

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00118

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Colonial Homes, Inc. filed an application for administrative approval to a Residential Planned Development on a project known as Rookery Pointe to create property development regulations for patio type dwelling units located on specific lots within the development on property located at the southwest corner of Koreshan Blvd and Three Oaks Pkwy, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 46 South, Range 25 East, Lee County, Florida:

See Legal Description Attached As EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number 94-03-15-DCI-01 (with subsequent amendments in case numbers 99-09-251.03Z 01.01, ADD2000-00029, ADD2000-00164, ADD2001-00058, ADD2001-00102 & ADD2001-00169); and

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

WHEREAS, the development known as Rookery Pointe residential planned development is approved for a maximum of 500 dwelling units, of which 250 may be multiple family and 250 may be single family; and

WHEREAS, property development regulations for single-family detached, two-family attached, zero-lot line, patio homes, townhouses and multiple family have been established by Resolution Z-94-009; and

WHEREAS, the current property development regulations for two-family attached, zero-lot line, and patio homes requires a side setback of 5 feet on one side and a side setback of zero (0) feet on the other; and

WHEREAS, the proposed minimum side setback for patio homes of 5 feet, on both side, will provide a clear distinction between the existing side setbacks of zero (0) feet and 5 feet for zero lot line, two-family attached, and patio homes, as established in Resolution Z-94-009; and

WHEREAS, the applicant is desirous of creating a new set of property development for patio homes to be consistent with the product that is being constructed on site; and

WHEREAS, the new set of property development regulations will provide for a minimum side setback of 5 feet on both side lot lines of the patio homes; and

WHEREAS, the new property development regulations will only apply to specific lots owned by the developer (Colonial Homes Inc.); and

WHEREAS, some of the proposed patio homes will be interspersed amongst existing single family and zero lot line residential dwelling units approved under the existing property development regulations approved in Resolution Z-94-009; and

WHEREAS, the property development regulations proposed by the applicant will maintain the appearance of a standard single-family residential neighborhood; and

WHEREAS, the proposed property development regulations will apply to 123 residential lots owned by the applicant; and

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

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

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

Approval is subject to the following conditions:

1. **Resolution Z-94-009 is hereby amended by adding the following property development regulations specifically for patio homes and only for patio homes to be built on lots attached hereto as EXHIBIT "B".**

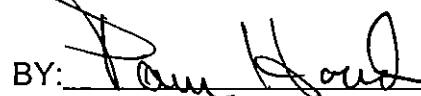
PROPERTY DEVELOPMENT REGULATIONS EXHIBIT "B" PATIO HOMES	
Minimum lot area:	4,275 sq ft
Minimum lot dimension:	45 ft wide by 95 ft deep
Minimum corner lot dimensions:	62.5 ft wide by 95 ft deep
Minimum front setback from local R/W line to building wall:	20 ft
Minimum rear setback from property line to building wall:	10 ft

Minimum rear setback from property line to pool deck/enclosure:	10 ft
Minimum water setback from water to building wall:	15 ft
Minimum side setback from property line to building wall:	5 ft
Minimum side setback from local R/W line to building wall:	15 ft
Minimum front setback from local R/W line to courtyard wall:	10 ft
Minimum rear setback from property line to courtyard wall:	0 ft
Minimum side setback from property line to courtyard wall:	0 ft
Maximum lot coverage by buildings	75 %

