5'	25'	25'	15	55	4
ACCESSORY STRUCTURES												
POOLS, DECKS, SCREEN ENCLOSURES	N/A	N/A	N/A	N/A	15'	5'	5'	10'	25'	N/A	N/A	N/A
COMMERCIAL (i.e. PARKING GARAGE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	45	3
AMENITY CLUBHOUSE	N/A	N/A	N/A	45%	15'	10'	10'	20'	N/A	N/A	35	2

* ALONG SANDY LANE BUILDINGS WILL HAVE A MINIMUM FRONT SETBACK OF 25 FEET AND MINIMUM SIDE SETBACK OF 5' ** EXCEPT WHERE PERMITTED BY AN APPROVED DEVIATION. *** MAY INCLUDE UP TO 2 STORIES OF PARKING UNDERNEATH BUILDING

SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

- This is a request for a rezoning from AG-2 to MPD/DRI. The property is currently being used as pasture lands.
- The property is the subject of a Comprehensive Plan Development to change the future land use category from Suburban to Urban Community.
- Withdrawn
- All internal buffers shall meet or exceed the requirements set forth in Section 34-1044.
- All exotic vegetation shall be removed from the development area according to a removal schedule established as part of the Development Order. The site shall be maintained free of exotics in perpetuity.
- Drainage will be accommodated through the use of swales, and/or retention areas. The shape of the lake may be refined without amending the MCP based on detailed site engineering, and compliance with all setback requirements set forth herein.
- The existing lake ranges from approximately 10' to 24'. A lake management plan will be provided at the time of local Development Order.
- Per LDC Section 34-414 (c), minimum of 10 % open space will be provided in commercial areas.
- Service areas for commercial uses will be located away or screened from any existing residential uses.

SCHEDULE OF DEVIATIONS

- Withdrawn
- Deviation from LDC Section 34-935 (4) which requires minimum building separation to be one-half of the sum of their heights, or 20 feet, whichever is greater to be reduced to a 15 foot minimum building separation.
- Deviation from LDC Section 34-329(e)(1)a which requires a 25 foot setback for water retention along local roadways. This deviation would allow lakes within the project to be located within 20 foot of a roadway.
- To Deviate from LDC Section 10d(4) which requires a 4:1 bank slope from the top of the excavation to a water depth of four feet below the dry season water table to allow a vertical drop off to two feet below control elevation then a 4:1 slope to 4' feet below the dry season water table to allow a maximum of 30 % of any lake edge to incorporate bulkheads.
- Withdrawn
- Withdrawn

SURROUNDING ZONING AND LAND USES

	ZONING:	EXISTING LAND USES:
NORTH	AG-2 / CPD	RETAIL
SOUTH	MPD	PASTURE LANDS / SIMON SUNCOAST
EAST	RPD / AG	VACANT TRACTS, CHURCH
WEST	MPD	U.S. 41, VACANT COMMERCIAL

PREPARED FOR

**NORTH
POINT LAKE
LLC**

PROJECT DESCRIPTION

**NORTH
POINT
MPD**

SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

REZONING
APPLICATION

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FILE NAME	21786MCP02.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21786\DWG\ZONING\1
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PLOT BY	TODD VANA
DESIGN BY	TODD VANA
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

EXHIBIT ONLY
NOT FOR CONSTRUCTION

**MASTER
CONCEPT
PLAN**

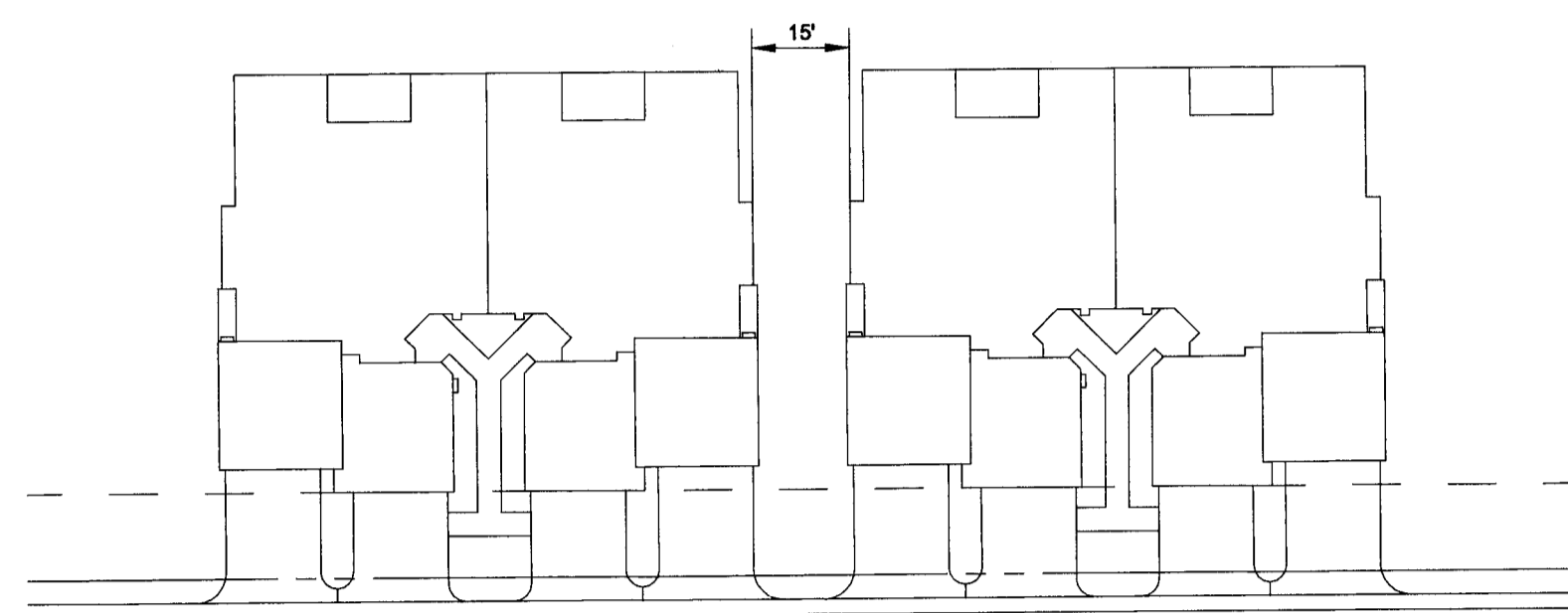
PROJECT / FILE NO.	SHEET NUMBER
21786	EXHIBITS IV-A-1/IV-A-2 III-A-1, IV-1, IV-3

