



Maps for case #:

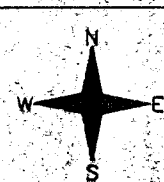
DRI 2005 - 00005

4NS cases combined
with DCI 2005-0054



0 200 400 600 800
SCALE 1" = 200'

PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC.
2028 PALMETTO ST., CLEARWATER, FL 33765 (727) 442-1918
FOR THE DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY



LEE COUNTY
FLORIDA

SCALE	1" = 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	10	46S	25E	158D	

DCI 2005-00054
RECEIVED
MAR 08 2006
COMMUNITY DEVELOPMENT

10046025



0 200 400 600 800
SCALE 1" = 200'

PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC.
2028 PALMETTO ST., CLEARWATER, FL 33765 (727) 442-1918
FOR THE DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY

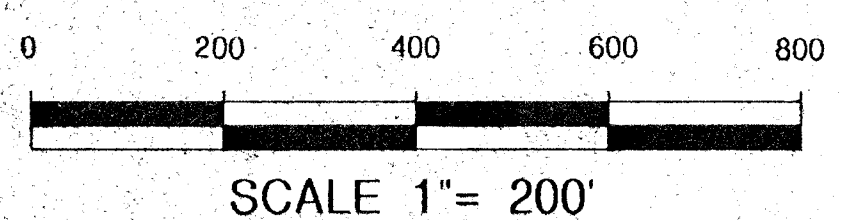


LEE COUNTY
FLORIDA

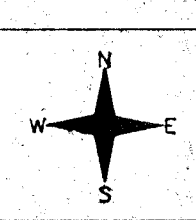
SCALE	1" = 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	15	46S	25E	159A	COMMUNITY DEVELOPMENT

MAR 08 2006

15-46-25



PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC.
2028 PALMETTO ST., CLEARWATER, FL 33765 (727) 442-1918
FOR THE DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY



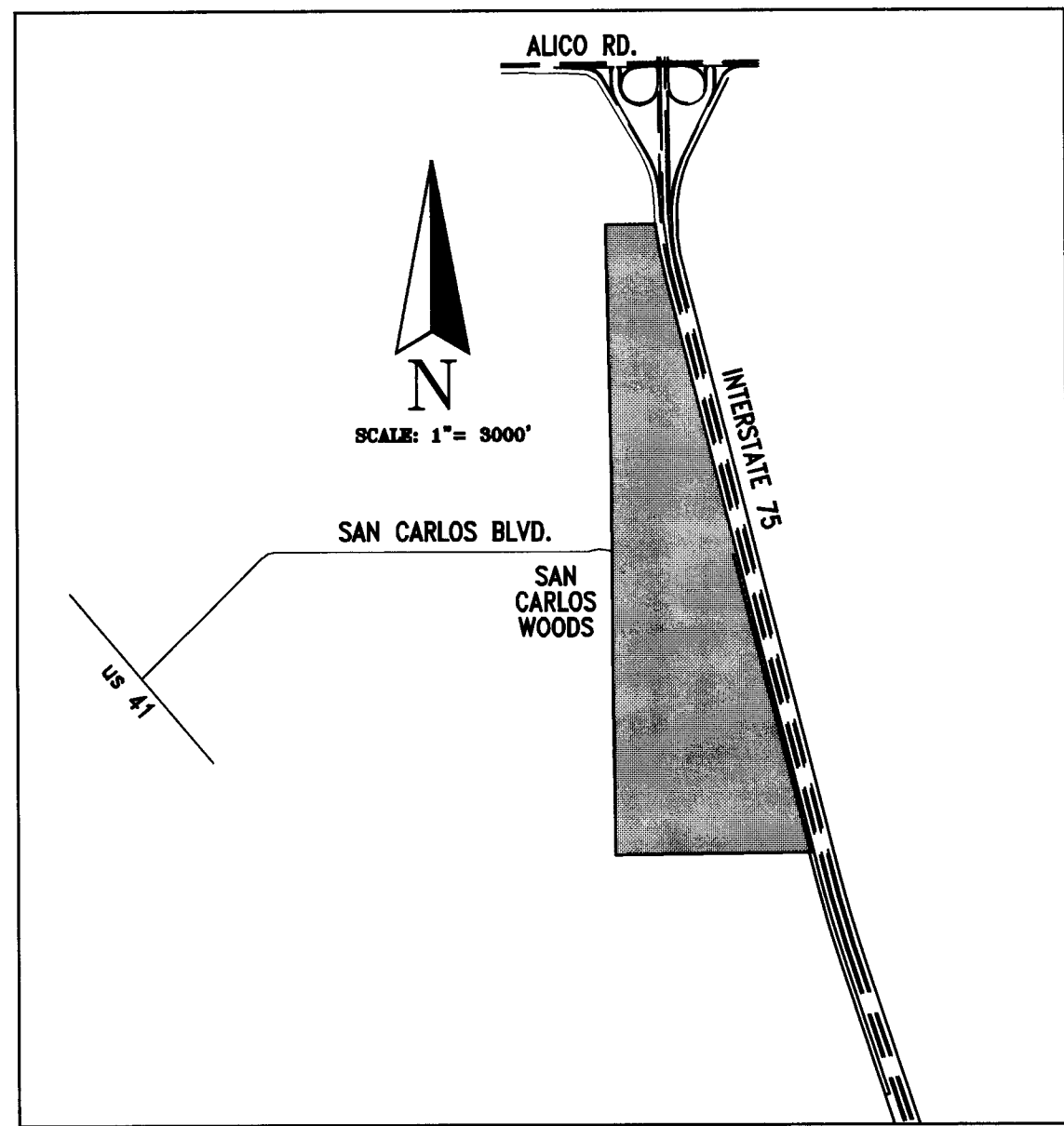
LEE COUNTY
FLORIDA

SCALE	1" = 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	22	46S	25E	159D	COMMUNITY DEVELOPMENT

RECEIVED
MAR 08 2006

001 2005-00054

22046025



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL

APPROVED ONLY

NOTE:

If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

All Districts (1) Access road deviation

All Districts (2) Access to adjoining property

All Districts (3) Pavers drive deviation

RPD Only (4) Open space deviation

All Districts (5) Excavation depth deviation

RPD Only (6) Property development deviation

All Districts (7) Sign deviation

All Districts (8) Fence around excavation deviation

All Districts (9) Street buffer deviation

All Districts (10) Pavement standards deviation

RPD Only (11) Real estate sales deviation

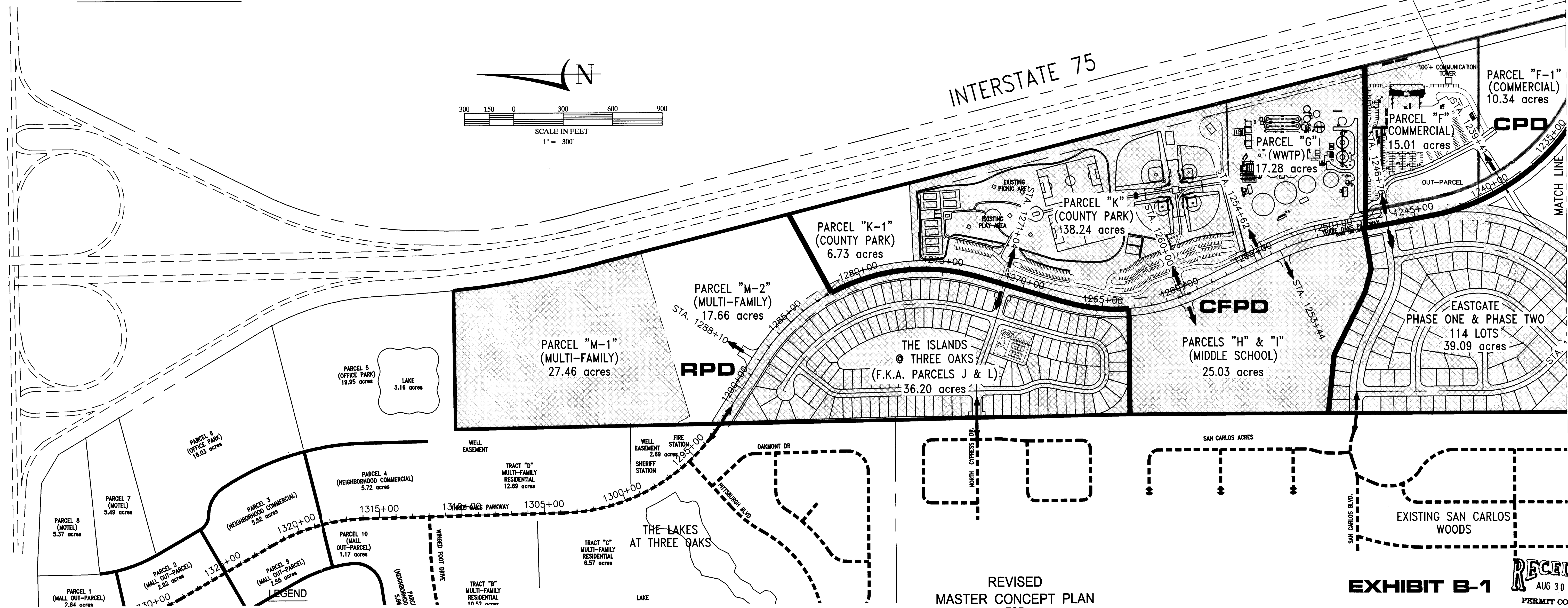
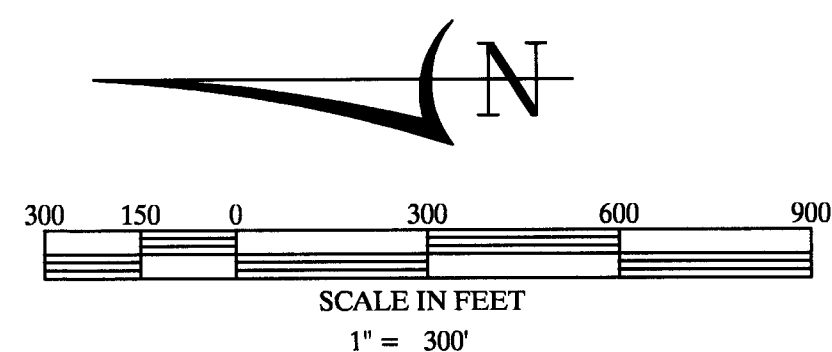
RPD Only (12) Back out parking deviation

All District (13) - WITHDRAWN

Specific Location (14) Intersection separation deviation

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

APPROVED
Master Concept Plan
Site Plan # Z-07-027 Page 1 of 2
Subject to conditions in Resolution Z-07-027
Case # DC12005-00054



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B-1
AUG 30 2007
PERMIT COUNTER
DC1 2005 00054

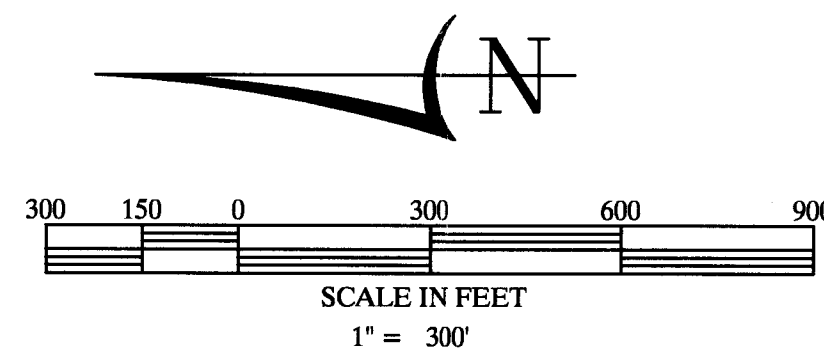
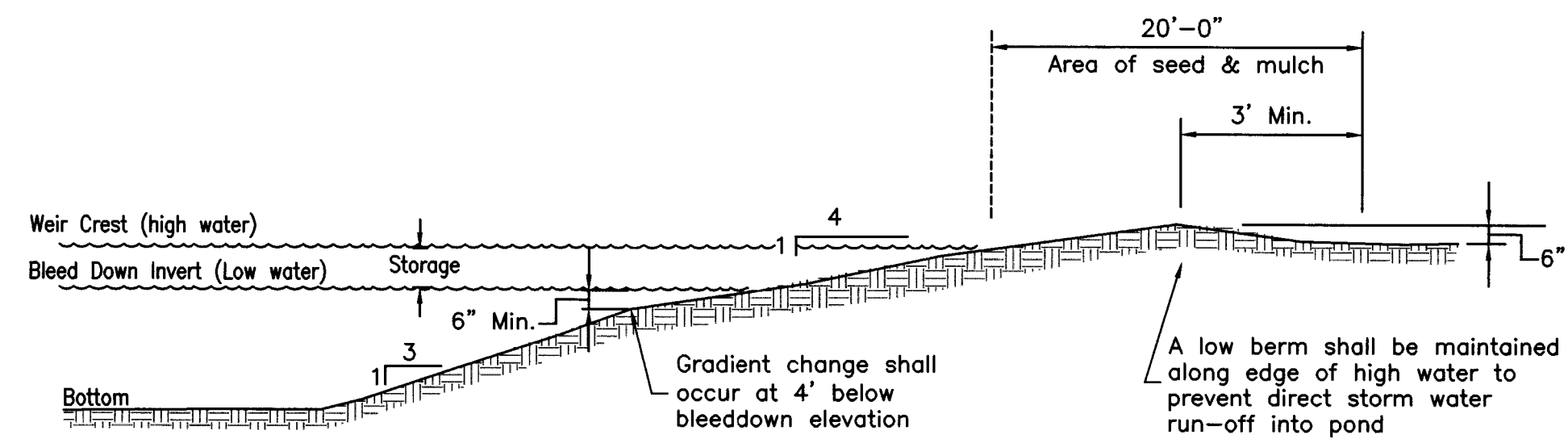
REVISION	DATE	REMARKS	CHG. BY
5	8/28/07	REMOVED REFERENCE NODE MARKERS	TEP
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	3/7/06	MISC. CHANGES TO REDEFINE PARCELS ETC.	TEP
2	12/3/01	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/90	ADDED ROAD ACCESS STATIONS	JPE

* STATIONS FOR THESE Q'S ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

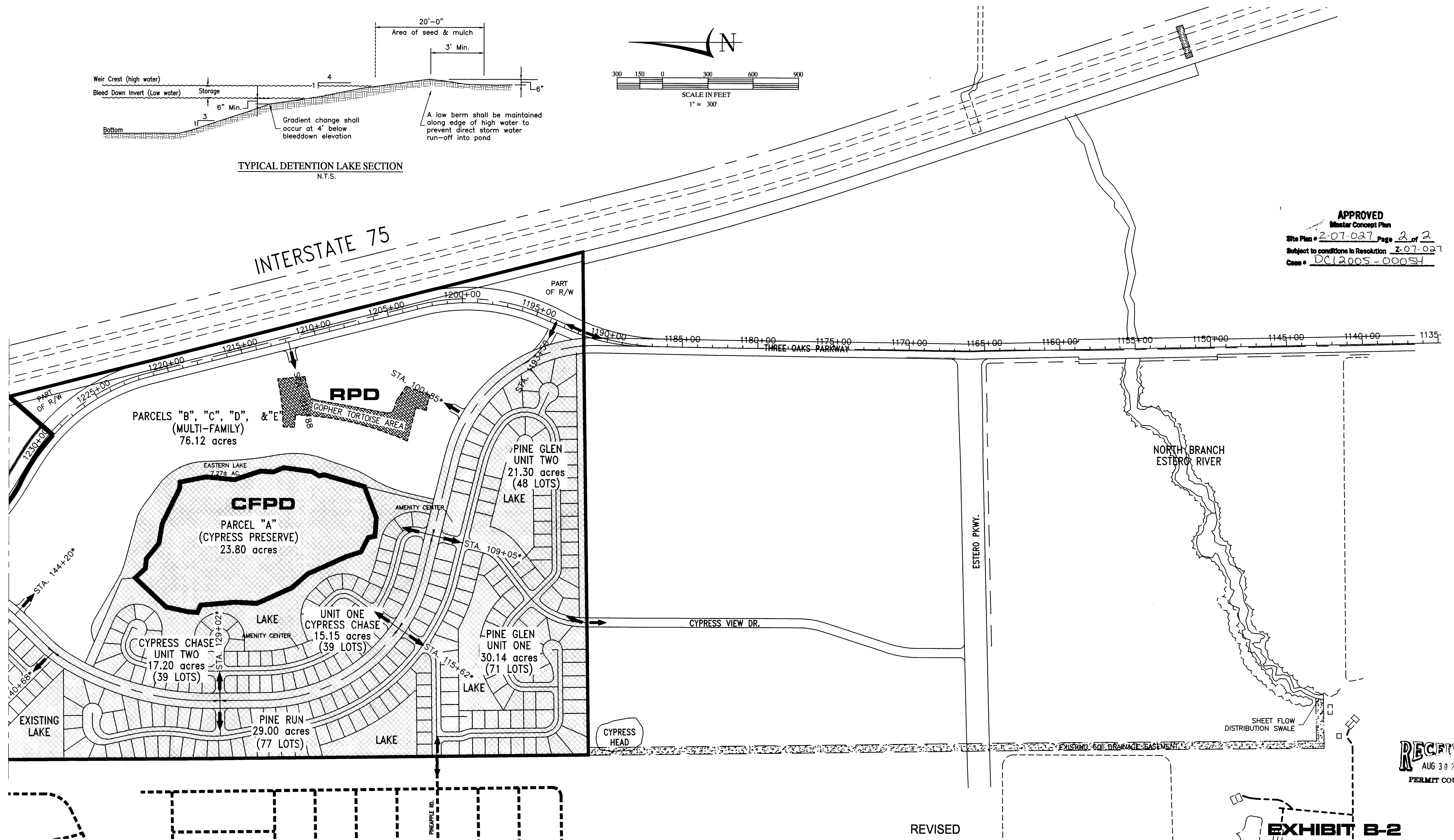
TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE AUG 29 2007

