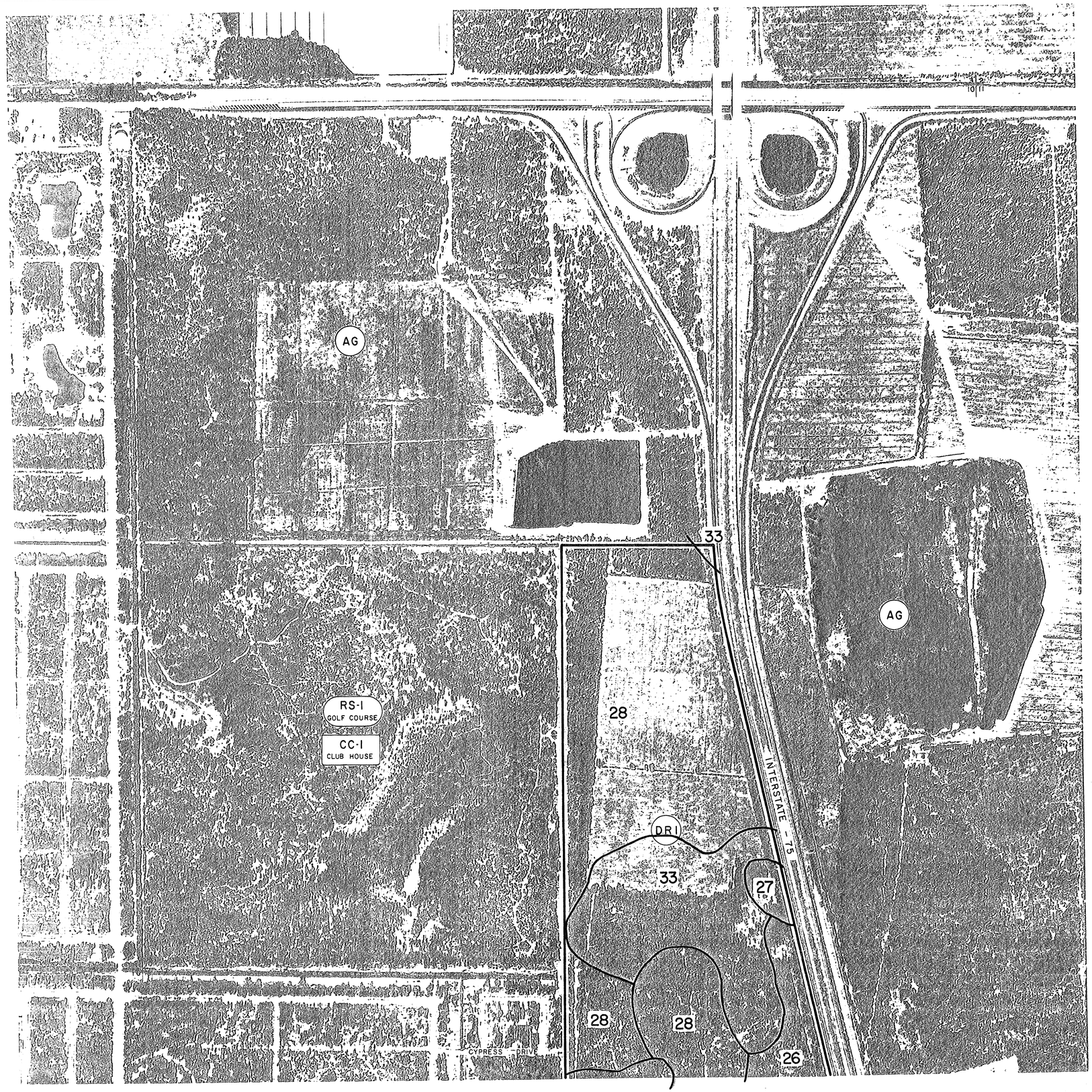


N

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

PERMIT COUNTER

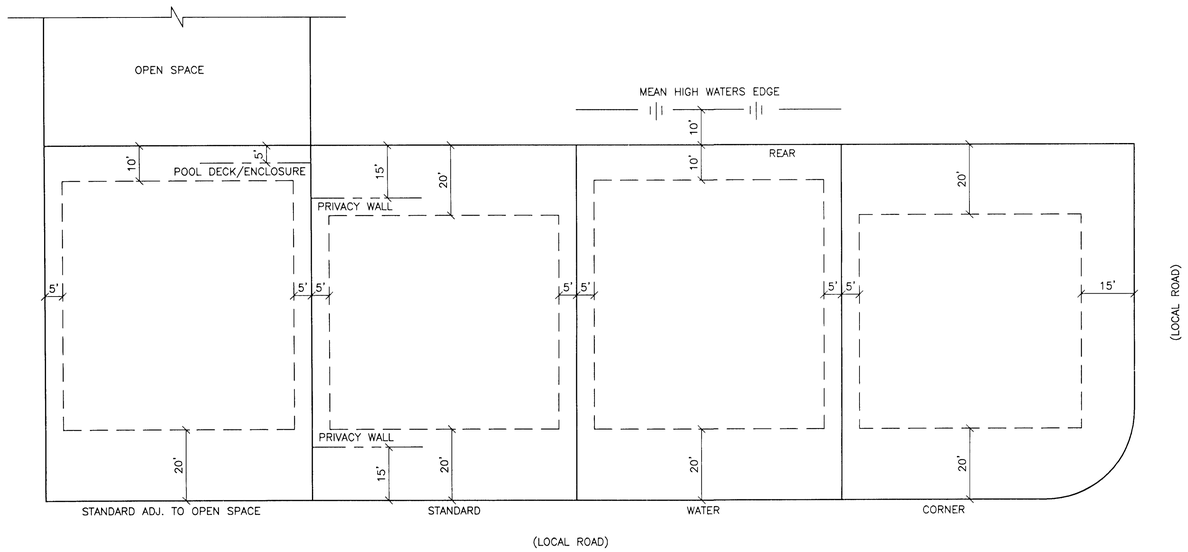
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-9- 1984

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

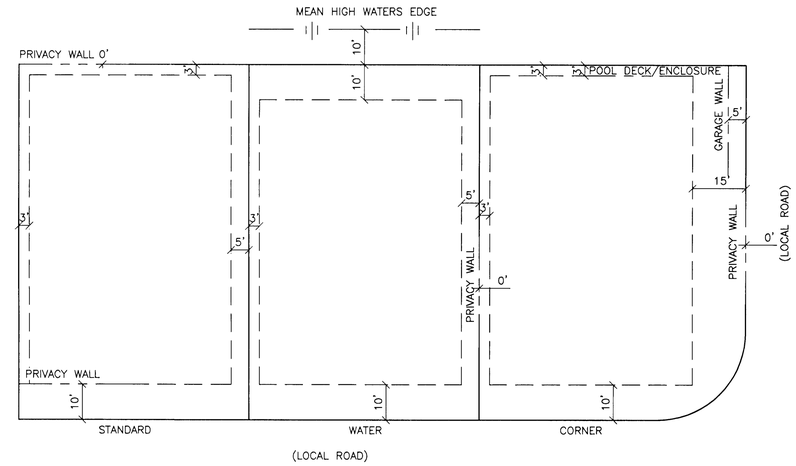
JOB NO. 110-04-83
DATE 4-17-84

SHEET NO. G-3
OF

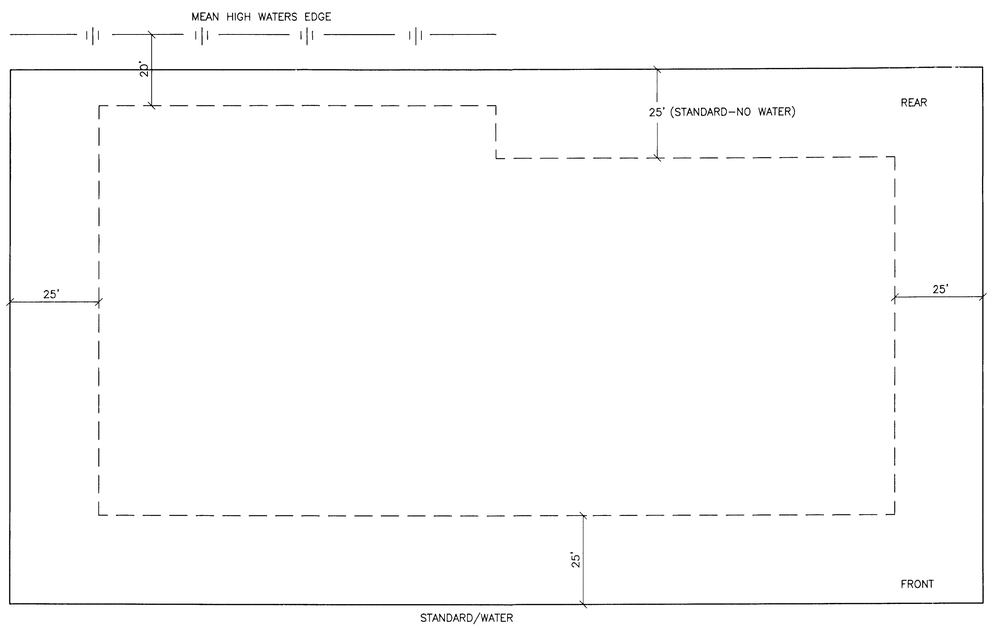
SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA, 33910
1334 LAFAYETTE STREET PHONE 813/549-2345



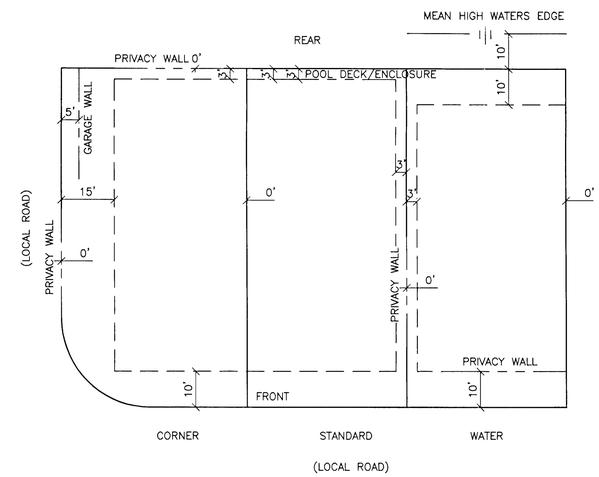
SINGLE FAMILY LOT
(STANDARD)



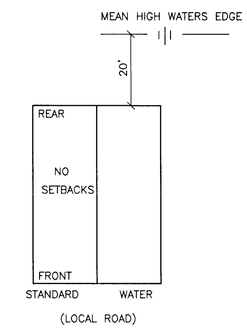
SINGLE FAMILY LOT
(EXECUTIVE)



CONDOMINIUM TRACT



ZERO LOT LINE LOT
(PATIO HOME)



TOWNHOUSE LOT

DCI2005-00054

PERMIT COUNTER

LEGEND

- PROPERTY LINE
- COURTYARD WALL SETBACK LINE
- BUILDING WALL SETBACK LINE
- WATERS EDGE

VILLAGES OF SAN CARLOS

REVISION	DATE	REMARKS	CHG. BY

FLORIDA PROFESSIONAL ENGINEER

DATE _____ 19__

SOURCE, INC.
ENGINEERS · PLANNERS
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (941)549-2345 FAX (941)549-6779

JOB NO. 110-06-87
DATE 1-4-91
SHEET NO. H OF
DRAWN BY: LH
FILE NAME: ALICSETB

PROPOSED SETBACK ILLUSTRATIONS

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

ZONING SKETCH NOTES:

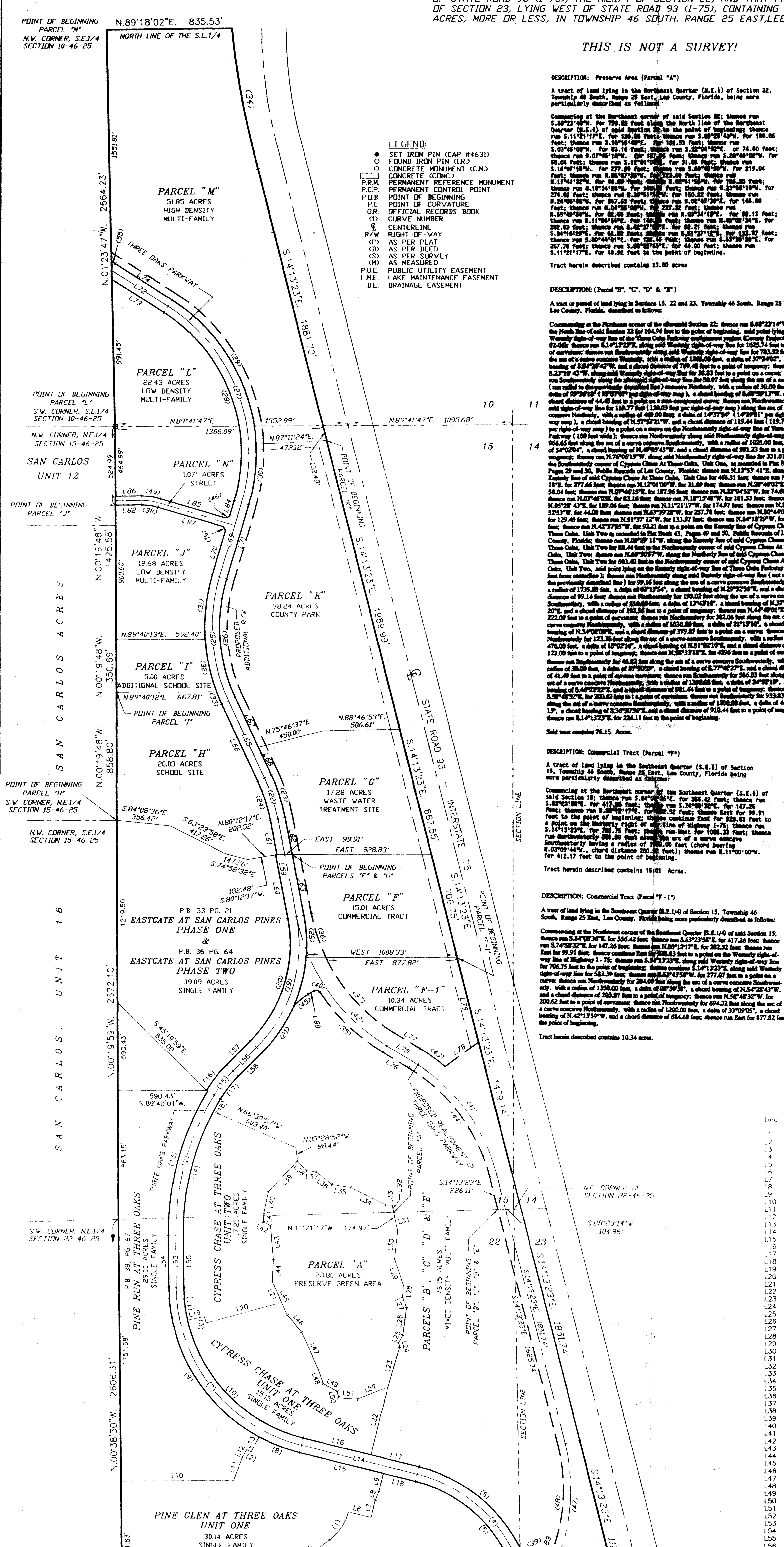
1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT 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 SHOWN.
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 # 0475
SUFFIX--- C REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

LEGEND:

- ● SET IRON PIN (CAP #4631)
- O FOUND IRON PIN (I.R.)
- ◻ CONCRETE MONUMENT (C.M.)
- CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- ℄ CENTERLINE
- R/W RIGHT OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT



DESCRIPTION:

THAT PART OF THE S.E.1/4 OF SECTION 10, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE S.W.1/4 OF SECTION 14, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE E.1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (I-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 (I-75), CONTAINING ALTOGETHER 499.09 ACRES, MORE OR LESS, IN TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

THIS IS NOT A SURVEY!

TRACT	ACRES	M.F. (L.D.) ACRES	M.F. (H.D.) ACRES	M.F. (M.D.) ACRES	COMM. ACRES	PUBLIC FACILITY ACRES	ROAD ACRES
PINE RUN	29.00						
PINE GLEN I	30.14						
PINE GLEN II	21.30						
CYPRESS CHASE I	15.15						
CYPRESS CHASE II	17.20						
EASTGATE	39.09						
PARCEL A						23.80	
PARCEL B, C, D, E				76.15			
PARCEL F					15.01		
PARCEL F-1					10.34		
PARCEL G					17.28		
PARCEL H						20.03	
PARCEL I						5.00	
PARCEL J		12.68					
PARCEL K						38.24	
PARCEL L		22.43					
PARCEL M			51.85				
PARCEL N		1.07					
CORLICO PKWY. (THREE OAKS PKWY.)							25.74
PROPOSED THREE OAKS PKWY. REALIGNMENT							23.26
TOTAL = 494.77	151.88	36.18	51.85	76.15	42.63	87.07	49.01

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:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for [illegible] feet along the North line of the Northeast Quarter (N.E.¼) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. or 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 44.00 feet; thence run S.11°21'17"E. for 48.92 feet to the point of beginning.

Tract herein described contains 23.80 acres

DESCRIPTION: (Parcel "B", "C", "D" & "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" ([illegible] per right-of-way map), a chord bearing of S.68°59'13"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 feet per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°52'21"W. and a chord distance of 119.44 feet (119.71 feet per right-of-way map) to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 174.97 feet; thence run N.85°52'53"W. for 44.00 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'18"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°15'54", a chord bearing of N.29°22'33"E. and a chord distance of 99.14 feet; thence run Northeasterly for 193.02 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of N.37°50'20"E. and a chord distance of 192.56 feet to a point of tangency; thence run N.44°40'01"E. for 222.09 feet to a point of curvature; thence run Northeasterly for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve; thence run Northeasterly for 123.36 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16", a chord bearing of N.51°02'10"E. and a chord distance of 123.00 feet to a point of tangency; thence run N.58°33'18"E. for 42.96 feet to a point of curvature; thence run Southeasterly for 46.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. for 226.11 feet to the point of beginning.

Said tract contains 76.15 Acres.

DESCRIPTION: Commercial Tract (Parcel "F")

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

Commencing at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly [illegible] feet along the arc of a curve concave Southwesterly having a radius of [illegible] feet (chord bearing N.03°09'44"W., chord distance 280.[illegible] feet); thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 Acres.

DESCRIPTION: Commercial Tract (Parcel "F - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

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

A tract of land lying in the East Half (E.½) 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 Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence run N.11°00'00"W. for 256.93 feet; thence run Northwesterly 298.25 feet on the arc of a curve concave Southwesterly having a radius of 1220.00 feet (chord bearing N.18°00'12"W., chord distance 297.51 feet); thence run N.25°00'25"W. for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to a point on the westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 867.55 feet; thence run west for 928.83 feet to the point of beginning.

Tract herein described contains 17.28 Acres.

DESCRIPTION: School Tract (Parcel "H")

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

Beginning at the Southwest corner of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; thence run N.89°40'12"E. for 667.81 feet to the Westerly right-of-way line of Corlico Road; thence run Southeasterly along said Westerly line for 87.02 feet on the arc of a curve concave Northeasterly having a radius of 1220.00 feet (chord bearing S.22°57'48"E., chord distance of 87.00 feet); thence run S.25°00'25"E. along said Westerly line for 570.00 feet; thence run Southeasterly along said Westerly line for 273.80 on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.18°00'12"E., chord distance of 273.12 feet); thence run S.11°00'00"E. along said Westerly line for 237.83 feet; thence run S.80°12'17"W. for 18.11 feet to the Northeast corner of Eastgate at San Carlos Pines, Phase 1 as shown on the plats recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee County, Florida; thence continue S.80°12'17"W. along the Northerly boundary of said Eastgate at San Carlos Pines, Phase 1, for 182.48 feet; thence run N.74°58'32"W. along said Northerly line for 147.26 feet; thence run N.63°23'58"W. along said Northerly line for 417.26 feet; thence run N.84°08'36"W. along said Northerly line for 356.42 feet to the point of beginning.

Tract herein described contains 20.03 Acres.

DESCRIPTION: School Tract (Additional 5.00 acres - Parcel "I")

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.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; to the point of beginning; thence continue N.00°19'48"W. along said West line for 350.69 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right of way line of Corlico Parkway; thence run Southeasterly for 360.001 feet on the arc of a curve concave Northeasterly 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 667.81 feet to the point of beginning.

Tract herein 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.¼); thence run S.00°19'48"E. along the West line of said Northeast Quarter (N.E.¼) for 524.99 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°55'09"E., chord distance of 108.24 feet); thence run S.73°30'28"E. for 444.88 feet to a point of curvature; thence run Southeasterly for 47.12 feet on the arc of a curve to the right having a radius of 30.00 feet (chord bearing S.28°30'28"E., chor distance of 42.43 feet) to the Westerly right of way line of Corlico Parkway; thence run S.16°29'32"W. along said right of way line for 300.02 feet to a point of curvature; thence run Southerly along said right of way line for 436.61 feet on the arc of a curve to the left having a radius of 1220.00 feet (chord bearing S.06°14'23"W., chord distance of 434.29 feet); thence run S.89°40'13"W. for 592.40 feet to the West line of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along said West line for 900.60 feet to the point of beginning.

Tract herein described contains 12.68 acres.

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°41'47"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.14°13'23"E. along said Westerly line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right of way line of Corlico Parkway; thence run N.25°00'25"W. along said right of way line for 366.45 feet to a point of curvature; thence run Northerly for 811.21 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.04°15'26"W., chord distance of 793.60 feet); thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northerly 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

DESCRIPTION: Multi-Family (Parcel "L")

A tract 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 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.¼) for 991.45 feet to the Westerly right of way line of Corlico Parkway; thence run S.57°27'22"E. along said right of way line for 412.63 feet; to a point of curvature; thence run Southeasterly along said right of way line for 1448.82 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.20°28'55"E., chord distance of 1347.26 feet); thence run S.16°29'32"W. along said right of way line for 98.86 feet to a point of curvature; thence run Southwesterly for 47.12 feet on the arc of a curve to the right having a radius of 30.00 feet (chord bearing S.61°29'32"W., chord distance of 42.43 feet); thence run N.73°30'28"W. for 444.88 feet to a point of curvature; thence run Northwesterly for 126.25 feet on the arc of a curve to the left having a radius of 430.00 feet (chord bearing N.81°55'08"W., chord distance of 125.80 feet); thence run S.89°40'12"W. for 175.95 feet to the West line of the Northeast Quarter (N.E.¼) of said Section 15; thence run N.00°19'48"W. long said West line for 464.99 feet to the point of beginning.

Tract herein described contains 22.43 acres.

DESCRIPTION: Multi-Family (Parcel "M")

A tract of land lying in the Southeast Quarter (S.E.¼) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.89°18'02"E. along the North line of said Southeast Quarter (S.E.¼) for 835.53 feet to a point on the Westerly right of way line of Interstate Highway 75; thence run Southeasterly along said Westerly line for 959.46 feet on the arc of a curve concave Northeasterly having a radius of 5823.58 feet (chord bearing S.10°43'39"E., chord distance of 958.37 feet); thence run S.14°13'23"E. long said Westerly line for 1881.70 feet; thence run S.87°11'24"W. for 472.12 feet to the Easterly right of way line of Corlico Parkway; thence run Northwesterly along said right of way line for 1163.58 feet on the arc of a curve concave Southwesterly having a radius of 1220.00 feet (chord bearing N.30°07'59"W., chord distance of 1119.98 feet); thence run N.57°27'22"W. along said right of way line for 451.58 feet to a point of curvature; thence run Northwesterly along said right of way line for 28.59 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.56°43'29"W., chord distance of 28.59 feet) to the West lineof said Southeast Quarter (S.E.¼); thence run N.01°23'47"W. along said West line for 1551.81 feet to the point of beginning.

Tract herein described contains 51.85 acres.

LINE TABLE

Line	Bearing	Distance
L1	N.00°44'07"W.	50.00'
L2	N.14°34'21"E.	97.24'
L3	N.34°37'33"E.	110.68'
L4	N.45°17'23"E.	60.00'
L5	N.52°23'51"E.	285.86'
L6	S.76°06'19"E.	155.04
L7	N.13°53'41"E.	120.00'
L8	N.23°21'25"E.	60.83'
L9	N.13°53'41"E.	125.00'
L10	N.89°21'30"E.	752.50'
L11	N.19°54'52"E.	161.72'
L12	N.29°47'48"E.	60.00'
L13	N.28°18'22"E.	115.00'
L14	S.76°06'19"E.	796.59'
L15	N.76°06'19"W.	576.62'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	331.01'
L18	N.76°06'19"W	219.97'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N 13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.92'
L33	N.85°52'53"W.	44.00'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L54	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L56	N.44°40'01"E.	222.09'
L57	N.44°40'01"E.	222.09'
L58	N.44°40'01"E.	222.09'
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	N.11°00'00"W.	237.83'
L62	S.11°00'00"E.	256.93
L63	S.11°00'00"E	412.17'
L64	S.11°00'00"E.	567.35'
L65	N.25°00'25"W.	570.00'
L66	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L68	S.25°00'25"E.	203.55'
L69	N.16°29'32"E.	518.88'
L70	S.16°29'32"W.	300.02'
L71	N.16°29'32"E.	518.88'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.63'
L74	N.57°27'22"W.	451.58'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.53°43'58"W.	277.07'
L79	S.14°13'23"E.	583.39'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	N.89°40'12"E.	175.95'
L83	S.23°10'43"W.	38.83'
L84	N.16°29'32"E.	98.86'
L85	N.73°30'28"W.	444.88'
L86	N.89°40'12"E.	175.95'
L87	S.73°30'28"E.	444.88'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	350.43'	37°41'09"	230.49'	119.59'	226.36'	S.33°33'17"W.
2	1265.00'	01°29'26"	32.91'	16.46'	32.91'	N.60°56'54"W.
3	935.00'	02°46'26"	45.26'	22.64'	45.26'	N.14°11'43"W.
4	975.00'	71°40'13"	1219.61'	704.10'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'10"	1153.83'	665.53'	1080.47'	S.40°22'13"E.
6	1025.00'	54°02'04"	966.65'	522.65'	931.23'	N.49°05'43"W.
7	1100.00'	75°27'49"	1448.80'	851.15'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'42"	289.25'	145.40'	288.49'	N.68°53'59"W.
9	1150.00'	61°03'26"	1225.50'	678.17'	1168.33'	N.31°09'49"W.
10	1050.00'	63°19'06"	1160.00'	647.46'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	111.75'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	506.10'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'14"	1013.93'	520.27'	1001.08'	N.15°10'37"E.
14	1735.28'	28°23'20"	859.55'	438.91'	850.78'	N.13°32'55"E.
15	860.00'	13°39'14"	204.94'	102.96'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	220.19'	110.62'	218.72'	N.37°50'24"E.
17	810.00'	13°42'18"	193.02'	97.34'	192.56'	N.37°50'20"E.
18	1735.28'	03°15'54"	99.16'	49.46'	99.14'	N.29°22'33"E.
19	980.00'	55°40'01"	952.14'	517.52'	915.13'	S.16°49'45"W.
20	920.00'	55°40'32"	893.98'	485.84'	859.22'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	193.25'	379.87'	N.34°02'00"E.
22	1170.00'	14°00'25"	286.03'	143.64'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	149.78'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	137.59'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	443.26'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	424.32'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	880.83'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	843.17'	1347.26'	S.20°28'55"E.
29	1220.00'	54°38'43"	1163.58'	630.30'	1119.98'	N.30°07'59"W.
30	1220.00'	19°18'06"	411.00'	207.46'	409.06'	N.06°50'28"E.
31	1220.00'	20°30'19"	436.61'	220.67'	434.29'	N.06°14'23"E.
32	1220.00'	16°54'26"	360.01'	181.32'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	43.54'	87.00'	N.22°57'48"W.
34	5823.58'	09°26'23"	959.46'	480.81'	958.37'	S.10°43'39"E.
35	1350.00'	24°52'19"	586.03'	297.71'	581.44'	S.46°22'22"E.
36	1200.00'	14°40'05"	307.21'	154.45'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	357.18'	684.68'	N.42°13'59"W.
38	370.00'	16°49'20"	108.63'	54.71'	108.24'	S.81°55'09"E.
39	30.00'	95°36'18"	50.07'	33.19'	44.45'	S.68°59'13"W.
40	30.00'	87°30'29"	45.82'	28.72'	41.49'	S.77°41'27"E.
41	1275.00'	44°35'13"	992.17'	522.73'	967.32'	S.36°30'58"E.
42	1300.00'	24°46'30"	562.12'	285.52'	557.76'	S.46°25'17"E.
43	1350.00'	08°39'38"	204.06'	102.23'	203.87'	N.54°28'43"W.
44	1200.00'	44°35'13"	933.83'	492.00'	910.44'	S.36°30'56"E.
45	470.00'	15°02'16"	123.36'	62.03'	123.00'	N.51°02'10"E.
46	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.61°29'32"W.
47	1275.00'	37°24'06"	832.30'	431.58'	817.60'	S.04°28'40"W.
48	1200.00'	37°24'02"	783.32'	406.18'	769.48'	S.04°28'42"W.
49	430.00'	16°49'20"	126.25'	63.58'	125.80'	N.81°55'08"W.
50	469.00'	14°37'54"	119.77'	89.50'	119.44'	N.57°52'21"W.
51	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.28°30'28"E.
52	1030.00'	15°43'38"	282.73'	142.26'	281.84'	S.03°08'42"E.

REVISED:	DESCRIPTION:	BY

[signature]
Nov 8 2005
JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=400'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHT.- 1
4/19/05		46-25-10	OF - 1

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

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

DCI 2005-00054 F

SHEET NO.

