kwiktag® 034 985 672

GIS Tracking Sheet

Case No.: **ADD2008-00127**

Intake Date: 9-08-08

Project Name: Caloosa Lakes Phase I

STRAP Number(s): 05-47-27-23-00000.000A

Planner Name: Tony Palermo Ext. 38325

FILE ON PLANNER'S DESK

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: 9-10-08 **INTAKE:** ADD2008-00127

LEGAL SUFFICIENT ☒ YES ☐ NO Initials: CS

If not, give brief explanation:

APPROVED Legal. –

MAP UPDATE following **FINAL ACTION**

Date:

☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes:

MAP UPDATED 10/17/08 ☒ YES ☐ NO Initials: cf

If not, give brief explanation: ZONE: MPD: 501345

Administrative Amendment
Caloosa Lakes Phase 1
September 2008

EXHIBIT A

Exhibit AA-3.C.1

Legal Description

The property consists of one or more undivided platted lots in a subdivision of land more fully described as follows:

Caloosa Lakes Phase 1, A subdivision lying in Section 5, Township 45 South, Range 27 East, Lee County, Florida as recorded in Instrument #2006000358513 of the public records of Lee County Florida.

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SEP 0 8 2008
COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by _____ 9-10-08

ADD 2008-00127

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, D.R. Horton, Inc., filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Caloosa Lakes, Phase I for changes to the approved master concept plan including temporary conversion of 2 residential lots to a sales center and parking lot; relocation of 3 single-family model units; and relocation of 4 multifamily model units on property located at Homestead Road, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

See Exhibit A.

WHEREAS, the property was originally rezoned in case number #Z-03-045 with subsequent amendments in case numbers #Z-05-080, ADD2005-00053, ADD2006-00097; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Zoning Resolution #Z-05-080 includes Condition #11 a. limiting the number of model units to seven; and

WHEREAS, the total number of dwelling units approved is 800 maximum, including single-family and multi-family development; and

WHEREAS Administrative Amendment ADD2006-00096 approved a total of 12 model units for the entire development; and

WHEREAS, this amendment proposes no changes in the total number of model units; and

WHEREAS, the proposed MCP shows a total of 12 model units, including four multi-family model units, four duplex models, one model unit and temporary sales center, and three single-family model units; and

WHEREAS, the applicant has proposed to temporarily convert lots 78 and 79 of the Caloosa Lakes Phase I plat into a sales center and supporting parking lot; and

WHEREAS, the sales center and parking will replace an existing model and parking on lots 74, 75 and 76, which will convert to single-family lots; and

WHEREAS, the applicant has proposed relocation of three single-family model units from lots 71, 72 and 73 to lots 80, 81 and 82; and

WHEREAS, the applicant has proposed to relocated 4 multi-family model units from lots 204, 205, 206, and 207 to lots 214, 215, 216, and 217; and

WHEREAS, the proposed changes in the location model units, model homes, and supporting parking will have no external impacts; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Caloosa Lakes Mixed Use Planned Development (MPD) to 1. Temporarily convert two single-family lots into a sales center and supporting parking lot; 2. Relocate three single-family model units; 3. Relocate four multi-family model units is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated SEPT 8, 2008. Master Concept Plan for ADD2008-00127 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **Model homes and units are limited to a maximum of 12 at locations as shown on the approved MCP.**

3. **No dry models are permitted.**

4. **Lots 74, 75 and 76 of Caloosa Lakes Phase I plat must convert from model uses and parking to single-family uses.**

5. **Lots 71, 72, and 73 of Caloosa Lakes Phase I plat must convert from model uses to single-family uses.**

6. **Lots 204, 205, 206 and 207 of Caloosa Lakes Phase I plat must convert from model uses to multi-family uses.**

7. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 22nd day of September A.D., 2008.

BY: _____

Pam Houck, Director
Division of Zoning
Department of Community Development

Administrative Amendment
Caloosa Lakes Phase 1
September 2008

EXHIBIT A

Exhibit AA-3.C.1

Legal Description

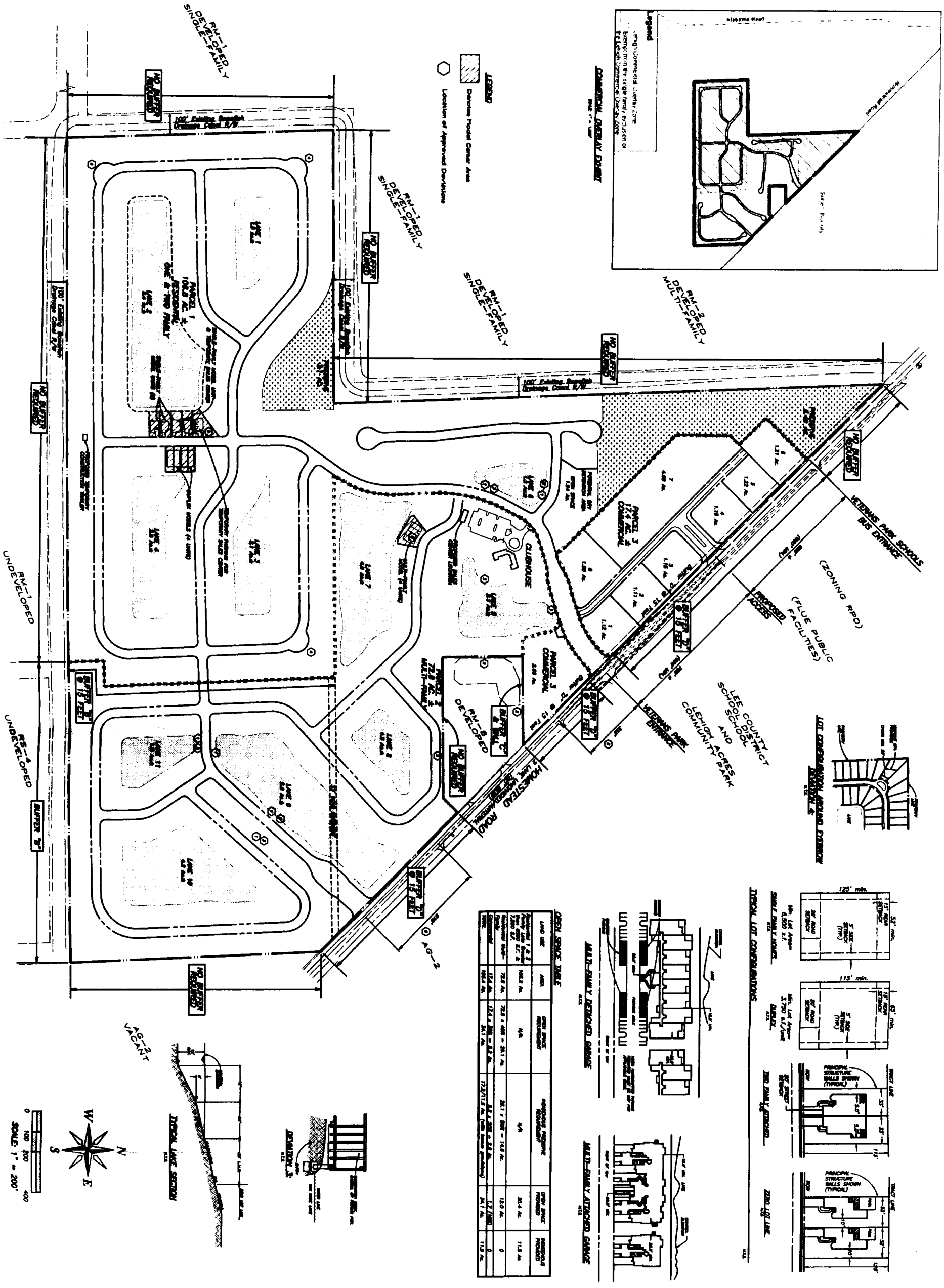
The property consists of one or more undivided platted lots in a subdivision of land more fully described as follows:

Caloosa Lakes Phase 1, A subdivision lying in Section 5, Township 45 South, Range 27 East, Lee County, Florida as recorded in Instrument #2006000358513 of the public records of Lee County Florida.

RECEIVED
SEP 0 8 2008
COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by _____ 9-10-08

ADD 2008-00127



Vanasse Daylor	Urban Planning, Landscape Architecture, Civil Engineering, Traffic Engineering, Environmental Issues, FL 365	Caloosa Lakes, LLC. 9220 Bonita Beach Road Suite 215 Bonita Springs, Florida 34135	
Caloosa Lakes MPD - ADD2008-00097 Master Concept Plan - Exhibit 6-J		Section 5, Township 45 South, Range 27 East Lee County, Florida	

Scale	1" = 200'	
Drawn	JN	03-11-05
Checked	RFN	03-11-05
Approved	RFN	03-11-05

No.	Date	By	Revision
1	06-06-06	RFN	1ST SUFFICIENCY RESPONSE
2	11-14-06	RFN	PER LEE COUNTY
3	04-03-08	RFN	PER LBCC APPROVAL
4	05-01-08	RFN	ADMINISTRATIVE AMENDMENT COMMENTS
5	08-03-08	RAK	ADMINISTRATIVE AMENDMENT TO RELOCATE MODEL UNITS AND TEMPORARY SALES CENTER

Sheet No. 1 of 1

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COMMUNITY DEVELOPMENT

ADD 2008-00127

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2008-00127
Date 9/22/08

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

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SEP 18 2008
COMMUNITY DEVELOPMENT

Applicant's Name: D. R. Horton, Inc.

Project Name: Caloosa Lakes Phase 1

STRAP Number(s): 05-45-27-23-00000.000A

TYPE OF ADMINISTRATIVE APPLICATION:

_____ Administrative Variance **(attach Supplement A)**
_____ Commercial Lot Split **(attach Supplement B)**
_____ Consumption On Premises **(attach Supplement C)**
_____ Minimum Use Determination **(attach Supplement D)**
_____ LCLDC, Zoning District Boundaries, or Ordinance Interpretation **(attach Supplement E)**
_____ Relief for Designated Historic Resources **(attach Supplement F)**
_____ Relief for Easement Encroachment **(attach Supplement G)**
__X__ Administrative Amendment to PUD or PD **(attach Supplement H)**
_____ Final Plan Approval for PD per Resolution: # _____ **(attach Supplement H)**
_____ Administrative Deviation from LCLDC Chapter 10, Section 10-104 **(attach Supplement I)**
_____ Placement of Model Home/Unit or Model Display Center **(attach Supplement J)**
_____ Dock & Shoreline Structures **(attach Supplement K)**
_____ Wireless Communication Facility Shared Use Plan Agreement **(attach Supplement M)**

Is this project located in the Estero Planning Community? ☐ YES ☐ NO

***If YES**, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens.

****

STAFF USE ONLY

Case Number: ADD2008-00127
Commission District: _____
Current Zoning: MPD
Fee Amount: 15000
Land Use Classification: _____
Intake by: Cwm
Planning Community: Lehigh Acres

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

ADD 2008-00127

PART 1
APPLICANT\AGENT INFORMATION

A. Name of applicant: James Ratz, Land Development Manager, D. R. Horton

Address: Street : 13880 Treeline Ave S, Suite 3

City: Fort Myers State: FL Zip: 33913

Phone: Area Code: 239 Number: 898-2279 Ext:

Fax: Area Code: 800 Number: 716-0793

E-mail address: jmratz@drhorton.com

B. Relationship of Applicant to owner (check one):

_____ Applicant (including an individual or husband & wife) is the sole owner of the property. **[34-201(a)(1)a.1.]**

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) **[34-202(b)(1)c.]**

X Applicant has been authorized by the owner(s) to represent them for this action.

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.** (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) **[34-202(b)(1)c.]**

_____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. [34-202(b)(1)c.]** (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: Vanasse & Daylor, LLP

Contact Person: Richard Kennedy

Address: Street : 12730 New Brittany Blvd, Suite 600

City: Fort Myers State: FL Zip: 33907

Phone: Area Code: 239 Number: 437-4601 Ext:

Fax: Area Code: 239 Number: 437-4636

E-mail address: rkennedy@vanday.com

C.2. ____ **Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2. [34-202(b)(1)c.]**

PART 2
PROPERTY OWNERSHIP

Is this request specific to a particular tract of land? _____ NO __X__ YES. If the answer is YES, please complete the following items.

A. **Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]**

A.1. **Name:**_____

Mailing Address: Street:_____

City:_____ State:_____ Zip:_____

Phone: Area Code:_____ Number:_____ Ext:_____

Fax: Area Code:_____ Number:_____

E-mail:_____

B. **Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].**

B.1. ____ **Disclosure of (Ownership) Interests Form is attached as Exhibit AA-2.B.1. [34-201(b)2]**

C. **Multiple parcels**

C.1. _____ **Property owners list is attached as Exhibit AA-2.C.1. [34-202(a)(5)]**

C.2. _____**Property owners map is attached as Exhibit AA-2.C.2. [34-202(a)(5)]**

D. **Date property was acquired by present owner(s):** _____**September 2006**_____

PART 3
PROPERTY INFORMATION

Is this request specific to a particular tract of land? _____ NO __X____ YES. If the answer is YES, please complete the following items.

A. **STRAP Number(s):** **05-45-27-23-00000.000A**
as described in Instrument # 20060000358513

_____ _____

_____

B. **Street Address of Property:** **Homestead Rd South directly across from the Veterans Park entrance**

C. **Legal Description**

__X__ **Legal description (on 8 1/2" by 11" paper) is attached as Exhibit AA-3.C.1. [34-202(a)(1)]**

_____ **Sealed sketch of the legal description is attached as Exhibit AA-3.C.2. [34-202(a)(1)]**

_____ **Electronic version of the legal description is attached as Exhibit AA-3.C.3.**

D. **Boundary Survey**

_____ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2)]

__X__ The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit AA-3.D.2.** [34-202(a)(2)]

E. **Planning Community:** _____**Lehigh Acres**_____

F. **General Location of Property:**

F.1. __X__ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4)]

F.2. **Directions to property:** East on State Road 82 - left on Lee Blvd - right on Homestead Rd in Leigh Acres

G. **Current Zoning of Property:** MPD

H. **Current use(s) of the property are:** Residential

I. **Property Dimensions [34-202(a)(8)]**

1. Width (average if irregular parcel): 3400 Feet
2. Depth (average if irregular parcel): 2500 Feet
3. Total area: 196 acres Acres or square feet
4. Frontage on road or street: _____ Feet on _____ Street

   2nd Frontage on road or street: _____ Feet on _____ Street

PART 4
ACTION REQUESTED

A. TYPE OF REQUEST (please check one)

- _____ **Administrative Variance (requires supplement A)**
- _____ **Commercial Lot Split (requires supplement B)**
- _____ **Consumption On Premises (requires supplement C)**
- _____ **Minimum Use Determination (requires supplement D)**
- _____ **LCLDC, Zoning District Boundaries, or Ordinance Interpretation (requires supplement E)**
- _____ **Relief for Designated Historic Resources (requires supplement F)**
- _____ **Easement Encroachment (requires supplement G)**
- __X__ **Administrative Amendment to a PUD or Planned Development (requires supplement H)**
- _____ **Final Plan Approval for a Planned Development (requires supplement H)**
- _____ **Administrative Deviation from Chapter 10 of the LDC (requires supplement I)**
- _____ **Placement of Model Home/Unit or Model Display Center (requires supplement J)**
- _____ **Dock & Shoreline Structure (requires supplement K)**
- _____ **Wireless Communication Facility Shared Use Plan Agreement (requires supplement M)**

B. NATURE OF REQUEST (please print): _____

The applicant seeks to (temporarily) convert lots 78 and 79 of the Caloosa Lakes Phase 1 plat into a temporary sales center and supporting parking lot. The sales center and parking will replace existing facilities located on lots 74, 75, and 76 which will convert to single family lots. The applicant requests approval to relocate three single family model units from lots 71, 72 and 73 to lots 80, 81 and 82. Applicant also requests approval to relocate 4 multifamily model units from lots 204, 205, 206 and 207 to lots 214, 215, 216 and 217.

PART 1 AFFIDAVIT A2
(EXHIBIT AA-1.B.2)

AFFIDAVIT FOR ADMINISTRATIVE ACTION
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * Paul Romanowski as Vice President of D.R. Horton, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

D.R. Horton, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc)

Signature

Paul Romanowski
(Type or printed name)

Vice President
(title of signatory)

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STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this Aug 28, 2008 (date) by Paul Romanowski (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of person taking oath or affirmation

Notary Public State of Florida
Tonie M Sievert
My Commission DD465782
Expires 08/25/2009

Name typed, printed or stamped

Title or rank

Serial number, if any

Notes:
- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. _____ **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
D.R. Horton INC. Calusa Lakes Phase I 831 Big Acorn Cir. Unit 1001 Naples, FL 34119	100%

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: Susan Foster
(Applicant)

Susan Foster
(Printed or typed name of applicant)

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STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 8th day of Sept. 20 08

by Susan C Foster who is personally known to me or who has produced

FL DrLic F236-783-50-839-6 as identification.

Carolyn S Meadows
Signature of Notary Public

(SEAL)

CAROLYN S. MEADOWS
MY COMMISSION # DD 738165
EXPIRES: February 4, 2012
Bonded Thru Notary Public Underwriters

CAROLYN S MEADOWS
Printed Name of Notary Public

Page 2 of 7

AUU 2008-00127

LEE COUNTY
SOUTHWEST FLORIDA

ADMINISTRATIVE ACTION REQUEST SUPPLEMENT H FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A PUD OR PLANNED DEVELOPMENT PER LCLDC SECTION 34-380(b) or FINAL PLAN APPROVAL FOR A PLANNED DEVELOPMENT

Case Number: _____

Project Name: Caloosa Lakes Phase I

Applicant's Name: D.R. Horton, Inc

STRAP Number(s): 05-45-27-23-00000.000A

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Indicate whether REQUEST is for:

X **ADMINISTRATIVE AMENDMENT** (please complete PART 1, PART 2., & PART 3.)

_____ **FINAL PLAN APPROVAL** (please complete PART 1, PART 2, & PART 4.)

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

****

ADD 2008-00127

PART 1. APPLICATION INFORMATION

A. **ORIGINAL PROJECT NAME** (if different than Project Name currently used):

_____

B. **ORIGINAL REZONING RESOLUTION NUMBER:** Z-03-045

C. **SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to the original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as **Exhibit H-1.C.**).

DCI 2005-00036 _____

Z-05-080 _____

ADD 2005-00053 _____

ADD 2006-0097 _____

D. **DEVELOPMENT ORDER NUMBERS FOR PROJECT** (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as **Exhibit H-1.D.**).

DOS 2003-00279	Issued 8-1-2005

PART 2.
REQUESTED ACTION

A. **WRITTEN NARRATIVE**: Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**

B. **RELIEF/DEVIATIONS**: Is any relief requested from the provisions of the Lee County Land Development Code?__X__NO._____YES.

If the answer is YES, provide a **written narrative statement** explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number{s} and name{s}) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**

Also provide four (6) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**

PART 3.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS

Please submit the following for all Administrative Amendment Applications:

A. **AREA LOCATION MAP: An Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A. [34-373(a)(4)b.]**

B. **APPROVED MASTER CONCEPT PLAN**: Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". **Label as Exhibit H-3.B. [34-373(a)(6)]**

C. **REDUCED SIZE MASTER CONCEPT PLAN:** Provide one (6) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C.**

D. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach six (6) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D.**

Exhibit H-2.A

PROJECT NARRATIVE

The applicant seeks to (temporarily) convert lots 78 and 79 of the Caloosa Lakes Phase 1 plat into a temporary sales center and supporting parking lot. The sales center and parking will replace existing facilities located on lots 74, 75, and 76 which will convert to single family lots. The applicant request approval to relocate three single family model units from lots 71, 72 and 73 to lots 80, 81 and 82. Applicant also requests approval to relocate 4 multifamily model units from lots 204, 205, 206 and 207 to lots 214, 215, 216 and 217.