SOURCE, INC.
ENGINEERS - PLANNERS
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO. 110-06-87
SHEET NO. B1
OF -
DRAWN BY: JBN
DATE 4-21-89
FILE NAME: 02-110



APPROVED
Master Concept Plan
Site Plan # Z-07-027 Page 2 of 2
Subject to conditions in Resolution Z-07-027
Case # DC12005-00054



LEGEND

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B-2

RECEIVED
AUG 30 2007
PERMIT COUNTER

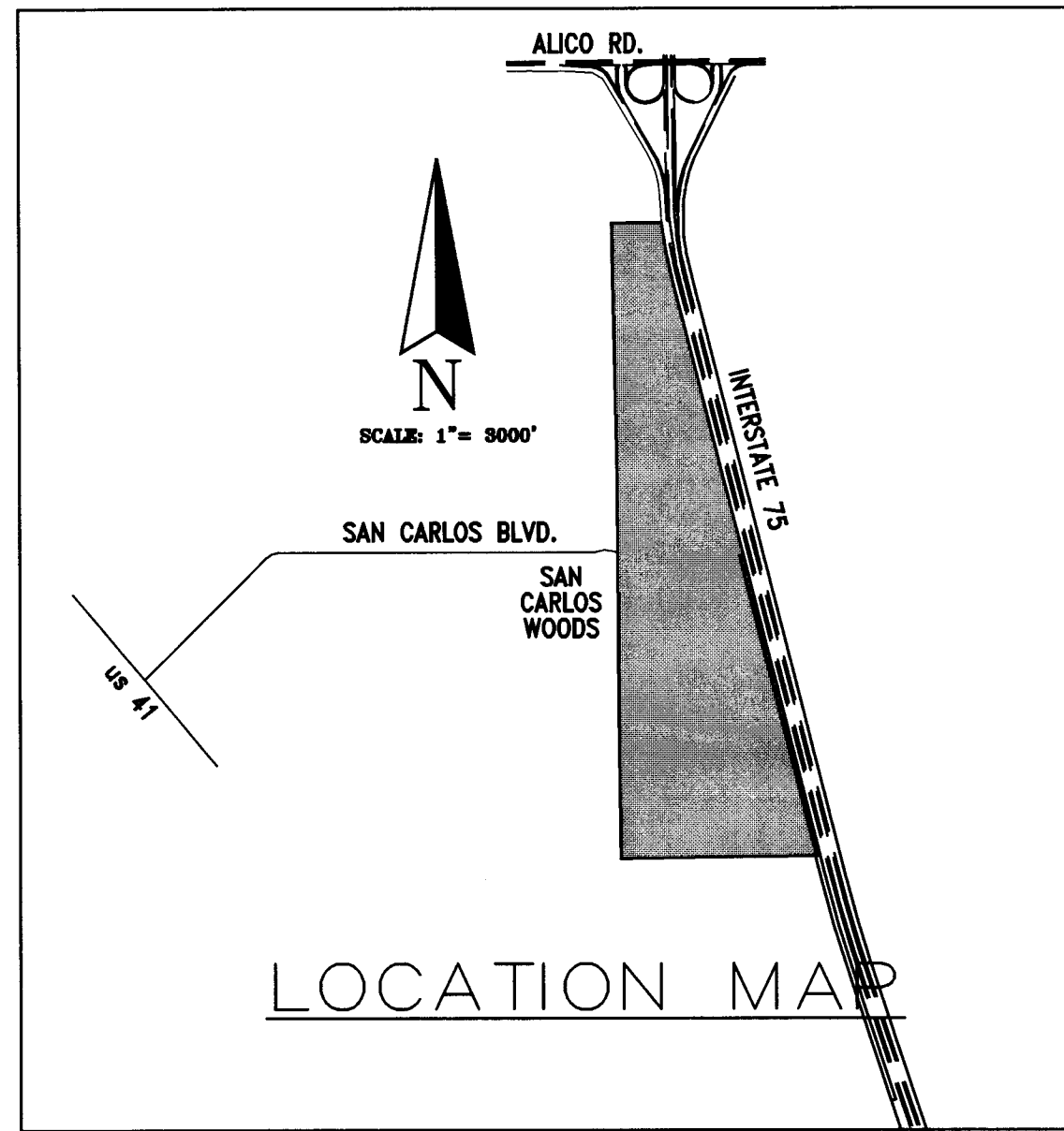
DCI 2005-00054

REVISION	DATE	REMARKS	CHG. BY
5	8/28/07	REMOVED REFERENCE NODE MARKERS	JEP
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	JEP
3	3/7/06	MISC. CHANGES TO REDEFINE PARCELS ETC.	JEP
2	12/3/91	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/90	ADDED ROAD ACCESS STATIONS	JPE

MICHAEL PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE AUG 29 2007

SOURCE, INC.
ENGINEERS, PLANNERS
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO. 110-06-87
SHEET NO. B2
DATE 4-21-89
DRAWN BY: JBN
FILE NAME: 02-110

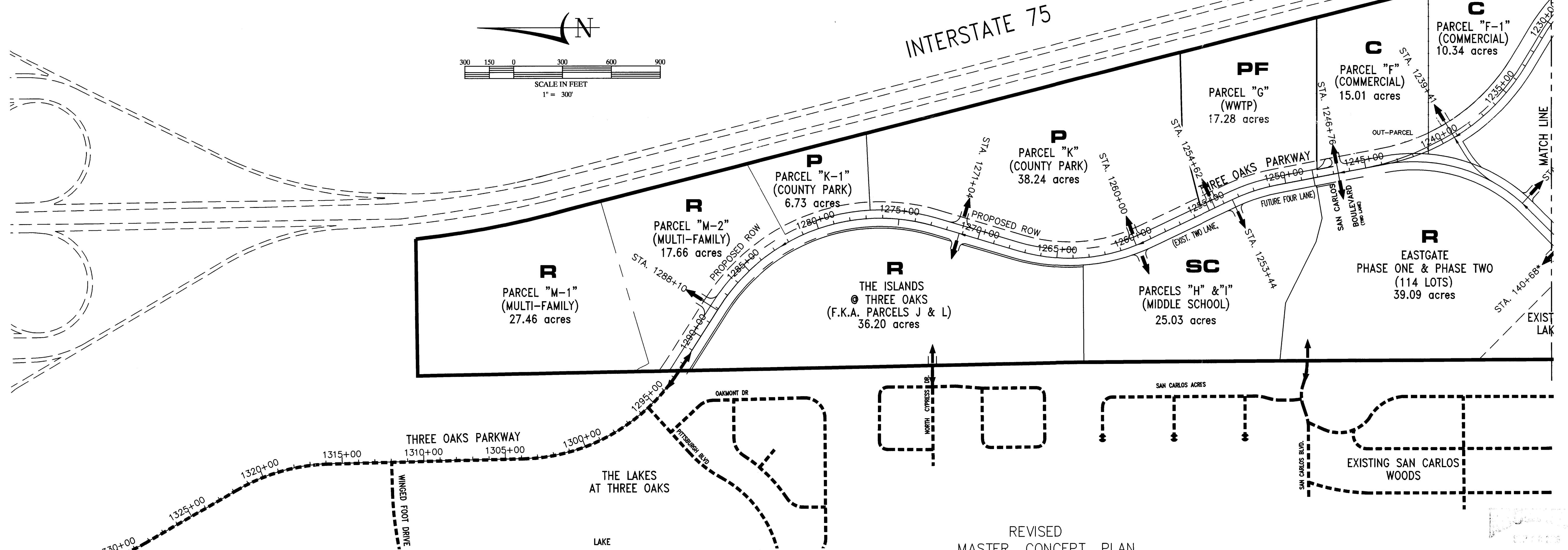


LEGEND

- R** - RESIDENTIAL
- C** - COMMERCIAL
- P** - COUNTY PARK
- PF** - PUBLIC FACILITIES
- SC** - SCHOOL
- PR/WM** - PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS	309.32 ACRES	
+ R/W	49.01 ACRES	
TOTAL	358.33 ACRES	2,500 D.U.'s
- COMMERCIAL	25.35 ACRES	158,799 SF
- COUNTY PARK	44.97 ACRES	-
- PUBLIC FACILITIES	17.28 ACRES	-
- SCHOOL	25.03 ACRES	-
- PRESERVE	23.80 ACRES	-
TOTAL	494.76 ACRES	-

APPROVED
Map H
Site Plan # Z-07-027 Page 1 of 2
Subject to conditions in Resolutions Z-07-027
Case # DRI2005-00005



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

2005-00005

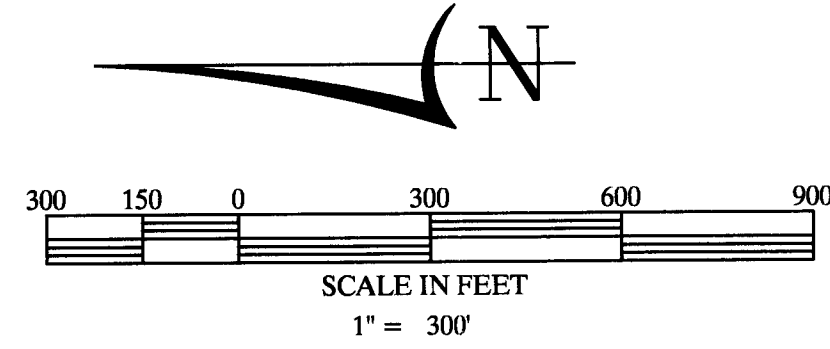
* STATIONS FOR THESE Q's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISION	DATE	REMARKS	CHG. BY
2	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
1	1/18/06	NEW MAP H CREATED	TEP

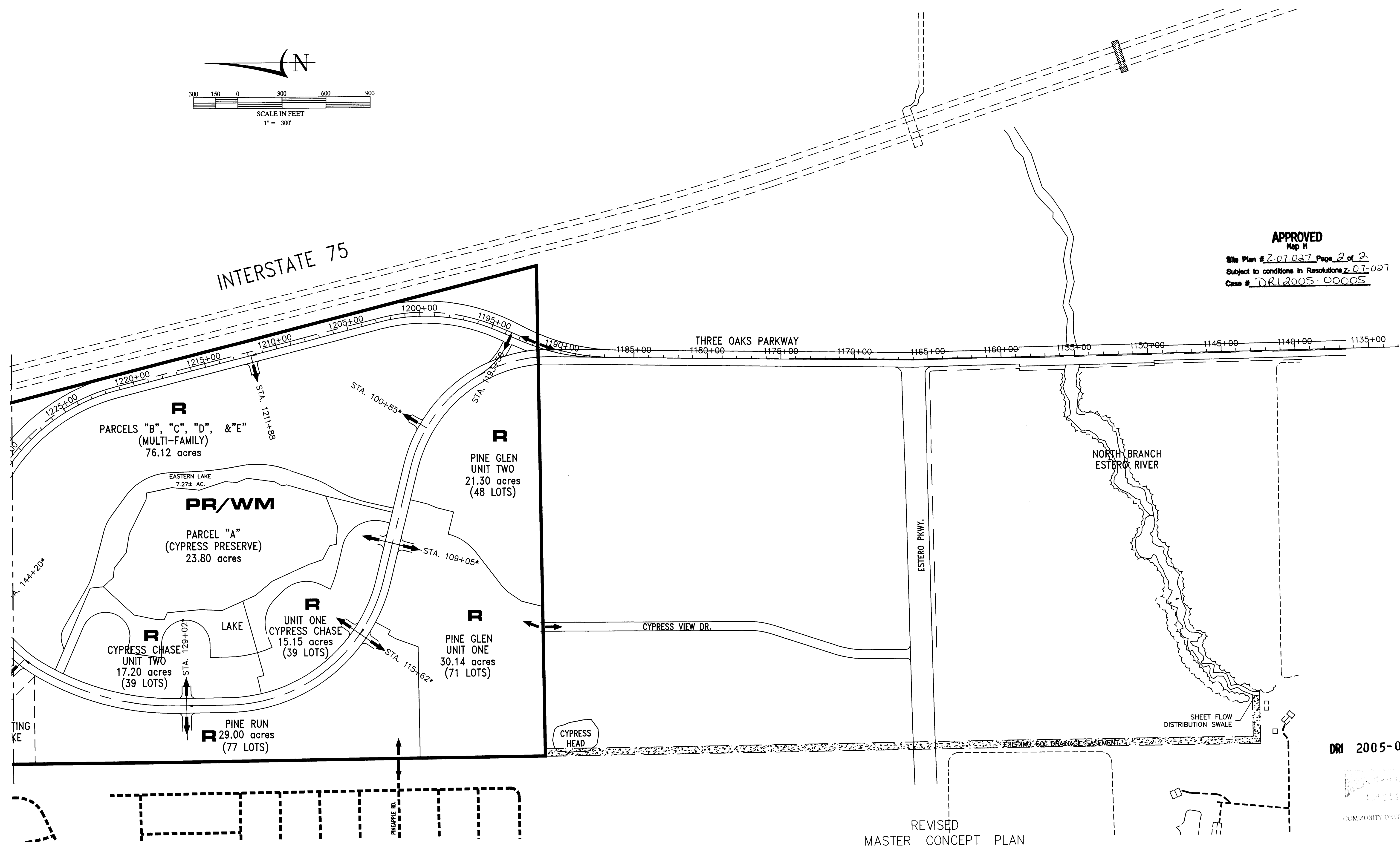
RETHY E. POUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE SEP 08 2006

SOURCE, INC.
ENGINEERS, PLANNERS
Engineering Business #2527
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

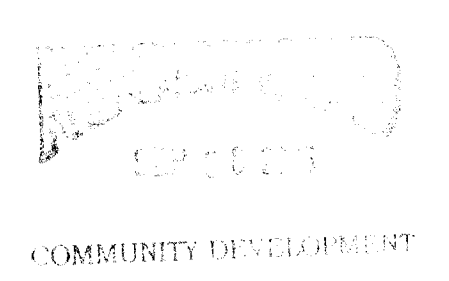
JOB NO. 110-06-87
SHEET NO. C-1
OF -
DRAWN BY: JBN
FILE NAME: 03-110
DATE 4-21-89



APPROVED
 Map H
 Site Plan # Z-07-027 Page 2 of 2
 Subject to conditions in Resolutions Z-07-027
 Case # DRI 2005-00005



