

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

WHEREAS, an application was filed by the property owner, Plantation Development, Ltd., requesting an Amendment to the South Seas Resort Master Development Plan to allocate the remaining six unallocated dwelling units, and reconfigure the site plan, for the Harbour Pointe development area; together with a bridge crossing the channel to Bryant Bayou and designation of wetland impacts and conservation areas in reference to Harbour Pointe; and

WHEREAS, public hearings were advertised and held on April 8, 2005, April 26, 2005, and May 3, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00036; and

WHEREAS, a second public hearing was advertised and held on January 30, 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:

The applicant filed a request to Amend the South Seas Resort Master Development Plan to allocate the remaining six unallocated dwelling units, and reconfigure the site plan, for the Harbour Pointe development area; together with a bridge crossing to Bryant Bayou and designation of wetland impacts and conservation areas. This site is located in the Wetlands and Outlying Suburban Land Use Categories and contains 7.4 acres of land on the property described in attached Exhibit "A".

The Board of County Commissioners, at the applicant's request, hereby remands the request to the Hearing Examiner for further action. The purpose of the remand hearing is to allow the applicant to present relevant new evidence in the form of the Environmental Resource Permit, as approved by South Florida Water Management District on February 8, 2006, concerning the subject property.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Albion and, upon being put to a vote, the result was as follows:

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

DULY PASSED AND ADOPTED this 30th day of January 2006.

ATTEST:
CHARLIE GREEN, CLERK

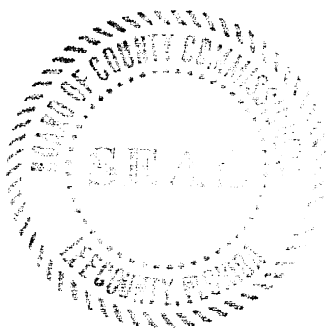
BY: Michelle L. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Tammara Hall
Tammara Hall, Chairwoman

Approved as to form by:

Dawn E. Perry-Lehhert
Dawn E. Perry-Lehhert
County Attorney's Office



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July 7, 2004

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DESCRIPTION**HARBOUR POINTE AT SOUTH SEAS PLANTATION COMMUNITY DEVELOPMENT
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA**

A parcel or tract of land lying in Section 22, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

From the northerly most terminus point of a bulkhead line and submerged lands as described in deed from the Trustees of Internal Improvement Trust Fund as recorded in Official Record Book 572 at Page 14, Public Records of Lee County, Florida, thence run the following courses and distances along said bulkhead line and submerged lands: N 09° 40' 20" E for 45.76 feet; southeasterly along arc of a curve to the right of radius 25.00 feet (chord bearing S 89° 56' 05" E) (chord 38.97 feet) (delta 102° 24' 41") for 44.69 feet to a point of tangency; S 38° 44' 10" E for 497.24 feet to a point of curvature; southeasterly along the arc of said curve to the right of radius 1400.00 feet (chord bearing S 35° 16' 00" E) (chord 169.44 feet) (delta 06° 56' 19") for 169.54 feet to a point of tangency; S 31° 47' 50" E for 379.77 feet; thence run S 62° 18' 11" W departing said bulkhead line for 153.52 feet; thence run N 84° 52' 09" W for 157.52 feet to a point of curvature; thence run northwesterly along the arc of said curve to right of radius 115.02 feet (delta 47° 08' 27") (chord bearing N 56° 14' 15" W) (chord 91.99 feet) for 94.63 feet to a point of compound curvature; thence run northwesterly along the arc of said curve to the right of radius 129.68 feet (delta 37° 37' 17") (chord bearing N 13° 51' 23" W) (chord 83.63 feet) for 85.15 feet to an intersection with a non-tangent curve; thence run northeasterly along the arc of said curve to the right of radius 27.23 feet (delta 10° 18' 04") (chord bearing N 89° 14' 46" E) (chord 4.89 feet) for 4.90 feet to an intersection with a non-tangent curve; thence run northwesterly along the arc of said curve to the left of radius 58.78 (delta 106° 06' 26") (chord bearing N 49° 42' 16" W) (chord 93.96 feet) for 108.86 feet to a point of tangency; thence run S 77° 18' 43" W for 105.41 feet to an intersection with a non-tangent curve; thence run southwesterly along the arc of said curve to the left of radius 51.84 feet (delta 45° 31' 28") (chord bearing S 64° 00' 37" W) (chord 40.11 feet) for 41.19 feet to an intersection with a non-tangent line; thence run S 70° 26' 32" W for 30 feet, more or less, to an intersection with the Mean High Water Line of Bryant Bayou; thence run northerly, meandering said Mean High Water Line for 6 feet, more or less, to an intersection with a line that is 675.02 feet south of (as measured on a perpendicular) and parallel with a line bearing S 68° 35' 54" W and passing through the Point of Beginning; thence run S 68° 35' 54" W along said parallel line for 114.74 feet; thence run N 21° 24' 06" W for 40.00 feet; thence run

N 68° 35' 54" E and parallel with said parallel line for 114 feet, more or less, to an intersection with the Mean High Water Line along the easterly shore of said Bryant Bayou; thence run northerly meandering said Mean High Water Line for 730 feet, more or less, to the Point of Beginning.

Parcel contains 7.4 acres, more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the bulkhead line and submerged lands described in Official Record Book 572 at page 14, Public Records of Lee County, Florida, wherein the north line of Section 27, Township 45 South, Range 21 East bears N 81° 30' 10" W.

Applicant's Legal Checked

by AD July 22, 2004.

Michael W. Norman

Michael W. Norman (for The Firm LB-642)

Professional Land Surveyor

Florida Certificate No. 4500

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COMMUNITY DEVELOPMENT

DCI2004-00036

20033899 Description Harbour Pointe 070704

S:\033689\BOUNDARY SKETCH-7.4 acre parcel.dwg (Layout2-Layout1) tjf Jul 07, 2004 - 11:56am

PINE ISLAND SOUND

BULKHEAD LINE AS APPROVED BY LEE COUNTY BOARD OF COUNTY COMMISSIONERS MAY 8, 1983 AND BY TITF JUNE 18, 1983.
(OR 572, PG 14)
S38°44'10"E
497.24'

POB DESC.
NORTHERLY MOST
TERMINUS POINT OF
BULKHEAD LINE

N09°40'20"E
45.76'

APPROXIMATE
MEAN HIGH WATER LINE

N68°35'54"E
±114'

670°26'32"W
±30'

S68°35'54"W
114.74'

N21°24'08"W
40.00'

