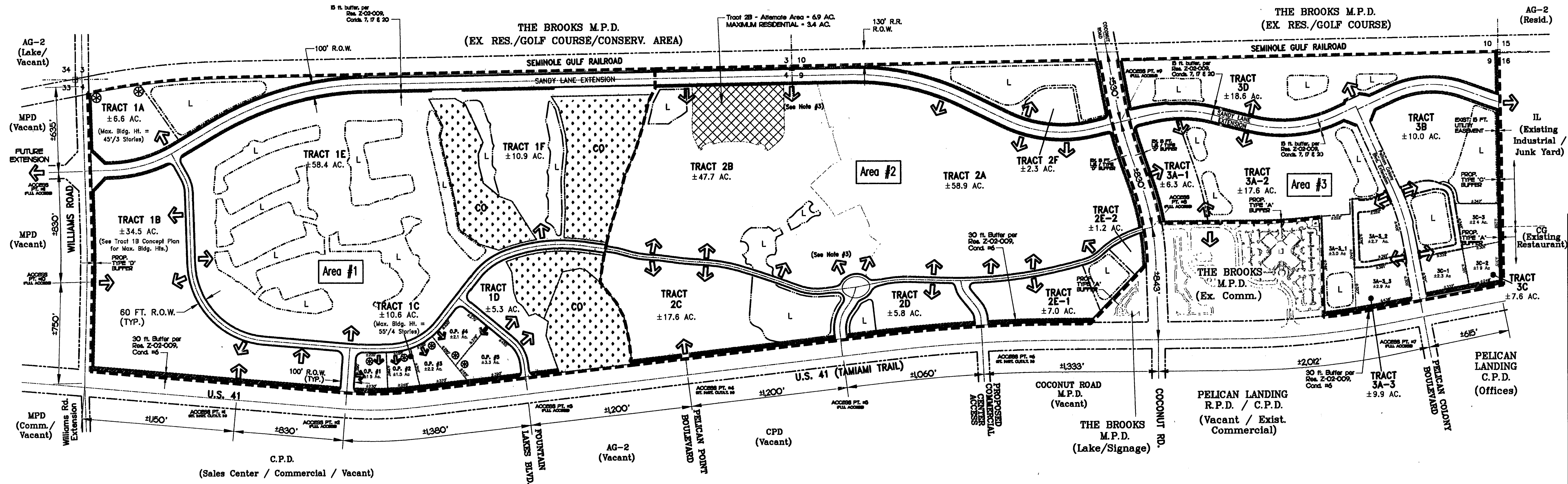




**MAPS for
CASE #ADD2009-00032**



PROJECT SUMMARY:

1.) REQUEST: A Rezoning from AG-2 to Mixed Use Planned Development (MPD)

2.) OVERALL CONCEPTUAL PROJECT ACRES:

CONSERVATION AREAS	±33.4 ACRES
LAKES	±58.8 ACRES
INTERNAL (PRIVATE) R.O.W.	±20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	±25.6 ACRES
GREEN AREAS / OPEN SPACE	± 8.7 ACRES
DEVELOPMENT TRACT AREAS	±335.7 ACRES
TOTAL	±482.4 ACRES

3.) CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:

a.) DEVELOPMENT AREAS:

Development Area #1: (Residential - 854 M.F. Units / Retail - Comm. 131,400 Sq.Ft. / Office 78,333 Sq.Ft. / Hotel 120 Rooms / Bank w/ D.T. - 4,000 sq.ft. / Performing Arts Center - 506 Seats)

Proposed Lakes	± 28.1 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 4.7 Ac.
Development Areas (Tracts 1A - 1F)	± 126.3 Ac.
Total Development Area #1	±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Gen. Office 90,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.
Total Development Area #2	±175.7 Ac.

Development Area #3: (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 57,500 Sq.Ft. / Office 215,000 Sq.Ft. / Hotel - 120 Rooms / Bank w/ D.T. - 4,000 sq.ft.)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 5.9 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.4 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 68.9 Ac.
Total Development Area #3	±95.9 Ac.

b.) MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	15,000 s.f. Retail / 50,000 s.f. Office
Tract 1B	90,000 s.f. Retail / 314 M.F. / Arts Center - 506 Seats
Tract 1C	60,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail / 30,000 s.f. Office / Fire Station
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's

Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

Development Area #3:

Tract 3A-1 thru 3	60,000 s.f. Retail / 145,000 s.f. Office / 120 Room Hotel
Tract 3B	200 A.L.F. Units
Tract 3C	40,000 s.f. Retail / 90,000 s.f. Office / 120 Room Hotel
Tract 3D	224 M.F. DU's

4.) PROJECT PHASING:

	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)	BANK w DT (SQ.FT.)	ARTS CENTER (SEATS)
2001 - 2007	1,728*	1,638,900	383,333	440	8,000	506

*M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.