DRI 2005-00005



REVISED
 MASTER CONCEPT PLAN
 FOR
 VILLAGES OF SAN CARLOS
 BY
 SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

* STATIONS FOR THESE Q's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

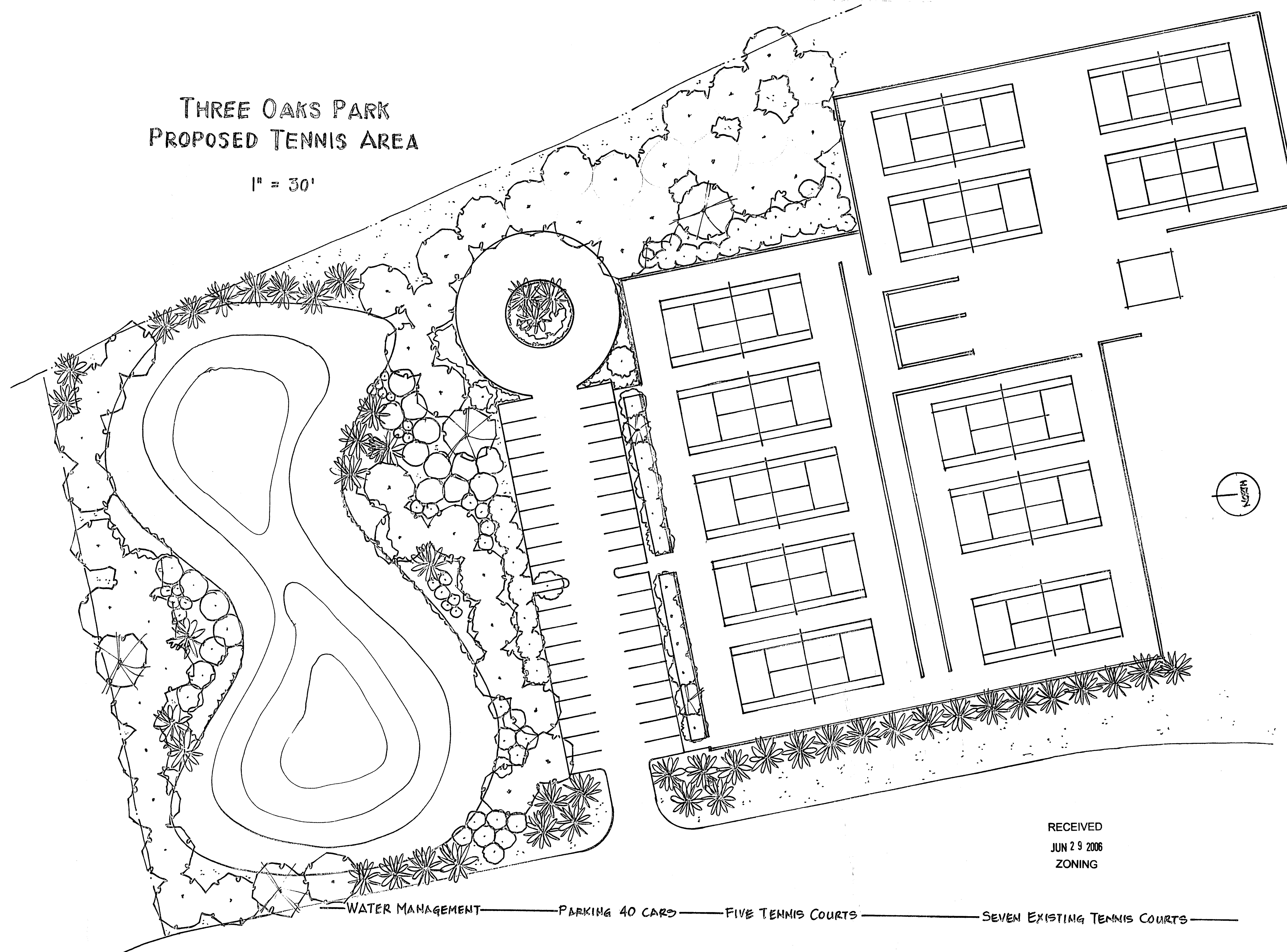
Sep 08, 2006 - 10:47am C.O. Najarro
 Z:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-06)\03 110-06-87 Map H C1-C2.dwg

REVISION	DATE	REMARKS	CHG. BY
2	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
1	1/18/06	NEW MAP H CREATED	TEP

 TIMOTHY E. RUGH, P.E. FLORIDA LICENSE NUMBER 42041 DATE SEP 08 2006		 SOURCE, INC. ENGINEERS - PLANNERS Engineering Business #2027 1334 LAFAYETTE STREET • CAPE CORAL, FL 33904 TELEPHONE (239)549-2345 FAX (239)549-6779	JOB NO. 110-06-87 SHEET NO. C-2 OF - DATE 4-21-89 DRAWN BY JEN FILE NAME 03-110
---	--	--	--

THREE OAKS PARK
PROPOSED TENNIS AREA

1" = 30'

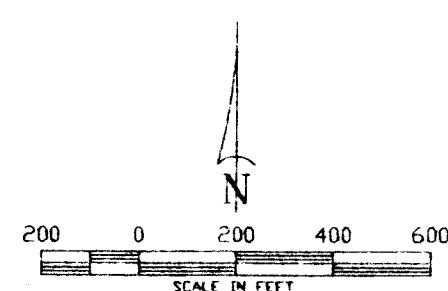


RECEIVED
JUN 29 2006
ZONING

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREIN TAKEN FROM THE WEST LINE OF THE
N.E. 1/4 OF SECTION 20-46-25, AS BEING N00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS SURVEY IS FOR THE PURPOSES DESCRIBED HEREIN. IT IS NOT
A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH
AND IS BASED ON INFORMATION FURNISHED BY CLIENT AND/OR
FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS SURVEY IS MADE IN ACCORDANCE WITH THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE
NOTED.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).
FLOOD ZONE: "B" ELEVATION N/A N.G.V.D.
COMMUNITY # 125124 PANEL # 047
SUFFIX---C- 3/5/2024 DATE
THIS ZONING SKETCH IS CERTIFIED TO THE SIGNATURE AND
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.

ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



DESCRIPTION:

THAT PART OF THE S.E.1/4 OF SECTION 10, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (1-75); THAT PART OF THE S.W.1/4 OF SECTION 14 LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (1-75); THAT PART OF THE E.1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (1-75); THE N.E.1/4 OF SECTION 22, AND THAT PART OF THE N.W.1/4 OF SECTION 23, LYING WEST OF STATE ROAD 93 (1-75); CONTAINING ALTOGETHER 49.05 ACRES, MORE OR LESS, IN TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

THIS IS NOT A SURVEY!

DESCRIPTION: Preserve Area (Parcel "A")

A tract of land lying in the Northeast Quarter (N.E.¼) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

DESCRIPTION: Waste Water Treatment Plant (Parcel "G")

A tract of land lying in the East Half (E-1) of Section 15, Township 4 North, Range 25 East, Lee County, Florida began more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S-4) of the Southeast Quarter (S-4) of Section 15, T-4N-R-25E, 382.40 feet; thence run S-63°23'58"E. for 417.25 feet; thence run S-63°23'58"E. for 147.26 feet; thence run N-40°25'14"W. for 200.32 feet; thence East for 99.91 feet to the center of the Southeast Quarter (S-4) of the Southeast Quarter (S-4) of Section 15, T-4N-R-25E, 256.93 feet; thence run Northeastly 28.25 feet on the arc of a curve centered Southeastwarily with a radius of 1220.00 feet (chord bearing S-63°23'58"E. for 147.26 feet); thence run S-63°23'58"E. for 200.32 feet; thence run N-40°25'14"W. for 450.00 feet; thence run S-68°46'32"E. for 506.49 feet to a point on the westerly right of way line of the State Road 200, 1067.35 feet; thence run West for 528.83 feet to the point of beginning.

Tract herein described contains 17.24 Acres

DESCRIPTION: Multi-Family (Parcel "L")

[illegible]

DESCRIPTION: School Tract (Parcel "H")

A tract of land lying in the Northeast Quarter (N.E.1) and Southeast Quarter (S.E.1) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

DESCRIPTION: Multi-Family (Parcel "M")

Trace of land lying in the Southeast Quarter (S.E.¼) of Section 10,
Township 6 North, Range 25 East, Lee County, Florida, more
precisely as follows:

Beginning at the Northwest corner of the Southwest Quarter (S.W.¼)
said Section 10; thence run N.89°19'02"E., along the North line of said
Southwest Quarter (S.W.¼), for 885.53 feet to a point on the Westery
line of said Section 10; thence run S.72°52'22"W., along the Westery
line of said Section 10, for 993.46 feet on the arc of a curve concave
to the Northwest, having a radius of 11,919.56 feet, subtending an angle
of 5.10434339°, chord distance of 99.37 feet; thence run S.14°13'23"E.
along the Westery line for 1887.70 feet; thence run S.91°02'14"W., for
11,919.56 feet on the arc of a curve concave to the Northwest, having
the same radius and subtending the same angle; thence run
Northwesterly along said right of way line for 1163.58 feet
to the intersection of the right of way line of the Southwest Quarter
(chord bearing N.30°02'59"W., chord distance of 1119.95 feet);
thence run S.87°52'32"W., along said right of way line for 451.58 feet
to the intersection of the right of way line of the Northeast Quarter;
thence run S.28°59'25"E., along the arc of a curve to the right having
a radius of 11,919.56 feet, subtending an angle of 2.8595 degrees
(chord bearing S.28°59'25"E., chord distance of 1119.95 feet);
thence run S.87°02'34"W., along said West line South Quarter (S.E.¼);
thence run S.87°02'34"W., along said West line for 1551.48 feet to the point

DESCRIPTION: School Tract (Additional

A tract of land lying in the Northeast Quarter (N.E.¼) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter (N.E.1); thence run N.00°19'48"W., along the West line of said Northeast Quarter (N.E.1) for 858.80 feet; to the point of beginning; thence continue S.67°01'12"E. for 592.40 feet to the Western right angle; thence run N.89°40'13"E. for 592.40 feet to the Western right angle of way line of Corlito Paragon; thence run Southeasterly for 360.001 feet on the arc of a curve concave Northerly having a radius of 1220.00 feet (chord bearing S.122°27'59"E., chord distance of 358.70 feet); thence run S.53°40'12"W. for 667.61 feet to the point of beginning.

Tract being described contains 5.00 acres.

DESCRIPTION: Multi-Family (Parcel "J")

A tract of land lying in the Northeast Quarter (N.E.¼) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, begin more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter (N.E.1.);
thence run S.00°19'48"E. along the West line of said Northeast Quarter
(N.E.1.) for 424.09 feet to the point of beginning; thence run
N.89°40'12"E. for 175.95 feet to a point of curvature; thence run
Southeasterly for 108.63 feet on the arc of a curve to the right having
a radius of 370.00 feet (chord bearing S.81°35'04"E., chord distance
108.63 feet); thence run S.01°01'42"E. for 47.12 feet to the point of
curvature; thence run Southeasterly for 108.63 feet on the arc of a
curve to the right having a radius of 30.00 feet (chord bearing
S.28°30'28"E., chord distance of 42.43 feet) to the Westernly right of
way line of Corlier Arroyo; thence run S.16°29'32"W. along said right
of way line for 1220.00 feet to the point of beginning; thence run
Southerly along said right of way line for 436.61 feet on the arc of
curve to the left having a radius of 1220.00 feet (chord bearing

point of beginning.

Tract herein described contains 12.68 acres.

DESCRIPTION: County Park (Parcel "C")

A tract of land lying in the Northwest Quarter (N.E.1) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, begin more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter (N.E.1) of said Section 15; thence run N.89°44'42"E. along the North line of said Section 15 for 1386.09 feet to the Westerly right of way line of Interstate Highway 75; thence run S.14°13'23"E. along said Westerly line for 102.49 feet to the point of beginning; thence run S.88°46'53"W. along said Westerly line for 1993.29 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.27°56'37"W. for 450.00 feet to the Eastern right of way line of Corliss Parkway; thence run

N. 04°15'26"W., chord distance of 793.60
for 518.88 feet to a point of curvature

for 411.00 feet on the arc of a curve to the left having a radius of 1220.00 feet (chord bearing N.06°50'28"E., chord distance of 409.06 feet); thence run N.87°11'24"E. for 472.12 feet to the point of

beginning.

Tract herein described contains 38.24 acres

LINE TABLE

Line	Bearing
L1	N 09°44'07" W
L2	N 09°44'07" W
L3	N 09°44'37" W
L4	N 05°17'27" W
L5	N 05°17'27" W
L6	N 5°06'08" W
L7	N 12°54'47" E
L8	N 12°54'47" E
L9	N 13°54'41" E
L10	N 89°21'30" E
L11	N 89°21'30" E
L12	N 79°19'48" E
L13	N 79°19'48" E
L14	N 79°19'48" E
L15	N 76°06'19" E
L16	N 76°06'19" E
L17	N 76°06'19" E
L18	N 77°11'36" E
L19	N 77°11'36" E
L20	N 77°11'36" E
L21	N 77°11'36" E
L22	N 12°53'47" E
L23	N 12°53'47" E
L24	N 16°07'18" E
L25	N 12°01'00" W
L26	N 12°01'00" W
L27	N 07°46'15" E
L28	N 07°46'15" E
L29	N 18°15'48" E
L30	N 18°15'48" E
L31	N 18°15'48" E
L32	N 13°21'17" W
L33	N 13°21'17" W
L34	N 13°21'17" W
L35	N 08°40'41" E
L36	N 08°40'41" E
L37	N 08°40'41" E
L38	N 08°40'41" E
L39	N 08°40'41" E
L40	N 11°56'54" W
L41	N 11°56'54" W
L42	N 11°56'54" W
L43	N 05°49'55" W
L44	N 05°49'55" W
L45	N 05°49'55" W
L46	N 05°49'55" W
L47	N 05°49'55" W
L48	N 13°18'28" E
L49	N 13°18'28" E
L50	N 13°18'28" E
L51	N 13°18'28" E
L52	N 08°40'41" E
L53	N 08°40'41" E
L54	N 08°40'41" E
L55	N 08°40'41" E
L56	N 08°40'41" E
L57	N 08°40'41" E
L58	N 08°40'41" E
L59	N 08°40'41" E
L60	N 08°40'41" E
L61	N 08°40'41" E
L62	N 08°40'41" E
L63	N 08°40'41" E
L64	N 08°40'41" E
L65	N 08°40'41" E
L66	N 08°40'41" E
L67	N 08°40'41" E
L68	N 08°40'41" E
L69	N 08°40'41" E
L70	N 08°40'41" E
L71	N 08°40'41" E
L72	N 08°40'41" E
L73	N 08°40'41" E
L74	N 08°40'41" E
L75	N 08°40'41" E
L76	N 08°40'41" E
L77	N 08°40'41" E
L78	N 08°40'41" E
L79	N 08°40'41" E
L80	N 08°40'41" E
L81	N 08°40'41" E
L82	N 08°40'41" E
L83	N 08°40'41" E
L84	N 08°40'41" E
L85	N 08°40'41" E
L86	N 08°40'41" E
L87	N 08°40'41" E
L88	N 08°40'41" E
L89	N 08°40'41" E
L90	N 08°40'41" E
L91	N 08°40'41" E
L92	N 08°40'41" E
L93	N 08°40'41" E
L94	N 08°40'41" E
L95	N 08°40'41" E
L96	N 08°40'41" E
L97	N 08°40'41" E
L98	N 08°40'41" E
L99	N 08°40'41" E
L100	N 08°40'41" E