675.02' ± 90°

S31°47'50"E
519.77'

S82°16'11"W
133.52'

N84°52'05"W
157.52'

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COMMUNITY DEVELOPMENT
DCI2004-00036



- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE BULKHEAD LINE AND SUBMERGED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 572, PAGE 14, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE NORTH LINE OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 21, EAST BEARS N 81°30'10" W.
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
 3. POC = POINT OF COMMENCEMENT.
 4. POB = POINT OF BEGINNING
 5. DESC. = DESCRIPTION
 6. DESCRIPTION ATTACHED.
 7. G.L. = GOVERNMENT LOT
 8. OR = OFFICIAL RECORDS BOOK
 9. PG = PAGE
 10. TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00	102°24'41"	S89°56'05"E	38.97
C2	1400.00	6°56'19"	S35°16'00"E	169.44
C3	115.02	47°08'27"	N58°14'15"W	91.89
C4	129.68	37°37'17"	N13°31'23"W	83.63
C5	27.23	10°18'04"	N89°14'46"E	4.89
C6	58.78	106°06'26"	N49°42'16"W	93.96
C7	51.84	45°31'28"	S64°00'37"W	40.11

BRYANT BAYOU

THIS IS NOT A SURVEY

Michael W. Norman
MICHAEL W. NORMAN (FOR THE FIRM 23-042)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4500
DATE SIGNED: 7/7/04
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH
Applicant's Survey Checked
By *[Signature]* July 22, 2004.

HARBOUR POINTE

LYING IN

SECTION 22, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0048
FAX (239) 334-3881
E.B. #842 & L.B. #842

SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
7/01/04	20033899	22-45-21	1"=150'	1 OF 1

February 26, 2004

DESCRIPTION**PARCEL "A"****PLANTATION DEVELOPMENT LIMITED AT SOUTH SEAS PLANTATION
SECTIONS 22 AND 23, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA**

A parcel or tract of land lying in Sections 22 and 23, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

From the northerly most terminus point of a bulkhead line and submerged lands from a Trustees of Internal Improvement Trust Fund as recorded in Official Record Book 572 at Page 14, Public Records of Lee County, Florida; thence run the following courses and distances along said bulkhead line and submerged lands: run southeasterly along arc of a curve to the right of radius 25.00 feet (chord bearing S 89° 56' 05" E) (chord 38.97 feet) (delta 102° 24' 41") for 44.69 feet to a point of tangency; thence run S 38° 44' 10" E for 497.24 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 1400.00 feet (chord bearing S 35° 16' 00" E) (chord 169.44 feet) (delta 06° 56' 19") for 169.54 feet to a point of tangency; thence run S 31° 47' 50" E for 591.34 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 500.00 feet (chord bearing S 32° 53' 55" E) (chord 19.22 feet) (delta 02° 12' 09") for 19.22 feet to a point of tangency; thence run S 34° 00' 00" E for 981.23 feet to a point of curvature; thence run southeasterly along the arc said curve to the right of radius 150.00 feet (chord bearing S 23° 00' 00" E) (chord 57.24 feet) (delta 21° 59' 56") for 57.59 feet to a point of tangency; thence run S 12° 00' 00" E for 638.00 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 220.00 feet (chord bearing S 04° 22' 30" E) (chord 58.38 feet) (delta 15° 14' 57") for 58.55 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the left of radius for 540.00 feet (chord bearing S 01° 30' 26" W) (chord 32.85 feet) (delta 03° 29' 09") for 32.85 feet to an intersection with the north line of the lands as described in deed recorded in Official Record Book 3170 at page 177, Public Records of Lee County, Florida; thence run N 89° 30' 10" W departing said bulkhead line along the north line of lands described in said deed for 86.57 feet; thence run N 00° 00' 00" E departing said line for 63.76 feet; thence run S 90° 00' 00" W for 21.74 feet; thence run S 08° 55' 34" W for 14.68 feet; thence run S 25° 31' 51" W for 16.30 feet; thence run S 40° 27' 56" W for 7.86 feet; thence run S 65° 11' 47" W for 7.61 feet; thence run N 89° 30' 10" W for 224.64 feet; thence run N 51° 45' 49" W for 8.27 feet; thence run N 89° 05' 39" W for 73.34 feet; thence run S 36° 16' 35" W for 6.88 feet; thence run N 89° 30' 10" W for 478.99 feet; thence run

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N 36° 37' 50" W for 53.74 feet; thence run N 87° 52' 55" W for 89.73 feet; thence run S 12° 54' 50" W for 46.47 feet; thence run S 89° 30' 10" W for 20.96 feet to a point of curvature; thence run southwesterly along the arc of said curve to the left of radius 69.70 feet (delta 24° 44' 46") (chord bearing S 78° 07' 27" W) (chord 29.87 feet) for 30.10 feet to a point of tangency; thence run S 69° 49' 43" W for 42.82 feet; thence run N 19° 52' 39" W for 131.98 feet; thence run S 69° 59' 53" W for 137.59 feet; thence run N 48° 39' 34" W for 174 feet, more or less, to an intersection with the Mean High Water Line of Bryant Bayou; thence run northerly, northeasterly, northerly meandering said Mean High Water Line for 2,740 feet, more or less, to an intersection with the line that is 675.02 feet south of (as measured on a perpendicular) and parallel with the line bearing S 68° 35' 54" W and passing through the Point of Beginning; thence run S 68° 35' 54" W along said parallel line for 114.74 feet; thence run N 21° 24' 06" W for 40.00 feet; thence run N 68° 35' 54" E and parallel with said parallel line for 114 feet, more or less, to an intersection with the Mean High Water Line along the easterly shore of said Bryant Bayou; thence run northerly meandering said Mean High Water Line for 730 feet, more or less, to the Point of Beginning.

Parcel contains 42.6 acres, more or less.

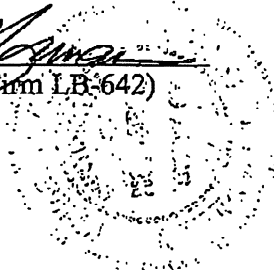
SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the bulkhead line and submerged lands described in Official Record Book 572 at page 14, Public Records of Lee County, Florida, wherein the north line of Section 27, Township 45 South, Range 21 East bears N 81° 30' 10" W.

Applicant's Legal Checked

by ESD July 22, 2004.