EXHIBIT TWO : A.2

RECEIVED NOV 08 2005

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT 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 SHOWN.
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 # 0475
SUFFIX: C REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

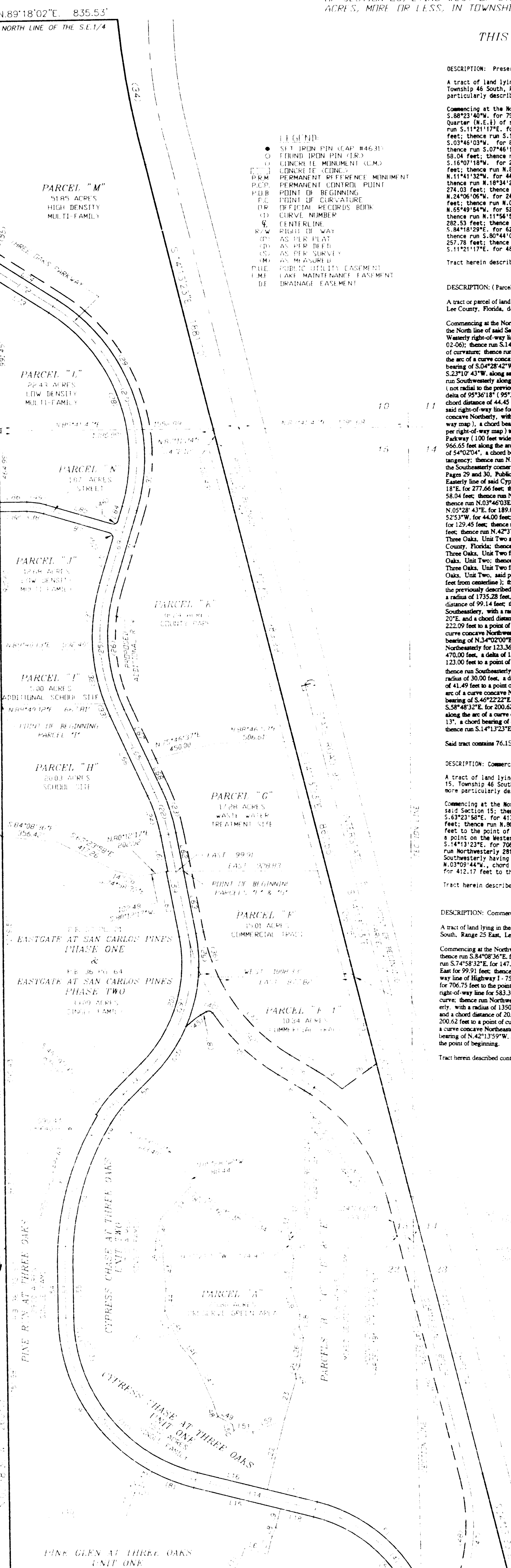
LEE COUNTY, FLORIDA

TRACT	ACRES	M.F. (L.D.) ACRES	M.F. (H.D.) ACRES	M.F. (M.D.) ACRES	COMM. ACRES	PUBLIC FACILITY ACRES	ROAD ACRES
PINE RUN	29.00						
PINE GLEN I	30.14						
PINE GLEN II	21.30						
CYPRESS CHASE I	15.15						
CYPRESS CHASE II	17.20						
EASTGATE	39.09						
PARCEL A						23.80	
PARCEL B, C, D, E				76.15			
PARCEL F					15.01		
PARCEL F-1					10.34		
PARCEL G					17.28		
PARCEL H						20.03	
PARCEL I						5.00	
PARCEL J		12.68					
PARCEL K						38.24	
PARCEL L		22.43					
PARCEL M			51.85				
PARCEL N		1.07					
CORLICO PKWY (THREE OAKS PKWY.)							25.74
PROPOSED THREE OAKS PKWY REALIGNMENT							23.26
TOTAL = 494.77	151.88	36.18	51.85	76.15	42.63	87.07	49.01

DESCRIPTION:

THAT PART OF THE S.E.1/4 OF SECTION 10, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE S.W.1/4 OF SECTION 14, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE E.1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (I-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 (I-75), CONTAINING ALTOGETHER 499.09 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:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.¼) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. or 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 44.00 feet; thence run S.11°21'17"E. for 48.92 feet to the point of beginning.

Tract herein described contains 23.80 acres

DESCRIPTION: (Parcel "B", "C", "D" & "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10' 43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'13"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 feet per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°52'21"W. and a chord distance of 119.44 feet (119.71 feet per right-of-way map) to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53' 41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28' 43"E. for 189.06 feet; thence run N.11°21'17"W. for 174.97 feet; thence run N.85° 52'53"W. for 44.00 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37' 12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°29' 18"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°15'54", a chord bearing of N.29°32'33"E. and a chord distance of 99.14 feet; thence run Northeasterly for 193.02 feet along the arc of a curve concave Southeastlery, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of N.37°50'20"E. and a chord distance of 192.56 feet to a point of tangency; thence run N.44°40'01"E. for 222.09 feet to a point of curvature; thence run Northeastlery for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve; thence run Northeasterly for 123.36 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16", a chord bearing of N.51°02'10"E. and a chord distance of 123.00 feet to a point of tangency; thence run N.58°33'18"E. for 4296 feet to a point of curvature; thence run Southeasterly for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to t a point of curvature; thence run Southeasterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35' 13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. for 226.11 feet to the point of beginning.

Said tract contains 76.15 Acres.

DESCRIPTION: Commercial Tract (Parcel "F")

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

Commencing at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet (chord bearing N.03°09'44"W., chord distance 280.92 feet); thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 Acres.

DESCRIPTION: Commercial Tract (Parcel "F - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15, thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

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

A tract of land lying in the East Half (E.½) 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 Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32 "E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence run N.11°00'00"W. for 256.93 feet; thence run Northwesterly 298.25 feet on the arc of a curve concave Southwesterly with a radius of 1220.00 feet (chord bearing N.18°00'12"W., chord distance 297.51 feet); thence run N.25°00'25"W. for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to a point on the westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 867.55 feet; thence run west for 928.83 feet to the point of beginning.

Tract herein described contains 17.28 Acres.

DESCRIPTION: School Tract (Parcel "H")

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

Beginning at the Southwest corner of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; thence run N.89°40'12"E. for 667.81 feet to the Westerly right-of-way line of Corlico Road; thence run Southeasterly along said Westerly line for 87.02 feet on the arc of a curve concave Northeasterly having a radius of 1220.00 feet (chord bearing S.22°57'48"E., chord distance of 87.00 feet); thence run S.25°00'25"E. along said Westerly line for 570.00 feet; thence run Southeasterly along said Westerly line for 273.80 on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.18°00'12"E., chord distance of 273.12 feet); thence run S.11°00'00"E. along said Westerly line for 237.83 feet; thence run S.80°12'17"W. for 18.11 feet to the Northeast corner of Eastgate at San Carlos Pines, Phase 1 as shown on the plats recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee County, Florida; thence continue S.80°12'17"W. along the Northerly boundary of said Eastgate at San Carlos Pines, Phase 1, for 182.48 feet; thence run N.74°58'32"W. along said Northerly line for 147.26 feet; thence run N.63°23'58"W. along said Northerly line for 417.26 feet; thence run N.84°08'36"W. along said Northerly line for 356.42 feet to the point of beginning.

Tract herein described contains 20.03 Acres.

DESCRIPTION: School Tract (Additional 5.00 acres - Parcel "I")

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.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; to the point of beginning; thence continue N.00°19'48"W. along said West line for 350.69 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right of way line of Corlico Parkway; thence run Southeasterly for 360.001 feet on the arc of a curve concave Northeasterly 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 667.81 feet to the point of beginning.

Tract herein 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.¼); thence run S.00°19'48"E. along the West line of said Northeast Quarter (N.E.¼) for 524.99 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°55'09"E., chord distance of 108.24 feet); thence run S.73°30'28"E. for 444.88 feet to a point of curvature; thence run Southeasterly for 47.12 feet on the arc of a curve to the right having a radius of 30.00 feet (chord bearing S.28°30'28"E., chor distance of 42.43 feet) to the Westerly right of way line of Corlico Parkway; thence run S.16°29'32"W. along said right of way line for 300.02 feet to a point of curvature; thence run Southerly along said right of way line for 436.61 feet on the arc of a curve to the left having a radius of 1220.00 feet (chord bearing S.06°14'23"W., chord distance of 434.29 feet); thence run S.89°40'13"W. for 592.40 feet to the West line of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along said West line for 900.60 feet to the point of beginning.

Tract herein described contains 12.68 acres.

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°41'47"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.14°13'23"E. along said Westerly line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right of way line of Corlico Parkway; thence run N.25°00'25"W. along said right of way line for 366.45 feet to a point of curvature; thence run Northerly for 811.21 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.04°15'26"W., chord distance of 793.60 feet); thence run N.16°29'32"E. for 518.86 feet to a point of curvature; thence run Northerly 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

DESCRIPTION: Multi-Family (Parcel "L")

A tract 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 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.¼) for 991.45 feet to the Westerly right of way line of Corlico Parkway; thence run S.57°27'22"E. along said right of way line for 412.63 feet; to a point of curvature; thence run Southeasterly along said right of way line for 1445.52 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.20°28'55"E., chord distance of 1347.26 feet); thence run S.16°29'32"W. along said right of way line for 98.96 feet to a point of curvature; thence run Southwesterly for 47.12 feet on the arc of a curve to the right having a radius of 30.00 feet (chord bearing S.61°29'32"W., chord distance of 42.43 feet); thence run N.73°30'28"W. or 444.88 feet to a point of curvature; thence run Northwesterly for 126.25 feet on the arc of a curve to the left having a radius of 430.00 feet (chord bearing N.81°55'08"W., chord distance of 125.80 feet); thence run S.89°40'12"W. for 175.95 feet to the West line of the Northeast Quarter (N.E.¼) of said Section 15; thence run N.00°19'48"W. long said West line for 464.99 feet to the point of beginning.

Tract herein described contains 22.43 acres.

DESCRIPTION: Multi-Family (Parcel "M")

A tract of land lying in the Southeast Quarter (S.E.¼) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.89°18'02"E. along the North line of said Southeast Quarter (S.E.¼) for 835.53 feet to a point on the Westerly right of way line of Interstate Highway 75; thence run Southeasterly along said Westerly line for 959.46 feet on the arc of a curve concave Northeasterly having a radius of 5823.58 feet (chord bearing S.10°43'39"E., chord distance of 958.37 feet); thence run S.14°13'23"E. long said Westerly line for 1881.70 feet; thence run S.87°11'24"W. for 472.12 feet to the Easterly right of way line of Corlico Parkway; thence run Northwesterly along said right of way line for 1163.58 feet on the arc of a curve concave Southwesterly having a radius of 1220.00 feet (chord bearing N.30°07'59"W., chord distance of 1119.98 feet); thence run N.57°27'22"W. along said right of way line for 451.58 feet to a point of curvature; thence run Northwesterly along said right of way line for 28.59 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.56°43'29"W., chord distance of 28.59 feet) to the West lineof said Southeast Quarter (S.E.¼); thence run N.01°23'47"W. along said West line for 1551.81 feet to the point of beginning.

Tract herein described contains 51.85 acres.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°44'0[illegible]"W	[illegible]
L2	N.14°34'[illegible]	[illegible]
L3	N.14°[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	N.12°23'51"E	[illegible]
L6	S.76°06'[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	N.13°53'41"E	[illegible]
L10	N.89°21'30"E	[illegible]
L11	N.19°54'52"E	[illegible]
L12	N.20°[illegible]'49"E	[illegible]
L13	N.28°18'22"E	[illegible]
L14	S.76°06'19"E	198.59
L15	N.76°06'1[illegible]"W	[illegible]
L16	S.76°06'19"E	[illegible]
L17	S.76°06'19"E	[illegible]
L18	N.76°06'14"W	214.9[illegible]
L19	N.77°11'36"E	115.0[illegible]
L20	N.74°25'10"E	[illegible]
L21	N.24°06'08"W	154.44
L22	N.13°53'41"E	466.3[illegible]
L23	N.16°07'18"E.	2[illegible].66
L24	N.12°01'00"W.	31.69
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.5[illegible]
L30	N.05°28'43"E.	189.[illegible]
L31	N.11°21'17"W	12[illegible]
L32	N.11°21'17"W.	48.92'
L33	N.85°52'53"W	44.00'
L34	N.63°39'28"W.	2[illegible].78
L35	N.80°44'01"W	129.45'
L36	N.51°37'12"W	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W	92.21'
L39	S.43°02'34"W.	28[illegible]
L40	S.11°56'54"W	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E	52.65'
L43	S.04°55'00"E	227.32'
L44	S.02°47'39"W	146.80'
L45	S.24°06'06"E	247.63'
L46	S.39°51'14"E	150.22'
L47	S.23°58'15"E	274.03'
L48	S.18°34'28"E	100.55'
L49	S.62°41'55"E	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E	219.04
L53	N.00°38'30"W	349.45
L54	N.00°38'30"W	349.45'
L55	N.00°38'30"W.	349.45'
L56	N.44°40'01"E	222.09'
L57	N.44°40'01"E	222.09'
L58	N.44°40'01"E	[illegible]
L59	N.11°00'00"W	669.10'
L60	N.11°00'00"W	431.52'
L61	N.11°00'00"W.	237.83'
L62	S.11°00'00"E	256.93'
L63	S.11°00'00"E	412.17'
L64	S.11°00'00"E.	567.35'
L65	N.25°00'25"W	570.00'
L66	N.25°00'25"W	570.00'
L67	N.25°00'25"W	366.45
L68	S.25°00'25"E	203.55'
L69	N.16°29'32"E	518.88'
L70	S.16°29'32"W	300.02'
L71	N.16°29'32"E	518.88'
L72	N.57°27'22"W	451.58
L73	S.57°27'22"E	412.63'
L74	N.57°27'22"W	451.58'
L75	S.58°48'32"E	200.62'
L76	S.58°48'32"E	200.62'
L77	N.58°48'32"W	200.62'
L78	S.53°43'58"W	277.07'
L79	S.14°13'23"E	583.39'
L80	N.58°33'18"E	42.96'
L81	N.23°10'43"E	223.49'
L82	N.89°40'12"E	175.95'
L83	S.23°10'43"W	38.83'
L84	N.16°29'32"E	95.86'
L85	N.73°30'28"W	444.88'
L86	N.89°40'12"E	175.95'
L87	S.73°30'28"E	444.88'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	[illegible]	[illegible]°11'09"	230.49'	119.59'	[illegible]	[illegible]"W
2	[illegible]	01°29'26"	32.91'	16.46'	32.91	N.60°56'54"W
3	[illegible].00'	02°46'26"	45.26'	22.64'	45.26'	N.14°1[illegible]'43"W
4	[illegible].00	[illegible]°40'13"	1219.61'	704.10'	1141.64	S.40°16'12"E.
5	[illegible].00	[illegible]°28'10"	1153.83'	666.53'	1080.47'	S.40°22'13"E.
6	[illegible].00'	54°02'04"	966.65'	522.65	931.23	N.49°05'13"W
7	1100.00'	75°27'49"	1448.80'	851.15'	1346.33'	N.38°22'25"W
8	1150.00'	14°24'42"	289.25'	145.40'	288.49'	N.68°53'59"W
9	1150.00	61°03'26"	1225.50'	678.17'	1168.33'	N.31°09'49"W
10	1050.00'	63°19'06"	1160.00'	647.46'	1101.91'	N.44°27'22"W.
11	1050.00	12°09'02"	222.67'	111.75'	222.25'	N.06°42'37"W
12	1785.28'	31°39'17"	986.33'	506.10'	973.83'	N.15°1[illegible]'08"E
13	1835.28	31°39'14"	1013.93'	520.27'	1001.08'	N.15°1[illegible]"E
14	[illegible]'8'	28°23'20"	859.55'	438.91'	850.[illegible]8'	N.13°32'5[illegible]"
15	860.00'	13°39'14"	204.94'	102.96'	204.46'	N.37°[illegible]'22"E.
16	920.00'	13°39'14"	220.19'	110.62'	218.72'	N.37°5[illegible]'24"E
17	810.00'	13°42'18"	193.02'	97.34'	192.56'	N.37°50'20"E
18	1735.28	03°15'54"	99.16'	49.46'	99.14'	N.29°22'[illegible]"E.
19	980.00'	55°40'01"	952.14'	517.52'	915.13'	S.16°49'45"W.
20	920.00'	55°40'32"	893.98'	485.84'	859.22'	S.16°49'45"W
21	1030.00	21°15'10"	382.06'	193.25'	379.87'	N.34°02'00"E
22	1170.00'	14°00'25"	286.03'	143.64'	285.32'	S.18°00'13"E
23	1220.00	14°00'25"	298.25'	149.78'	297.51	N.18°00'12"W
24	1120.00'	14°00'25"	273.80'	137.59'	273.12'	S.18°00'12"E
25	1170.00	41°29'57"	847.43'	443.26'	829.03'	N.04°15'26"W
26	1120.00'	41°29'58"	811.21'	424.32'	793.60'	N.04°15'26"W
27	1170.00'	73°56'54"	1510.05'	880.83'	1407.40'	S.20°28'55"E
28	1120.00'	73°56'49"	1445.52'	843.17'	1347.26'	S.20°28'55"E.
29	1220.00'	54°38'43"	1163.58'	630.30'	1119.98'	N.30°07'59"W.
30	1220.00'	19°18'06"	411.00'	207.46'	409.06'	N.06°50'28"E
31	1220.00'	20°30'19"	436.61'	220.67'	434.29'	N.06°14'23"E.
32	1220.00'	16°54'26"	360.01'	181.32'	358.70'	S.12°27'53"E
33	1220.00'	04°05'15"	87.02'	43.54'	87.00'	N.22°5[illegible]'48"W.
34	5823.58'	09°26'23"	959.46'	480.81'	958.37'	S.10°43'39"E
35	1350.00'	24°52'19"	586.03'	297.71'	581.44'	S.46°22'22"E
36	1200.00'	14°40'05"	307.21'	154.45'	306.37'	N.[illegible]8°20'33"W.
37	1200.00'	33°09'05"	694.32'	357.18'	684.68'	N.42°13'59"W.
38	370.00'	16°49'20"	108.63'	54.71'	108.24'	S.81°55'09"E
39	30.00	95°36'18"	50.07'	33.19'	44.45'	S.68°59'13"W.
40	30.00'	87°30'29"	45.82'	28.72'	41.49'	S.77°41'27"E.
41	1275.00	44°35'13"	992.17'	522.73'	967.32'	S.36°30'58"E.
42	1300.00'	24°46'30"	562.12'	285.52'	557.76'	S.46°25'17"E.
43	1350.00'	08°39'38"	204.06'	102.23'	203.87'	N.54°28'43"W
44	1200.00'	44°35'13"	933.83'	492.00'	910.44'	S.36°30'56"E.
45	470.00'	15°02'16"	123.36'	62.03'	123.00	N.51°02'10"E.
46	30.00'	90°00'00"	47.12	30.00'	42.43	S.61°29'32"W
47	1275.00'	37°24'06"	832.30'	431.58'	817.60'	S.04°28'40"W.
48	1200.00'	37°24'02"	783.32'	406.18'	769.48'	S.04°28'42"W
49	430.00'	16°49'20"	126.25'	63.58'	125.80'	N.81°55'08"W.
50	469.00'	14°37'54"	119.77'	89.50'	119.44'	N.57°52'21"W.
51	30.00'	90°00'00"	47.12	30.00'	42.43'	S.28°30'28"E.
52	1030.00'	15°43'38"	282.73'	142.25'	281.84'	S.03°08'42"E.

REVISED	DESCRIPTION	BY

Nov 8 2005
JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

DRAWN: F.B.O. JBH	SCALE 1"=400'	PROJ. # THREE OAKS R/W	HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE (239) 772-9939 FAX (239) 772-1315
SKETCH DATE 4-19-05	FILE NO. 46-25-10	SHT. 1 OF 1	

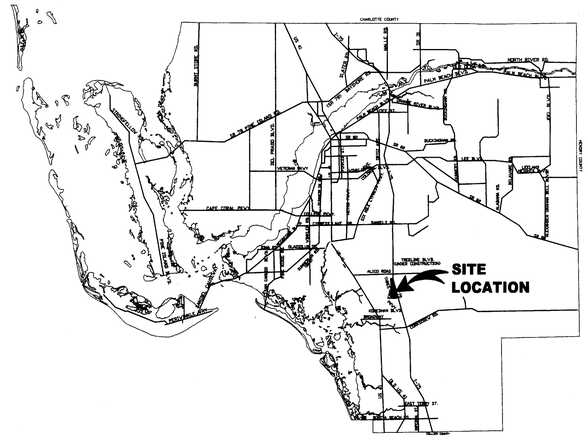
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6981

DCI 2005-00054

EXHIBIT TWO : A.2

SHEET NO. F

NOV 08 2005



VICINITY MAP
N.T.S

VILLAGES OF SAN CARLOS

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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	
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VILLAGES OF SAN CARLOS

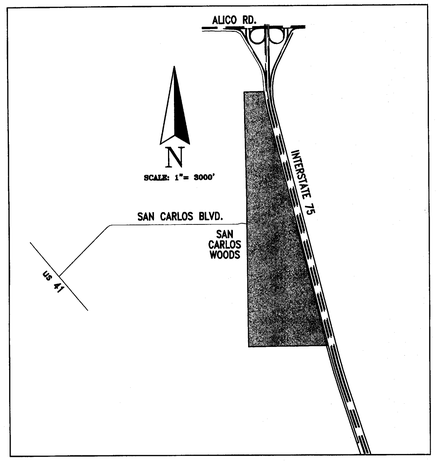
DRI 2005-00005
DCI 2005-00054

PLAN SET

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-87	A OF
DATE 4-21-89	mcp.dwg

Nov 07, 2005 – 1:42pm Larry
Z:\Current Projects\110-01-03(12) Villages of San Carlos (11-03-03)\00 110-06-87 Cover Sheet.dwg



LOCATION MAP

PROPOSED PROPERTY DEVELOPMENT REGULATIONS

SINGLE FAMILY DETACHED (Standard):
(75' wide and above)

Minimum lot area: 7500 S.F.
Minimum lot dimension: 75' wide x 100' deep
Minimum 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 from property line to courtyard 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: 40%

SINGLE FAMILY DETACHED (Executive):
(from 50' wide up to 75' wide)

Minimum lot area: 5000 S.F.
Minimum lot dimension: 50' wide x 100' deep
Minimum Corner lot dimension: 60' wide x 100' deep
Minimum Separation between buildings on adjacent lots: 10'
Front Setback from local R/W line to building wall: 10'
Front Setback from local R/W line to courtyard or privacy wall: 10
Rear Setback from property line to building wall: 3'
Rear Setback from property line to privacy wall: 0'
Rear Setback from property line to pool deck/enclosure: 3'
Setback from pool waterline to building or privacy wall or property line: 5'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall (one side): 3'
Side Setback from property line to building wall (other side): 5'
Side Setback from local R/W line to house building wall: 15'
Side Setback from local R/W line to garage building wall: 5'
Side Setback from property line to courtyard or privacy wall: 0'
Side Setback from local R/W line to courtyard or privacy wall: 0'
Maximum lot coverage by buildings: 45%

ZERO LOT LINE or PATIO HOMES:
(from 40' wide up to 50' wide)

Minimum lot area: 4000 S.F.
Minimum lot dimension: 40' wide x 95' deep
Minimum Corner lot dimension: 42.5' wide x 95' deep
Minimum Separation between buildings on adjacent lots: 5'
Front Setback from local R/W line to building wall: 10'
Front Setback from local R/W line to courtyard or privacy wall: 10'
Rear Setback from property line to building wall: 3'
Rear Setback from property line to courtyard or privacy wall: 0'
Rear Setback from property line to pool deck/enclosure: 3'
Setback from pool waterline to building or privacy wall or property line: 5'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall (one side): 3'
Side Setback from property line to building wall (other side): 0'
Side Setback from local R/W line to house building wall: 15'
Side Setback from local R/W line to garage building wall: 5'
Side Setback from property line to courtyard or privacy wall: 0'
Side Setback from local R/W line to courtyard or privacy wall: 0'
Maximum lot coverage by buildings: 45%

ATTACHED TOWNHOMES (Traditional):
(from 18' wide up to 39' wide)

Minimum lot area: 900 S.F.
Minimum lot width: 18' wide
Minimum lot depth: 45' deep
Front Setback from property line to building wall: 0'
Rear Setback from property line to building wall: 0'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall: 0'
Maximum lot coverage by buildings: 100%

DETACHED TOWNHOMES (Village 4 Concept):
(from 18' wide up to 50' wide)

Minimum lot area: 900 S.F.
Minimum lot width: 18' wide
Minimum lot depth: 45' deep
Front Setback from property line to building wall: 0'
Rear Setback from property line to building wall: 0'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall: 0'
Maximum lot coverage by buildings: 100%

CONDOMINIUMS (or Multi-Family Apartments or ALF):

Minimum unit area (2 story, max. 35' tall): 500 S.F.
Minimum unit area (3-6 story, max. 75' tall): 500 S.F.
Minimum unit area (7 & 8 story, max. 95' tall): 500 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%

PROPOSED PREVIOUSLY APPROVED 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. 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.o & j) 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 Developer's responsibility.-APPROVED

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.e & f) to limit access as shown on the Master Concept Plan for adjacent property. It shall be the Developer's responsibility to provide roadway access between internal tracts where necessary.-APPROVED

All Districts 3. Deviation for 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.-APPROVED

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, preserve 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.-APPROVED

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.-APPROVED

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 and 202.18.B.2.a) to those shown on the following table for the various products proposed:-APPROVED

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:
a. Five (5) feet at internal R/W (local) intersections,
b. Ten (10) feet at intersections with collector or arterial roads (i.e., Three Oaks Parkway),
c. Zero (0) feet across from "tee" intersections or where no intersections occur, where such locations do not restrict acceptable standards for intersection sight distances.-APPROVED

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.-APPROVED

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).-APPROVED

All Districts 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.-APPROVED

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.-APPROVED

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 (202.16.E.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.-APPROVED

All District 13: WITHDRAWN

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.-APPROVED

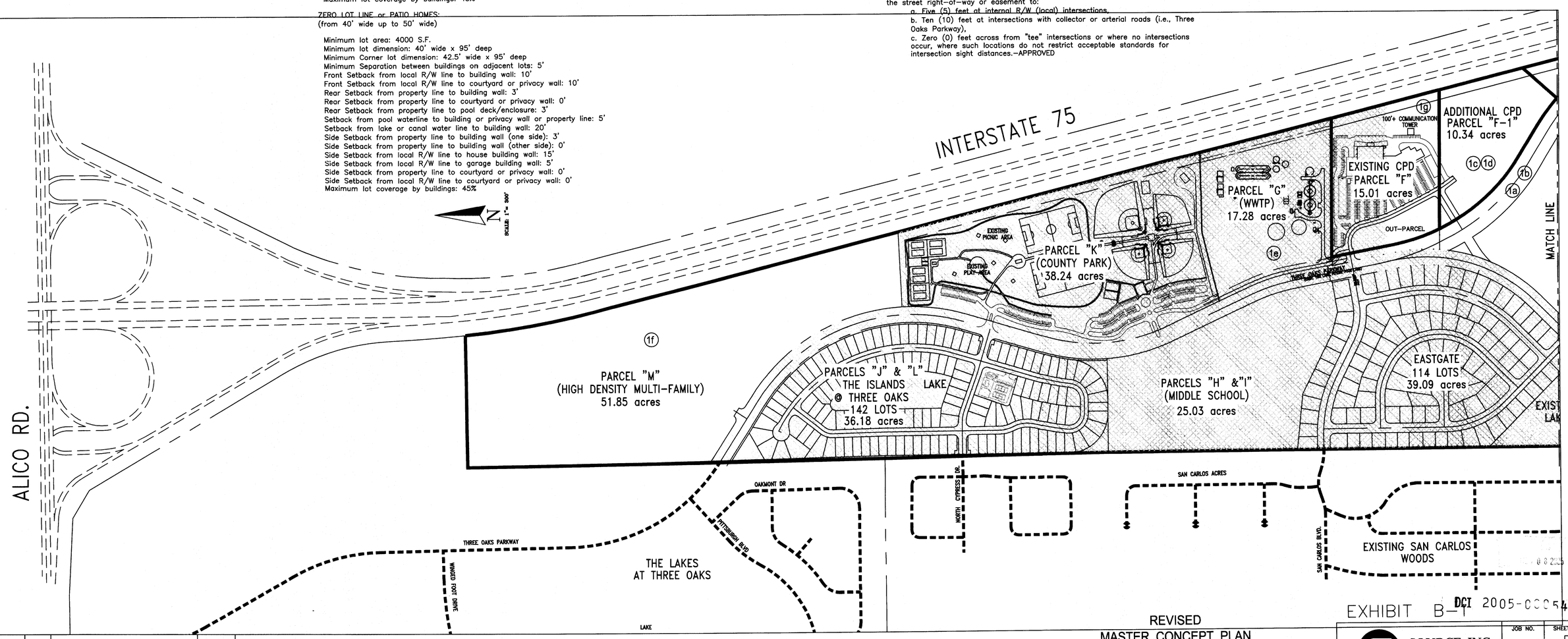


EXHIBIT B-1 DCI 2005-00054

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

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-87	B1
DATE	OF
4-21-89	mcp.dwg

REVISION	DATE	REMARKS	CHG. BY

Nov 07, 2005 - 1:45pm Larry
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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 ACCOMODATE 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 DEVLOPMENT AS A RESULT OF THE ABOVE DESCRIBED REALIGNMENT OF THREE OAKS PARKWAY

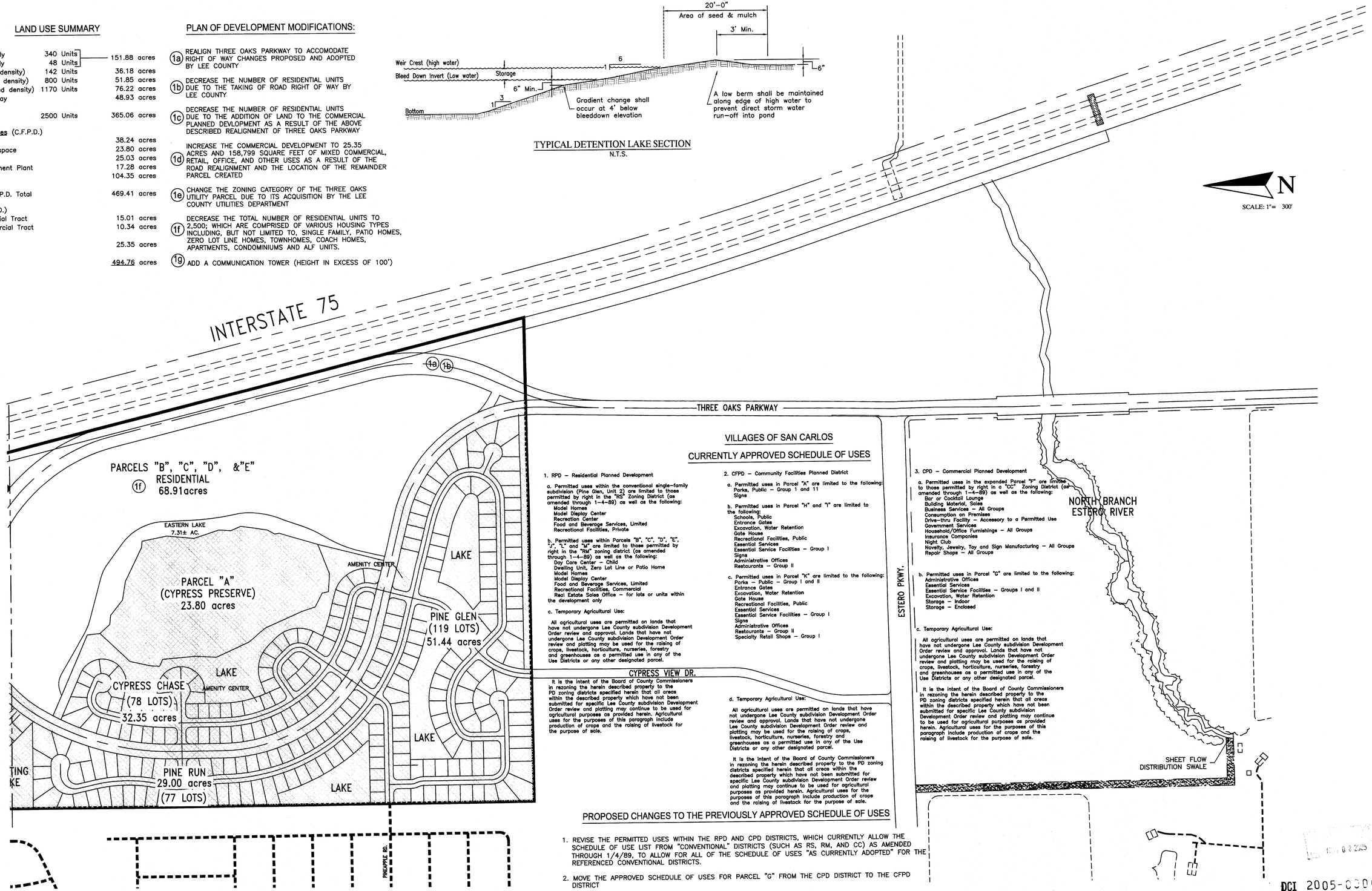
(1d) INCREASE THE COMMERCIAL DEVELOPMENT TO 25.35 ACRES AND 158,799 SQUARE FEET OF MIXED COMMERCIAL, RETAIL, OFFICE, AND OTHER USES AS A RESULT OF THE ROAD REALIGNMENT AND THE LOCATION OF THE REMAINDER PARCEL CREATED

(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')

TYPICAL DETENTION LAKE SECTION
N.T.S.



