Post-it® eLabel 006 085 650

Maps for Case #: 2002-00018

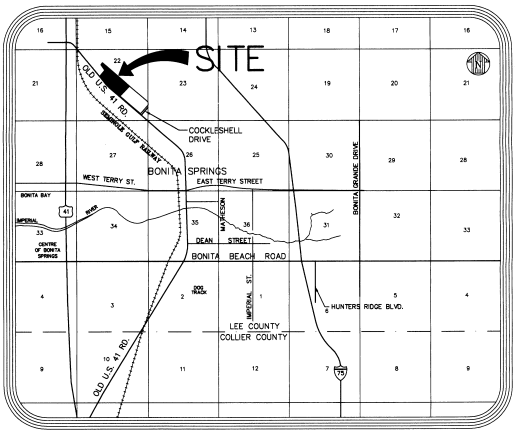
OLD 41 MPD

LOCATED IN SECTION 22, TOWNSHIP 47S, RANGE 25E,
BONITA SPRINGS, LEE COUNTY,
FLORIDA

OWNER

EDWARD J. MCARDLE, TRUSTEE
C/O OAKBROOK PROPERTIES, INC.
24880 BURNT PINE DRIVE, SUITE B
BONITA SPRINGS, FL 34135
(239) 992-5529

PREPARED BY
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000181
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0000181



LOCATION MAP

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	MASTER CONCEPT PLAN 'A' (EXHIBIT II-B-2, II-F-3, IV-F)
3	MASTER CONCEPT PLAN 'B' (EXHIBIT II-B-2, II-F-3, IV-F)
4	GENERAL NOTES
5	SCHEDULE OF USES
6	SOILS MAP
7	AERIAL PHOTOGRAPH

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DCI 2002-00018
Strap # 03-018 PAGE 1 4
Subject 03-018
Case # DCI2002-00018

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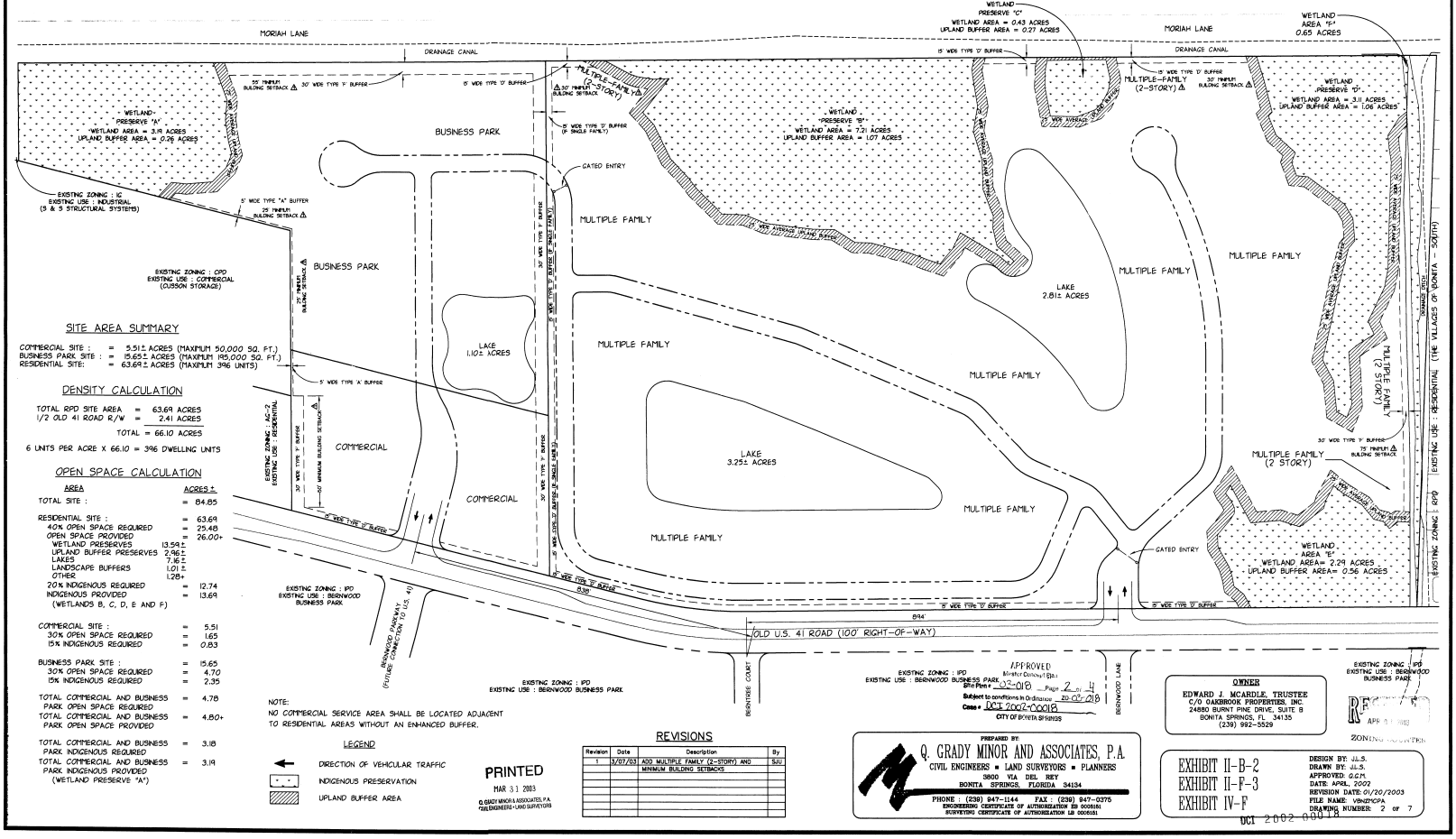
EXHIBIT II-B

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: Q.G.M.
DATE: APRIL, 2002
REVISION DATE:
FILE NAME: V:\MISC\OV
DRAWING NUMBER: 1 OF 7

OLD 41 MPD

MASTER CONCEPT PLAN 'A'



SITE AREA SUMMARY

COMMERCIAL SITE : = 5.51± ACRES (MAXIMUM 50,000 SQ. FT.)
BUSINESS PARK SITE : = 15.65± ACRES (MAXIMUM 195,000 SQ. FT.)
RESIDENTIAL SITE: = 63.69± ACRES (MAXIMUM 396 UNITS)

DENSITY CALCULATION

TOTAL RPD SITE AREA = 63.69 ACRES
1/2 OLD 41 ROAD R/W = 2.41 ACRES
TOTAL = 66.10 ACRES

6 UNITS PER ACRE X 66.10 = 396 DWELLING UNITS

OPEN SPACE CALCULATION

AREA		ACRES ±
TOTAL SITE :	=	84.85
RESIDENTIAL SITE :	=	63.69
40% OPEN SPACE REQUIRED	=	25.48
OPEN SPACE PROVIDED	=	26.00+
WETLAND PRESERVES	13.54±	
UPLAND BUFFER PRESERVES	2.96±	
LAKES	7.16±	
LANDSCAPE BUFFERS	1.01±	
OTHER	1.28+	
20% INDIGENOUS REQUIRED	=	12.74
INDIGENOUS PROVIDED	=	13.69
(WETLANDS B, C, D, E AND F)		
COMMERCIAL SITE :	=	5.51
30% OPEN SPACE REQUIRED	=	1.65
15% INDIGENOUS REQUIRED	=	0.83
BUSINESS PARK SITE :	=	15.65
30% OPEN SPACE REQUIRED	=	4.70
15% INDIGENOUS REQUIRED	=	2.35
TOTAL COMMERCIAL AND BUSINESS PARK OPEN SPACE REQUIRED	=	4.78
TOTAL COMMERCIAL AND BUSINESS PARK OPEN SPACE PROVIDED	=	4.80+
TOTAL COMMERCIAL AND BUSINESS PARK INDIGENOUS REQUIRED	=	3.18
TOTAL COMMERCIAL AND BUSINESS PARK INDIGENOUS PROVIDED (WETLAND PRESERVE "A")	=	3.19

NOTE:
NO COMMERCIAL SERVICE AREA SHALL BE LOCATED ADJACENT TO RESIDENTIAL AREAS WITHOUT AN ENHANCED BUFFER.

LEGEND

- DIRECTION OF VEHICULAR TRAFFIC
- INDIGENOUS PRESERVATION
- UPLAND BUFFER AREA

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CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS

Revision	Date	Description	By
1	3/07/03	ADD MULTIPLE FAMILY (2-STORY) AND MINIMUM BUILDING SETBACKS	SJU

APPROVED
Master Concept Plan
Bfe Pres # 02-018 Page 2 of 12
Subject to conditions in Ordinance 20-07-018
Case # DCI 2002-00018
CITY OF BONITA SPRINGS

OWNER
EDWARD J. MCARDLE, TRUSTEE
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SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161

EXHIBIT II-B-2
EXHIBIT II-F-3
EXHIBIT IV-F

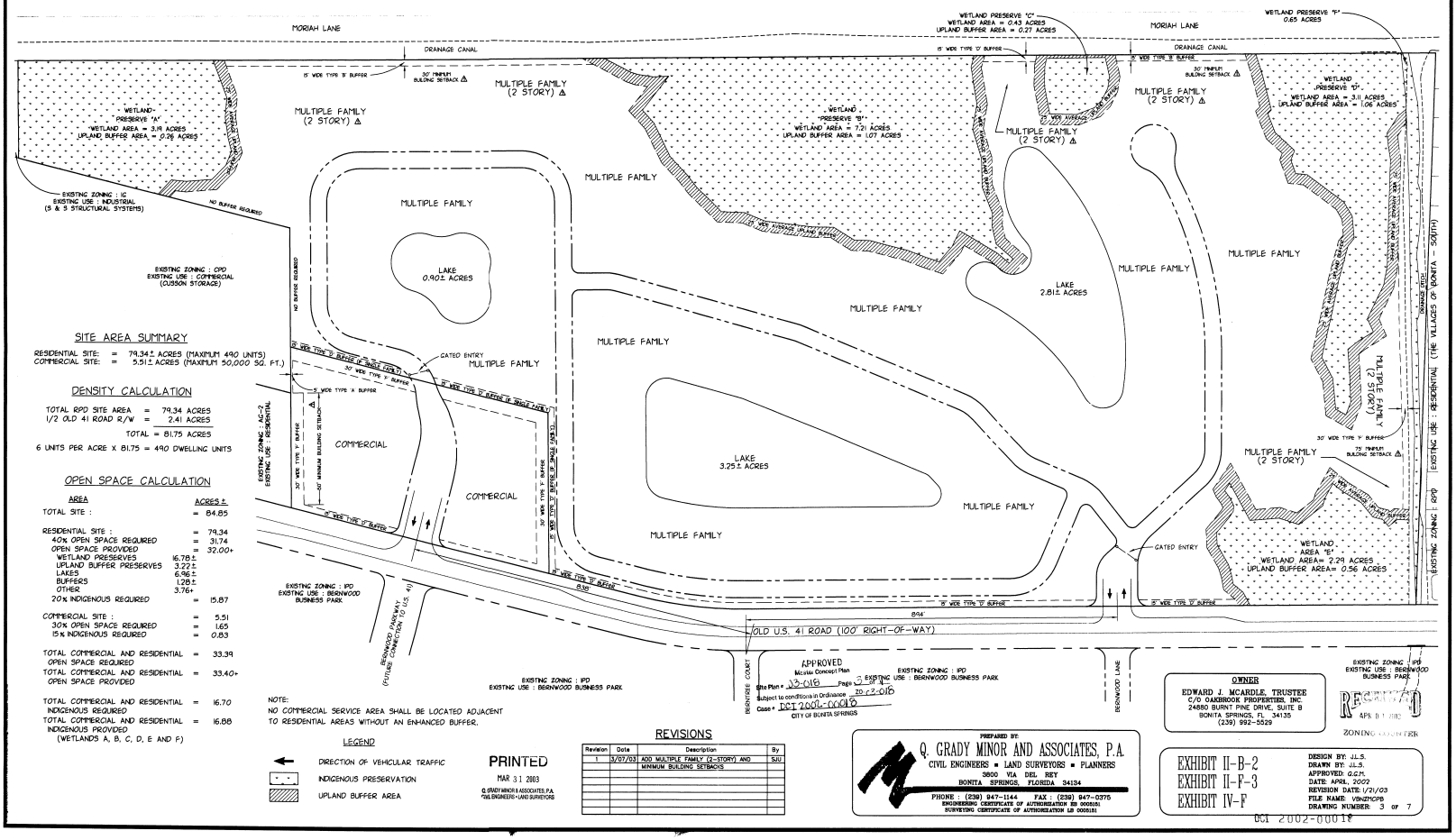
DESIGN BY: JLS.
DRAWN BY: JLS.
APPROVED: G.G.M.
DATE: APRIL, 2002
REVISION DATE: 01/20/2003
FILE NAME: VENZMCPA
DRAWING NUMBER: 2 OF 7

DCI 2002-00018

OLD 41 MPD

MASTER CONCEPT PLAN 'B'

SCALE : 1" = 100'



SITE AREA SUMMARY

RESIDENTIAL SITE: = 79.34± ACRES (MAXIMUM 490 UNITS)
COMMERCIAL SITE: = 5.51± ACRES (MAXIMUM 50,000 SQ. FT.)

DENSITY CALCULATION

TOTAL RPD SITE AREA	=	79.34 ACRES
1/2 OLD 41 ROAD R/W	=	2.41 ACRES
TOTAL	=	81.75 ACRES

6 UNITS PER ACRE X 81.75 = 490 DWELLING UNITS

OPEN SPACE CALCULATION

AREA		ACRES ±
TOTAL SITE :	=	84.85
RESIDENTIAL SITE :	=	79.34
40% OPEN SPACE REQUIRED	=	31.74
OPEN SPACE PROVIDED	=	32.00+
WETLAND PRESERVES	16.78±	
UPLAND BUFFER PRESERVES	3.22±	
LAKES	6.96±	
BUFFERS	1.28±	
OTHER	3.76+	
20% INDIGENOUS REQUIRED	=	15.87
COMMERCIAL SITE :	=	5.51
30% OPEN SPACE REQUIRED	=	1.65
15% INDIGENOUS REQUIRED	=	0.83
TOTAL COMMERCIAL AND RESIDENTIAL OPEN SPACE REQUIRED	=	33.39
TOTAL COMMERCIAL AND RESIDENTIAL OPEN SPACE PROVIDED	=	33.40+
TOTAL COMMERCIAL AND RESIDENTIAL INDIGENOUS REQUIRED	=	16.70
TOTAL COMMERCIAL AND RESIDENTIAL INDIGENOUS PROVIDED (WETLANDS A, B, C, D, E AND F)	=	16.88

NOTE:
NO COMMERCIAL SERVICE AREA SHALL BE LOCATED ADJACENT TO RESIDENTIAL AREAS WITHOUT AN ENHANCED BUFFER.