Applicant's Survey Checked
By Lgm 11/22/2005

CURVE TABLE

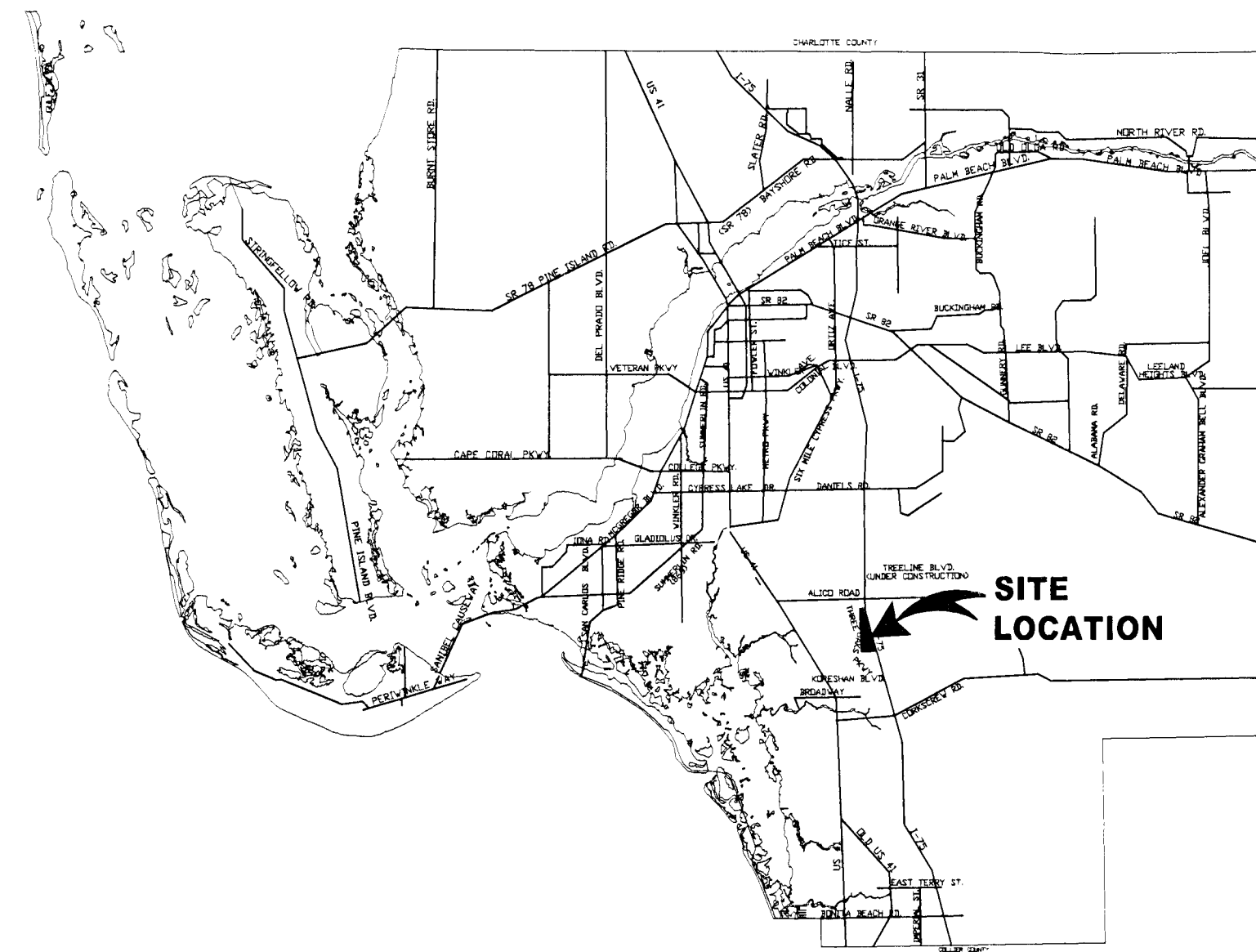
DELTA	ARC	TANGENT	CHORD	CHORD BEARING
23.00	230.49	119.59	226.36	C 133.37° 17'
29.76	32.91	16.46	32.91	N 67°56' 54"W
32.91	46.26	22.64	46.26	N 61°11' 54"E
121.94	70.94	104.10	114.10	N 61°11' 54"E
1153.83	665.65	552.53	1080.47	S 20°42' 13"E
552.53	58.55	62.53	83.23	N 49°05' 45"E
58.55	70.94	134.61	151.23	N 49°05' 45"E
289.25	145.40	288.46	N 66°51' 59"E	
288.46	70.94	1168.60	N 66°51' 59"E	
1168.60	1150.00	164.46	1101.91	N 47°42' 22"W
222.67	111.75	222.25	N 06°42' 37"E	
508.63	101.75	508.63	N 15°11' 02"E	
1013.93	520.27	1001.08	1001.08	N 15°11' 02"E
508.63	43.91	501.78	N 13°32' 55"E	
102.94	94.41	102.94	N 37°50' 24"E	
220.19	110.62	218.72	N 37°50' 24"E	
193.02	97.34	192.56	N 37°50' 24"E	
48.49	98.36	48.49	N 37°50' 24"E	
952.14	517.52	951.13	N 16°49' 40"E	
931.98	483.84	285.22	N 16°49' 40"E	
193.02	98.36	192.56	N 16°49' 40"E	
286.03	145.64	285.22	N 18°00' 13"E	
298.25	149.78	297.51	N 18°00' 13"E	
137.80	102.94	137.80	N 18°00' 13"E	
847.43	443.26	829.03	N 15°41' 26"W	
811.21	424.32	793.60	N 04°15' 26"W	
159.05	880.05	159.05	N 04°15' 26"W	
1445.52	843.17	134.26	S 20°28' 55"E	
1163.58	630.30	1119.98	N 30°07' 59"E	
207.48	415.09	207.48	N 30°07' 59"E	
436.81	220.67	434.28	N 10°14' 53"E	
360.01	181.32	358.70	S 12°27' 53"E	
154.49	104.40	154.49	S 12°27' 53"E	
959.46	480.81	958.37	S 10°43' 39"E	
598.02	397.71	581.44	S 4°48' 22"E	
154.49	104.40	154.49	S 04°48' 22"E	
909.05	357.18	884.68	N 42°13' 59"W	
49.20	108.63	54.71	108.24	
54.71	108.63	54.71	N 87°51' 27"E	
45.82	28.72	41.49	S 77°41' 02"E	
992.17	522.73	96.32	S 30°30' 58"E	
522.73	154.49	522.73	S 30°30' 58"E	
204.06	102.23	203.87	S 54°28' 43"E	
933.83	482.00	910.44	S 30°30' 58"E	
482.00	62.53	482.00	S 54°28' 43"E	
4.12	36.06	42.43	S 61°24' 29"E	
832.30	431.28	817.60	N 81°58' 40"W	
408.19	28.72	408.19	N 81°58' 40"W	
126.25	63.58	125.80	N 08°45' 08"E	
116.77	89.50	119.44	N 5°52' 21"E	
89.50	12.25	89.50	N 26°30' 42"E	
37.54	14.25	37.54	C 03°08' 42"E	

DCI 2005-00054

NOV 08 2005

1604 8. 2005

RECEIVED
NOV 03 2005
STATE OF
FLORIDA
SPECIAL LAND SURVEYOR



VICINITY MAP
N.T.S

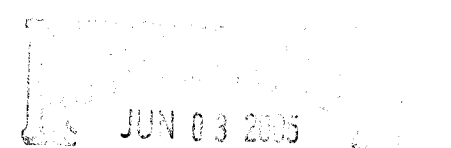
VILLAGES OF SAN CARLOS

INDEX

<u>TITLE</u>	<u>PAGE</u>	<u>EXHIBIT NO.</u>
COVER	A	
REVISED MASTER CONCEPT PLAN (RPD, CPD, CFPD)	B1,B2	EXHIBIT B-1
CURRENTLY APPROVED MASTER CONCEPT PLAN	C1,C2	EXHIBIT C-1
CURRENT LAND USE & EXISTING ZONING MAP	D	
TOPOGRAPHIC MAP (ADA-DRI MAP C)	E1,E2	
ZONING - SURVEY PLAT / LEGAL DESCRIPTIONS	F	EXHIBITS TWO: A.2 & A.3
AERIAL PHOTOGRAGH WITH SOILS CLASSIFICATION	G,G1,G2,G3	
SETBACK ILLUSTRATIONS (LOT SKETCHES)	H	

DCI2005-00054

VILLAGES OF SAN CARLOS



PLAN SET

	SOURCE, INC. ENGINEERS - PLANNERS Engineering Business #2027	
	1334 LAFAYETTE STREET • CAPE CORAL, FL 33904 TELEPHONE (239)549-2345 FAX (239)549-6779	
JOB NO. 110-06-B2	SHEET NO. A	OF
DATE 4-21-89	mcp.dwg	

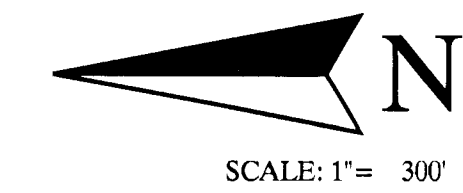


LAND USE SUMMARY

Residential		
RS-1 Single Family	340 Units	151.88 acres
RPD Single Family	48 Units	
Multi-family (low density)	142 Units	36.18 acres
Multi-family (high density)	800 Units	51.85 acres
Multi-family (mixed density)	1170 Units	76.22 acres
Three Oaks Parkway		48.93 acres
Total	2500 Units	365.06 acres
Community Facilities (C.F.P.D.)		
Park		38.24 acres
Preserved green space		23.80 acres
Middle school		25.03 acres
Wastewater Treatment Plant		17.28 acres
C.F.P.D. Total		104.35 acres
R.P.D., C.F.P.D. Total		469.41 acres
Commercial (C.P.D.)		
Existing Commercial Tract		15.01 acres
Additional Commercial Tract		10.34 acres
C.P.D. Total		25.35 acres
Grand Total		494.76 acres

PLAN OF DEVELOPMENT MODIFICATIONS:

- (1a) REALIGN THREE OAKS PARKWAY TO ACCOMMODATE RIGHT OF WAY CHANGES PROPOSED AND ADOPTED BY LEE COUNTY
- (1b) DECREASE THE NUMBER OF RESIDENTIAL UNITS DUE TO THE TAKING OF ROAD RIGHT OF WAY BY LEE COUNTY
- (1c) DECREASE THE NUMBER OF RESIDENTIAL UNITS DUE TO THE ADDITION OF LAND TO THE COMMERCIAL PLANNED DEVELOPMENT AS A RESULT OF THE ABOVE DESCRIBED REALIGNMENT OF THREE OAKS PARKWAY
- (1d) INCREASE THE COMMERCIAL DEVELOPMENT TO 25.35 ACRES AND 158,799 SQUARE FEET OF MIXED COMMERCIAL, RETAIL, OFFICE, AND OTHER USES AS A RESULT OF THE ROAD REALIGNMENT AND THE LOCATION OF THE REMAINDER PARCEL CREATED
- (1e) CHANGE THE ZONING CATEGORY OF THE THREE OAKS UTILITY PARCEL DUE TO ITS ACQUISITION BY THE LEE COUNTY UTILITIES DEPARTMENT
- (1f) DECREASE THE TOTAL NUMBER OF RESIDENTIAL UNITS TO 2,500; WHICH ARE COMPRISED OF VARIOUS HOUSING TYPES INCLUDING, BUT NOT LIMITED TO, SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE HOMES, TOWNHOMES, COACH HOMES, APARTMENTS, CONDOMINIUMS AND ALF UNITS.
- (1g) ADD A COMMUNICATION TOWER (HEIGHT IN EXCESS OF 100')



INTERSTATE 75

THREE OAKS PARKWAY

PARCELS "B", "C", "D", & "E"
RESIDENTIAL
68.91 acres

EASTERN LAKE
7.31± AC.

PARCEL "A"
(CYPRESS PRESERVE)
23.80 acres

PINE GLEN
(119 LOTS)
51.44 acres

CYPRESS CHASE
(78 LOTS)
32.35 acres

PINE RUN
(77 LOTS)
29.00 acres

VILLAGES OF SAN CARLOS CURRENTLY APPROVED SCHEDULE OF USES

1. RPD - Residential Planned Development

- a. Permitted uses within the conventional single-family subdivision (Pine Glen, Unit 2) are limited to those permitted by right in the "RS" Zoning District (as amended through 1-4-89) as well as the following:
Model Homes
Model Display Center
Recreation Center
Food and Beverage Services, Limited
Recreational Facilities, Private
- b. Permitted uses within Parcels "B", "C", "D", "E", "J", "L" and "M" are limited to those permitted by right in the "RM" zoning district (as amended through 1-4-89) as well as the following:
Day Care Center - Child
Dwelling Unit, Zero Lot Line or Patio Home
Model Homes
Model Display Center
Food and Beverage Services, Limited
Recreational Facilities, Commercial
Real Estate Sales Office - for lots or units within the development only
- c. Temporary Agricultural Use:
All agricultural uses are permitted on lands that have not undergone Lee County subdivision Development Order review and approval. Lands that have not undergone Lee County subdivision Development Order review and approval may be used for the raising of crops, livestock, horticulture, nurseries, forestry and greenhouses as a permitted use in any of the Use Districts or any other designated parcel.

CYPRESS VIEW DR.

It is the intent of the Board of County Commissioners in rezoning the herein described property to the PD zoning districts specified herein that all areas within the described property which have not been submitted for specific Lee County subdivision Development Order review and approval may continue to be used for agricultural purposes as provided herein. Agricultural uses for the purposes of this paragraph include production of crops and the raising of livestock for the purpose of sale.

2. CFPD - Community Facilities Planned District

- a. Permitted uses in Parcel "A" are limited to the following:
Parks, Public - Group 1 and II
Signs
- b. Permitted uses in Parcel "H" and "I" are limited to the following:
Schools, Public
Entrance Gates
Excavation, Water Retention
Gate House
Recreational Facilities, Public
Essential Services
Essential Service Facilities - Group I
Signs
Administrative Offices
Restaurants - Group II
- c. Permitted uses in Parcel "K" are limited to the following:
Parks - Public - Group I and II
Entrance Gates
Excavation, Water Retention
Gate House
Recreational Facilities, Public
Essential Services
Essential Service Facilities - Group I
Signs
Administrative Offices
Restaurants - Group II
Specialty Retail Shops - Group I

d. Temporary Agricultural Use:

All agricultural uses are permitted on lands that have not undergone Lee County subdivision Development Order review and approval. Lands that have not undergone Lee County subdivision Development Order review and approval may continue to be used for agricultural purposes as provided herein. Agricultural uses for the purposes of this paragraph include production of crops and the raising of livestock for the purpose of sale.

3. CPD - Commercial Planned Development

- a. Permitted uses in the expanded Parcel "F" are limited to those permitted by right in a "CC" Zoning District (as amended through 1-4-89) as well as the following:
Bar or Cocktail Lounge
Building Material, Sales
Business Services - All Groups
Consumption on Premises
Drive-thru Facility - Accessory to a Permitted Use
Government Services
Household/Office Furnishings - All Groups
Insurance Companies
Night Club
Novelty, Jewelry, Toy and Sign Manufacturing - All Groups
Repair Shops - All Groups
- b. Permitted uses in Parcel "G" are limited to the following:
Administrative Offices
Essential Services
Essential Service Facilities - Groups I and II
Excavation, Water Retention
Storage - Indoor
Storage - Enclosed
- c. Temporary Agricultural Use:
All agricultural uses are permitted on lands that have not undergone Lee County subdivision Development Order review and approval. Lands that have not undergone Lee County subdivision Development Order review and approval may continue to be used for agricultural purposes as provided herein. Agricultural uses for the purposes of this paragraph include production of crops and the raising of livestock for the purpose of sale.

NORTH BRANCH
ESTERO RIVER

SHEET FLOW
DISTRIBUTION SWALE

PROPOSED CHANGES TO THE PREVIOUSLY APPROVED SCHEDULE OF USES

1. REVISE THE PERMITTED USES WITHIN THE RPD AND CPD DISTRICTS, WHICH CURRENTLY ALLOW THE SCHEDULE OF USE LIST FROM "CONVENTIONAL" DISTRICTS (SUCH AS RS, RM, AND CC) AS AMENDED THROUGH 1/4/89, TO ALLOW FOR ALL OF THE SCHEDULE OF USES "AS CURRENTLY ADOPTED" FOR THE REFERENCED CONVENTIONAL DISTRICTS.
2. MOVE THE APPROVED SCHEDULE OF USES FOR PARCEL "G" FROM THE CPD DISTRICT TO THE CFPD DISTRICT
3. AMEND THE PERMITTED USE LIST FOR THE CPD PARCEL "F", TO INCLUDE THE EXPANDED AREA LABELED AS "F-1", AND ADD THE FOLLOWING TWO (2) USES TO THE PREVIOUSLY APPROVED LIST:
ASSISTED LIVING FACILITY
COMMUNICATION TOWER (135 FEET IN HEIGHT)
4. AMEND THE PERMITTED USE LIST FOR THE RPD PARCELS "B", "C", "D", "E", "J", "L", AND "M", TO ADD THE FOLLOWING USE TO THE PREVIOUSLY APPROVED LIST:
ASSISTED LIVING FACILITY