Michael W. Norman
Michael W. Norman (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4500



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COMMUNITY DEVELOPMENT

20033899 Description Parcel A 022604

DCI 2004-00036

February 26, 2004

DESCRIPTION**PARCEL "B"****PLANTATION DEVELOPMENT LIMITED AT SOUTH SEAS RESORT
SECTIONS 22 AND 23, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Sections 22 and 23, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

From the corner common to Sections 22, 23, 26 and 27 run N 24° 37' 26" E for 369.60 feet to an intersection with the Bulkhead line as approved by the Lee County Board of County Commissioners, May 8, 1963 and approved by the Trustee's of the Internal Improvement Fund on June 8, 1963 and as described in submerged land deed as recorded in Official Record Book 572 at page 14, Public Records of Lee County, Florida, said point of intersection being a non-tangent beginning of a curve and the Point of Beginning.

From said Point of Beginning run the following courses and distances along said Bulkhead line: northwesterly along the arc of a curve to the right of radius 241.48 feet (delta 76° 13' 23") (chord bearing N 39° 41' 20" W) (chord 298.08 feet) for 321.25 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the left of radius 680.00 feet (delta 37° 10' 00") (chord bearing N 20° 09' 40" W) (chord 433.41 feet) for 441.10 feet to a point of tangency; thence run N 38° 44' 40" W for 145.60 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 150.00 feet (delta 76° 26' 33") (chord bearing N 00° 31' 20" W) (chord 185.61 feet) for 200.13 feet to a point of reverse curvature; thence run northeasterly along the arc of said curve to the left of radius 150.00 feet (delta 31° 08' 47") (chord bearing N 22° 07' 33" E) (chord 80.54 feet) for 81.54 feet to an intersection with the south line of the lands as described in deed recorded in Official Record Book 3170 at page 177, Public Records of Lee County, Florida; thence run S 89° 30' 10" E along the south line of said lands for 1,122.66 feet to an intersection with the curved easterly line of the hereinabove described Bulkhead line; thence run southeasterly along the arc of said curve to the left of radius 397.28 feet (delta 37° 56' 55") (chord bearing S 04° 30' 33" E) (chord 258.35 feet) for 263.13 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the right of radius 200.00 feet (delta 19° 11' 00") (chord bearing S 13° 53' 30" E) (chord 66.65 feet) for 66.96 feet to a point of tangency; thence run S 04° 18' 00" E for 286.00 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 200.00 feet (delta 19° 00' 01") (chord bearing S 05° 12' 00" W) (chord 66.02 feet) for 66.32 feet to a point of tangency; thence run S 14° 42' 00" W for 244.00 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 250.00 feet (delta 87° 30' 04") (chord bearing S 58° 27' 00" W) (chord

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345.76 feet) for 381.80 feet to a point of tangency; thence run N 77° 48' 00" W
for 425.21 feet to the Point of Beginning.

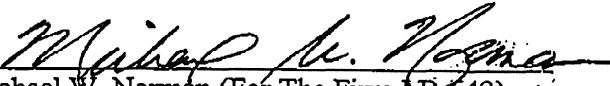
Parcel contains 24.5 acres, more or less.

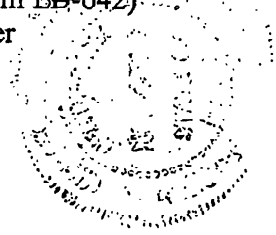
SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on south line of Section 22, Township 45 South,
Range 21 East to bear N 81° 30' 10" W.

Applicant's Legal Checked

by ES July 22, 2004


Michael W. Norman (For The Firm EB-642)
Professional Surveyor and Mapper
Florida Certificate No. 4500



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COMMUNITY DEVELOPMENT

20033899 Description Parcel B 022604

DCI2004-00036

February 26, 2004

DESCRIPTION**PARCEL "C"****PLANTATION DEVELOPMENT LIMITED AT SOUTH SEAS RESORT
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 22, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

From the intersection of the south line of the lands as described in deed recorded in Deed Book 209 at Page 71, Lee County Records with the curved easterly line of a Roadway Easement (50 feet wide) as described in Amended Grant of Easement recorded in Official Record Book 1806 at Page 3868, Lee County Records; thence run the following four (4) courses and distances along the east line of said 50 foot Roadway Easement: run northwesterly along said curved easement line to the right of radius 360.00 feet (chord bearing N 26° 02' 25" W) (chord 22.27 feet) (delta 03° 32' 39") for 22.27 feet to a point of compound curvature; thence run northwesterly along the arc of said curve to the right of radius 215.00 feet (chord bearing N 11° 38' 02" W) (chord 94.05 feet) (delta 25° 16' 05") for 94.82 feet to a point of tangency; thence run N 01° 00' 00" E for 122.00 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 163.00 feet (chord bearing N 15° 48' 55" W) (chord 94.31 feet) (delta 33° 37' 50") for 95.68 feet to an intersection with a point on the north line of a Conservation Easement described in deed recorded in Official Record Book 1983 at Page 4023 said public records; thence departing said Roadway Easement run the following seven (7) courses and distances along said conservation easement line: N 77° 58' 54" E for 60.69 feet; N 74° 06' 57" E for 128.31 feet; S 63° 06' 40" E for 11.81 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 170.00 feet (chord bearing S 79° 27' 32" E) (chord 95.70 feet) (delta 32° 41' 45") for 97.01 feet to a point of tangency; thence run N 84° 11' 36" E for 86.22 feet to a point of curvature; thence run northeasterly along the arc of said curve to the left of radius 331.10 feet (chord bearing N 74° 58' 20" E) (chord 106.11 feet) (delta 18° 26' 31") for 106.57 feet to a point of reverse curvature; thence run northeasterly along the arc of said curve to the right of radius 39.70 feet (chord bearing N 77° 36' 59" E) (chord 16.33 feet) (delta 23° 43' 50") for 16.44 feet to the northwest corner of the lands as described in deed recorded in Official Record Book 3170 at page 177, Lee County Public Records; thence run S 08° 29' 50" W departing said conservation easement and along the west line of the lands described in said deed for 203.67 feet to an intersection with the northerly line of a submerged land lease as described in Official Record Book 572 at page 14, Lee County Public Records; thence run the following courses and distances along the Bulkhead line as approved by Lee County Board of County Commissioners, May 8, 1963 and approved by the Trustee's of the Internal Improvement Fund on June 8, 1963 and as described in submerged land deed as recorded in Official Record Book 572 at page 14, Public Records of Lee County, Florida: run northwesterly along the arc of said curve to the left of radius 150.00 feet (chord bearing N 65° 57' 32" W) (chord 37.03 feet) (delta 14° 10' 48") for 37.12 feet to a point of tangency; thence run N 73° 03' 00" W for 163.07 feet to a point of