LEGEND

- DIRECTION OF VEHICULAR TRAFFIC
- INDIGENOUS PRESERVATION
- UPLAND BUFFER AREA

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CIVIL ENGINEERS • LAND SURVEYORS

APPROVED
Master Concept Plan
Site Plan # 03-016 Page 3 of 12
Subject to conditions in Ordinance 20-12-016
Case # DCI 2002-00019
CITY OF BONITA SPRINGS

REVISIONS

Revision	Date	Description	By
1	3/07/03	ADD MULTIPLE FAMILY (2-STORY) AND MINIMUM BUILDING SETBACKS	SJU

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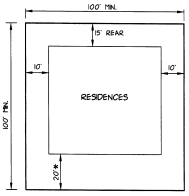
EXHIBIT II-B-2
EXHIBIT II-F-3
EXHIBIT IV-F

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: G.G.M.
DATE: APRIL, 2002
REVISION DATE: 1/21/03
FILE NAME: V3NZMCPB
DRAWING NUMBER: 3 OF 7

DCI 2002-00019

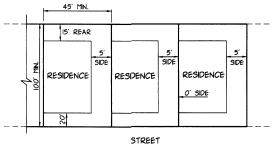
OLD 41 MPD

GENERAL NOTES

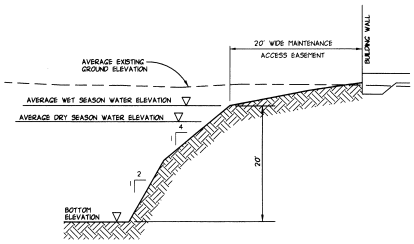


MULTIPLE FAMILY

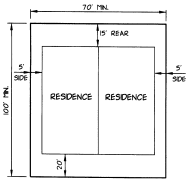
* 15' TO SIDE LOADED GARAGE



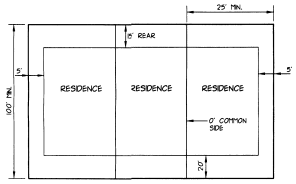
ZERO LOT LINE



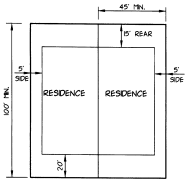
TYPICAL LAKE SECTION



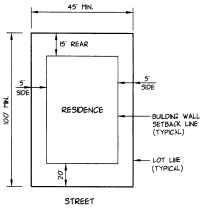
DUPLEX



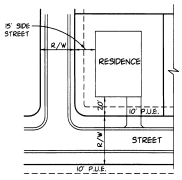
TOWNHOUSE



TWO FAMILY ATTACHED



SINGLE FAMILY



RESIDENTIAL STREET SETBACK

PROPERTY DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ.FT.)	WIDTH	DEPTH
SINGLE FAMILY	4,500	45'	100'
ZERO LOT LINE	4,500	45'	100'
TWO-FAMILY ATTACHED	4,500	45'	100'
DUPLEX	7,000	70'	100'
TOWNHOUSE	2,500	25'	100'
MULTIPLE FAMILY	10,000	100'	100'
COMMERCIAL	20,000	100'	100'
BUSINESS PARK (MCP 'A' ONLY)	20,000	100'	100'

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER	BLDG. SEPARATION
SINGLE FAMILY	20'	15'	5'	15'	20'	10'
ZERO LOT LINE	20'	15'	0'/5'	15	20'	5'
TWO-FAMILY ATTACHED	20'	15'	0'/5'	15'	20'	10'
DUPLEX	20'	15'	5'	15'	20'	10'
TOWNHOUSE	20'	15'	0'/5'	15'	20'	10'
MULTIPLE FAMILY	20'	15'	10'	15'	20'	20'
COMMERCIAL	20'	15'	10'	15'	25'	20'
BUSINESS PARK (MCP 'A' ONLY)	20'	15'	10'	15'	25'	20'

MAXIMUM BUILDING HEIGHT

SINGLE FAMILY	35 FEET, 2 STORY
ZERO LOT LINE	35 FEET, 2 STORY
TWO-FAMILY ATTACHED	35 FEET, 2 STORY
DUPLEX	35 FEET, 2 STORY
TOWNHOUSE	35 FEET, 2 STORY
MULTIPLE FAMILY	45 FEET, 3 STORY
COMMERCIAL	35 FEET, 2 STORY
BUSINESS PARK (MCP 'A' ONLY)	35 FEET, 2 STORY

* MAXIMUM RESIDENTIAL LOT COVERAGE IS 45%. MAXIMUM COMMERCIAL AND BUSINESS PARK LOT COVERAGE IS 40%
* MULTIPLE MAXIMUM HEIGHT SHALL BE 3-STORIES, EXCEPT WHERE NOTED ON THE MCP.

SCHEDULE OF DEVIATIONS

⚠ FROM THE REQUIREMENT THAT THE WEARING SURFACE ROADS BE ONE INCH ASPHALTIC CONCRETE OF FDOT TYPE S-III (SECTION 10-296, TABLE 4, (7) (C)) TO PERMIT CONCRETE INTERLOCKING PAVERS.

SITE DEVELOPMENT NOTES

1.) ANY DESIGNATED MULTIPLE FAMILY TRACT MAY BE DEVELOPED WITH ANY OTHER RESIDENTIAL PRODUCT TYPE.

2.) LEE TRAN BUS ROUTE SERVES OLD U.S. 41 ROAD AS DIAL-A-RIDE SERVICE ONLY AND DOES NOT HAVE A DEDICATED STOP.

3.) A MINIMUM SET BACK OF 60' SHALL APPLY TO THE SOUTH PROPERTY LINE.

APPROVED
Master Concept Plan
Site Plan # 03-016 Page 4 of 4
Subject to conditions in Ordinance 20-03-018
Case # DCI 2003-00018
CITY OF BONITA SPRINGS

PRINTED
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*PAL ENGINEERS-LAND SURVEYORS

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EXHIBIT II-F-3
EXHIBIT IV-F

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DRAWN BY: J.L.S.
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DRAWING NUMBER: 4 OF 7

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DCI 2002-00018

OLD 41 MPD

SCHEDULE OF USES

BUSINESS PARK

ADMINISTRATIVE OFFICES
ANIMALS
 ANIMAL CLINIC
 ANIMAL KENNEL, WHEN COMPLETELY ENCLOSED WITHIN A BUILDING
 CONTROL CENTER (INCLUDING HUMANE SOCIETY)
ATM (AUTOMATIC TELLER MACHINE)
AUTOMOBILE REPAIR AND SERVICE
 GROUPS I & II
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIALS SALES
BUSINESS SERVICES
 GROUP I & II
BUS STATION/DEPOT
CARETAKER'S RESIDENCE
CATERERS
CLEANING AND MAINTENANCE SERVICES (34-622(C)(7))
COLD STORAGE WAREHOUSE AND PROCESSING PLANT (INCLUDING PRE-COOLING)
COMMUNICATION TOWER
 150 FEET OR LESS IN HEIGHT
COMPUTER AND DATA PROCESSING SERVICES
CONTRACTORS AND BUILDERS (34-622(C)(9))
 GROUPS I, II & III
DAY CARE CENTER, CHILD
EMERGENCY MEDICAL SERVICE (AMBULANCE STATION)
EMERGENCY OPERATIONS CENTER
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICES FACILITIES
 GROUP I
EXCAVATION
 WATER RETENTION
FREIGHT AND CARGO HANDLING ESTABLISHMENTS (34-622(C)(17))
GASOLINE DISPENSING SYSTEM, SPECIAL
GOVERNMENT MAINTENANCE FACILITY
HEALTH CLUB OR SPA
HELIPORT OR HELISTOP
LAUNDRY OR DRY CLEANING, GROUP II
MACHINE SHOP
MANUFACTURING, REPAIR OR WHOLESALE SALES OF
 APPAREL
 BOATS
 ELECTRICAL MACHINERY AND EQUIPMENT
 FABRICATED METAL PRODUCTS
  GROUP I
 FOOD AND KINDRED PRODUCTS
  GROUPS I & II
 FURNITURE AND FIXTURES
 LEATHER PRODUCTS
  GROUP II
 LUMBER AND WOOD PRODUCTS (34-622(C)(26))
  GROUPS II & IV
 MACHINERY (34-622(C)(27))
  GROUPS I & II
 MEASURING, ANALYZING AND CONTROLLING INSTRUMENTS
 NOVELTIES, JEWELRY, TOYS AND SIGNS
  GROUPS I, II & III
 PAPER AND ALLIED PRODUCTS
  GROUPS II & III
 RUBBER AND PLASTIC PRODUCTS (34-622(C)(44))
  GROUP II
 STONE, CLAY, GLASS OR CONCRETE PRODUCTS (34-622(C)(48))
  GROUPS I & II
MASS TRANSIT DEPOT OR MAINTENANCE FACILITY (GOVERNMENT)
MESSAGE ANSWERING SERVICE
MINI-WAREHOUSE
MOTION PICTURE PRODUCTION STUDIOS
NONSTORE RETAILERS (34-622(C)(30)), GROUPS I, II & III
OXYGEN TENT SERVICES
PARCEL AND EXPRESS SERVICES
PARKING
 ACCESSORY
PERSONAL SERVICES
 GROUP II
PHOTOFINISHING LABORATORY
PLACE OF WORSHIP
POLICE AND SHERIFF STATION
POST OFFICE
PRINTING AND PUBLISHING
PROCESSING AND WAREHOUSING
RECREATION FACILITIES
 COMMERCIAL
  GROUPS I, II & IV
 PERSONAL
 PRIVATE - ON-SITE
 PRIVATE - OFF-SITE
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENTS
 GROUPS I, II & IV

BUSINESS PARK (CONTINUED)

REPAIR SHOPS (34-622(C)(40))
 GROUPS I, II AND IV
RESEARCH AND DEVELOPMENT LABORATORIES (34-622(C)(41))
 GROUPS I, II & IV
RESTAURANT (34-622(C)(43))
 GROUPS I & II
RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND
SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME PREMISES
SCHOOLS, COMMERCIAL
SELF-SERVICE FUEL PUMPS
SIGNS IN COMPLIANCE WITH CHAPTER 30
SOCIAL SERVICES
 GROUP II
STORAGE
 INDOOR
 OPEN
STUDIOS
TRANSPORTATION SERVICES
 GROUPS II & IV
WAREHOUSE
 MINI-WAREHOUSE
 PRIVATE
 PUBLIC
WHOLESALE ESTABLISHMENT
 GROUPS II & IV

COMMERCIAL

ADMINISTRATIVE OFFICES
ANIMALS
 CLINIC
 KENNEL
 CONTROL CENTER (INCLUDING HUMANE SOCIETY)
ATM (AUTOMATIC TELLER MACHINE)
AUTO PARTS STORE
 WITH INSTALLATION SERVICE
AUTOMOBILE SERVICE STATION
AUTO REPAIR AND SERVICE
 GROUP I
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS (34-622(C)(3))
 GROUPS I & II
BOATS
 BOAT PART STORE
 BOAT SALES
 BOAT STORAGE, DRY, NOT EXCEEDING TWO TIERS OR 18 FEET ABOVE
 NATURAL GRADE
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIALS SALES
BUSINESS SERVICES
 GROUPS I & II
CARETAKER'S RESIDENCE
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, GENERAL
CLUBS
 COUNTRY
 COMMERCIAL
 FRATERNAL
 MEMBERSHIP ORGANIZATION
 PRIVATE
CONSUMPTION ON PREMISES IN CONJUNCTION WITH RESTAURANT ONLY
CONTRACTORS AND BUILDERS
 GROUPS I & II
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES
DAY CARE CENTER, ADULT, CHILD
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ENTRANCE GATES AND GATEHOUSE
EMERGENCY MEDICAL SERVICE (AMBULANCE STATION)
EMERGENCY OPERATIONS CENTER
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES
 GROUP I
EXCAVATION
 WATER RETENTION
FARM EQUIPMENT, SALES, STORAGE, RENTAL, SERVICE
FOOD STORES
 GROUPS I & II
 GROUP II

COMMERCIAL (CONTINUED)

FUNERAL HOME OR MORTUARY
 WITH CREMATION
HARDWARE STORE
HOBBY, TOY, CAFE SHOPS
HOTEL/MOTEL (MAXIMUM OF 150 ROOMS)
HOUSEHOLD AND OFFICE FURNISHINGS (34-622(C)(22))
 GROUPS I, II & III
INSURANCE COMPANIES
LAUNDROMAT
LAUNDRY OR DRY CLEANING
LAWN AND GARDEN SUPPLY STORE
MEDICAL OFFICE
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARKING LOT
 ACCESSORY, TEMPORARY
PERSONAL SERVICES (34-622(C)(33))
 GROUPS I, II & IV
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
PLANT NURSERY
POLICE OR SHERIFF STATION
POST OFFICE
RECREATION, FACILITIES
 COMMERCIAL
  GROUPS I, II & IV
 PRIVATE
  ON-SITE
  OFF-SITE
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENTS (34-622(C)(39))
 GROUPS I, II & III
REPAIR SHOPS (34-622(C)(40))
 GROUPS I & II
RESTAURANT, FAST FOOD
RESTAURANTS
 GROUPS I, II & IV
SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL SHOP
 GROUPS I, II & IV
TEMPORARY USES
TRANSPORTATION SERVICES
 GROUP II
USED MERCHANDISE STORES
 GROUPS I & II
VEHICLE AND EQUIPMENT DEALERS
 GROUPS I & II

RESIDENTIAL

ADMINISTRATIVE OFFICES
DWELLING UNITS
 SINGLE FAMILY
 ZERO LOT LINE
 TWO-FAMILY ATTACHED
 DUPLEX
 TOWNHOUSE
 MULTIPLE FAMILY
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
MODEL HOMES, MODEL UNITS AND MODEL DISPLAY CENTER
PARK, PRIVATE
RECREATIONAL FACILITIES, PERSONAL, PRIVATE
RELIGIOUS FACILITIES
RESIDENTIAL ACCESSORY USES (CHAPTER 34, ARTICLE VII, DIVISION 2)
SIGNS (CHAPTER 30)
TEMPORARY REAL ESTATES SALES OFFICE [GROUP I, SECTION 34-622(C)(5)]

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EDWARD J. MCARDLE, TRUSTEE
C/O OAKBROOK PROPERTIES, INC.
24880 BURNT PINE DRIVE, SUITE B
BONITA SPRINGS, FL 34135
(239) 992-5529