RECEIVED
JAN 09 2004
ZONING COUNTY

DCI 2003-00037

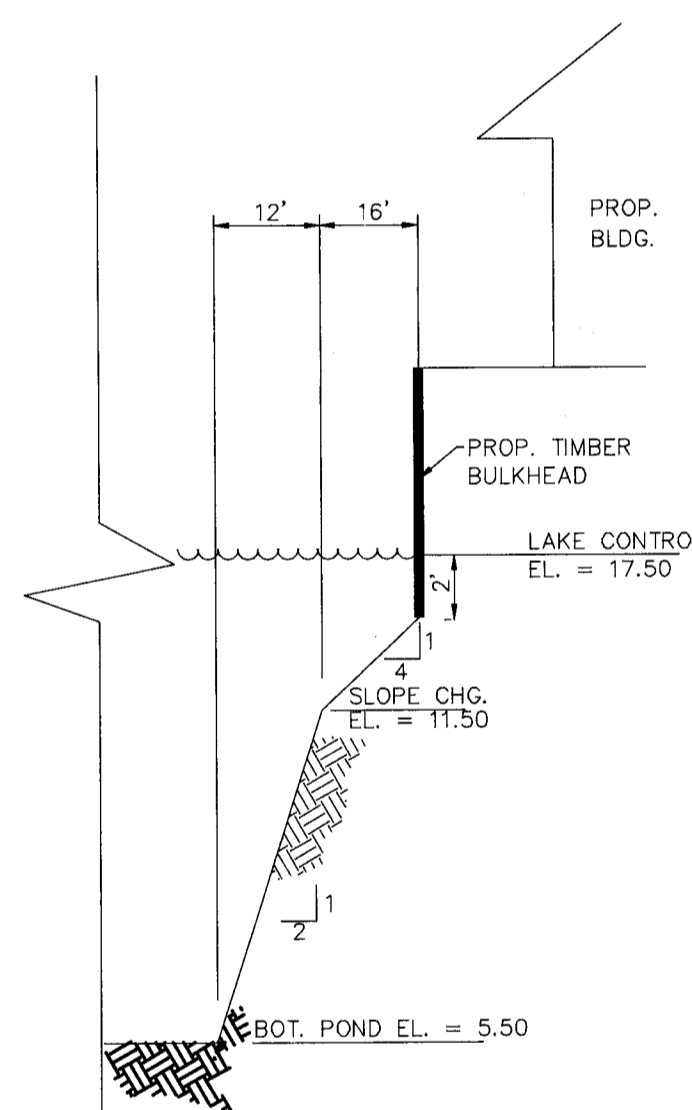
PROJECT SUMMARY

PROJECT SIZE: 102.6 AC±
 REQUIRED OPEN SPACE: 31.6 AC±
 MINIMUM REQUIRED INDIGENEOUS VEGETATIONS: N/A



DEVIATION 2

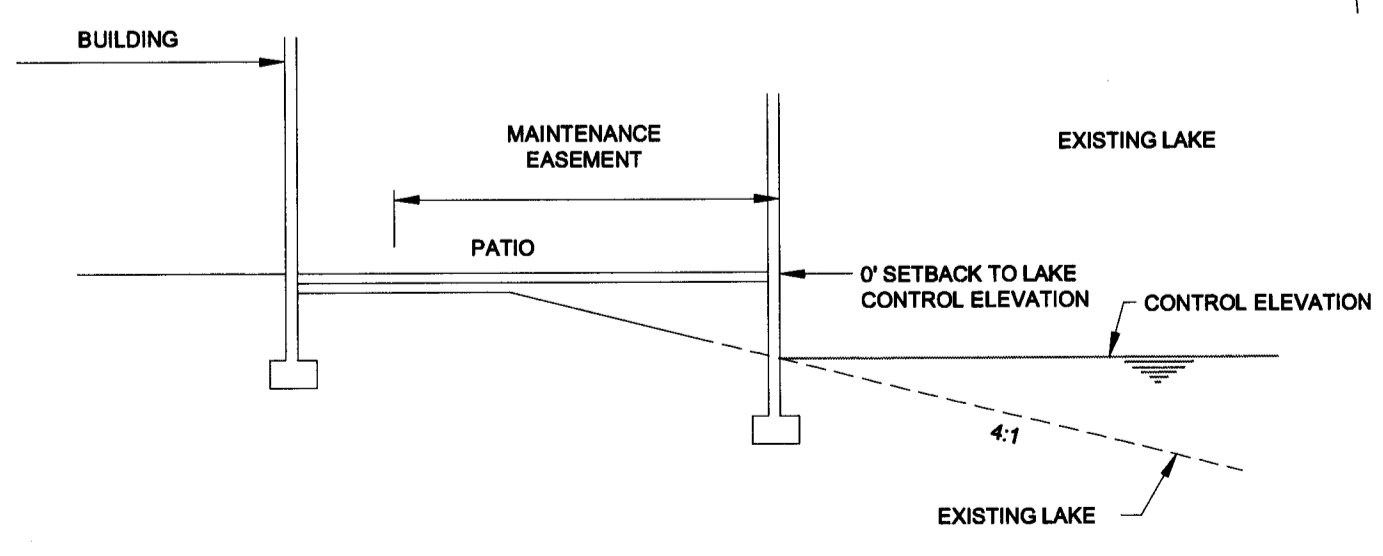
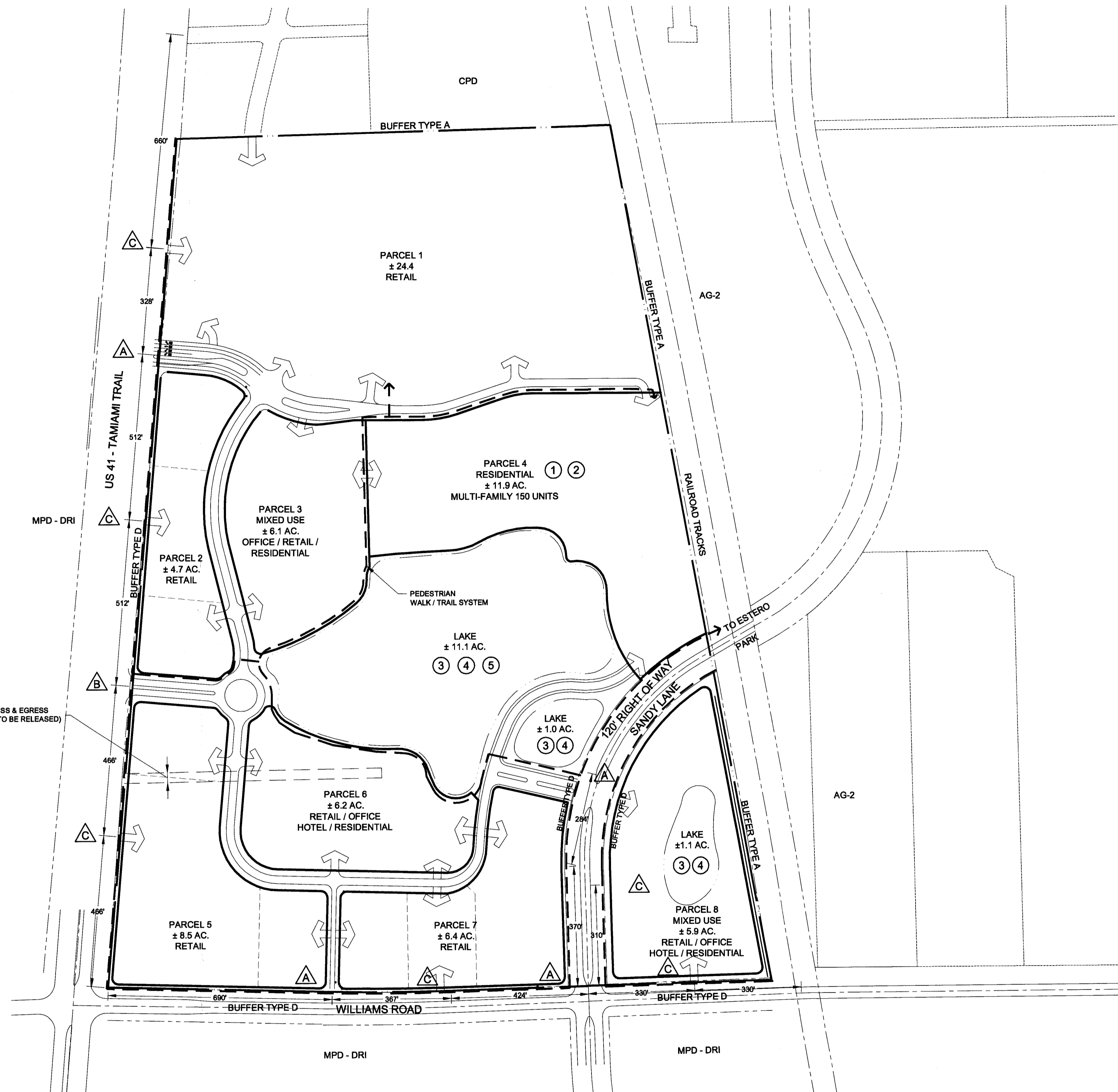
N.T.S.



DEVIATION 4

N.T.S.

30' INGRESS & EGRESS EASEMENT (TO BE RELEASED)

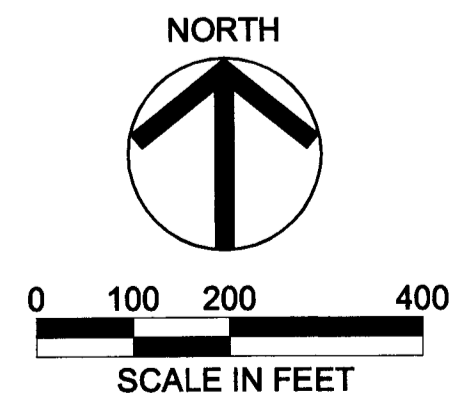


DEVIATION 5

NOT TO SCALE

LEGEND

- # Deviation
- A Full Entrance
- B Left In - Right In / Right Out Entrance
- C Right In / Right Out Entrance
- - - Pedestrian / bike way
- - - Conceptual Lot Lines



NOTE: ALL INTERNAL ACCESS POINTS ARE CONCEPTUAL ONLY AND MAY BE INCREASED OR ADJUSTED AT THE TIME OF LOCAL DEVELOPMENT ORDER.

Barraco and Associates, Inc.

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 LAND PLANNING - LANDSCAPE DESIGN
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 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170
 FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

NORTH POINT LAKE LLC

NORTH POINT MPD

SECTION 33
 TOWNSHIP 46 SOUTH
 RANGE 25 EAST
 LEE COUNTY, FLORIDA

REZONING APPLICATION

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FILE NAME	21786MCP01.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21786\DWG\ZONING1
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PLOT BY	TODD VANA
DESIGN BY	TODD VANA
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS	

PLAN STATUS
 EXHIBIT ONLY
 NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

RECEIVED
 NOV 06 2003
 COMMUNITY DEVELOPMENT

PROJECT / FILE NO.	SHEET NUMBER
21786	EXHIBITS IV-A-1, IV-A-2 IIA-1, IV-1, IV-3

012003-00037

PREPARED FOR

**NORTH
POINT LAKE
LLC**

PROJECT DESCRIPTION

**NORTH
POINT
MPD**

SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

REZONING
APPLICATION

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FILE NAME	21786MCP02.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21786\DWG\ZONING1
PLOT DATE	TUE, 11-4-2003 - 12:26 PM
PLOT BY	TODD VANA
DESIGN BY	TODD VANA
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

EXHIBIT ONLY
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**MASTER
CONCEPT
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
21786	EXHIBITS IV-A-1, IV-A-2 III-A-1, IV-1, IV-3

LAND USE INTENSITY SUMMARY

PARCEL	RETAIL (S.F.)	OFFICE (S.F.)	RESIDENTIAL (UNITS)	HOTEL (ROOMS)	NOTES
PARCEL 1	350,000	-	-	-	-
PARCEL 2	80,000	-	-	-	-
PARCEL 3	60,000	70,000	MAX. 50	-	MULTI-FAMILY ONLY
PARCEL 4	-	-	MAX. 150	-	150 MULTI-FAMILY OR 78 SINGLE FAMILY
PARCEL 5	160,000	-	-	-	-
PARCEL 6	60,000	100,000	MAX. 50	150	MULTI-FAMILY ONLY
PARCEL 7	60,000	-	-	-	-
PARCEL 8	70,000	80,000	MAX. 50	150	MULTI-FAMILY ONLY
TOTAL ALLOWABLE	550,000	120,000	150	150	TOTAL RESIDENTIAL UNITS WILL NOT EXCEED 150 ON THE ENTIRE SITE, AND TOTAL HOTEL ROOMS WILL NOT EXCEED 150. OFFICE USES MAY BE EITHER MEDICAL OR GENERAL AS SPECIFIED IN EXHIBIT IV-1-1

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

PARCEL	LANDUSE	EST. ACRES	REQUIRED OPEN SPACE ACRES	APPROXIMATE OPEN SPACE PROVIDED TOWARD REQUIREMENT
PARCEL 1	RETAIL	+/- 24.4	+/- 7.3	PER CODE
PARCEL 2	RETAIL	+/- 4.7	+/- 1.4	PER CODE
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	LAKE	+/- 13.2	+/- 4.6	7.9 AC. (25% OF 31.6)
	SANDY LANE R.O.W. / EASEMENTS	+/- 15.2	+/- 3.6	N/A
	TOTAL	+/- 102.6	+/- 31.6	31.6 AC.

* NO INDIGENOUS VEGETATION EXISTS ON SITE, THEREFORE THERE IS NO INDIGENOUS REQUIREMENT.

PROPERTY DEVELOPMENT REGULATIONS TABLE

LAND USE	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE	SETBACKS (FT.)					BUILDING SEPARATION (FT.)	MAX. HEIGHT (FT.)	STORIES
					ROAD (R/W) *	SIDE *	CORNER	REAR	WATER **			
OFFICE/RETAIL	10,000	100'	100'	45%	20'	10'	10'	10'	20'	20	65	5
HOTEL	50,000	200'	200'	45%	20'	15'	-	20'	20'	20'	75	6
MULTI-FAMILY	5,700	N/A	N/A	45%	15'	7.5'	7.5'	25'	25'	15	55	4
ACCESSORY STRUCTURES												
POOLS, DECKS, SCREEN ENCLOSURES	N/A	N/A	N/A	N/A	15'	5'	5'	10'	25'	N/A	N/A	N/A
COMMERCIAL (i.e. PARKING GARAGE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35	2
AMENITY CLUBHOUSE	N/A	N/A	N/A	45%	15'	10'	10'	20'	N/A	N/A	35	2

* ALONG SANDY LANE BUILDINGS WILL HAVE A MINIMUM FRONT SETBACK OF 25 FEET AND MINIMUM SIDE SETBACK OF 5'
** EXCEPT WHERE PERMITTED BY AN APPROVED DEVIATION.

SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

- This is a request for a rezoning from AG-2 to MPD/DRI. The property is currently being used as pasture lands.
- The property is the subject of a Comprehensive Plan Development to change the future land use category from Suburban to Urban Community.
- Withdrawn
- All internal buffers shall meet or exceed the requirements set forth in Section 34-1044.
- All exotic vegetation shall be removed from the development area according to a removal schedule established as part of the Development Order. The site shall be maintained free of exotics in perpetuity.
- Drainage will be accommodated through the use of swales, and/or retention areas. The shape of the lake may be refined without amending the MCP based on detailed site engineering, and compliance with all setback requirements set forth herein.
- The existing lake ranges from approximately 10' to 24'. A lake management plan will be provided at the time of local Development Order.
- Per LDC Section 34-414 (c), minimum of 10 % open space will be provided in commercial areas.
- Service areas for commercial uses will be located away or screened from any existing residential uses. Service and delivery areas on Parcel 1 must either face North or East.