5.) CONCEPTUAL OPEN SPACE (Tract 2B Alternate Plan):

a.) REQUIRED (per L.C.L.D.C.):

Development Area #1:	(LESS Sandy Lane Extension & Tract 1B (Resid) / Tracts 1E & 1F)	107.0 Ac. x 30%	± 32.1 Ac.
	(Tracts 1B (Resid) / 1E / 1F)	93.7 Ac. x 40%	± 37.5 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:	(LESS Sandy Lane Extension & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**
	(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:	(LESS Sandy Lane Extension & Resid. Area)	161.8 Ac. x 30%	± 48.5 Ac.**
	(Residential Area)	5.8 Ac. x 40%	± 2.3 Ac.
Development Area #3:	(LESS Sandy Lane Extension & Tracts 3B & 3D)	59.7 Ac. x 30%	± 17.9 Ac.
	(Tract 3B & 3D)	28.8 Ac. x 40%	± 11.5 Ac.
Total Open Space Required [ALT 1]:			±150.2 Ac.
Total Open Space Required [ALT 2]:			±149.8 Ac.

*The % of Open Space may vary depending upon the ultimate land uses.

**Includes Residential above Commercial uses.

b.) PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ ≤ 25.0% of 150.2 Ac.)		± 37.6 Ac.
Prop. Conservation Areas		± 33.4 Ac.
Development Area #1:		
Commercial Development (Tracts 1A/1B (Comm)/1C/1D)	32.6 Ac. x 19.55%	± 6.4 Ac.
Residential Development (Tracts 1B (Resid)/1E/1F)	93.7 Ac. x 30.0%	± 28.1 Ac.
	Sub-total	± 34.5 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:		
Commercial Development (Tracts 2A - 2F)	131.3 Ac. x 19.52%	± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.5%	± 0.8 Ac.
	Sub-total	± 27.8 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:		
Commercial Development (Tracts 2A - 2F)	134.7 Ac. x 19.52%	± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
	Sub-total	± 27.7 Ac.
Development Area #3:		
Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.6 Ac. x 19.55%	± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30%	± 8.6 Ac.
	Sub-total	± 16.9 Ac.

6.) INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

7.) NOTES:

- Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.
- For Tracts 1A and 1C general service area locations, see above MCP. For Tract 1B general service area locations, see Tract 1B concept plan and Tract 1B Plan Details.
- The project will be designed to facilitate the use of the Lee Tran services in accordance with Lee County LDC Sec. 34-411(e) and 10-442.

LEGEND

	PROPERTY BOUNDARY
	ROAD R.O.W. LINE
	CONSERVATION AREAS
	PROPOSED LAKE
	CONCEPTUAL ACCESS POINT
	IL (DEVELOPED)
	ADJACENT ZONING / LAND USE
	GENERAL LOCATION OF SERVICE AREAS

RECEIVED
APR 24 2009

ADD 2009-00032

COMMUNITY DEVELOPMENT

SCALE: 1" = 400'

ATTACHMENT 'A'



COCONUT POINT M.P.D.
MASTER CONCEPT PLAN

DESIGNED E.M.C.	DATE 08/16/05
DRAWN C.R.B.	DATE 08/16/05
CHECKED N.E.D.	DATE 08/19/05
VERT. SCALE 1" = 400'	HORIZ. SCALE 1" = 400'

DRAWING NO.	
REFERENCE NO.	9779B_MCP8
PROJECT NO.	97.79-B
SHEET NO.	1 of 1

HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (941) 985-1200
Professional Registration No.1772
Naples - Fort Myers - Venice - Englewood

REVISIONS	NUMBER	DATE
Added UP Units to Tract 2B (No increase in max units)	01/26/06	
Added Access Pt. for Tract 3A-1	11/16/05	
Revised for Administrative Amendment #6 Tract 30	02/04/05	
Revised for Administrative Amendment #302005-00080	08/22/05	
Revised for Administrative Amendment Submittal	02/04/05	
Revised for Administrative Amendment Submittal	08/25/04	
Revised for Administrative Amendment Submittal	05/19/04	
Revised for Administrative Amendment Submittal	02/27/04	
Revised per County Attorney's Office Memo	12/09/02	
Revised Tracts / U.S. Cales / Permitted Uses	12/16/01	
Revised per County Staff 1st R.A.I.	03/08/01	



SCALE: 1" = 20'

PROJECT SUMMARY: EXISTING LAND USAGE:

SUBJECT PARCEL	USE	ZONING
NORTH	Tract 3C-1	MPD
WEST	R.O.W.	US-41 (200' R/W)
SOUTH	Existing Restaurant	CQ
EAST	Tract 3C-3	MPD

LAND USE BREAKDOWN:

a.) Tract 3C-2:	SF	Ac.	%Total
Buildings	29,703	0.68	34.9
Sidewalk/Curb	2,206	0.05	2.6
Access/Parking	17,446	0.40	20.5
Existing Buffers	14,265	0.33	16.9
Dry Detention Area	7,162	0.16	8.2
Green Area/Open Space	14,289	0.33	16.9
TOTAL PROJECT AREA	85,121	1.95	100

GENERAL NOTES:

- CURRENT ZONING IS MPD.
- PROJECT PHASING WILL CONSIST OF ONE PHASE. TABULATED AS FOLLOWS:
PHASE 1
• MAIN PARKING AREAS, ACCESSES, INFRASTRUCTURE - 1.95 AC.
• BUILDING COVERAGE
+ Bldgs 1: 86,475 Net SF (863 Storage Units, Office, 2nd Story Apt) - [4 Stories]

- CARBIDE / RECYCLABLE COLLECTION AREAS SHALL BE PROVIDED WITH ENCLOSURE ON THREE SIDES WITH GATE.
- ALL BUILDINGS SHALL BE TYPE IV CONSTRUCTION.
- ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13, MEETING LDC 10-385 REQUIREMENTS.
- ALL PAVEMENT STRIPING ON SITE SHALL BE PAINTED.