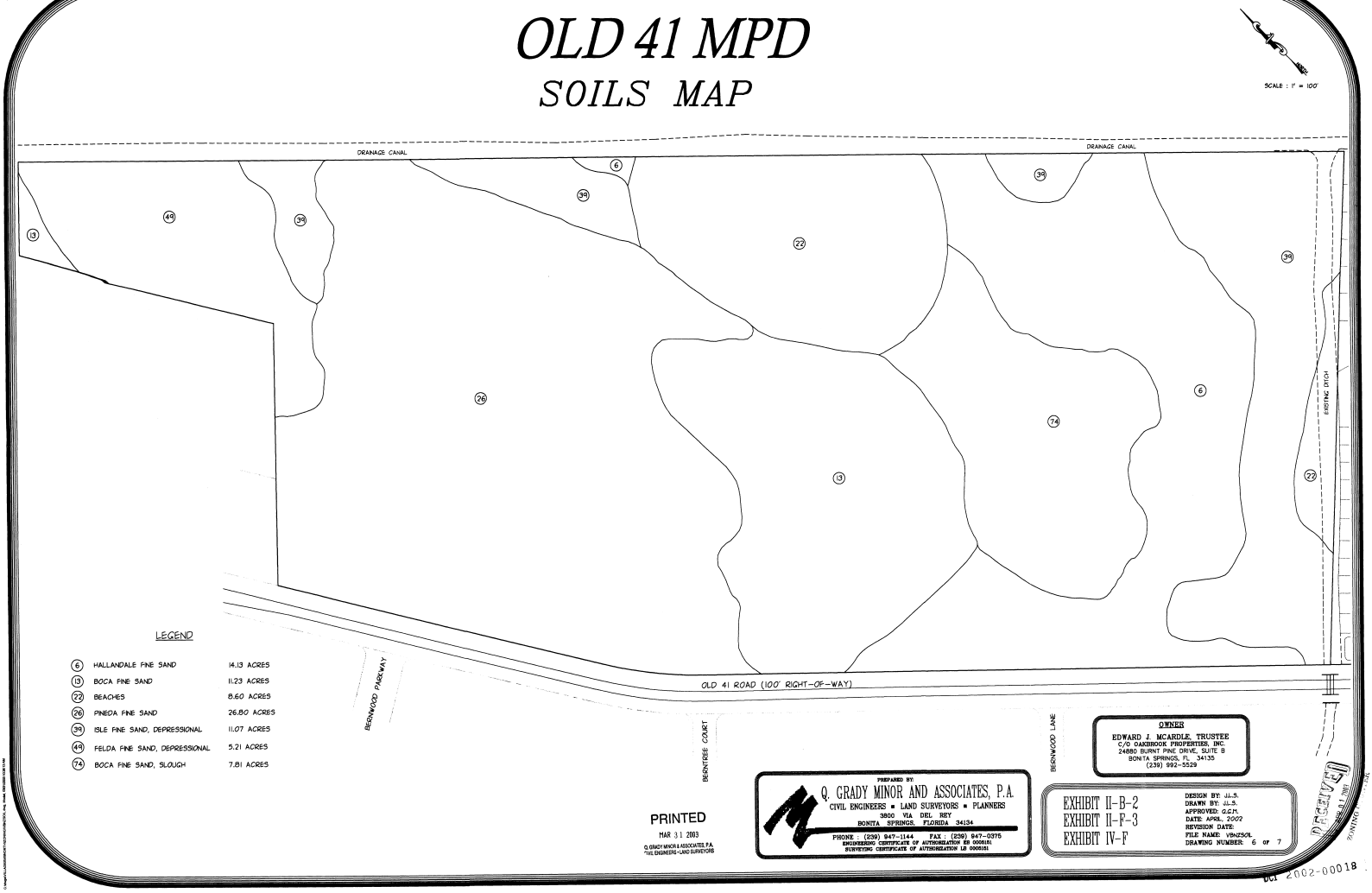
EXHIBIT II-B-2
EXHIBIT II-F-3
EXHIBIT IV-F

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: Q.G.M.
DATE: APRIL, 2002
REVISION DATE: 11/01/2002
FILE NAME: V3N2LSES
DRAWING NUMBER: 5 OF 7

DCI 2002-00018

OLD 41 MPD

SOILS MAP



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MAR 31 2003
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

OWNER
EDWARD J. MCARDLE, TRUSTEE
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SURVEYING CERTIFICATE OF AUTHORIZATION LB 0000181

EXHIBIT II-B-2
EXHIBIT II-F-3
EXHIBIT IV-F

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: G.G.M.
DATE: APRIL, 2002
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FILE NAME: V9a0250L
DRAWING NUMBER: 6 OF 7

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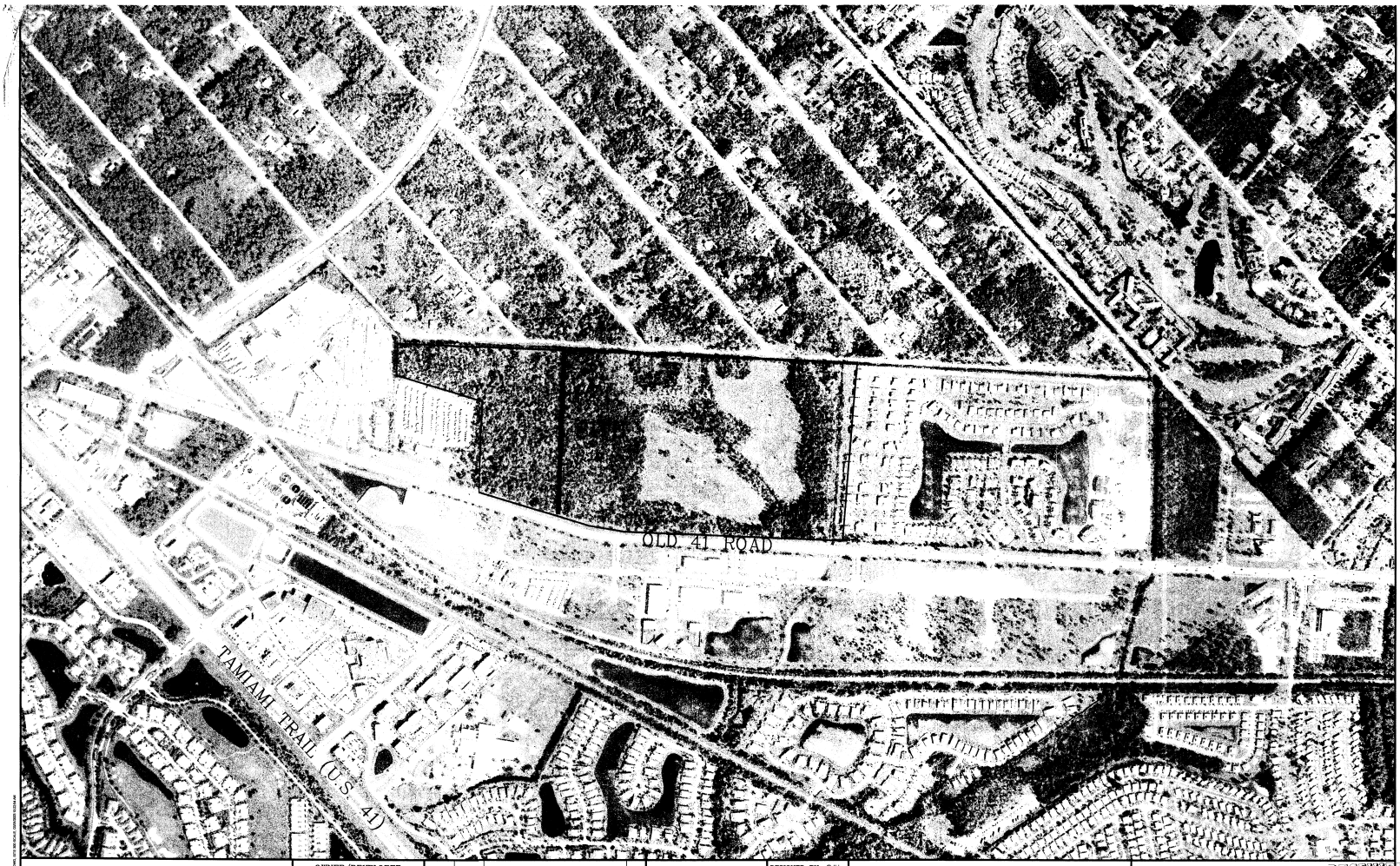

NOTE: AERIAL IS TO AN APPROXIMATE SCALE OF 1" = 300'
NOTE: AERIAL FLOWN DATE: JANUARY, 2002

OWNER/DEVELOPER

EDWARD J. MCARDLE, TRUSTEE
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Revision	Date	Description	By

PRINTED
MAR 31 2003
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CIVIL ENGINEERS - LAND SURVEYORS

DESIGNED BY:	SJU
DRAWN BY:	SJU
APPROVED:	QGM
JOB CODE:	VBNZ
SCALE:	1" = 300'

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SURVEYING CERTIFICATE OF AUTHORIZATION LB 0005191

OLD 41 MPD

DCI 2002-00018

AERIAL PHOTOGRAPH

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APR 01 2003
ZONING COUNTER

DATE:	FILE NAME:	DRAWING NUMBER
MARCH 2002	AERIAL	7 of 7

THE VILLAGES OF BONITA NORTH MPD

SCHEDULE OF USES

BUSINESS PARK

ADMINISTRATIVE OFFICES
ANIMALS
 ANIMAL CLINIC
 ANIMAL KENNEL, WHEN COMPLETELY ENCLOSED WITHIN A BUILDING
 CONTROL CENTER (INCLUDING HUMANE SOCIETY)
ATM (AUTOMATIC TELLER MACHINE)
AUTOMOBILE REPAIR AND SERVICE
 GROUPS I & II
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIALS SALES
BUSINESS SERVICES
 GROUPS I & II
BUS STATION/DEPOT
CARETAKER'S RESIDENCE
CATERERS
CLEANING AND MAINTENANCE SERVICES (34-622(C)(7))
 COLD STORAGE WAREHOUSE AND PROCESSING PLANT (INCLUDING PRE-COOLING)
COMMUNICATION TOWER
 150 FEET OR LESS IN HEIGHT
COMPUTER AND DATA PROCESSING SERVICES
CONTRACTORS AND BUILDERS (34-622(C)(9))
 GROUPS I & II
DAY CARE CENTER, CHILD
EMERGENCY MEDICAL SERVICE (AMBULANCE STATION)
EMERGENCY OPERATIONS CENTER
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICES FACILITIES
 GROUP I
EXCAVATION
 WATER RETENTION
FREIGHT AND CARGO HANDLING ESTABLISHMENTS (34-622(C)(17))
GASOLINE DISPENSING SYSTEM, SPECIAL
GOVERNMENT MAINTENANCE FACILITY
HEALTH CLUB OR SPA
HELIPORT OR HELISTOP
LAUNDRY OR DRY CLEANING, GROUP II
MACHINE SHOP
MANUFACTURING, REPAIR OR WHOLESALE SALES OF
 APPAREL
 BOATS
 ELECTRICAL MACHINERY AND EQUIPMENT
 FABRICATED METAL PRODUCTS
  GROUP I
 FOOD AND KINDRED PRODUCTS
  GROUPS I & II
 FURNITURE AND FIXTURES
 LEATHER PRODUCTS
  GROUP I
 LUMBER AND WOOD PRODUCTS (34-622(C)(26))
  GROUPS I & IV
 MACHINERY (34-622(C)(27))
  GROUPS I & II
 MEASURING, ANALYZING AND CONTROLLING INSTRUMENTS
 NOVELTIES, JEWELRY, TOYS AND SIGNS
  GROUPS I, II & III
 PAPER AND ALLIED PRODUCTS
  GROUPS II & III
 RUBBER AND PLASTIC PRODUCTS (34-622(C)(44))
  GROUP II
 STONE, CLAY, GLASS OR CONCRETE PRODUCTS (34-622(C)(48))
  GROUPS I & II
MASS TRANSIT DEPOT OR MAINTENANCE FACILITY (GOVERNMENT)
MESSAGE ANSWERING SERVICE
MINI-WAREHOUSE
MOTION PICTURE PRODUCTION STUDIOS
NONSTORE RETAILERS (34-622(C)(30)), GROUPS I, II & III
OXYGEN TENT SERVICES
PARCEL AND EXPRESS SERVICES
PARKING
 ACCESSORY
PERSONAL SERVICES
 GROUP III
PHOTOFINISHING LABORATORY
PLACE OF WORSHIP
POLICE AND SHERIFF STATION
POST OFFICE
PRINTING AND PUBLISHING
PROCESSING AND WAREHOUSING
RECREATION FACILITIES
 COMMERCIAL
  GROUPS I, II & IV
 PERSONAL
 PRIVATE - ON-SITE
 PRIVATE - OFF-SITE
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENTS
 GROUPS II, II & IV

BUSINESS PARK (CONTINUED)

REPAIR SHOPS (34-622(C)(40))
 GROUPS I, II, III AND IV
RESEARCH AND DEVELOPMENT LABORATORIES (34-622(C)(41))
 GROUPS I, II, III & IV
RESTAURANT (34-622(C)(43))
 GROUPS I & II
RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME PREMISES
SCHOOLS, COMMERCIAL
SELF-SERVICE FUEL PUMPS
SIGNS IN COMPLIANCE WITH CHAPTER 30
SOCIAL SERVICES
 GROUP II
STORAGE
 INDOOR
 OPEN
STUDIOS
TRANSPORTATION SERVICES
 GROUPS I, II & IV
WAREHOUSE
 MINI-WAREHOUSE
  PRIVATE
  PUBLIC
WHOLESALE ESTABLISHMENT
 GROUPS II & IV

COMMERCIAL

ADMINISTRATIVE OFFICES
ANIMALS
 CLINIC
 KENNEL
 CONTROL CENTER (INCLUDING HUMANE SOCIETY)
ATM (AUTOMATIC TELLER MACHINE)
AUTO PARTS STORE
 WITH INSTALLATION SERVICE
AUTOMOBILE SERVICE STATION
AUTO REPAIR AND SERVICE
 GROUP I
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS (34-622(C)(3))
 GROUPS I & II
BOATS
 BOAT PART STORE
 BOAT SALES
 BOAT STORAGE, DRY, NOT EXCEEDING TWO TIERS OR 18 FEET ABOVE NATURAL GRADE
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIALS SALES
BUSINESS SERVICES
 GROUPS I & II
CARETAKER'S RESIDENCE
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, GENERAL
CLUBS
 COUNTRY
 COMMERCIAL
 FRATERNAL
 MEMBERSHIP ORGANIZATION
 PRIVATE
CONSUMPTION ON PREMISES IN CONJUNCTION WITH RESTAURANT ONLY
CONTRACTORS AND BUILDERS
 GROUPS I, II & III
CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES
DAY CARE CENTER, ADULT, CHILD
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ENTRANCE GATES AND GATEHOUSE
EMERGENCY MEDICAL SERVICE (AMBULANCE STATION)
EMERGENCY OPERATIONS CENTER
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES
 GROUP I
EXCAVATION
 WATER RETENTION
FARM EQUIPMENT, SALES, STORAGE, RENTAL, SERVICE
FOOD STORES
 GROUPS I & II
 GROUP I