2. For reference purposes see EXHIBIT "C" attached hereto, for a typical detail of a patio home lot layout.
3. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 23rd day of September, A.D., 2003.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit "A"
Legal Description of
ROOKERY POINTE
(RPD Parcel as provided by client)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE RUN S88°38'24"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27 FOR 2,591.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;
THENCE RUN S00°39'42"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 75.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD;
THENCE RUN NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT OF TANGENCY;
THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 1,758.93 FEET;
THENCE RUN N89°22'36"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 350.03 FEET;
THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 281.64 FEET TO A POINT OF CURVATURE;
THENCE RUN SOUTHEASTERLY FOR 78.59 FEET ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND HAVING A CENTRAL ANGLE OF 90°03'25" TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY AND THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;
THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 597.48 FEET;
THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;
THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 406.49 FEET TO THE POINT OF BEGINNING;
THENCE RUN S88°41'49"W FOR 12.12 FEET TO A POINT ON THE SOUTHERLY TOP BANK OF A CREEK;
THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY MEANDERS OF SAID CREEK:
THENCE RUN N77°33'33"W FOR 39.80 FEET;
THENCE RUN N52°26'21"W FOR 17.04 FEET;
THENCE RUN N84°25'52"W FOR 30.37 FEET;
THENCE RUN S82°17'30"W FOR 35.26 FEET;
THENCE RUN N65°09'33"W FOR 16.18 FEET;
THENCE RUN S46°12'33"W FOR 46.63 FEET;
THENCE RUN N46°28'07"W FOR 23.47 FEET;
THENCE RUN N84°54'13"W FOR 30.91 FEET;
THENCE RUN N84°25'40"W FOR 28.53 FEET;
THENCE RUN N84°15'20"W FOR 40.97 FEET;
THENCE RUN N86°57'04"W FOR 33.57 FEET;
THENCE RUN S27°11'11"W FOR 20.27 FEET;
THENCE RUN S01°32'31"E FOR 34.84 FEET;
THENCE RUN S39°22'37"E FOR 21.60 FEET;
THENCE RUN S04°18'44"E FOR 33.40 FEET;
THENCE RUN S22°21'47"W FOR 36.77 FEET;
THENCE RUN S31°24'28"W FOR 27.74 FEET;
THENCE RUN S55°14'41"W FOR 25.19 FEET;
THENCE RUN S35°53'48"W FOR 18.10 FEET;
THENCE RUN S17°03'24"E FOR 17.38 FEET;
THENCE RUN S61°12'11"W FOR 28.77 FEET;
THENCE RUN S42°04'32"W FOR 36.36 FEET;

(continued)

RECEIVED
AUG 20 2003

PERMIT COUNTER

ADD2003-00118

THENCE RUN N87°30'45"W FOR 24.78 FEET;
THENCE RUN S16°30'11"W FOR 22.14 FEET;
THENCE RUN S76°34'51"W FOR 47.00 FEET;
THENCE RUN S87°39'56"W FOR 30.93 FEET;
THENCE RUN S76°31'18"W FOR 58.50 FEET;
THENCE RUN S27°12'07"W FOR 24.27 FEET;
THENCE RUN S72°58'37"W FOR 39.55 FEET;
THENCE RUN N85°40'53"W FOR 28.29 FEET;
THENCE RUN S62°34'41"W FOR 14.93 FEET;
THENCE RUN S86°08'44"W FOR 36.02 FEET;
THENCE RUN N85°26'57"W FOR 50.59 FEET;
THENCE RUN S35°54'13"W FOR 17.57 FEET;
THENCE RUN N87°56'32"W FOR 29.35 FEET;
THENCE RUN S24°49'07"W FOR 33.09 FEET;
THENCE RUN S49°51'06"W FOR 15.12 FEET;
THENCE RUN S02°45'24"W FOR 41.68 FEET;
THENCE RUN S27°07'34"W FOR 36.54 FEET;
THENCE RUN S65°40'24"W FOR 21.30 FEET;
THENCE RUN S79°48'03"W FOR 63.83 FEET;
THENCE RUN S30°47'28"W FOR 38.12 FEET;
THENCE RUN S81°01'48"W FOR 73.07 FEET;
THENCE RUN S78°50'52"W FOR 0.34 FEET;
THENCE LEAVING SAID MEANDER LINE, RUN N01°18'11"W FOR 1,285.77 FEET;
THENCE RUN S88°38'24"W FOR 193.38 FEET;
THENCE RUN N01°21'36"W FOR 250.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KORESHAN BOULEVARD;
THENCE RUN S88°38'24"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 1,196.70 FEET TO A POINT OF CURVATURE;
THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4);
THENCE RUN S00°39'42"E ALONG SAID WEST LINE FOR 2,216.80 FEET;
THENCE RUN N88°55'30"E FOR 1,309.24 FEET;
THENCE RUN S00°52'32"E FOR 335.77 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4);
THENCE RUN N89°10'12"E ALONG SAID SOUTH LINE FOR 1,309.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY;
THENCE RUN N01°18'11"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1,001.67 FEET;
THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;
THENCE RUN N01°18'11"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 511.51 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINS 111.48 ACRES, MORE OR LESS.