SCHEDULE OF DEVIATIONS

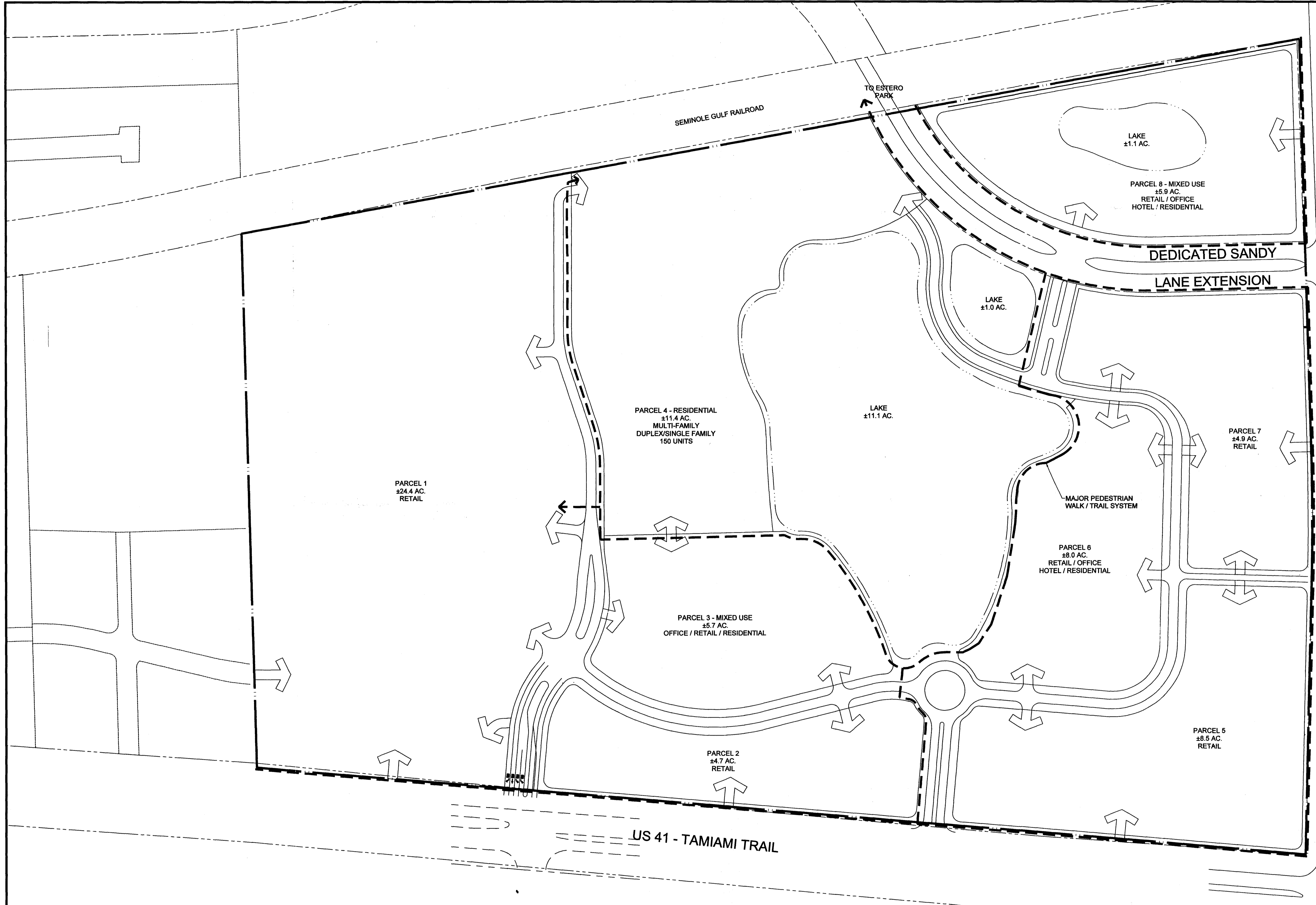
- Withdrawn
- Deviation from LDC Section 34-935 (4) which requires minimum building separation to be one-half of the sum of their heights, or 20 feet, whichever is greater to be reduced to a 15 foot minimum building separation.
- Deviation from LDC Section 34-329(e)(1)a which requires a 25 foot setback for water retention along local roadways. This deviation would allow lakes within the project to be located within 20 foot of a roadway.
- Deviation from LDC Section 34-329(e)(4) which requires that excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits. The intent of this deviation is to allow a maximum of 30 % of any lake edge to incorporate bulkheads.
- Deviation from LDC Section 34-2194(c)(3)b, which requires a 10 foot setback for non-seawalled artificial bodies of water. This deviation would eliminate the setback to allow recreational/amenity structures to be placed at the lake's control elevation.
- Withdrawn

SURROUNDING ZONING AND LAND USES

ZONING:	EXISTING LAND USES:
NORTH AG-2 / CPD	RETAIL
SOUTH MPD	PASTURE LANDS / SIMON SUNCOAST
EAST RPD / AG	VACANT TRACTS, CHURCH
WEST MPD	U.S. 41, VACANT COMMERCIAL

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NOV. 06 2003

COMMUNITY DEVELOPMENT



- NOTES:**
1. THIS PROJECT CONSISTS OF ONE PHASE WITH BUILD-OUT EXPECTED BY 2008.
 2. THIS SITE HAS BEEN PREVIOUSLY CLEARED FOR AGRICULTURAL LAND PURPOSES. THEREFORE THERE IS NO PRESERVE SHOWN ON THIS PLAN. LEE TRAN DOES NOT PROVIDE SERVICE TO THIS SITE. THEREFORE THERE ARE NO TRANSIT FACILITIES SHOWN ON THIS PLAN. THIS SITE IS ALSO ADEQUATELY SERVICED BY PUBLIC FACILITIES. THERE ARE NO PUBLIC FACILITIES LOCATED ON THIS PLAN.

PROGRAM SUMMARY

TOTAL PROJECT INTENSITY	RETAIL	59,000
	OFFICE	120,000
	HOTEL	150 ROOMS
	RESIDENTIAL	150 UNITS

FILE NAME	21786-MAP H.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21786\DWG\DRN
PLOT DATE	FRI 8-29-2003 11:50 AM
PLOT BY	TODD VANA
CREATED BY	JENNIFER PARKER
XREF1	
XREF2	

OAKBROOK PROPERTIES

Barraco
and Associates, Inc.

Boylan
Environmental
Consultants, Inc.