PARKING CALCULATIONS:

TOTAL PARKING REQ'D: PER COCONUT POINT ZONING RESOLUTION Z-02-009 (02/2008-00080)

Self Storage:
8 Spaces for Unsecured Area (Office/Apartment) & 8 Loading/Parking Spaces within secure fenced area (Storage).
TOTAL SPACES PROVIDED:
TOTAL PARKING PROVIDED = 11 (incl. 1 H.C. space) - Unsecured Area
8 Parking/Loading within secure area

DEVELOPMENT REGULATIONS:

TRACT 3C (PER ZONING RESOLUTION Z-02-009)

- Minimum Lot Size:
Lot Area - 20,000 sf
Min. width - 100 ft
Min. depth - 100 ft
- Minimum Setbacks:
U.S. 41 - 25 ft
Front (street) - 25 ft
Side - 10 ft
Rear - 25 ft (5 ft for Accessory Structure)
Waterbody - 25 ft (20 ft for Accessory Structure)
- Maximum Height:
Maximum Height - 45 ft (4 Stories)
- Maximum Lot Coverage:
Max percent of total area - 40%
- Maximum Building Separation:
One-half the sum of building heights (not less than 20')

REFUSE/SOLID WASTE REQUIREMENTS:

BLDG. I.D.	COMM. AREA	REQ'D CONTAINER SPACE AREA, SF	PROV'D CONTAINER SPACE AREA, SF	NOTES
OFFICE/STORAGE	121,239 SF	168 + 410 = 578 SF	580 SF	DUMPSTER W/ ENCLOSURE

(COMM.) REQUIRED REFUSE AREA = [25,000SF + SF] 168 + 4.26/1000 OVER 25,000 SF

COCONUT POINT - AREA 3 TRACT DEVELOPMENT INTENSITY

Project	D.O. App. #	Coconut Point - Area 3 Tract Development Intensity (Z-02-009)							
		Tract 3A-1 thru 3A-3		Tract 3B	Tract 3C		Tract 3D		
		Retail	Office	Hotel	M.F. Res.	Retail	Office	Hotel	M.F. Res.
Tract 3A-1	?								
Tract 3A-2	?								
Tract 3A-3_1	?								
Tract 3A-3_2	?								
Tract 3A-3_3	DOS2006-00277	25,000							
Murano	DOS2007-00063				150				
Tract 3C-1 (1)	?					1,800			
Tract 3D	DOS2006-00145								224
Totals		25,000	0	0	150	0	1,800	0	224
Max Allowable		60,000	130,000	150	250	40,000	30,000	150	250

Notes:

(1) Tract 3C-2 Includes 863 Storage Spaces, 1800 sf Office and 1 Caretakers Residence

APPROVED
Plan

RECEIVED
APR 20 2009

LEGEND:

(12) PARKING SPACE COUNT Subject to Case # ADD2009-00032 COMMUNITY DEVELOPMENT

Date 5/20/2009 ADD 2009-00032

Exh. H-3.B
Approved MCP

COCONUT POINT - AREA 3 TRACT 3C-2 - EXTRA SPACE STORAGE

DESIGNED BY:
T.W.M.
DATE: 5/07
DRAWN BY:
T.W.M.
DATE: 5/07
CHECKED BY:
T.W.M.
DATE: 5/07
VERTICAL SCALE:
NONE
HORIZONTAL SCALE:
AS NOTED

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
LANDSCAPE ARCHITECTURE

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples - Fort Myers - Venice - Englewood

MASTER DEVELOPMENT PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW:
JOSEPH J. JUREWICZ, P.E.
FL P.E. #65625
DATE:

REFERENCE NO.
07038DMDP

DRAWING NO.
1156-05

PROJECT NO.
07.38-D

SHEET NO.
5 OF 15

HA-2007-0007038DMDP.dwg 5/22/2007 4:56:05 PM EDT

INSTRUMENT NO. 2008000157280		
SHEET	1	of 5

A map showing a grid of 16 numbered plots (1-16) along Coconut Rd. Plot 15 is highlighted with a large arrow pointing to it from the bottom left. The map includes road names like Highway 41, Highway 75, Coconut Rd., and Highway 101. A north arrow is in the top right corner. The text "SUBJECT PROPERTY" is written in large letters across the bottom right.

LOCATION MAP

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.

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.