COMMERCIAL (CONTINUED)

FUNERAL HOME OR MORTUARY
 WITH CREMATION
HARDWARE STORE
HOBBY, TOY, GAME SHOPS
HOTEL/MOTEL (MAXIMUM OF 150 ROOMS)
HOUSEHOLD AND OFFICE FURNISHINGS (34-622(C)(22))
 GROUPS I, II & III
INSURANCE COMPANIES
LAUNDROMAT
LAUNDRY OR DRY CLEANING
LAWN AND GARDEN SUPPLY STORE
MEDICAL OFFICE
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARKING LOT
 ACCESSORY, TEMPORARY
PERSONAL SERVICES (34-622(C)(33))
 GROUPS I, II & IV
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
PLANT NURSERY
POLICE OR SHERIFF STATION
POST OFFICE
RECREATION, FACILITIES
 COMMERCIAL
  GROUPS I, II & IV
 PRIVATE
  ON-SITE
  OFF-SITE
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENTS (34-622(C)(39))
 GROUPS I, II & II
REPAIR SHOPS (34-622(C)(40))
 GROUPS I & II
RESTAURANT, FAST FOOD
RESTAURANTS
 GROUPS I, II & IV
SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL SHOP
 GROUPS I, II & IV
TEMPORARY USES
TRANSPORTATION SERVICES
 GROUP II
USED MERCHANDISE STORES
 GROUPS I & II
VEHICLE AND EQUIPMENT DEALERS
 GROUPS I, I & II

RESIDENTIAL

ADMINISTRATIVE OFFICES
DWELLING UNITS
 SINGLE FAMILY
 ZERO LOT LINE
 TWO-FAMILY ATTACHED
 DUPLEX
 TOWNHOUSE
 MULTIPLE FAMILY
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
EXCAVATION, WATER RETENTION
MODEL HOMES, MODEL UNITS AND MODEL DISPLAY CENTER
PARK, PRIVATE
RECREATIONAL FACILITIES, PERSONAL, PRIVATE
RELIGIOUS FACILITIES
RESIDENTIAL ACCESSORY USES (CHAPTER 34, ARTICLE VII, DIVISION 2)
SIGNS (CHAPTER 30)
TEMPORARY REAL ESTATE'S SALES OFFICE (GROUP I, SECTION 34-622(C)(53))

PRINTED
JAN 23 2003
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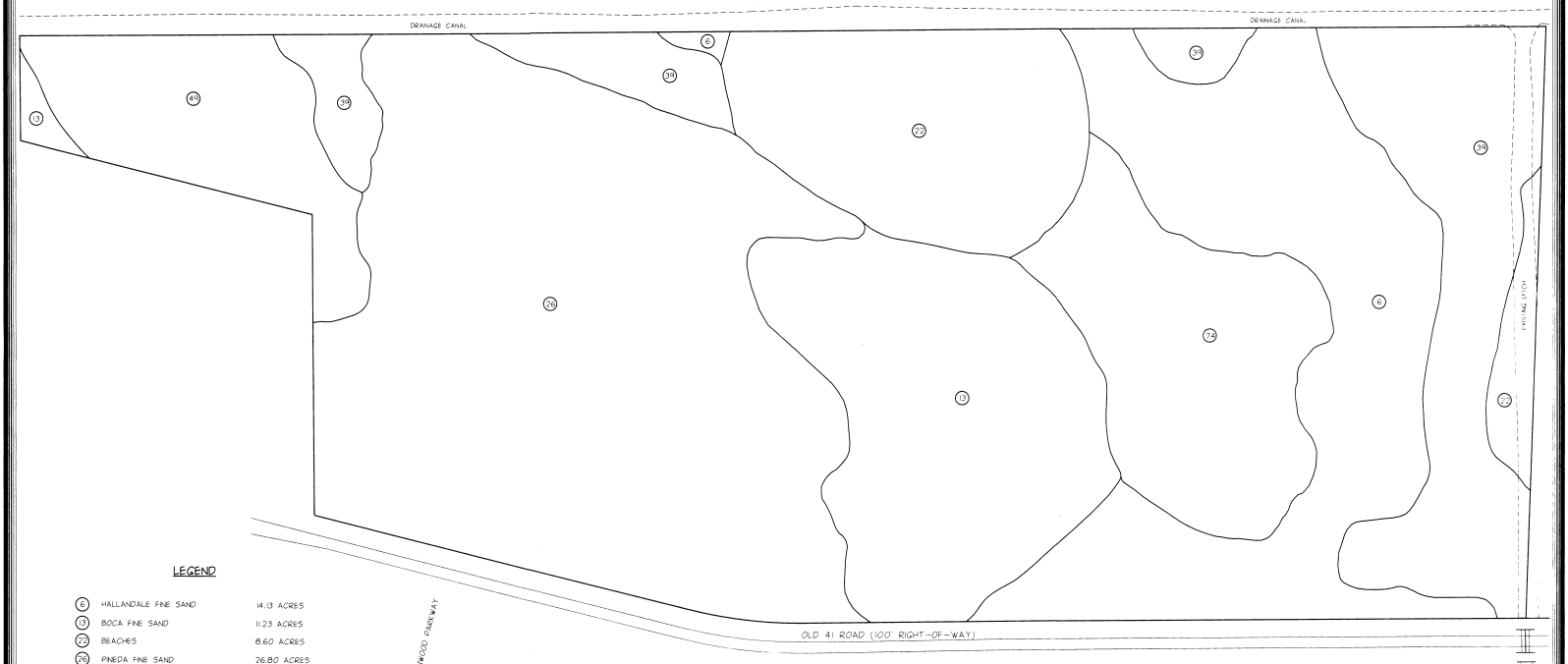
EXHIBIT II-B-2
EXHIBIT II-F-3
EXHIBIT IV-F

DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: G.G.M.
DATE: APRIL, 2002
REVISION DATE: 11/01/2002
FILE NAME: VSNZUSES
DRAWING NUMBER: 5 OF 7

THE VILLAGES OF BONITA NORTH MPD

SOILS MAP

SCALE : 1" = 100'



LEGEND

6	HALLANDALE FINE SAND	14.13 ACRES
13	BOCA FINE SAND	11.23 ACRES
22	BEACHES	8.60 ACRES
26	PINEDA FINE SAND	26.80 ACRES
39	ISLE FINE SAND, DEPRESSIONAL	11.07 ACRES
49	FELDA FINE SAND, DEPRESSIONAL	5.21 ACRES
74	BOCA FINE SAND, SLOUGH	7.81 ACRES

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CIVIL ENGINEERS • LAND SURVEYORS

EXHIBIT II-B-2
EXHIBIT II-F-3
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DESIGN BY: J.L.S.
DRAWN BY: J.L.S.
APPROVED: Q.G.M.
DATE: APRIL 2002
REVISION DATE:
FILE NAME: VBN2SOIL
DRAWING NUMBER: 6 OF 7



NOTE: AERIAL IS TO AN APPROXIMATE SCALE OF 1" = 300'
NOTE: AERIAL FLOWN DATE: JANUARY, 2002

OWNER/DEVELOPER

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Revision	Date	Description	By

PRINTED
JAN 23 2003
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CIVIL ENGINEERS • LAND SURVEYORS

DESIGNED BY:	SJU
DRAWN BY:	SJU
APPROVED:	QGM
JOB CODE:	VBNZ
SCALE:	1" = 300'

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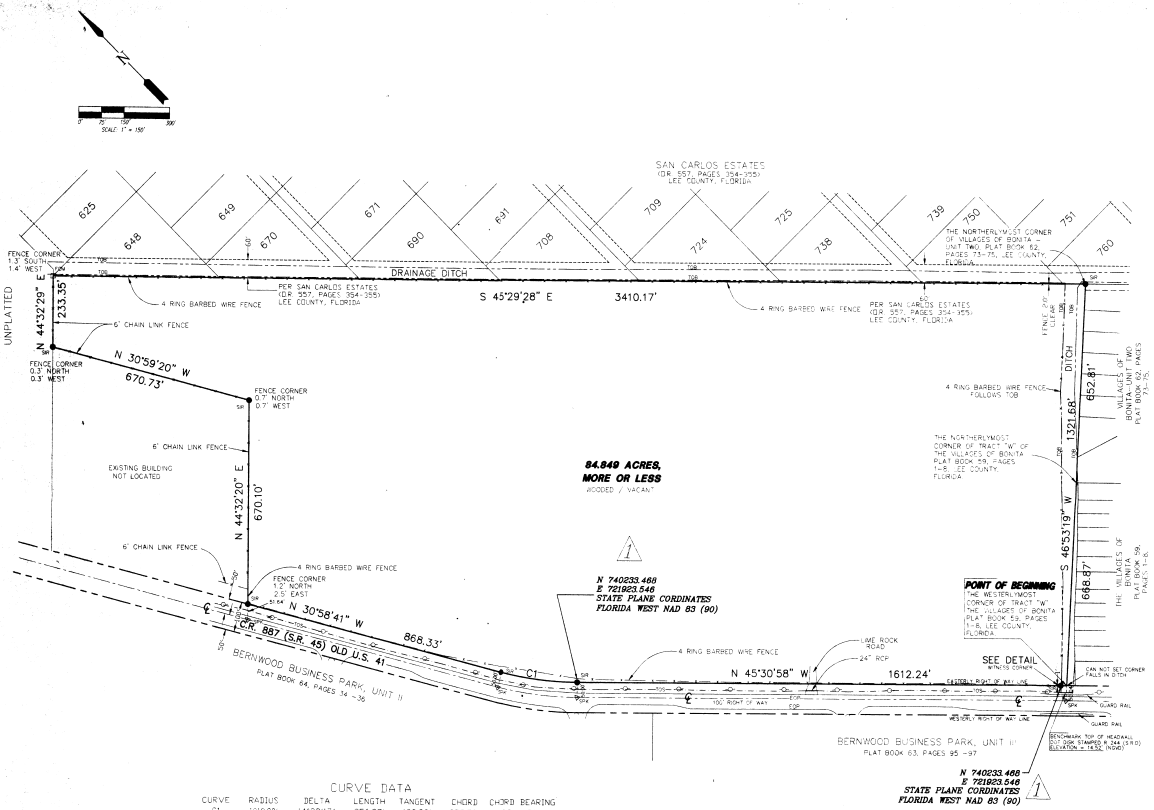
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000181
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006181

THE VILLAGES OF BONITA NORTH

AERIAL PHOTOGRAPH

DATE:	FILE NAME:	DRAWING NUMBER
MARCH 2002	AERIAL	7 OF 7



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLYMOST CORNER OF TRACT "W" OF THE VILLAGES OF BONITA, AS RECORDED IN PLAT BOOK 59 AT PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THE SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 887 (OLD U.S. 41) A 100 FOOT WIDE RIGHT OF WAY; THENCE N.45°30'58"W., ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1,612.24 FEET TO BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,010.00 FEET, THROUGH A CENTRAL ANGLE OF 14°32'17", SUBTENDED BY A CHORD OF 255.59 FEET AT A BEARING OF N.38°14'50"W., FOR AN ARC LENGTH OF 256.27 FEET TO THE END OF SAID CURVE; THENCE N.30°58'41"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 868.33 FEET; THENCE N.44°32'20"E., A DISTANCE OF 670.10 FEET; THENCE N.30°59'20"W., A DISTANCE OF 670.73 FEET; THENCE N.44°32'29"E., A DISTANCE OF 233.35 FEET; THENCE S.45°29'28"E., A DISTANCE OF 3,410.17 FEET TO THE NORTHERLYMOST CORNER OF VILLAGES OF BONITA – UNIT TWO, AS RECORDED IN PLAT BOOK 62 AT PAGES 73 THROUGH 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.46°53'19"W., ALONG THE NORTHERLY LINE OF SAID VILLAGES OF BONITA – UNIT TWO, A DISTANCE OF 652.81 FEET TO THE NORTHERLYMOST CORNER OF SAID TRACT "W"; THENCE CONTINUE S.46°53'19"W. ALONG THE NORTHERLY LINE OF SAID TRACT "W", A DISTANCE OF 688.87 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 84.849 ACRES, MORE OR LESS.

NOTES

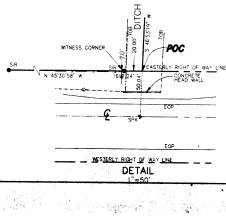
1. BEARINGS SHOWN HEREON REFER TO THE NORTHERLY LINE OF THE VILLAGES OF BONITA, AS RECORDED IN PLAT BOOK 59 AT PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S 46°53'19" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN SHOWN ON THIS SURVEY.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS # 125124 0510 D, DATED JULY 20, 1998.
8. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29).
9. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
10. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 01/09/02.
11. O.R. BOOK 557, PAGES 354 AND 355 ARE DIFFICULT TO READ, OBTAINED INFORMATION FROM THE UNRECORDED SAN CARLOS ESTATES DRAINAGE DISTRICT, PLAT BOOK 11, PAGES 1 THROUGH 3.