EXHIBIT A
PAGE 8 OF 19

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curvature; thence run northwesterly along the arc of said curve to the right of radius 191.45 feet (chord bearing N 54° 18' 00" W) (chord 123.08 feet) (delta 37° 30' 01") for 125.30 feet to a point of reverse curvature; thence run southwesterly along the arc of said curve to the left of radius 35.00 feet (chord bearing S 66° 57' 00" W) (chord 68.34 feet) (delta 154° 59' 40") for 94.68 feet to a point of tangency; thence run S 10° 33' 00" E for 126.80 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 73.00 feet (chord bearing S 53° 28' 50" E) (chord 99.44 feet) (delta 85° 51' 31") for 109.39 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the right of radius 100.94 feet (chord bearing S 45° 34' 40" E) (chord 156.52 feet) (delta 101° 40' 00") for 179.11 feet to a point of tangency; thence run S 05° 15' 20" W for 110.81 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 135.00 feet (chord bearing S 16° 44' 40" E) (chord 101.14 feet) (delta 44° 00' 00") for 103.67 feet to a point of tangency; thence run S 38° 44' 40" E for 390.00 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 620.00 feet (chord bearing S 10° 14' 40" E) (chord 591.68 feet) (delta 57° 00' 00") for 616.80 feet; thence run S 18° 15' 20" W for 317.84 feet; thence run N 81° 30' 10" W departing said bulkhead line for 83.31 feet to an intersection with the easterly curved ling of a roadway and utility easement (75 feet wide) as described in deed recorded in Official Records Book 1846 at Page 807, Lee County Public Records; thence run the following courses and distances along said easterly road easement: northwesterly along said curve to the left of radius 575.00 feet (chord bearing N 14° 12' 51" W) (chord 156.62 feet) (delta 15° 39' 18") for 157.11 feet to a point of tangency; thence run N 22° 02' 30" W for 202.98 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 215.00 feet (chord bearing N 04° 02' 30" W) (chord 132.88 feet) (delta 36° 00' 00") for 135.09 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the left of radius 685.00 feet (chord bearing N 09° 45' 00" W) (chord 550.85 feet) (delta 47° 25' 00") for 566.89 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the right of radius 790.00 feet (chord bearing N 26° 31' 45" W) (chord 190.61 feet) (delta 13° 51' 30") for 191.08 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the left of radius 385.00 feet (chord bearing N 31° 21' 00" W) (chord 156.80 feet) (delta 23° 30' 00") for 157.91 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the right of radius 335.00 feet (chord bearing N 36° 34' 02" W) (chord 76.23 feet) (delta 13° 03' 56") for 76.39 feet to the end of said curve and an intersection with the south line of the lands as recorded in Deed Book 209 at Page 71, Public Records of Lee County, Florida; thence run S 89° 24' 29" W along said line for 28.40 feet to the Point of Beginning.

Parcel contains 9.3 acres, more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on south line of lands described in deed recorded in Deed Book 209 at Page 71, Lee County Public Records to bear N 89° 27' 00" E.

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COMMUNITY DEVELOPMENT

Michael W. Norman
Michael W. Norman (For The Firm) (B-642)
Professional Surveyor and Mapper
Florida Certificate No. 4500
Applicant's Legal Checked
by *LD* July 22, 2004

DCI2004-00036

February 26, 2004

DESCRIPTION**PARCEL "D"****PLANTATION DEVELOPMENT LIMITED AT SOUTH SEAS PLANTATION
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Government Lot 3 and Government Lot 5, Section 22, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida which tract or parcel is described as follows:

From an intersection of the south line of the lands described in deed recorded Official Record Book 209 at Page 71, Lee County Records with the curved westerly line of a Roadway Easement (South Seas Plantation) (50 Feet Wide) as described in Amended Grant of Easement recorded in Official Record Book 1806 at Page 3868, Lee County Records also being the northeasterly corner of South Seas Plantation Beach homesites as recorded in Plat Book 29 at Page 105, Public Records of Lee County, Florida run S 89° 27' 00" W along said south line and north line of said beach homesites for 138.71 feet; thence run N 07° 02' 29" E departing said line for 141.89 feet; thence run N 08° 52' 16" W for 218.60 feet to an intersection with the southerly curved line of said Roadway Easement; thence run the following courses and distances along said Roadway Easement southeasterly along the arc of said curve to the left of radius 131.00 feet (chord bearing S 79° 36' 43" E) (chord 29.15 feet) (delta 12° 46' 34") for 29.21 feet to a point of reverse curvature; thence run southeasterly along arc of said curve to the right of radius 113.00 feet (chord bearing S 42° 30' 00" E) (chord 155.57 feet) (delta 87° 00' 00") for 171.58 feet to a point of tangency; thence run S 01° 00' 00" W for 122.00 feet to a point of curvature; thence run southeasterly along arc of said curve to the left of radius 265.00 feet (chord bearing S 11° 38' 02" E) (chord 115.92 feet) (delta 25° 16' 05") for 116.86 feet to the Point of Beginning.

Parcel contains 0.9 acres, more or less.

SUBJECT TO easements, restriction and reservations of record.

Bearings hereinabove mentioned are based on the north line of South Seas Plantation Beach Homesites as recorded in Plat Book 29 at Page 109, Public Records of Lee County, Florida also being the south line of the lands described in deed recorded in Deed Book 209 at Page 71, Public Records of Lee County, Florida wherein said line bears S 89° 27' 00" W.

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COMMUNITY DEVELOPMENT

20033899 Description Parcel D 042604

Applicant's Legal Checked

by MB July 22, 2004

Michael W. Norman
Michael W. Norman (for The Firm L.B-642)
Professional Land Surveyor
Florida Certificate No. 4500

DCI 2004-00036

February 26, 2004

DESCRIPTION**PARCEL "E"****PLANTATION DEVELOPMENT LIMITED AT SOUTH SEAS RESORT
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 21 EAST
CAPTIVA ISLAND, LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 22, Township 45 South, Range 21 East, Captiva Island, Lee County, Florida, which tract or parcel is described as follows:

From the easterlymost corner of Plantation Beach Club I, a condominium as shown on Surveyor's Plat, Exhibit "B" to Condominium Declaration recorded in Official Record Book 1188 at page 480, Public Records of Lee County, Florida, run northwesterly and northerly along the easterly line of said condominium and west line of a roadway easement (50 foot wide) as described in amended grant of the easement recorded in Official Record Book 1806 at page 3868, Lee County, Florida, Public Records along the arc of a curve to the right of radius 131.00 feet (delta 28° 36' 51") (chord bearing N 24° 54' 11" W) (chord 64.75 feet) for 65.42 feet to a point of tangency; thence run N 10° 35' 45" W for 40.24 feet; thence run N 59° 49' 11" E 53.07 feet to the easterly side of said roadway easement and the Point of Beginning.