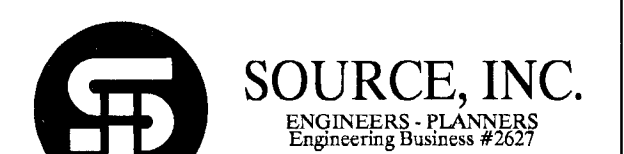
LEGEND

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

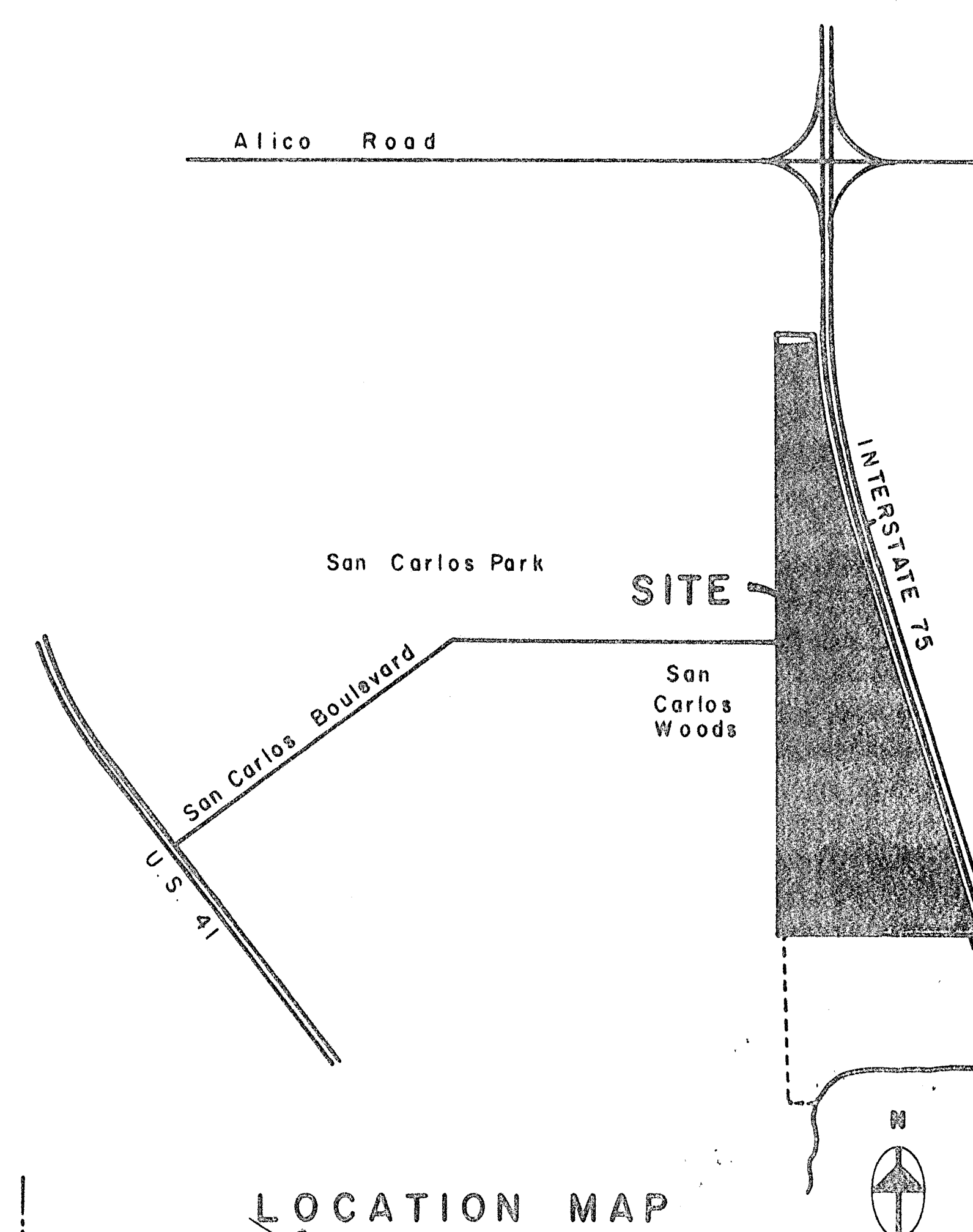
REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B-1



1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.
110-06-87
SHEET NO.
B2
OF
DATE
4-21-82
mcp.dwg

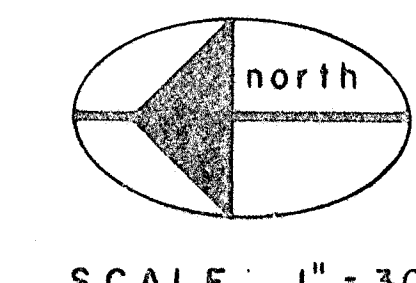
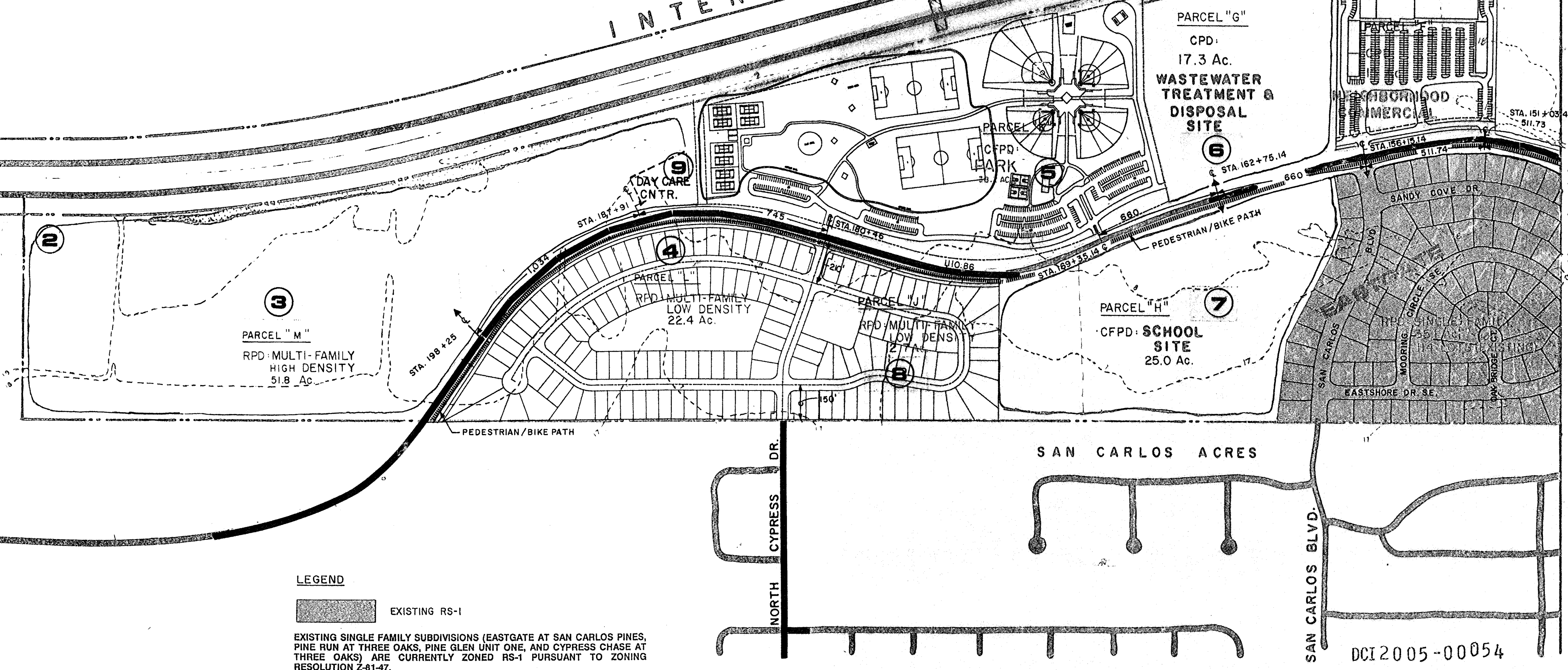


- PROPOSED DEVIATION LIST**
- NOTE:**
If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:
- All Districts 1. Deviation from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e. Three Oaks Parkway), (D.S.O. Sections C.3.a. & f.), to delete the requirement of an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All right-of-ways or easements through adjacent parcels to accommodate access will be the Developers responsibility.
- All Districts 2. Deviation from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area, (D.S.O. Sections C.3.a. & f.), to limit access as shown on the Master Concept Plan for adjacent property. It shall be the developers responsibility to provide roadway access between internal tracts where necessary.
- All Districts 3. Deviation from the road requirements, (D.S.O. Section D.3.b & Table D-1, 7.c), to allow paver block concrete surface course within "private" local streets.
- RPD Only 4. Deviation from the zoning open space requirements (Section 431.C.4) for 40% common open space (or one-quarter acre per fifty-five dwelling units, for a conventional subdivision) to allow the common open space (lakes, preservative areas, and county park site) shown on the Master Concept Plan, to fulfill this requirement for the development as a whole, provided that the individual tracts, when developed, meet the D.S.O. open space requirements.
- All Districts 5. Deviation from excavation depth for water retention from 12" (Section 509.B), to the confining layer or 25", whichever is more restrictive.
- RPD Only 6. Deviation from the minimum area, lot coverage, and dimension requirements (Section 431.C.1. & 202.18.D) and from the minimum setbacks of structures and buildings (Sections 431.C.2. & 202.18.B.2.a) to those shown on the following table for the various products proposed:

SINGLE FAMILY DETACHED (Standard): (75' wide and above)	
Minimum lot area:	7500 S.F.
Minimum lot dimension:	75' wide x 100' deep
Corner lot dimension:	82.5' wide x 100' deep
Front Setback from local R/W line to building wall:	20'
Front Setback from local R/W line to courtyard or privacy wall:	15'
Rear Setback from property line to building wall:	20'
Rear Setback (Adj. to open space) from PL to bldg. or privacy wall:	15'
Rear Setback from property line to pool deck/enclosure:	5'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall:	15'
Side Setback from local R/W line to building wall:	15'
Maximum lot coverage by buildings:	40%
SINGLE FAMILY DETACHED (Executive): (from 65' wide up to 75' wide)	
Minimum lot area:	6500 S.F.
Minimum lot dimension:	65' wide x 100' deep
Corner lot dimension:	75' wide x 100' deep
Front Setback from local R/W line to building wall:	20'
Front Setback from local R/W line to courtyard or privacy wall:	5'
Rear Setback from property line to building or privacy wall:	15'
Rear Setback (Adj. to open space) from PL to bldg. or privacy wall:	10'
Rear Setback from property line to pool deck/enclosure:	5'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall:	5'
Side Setback from local R/W line to building wall:	15'
Maximum lot coverage by buildings:	45%
ZERO LOT LINE or PATIO HOMES: (from 45' wide up to 65' wide)	
Minimum lot area:	4275 S.F.
Minimum lot dimension:	45' wide x 95' deep
Corner lot dimension:	52.5' wide x 95' deep
Front Setback from local R/W line to building wall:	20'
Rear Setback from property line to building wall:	10'
Rear Setback from property line to pool deck/enclosure:	5'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall (One Side):	5'
Side Setback from property line to building wall (Other Side):	0'
Side Setback from local R/W line to building wall:	15'
Side Setback from property line to courtyard or privacy wall:	0'
Rear Setback from property line to courtyard or privacy wall:	0'
Front Setback from property line to courtyard or privacy wall:	10'
Maximum lot coverage by buildings:	45%
TOWNHOMES:	
Minimum lot area:	900 S.F.
Minimum lot dimension:	20' wide x 45' deep
Front Setback from property line to building wall:	0'
Rear Setback from property line to building wall:	0'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall:	0'
Maximum lot coverage by buildings:	100%
CONDOMINIUMS (or Multi-Family Apartments):	
Minimum unit area (2 story, max. 35' tall):	600 S.F.
Minimum unit area (3-6 story, max. 75' tall):	600 S.F.
Minimum unit area (7 & 8 story, max. 95' tall):	550 S.F.
Setback from any property line to building wall:	25'
Water Setback from water to building wall:	20'
Maximum lot coverage by buildings:	45%

- All Districts 7. Deviation from Ordinance 85-26, as amended by Ordinance 88-12, Section IV, SPECIAL REGULATIONS-ON SITE SIGNS, Paragraph B.2., Residential Development Identification Sign, and Paragraph B.4., Directional Signs On Site Only, which requires signs to be setback a minimum of fifteen feet from the edge of the street right-of-way or easement to:
- Five (5) feet at internal R/W (local) intersections,
 - Ten (10) feet at intersections with collector, or arterial roads (i.e. Three Oaks Parkway),
 - Zero (0) feet across from "tee" intersections or where no intersection occur,
- where such locations do not restrict acceptable standards for intersection sight distances.
- All Districts 8. Deviation from the requirement that a four (4) foot fence may be required, at the discretion of the director, to be placed around excavations when located less than one hundred (100) feet from any property under separate ownership (Section 509.F.), to delete the requirement of the fence, provided that lake bank slopes are maintained no greater than 6(H):1(V) to a water depth of four (4) feet below dry season water table.
- All Districts 9. Deviation from Table C-3 of the Lee County Development Standards Ordinance which requires a 20' buffer along Three Oaks Parkway to 10' (See attached correspondence "item M-1", relating to buffer).
- All District 10. Deviation from the requirement that gives the standards for pavement widths for local County maintained streets (D.S.O. Table D-1.2.c.(1)) to Twenty foot (20') pavement with swale drainage or valley gutter drainage, or twenty-four foot (24') pavement with curb and gutter drainage.
- RPD Only 11. Requirement that no real estate sales, except those incidental to the sale of model homes, are to be conducted in a model home (Section 509.D.3.a.), to allow sales offices within model homes and units located throughout the development.
- RPD Only 12. Requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion (202.18.F.2.d.), to all back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments.
- All District 13. Deviation from the requirements in the zoning ordinance 202.18.b.2. DSO C.3.a.(16) and wetland protection ordinance 88-31 as amended, with regard to the "dots" of RPA & TZ (Non-Urban) that were added to the June 23, 1987 revision of the Lee Plan Land Use Map to continue to be exempt from these requirements due to the previous vesting of the development approvals in DRI #7-7892-15.
- Specific Location 14. Deviation from Section C.3.h of the D.S.O., which requires intersections of streets with an arterial street to be not less than six hundred sixty (660) feet apart, using a centerline measurement, to not less than five hundred eleven (511) feet apart, using a centerline measurement for the two(2) "tee" intersections immediately south of the San Carlos Boulevard/Three Oaks Parkway intersection.

- DETERMINATION REQUESTS**
1. Requesting a determination from the Director that the previously-approved DRI data fulfill the zoning application requirement for the following:
- Soil/Vegetation Map (804.03.C.1.a.(3))
 - Traffic Impact Statement (804.03.C.1.b.(5))
 - Protected Species Survey (804.03.C.1.b.(6))



LEGEND

EXISTING RS-1

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

REVISION	DATE	ADDED ROAD ACCESS STATIONS	REMARKS	CHG.BY
2	9-10-99	REV SETBACK REGULATIONS TABLE		TP
1	8-23-90			JPE

SAN CARLOS PARK
CURRENTLY APPROVED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