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1010.00'	14°32'17"	256.27'	128.83'	255.59'	N 38°14'50" W

LEGEND

FCM.	FOUND 4"X4" CONCRETE MONUMENT
S.I.R.	SET 5/8" IRON ROD WITH CAP, L.B. #5151
SPK	SET PARKER KALON NAIL
BM	BENCHMARK
EOP	EDGE OF PAVEMENT
TOB	TOP OF BANK
TOE	TOE OF SLOPE
RCP	REINFORCED CONCRETE PIPE
℄	CENTERLINE OF RIGHT OF WAY
C.R.	COUNTY ROAD
S.R.	STATE ROAD
LB	LICENSED BUSINESS
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
NGVD	NATIONAL GEODETIC VERTICAL DATUM
D.O.T.	DEPARTMENT OF TRANSPORTATION
	WOOD POWER POLE



DETAIL
1" = 50'

Revision	Date	Description	By
1	6/25/02	ADDED STATE PLANE COORDINATES	JML

DRAWN BY: KJG
CREW CHIEF: RM
JOB CODE: VBN
SCALE: 1" = 150'

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CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

BOUNDARY SURVEY

VILLAGES OF BONITA-NORTH

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DATE: JANUARY, 2002 | DRAWING NUMBER: C-1546

CERTIFIED TO:

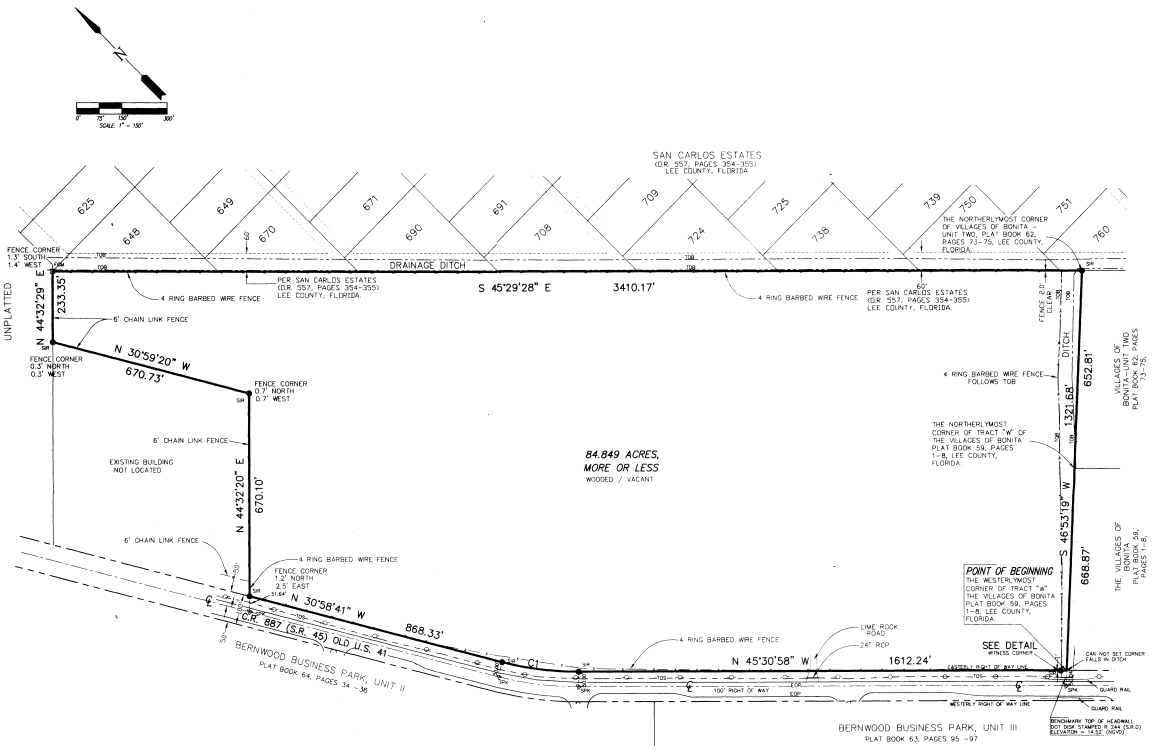
OAKBROOK PROPERTIES, INC.

RECEIVED
JUL 29 '
COMMUNITY DEVELOPMENT

PRINTED
JUN 24 2002
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS-LAND SURVEYORS

SIGNED
ERIC V. SANDOVAL

UCI 2002 00018
P.S.M. #5253
STATE OF FLORIDA



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLYMOST CORNER OF TRACT "W" OF THE VILLAGES OF BONITA, AS RECORDED IN PLAT BOOK 59 AT PAGES 1 THROUGH 8 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 887 (OLD U.S. 41) A 100 FOOT WIDE RIGHT OF WAY; THENCE N.45°30'58"W., ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1,612.24 FEET TO BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,010.00 FEET, THROUGH A CENTRAL ANGLE OF 14°32'17", SUBTENED BY A CHORD OF 255.59 FEET AT A BEARING OF N.38°14'50"W., FOR AN ARC LENGTH OF 256.27 FEET TO THE END OF SAID CURVE; THENCE N.30°58'41"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 868.33 FEET; THENCE N.44°32'20"E., A DISTANCE OF 670.10 FEET; THENCE N.30°59'20"W., A DISTANCE OF 670.73 FEET; THENCE N.44°32'29"E., A DISTANCE OF 233.35 FEET; THENCE S.45°29'28"E., A DISTANCE OF 3,410.17 FEET TO THE NORTHERLYMOST CORNER OF VILLAGES OF BONITA – UNIT TWO, AS RECORDED IN PLAT BOOK 62 AT PAGES 73 THROUGH 75 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S.46°53'19"W., ALONG THE NORTHERLY LINE OF SAID VILLAGES OF BONITA – UNIT TWO, A DISTANCE OF 652.81 FEET TO THE NORTHERLYMOST CORNER OF SAID TRACT "W"; THENCE CONTINUE S.46°53'19"W., ALONG THE NORTHERLY LINE OF SAID TRACT "W", A DISTANCE OF 668.87 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 84.849 ACRES, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE NORTHERLY LINE OF THE VILLAGES OF BONITA, AS RECORDED IN PLAT BOOK 59 AT PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S 46°53'19" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN SHOWN ON THIS SURVEY.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS # 125124 0510 D, DATED JULY 20, 1998.
8. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (N.G.V.D. '29)
9. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
10. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 01/09/02.
11. O.R. BOOK 557, PAGES 354 AND 355 ARE DIFFICULT TO READ, OBTAINED INFORMATION FROM THE UNRECORDED SAN CARLOS ESTATES DRAINAGE DISTRICT, PLAT BOOK 1, PAGES 1 THROUGH 3.

CERTIFIED TO:
OAKBROOK PROPERTIES, INC.

RECEIVED
MAY 13 2002
ZONING COUNTER
VCA 2002-00018

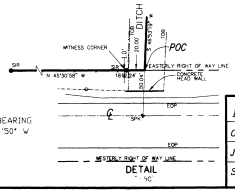
1-16-02
SIGNED
ERIC V. SANDOVAL P.S.M. #5223
STATE OF FLORIDA

LEGEND

FCM	□	FOUND 4"X4" CONCRETE MONUMENT
S.I.R.	●	SET 5/8" IRON ROD WITH CAP, L.B. #5151
SPK	▲	SET PAINTER KALON NAIL
BM		BENCHMARK
EOP		EDGE OF PAVEMENT
TOB		TOP OF BANK
TOS		TOE OF SLOPE
RCP		REINFORCED CONCRETE PIPE
℄		CENTERLINE OF RIGHT OF WAY
C.R.		COUNTY ROAD
S.R.		STATE ROAD
L.B.		LICENSED BUSINESS
P.S.M.		PROFESSIONAL SURVEYOR AND MAPPER
NGVD		NATIONAL GEODETIC VERTICAL DATUM
D.O.T.		DEPARTMENT OF TRANSPORTATION
		WOOD POWER POLE

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1010.00'	14°32'17"	256.27'	128.83'	255.59	N 38°14'50" W



DRAWN BY: KJG	
CREW CHIEF: RM	
JOB CODE: VBN	
SCALE: 1" = 150'	

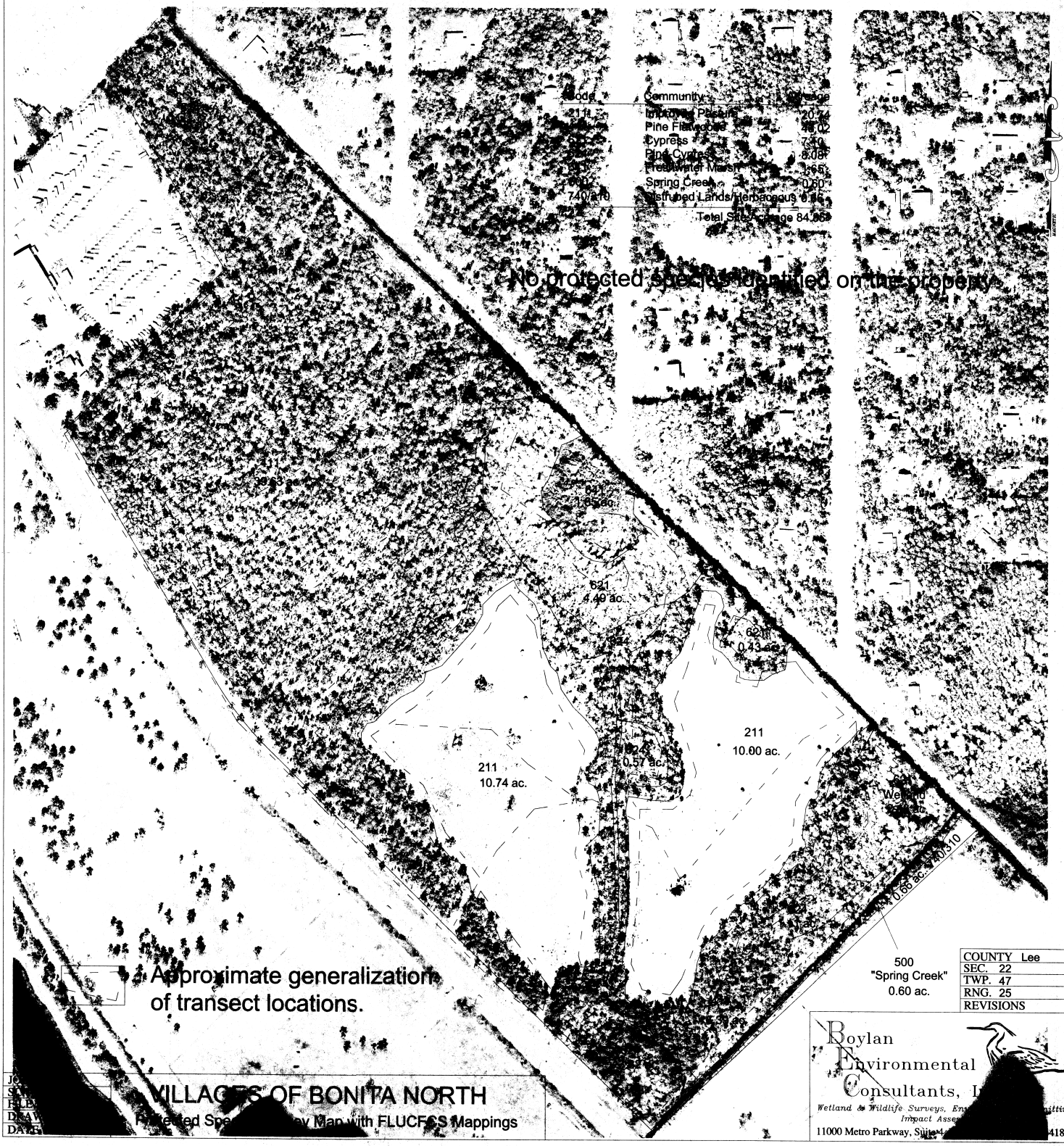
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

BOUNDARY SURVEY

VILLAGES OF BONITA-NORTH

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DATE: JANUARY, 2002 | DRAWING NUMBER: C-1546



COUNTY	Lee
SEC.	22
TWP.	47
RNG.	25
REVISIONS	

VILLAGES OF BONITA NORTH

Protected Species Survey Map with FLUCFCS Mappings

Boylan Environmental Consultants, I...

Wetland & Wildlife Surveys, Env... ...itting, Impact Asse...

11000 Metro Parkway, Suite 4... ...418-0671

RECEIVED
MAY 13 2002
ZONING COUNTER

DCI 2002-00018


RECEIVED
MAR 13 2002
ZONING COUNTER
DRC 2002-00018
10.37 AC
8.22 AC
6.62 AC
1.83 AC
2.29 AC
8.99 AC
1.01 AC
OLD 41 RD
CATSKILL DR
PINSON DR
BUSHNELL DR
85.02 AC
69.61 AC
20.40 AC
6.48 AC
6.15 AC
12.86 AC
6.61 AC
1.92 AC
4.41 AC
4.92 AC
7.21 AC
3.73 AC
3.79 AC
1.45 AC
1.60 AC
2.40 AC
13.55 AC
4.19 AC
TRACT G-9
GOLF COURSE
(17.15 AC)
TRACT T
FUTURE DEVELOPMENT
CONSERVATION EASEMENT
OR 1460 PG 2267
10.45± AC
FPL TRANSMISSION EASEMENT
RED BK 228 PGS 514-520
CEDAR CREEK
SILVER PALM
SABLEWOOD CT
CLARKSON CT
NADES COURT
(1.11 AC)
B1
B2
B4