From said Point of Beginning run N 10° 35' 45" W along the easterly line of said roadway easement for 177.02 feet to an intersection with the easterly prolongation of the north line of said Plantation Beach Club One; thence run S 89° 26' 57" W along said prolongation and along the north line of a roadway and utility easement (50 foot wide) for 10.22 feet to an intersection with the westerly line of a roadway and utility easement (30 feet wide); thence run N 09° 02' 37" W along said easterly line for 14.89 feet to the southwesterly corner of the southwesterly tennis court site as described in deed recorded in Official Record Book 1531 at page 1424, Public Records of Lee County, Florida; thence run along the southerly and easterly lines of said site as described in said deed N 81° 35' 41" E for 56.30 feet; N 08° 24' 19" W for 74.80 feet; thence run along the southerly and easterly lines of a tennis court site as described deed recorded in Official Record Book 1531 at page 1421 of said public records; N 81° 35' 41" E for 57.76 feet; N 08° 24' 19" W for 120.14 feet; thence run N 81° 35' 41" E for 10.24 feet; thence run S 02° 54' 19" E for 16.00 feet; thence run N 87° 05' 41" E for 61 feet, more or less, to an intersection with the Mean High Water Line of Bryant Bayou; thence run southerly and southwesterly meandering said Mean High Water Line for 427 feet, more or less, to an intersection with a line bearing N 59° 49' 11" E and passing through the Point of Beginning; thence run S 59° 49' 11" W along said line for 16 feet, more or less, to the Point of Beginning.

0012004-00036

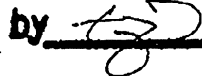
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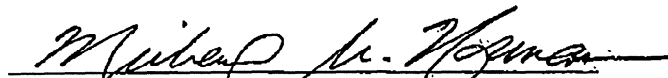
Parcel contains 0.8 acres, more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on west line of a 50 foot roadway easement as described in deed recorded in Official Record Book 1806 at page 3868, Public Records of Lee County, Florida, wherein the said west roadway easement line bears N 10° 35' 45" W.

Applicant's Legal Checked

by  July 22, 2004


Michael W. Norman (For The Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 4500

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COMMUNITY DEVELOPMENT

20033899 Parcel E 022604

DCI 2004-00036

NOTES:

1. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
2. POC = POINT OF COMMENCEMENT.
3. POB = POINT OF BEGINNING.
4. DESC. = DESCRIPTION.
5. DESCRIPTION ATTACHED.
6. G.L. = GOVERNMENT LOT.
7. OR = OFFICIAL RECORDS BOOK.
8. PG = PAGE.
9. TITF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND.
10. THE FEMA FLOOD ZONE AS SHOWN WERE TRANSFERRED BY SCALE FROM FIRM COMMUNITY PANEL 125124 0262 D, EFFECTIVE DATE 5/5/2003.
11. ELEVATIONS SHOWN HEREON ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM, 1929, BASED ON A LEVEL LOOP FROM USC & GS BENCH MARK NO. E-260. PUBLISHED ELEVATION = 4.964'.
12. THE MEAN HIGH WATER ELEVATION LOCATED HEREON (EL. 1.23') (NGVD 1929) IS BASED ON APPROVAL BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BUREAU OF SURVEY AND MAPPING TO EXTEND ESTABLISHED TIDAL DATUM OF REDFISH PASS, CAPTIVA ISLAND 872 5441, IN ACCORDANCE WITH CHAPTER 177, PART II, FLORIDA STATUTES.