FISHKIND & ASSOCIATES

H.M. HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

PAVESE, HAVERFIELD, DALTON, HARRISON & JENSEN, L.L.P.
ATTORNEYS AND COUNSELORS AT LAW

NORTH

0 60 120 240
SCALE IN FEET

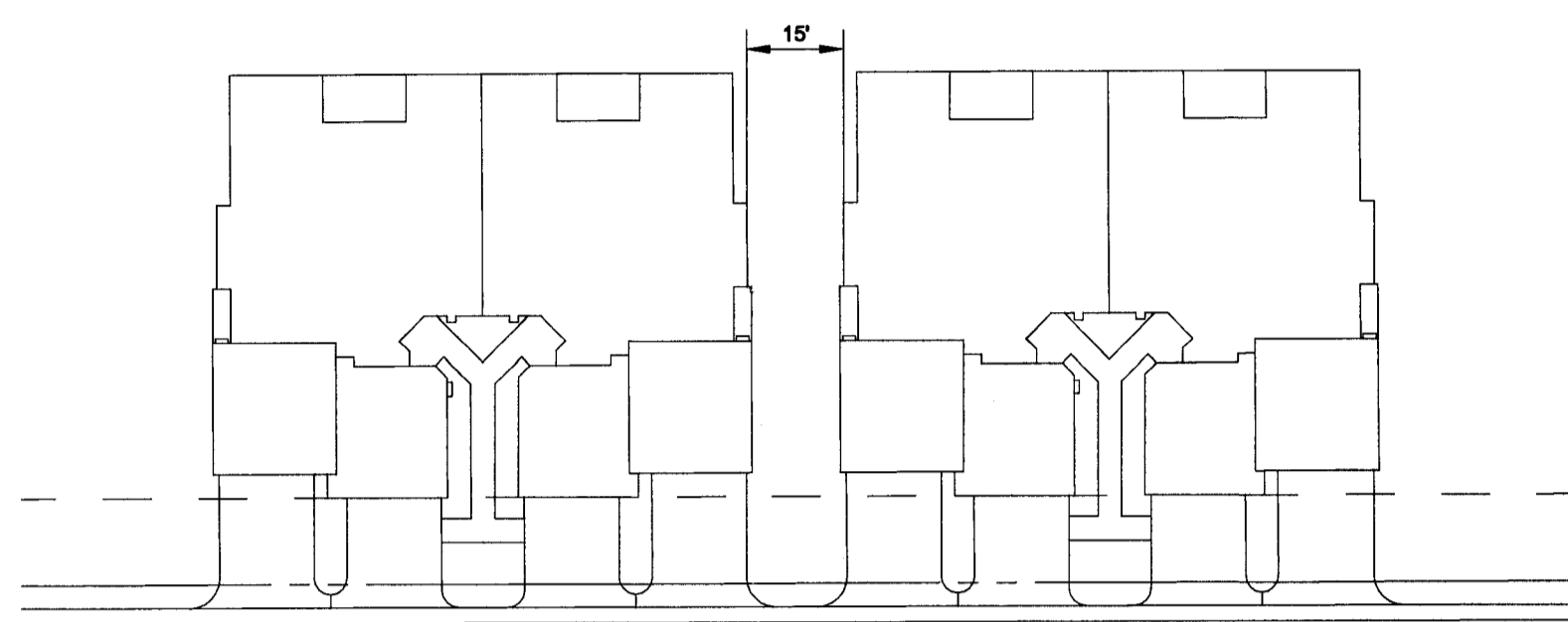
MAP H - MASTER DEVELOPMENT PLAN

NORTH POINT DRI

PERMIT COUNTER
 DCI 2003-00002

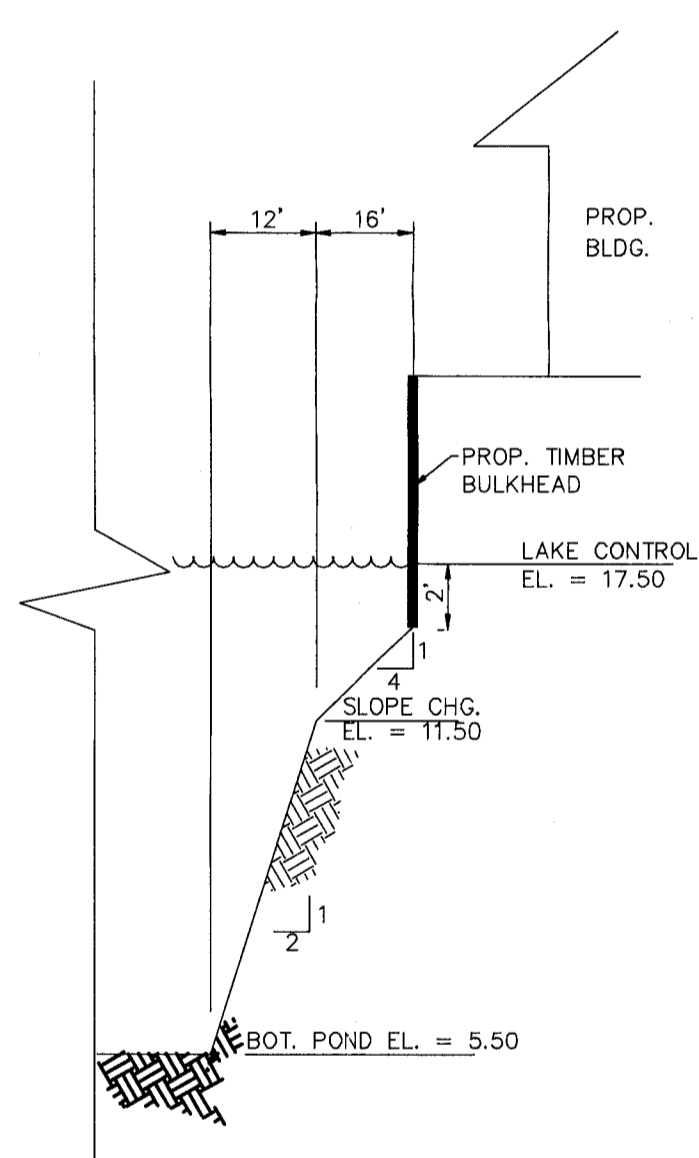
PROJECT SUMMARY

PROJECT SIZE: 102.6 AC±
 REQUIRED OPEN SPACE: 32.6 AC±
 MINIMUM REQUIRED INDIGENEOUS VEGETATIONS: N/A



DEVIATION 2

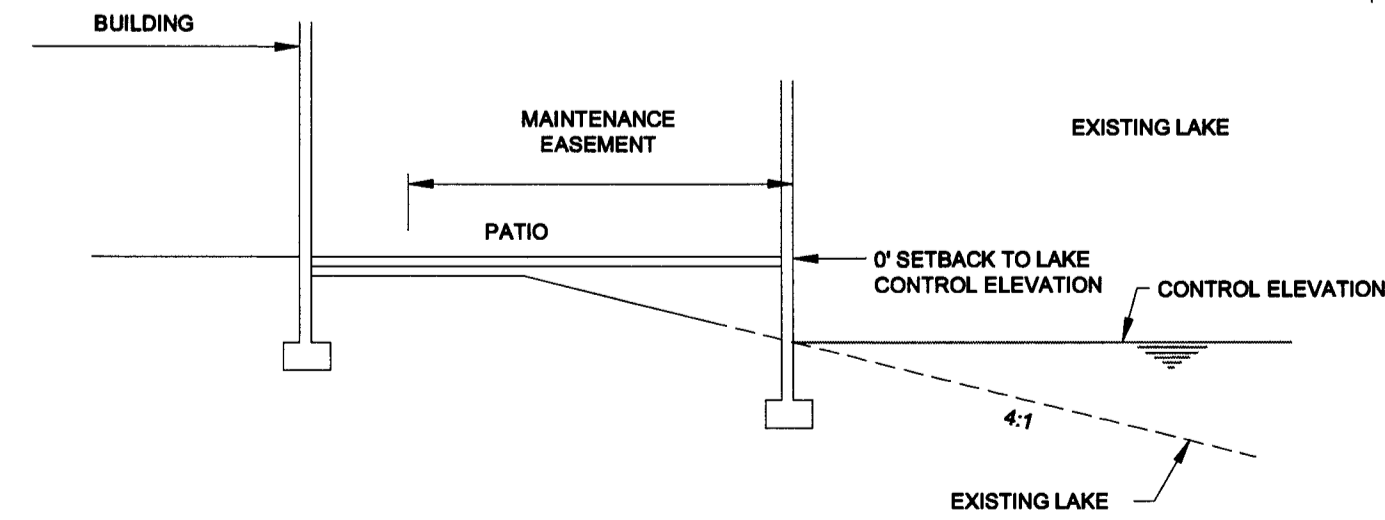
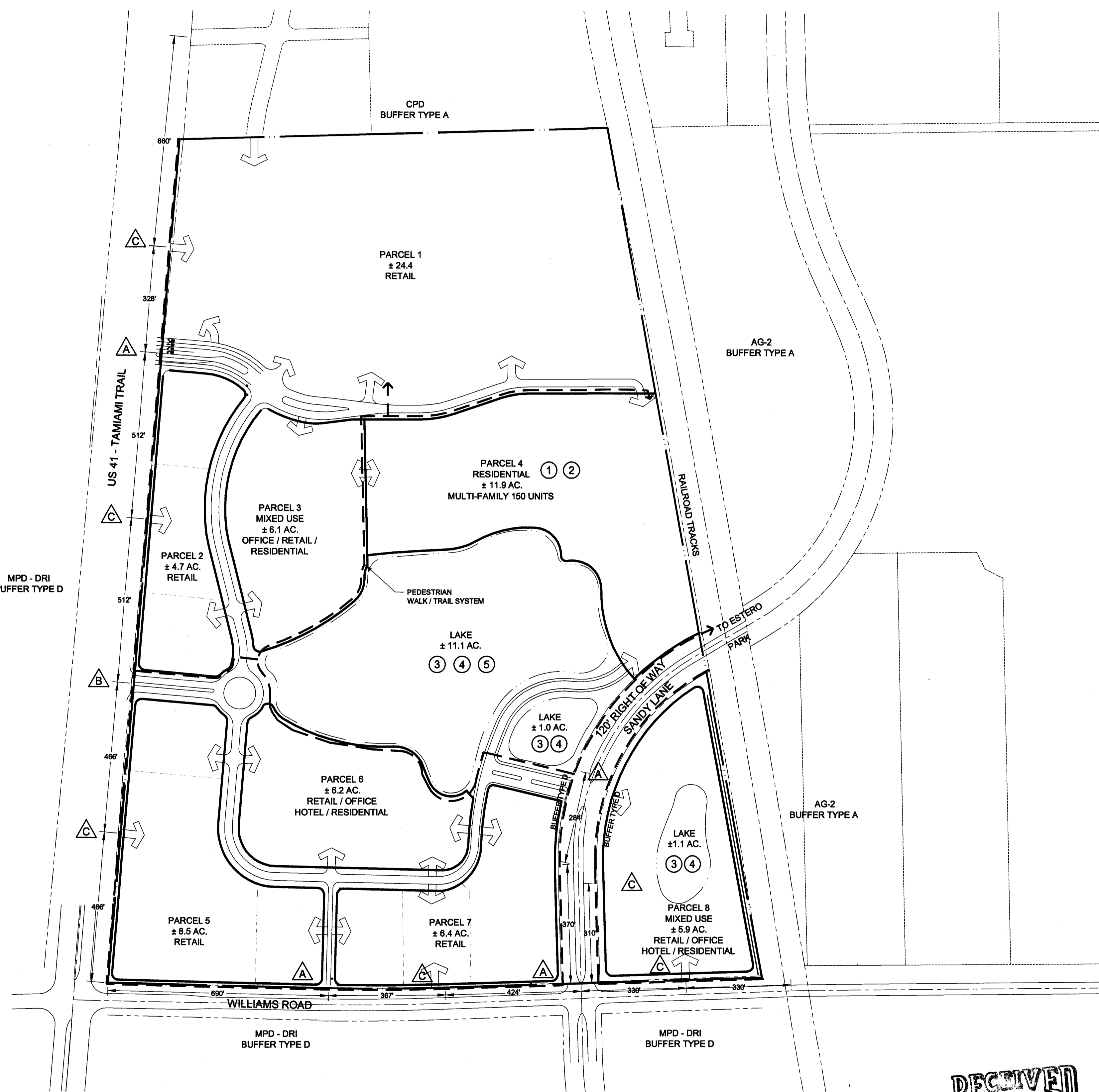
N.T.S.



DEVIATION 4

N.T.S.

NOTE: ALL INTERNAL ACCESS POINTS ARE CONCEPTUAL ONLY AND MAY BE INCREASED OR ADJUSTED AT THE TIME OF LOCAL DEVELOPMENT ORDER.



DEVIATION 5

NOT TO SCALE

LEGEND

- # Deviation
- A Full Entrance
- B Left In - Right In / Right Out Entrance
- C Right In / Right Out Entrance
- - - Pedestrian / bike way
- - - Conceptual Lot Lines

Barraco
and Associates, Inc.

CIVIL ENGINEERS - SURVEYORS
PLANNERS - LANDSCAPE ARCHITECTS

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FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**NORTH
POINT LAKE
LLC**

PROJECT DESCRIPTION

**NORTH
POINT
MPD**

SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

REZONING
APPLICATION

PHOTO DATED: NOVEMBER, 2002

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LAYOUT	LAYOUT1
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PLOT BY	TODD VANA
DESIGN BY	TODD VANA
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

EXHIBIT ONLY
NOT FOR CONSTRUCTION

**MASTER
CONCEPT
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
21786	EXHIBITS IV-A-1, IV-A-2 III-A-1, IV-1, IV-3

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AUG 28 2003
PERMIT COUNTER

DCI2003-00037



0 100 200 400
SCALE IN FEET

**PARCELS 1, 5, 6, 8 (ANCHOR USES)
COMMERCIAL:**

Accessory Uses & Structures
Auto Parts Store
Automobile Repair and Service, all groups
Automobile Service Station
Banks and Financial Estab.
Group I, II
Building Material Sales (34-622(c)(4))
Business Services, Group I & II
Car Wash
Clothing Stores - general
COP (only in conjunction with a standard restaurant and outdoor seating in the pedestrian open space area identified on the MCP)
Convenience Food and Beverage Store
Day care center, child, adult
Department Store
Drive thru for any permitted use
Drugstore, pharmacy (limited to one (1))
Essential Services
Essential Service Facilities, Group I
Excavation - Water Retention
Fences, Walls
Fishing Piers and Docks
Florist Shop
Food Store, Group I
Gasoline dispensing system, special
Gift and Souvenir Shop
Hardware Store
Hobby, Toy and Game Shop
Hotel / Motel
Household and Office Furnishings, all groups (no outdoor display)
Laundry and Dry Cleaning, Group I
Lawn and garden supply stores
Medical office
Mini-warehouse
Non-store Retailers, all groups
Paint, Glass and Wallpaper
Parcel and express services
Personal Services, Groups I & II
Pet Shop
Pharmacy
Real Estate Sales Office
Repair Shops, Group I-III
Restaurants, Fast Food
Restaurants, Group I-IV
Self-Service Fuel Pumps (max. of 12 fueling stations)
Signs in Accordance with Chapter 30
Specialty Retail Shops, Group I & IV
Temporary Uses
Theater, indoor or outdoor (drive-in)
Variety Store