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 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. CFPD – Community Facilities Planned District

a. Permitted uses in Parcel "A" are limited to the following:
Parks, Public – Group 1 and 11
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 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 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 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.

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.

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

Nov 07, 2005 – 1:44pm Larry
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REVISED MASTER CONCEPT PLAN FOR VILLAGES OF SAN CARLOS BY SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B–1

DCI 2005-00054

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549–2345 FAX (239)549–6779

JOB NO.	SHEET NO.
110–08–87	B2 OF
DATE 4–21–89	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.o. & j.), 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.e. & 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 for 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, preserve 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 from property line to courtyard 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:	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:	15'
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:

a. Five (5) feet at internal R/W (local) intersections,
b. Ten (10) feet at intersections with collector, or arterial roads (i.e. Three Oaks Parkway),
c. 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.

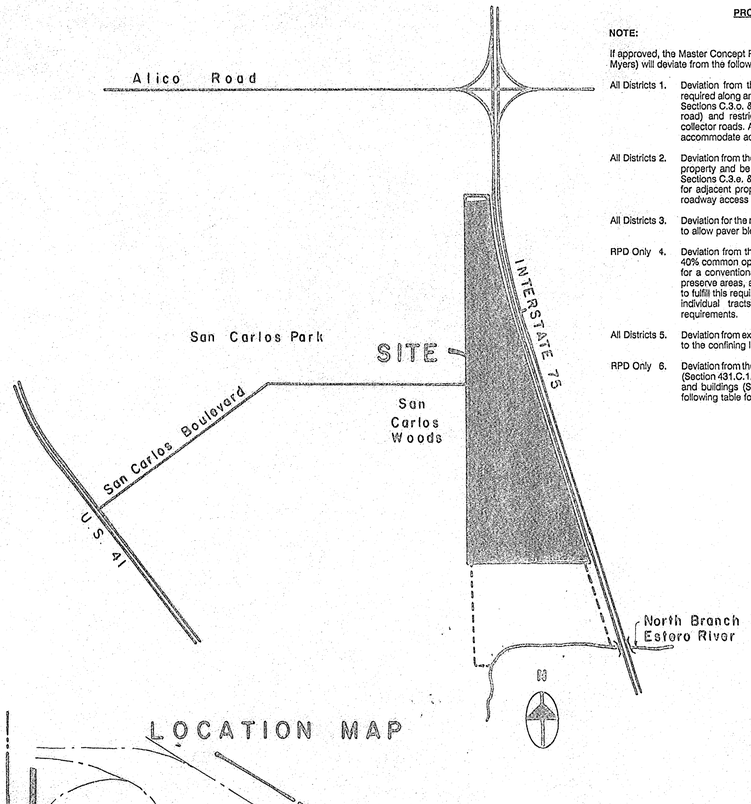
RPD Only 12. Requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion (202.16.E.2.d.), to all back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments.

All District 13. Deviation from the requirements in the zoning ordinance 202.18.b.2, DSO C.3.a.(4)(e) and wetland protection ordinance 86-31 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 #7-7980-15.

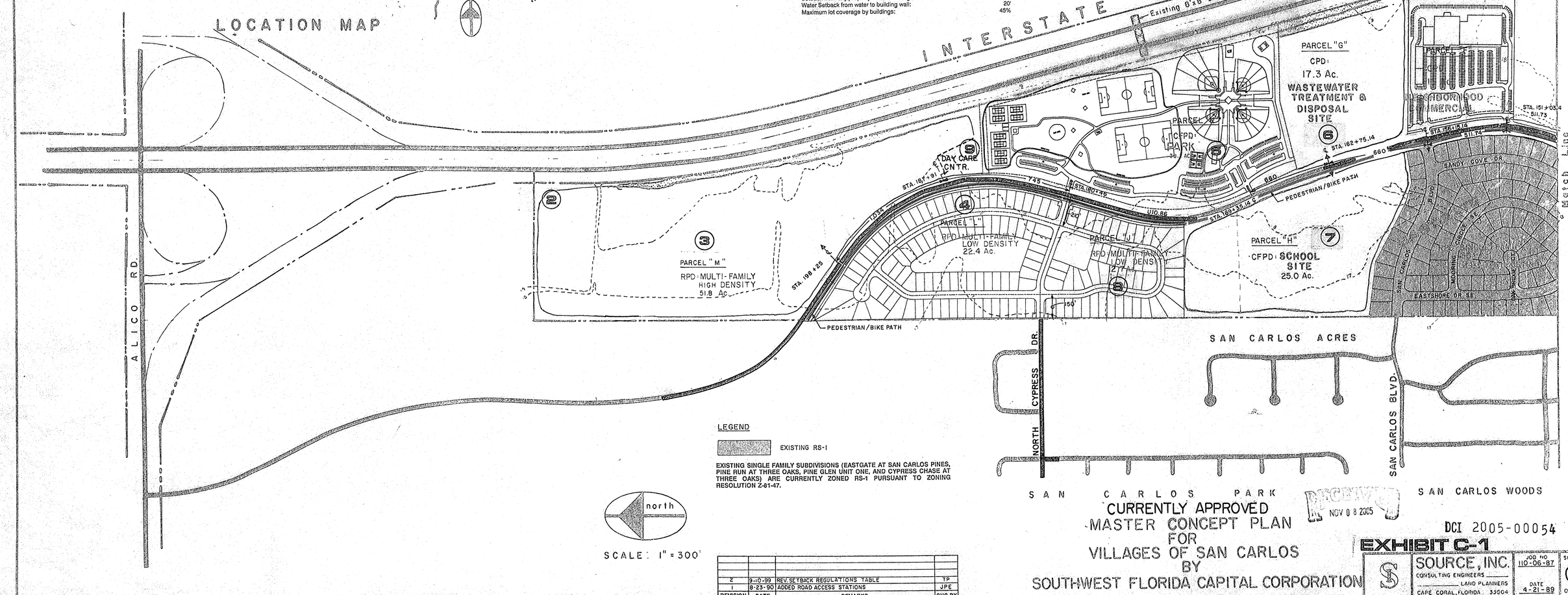
Specific Location 14. Deviation from Section C.3.h of the D.S.O., which requires intersections of streets with an arterial street to be not less than six hundred sixty (660) feet apart, using a centerline measurement, to not less than five hundred eleven (511) feet apart, using a centerline measurement 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:
   a. Soil/Vegetation Map (804.03.C.1.a.(3))
   b. Traffic Impact Statement (804.03.C.1.b.(5))
   c. Protected Species Survey (804.03.C.1.b.(6))



LOCATION MAP



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.

north

SCALE: 1" = 300'

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

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

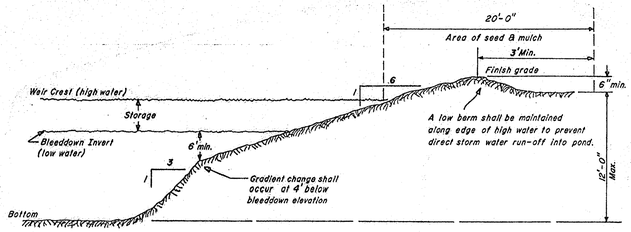
RECEIVED NOV 08 2005

DCI 2005-00054

EXHIBIT C-1

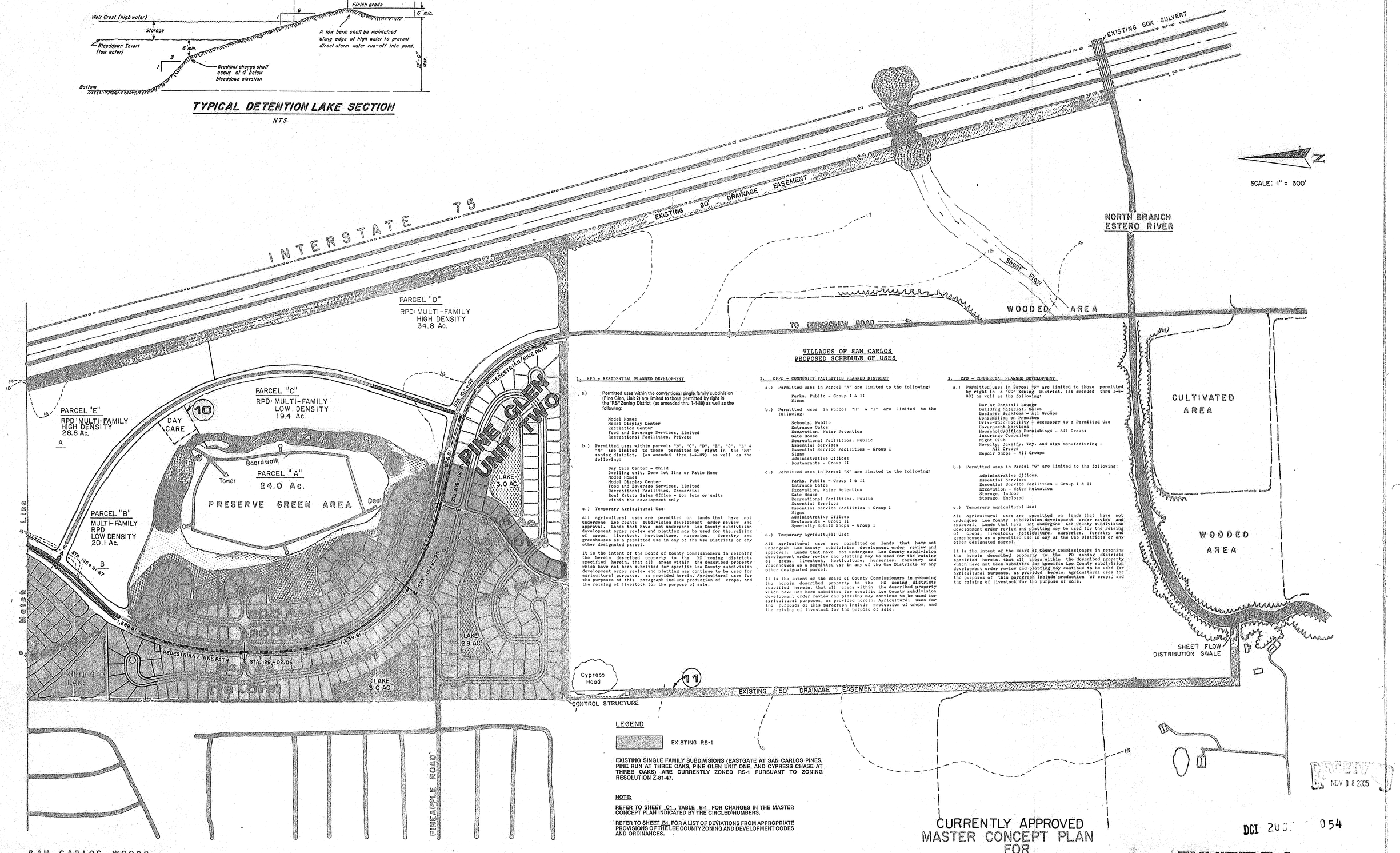
SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904

JOB NO 110-06-87
DATE 4-21-89
SHEET NO C1 OF



TYPICAL DETENTION LAKE SECTION

NTS



VILLAGES OF SAN CARLOS
PROPOSED 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 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", "J", "L" & "M" 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. CPPD - 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 "F" 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 Z-81-47.

NOTE:

REFER TO SHEET C1, TABLE B-1 FOR CHANGES IN THE MASTER CONCEPT PLAN INDICATED BY THE CIRCLED NUMBERS.

REFER TO SHEET B1 FOR A LIST OF DEVIATIONS FROM APPROPRIATE PROVISIONS OF THE LEE COUNTY ZONING AND DEVELOPMENT CODES AND ORDINANCES.

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

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

EXHIBIT C-1

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

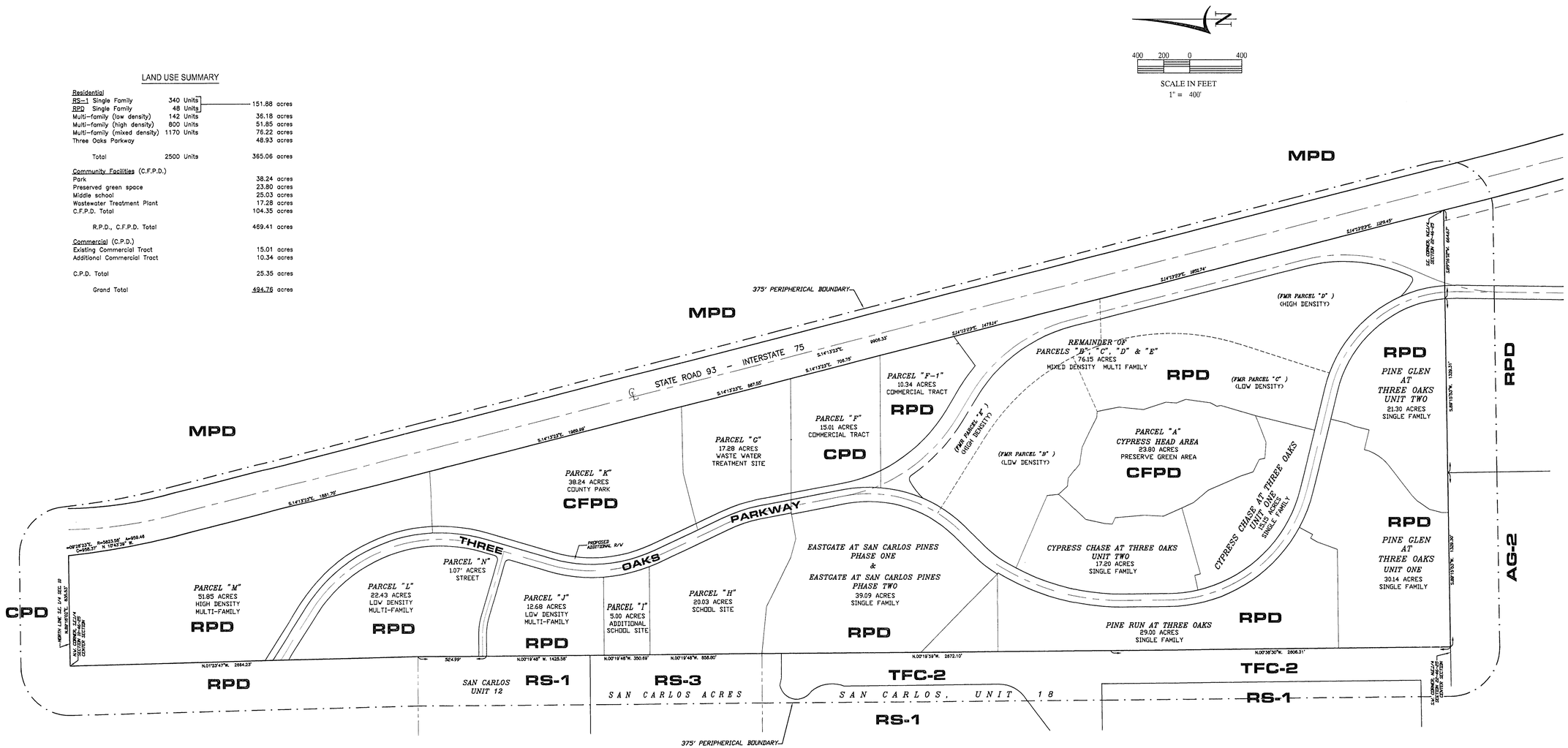
JOB NO. 110-06-87.
DATE 4-21-89
SHEET NO. C2

RECEIVED
NOV 0 8 2005

DCI 200 054

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



NOV 0 8 2005

DCI 2005-00054

VILLAGE OF SAN CARLOS

CURRENT LAND USE & EXISTING ZONNING

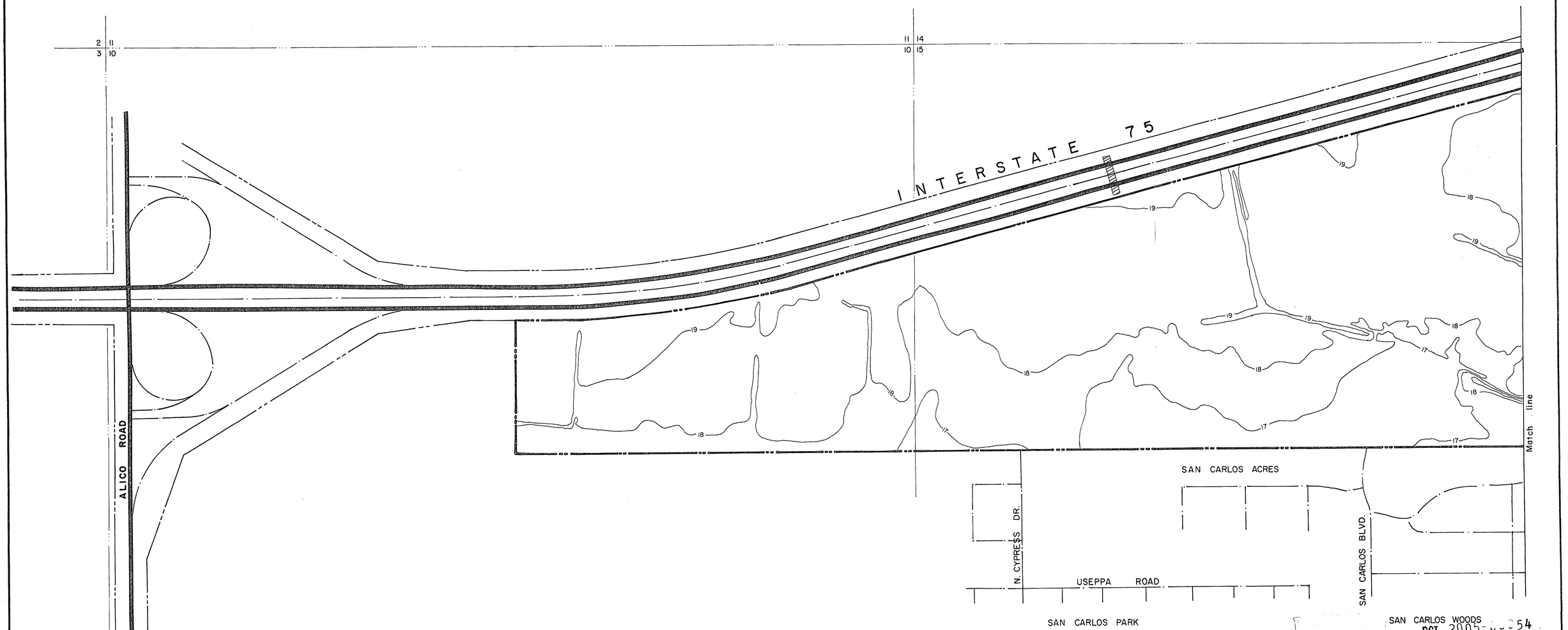
REVISION	DATE	REMARKS	CHG. BY

TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE _____ 20__

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #3527
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-87	D OF 1
DATE 9-11-90	DRAWN BY: CON
	FILE NAME: D-110.DWG

Nov 07, 2005 - 1:43pm C.O. Najarro
Z:\Current Projects\110-01-03(12) Villages of San Carlos (11-03-05)\00 110-01-03 Exhibit Sheet D.dwg



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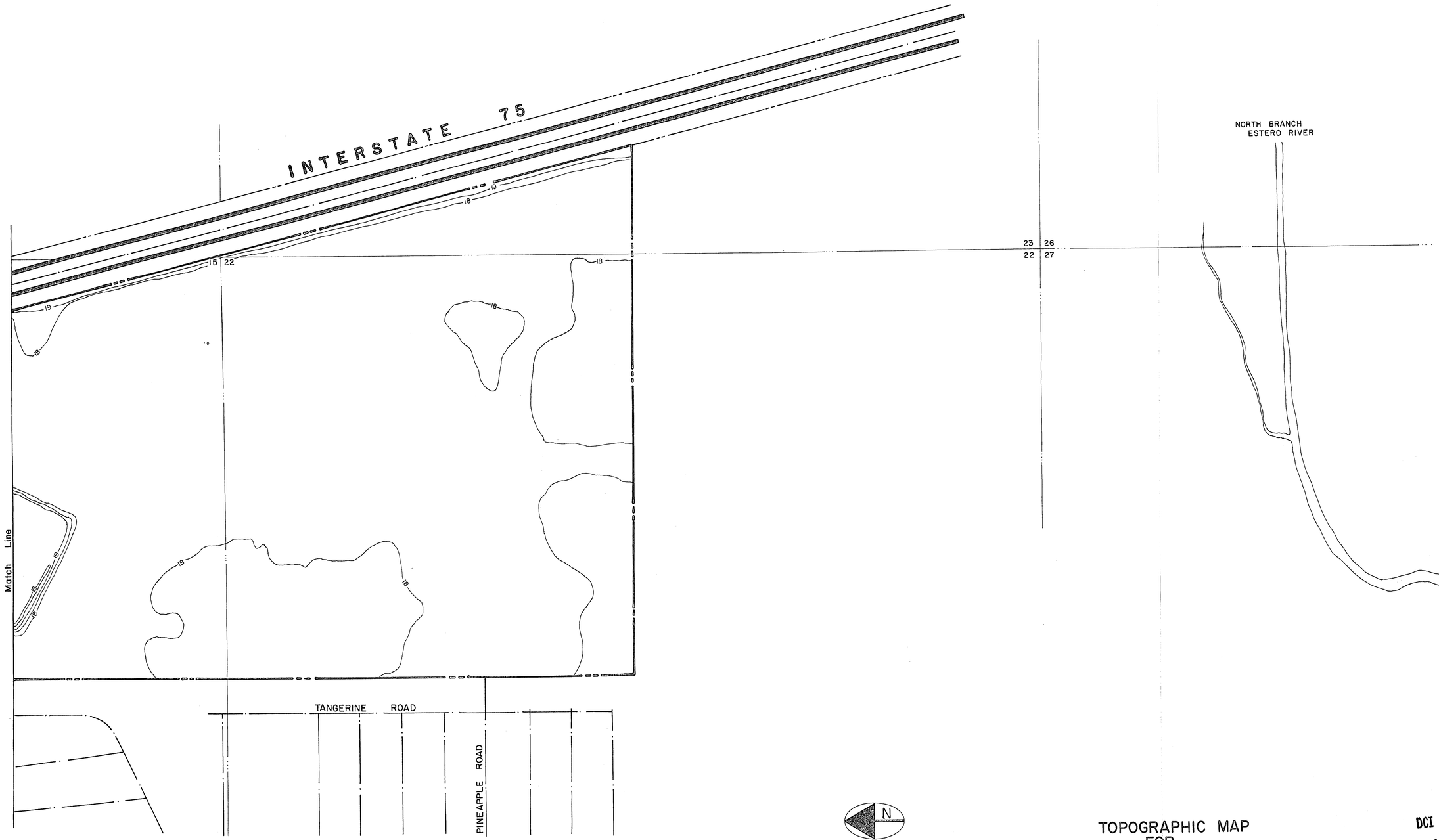
TOPOGRAPHIC MAP FOR SAN CARLOS PINES BY ANDEMELI LAND & DEVELOPMENT CO.

MAP C

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



SCALE: 1" = 300

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

RECEIVED
NOV 0 0 2005

DCI 2005-00054

MAP C

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

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

ZONING SKETCH NOTES:

1: BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2: FIELD NOTES IN SECTION 10-46-25.
3: SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4: THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5: THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6: UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7: THIS MAP/PLAT IS NOT VALID WITHOUT 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 SHOWN.
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 # 0475
SUFFIX--- C REVISION DATE: 5/5/03

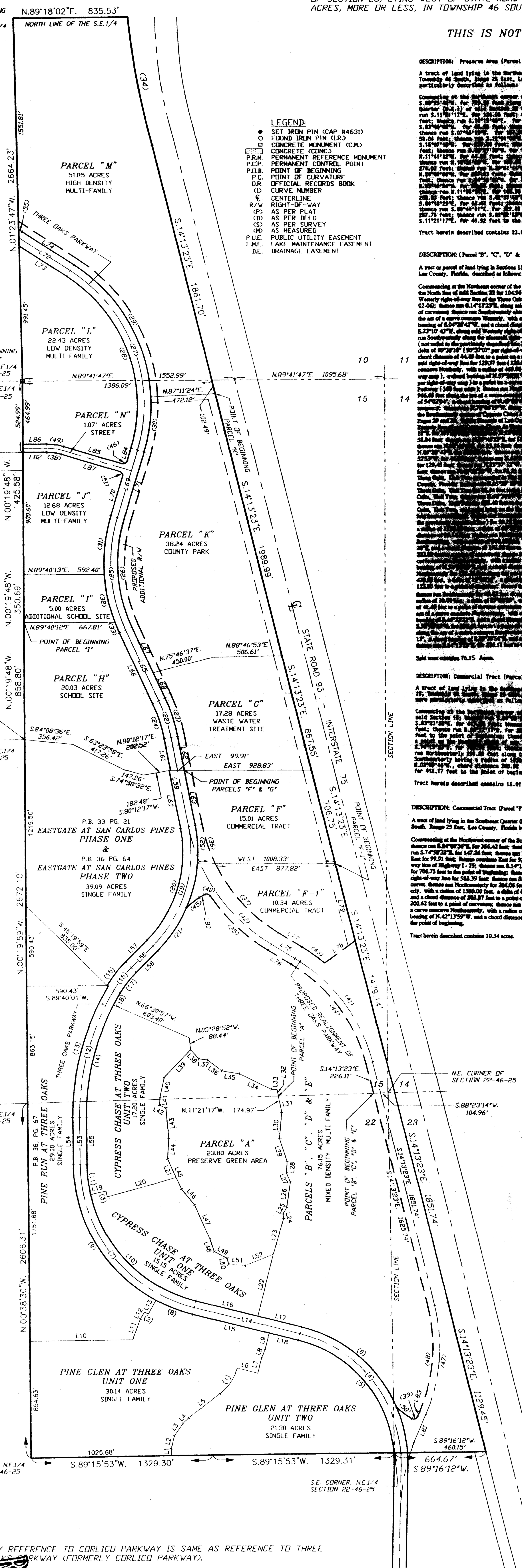
THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

TRACT	ACRES	M.F. (L.D.) ACRES	M.F. (H.D.) ACRES	M.F. (M.D.) ACRES	COMM. ACRES	PUBLIC FACILITY ACRES	ROAD ACRES
PINE RUN	29.00						
PINE GLEN I	30.14						
PINE GLEN II	21.30						
CYPRESS CHASE I	15.15						
CYPRESS CHASE II	17.20						
EASTGATE	39.09						
PARCEL A						23.80	
PARCEL B, C, D, E				76.15			
PARCEL F					15.01		
PARCEL F-1					10.34		
PARCEL G					17.28		
PARCEL H						20.03	
PARCEL I						5.00	
PARCEL J		12.68					
PARCEL K						38.24	
PARCEL L		22.43					
PARCEL M			51.85				
PARCEL N		1.07					
CORLICO PKWY. (THREE OAKS PKWY.)							25.74
PROPOSED THREE OAKS PKWY. REALIGNMENT							23.26
TOTAL = 494.77	151.88	36.18	51.85	76.15	42.63	87.07	49.01

DESCRIPTION:

THAT PART OF THE S.E.1/4 OF SECTION 10, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE S.W.1/4 OF SECTION 14, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE E.1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (I-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 (I-75), CONTAINING ALTOGETHER 499.09 ACRES, MORE OR LESS, IN TOWNSHIP 46 SOUTH, RANGE 25 EAST,LEE COUNTY, FLORIDA.