DCI2005-00054

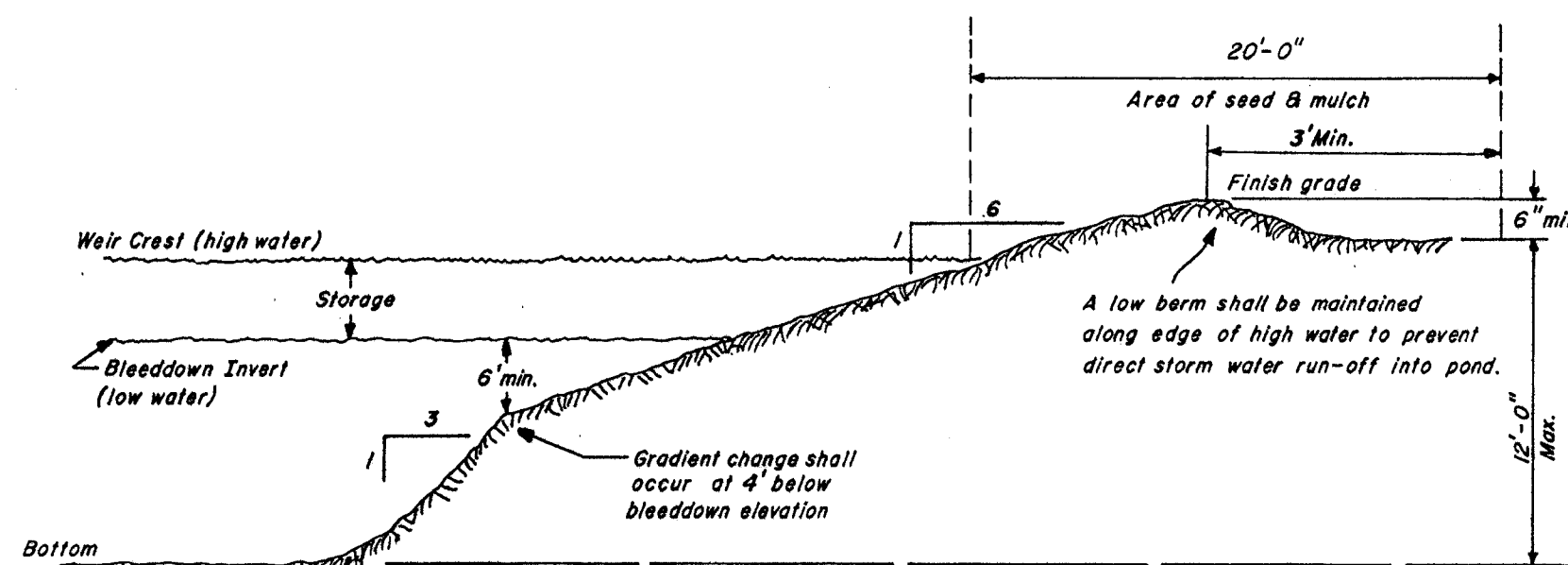
SAN CARLOS WOODS

EXHIBIT C-1

SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904

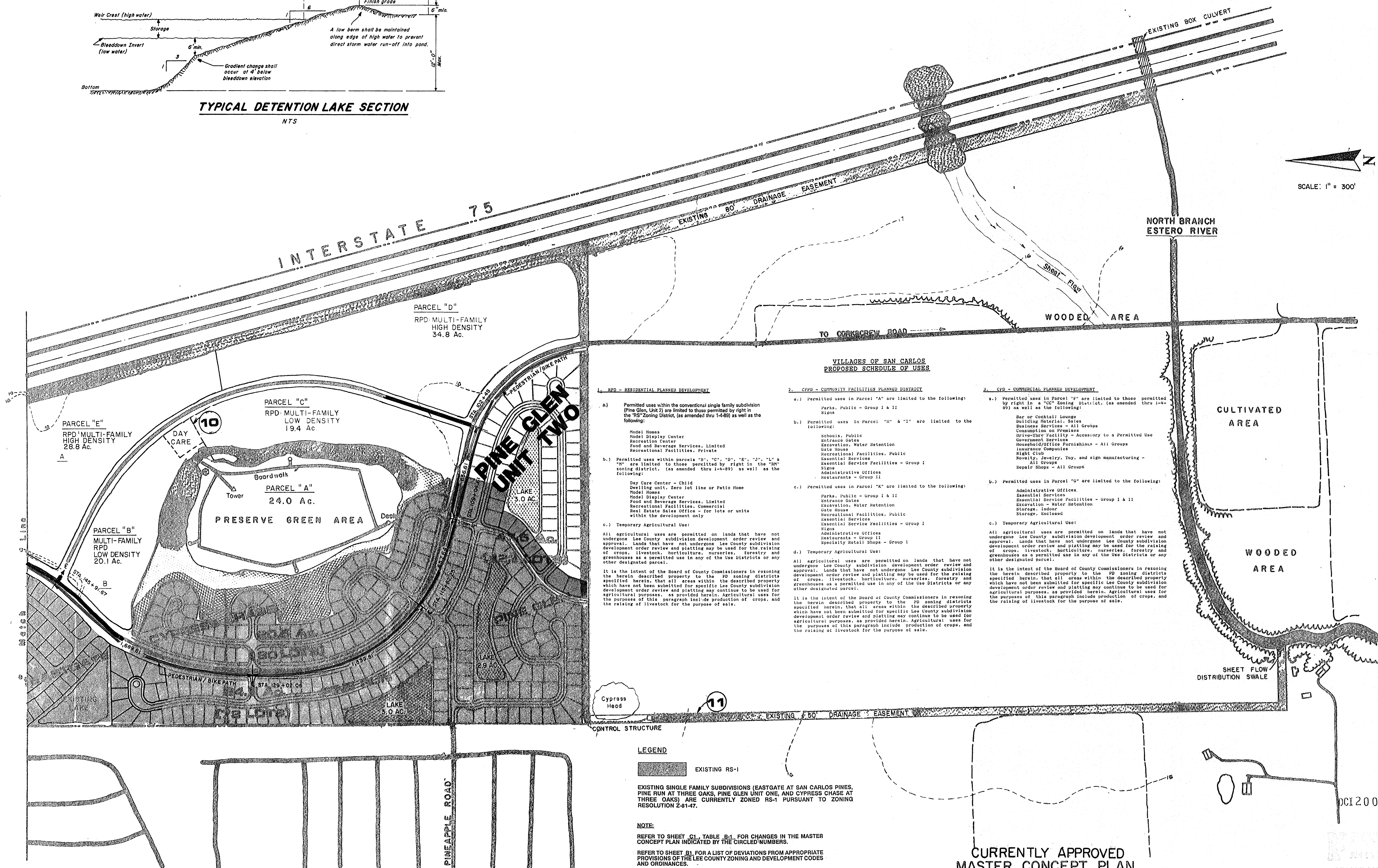
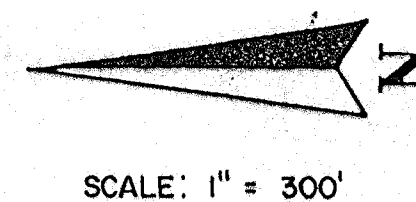
JOB NO. 110-06-87
DATE 4-21-89

SHEET NO. C1



TYPICAL DETENTION LAKE SECTION

NTS



- 1. RPD - RESIDENTIAL PLANNED DEVELOPMENT**
- a.) Permitted uses within the conventional single family subdivision (Pine Glen, Unit 2) are limited to those permitted by right in the "RS" Zoning District, (as amended thru 1-4-89) as well as the following:
- Model Homes
 - Model Display Center
 - Recreation Center
 - Food and Beverage Services, Limited
 - Recreational Facilities, Private
- b.) Permitted uses within parcels "B", "C", "D", "E", "F", "G", "H" & "I" are limited to those permitted by right in the "RM" zoning district, (as amended thru 1-4-89) as well as the following:
- Day Care Center - Child
 - Dwelling unit, Zero lot line or Patio Home
 - Model Homes
 - Model Display Center
 - Food and Beverage Services, Limited
 - Recreational Facilities, Commercial
 - Real Estate Sales Office - for lots or units within the development only
- c.) Temporary Agricultural Use:
- All agricultural uses are permitted on lands that have not undergone Lee County subdivision development order review and approval. Lands that have not undergone Lee County subdivision development order review and platting may be used for the raising of crops, livestock, horticulture, nurseries, forestry and greenhouses as a permitted use in any of the Use Districts or any other designated parcel.
- It is the intent of the Board of County Commissioners in rezoning the herein described property to the PD zoning districts specified herein, that all areas within the described property which have not been submitted for specific Lee County subdivision development order review and platting may continue to be used for agricultural purposes, as provided herein. Agricultural uses for the purposes of this paragraph include production of crops, and the raising of livestock for the purpose of sale.
- 2. CPFD - COMMUNITY FACILITIES PLANNED DISTRICT**
- a.) Permitted uses in Parcel "A" are limited to the following:
- Parks, Public - Group I & II
 - Signs
- b.) Permitted uses in Parcel "H" & "I" are limited to the following:
- Schools, Public
 - Entrance Gates
 - Excavation, Water Retention
 - Gate House
 - Recreational Facilities, Public
 - Essential Services
 - Essential Service Facilities - Group I
 - Signs
 - Administrative Offices
 - Restaurants - Group II
- c.) Permitted uses in Parcel "K" are limited to the following:
- Parks, Public - Group I & II
 - Entrance Gates
 - Excavation, Water Retention
 - Gate House
 - Recreational Facilities, Public
 - Essential Services
 - Essential Service Facilities - Group I
 - Signs
 - Administrative Offices
 - Restaurants - Group II
 - Specialty Retail Shops - Group I
- d.) Temporary Agricultural Use:
- All agricultural uses are permitted on lands that have not undergone Lee County subdivision development order review and approval. Lands that have not undergone Lee County subdivision development order review and platting may be used for the raising of crops, livestock, horticulture, nurseries, forestry and greenhouses as a permitted use in any of the Use Districts or any other designated parcel.
- It is the intent of the Board of County Commissioners in rezoning the herein described property to the PD zoning districts specified herein, that all areas within the described property which have not been submitted for specific Lee County subdivision development order review and platting may continue to be used for agricultural purposes, as provided herein. Agricultural uses for the purposes of this paragraph include production of crops, and the raising of livestock for the purpose of sale.
- 3. CPD - COMMERCIAL PLANNED DEVELOPMENT**
- a.) Permitted uses in Parcel "J" are limited to those permitted by right in a "CC" Zoning District, (as amended thru 1-4-89) as well as the following:
- Bar or Cocktail Lounge
 - Building Material, Sales
 - Business Services - All Groups
 - Consumption on Premises
 - Drive-Thru Facility - Accessory to a Permitted Use
 - Government Services
 - Household/Office Furnishings - All Groups
 - Insurance Companies
 - Night Club
 - Novelty, Jewelry, Toy, and sign manufacturing - All Groups
 - Repair Shops - All Groups
- b.) Permitted uses in Parcel "G" are limited to the following:
- Administrative Offices
 - Essential Services
 - Essential Service Facilities - Group I & II
 - Excavation - Water Retention
 - Storage, Indoor
 - Storage, Enclosed
- c.) Temporary Agricultural Use:
- All agricultural uses are permitted on lands that have not undergone Lee County subdivision development order review and approval. Lands that have not undergone Lee County subdivision development order review and platting may be used for the raising of crops, livestock, horticulture, nurseries, forestry and greenhouses as a permitted use in any of the Use Districts or any other designated parcel.
- It is the intent of the Board of County Commissioners in rezoning the herein described property to the PD zoning districts specified herein, that all areas within the described property which have not been submitted for specific Lee County subdivision development order review and platting may continue to be used for agricultural purposes, as provided herein. Agricultural uses for the purposes of this paragraph include production of crops, and the raising of livestock for the purpose of sale.

LEGEND

EXISTING RS-1

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION 2-81-47.

NOTE:

REFER TO SHEET C-1, TABLE B-1 FOR CHANGES IN THE MASTER CONCEPT PLAN INDICATED BY THE CIRCLED NUMBERS.

REFER TO SHEET B-1 FOR A LIST OF DEVIATIONS FROM APPROPRIATE PROVISIONS OF THE LEE COUNTY ZONING AND DEVELOPMENT CODES AND ORDINANCES.

CURRENTLY APPROVED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT C-1

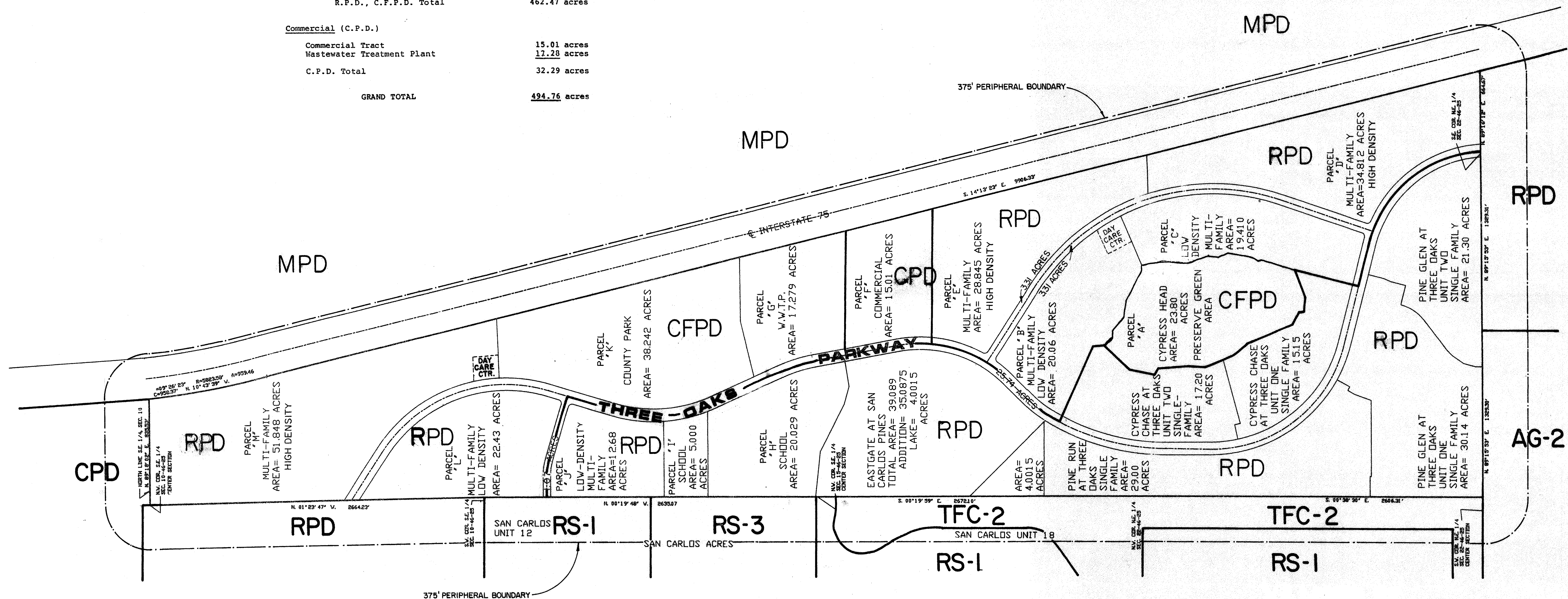
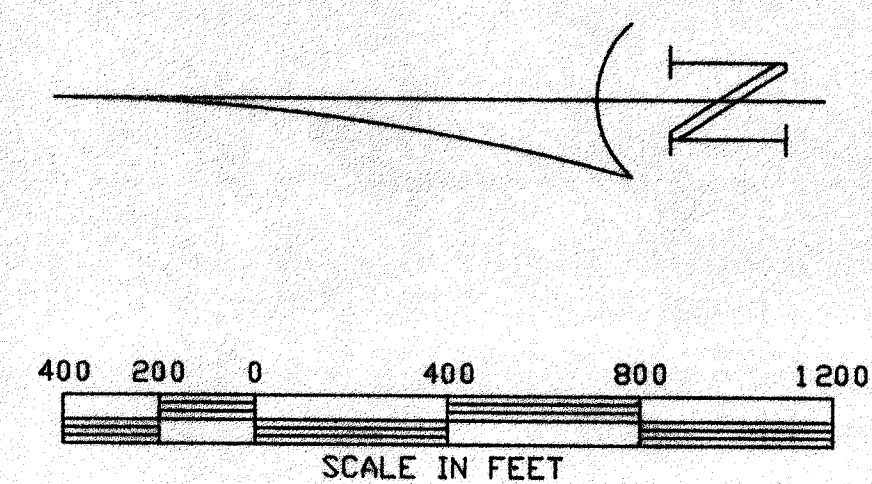
S	SOURCE, INC. CONSULTING ENGINEERS LAND PLANNERS CAPE CORAL, FLORIDA 33904	JOB NO. 110-06-87	SHEET NO. C2
---	--	----------------------	-----------------

SAN CARLOS WOODS

REVISION	DATE	REMARKS	CHKD BY
2	12-3-91	EXTENDED EXISTING RS-1 SHADING	JPE
1	8-23-90	ADDED ROAD ACCESS STATIONS	JPE

DCI 2005-00054

LAND USE SUMMARY		
Residential		
RS-1 Single Family	342 Units	151.88 acres
RPD Single Family	50 Units	78.96 acres
Multi-family (low Density)	564 Units	118.82 acres
Multi-family (high Density)	2244 Units	23.74 acres
Corlco Parkway		
Total	3300 Units	375.40 acres
Community Facilities (C.F.P.D.)		
Park		38.24 acres
Preserved green space		23.80 acres
Middle School		23.03 acres
C.F.P.D. Total		87.07 acres
R.P.D., C.F.P.D. Total		462.47 acres
Commercial (C.P.D.)		
Commercial Tract		15.01 acres
Wastewater Treatment Plant		12.28 acres
C.P.D. Total		32.29 acres
GRAND TOTAL		494.76 acres