Surveyor and Mapper in Responsible Charge:
Roger H. Harrah, LS #5294
Professional Surveyor and Mapper
Community Engineering Services, Inc.
9200 Bonita Beach Road, Suite 213
Bonita Springs, FL 34135
LB #6572

Signed:

Roger H. Harrah
Roger H. Harrah, P.L.S.

Date:

11-14-00

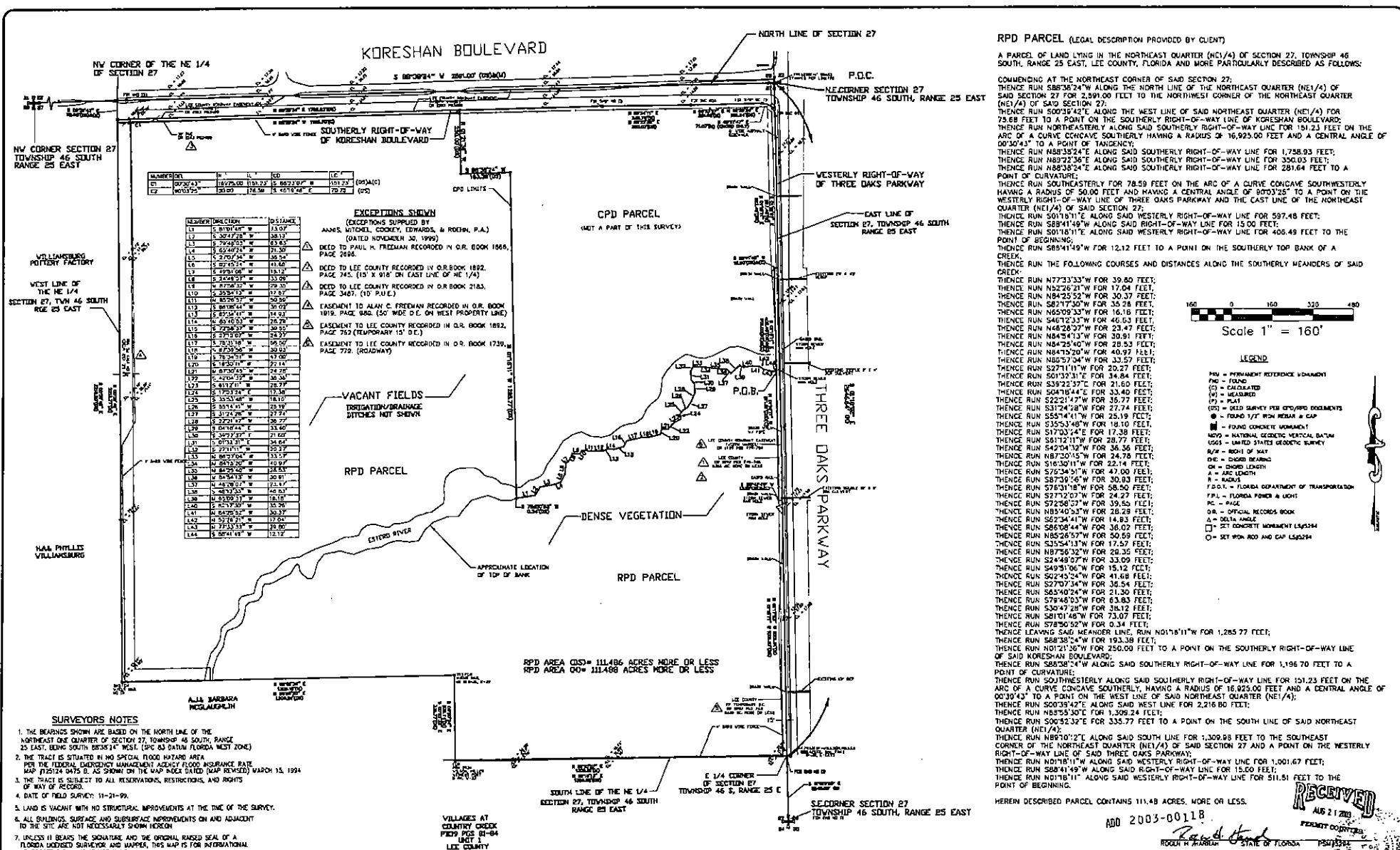
\\C:\Program Files\BACDATA\27\Survey\Polys\Boundary Points Legal Desc.doc