THIS IS NOT A SURVEY!



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

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:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'[illegible]W. for [illegible] feet along the North line of the Northeast Quarter (N.E.¼) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 100.00 feet; thence run S.[illegible]W. for 180.06 feet; thence run S.[illegible]E. for 161.05 feet; thence run S.03°46'03"W. for [illegible] feet; thence run S.[illegible]E. for 74.60 feet; thence run S.07°46'15"W. for [illegible] feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for [illegible] feet; thence run S.[illegible]W. for 219.04 feet; thence run [illegible] for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for [illegible] feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 44.00 feet; thence run S.11°21'17"E. for 48.92 feet to the point of beginning.

Tract herein described contains 23.80 acres

DESCRIPTION: (Parcel "B", "C", "D" & "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'13"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 feet per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet, a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°52'21"W. and a chord distance of 119.44 feet (119.71 feet per right-of-way map) to a point on [illegible] Parkway (100 feet wide); thence run [illegible] 966.65 feet along the arc of a curve [illegible] of 54°02'04", [illegible] tangency; [illegible] feet to the [illegible] Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and [illegible] of Lee County, Florida; [illegible] [illegible] 58.04 feet; [illegible] N.05°28'43"E. [illegible] 52'53"W. [illegible] for 129.45 feet; [illegible] for 133.97 feet; [illegible] for 62.62 feet; [illegible] Three Oaks, Unit [illegible] County, Florida; [illegible] [illegible] a radius of [illegible] [illegible] for 222.09 feet to a point of curvature; [illegible] [illegible] feet to a point of [illegible] [illegible], with a radius of 1200.00 feet, a delta of 44°35' [illegible] [illegible] of 910.44 feet to a point of tangency; [illegible] 226.11 feet to the point of beginning.

Said tract contains 76.15 Acres.

DESCRIPTION: Commercial Tract (Parcel "F")

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

Commencing at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northeasterly 260.[illegible] feet along the arc of a curve concave Southeasterly having a radius of 1030.00 feet (chord bearing N.03°08'41"W., chord distance 260.92 feet); thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 Acres.

DESCRIPTION: Commercial Tract (Parcel "F - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

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

A tract of land lying in the East Half (E.½) 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 Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence run N.11°00'00"W. for 256.93 feet; thence run Northwesterly 286.03 feet on the arc of a curve concave Southwesterly with a radius of 1220.00 feet (chord bearing N.18°00'12"W., chord distance 297.51 feet); thence run N.25°00'25"W. for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to a point on the westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 867.55 feet; thence run west for 928.83 feet to the point of beginning.

Tract herein described contains 17.28 Acres.

DESCRIPTION: School Tract (Parcel "H")

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

Beginning at the Southwest corner of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; thence run N.89°40'12"E. for 667.81 feet to the Westerly right-of-way line of Corlico Road; thence run Southeasterly along said Westerly line for 87.02 feet on the arc of a curve concave Northeasterly having a radius of 1220.00 feet (chord bearing S.22°57'48"E., chord distance of 87.00 feet); thence run S.25°00'25"E. along said Westerly line for 570.00 feet; thence run Southeasterly along said Westerly line for 273.80 on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.18°00'12"E., chord distance of 273.12 feet); thence run S.11°00'00"E. along said Westerly line for 237.83 feet; thence run S.80°12'17"W. for 18.11 feet to the Northeast corner of Eastgate at San Carlos Pines, Phase 1 as shown on the plats recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee County, Florida; thence continue S.80°12'17"W. along the Northerly boundary of said Eastgate at San Carlos Pines, Phase 1, for 182.48 feet; thence run N.74°58'32"W. along said Northerly line for 147.26 feet; thence run N.63°23'58"W. along said Northerly line for 417.26 feet; thence run N.84°08'36"W. along said Northerly line for 356.42 feet to the point of beginning.

Tract herein described contains 20.03 Acres.

DESCRIPTION: School Tract (Additional 5.00 acres - Parcel "I")

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.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; to the point of beginning; thence continue N.00°19'48"W. along said West line for 350.69 feet; thence run N.89°40'12"E. for 592.40 feet to the Westerly right of way line of Corlico Parkway; thence run Southeasterly for 360.001 feet on the arc of a curve concave Northeasterly having a radius of 1220.00 feet (chord bearing S.12°27'53"E., chord distance of 358.70 feet); thence run S.89°40'12"W. for 667.81 feet to the point of beginning.

Tract herein 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.¼); thence run S.00°19'48"E. along the West line of said Northeast Quarter (N.E.¼) for 524.99 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°55'09"E., chord distance of 108.24 feet); thence run S.73°30'28"E. for 444.88 feet to a point of curvature; thence run Southeasterly for 47.12 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 Westerly right of way line of Corlico Parkway; thence run S.16°29'32"W. along said right of way line for 300.02 feet to a point of curvature; thence run Southerly along said right of way line for 436.61 feet on the arc of a curve to the left having a radius of 1220.00 feet (chord bearing S.06°14'23"W., chord distance of 434.29 feet); thence run S.89°40'13"W. for 592.40 feet to the West line of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along said West line for 900.60 feet to the point of beginning.

Tract herein described contains 12.68 acres.

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°41'47"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.14°13'23"E. along said Westerly line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right of way line of Corlico Parkway; thence run N.25°00'25"W. along said right of way line for 366.45 feet to a point of curvature; thence run Northerly for 811.21 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.04°15'26"W., chord distance of 793.60 feet); thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northerly 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

DESCRIPTION: Multi-Family (Parcel "L")

A tract 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 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.¼) for 991.45 feet to the Westerly right of way line of Corlico Parkway; thence run S.57°27'22"E. along said right of way line for 412.63 feet; to a point of curvature; thence run Southeasterly along said right of way line for 1445.52 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.20°28'55"E., chord distance of 1347.26 feet); thence run S.16°29'32"W. along said right of way line for 98.86 feet to a point of curvature; thence run Southwesterly for 47.12 feet on the arc of a curve to the right having a radius of 30.00 feet (chord bearing S.61°29'32"W., chord distance of 42.43 feet); thence run N.73°30'28"W. for 444.88 feet to a point of curvature; thence run Northwesterly for 126.25 feet on the arc of a curve to the left having a radius of 430.00 feet (chord bearing N.81°55'08"W., chord distance of 125.80 feet); thence run S.89°40'12"W. for 175.95 feet to the West line of the Northeast Quarter (N.E.¼) of said Section 15; thence run N.00°19'48"W. long said West line for 464.99 feet to the point of beginning.

Tract herein described contains 22.43 acres.

DESCRIPTION: Multi-Family (Parcel "M")

A tract of land lying in the Southeast Quarter (S.E.¼) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.89°18'02"E. along the North line of said Southeast Quarter (S.E.¼) for 835.53 feet to a point on the Westerly right of way line of Interstate Highway 75; thence run Southeasterly along said Westerly line for 959.46 feet on the arc of a curve concave Northeasterly having a radius of 5823.58 feet (chord bearing S.10°43'39"E., chord distance of 958.37 feet); thence run S.14°13'23"E. long said Westerly line for 1881.70 feet; thence run S.87°11'24"W. for 472.12 feet to the Easterly right of way line of Corlico Parkway; thence run Northwesterly along said right of way line for 1163.58 feet on the arc of a curve concave Southwesterly having a radius of 1220.00 feet (chord bearing N.30°07'59"W., chord distance of 1119.98 feet); thence run N.57°27'22"W. along said right of way line for 451.58 feet to a point of curvature; thence run Northwesterly along said right of way line for 28.69 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.[illegible]W., chord distance of 28.69 feet) to the West lineof said Southeast Quarter (S.E.¼); thence run N.01°23'47"W. along said West line for 1551.81 feet to the point of beginning.

Tract herein described contains 51.85 acres.

LINE TABLE

Line	Bearing	Distance
L1	N.00°44'07"W.	50.00'
L2	N.14°34'21"E.	97.24'
L3	N.34°37'33"E.	110.68'
L4	N.45°17'23"E.	60.00'
L5	N.52°23'51"E.	285.86'
L6	S.76°06'19"E.	155.04'
L7	N.13°53'41"E.	120.00'
L8	N.23°21'25"E.	60.83'
L9	N.13°53'41"E.	125.00'
L10	N.89°21'30"E.	752.50'
L11	N.19°54'52"E.	161.72'
L12	N.29°47'48"E.	60.00'
L13	N.28°18'22"E.	115.00'
L14	S.76°06'19"E.	796.59'
L15	N.76°06'19"W.	576.62'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	331.01'
L18	N.76°06'19"W.	219.97'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.92'
L33	N.85°52'53"W.	44.00'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L54	N.00°38'30"W	349.45'
L55	N.00°38'30"W.	349.45'
L56	N.44°40'01"E.	222.09'
L57	N.44°40'01"E.	222.09'
L58	N.44°40'01"E.	222.09'
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	N.11°00'00"W.	237.83'
L62	S.11°00'00"E.	256.93
L63	S.11°00'00"E.	412.17'
L64	S.11°00'00"E.	567.35'
L65	N.25°00'25"W.	570.00'
L66	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L68	S.25°00'25"E.	203.55'
L69	N.16°29'32"E.	518.88'
L70	S.16°29'32"W.	300.02'
L71	N.16°29'32"E.	518.88'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.63'
L74	N.57°27'22"W.	451.58'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.53°43'58"W.	277.07'
L79	S.14°13'23"E.	583.39'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	N.89°40'12"E.	175.95'
L83	S.23°10'43"W.	38.83'
L84	N.16°29'32"E.	98.86'
L85	N.73°30'28"W.	444.88'
L86	N.89°40'12"E.	175.95'
L87	S.73°30'28"E.	444.88'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	350.43'	37°41'09"	230.49'	119.59'	226.36'	S.33°33'17"W.
2	1265.00'	01°29'26"	32.91'	16.46'	32.91'	N 60°56'54"W.
3	935.00'	02°46'26"	45.26'	22.64'	45.26'	N.14°11'43"W.
4	975.00'	71°40'13"	1219.61'	704.10'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'10"	1153.83'	665.53'	1080.47'	S.40°22'13"E.
6	1025.00'	54°02'04"	966.65'	522.65'	931.23'	N.49°05'43"W.
7	1100.00'	75°27'49"	1448.80'	851.15'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'42"	289.25'	145.40'	288.49'	N.68°53'59"W.
9	1150.00'	61°03'26"	1225.50'	678.17'	1168.33'	N.31°09'49"W.
10	1050.00'	63°19'06"	1160.00'	647.46'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	111.75'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	506.10'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'14"	1013.93'	520.27'	1001.08'	N.15°10'37"E.
14	1735.28'	28°23'20"	859.55'	438.91'	850.78'	N.13°32'55"E.
15	860.00'	13°39'14"	204.94'	102.96'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	220.19'	110.62'	218.72'	N.37°50'24"E.
17	810.00'	13°42'18"	193.02'	97.34'	192.56'	N.37°50'20"E.
18	1735.28'	03°15'54"	99.16'	49.46'	99.14'	N.29°22'33"E.
19	980.00'	55°40'01"	952.14'	517.52'	915.13'	S.16°49'45"W.
20	920.00'	55°40'32"	893.98'	485.84'	859.22'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	193.25'	379.87'	N.34°02'00"E.
22	1170.00'	14°00'25"	286.03'	143.64'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	149.78'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	137.59'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	443.26'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	424.32'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	880.83'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	843.17'	1347.26'	S.20°28'55"E.
29	1220.00'	54°38'43"	1163.58'	630.30'	1119.98'	N.30°07'59"W.
30	1220.00'	19°18'06"	411.00'	207.46'	409.06'	N.06°50'28"E.
31	1220.00'	20°30'19"	436.61'	220.67'	434.29'	N.06°14'23"E.
32	1220.00'	16°54'26"	360.01'	181.32'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	43.54'	87.00'	N.22°57'48"W.
34	5823.58'	09°26'23"	959.46'	480.81'	958.37'	S.10°43'39"E.
35	1350.00'	24°52'19"	586.03'	297.71'	581.44'	S.46°22'22"E.
36	1200.00'	14°40'05"	307.21'	154.45'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	357.18'	684.68'	N.42°13'59"W.
38	370.00'	16°49'20"	108.63'	54.71'	108.24'	S.81°55'09"E.
39	30.00'	95°36'18"	50.07'	33.19'	44.45'	S.68°59'13"W.
40	30.00'	87°30'29"	45.82'	28.72'	41.49'	S.77°41'27"E.
41	1275.00'	44°35'13"	992.17'	522.73'	967.32'	S.36°30'58"E.
42	1300.00'	24°46'30"	562.12'	285.52'	557.76'	S.46°25'17"E.
43	1350.00'	08°39'38"	204.06'	102.23'	203.87'	N.54°28'43"W.
44	1200.00'	44°35'13"	933.83'	492.00'	910.44'	S.36°30'56"E.
45	470.00'	15°02'16"	123.36'	62.03'	123.00'	N.51°02'10"E.
46	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.61°29'32"W.
47	1275.00'	37°24'06"	832.30'	431.58'	817.60'	S.04°28'40"W.
48	1200.00'	37°24'02"	783.32'	406.18'	769.48'	S.04°28'42"W.
49	430.00'	16°49'20"	126.25'	63.58'	125.80'	N.81°55'08"W.
50	469.00'	14°37'54"	119.77'	89.50'	119.44'	N.57°52'21"W.
51	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.28°30'28"E.
52	1030.00'	15°43'38"	282.73'	142.26'	281.84'	S.03°08'42"E.

REVISED:	DESCRIPTION:	BY

Nov 8 2005
JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=400'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHT.- 1
4/19/05		46-25-10	OF - 1

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

DCI 2005-00054 EXHIBIT TWO : A.2

RECEIVED NOV 0 8 2005

SHEET NO. F

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT 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 SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.)

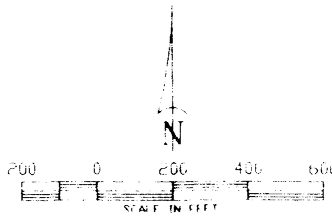
FLOOD ZONE: "B" ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124 PANEL # 0475
SUFFIX -- C REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

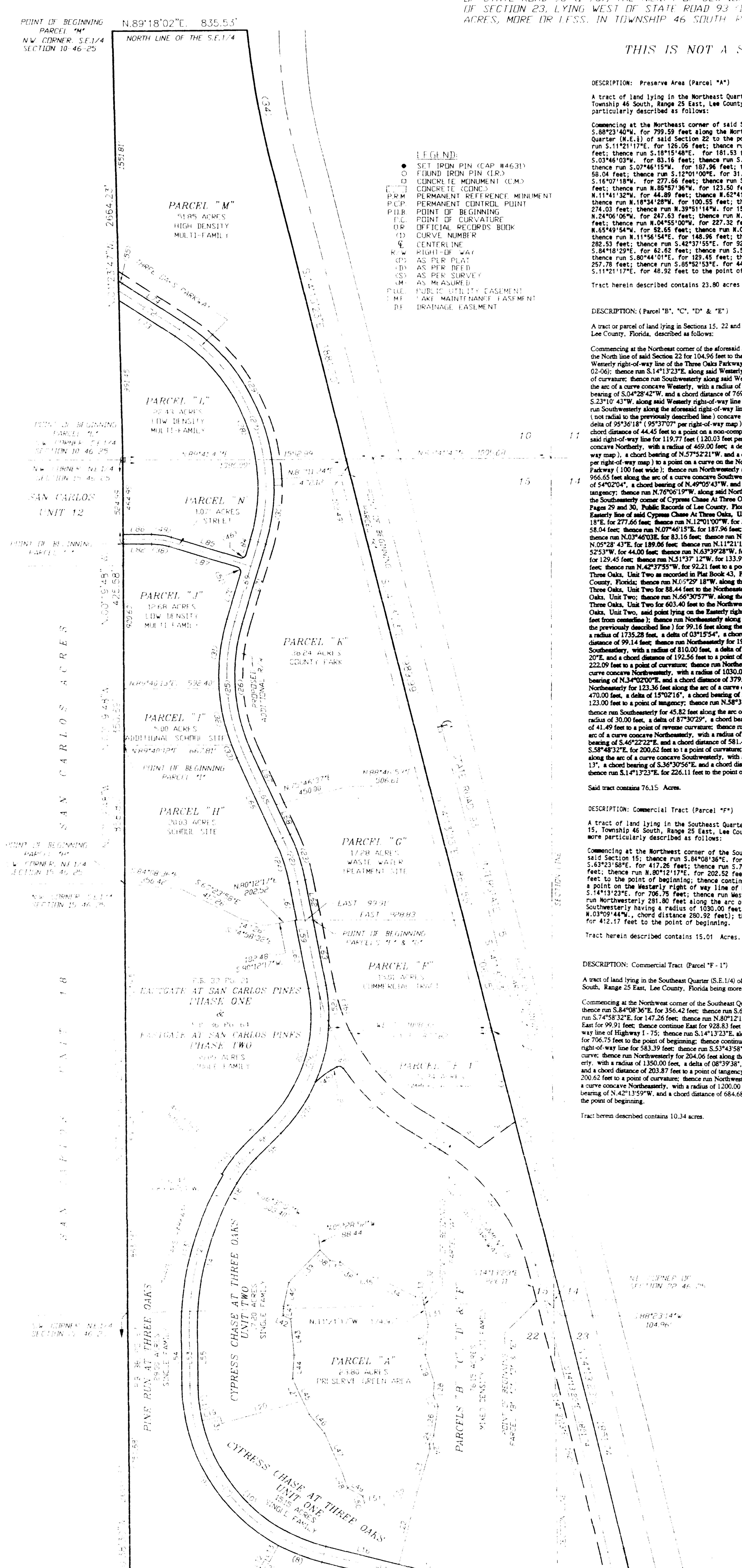


TRACT	ACRES	M.F. (L.D.) ACRES	M.F. (H.D.) ACRES	M.F. (M.D.) ACRES	COMM. ACRES	PUBLIC FACILITY ACRES	ROAD ACRES
PINE RUN	29.00						
PINE GLEN I	30.14						
PINE GLEN II	21.30						
CYPRESS CHASE I	15.15						
CYPRESS CHASE II	17.20						
EASTGATE	39.09						
PARCEL A						23.80	
PARCEL B, C, D, E				76.15			
PARCEL F					15.01		
PARCEL F-1					10.34		
PARCEL G					17.28		
PARCEL H						20.03	
PARCEL I						5.00	
PARCEL J		12.68					
PARCEL K						38.24	
PARCEL L		22.43					
PARCEL M			51.85				
PARCEL N		1.07					
CORLICO PKWY (THREE OAKS PKWY.)							25.74
PROPOSED THREE OAKS PKWY REALIGNMENT							23.26
TOTAL = 494.77	151.88	36.18	51.85	76.15	42.63	87.07	49.01

DESCRIPTION:

THAT PART OF THE S.E.1/4 OF SECTION 10, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE S.W.1/4 OF SECTION 14, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE E.1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (I-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 (I-75), CONTAINING ALTOGETHER 499.09 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:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.¼) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. or 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 44.00 feet; thence run S.11°21'17"E. for 48.92 feet to the point of beginning.

Tract herein described contains 23.80 acres

DESCRIPTION: (Parcel "B", "C", "D" & "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10' 43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northeriy, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'13"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 feet per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°52'21"W. and a chord distance of 119.44 feet (119.71 feet per right-of-way map) to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53' 41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07' 18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28' 43"E. for 189.06 feet; thence run N.11°21'17"W. for 174.97 feet; thence run N.85° 52'53"W. for 44.00 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37' 12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°29' 18"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°15'54", a chord bearing of N.29°32'33"E. and a chord distance of 99.14 feet; thence run Northeasterly for 193.02 feet along the arc of a curve concave Southeastlery, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of N.37°50' 20"E. and a chord distance of 192.56 feet to a point of tangency; thence run N.44°40'01"E. for 222.09 feet to a point of curvature; thence run Northeastlery for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve; thence run Northeasterly for 123.36 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16", a chord bearing of N.51°02'10"E. and a chord distance of 123.00 feet to a point of tangency; thence run N.58°33'18"E. for 4296 feet to a point of curvature; thence run Southeasterly for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to t a point of curvature; thence run Southeasterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35' 13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. for 226.11 feet to the point of beginning.

Said tract contains 76.15 Acres.

DESCRIPTION: Commercial Tract (Parcel "F")

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

Commencing at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet (chord bearing N.03°09'44"W., chord distance 280.92 feet); thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 Acres.

DESCRIPTION: Commercial Tract (Parcel "F - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15, thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

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

A tract of land lying in the East Half (E.½) 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 Southeast Quarter (S.E.¼) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32 "E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence East for 99.91 feet to the point of beginning; thence run N.11°00'00"W. for 256.93 feet; thence run Northwesterly 298.25 feet on the arc of a curve concave Southwesterly with a radius of 1220.00 feet (chord bearing N.18°00'12"W., chord distance 297.51 feet); thence run N.25°00'25"W. for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to a point on the westerly right of way line of Highway I-75; thence run S.14°13'23"E. for 867.55 feet; thence run west for 928.83 feet to the point of beginning.

Tract herein described contains 17.28 Acres.

DESCRIPTION: School Tract (Parcel "H")

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

Beginning at the Southwest corner of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; thence run N.89°40'12"E. for 667.81 feet to the Westerly right-of-way line of Corlico Road; thence run Southeasterly along said Westerly line for 87.02 feet on the arc of a curve concave Northeasterly having a radius of 1220.00 feet (chord bearing S.22°57'48"E., chord distance of 87.00 feet); thence run S.25°00'25"E. along said Westerly line for 570.00 feet; thence run Southeasterly along said Westerly line for 273.80 on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.18°00'12"E., chord distance of 273.12 feet); thence run S.11°00'00"E. along said Westerly line for 237.83 feet; thence run S.80°12'17"W. for 18.11 feet to the Northeast corner of Eastgate at San Carlos Pines, Phase 1 as shown on the plats recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee County, Florida; thence continue S.80°12'17"W. along the Northerly boundary of said Eastgate at San Carlos Pines, Phase 1, for 182.48 feet; thence run N.74°58'32"W. along said Northerly line for 147.26 feet; thence run N.63°23'58"W. along said Northerly line for 417.26 feet; thence run N.84°08'36"W. along said Northerly line for 356.42 feet to the point of beginning.

Tract herein described contains 20.03 Acres.

DESCRIPTION: School Tract (Additional 5.00 acres - Parcel "I")

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.¼); thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.¼) for 858.80 feet; to the point of beginning; thence continue N.00°19'48"W. along said West line for 350.69 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right of way line of Corlico Parkway; thence run Southeasterly for 360.001 feet on the arc of a curve concave Northeasterly 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 667.81 feet to the point of beginning.

Tract herein 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.¼); thence run S.00°19'48"E. along the West line of said Northeast Quarter (N.E.¼) for 524.99 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°55'09"E., chord distance of 108.24 feet); thence run S.73°30'28"E. for 444.88 feet to a point of curvature; thence run Southeasterly for 47.12 feet on the arc of a curve to the right having a radius of 30.00 feet (chord bearing S.28°30'28"E., chor distance of 42.43 feet) to the Westerly right of way line of Corlico Parkway; thence run S.16°29'32"W. along said right of way line for 300.02 feet to a point of curvature; thence run Southerly along said right of way line for 436.61 feet on the arc of a curve to the left having a radius of 1220.00 feet (chord bearing S.06°14'23"W., chord distance of 434.29 feet); thence run S.89°40'13"W. for 592.40 feet to the West line of said Northeast Quarter (N.E.¼); thence run N.00°19'48"W. along said West line for 900.60 feet to the point of beginning.

Tract herein described contains 12.68 acres.

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°41'47"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.14°13'23"E. along said Westerly line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right of way line of Corlico Parkway; thence run N.25°00'25"W. along said right of way line for 366.45 feet to a point of curvature; thence run Northerly for 811.21 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.04°15'26"W., chord distance of 793.60 feet); thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northerly 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

DESCRIPTION: Multi-Family (Parcel "L")

A tract 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 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.¼) for 991.45 feet to the Westerly right of way line of Corlico Parkway; thence run S.57°27'22"E. along said right of way line for 412.63 feet; to a point of curvature; thence run Southeasterly along said right of way line for 1445.52 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing S.20°28'55"E., chord distance of 1347.26 feet); thence run S.16°29'32"W. along said right of way line for 98.96 feet to a point of curvature; thence run Southwesterly for 47.12 feet on the arc of a curve to the right having a radius of 30.00 feet (chord bearing S.61°29'32"W., chord distance of 42.43 feet); thence run N.73°30'28"W. or 444.88 feet to a point of curvature; thence run Northwesterly for 126.25 feet on the arc of a curve to the left having a radius of 430.00 feet (chord bearing N.81°55'08"W., chord distance of 125.80 feet); thence run S.89°40'12"W. for 175.95 feet to the West line of the Northeast Quarter (N.E.¼) of said Section 15; thence run N.00°19'48"W. long said West line for 464.99 feet to the point of beginning.

Tract herein described contains 22.43 acres.

DESCRIPTION: Multi-Family (Parcel "M")

A tract of land lying in the Southeast Quarter (S.E.¼) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.¼) of said Section 10; thence run N.89°18'02"E. along the North line of said Southeast Quarter (S.E.¼) for 835.53 feet to a point on the Westerly right of way line of Interstate Highway 75; thence run Southeasterly along said Westerly line for 959.46 feet on the arc of a curve concave Northeasterly having a radius of 5823.58 feet (chord bearing S.10°43'39"E., chord distance of 958.37 feet); thence run S.14°13'23"E. long said Westerly line for 1881.70 feet; thence run S.87°11'24"W. for 472.12 feet to the Easterly right of way line of Corlico Parkway; thence run Northwesterly along said right of way line for 1163.58 feet on the arc of a curve concave Southwesterly having a radius of 1220.00 feet (chord bearing N.30°07'59"W., chord distance of 1119.98 feet); thence run N.57°27'22"W. along said right of way line for 451.58 feet to a point of curvature; thence run Northwesterly along said right of way line for 28.59 feet on the arc of a curve to the right having a radius of 1120.00 feet (chord bearing N.56°43'29"W., chord distance of 28.59 feet) to the West lineof said Southeast Quarter (S.E.¼); thence run N.01°23'47"W. along said West line for 1551.81 feet to the point of beginning.