**PARCELS 2, 3 & 7 (OUTPARCEL USES)
COMMERCIAL:**

Accessory Uses & Structures
Auto Parts Store
Automobile Repair and Service, all groups
Automobile Service Station
Banks and Financial Estab.
Group I, II
Building Material Sales (34-622(c)(4))
Business Services, Group I & II
Car Wash
Clothing Stores - general
COP (only in conjunction with a standard restaurant and outdoor seating in the pedestrian open space area identified on the MCP)
Convenience Food and Beverage Store
Day care center, child, adult
Department Store
Drive thru for any permitted use
Drugstore, pharmacy (limited to one (1))
Essential Services
Essential Service Facilities, Group I
Excavation - Water Retention
Fences, Walls
Fishing Piers and Docks
Florist Shop
Food Store, Group I
Gasoline dispensing system, special
Gift and Souvenir Shop
Hobby, Toy and Game Shop
Hotel / Motel
Household and Office Furnishings, all groups (no outdoor display)
Laundry and Dry Cleaning, Group I
Lawn and garden supply stores
Medical office
Mini-warehouse
Non-store Retailers, all groups
Paint, Glass and Wallpaper
Parcel and express services
Personal Services, Groups I & II
Pet Shop
Pharmacy
Real Estate Sales Office
Repair Shops, Group I-III
Restaurants, Fast Food
Restaurants, Group I-IV
Self-Service Fuel Pumps (max. of 12 fueling stations)
Signs in Accordance with Chapter 30
Specialty Retail Shops, Group I & IV
Temporary Uses
Theater, indoor or outdoor (drive-in)
Variety Store

**PARCEL 1
RESIDENTIAL:**

Accessory Uses & Structures
Dwelling Unit:
Single Family
Multi Family
Entrance Gates and Gatehouses
Essential Services, Group 1
Excavation - Water Retention
Fences, Walls
Home Occupation
Model Home, Unit & Display Center
Recreational Facilities:
Personal
Private (on-site)
Signs (as per Chapter 30)
Temporary Sales Center
Temporary Uses
Club Private
Fences, Walls
Parking Lot, Ancillary
Recreational Facilities
Personal
Private (on-site)
Buildings ancillary to Recreational Facilities (for non-motorized watercraft only)
Fishing Piers and Docks
Food & Beverage Service
Limited

SCHEDULE OF DEVIATIONS

1. Withdrawn
2. Deviation from LDC Section 34-935 (4) which requires minimum building separation to be one-half of the sum of their heights, or 20 feet, whichever is greater to be reduced to a 15 foot minimum building separation.
3. Deviation from LDC Section 34-329(e)(1)a which requires a 25 foot setback for water retention along local roadways. This deviation would allow lakes within the project to be located within 20 foot of a roadway.
4. Deviation from LDC Section 34-329(e)(4) which requires that excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits. The intent of this deviation is to allow a maximum of 30 % of any lake edge to incorporate bulkheads.
5. Deviation from LDC Section 34-2194(c)(3)b, which requires a 10 foot setback for non-seawalled artificial bodies of water. This deviation would eliminate the setback to allow recreational/amenity structures to be placed at the lake's control elevation.
6. Withdrawn

SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

1. This is a request for a rezoning from AG-2 to MPD/DRI. The property is currently being used as pasture lands.
2. The property is the subject of a Comprehensive Plan Development to change the future land use category from Suburban to Urban Community.
3. Withdrawn
4. The project buffer yards shall meet or exceed the requirements set forth in Section 34-1044.
5. All exotic vegetation shall be removed from the development area according to a removal schedule established as part of the Development Order. The site shall be maintained free of exotics in perpetuity.
6. Drainage will be accommodated through the use of swales, and/or retention areas. The shape of the lake may be refined without amending the MCP based on detailed site engineering, and compliance with all setback requirements set forth herein.
7. The existing lake ranges from approximately 10' to 24'. A lake management plan will be provided at the time of local Development Order.
8. Per LDC Section 34-414 (c), minimum of 10 % open space will be provided in commercial areas.
9. Service areas for commercial uses will be located away from any existing residential uses.

LAND USE INTENSITY SUMMARY

PARCEL	RETAIL (S.F.)	OFFICE (S.F.)	RESIDENTIAL (UNITS)	HOTEL (ROOMS)	NOTES
PARCEL 1	350,000	-	-	-	
PARCEL 2	80,000	-	-	-	
PARCEL 3	60,000	70,000	MAX. 50	-	MULTI-FAMILY ONLY
PARCEL 4	-	-	MAX. 150	-	150 MULTI-FAMILY OR 78 SINGLE FAMILY
PARCEL 5	180,000	-	-	-	
PARCEL 6	80,000	100,000	MAX. 50	150	MULTI-FAMILY ONLY
PARCEL 7	60,000	-	-	-	
PARCEL 8	70,000	80,000	MAX. 50	150	MULTI-FAMILY ONLY
TOTAL ALLOWABLE	550,000	120,000	150	150	TOTAL RESIDENTIAL UNITS WILL NOT EXCEED 150 ON THE ENTIRE SITE, AND TOTAL HOTEL ROOMS WILL NOT EXCEED 150. OFFICE USES MAY BE EITHER MEDICAL OR GENERAL AS SPECIFIED IN EXHIBIT IV-1-1

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

PARCEL	LANDUSE	EST. ACRES	REQUIRED OPEN SPACE ACRES	MIN. OPEN SPACE PROVIDED TOWARD REQUIREMENT **
PARCEL 1	RETAIL	+/- 24.4	+/- 7.3	26 %
PARCEL 2	RETAIL	+/- 4.7	+/- 1.4	26 %
PARCEL 3	MIXED USE	+/- 6.2	+/- 1.9	26 %
PARCEL 4	RESIDENTIAL	+/- 11.9	+/- 4.8	40 %
PARCEL 5	RETAIL	+/- 8.5	+/- 2.6	26 %
PARCEL 6	MIXED USE	+/- 6.2	+/- 1.7	26 %
PARCEL 7	RETAIL	+/- 6.4	+/- 1.9	26 %
PARCEL 8	MIXED USE	+/- 5.9	+/- 1.8	26 %
	LAKE	+/- 13.2	+/- 4.6	N/A
	R.O.W. / EASEMENTS	+/- 15.2	+/- 4.6	N/A
	TOTAL	+/- 102.6	+/- 32.6	32.6 AC.

* NO INDIGENOUS VEGETATION EXISTS ON SITE, THEREFORE THERE IS NO INDIGENOUS REQUIREMENT.

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

LAND USE	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE	SETBACKS (FT.)					BUILDING SEPARATION (FT.)	MAX. HEIGHT (FT.)	STORIES
					ROAD (R/W) *	SIDE *	CORNER	REAR	WATER **			
OFFICE/RETAIL	10,000	100'	100'	45%	20'	10'	10'	10'	20'	20'	65	5
HOTEL	50,000	200'	200'	45%	20'	15'	-	20'	20'	20'	75	6
MULTI-FAMILY	5,700	N/A	N/A	45%	15'	7.5'	7.5'	25'	25'	15	55	4
ACCESSORY STRUCTURES (RESIDENTIAL)												
POOLS, DECKS, SCREEN ENCLOSURES	N/A	N/A	N/A	N/A	15'	5'	5'	10'	25'	N/A	N/A	N/A
AMENITY												
CLUBHOUSE	N/A	N/A	N/A	45%	15'	10'	10'	20'	N/A	N/A	35	2

* ALONG SANDY LANE BUILDINGS WILL HAVE A MINIMUM FRONT SETBACK OF 25 FEET AND MINIMUM SIDE SETBACK OF 5'
** EXCEPT WHERE PERMITTED BY AN APPROVED DEVIATION.

SURROUNDING ZONING AND LAND USES

ZONING:	EXISTING LAND USES:
NORTH AG-2 / CPD	RETAIL
SOUTH MPD	PASTURE LANDS / SIMON SUNCOAST
EAST RPD / AG	VACANT TRACTS, CHURCH
WEST MPD	U.S. 41, VACANT COMMERCIAL

Barraco and Associates, Inc.

CIVIL ENGINEERS - SURVEYORS
PLANNERS - LANDSCAPE ARCHITECTS

www.barraco.net

2271 MCGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

NORTH POINT LAKE LLC

PROJECT DESCRIPTION

NORTH POINT MPD

SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

REZONING APPLICATION

PHOTO DATED: NOVEMBER, 2002

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
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FILE NAME 21786MCP02.DWG

LAYOUT LAYOUT1

LOCATION J:\21786\DWG\ZONING1

PLOT DATE WED. 9-27-2003 - 10:59 AM

PLOT BY TODD VANA

DESIGN BY TODD VANA

XREF1

XREF2

XREF3

XREF4

XREF5

XREF6

PLAN REVISIONS

PLAN STATUS

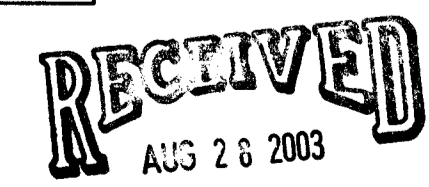
EXHIBIT ONLY
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO. SHEET NUMBER

21786 EXHIBITS

IV-A-1/IV-A-2 III-A-1, IV-1, IV-3



PERMIT COUNTER

OCT 2003-00037

**NORTH
POINT LAKE
LLC**

RECEIVED
MAY 14 2003
COMMUNITY DEVELOPMENT

PROJECT DESCRIPTION

**NORTH
POINT
MPD / DRI**

SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

ZONING
APPLICATION

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
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LAYOUT	LAYOUT1
LOCATION	J:\2178MCP02\ZONING
PLOT DATE	THU, 4-24-2003 - 11:01 AM
PLOT BY	JASON BOWIE
DESIGN BY	TODD VANA
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