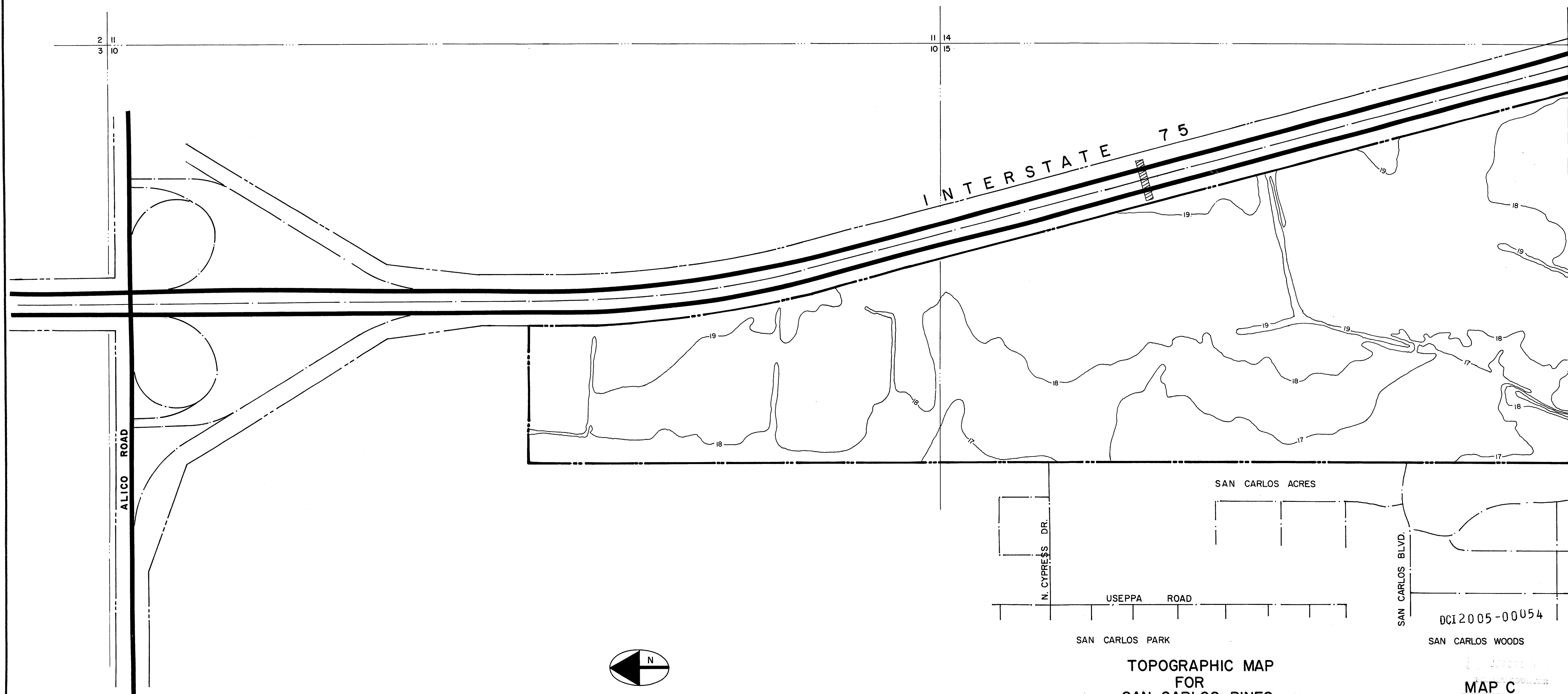


VILLAGES OF SAN CARLOS
DCI2005-00054

CURRENT LAND USE &
EXISTING ZONING

S	SOURCE, INC. ENGINEERS / PLANNERS 1334 LAFAYETTE STREET CAPE CORAL, FLORIDA 33904	JOB NO. 110-06-87	SHEET NO. D
		DATE 9-11-90	OF 9

P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 548-2345



SCALE: 1" = 300'

TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

	SOURCE, INC.	JOB NO. 110-06-87	SHEET NO.
	CONSULTING ENGINEERS	DATE 1-4-91	E1
	LAND PLANNERS	CAPE CORAL, FLORIDA 33904	OF



SAN CARLOS WOODS



SCALE: 1" = 300

TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

DCI2005-00054

MAP C

	SOURCE, INC.		JOB NO. 110-06-87	SHEET NO.
	CONSULTING ENGINEERS		DATE 1-4-91	E2
	LAND PLANNERS			
CAPE CORAL, FLORIDA 33904.			OF	

ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THAT PART OF THE S.W.1/4 OF SECTION 10, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD 93 (1-59); THAT PART OF THE S.W.1/4 OF SECTION 14, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD 93 (1-75); THAT PART OF THE 1-1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (1-75); THE N.E.1/4 OF SECTION 22; AND THAT PART OF THE N.W.1/4 OF SECTION 23, LYING WEST OF STATE ROAD 93 (1-75), CONTAINING ALTOGETHER 499.0 ACRES, MORE OR LESS, IN TOWNSHIP 46 SOUTH, RANGE 35 EAST, FLORIDA COUNTY, FLORIDA

DESCRIPTION: Preserve Area (Parcel "A")

DESCRIPTION: Waste Water Treatment Plant (Parcel "G").

[illegible]

DESCRIPTION: School Tract (Parcel "H")

[illegible]

DESCRIPTION: School Tract (Additional 5.00 acres - Parcel "I")
A tract of land lying in the Northeast Quarter (N.E.¼) of Sect 1 Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter (N.E.1); thence run N.00°19'48"W., along the West line of said Northeast Quarter (N.E.1); thence run E.88.80.00", to the point of beginning; thence continue N.00°19'48"W., along said West line for 350.69 feet; thence run E.89.00.00" for 592.00 feet to the West line of right of way of Corvallis Parkway; thence run Southeasterly for 360.001 feet on the arc of a curve concave Northerly having a radius of 1220.00 feet (chord bearing S.12°27'59"E., chord distance of 358.70 feet); thence run S.89°40'12"W. for 667.61 feet to the point of beginning.

Surveyor's detailed platting 5.00 acres

DESCRIPTION: Multi-Family (Parcel "J")

A tract of land lying in the Northeast Quarter (N.E.1) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, begin more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (N.E.1); thence run S. 89° 04' 12" W. to the West line of said Northeast Quarter (N.E.1) for 524.99 feet to the point of beginning; thence run N. 89° 04' 12" W. for 175.58 feet to a point of curvature; thence run a circular arc having a radius of 102.24 feet and a central angle of 100.24 degrees to the East line of said Northeast Quarter (N.E.1) having a radius of 370.00 feet (chord bearing S. 61° 55' 09" N., chord distance 100.24 feet); thence run S. 89° 04' 12" W. for 175.58 feet to the East line of said Northeast Quarter (N.E.1) for 47.12 feet to the arc of a curve to the right having a radius of 30.00 feet (chord bearing S. 89° 04' 12" W., chord distance 47.12 feet); thence run a circular arc to the right having a radius of 30.00 feet to the East line of Corliss Parkway; thence run N. 16° 25' 32" W. along said right of way line for 300.00 feet to the West line of said Northeast Quarter (N.E.1); thence run S. 89° 04' 12" W. for 1436.61 feet on the arc of a curve to the left having a radius of 1220.00 feet (chord bearing S. 89° 04' 12" W., chord distance 1436.61 feet); thence run S. 89° 04' 12" W. for 592.40 feet to the West line of said Northeast Quarter (N.E.1); thence run N. 80° 01' 19" W. along said West line for 900.60 feet to the point of beginning.

DESCRIPTION: County Park (Parcel "K")

A tract of land lying in the Northeast Quarter (N.E.¼) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, begin more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.¼) of said Section 15; thence run N.89°41'40"E, along the north side of said section line, for 170.00 feet to the intersection of the centerline of Interstate Highway 75; thence run S.1°41'23"E, along said north side of section line for 102.49 feet to the point of beginning; thence run S.89°41'40"E, along the east side of said section line for 170.00 feet to the intersection of the centerline of Interstate Highway 75; thence run S.75°46'37"E, for 450.00 feet to the Eastern right of way line of Corliss Parkway; thence run N.23°28'25"E, along the right of way line for 360.00 feet to a point of beginning; thence run Northerly for 81.21 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.89°41'40"E, for 170.00 feet); thence run Northerly for 518.00 feet on the arc of a curve to the left having a radius of 411.00 feet on the arc of the curve to the left having a radius of 1220.00 feet (chord bearing N.30°41'40"E, for 472.12 feet to the point of

Tract herein described contains 38.24 acres.

DESCRIPTION: Multi-Family (Parcel "L")

A trace of land lying in the Southeast Quarter (S.E.¼) of Section 10 and the Northeast Quarter (N.E.¼) of Section 15, Township 46 South, Range 18 East, Lee County, Florida, were particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence Run N.00°23'47"W along the West line of said quarter section to the intersection of the West line of said quarter section with the East line of Corliss Parkway; thence Run S.57°52'22"E along said right of way line bearing a radius of 30.00 feet (Chord bearing S.57°52'22"E along said right of way line for 1445.25 feet to the center of a curve to the right having a radius of 110.00 feet (Chord bearing S.16°59'42"W along said right of way line for 98.96 feet to the point of tangency between the two curves); thence Run S.69°04'10"W along said right of way line bearing a radius of 30.00 feet (Chord bearing S.69°04'10"W, chord distance of 46.64 feet); thence Run N.00°23'47"W along the North line of said quarter section to the Northwest corner of said quarter section; thence Run E.86°04'10"W along the East line of the quarter section to the intersection of the East line of the quarter section with the East line of Corliss Parkway; thence Run S.89°04'10"W, for 175.95 feet to the West line of the Northeast Quarter (N.E.¼) of Section 15; thence Run S.89°04'10"W, for 175.95 feet to the point of beginning.

DESCRIPTION: Multi-Family (Parcel "M")

tract of land lying in the Southeast Quarter (S.E.1) of Section 10, Township 46 North, Range 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1) of Section 10, Township 46 North, Range 25 East, along the North line of the Southeast Quarter (S.E.1) for 835.53 feet; thence north on the Western right of way line of Interstate Highway 75; thence run Southeast to the intersection of the Southeast right of way line of Interstate Highway 75 and the Southeast concave Northwesterly having a radius of 5023.58 feet; (chord bearing S.10°08'20"E, 1100.00 feet); thence run Southeast to the intersection of the Southeast concave Northwesterly having a radius of 5023.58 feet; (chord bearing S.10°08'20"E, 1100.00 feet); thence run Southeast along the Southeast concave Northwesterly having a radius of 1881.70 feet; thence run S.87°11'24"W. for 472.12 feet to the Eastern right of way line of Corliss Parkway; thence run Southeast along the Eastern right of way line of Corliss Parkway for 1100.00 feet to the intersection of the Eastern right of way line of Corliss Parkway and the arc of a curve concave Southeastwardly having a radius of 1120.00 feet (chord bearing N.30°07'58"E, 1100.00 feet); thence run Southeast along the arc of a curve concave Southeastwardly having a radius of 1120.00 feet to a point of curvature; thence run Northwesterly along said right of way line of Corliss Parkway for 451.58 feet to the intersection of the arc of a curve concave Southeastwardly having a radius of 1120.00 feet (chord bearing N.56°54'22"E, chord distance of 28.96 feet) to the West line of said Southeast Quarter (S.E.1) of Section 10, Township 46 North, Range 25 East, for 151.51 feet to the point of

Tract herein described contains 51.85

TRACT	ACRES	M.F. ALBANY ACRES	M.F. GLEN ACRES	M.F. MIDD ACRES	COMM ACRES	PUBLIC FACILITY ACRES	ROAD ACRES
PINE RUN	29.00						
PINE GLEN I	30.14						
PINE GLEN II	21.38						
CYPRESS CHASE I	15.15						
CYPRESS CHASE II	17.20						
FASTCOTE	39.00						
PARCEL A						23.00	
PARCEL B, C, D, E				76.15			
PARCEL F					15.01		
PARCEL F I					10.34		
PARCEL G					17.26		
PARCEL H						20.03	
PARCEL I						5.00	
PARCEL J	17.68						
PARCEL K						38.74	
PARCEL L	27.43		51.85				
PARCEL M							
PARCEL N	10.7						
CORRECTED PKWY. (THREE LAKES PKWY.)							25.74
PROPOSED THREE LAKES PKWY. REALIGNMENT							23.26
TOTAL = 494.76	151.08	36.18	51.85	76.15	42.63	87.07	49.00

LINE TABLE

	Bearing
L1	N 0044°07'W
L2	N 0044°07'W
L3	N 0437°33'E
L4	N 0517°23'E
L5	N 0517°23'E
L6	N 56°06'19'E
L7	N 13°52'41'E
L8	N 13°52'41'E
L9	N 13°52'41'E
L10	N 89°21'30'E
L11	N 89°21'30'E
L12	N 29°47'48'E
L13	N 28°18'22'E
L14	N 28°18'22'E
L15	N 76°06'19'E
L16	N 76°06'19'E
L17	N 76°06'19'E
L18	N 76°06'19'E
L19	N 77°11'36'E
L20	N 77°11'36'E
L21	N 44°06'06'E
L22	N 13°52'41'E
L23	N 13°52'41'E
L24	N 12°01'00"E
L25	N 28°46'02"E
L26	N 28°46'02"E
L27	N 22°04'50"E
L28	N 03°46'03"E
L29	N 03°46'03"E
L30	N 05°28'43"E
L31	N 11°21'17"E
L32	N 18°15'48"E
L33	N 88°52'53"E
L34	N 63°38'28"E
L35	N 63°38'28"E
L36	N 51°37'12"E
L37	N 48°18'29"E
L38	N 48°18'29"E
L39	N 47°02'34"E
L40	N 51°36'54"E
L41	N 51°36'54"E
L42	N 65°49'54"E
L43	N 04°05'44"E
L44	N 04°05'44"E
L45	N 24°08'06"E
L46	N 39°51'14"E
L47	N 39°51'14"E
L48	N 18°34'28"E
L49	N 64°41'55"E
L50	N 64°41'55"E
L51	N 88°57'36"E
L52	N 68°40'50"E
L53	N 68°40'50"E
L54	N 00°38'30"W
L55	N 00°38'30"W
L56	N 00°38'30"W
L57	N 44°40'01"E
L58	N 44°40'01"E
L59	N 11°00'00"E
L60	N 11°00'00"E
L61	N 11°00'00"E
L62	N 11°00'00"E
L63	N 11°00'00"E
L64	N 11°00'00"E
L65	N 25°00'00"E
L66	N 25°00'00"E
L67	N 25°00'00"E
L68	N 25°00'00"E
L69	N 16°29'32"E
L70	N 16°29'32"E
L71	N 16°29'32"E
L72	N 57°72'22"E
L73	N 57°72'22"E
L74	N 57°72'22"E
L75	N 56°48'32"E
L76	N 56°48'32"E
L77	N 56°48'32"E
L78	N 53°54'38"E
L79	N 51°43'23"E
L80	N 51°43'23"E
L81	N 23°10'43"E
L82	N 23°10'43"E
L83	N 23°10'43"E
L84	N 16°29'32"E
L85	N 16°29'32"E
L86	N 16°29'32"E
L87	N 57°72'22"E
L88	N 57°72'22"E
L89	N 57°72'22"E

CURVE TABLE

NO.	RAILRDS	DELTA	ARC	INANCE N1	CHORD	CHORD (BLANKS)
1	520.43	5741.025	230.49	119.591	226.36	5.33333377W
2	1265.00	0129726	32.91	16.46	32.91	N6056544W
3	935.00	0274626	45.26	22.64	45.26	N1415255W
4	975.00	7122710	70.10	34.64	70.10	N4101612E
5	925.00	7128700	1153.83	665.53	1080.47	N4022123E
6	1025.00	0445630	222.65	105.65	222.65	S3892255W
7	1025.00	7271100	1448.00	851.15	1388.00	N1184933E
8	1150.00	1472442	289.25	145.40	288.49	N6885359W
9	1150.00	6176200	728.17	368.17	728.17	N1184933E
10	0950.00	6319060	1160.00	647.00	1101.91	N4472720W
11	1050.00	1709092	222.67	111.75	222.25	N0643537W
12	1185.00	7122710	908.10	506.10	908.10	N1184933E
13	1835.26	3139134	1013.93	520.27	1001.08	N0801008E
14	1375.28	2873200	109.55	438.91	850.78	N1332552E
15	860.00	1339200	82.98	39.98	85.75	N3752245E
16	1170.00	1339134	720.19	110.62	218.72	N3750747E
17	810.00	1342181	193.02	97.34	192.56	N1356020E
18	1375.28	0129726	45.26	22.64	45.26	N1415255W
19	980.00	5540012	952.14	517.52	915.13	S6749045W
20	920.00	5540327	893.98	485.84	859.32	S1649452W
21	1170.00	7122710	908.10	506.10	908.10	N1184933E
22	1170.00	1400705	286.03	143.64	285.27	N1800013E
23	1220.00	1400255	296.25	149.78	297.51	N1800112E
24	1400.00	1400705	296.25	137.59	271.12	N1800112E
25	1170.00	4129527	847.43	443.26	829.03	N1405126W
26	1120.00	4129598	811.21	423.37	793.60	N1405126W
27	1120.00	7356354	880.83	140.80	880.83	N0020156E
28	1120.00	7356498	1445.52	844.17	1347.26	S2028551E
29	1220.00	5438433	1163.58	630.30	1119.98	N0300759W
30	1910.00	7074600	107.60	43.64	107.60	N0606060E
31	1220.00	2003194	436.61	220.67	434.29	N0610423E
32	1220.00	1675426	360.01	181.32	358.70	N4272553E
33	0405.00	1675426	360.01	43.64	37.00	N0606060E
34	5823.58	0976235	599.46	480.81	958.37	S1043597E
35	1350.00	2452519	586.03	297.71	581.44	S4867222W
36	1350.00	1474020	586.03	305.75	581.44	S4867222W
37	1200.00	3705095	694.32	357.18	688.68	N4421359W
38	370.00	1649200	108.63	54.71	108.24	N5815097E
39	370.00	9536130	108.63	54.71	108.24	N5815097E
40	30.00	873029	45.82	28.72	41.49	S7741227E
41	1275.00	4435133	292.17	522.73	967.32	S363508E
42	1275.00	2446340	292.17	522.73	967.32	S363508E
43	1350.00	0839398	204.06	102.23	203.87	S5428433E
44	1200.00	4435133	933.83	492.00	910.44	S363508E
45	1200.00	1520120	933.83	62.03	910.44	S363508E
46	30.00	900000	47.12	30.00	42.43	S612939W
47	1275.00	372406	832.38	431.58	817.60	S0428400E
48	1275.00	372406	832.38	431.58	817.60	S0428400E
49	430.00	1699200	126.25	63.58	125.80	N8155050W
50	468.00	1437534	119.77	89.50	119.44	S575221W
51	30.00	900000	47.12	30.00	42.43	S612939W
52	1030.50	1543.38	280.75	128.25	281.84	N0300842E