Tract herein described contains 51.85 acres.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°44'[illegible]"W	[illegible]
L2	N.14°54'[illegible]	[illegible]
L3	N.3[illegible]	[illegible]
L4	N.45°17'23"E	60.00
L5	N.52°23'51"E	285.86
L6	S.76°06'19"E	[illegible]
L7	N.17°07'41"E	120.00'
L8	N.23°21'25"E	60.83
L9	N.13°53'41"E	125.00'
L10	N.89°21'30"E	152.50'
L11	N.19°54'52"E	161.72'
L12	N.29°47'48"E	50.00'
L13	N.28°18'22"E	115.00
L14	S.76°06'19"E	796.59
L15	N.76°06'19"W.	576.62'
L16	S.76°06'19"E.	465.58
L17	S.76°06'19"E	331.01'
L18	N.76°06'19"W	219.97'
L19	N.77°11'36"E	115.00
L20	N.14°25'10"E	523.2[illegible]
L21	N.24°06'06"W	154.44
L22	N.13°53'41"E	466.31'
L23	N.16°07'18"E.	277.66
L24	N.12°01'00"W	31.69
L25	N.28°46'02"E.	58.04
L26	N.07°46'15"E	187.96
L27	N.22°04'52"W	74.60
L28	N.03°46'03"E	83.16'
L29	N.18°15'48"W.	181.53
L30	N.05°28'43"E	189.06
L31	N.11°21'17"W	[illegible]
L32	N.11°21'17"W.	48.92'
L33	N.85°52'53"W	44.00
L34	N.63°39'28"W	257.78
L35	N.80°44'01"W	129.45
L36	N.51°37'12"W	133.97
L37	N.84°18'29"W	62.62
L38	N.42°37'55"W	92.21
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W	148.96
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E	52.65
L43	S.04°55'00"E	227.32'
L44	S.02°47'39"W	146.80'
L45	S.24°06'06"E	247.63
L46	S.39°51'14"E	150.22'
L47	S.23°58'15"E	274.03
L48	S.18°34'28"E	100.55'
L49	S.62°41'55"E	106.20'
L50	S.11°41'32"E	44.89'
L51	S.85°57'36"E	123.50'
L52	N.68°40'50"E	219.04'
L53	N.00°38'30"W	519.4[illegible]
L54	N.00°38'30"W	549.4[illegible]
L55	N.00°38'30"W	549.45
L56	N.44°40'01"E	222.09
L57	N.44°40'01"E	[illegible]
L58	N.44°40'01"E	[illegible]
L59	N.11°00'00"W	[illegible]
L60	N.11°00'00"W	[illegible]
L61	N.11°00'00"W	[illegible]
L62	[illegible]	[illegible]
L63	[illegible]	[illegible]
L64	[illegible]	[illegible]
L65	N.25°00'25"W	570.00
L66	N.25°00'25"W	[illegible]
L67	N.25°00'25"W	[illegible]
L68	[illegible]	[illegible]
L69	N.16°29'32"E	518.88
L70	S.16°29'32"W	300.02
L71	N.16°29'32"E	518.88
L72	N.57°27'22"W	451.58'
L73	S.57°27'22"E	412.63
L74	N.57°27'22"W	451.58'
L75	S.58°48'32"E	200.62
L76	S.58°48'32"E	200.62
L77	N.58°48'32"W	200.62
L78	S.53°43'58"W	277.07
L79	S.14°13'23"E	583.39
L80	N.08°33'18"E	[illegible]
L81	N.23°10'43"E	[illegible]
L82	N.89°40'12"E	175.95
L83	S.23°10'43"W	38.83
L84	N.16°29'32"E	98.86'
L85	N.73°30'28"W	444.88'
L86	N.89°40'12"E	175.95'
L87	S.73°30'28"E	444.88

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	[illegible]50.43'	37°41'09"	230.49'	119.59'	226.30'	S.33°33'[illegible]"W
2	1265.00'	01°29'26"	32.91'	16.46'	32.91'	N.60°56'54"W
3	935.00'	02°46'26"	45.26'	22.64'	45.26'	N.14°11'43"W
4	975.00'	71°40'13"	1219.61'	704.10'	1141.64'	S.40°16'12"E
5	925.00'	71°28'10"	1153.83'	[illegible]	1080.47'	[illegible]40°22'13"E
6	1025.00'	54°02'01"	966.65'	522.65'	[illegible]	N.49°05'43"W
7	1100.00'	75°27'49"	1448.80'	851.15'	1346.33'	N.38°22'25"W
8	1150.00'	14°24'42"	289.25'	145.40'	288.49'	N.68°53'59"W
9	1150.00'	61°05'26"	1225.50'	[illegible]	[illegible]	[illegible]
10	1050.00'	63°19'06"	1160.00'	[illegible]	1101.91'	[illegible]
11	1050.00'	12°09'02"	222.67'	111.75'	[illegible]	N.06°47'37"W
12	1785.28'	31°39'17"	986.33'	506.10'	973.83'	[illegible]
13	1835.28'	31°39'14"	1013.93'	520.27'	1001.08'	[illegible]
14	1735.28'	28°23'20"	859.55'	438.91'	850.78'	[illegible]
15	860.00'	13°39'14"	204.94'	102.96'	204.46'	[illegible]
16	920.00'	13°39'14"	220.19'	110.62'	218.72'	[illegible]
17	810.00'	13°42'18"	193.02'	97.34'	192.56'	[illegible]
18	1735.28'	03°15'54"	99.16'	49.46'	99.14'	N.29°22'33"E
19	980.00'	55°40'01"	952.14'	517.52'	915.13'	S.16°49'45"W
20	920.00'	55°40'32"	893.98'	485.94'	859.22'	S.16°49'15"W
21	1030.00'	21°15'10"	382.06'	193.25'	379.87'	N.34°02'00"E
22	1170.00'	14°00'25"	286.03'	143.64'	285.32'	S.18°00'13"E
23	1220.00	14°00'25"	298.25	149.78	297.51'	N.18°00'12"W
24	1120.00'	14°00'25"	273.80'	[illegible]	273.12'	S.18°00'12"E
25	1170.00'	41°29'57"	847.43'	443.26'	829.03'	[illegible]
26	1120.00'	41°29'58"	811.21'	424.32'	793.60'	N.04°15'2[illegible]"W
27	1170.00'	73°56'54"	1510.05'	880.83'	1407.40'	S.20°28'55"E
28	1120.00'	73°56'49"	1445.52'	[illegible]	1347.26'	S.20°28'55"E
29	1220.00'	54°38'43"	1163.58'	[illegible]	1119.99'	[illegible]
30	1220.00'	19°18'06"	411.00'	207.46'	409.06'	N.06°50'28"E
31	1220.00'	20°30'19"	436.61'	[illegible]	434.29'	N.06°14'23"E
32	1220.00	16°54'26"	360.01	[illegible]	[illegible]	[illegible]
33	1220.00'	04°05'15"	87.02'	43.54	87.00'	[illegible]
34	5823.58'	09°26'23"	959.46'	[illegible]	[illegible]	[illegible]
35	1350.00'	24°52'19"	586.03'	297.71'	581.44'	S.46°22'22"E
36	1200.00'	14°40'05"	[illegible]	154.45'	[illegible]	[illegible]
37	1200.00'	33°09'05"	694.32'	[illegible]	684.68'	[illegible]
38	370.00'	16°49'20"	108.63'	[illegible]	108.24'	[illegible]
39	30.00'	95°36'18"	50.07'	33.19	44.45	S.68°59'13"W
40	30.00'	87°30'29"	45.82'	[illegible]	41.49	[illegible]
41	1275.00'	44°35'13"	[illegible]	[illegible]	[illegible]	[illegible]
42	1300.00'	24°46'30"	562.12'	285.52'	[illegible]	[illegible]
43	1350.00'	08°39'38"	204.06'	[illegible]	203.87'	[illegible]
44	1200.00'	14°35'13"	933.83'	492.09'	910.44	S.36°30'56"E
45	470.00'	15°02'16"	123.36	62.03'	123.00	N.51°02'10"E
46	30.00	90°00'00"	47.12	30.00	42.43	S.61°29'32"W
47	1275.00'	37°24'00"	832.30'	[illegible]	817.60'	S.04°28'40"W
48	1200.00'	37°24'0[illegible]"	783.32'	406.18'	769.48'	S.04°28'42"W
49	430.00'	16°49'20"	126.25'	63.58	125.80'	N.81°55'08"W
50	469.00	14°37'54"	119.77	[illegible]	119.44	N.57°52'21"W
51	30.00'	90°00'00"	47.12	30.00	42.43	[illegible]28°30'28"E
52	1030.00'	15°43'38"	282.73'	142.06'	[illegible]	[illegible]

REVISED	DESCRIPTION	BY

Nov 8 2005

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

DRAWN		SCALE	PROJ. #
ERB	JBH	1"=400'	THREE OAKS R/W
SKETCH DATE		FILE NO.	SHT 1
4/19/05		46-25-10	OF 1

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE (239) 772-9939
FAX (239) 772-1315

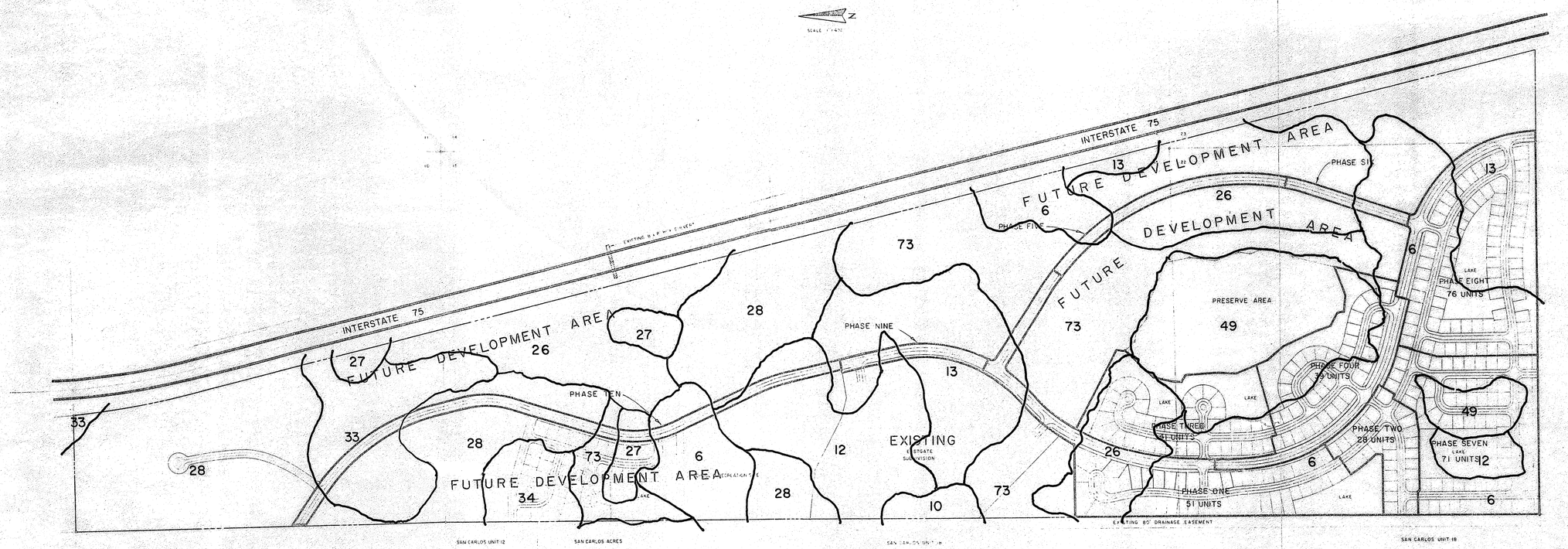
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6941

DCI 2005-00054 EXHIBIT TWO : A.2

NOV 08 2005

SHEET NO.

F



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 #7-8081-15)	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 339

DCI 2005-00054

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

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
DATE 4-27-84

SHEET NO. G OF

N

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

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

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
DATE 4-17-84
SHEET NO. G-1
OF

N

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
10	Pompono 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

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

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
DATE 4-17-84

SHEET NO. G-2
OF

N

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

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

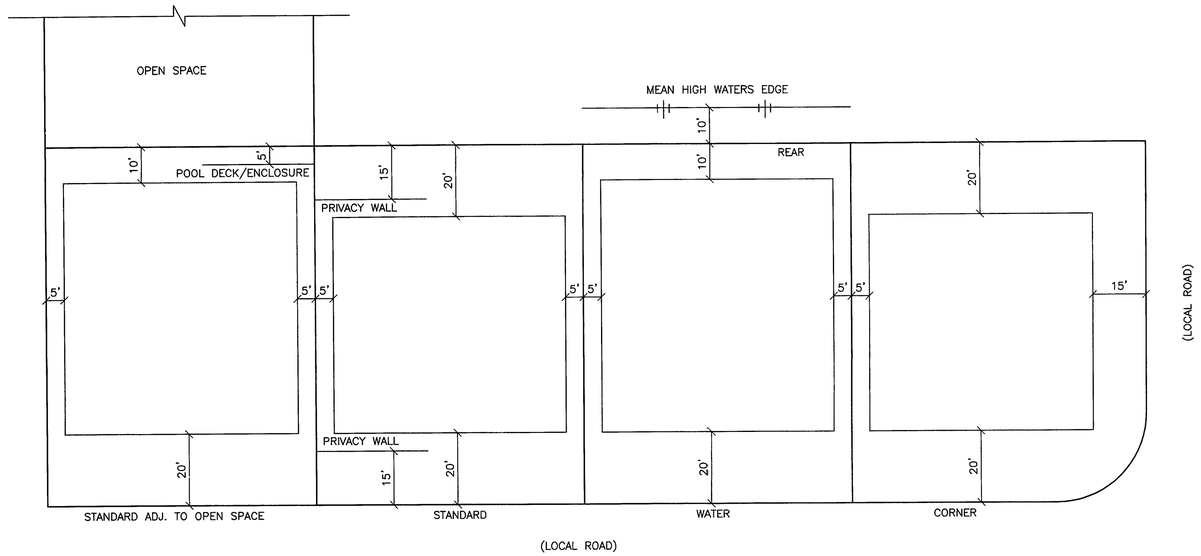
DCI 2005-00054

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

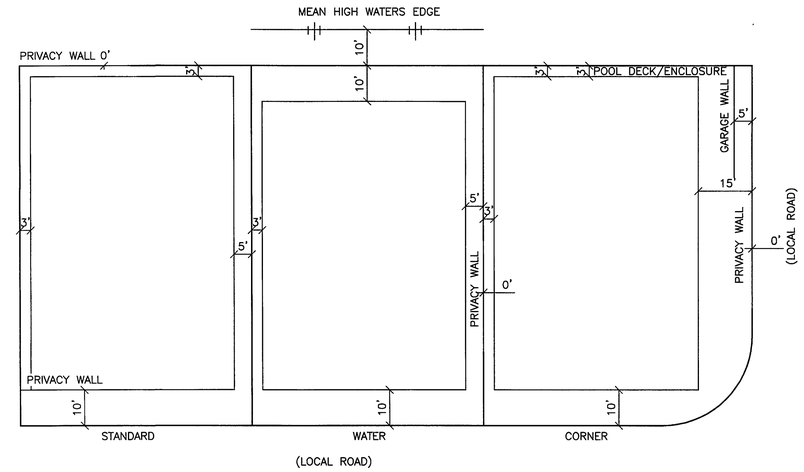
SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904

JOB NO. 110-04-83
DATE 4-17-84

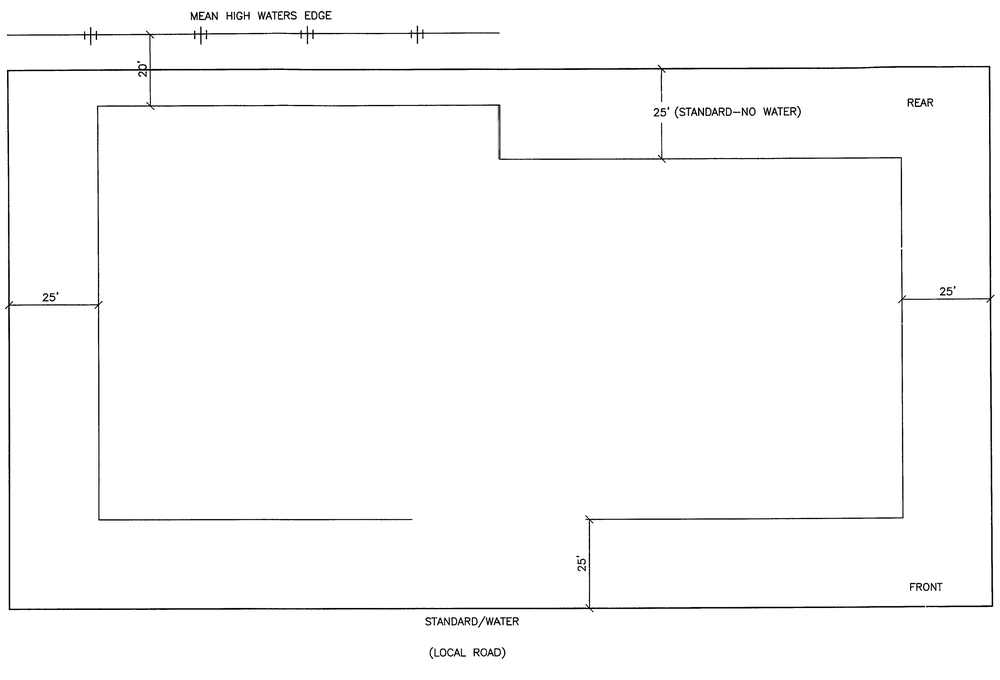
SHEET NO. G-3 OF



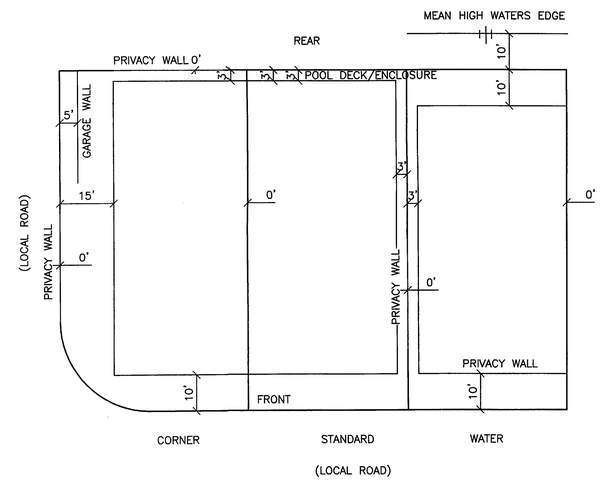
SINGLE FAMILY LOT
(STANDARD)



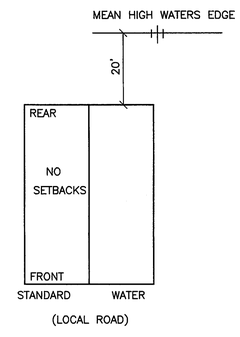
SINGLE FAMILY LOT
(EXECUTIVE)



CONDOMINIUM TRACT



ZERO LOT LINE LOT
(PATIO HOME)



TOWNHOUSE LOT

LEGEND

- PROPERTY LINE
- COURTYARD WALL SETBACK LINE
- BUILDING WALL SETBACK LINE
- WATERS EDGE

DCI 2005-00054

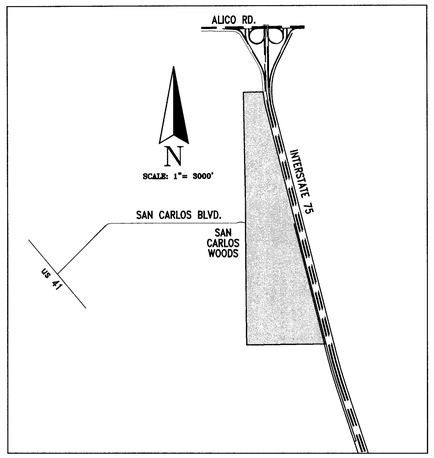
ALICO INTERCHANGE PARK

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-89	H OF
DATE 1-4-91	DRAW BY: LH
	FILE NAME: ALICSETB

PROPOSED SETBACK ILLUSTRATIONS

Nov 07, 2005 - 2:04pm Larry
Z:\Current Projects\110-01-03(12) Villages of San Carlos (11-03-05)\00 110-02-89 Proposed Setbacks H.dwg



LOCATION MAP

PROPOSED PREVIOUSLY APPROVED 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

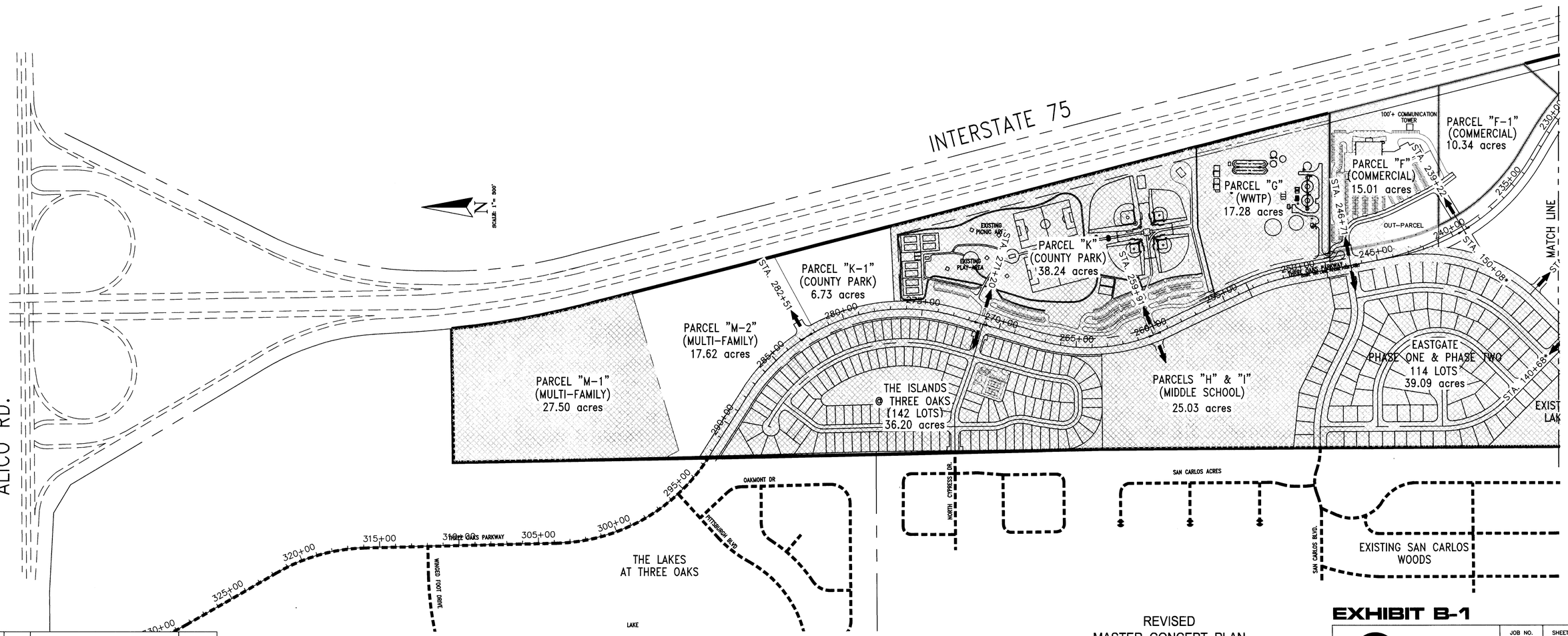
RPD Only (11.) Real estate sales deviation

RPD Only (12.) Back out parking deviation

All District (13.) – WITHDRAWN

Specific Location (14.) Inner section separation deviation

DCI 2005-00054



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

MAR 0 8 2006

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

EXHIBIT B-1

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2027
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-87	B1 OF
DATE 4-21-89	mcp.dwg

REVISION	DATE	REMARKS	CHG. BY
3	3-07-06	MISC. CHANGES TO REDEFINE PARCELS ETC.	TEP
2	12-3-91	EXTENDED EXISTING RS-1 SHADING	JPE
1	8-23-90	ADDED ROAD ACCESS STATIONS	JPE

Mar 07, 2006 – 12:54pm Larry
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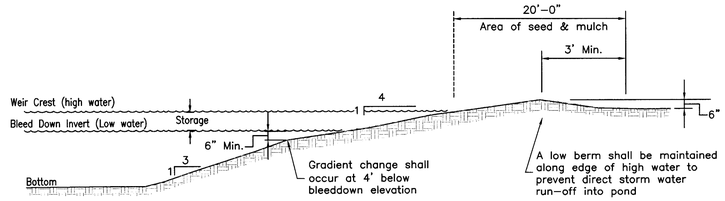


TYPICAL DETENTION LAKE SECTION
N.T.S.

DCI 2005-00054

N
SCALE: 1"= 300'

INTERSTATE 75

THREE OAKS PARKWAY

135+00 140+00 145+00 150+00 155+00 160+00 165+00 170+00 175+00 180+00 185+00 190+00 195+00 200+00 205+00 210+00 215+00 220+00 225+00

STA. 211+82

STA. 100+85*

PARCELS "B", "C", "D", &"E"
(MULTI-FAMILY)
76.15 acres

EASTERN LAKE
7.31± AC.

PARCEL "A"
(CYPRESS PRESERVE)
23.80 acres

AMENITY CENTER

PINE GLEN
UNIT TWO
21.30 acres
(48 LOTS)

LAKE

STA. 109+05*

STA. 144+20*

LAKE

AMENITY CENTER

STA. 129+02*

UNIT ONE
CYPRESS CHASE
15.15 acres
(39 LOTS)

CYPRESS CHASE
UNIT TWO
17.20 acres
(39 LOTS)

STA. 115+62*

PINE GLEN
UNIT ONE
30.14 acres
(71 LOTS)

LAKE

PINE RUN
29.00 acres
(77 LOTS)

LAKE

PINEAPPLE RD.

CYPRESS VIEW DR.

ESTERO PKWY.

NORTH BRANCH
ESTERO RIVER

SHEET FLOW
DISTRIBUTION SWALE

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 ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISION	DATE	REMARKS	CHG. BY
3	3-07-06	MISC. CHANGES TO REDEFINE PARCELS ETC.	TEP
2	12-3-91	EXTENDED EXISTING RS-1 SHADING	JPE
1	8-23-90	ADDED ROAD ACCESS STATIONS	JPE

Mar 07, 2006 - 12:54pm Larry
F:\Current Projects\110-01-03(12) Villages of San Carlos (01-18-06)\02 110-06-87 MCP B1-B2.dwg

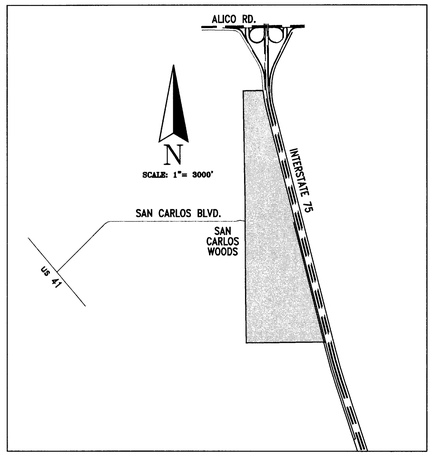
MAR 0 8 2006

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

EXHIBIT B-1

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-87	B2 OF
DATE 4-21-89	mcp.dwg



LOCATION MAP

LEGEND

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

DESCRIPTION	AREA (ACRES)	PARAMETERS
– RESIDENTIAL	309.35 ACRES	2500 D.U.'s
– COMMERCIAL	25.35 ACRES	158,000 SF
– COUNTY PARK	44.97 ACRES	–
– PUBLIC FACILITIES	17.28 ACRES	–
– SCHOOL	25.03 ACRES	–
– PRESERVE	23.80 ACRES	–

DCI 2005-00054

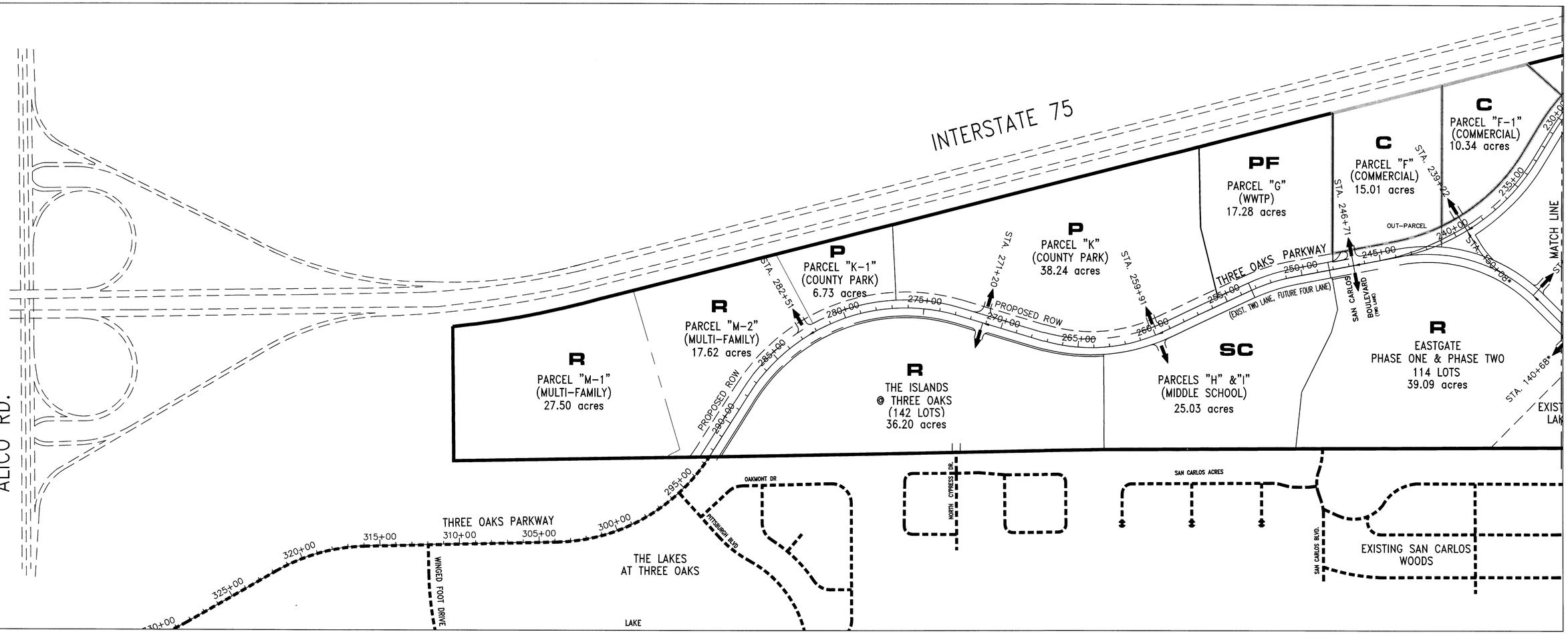


EXHIBIT MAP H

REVISED
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VILLAGES OF SAN CARLOS
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SOUTHWEST FLORIDA CAPITAL CORPORATION

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MAR 0 8 2006

REVISION	DATE	REMARKS	CHG. BY
1	01-18-06	NEW MAP H CREATED	JPE

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ENGINEERS - PLANNERS
Engineering Business #2027
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TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO. 110-06-87
DATE 4-21-89
SHEET NO. C-1 OF
mcp.dwg

Mar 06, 2006 – 11:09am Larry
F:\Current Projects\110-01-04\(2) Villages of San Carlos (01-18-06)\03 110-06-87 Map H C1-C2.dwg

DCI 2005-00054

N

SCALE: 1"= 300'

INTERSTATE 75

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135+00 140+00 145+00 150+00 155+00 160+00 165+00 170+00 175+00 180+00 185+00 190+00 195+00 200+00 205+00 210+00 215+00 220+00 225+00

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76.15 acres

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UNIT TWO
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7.27± AC.

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CYPRESS CHASE
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PINEAPPLE RD.

CYPRESS VIEW DR.

ESTERO PKWY.