Applicant's Legal Checked
by AM 22 AUG 03

RECEIVED
AUG 20 2003

PERMIT COUNTER

ADD 2003 00118



RPD PARCEL (LEGAL DESCRIPTION PROVIDED BY CLIENT)

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;

THENCE RUN S88°36'24"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27 FOR 2,591.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;

THENCE RUN S00°19'42"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 75.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE (LINE OF KORESHAN BOULEVARD);

THENCE RUN N08°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT OF TANGENCY;

THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 1,758.93 FEET;

THENCE RUN N88°32'36"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 350.03 FEET;

THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 281.64 FEET TO A POINT OF CURVATURE;

THENCE RUN SOUTHEASTERLY FOR 78.59 FEET ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND HAVING A CENTRAL ANGLE OF 90°35'25" TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY AND THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;

THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 597.48 FEET;

THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;

THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 405.48 FEET TO THE POINT OF BEGINNING;

THENCE RUN S88°41'49"W FOR 12.12 FEET TO A POINT ON THE SOUTHERLY TOP BANK OF A CREEK;

THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY MEANDERS OF SAID CREEK:

THENCE RUN N77°33'33"W FOR 39.80 FEET;

THENCE RUN N52°26'21"W FOR 17.04 FEET;

THENCE RUN N84°25'52"W FOR 30.37 FEET;

THENCE RUN S81°17'07"W FOR 35.28 FEET;

THENCE RUN N65°03'33"W FOR 16.18 FEET;

THENCE RUN S46°12'33"W FOR 46.63 FEET;

THENCE RUN N48°28'28"W FOR 23.47 FEET;

THENCE RUN N84°54'13"W FOR 30.91 FEET;

THENCE RUN N84°25'40"W FOR 20.53 FEET;

THENCE RUN N84°54'13"W FOR 40.97 FEET;

THENCE RUN N85°57'04"W FOR 33.57 FEET;

THENCE RUN S27°11'11"W FOR 20.27 FEET;

THENCE RUN S01°30'31"E FOR 34.84 FEET;

THENCE RUN S38°22'37"E FOR 21.60 FEET;

THENCE RUN S04°18'44"E FOR 33.40 FEET;

THENCE RUN S22°21'47"W FOR 35.77 FEET;

THENCE RUN S31°42'08"W FOR 28.74 FEET;

THENCE RUN S55°14'11"W FOR 25.19 FEET;

THENCE RUN S35°53'48"W FOR 18.10 FEET;

THENCE RUN S17°32'42"E FOR 17.38 FEET;

THENCE RUN S81°12'11"W FOR 28.77 FEET;

THENCE RUN S42°04'12"W FOR 36.36 FEET;

THENCE RUN N87°50'15"W FOR 24.78 FEET;

THENCE RUN S10°30'11"W FOR 22.14 FEET;

THENCE RUN S76°34'51"W FOR 47.00 FEET;

THENCE RUN S87°59'46"W FOR 30.83 FEET;

THENCE RUN S78°31'18"W FOR 58.50 FEET;

THENCE RUN S27°12'07"W FOR 24.27 FEET;

THENCE RUN S72°58'57"W FOR 39.50 FEET;

THENCE RUN N85°40'37"W FOR 28.28 FEET;

THENCE RUN S62°34'41"W FOR 14.83 FEET;

THENCE RUN S86°08'44"W FOR 36.02 FEET;

THENCE RUN N85°28'37"W FOR 50.69 FEET;

THENCE RUN S35°54'11"W FOR 17.57 FEET;

THENCE RUN N87°56'32"W FOR 28.35 FEET;