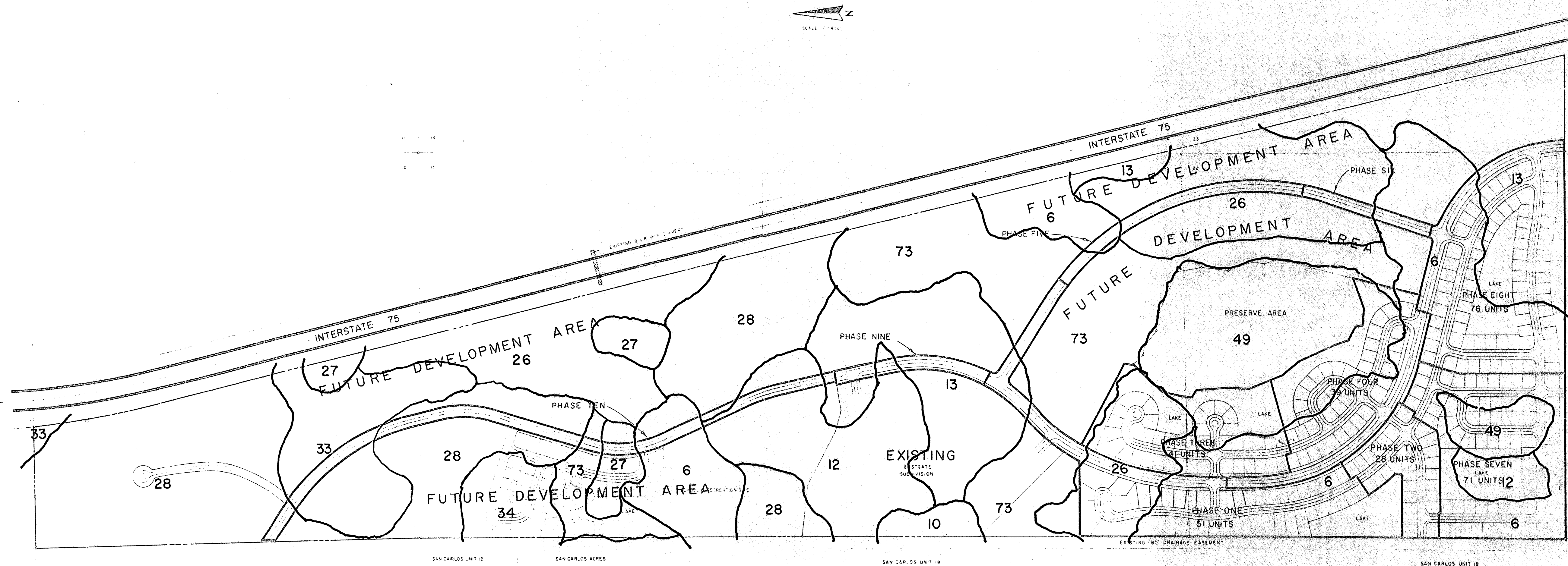
REVISED:	DESCRIPTION:	BY:
		<i>C. L. Harris</i> <i>April 27, 2005</i> JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #462
DRAWN: FBH	SCALE 1" = 400'	PROJ. # THREE OAKS R-W
☒ JSH	FILE NO. 46-25-10	SHT. 1 OF - 1
SKETCH DATE 4/19/05		HARRIS - JORDENSEN, INC 2706 S.E. SANTA BARBARA PLACE CAPE CORRAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315

DCI 2005-00054

~~PERMANENT COUNTRY~~

NOTE: ANY REFERENCE TO CORLICO PARKWAY IS SAME AS REFERENCE TO THREE
OAKS PARKWAY (FORMERLY CORLICO PARKWAY).

1



ESTIMATED ALLOCATION OF DWELLING UNITS (D.U.)/PHASE

Phase	Type	Single Family No. of D.U.'s	Multi-Family No. of D.U.'s
Existing Eastgate	Single Family (S.F.)	114	--
One	S.F.	51	--
Two	S.F.	28	--
Three	S.F.	41	--
Four	S.F.	39	--
Five	Roadway (R.W.)	-0-	--
Six	R.W.	-0-	--
Seven	S.F.	71	--
Eight	S.F.	76	--
Nine	R.W.	-0-	--
Ten	R.W.	-0-	--
Future	S.F.	45	--
Future	Medium Density Multi-Family (M.F.)	--	664
Future	High Density M.F.	--	2,671
Approved Totals (DRI #7-8061-15)		465	3,335

SOILS MAP VILLAGES OF SAN CARLOS IN SECTIONS 10, 15, 22 & 23, T46S, R25E LEE COUNTY, FLORIDA FOR SOUTHWEST FLORIDA CAPITAL CORPORATION BRYNWOOD LANE FT. MYERS, FLORIDA 33904

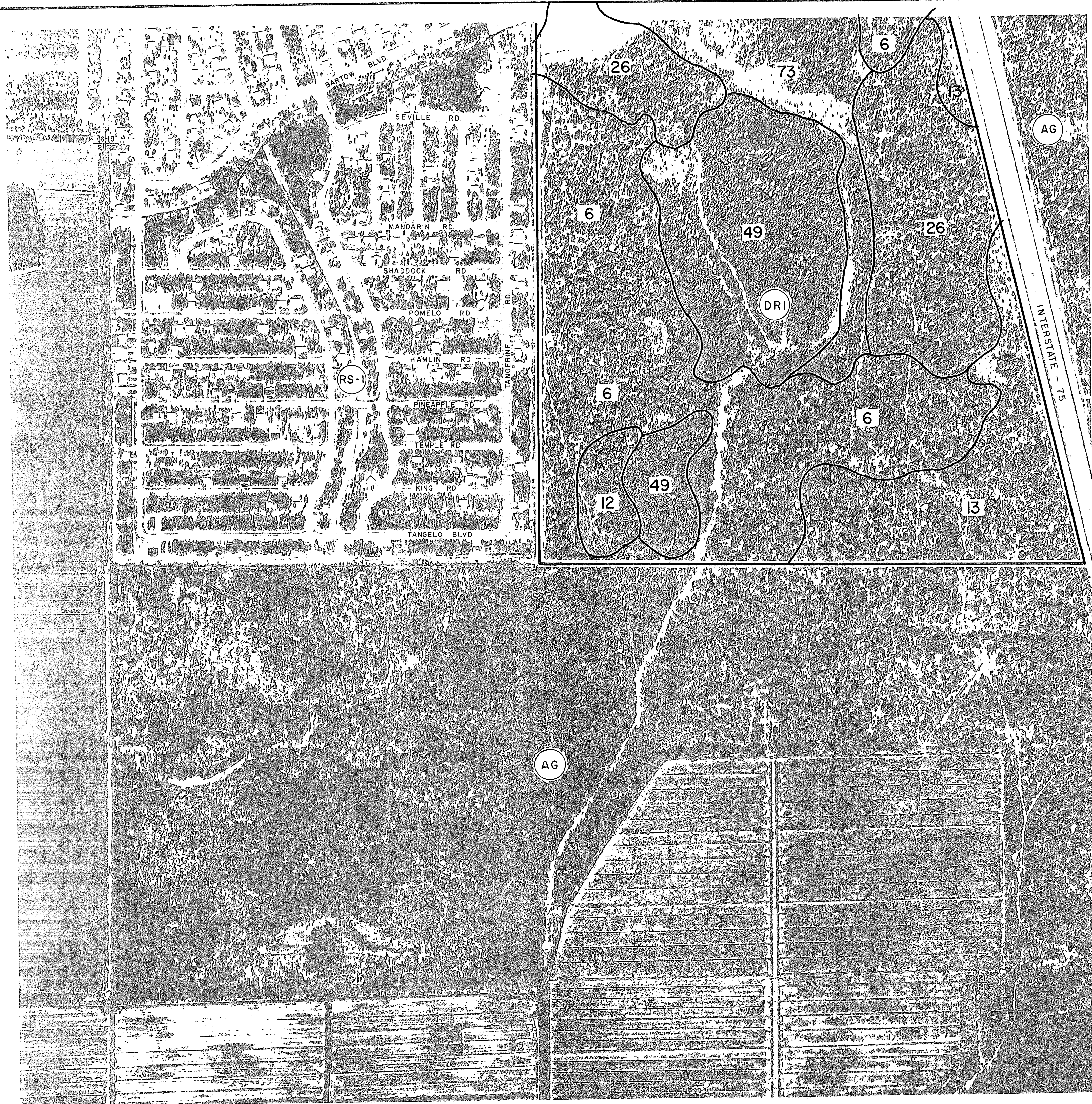
DCI 2005-00054

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-9-1984

SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904

JOB NO.
110-04-83
SHEET NO.
4-27-84
G

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/849-2345



SCALE: 1" = 300'

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
6	Hallandale Fine Sand
12	Felda Fine Sand
13	Boca Fine Sand
26	Pineda Fine Sand
27	Pompano Fine Sand, Depressional
28	Immokalee Fine Sand
33	Oldsmar Fine Sand
49	Felda Fine Sand, Depressional
73	Pineda Fine Sand, Depressional

DEVELOPER :

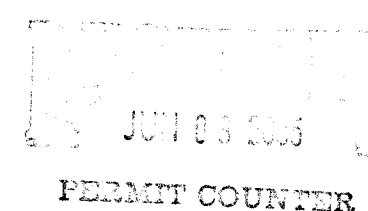
SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

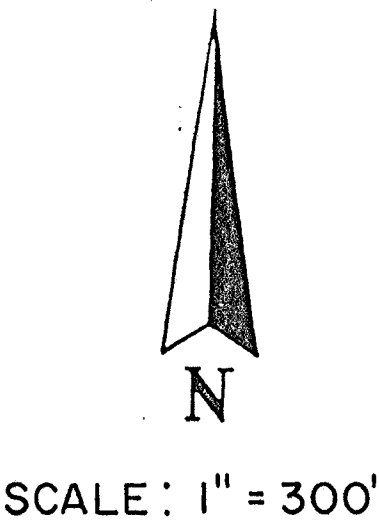
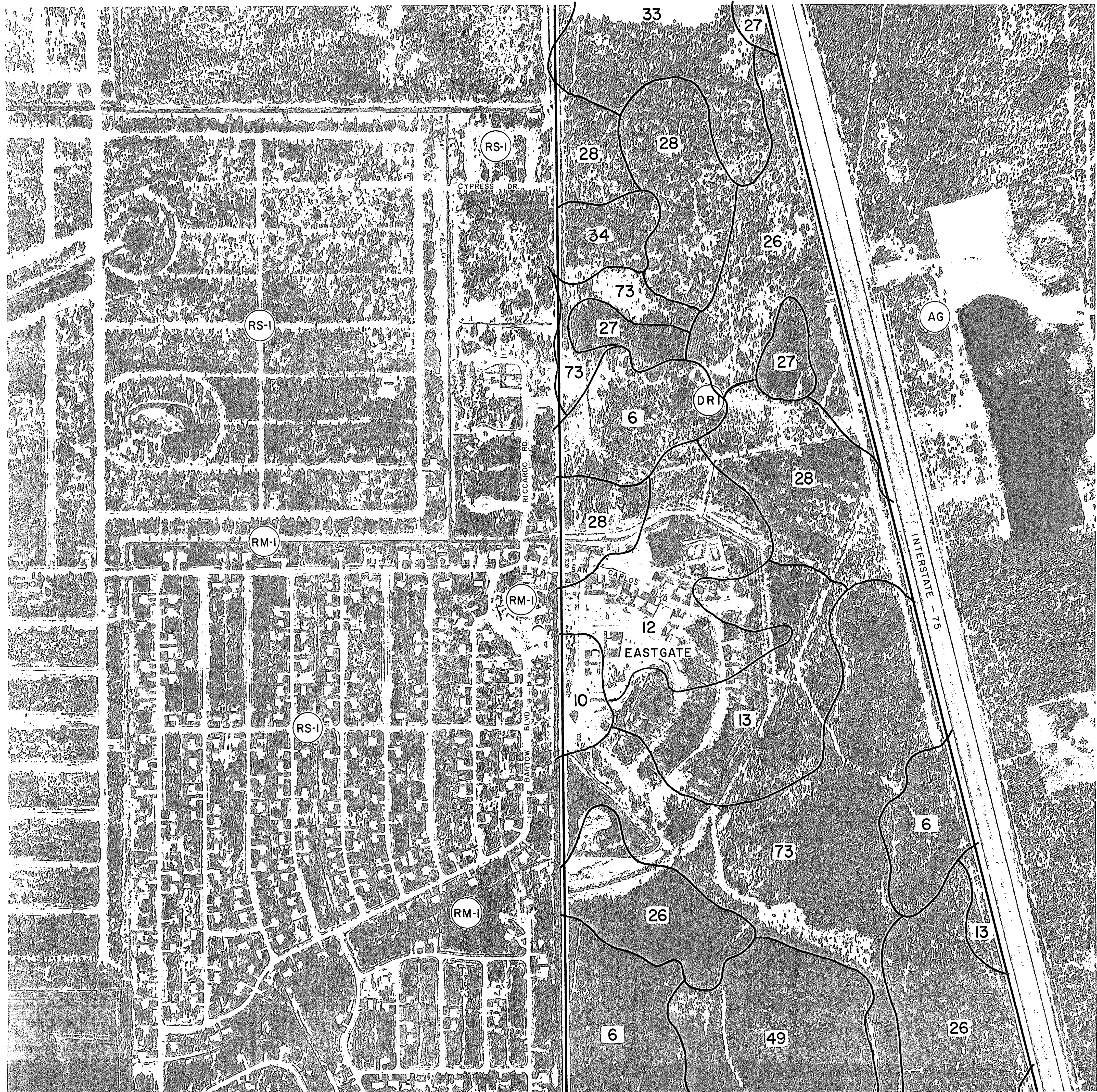
DCI2005-00054



REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-7-1984

S	SOURCE, INC.	JOB NO. 110-04-83	SHEET NO. G-1
	CONSULTING ENGINEERS	LAND PLANNERS	DATE 4-17-84
	CAPE CORAL, FLORIDA 33904		OF

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345



SOILS CLASSIFICATION	
NUMBER	TYPE OF SOIL
6	Hallandale Fine Sand
12	Felda Fine Sand
13	Boca Fine Sand
26	Pineda Fine Sand
27	Pompano Fine Sand, Depressional
28	Immokalee Fine Sand
33	Oldsmar Fine Sand
49	Felda Fine Sand, Depressional
73	Pineda Fine Sand, Depressional
10	Pompano Fine Sand
34	Malabar Fine Sand

DEVELOPER :
SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

DCI2005-00054

Jan P. Ellis
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-9-1984

	SOURCE, INC. CONSULTING ENGINEERS LAND PLANNERS CAPE CORAL, FLORIDA 33904	JOB NO. 110-04-83	SHEET NO. G-2
		DATE 4-17-84	OF

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA, 33910
1334 LAFAYETTE STREET PHONE 813/549-2345