



APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Gulf Harbour Master Association, Inc.

Project Name: Gulf Harbour Lakeshore Project

STRAP Number(s): SEE EXHIBIT AA.3.A -1

- ☐ Administrative Variance (attach Supplement A)
- ☐ Commercial Lot Split (attach Supplement B)
- ☐ Consumption On Premises (attach Supplement C)
- ☐ Minimum Use Determination (attach Supplement D)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (attach Supplement E)
- ☐ Relief for Designated Historic Resources (attach Supplement F)
- ☐ Relief for Easement Encroachment (attach Supplement G)
- ☐ Administrative Amendment to PUD or PD (attach Supplement H)
- ☒ Final Plan Approval for PD per Resolution: # Ordinance 93-26 (Amend) (attach Supplement H)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (attach Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)
- ☐ Dock & Shoreline Structures (attach Supplement K)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (attach Supplement L)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (attach Supplement M)
- ☐ Community Gardens (attach Supplement N)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (attach Supplement O)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (attach Supplement P)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (attach Supplement Q)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (attach Supplement R)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (attach Supplement S)

Is this project located in the Estero or Page Park Planning Community? ☐ YES ☐ NO

**If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. See also individual Supplement forms for specific Planning Community requirements.*

STAFF USE ONLY

Case Number: ANA 2012-00041

Current Zoning: PUD

Land Use Classification: SUBURBAN

Planning Community: IONA / MCGREGOR

Commission District: 3

Fee Amount: \$1,000

Intake by: CAF

RECEIVED

LEE COUNTY
COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET)
FORT MYERS, FL 33902

APR 30 2012

COMMUNITY DEVELOPMENT

ADD 2012-00041

RECEIVED
APR 30 2012

PHONE (239) 533-8585
PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Gulf Harbour Master Association, Inc.
Address: c/o Roetzel & Andress, 2320 First Street, Suite 1000
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239.338.4207 Fax Number: 239.337.0970
E-mail Address: bgrady@ralaw.com

COMMUNITY DEVELOPMENT

B. Relationship of Applicant to owner (check one):

- ☐ Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]
- ☒ Applicant has been authorized by the owner(s) to represent them for this action:
- ☒ Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1. (for an individual) or Exhibit AA-1.B.2 (for Corporation, etc.). (Please select the appropriate Affidavit Form {A1 or A2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.]
- ☐ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]
- ☐ Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1. (for an individual) or Exhibit AA-1.B.2. (for Corporation, etc.). (Please select the appropriate Affidavit Form {A-1 or A-2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.]

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Roetzel & Andress, LPA
Contact Person: Beverly Grady,
Address: 2320 First Street, Suite 1000
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239.338.4207 Fax Number: 239.337.0970
E-mail address: bgrady@ralaw.com
2. Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2. [34-202(b)(1)c.]

PART 2
PROPERTY OWNERSHIP

Is this request specific to a particular tract of land? ☐ NO ☐ YES. If the answer is YES, please complete the following items.

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]

1. Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____

E-mail address: _____

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

1. ☒ Disclosure of (Ownership) Interests Form is attached as **AA-2.B.1.** [34-201(b)(2)]
Gulf Harbour Common Area

C. Multiple parcels:

1. ☐ Property owners list is attached as **Exhibit AA-2.C.1.** [34-202(a)(5)]
2. ☐ Property owners map is attached as **Exhibit AA-2.C.2.** [34-202(a)(5)]

D. Date property was acquired by present owner(s): April 2012

**PART 3
PROPERTY INFORMATION**

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is YES, please complete the following items.

A. STRAP Number(s): SEE EXHIBIT AA.3.A -1

B. Street Address of Property: McGregor Boulevard, Fort Myers, FL 33908

C. Legal Description:

- ☒ Legal description (on 8½" x 11" paper) is attached as **Exhibit AA-3.C.1.** [34-202(a)(1)]
☐ Sealed sketch of the legal description is attached as **Exhibit AA-3.C.2.** [34-202(a)(1)]

Waiver

D. Boundary Survey:

- ☐ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2)]
☐ The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit AA-3.D.2.** [34-202(a)(2)]
Waiver

E. Planning Community: Iona McGregor

F. General Location of Property:

1. ☒ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4)]

2. Directions to property:

Take McGregor Boulevard 9.2 miles from Monroe Street, Fort Myers, Florida , Gulf Harbour is on east side of McGregor at traffic light

G. Current Zoning of Property: PUD

H. Current use(s) of the property are:

Golf course, residential community

I. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	6,700	Feet	
2. Depth (average if irregular parcel):	4,000	Feet	
3. Total area:	547.58	Acres or square feet	
4. Frontage on road or street:	4,475	Feet on	McGregor Blvd. Street
2 nd Frontage on road or street:		Feet on	Street

**PART 4
ACTION REQUESTED**

A. Type Of Request (please check one):

- ☐ Administrative Variance (requires Supplement A)
- ☐ Commercial Lot Split (requires Supplement B)
- ☐ Consumption On Premises (requires Supplement C)
- ☐ Minimum Use Determination (requires Supplement D)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (requires Supplement E)
- ☐ Relief for Designated Historic Resources (requires Supplement F)
- ☐ Relief for Easement Encroachment (requires Supplement G)
- ☐ Administrative Amendment to PUD or PD (requires Supplement H)
- ☒ Final Plan Approval for PD per Resolution: # Ordinance 93-26 (Amend) (requires Supplement H)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (requires Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (requires Supplement J)
- ☐ Dock & Shoreline Structures (requires Supplement K)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (requires Supplement L)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (requires Supplement M)
- ☐ Community Gardens (requires Supplement N)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (requires Supplement O)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (requires Supplement P)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (requires Supplement Q)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (requires Supplement R)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (attach Supplement S)

B. Nature Of Request:

Amend Final approval to reflect accurate location of Lakeshore System

RECEIVED
APR 30 2012

COMMUNITY DEVELOPMENT

PART 5 – SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (LISTED BELOW) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required *	SUP/Exhibit Number	SUBMITTAL ITEMS
3	✓	Completed application for Administrative Action
1	✓	Filing Fee - [34-202(a)(9)]
SUPPLEMENTAL FORMS (select applicable request/form)		
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	✓ SUP F	Relief for Designated Historic Resources request
3	✓ SUP G	Easement Encroachment request
3	✓ SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP L	Determination of TDR Units that may be created from Wetlands
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement request
3	SUP N	Community Gardens request
3	SUP O	Modification of Existing MH/RV Park site plan
7	SUP P	Administrative Approval of Compact Community for a Mixed-Use Community in Southeast Lee County (DR/GR)
3	SUP Q	Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines
15	SUP R	Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community
3	SUP S	Administrative Extension of a Master Concept Plan
ADDITIONAL SUBMITTAL ITEMS		
3	✓ AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	✓ AA-1.C.2	Additional Agents [34-202(b)(1)c.]
3	AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3	AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
3	✓ AA-3.C.1	Legal Description (2 originals required) [34-202(a)(1)]
3	✓ AA-3.C.2	Sealed Sketch of the Legal Description (2 originals required) [34-202(a)(1)]
3	✓ AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more (2 originals required) [34-373(a)(4)a.]}
3	✓ AA-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
3	✓ AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).

* At least one copy must be an original.

**PART 1 - AFFIDAVIT A1
(EXHIBIT AA-1.B.1)**

**AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT**

I, _____, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

(Typed or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____
(date) by _____ (name of person providing oath or affirmation),
who is personally known to me or who has produced _____ (type
of identification) as identification.

Signature of person taking oath or affirmation

Name typed, printed or stamped

Title or rank

Serial number, if any

PART 1 - AFFIDAVIT A2
(EXHIBIT AA-1.B.2)AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.),
LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Gene Custer, as President of Gulf Harbour Master Association, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I, _____, as _____ of _____, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Gulf Harbour Master Association, Inc.

*Name of Entity (corporation, partnership, LLP, LC, etc.)

E. CUSTER

Signature

Gene Custer

(Typed or printed name)

President

(title of signatory)

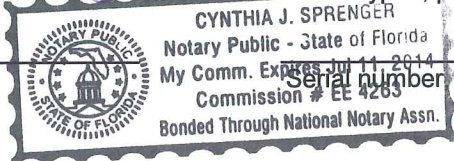
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 4-23-12 (date) by Gene Custer as President (name of person providing oath or affirmation), who is personally known to me or who has produced Rayson (type of identification) as identification.

Cynthia J. Sprenger
Signature of person taking oath or affirmation

Name typed, printed or stamped

Title or rank



*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

ADD 2012-00041

STRAP NO. _____ CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
Gulf Harbour Master Association, Inc.	Each unit owner is a member
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

RECEIVED
APR 30 2012

Page 1 of 2

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Stock

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

E. CUSTER
Signature

Gene Custer, President Gene Custer
(Typed or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 4-23-12 (date) by Gene Custer as President (name of person providing oath or affirmation), who is personally known to me or who has produced known (type of identification) as identification.

Cynthia J. Sprenger
Signature of Notary Public



Printed Name of Notary Public

ADD 2012-00041
RECEIVED
APR 30 2012
Page 2 of 2

COMMUNITY DEVELOPMENT

EXHIBIT AA-1.C.2
ADDITIONAL AGENTS

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

Company Name: Suitor & Associates, Inc.
Contact Person: Rod Middleton
Address: 15751 San Carlos Boulevard, Suite 8
City, State, Zip: Fort Myers, FL 33908
Phone Number: (239) 437-0340 Fax Number: (239) 437-9378
Email: roddgs@comcast.net

Company Name: Hans Wilson & Associates, Inc.
Contact Person: Chester Young
Address: 1938 Hill Avenue
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 334-6870 Fax Number: (239) 334-7810
Email: chester@hanswilson.com

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

ADD 2012-00041

**EXPLANATORY NOTES
INSTRUCTIONS FOR COMPLETING COVER PAGE**

Case number: Will be inserted by County staff.

Project Name (if applicable): Provide the name that you wish to have assigned to this project. The name is limited to 30 characters and spaces.

Applicant's Name-Authorized Agent: The applicant's name must be provided. This is the person to whom all County correspondence will be directed. This is usually the person who signs the Applicant's "Statement Under Oath". (See PART 1, Affidavit Form A1 or A2).

STRAP(S): The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. Where there is more than one parcel encompassed by the application, the STRAP number for every parcel must be provided. (If additional sheets are necessary label as "Exhibit AA-1".)

Type of Application: Self explanatory; select only one type.

Estero Planning Community: If the project is located within the Estero Planning Community the Design Standards and Overlay District Standards specified in Chapter 33 of the Lee County Land Development Code are applicable. In addition, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens (see LCLDC Section 33-54).

Page Park Planning Community: If the project is located within the Page Park Planning Community the Design Standards and Overlay District Standards specified in Chapter 33 of the Lee County Land Development Code are applicable. In addition, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens (see LCLDC Section 33-1203).

**PART 1
APPLICANT\AGENT INFORMATION**

A. Name of applicant: Insert the name of the applicant (this is the person who signs the Applicant's "Statement Under Oath").

B. Relationship of Applicant to Owner: Indicate whether the applicant is the sole owner of the property (individual or husband and wife) or designate other relationship to the owner.

If the applicant is not the sole owner of the property but has been authorized to submit this application on behalf of the owner(s), or a contract purchaser/vendee, check the appropriate response and submit the appropriate Notarized Affidavit Form. A statement is to be signed by the applicant, under oath, that he is the authorized representative of the owner(s) of the property and has full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of the issuance of a development order in accordance with this code. The signed statement also constitutes an agreement that the property will not be transferred, conveyed, sold or subdivided unencumbered by the covenants and restrictions imposed as part of the development order. {See Part 1 Exhibits for suggested forms where application is signed by either an individual owner or applicant (Affidavit A1; **Exhibit AA-1.B.2**), or is signed by a corporation, limited liability company (L.L.C.), limited company (L.C.), partnership, limited partnership, or trustee (Affidavit A2; **Exhibit AA-1.B.2**).

C. Authorized Agent: Indicate the name of the individual (or contact person if a company) who is to receive all County-initiated correspondence regarding the application. This may be the owner, the applicant, or an agent authorized by the owner or applicant to receive all County-initiated correspondence.

D. Additional Agent(s): List the names of other agents (consultants) that the County may contact concerning the application that are in addition to the authorized agent.

**PART 2
PROPERTY OWNERSHIP**

A. Property Ownership:

1. If the property is owned by an individual or husband and wife, complete the form with the name, address, etc., of the owner.
2. If the property is owned by more than one person (corporation, partnership, trust, association, etc.) submit an executed copy of Exhibit AA-2.B.1 "Disclosure Form."

A *Disclosure Form* is a list of the names of all owners, stockholders and trust beneficiaries, (including percentages of interest) of the property. It is required for all corporations, trusts and partnerships, as well as for contract purchases. Disclosure is not required for any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interests are solely equity interests which are regularly traded on an established securities market in the United States or another country.

3. If the property covered by the application consists of more than one parcel, submit a list of all of the owners and their mailing address, keyed to a map illustrating the individual owners interest in the property.
4. Indicate the date the property was purchased by the current owner(s).

**PART 3
PROPERTY INFORMATION**

A. STRAP number(s): The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. STRAP numbers must be provided for all parcels subject to the application.

B. Street Address of Property: May be obtained from Property Appraiser if unknown by applicant.

C.&D.

1. **Legal Description and Sketch to Accompany Legal Description:** A metes and bounds legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with Florida Statutes, Chapter 177. The legal description must specifically describe the entire perimeter boundary of the property subject to the action, with accurate bearings and distances for every line, but need not describe each individual parcel. The director has the right to reject any legal description that is not sufficiently detailed so as to locate the property on county maps. In accordance with Rule 61G-17, F.A.C., the legal description must be accompanied by a sealed sketch of the legal description.

A list of all STRAP numbers subject to the zoning action must be provided (see PART 3.A).

2. **Boundary Survey or Certified Sketch of Description:** A boundary survey of the subject property must be submitted for all Planned Development Applications and for all properties of 10 acres or more, unless the property consists of one or more undivided lots within a subdivision platted in accordance with Florida Statutes, Chapter 177. The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection.

All boundary surveys must meet the minimum technical standards for land surveying in the state, as set out in chapter 61G 17-6, F.A.C. The survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed.

If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey (see below).

- 3. Undivided Platted Lots - Non Planned Development Applications:** For all applications, other than for Planned Development Applications, if the property consists of one or more undivided platted lots in a subdivision recorded in the Official Plat Books, a copy of the subdivision plat may be submitted in lieu of the boundary survey. The submittal must include the name of the subdivision, the Book and Page number of the Plat Book, and the Block (if applicable) and Lot number(s) of the property. In addition the individual STRAP numbers must be provided.

A boundary survey is required for all Planned Development Applications.

- E. Planning Community:** Indicate the Planning Community in which the property is located.
- F. General Location of Property:** Submit a map, at suitable scale, drawn on an 8½ inch by 11 inch size sheet of paper, that depicts the property described in the legal description in relation to the surrounding neighborhood. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public.
- Also submit a brief set of directions showing how a person could find the property. Reference at least one major Road such as U.S. 41, Alico Road, Bayshore, Pondella, etc.
- G. Current Zoning of Property:** Indicate the current zoning on the property.
- H. Current Use of Property:** Provide a brief description of what uses are currently on the property.
- I. Property Dimensions:** Self explanatory. If the property is adjacent to more than one street, provide length of frontage on both streets.