- ADD 2009-10-03 2

COCONUT POINT - AREA 3 - TRACT '3C' AND
A PORTION OF TRACT '3B' REPLAT

A REPLAT OF TRACT "3C", AND A PORTION OF TRACT "3B" OF COCONUT POINT AREA 3 AS RECORDED IN
INSTRUMENT NO. 2006000470844 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOCATED IN A PORTION OF
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. 2008000151284
SHEET 2 of 5

KEY MAP
N.T.S.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
ALL OF TRACT "3C", AND A PORTION OF TRACT "3B" OF COCONUT POINT AREA 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2006000470844, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF TRACT "3C" OF COCONUT POINT AREA 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2006000470844, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.79°22'55"E, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 450.88 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "3C" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,650.00 FEET, THROUGH A CENTRAL ANGLE OF 02°58'51", SUBTENDED BY A CHORD OF 85.67 FEET AT A BEARING OF N.77°58'39"E, FOR A DISTANCE OF 85.68 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°23'53"E, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 39.06 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.14°49'49"W, A DISTANCE OF 1,658.50 FEET THEREFROM; THENCE RUN EASTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "3C" AND TRACT "3B" OF COCONUT POINT AREA 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2006000470844, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,658.50 FEET, THROUGH A CENTRAL ANGLE OF 09°51'30", SUBTENDED BY A CHORD OF 275.39 FEET AT A BEARING OF N.70°24'28"E, FOR A DISTANCE OF 275.71 FEET TO THE END OF SAID CURVE; THENCE RUN N.65°38'41"E, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "3B", FOR A DISTANCE OF 8.23 FEET; THENCE RUN S.22°54'43"E, FOR A DISTANCE OF 28.90 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 09°17'32", SUBTENDED BY A CHORD OF 34.02 FEET AT A BEARING OF S.18°15'57"E, FOR A DISTANCE OF 34.08 FEET TO THE END OF SAID CURVE; THENCE RUN S.13°37'11"E, FOR A DISTANCE OF 98.42 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 268.00 FEET, THROUGH A CENTRAL ANGLE OF 35°34'02", SUBTENDED BY A CHORD OF 183.71 FEET AT A BEARING OF S.04°09'50"W, FOR A DISTANCE OF 183.39 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT "3C"; THENCE RUN S.13°37'11"E, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 7.90 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.82°37'33"W, A DISTANCE OF 120.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "3C" ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 76°59'45", SUBTENDED BY A CHORD OF 149.40 FEET AT A BEARING OF S.45°52'20"W, FOR A DISTANCE OF 161.28 FEET TO THE END OF SAID CURVE; THENCE RUN S.84°22'12"W, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 33.89 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "3C" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 83°58'48", SUBTENDED BY A CHORD OF 40.15 FEET AT A BEARING OF S.42°22'18"W, FOR A DISTANCE OF 43.58 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°00'17"W, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 297.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT "3C"; THENCE RUN S.88°58'31"W, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 603.68 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT "3C"; THENCE RUN N.10°31'43"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 199.32 FEET; THENCE RUN N.79°28'17"E, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 10.00 FEET; THENCE RUN N.10°31'43"W, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "3C", FOR A DISTANCE OF 382.61 FEET, TO THE POINT OF BEGINNING, CONTAINING 11.072 ACRES, MORE OR LESS.

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
BEARINGS SHOWN HEREON REFER TO SOUTH BOUNDARY LINE OF TRACT "3C" OF COCONUT POINT AREA 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NO. 2006000470844, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AS BEING S.88°58'31"W.
■ INDICATES PERMANENT REFERENCE MONUMENT FOUND (P.R.M.) LB 1772.
□ INDICATES PERMANENT REFERENCE MONUMENT SET (P.R.M.) LB 1772.
○ INDICATES PERMANENT CONTROL POINT (P.C.P.).
● INDICATES POINTS OF INTERSECTION, POINTS OF CURVATURE, POINTS OF TANGENCY, POINTS OF COMPOUND CURVATURE OR POINTS OF REVERSE CURVATURE.
LI INDICATES LINE IN LINE TABLE.
CI INDICATES CURVE IN CURVE TABLE.
D.E. INDICATES DRAINAGE EASEMENT.
B.U.E. INDICATES BONITA SPRINGS UTILITIES EASEMENT.
L.M.E. INDICATES LAKE MAINTENANCE EASEMENT.
P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
W.M.E. INDICATES WATER MANAGEMENT EASEMENT.
L.B.E. INDICATES LANDSCAPE BURTER EASEMENT.
R.E.A. INDICATES RECIPROCAL EASEMENT AGREEMENT.
S.E. INDICATES SIGNAGE EASEMENT.
L.E. INDICATES LANDSCAPE EASEMENT.
I.E. INDICATES IRRIGATION EASEMENT.