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COMMUNITY DEVELOPMENT

PARCEL	AREA (IN ACRES)	AREA OF SUBMERGED LANDS (IN ACRES)
A	±42.6	±0.7
B	±24.5	±1.6
C	±9.3	±1.6
D	±0.9	
E	±0.8	

 = SUBMERGED LANDS

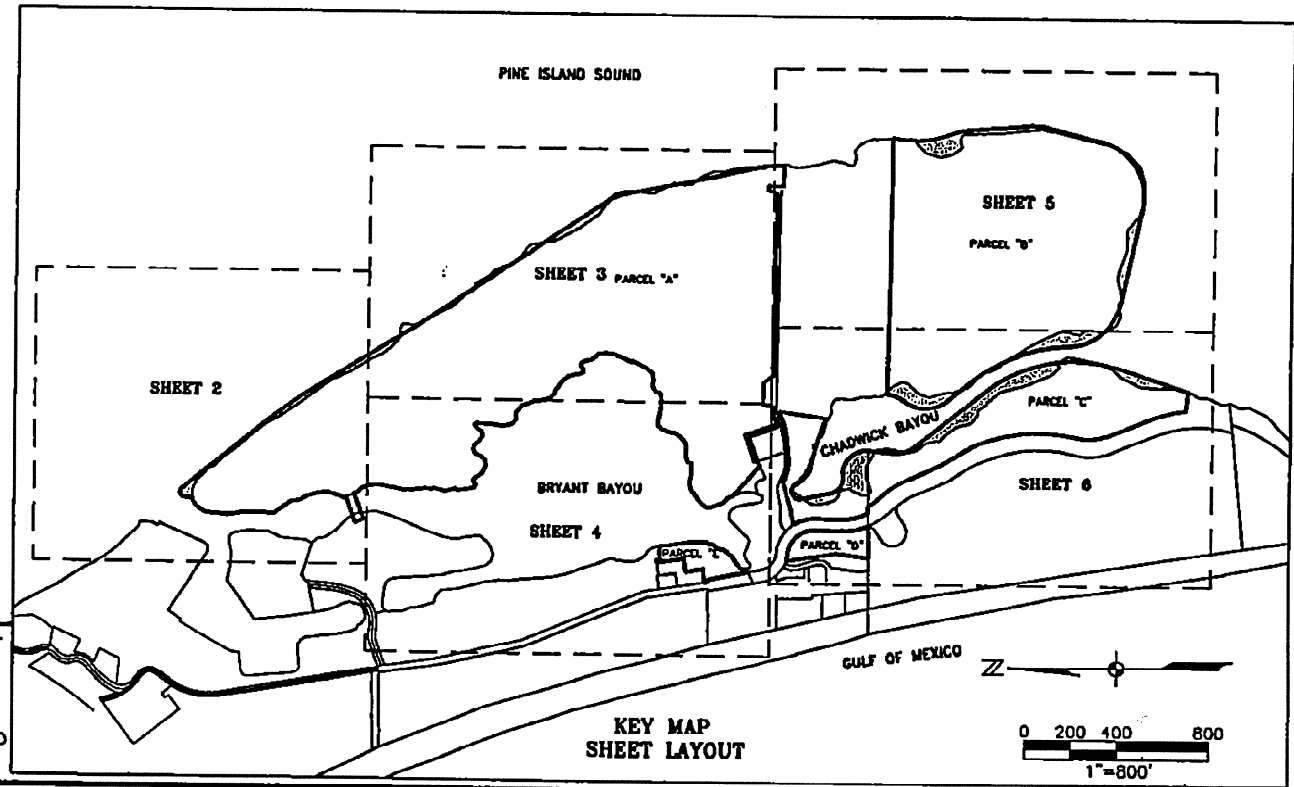
Exhibit PH-3.D.2

Applicant's Legal Checked
by 62 July 22, 2004.

THIS IS NOT A SURVEY

Michael W. Norman
MICHAEL W. NORMAN (FOR THE FIRM LG-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4500

DATE SIGNED: FEB 22 2004
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



PLANTATION DEVELOPMENT LTD.
SECTION 22, 26, & 27, TOWNSHIP 45 S, RANGE 21 E
CAPTIVA ISLAND, LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
AND SITE INFORMATION MAP

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/04	20033899	22-45-21	1"=800'	1 OF 6

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DCI2004-00036

PINE ISLAND SOUND

BULKHEAD LINE AS APPROVED
BY LEE COUNTY BOARD OF
COUNTY COMMISSIONERS MAY 8,
1963 AND BY TITF JUNE 18,
1963. (OR 572, PG 14)

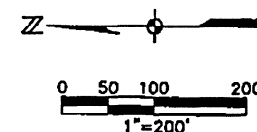
APPROXIMATE
MEAN HIGH WATER LINE

SHELL ROAD

ZONE AE (EL. 9')
ZONE AE (EL. 10')

ZONE AE (EL. 10')
ZONE AE (EL. 11')

APPROXIMATE
MEAN HIGH WATER LINE



PLANTATION DEVELOPMENT LTD.
SECTION 22, 26, & 27, TOWNSHIP 45 S, RANGE 21 E
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SKETCH TO ACCOMPANY DESCRIPTION
AND SITE INFORMATION MAP

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/04	20033899	22-45-21	1"=200'	2 OF 6

EXHIBIT A
PAGE 14 OF 19

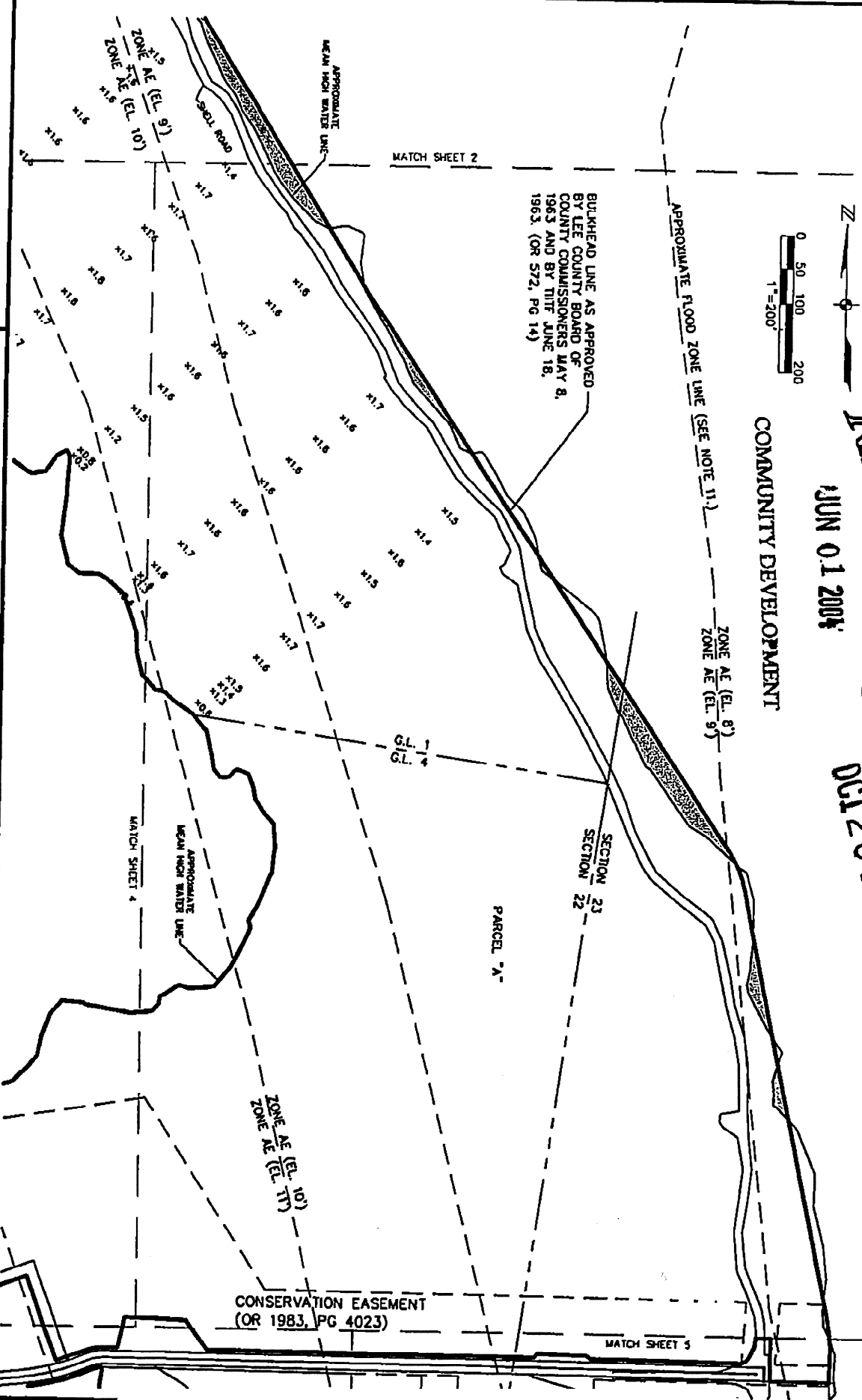
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JUN 01 2004