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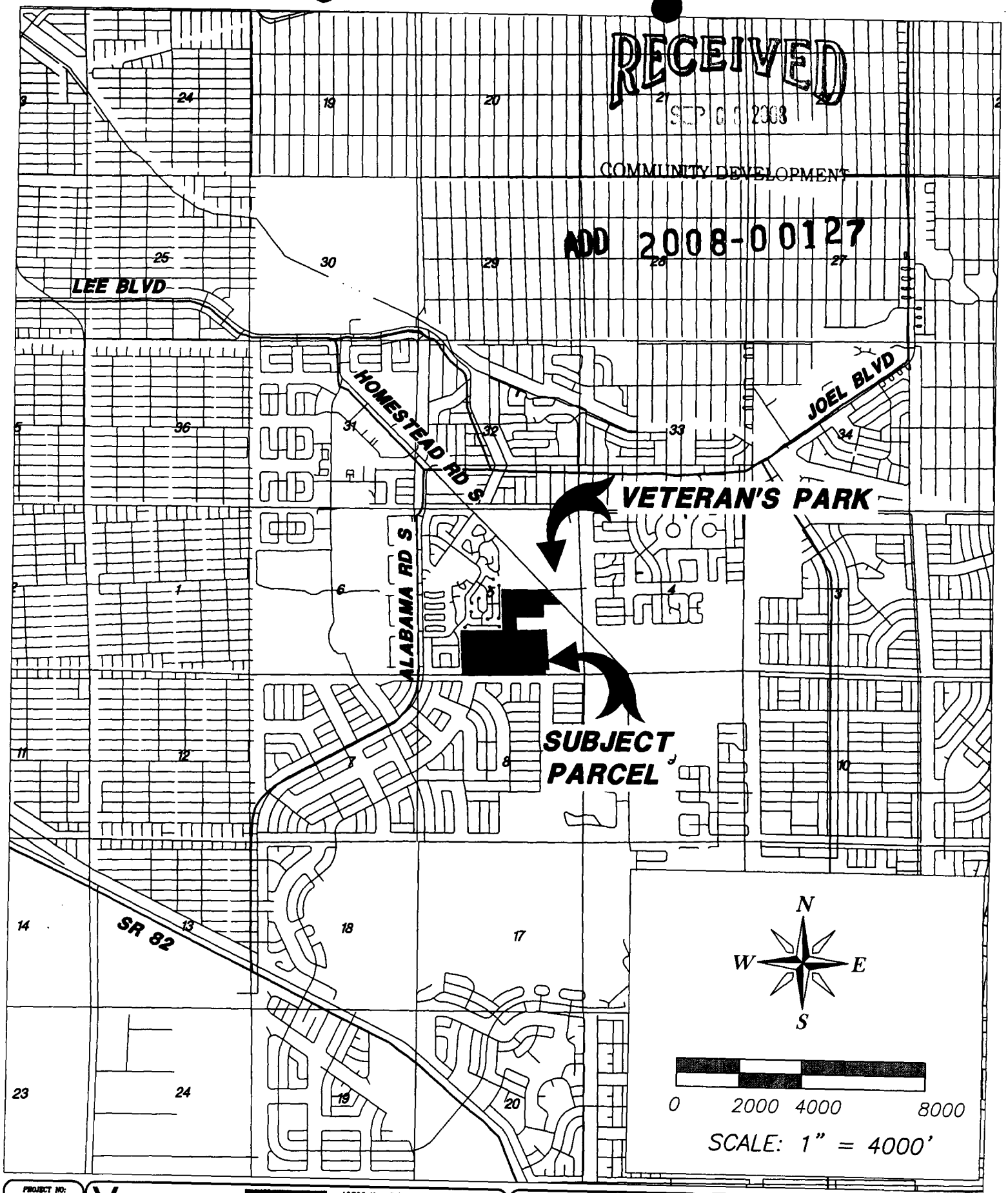


PROJECT NO: 80956
ACAD NO: 80956-LOC
DRAWN BY: JN

Vanasse Daylor

12730 New Brittany Boulevard, Suite 600
Fort Myers, Fl 33907
v 239.437.4601 f 239.437.4636

3001 Tamiami Trail North, Suite 206
Naples, Fl 34103
v 239.403.0223 f 239.263.5096
w vanday.com

PREPARED FOR:
D.R. Horton
13880 Treeline Ave South #3
Fort Myers, Florida 33913

SCALE: 1" = 4000'
DATE: 08-29-08

PAGE TITLE:
Caloosa Lakes Location Map
Section 5, Township 45S, Range 27E
Lee County, Florida

Exhibit H-3A

G:\projects\809\80956\80956-LOC.dwg, 8/29/2008 10:03:19 AM, HPENG.pc3

EXHIBIT H-4

RESOLUTION NUMBER Z-03-045

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Caloosa Lakes, LLC, to rezone 109.9± acres from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD), in reference to Caloosa Lakes, LLC; and,

WHEREAS, a public hearing was advertised and held on July 30, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00009; and

WHEREAS, a second public hearing was advertised and held on September 15, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 109.9± acres from AG-2 and RPD to RPD, to permit up to a maximum of 350 single-family dwelling units and a maximum of 100 multi-family dwelling units, for a total of up to 450 dwelling units, with height of buildings not to exceed three stories/40 feet on 109.9+/- acres of land. No development blasting is being requested. The property is located in the Central Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Caloosa Lakes RPD - DCI 2003-00009, Master Concept Plan - Exhibit IV-A-2," dated 12-31-02, last revised 10-02-03, and stamped "RECEIVED OCT 02 2003 Zoning Counter," except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

RECEIVED SEP 11 2003 COMMUNITY DEVELOPMENT

AUU 2008-00127

COPY

2. The following limits apply to the project and uses:

a. Schedule of Uses

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
DWELLING UNITS - Limited to a maximum of 450 dwelling units, consisting of 350 single-family dwelling units and 100 multi-family dwelling units, AND SUBJECT to the locational limitations in Condition 3.
- Single-family
- Zero Lot Line
- Two-family Attached
- Multi-family

ENTRANCE GATES AND GATEHOUSE, In compliance with §34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - No Blasting
FENCES, WALLS
HOME OCCUPATION (§34-1771 *et seq.*)
MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL DISPLAY GROUP (In Compliance with §34-1951 *et. seq.*)
RECREATION FACILITIES, PERSONAL
RECREATION FACILITIES, PRIVATE ON-SITE
RESIDENTIAL ACCESSORY USES
SIGNS, In compliance with LDC Chapter 30
TEMPORARY USES (§ 34-3041)

b. Site Development Regulations

Attached as **EXHIBIT "D"** to this Resolution.

c. Land Use and Development Program Summary

Maximum Lot Coverage	
Single-family	45 percent
Multi-family	40 percent
Minimum Open Space:	2.7 acres indigenous vegetation
Maximum Number of Dwelling Units	450 total [Consisting of not more than 350 single-family dwelling units and 100 multi-family dwelling units.]

d. Open Space

Type	Area	Open Space Requirement	Indigenous Preserve Requirement
Single-family, Zero Lot Line and Two-family Attached	58.24± Ac.	N/A	N/A
Multi-family	4.80± Ac.	4.80 x 40% = 1.92 Ac.	1.92 x 50% = 0.96 Ac.

3. Locational Limitations on Dwelling Unit Types

a. Single-family, zero-lot line, duplex, and two-family attached development will be limited to the areas identified on the MCP as "Single-Family" or "Single-Family Detached." Multi-family development will be limited to the areas identified on the MCP as "Multi-Family," unless allowed otherwise as set out in Condition 3.b.

b. Single-family development inconsistent with Policy 1.8.1 of the Lee Plan will be prohibited on property within the Lehigh Commercial Overlay zone. If, within five years of the date of the Resolution approving this RPD, Policy 1.8.1 is amended to allow single-family development on the now prohibited 16-acre tract, then single-family, zero-lot line, duplex, and two-family units may be developed on that tract.

4. A local street interconnection stub-out to the property lying between Caloosa Lake's most eastern boundary and Homestead Road South, 45 feet in width, must be provided to facilitate an internal road system that runs to Homestead Road South from said eastern boundary of Caloosa Lakes as depicted (Future Access) on the MCP. The developer may not erect a gated facility on the east limit of the street reservation and agrees to its extension into said eastern lands to a point on Homestead Road South to be determined by subsequent development of the adjacent land that will allow the access road to extend from the subject property to Homestead Road South. The Applicant/Developer must complete the intersection improvements from the stub in accordance with Lee County road construction standards when the adjacent property develops. Nothing herein will be construed to prohibit the erection of gated facilities on the road that connects the project site with Homestead Road South.

5. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

6. Prior to the issuance of the first local development order approval, the development order plans must delineate:

a. The 2.7 acre gopher tortoise preserve in substantial conformity with the preserve shown on the MCP; and

b. A fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure.

7. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.

8. All buffers must utilize 100 percent native vegetation.

9. All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.

10. Agriculture is not a permitted use within this Planned Development.

11. Upon approval of this zoning action, Resolution Number Z-98-113 becomes null and void.

12. Access to Homestead Road must be provided at a proper angle of intersection per Table 5 of §10-296.

13. Development of any Recreational Facilities, Private, and Recreational Facilities, On-site, will require administrative approval by the Department of Community Development.

14. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

15. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for and found consistent with all other Lee Plan provisions.

SECTION C. DEVIATIONS:

Deviation #1.A seeks relief from the §10-329(d)(1)a.1 requirement which requires that no excavations be allowed within 25 feet of an existing right-of-way line or easement for a local street, to allow water retention lakes to be located within zero (0) feet of the right-of-way from the back of the curb of local streets to water control elevation. The deviation will be allowed in all lake areas identified on the MCP. This deviation is APPROVED, SUBJECT TO the following conditions:

1. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

2. The developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.

Deviation #1.B seeks relief from the §10-329(d)(1)a.3 requirement which requires that no excavations be allowed within 50 feet of any private property line under separate ownership, to allow a setback of no less than 25 feet from any adjoining property under separate ownership. This deviation is APPROVED, SUBJECT TO the following condition:

This deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation #2 seeks relief from the §34-2194(c)(3)b requirement which requires that nonroofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in the deviation illustration on the MCP. Recreational/amenity structures include observation decks, fishing pier or leisure space. This deviation is APPROVED, SUBJECT TO the following conditions:

1. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.

2. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation #3 seeks relief from the §10-291(3) requirement, which requires, where practical, any residential development of more than five acres to provide 2 or more means of ingress or egress for the development, to allow 1 entrance onto Homestead Road South as depicted on the MCP until such time as lands further south and fronting Homestead Road South are subdivided. At that time the adjacent lands will be interconnected with Caloosa Lakes effectively providing a second access for Caloosa Lakes. In addition, the temporary construction access road will also serve as an emergency access point until such time as the aforementioned access road is constructed. This deviation is APPROVED, SUBJECT TO the following conditions:

1. This project may temporarily utilize only one means of ingress and egress until such time as lands further south and fronting Homestead Road South are developed, at which time this project must be interconnected with the adjoining project or development, effectively providing a second means of ingress and egress for this project.

2. The temporary construction access road must serve as an emergency access point until such time as the aforementioned access road is constructed. At the time of issuance of the first development order approval, the developer must provide a secondary emergency access as depicted at the temporary construction entrance (3) on the approved MCP. The developer will be responsible for constructing a stabilized road bed and break-away gated structure for the emergency access. Additional access points on Homestead Road (using the "Future Access" stub shown on the approved MCP) or by other means may be permitted subject to approval by Development Services.

3. The emergency access gate(s) must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

Deviation #4 seeks relief from the §10-296(k) requirement to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 degree angles) in order to maximize potential street frontage to each lot so juxtaposed, and to provide for some visual landscape relief made possible only by this type of design. This deviation is APPROVED, SUBJECT TO the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the development order process.

Deviation #5 seeks relief from the §34-1954(d) requirement which limits the operation of model homes and model sales center for a time period not to exceed three years, to allow the operation of model homes and model sales center until all the lots are sold but in no event to exceed a period of 7 years. This deviation is APPROVED, SUBJECT TO the following conditions:

1. Models cannot be of the same floor plan and each must be a separate, different design.

2. The number of model home units will be limited to not more than 7 within the development.

3. Location of any model units, model homes, model display center, or model display group will require administrative approval from the Department of Community Development.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Site Development Regulations

The applicant has indicated that the STRAP numbers for the subject property are: 05-45-27-00-00001-0000; 05-45-27-00-00005.0030; and 05-45-27-00-00005.0010; 05-45-27-00-00005.0040

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Albion, seconded by Commissioner Douglas R. St. Cerny, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 15th day of September, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY FLORIDA

FILED
2003 OCT 14 PM 4:44

EXHIBIT "A"
LEGAL DESCRIPTION
Property located in Lee County, Florida

EXHIBIT A

LEGAL DESCRIPTION

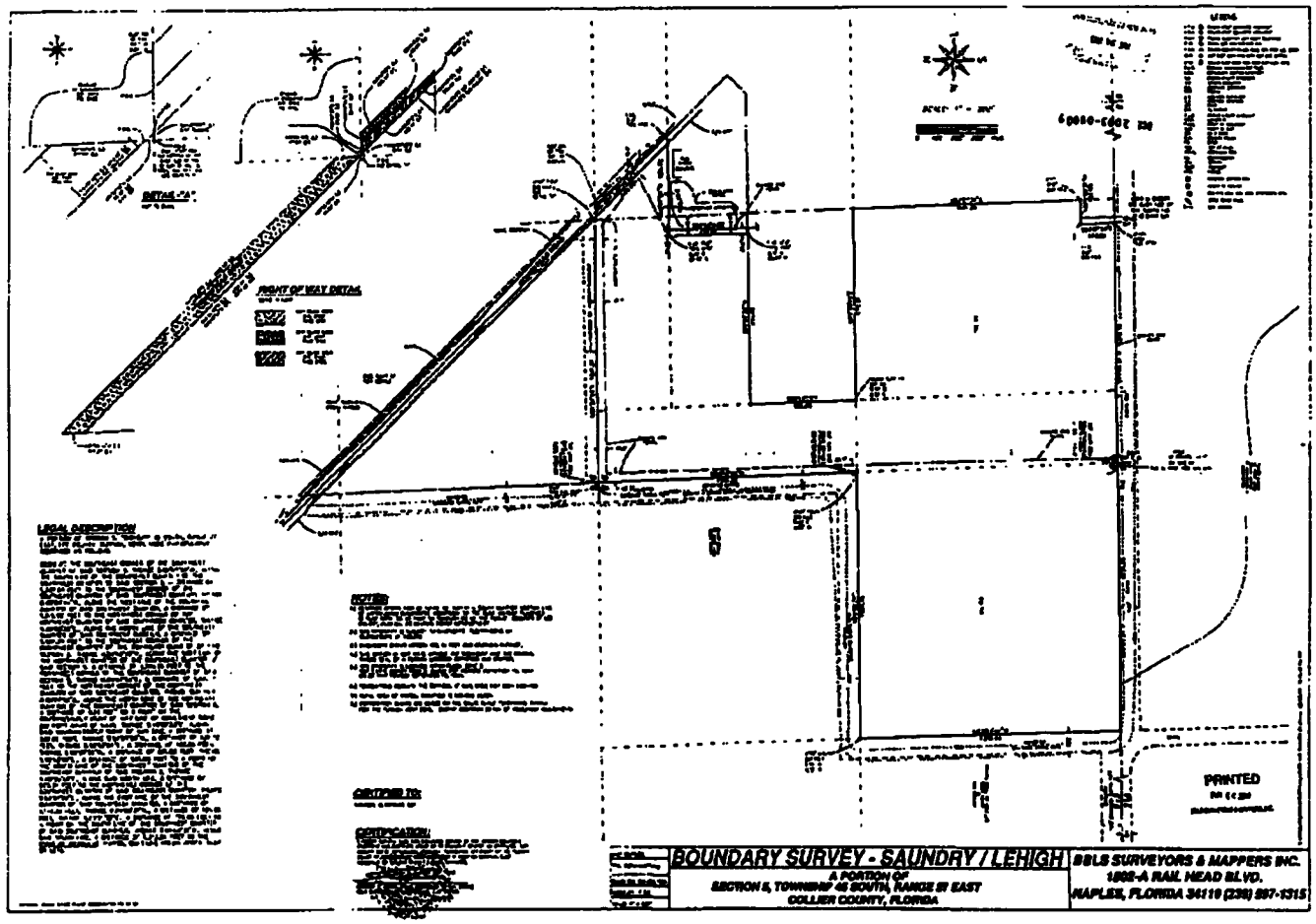
A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE S.89°09'20"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.02°04'44"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,315.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.89°08'38"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,334.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,316.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°07'56"E., A DISTANCE OF 1,331.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUE N.89°07'56"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 9.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80 FOOT RIGHT OF WAY); THENCE S.45°09'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.85 FEET; THENCE S.89°07'56"W., A DISTANCE OF 436.72 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE S.89°07'56"W., A DISTANCE OF 891.82 FEET; THENCE S.02°13'08"E., A DISTANCE OF 536.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°08'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 970.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,141.39 FEET; THENCE S.89°08'31"W., A DISTANCE OF 125.05 FEET; THENCE S.02°21'32"E., A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.89°08'31"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 109.55 ACRES, MORE OR LESS.

RECEIVED
APR 29 2003
COMMUNITY DEVELOPMENT

Applicant's Legal Checked by 6/2/03

DCI 2003-00009


BOUNDARY SURVEY - SAUNDRY / LEHIGH
A PORTION OF
SECTION 6, TOWNSHIP 48 SOUTH, RANGE 28 EAST
COLLIER COUNTY, FLORIDA
BBLS SURVEYORS & MAPPERS INC.
1868-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (239) 597-1315
PRINTED

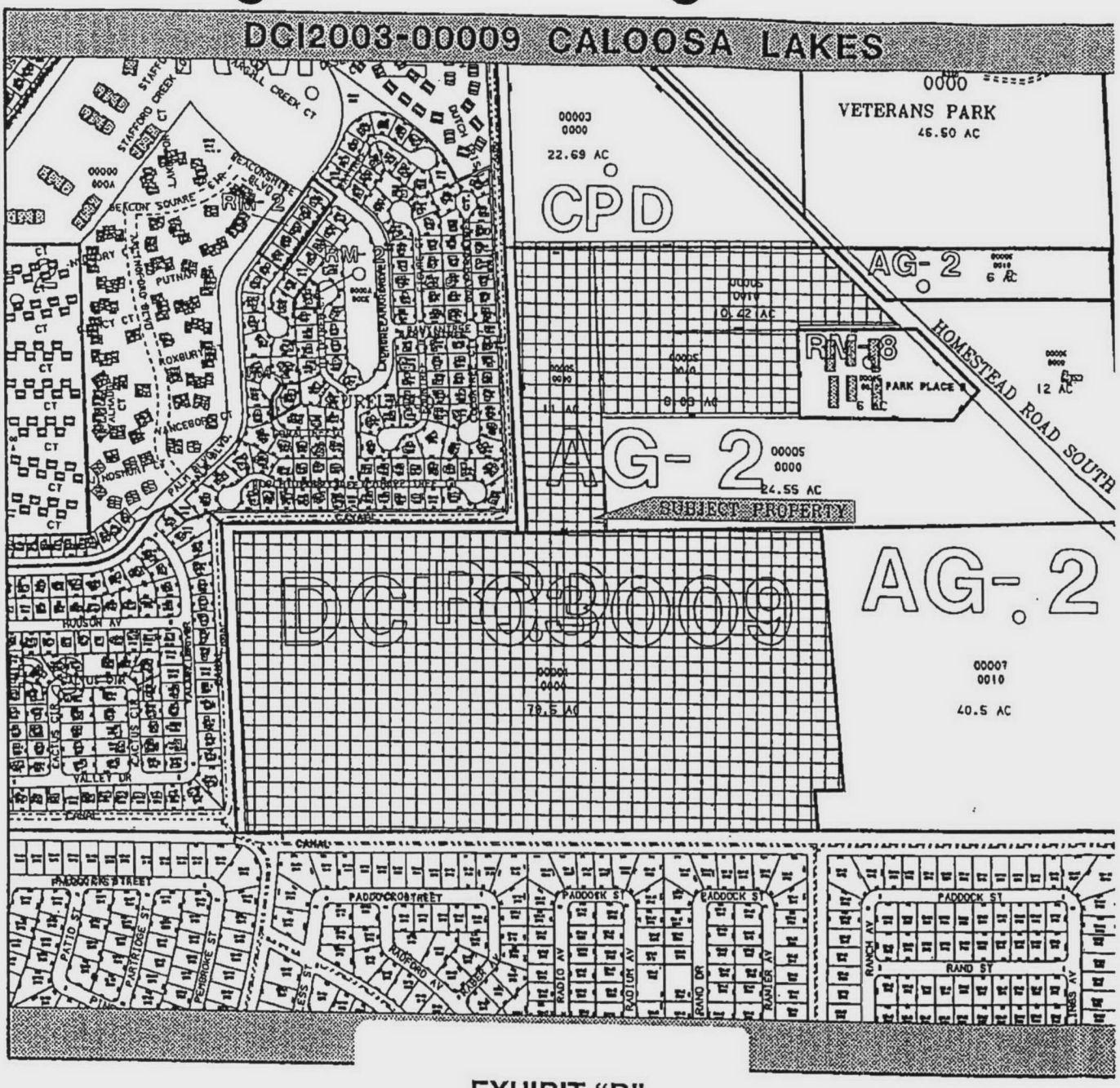
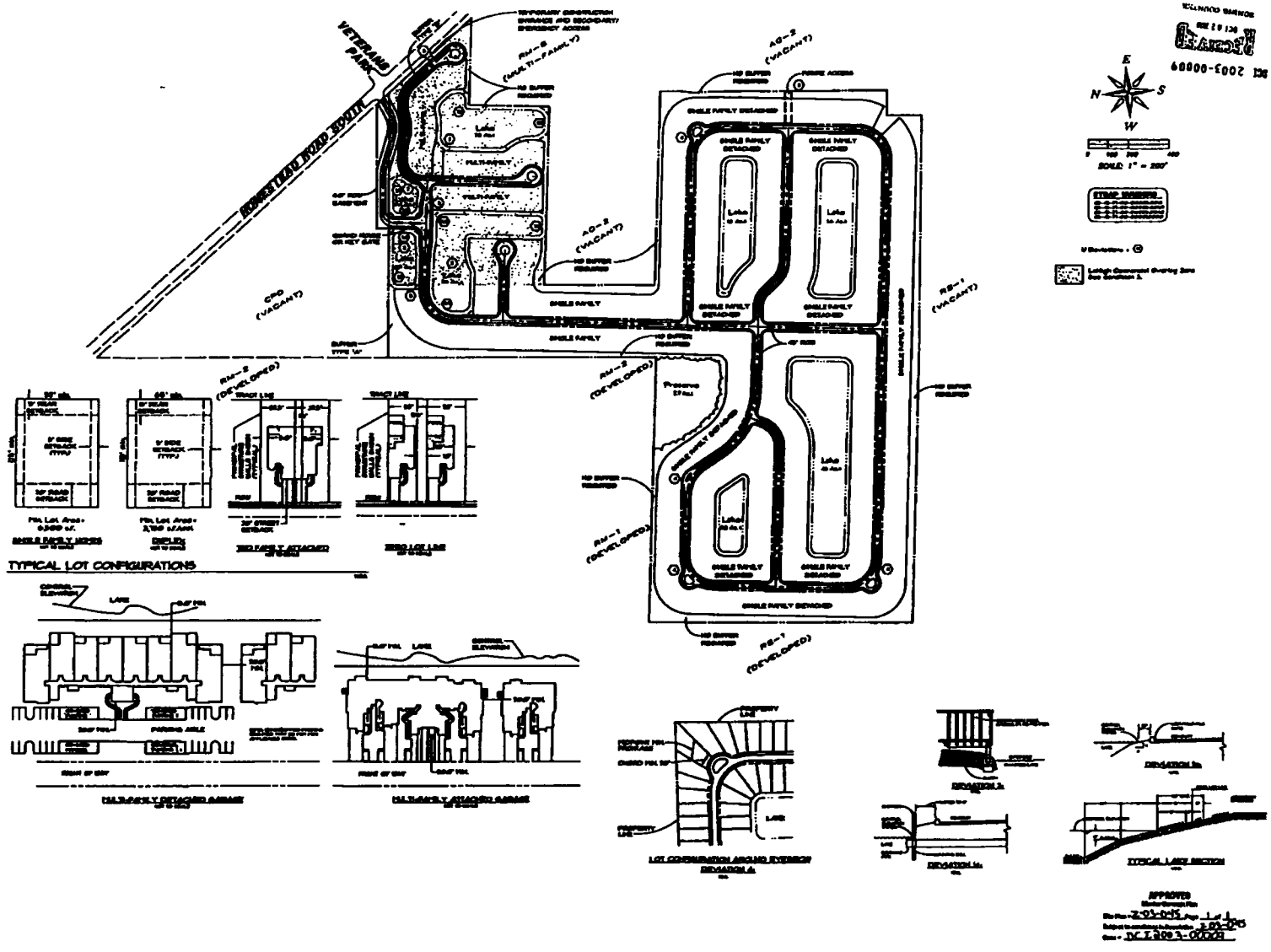

DCI2003-00009 CALOOSA LAKES
VETERANS PARK
46.50 AC
22.69 AC
CPD
AG-2
6 AC
10.42 AC
RM-8
PARK PLACE
12 AC
11 AC
AG-2
24.55 AC
SUBJECT PROPERTY
AG-2
40.5 AC
DCI2003-00009
79.5 AC
HOMESTEAD ROAD SOUTH
RM-2
BEACON SQUARE
CANAL
PADDOCK STREET
PADDOCK ST
RAND ST

EXHIBIT "B"



VETERANS PARK
HOMESTEAD ROAD SOUTH
TYPICAL LOT CONFIGURATIONS
SINGLE FAMILY DETACHED
SINGLE FAMILY
LOT CONFIGURATION AROUND EVERSION
DEVIATION 4
DEVIATION 3
DEVIATION 2
DEVIATION 1
TYPICAL LAKE SECTION
APPROVED
DCI 2003-00009
Vanasse Daylor
Sheet No. 1 of 1
EXHIBIT "C"

CALOOSA LAKES RPD

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft) [6]				Max. Height (ft)	Stories
					Street	Side	Rear	Water		
RESIDENTIAL - Two-family & Multiple Family Plan										
Two-Family Attached	6500 3,250/unit	65	115	45%	20	5/0[3]/5[1]	15/5[1]	20/5[1]	35	2
Multiple-family (3 or more units)	10,000 3,000/unit	100	100	45%	20	10[4]/5[1]	20/5[1]	20/5[1]	40	3
RESIDENTIAL – Alternative Zero Lot Line & Single Family Plan										
Single-Family	6,500	52[5]	125	45%	20	5/5[1]	15/5[1]	20/5[1]	35	2
Zero Lot Line	6,500	52	125	45%	20	0/10[2]/5[1]	15/5[1]	20/5[1]	35	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC Sections 34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family master concept plan. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.									