PART 4 ACTION REQUESTED

- A. Action Requested:** Check the applicable action and complete the required Supplement.
- B. Nature of Request:** Provide a brief description of what, exactly, is being requested.

PART 5 SUBMITTAL REQUIREMENTS

1. This table represents a summary of the required submittal items. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant.
2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
3. Please submit all applications in person. Mailed-in applications will not be processed.
4. All attachments and exhibits submitted must be legible, suitable for recording, and of a size that will fit or conveniently fold to fit into a letter size (8 ½" x 11") folder.
5. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Exhibit AA.3.A1

Strap Numbers

30-45-24-07-0000B.0050
29-45-24-07-0000B.00CE
29-45-24-07-0000B.01CE
29-45-24-07-0000B.02CE
29-45-24-07-0000B.03CE
30-45-24-08-0000C.00CE
30-45-24-07-00U00.00CE
31-45-24-07-0000N.00CE
31-45-24-07-0000N.00CE
31-45-24-07-0000M.00CE
31-45-24-07-0000O.00CE

ADD 2012-00041

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT



ADMINISTRATIVE ACTION REQUEST
SUPPLEMENT H
FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A PUD OR PLANNED
DEVELOPMENT PER LCLDC SECTION 34-380(b) or
FINAL PLAN APPROVAL FOR A PLANNED DEVELOPMENT

Case Number: _____
Project Name: Gulf Harbour Lakeshore Project
Applicant's Name: Gulf Harbour Master Association, Inc.
STRAP Number(s): SEE EXHIBIT AA.3.A.1 attached

RECEIVED
APR 30 2012

Indicate whether REQUEST is for:

COMMUNITY DEVELOPMENT

- ☐ ADMINISTRATIVE AMENDMENT (please complete PART 1, PART 2., & PART 3.)
☒ FINAL PLAN APPROVAL (please complete PART 1, PART 2, & PART 4.)

*Planning District: Iona McGregor

ADD 2012-00041

**If located within the Estero Planning Community and the request includes administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution, please provide meeting summary document (see PART 2.C.). See LCLDC Section 33-54(a)(2).*

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

.....

PART 1
APPLICATION INFORMATION

- A. ORIGINAL PROJECT NAME (if different than Project Name currently used):
Rivers Edge DRI
- B. ORIGINAL REZONING RESOLUTION NUMBER: _____
- C. SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to the original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as Exhibit H-1.C.).
See Exhibit H-1.C
- D. DEVELOPMENT ORDER NUMBERS FOR PROJECT (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as Exhibit H-1.D.).
See Exhibit H-1.D

**PART 2
REQUESTED ACTION**

- A. **WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**
- B. **RELIEF/DEVIATIONS:** Is any relief requested from the provisions of the Lee County Land Development Code?
- ☒ **NO**
- ☐ **YES** – If **YES**, provide a **written narrative statement** explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number{s}) and name{s}) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**
- Also provide three (3) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**
- C. Is the property located within the Estero Planning Community and does the request include administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution?
- ☐ **NO**
- ☐ **YES** – If **YES**, submit a copy of the Estero Planning Community Summary Document. Label **Exhibit H-2.C.**

**PART 3
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS**

Please submit the following for all Administrative Amendment Applications:

- A. **AREA LOCATION MAP:** An **Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A. [34-373(a)(4)b.]**
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". Label as **Exhibit H-3.B. [34-373(a)(6)]**
- C. **REDUCED SIZE MASTER CONCEPT PLAN:** Provide three (3) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C.**
- D. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D.**

PART 4
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

Please submit the following for all Final Plan Approval Applications:

- A. **AREA LOCATION MAP:** An **Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-4.A.** [34-373(a)(4)b.]
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED. Label as **Exhibit H-4.B.** [34-373(a)(6)]
- C. **PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution. This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. Label as **Exhibit H-4.C.** This is an addendum to the approved Final Plan (Master Development Plan referred to in Ord. 93-26) to correctly reflect the Lakeshore location
- D. **REDUCED SIZE COPY OF THE PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-4.D.**
- E. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-4.E.**

**PART 5
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
		FOR ADMINISTRATIVE AMENDMENT APPLICATIONS and FOR FINAL PLAN APPROVAL APPLICATIONS
3		Completed Application for Administrative Action Form [34-201(b)]
1		Filing Fee - [34-202(a)(9)]
3	SUP H	Administrative Amendment to a PUD or Planned Development request Supplement Form
3	H-1.C	Subsequent Zoning Action Resolution/Case Numbers (if any and if added sheet is necessary)
3	H-1.D	Development Order Numbers for the Project (if any and if added sheets are necessary)
3	H-2.A	Written Narrative explaining what, exactly, is proposed
3	H-2.B.1	Schedule of Deviations and Justification Statement for each requested deviation (if YES was answered to Item # 2.B.)
1	H-2.B.2	Site plan (24" X 36" size) detailing each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Reduced site plans (11" X 17" size) detailing each requested deviation (if YES was answered to Item # 2.B.) - two originals required
		ADDITIONAL SUBMITTAL ITEMS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS
3	H-3.A	Area Location Map (8 ½' X 11" size)
1	H-3.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
3	H-3.C	Master Concept Plan (11" X 17" maximum size) including detailed drawings of any proposed deviations - two originals required
3	H-3.D	Zoning Resolutions/Zoning Documents
		ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS
3	H-4.A	Area Location Map (8 ½' X 11" size)
3	H-4.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
1	H-4.C	Proposed Final Plan including Deviations keyed to the plan (24" X 36" size)
3	H-4.D	Proposed Final Plan (11" X 17" maximum size) - two originals required
3	H-4.E	Zoning Resolutions/Zoning Documents

* At least one copy must be an original

**EXPLANATORY NOTES
INSTRUCTIONS FOR COMPLETING COVER PAGE**

Case number: Will be inserted by County staff.

Project Name (if applicable): Provide the name that you wish to have assigned to this project. The name is limited to 30 characters and spaces and should be the same as provided on the Administrative Action Application Form.

Applicant's Name-Authorized Agent: The applicant's name must be provided. This is the person to whom all County correspondence will be directed. This is usually the person who signs the Applicant's "Statement Under Oath". (See Administrative Application Form, Part 1, Affidavit Form A1 or A2).

STRAP(S): The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. Where there is more than one parcel encompassed by the application, the STRAP number for every parcel must be provided and be the same as those listed in the Administrative Application Form, Part 2.F.

**PART 1.
APPLICATION INFORMATION**

- A. ORIGINAL PROJECT NAME:** Please indicate the original project name if it is different than the current Project Name (as provided on the Application for Administrative Action Form and above).
- B. ORIGINAL ZONING RESOLUTION NUMBER:** Please list the Resolution Number per the original rezoning case.
- C. SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS:** List the Resolution number(s) and case number(s) assigned to any public hearing or administrative actions granted or denied for this project since its original rezoning. Provide added sheets, if necessary; label as **Exhibit H-1.C**.
- D. DEVELOPMENT ORDER NUMBERS FOR PROJECT:** List the all local Development Order number(s) and current status of any local Lee County Development Orders issued for this project (e.g. status: Issued, Received, Finaled, Vacated, etc.). Provide added sheets, if necessary; label as **Exhibit H-1.C**.

**PART 2.
ADDITIONAL SUBMITTAL ITEMS**

- A. WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed under this application. Please be most specific in terms of development parameters (square feet by specific use, number and type of dwelling units, etc.). Label as **Exhibit H-2.A**.
- B. RELIEF/DEVIATIONS:** Self explanatory. For further assistance see LCLDC Section 34-373(a)(9) and 34-373(b)(4).

**PART 3.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS**

- A.-D.** Self explanatory.

**PART 4.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS**

- A.-D.** Self explanatory.

PART 5.
SUBMITTAL REQUIREMENTS

1. This table represents a summary of the required submittal items. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant.
2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
3. Please submit all applications in person. Mailed-in applications will not be processed.
4. All attachments and exhibits submitted must be legible, suitable for recording, and of a size that will fit or conveniently fold to fit into a letter size (8 ½" x 11") folder.
5. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Exhibit AA.3.A1

Strap Numbers

30-45-24-07-0000B.0050
29-45-24-07-0000B.00CE
29-45-24-07-0000B.01CE
29-45-24-07-0000B.02CE
29-45-24-07-0000B.03CE
30-45-24-08-0000C.00CE
30-45-24-07-00U00.00CE
31-45-24-07-0000N.00CE
31-45-24-07-0000N.00CE
31-45-24-07-0000M.00CE
31-45-24-07-0000O.00CE

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

ADD 2012-00041



REQUEST FOR PUBLIC HEARING SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings (and other administrative applications) where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements (34-202)
- ☐ Public Hearing - Mining Excavation Planned Development (12-110)
- ☐ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact (34-203(a))
 - ☐ Planned Developments (34-203(b))
 - ☐ Master Concept Plan Extension (34-381(c))
 - ☐ Master Concept Plan Reinstatement (34-381(d))
 - ☐ Rezoning other than Planned Developments (34-203 (c))
 - ☐ Mobile Home Park (34-203(d))
 - ☐ Special Exception (34-203(e))
 - ☐ Variances (34-203(f))
- ☒ Administrative Action Requirements

SEE WAIVER REQUEST PRE2012-00100

ADD 2012-00041

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

PLEASE PRINT OR TYPE:

STRAP Number: SEE EXHIBIT AA.3.A-1

Name of Project: Gulf Harbour Lakeshore Project

Name of Agent: Roetzel & Andress, LPA, c/o Beverly Grady

Street Address: 2320 First Street, Suite 1000

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239.338.4207

Fax Number: 239.337.0970

Email Address: bgrady@ralaw.com

Name of Applicant*: Gulf Harbour Master Association

Street Address: c/o Roetzel & Andress, 2320 First Street, Suite 1000

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239.338.4207

Fax Number: 239.337.3850

Email Address:

*If applicant is not the owner, a letter of authorization from the owner must be submitted.

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-202(a)(1)	Legal Description
#2	34-202(a)(1)	Sealed Sketch
#3	34-202(a)(2)	Boundary Survey and Plat
#4		
#5		
#6		
#7		
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

We will be using the same legal description, boundary survey used by the county for the code violations

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Beverly Grady

Signature of Applicant

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐ Request Approved

☐ Request Denied

Comments:

ADD 2012-00041

Director Signature

Date

RECEIVED
APR 30 2012

COMMUNITY DEVELOPMENT

Exhibit AA.3.A1

Strap Numbers

30-45-24-07-0000B.0050

29-45-24-07-0000B.00CE

29-45-24-07-0000B.01CE

29-45-24-07-0000B.02CE

29-45-24-07-0000B.03CE

30-45-24-08-0000C.00CE

30-45-24-07-00U00.00CE

31-45-24-07-0000N.00CE

31-45-24-07-0000N.00CE

31-45-24-07-0000M.00CE

31-45-24-07-0000O.00CE

ADD 2012-00041

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

ADD 2012-00041

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

Prepared by and return to:
Samuel J. Hagan, IV, Esq.
DeBoest, Stockman, Decker, Hagan,
Cheffer & Webb-Martin, P.A.
1415 Hendry Street
Fort Myers, Florida 33901

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this ____ day of April, 2012 between **GH LAKES HOLDING CO., LLC, a Florida limited liability company**, whose post office address is 15751 San Carlos Boulevard, Suite 8, Fort Myers, Florida 33908, grantor, and **GULF HARBOUR MASTER ASSOCIATION, INC., a Florida non-profit corporation**, whose post office address is 15751 San Carlos Boulevard, Suite 8, Fort Myers, Florida 33908, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Lee County, Florida, to-wit:

See Exhibit "A" attached hereto.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

This instrument was prepared without the benefit of a full title examination.
Signed, sealed and delivered in our presence:

GH LAKES HOLDING CO., LLC, a Florida limited liability company

By: _____
William Cox, Managing Member

Witness Name: _____

Witness Name: _____



State of Florida
County of Lee

The foregoing instrument was acknowledged before me this _____ day of April, 2012 by William Cox, as Managing Member of GH Lakes Holding Co., LLC, a Florida limited liability company. He ☐ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT A

LEE COUNTY PROPERTY APPRAISER

6

PROPERTY DATA FOR PARCEL 30-45-24-07-0000B.0050
TAX YEAR 2009 TRIM

Parcel data is available for the following tax years:

[2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 (Trim)]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Tax Bills on this Parcel | Tax Estimator]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WCI COMMUNITIES INC
 24301 WALDEN CENTER DR #300
 BONITA SPRINGS FL 34134

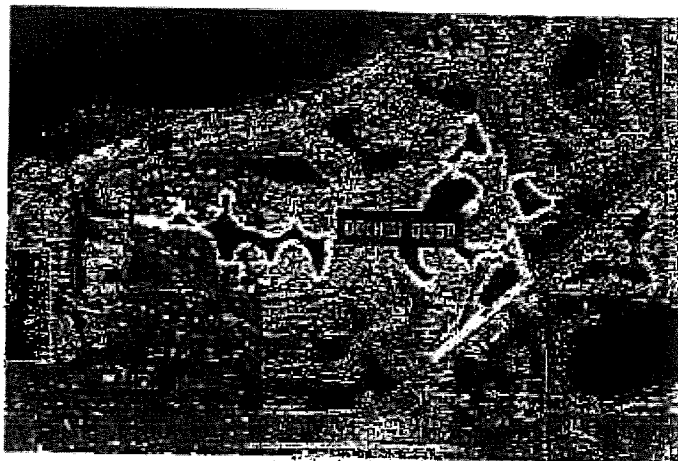
SITE ADDRESS

SUBMERGED
 FORT MYERS FL 33908

LEGAL DESCRIPTION

GULF HARBOUR YACHT + CC
 PB 55/6-27 PT TR Q + OR 2773/3698
 LESS CONDOS

[VIEWER] TAX MAP [PRINT]



[PICTOMETRY AERIAL VIEWER]

TAXING DISTRICT

068 - IONA MCGREGOR FIRE

DOR CODE

95 - RIVERS, LAKES, SUBMERGED LAND

PROPERTY VALUES (TAX ROLL 2009)

[HISTORY CHART]

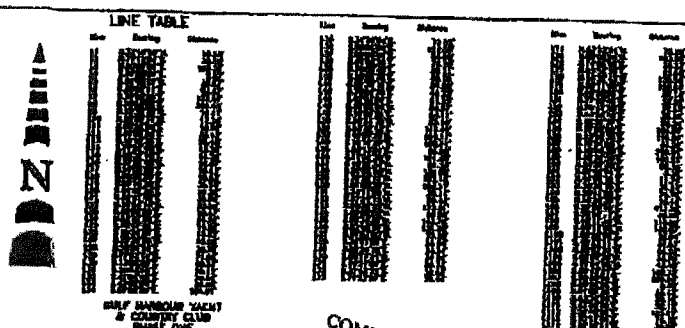
JUST	3,520
ASSESSED	3,520
ASSESSED SOH	3,520
TAXABLE	3,520
BUILDING	0
BUILDING	0 INCL. IN BLDG
FEATURES	VALUE.
LAND	3,520