DCI2004-00036



COMMUNITY DEVELOPMENT



BULKHEAD LINE AS APPROVED BY LEE COUNTY BOARD OF COUNTY COMMISSIONERS MAY 8, 1963 AND BY TITF JUNE 18, 1963. (OR 572, PG 14)

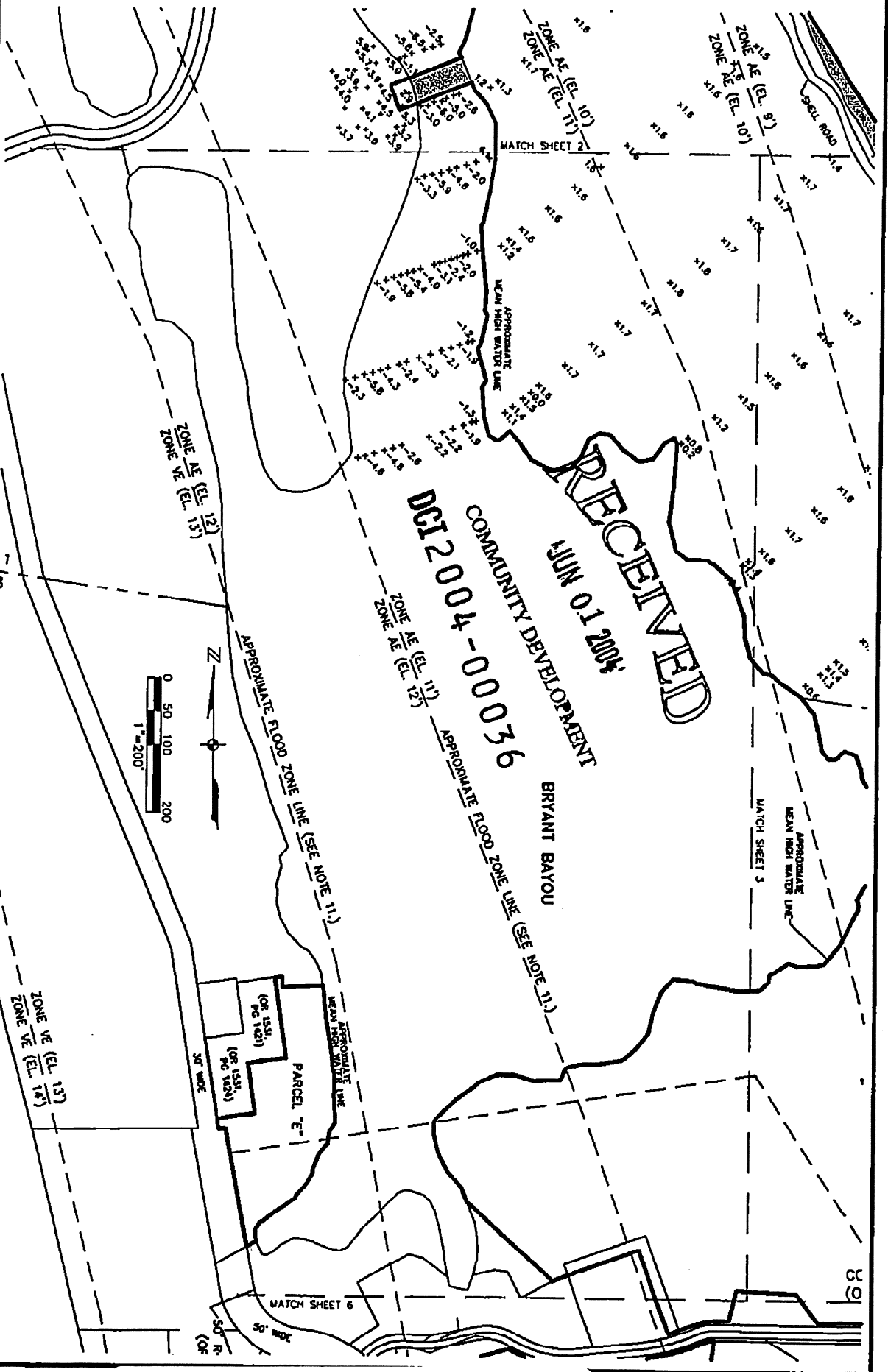
PLANTATION DEVELOPMENT LTD.
SECTION 22, 26, & 27, TOWNSHIP 45 S, RANGE 21 E
CAPTIVA ISLAND, LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

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FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
C.B. 1642 & L.B. 1642

SKETCH TO ACCOMPANY DESCRIPTION
AND SITE INFORMATION MAP

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/04	20031899	22-45-21	1"=200'	3 OF 6