Footnotes:

(1) Accessory structures
(2) Side opposite zero lot line
(3) Interior side only
(4) Exterior side only, with minimum building separation of 20 feet.
(5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
(6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the Master Concept Plan.

EXHIBIT "D"
(DCI2003-00009)

RESOLUTION NUMBER Z-05-080

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Caloosa Lakes, LLC, to rezone the following existing planned developments: Caloosa Lakes Residential Planned development (Zoning Resolution #Z-03-045), the commercial portion of Village on the Park, a/k/a Central Park (Zoning Resolution #Z-94-065), and +/- 62.78 acres of Agricultural (AG-2) land to Mixed-Use Planned Development (MPD), in reference to Caloosa Lakes MPD; and,

WHEREAS, a public hearing was advertised and held on December 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00036; and

WHEREAS, a second public hearing was advertised and held on April 3, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone the following existing planned developments: Caloosa Lakes Residential Planned Development, the commercial portion of Village on the Park, a/k/a Central Park, and +/- 62.78 acres of AG-2 land to MPD to permit a maximum of 460 single- and two-family units, and a maximum 340 multi-family units (total maximum 800 dwelling units) and a maximum of 160,000 s/f floor area for commercial uses including retail and office uses on a total of +/- 196.41 acres of land. Maximum height proposed is 4 stories/50 feet. Mining for excess spoil removal pursuant to LDC Sections 10-329 and 34-1651 is also being requested. Blasting is not requested. The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the single-page Master Concept Plan (MCP), entitled "Caloosa Lakes MPD - DCI2005-00036, Master Concept Plan - Exhibit 6-J," dated 03-11-05, last revised 4-3-06, stamped "Received Apr 06 2006 Permit Counter," except as modified by the conditions below.

ADD 2006-00127

RECEIVED
SEP 21 2006
COMMUNITY DEVELOPMENT

COPY

RESOLUTION NUMBER Z-05-080

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

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COPY

This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Maximum Dwelling Units: 800

SINGLE-FAMILY - Maximum 393 dwelling units may be single-family, zero-lot-line and/or two-family attached, limited to Parcel 1 only.

MULTI-FAMILY - Maximum 407 multi-family units. Parcel 2 must be multi-family. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2.

Maximum Commercial Square Footage: (Parcel 3) 160,000 gross retail and or/office floor area.

Parcel 3 must be utilized for commercial development.

Upon approval of this zoning action, Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. See Condition 17.

2. The following limits apply to the project and uses:

a. **SCHEDULE OF USES**

RESIDENTIAL AREAS (Parcels 1 and 2)

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
CLUBHOUSE
DWELLING UNITS - LIMITED TO A MAXIMUM OF 800 UNITS AS FOLLOWS:
SINGLE-FAMILY, ZERO-LOT-LINE,
TWO-FAMILY ATTACHED (Limited to a maximum of 393 dwellings on Parcel 1 only.)
MULTI-FAMILY, TOWNHOUSE (Limited to a maximum of 407 multi-family units on Parcel 2. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2. (Also see Condition 1)
ENTRANCE GATES AND GATEHOUSE, IN COMPLIANCE WITH LDC §34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - NO BLASTING
(SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)
FENCES, WALLS
HOME OCCUPATION (LDC §34-1771 *et seq.*)

MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL DISPLAY GROUP (IN COMPLIANCE WITH LDC §34-1951 *et seq.*)
REAL ESTATE SALES CENTER (LIMIT TO 1 AS SHOWN ON THE APPROVED MCP.) (Also See Conditions)
PARKING LOT, ACCESSORY, TEMPORARY
RECREATION FACILITIES, PERSONAL
RECREATION FACILITIES, PRIVATE ON-SITE - INCLUDING CLUBHOUSE
RESIDENTIAL ACCESSORY USES
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC §34-3041)
TEMPORARY CONSTRUCTION TRAILER - LIMIT TO 1 AS SHOWN ON APPROVED MCP

COMMERCIAL AREAS (Parcel 3)

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
AUTOMATIC TELLER MACHINES
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I
BUSINESS SERVICES, GROUP I
CLOTHING STORE, GENERAL
CONTRACTORS AND BUILDERS, GROUP I
CONVENIENCE FOOD AND BEVERAGE STORE - Limited to 1 for the entire planned development. No self-service fuel pumps or fast food restaurants permitted with this use.
DRIVE THROUGH - LIMITED TO ONE LANE FOR EACH USE, LIMITED TO BANKS AND FINANCIAL ESTABLISHMENTS GROUP I, LAUNDRY OR DRY CLEANING, GROUP I, DRUG STORE/ PHARMACY.
DRUG STORE/PHARMACY - Limited to 1 for the entire planned development.
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - NO BLASTING (SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)
FENCES, WALLS
FOOD STORE, GROUP I
GIFT AND SOUVENIR SHOP
HOBBY, TOY AND GAME STORE
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANER, GROUP I
MEDICAL OFFICES
PAINT, GLASS AND WALLPAPER - NO OUTDOOR DISPLAY OR STORAGE
PARKING LOT, ACCESSORY, TEMPORARY
PERSONAL SERVICES, GROUP I AND II - EXCLUDING MASSAGE PARLORS, STEAM OR TURKISH BATHS.
RESTAURANTS - All Groups (I, II, III & IV); however, Restaurants, Fast Food (as defined in §34-2), are limited to locations in multi-occupant buildings only (no stand-alone fast food Restaurants).

SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
SCHOOLS, COMMERCIAL
SOCIAL SERVICES, GROUP I AND II
SPECIALTY RETAIL SHOPS, GROUP I, II, III, IV (NO AMMUNITION, FIREARMS OR HUNTERS EQUIPMENT)
STUDIOS
VARIETY STORE

b. **SITE DEVELOPMENT REGULATIONS**

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (feet)	Max. Lot Coverage	Setbacks (ft) [6] Street	Side	Rear	Water	Max. Height Feet /Stories
RESIDENTIAL - Two-family & Multi-family Plan									
Two-Family Attached	7500 3,750/unit	65	115	45%	20	5/0[2]/5[1]	15/5[1]	20/5[1]	2 stories
Multi-family [7] (3 or more units)	10,000 3,000/unit	100	100	45%	20	10[4]/5[1]	20/5[1]	20/5[1]	50/4 stories
Townhouse [7] (3 or more units)	10,000 2,400/unit	100	100	45%	20	10[4]/5[1]	20/5[1]	20/5[1]	50/4 stories
RESIDENTIAL – Alternative Zero-Lot-Line & Single-family Plan									
Single-Family	6,500	52[9]	125	45%	20	5/5[1]	15/5[1]	20/5[1]	35/2 stories
Zero-Lot-Line	6,500	52	125	45%	20	0/10[2]/5[1]	15/5[1]	20/5[1]	35/2 stories
COMMERCIAL	-	-	-	-	-	-	-	-	-
RETAIL	7,500	75	100	40%	20	10	15/5[1]	20/5[1]	40/3 stories
OFFICE	7,500	75	100	40%	20	10	15/5[1]	20/5[1]	40/3 stories
RECREATIONAL FACILITIES									
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of §§34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family MCP. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.								

LAND USE	MINIMUM BUILDING SEPARATION
RESIDENTIAL - Two-family, Multi-family & Townhouse Plan	
Two-Family Attached	10
Multi-family (3 or more units)	20/10 [1]
Townhouse	20/10 [1]
RESIDENTIAL – Alternative Zero Lot Line & Single-family Plan	
Single-Family	20
Zero Lot Line	20
COMMERCIAL	-
RETAIL	10
OFFICE	10
RECREATIONAL FACILITIES	20

Notes to Site Development Regulations:

(1) Accessory structures.
(2) Side opposite zero-lot-line.
(3) Interior side only.
(4) Exterior side only, with minimum building separation of 20 feet.
(5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
(6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.
(7) Fee simple lots for two-family attached, townhouse and multi-family attached dwelling units with 3,750 s/f, 2,400 s/f and 3,000 s/f per dwelling unit, respectfully, will be allowed and deemed consistent with the minimum lot area and frontage requirements for two-family attached and multi-family housing structures not withstanding the actual frontage of each respective dwelling unit.

a) Single-family, zero-lot-line, duplex, and two-family attached development will be limited to the areas identified on the approved MCP as "Residential - one and two-family" (Parcel 1). Multi-family development will be permitted on Parcel 2 on the approved MCP. Single-family development - including two-family attached, duplexes, zero-lot-line - will not be permitted on Parcel 2.

b) Single-family, zero-lot line, duplex and two-family development are all inconsistent with Policy 1.8.1 of the Lee County Comprehensive Plan and will be prohibited on property within the Lehigh Commercial Overlay zone.

c) Commercial development will be permitted within the Lehigh Commercial Overlay Zone on this property.

d) A Clubhouse will be permitted within the Lehigh Commercial Overlay Zone on this property.

3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. Prior to local development order approval, the development order plans must delineate:

a. A 3.1- acre gopher tortoise preserve in substantial compliance with the preserve shown on the MCP and a fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure; and

b. A 8.4-acre gopher tortoise preserve in the northern parcel with a permanent gopher tortoise fence behind the right-of-way buffer along Homestead Road and a continuous native hedge where the preserve abuts commercial or multifamily development. The fence and hedge must be installed prior to issuance of a certificate of

compliance for the infrastructure. An indigenous management plan must be submitted for the 8.4-acre preserve that details how the preserve will be prepared to provide adequate foraging habitat for the gopher tortoises.

5. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.

6. Prior to local development order for the multifamily or commercial tracts, the buildings must be setback a minimum of 30 feet from the 8.0-acre indigenous preserve.

7. All required buffers must utilize 100 percent native vegetation.

8. Agriculture is not a permitted use within this Planned Development.

9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.

11. Model Homes/Real Estate Sales:

    a. Model homes are limited to seven (7), at locations as shown on the approved MCP.

    b. Models cannot be of the same floor plan and each must be a different design.

    c. Real estate sales are limited to the clubhouse, model home locations and sales center as shown on the approved MCP.

    d. Real estate sales will be limited to the sale of lots or units within the development only.

    e. Hours of operation for model homes and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.

    f. No dry models are permitted.

g. Model homes and real estate sales will be valid for a period of up to seven (7) years from the date of issuance of a certificate of occupancy of a model home per §34-1954(d)(1) - See Deviation 5.

12. Excess Spoil Removal:

a. Excess spoil removal will not take place without the developer first obtaining a Mining Operation Permit from the Development Services Division. The Mining Operation Permit may be submitted as part of a Development Order for the project, or as a separate submittal to be reviewed by the Development Services Division.

b. The Mining Operation Permit will be consistent with the "Excess Spoil Removal Plan" attached as Exhibit "D," and the provisions found in LDC Chapter 34, Division 15, Excavation Activities. If the two conflict, then the more stringent standard will apply.

c. This approval grants the requested planned development zoning allowing for residential and commercial development and associated uses. This approval only allows the temporary mining activity sought in this general application with the new development and proposed lakes. Mining will be limited to excess spoil removal (fill dirt) as depicted in the "Excess Spoil Removal Plan." This is a temporary use and will not continue upon completion.

The permitted length of the entire mining operation, including removal of the spoil material from the site, is one year from the date of this zoning approval. Any extension of this deadline must be approved through the public hearing process amending this planned development.

d. The permitted hours of the approved mining operation and activities related to hauling material off site are from 7:30 a.m. to 5:30 p.m. Monday through Friday excluding holidays.

e. Construction materials mining as defined under F.S. 552.30 is not permitted.

f. The "Excess Spoil Removal Plan" is considered to be a condition of approval, except specifically conditioned to the contrary as part of this planned development. Where a conflict may occur the specific condition will be the ruling requirement.

g. Trucks must enter and exit the site consistent with the "Excess Spoil Removal Plan," with drivers limiting their routes to collector and arterial roadways (i.e. Homestead Road, Bell Boulevard, State Road 82, County Road 884, Joel Boulevard, and Lee Boulevard) to the greatest extent possible. No truck traffic is allowed on any of the

other roads, except for local delivery to a lot or parcel located on that road. Except in the rarest of circumstances, trucks must travel south on Homestead Road and not north.

h. The owner may be allowed to temporarily stock pile excavated material on site to allow the excavated material to sufficiently dry out to be moved to one of the spoil disposal sites or delivery to a construction site.

i. Any damage directly attributable to this temporary mining operation to the roadways or culvert crossings must be repaired by the holder of the mining operations permit.

j. Deviations from the terms and conditions of this approval may only take place after approval through the appropriate public hearing process amending the Planned Development. Conditions further restricting the mining operations - such as reduced hours, less material extracted - will not require a public hearing but may be approved administratively.

k. Excavation depths will be limited to no more than 12 feet below the wet season water table.

l. Lakes will be limited to those depicted on the approved MCP.

m. The total volume of material to be hauled off site may not exceed 690,000 cubic yards. During the mining operation, the owner or the owner's representative must submit quarterly reports on the amount on material mined and/or hauled off-site to the Division of Development Services.

n. Prior to any off-site hauling, the contractor must coordinate with Lee County Department of Transportation (LCDOT) regarding the condition of the existing haul routes and proposed mitigation for any damage caused by the hauling operation.

o. The Developer is responsible for the conduct of the haul trucks (i.e. routes, hours of operation, noise, dust, etc.) The Director of Development Services will require the developer to provide for truck monitoring to ensure the haul trucks comply with the conditions of this rezoning and do not jeopardize the health, safety and welfare of the general public.

14. The 33-foot-wide road easement as shown on the approved MCP must be vacated prior to the issuance of a Development Order on any part of Parcel 2.

15. No dewatering activities have been requested, nor is dewatering permitted in this planned development.

16. All development must connect to public water and sewer. At time of local development order, the Developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development.

17. Upon approval of this zoning action, Zoning Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan.

    The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of any local development order for any development approved herein. Existing development orders that have not received a final Certificate of Compliance prior to April 3, 2006 must be amended to comply with this zoning resolution, including its concurrency requirements. Further development under inconsistent development order approvals is prohibited.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-329(f)(1)(a)(1) requirement that no excavations be allowed within 25 feet of an existing right-of-way line or easement for a local street, to allow water retention lakes to be located within zero (0) feet of the right-of-way from back of curb of local streets to water control elevation. This deviation is APPROVED, SUBJECT TO the following conditions:

    a. The requested deviation is limited to the lakes identified on the approved MCP.

    b. The Developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.

2. Deviation (2) seeks relief from the §10-329 (f)(1)(a)(3) requirement that no excavations be allowed within fifty (50) feet of any private property line under separate ownership be modified, to allow a setback of no less than twenty-five (25) from any adjoining property under separate ownership. This deviation is APPROVED, SUBJECT TO the following condition:

    The requested deviation is limited to the lakes identified on the approved MCP.

3. Deviation (3) seeks relief from the §34-2194(c)(3)(b) requirement that non-roofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in deviation illustration. Recreational/amenity structures include observation decks, fishing pier or leisure space. This deviation is APPROVED, SUBJECT TO the following conditions:

a. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.

b. The requested deviation is limited to the lakes identified on the approved MCP.

4. Deviation (4) seeks relief from the §10-296(k) requirement to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 degree angles) in order to maximize potential street frontage to each lot so juxtaposed, and to provide for some visual landscape relief made possible only by this type of design. This deviation is APPROVED, SUBJECT TO the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the Development Order process.

5. Deviation (5) seeks relief from the §34-1954(d) requirement limiting the operation of model homes and model sales center for a time period not to exceed three years, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 10 years. This deviation is DENIED with regard to the request for a period of 10 years, BUT INSTEAD IS APPROVED, SUBJECT TO Condition 11 herein, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 7 years.

6. Deviation (6) seeks relief from the §10-285 requirement of connection separation spacing of 660 feet for arterial roads, to provide for connection separation distances of 510 and 333 feet on Homestead Road. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Excess Spoil Removal Plan

The applicant has indicated that the STRAP numbers for the subject property are: 05-45-27-00-00001.0000; 05-45-27-00-00005.0040; 05-45-27-00-00007.0010; 05-45-27-00-00005.0030; 05-45-27-00-00003.0000; 05-45-27-00-00005.0010; and 05-45-27-00-00005.0000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area;

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location;

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Albion, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of April 2006.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall
Chairwoman

Approved as to form by:

_____
John J. Fredyma
County Attorney's Office

RECEIVED
MINUTES OFFICE
2006 APR 19 AM 9:34

DCI 2005-00036

JUN 07 2005

PERMIT COUNTER

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAILHEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

LEGAL DESCRIPTION
CALOOSA LAKES

A PORTION OF THE NORTHEAST ¼, SOUTHEAST ¼, AND SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF SAID NORTHEAST ¼, A DISTANCE OF 1405.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2496.52 FEET; THENCE S.89°07'56"W., A DISTANCE OF 437.37 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE N.89°07'57"E., A DISTANCE OF 687.47 FEET; THENCE N.44°50'37"E., A DISTANCE OF 100.69 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE S.45°12'26"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.04 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 5; THENCE S.02°29'49"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 1239.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE S.89°08'31"W. ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2675.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼; THENCE S.89°09'20"W. ALONG THE SOUTHERLY LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 5, A DISTANCE OF 1337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼; THENCE N.02°04'44"W. ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼, A DISTANCE OF 1315.92 FEET; THENCE N.89°08'38"E. ALONG THE NORTHERLY LINE OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼, A DISTANCE OF 1334.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼; THENCE N.02°13'08"W. ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 5, A DISTANCE OF 1316.26 FEET TO **POINT OF BEGINNING.**

PARCEL CONTAINS 196.4 ACRES, MORE OR LESS.