EXEMPTIONS

HOMESTEAD
 WIDOW
 WIDOWER
 DISABILITY
 WHOLLY
 AGRICULTURE

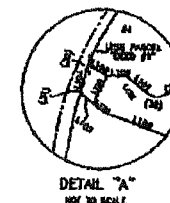
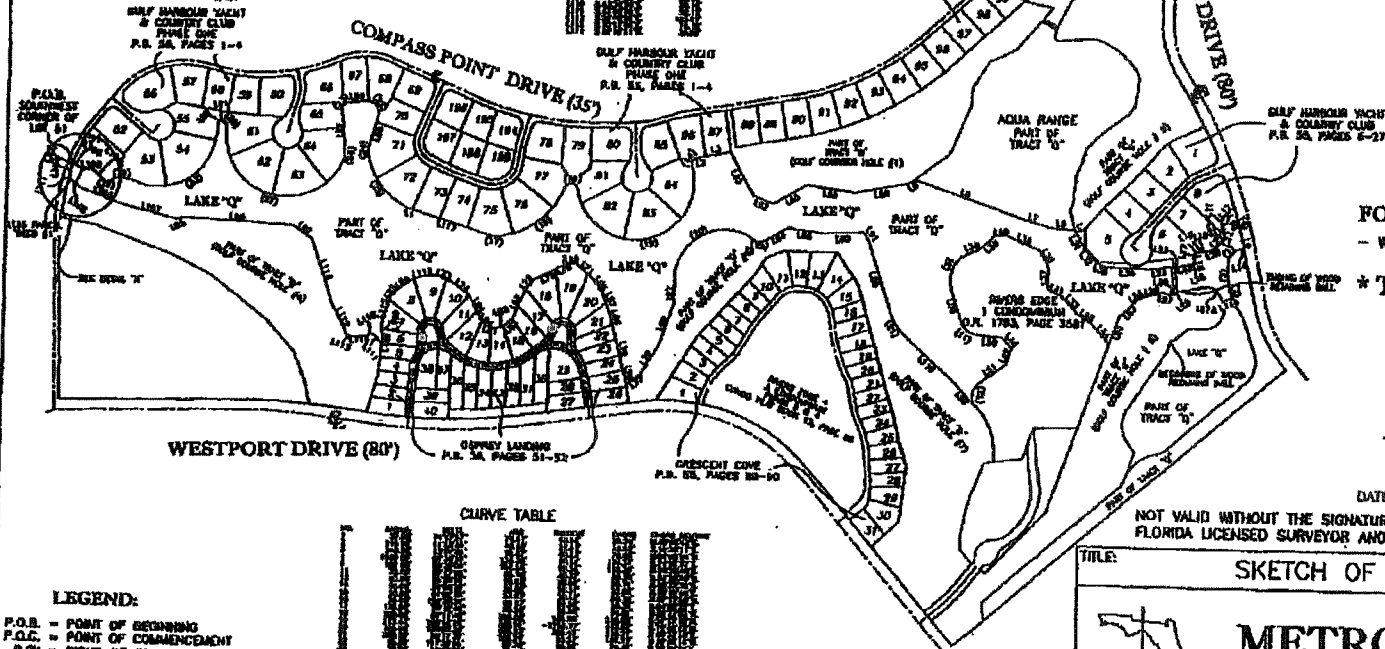
ATTRIBUTES

0 LAND UNITS OF	AC
0 MEASURE	
0. TOTAL NUMBER OF	39.70
0 LAND UNITS	
0 FRONTAGE	0
0 DEPTH	0
BEDROOMS	
BATHROOMS	



SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 & 2 FOR LEGAL DESCRIPTION *



FOR THE EXCLUSIVE USE OF:
- WCI COMMUNITIES, INC.

* THIS IS NOT A SURVEY *

BY:

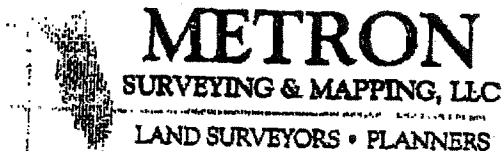
SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 5743

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE: SKETCH OF DESCRIPTION			
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LEW 7071		10970 S. CLEVELAND AVENUE SUITE 8005 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 975-8457 www.metronb.com	
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
3068SK30.DWG	N/A	3068	3 OF 3
DATE:	BY:	CHECKED BY:	DATE:
11-21-2006	AEER	SMS	11-21-06
30-45-24			

ADDITIONAL PARCELS 2A 5-15-2007 (01234)
REVISIONS REMOVED LESS PARCELS 2-15-2007 (01234)



LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE 'Q')

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT 'Q', GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 56, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 51, GULF HARBOUR YACHT AND COUNTRY CLUB, PHASE ONE AS RECORDED IN PLAT BOOK 56, PAGES 1 THROUGH 4 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.61°54'05"E, FOR 42.48 FEET; THENCE S.89°59'22"E, FOR 36.04 FEET; THENCE S.49°22'11"E, FOR 51.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°50'45" FOR 28.73 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 60°38'46"; THENCE EASTERLY ALONG THE ARC FOR 63.97 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 118°30'57"; THENCE NORTHEASTERLY ALONG THE ARC FOR 44.33 FEET; THENCE N.44°05'15"E, FOR 11.74 FEET; THENCE N.17°40'41"E, FOR 3.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°21'27" FOR 33.95 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 101°24'04"; THENCE EASTERLY ALONG THE ARC FOR 33.64 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 28°50'14"; THENCE NORTHERLY ALONG THE ARC FOR 44.26 FEET; THENCE N.08°12'03"W, FOR 130.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°43'48" FOR 47.51 FEET; THENCE N.84°31'40"E, FOR 58.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°39'58" FOR 67.70 FEET; THENCE S.16°11'38"W, FOR 118.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'58" FOR 10.88 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 58°28'56"; THENCE SOUTHEASTERLY ALONG THE ARC FOR 280.13 FEET; THENCE S.72°40'59"E, FOR 15.55 FEET; THENCE S.72°47'10"E, FOR 288.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°18'48" FOR 56.26 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 61°11'45"; THENCE NORTHEASTERLY ALONG THE ARC FOR 228.08 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 160°30'39"; THENCE EASTERLY ALONG THE ARC FOR 65.87 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 212.43 FEET AND A CENTRAL ANGLE OF 188°45'29"; THENCE EASTERLY ALONG THE ARC FOR 699.30 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 94°48'22"; THENCE NORTHEASTERLY ALONG THE ARC FOR 24.82 FEET; THENCE N.77°13'51"E, FOR 25.29 FEET; THENCE N.80°37'57"E, FOR 105.30 FEET; THENCE S.28°38'23"E, FOR 173.61 FEET; THENCE S.87°21'13"E, FOR 80.43 FEET; THENCE N.59°34'55"E, FOR 143.78 FEET; THENCE S.81°39'24"E, FOR 180.53 FEET; THENCE N.79°59'12"E, FOR 192.18 FEET; THENCE N.54°43'17"E, FOR 28.57 FEET; THENCE S.70°32'08"E, FOR 394.45 FEET; THENCE S.72°40'29"E, FOR 137.81 FEET; THENCE S.88°08'14"E, FOR 91.47 FEET; THENCE S.14°50'07"E, FOR 2.67 FEET; THENCE S.25°54'48"E, FOR 70.41 FEET; THENCE S.41°04'48"E, FOR 70.88 FEET; THENCE S.73°35'56"E, FOR 45.32 FEET; THENCE S.87°00'50"E, FOR 154.81 FEET; THENCE N.82°22'00"E, FOR 91.25 FEET; THENCE S.88°03'59"E, FOR 15.47 FEET; THENCE N.75°54'25"E, FOR 45.23 FEET; THENCE N.65°58'19"E, FOR 14.30 FEET; THENCE N.17°29'48"W, FOR 16.47 FEET; THENCE N.14°06'52"E, FOR 16.13 FEET; THENCE N.65°58'19"E, FOR 18.59 FEET; THENCE N.82°16'28"E, FOR 35.74 FEET; THENCE N.84°37'20"E, FOR 28.30 FEET; THENCE N.45°21'40"E, FOR 34.59 FEET; THENCE N.19°42'35"E, FOR 25.40 FEET; THENCE N.16°54'14"W, FOR 23.80 FEET; THENCE N.25°40'57"W, FOR 17.34 FEET; THENCE N.08°31'22"E, FOR 10.80 FEET; THENCE N.41°36'54"E, FOR 86.45 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.72°45'27"W, A RADIAL DISTANCE OF 1,959.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°38'13" FOR 134.35 FEET; THENCE S.12°35'20"E, FOR 18.41 FEET; THENCE S.77°29'40"W, FOR 12.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°47'57" FOR 74.41 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 13°27'30"; THENCE SOUTHERLY ALONG THE ARC FOR 78.67 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 11°22'38"; THENCE SOUTHEASTERLY ALONG THE ARC FOR 42.89 FEET; THENCE S.88°12'31"W, FOR 35.80 FEET TO A POINT ON THE WATERS EDGE OF A WOOD RETAINING WALL; THENCE NORTHERLY AND WESTERLY ALONG THE WATERS EDGE OF SAID WOOD RETAINING WALL FOR 197 FEET MORE OR LESS TO THE END OF SAID WOOD RETAINING WALL; THENCE S.53°47'44"W, FOR 14.85 FEET; THENCE S.58°24'27"W, FOR 18.73 FEET; THENCE N.76°20'58"W, FOR 23.25 FEET; THENCE S.77°53'14"W, FOR 71.55 FEET; THENCE S.68°34'24"W, FOR 30.76 FEET; THENCE N.55°13'04"W, FOR 68.99 FEET; THENCE N.42°03'04"W, FOR 86.80 FEET; THENCE N.68°30'12"W, FOR 51.00 FEET; THENCE N.00°03'04"W, FOR 80.00 FEET; THENCE N.31°33'04"W, FOR 72.86 FEET; THENCE N.65°05'04"W, FOR 124.00 FEET; THENCE S.88°58'57"W, FOR 45.89

SHEET 1 OF 3

FEET; THENCE S.47°56'56"W. FOR 78.10 FEET; THENCE S.70°53'40"W. FOR 32.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 102.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°30'00" FOR 157.55 FEET; THENCE S.17°36'20"E. FOR 121.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 72.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°47'00" FOR 85.18 FEET; THENCE S.35°23'20"E. FOR 87.89 FEET; THENCE S.42°03'14"E. FOR 82.87 FEET; THENCE S.18°58'56"W. FOR 64.11 FEET; THENCE S.53°12'43"W. FOR 116.48 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.28°47'18"E., A RADIAL DISTANCE OF 80.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 86°20'07" FOR 89.83 FEET; THENCE N.42°07'25"W. FOR 119.11 FEET; THENCE N.47°23'57"W. FOR 247.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°17'27" FOR 102.34 FEET; THENCE N.18°08'30"W. FOR 228.04 FEET; THENCE N.34°11'03"W. FOR 86.14 FEET; THENCE S.87°52'36"W. FOR 130.17 FEET; THENCE N.52°43'24"W. FOR 131.88 FEET; THENCE S.82°00'30"W. FOR 89.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°02'40" FOR 89.27 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 126°00'30"; THENCE SOUTHWESTERLY ALONG THE ARC FOR 403.63 FEET; THENCE S.01°57'00"E. FOR 73.38 FEET; THENCE S.18°20'53"W. FOR 164.22 FEET; THENCE S.30°11'58"W. FOR 120.54 FEET; THENCE S.53°52'20"W. FOR 82.88 FEET; THENCE N.14°05'03"W. FOR 38.82 FEET; THENCE N.14°59'43"W. FOR 170.59 FEET; THENCE N.16°28'52"W. FOR 67.14 FEET; THENCE N.18°54'58"W. FOR 54.51 FEET; THENCE N.36°41'02"W. FOR 80.04 FEET; THENCE N.49°21'07"W. FOR 80.58 FEET; THENCE S.68°24'18"W. FOR 34.34 FEET; THENCE S.63°17'21"W. FOR 31.01 FEET; THENCE S.63°08'01"W. FOR 103.28 FEET; THENCE S.37°42'22"W. FOR 86.88 FEET; THENCE S.63°17'21"W. FOR 118.84 FEET; THENCE S.44°54'48"W. FOR 36.38 FEET; THENCE S.70°47'28"W. FOR 87.32 FEET; THENCE N.77°20'40"W. FOR 33.02 FEET; THENCE N.45°51'37"W. FOR 28.34 FEET; THENCE N.27°58'00"W. FOR 104.07 FEET; THENCE N.55°22'54"W. FOR 76.89 FEET; THENCE N.71°23'27"W. FOR 70.44 FEET; THENCE S.77°31'22"W. FOR 76.59 FEET; THENCE S.85°41'02"W. FOR 74.78 FEET; THENCE S.36°38'16"W. FOR 81.92 FEET; THENCE S.17°40'29"W. FOR 88.07 FEET; THENCE S.01°07'20"E. FOR 85.43 FEET; THENCE S.06°26'36"W. FOR 81.90 FEET; THENCE N.43°42'39"W. FOR 82.13 FEET; THENCE S.53°34'04"W. FOR 28.10 FEET; THENCE S.56°13'36"W. FOR 51.83 FEET; THENCE N.70°17'06"W. FOR 19.18 FEET; THENCE N.26°48'28"W. FOR 123.01 FEET; THENCE N.16°58'36"W. FOR 244.06 FEET; THENCE N.56°56'03"W. FOR 65.08 FEET; THENCE N.87°03'40"W. FOR 413.20 FEET; THENCE S.54°25'36"W. FOR 18.46 FEET; THENCE N.76°08'28"W. FOR 205.85 FEET; THENCE N.89°42'21"W. FOR 182.76 FEET; THENCE N.82°07'22"W. FOR 58.28 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.73°08'34"W., A RADIAL DISTANCE OF 55.80 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°58'48" FOR 6.71 FEET; THENCE N.06°58'48" FOR 36.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'12" FOR 11.03 FEET TO THE POINT OF BEGINNING.

LESS PARCEL

"DEED #"

BEGINNING AT THE SOUTHWESTERLYMOST CORNER OF LOT 51, SAID RECORD PLAT; THENCE S.81°54'05"E. ALONG THE SOUTH LINE OF SAID LOT 51, FOR 42.48 FEET; THENCE S.23°26'10"W. FOR 89.84 FEET; THENCE N.52°07'22"W. FOR 31.58 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COMPASS POINT DRIVE, BEING A POINT ON A CURVE TO THE LEFT, TO WHICH A RADIAL LINE BEARS S.73°08'39"E., A RADIAL DISTANCE OF 55.50 FEET, THROUGH A CENTRAL ANGLE OF 06°58'48" FOR 6.71 FEET TO THE END OF SAID CURVE; THENCE N.09°56'36"E. ALONG SAID RIGHT-OF-WAY LINE FOR 38.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 12°38'12", A CHORD BEARING AND DISTANCE OF N.16°14'44"E., 11.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,070,880 SQUARE FEET OR 24.60 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE SOUTH LINE OF SAID LOT 51 OF GULF HARBOUR YACHT AND COUNTRY CLUB, PHASE ONE, AS BEARING S.81°54'05"E.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LBS 7071

DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5430

3089sk30.doc

SHEET 2 OF 3

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronllc.com



LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORD BOOK
P.C. = PAGE
P.B. = PLAT BOOK
P.U.E. = PUBLIC UTILITY EASEMENT
F.P.L. = FLORIDA POWER & LIGHT COMPANY
U.E. = UTILITY EASEMENT
C.C. = COUNTRY CLUB

RIVERS EDGE 1
A CONDOMINIUM PHASE 1, 2 & 3
CONDO PLAT BOOK 12, PAGE 87

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

PART OF
TRACT "D"
GULF HARBOUR YACHT
AND COUNTRY CLUB
PLAT BOOK 86, PAGES 6-27

PART OF
TRACT "D"
GULF HARBOUR YACHT
AND COUNTRY CLUB
PLAT BOOK 86, PAGES 6-27

20' UTILITY
EASEMENT

IRRIGATION LAKE

HARBOR LINKS DRIVE
S. 48° 27' 05" W. 640.07'
NORTHWESTERLY RIGHT-OF-WAY LINE

MCCREGOR BOULEVARD

100' R/W
SOUTHWESTERLY
RIGHT-OF-WAY LINE
VISTA RIVER DRIVE

P.O.C.
NORTHWESTERLY R/W LINE OF
MCCREGOR BOULEVARD &
SOUTHWESTERLY R/W LINE
OF VISTA RIVER DRIVE

FOR THE EXCLUSIVE USE OF:
- WCI COMMUNITIES, INC.