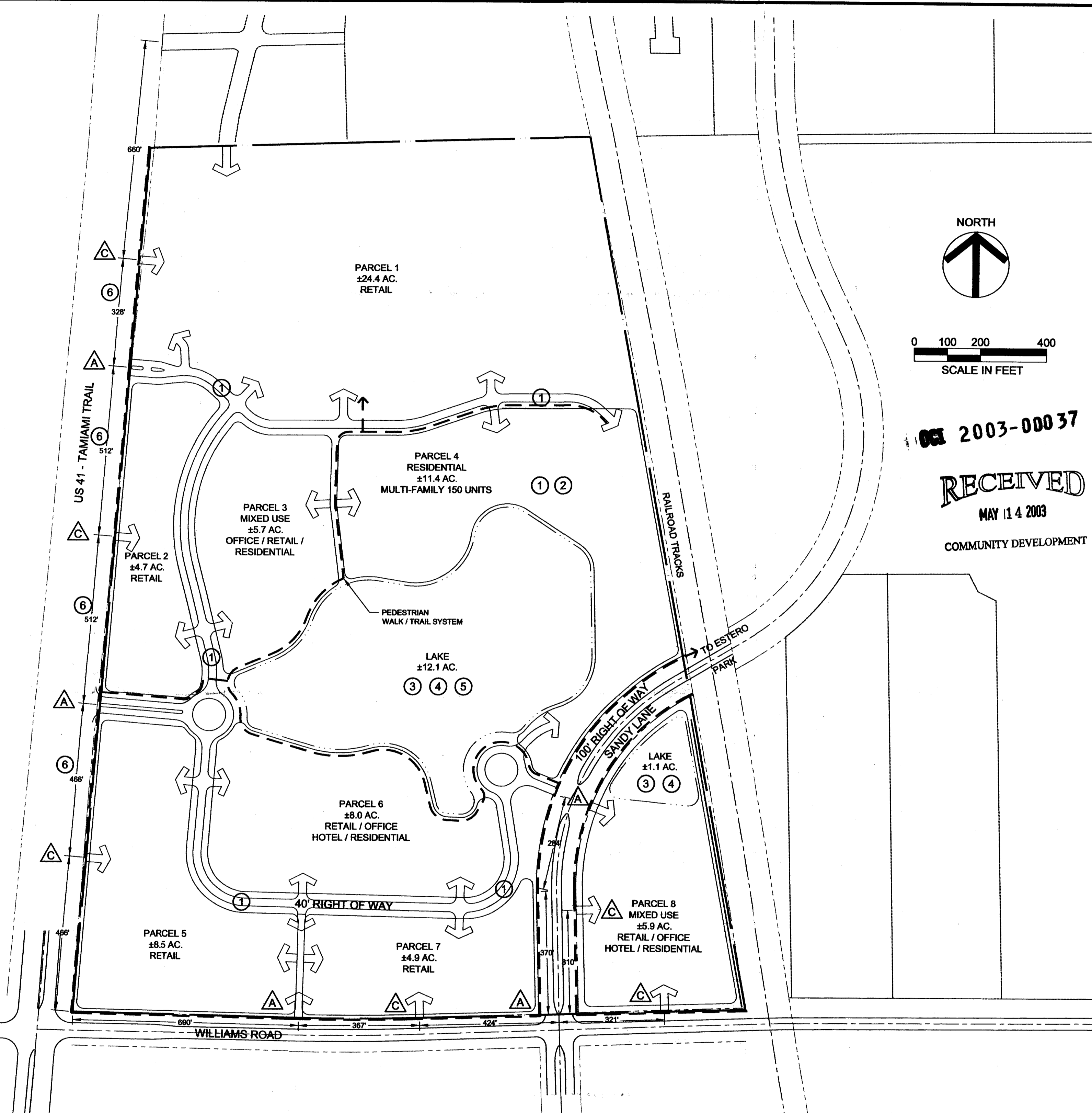
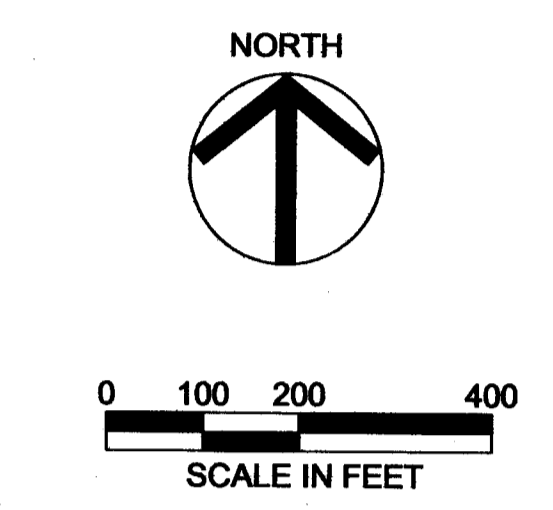
PLAN REVISIONS

PLAN STATUS

EXHIBIT
III-A-2 & III-A-3

**MASTER
CONCEPT
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
21786	EXHIBITS
00-00-00	IV-A-1, IV-A-2 III-A-1, IV-1, IV-3



SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

- This is a request for a rezoning from AG-2 to MPD/DRI. The property is currently being used as pasture lands.
- The property is the subject of a Comprehensive Plan Development to change the future land use category from Suburban to Urban Community.
- This master concept plan is general in nature and may be modified to reflect environmental conditions, easements, utilities and changes in market. All acreages are approximate and subject to slight adjustment.
- The project buffer yards shall meet or exceed the requirements set forth in Section 34-1044.
- All exotic vegetation shall be removed from the development area according to a removal schedule established as part of the Development Order. The site shall be maintained free of exotics in perpetuity.
- Drainage will be accommodated through the use of swales, and/or retention areas. The shape of the lake may be refined without amending the MCP based on detailed site engineering, and compliance with all setback requirements set forth herein.
- The existing lake ranges from ___' to ___'. A lake management plan will be provided at the time of local Development Order.

SCHEDULE OF DEVIATIONS

- Deviation from LDC Section 10-335 which requires a 10 foot public utility easement on both sides of a roadway to allow the public utility easement on one side only.
- Deviation from LDC Section 34-935 (4) which requires minimum building separation to be one-half of the sum of their heights, or 20 feet, whichever is greater to be reduced to a 15 foot minimum building separation.
- Deviation from LDC Section 34-329(e)(1) which requires a 25 foot setback for water retention along local roadways. This deviation would allow lakes within the project to be located within 20 feet of a roadway.
- Deviation from LDC Section 34-329(e)(4) which requires that excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits. The intent of this deviation is to allow a maximum of 30% of any lake edge to incorporate bulkheads.
- Deviation from LDC Section 34-2194(c)(3)b, which requires a 10 foot setback for non-swelled artificial bodies of water. This deviation would eliminate the setback to allow recreational/amenity structures to be placed at the lake's control elevation.
- Deviation from LDC Section 10-285(a) which requires access drives to be separated by 660 feet on arterial roadways, to allow for the three proposed right-in/right out access ways along US 41.

COMMERCIAL:

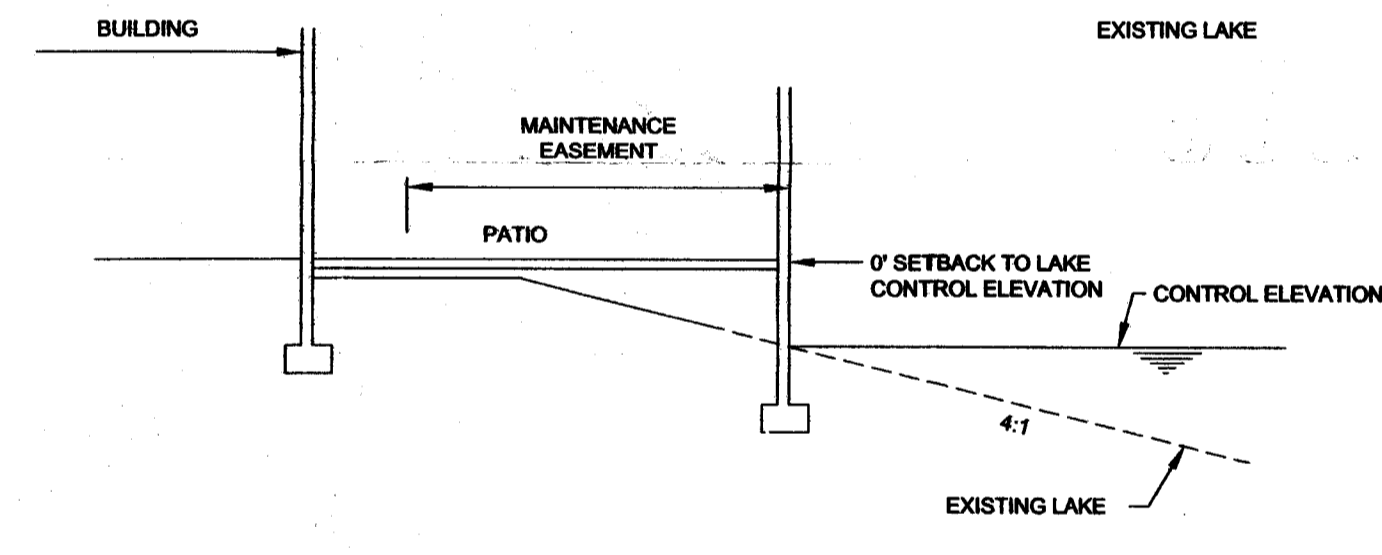
- Accessory Uses & Structures
- Auto Parts Store
- Automobile Repair and Service, all groups
- Automobile Service Station
- Banks and Financial Estab.
- Group I, II
- Building Material Sales (34-622(c)(4))
- Business Services, Group I & II
- Car Wash (limited to one (1))
- Clothing Stores - general
- COP (only in conjunction with a standard restaurant and outdoor seating in the pedestrian open space area identified on the MCP)
- Convenience Food and Beverage Store (limited to one (1))
- Day care center, child, adult
- Department Store
- Drive thru for any permitted use
- Drugstore, pharmacy (limited to one (1))
- Essential Services
- Essential Service Facilities, Group I
- Excavation - Water Retention
- Fences, Walls
- Fishing Piers and Docks
- Florist Shop
- Food Store, Group I (excluding Supermarkets)
- Gasoline dispensing system, special
- Gift and Souvenir Shop
- Hardware Store
- Hobby, Toy and Game Shop
- Hotel / Motel
- Household and Office Furnishings, all groups (no outdoor display)
- Laundry and Dry Cleaning, Group I
- Lawn and garden supply stores
- Medical office
- Mini-warehouse
- Non-store Retailers, all groups
- Paint, Glass and Wallpaper
- Parcel and express services
- Personal Services, Groups I & II
- Pet Shop
- Pharmacy
- Real Estate Sales Office
- Repair Shops, Group I-III
- Restaurants, Fast Food
- Restaurants, Group I-IV
- Self-Service Fuel Pumps (max. of 12 fueling stations)
- Signs in accordance with Chapter 30
- Specialty Retail Shops, Group I & IV
- Temporary Uses
- Theater, indoor or outdoor (drive-in)
- Variety Store

RESIDENTIAL:

- Accessory Uses & Structures
- Dwelling Unit:
 - Single Family
 - Multi Family
- Entrance Gates and Gatehouses
- Essential Services, Group 1
- Excavation - Water Retention
- Fences, Walls
- Home Occupation
- Model Home, Unit & Display Center
- Recreational Facilities:
 - Personal
 - Private (on-site)
- Signs (as per Chapter 30)
- Temporary Construction Trailer
- Temporary Sales Center
- Temporary Uses
- Club Private
- Fences, Walls
- Parking Lot, Ancillary
- Recreational Facilities:
 - Personal
 - Private (on-site)
- Buildings ancillary to Recreational Facilities (for non-motorized watercraft only)
- Fishing Piers and Docks
- Food & Beverage Service
- Limited

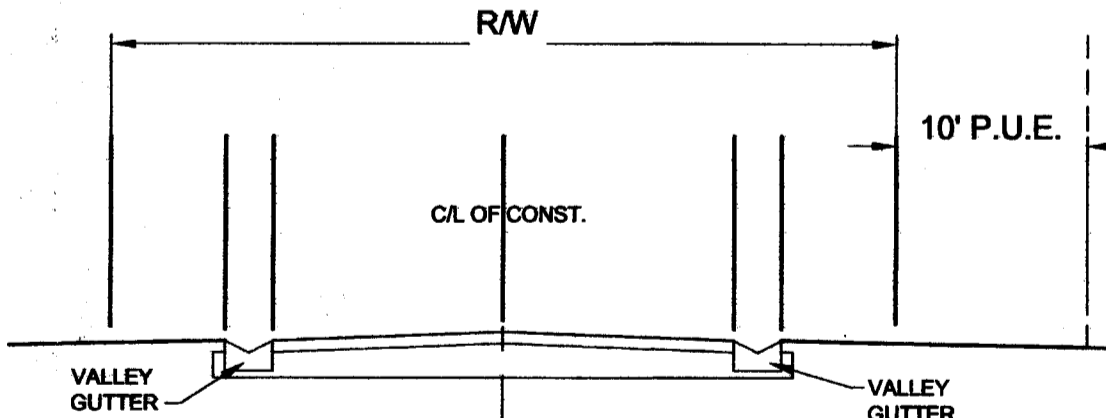
LEGEND

- ① Deviation
- △ Full Entrance
- △ Left In - Right In / Right Out Entrance
- △ Right In / Right Out Entrance
- Pedestrian / bike way



DEVIATION 5

NOT TO SCALE



DEVIATION 1

N.T.S.