EXHIBIT "A"
(Page 1 of 3)

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

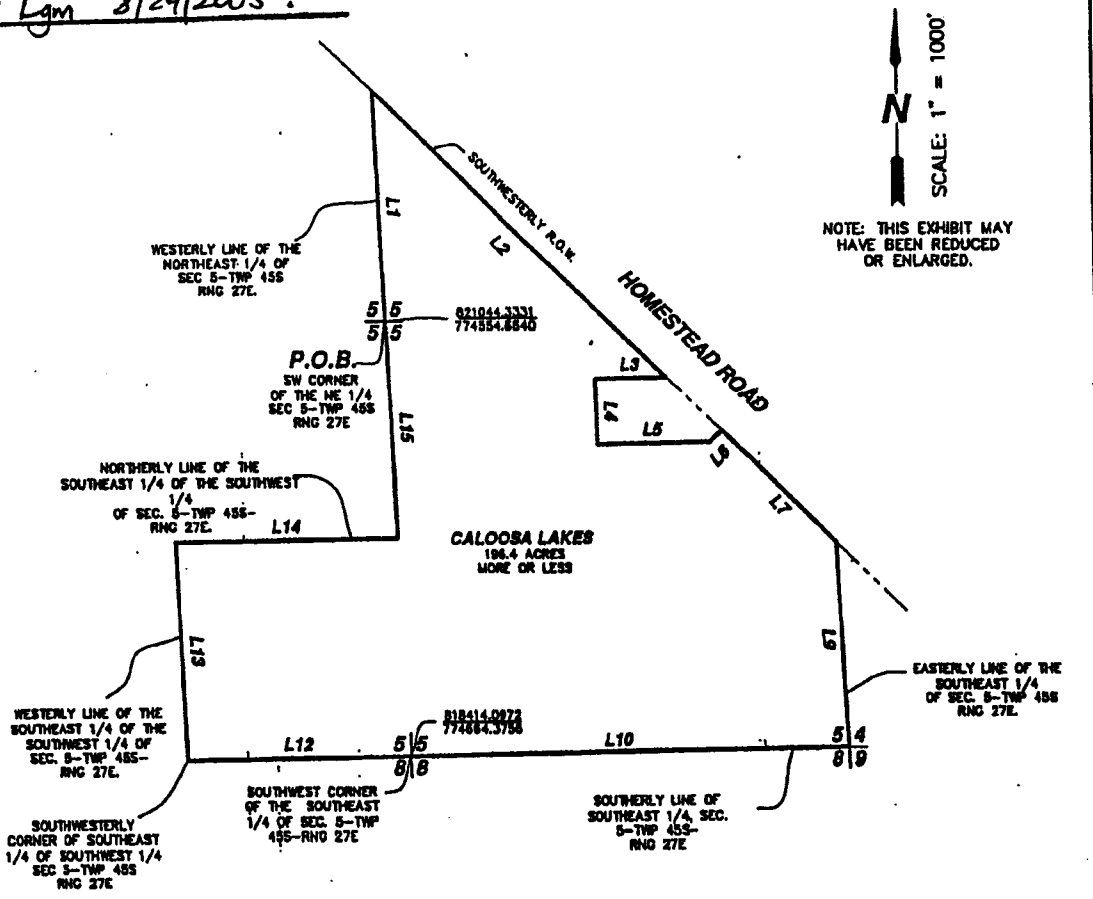
BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S.89°08'31"W.

STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBLS SURVEYORS & MAPPERS INC., (L.B. #6753)

PROOFED BY SEB
Z:\PROJECTS\2002\0279BNDY\DWG\OA L&S 196AC.DOC
(SEE ATTACHED SKETCH L&S 0279OA. DWG)

Applicant's Legal Checked
by Lgm 8/29/2005.

Applicant's Survey Checked
By Lgm 8/29/2005.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N02°13'08"W	1405.94
L2	S45°12'26"E	2496.52
L3	S89°07'56"W	437.37
L4	S00°52'04"E	400.00
L5	N89°07'57"E	687.47
L6	N44°50'37"E	100.69
L7	S45°12'26"E	956.04
L9	S02°29'49"E	1239.27
L10	S89°08'31"W	2675.21
L12	S89°09'20"W	1337.98
L13	N02°04'44"W	1315.92
L14	N89°08'38"E	1334.76
L15	N02°13'08"W	1316.26

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S.89°08'31"W.

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

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE. (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT)

LEGEND

P.O.B.	POINT OF BEGINNING
SEC.	SECTION
TWP	TOWNSHIP
RNG	RANGE
R.O.W.	RIGHT OF WAY

RECEIVED
JUN 07 2005
PERMIT COUNTER

THIS IS NOT A SURVEY
REVISED 6/06/05: ADD SPC

SHEET 3 OF 3

DATE: 10/06/04
FIELD BOOK: SEE FILE
DRAWN BY: BUD
APPROVED: SEB
FILE: 0279 LAS OA
SCALE: 1" = 1000'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

CALOOSA LAKES,
A PORTION OF THE NE 1/4, SE 1/4 AND SW 1/4 OF SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD. NAPLES,
FLORIDA 34110 (239)597-1315

DCI 2005-00036

EXHIBIT "A"
(Page 3 of 3)

ZONING INTAKE MAP

8/29/2005

Attachment A

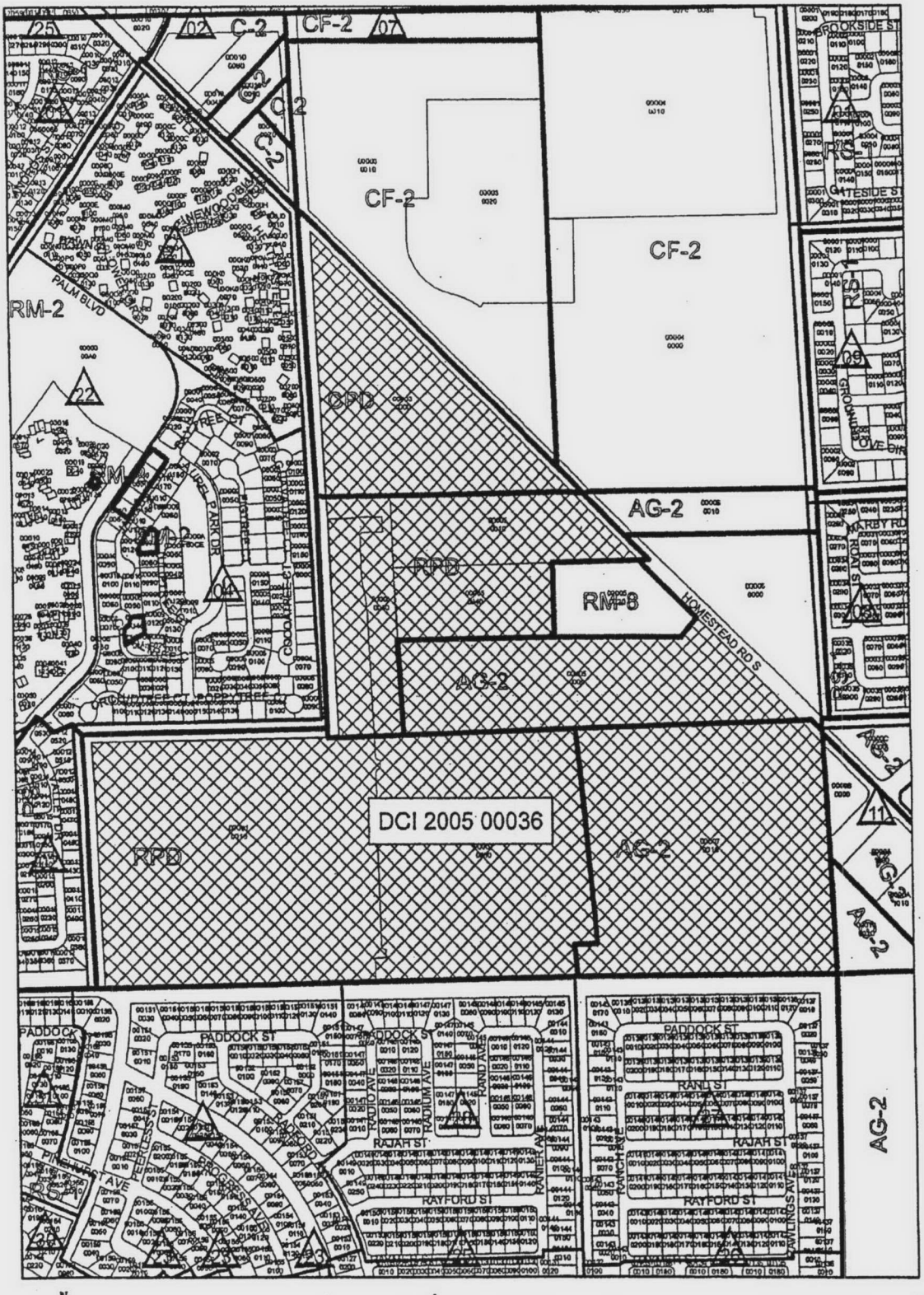


EXHIBIT "B"

Zoning Map

EXHIBIT "C"

Approved as Exhibit
MCP Page 1 of 11
Resolution #Z-05-080

RECEIVED
APR 06 2006
PERMIT COUNTER DCI 2005-00036

CALOOSA LAKES MPD

EXCESS SPOILS REMOVAL PLAN

May 2005

1. Location shape and dimensions of the areas to be excavated relative to all property lines, easements, and rights-of-way are indicated on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J. There are ten (10 lakes) totaling approximately 33 acres in surface area at the control elevation (24.5).

2. The proposed slopes, the maximum and average depth and the controlled water depth of the proposed excavations are indicated on the lake cross-section detail on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J.

3. It is estimated that up to 920,000 truck-measure cubic yards (tmcy) will be generated from the excavation of lakes. Approximately 230,000 tmcy will be used on-site, and the remaining approximately 690,000 tmcy of excess spoils will be removed from the site.

4. The maximum proposed haul-off truck volume is expected to be 200 trucks per day (approximately 3600 tmcy).

5. It is anticipated that the excess spoils will be hauled off within one (1) year, from issuance of the Development Order

6. The destination(s) of the removed material will be amongst four (4) different projects controlled by the developer, TOUSA Homes, Inc., d/b/a Engle Homes Southwest Florida, Inc. Reflection Key and Oasis Key will have Development Orders (DO's) in place by June or July of 2005. Other receiving sites include Gladiolus RPD and Ref Shores, which are scheduled to have DO's in September 2005.

7. The proposed haul route will be on to Homestead Road near the southerly limits of the Caloosa Lakes site. Trucks then will travel south on Homestead Road to SR82 and westerly to the receiving sites. The precise route(s) from the Homestead Road and SR82 intersection may vary, but all of the proposed receiving sites are in the area of Sutherlin Road and Gladiolus Boulevard.

8. The contractor shall take adequate measures to control dust, mud, and debris along the proposed haul route and on-site. Measures shall include, but are not limited to using water trucks to control dust and avoid hauling excessively saturated material. In accordance with BMP(s) identified in the SWPPP, a gravel entrance will be provided at the access point(s) with Homestead Road. The project superintendent will inspect the access route daily to assure that any debris from the haul operations is removed from the access route in a timely manner.

EXHIBIT "D"

Excess Spoils Removal Plan

EXHIBIT H-4.D

MEMORANDUM
FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT ZONING DIVISION

RECEIVED
APR 07 2005
Vanasse & Daylor

DATE: April 6, 2005

TO: WHOM IT MAY CONCERN

FROM: Debbie Carpenter
Administrative Assistant

RE: ADMINISTRATIVE AMENDMENT

Case Number	Case Name
ADD2005-00053	Caloosa Lakes RPD

RECEIVED
SEP 08 2008
COMMUNITY DEVELOPMENT

cc: Applicant (c/o Vanasse Daylor, Ron Nino, Agent)
Julie Dalton, Property Appraiser Office
Matt Noble, Planning
Sharon Mihm, Development Services
File

ADD 2008-00127

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00053

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Tousa Homes, Inc./Engle Homes, Inc., filed an application for administrative approval to a Residential Planned Development (RPD) on a project known as Caloosa Lakes RPD (Zoning Resolution #Z-03-45) on property located at Homestead Road South in Lehigh Acres, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

See Exhibit "A".

WHEREAS, the property was originally rezoned in case number DCI2003-00009/Zoning Resolution #Z-03-045; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Vanesse Daylor Inc. submitted an application for an administrative amendment on behalf of the applicant; and

WHEREAS, the request is to change the mix of housing from 350 single-family units and 100 multifamily units to 387 single-family (including zero lot line, two-family attached) and 63 multifamily dwelling units; and

WHEREAS, the new mix of housing products is consistent with the Lee Plan and does not increase the total number of homes (450) and does not increase the amount of traffic on Homestead Boulevard; and

WHEREAS, the revised Master Concept Plan provides for model home locations and development of a clubhouse; and

WHEREAS, the revised Master Concept Plan provides for a temporary construction trailer and real estate sales office; and

WHEREAS, these changes and revised Master Concept Plan are consistent with the Lee Plan, the LDC and with Resolution #Z-03-045; and

WHEREAS, the revised Master Concept Plan provides for additional preserve area, increasing it from 2.7 acres to 3.11 acres; and

WHEREAS, the revised Master Concept Plan revises the size of the lakes, similar in configuration to #Z-03-045; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated MARCH 28, 2005. Master Concept Plan for ADD2005-00053 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

3. **Condition #2.a of Resolution #Z-03-045 is revised to read as follows:**

   "DWELLING UNITS - Limited to a maximum of 450 dwelling units, consisting of 387 single-family dwelling units and 63 multi-family dwelling units, AND SUBJECT the locational limitations in Condition 3 of Resolution #Z-03-045."

4. **Condition #2.c of Resolution #Z-03-045 is revised to read as follows:**

   "Minimum open space - 3.11 acres of indigenous preservation."

   "Maximum number of Dwelling Units 450 total. Consisting of not more than 387 single-family and 63 multifamily dwelling units."

5. **Model homes are limited to 7 as shown on the approved Master Concept Plan.**

6. **Models cannot be of the same floor plan and each must be a different design.**

7. **Real estate sales are limited to the clubhouse, model home locations and sales center as shown on the approved Master Concept Plan.**

8. **Real estate sales will be limited to the sale of lots or units within the development only.**

9. **Hours of operation for model homes and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.**

10. **Condition 1 Deviation #1A;**

Condition 1 Deviation #1B;

and Condition 2 Deviation #2 of Resolution #Z-03-045 are all revised to read as follows:

"The requested deviation is limited to the lakes as identified on the approved Master Concept Plan."

DULY SIGNED this 5th day of April, A.D., 2005.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

ADD 2005-00053

LEGAL DESCRIPTION

A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

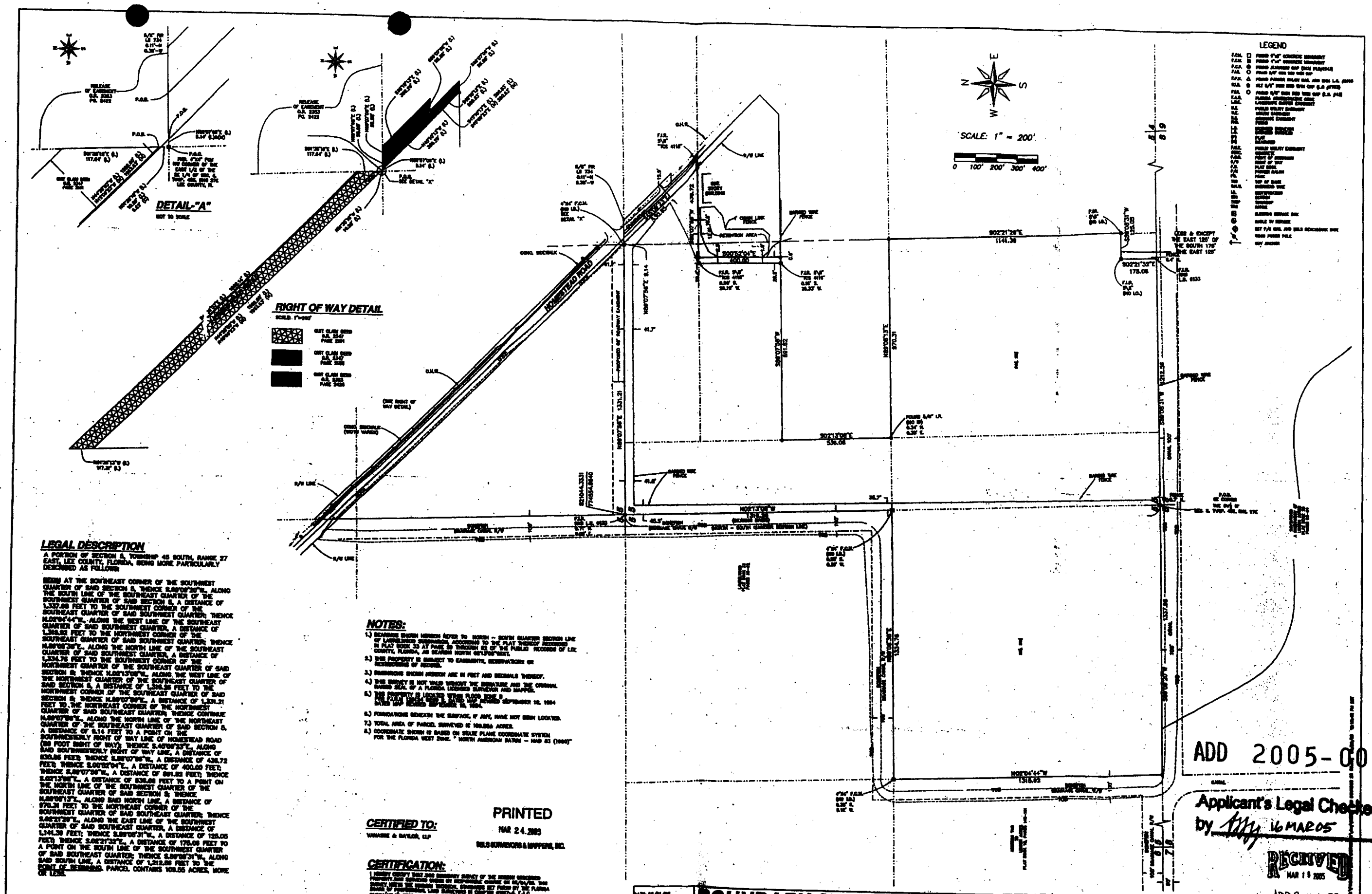
BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE S.89°09'20"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.02°04'44"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,315.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.89°08'38"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,334.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,316.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°07'56"E., A DISTANCE OF 1,331.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUE N.89°07'56"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 9.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80 FOOT RIGHT OF WAY); THENCE S.45°09'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.85 FEET; THENCE S.89°07'56"W., A DISTANCE OF 436.72 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE S.89°07'56"W., A DISTANCE OF 891.82 FEET; THENCE S.02°13'08"E., A DISTANCE OF 536.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°08'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 970.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,141.39 FEET; THENCE S.89°08'31"W., A DISTANCE OF 125.05 FEET; THENCE S.02°21'32"E., A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.89°08'31"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 109.55 ACRES MORE OR LESS.

Applicant's Legal Checked
by 16 MAR 05

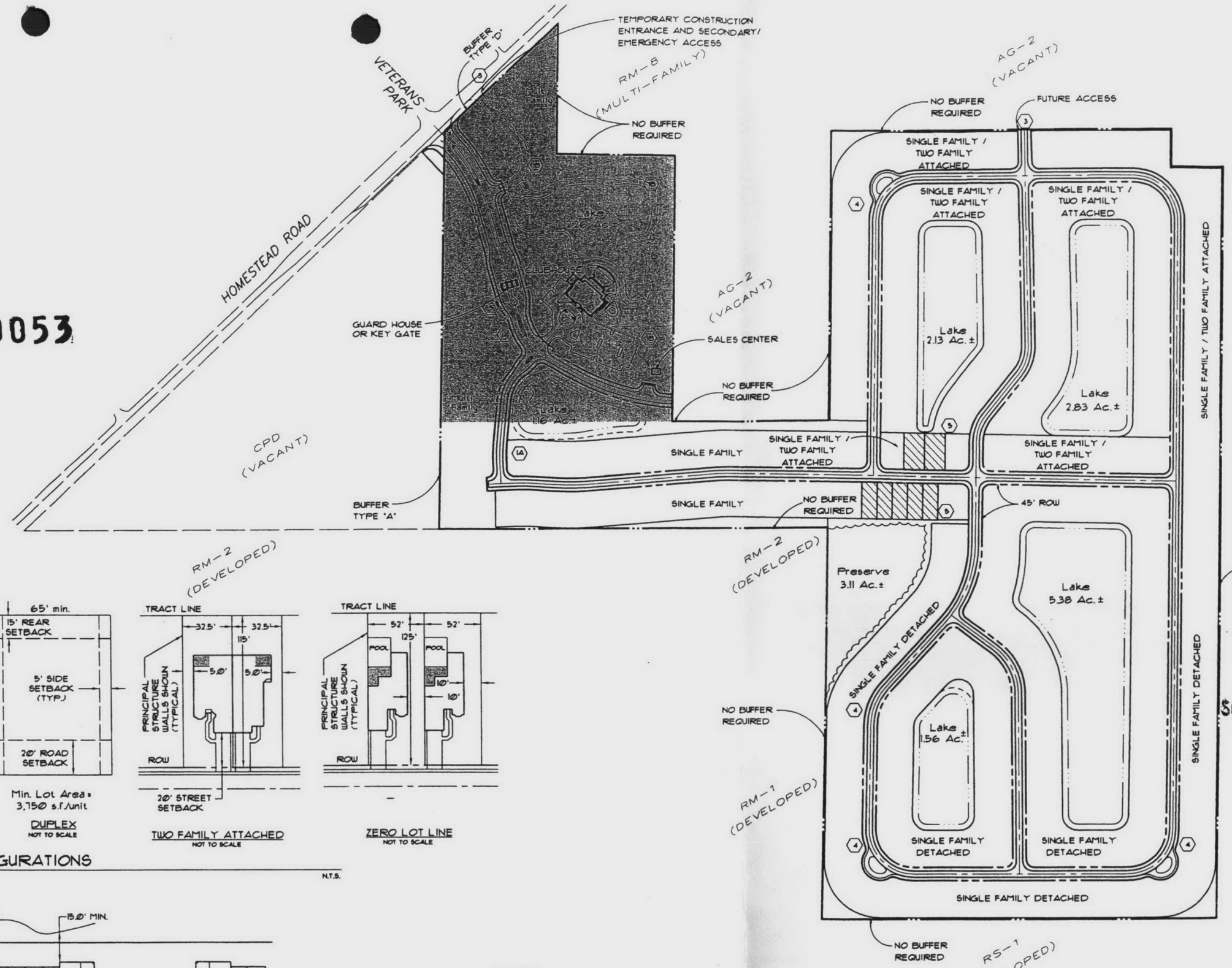
ADD 2005-00053

RECEIVED
MAR 16 2005

ADD 2005-00053


DETAIL-"A"
NOT TO SCALE
RIGHT OF WAY DETAIL
SCALE: 1" = 200'
0 100' 200' 300' 400'
HOMESTEAD ROAD
CONC. SIDEWALK
CHAIN LINK FENCE
RETENTION AREA
BARBED WIRE FENCE
POINT OF BEGINNING
POINT OF COMMENCEMENT
CORE & EXCEPT THE EAST 125' OF THE SOUTH 175' THE EAST 125'
S02°21'28"E 1141.39
S02°21'32"E 175.06
S89°57'04"E 400.00
S00°02'56"W 175.00
S89°57'04"E 535.08
N89°57'04"W 1315.95
N00°02'56"E 350.00
N89°57'04"W 1315.95
S00°06'31"W 1312.58
N89°57'04"W 1315.95
N89°57'04"W 1337.86
N89°57'04"W 1334.76
N00°07'56"E 1321.23
N89°57'04"W 1315.95
S89°57'04"E 1315.95
S00°06'31"W 1312.58

ADD 2005-00053



E
N S
W

0 100 200 400

SCALE: 1" = 400'

() Deviations • (X)

LeHigh Commercial Overlay Zone See condition 3.