* THIS IS NOT A SURVEY *

BY:

LINE TABLE

Line	Bearing	Distance
L1	N. 48° 32' 58" W.	38.36'
L2	S. 47° 34' 12" E.	27.73'
L3	N. 03° 24' 43" E.	86.18'
L4	S. 88° 33' 17" E.	80.00'
L5	S. 87° 21' 43" W.	77.28'

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5743

DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE: SKETCH OF DESCRIPTION

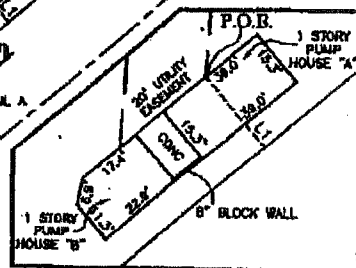


METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS-PLANNERS
LOB 7071

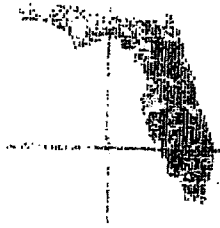
10070 E. CLEVELAND AVENUE
SUITE 200
FORT MYERS, FLORIDA 33907
PHONE: (239) 276-8875
FAX: (239) 875-8457

www.metronllc.com

FILE NAME: 3088SK27.DWG	DATE: 11-14-2008	DESIGNER: DESH	SCALE: 1"= 130'	PROJECT NO.: 3088	DATE: 11-14-2008	SHEET: 2 OF 2
----------------------------	------------------	----------------	-----------------	-------------------	------------------	---------------



DETAIL A
NOT TO SCALE



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

**LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA**

(20' UTILITY EASEMENT)

A 20' UTILITY EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT 'Q', GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VISTA RIVER DRIVE; THENCE S.49°27'05"W. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD FOR 640.07 FEET; THENCE N.40°32'55"W. FOR 38.38 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE S.49°34'12"W. FOR 27.73 FEET; THENCE N.03°24'43"E. FOR 96.49 FEET; THENCE S.86°35'17"E. FOR 20.00 FEET; THENCE S.03°24'43"W. FOR 77.28 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,736 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

EASEMENT SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD AS BEARING S.49°27'05"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

3069sk27.doc

SHEET 1 OF 2

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	50.00'	22°22'47"	18.80'	8.63'	18.40'	S.87°38'08"E
2	275.00'	36°10'18"	188.01'	97.84'	184.37'	S.82°08'00"E
3	50.00'	40°07'14"	38.01'	18.38'	34.30'	S.12°30'23"E
4	75.00'	44°45'36"	56.35'	30.86'	57.07'	S.29°38'12"W
5	20.00'	118°32'32"	41.38'	13.85'	34.38'	S.37°55'18"E

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

LINE TABLE

Line	Bearing	Distance
L1	N.85°47'58"E	118.23'
L2	S.87°33'14"W	71.31'
L3	S.82°18'50"W	141.37'
L4	S.42°18'13"W	25.39'
L5	S.47°54'58"W	24.29'
L6	S.20°00'12"W	66.51'
L7	S.28°51'14"W	36.98'
L8	S.04°18'42"W	48.74'
L9	S.08°11'57"W	81.03'
L10	S.21°42'16"W	21.31'
L11	S.16°08'07"E	72.78'
L12	N.64°20'18"E	108.70'
L13	N.32°18'48"E	118.68'
L14	N.00°12'45"W	55.33'
L15	N.64°43'17"E	155.27'
L16	N.86°05'14"W	81.47'
L17	N.72°40'18"W	137.81'
L18	S.24°20'50"W	18.87'
L19	N.39°01'21"E	131.81'
L20	S.68°46'38"E	83.51'
L21	S.81°30'26"W	131.14'

FOR THE EXCLUSIVE USE OF:

- WCI COMMUNITIES, INC.

* THIS IS NOT A SURVEY *

BY:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5743

DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE: SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS
LBN 7071

10970 S. CLEVELAND AVENUE
SUITE #600
FORT LAUDERDALE, FLORIDA 33307
PHONE: (238) 275-8578
FAX: (238) 275-8457

www.metronfl.com

FILE NAME: 3068SK26.DWG	FIELD BOOK/PAGE: N/A	PROJECT NO: 3068	SHEET: 3 OF 2
DATE: 11-13-2006	DRAWN BY: DESH	SCALE: 1" = 130'	CHECKED BY: SMS
		30-45-24	



PART OF
TRACT "O"
(GOLF COURSE HOLE # 1)

AQUA RANGE

-LAKE-

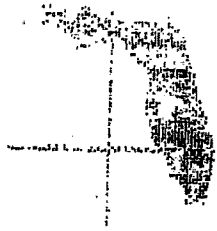
PART OF
TRACT "O"
GULF HARBOR YACHT
AND COUNTRY CLUB
PLAY BOOK 55, PAGES 8-27
(GOLF COURSE HOLE #9)

P.O.C.
NORTHWEST CORNER
OF LOT 6
GULF HARBOR YACHT
& C.C. (P.B.55, PG 24)

LEGEND:

- P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORD BOOK
P.B. = PAGE BOOK
P.L.E. = PUBLIC UTILITY EASEMENT
FPL = FLORIDA POWER & LIGHT COMPANY
U.E. = UTILITY EASEMENT
C.C. = COUNTRY CLUB

-LAKE-



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(AQUA RANGE)

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "Q", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF SAID GULF HARBOUR YACHT AND COUNTRY CLUB; THENCE S.51°30'26"W. FOR 131.14 FEET TO THE POINT OF BEGINNING; THENCE N.86°05'14"W. FOR 91.47 FEET; THENCE N.72°40'29"W. FOR 137.81 FEET; THENCE N.70°32'08"W. FOR 384.45 FEET; THENCE N.54°43'17"E. FOR 156.27 FEET; THENCE N.23°07'18"E. FOR 193.17 FEET; THENCE N.00°12'45"W. FOR 55.33 FEET; THENCE N.32°18'49"E. FOR 118.88 FEET; THENCE N.84°26'16"E. FOR 108.70 FEET; THENCE N.39°51'21"E. FOR 131.61 FEET; THENCE S.85°45'35"E. FOR 63.51 FEET; THENCE S.24°20'30"W. FOR 16.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°32'32" FOR 41.38 FEET; THENCE N.85°47'58"E. FOR 118.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°27'47" FOR 19.80 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 38°10'15"; THENCE SOUTHEASTERLY ALONG THE ARC FOR 188.01 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 40°07'14"; THENCE SOUTHERLY ALONG THE ARC FOR 35.01 FEET; THENCE S.07°33'14"W. FOR 71.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°43'36" FOR 58.55 FEET; THENCE S.52°16'50"W. FOR 141.37 FEET; THENCE S.42°16'13"W. FOR 26.32 FEET; THENCE S.47°54'58"W. FOR 24.27 FEET; THENCE S.20°00'12"W. FOR 65.51 FEET; THENCE S.26°51'14"W. FOR 36.96 FEET; THENCE S.04°18'47"W. FOR 48.74 FEET; THENCE S.06°11'57"W. FOR 61.03 FEET; THENCE S.21°47'16"W. FOR 21.31 FEET; THENCE S.14°58'07"E. FOR 73.79 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 324,907 SQUARE FEET OR 7.46 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 5 GULF HARBOUR YACHT & COUNTRY CLUB AS BEARING S.48°21'06"E.

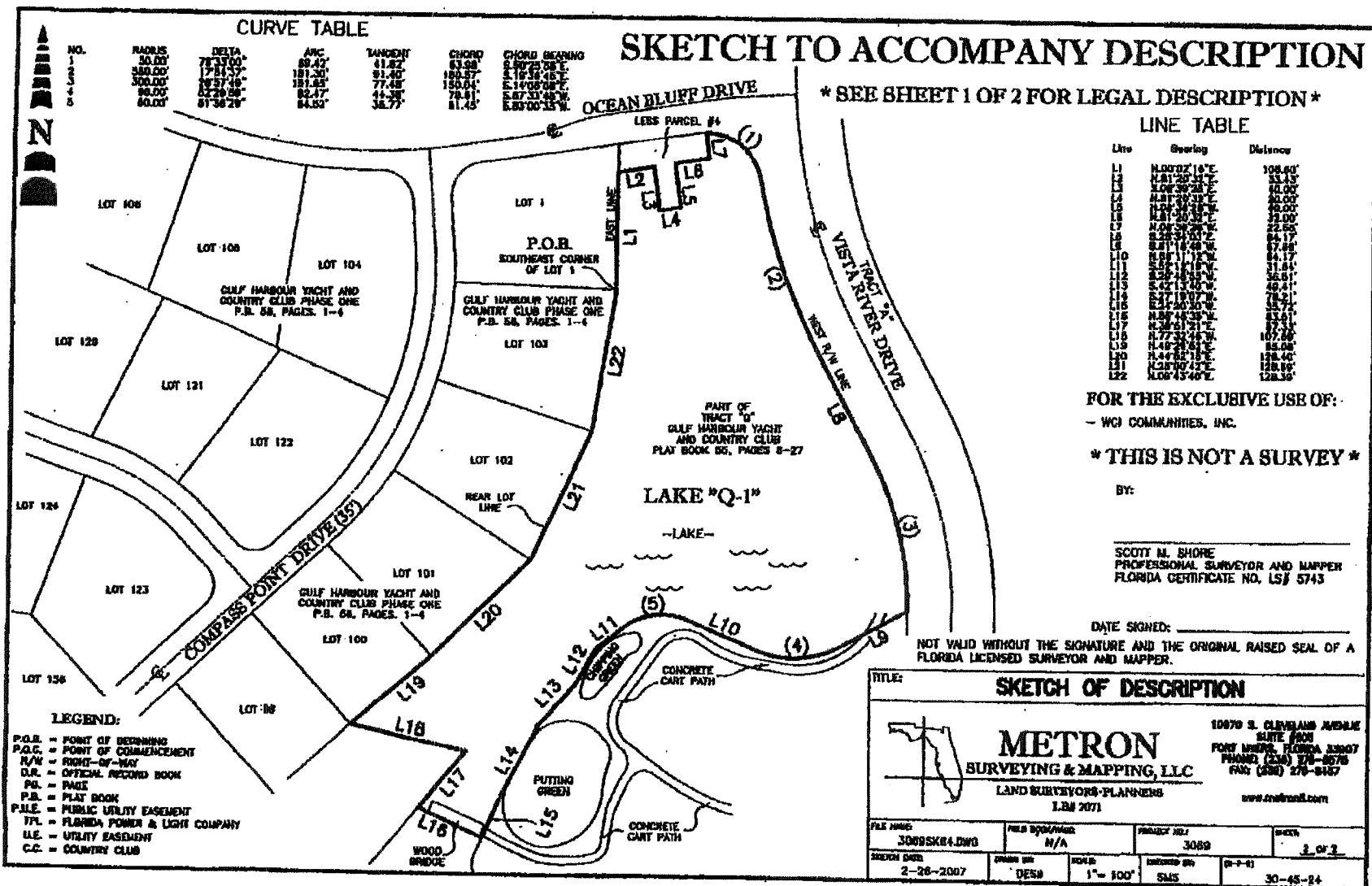
METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

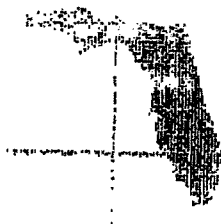
SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

3089sk26.doc

SHEET 1 OF 2

10970 S. CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com





METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "Q-1")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "Q", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE, AS RECORDED IN PLAT BOOK 55, PAGES 1-4, OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°02'16"E. FOR 108.80 FEET; THENCE N.81°20'32"E. FOR 33.43 FEET; THENCE S.08°39'28"E. FOR 40.00 FEET; THENCE N.81°20'32"E. FOR 20.00 FEET; THENCE N.08°38'28"W. FOR 40.00 FEET; THENCE N.81°20'32"E. FOR 32.00 FEET; THENCE N.08°38'28"W. FOR 22.58 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.00°12'26"E., A RADIAL DISTANCE OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 79°33'00" FOR 69.42 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET AND A CENTRAL ANGLE OF 17°54'37"; THENCE SOUTHERLY ALONG THE ARC FOR 181.30 FEET; THENCE S.28°34'03"E. FOR 84.17 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.61°25'58"W., A RADIAL DISTANCE OF 300.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°57'49" FOR 151.85 FEET; THENCE S.61°18'48"W. FOR 87.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°28'58" FOR 82.47 FEET; THENCE N.66°11'12"W. FOR 64.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°36'29" FOR 64.52 FEET; THENCE S.52°12'18"W. FOR 31.64 FEET; THENCE S.29°45'55"W. FOR 36.51 FEET; THENCE S.42°13'40"W. FOR 48.41 FEET; THENCE S.27°19'07"W. FOR 78.21 FEET; THENCE S.24°20'30"W. FOR 36.72 FEET; THENCE N.65°45'35"W. FOR 63.51 FEET; THENCE N.39°51'21"E. FOR 67.33 FEET; THENCE N.77°32'46"W. FOR 107.89 FEET; THENCE N.49°29'52"E. FOR 95.08 FEET; THENCE N.44°52'15"E. FOR 128.40 FEET; THENCE N.25°00'42"E. FOR 128.89 FEET; THENCE N.09°43'40"E. FOR 128.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 121,397 SQUARE FEET OR 2.79 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE EAST LINE OF SAID LOT 1 AS BEARING N.00°02'16"E.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

3089sk64.doc

SHEET 1 OF 2

Line	Bearing	Dist (m)
11	S. 15° 27' 05" W.	132.94
12	N. 65° 32' 05" W.	84.00
13	S. 15° 31' 05" E.	374.95
14	N. 17° 31' 05" W.	84.10
15	N. 15° 34' 07" E.	234.43
16	N. 15° 34' 07" E.	43.72
17	N. 68° 12' 11" E.	34.00

*** SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION ***

NO.	ROOM	DATE	ARC	VANONIT	CHRON	CHRON	CHRON
1	10.00	30.00	43.21	72.17	42.77	44.00	44.00
2	10.00	30.00	43.21	72.17	42.77	44.00	44.00
3	10.00	30.00	43.21	72.17	42.77	44.00	44.00
4	10.00	30.00	43.21	72.17	42.77	44.00	44.00
5	10.00	30.00	43.21	72.17	42.77	44.00	44.00
6	10.00	30.00	43.21	72.17	42.77	44.00	44.00
7	10.00	30.00	43.21	72.17	42.77	44.00	44.00
8	10.00	30.00	43.21	72.17	42.77	44.00	44.00
9	10.00	30.00	43.21	72.17	42.77	44.00	44.00
10	10.00	30.00	43.21	72.17	42.77	44.00	44.00

- WCI COMMUNITIES, INC.