Wetland: 16.88
Upland: 67.97

Total Site Acreage: 84.85

Approximate State Jurisdictional Limits

RECEIVED
JUL 24
COMMUNITY DEVELOPMENT

DCI 2002.00018

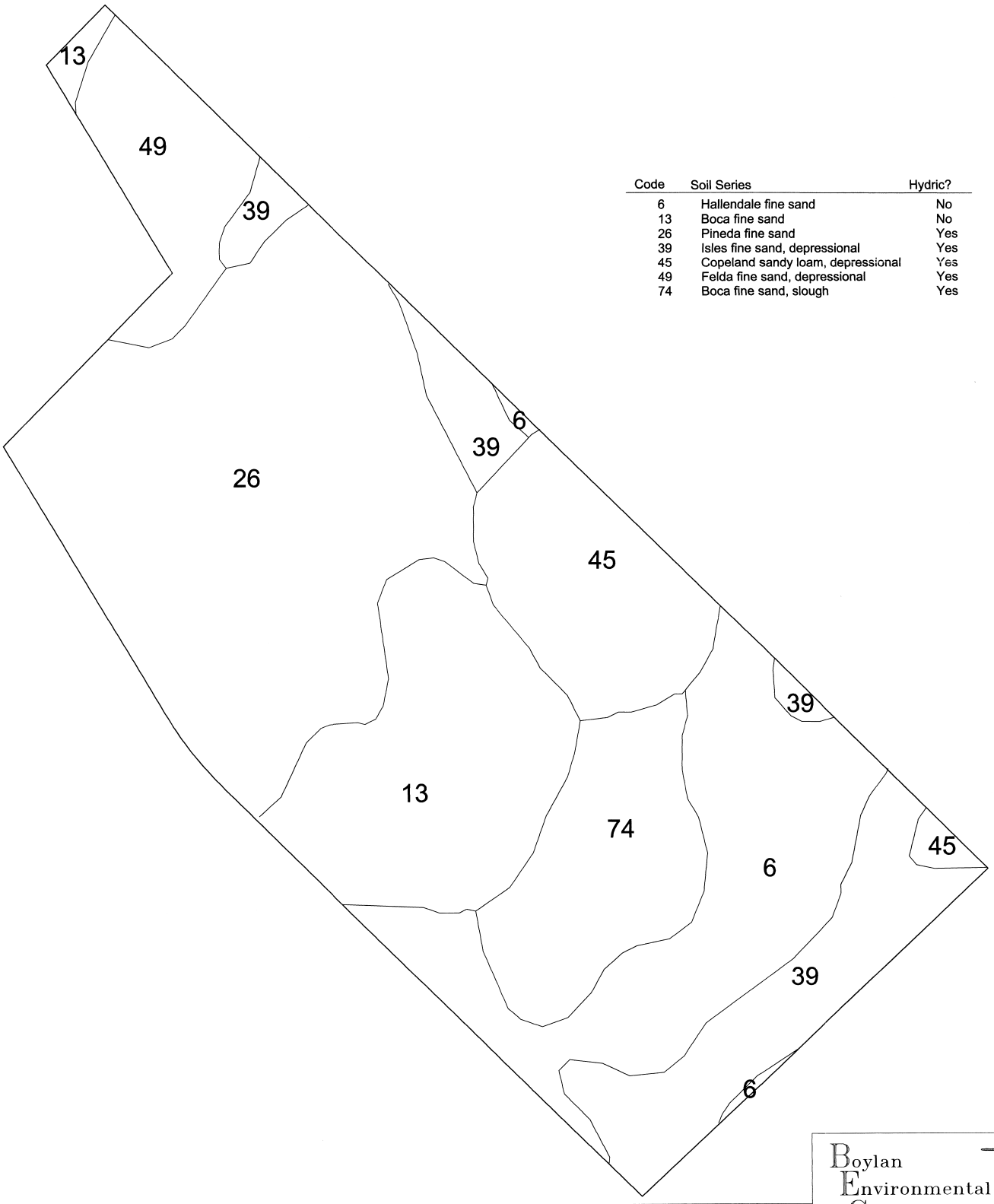
Villages of Bonita North

Harry Spotts 1-16-02
Harry Spotts Date

South Florida Water Management District
Wetland Jurisdictional Determination

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (941)418-0671

JOB #	
SCALE	1"=200'
FILE	SFWMD WET
DRAWN BY	KK
DATE	11-19-01
COUNTY	LEE
SEC	22
TWP	47S
RNG	25E
REVISIONS	



Code	Soil Series	Hydric?
6	Hallendale fine sand	No
13	Boca fine sand	No
26	Pineda fine sand	Yes
39	Isles fine sand, depressional	Yes
45	Copeland sandy loam, depressional	Yes
49	Felda fine sand, depressional	Yes
74	Boca fine sand, slough	Yes

MAY 13
ZONING COUNTER

JOB # 10018	VILLAGES OF BONITA NORTH	COUNTY Lee
SCALE 1"=100'	NRCS Soil Survey Mappiongs	SEC. 22
FILE Villages Bonita North		TWP. 47
DRAWN BY K.K.		RNG. 25
DATE 2-7-02		REVISIONS

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (941)418-0671

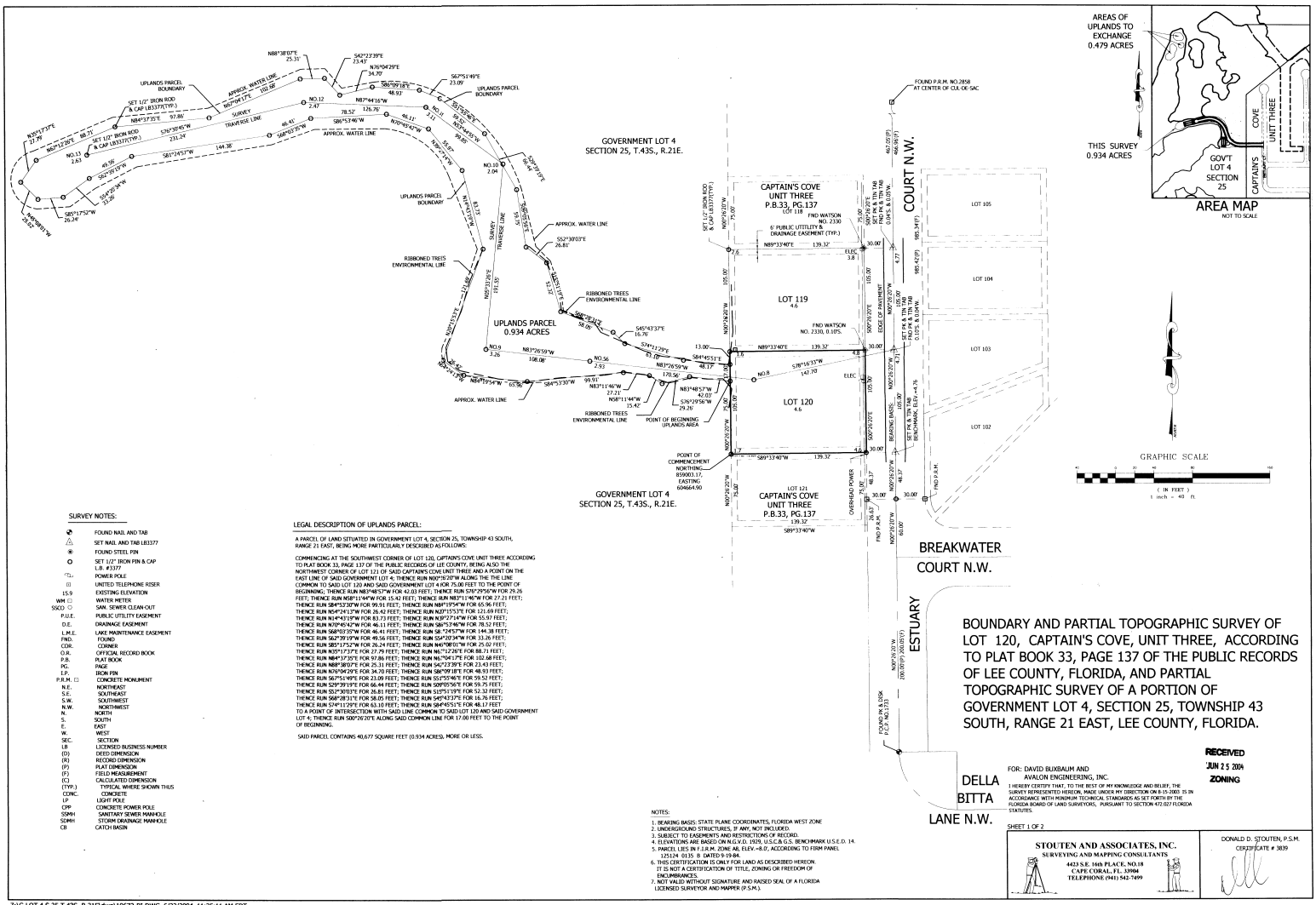
DCI 2002-00018

Post-it® eLabel 006 085 648

Maps for

Case #: ~~VAR~~ SEZ2003-00038+ VAR2003-00066

EVERYTHING FOR BOTH CASES IN 1 FILE



SURVEY NOTES:

●	FOUND NAIL AND TAB
△	SET NAIL AND TAB LB3377
⊗	FOUND STEEL PIN
O	SET 1/2" IRON PIN & CAP L.B. #3377
○☇	POWER POLE
⊡	UNITED TELEPHONE RISER
15.9	EXISTING ELEVATION
WM ⊡	WATER METER
SSCO ○	SAN. SEWER CLEAN-OUT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
FND.	FOUND
COR.	CORNER
O.R.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
I.P.	IRON PIN
P.R.M. □	CONCRETE MONUMENT
N.E.	NORTHEAST
S.E.	SOUTHEAST
S.W.	SOUTHWEST
N.W.	NORTHWEST
N.	NORTH
S.	SOUTH
E.	EAST
W	WEST
SEC.	SECTION
LB	LICENSED BUSINESS NUMBER
(D)	DEED DIMENSION
(R)	RECORD DIMENSION
(P)	PLAT DIMENSION
(F)	FIELD MEASUREMENT
(C)	CALCULATED DIMENSION
(TYP.)	TYPICAL WHERE SHOWN THUS
CONC.	CONCRETE
LP	LIGHT POLE
CPP	CONCRETE POWER POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
CB	CATCH BASIN

LEGAL DESCRIPTION OF UPLANDS PARCEL:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 120, CAPTAIN'S COVE UNIT THREE ACCORDING TO PLAT BOOK 33, PAGE 137 OF THE PUBLIC RECORDS OF LEE COUNTY, BEING ALSO THE NORTHWEST CORNER OF LOT 121 OF SAID CAPTAIN'S COVE UNIT THREE AND A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE RUN N00°26'20"W ALONG THE THE LINE COMMON TO SAID LOT 120 AND SAID GOVERNMENT LOT 4 FOR 75.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N83°48'57"W FOR 42.03 FEET; THENCE RUN S76°29'56"W FOR 29.26 FEET; THENCE RUN N58°11'44"W FOR 15.42 FEET; THENCE RUN N83°11'46"W FOR 27.21 FEET; THENCE RUN S84°53'30"W FOR 99.91 FEET; THENCE RUN N84°19'54"W FOR 65.96 FEET; THENCE RUN N54°24'17"W FOR 26.42 FEET; THENCE RUN N20°15'57"E FOR 121.69 FEET; THENCE RUN N14°43'19"W FOR 83.73 FEET; THENCE RUN N3°27'14"W FOR 55.97 FEET; THENCE RUN N70°45'47"W FOR 46.11 FEET; THENCE RUN S86°53'46"W FOR 78.52 FEET; THENCE RUN S68°03'35"W FOR 46.41 FEET; THENCE RUN S8 °24'57"W FOR 144.38 FEET; THENCE RUN S62°39'19"W FOR 49.56 FEET; THENCE RUN S54°20'34"W FOR 33.26 FEET; THENCE RUN S85°17'52"W FOR 26.24 FEET; THENCE RUN N46°08'01"W FOR 25.02 FEET; THENCE RUN N35°17'37"E FOR 27.79 FEET; THENCE RUN N6°12'26"E FOR 88.71 FEET; THENCE RUN N84°13'25"E FOR 97.86 FEET; THENCE RUN N6°04'17"E FOR 102.68 FEET; THENCE RUN N88°38'07"E FOR 25.31 FEET; THENCE RUN S42°23'39"E FOR 23.43 FEET; THENCE RUN N76°04'29"E FOR 34.70 FEET; THENCE RUN S67°51'49"E FOR 23.09 FEET; THENCE RUN S86°09'18"E FOR 48.93 FEET; THENCE RUN N87°44'16"W FOR 46.41 FEET; THENCE RUN S86°53'46"W FOR 78.52 FEET; THENCE RUN N70°45'42"W FOR 46.11 FEET; THENCE RUN N3°27'14"W FOR 55.97 FEET; THENCE RUN N14°43'19"W FOR 83.73 FEET; THENCE RUN N20°15'57"E FOR 121.69 FEET; THENCE RUN N54°24'17"W FOR 26.42 FEET; THENCE RUN N84°19'54"W FOR 65.96 FEET; THENCE RUN S84°53'30"W FOR 99.91 FEET; THENCE RUN N83°11'46"W FOR 27.21 FEET; THENCE RUN N58°11'44"W FOR 15.42 FEET; THENCE RUN S76°29'56"W FOR 29.26 FEET; THENCE RUN N83°48'57"W FOR 42.03 FEET; THENCE RUN N00°26'20"W ALONG THE LINE COMMON TO SAID LOT 120 AND SAID GOVERNMENT LOT 4 FOR 75.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 40,677 SQUARE FEET (0.934 ACRES), MORE OR LESS.

NOTES:

1. BEARING BASIS: STATE PLANE COORDINATES, FLORIDA WEST ZONE
2. UNDERGROUND STRUCTURES, IF ANY, NOT INCLUDED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. ELEVATIONS ARE BASED ON N.G.V.D. 1929, U.S.C.& G.S. BENCHMARK U.S.E.D. 14.
5. PARCEL LIES IN F.I.R.M. ZONE AE, ELEV. =8.0', ACCORDING TO FIRM PANEL 125124 0135 B DATED 9-19-84.
6. THIS CERTIFICATION IS ONLY FOR LAND AS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
7. NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.).

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF LOT 120, CAPTAIN'S COVE, UNIT THREE, ACCORDING TO PLAT BOOK 33, PAGE 137 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND PARTIAL TOPOGRAPHIC SURVEY OF A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 21 EAST, LEE COUNTY, FLORIDA.

RECEIVED
JUN 25 2004
ZONING

FOR: DAVID BUXBAUM AND
AVALON ENGINEERING, INC.