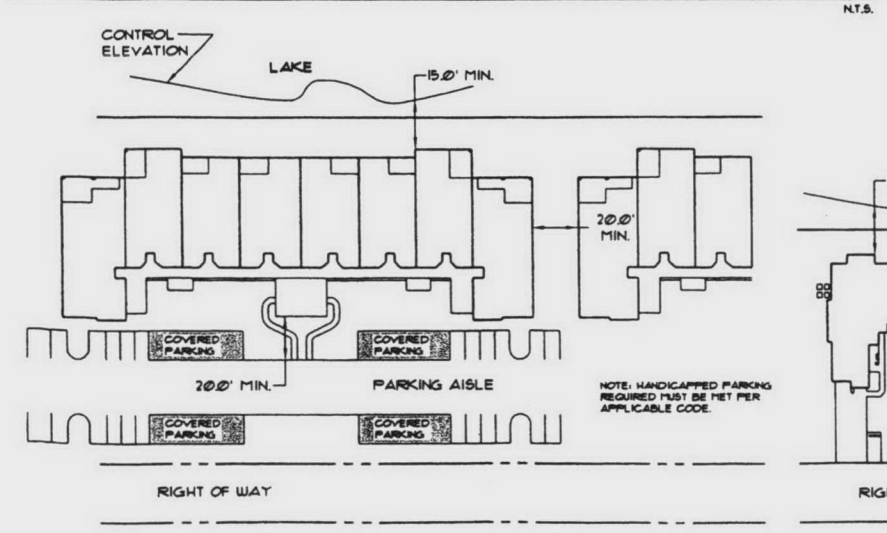
Denotes Model Center Area

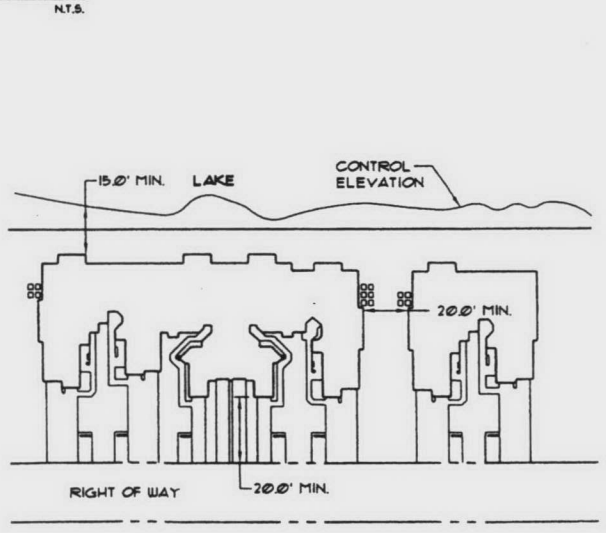
APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2005-00053
Date 4/5/05

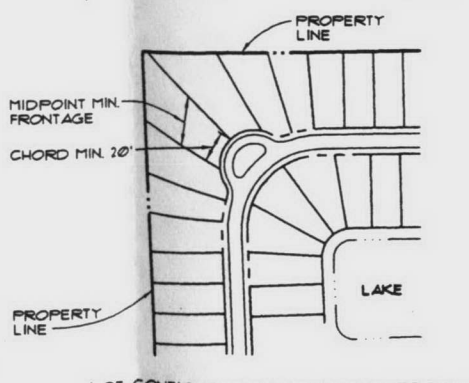
RECEIVED
MAR 28 2005
PERMIT COUNTER

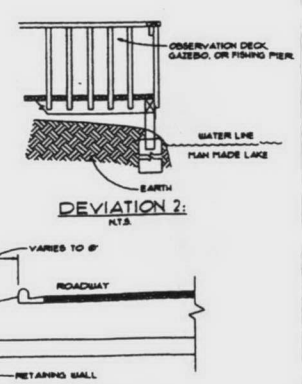
TYPICAL LOT CONFIGURATIONS

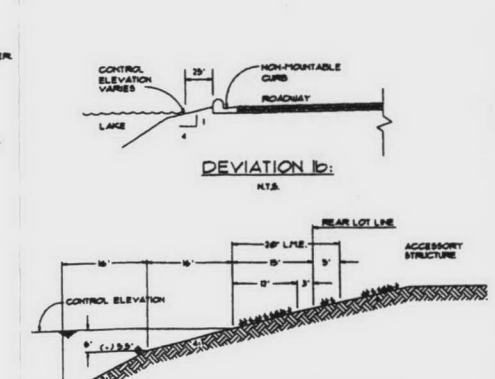
N.T.S.











NO.	DATE:	BY:	REVISION:
1	3-12-03	RFN	First Sufficiency Comments
2	5-30-03	RFN	Second Sufficiency Comments
3	07-01-03	RFN	Continuation of Second Sufficiency Review
4	09-15-03	RFN	Per BOCC revisions
5	10-02-03	RFN	Access re-alignment per condition 12 of BCC resolution
6	03-04-05	RFN	Administrative Amendment
7	03-23-05	RFN	Administrative Amendment Comments

NOTE: The information shown on these plans is subject to change and is the responsibility to verify all information prior to commencement of planning, engineering and/or construction.

SCALE: 1" = 400'
DRAWN: RMJ | 12-31-02
CHECKED: RFN | 12-31-02
APPROVED: JRJ | 12-31-02

Urban Planning, Landscape Architecture, Civil Engineering — Traffic Engineering, Environmental Sciences — 2349 Cleveland Avenue, Fort Myers, FL 33901, ph 239.337.3993, fax 239.337.3994, e-mail@vanassedaylor.com, www.vanassedaylor.com

PREPARED FOR: Kenneth P. Saundry, Jr. Trustee, 8310 Big Acorn Circle # 1001, Naples, Florida 34119

PROJECT LOCATION: Section 5, Township 45 S, Range 27 E, Lee County, Florida

PROJECT & SHEET TITLE: Caloosa Lakes RPD - DCI 2003-00009, Master Concept Plan - Exhibit IV-A-2

PROJECT NO: 80716
ACAD NO: 80716-MCP02

Sheet No. 1 of 1

ADD2005 00053

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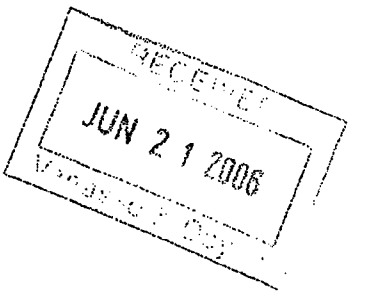
EXHIBIT H-4.D

80956.16



MEMORANDUM
FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION

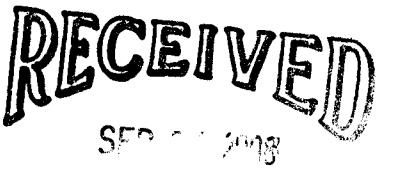
DATE: June 20, 2006

TO: WHOM IT MAY CONCERN

FROM: Debbie Carpenter
Administrative Assistant

RE: ADMINISTRATIVE AMENDMENT

Case Number	Case Name
ADD2006-00097	Caloosa Lakes MPD



cc: DR Horton, Inc., Applicant (c/o Vanasse & Daylor, Ron Nino, Agent)
Julie Dalton, Property Appraiser Office
Matt Noble, Planning
Sharon Mihm, Development Services
File

NDU 2008-00127

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00097

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, D.R. Horton Inc. filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Caloosa Lakes MPD (Zoning Resolution #Z-05-080) on property located at Homestead Road South, Lehigh Acres, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

See Exhibit "A".

WHEREAS, a portion of the property was originally rezoned to Residential Planned Development (RPD) in case number DCI2003-00009/Zoning Resolution #Z-03-045, amended administratively in case number ADD2005-00053, and the entire property was rezoned to Mixed Use Planned Development (MPD) in case number DCI2005-00036/Zoning Resolution #Z-05-080; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Vanesse Daylor Inc. submitted an application for an administrative amendment of behalf of the applicant; and

WHEREAS, Zoning Resolution #Z-05-080 includes model homes, model units, model display center and model display group and temporary uses in the schedule of uses per condition #2.A.; and

WHEREAS, Zoning Resolution #Z-05-080 includes Condition #11. a. limiting the number of model units to seven; and

WHEREAS, Zoning Resolution #Z-05-080 includes Condition #11. f. which states, "No dry model are permitted"; and

WHEREAS, the request is to approve a total of 12 model units for the entire development; and

WHEREAS, the request includes 4 multi-family model units in Parcel 2, 4 model units within duplexes in Parcel 1, 3 single-family model units in Parcel 1 and a temporary sales

center, temporary parking and conversion of the sales center to 1 single-family model unit in Parcel 1; and

WHEREAS, the applicant requests the use of dry models for a period not to exceed 90 days; and

WHEREAS, the applicant proposes revising the number of single-family dwelling units from 393 to 394; and

WHEREAS, the applicant proposes revising the number of multi-family dwelling units from 407 to 406; and

WHEREAS, the total number of dwelling units (800) is unchanged; and

WHEREAS, the change in the number and location of model units, and the inclusion of multi-family model units will have no external impacts; and

WHEREAS, the change in the mix of single-family and multi-family dwelling units is substantively insignificant and will have no external impacts; and

WHEREAS, the proposed Master Concept Plan is consistent with the conditions approved in Zoning Resolution #Z-05-080; and

WHEREAS, dry models were specifically prohibited in Zoning Resolution #Z-05-080 and may not be approved administratively; and

WHEREAS, dry models are generally undesirable and approval of dry models will not benefit the public interest; and

WHEREAS, consideration of dry models should be the subject of the public hearing process in order to better address potential health, safety and welfare issues; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to a Mixed Use Planned Development (MPD) is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated JUNE 8, 2006. Master Concept Plan for ADD2006-00097 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

3. **Condition #1, Resolution #Z-05-080, revised as follows:**

   SINGLE-FAMILY - Maximum ~~393~~ 394 dwelling units may be single-family, zero-lot line, and/or two-family attached, limited to Parcel 1.

   MULTI-FAMILY - Maximum ~~407~~ 406 multi-family dwelling units. Parcel 2 must be multi-family. No single-family, zero-lot line, duplex or two-family attached are permitted on Parcel 2.

4. **Condition #2 a., Resolution #Z-05-080 is revised to add the following to the Schedule of uses:**

   Temporary Model Sales Center and Temporary Parking for Temporary Sales Center

5. **Condition #11 a. , Resolution #Z-05-080 is revised as follows:**

   Model homes are limited to ~~seven (7)~~ twelve (12) at locations as shown on the approved MCP.

6. **No dry models are permitted, per condition #11. f. of Resolution #Z-05-080.**

DULY SIGNED this 20th day of June, A.D., 2006.

BY: _____

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

LEGAL DESCRIPTION

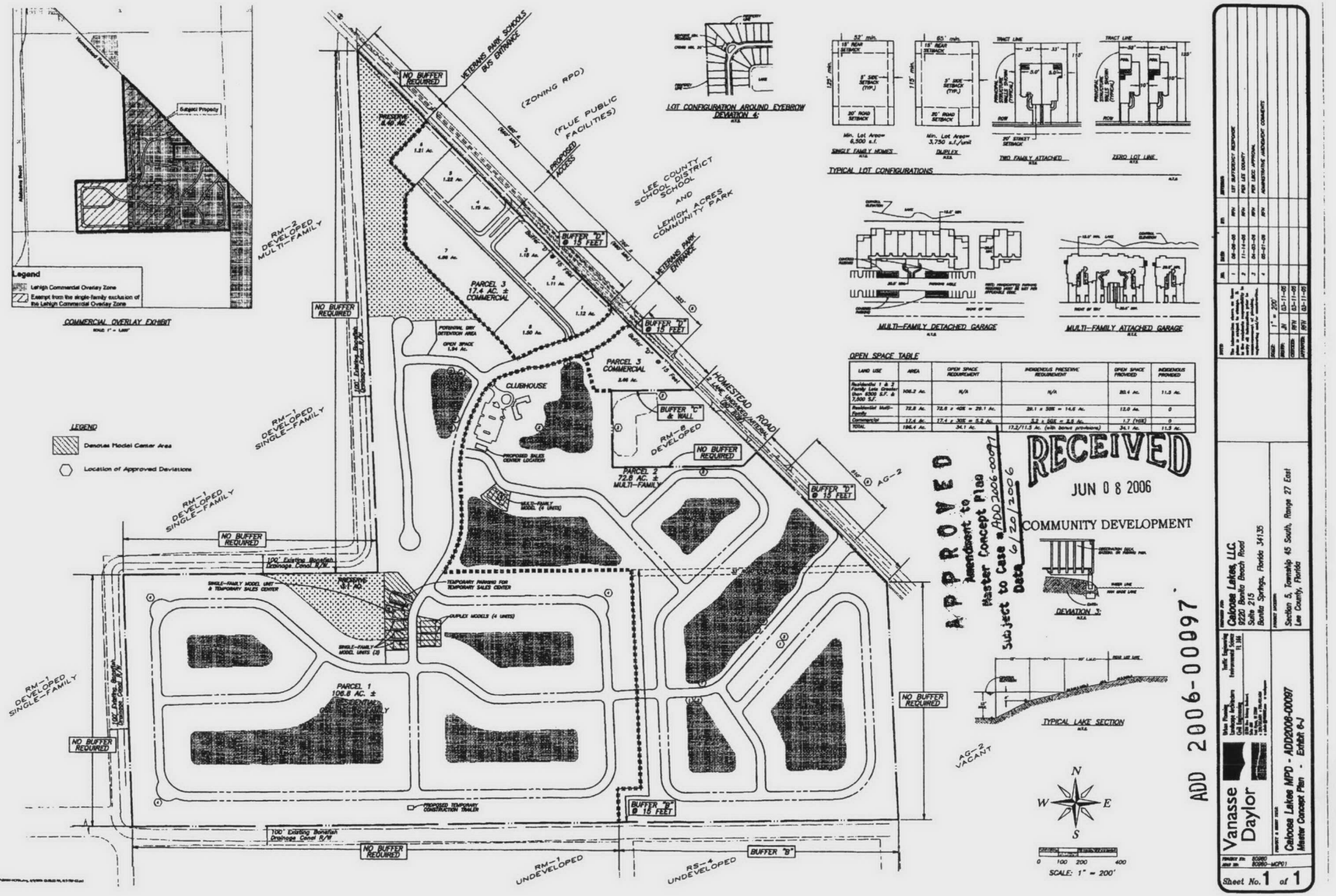
A PORTION OF THE NORTHEAST ¼, SOUTHEAST ¼, AND SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF SAID NORTHEAST ¼, A DISTANCE OF 1405.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2496.52 FEET; THENCE S.89°07'56"W., A DISTANCE OF 437.37 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE N.89°07'57"E., A DISTANCE OF 687.47 FEET; THENCE N.44°50'37"E., A DISTANCE OF 100.69 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE S.45°12'26"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.04 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 5; THENCE S.02°29'49"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 1239.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼; THENCE S.89°08'31"W. ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2675.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼; THENCE S.89°09'20"W. ALONG THE SOUTHERLY LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 5, A DISTANCE OF 1337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼; THENCE N.02°04'44"W. ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼, A DISTANCE OF 1315.92 FEET; THENCE N.89°08'38"E. ALONG THE NORTHERLY LINE OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼, A DISTANCE OF 1334.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼; THENCE N.02°13'08"W. ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 5, A DISTANCE OF 1316.26 FEET TO **POINT OF BEGINNING.**

Applicant's Legal Checked
by 23MAY06

ADD 2006-00097

RECEIVED
MAY 17 2006
COMMUNITY DEVELOPMENT



LAND USE	AREA	OPEN SPACE REQUIREMENT	INDIGENOUS PRESERVE REQUIREMENT	OPEN SPACE PROVIDED	INDIGENOUS PROVIDED
Residential 1 & 2 Family Lots Greater than 6500 S.F. & 7,500 S.F.	106.2 Ac.	N/A	N/A	89.4 Ac.	11.8 Ac.
Residential Multi-Family	72.8 Ac.	72.8 x 40% = 29.1 Ac.	29.1 x 50% = 14.6 Ac.	13.0 Ac.	0
Commercial	17.4 Ac.	17.4 x 30% = 5.2 Ac.	5.2 x 50% = 2.6 Ac.	1.7 (10%)	0
TOTAL	196.4 Ac.	34.1 Ac.	17.2/11.5 Ac. (with bonus provisions)	34.1 Ac.	11.5 Ac.

RECEIVED
JUN 0 8 2006
COMMUNITY DEVELOPMENT

APPROVED
Amendment to Master Concept Plan
Subject to Case # ADD2006-00097
Date 6/20/2006

ADD 2006-00097

No.	DATE	BY	REVISIONS
1	08-08-06	JPV	LDT SUFFICIENCY RESPONSE
2	11-14-06	JPV	PER LEE COUNTY
3	04-03-06	JPV	PER LDC APPROVAL
4	05-01-06	JPV	ADMINISTRATIVE AMENDMENT COMMENTS

The Information shown on this drawing is the property of Vanasse Daylor, LLC. Any unauthorized use, reproduction or modification of this drawing is prohibited.

SCALE	1" = 200'
DRAWN	JM 03-11-05
CHECKED	BTH 03-11-05
APPROVED	BTH 03-11-05

Vanasse Daylor
Traffic Engineering, Transportation Planning, Land Development, Transit

Caloosa Lakes, LLC
9220 Bonita Beach Road
Suite 215
Bonita Springs, Florida 34135

Section 5, Township 45 South, Range 27 East
Lee County, Florida

Caloosa Lakes MPD - ADD2006-00097
Master Concept Plan - Exhibit 6-J

PROJECT NO. 2005-1000
DRAWING NO. 6J-MCP01

Sheet No. 1 of 1

Charlie Green, Lee County Clerk of Circuit Court, Deputy Clerk CPELTHAM

ADD 2008-00127

RECEIVED
SEP 11 2008
COMMUNITY DEVELOPMENT

DOS2003 00279/PLT 2004 00056

CALOOSA LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT # [illegible]
SHEET 1 OF 7

DEDICATIONS/RESERVATIONS

STATE OF FLORIDA
COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS, THAT D.R. HORTON, INC., A DELAWARE CORPORATION, THE OWNER OF LANDS DESCRIBED HEREON, HAS CAUSED THIS PLAT ENTITLED CALOOSA LAKES PHASE 1, A SUBDIVISION LYING IN THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

A. DEDICATE TO CALOOSA LAKES HOMEOWNERS' ASSOCIATION, INC.,

1.) TRACT A, AS SHOWN ON THE PLAT, AS ROAD RIGHT OF WAY FOR INGRESS, EGRESS, WITH RESPONSIBILITY FOR MAINTENANCE THEREOF, SUBJECT TO DRAINAGE AND PUBLIC UTILITY EASEMENTS. SAID ROAD RIGHT OF WAY IS PRIVATE AND FOR THE BENEFIT OF ALL OWNERS WITHIN THIS PLAT THEIR LESSEES AND ALL OF THEIR GUESTS AND INVITEES. LEE COUNTY HAS NO MAINTENANCE RESPONSIBILITY WITH RESPECT THERETO.

2.) TRACTS L-1, L-2, L-3, L-4, L-5 AND L-6, AS SHOWN ON THE PLAT, FOR LAKE AND WATER MANAGEMENT PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.

3.) TRACT P-1, AS A PRESERVE AREA, WITH RESPONSIBILITY FOR MAINTENANCE.

4.) ALL PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN ON THE PLAT, FOR UTILITY PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.

5.) ALL DRAINAGE EASEMENTS (D.E.), SHOWN ON THE PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.

6.) ALL ACCESS EASEMENTS (A.E.), SHOWN ON THE PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.

7.) ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), SHOWN ON THE PLAT, WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO ALL FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE ASSIGNED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES.

1. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "A" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLE'S ACCESS WITHOUT RESPONSIBILITY FOR MAINTENANCE.

2. A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN ON HEREON FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES, PROVIDED THAT SUCH USES BE SUBJECT TO, AND NOT INCONSISTENT WITH, THE USE BY THE COLLIER COUNTY WATER-SEWER DISTRICT. IN THE EVENT A CABLE COMPANY DAMAGES THE FACILITIES OF ANOTHER PUBLIC UTILITY IT WILL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.

C. RESERVE TO D.R. HORTON, INC., A DELAWARE CORPORATION

1. TRACTS FD-2, FD-3 AND FD-4 AS FUTURE DEVELOPMENT TRACTS, WITH RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, SAID PERSONS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 11th DAY OF September, 2008, A.D.

WITNESS:

PRINT NAME: [illegible]

PRINT NAME: [illegible]

D.R. HORTON, INC., A DELAWARE CORPORATION

BY: [illegible]

PRINT NAME: Ron Ramundo

TITLE: Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF September, 2008, BY Ron Ramundo, OF D.R. HORTON, INC., A DELAWARE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME:
SERIAL NUMBER:

(SEAL)

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.

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 OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

GENERAL NOTES

1) BEARINGS HEREON REFER TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA AS BEING N 00°13'08"W.

2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3) ALL CURVES ARE CIRCULAR.