BY:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5743

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

P.Q.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY
O.R. - OFFICIAL RECORD BOOK
PQ. - PAGE
P.B. - PLAT BOOK
P.U.E. - PUBLIC UTILITY EASEMENT
FPL - FLORIDA POWER & LIGHT COMPANY
U.E. - UTILITY EASEMENT

SKETCH OF DESCRIPTION



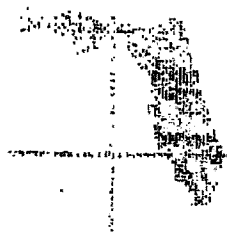
METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS
LB# 7071

10970 S. CLEVELAND AVENUE
SUITE 1605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.melrandl.com

FILE NAME: 3469SK25.0WG	FIELD INFO/PAGE: N/A	PROJECT NO: 3069	SHEET: 2 OF 2
ISSUE DATE: 11-13-2006	ISSUED BY: SMS/DEJU	SCALE: 1" = 200'	CHECKED BY: SMS (S-P-R) 30-45-24



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(IRRIGATION LAKE)

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "Q" GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VISTA RIVER DRIVE; THENCE S.48°27'05"W. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD FOR 162.94 FEET; THENCE N.40°32'55"W. FOR 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.48°27'05"W. FOR 376.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°58'23" FOR 43.25 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 25°10'55"; THENCE WESTERLY ALONG THE ARC FOR 61.53 FEET; THENCE N.33°31'00"W. FOR 88.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°27'37" FOR 115.99 FEET; THENCE N.32°58'37"E. FOR 254.63 FEET; THENCE N.16°25'49"E. FOR 45.72 FEET TO THE WATERS EDGE OF A WOOD RETAINING WALL; THENCE NORTHEASTERLY, EASTERLY & NORTHEASTERLY ALONG SAID WATERS EDGE OF WOOD RETAINING WALL FOR 285 FEET MORE OR LESS; THENCE N.68°12'31"E. FOR 35.90 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.87°48'30"E., A RADIAL DISTANCE OF 215.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°14'53" FOR 53.46 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 22°26'37"; THENCE SOUTHEASTERLY ALONG THE ARC FOR 66.59 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 09°17'50"; THENCE SOUTHERLY ALONG THE ARC FOR 86.00 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 72°44'41"; THENCE SOUTHERLY ALONG THE ARC FOR 139.66 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 143,181 SQUARE FEET OR 3.29 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD AS BEARING S.48°27'05"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 1 OF 2

3069sk25.doc

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronefl.com



SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

Curve number 1
Radius= 80.00'
Delta= 75°41'18"
Arc= 88.81'
Tangent= 38.42'
Chord= 60.93'
Chord Brg.= N48°01'30"W.

Curve number 2
Radius= 335.00'
Delta= 88°04'34"
Arc= 381.407'
Tangent= 221.49'
Chord= 368.33'
Chord Brg.= S58°40'12"E.

FOR THE EXCLUSIVE USE OF:

- WCI COMMUNITIES, INC.

* THIS IS NOT A SURVEY *

BY:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LSJ 5743

DATE SIGNED: _____

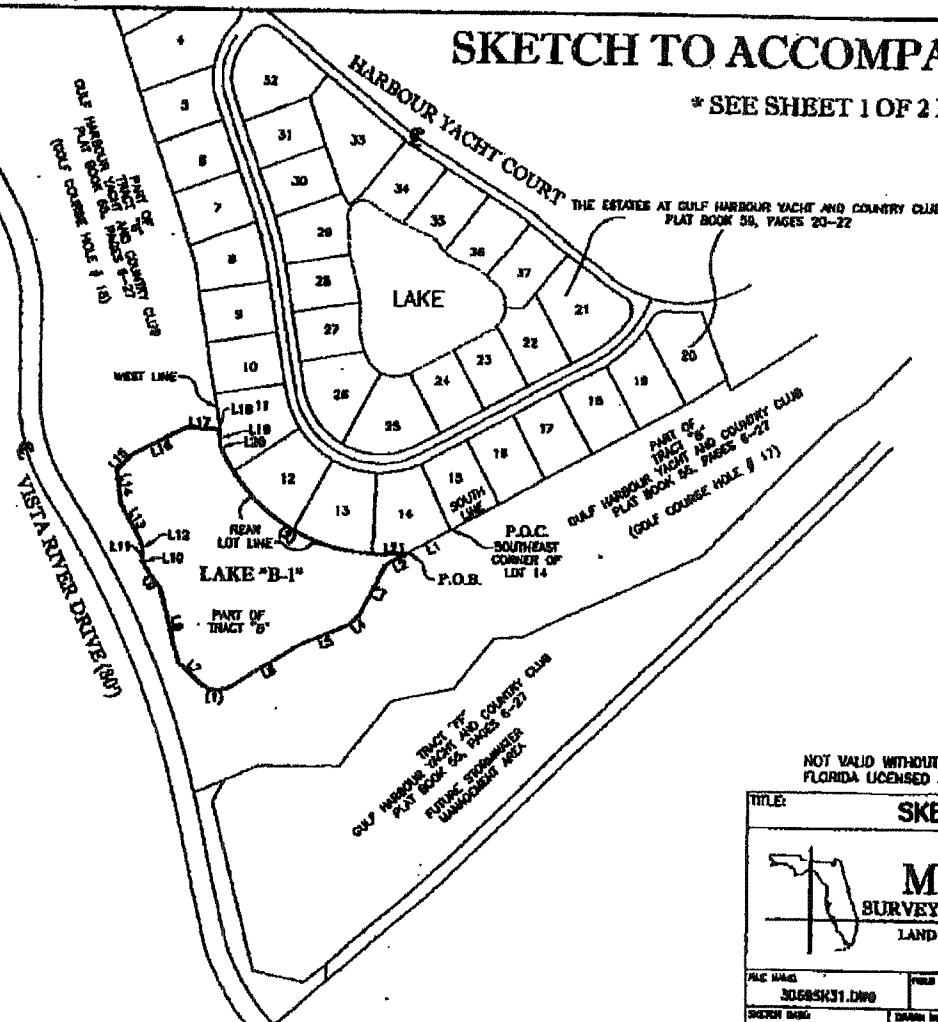
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE TABLE

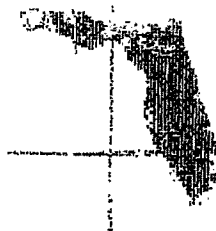
Line	Bearing	Distance
L1	N 82°00'00" W	80.87
L2	S 87°00'00" W	48.23
L3	N 87°00'00" E	108.86
L4	S 87°00'00" E	38.34
L5	N 87°00'00" W	108.27
L6	S 87°00'00" W	148.88
L7	N 87°00'00" E	68.89
L8	N 17°00'00" E	117.28
L9	N 38°00'00" E	48.36
L10	N 87°00'00" E	28.31
L11	N 87°00'00" E	7.37
L12	N 10°00'00" E	33.20
L13	N 87°00'00" E	81.84
L14	N 87°00'00" E	91.77
L15	N 17°00'00" E	58.74
L16	N 87°00'00" E	116.44
L17	N 87°00'00" E	67.41
L18	N 87°00'00" E	12.41
L19	N 87°00'00" E	22.12
L20	N 87°00'00" E	18.40
L21	N 87°00'00" E	37.46

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- S/R = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD BOOK
- P.C. = PAGE
- P.B. = PLAT BOOK
- P.U.E. = PUBLIC UTILITY EASEMENT
- F.P. = FLORIDA POWER & LIGHT COMPANY
- U.E. = UTILITY EASEMENT
- C.C. = COUNTRY CLUB



TITLE: SKETCH OF DESCRIPTION			
		10070 S. CLEVELAND AVENUE SUITE 100 FORT MYERS, FLORIDA 33907 PHONE: (238) 478-1876 FAX: (238) 478-4467 www.metronfl.com	
FILE NAME: 3068SK31.DWG	FILE BOOK/PAGE: N/A	PROJECT NO.: 3068	SHEET: 2 OF 2
DATE: 11-17-2006	DRAWN BY: DES	SCALE: 1" = 250'	CHECKED BY: SLS
20030-10-24			



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTIONS 29 & 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "B-1")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 29 & 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "B", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14 THE ESTATES AT GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 59, PAGES 20 THROUGH 22 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.62°02'09"W. ALONG THE SOUTH LINE OF SAID LOT 14 FOR 90.57 FEET TO THE POINT OF BEGINNING; THENCE S.62°02'09"W. FOR 48.73 FEET; THENCE S.26°53'24"W. FOR 108.88 FEET; THENCE S.47°44'52"W. FOR 26.24 FEET; THENCE S.67°49'01"W. FOR 105.27 FEET; THENCE S.57°25'31"W. FOR 148.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°04'19" FOR 65.51 FEET; THENCE N.47°29'10"W. FOR 56.08 FEET; THENCE N.14°40'51"W. FOR 147.28 FEET; THENCE N.36°15'04"W. FOR 48.36 FEET; THENCE N.24°27'32"W. FOR 20.31 FEET; THENCE N.24°14'33"E. FOR 7.37 FEET; THENCE N.10°40'37"W. FOR 23.60 FEET; THENCE N.28°53'15"W. FOR 81.54 FEET; THENCE N.08°21'13"W. FOR 61.77 FEET; THENCE N.42°38'52"E. FOR 39.74 FEET; THENCE N.63°19'00"E. FOR 116.44 FEET; THENCE S.89°42'01"E. FOR 67.64 FEET; THENCE S.48°53'50"E. FOR 12.44 FEET TO THE WEST LINE OF LOT 11 OF SAID THE ESTATES AT GULF HARBOUR YACHT AND COUNTRY CLUB; THENCE ALONG THE REAR LOT LINES OF LOTS 11, 12 13 & 14 OF SAID THE ESTATES AT GULF HARBOUR YACHT AND COUNTRY CLUB FOR THE FOLLOWING(4) COURSES: (1) THENCE S.03°55'29"W. FOR 22.12 FEET; (2) THENCE S.26°12'25"E. FOR 16.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°56'34" FOR 391.40 FEET; (4) THENCE N.86°51'02"E. FOR 37.96 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 135,616 SQUARE FEET OR 3.11 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE SOUTH LINE OF SAID LOT 14 THE ESTATES AT GULF HARBOUR YACHT AND COUNTRY CLUB AS BEARING S.62°02'09"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 1 OF 2

3069sk31.doc

10970 S.CLEVELAND AVE., SUITE #805 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

7

Property Data for Parcel 29-45-24-07-00008.00CE

Owner Of Record

WCI COMMUNITIES INC
2009 REAL ESTATE LLC-PLAN TR
200 SOUTH BISCAYNE BLVD #4900
MIAMI FL 33131

Site Address

14900 MCGREGOR BLVD
FORT MYERS FL 33908

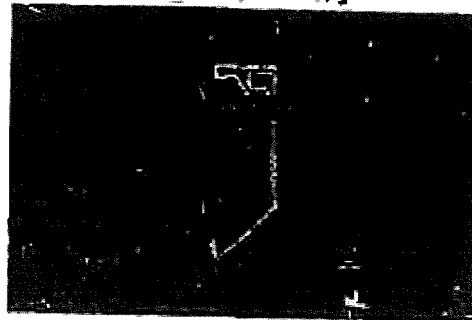
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PB 55 PGS 6-27
REMAINDER OF TRACT B AND LAKES
ALONG N + E + S SIDES OF TR B

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

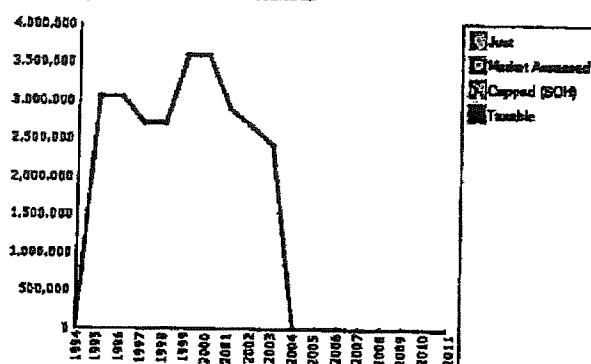
Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	18.20
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

Property Value History

Parcel Value History for Parcel 29-45-24-07-00008.00CE



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
1994	0	0	0	0	ROLL
1995	3,042,000	3,042,000	3,042,000	3,042,000	ROLL
1996	3,042,000	3,042,000	3,042,000	3,042,000	ROLL
1997	2,700,000	2,700,000	2,700,000	2,700,000	ROLL
1998	2,700,000	2,700,000	2,700,000	2,700,000	ROLL
1999	3,588,000	3,588,000	3,588,000	3,588,000	ROLL
2000	3,588,000	3,588,000	3,588,000	3,588,000	ROLL
2001	2,898,000	2,898,000	2,898,000	2,898,000	ROLL
2002	2,658,000	2,658,000	2,658,000	2,658,000	ROLL
2003	2,418,000	2,418,000	2,418,000	2,418,000	ROLL
2004	0	0	0	0	ROLL
2005	0	0	0	0	ROLL
2006	0	0	0	0	ROLL
2007	0	0	0	0	ROLL
2008	0	0	0	0	ROLL
2009	0	0	0	0	SOH
2010	0	0	0	0	SOH
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (2)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

EXHIBIT A
LEGAL DESCRIPTION

Remainder of Tract B and Lakes along north, east and south sides of Tract B, Gulf Harbour Yacht and Country Club, according to the plat thereof recorded in Plat Book 55, Pages 6 – 27, inclusive, Public Records of Lee County, Florida.