NORTH BRANCH
ESTERO RIVER

SHEET FLOW
DISTRIBUTION SWALE

REVISION	DATE	REMARKS	CHG. BY
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* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

MAR 0 8 2006

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BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

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JOB NO.	SHEET NO.
110-06-87	C-2
DATE	OF
4-21-89	mcp.dwg

Mar 06, 2006 - 11:10am Larry
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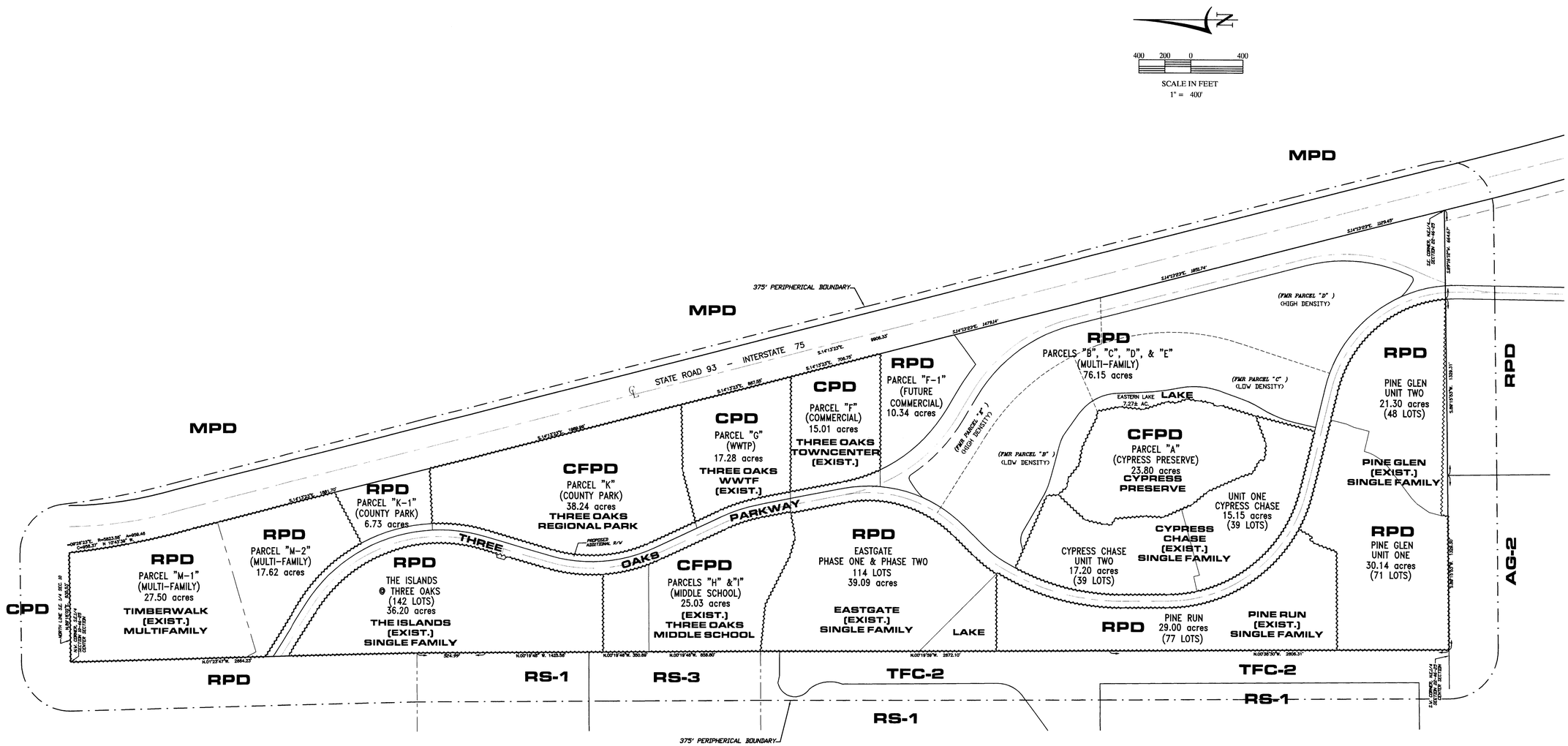
2005-00054 190



VILLAGE OF SAN CARLOS

CURRENT LAND USE & EXISTING ZONING

REVISION	DATE	REMARKS	CHG. BY

TIMOTHY C. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE MAR 0 8 2006 20__

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2027
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
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JOB NO.	SHEET NO.
110-06-87	D OF 1
DATE 9-11-90	DRAWN BY: CON
	FILE NAME: D-110.DWG

Mar 07, 2006 - 3:32pm C.O. Nelsmo
F:\Current Projects\110-01-03(12) Villages of San Carlos (01-18-06)\04 110-01-03 Exhibit Sheet D.dwg

VEGETATION LEGEND

140	STORAGE FACILITY
212	UNIMPROVED PASTURE
411-1	DISTURBED PINE FLATWOODS
422	BRAZILIAN PEPPER
510	DITCH
641-1	DISTURBED FRESHWATER MARSH
411E1	PINE FLATWOODS (EXOTICS 10%-24%)
411E2	PINE FLATWOODS (EXOTICS 25%-49%)
411E3	PINE FLATWOODS (EXOTICS 50%-74%)
411E4	PINE FLATWOODS (EXOTICS 74%-100%)
425	TEMPERATE HARDWOOD
500	DITCH/OTHER SURFACE WATER
740	DISTURBED LAND

N

400 200 0 400

SCALE IN FEET
1" = 400'

RECEIVED
MAR 0 8 2006

DCI 2005-00054

VILLAGE OF SAN CARLOS VEGETATION MAP/ FLUCCS

REVISION	DATE	REMARKS	CHG. BY

TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041

DATE MAR 0 8 2006 20__

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

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TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-87	G OF 1
DATE 9-11-90	DRAWN BY: CON
	FILE NAME: D-110.DWG

Mar 07, 2006 - 9:31am C.O. Nelms
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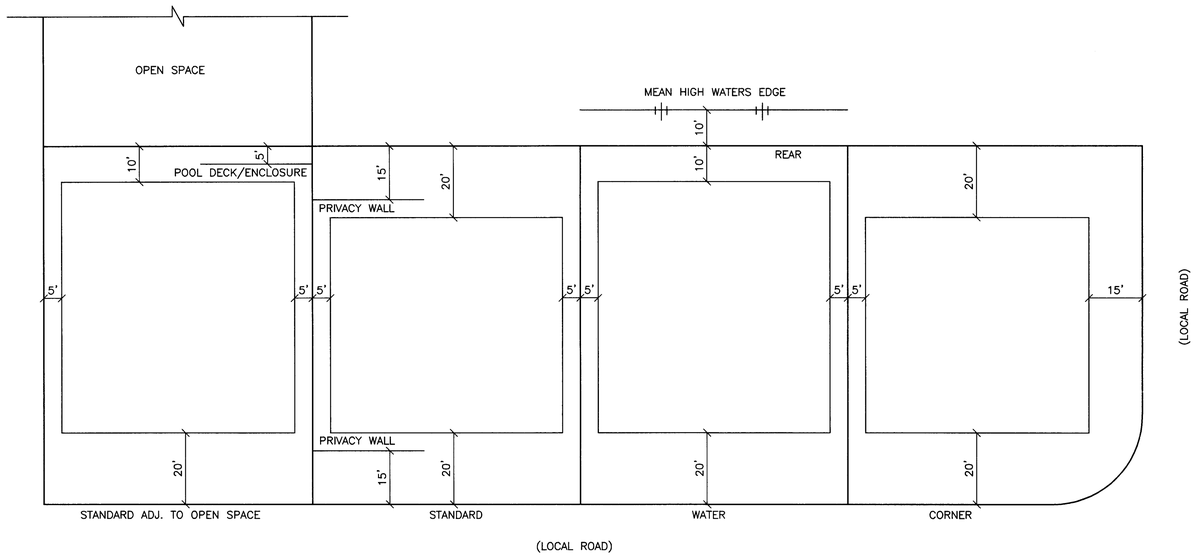
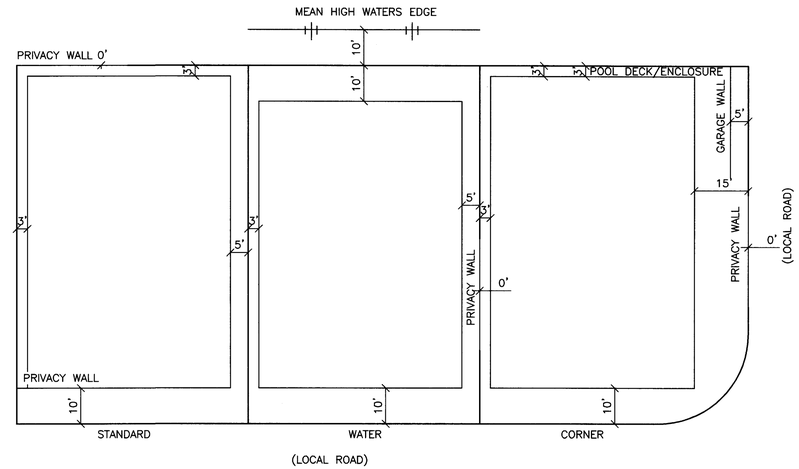
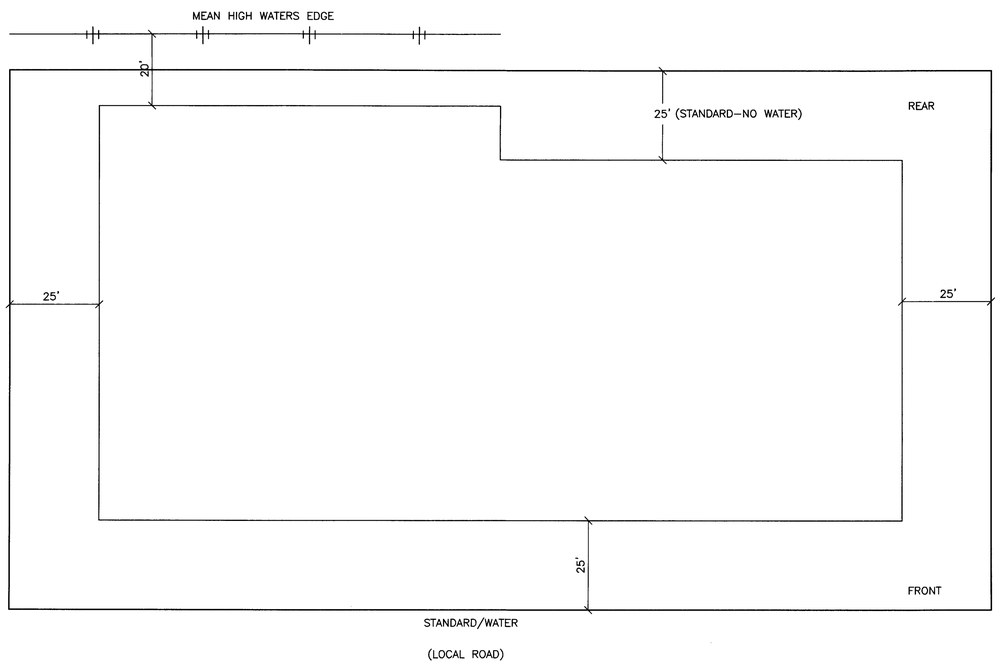


SINGLE FAMILY LOT
(STANDARD)



SINGLE FAMILY LOT
(EXECUTIVE)



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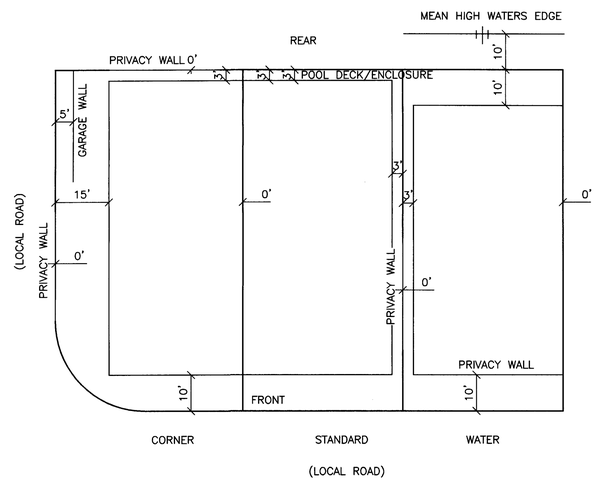
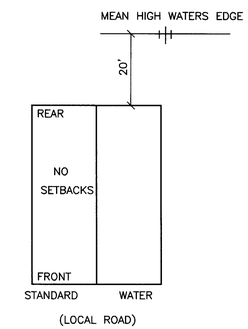


ZERO LOT LINE LOT
(PATIO HOME)



TOWNHOUSE LOT

LEGEND

- PROPERTY LINE
- COURTYARD WALL SETBACK LINE
- BUILDING WALL SETBACK LINE
- WATERS EDGE

PROPOSED SETBACK ILLUSTRATIONS

MAR 0 8 2006

ALICO INTERCHANGE PARK

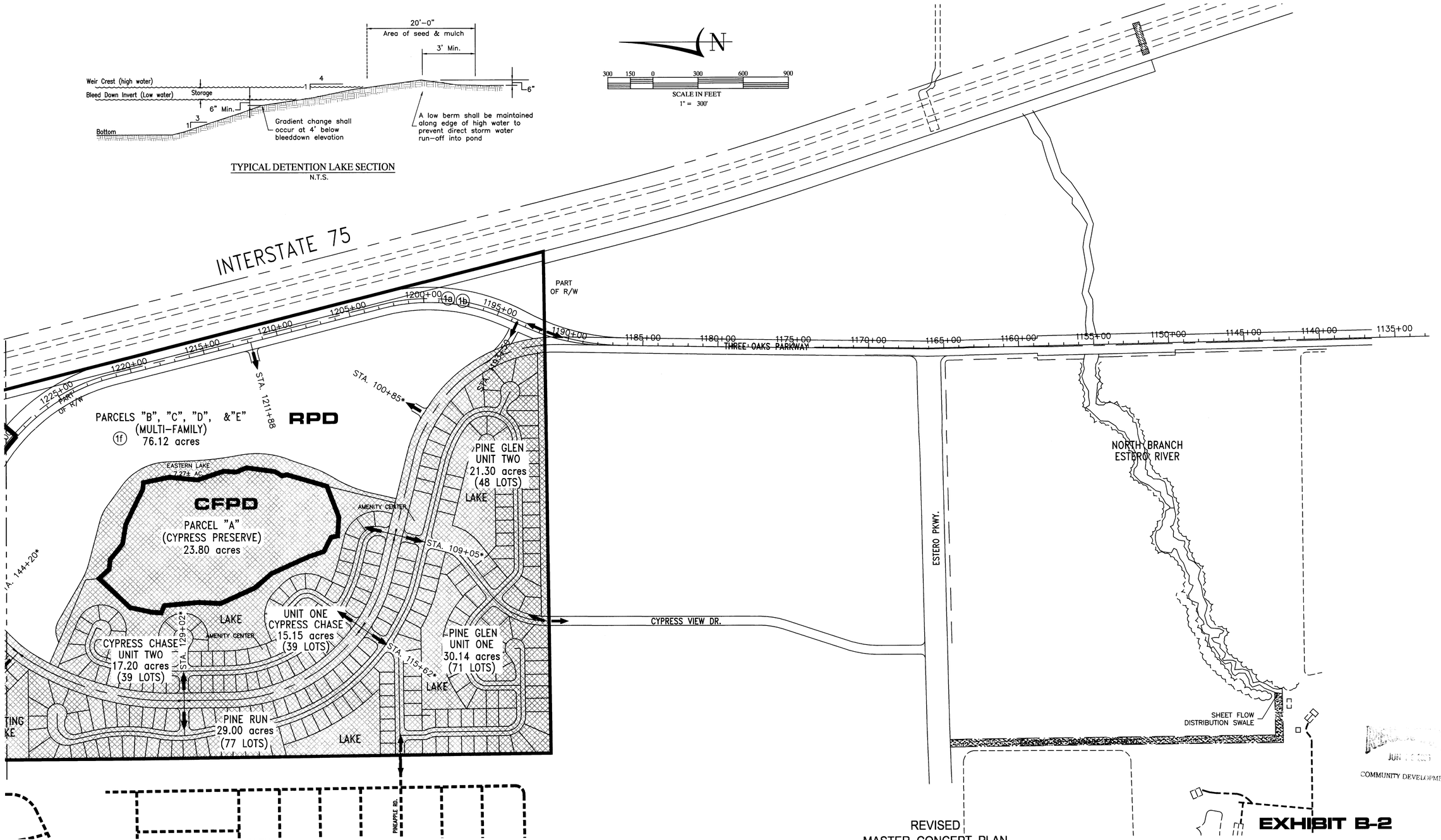
SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2027
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-89	H
DATE	OF
1-4-91	DRAW BY: LH
	FILE NAME: ALICSETB

DCI 2005-00054

Jan 18, 2006 - 11:21am Larry
Z:\Current Projects\110-01-03(2) Villages of San Carlos (01-18-06)\09 110-02-89 Proposed Setbacks H.dwg

TYPICAL DETENTION LAKE SECTION
N.T.S.



LEGEND

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RECEIVED
JUN 1 9 2006
COMMUNITY DEVELOPMENT

EXHIBIT B-2

DCI 2005-00054

REVISION	DATE	REMARKS	CHG. BY
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	3/7/06	MISC. CHANGES TO REDEFINE PARCELS ETC.	TEP
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TIMOTHY E. PUGH, P.E.
FLORIDA CERTIFICATE NUMBER 42041
DATE JUN 1 9 2006

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ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Jun 19, 2006 – 10:29am C.O. Hojarro
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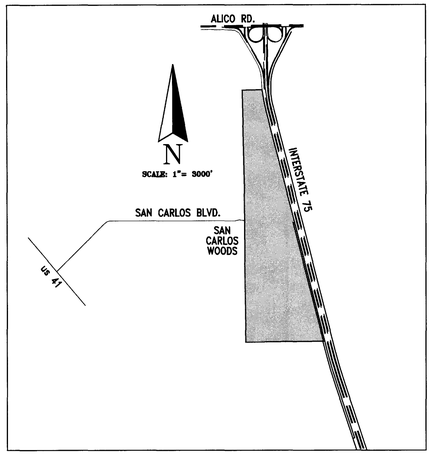


LOCATION MAP

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

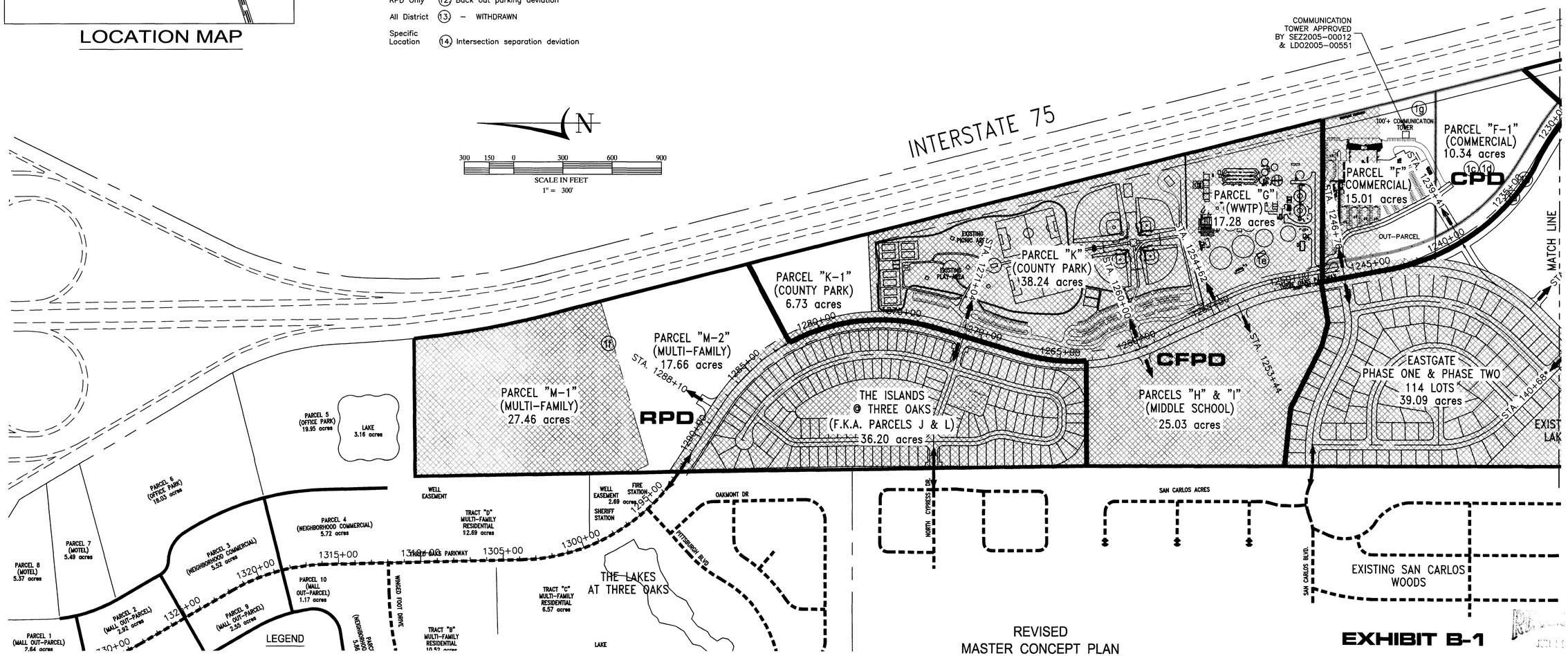
APPROVED ONLY

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



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RECEIVED JUN 14 2006 COMMUNITY DEVELOPMENT

DCI 2005-00054

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DATE 4-21-89	DRAWN BY: JBN
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Jun 19, 2006 – 10:28am C.O. Natarro
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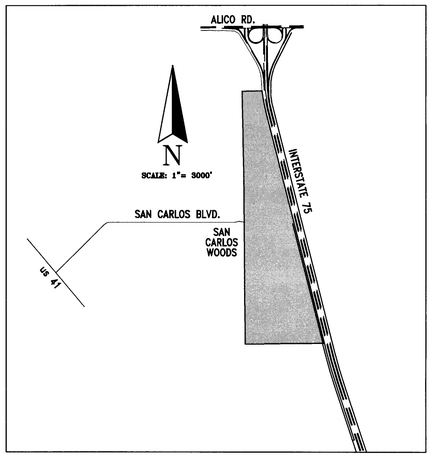

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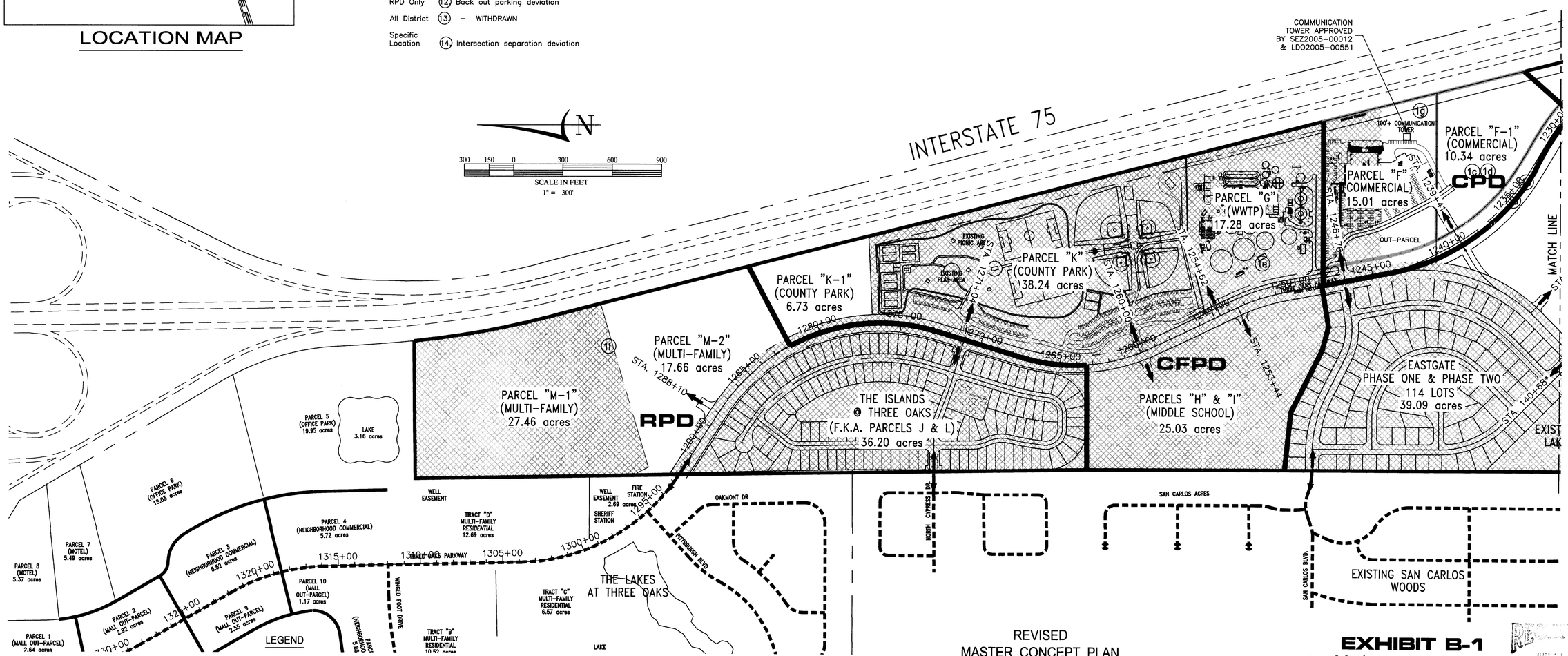

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JOB NO.	SHEET NO.
110-06-87	B1 OF –
DATE 4-21-89	DRAWN BY: JBN
	FILE NAME: 02-110

Jun 19, 2006 – 10:28am C.O. Najarro
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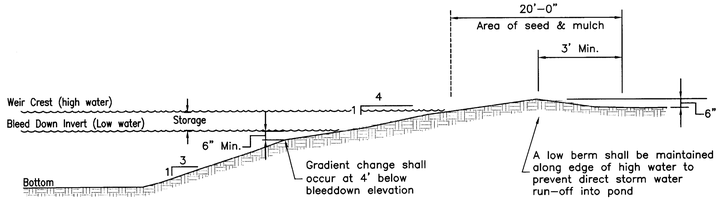

TYPICAL DETENTION LAKE SECTION
N.T.S.

N

300 150 0 300 600 900
SCALE IN FEET
1" = 300'

INTERSTATE 75

PART OF R/W

1200+00 1a 1b 1195+00 1190+00 1185+00 1180+00 1175+00 1170+00 1165+00 1160+00 1155+00 1150+00 1145+00 1140+00 1135+00

THREE OAKS PARKWAY

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PART OF R/W

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STA. 100+85*

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DISTRIBUTION SWALE

PINEAPPLE RD.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

EXHIBIT B-2

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VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

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

TIMOTHY J. PUGH, P.E.
FLORIDA CERTIFICATE NUMBER 42041
DATE JUN 19 2006

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #3627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Jun 19, 2006 - 10:29am C.O. Nejarro
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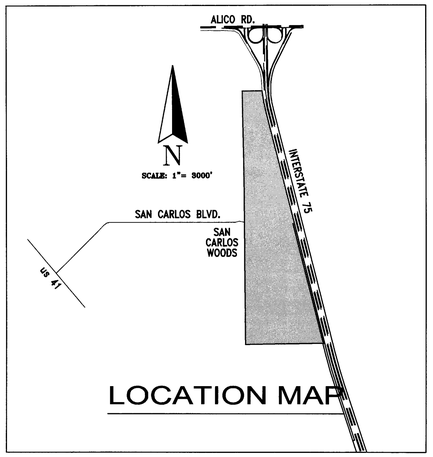
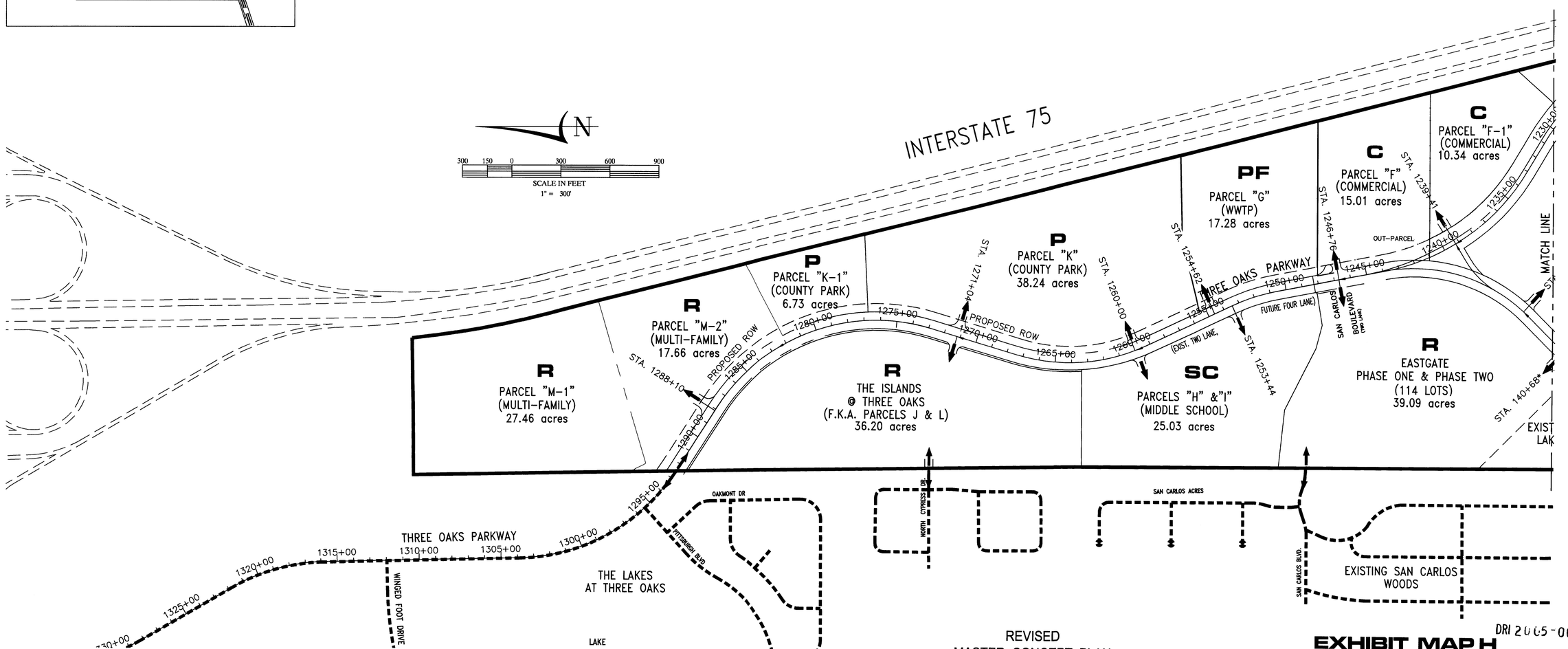