AREA TABLE

TRACT "3C-1"	100,037.24 S.F. ±
TRACT "3C-2"	85,121.44 S.F. ±
TRACT "3C-3"	102,415.03 S.F. ±
TRACT "OS-1"	1,644.28 S.F. ±
TRACT "OS-2"	5,907.90 S.F. ±
TRACT "R-1"	54,158.49 S.F. ±
TRACT "L"	131,027.83 S.F. ±
TOTAL	482,312.21 S.F. ±/11.072 ACRES ±

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130



8224 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

DOS2004-00260 / PLT2007-00029

COCONUT POINT - AREA 3 - TRACT '3C' AND

A PORTION OF TRACT '3B' REPLAT

A REPLAT OF TRACT "3C", AND A PORTION OF TRACT "3B" OF COCONUT POINT AREA 3 AS RECORDED IN INSTRUMENT NO. 2006000470844 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. 2008000157280

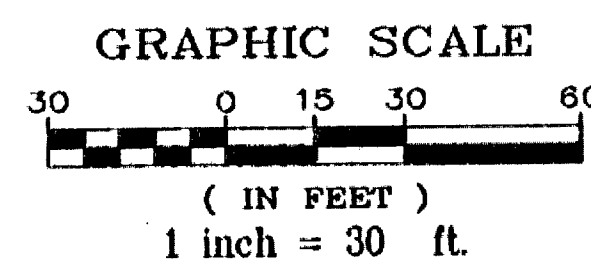
SHEET 3 of 5

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	1650.00'	02°58'31"	85.67'	S 77°58'39" W	85.68'
C2	1658.50'	09°31'30"	275.39'	S 70°24'26" W	275.71'
C3	1658.50'	01°33'55"	45.31'	S 87°52'14" W	45.31'
C4	1658.50'	01°26'36"	41.78'	S 66°21'59" W	41.78'
C5	210.00'	09°17'32"	34.02'	S 18°15'57" E	34.08'
C6	268.00'	35°34'02"	163.71'	S 04°03'50" W	166.37'
C7	120.00'	76°59'45"	149.40'	S 45°52'20" W	161.26'
C8	30.00'	83°59'48"	40.15'	N 42°22'18" E	43.98'
C9	95.00'	69°34'56"	108.41'	S 45°52'28" W	115.37'
C10	92.00'	15°18'18"	24.50'	N 18°44'09" E	24.58'
C11	208.00'	03°52'53"	14.09'	S 24°26'52" W	14.09'
C12	160.00'	09°17'32"	23.92'	S 18°15'57" E	23.95'
C13	121.32'	09°17'32"	19.65'	S 18°15'58" E	19.68'
C14	92.00'	24°42'11"	39.36'	S 01°18'08" E	39.67'
C15	55.00'	60°34'56"	62.76'	S 45°52'28" W	66.79'
C16	22.00'	88°48'00"	30.79'	S 54°56'05" W	34.10'
C17	1683.50'	04°05'09"	120.03'	S 73°01'31" W	120.09'
C18	50.00'	95°23'53"	73.98'	S 61°19'07" E	83.25'
C19	42.00'	24°42'10"	17.97'	S 01°18'05" E	18.11'
C20	30.00'	73°17'12"	35.81'	S 47°43'56" W	38.37'
C21	200.00'	03°42'16"	12.93'	N 82°31'04" E	12.93'
C22	40.00'	92°00'52"	57.55'	N 53°19'38" W	64.24'
C23	50.00'	88°47'07"	68.70'	N 36°04'21" E	75.73'
C24	1675.00'	02°42'46"	79.30'	S 78°06'32" W	79.30'
C25	50.00'	11°38'44"	10.15'	N 82°34'31" E	10.16'
C26	50.00'	13°19'47"	11.61'	S 81°43'59" W	11.63'
C27	75.00'	69°34'56"	85.59'	S 45°52'28" W	91.08'
C28	112.00'	15°18'18"	23.83'	N 18°44'09" E	23.92'
C29	188.00'	13°20'34"	43.68'	S 19°43'01" W	43.78'
C30	1658.50'	08°50'59"	188.52'	S 71°54'41" W	188.62'
C31	200.00'	08°29'22"	29.61'	S 18°15'57" E	29.63'
C32	208.00'	36°02'55"	128.72'	S 04°28'57" W	130.87'
C33	1658.50'	01°21'23"	39.26'	S 69°11'14" W	39.26'
C34	1658.50'	00°13'21"	6.44'	S 66°58'56" W	6.44'
C35	210.00'	04°58'21"	18.22'	S 20°25'33" E	18.22'
C36	208.00'	01°58'12"	7.15'	S 20°07'59" W	7.15'
C41	56.00'	43°05'40"	41.13'	N 21°15'58" E	42.12'
C42	95.00'	10°21'34"	17.15'	S 79°23'08" W	17.18'
C43	95.00'	09°03'27"	15.00'	S 69°48'38" W	15.02'
C44	1658.50'	00°30'00"	14.47'	S 74°53'11" W	14.47'
C45	1683.50'	00°24'25"	11.96'	S 74°51'53" W	11.96'