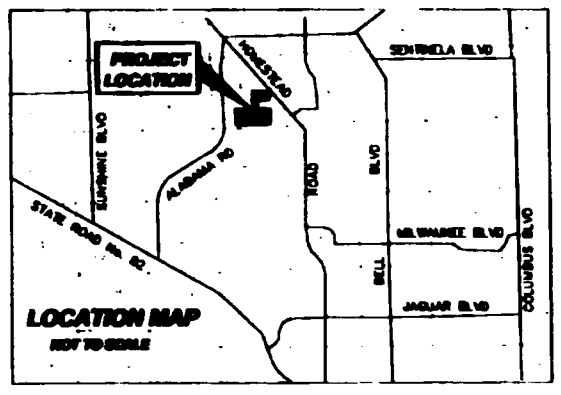
4.) CALOOSA LAKES PHASE 1 IS LOCATED WITHIN FLOOD ZONE B, PER FEDERAL INSURANCE RATE MAP 125124 0250 B, REVISED MAP DATED SEPTEMBER 28, 1984.

5.) INTERNAL MONUMENTATION IS TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES

6.) WHERE EASEMENTS ARE ALONG LOT LINES, SAID EASEMENTS ARE CENTERED ON SAID LOT LINE.

LEGAL DESCRIPTION:

SEE SHEET 2 OF 7 FOR LEGAL.



APPROVALS

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART I.

MICHAEL HARRIGAN, P.S.M.
LEE COUNTY DESIGNATED P.S.M.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 9th DAY OF September, 2008.

CHAIRMAN OF THE BOARD

PRINT NAME: Tammara A. Hall

MARY GIBBS, DIRECTOR,
DEPARTMENT OF COMMUNITY DEVELOPMENT

CHARLIE GREEN
LEE COUNTY CLERK OF COURT

PETER EICKENBERG, DIRECTOR,
DIVISION OF DEVELOPMENT SERVICES

JOHN J. FREDYMA
ASSISTANT COUNTY ATTORNEY

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CALOOSA LAKES PHASE 1, A SUBDIVISION LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT [illegible], THIS [illegible] DAY OF September, 2008, AND DULY RECORDED AS INSTRUMENT # [illegible] IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CHARLIE GREEN
LEE COUNTY CLERK OF COURT

(SEAL)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CALOOSA LAKES PHASE 1, A SUBDIVISION LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES (F.S.). I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

BY: [illegible] DATE: [illegible]

THOMAS J. CARRIS, STATE OF FLORIDA (P.S.M. #5741)
[illegible] SURVEYORS & MAPPERS INC., (L.B. #6753)

THIS INSTRUMENT PREPARED BY:
[illegible]
[illegible]
[illegible]
[illegible]

AA 3.D.2

INSTRUMENT # 2006000358513
SHEET 2 OF 7

CALOOSA LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

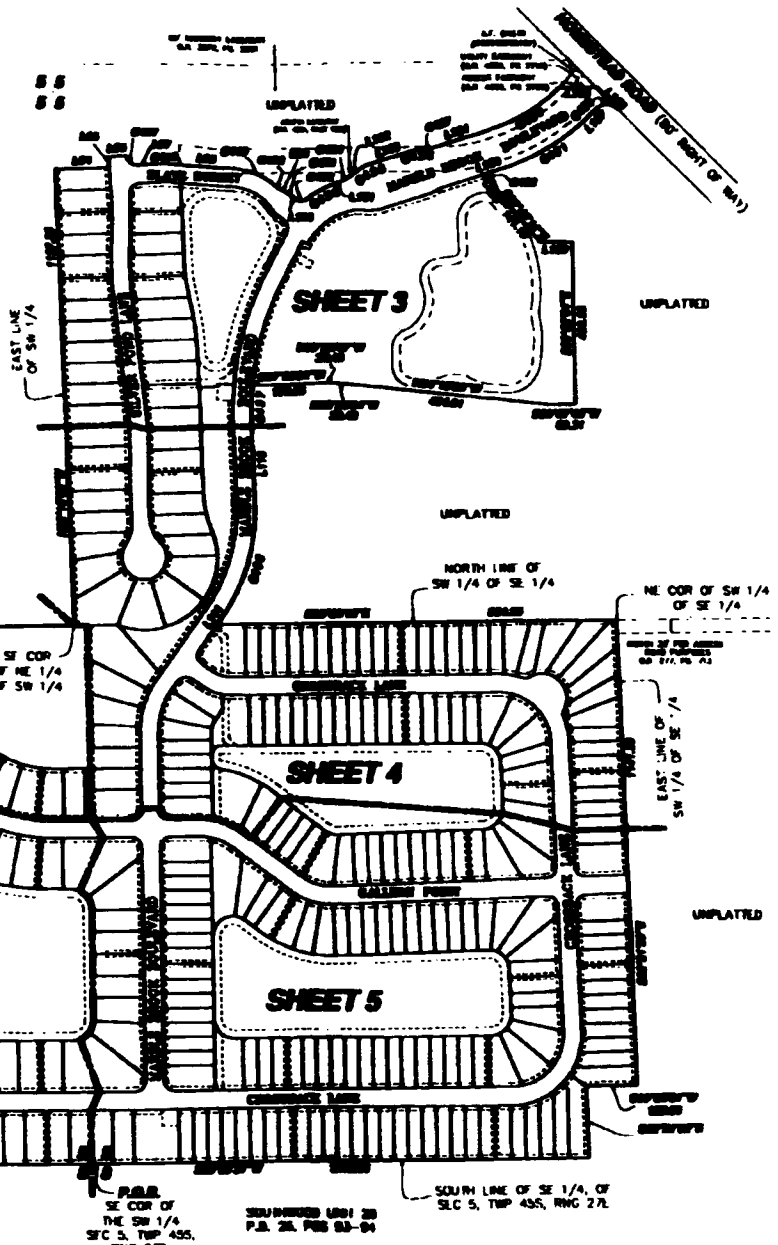
KEY MAP

N
W E
S

SCALE: 1" = 200'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C417	25.00	89°50'00"	39.27	35.36	S46°44'07"E
C418	522.50	8°76'03"	75.65	75.78	N89°25'24"E
C419	172.50	37°08'31"	111.72	109.78	S87°34'38"E
C420	62.50	13°33'13"	14.78	14.75	S56°18'11"E
C421	87.50	13°08'02"	20.06	20.01	S56°18'22"E
C422	25.00	78°09'02"	34.04	31.47	S88°44'52"E
C423	337.50	33°08'44"	83.88	83.15	N82°19'28"E
C424	87.50	20°16'16"	31.01	30.85	N82°75'14"E
C425	112.50	20°16'16"	39.87	39.66	N82°75'14"E
C426	112.50	18°03'11"	35.45	35.30	N81°35'36"E
C427	50.00	18°03'11"	15.75	15.68	N81°35'36"E
C428	400.00	29°12'02"	203.78	203.99	N59°16'21"E
C429	40.00	89°57'24"	62.80	56.55	S89°46'52"W
C431	550.00	27°34'11"	264.65	262.10	S89°37'17"W
C432	25.00	90°00'00"	39.27	35.36	S87°35'39"E
C433	122.50	22°13'34"	47.52	47.22	S38°43'25"E
C437	727.53	7°36'11"	100.77	100.69	S61°27'28"W
C438	472.50	37°15'09"	307.21	301.83	S16°06'57"W



LEGEND:

F.C.M.	⊥	FOUND 4"X4" CONCRETE MONUMENT
P.C.P.	●	PERMANENT CONTROL POINT SET PARKER KALON NAIL & DISC (P.C.P. 6753)
P.R.M.	■	SET PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT (P.R.M. L.B. 6753)
LS		LICENSED SURVEYOR
LB		LICENSED BUSINESS
P.B.		PLAT BOOK
P.G.		PAGE
D.E.		DRAINAGE EASEMENT
L.M.E.		LAKE MAINTENANCE EASEMENT
R.O.W.		RIGHT OF WAY
A.E.		ACCESS EASEMENT
P.U.E.		PUBLIC UTILITY EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L94	N87°46'52"E	131.64
L95	N04°44'07"W	26.84
L96	N85°15'53"E	40.00
L97	N85°15'53"E	21.31
L98	S89°25'06"E	141.52
L99	S82°52'23"E	13.56
L100	S46°44'21"E	8.62
L101	N72°24'22"E	4.64
L102	N52°08'58"E	23.26
L103	N72°24'22"E	100.92
L104	N72°24'22"E	148.27
L105	N88°07'36"E	80.25
L106	S45°12'38"E	77.67
L107	S44°50'11"W	13.99
L108	S72°24'22"W	30.41
L109	N89°07'36"E	78.76
L110	S82°30'38"E	107.63
L111	S34°44'38"W	16.83

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°25'06"E., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SAID SECTION 5, FOR A DISTANCE OF 1,337.69 FEET TO SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN N.87°04'44"E., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 5, FOR A DISTANCE OF 1,315.69 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN N.89°08'38"E., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 5, FOR A DISTANCE OF 1,334.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN N.89°53'58"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,127.35 FEET; THENCE RUN N.87°46'58"E., FOR A DISTANCE OF 139.64 FEET; THENCE RUN N.84°44'07"E. FOR A DISTANCE OF 26.84 FEET; THENCE RUN N.85°15'53"E., FOR A DISTANCE OF 40.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT BEARS N.85°15'53"E., A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°50'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E., FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 21.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF 08°76'03", SUBTENDED BY A CHORD OF 75.78 FEET AT A BEARING OF N.89°25'24"E., FOR A DISTANCE OF 75.85 FEET TO THE END OF SAID CURVE; THENCE RUN S.86°25'06"E., FOR A DISTANCE OF 141.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°08'31", SUBTENDED BY A CHORD OF 109.78 FEET AT A BEARING OF S.87°34'38"E., FOR A DISTANCE OF 111.72 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 62.50 FEET, THROUGH A CENTRAL ANGLE OF 13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A BEARING OF S.56°18'11"E., FOR A DISTANCE OF 14.78 FEET TO THE END OF SAID CURVE; THENCE RUN S.82°52'23"E. FOR A DISTANCE OF 13.56 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 13°08'02", SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF S.56°18'22"E., FOR A DISTANCE OF 20.06 FEET TO THE END OF SAID CURVE; THENCE RUN S.49°44'21"E. FOR A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 78°09'02", SUBTENDED BY A CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E., FOR A DISTANCE OF 34.04 FEET TO A POINT OF REVERSE CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 337.50 FEET, THROUGH A CENTRAL ANGLE OF 33°08'44", SUBTENDED BY A CHORD OF 83.15 FEET AT A BEARING OF N.82°19'28"E., FOR A DISTANCE OF 83.88 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 20°16'16", SUBTENDED BY A CHORD OF 30.85 FEET AT A BEARING OF N.82°75'14"E., FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CURVE; THENCE RUN N.52°08'58"E. FOR A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 20°16'16", SUBTENDED BY A CHORD OF 39.66 FEET AT A BEARING OF N.82°75'14"E., FOR A DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 100.92 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A BEARING OF N.81°35'36"E., FOR A DISTANCE OF 35.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 148.27 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 15.68 FEET AT A BEARING OF N.81°35'36"E., FOR A DISTANCE OF 15.75 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 80.25 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF 29°12'02", SUBTENDED BY A CHORD OF 203.99 FEET AT A BEARING OF N.59°16'21"E., FOR A DISTANCE OF 203.78 FEET TO THE END OF SAID CURVE; THENCE RUN N.44°40'10"E. FOR A DISTANCE OF 77.67 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT BEARS N.45°19'50"W., A DISTANCE OF 40.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°57'24", SUBTENDED BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°46'52"E., FOR A DISTANCE OF 62.80 FEET TO THE END OF SAID CURVE; THENCE RUN S.44°50'11"E. FOR A DISTANCE OF 13.99 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 27°34'11", SUBTENDED BY A CHORD OF 262.10 FEET AT A BEARING OF S.58°37'17"E., FOR A DISTANCE OF 264.65 FEET TO THE END OF SAID CURVE; THENCE RUN S.72°24'22"E. FOR A DISTANCE OF 30.41 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'38"E., A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.62°35'39"E., FOR A DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET, THROUGH A CENTRAL ANGLE OF 22°13'34", SUBTENDED BY A CHORD OF 47.22 FEET AT A BEARING OF S.38°43'25"E., FOR A DISTANCE OF 47.52 FEET TO THE END OF SAID CURVE; THENCE RUN S.38°49'12"E. FOR A DISTANCE OF 141.13 FEET; THENCE RUN N.89°07'36"E. FOR A DISTANCE OF 78.76 FEET; THENCE RUN S.80°52'04"E. FOR A DISTANCE OF 400.00 FEET; THENCE RUN S.89°07'48"E. FOR A DISTANCE OF 88.39 FEET; THENCE RUN N.84°44'38"E. FOR A DISTANCE OF 404.84 FEET; THENCE RUN N.89°28'54"E. FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°30'47"E. FOR A DISTANCE OF 30.48 FEET; THENCE RUN S.87°29'22"E. FOR A DISTANCE OF 178.86 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT BEARS S.84°34'37"E., A DISTANCE OF 727.53 FEET THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.53 FEET, THROUGH A CENTRAL ANGLE OF 07°36'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A BEARING OF S.08°27'28"W., FOR A DISTANCE OF 100.77 FEET TO THE END OF SAID CURVE; THENCE RUN S.04°22'38"E. FOR A DISTANCE OF 107.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET, THROUGH A CENTRAL ANGLE OF 37°15'09", SUBTENDED BY A CHORD OF 301.83 FEET AT A BEARING OF S.16°06'57"W., FOR A DISTANCE OF 307.21 FEET TO THE END OF SAID CURVE; THENCE RUN S.34°44'38"W. FOR A DISTANCE OF 16.83 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN N.89°07'36"E., ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 994.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.89°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.38 FEET; THENCE RUN S.89°08'38"W. FOR A DISTANCE OF 125.66 FEET; THENCE RUN S.80°21'33"E. FOR A DISTANCE OF 175.66 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.89°08'38"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,313.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 102.227 ACRES, MORE OR LESS.

THIS INSTRUMENT PREPARED BY:
THOMAS J. GIBBS, LEE COUNTY
REAL SURVEYING & MAPPING INC. L.B. 6753
2000-A BARRON BLVD.
NAPLES, FLORIDA 34120
(239) 597-3555

DEVELOPMENT ORDER NUMBER: DOS2003 00279

CALOOSA LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT # 2006000352613
SHEET 3 OF 7

SCALE: 1" = 60'
0' 60' 120'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00	27°34'11"	240.58	238.26	N58°37'16"E
C2	200.00	32°08'42"	112.21	110.74	S56°29'01"W
C3	200.00	12°32'36"	43.81	43.72	S33°56'10"W
C4	750.00	19°43'13"	258.14	256.87	S17°54'05"W
C5	750.00	10°30'08"	137.47	137.28	S02°44'25"W
C6	150.00	35°40'44"	93.03	91.39	N68°04'43"W
C9	500.00	6°18'03"	72.58	72.52	S89°25'24"W
C10	500.00	6°30'16"	56.76	56.73	N01°28'56"W
C11	500.00	9°36'17"	118.75	118.64	S02°29'00"E
C12	500.00	6°08'09"	53.54	53.52	N03°46'04"W
C40	477.50	6°30'16"	54.21	54.18	N01°28'56"W
C41	822.50	8°36'17"	122.09	121.98	S02°29'00"E
C42	477.50	6°08'09"	51.13	51.11	N03°46'04"W
C48	522.50	6°08'09"	56.00	55.83	N03°46'04"W
C49	777.50	8°36'17"	115.41	115.30	S02°29'00"E
C50	522.50	6°42'17"	61.14	61.11	N01°35'08"W
C51	25.00	86°12'01"	38.36	35.42	S40°08'52"W
C52	477.50	6°19'03"	66.32	66.26	S89°25'24"W

CURVE TABLE

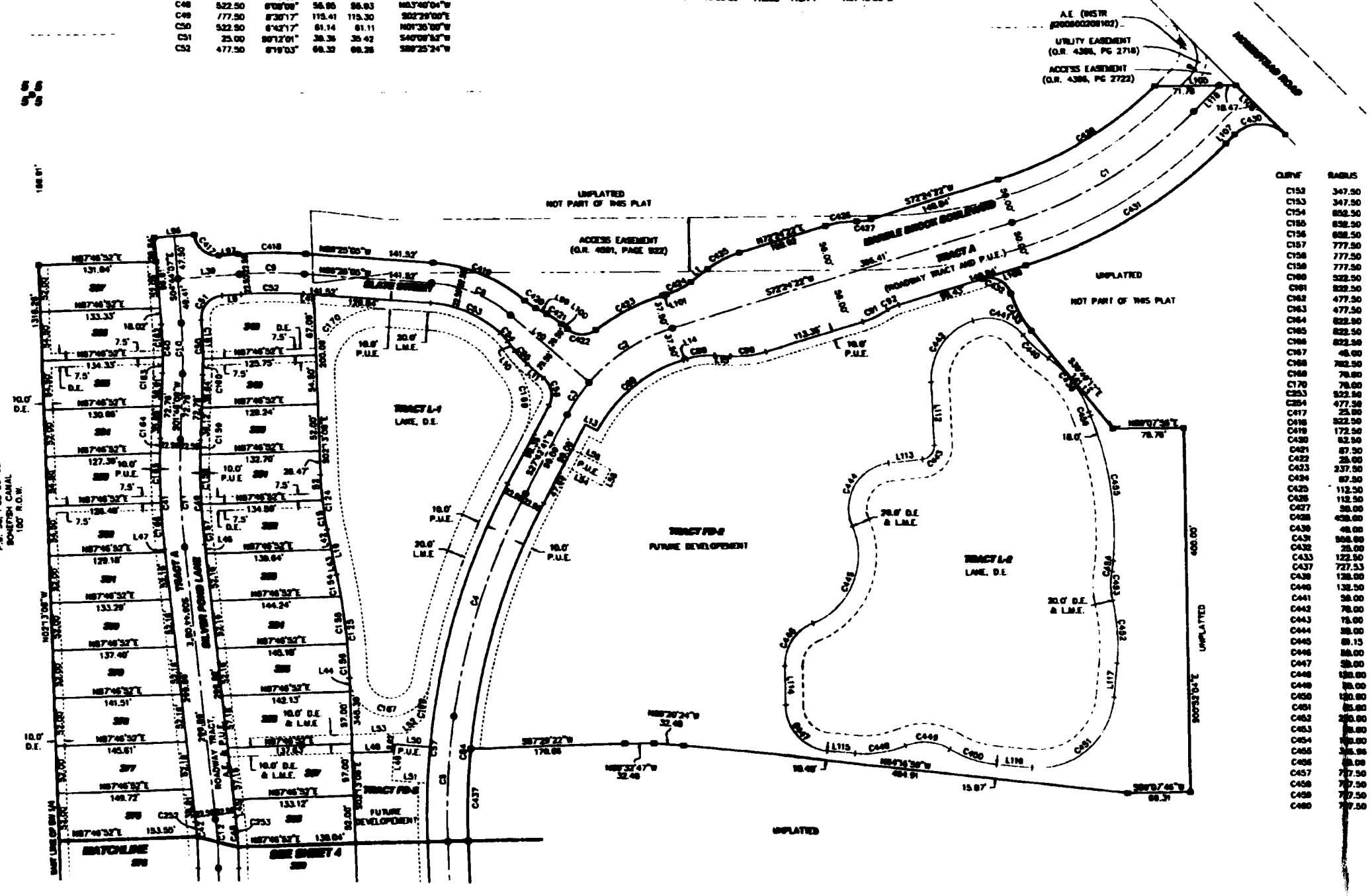
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C53	127.50	39°21'56"	85.37	83.78	N67°14'10"W
C54	62.50	11°26'57"	12.49	12.47	N42°19'47"W
C55	87.50	137°00'00"	209.25	163.09	S43°01'15"E
C56	25.00	7°23'00"	33.78	31.38	N11°06'30"W
C57	772.50	30°13'26"	407.48	402.77	S12°38'02"W
C58	162.50	44°01'46"	125.76	122.67	S59°53'30"W
C59	87.50	25°16'16"	38.60	38.28	S83°33'30"E
C60	112.50	25°16'16"	49.67	49.26	N83°33'30"E
C61	112.50	15°37'58"	30.67	30.57	N64°35'46"E
C62	58.00	15°37'58"	15.83	15.78	S64°35'46"W
C124	347.50	19°08'09"	69.60	69.51	S87°13'58"E
C125	652.50	19°08'09"	113.88	113.74	N07°13'58"W

LINE TABLE

LINE	BEARING	DISTANCE
L100	N48°44'21"W	8.62
L101	S72°24'22"W	4.84
L105	N89°07'35"E	90.25
L106	S45°12'25"E	77.07
L107	S44°50'11"W	13.90
L108	S72°24'22"W	50.41
L112	S02°34'38"E	70.32
L113	S83°17'28"W	38.03
L114	S89°53'56"E	43.14
L115	S89°53'56"E	31.48
L116	S89°53'56"E	39.27
L117	N89°06'35"E	37.39
L118	N44°50'11"E	48.62

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°58'58"W	23.36
L2	S72°24'22"W	38.41
L9	S89°15'53"W	21.38
L10	N35°26'16"E	13.48
L11	S48°04'27"E	23.97
L13	N83°17'19"E	15.89
L14	S72°24'22"W	4.84
L15	N87°17'32"E	17.59
L19	S12°37'58"E	50.72
L39	S89°15'53"W	88.54
L40	N48°44'21"W	114.46
L41	N89°28'58"E	71.88
L42	S12°37'58"E	22.52
L43	S12°37'58"E	38.59
L44	S89°21'58"E	14.83
L45	S89°44'58"E	18.35
L46	S89°44'58"E	9.78
L47	S89°44'58"E	3.27
L48	N87°46'32"E	46.38
L49	S89°48'17"E	48.88
L50	N89°14'43"E	38.73
L51	N89°14'43"E	38.73
L52	S48°39'58"E	25.85
L53	N87°46'32"E	61.57
L54	N83°17'19"E	48.85
L55	S87°24'41"E	28.88
L56	N83°17'19"E	48.85
L58	S89°15'53"W	45.88
L97	S89°15'53"W	21.38