LEGEND

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	–



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

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

EXHIBIT MAP H

DRI 2005-00005

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JUN 19 2006

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. PUGH, P.E.
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DATE JUN 19 2006

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Jun 19, 2006 – 10:31am C.O. Najarro
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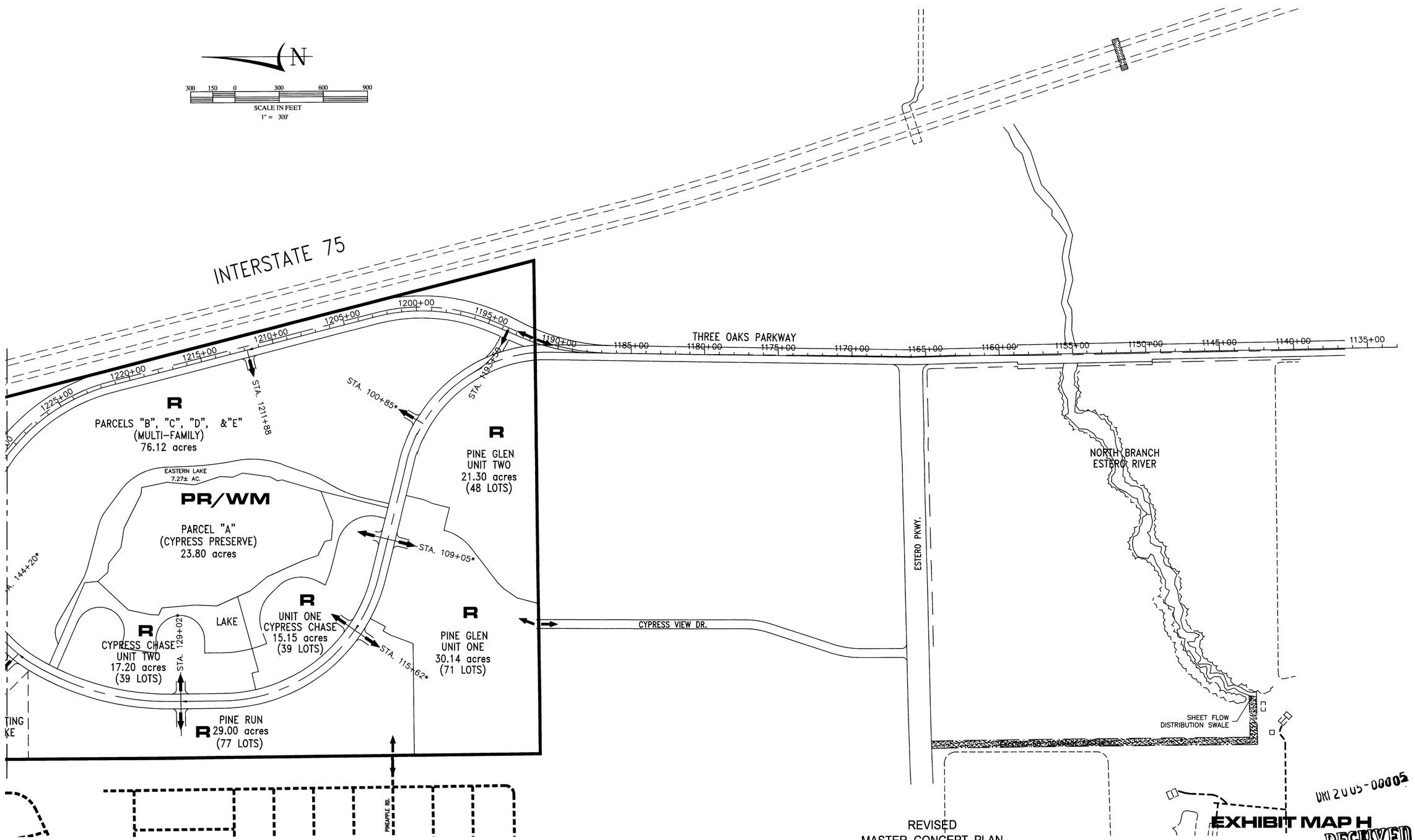

UNI 2005-00005

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JOB NO.	SHEET NO.
110-06-87	C-2 OF -
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Jun 19, 2006 - 10:32am C.O. Najarro
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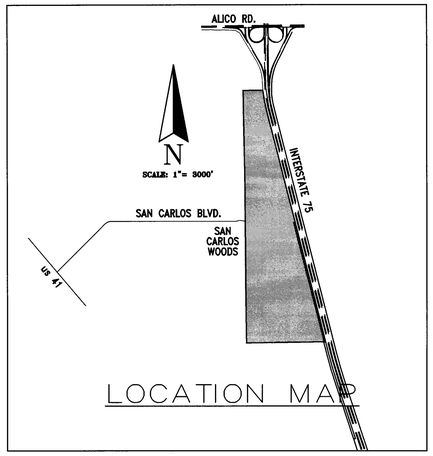

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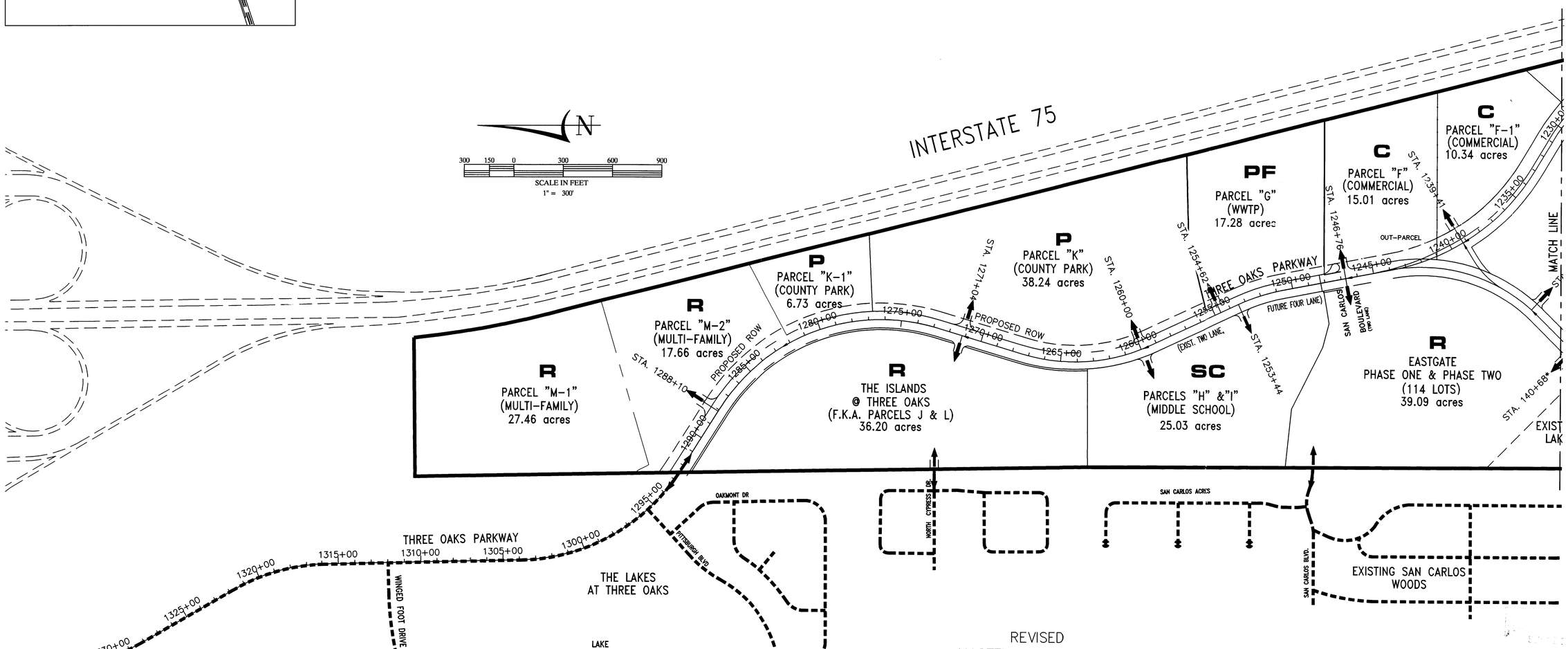

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1	1/18/06	NEW MAP H CREATED	TEP

TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE SEP 08 2006

SOURCE, INC.
ENGINEERS, PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO. 110-06-87
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SHEET NO. C-1 OF –
DRAWN BY: JBN
FILE NAME: 03-110

Sep 08, 2006 – 10:47am C.O. Najarro
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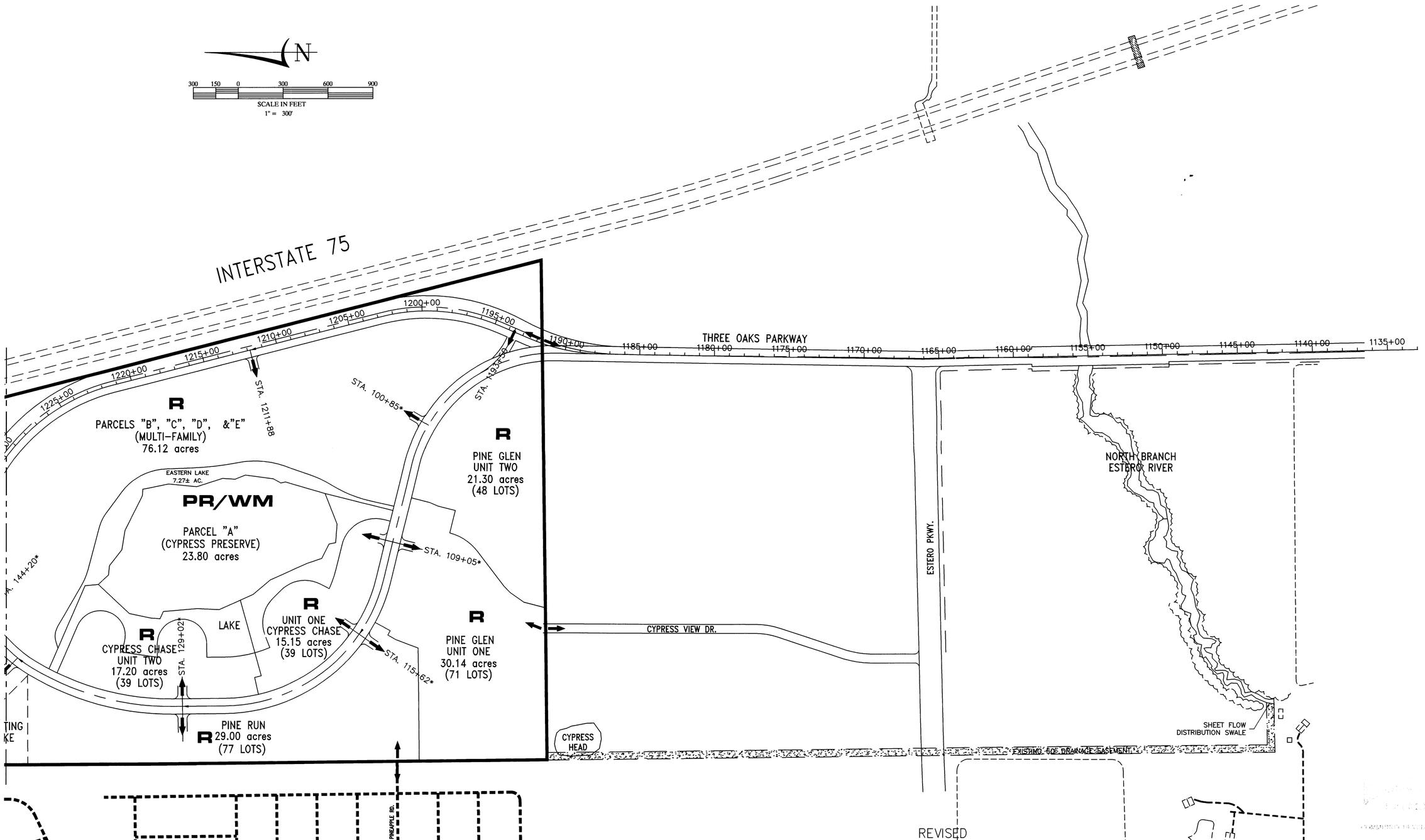

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EXHIBIT MAP H
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1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
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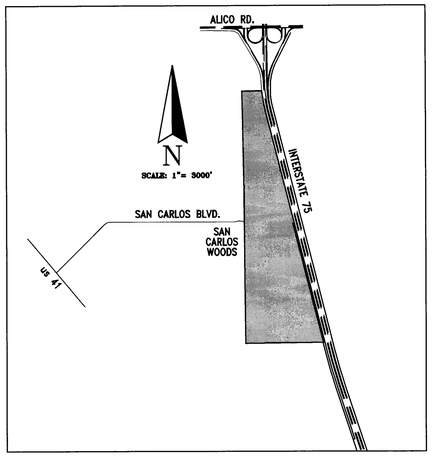

LOCATION MAP

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

APPROVED ONLY

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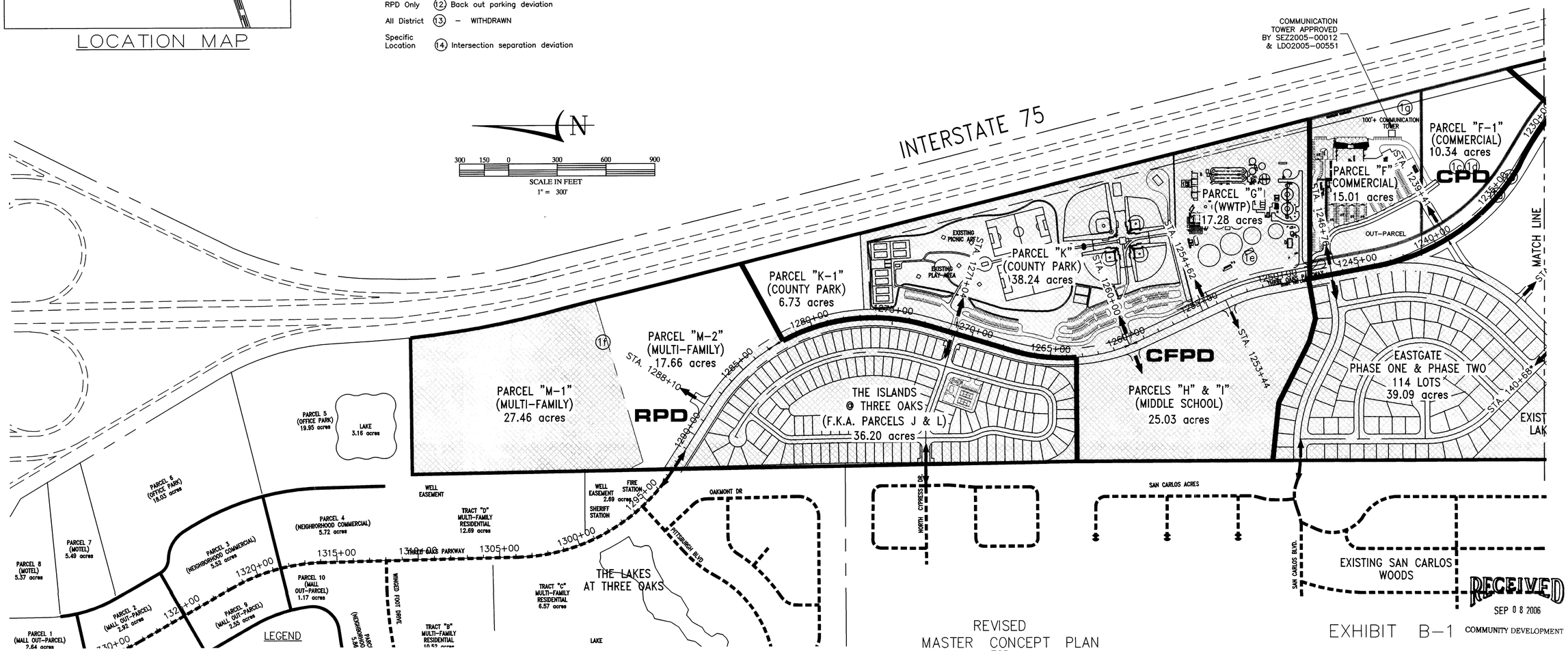

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SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B-1

RECEIVED
SEP 0 8 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

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4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
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TIMOTHY D. JOUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE SEP 0 8 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.	SHEET NO.
110-06-87	B1 OF –
DATE 4-21-89	DRAWN BY: JBN
	FILE NAME: 02-110

Sep 08, 2006 – 10:39am C.O. Najarro
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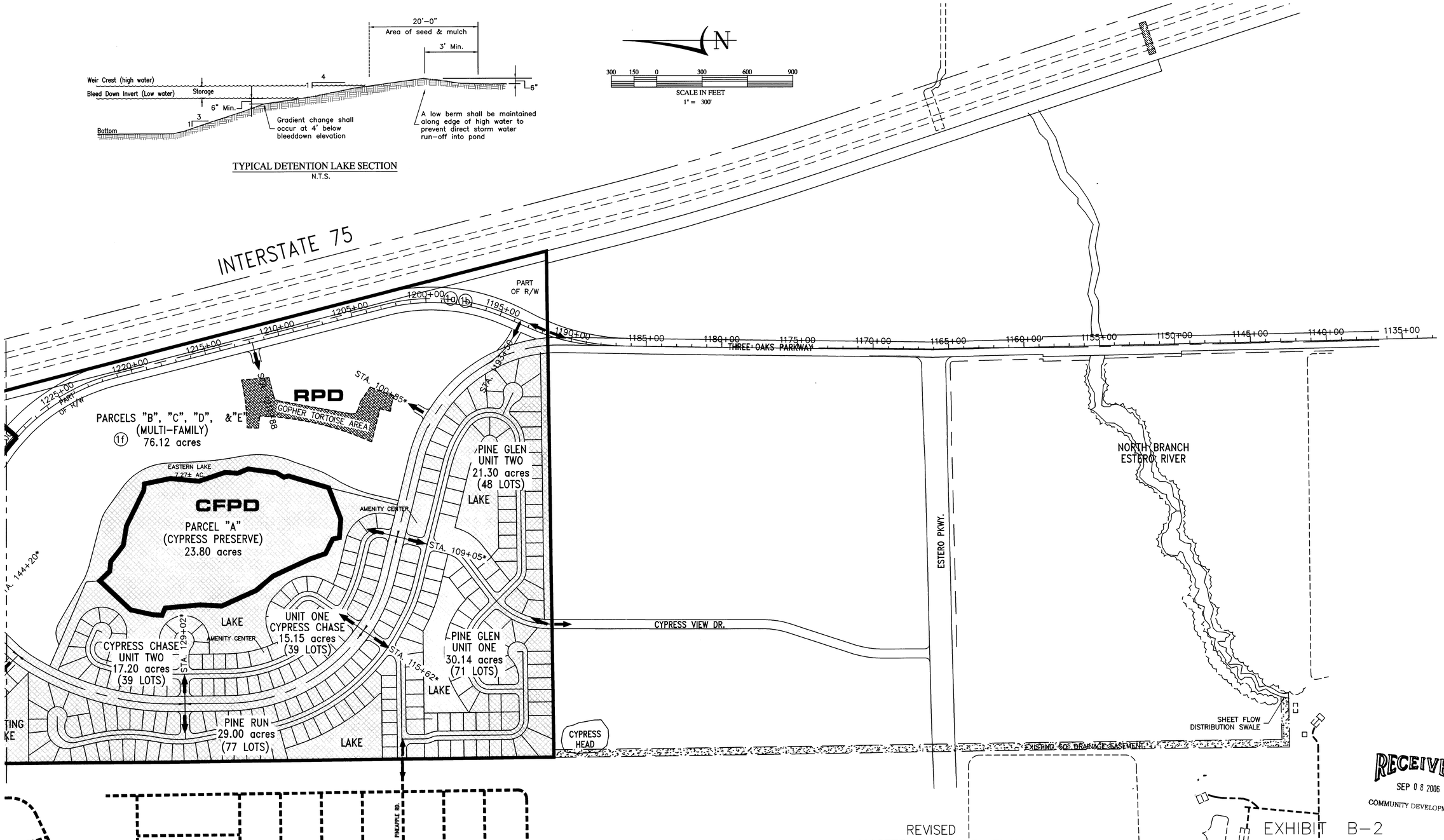
TYPICAL DETENTION LAKE SECTION
N.T.S.



LEGEND

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RECEIVED
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COMMUNITY DEVELOPMENT

EXHIBIT B-2

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TIMOTHY B. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE SEP 08 2006

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Sep 08, 2006 - 10:40am C.O. Najarro
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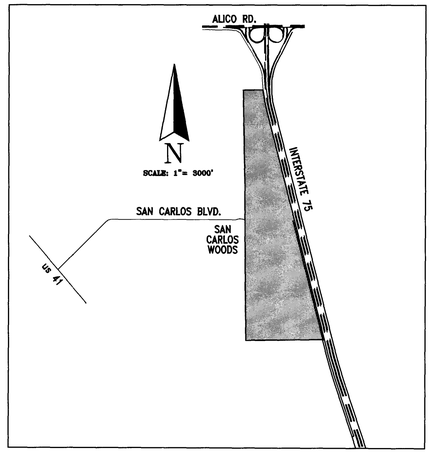

LOCATION MAP

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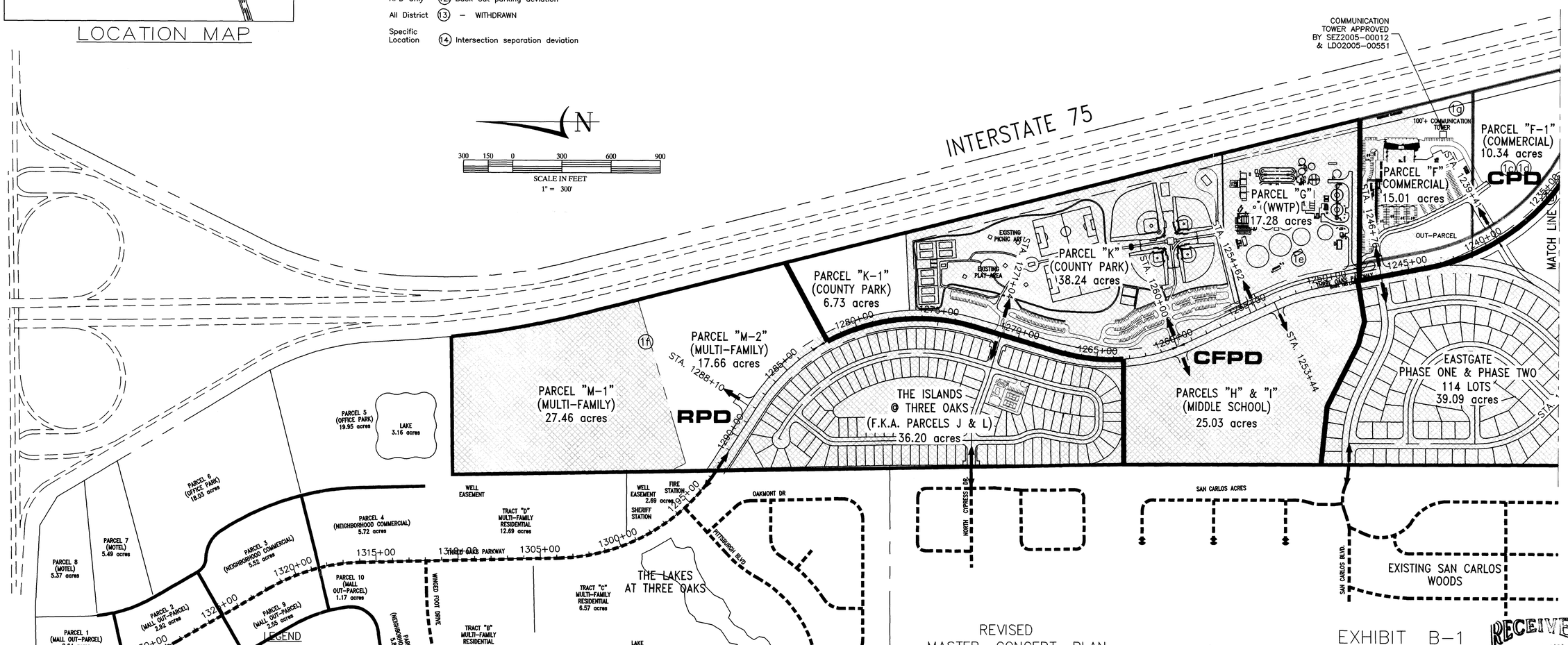

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2005-00054

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JOB NO.	SHEET NO.
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Nov 29, 2006 – 12:55pm C.O. Nojaro
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TYPICAL DETENTION LAKE SECTION
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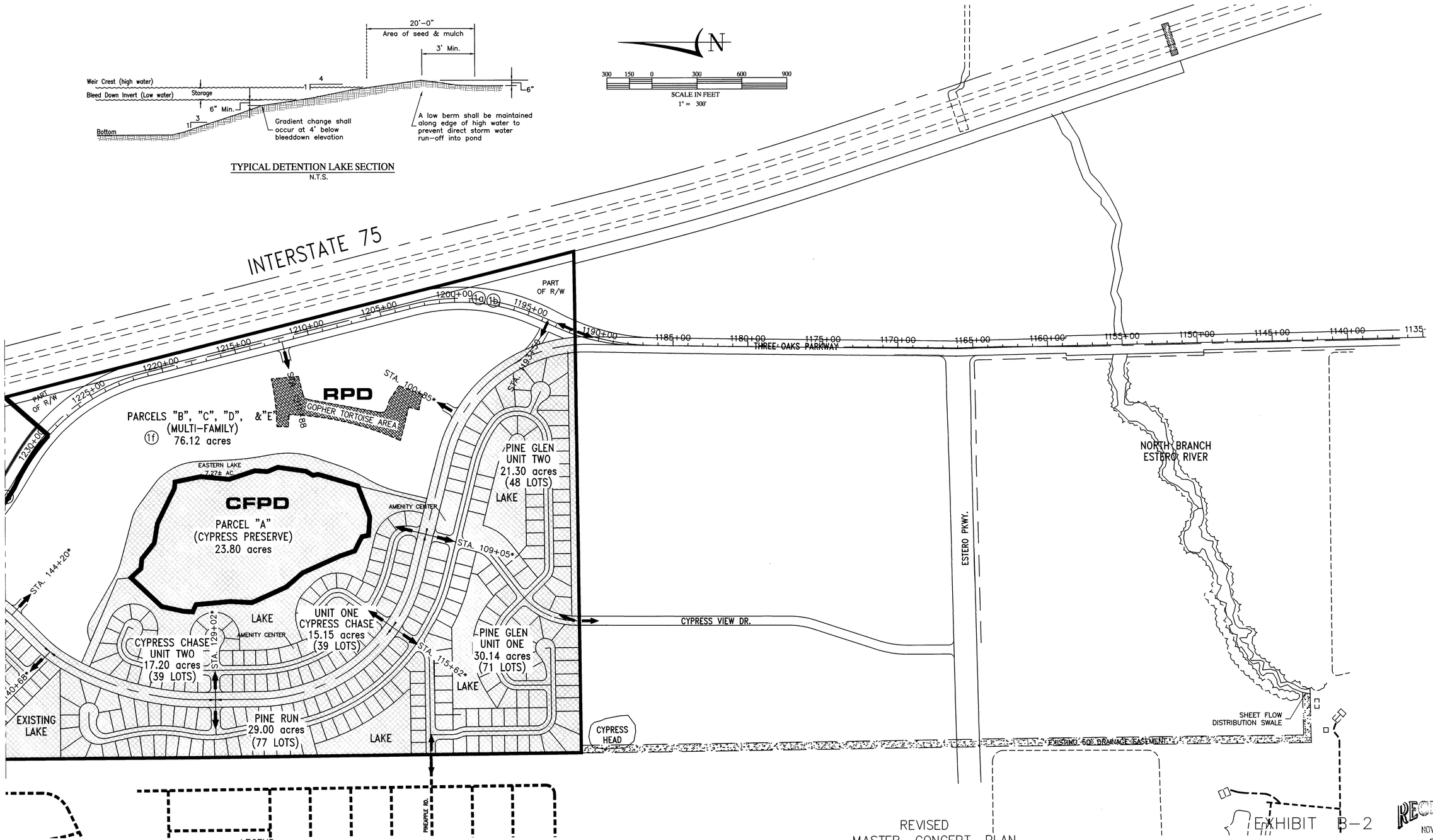