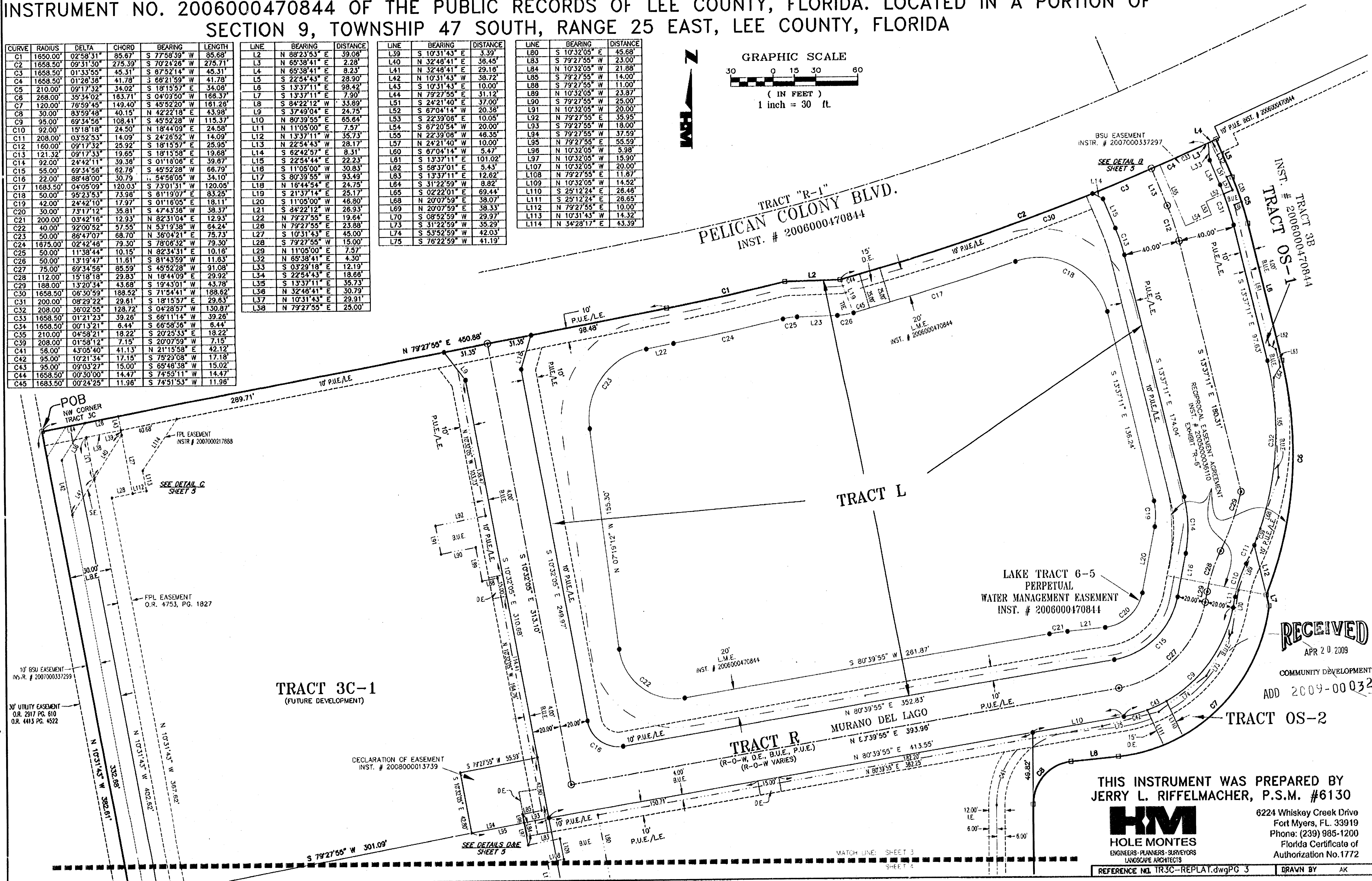
LINE	BEARING	DISTANCE
L2	N 88°23'53" E	39.06'
L3	N 65°38'41" E	2.28'
L4	N 65°38'41" E	8.23'
L5	S 22°54'43" E	28.90'
L6	S 13°37'11" E	98.42'
L7	S 13°37'11" E	7.90'
L8	S 84°22'12" W	33.89'
L9	S 37°49'04" E	24.75'
L10	N 80°39'55" E	65.64'
L11	N 11°05'00" E	7.57'
L12	N 13°37'11" W	35.73'
L13	N 22°54'43" W	28.17'
L14	S 62°42'57" E	8.31'
L15	S 22°54'44" E	22.23'
L16	S 11°05'00" W	30.83'
L17	S 80°39'55" W	93.49'
L18	N 16°44'54" E	24.75'
L19	N 21°37'14" E	25.17'
L20	S 11°05'00" W	46.80'
L21	S 84°22'12" W	26.93'
L22	N 79°27'55" E	19.64'
L23	N 79°27'55" E	23.88'
L24	S 10°31'43" E	45.00'
L25	S 79°27'55" W	15.00'
L26	N 11°05'00" E	7.57'
L27	N 85°38'41" E	4.30'
L28	S 03°29'18" E	12.19'
L29	S 22°54'43" E	18.66'
L30	S 13°37'11" E	35.73'
L31	N 32°48'41" E	30.79'
L32	N 10°31'43" E	29.91'
L33	N 79°27'55" E	25.00'