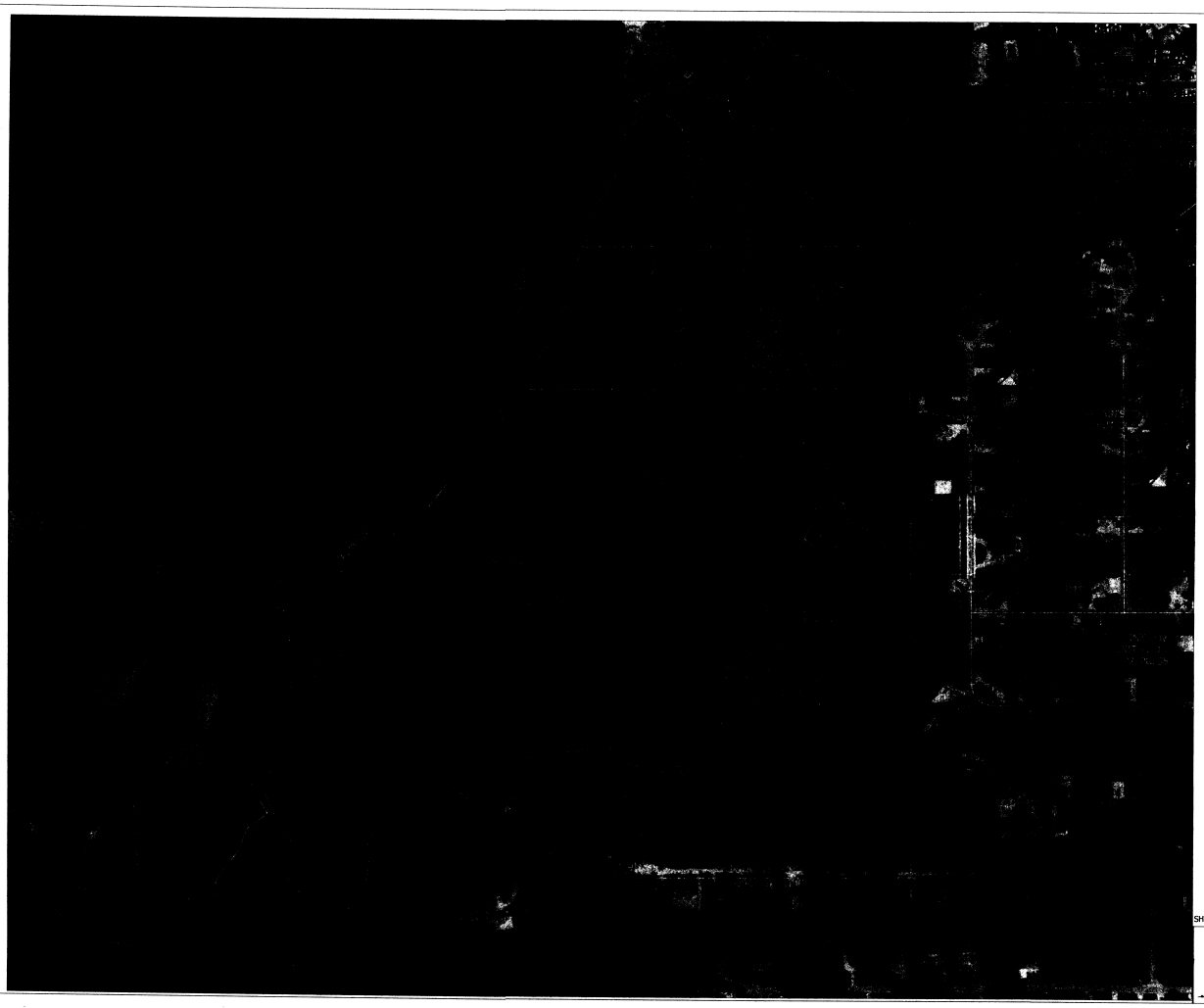
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY REPRESENTED HEREON, MADE UNDER MY DIRECTION ON 6-15-2003 IS IN ACCORDANCE WITH MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

SHEET 1 OF 2

STOUTEN AND ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
4423 S.E. 16th PLACE, NO.18
CAPE CORAL, FL. 33904
TELEPHONE (941) 542-7499

DONALD D. STOUTEN, P.S.M.
CERTIFICATE # 3839

Z:\G.LOT 4,S.25,T.43S.,R.21E\dwg\19672-PI.DWG 6/22/2004 11:35:11 AM EDT



SCALE: 1" = 125'

GENERAL NOTES:

1. BASIS OF BEARINGS: STATE PLANE COORDINATE FLORIDA WEST ZONE
2. UNDERGROUND STRUCTURES, IF ANY, NOT INCLUDED.
3. SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.
4. ELEVATIONS ARE N.G.V.D. 1929.
5. PARCEL LIES IN F.I.R.M. ZONE AE, ELEV.=8.0' ACCORDING TO F.I.R.M. PANEL 125124 0135 B DATED 9-19-84.
6. THIS CERTIFICATION IS FOR LANDS AS DESCRIBED HEREON ONLY. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND WAS BASED ON INFORMATION FURNISHED BY THE CLIENT.
8. THIS SURVEY NOT VALID UNLESS SEALED WITH THE SIGNERS' RAISED EMBOSSED SEAL.

SURVEY NOTES:

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FND.	FOUND
COR.	CORNER
O.R.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
I.P.	IRON PIN
C.M.	CONCRETE MONUMENT
○	SET 1/2" IRON ROD WITH CAP NO. LB3377 (TYP.)

LEGAL DESCRIPTIONS:

LOT 119, CAPTAIN'S COVE, UNIT THREE, ACCORDING TO PLAT BOOK 33, PAGE 137 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LOT 120, CAPTAIN'S COVE, UNIT THREE, ACCORDING TO PLAT BOOK 33, PAGE 137 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SUMMARY OF FINDINGS AND CONCLUSIONS, DAVID BUXBAUM OWNERSHIP IN SECTION 25, T.43S., R.21E. AND SECTION 30, T.43S., R.22E.

PARCEL 25-43-21-00-00008.0000: AN UNRECORDED QUIT-CLAIM DEED FROM CHARLES C. BUNDSCHU, JR. TO DAVID BUXBAUM REFERS TO ALL OF GOVERNMENT LOT 4 LYING NORTH OF A DESCRIBED LINE (SHOWN ON DRAWING), WHICH IS ALSO THE SOUTH LINE OF A 60 FOOT ROAD EASEMENT. SAID DESCRIBED LINE IS DESCRIBED IN O.R. BOOK 1126, PAGES 60 THROUGH 62. REFERENCE IS ALSO MADE TO 50 FOOT AND 60 FOOT ROADWAY EASEMENTS EXTENDING TO BARRANCAS AVENUE, WHICH LIES SOUTH AND EAST OF SAID DESCRIBED LINE. APPROXIMATE AREA COMPUTATIONS WERE MADE OF THE SEVEN (7) INDIVIDUAL PARCELS THAT WE BELIEVE COMPRISE GOVERNMENT LOT 4. THE TOTAL OF THESE AREAS IS 44.24 ACRES, CLOSE TO THE 43.58 ACRES SHOWN ON THE LEE COUNTY PROPERTY APPRAISER PROPERTY DATA INFORMATION.

THERE IS ALSO AN UNRECORDED WARRANTY DEED FROM JONSC INVESTMENT COMPANY TO DAVID BUXBAUM REFERING TO A PARCEL DESCRIBED IN O.R. BOOK 1164, PAGE 1055. IT IS DESCRIBED AS THE SOUTH 400 FEET OF THE NORTH 800 FEET OF THE SE 1/4 (SOUTHEAST ONE-QUARTER) OF SECTION 25, WHICH WOULD YIELD ONLY ABOUT 9.3 ACRES AS SHOWN ON THE DRAWING, BUT THE LEE COUNTY PROPERTY APPRAISER PROPERTY DATA INFORMATION CALLS OUT THE AREA AS 43.58 ACRES. WE BELIEVE THAT THE DAVID BUXBAUM OWNERSHIP IN SECTION 25 INCLUDES ALL SEVEN INDIVIDUAL PARCELS THAT ARE SHOWN ON THE LEE COUNTY PROPERTY APPRAISER TAX MAP, AND THAT APPARENTLY TOGETHER COMPRISE GOVERNMENT LOT 4, A TOTAL OF 43.58 ACRES.

PARCEL 30-22-00-00027.0000: A WARRANTY DEED FROM BUNDSCHU TO BUNDSCHU DESCRIBES THE PROPERTY PRIOR TO ANY PART OF THE LANDS BEING SUBDIVIDED; AN UNRECORDED QUIT-CLAIM DEED FROM JONSC INVESTMENT COMPANY TO DAVID BUXBAUM DESCRIBES A PARCEL IN GOVERNMENT LOTS 3 AND 4 IN SECTION 30 AS DESCRIBED IN O.R. BOOK 1092, PAGE 318, LESS PLATTED UNITS. THE PLATTED UNITS ARE CAPTAIN'S COVE SUBDIVISION, UNITS ONE, TWO AND THREE, AND CAPTAIN'S COVE CONDO PHASE 1. THE LEE COUNTY PROPERTY APPRAISER PROPERTY DATA INFORMATION CALLS OUT THE AREA AS 8.94 ACRES, VERY CLOSE TO THE 9.05 ACRES WE CALCULATED WITHOUT HAVING ALL OF THE OWNERSHIP INFORMATION.

SUPPLEMENT TO SURVEY

EXHIBIT SHOWING LANDS OWNED BY DAVID BUXBAUM IN SECTION 25, T.43S., R.43E. AND SECTION 30, T.43S., R.22 E.,LEE COUNTY, FLORIDA, BASED ON LEE COUNTY TAX MAPS AND LEE COUNTY PROPERTY DATA FOR STRAP PARCELS.

FOR: DAVID BUXBAUM AND
AVALON ENGINEERING, INC.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY REPRESENTED HEREON, MADE UNDER MY DIRECTION ON 8-15-03 IS IN ACCORDANCE WITH MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

SHEET 2 OF 2

STOUTEN AND ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
4423 S.E. 16th PLACE, NO.18
CAPE CORAL, FL. 33904
TELEPHONE (941) 542-7499

DONALD D. STOUTEN, P.S.M.
CERTIFICATE #:5639

RECEIVED
MAY 05 2003
ZONING COUNTER
SZ 2003-00059

01/29/03
CP-Lot-1.dwg

Proj. No.	03-107
Des. by	SAM
Dwg. by	SAM
Ck. by	Mahoney, P.E.
Ck. No.	22859

DATE	BY	REVISION DESCRIPTION

AVALON ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING
CAPE CORAL, FLORIDA 33904
(941) 549-8559
FAX (941) 549-8559
CA #0019129

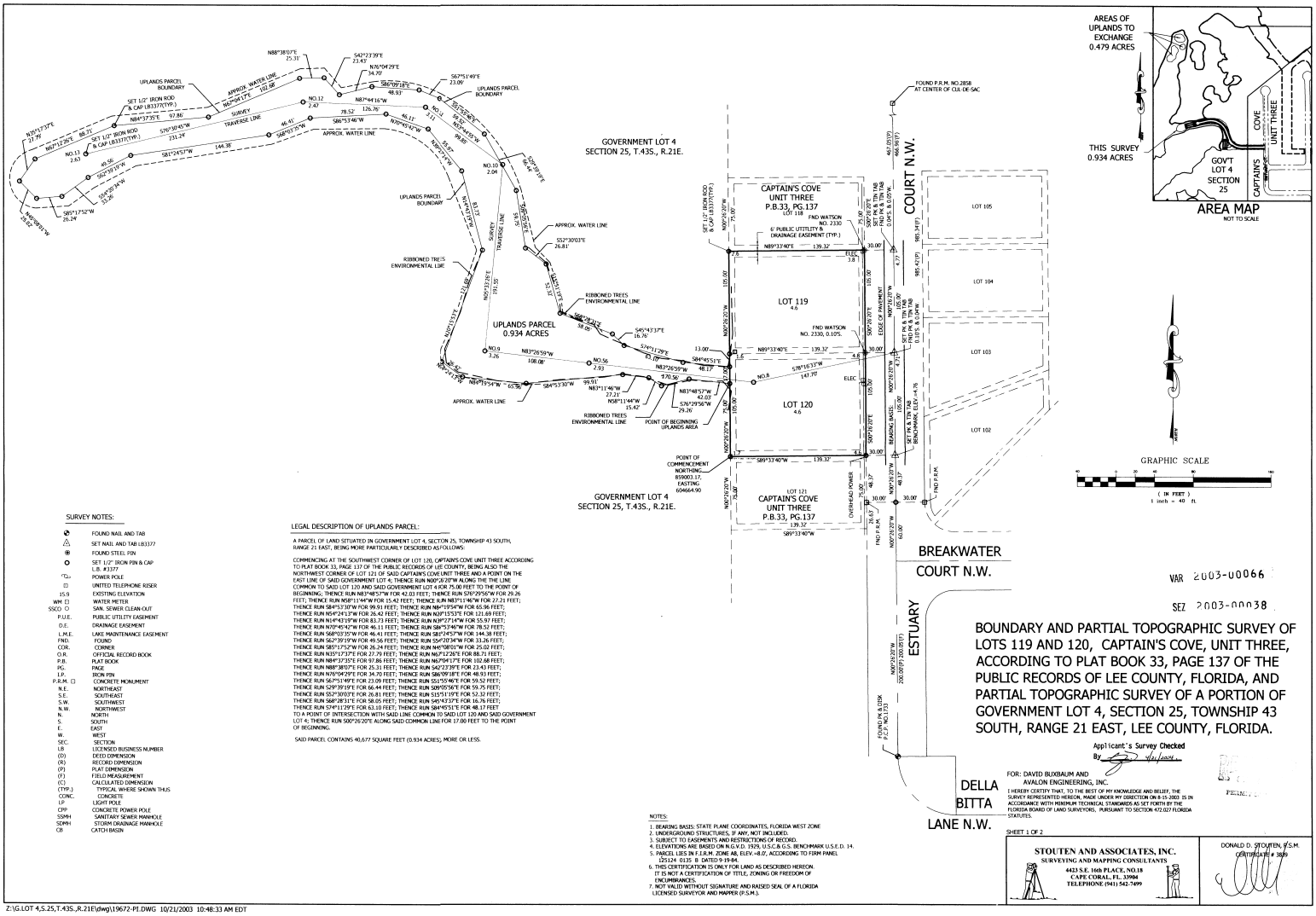
DEVELOPER:
MICHAEL & JEAN PERRY
533 VAN TIM STREET
NAPLES, FLORIDA 34108
PHONE: (813) 566-4065

PINE ISLAND PROPERTY
16515 ESTUARY COURT
BOKEELIA, FLORIDA 33922

DEVELOPMENT PLAN

SHEET
1 of 1

P:\2003\03107\PLAN-1.dwg, Layer1, 1/29/03, 10:07:11 AM, Avalon Engineering Inc.