THENCE RUN S24°49'07"W FOR 33.09 FEET;

THENCE RUN S48°51'06"W FOR 15.12 FEET;

THENCE RUN S02°45'24"W FOR 41.68 FEET;

THENCE RUN S27°07'34"W FOR 36.54 FEET;

THENCE RUN S85°40'37"W FOR 21.30 FEET;

THENCE RUN S78°48'03"W FOR 63.80 FEET;

THENCE RUN S30°47'28"W FOR 38.12 FEET;

THENCE RUN S81°01'41"W FOR 73.07 FEET;

THENCE RUN S78°50'32"W FOR 0.34 FEET;

THENCE LEAVING SAID MEANDER LINE, RUN N01°18'11"W FOR 1,285.77 FEET;

THENCE RUN S68°38'24"W FOR 193.38 FEET;

THENCE RUN N01°18'11"W FOR 250.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KORESHAN BOULEVARD;

THENCE RUN S88°38'24"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 1,196.70 FEET TO A POINT OF CURVATURE;

THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4);

THENCE RUN S00°19'42"E ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER (NE1/4);

THENCE RUN N88°38'24"E FOR 1,309.24 FEET;

THENCE RUN S00°32'32"E FOR 335.77 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4);

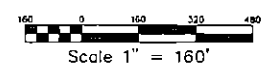
THENCE RUN N88°38'24"E ALONG SAID SOUTH LINE FOR 1,309.28 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY;

THENCE RUN N01°18'11"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1,001.67 FEET;

THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;

THENCE RUN N01°18'11"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 511.51 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINS 111.486 ACRES, MORE OR LESS.

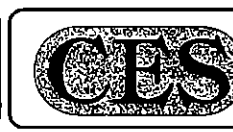


- LEGEND**
- PM = PERMANENT REFERENCE MONUMENT
 - FM = FOUND
 - (C) = CALCULATED
 - WM = WEATHERED
 - PL = PLANT
 - CD = CROWN SURVEY PER CROWN DOCUMENTS
 - = FOUND 1/2" IRON NAIL & CAP
 - = FOUND CONCRETE MONUMENT
 - NAD83 = NATIONAL GEODETIC VERTICAL DATUM
 - USGS = UNITED STATES GEOLOGIC SURVEY
 - N/E = NORTH OF EAST
 - DE = DIAGONAL BEARING
 - LD = LONG DISTANCE
 - A = ARC LENGTH
 - R = RADIUS
 - F.O.D. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - PC = PAGE
 - O.R. = OFFICIAL RECORDS BOOK
 - Δ = DELTA ANGLE
 - = 2" CONCRETE MONUMENT L&P&M
 - = SET FROM ROD AND CAP L&P&M

SURVEYOR'S NOTES

- THE BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING SOUTH 89°02'14" WEST, (2°03'43" EAST) FLORIDA WEST ZONE.
- THE TRACT IS SITUATED IN NO SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FIRM 14-014-D-1, AS SHOWN ON THE MAP INDEX DATED (MAP REVISION) MARCH 15, 1994.
- THE TRACT IS SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.
- DATE OF FIELD SURVEY: 11-21-99.
- LAND IS VACANT WITH NO STRUCTURAL IMPROVEMENTS AT THE TIME OF THE SURVEY.
- ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- THE PURPOSE OF THIS SURVEY IS TO RESURVEY A TRACT OF LAND FOR THE PURPOSE OF FUTURE DEVELOPMENT.
- THE REPORTED USE OF THE LAND, AS CLASSIFIED IN THE UNIFORM TECHNICAL STANDARDS (UTS)-4 (FAC), IS "COMMERCIAL-INDUSTRIAL". THE UNIFORM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- ELEVATIONS ARE SHOWN BASED ON NAVD 83 DATUM.