LINE	BEARING	DISTANCE
L39	S 10°31'43" E	3.39'
L40	N 32°48'41" E	36.45'
L41	N 32°48'41" E	29.16'
L42	N 10°31'43" W	38.72'
L43	S 10°31'43" E	10.00'
L44	N 79°27'55" E	31.12'
L45	S 24°21'40" E	37.00'
L46	S 79°27'55" W	25.00'
L47	N 10°32'05" W	20.00'
L48	N 79°27'55" E	35.95'
L49	S 79°27'55" W	18.00'
L50	S 79°27'55" W	37.59'
L51	N 10°32'05" W	55.59'
L52	N 10°32'05" W	5.98'
L53	N 10°32'05" W	15.90'
L54	N 10°32'05" W	20.00'
L55	N 10°32'05" W	20.00'
L56	N 24°21'40" W	10.00'
L57	N 24°21'40" W	5.47'
L58	S 13°37'11" E	101.02'
L59	S 58°37'01" E	5.43'
L60	S 13°37'11" E	12.62'
L61	S 31°22'59" W	8.82'
L62	S 02°22'01" E	69.44'
L63	N 20°07'59" E	38.07'
L64	N 20°07'59" E	38.33'
L65	S 08°52'59" W	29.97'
L66	S 31°22'59" W	35.23'
L67	S 53°52'59" W	42.03'
L68	S 76°22'59" W	41.19'

LINE	BEARING	DISTANCE
L80	S 10°32'05" E	45.68'
L81	S 79°27'55" W	23.00'
L82	N 10°32'05" W	21.88'
L83	S 79°27'55" W	14.00'
L84	S 79°27'55" W	11.00'
L85	N 10°32'05" W	23.87'
L86	N 10°32'05" W	20.00'
L87	N 79°27'55" E	35.95'
L88	S 79°27'55" W	18.00'
L89	S 79°27'55" W	37.59'
L90	N 10°32'05" W	55.59'
L91	N 10°32'05" W	5.98'
L92	N 10°32'05" W	15.90'
L93	N 10°32'05" W	20.00'
L94	N 10°32'05" W	20.00'
L95	N 10°32'05" W	20.00'
L96	N 10°32'05" W	20.00'
L97	N 10°32'05" W	20.00'
L98	N 10°32'05" W	20.00'
L99	N 10°32'05" W	20.00'
L100	N 10°32'05" W	20.00'
L101	N 10°32'05" W	20.00'
L102	N 10°32'05" W	20.00'
L103	N 10°32'05" W	20.00'
L104	N 10°32'05" W	20.00'
L105	N 10°32'05" W	20.00'
L106	N 10°32'05" W	20.00'
L107	N 10°32'05" W	20.00'
L108	N 10°32'05" W	20.00'
L109	N 10°32'05" W	20.00'
L110	N 10°32'05" W	20.00'
L111	N 10°32'05" W	20.00'
L112	N 10°32'05" W	20.00'
L113	N 10°32'05" W	20.00'
L114	N 10°32'05" W	20.00'



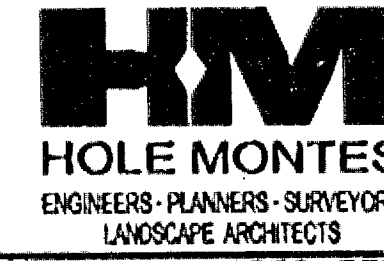
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THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130



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Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