(Parcel ID 29-45-24-07-0000B.00CE)

7A

Property Data for Parcel 29-45-24-07-0000B.01CE

Owner Of Record

WCI COMMUNITIES INC
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

Site Address

SUBMERGED
FORT MYERS FL 33908

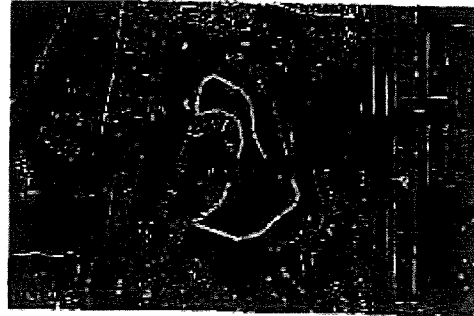
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PB 55 PGS 6-27
LAKE IN TR B LYING NLY + ELY OF
HARBOUR LINKS CONDS

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

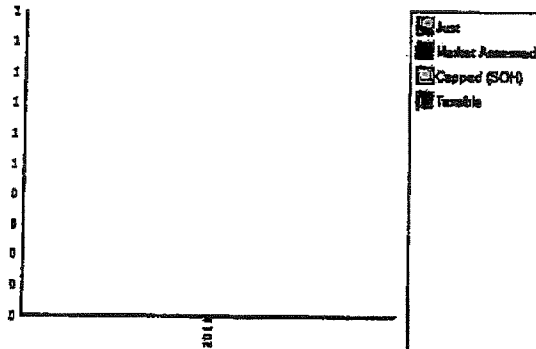
Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	7.23
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

Property Value History

Parcel Value History for Parcel 29-45-24-07-0000B.01CE



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

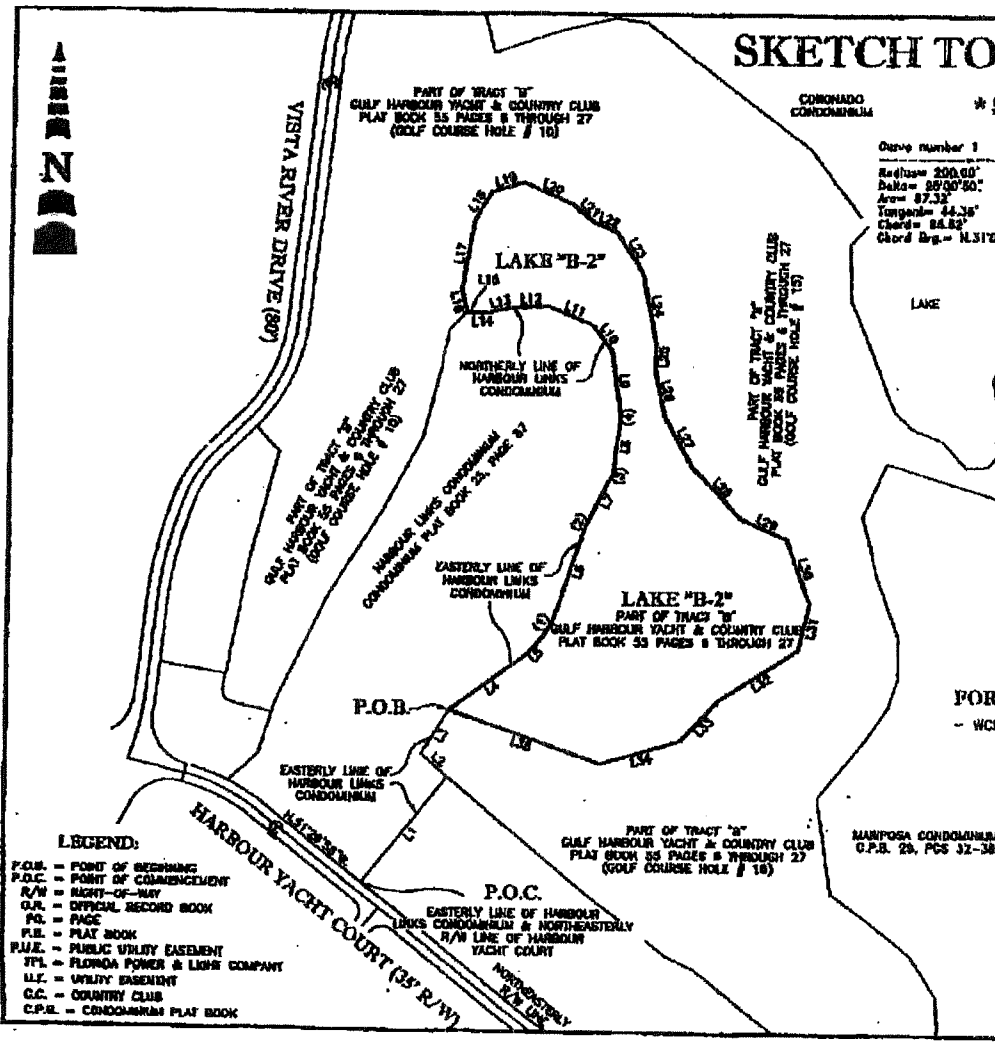
The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.061 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*



SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *



Curve number 1
Radius= 200.00'
Delta= 89°00'50"
Arc= 87.32'
Tangent= 44.36'
Chord= 84.82'
Chord Brg.= N.31°04'56"E.

Curve number 2
Radius= 60.00'
Delta= 68°44'14"
Arc= 36.80'
Tangent= 18.38'
Chord= 30.47'
Chord Brg.= N.22°54'37"E.

Curve number 3
Radius= 60.00'
Delta= 19°55'20"
Arc= 17.34'
Tangent= 8.78'
Chord= 17.28'
Chord Brg.= N.17°22'34"E.

Curve number 4
Radius= 60.00'
Delta= 18°05'39"
Arc= 13.18'
Tangent= 6.83'
Chord= 13.16'
Chord Brg.= N.00°05'33"W.

LINE TABLE

Line	Bearing	Distance	Line	Bearing	Distance
L1	N.31°04'56"E	243.37'	L18	N.77°18'57"E	68.82'
L2	N.80°12'53"E	67.72'	L19	N.69°45'13"E	108.03'
L3	N.32°07'14"E	100.00'	L20	S.21°37'07"E	47.79'
L4	N.83°45'34"E	188.36'	L21	S.87°34'30"E	24.95'
L5	N.43°28'21"E	18.87'	L22	S.33°16'28"E	50.48'
L6	N.19°54'31"E	147.71'	L23	S.10°51'17"E	128.34'
L7	N.77°18'57"E	68.82'	L24	S.00°40'00"E	47.40'
L8	N.07°28'30"E	83.83'	L25	S.15°11'28"E	150.00'
L9	N.07°28'30"E	120.81'	L26	S.28°18'20"E	110.00'
L10	N.27°08'12"E	58.47'	L27	S.47°27'47"E	182.06'
L11	N.27°08'12"E	58.47'	L28	S.47°27'47"E	182.06'
L12	S.86°37'07"W	68.82'	L29	S.20°28'30"E	158.81'
L13	S.36°10'00"W	46.79'	L30	S.13°17'15"W	28.57'
L14	S.86°37'07"W	11.35'	L31	S.47°27'47"W	182.06'
L15	S.78°10'21"W	11.35'	L32	S.47°27'47"W	182.06'
L16	S.11°52'23"W	42.28'	L33	S.3°11'23"W	157.40'
L17	N.00°05'33"E	134.12'	L34	N.71°02'51"W	308.31'
L18	N.31°04'56"E	58.34'			

* THIS IS NOT A SURVEY *

BY:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 15/ 6743

FOR THE EXCLUSIVE USE OF:
- WCI COMMUNITIES, INC.

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE: SKETCH OF DESCRIPTION			
		10070 E. CLEVELAND AVENUE SUITE 1000 FORT MYERS, FLORIDA 33907 PHONE (239) 278-6675 FAX (239) 278-6467 www.metronea.com	
FILE NAME: 3089SK32.DWG	FILE BOOK/PAGE: N/A	PROJECT NO.: 3089	SHEET: 1 OF 2
DRAWN DATE: 11-20-2006	DRAWN BY: DESH	SCALE: 1"= 250'	CHECKED BY: SMS
		DATE: 2/28/2007	



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTIONS 29 & 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "B-2")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 29 & 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "B", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF HARBOUR LINKS CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 25, PAGE 87 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HARBOUR YACHT COURT; THENCE N.38°30'02"E. ALONG SAID EASTERLY LINE FOR 263.37 FEET; THENCE N.60°12'53"W. ALONG SAID EASTERLY LINE FOR 87.72 FEET; THENCE N.32°37'14"E. ALONG SAID EASTERLY LINE FOR 100.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE OF HARBOUR LINKS CONDOMINIUM FOR THE FOLLOWING (10) COURSES; (1) THENCE N.53°48'34"E. FOR 186.36 FEET; (2) THENCE N.43°35'21"E. FOR 18.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'50" FOR 87.32 FEET; (4) THENCE N.18°34'31"E. FOR 147.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; (5) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°44'14" FOR 30.50 FEET; (6) THENCE N.27°18'44"E. FOR 84.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; (7) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°52'20" FOR 17.34 FEET; (8) THENCE N.07°26'24"E. FOR 93.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; (9) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°05'59" FOR 13.18 FEET; (10) THENCE N.07°38'36"W. FOR 120.81 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID HARBOUR LINKS CONDOMINIUM FOR THE FOLLOWING (6) COURSES; (1) THENCE N.36°36'23"W. FOR 59.87 FEET; (2) THENCE N.67°06'14"W. FOR 95.44 FEET; (3) THENCE S.88°37'07"W. FOR 66.48 FEET; (4) THENCE S.76°10'08"W. FOR 46.79 FEET; (5) THENCE S.88°15'30"W. FOR 33.99 FEET; (6) THENCE N.76°10'41"W. FOR 11.32 FEET; THENCE N.14°34'23"W. LEAVING SAID NORTHERLY LINE FOR 42.57 FEET; THENCE N.08°39'22"E. FOR 134.43 FEET; THENCE N.32°46'23"E. FOR 59.34 FEET; THENCE N.72°15'23"E. FOR 66.82 FEET; THENCE S.65°29'13"E. FOR 108.03 FEET; THENCE S.51°37'07"E. FOR 47.79 FEET; THENCE S.67°34'36"E. FOR 49.82 FEET; THENCE S.33°16'28"E. FOR 90.85 FEET; THENCE S.10°54'14"E. FOR 136.24 FEET; THENCE S.02°24'04"W. FOR 47.40 FEET; THENCE S.12°11'26"E. FOR 95.00 FEET; THENCE S.29°19'20"E. FOR 110.00 FEET; THENCE S.43°49'14"E. FOR 135.41 FEET; THENCE S.85°53'37"E. FOR 95.84 FEET; THENCE S.20°26'39"E. FOR 128.81 FEET; THENCE S.13°17'25"W. FOR 89.57 FEET; THENCE S.57°27'28"W. FOR 182.06 FEET; THENCE S.43°09'34"W. FOR 105.37 FEET; THENCE S.74°11'25"W. FOR 157.40 FEET; THENCE N.71°02'02"W. FOR 308.31 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 3

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8576 • FAX (239) 275-8457
www.metronfl.com

PARCEL CONTAINS 310,980 SQUARE FEET OR 7.14 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HARBOUR YACHT COURT AS BEARING N.51°29'58"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 2 OF 3

3069sk32.doc

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

(7B)

Property Data for Parcel 29-45-24-07-0000B.02CE

Owner Of Record

WCI COMMUNITIES INC
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

Site Address

SUBMERGED
FORT MYERS FL 33908

Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PB 55 PGS 6-27
LAKE IN TR B LYING S OF CORONADO
CONDOS BLDGS 12 + 13

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

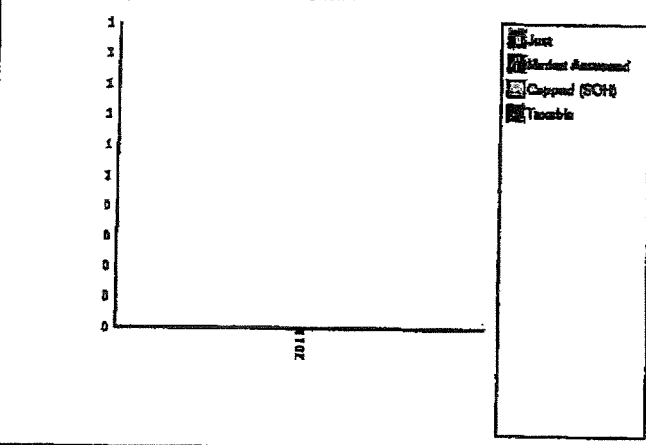
Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	3.08
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

Property Value History

Parcel Value History for Parcel 29-45-24-07-0000B.02CE

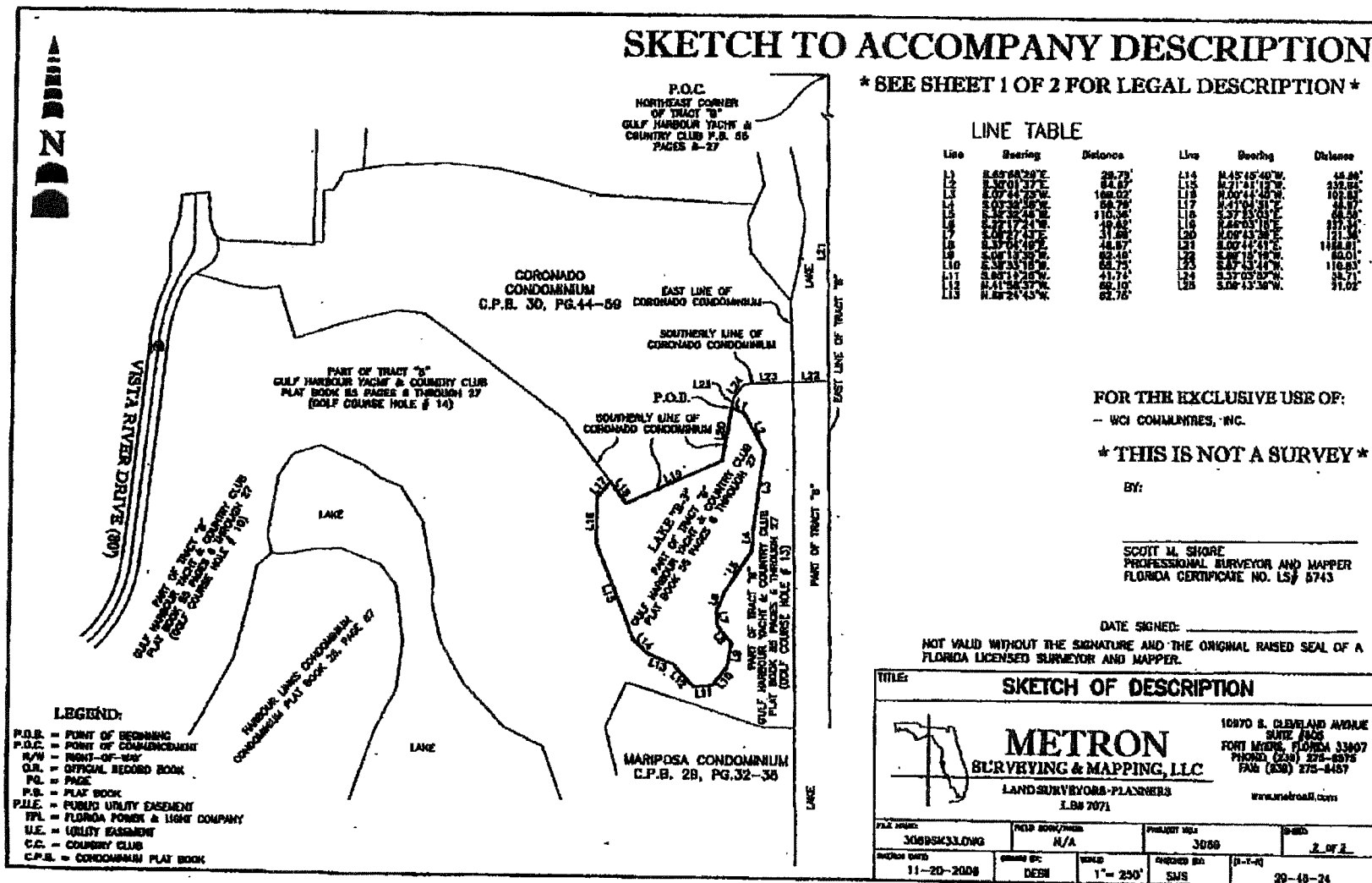


Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*





METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "B-3")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "B", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S.00°44'41"E. ALONG THE EAST LINE OF SAID TRACT "B" FOR 1,466.91 FEET; THENCE S.88°15'19"W. FOR 80.01 FEET TO THE EAST LINE OF CORONADO CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 30, PAGE 44 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CORONADO CONDOMINIUM FOR THE FOLLOWING (3) COURSES; (1) THENCE S.87°43'44"W. FOR 110.83 FEET; (2) THENCE S.37°03'57"W. FOR 39.71 FEET; (3) THENCE S.09°43'39"W. FOR 21.02 FEET TO THE POINT OF BEGINNING; THENCE S.85°58'29"E. FOR 29.79 FEET; THENCE S.30°01'37"E. FOR 84.67 FEET; THENCE S.07°44'23"W. FOR 168.02 FEET; THENCE S.03°32'36"W. FOR 59.79 FEET; THENCE S.32°32'46"W. FOR 110.36 FEET; THENCE S.22°17'24"W. FOR 49.82 FEET; THENCE S.08°27'43"E. FOR 31.89 FEET; THENCE S.37°04'49"E. FOR 48.87 FEET; THENCE S.08°13'35"W. FOR 52.49 FEET; THENCE S.38°33'15"W. FOR 56.75 FEET; THENCE S.85°14'26"W. FOR 41.74 FEET; THENCE N.41°56'37"W. FOR 69.10 FEET; THENCE N.88°24'43"W. FOR 62.75 FEET; THENCE N.45°45'40"W. FOR 45.69 FEET; THENCE N.21°41'12"W. FOR 232.84 FEET; THENCE N.00°44'40"W. FOR 102.83 FEET; THENCE N.41°04'51"E. FOR 46.97 FEET TO SAID SOUTHERLY LINE OF CORONADO CONDOMINIUM; THENCE ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING (3) COURSES; (1) THENCE S.37°23'03"E. FOR 59.59 FEET; (2) THENCE N.66°03'15"E. FOR 237.34 FEET; (3) THENCE N.09°43'39"E. FOR 121.38 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 130,856 SQUARE FEET OR 3.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE EAST LINE OF SAID TRACT "B" AS BEARING S.00°44'41"E.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 1 OF 2