SURROUNDING ZONING AND LAND USES

ZONING:	EXISTING LAND USES:
NORTH AG-2 / CPD	RETAIL
SOUTH MPD	PASTURE LANDS / SIMON SUNCOAST
EAST RPD / AG	VACANT TRACTS, CHURCH
WEST MPD	U.S. 41, VACANT COMMERCIAL

PROJECT SUMMARY

PROJECT SIZE:	102.6 AC.±
REQUIRED OPEN SPACE	24.5 AC.±
MINIMUM REQUIRED INDIGENEOUS VEGETATIONS:	N/A

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

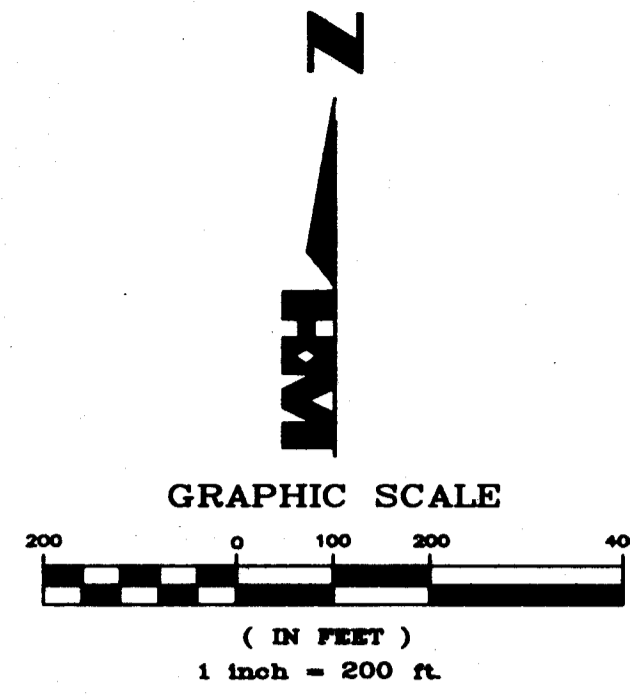
LAND USE	MIN. LOT AREA SQ. FT.	MIN. LOT AREA WIDTH	MIN. LOT AREA DEPTH	MIN. LOT AREA COVERAGE	SETBACKS (FT.)					BUILDING SEPARATION (FT.)	MAX. HEIGHT (FT.)	STORIES
					ROAD (R/W)*	SIDE*	CORNER	REAR	WATER**			
OFFICE/RETAIL	10,000	100'	100'	-	20'	10'	10'	10'	20'	20	65	5
HOTEL	50,000	200'	200'	-	20'	15'	-	20'	20'	20'	75	6
MULTI-FAMILY	5,700	N/A	N/A	45%	15'	7.5'	7.5'	25'	25'	15	35	2
ACCESSORY STRUCTURES (RESIDENTIAL)												
POOLS, DECKS, SCREEN ENCLOSURES	N/A	N/A	N/A	N/A	15'	5'	5'	10'	25'	N/A	N/A	N/A
AMENITY CLUBHOUSE	N/A	N/A	N/A	45%	15'	10'	10'	20'	N/A	N/A	35	2

* ALONG SANDY LANE BUILDINGS WILL HAVE A MINIMUM FRONT SETBACK OF 25 FEET AND MINIMUM SIDE SETBACK OF 5' ** EXCEPT WHERE PERMITTED BY AN APPROVED DEVIATION.

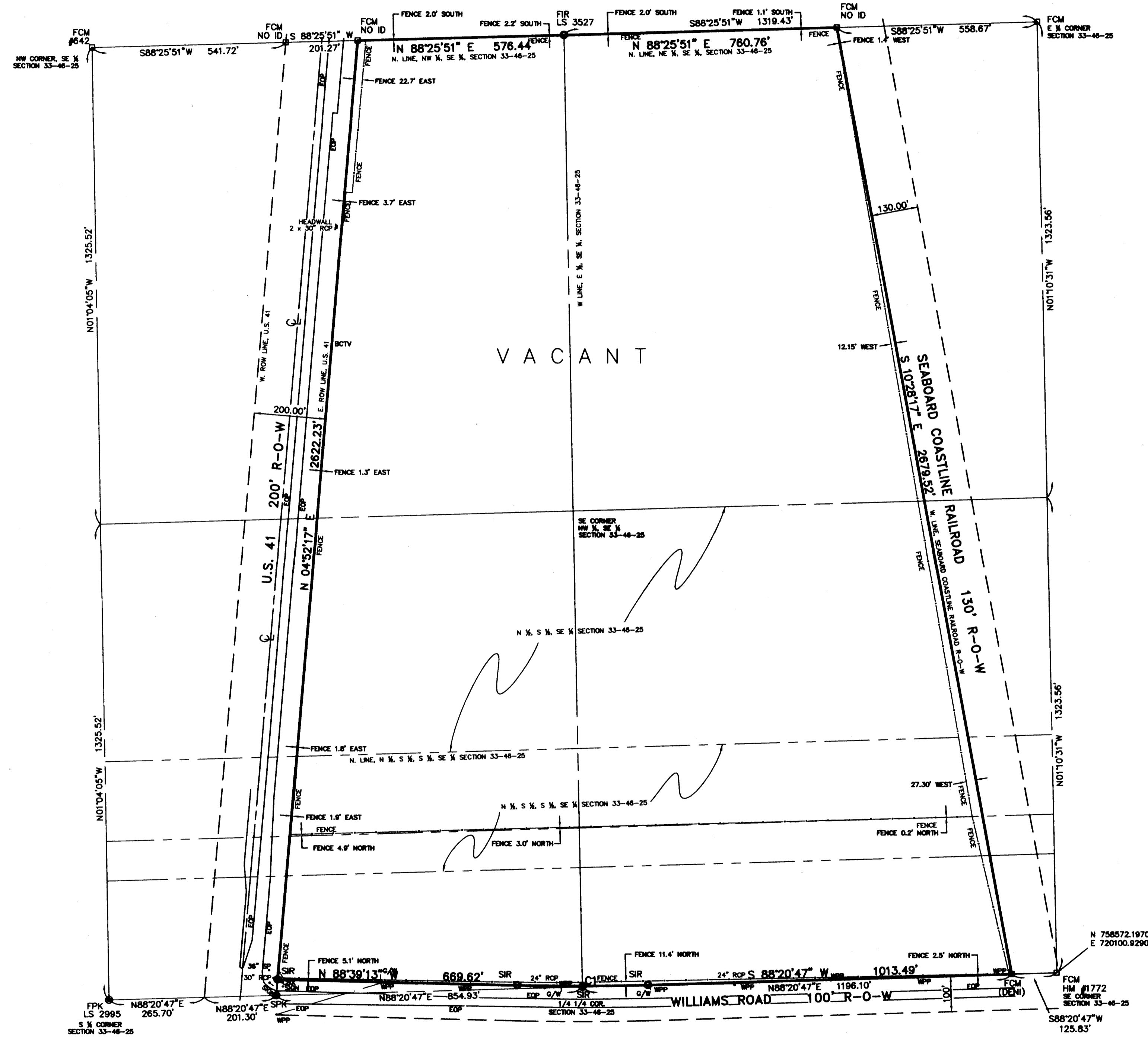
LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

PARCEL	LANDUSE	PERMITTED USE	EST. ACRES	REQUIRED OPEN SPACE ACRES	PROVD. OPEN SPACE ACRES	INDIGENOUS * REQUIREMENT
PARCEL 1	RETAIL	S.F.	+/- 24.4	+/- 7.3	-	N/A
PARCEL 2	RETAIL	S.F.	+/- 4.7	+/- 1.4	-	N/A
PARCEL 3	MIXED USE	S.F.	+/- 5.7	+/- 1.7	-	N/A
PARCEL 4	RESIDENTIAL	S.F.	+/- 11.4	+/- 4.6	-	N/A
PARCEL 5	RETAIL	S.F.	+/- 8.5	+/- 2.6	-	N/A
PARCEL 6	MIXED USE	S.F.	+/- 8.0	+/- 2.4	-	N/A
PARCEL 7	RETAIL	S.F.	+/- 4.9	+/- 1.5	-	N/A
PARCEL 8	MIXED USE	S.F.	+/- 5.9	+/- 1.8	-	N/A
	LAKE	S.F.	+/- 13.2	+/- 4.6	-	N/A
	R.O.W. / EASEMENTS	S.F.	+/- 15.9	+/- 0.9	-	N/A
	TOTAL	S.F.	+/-102.6	+/- 28.8	-	N/A

* NO INDIGENEOUS VEGETATION EXISTS ON SITE.



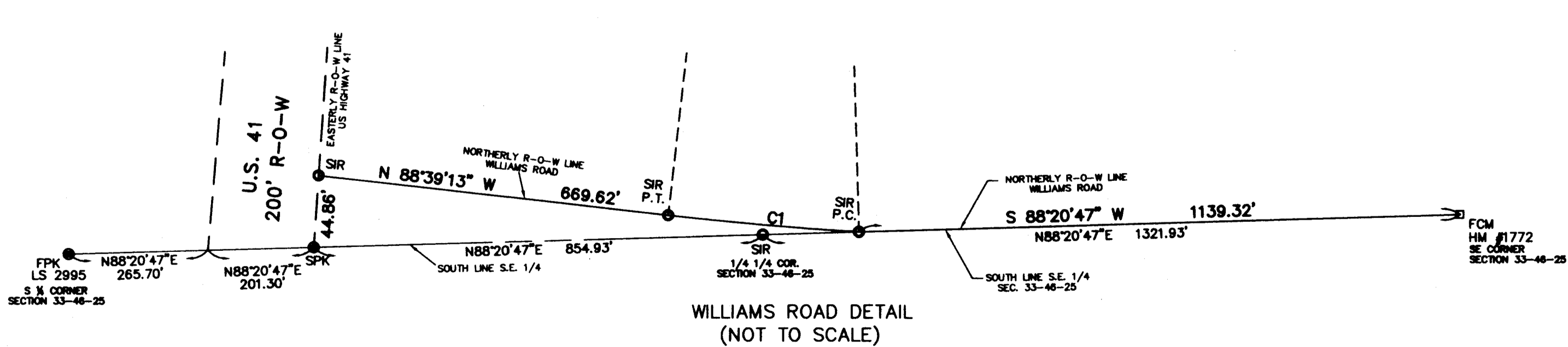
SOUTH ESTERO COMMERCIAL CENTER
P.B. 60, PGS. 23&24



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	363.90	6950.00	3°00'00"	S89°50'47\"/>

LEGEND

- SPK SET PK NAIL AND WASHER, LB 1772
- FFK FOUND PK NAIL AND DISC
- FCM FOUND CONCRETE MONUMENT
- FIR FOUND IRON ROD
- SIR SET IRON ROD, LB 1772
- TOB TOP OF BANK
- TOS TOE OF SLOPE
- EOP EDGE OF PAVEMENT
- CLD CENTER LINE OF DITCH
- RCP ROUND CORRUGATED PIPE
- BCTV BURIED CABLE TV
- SP TRAFFIC SIGNAL POLE
- WPP WOODEN POWER POLE
- G/W GUY WIRE
- CBX CABLE BOX



PROPERTY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LOCATED EASTERLY OF FLORIDA STATE ROAD NO. 45 (U.S. HIGHWAY 41), A 200.00 FOOT RIGHT-OF-WAY, LOCATED WESTERLY OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 130.00 FOOT RIGHT-OF-WAY, AND LOCATED NORTHERLY OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY.