AREA MAP
NOT TO SCALE

VAR 2003-00066

SEZ 2003-00038

SURVEY NOTES:

●	FOUND NAIL AND TAB
△	SET NAIL AND TAB LB3377
⊕	FOUND STEEL PIN
O	SET 1/2" IRON PIN & CAP L.B. #3377
"□"	POWER POLE
⊡	UNITED TELEPHONE RISER
15.9	EXISTING ELEVATION
WM ⊡	WATER METER
SSCO ○	SAN. SEWER CLEAN-OUT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
FND.	FOUND
COR.	CORNER
O.R.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
I.P.	IRON PIN
P.R.M. □	CONCRETE MONUMENT
N.E.	NORTHEAST
S.E.	SOUTHEAST
S.W.	SOUTHWEST
N.W.	NORTHWEST
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
SEC.	SECTION
LB	LICENSED BUSINESS NUMBER
(D)	DEED DIMENSION
(R)	RECORD DIMENSION
(P)	PLAT DIMENSION
(F)	FIELD MEASUREMENT
(C)	CALCULATED DIMENSION
(TYP.)	TYPICAL WHERE SHOWN THUS
CONC.	CONCRETE
LP	LIGHT POLE
CPP	CONCRETE POWER POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
CB	CATCH BASIN

LEGAL DESCRIPTION OF UPLANDS PARCEL:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTON 25, TOWNSHIP 43 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 120, CAPTAIN'S COVE UNIT THREE ACCORDING TO PLAT BOOK 33, PAGE 137 OF THE PUBLIC RECORDS OF LEE COUNTY, BEING ALSO THE NORTHWEST CORNER OF LOT 121 OF SAID CAPTAIN'S COVE UNIT THREE AND A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE RUN N00°26'20"W ALONG THE THE LINE COMMON TO SAID LOT 120 AND SAID GOVERNMENT LOT 4 FOR 75.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N83°48'57"W FOR 42.03 FEET; THENCE RUN S76°29'56"W FOR 29.26 FEET; THENCE RUN N58°11'44"W FOR 15.42 FEET; THENCE RUN N83°11'46"W FOR 27.21 FEET; THENCE RUN S84°53'30"W FOR 99.91 FEET; THENCE RUN N84°19'54"W FOR 65.96 FEET; THENCE RUN N59°24'13"W FOR 26.42 FEET; THENCE RUN N37°15'57"E FOR 121.69 FEET; THENCE RUN N14°43'19"W FOR 83.73 FEET; THENCE RUN N3°27'14"W FOR 55.97 FEET; THENCE RUN N70°45'42"W FOR 46.11 FEET; THENCE RUN S86°53'46"W FOR 78.52 FEET; THENCE RUN S68°03'35"W FOR 46.41 FEET; THENCE RUN S81°24'57"W FOR 144.38 FEET; THENCE RUN S62°39'19"W FOR 49.56 FEET; THENCE RUN S54°20'34"W FOR 33.26 FEET; THENCE RUN S85°17'52"W FOR 26.24 FEET; THENCE RUN N41°58'01"W FOR 25.02 FEET; THENCE RUN N35°17'37"E FOR 27.79 FEET; THENCE RUN N6°P1'26"E FOR 88.71 FEET; THENCE RUN N84°37'35"E FOR 97.86 FEET; THENCE RUN N62°04'17"E FOR 102.68 FEET; THENCE RUN N88°38'0"E FOR 25.31 FEET; THENCE RUN S42°23'39"E FOR 23.43 FEET; THENCE RUN N76°04'29"E FOR 34.70 FEET; THENCE RUN S86°09'18"E FOR 48.93 FEET; THENCE RUN S67°51'49"E FOR 23.09 FEET; THENCE RUN S51°55'46"E FOR 59.52 FEET; THENCE RUN S29°39'10"E FOR 66.44 FEET; THENCE RUN S09°05'56"E FOR 59.75 FEET; THENCE RUN S52°30'03"E FOR 26.81 FEET; THENCE RUN S15°51'19"E FOR 52.10 FEET; THENCE RUN S68°28'31"E FOR 58.05 FEET; THENCE RUN S45°43'37"E FOR 16.76 FEET; THENCE RUN S74°11'29"E FOR 63.10 FEET; THENCE RUN S84°45'51"E FOR 48.17 FEET TO A POINT OF INTERSECTION WITH SAID LINE COMMON TO SAID LOT 120 AND SAID GOVERNMENT LOT 4; THENCE RUN S00°26'20"E ALONG SAID COMMON LINE FOR 17.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 40,677 SQUARE FEET (0.934 ACRES), MORE OR LESS.

NOTES:

1. BEARING BASIS: STATE PLANE COORDINATES, FLORIDA WEST ZONE
2. UNDERGROUND STRUCTURES, IF ANY, NOT INCLUDED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. ELEVATIONS ARE BASED ON N.G.V.D. 1929, U.S.C.& G.S. BENCHMARK U.S.E.D. 14.
5. PARCEL LIES IN F.I.R.M. ZONE AE, ELEV. =8.0', ACCORDING TO FIRM PANEL 125124 0135 B DATED 9-19-84.
6. THIS CERTIFICATION IS ONLY FOR LAND AS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
7. NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (P.S.M.).

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF LOTS 119 AND 120, CAPTAIN'S COVE, UNIT THREE, ACCORDING TO PLAT BOOK 33, PAGE 137 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND PARTIAL TOPOGRAPHIC SURVEY OF A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 43 SOUTH, RANGE 21 EAST, LEE COUNTY, FLORIDA.

Applicant's Survey Checked
By _____ 9/1/2003

FOR: DAVID BUXBAUM AND
AVALON ENGINEERING, INC.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY REPRESENTED HEREON, MADE UNDER MY DIRECTION ON 8-15-2003 IS IN ACCORDANCE WITH MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

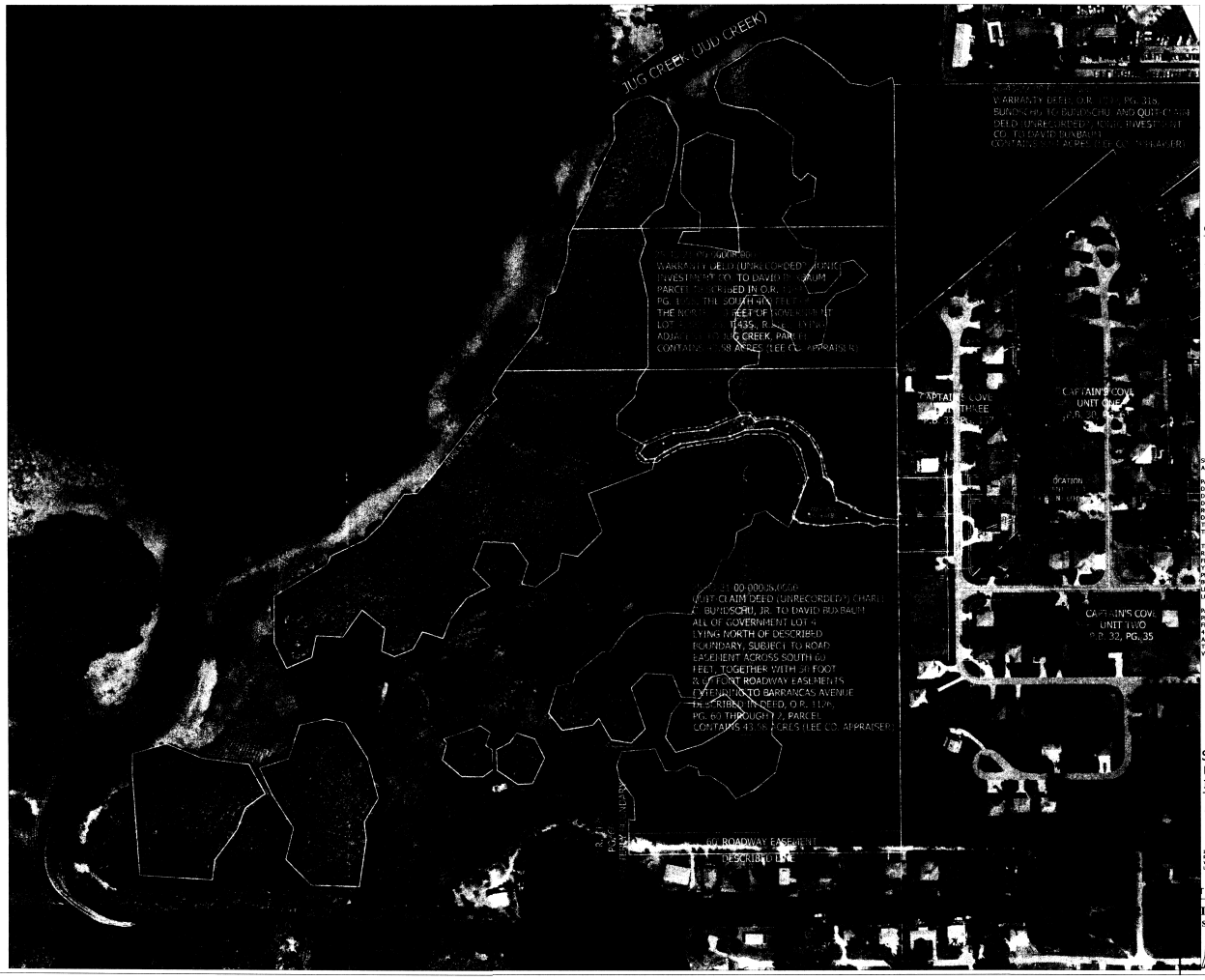
SHEET 1 OF 2

STOUTEN AND ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
4423 S.E. 16th PLACE, NO.18
CAPE CORAL, FL. 33904
TELEPHONE (941) 542-7499

DONALD D. STOUTEN, P.S.M.
CERTIFICATE # 3869

Exhibit PH-3.D.3

Z:\G.LOT 4,S.25,T.43S.,R.21E\dwg\19672-PI.DWG 10/21/2003 10:48:33 AM EDT



SCALE: 1" = 125'

GENERAL NOTES:

1. BASIS OF BEARINGS: STATE PLANE COORDINATE FLORIDA WEST ZONE
2. UNDERGROUND STRUCTURES, IF ANY, NOT INCLUDED.
3. SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORD.
4. ELEVATIONS ARE N.G.V.D. 1929
5. PARCEL LIES IN F.I.R.M. ZONE AE, ELEV.=8.0' ACCORDING TO F.I.R.M. PANEL 125124 0135 B DATED 9-19-84
6. THIS CERTIFICATION IS FOR LANDS AS DESCRIBED HEREON ONLY. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND WAS BASED ON INFORMATION FURNISHED BY THE CLIENT.
8. THIS SURVEY NOT VALID UNLESS SEALED WITH THE SIGNERS' RAISED EMBOSSED SEAL.

SURVEY NOTES:

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FND.	FOUND
COR.	CORNER
O.R.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
I.P.	IRON PIN
C.M.	CONCRETE MONUMENT
O	SET 1/2" IRON ROD WITH CAP NO. LB3377 (TYP.)

SUMMARY OF FINDINGS AND CONCLUSIONS, DAVID BUXBAUM OWNERSHIP IN SECTION 25, T.43S., R.21E. AND SECTION 30, T.43S., R.22E.:

PARCEL 25-43-21-00-00008.0000: AN UNRECORDED QUIT-CLAIM DEED FROM CHARLES C. BUNDSCHU, JR. TO DAVID BUXBAUM REFERS TO ALL OF GOVERNMENT LOT 4 LYING NORTH OF A DESCRIBED LINE (SHOWN ON DRAWING), WHICH IS ALSO THE SOUTH LINE OF A 60 FOOT ROAD EASEMENT. SAID DESCRIBED LINE IS DESCRIBED IN O.R. BOOK 1126, PAGES 60 THROUGH 62. REFERENCE IS ALSO MADE TO 50 FOOT AND 60 FOOT ROADWAY EASEMENTS EXTENDING TO BARRANCAS AVENUE, WHICH LIES SOUTH AND EAST OF SAID DESCRIBED LINE. APPROXIMATE AREA COMPUTATIONS WERE MADE OF THE SEVEN (7) INDIVIDUAL PARCELS THAT WE BELIEVE COMPRISE GOVERNMENT LOT 4. THE TOTAL OF THESE AREAS IS 44.24 ACRES, CLOSE TO THE 43.58 ACRES SHOWN ON THE LEE COUNTY PROPERTY APPRAISER PROPERTY DATA INFORMATION.

THERE IS ALSO AN UNRECORDED WARRANTY DEED FROM IONIC INVESTMENT COMPANY TO DAVID BUXBAUM REFERING TO A PARCEL DESCRIBED IN O.R. BOOK 1164, PAGE 1055. IT IS DESCRIBED AS THE SOUTH 400 FEET OF THE NORTH 800 FEET OF THE SE 1/4 (SOUTHEAST ONE-QUARTER) OF SECTION 25, WHICH WOULD YIELD ONLY ABOUT 9.3 ACRES AS SHOWN ON THE DRAWING, BUT THE LEE COUNTY PROPERTY APPRAISER PROPERTY DATA INFORMATION CALLS OUT THE AREA AS 43.58 ACRES. WE BELIEVE THAT THE DAVID BUXBAUM OWNERSHIP IN SECTION 25 INCLUDES ALL SEVEN INDIVIDUAL PARCELS THAT ARE SHOWN ON THE LEE COUNTY PROPERTY APPRAISER TAX MAP, AND THAT APPARENTLY TOGETHER COMPRISE GOVERNMENT LOT 4, A TOTAL OF 43.58 ACRES.

PARCEL 30-22-00-00027.0000: A WARRANTY DEED FROM BUNDSCHU TO BUNDSCHU DESCRIBES THE PROPERTY PRIOR TO ANY PART OF THE LANDS BEING SUBDIVIDED: AN UNRECORDED QUIT-CLAIM DEED FROM IONIC INVESTMENT COMPANY TO DAVID BUXBAUM DESCRIBES A PARCEL IN GOVERNMENT LOTS 3 AND 4 IN SECTION 30 AS DESCRIBED IN O.R. BOOK 1092, PAGE 318, LESS PLATTED UNITS. THE PLATTED UNITS ARE CAPTAIN'S COVE SUBDIVISION, UNITS ONE, TWO AND THREE, AND CAPTAIN'S COVE CONDO PHASE I. THE LEE COUNTY PROPERTY APPRAISER PROPERTY DATA INFORMATION CALLS OUT THE AREA AS 8.94 ACRES, VERY CLOSE TO THE 9.05 ACRES WE CALCULATED WITHOUT HAVING ALL OF THE OWNERSHIP INFORMATION.

VAR 2003-00068

SUPPLEMENT TO SURVEY

EXHIBIT SHOWING LANDS OWNED BY DAVID BUXBAUM IN SECTION 25, T.43S., R.43E. AND SECTION 30, T.43S., R.22 E.,LEE COUNTY, FLORIDA, BASED ON LEE COUNTY TAX MAPS AND LEE COUNTY PROPERTY DATA FOR STRAP PARCELS.

FOR: DAVID BUXBAUM AND
AVALON ENGINEERING, INC.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON, MADE UNDER MY DIRECTION ON 6-19-03 IS IN ACCORDANCE WITH MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AS ADOPTED BY BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

2 OF 2

SUR 2003-00038

TOUTEN AND ASSOCIATES, INC.
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TELEPHONE (941) 542-7499

DONALD D. STOUTEN, P.S.M.
CERTIFICATE # 3039



CPLAN-1.dwg 01/31/03

SHEET 1 of 1	DEVELOPMENT PLAN	PINE ISLAND PROPERTY 16313 ESTUARY COURT BOKEELIA, FLORIDA 33922	DEVELOPER: DAVID BURNHAM 231 EAST 31st STREET NEW YORK, NEW YORK 10016 PHONE: (212) 889-4065	AVALON ENGINEERING, INC. 1620 CAPE CORAL PARKWAY E. CAPE CORAL, FLORIDA 33904 FBPE#3128 (941) 549-8559	DATE / BY / REVISION DESCRIPTION	PROJ. 03-107 DATE: 10/21/03 CADD TECH: DAB PROJ. MGR.: L. Hildreth, P.E. FL. REG. #: 29269	

RECEIVED
MAY 05 2003
ZONING COUNTER

SEZ 2003-00038