3069sk33.doc

10870 S.CLEVELAND AVE., SUITE #805 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 276-8576 • FAX (239) 276-8457
www.metronfl.com



Lee County Property Appraiser

Tax Year

76

[Next Lower Parcel Number](#)
[Next Higher Parcel Number](#)
[Tax Estimator](#)
[Tax Bills](#)
[Print](#)

Property Data for Parcel 29-45-24-07-0000B.03CE

Owner Of Record

WCI COMMUNITIES INC
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

Site Address

SUBMERGED
FORT MYERS FL 33908

Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PB 55 PGS 6-27
LAKE IN TR B LYING S OF CORONADO
CONDOS BLDGS 1-3

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]



Property Values (2011 Tax Roll)

Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	4.18
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No



Taxing Authorities



Sales / Transactions



Parcel Numbering History



Solid Waste (Garbage) Roll Data



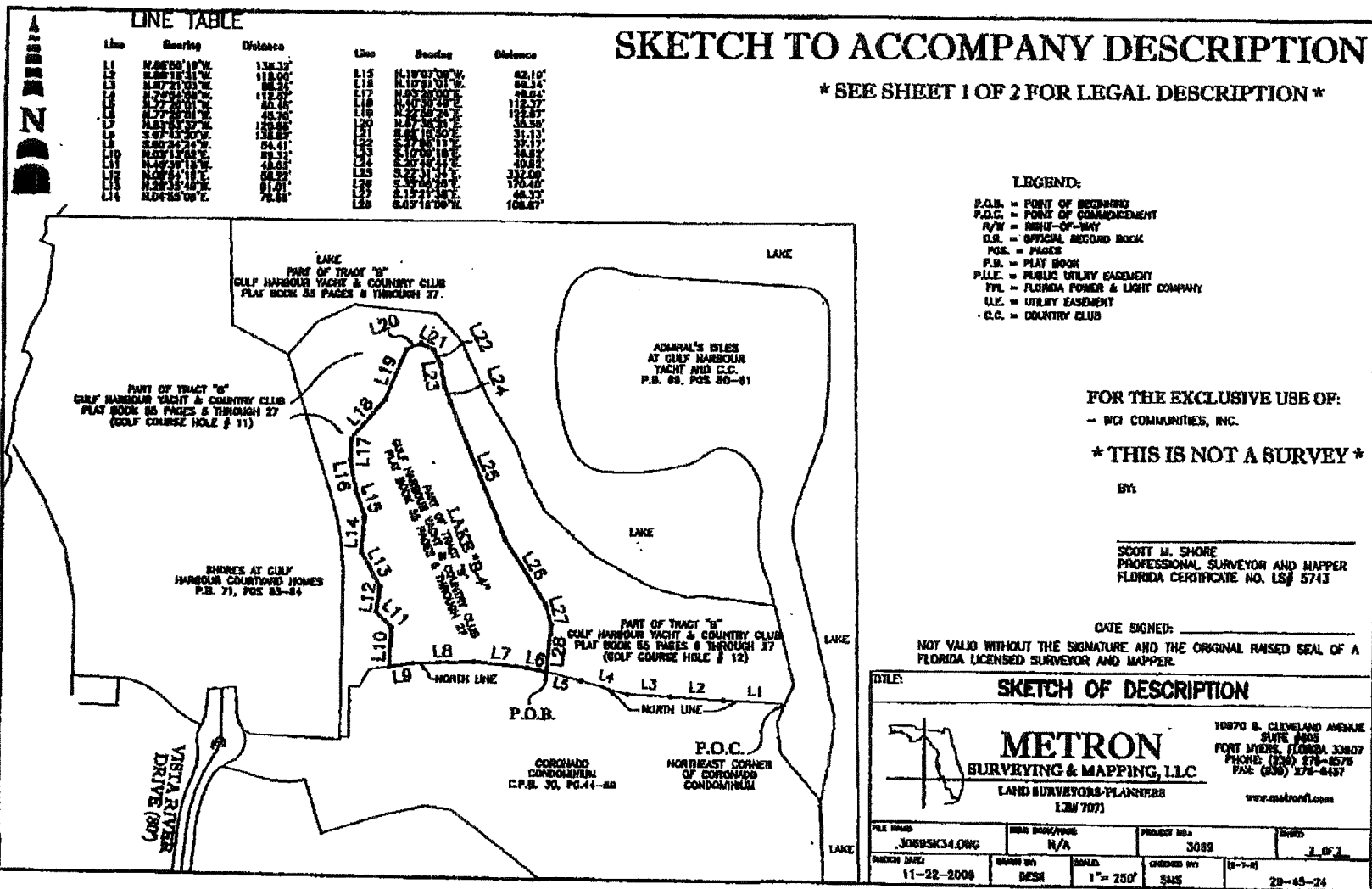
Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#)
[Next Higher Parcel Number](#)
[New Query](#)
[Search Results](#)
[Home](#)





METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "B-4")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "B" GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF CORONADO CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 30, PAGES 44 THROUGH 59 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH LINE OF SAID CORONADO CONDOMINIUM FOR THE FOLLOWING (5) COURSES; (1) THENCE N.86°50'19"W. FOR 136.32 FEET; (2) THENCE N.86°16'31"W. FOR 118.00 FEET; (3) THENCE N.87°21'03"W. FOR 96.24 FEET; (4) THENCE N.74°54'59"W. FOR 112.57 FEET; (5) THENCE N.77°20'01"W. FOR 80.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE FOR THE FOLLOWING (4) COURSES; (1) THENCE N.77°20'01"W. FOR 45.70 FEET; (2) THENCE N.83°53'37"W. FOR 120.86 FEET; (3) THENCE S.87°43'20"W. FOR 136.82 FEET; (4) THENCE S.80°34'24"W. FOR 54.41 FEET; THENCE LEAVING SAID NORTH LINE N.03°13'52"E. FOR 89.32 FEET; THENCE N.45°39'18"W. FOR 49.65 FEET; THENCE N.08°54'15"E. FOR 56.22 FEET; THENCE N.28°35'49"W. FOR 91.01 FEET; THENCE N.04°55'08"E. FOR 78.89 FEET; THENCE N.19°07'09"W. FOR 62.10 FEET; THENCE N.10°51'01"W. FOR 69.34 FEET; THENCE N.03°28'00"E. FOR 49.04 FEET; THENCE N.40°30'49"E. FOR 112.37 FEET; THENCE N.22°58'24"E. FOR 122.67 FEET; THENCE N.67°38'21"E. FOR 35.55 FEET; THENCE S.62°15'50"E. FOR 31.13 FEET; THENCE S.27°56'11"E. FOR 37.17 FEET; THENCE S.10°09'18"E. FOR 46.62 FEET; THENCE S.20°48'44"E. FOR 40.82 FEET; THENCE S.22°31'34"E. FOR 332.00 FEET; THENCE S.33°08'25"E. FOR 170.40 FEET; THENCE S.15°21'35"E. FOR 46.33 FEET; THENCE S.05°16'09"W. FOR 108.87 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 194,923 SQUARE FEET OR 4.47 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF SAID CORONADO CONDOMINIUM AS BEARING N.86°50'19"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6743

SHEET 1 OF 2

3068sk34.doc

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronll.com

8

Property Data for Parcel 30-45-24-08-0000C.00CE

Owner Of Record

WCI COMMUNITIES INC
2009 REAL ESTATE LLC-PLAN TR
200 SOUTH BISCAYNE BLVD #4900
MIAMI FL 33131

Site Address

LAKE
FORT MYERS FL 33908

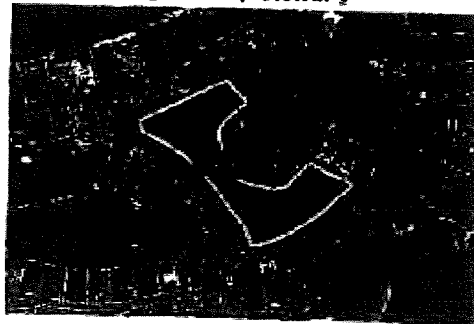
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PH I
PB 56 PGS 1-4 TR C

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

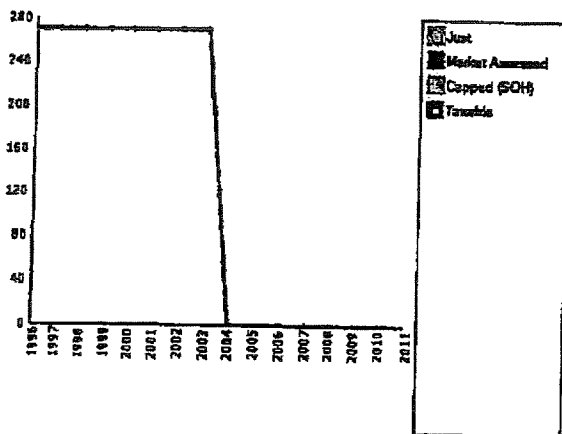
Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	5.37
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

Property Value History

Parcel Value History for Parcel 30-45-24-08-0000C.00CE



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
1996	270	270	270	270	ROLL
1997	270	270	270	270	ROLL
1998	270	270	270	270	ROLL
1999	270	270	270	270	ROLL
2000	270	270	270	270	ROLL
2001	270	270	270	270	ROLL
2002	270	270	270	270	ROLL
2003	270	270	270	270	ROLL
2004	0	0	0	0	ROLL
2005	0	0	0	0	ROLL
2006	0	0	0	0	ROLL
2007	0	0	0	0	ROLL
2008	0	0	0	0	ROLL
2009	0	0	0	0	SOH
2010	0	0	0	0	SOH
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*

EXHIBIT A
LEGAL DESCRIPTION

Tract C, Gulf Harbour Yacht and Country Club Phase One, according to the plat thereof recorded in Plat Book 56, Pages 1 - 4, inclusive, Public Records of Lee County, Florida.

(Parcel ID 30-45-24-08-0000C.00CE)

9

Property Data for Parcel 30-45-24-07-00U00.00CE

Owner Of Record

WCI COMMUNITIES INC
2009 REAL ESTATE LLC-PLAN TR
200 SOUTH BISCAYNE BLVD #4900
MIAMI FL 33131

Site Address

RESERVED
FORT MYERS FL 33908

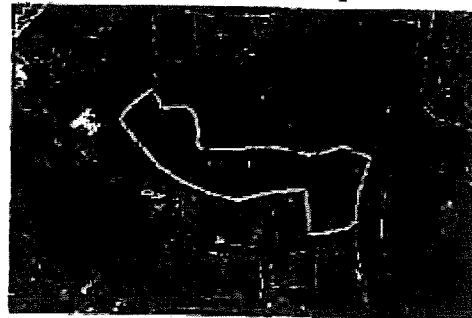
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PB55 PGS 6-27
TRACT U

Classification / DOR Code

RIGHT-OF-WAY / 94

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

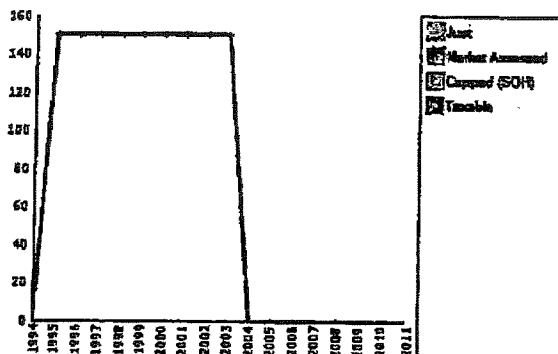
Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	3.05
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

Property Value History

Parcel Value History for Parcel 30-45-24-07-00U00.00CE



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
1994	0	0	0	0	ROLL
1995	150	150	150	150	ROLL
1996	150	150	150	150	ROLL
1997	150	150	150	150	ROLL
1998	150	150	150	150	ROLL
1999	150	150	150	150	ROLL
2000	150	150	150	150	ROLL
2001	150	150	150	150	ROLL
2002	150	150	150	150	ROLL
2003	150	150	150	150	ROLL
2004	0	0	0	0	ROLL
2005	0	0	0	0	ROLL
2006	0	0	0	0	ROLL
2007	0	0	0	0	ROLL
2008	0	0	0	0	ROLL
2009	0	0	0	0	SOH
2010	0	0	0	0	SOH
2011	0	0	0	0	ROLL