REFERENCE: ML TR3C-REPLAT.dwg PG 3

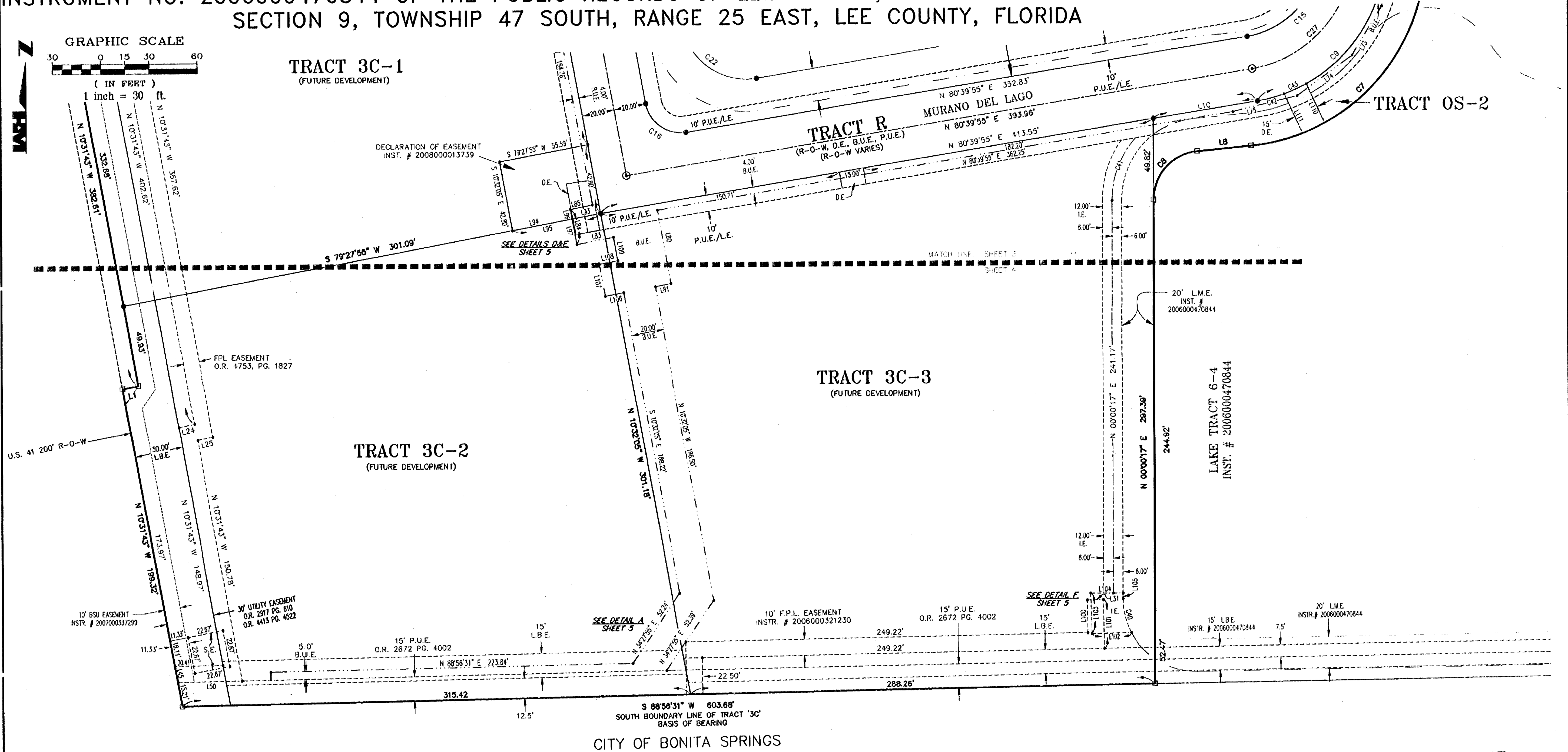
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COCONUT POINT - AREA 3 - TRACT '3C' AND

A PORTION OF TRACT '3B' REPLAT

A REPLAT OF TRACT "3C", AND A PORTION OF TRACT "3B" OF COCONUT POINT AREA 3 AS RECORDED IN INSTRUMENT NO. 2006000470844 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. 2006000157280
SHEET 4 of 5



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C7	120.00'	76°59'45"	149.40'	S 45°52'20" W	161.26'
C8	30.00'	83°59'48"	40.15'	N 42°22'18" E	43.98'
C9	95.00'	69°34'58"	108.41'	S 45°52'28" W	115.37'
C15	55.00'	69°34'58"	62.78'	S 45°52'28" W	68.79'
C16	22.00'	88°48'00"	30.79'	N 54°56'05" W	34.10'
C22	40.00'	92°00'52"	57.55'	N 53°10'38" W	64.24'
C40	45.00'	69°34'58"	85.39'	S 45°52'28" W	91.08'
C41	56.00'	43°05'40"	41.13'	N 21°15'58" E	42.12'
C42	95.00'	10°21'34"	17.15'	S 79°29'08" W	17.18'
C43	95.00'	09°03'27"	15.00'	S 69°46'38" W	15.02'

LINE	BEARING	DISTANCE
L1	N 79°28'17" E	10.00'
L8	S 84°22'12" W	33.99'
L10	N 80°39'55" E	65.64'
L24	N 79°28'17" E	10.00'
L25	S 79°28'17" W	10.00'
L31	N 88°56'31" E	10.00'
L45	N 10°31'43" W	10.14'
L50	N 88°56'31" E	40.55'
L73	S 31°22'59" W	35.29'
L74	S 53°52'59" W	42.03'
L75	S 76°22'59" W	41.19'
L80	S 10°32'05" E	45.68'
L81	S 79°27'55" W	10.00'
L83	S 79°27'55" W	23.00'
L84	N 10°32'05" W	21.88'
L85	S 79°27'55" W	14.00'

LINE	BEARING	DISTANCE
L93	S 79°27'55" W	18.00'
L94	S 79°27'55" W	37.59'
L95	N 79°27'55" E	55.59'
L96	N 10°32'05" W	5.98'
L97	N 10°32'05" W	15.90'
L100	N 01°03'29" W	20.00'
L101	S 01°03'29" E	30.00'
L102	N 88°41'16" E	24.43'
L103	N 01°51'05" W	24.76'
L104	S 89°59'43" E	14.09'
L105	S 00°00'17" W	3.31'
L106	S 79°27'55" W	11.87'
L107	N 10°32'05" W	20.00'
L108	N 79°27'55" E	11.87'
L109	N 10°32'05" W	14.52'
L110	S 25°12'24" E	26.46'
L111	S 25°12'24" E	26.65'

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THIS INSTRUMENT WAS PREPARED BY
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