NOTES:

- THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- BEARINGS SHOWN ARE STATE PLANE FOR FLORIDA WEST ZONE, NAD 1983, 1990 ADJUSTMENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°20'47\"/>

OCI 2003-00037

BY *Thomas J. Garris* P.L.S. #3741
THOMAS J. GARRIS STATE OF FLORIDA

RECEIVED
MAY 14 2003

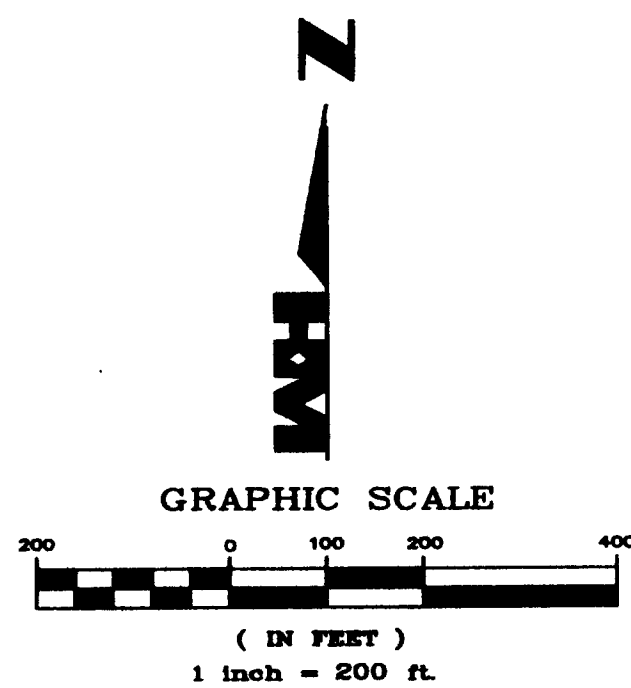
FIELD BOOK	855/44	REVISIONS	DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF: RICK	DATE: 3/03
	DRAWN BY: BEN/BA	DATE: 3/03
	CHECKED BY: TJG	DATE: 3/03
	VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1"=200'

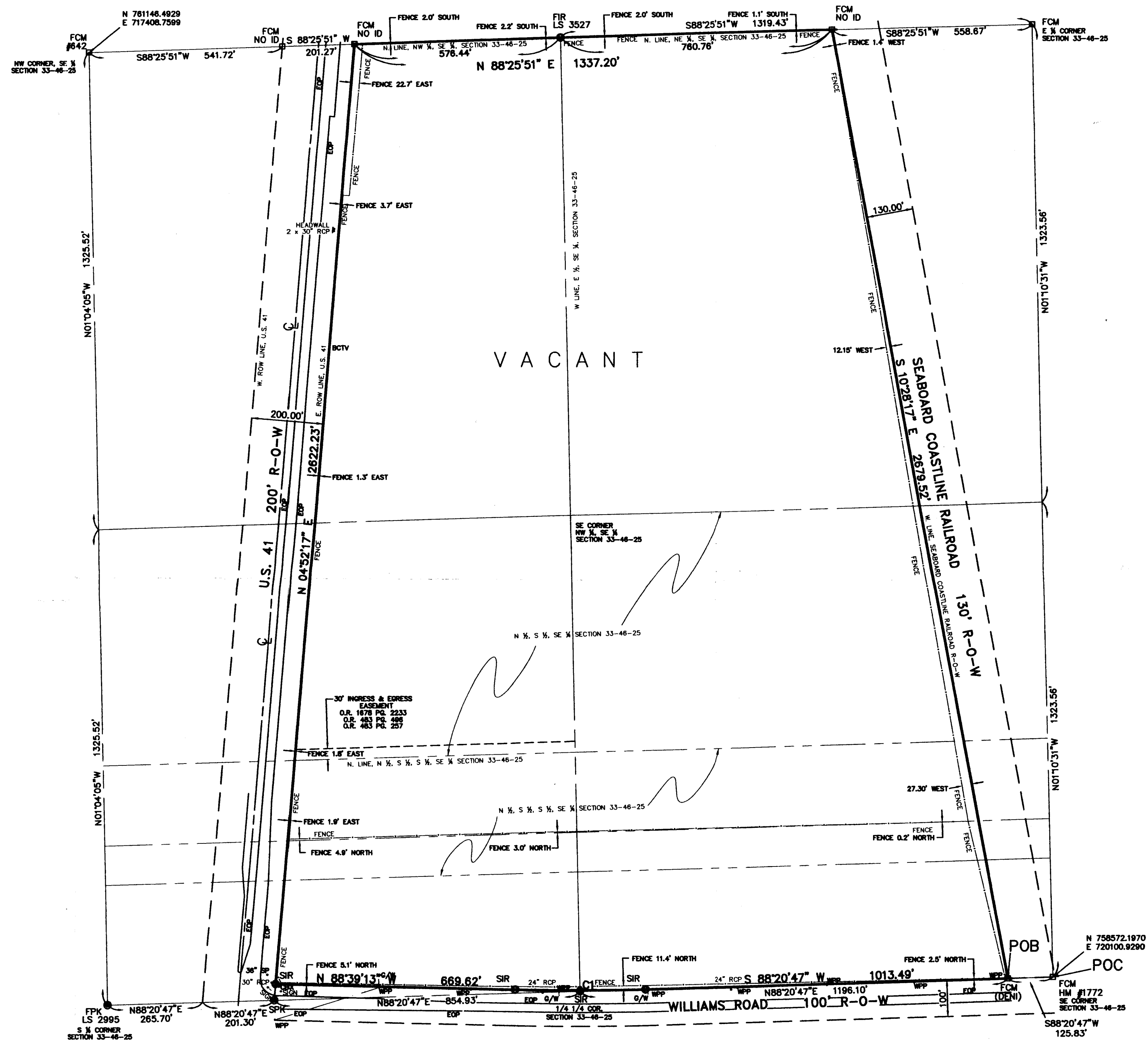
H M
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No. 1772

BOUNDARY SURVEY COMMUNITY DEVELOPMENT		DRAWING NO. A-1539
PROJECT NO. 02.105		REFERENCE NO. 021050A

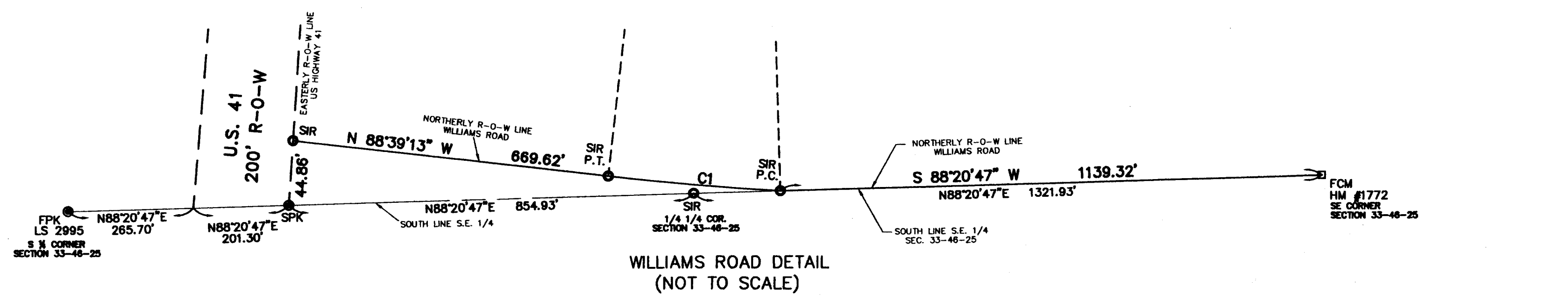


SOUTH ESTERO COMMERCIAL CENTER
P.B. 60, PGS. 23&24



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	363.90	6950.00	370°00"	363.86 S88°50'47" W

- LEGEND**
- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - SPK SET PK NAIL AND WASHER, LB 1772
 - FPK FOUND PK NAIL AND DISC
 - FCM FOUND CONCRETE MONUMENT
 - FIR FOUND IRON ROD
 - SIR SET IRON ROD, LB 1772
 - TOB TOP OF BANK
 - TOS TOE OF SLOPE
 - EOP EDGE OF PAVEMENT
 - OLD CENTER LINE OF DITCH
 - CCP ROUND CORRUGATED PIPE
 - BCTV BURIED CABLE TV
 - SP TRAFFIC SIGNAL POLE
 - WPP WOODEN POWER POLE
 - G/W GLY WIRE
 - CBX CABLE BOX



PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LOCATED EASTERLY OF FLORIDA STATE ROAD NO. 45 (U.S. HIGHWAY 41), A 200.00 FOOT RIGHT-OF-WAY, LOCATED WESTERLY OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 130.00 FOOT RIGHT-OF-WAY, AND LOCATED NORTHERLY OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THE SAME POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.88°20'47" W. ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, FOR A DISTANCE OF 1,013.49 FEET TO THE BEGINNING OF A TANGENTIAL CURVE, CONCAVE NORTHERLY; THENCE LEAVING THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33, RUN WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 6,950.00 FEET, SUBTENDED BY A CHORD OF 363.86 FEET AT A BEARING OF S89°50'47" W, FOR A DISTANCE OF 363.90 FEET TO THE END OF SAID CURVE; THENCE RUN N88°39'13" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, FOR A DISTANCE OF 669.62 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 45 (U.S. HIGHWAY 41), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN N04°52'17" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 45 (U.S. HIGHWAY 41), FOR A DISTANCE OF 2,622.23 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N88°25'51" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,337.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN S10°28'17" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 2,679.52 FEET, TO THE POINT OF BEGINNING CONTAINING 102.572 ACRES, MORE OR LESS.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN ARE STATE PLANE FOR FLORIDA WEST ZONE, NAD 1983, 1990 ADJUSTMENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°20'47" W.

COORDINATES SHOWN HEREON REFER TO STATE PLANE FOR FLORIDA WEST ZONE, NAD 1983, 1990 ADJUSTMENT.

PROPERTY DESCRIPTION WAS PROVIDED BY CLIENT.

FENCES, A POND, AND A BORROW PIT ARE LOCATED ON THIS PROPERTY AS SHOWN. THIS PROPERTY IS OTHERWISE VACANT.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 4/2/03. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61G17-55, F.A.C.

HOLE MONTES, INC.
CERTIFICATION OF AUTHORIZATION LB #1772
BY *Thomas M. Murphy* P.S.M. #5628
STATE OF FLORIDA

FIELD BOOK	855/44
LETTER	REVISIONS
	DATE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF: RICK	DATE: 3/03
	DRAWN BY: BEN/BA	DATE: 3/03
	CHECKED BY: TJG	DATE: 3/03
	VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1"=200'

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Florida Certificate of
Authorization No.1772

BOUNDARY SURVEY	
DRAWING NO.	A-1539-1
PROJECT NO.	02.105
REFERENCE NO.	021050A-1