BOUNDARY SURVEY
FOR
ROOKERY POINT
A PORTION OF SECTION 27 TWP 46S RGE 25E
LEE COUNTY, FLORIDA



COMMUNITY ENGINEERING SERVICES, INC.
Civil Engineering • Surveying • Project Management
LB# 6572
9200 Bonita Beach Road, Suite 213
Bonita Springs, Florida 34135
Telephone (941) 495-0009 Fax (941) 495-7934

RECEIVED
AUG 21 2003
PERMIT TO SURVEY
STATE OF FLORIDA
DATE SIGNED: 01-07-00
CERTIFIED TO:
(1) ROOKERY POINT, L.L.C., a Florida limited liability company
(2) JAMES MITCHELL, COCKEY, EDWARDS & ROEHL, P.A.
(3) ATTORNEY'S TITLE INSURANCE FUND, INC.
(4) COMERICA BANK, ITS SUCCESSORS OR ASSIGNS

ROOKERY POINTE
STRAP NUMBERS and ADDRESSES

STRAP	Site Address	Owner Name
<u>27-46-25-10-00004.0270</u>	9771 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0280</u>	9781 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0290</u>	9791 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0300</u>	9801 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0310</u>	9811 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00005.0400</u>	9750 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00006.0250</u>	9660 FALCONER WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00006.0270</u>	9680 FALCONER WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00008.0020</u>	20451 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00008.0160</u>	20360 TALON TRACE ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.0820</u>	20010 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0830</u>	20020 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0840</u>	20030 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0850</u>	20040 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0860</u>	20050 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0870</u>	20060 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0880</u>	20070 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0890</u>	20080 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0900</u>	20090 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC

ROOKERY POINTE
STRAP NUMBERS and ADDRESSES

<u>27-46-25-10-00009.0910</u>	20100 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.0920</u>	9601 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.0930</u>	9611 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.0940</u>	9621 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.0950</u>	9631 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.0960</u>	9641 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.0970</u>	9651 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.0980</u>	9661 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.1010</u>	9691 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.1060</u>	9650 RAVEN CT ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00009.1090</u>	20120 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1110</u>	20140 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1120</u>	20170 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1130</u>	20180 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1140</u>	20190 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1170</u>	20220 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1180</u>	20230 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1190</u>	20240 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1200</u>	20250 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1210</u>	20260 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC

**ROOKERY POINTE
STRAP NUMBERS and ADDRESSES**

STRAP	Site Address	Owner Name
<u>27-46-25-10-00009.1220</u>	20270 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1260</u>	20350 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1270</u>	20360 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1280</u>	20370 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1290</u>	20380 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1320</u>	20410 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00009.1330</u>	20420 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00010.0250</u>	20421 TALON TRACE ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0260</u>	20411 TALON TRACE ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0390</u>	20251 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00010.0540</u>	20141 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0550</u>	20131 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0570</u>	20111 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0580</u>	20101 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0590</u>	20091 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0600</u>	20081 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0610</u>	20071 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0620</u>	20061 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00010.0630</u>	20051 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC

ROOKERY POINTE
STRAP NUMBERS and ADDRESSES

STRAP	Site Address	Owner Name
<u>27-46-25-10-00011.0640</u>	20040 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0660</u>	20090 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0670</u>	20100 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0680</u>	20120 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0690</u>	20140 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0700</u>	20150 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0710</u>	20170 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0720</u>	20141 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00011.0730</u>	20131 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00011.0740</u>	20111 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00011.0750</u>	20081 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00011.0760</u>	20071 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00011.0770</u>	20051 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00011.0780</u>	20031 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00011.0790</u>	20010 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00011.0800</u>	20020 EAGLE GLEN WAY ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00001.0440</u>	20630 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0450</u>	20620 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0460</u>	20610 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC

ROOKERY POINTE
STRAP NUMBERS and ADDRESSES

STRAP	Site Address	Owner Name
<u>27-46-25-10-00001.0470</u>	20600 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0480</u>	20590 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0490</u>	20580 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0500</u>	20570 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0520</u>	20550 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0530</u>	20540 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00001.0540</u>	20530 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0290</u>	20501 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0300</u>	20511 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0310</u>	20521 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0320</u>	20531 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0330</u>	20541 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0340</u>	20551 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0350</u>	20561 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0360</u>	20571 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0370</u>	20581 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0380</u>	20591 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0390</u>	20601 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0400</u>	20611 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC

**ROOKERY POINTE
STRAP NUMBERS and ADDRESSES**

STRAP	Site Address	Owner Name
<u>27-46-25-10-00002.0410</u>	20621 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0420</u>	20631 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00002.0430</u>	20641 ROOKERY DR ESTERO FL 33928	COLONIAL HOMES INC
<u>27-46-25-10-00003.0020</u>	9990 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0030</u>	9980 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0040</u>	9970 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0050</u>	9960 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0060</u>	9950 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0070</u>	9940 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0080</u>	9930 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0090</u>	9920 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0100</u>	9910 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0110</u>	9900 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0120</u>	9896 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00003.0130</u>	9890 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0140</u>	9999 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0150</u>	9991 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0160</u>	9981 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0170</u>	9971 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC

ROOKERY POINTE
STRAP NUMBERS and ADDRESSES

STRAP	Site Address	Owner Name
<u>27-46-25-10-00004.0180</u>	9961 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0210</u>	9931 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0220</u>	9921 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0230</u>	9911 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0240</u>	9901 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0250</u>	9891 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC
<u>27-46-25-10-00004.0260</u>	9761 ROOKERY CIR ESTERO FL	COLONIAL HOMES INC

27-46-25-10-00004.0340 9841 Rookery Cir.
Colonial Homes Inc

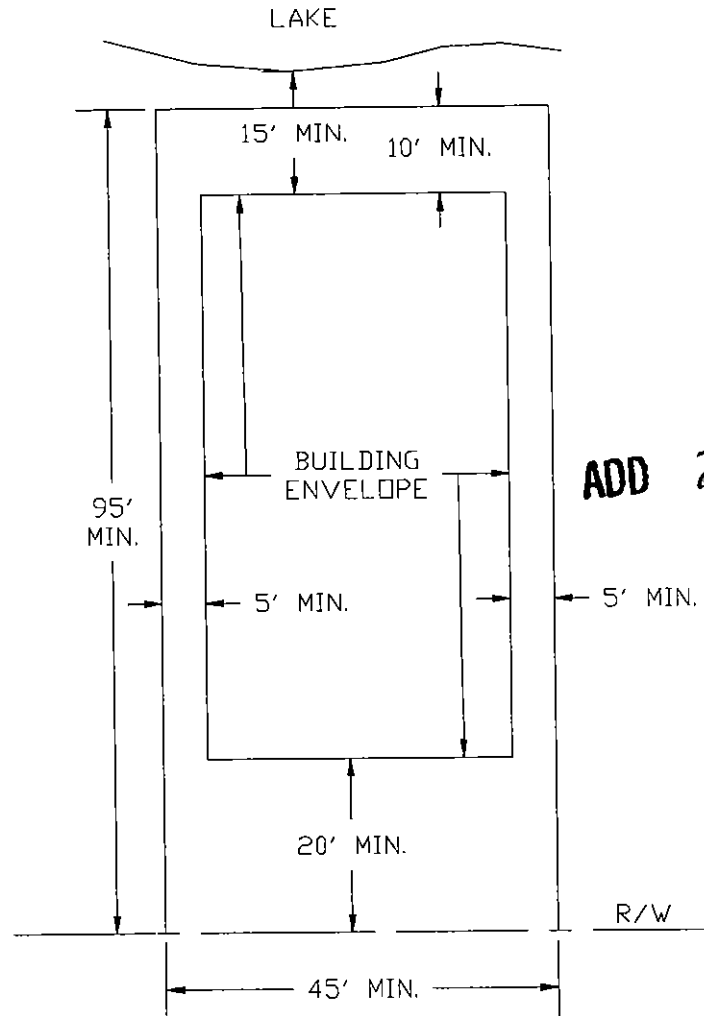


**Rookery Pointe
Administrative Amendment Application**

Narrative

The proposed detail is as follows:

EXHIBIT "C"



ADD 2003-00118

**PATIO HOMES
TYPICAL DETAIL**

RECEIVED
AUG 15 2003

PERMIT COUNTER
Page 2 of 2



community engineering services, inc.
civil engineering • surveying • project management

8991 Daniels Center Drive, Suite 103 • Fort Myers, Florida 33912 • 239.936.9777 • fax 239.936.0064
www.communityengineeringonline.com