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C152	347.50	4°37'33"	28.05	28.05	S89°39'54"E
C153	347.50	5°22'27"	32.59	32.58	S89°39'54"E
C154	652.50	2°09'14"	24.53	24.53	N11°02'39"W
C155	652.50	4°26'28"	50.58	50.56	N08°49'54"W
C156	688.50	3°19'28"	37.99	37.98	N08°26'24"W
C157	777.50	3°18'28"	44.89	44.89	S08°26'53"E
C158	777.50	4°08'57"	84.52	84.84	S03°28'55"E
C159	777.50	1°16'43"	16.89	16.89	S01°14'47"W
C160	322.50	1°55'15"	17.97	17.97	S00°49'15"E
C161	822.50	4°44'55"	43.17	43.16	N02°24'58"W
C162	477.50	4°22'46"	36.50	36.49	N02°24'43"W
C163	477.50	2°07'28"	17.70	17.70	N00°46'25"E
C164	822.50	1°07'58"	16.26	16.26	S01°10'59"W
C165	822.50	3°47'52"	54.52	54.51	S03°14'45"E
C166	822.50	3°34'27"	51.31	51.30	S06°56'57"E
C167	45.00	167°09'55"	131.41	89.45	S89°09'58"E
C168	783.50	2°48'58"	38.88	38.87	S08°50'57"W
C169	78.00	70°27'05"	89.97	89.76	S55°39'55"W
C170	78.00	85°46'52"	117.84	107.09	S59°59'57"E
C171	322.50	5°49'53"	32.75	32.73	S03°39'57"E
C172	477.50	4°43'38"	39.38	39.37	S03°36'54"E
C173	322.50	5°49'53"	32.80	32.78	S03°39'57"E
C174	322.50	57°00'00"	73.00	70.00	S61°09'57"E
C175	172.50	37°08'31"	111.72	109.78	S72°39'57"E
C176	62.50	13°33'13"	14.78	14.75	S89°09'57"E
C177	87.50	13°08'02"	20.06	20.01	S89°09'57"E
C178	28.00	7°08'02"	34.87	34.87	S89°09'57"E
C179	377.50	5°49'53"	63.99	63.15	S03°39'57"E
C180	87.50	23°54'41"	36.51	36.25	S11°57'19"E
C181	112.50	23°54'41"	36.67	36.39	N11°57'19"W
C182	112.50	23°54'41"	36.67	36.39	N11°57'19"W
C183	28.00	7°08'02"	34.87	34.87	S89°09'57"E
C184	428.00	25°54'41"	193.58	191.98	S11°57'19"E
C185	28.00	90°00'00"	43.98	39.60	S44°50'11"E
C186	28.00	90°00'00"	43.98	39.60	S45°09'49"W
C187	728.50	7°45'11"	98.57	98.49	S86°37'26"E
C188	128.00	37°08'31"	79.99	78.59	S72°39'57"E
C189	128.50	16°34'39"	38.33	38.19	S47°09'57"E
C190	28.00	78°51'39"	61.94	57.97	S01°13'57"E
C191	78.00	72°54'57"	99.29	83.19	S33°53'58"E
C192	78.00	85°46'52"	32.48	29.43	S59°59'57"E
C193	28.00	90°00'00"	43.13	39.24	S44°50'11"E
C194	28.00	90°00'00"	43.98	39.60	S45°09'49"W
C195	78.00	85°46'52"	128.15	116.58	N02°59'57"W
C196	28.00	90°00'00"	43.98	39.60	N44°50'11"W
C197	28.00	90°00'00"	43.98	39.60	S45°09'49"W
C198	28.00	73°54'57"	73.83	67.38	S48°13'57"E
C199	28.00	37°08'31"	36.77	36.25	S72°39'57"E
C200	28.00	53°24'47"	91.27	48.44	N63°09'57"E
C201	28.00	36°45'44"	32.00	34.81	S72°39'57"E
C202	28.00	90°00'00"	43.98	39.60	S45°09'49"W
C203	28.00	90°00'00"	43.98	39.60	S44°50'11"E
C204	28.00	17°45'05"	86.91	86.63	S81°02'24"E
C205	28.00	23°53'31"	33.37	33.85	S79°39'57"E
C206	28.00	5°38'46"	11.05	11.05	N87°22'38"E
C207	28.00	35°34'57"	162.99	161.50	S89°45'57"E
C208	28.00	3°16'15"	4.61	4.61	S39°43'14"E
C209	727.50	23°17'07"	295.66	293.16	N88°34'57"E
C210	727.50	22°28'23"	285.09	283.28	N88°39'57"E
C211	727.50	4°48'34"	61.47	61.45	N88°09'11"E
C212	727.50	2°56'52"	46.88	46.88	N85°46'51"E

THIS INSTRUMENT PREPARED BY:
THOMAS J. CARROLL, L.S. #5164
WILES SURVEYING & MAPPING INC. L.B. #3180
3800-A EXECUTIVE DRIVE
NAPLES, FLORIDA 34109
(239) 597-3311

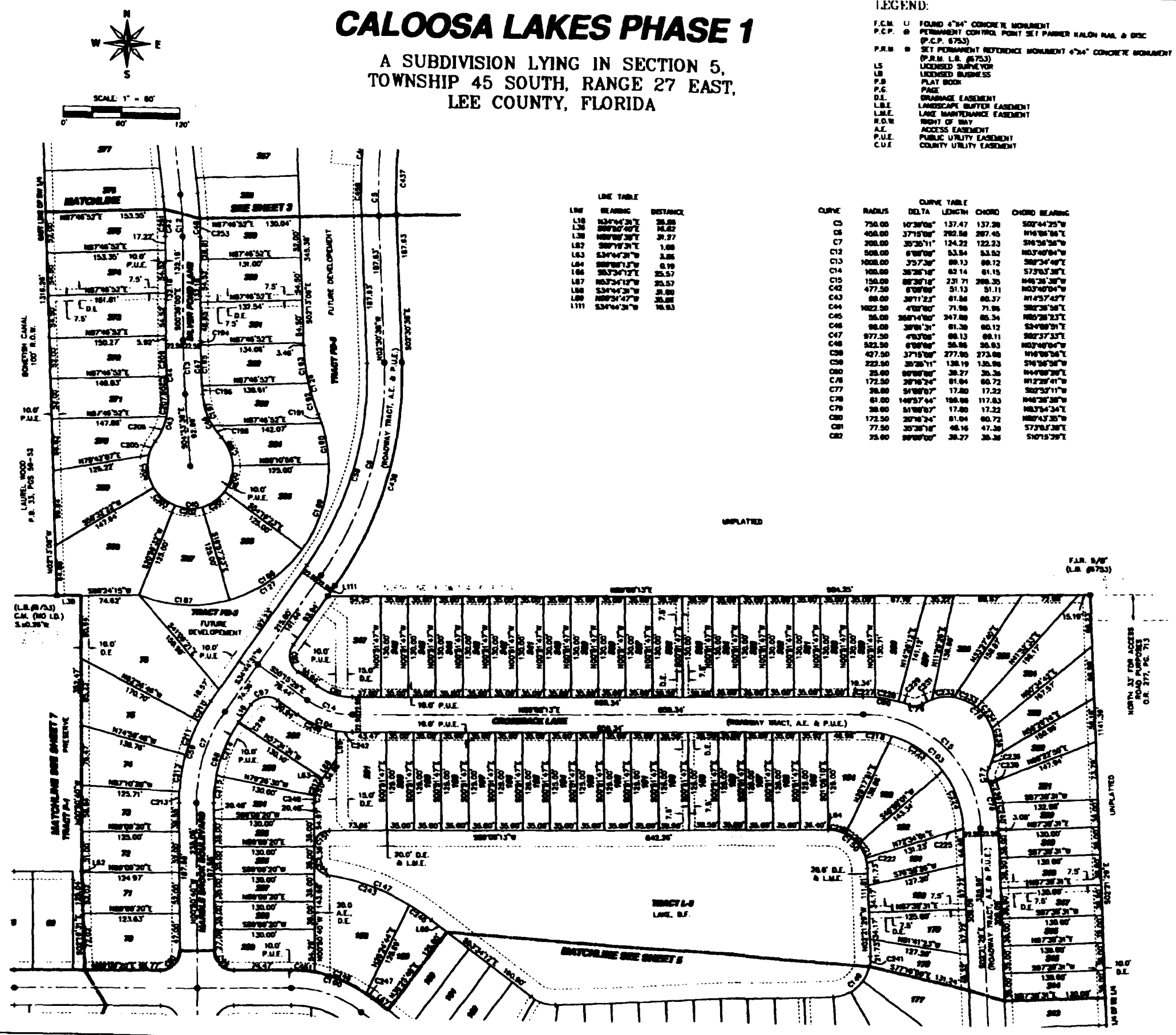
DEVELOPMENT ORDER NUMBER DOS2003 00279

CALOOSA LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

LEGEND:

F.C.M.	○	FOUND 4"X4" CONCRETE MONUMENT
P.C.P.	⊕	PERMANENT CONTROL POINT SET PARKER KALON NAIL & DISC (P.C.P. 6753)
P.R.M.	■	SET PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT (P.R.M. L.B. 6753)
LS		LICENSED SURVEYOR
LB		LICENSED BUSINESS
P.B.		PLAT BOOK
P.G.		PAGE
D.E.		DRAINAGE EASEMENT
L.B.E.		LANDSCAPE BUFFER EASEMENT
L.M.E.		LAKE MAINTENANCE EASEMENT
R.O.W.		RIGHT OF WAY
A.E.		ACCESS EASEMENT
P.U.E.		PUBLIC UTILITY EASEMENT
C.U.E.		COUNTY UTILITY EASEMENT



LINE TABLE

LINE	BEARING	DISTANCE
L36	N34°44'39"E	28.89
L37	S89°52'45"E	16.62
L38	N89°52'45"W	31.37
L62	S89°15'21"E	1.09
L63	S34°44'39"W	3.85
L64	S89°15'21"E	0.16
L66	S89°24'15"E	25.57
L67	N53°34'15"W	33.57
L68	S34°44'39"W	19.89
L69	N89°54'47"E	28.89
L111	S34°44'39"W	16.83

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C5	750.00	10°39'08"	137.47	137.28	S02°44'25"W
C6	450.00	37°15'09"	292.56	287.45	N16°06'56"E
C7	200.00	35°30'11"	124.22	122.23	S70°35'35"W
C12	500.00	6°08'09"	53.54	53.52	N53°40'04"W
C13	1000.00	3°57'26"	69.13	69.12	S86°34'48"E
C14	165.00	35°36'16"	62.14	61.15	S73°03'38"E
C15	150.00	88°36'16"	231.71	209.35	N46°36'38"W
C42	477.50	6°08'09"	51.13	51.11	N53°40'04"W
C43	66.00	39°11'23"	61.86	60.37	N14°57'42"E
C44	1622.50	4°08'09"	71.96	71.95	S82°38'38"E
C45	55.00	356°14'09"	347.80	65.34	N85°28'23"E
C46	66.00	39°11'31"	61.38	60.12	S34°08'51"E
C47	977.50	4°08'09"	68.13	68.11	S82°37'33"E
C48	522.50	6°08'09"	56.06	56.03	N53°40'04"W
C58	427.50	37°15'09"	277.95	273.08	N16°06'56"E
C59	222.50	35°36'11"	138.19	135.99	S70°35'35"W
C60	25.00	90°00'00"	39.27	35.36	N44°06'39"E
C76	172.50	29°16'24"	81.94	80.72	N12°28'41"W
C77	26.00	51°08'07"	17.80	17.22	S02°32'11"W
C78	61.00	140°57'04"	108.66	117.83	N48°36'38"W
C79	26.00	51°08'07"	17.80	17.22	N53°34'34"E
C80	172.50	29°16'24"	81.94	80.72	N89°43'35"W
C81	77.50	35°30'16"	48.16	47.38	S73°03'38"E
C82	25.00	90°00'00"	39.27	35.36	S30°15'39"E

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C97	25.00	90°00'00"	39.27	35.36	S79°44'39"W
C98	177.50	35°35'11"	110.25	108.48	S88°56'34"W
C99	25.00	90°00'00"	39.27	35.36	S49°59'45"E
C100	172.50	37°49'28"	113.22	111.20	S71°53'25"W
C101	127.50	89°39'16"	199.55	177.84	N49°39'39"W
C104	122.50	35°36'16"	76.13	74.91	S73°03'38"E
C126	250.00	29°47'47"	130.02	128.63	S59°50'38"E
C127	150.00	133°58'06"	420.77	329.39	N44°06'39"E
C147	297.50	28°07'09"	145.99	144.53	N83°32'45"E
C148	30.00	90°00'00"	78.54	70.71	N43°28'39"E
C150	66.00	89°39'16"	77.34	69.70	N46°36'38"W
C154	30.00	89°39'16"	26.46	26.39	S44°06'47"W
C187	180.00	37°56'55"	119.22	117.05	S89°38'58"E
C188	180.00	37°21'56"	117.39	115.32	N54°23'33"E
C189	180.00	37°28'45"	117.70	115.70	N16°55'45"E
C190	180.00	17°55'26"	53.91	53.91	N52°21'58"E
C191	180.00	4°08'09"	12.75	12.75	N33°54'44"E
C192	250.00	4°39'37"	20.57	20.56	S89°16'44"E
C193	250.00	11°11'47"	48.85	48.78	S84°08'51"E
C194	977.50	0°49'56"	5.80	5.80	S86°37'33"E
C195	977.50	3°59'54"	68.08	68.08	S83°23'24"E
C196	977.50	6°40'15"	11.44	11.44	S80°18'56"E
C197	66.00	27°08'56"	43.39	43.39	S86°42'35"E
C198	66.00	11°34'35"	16.71	16.67	S33°43'21"E
C199	66.00	44°34'33"	49.18	48.39	N62°44'48"E
C200	66.00	37°28'45"	39.89	39.18	N16°55'45"E
C201	66.00	37°21'56"	38.87	38.34	N16°42'33"E
C202	66.00	37°56'55"	39.41	38.77	S89°38'58"E
C203	66.00	37°56'55"	39.41	38.77	S89°38'58"E
C204	66.00	40°20'38"	43.56	42.48	S89°07'39"E
C205	66.00	29°48'25"	18.88	18.74	S39°13'39"E
C206	66.00	22°34'33"	25.88	24.98	N83°23'07"E
C207	66.00	16°46'46"	19.36	19.28	N50°46'23"E
C208	1622.50	1°27'55"	25.80	25.80	S89°54'28"E
C209	1622.50	2°34'53"	48.88	48.88	S88°54'28"E
C210	222.50	7°01'17"	28.85	28.83	S39°53'53"E
C211	222.50	12°08'46"	48.73	48.66	S32°18'13"E
C212	222.50	19°11'41"	47.38	47.27	S19°05'22"E
C213	222.50	3°40'12"	14.25	14.25	S08°53'37"E
C214	177.50	23°46'07"	73.63	73.11	S02°21'33"E
C215	177.50	11°29'18"	35.33	35.27	S09°06'36"E
C216	177.50	0°34'54"	1.79	1.79	S15°06'06"E
C217	47.50	24°11'06"	20.05	19.90	S27°39'06"E
C218	127.50	16°05'36"	37.53	37.39	N83°36'39"E
C219	30.00	39°06'36"	20.83	20.43	S77°46'48"E
C220	30.00	23°56'56"	12.88	12.79	S50°52'47"E
C221	30.00	23°39'56"	12.89	12.80	S26°45'39"E
C222	30.00	19°06'36"	10.00	9.95	S03°13'06"E
C223	122.50	29°59'59"	64.12	63.39	S15°06'06"E
C224	287.50	27°49'49"	112.16	111.04	S13°11'31"E
C225	30.00	89°53'49"	47.07	42.39	S44°06'39"E
C226	287.50	6°53'47"	33.43	33.41	S03°39'45"E
C227	172.50	23°56'56"	72.10	71.58	S50°52'47"E
C228	172.50	3°39'37"	9.25	9.25	S39°03'06"E
C229	47.50	11°34'35"	9.59	9.57	S33°43'21"E
C230	122.50	29°59'59"	64.12	63.39	S15°06'06"E
C231	47.50	39°53'11"	32.46	31.82	S70°35'35"W
C232	477.50	4°08'09"	34.46	34.45	S82°38'38"E
C233	522.50	4°08'09"	37.72	37.71	N82°38'38"W
C234	472.50	3°10'08"	26.13	26.13	S83°03'34"E
C235	727.50	2°46'54"	44.47	44.46	S82°41'12"E
C236	727.50	2°34'53"	32.80	32.80	S84°08'51"E
C237	172.50	10°11'46"	30.68	30.64	S79°00'32"E

THIS INSTRUMENT PREPARED BY:
THOMAS J. CARNEL, L.S. (6753)
DAILY, VANDERBILT & ASSOCIATES, INC. L.B. (6753)
3800-A TAMIAMI TRAIL
NAPLES, FLORIDA 34103
(239) 649-1555

DEVELOPMENT ORDER NUMBER: DOS2003-00279

INSTRUMENT # 2006000258613

SHEET 5 OF 7

CALOOSA LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

SCALE: 1" = 60'

LEGEND:

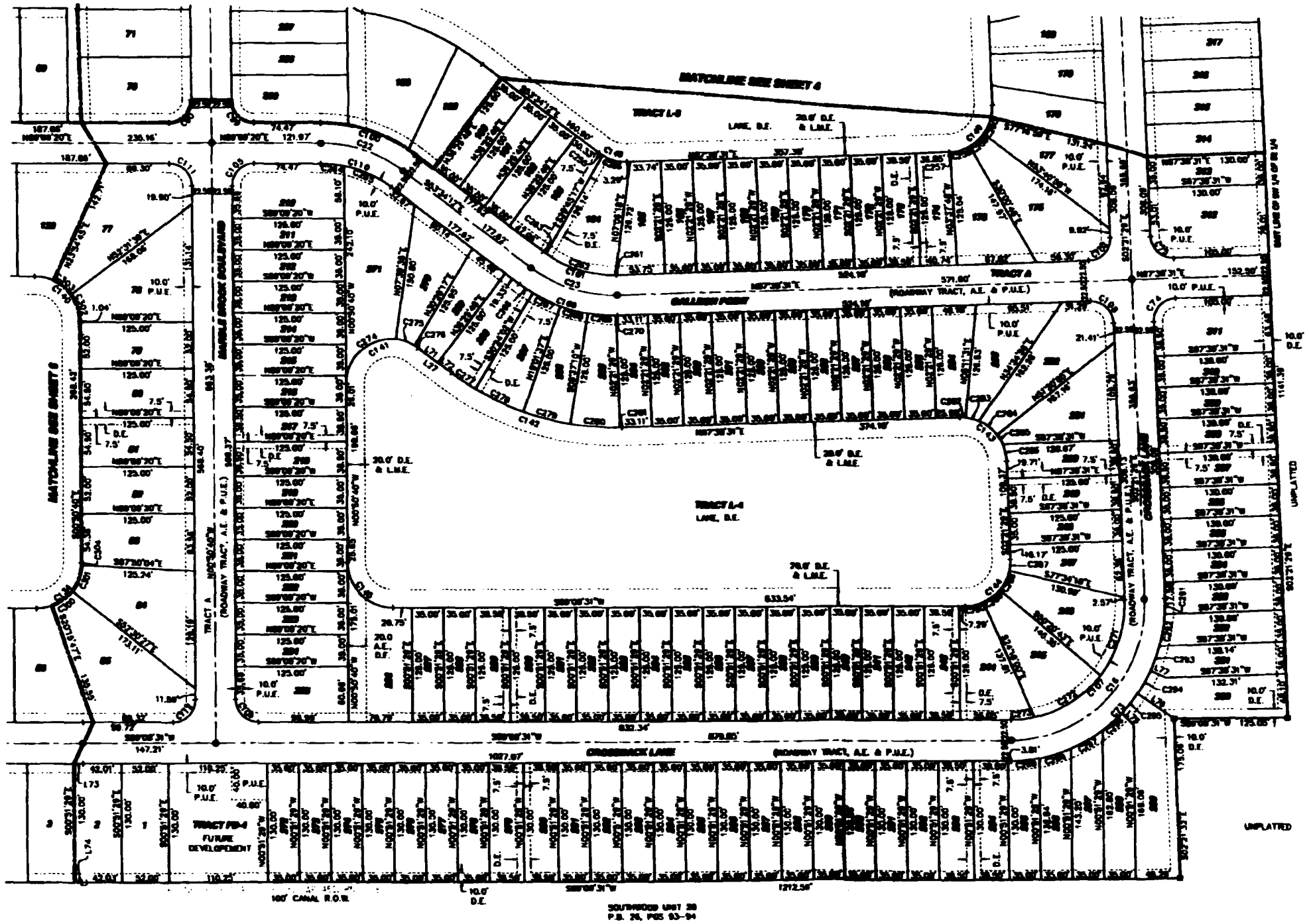
F.C.M.	□	FOUND 4"X4" CONCRETE MONUMENT
P.C.P.	⊕	PERMANENT CONTROL POINT SET PARKER KALON NAIL & DISC (P.C.P. 6753)
P.R.M.	■	SET PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT (P.R.M. L.B. #6753)
LS		LICENSED SURVEYOR
LB		LICENSED BUSINESS
P.B.		PLAT BOOK
P.G.		PAGE
D.E.		DRAINAGE EASEMENT
L.B.E.		LANDSCAPE BUFFER EASEMENT
L.M.E.		LAKE MAINTENANCE EASEMENT
R.O.W.		RIGHT OF WAY
A.E.		ACCESS EASEMENT
P.U.E.		PUBLIC UTILITY EASEMENT
C.U.E.		COUNTY UTILITY EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L27	S53°34'13"E	46.56
L71	S53°34'13"E	37.32
L72	S53°34'13"E	18.33
L73	S89°59'28"W	9.99
L74	S89°59'28"W	9.97
L75	N48°13'45"W	18.87
L76	N50°45'19"W	48.89
L77	S55°11'16"E	18.89