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 DCI 2004-00036

BRYANT BAYOU

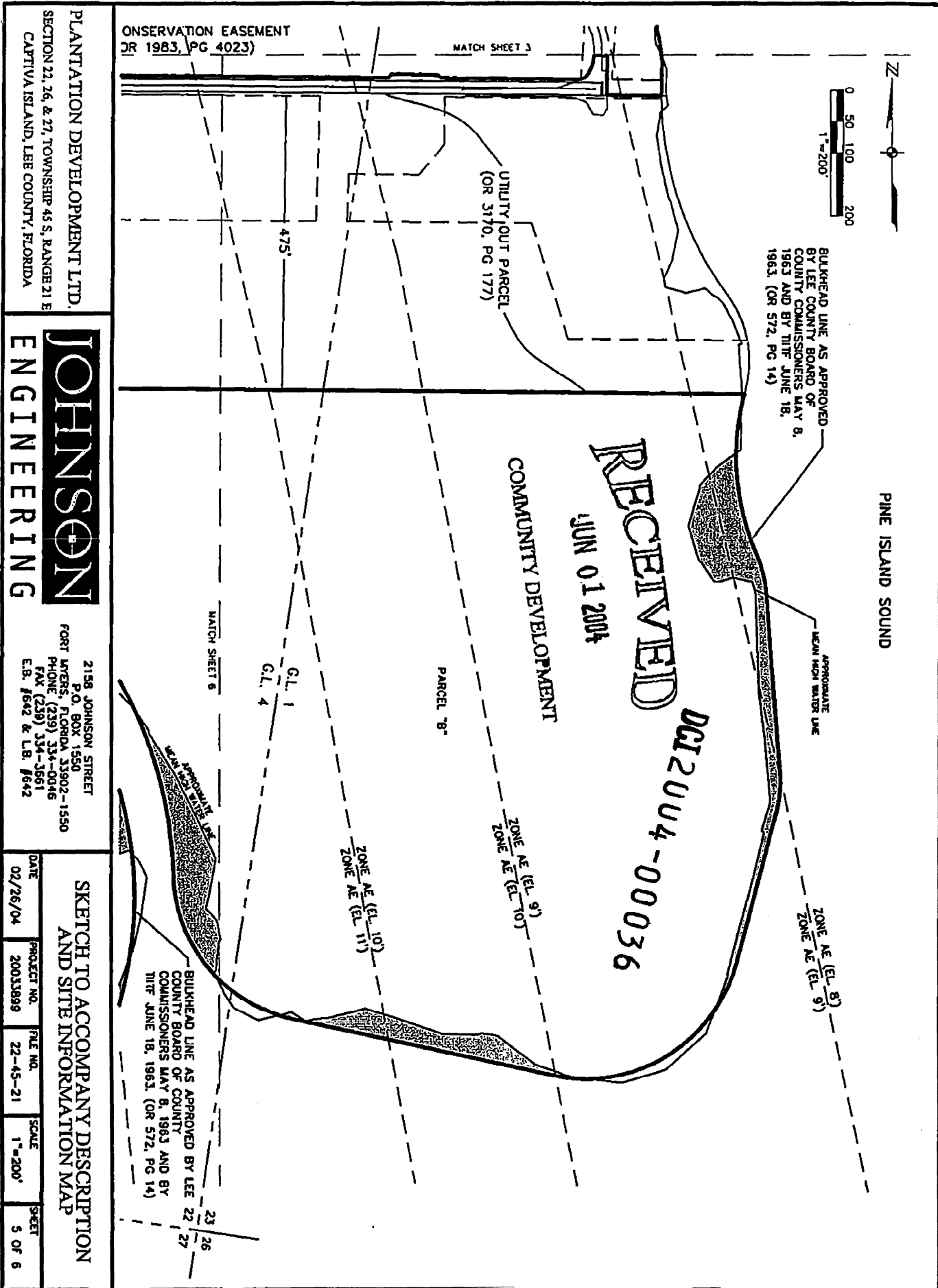
PLANTATION DEVELOPMENT LTD.
 SECTION 22, 26, & 27, TOWNSHIP 45 S, RANGE 21 E
 CAPTIVA ISLAND, LEE COUNTY, FLORIDA

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SKETCH TO ACCOMPANY DESCRIPTION
 AND SITE INFORMATION MAP

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/04	20033899	22-45-21	1"=200'	4 OF 6



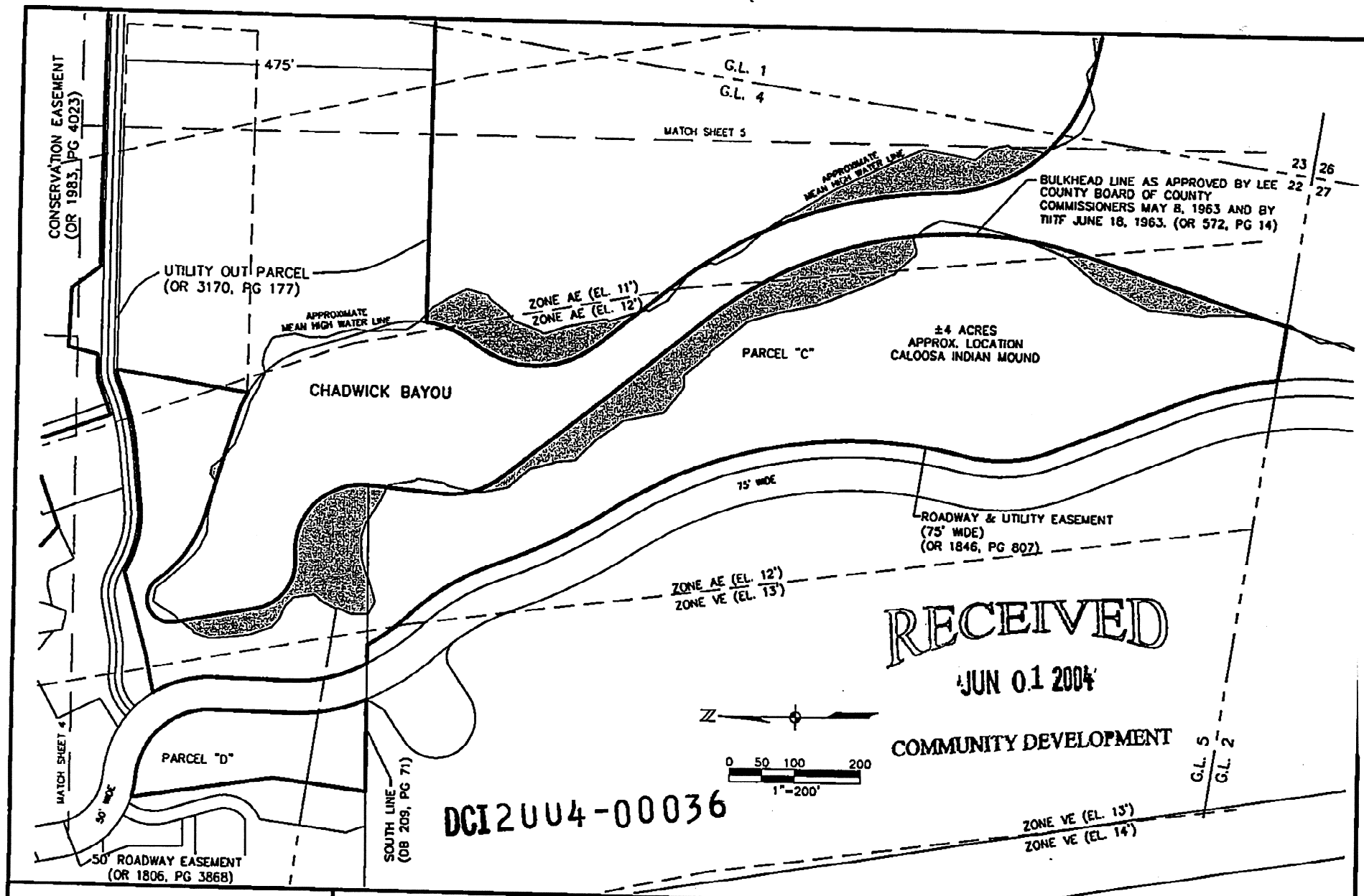


EXHIBIT A
PAGE 18 OF 19

PLANTATION DEVELOPMENT LTD.
SECTION 22, 26, & 27, TOWNSHIP 45 S, RANGE 21 E
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SKETCH TO ACCOMPANY DESCRIPTION
AND SITE INFORMATION MAP

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/04	20033899	22-45-21	1"=200'	6 OF 6