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Engineering Business #2021
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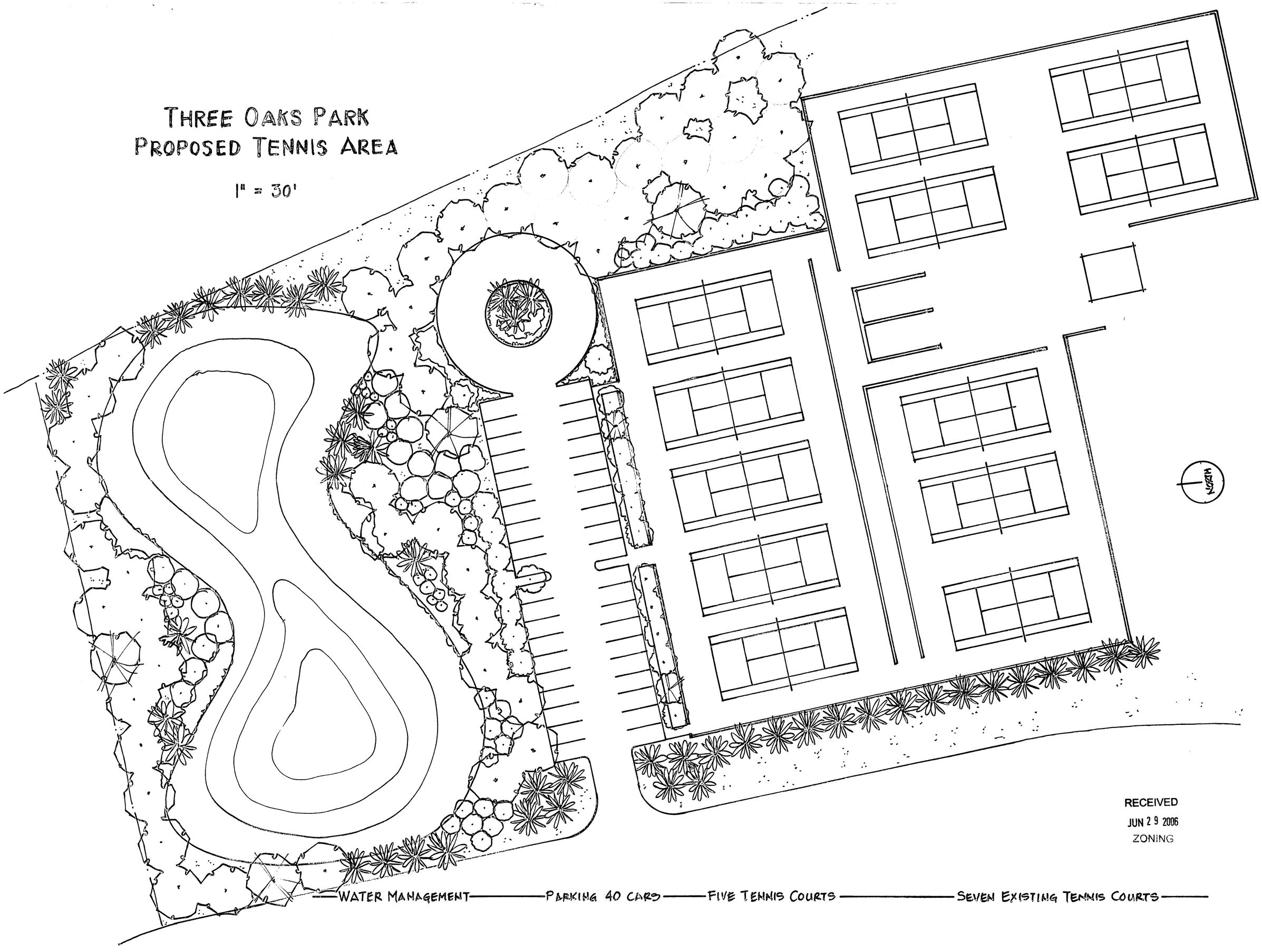
Nov 29, 2006 - 12:55pm C.O. Najarro
Z:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-06)\02 110-06-87 MCP B1-B2.dwg

THREE OAKS PARK
PROPOSED TENNIS AREA

1" = 30'



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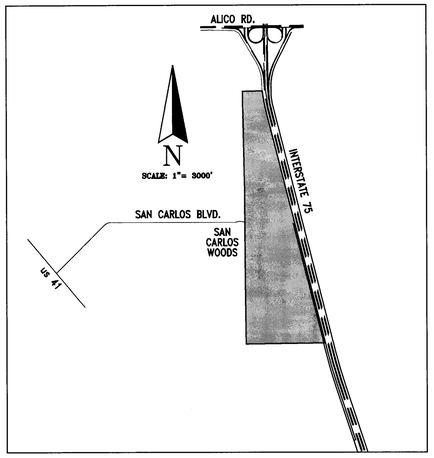

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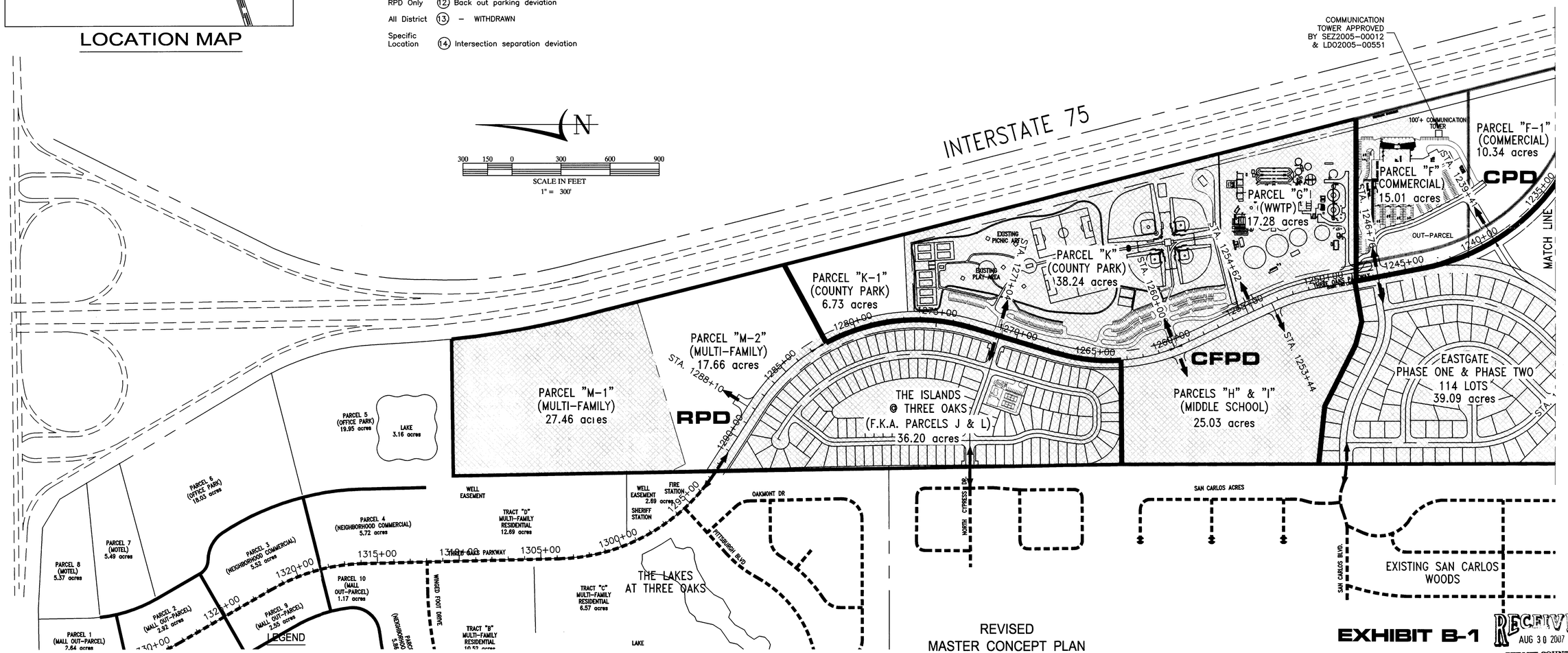

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AUG 30 2007
PERMIT COUNTER

DCI 2005-00054

REVISION	DATE	REMARKS	CHG. BY
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Aug 28, 2007 – 4:33pm C.O. Nojarro
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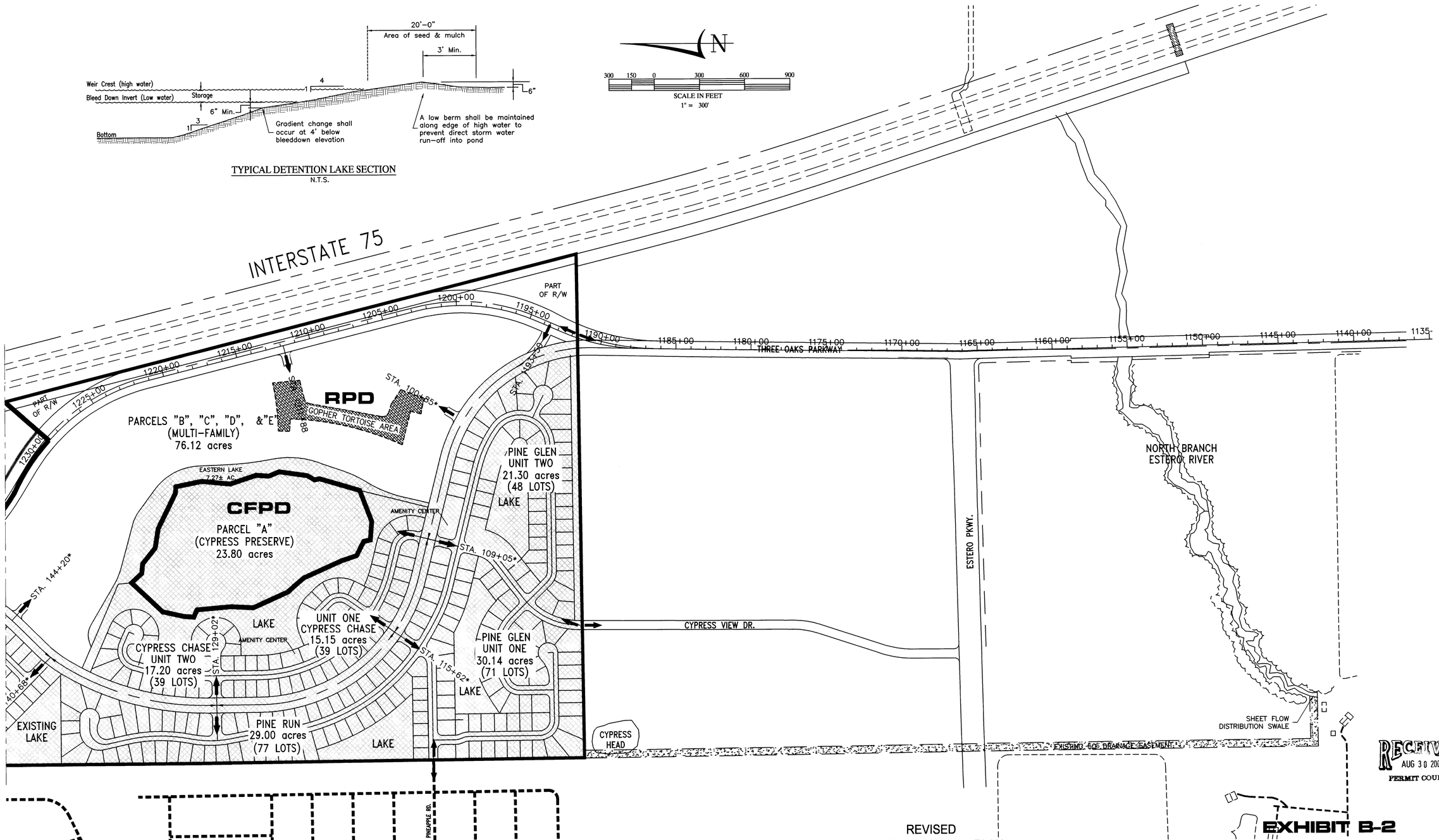
TYPICAL DETENTION LAKE SECTION
N.T.S.



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AUG 30 2007
PERMIT COUNTER

EXHIBIT B-2

DCI 2005-00054

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 ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

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

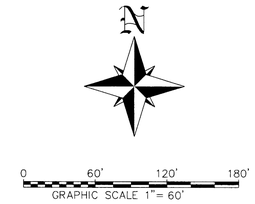
REVISION	DATE	REMARKS	CHG. BY
5	8/28/07	REMOVED REFERENCE NODE MARKERS	TEP
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	3/7/06	MISC. CHANGES TO REDEFINE PARCELS ETC.	TEP
2	12/3/91	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/90	ADDED ROAD ACCESS STATIONS	JPE

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

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Aug 28, 2007 - 4:33pm C.O. Najarro
Z:\Current Projects\110-01-03 (12) Villages of San Carlos (05-12-06)\02 110-06-87 MCP B1-B2.dwg



NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.

RECEIVED
JAN 12 2007
COMMUNITY DEVELOPMENT

DCI 2005-00054

PREPARED FOR:

D.R. HORTON, INC.
12771 WESTLINKS DRIVE, UNIT 9
FORT MYERS, FLORIDA 33913
PHONE: (239) 225-2600
FAX: (239) 225-2601

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN

TIMBERWALK SOUTH – PARCEL M-2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-27-2007	2406	SITE 8	SEH	SEH	SEH	1"=60'	1	1	

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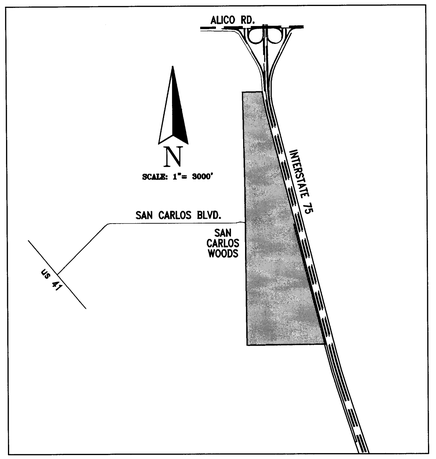

LOCATION MAP

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

APPROVED ONLY

NOTE:

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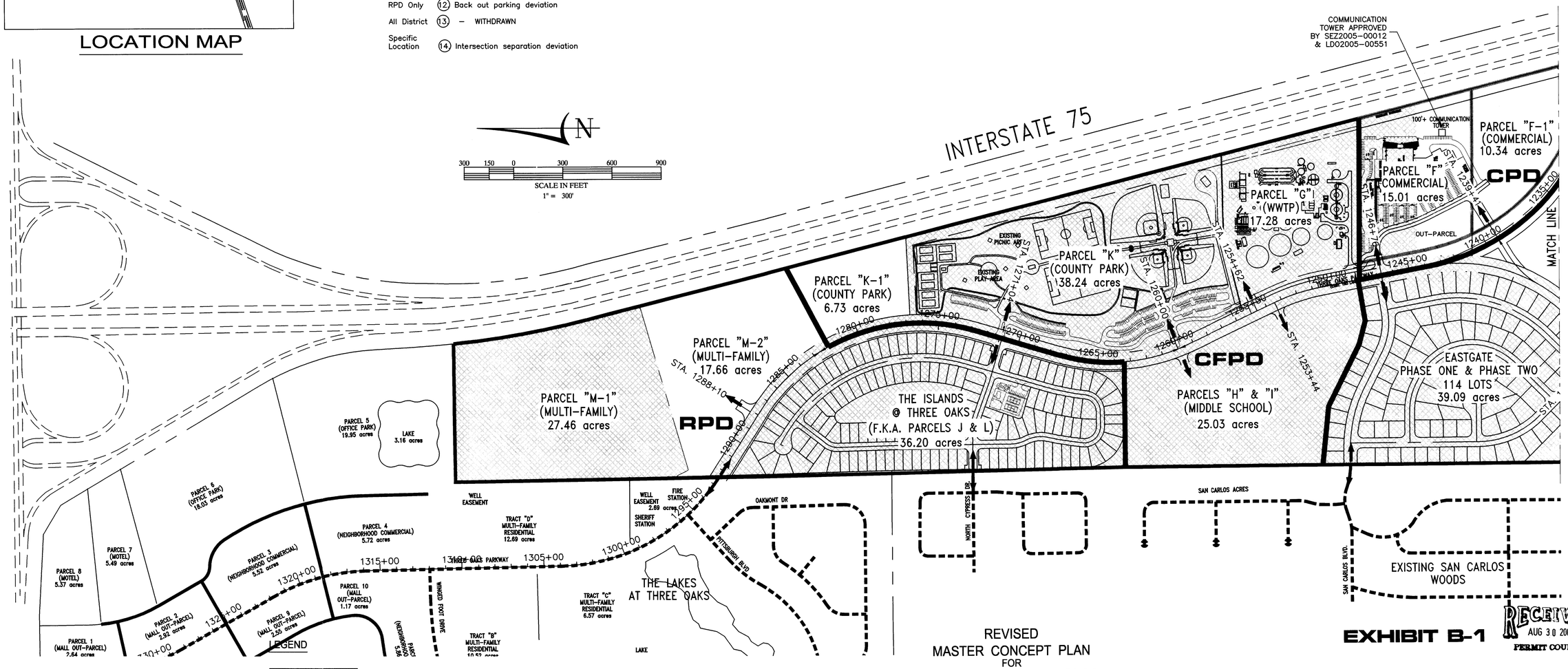
All Districts	(3.)	Pavers drive deviation
RPD Only	(4.)	Open space deviation
All Districts	(5.)	Excavation depth deviation
RPD Only	(6.)	Property development deviation
All Districts	(7.)	Sign deviation
All Districts	(8.)	Fence around excavation deviation
All Districts	(9.)	Street buffer deviation
All 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



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SOUTHWEST FLORIDA CAPITAL CORPORATION

DCI 2005-00054

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

SOURCE, INC.
ENGINEERS · PLANNERS
Engineering Business #2627
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Aug 28, 2007 – 4:33pm C.O. Najarro
Z:\Current Projects\110-01-03 (12) Villages of San Carlos (05-12-06)\02 110-06-87 MCP B1-B2.dwg

TYPICAL DETENTION LAKE SECTION
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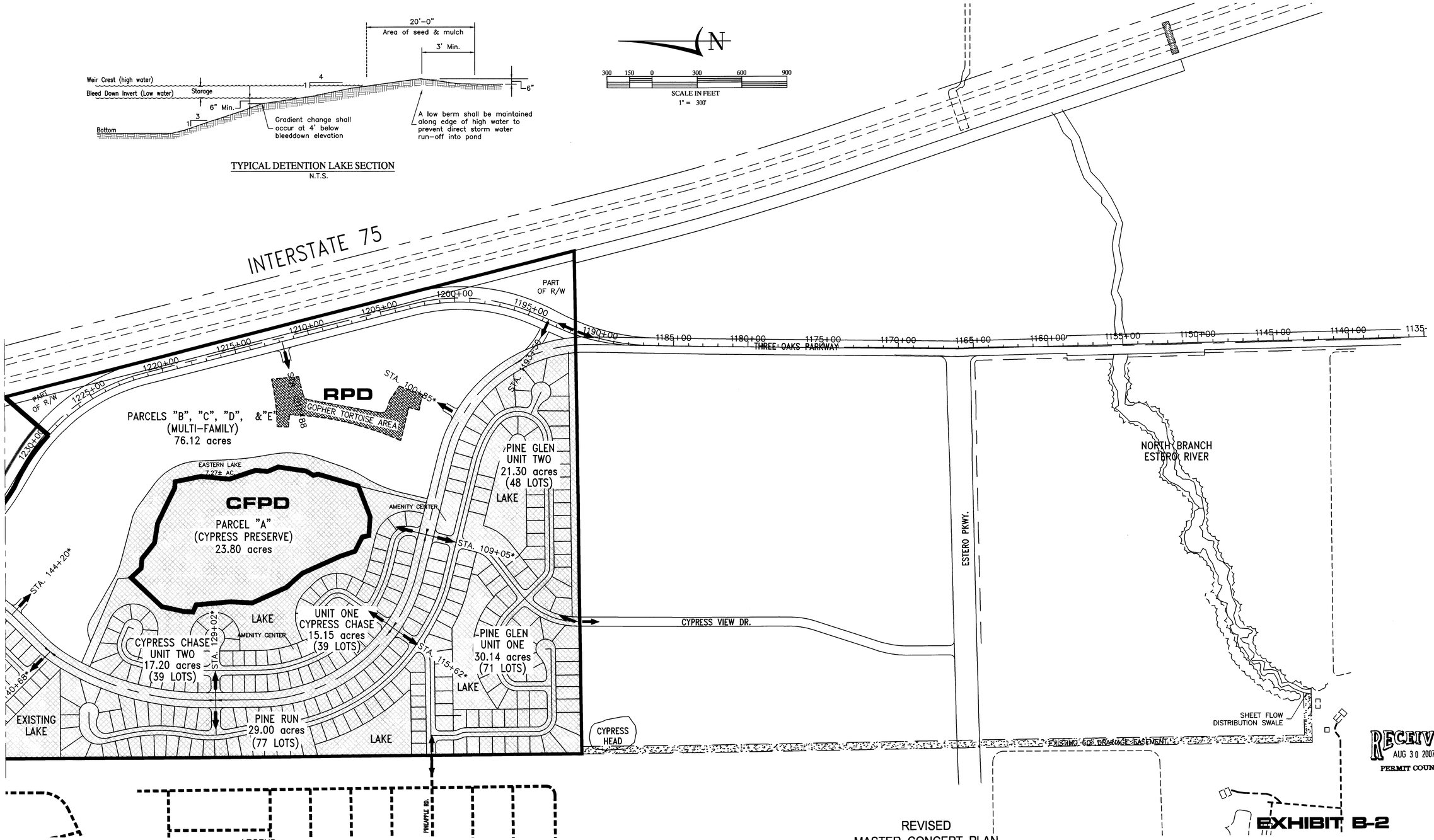

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LEGEND

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

SOURCE, INC.
ENGINEERS · PLANNERS
Engineering Business #2657
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Aug 28, 2007 – 4:33pm C.O. Najarro
Z:\Current Projects\110-01-03 (12) Villages of San Carlos (05-12-06)\02 110-06-87 MCP B1-B2.dwg

VEGETATION LEGEND

140	STORAGE FACILITY
212	UNIMPROVED PASTURE
411-1	DISTURBED PINE FLATWOODS
422	BRAZILIAN PEPPER
510	DITCH
641-1	DISTURBED FRESHWATER MARSH
411E1	PINE FLATWOODS (EXOTICS 10%-24%)
411E2	PINE FLATWOODS (EXOTICS 25%-49%)
411E3	PINE FLATWOODS (EXOTICS 50%-74%)
411E4	PINE FLATWOODS (EXOTICS 74%-100%)
425	TEMPERATE HARDWOOD
500	DITCH/OTHER SURFACE WATER
740	DISTURBED LAND

N

400 200 0 400

SCALE IN FEET
1" = 400'

DCI 2005-00054

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MAR 0 6 2006
COMMUNITY DEVELOPMENT

VILLAGE OF SAN CARLOS VEGETATION MAP/ FLUCCS

REVISION	DATE	REMARKS	CHG. BY

TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE MAR 0 8 2006 20__

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
DATE 9-11-90
SHEET NO. G OF 1
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FILE NAME: D-110.DWG

Mar 06, 2006 - 10:05am C.O. Najarro
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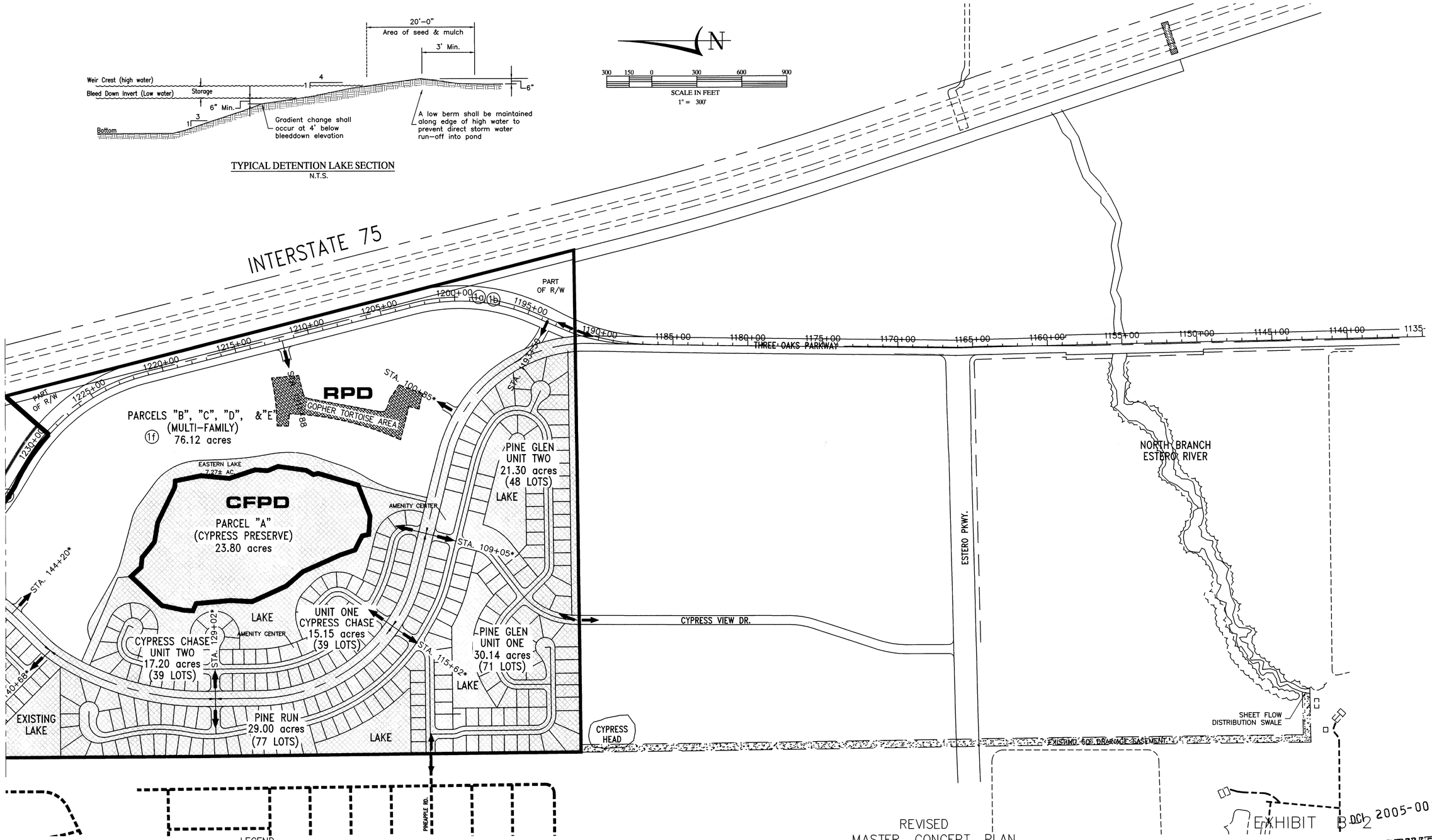

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MATTHEW E. PUCH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE NOV 2 9 2006

SOURCE, INC.
ENGINEERS · PLANNERS
Engineering Business #2021
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

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

Nov 29, 2006 - 12:55pm C.O. Nojarro
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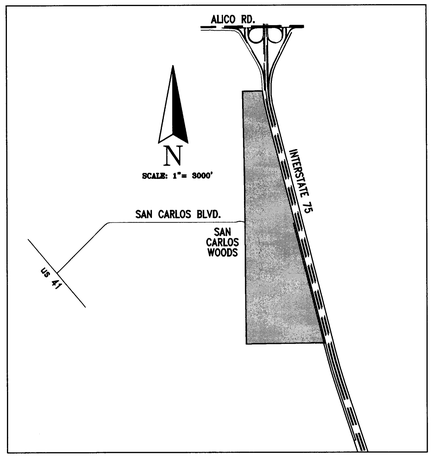

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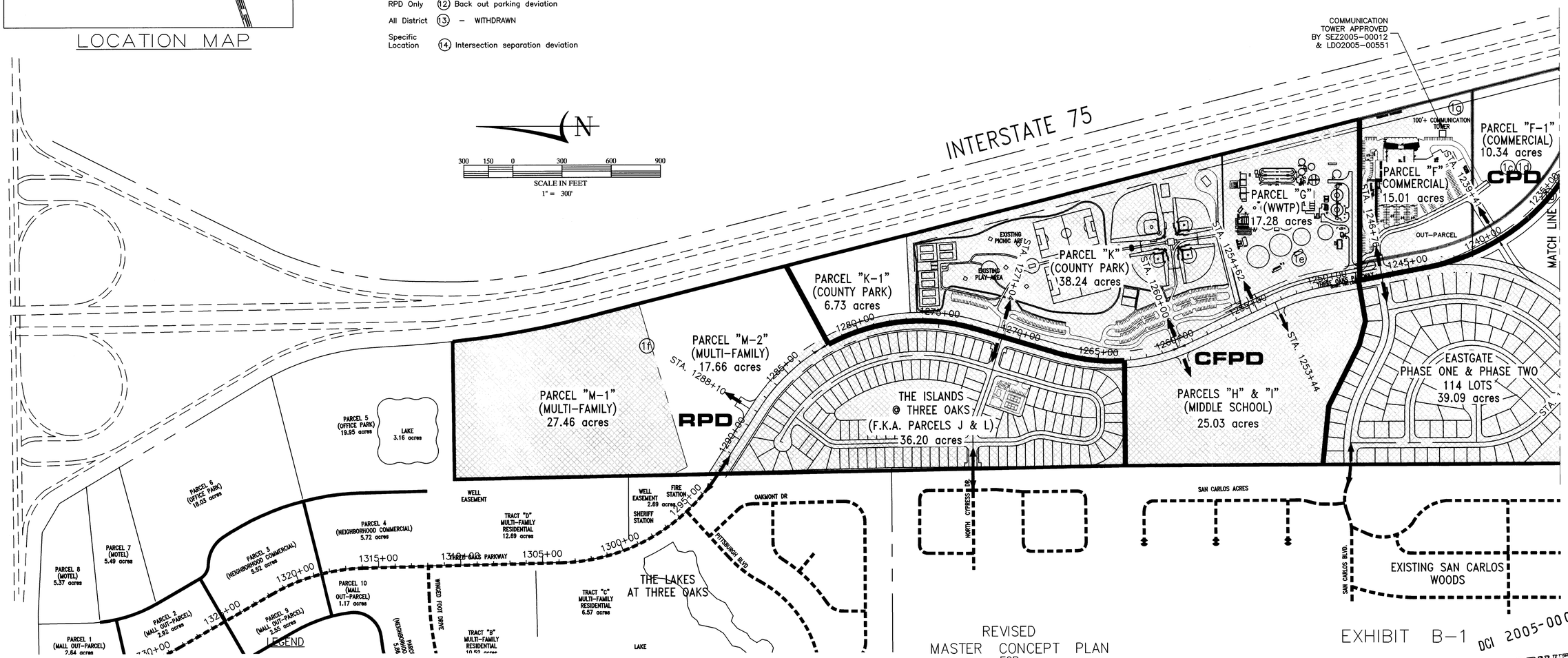

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Engineering Business #2527
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N

0 60' 120' 180'
GRAPHIC SCALE 1" = 60'

NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.

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PREPARED FOR:

D.R. HORTON, INC.
12771 WESTLINKS DRIVE, UNIT 9
FORT MYERS, FLORIDA 33913
PHONE: (239) 225-2600
FAX: (239) 225-2601

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN

TIMBERWALK SOUTH – PARCEL M-2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-27-2007	2406	SITE 8	SEH	SEH	SEH	1"=60'	1	1	

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