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C22	150.00	91°28'39"	239.55	214.89	N43°23'31"E
C23	150.00	37°41'28"	97.58	95.87	S72°57'28"W
C23	150.00	38°07'17"	99.56	98.62	S72°57'28"E
C24	25.00	90°00'00"	39.27	35.36	S44°59'28"W
C73	172.50	91°30'32"	275.52	247.15	N43°23'44"E
C74	25.00	90°00'00"	39.27	35.36	S45°00'32"W
C75	25.00	90°00'00"	39.27	35.36	N47°29'28"E
C76	25.00	90°00'00"	39.27	35.36	S45°00'32"W
C100	172.50	37°41'28"	113.53	111.50	N72°57'28"E
C99	127.50	38°07'17"	84.83	83.28	S72°57'28"W
C98	25.00	90°00'00"	39.27	35.36	N47°29'28"E
C96	25.00	90°00'00"	39.27	35.36	S44°59'28"W
C95	25.00	90°00'00"	39.27	35.36	S45°00'32"E
C97	127.50	91°29'56"	203.60	182.66	N43°23'31"E
C98	25.00	90°00'00"	39.27	35.36	N47°29'28"W
C99	172.50	38°07'17"	114.76	112.65	S72°57'28"W
C10	127.50	37°41'28"	83.85	82.38	N72°57'28"E
C11	25.00	90°00'00"	39.27	35.36	N45°00'32"E
C12	25.00	89°59'31"	39.26	35.35	S44°59'28"E
C24	58.00	90°00'00"	78.54	70.71	N45°00'32"E
C25	58.00	90°00'00"	78.54	70.71	S45°00'32"E
C26	58.00	137°46'56"	111.97	89.89	S82°07'34"W
C42	297.50	38°07'17"	197.98	194.33	S72°57'28"E
C43	58.00	90°00'00"	78.54	70.71	N47°29'28"E
C44	58.00	91°29'56"	79.65	71.53	N43°23'31"E
C45	58.00	90°00'00"	78.55	70.72	S45°00'32"E
C46	58.00	38°07'17"	33.05	33.31	S72°57'28"E
C47	58.00	90°00'00"	78.54	70.71	S43°23'31"E
C48	58.00	6°08'16"	6.20	6.20	S89°54'23"E
C49	58.00	37°41'45"	38.82	37.88	S38°08'06"E
C50	58.00	1°10'16"	1.11	1.11	N87°58'20"E
C51	58.00	38°23'00"	23.68	23.20	S72°57'28"E
C52	58.00	27°48'16"	28.66	28.38	N48°09'04"E
C53	58.00	37°30'00"	38.38	38.46	N87°43'28"E
C54	127.50	0°22'15"	0.83	0.83	N89°49'20"E
C55	127.50	38°43'46"	86.74	85.34	S72°23'36"E
C56	127.50	1°40'15"	3.75	3.75	S54°24'45"E
C57	127.50	11°35'04"	25.78	25.68	N89°59'28"W
C58	127.50	25°43'24"	57.24	56.76	N63°38'34"W
C59	172.50	6°0'46"	18.15	18.14	S89°59'28"E
C60	172.50	11°22'25"	34.24	34.18	S89°17'45"E
C61	172.50	10°24'38"	31.33	31.29	S79°46'28"E
C62	172.50	10°23'58"	31.16	31.12	S69°22'07"E
C63	172.50	0°37'35"	1.89	1.89	S89°57'57"E
C64	127.50	90°00'00"	89.80	80.85	S01°29'28"E
C65	127.50	38°43'46"	86.74	85.34	S37°23'36"E
C66	25.00	88°34'54"	38.63	34.92	S47°14'47"E
C67	58.00	23°55'53"	21.83	21.78	S72°56'45"E
C68	58.00	5°57'31"	5.78	5.78	N89°32'57"E
C69	297.50	6°0'46"	31.39	31.39	S89°59'28"E
C70	297.50	11°22'25"	59.05	58.95	N89°17'45"W
C71	297.50	10°24'38"	54.04	53.97	S79°46'28"E
C72	297.50	10°23'58"	53.11	53.03	S69°22'07"E
C73	297.50	0°37'35"	1.89	1.89	N89°57'57"W
C74	58.00	7°57'39"	8.06	8.06	S85°29'28"W
C75	58.00	17°39'16"	15.28	15.22	S76°59'06"W
C76	58.00	38°07'54"	24.88	24.73	S53°38'34"W
C77	58.00	14°13'43"	12.42	12.39	S33°23'06"W
C78	58.00	22°04'44"	19.27	19.15	S15°23'28"W
C79	58.00	14°13'43"	12.90	12.87	S01°49'28"E
C80	58.00	27°13'35"	23.76	23.54	S20°06'28"E
C81	58.00	38°04'43"	22.76	22.36	S57°44'34"E
C82	58.00	23°24'31"	20.43	20.29	N77°28'15"E
C83	172.50	5°47'39"	17.44	17.43	N89°23'23"E
C84	172.50	11°33'38"	34.80	34.75	N83°29'57"E
C85	172.50	6°36'03"	19.88	19.87	N72°57'28"E
C86	172.50	6°36'03"	19.91	19.88	N66°21'25"E
C87	172.50	10°37'18"	31.97	31.94	N59°57'34"E
C88	172.50	10°37'14"	31.96	31.93	N49°20'16"E
C89	172.50	13°31'11"	40.69	40.59	N36°34'04"E
C90	172.50	12°08'46"	36.57	36.50	N23°39'51"E
C91	172.50	10°26'58"	31.36	31.32	N11°55'04"E
C92	58.00	37°41'45"	38.14	37.77	N38°08'06"W
C93	58.00	35°16'37"	35.83	35.24	N74°46'45"W
C94	58.00	36°37'41"	31.86	31.42	S69°59'28"W
C95	58.00	36°36'36"	34.97	34.79	S33°40'46"W
C96	58.00	3°06'38"	2.83	2.83	S89°39'28"E



DEVELOPMENT ORDER NUMBER: DOS2003-00279

THIS INSTRUMENT PREPARED BY:
THOMAS J. GARNER, L.S. (6753)
WILD SCHWEBKER & GARNER, INC. L.B. (6753)
3905-A EVERGLADES BLVD.
NAPLES, FLORIDA 34109
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INSTRUMENT # 2006 000358 13

SHEET 6 OF 7

CALOOSA LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

SCALE: 1" = 60'

LEGEND:

P.C.M.	□	FOUND 4"X4" CONCRETE MONUMENT
P.C.P.	●	PERMANENT CONTROL POINT SET PASSER NAILON RAIL & DISC (P.C.P. 6753)
P.R.M.	■	SET PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT (P.R.M. L.B. #6753)
L.S.		LICENSED SURVEYOR
L.B.		LICENSED BUSINESS
P.B.		PLAT BOOK
P.G.		PAGE
D.E.		DRAINAGE EASEMENT
L.M.E.		LAKE MAINTENANCE EASEMENT
A.E.		ACCESS EASEMENT
P.U.E.		PUBLIC UTILITY EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L25	N89°08'20"E	54.15
L78	N35°22'43"E	8.74
L79	N89°08'20"E	16.48
L80	N89°08'20"E	35.67
L81	N02°04'44"W	1.14
L82	N02°04'44"W	1.43
L83	S89°08'20"W	11.48

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C17	150.00	89°45'56"	235.03	211.69	S44°15'42"E
C18	200.00	38°13'23"	133.41	130.96	S70°53'58"E
C19	200.00	51°32'34"	179.89	174.00	N64°52'03"E
C20	172.50	39°16'14"	118.23	115.91	N63°34'27"E
C21	30.00	51°32'33"	26.98	26.08	N64°52'03"E
C22	30.00	51°32'33"	26.98	26.08	N64°52'03"E
C23	172.50	39°16'14"	118.23	115.91	N63°34'27"E
C24	127.50	89°45'56"	199.73	179.96	S44°15'42"E
C25	25.00	89°45'56"	39.17	35.28	S44°15'42"E
C26	222.50	89°45'56"	348.57	314.00	S44°15'42"E
C27	25.00	89°45'56"	39.17	35.28	S44°15'42"E
C28	452.50	39°16'14"	310.15	304.03	S63°34'27"W
C29	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C30	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C31	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C32	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C33	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C34	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C35	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C36	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C37	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C38	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C39	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C40	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C41	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C42	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C43	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C44	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C45	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C46	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C47	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C48	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C49	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C50	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C51	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C52	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C53	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C54	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C55	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C56	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C57	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C58	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C59	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C60	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C61	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C62	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C63	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C64	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C65	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C66	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C67	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C68	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C69	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C70	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C71	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C72	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C73	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C74	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C75	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C76	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C77	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C78	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C79	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C80	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C81	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C82	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C83	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C84	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C85	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C86	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C87	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C88	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C89	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C90	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C91	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C92	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C93	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C94	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C95	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C96	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C97	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C98	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C99	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C100	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C101	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C102	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C103	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C104	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C105	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C106	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C107	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C108	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C109	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C110	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C111	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C112	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C113	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C114	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C115	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C116	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C117	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C118	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C119	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C120	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C121	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C122	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C123	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C124	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C125	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C126	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C127	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C128	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C129	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C130	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C131	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C132	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C133	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C134	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C135	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C136	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C137	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C138	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C139	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C140	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C141	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C142	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C143	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C144	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C145	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C146	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C147	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C148	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C149	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C150	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C151	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C152	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C153	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C154	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C155	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C156	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C157	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C158	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C159	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C160	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C161	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C162	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C163	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C164	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C165	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C166	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C167	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C168	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C169	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C170	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C171	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C172	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C173	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C174	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C175	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C176	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C177	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C178	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C179	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C180	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C181	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C182	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C183	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C184	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C185	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C186	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C187	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C188	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C189	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C190	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C191	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C192	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C193	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C194	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C195	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C196	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C197	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C198	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C199	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C200	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C201	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C202	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C203	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C204	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C205	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C206	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C207	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C208	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C209	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C210	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C211	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C212	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C213	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C214	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C215	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C216	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C217	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C218	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C219	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C220	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C221	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C222	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C223	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C224	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C225	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C226	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C227	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C228	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C229	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C230	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C231	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C232	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C233	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C234	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C235	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C236	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C237	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C238	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C239	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C240	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C241	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C242	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C243	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C244	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C245	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C246	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C247	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C248	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C249	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C250	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C251	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C252	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C253	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C254	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C255	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C256	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C257	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C258	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C259	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C260	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C261	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C262	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C263	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C264	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C265	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C266	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C267	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C268	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C269	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C270	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C271	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C272	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C273	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C274	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C275	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C276	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C277	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C278	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C279	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C280	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C281	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C282	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C283	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C284	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C285	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C286	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C287	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C288	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C289	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C290	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C291	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C292	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C293	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C294	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C295	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C296	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C297	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C298	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C299	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C300	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C301	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C302	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C303	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C304	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C305	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C306	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C307	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C308	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C309	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C310	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C311	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C312	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C313	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C314	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C315	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C316	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C317	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C318	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C319	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C320	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C321	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C322	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C323	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C324	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C325	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C326	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C327	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C328	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C329	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C330	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C331	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C332	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C333	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C334	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C335	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C336	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C337	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C338	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C339	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C340	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C341	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C342	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C343	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C344	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C345	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C346	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C347	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C348	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C349	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C350	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C351	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C352	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C353	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C354	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C355	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C356	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C357	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C358	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C359	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C360	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C361	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C362	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C363	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C364	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C365	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C366	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C367	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C368	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C369	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C370	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C371	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C372	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C373	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C374	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C375	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C376	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C377	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C378	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C379	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C380	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C381	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C382	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C383	172.50	39°16'14"	118.23	115.91	S63°34'27"W
C384	25.00	39°16'14"	17.14	16.79	S63°34'27"W
C385	347.50	39°16'14"	238.23	233.50	S63°34'27"W
C386	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C387	547.50	15°34'46"	148.83	147.56	S82°17'17"W
C388	30.00	51°32'33"	26.98	26.08	S64°52'03"W
C389	172.50	39°16'14"	118.23	115.91

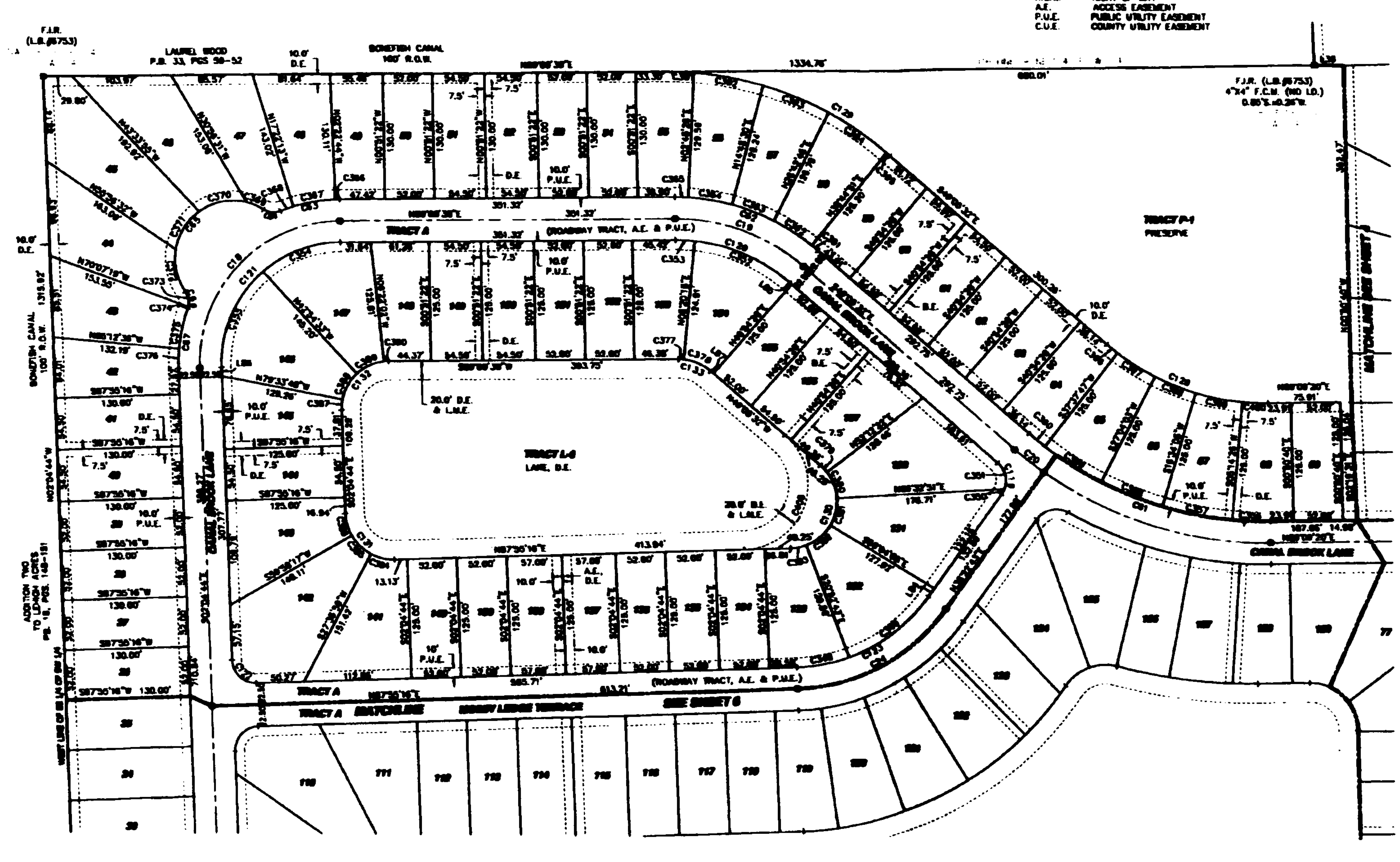
CALOOSA LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA

SCALE: 1" = 60'

LEGEND:

F.C.M.	□	FOUND 4"X4" CONCRETE MONUMENT
P.C.P.	●	PERMANENT CONTROL POINT SET PARKER KALON NAIL & DISC (P.C.P. 6753)
P.R.M.	■	SET PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT (P.R.M. L.B. #6753)
LS		LICENSED SURVEYOR
LB		LICENSED BUSINESS
P.B.		PLAT BOOK
P.G.		PAGE
D.E.		DRAINAGE EASEMENT
L.B.E.		LANDSCAPE BUFFER EASEMENT
L.M.E.		LAKE MAINTENANCE EASEMENT
R.O.W.		RIGHT OF WAY
A.E.		ACCESS EASEMENT
P.U.E.		PUBLIC UTILITY EASEMENT
C.U.E.		COUNTY UTILITY EASEMENT



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C18	150.00	91°13'21"	238.82	214.38	S43°31'57"W
C19	200.00	41°45'50"	145.78	142.58	[illegible]
C20	400.00	5°31'45"	38.60	38.58	[illegible]
C24	200.00	52°32'34"	183.41	177.05	[illegible]
C61	377.50	41°45'08"	275.08	269.04	[illegible]
C62	222.50	41°45'50"	162.16	158.62	[illegible]
C63	172.50	21°18'55"	64.17	63.80	[illegible]
C64	20.00	53°37'01"	18.72	18.04	[illegible]
C65	61.00	196°49'34"	196.90	119.30	S43°31'57"W
C66	20.00	53°37'01"	18.72	18.04	[illegible]
C67	172.50	21°18'55"	64.17	63.80	[illegible]
C119	25.00	84°28'15"	36.86	33.61	[illegible]
C120	177.50	41°45'50"	129.38	126.54	[illegible]
C121	127.50	91°13'21"	203.00	182.23	S43°31'57"W
C122	25.00	90°00'00"	39.27	35.36	S47°04'44"E
C123	177.50	52°32'34"	162.78	157.13	[illegible]
C128	252.50	41°45'08"	184.00	179.96	[illegible]
C129	347.50	41°45'50"	253.30	247.73	[illegible]
C130	50.00	137°00'40"	119.57	93.05	[illegible]
C131	50.00	90°00'00"	78.54	70.71	S47°04'44"E
C132	50.00	91°13'21"	79.61	71.46	S43°31'57"W
C133	50.00	41°45'50"	36.45	35.64	[illegible]
C348	177.50	17°30'55"	55.76	56.53	[illegible]
C349	177.50	34°32'38"	107.02	105.40	[illegible]
C350	25.00	14°21'38"	6.27	6.25	[illegible]
C351	25.00	70°06'35"	30.59	28.72	[illegible]
C352	177.50	35°21'04"	109.52	107.79	[illegible]
C353	177.50	6°24'46"	19.87	19.86	[illegible]
C354	127.50	40°00'32"	89.37	87.55	[illegible]
C355	127.50	51°03'40"	113.63	109.91	[illegible]
C356	377.50	[illegible]	40.00	40.07	[illegible]
C357	377.50	11°18'38"	74.83	74.51	[illegible]
C358	377.50	10°20'50"	69.16	69.00	[illegible]
C359	377.50	10°33'44"	69.59	69.49	[illegible]
C360	377.50	3°16'41"	21.59	21.59	[illegible]
C361	222.50	2°08'37"	8.30	8.30	[illegible]
C362	222.50	12°02'05"	46.73	46.65	[illegible]
C363	222.50	11°57'16"	46.42	46.34	[illegible]
C364	222.50	12°00'03"	46.60	46.52	[illegible]
C365	222.50	3°36'46"	14.03	14.03	[illegible]
C366	172.50	1°31'21"	4.58	4.58	[illegible]
C367	172.50	14°58'20"	45.13	45.00	[illegible]
C368	172.50	4°48'04"	14.46	14.45	[illegible]
C369	61.00	18°18'29"	19.31	19.43	[illegible]
C370	61.00	49°07'35"	52.30	50.72	[illegible]
C371	61.00	45°15'27"	48.18	46.94	[illegible]
C372	61.00	43°07'00"	45.90	44.83	[illegible]
C373	20.00	48°04'21"	16.78	16.29	[illegible]
C374	20.00	5°32'41"	1.94	1.93	[illegible]
C375	172.50	14°26'47"	43.49	43.38	[illegible]
C376	172.50	6°52'08"	20.68	20.67	[illegible]
C377	50.00	6°11'37"	5.41	5.40	[illegible]
C378	50.00	35°34'12"	31.04	30.54	[illegible]
C379	50.00	11°17'34"	9.85	9.84	[illegible]
C380	50.00	34°28'20"	29.97	29.52	[illegible]
C381	50.00	34°23'04"	30.01	29.56	[illegible]
C382	50.00	38°11'22"	33.33	32.71	[illegible]
C383	50.00	18°47'58"	16.41	16.33	[illegible]
C384	50.00	29°49'42"	25.90	25.61	[illegible]
C385	50.00	32°22'19"	28.25	27.88	[illegible]
C386	50.00	27°56'50"	24.39	24.15	[illegible]
C387	50.00	12°30'56"	10.92	10.90	[illegible]
C388	50.00	36°30'14"	31.90	31.44	[illegible]
C389	50.00	36°32'31"	31.89	31.35	[illegible]
C390	50.00	5°30'40"	4.81	4.81	[illegible]
C391	347.50	4°35'12"	27.82	27.81	[illegible]
C392	347.50	12°08'19"	73.62	73.48	[illegible]
C393	347.50	12°00'36"	73.04	72.91	[illegible]
C394	347.50	12°04'10"	73.21	73.08	[illegible]
C395	347.50	0°56'24"	5.80	5.80	[illegible]
C396	252.50	3°16'41"	14.45	14.44	[illegible]
C397	252.50	10°33'44"	46.55	46.49	[illegible]
C398	252.50	10°20'50"	45.77	45.71	[illegible]
C399	252.50	11°18'38"	49.92	49.84	[illegible]
C400	252.50	6°05'06"	26.82	26.80	[illegible]
C405	66.00	137°00'40"	165.00	125.40	[illegible]

LINE TABLE

LINE	BEARING	DISTANCE
L38	N00°08'38"E	31.27
L84	N38°22'43"E	10.73
L85	N49°05'32"W	2.91
L86	S62°04'44"E	9.88
L87	N49°05'32"W	3.87