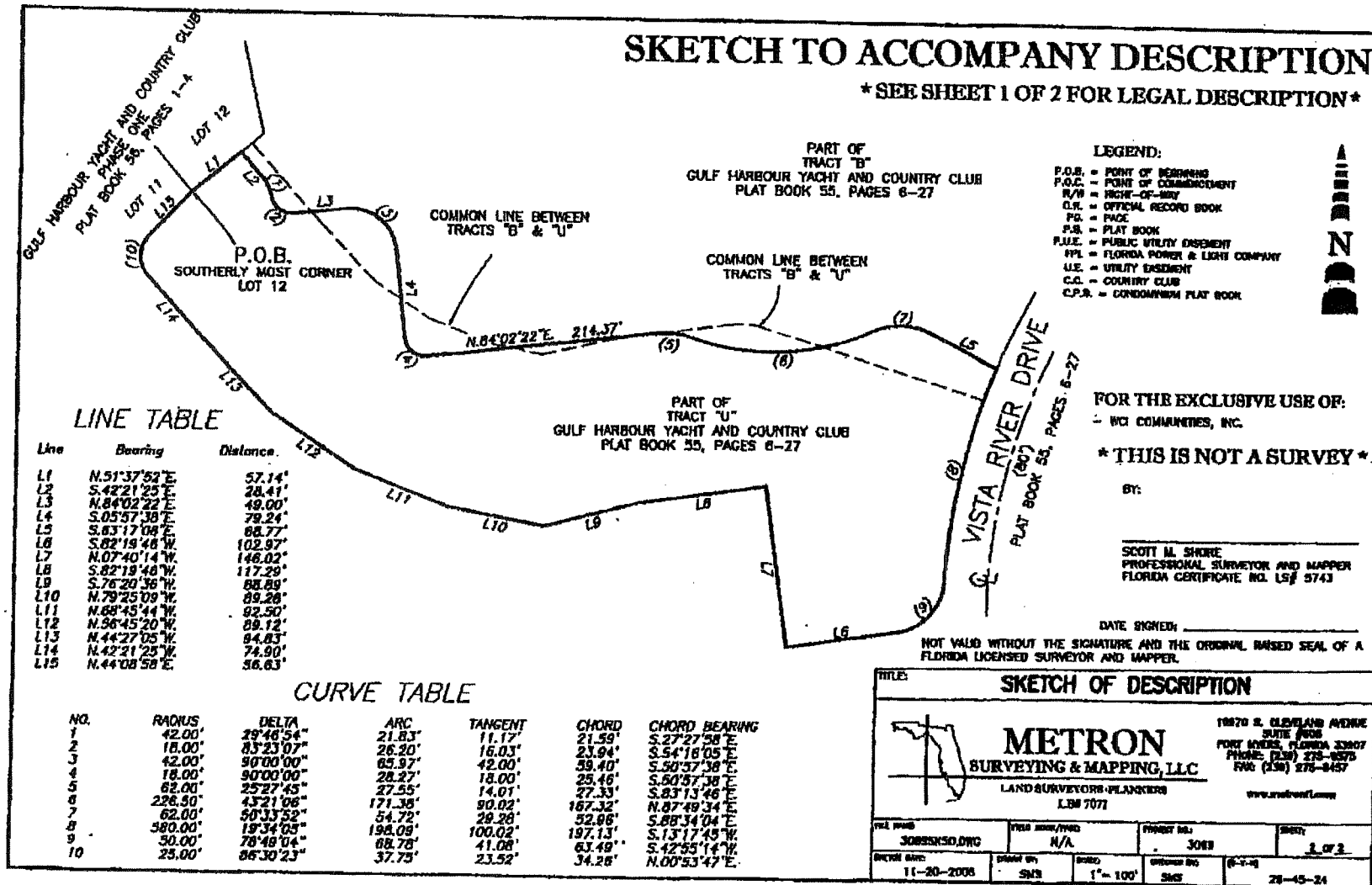
The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *



LINE TABLE

Line	Bearing	Distance
L1	N.51°37'52"E	57.14'
L2	S.42°21'25"E	28.41'
L3	N.84°02'22"E	48.00'
L4	S.05°37'38"E	78.24'
L5	S.83°17'08"E	88.77'
L6	S.82°19'48"W	102.97'
L7	N.07°40'14"W	146.02'
L8	S.82°19'48"W	117.29'
L9	S.76°20'36"W	88.89'
L10	N.79°25'09"W	89.28'
L11	N.68°45'44"W	82.50'
L12	N.96°45'20"W	89.12'
L13	N.44°27'05"W	94.63'
L14	N.42°21'25"W	74.90'
L15	N.44°08'58"E	56.63'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	42.00'	29°46'54"	21.83'	11.17'	21.59'	S.27°27'58"E
2	18.00'	83°23'07"	26.20'	16.03'	23.94'	S.54°18'05"E
3	42.00'	90°00'00"	65.97'	42.00'	59.40'	S.50°37'38"E
4	18.00'	90°00'00"	28.27'	18.00'	25.46'	S.50°37'38"E
5	62.00'	25°27'45"	27.55'	14.01'	27.33'	S.83°13'46"E
6	226.90'	43°21'08"	171.36'	90.02'	187.32'	N.07°49'34"E
7	62.00'	50°33'52"	54.72'	28.28'	52.88'	S.88°34'04"E
8	580.00'	19°34'05"	198.09'	100.02'	197.13'	S.13°17'45"W
9	50.00'	78°48'04"	68.78'	41.08'	63.49'	S.42°55'14"W
10	25.00'	86°30'23"	37.73'	23.52'	34.28'	N.00°53'47"E



LEGAL DESCRIPTION
OF A PARCEL LYING IN
SECTION 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE SOUTH OF CLUBHOUSE)

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACTS 'B' & 'U', GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLYMOST CORNER OF LOT 12, GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE AS RECORDED IN PLAT BOOK 56, PAGES 1-4 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.51°37'52"E., FOR 57.14 FEET; THENCE S.42°21'25"E., FOR 28.41 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 29°46'54"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 21.83 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 83°23'07"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 28.20 FEET; THENCE N.84°02'22"E., FOR 49.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 65.97 FEET; THENCE S.05°57'38"E., FOR 79.24 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 28.27 FEET; THENCE N.84°02'22"E., FOR 214.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 25°27'45"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 27.55 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 226.50 FEET AND A CENTRAL ANGLE OF 43°21'08"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 171.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 50°33'52"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 54.72 FEET; THENCE S.63°17'08"E., FOR 68.77 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.66°55'13"E., A RADIAL DISTANCE OF 580.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°34'05", A DISTANCE OF 198.09 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 78°49'04"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 68.78 FEET; THENCE S.82°19'46"W., FOR 102.97 FEET; THENCE N.07°40'14"W., FOR 146.02 FEET; THENCE S.82°19'46"W., FOR 117.29 FEET; THENCE S.76°20'36"W., FOR 68.89 FEET; THENCE N.79°25'09"W., FOR 89.28 FEET; THENCE N.68°45'44"W., FOR 82.60 FEET; THENCE N.56°45'20"W., FOR 89.12 FEET; THENCE N.44°27'05"W., FOR 94.83 FEET; THENCE N.42°21'25"W., FOR 74.80 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°30'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 37.75 FEET; THENCE N.44°08'58"E., A DISTANCE OF 56.63 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 3

PARCEL CONTAINS 136,028 SQUARE FEET OR 3.12 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE EAST LINE OF SAID TRACT "B" AS BEARING S.00°44'41"E.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 2 OF 3

3069sk50.doc

12

Property Data for Parcel 31-45-24-07-0000N.01CE

Owner Of Record

WCI COMMUNITIES INC
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

Site Address

SUBMERGED
FORT MYERS FL 33908

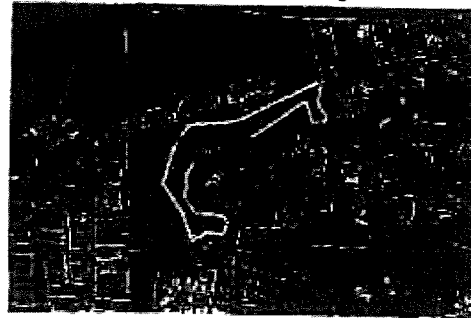
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PB55 PGS 6-27
TRACT N LESS SPLITS + N.00CE

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]



Property Values (2011 Tax Roll)

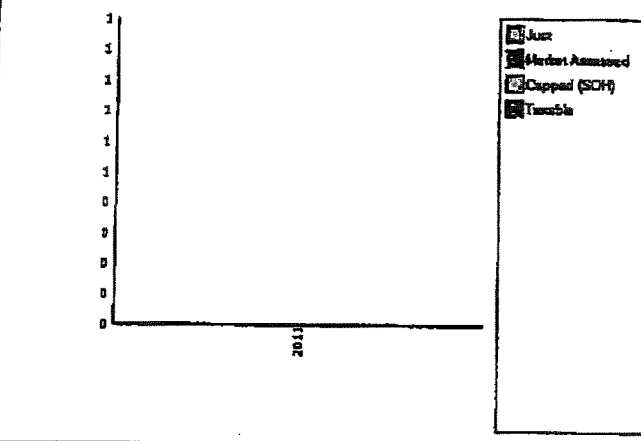
Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	4.15
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

Property Value History

Parcel Value History for Parcel 31-45-24-07-0000N.01CE



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (E.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (I.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*



SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

LINE TABLE

Line	Bearing	Distance
L1	N 83° 50' 56" E	237.29'
L2	N 35° 40' 26" E	117.43'
L3	N 19° 58' 26" E	234.28'
L4	N 12° 33' 51" W	133.25'
L5	S 12° 31' 34" W	26.25'
L6	S 13° 11' 18" W	88.31'
L7	N 78° 51' 48" W	103.44'
L8	S 23° 28' 34" W	57.42'
L9	S 19° 30' 31" E	32.74'
L10	S 69° 57' 30" E	112.74'
L11	S 78° 41' 48" E	103.80'
L12	S 32° 11' 48" E	131.21'
L13	S 60° 44' 33" E	118.86'
L14	N 30° 45' 26" E	148.79'
L15	N 38° 43' 10" W	118.37'
L16	S 72° 41' 48" W	28.00'
L17	S 12° 58' 03" E	41.63'
L18	S 26° 11' 48" E	28.82'
L19	S 12° 24' 48" E	12.01'
L20	S 12° 58' 03" E	18.69'
L21	S 10° 48' 18" E	80.13'
L22	S 10° 23' 19" E	88.65'

* THIS IS NOT A SURVEY *

BY:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5743

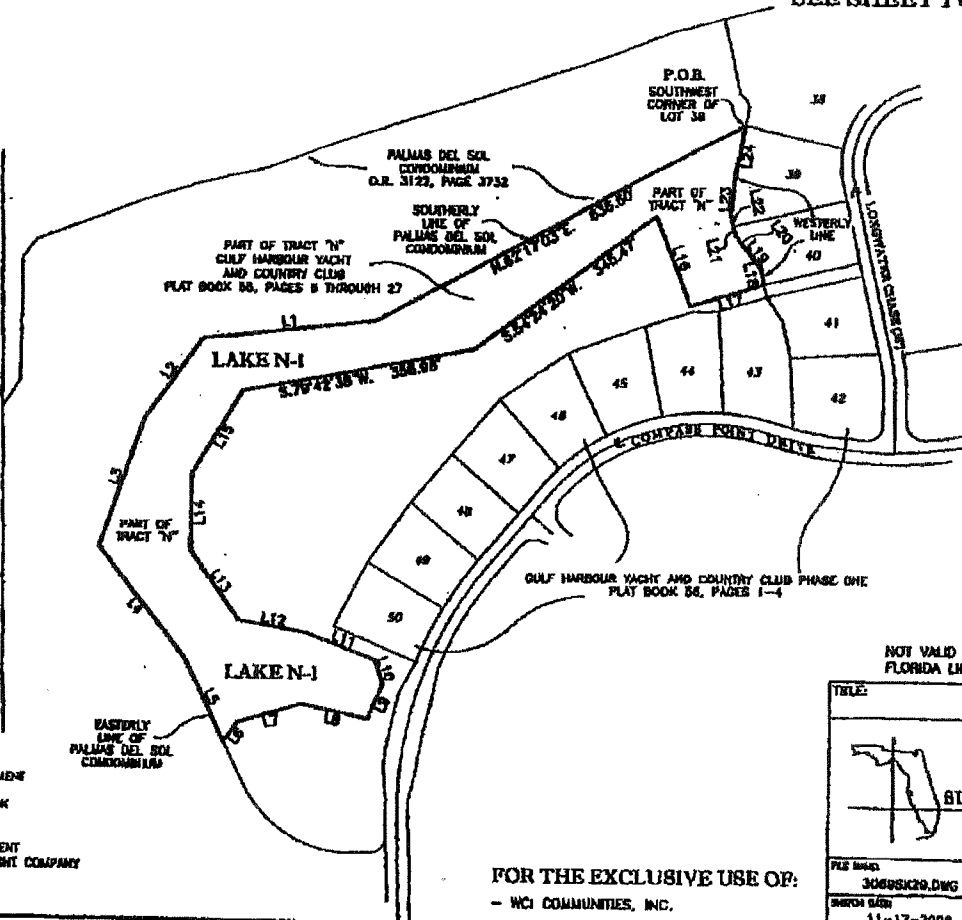
DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE: SKETCH OF DESCRIPTION			
 METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LBN 7071		10870 E. CLEVELAND AVENUE SUITE 200 FORT LIVER, FLORIDA 33407 PHONE (239) 278-1878 FAX (239) 278-1487 www.metroneff.com	
FILE NAME:	FIELD BOOK/BOOK:	PROJECT NO.:	SHEET:
3068SK29.DWG	N/A	3069	2 OF 2
DATE: 11-17-2008	DRAWN BY: DESH	SCALE: 1" = 200'	DATE: 11-17-2008
		DATE: 11-17-2008	DATE: 11-17-2008

FOR THE EXCLUSIVE USE OF:
- WC COMMUNITIES, INC.

LEGEND:
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORD BOOK
P.C. = PAGE
P.B. = PLAT BOOK
P.U.E. = PUBLIC UTILITY EASEMENT
F.P.L. = FLORIDA POWER & LIGHT COMPANY
U.E. = UTILITY EASEMENT
C.C. = COUNTRY CLUB





METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "N-1")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "N", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 38 GULF HARBOUR YACHT & COUNTRY CLUB PHASE ONE AS RECORDED IN PLAT BOOK 55, PAGES 1 THROUGH 4 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF LOTS 38 & 40 OF SAID GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE FOR THE FOLLOWING (7) COURSES; (1) THENCE S.10°23'40"W. FOR 88.65 FEET; (2) THENCE S.04°58'15"W. FOR 50.18 FEET; (3) THENCE S.12°50'57"E. FOR 15.69 FEET; (4) THENCE S.12°28'39"E. FOR 12.91 FEET; (5) THENCE S.38°51'20"E. FOR 20.87 FEET; (6) THENCE S.39°14'24"E. FOR 41.64 FEET; (7) THENCE S.12°55'53"E. FOR 28.00 FEET; THENCE S.73°41'20"W. FOR 116.94 FEET; THENCE N.20°43'20"W. FOR 143.72 FEET; THENCE S.64°24'20"W. FOR 346.47 FEET; THENCE S.79°42'38"W. FOR 358.98 FEET; THENCE S.30°55'27"W. FOR 160.39 FEET; THENCE S.00°45'33"E. FOR 116.68 FEET; THENCE S.35°11'48"E. FOR 131.41 FEET; THENCE S.79°41'58"E. FOR 103.89 FEET; THENCE S.69°57'28"E. FOR 112.71 FEET; THENCE S.18°30'37"E. FOR 39.34 FEET; THENCE S.23°48'54"W. FOR 57.42 FEET; THENCE N.78°51'42"W. FOR 103.98 FEET; THENCE S.73°14'16"W. FOR 99.71 FEET; THENCE S.35°51'34"W. FOR 36.25 FEET TO THE EASTERLY LINE OF PALMAS DEL SOL CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3122, PAGE 3732 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE OF PALMAS DEL SOL CONDOMINIUM FOR THE FOLLOWING (4) COURSES; (1) THENCE N.25°45'53"W. FOR 135.25 FEET; (2) THENCE N.37°58'42"W. FOR 224.45 FEET; (3) THENCE N.19°09'36"E. FOR 208.79 FEET; (4) THENCE N.36°40'25"E. FOR 147.43 FEET TO THE SOUTHERLY LINE OF SAID PALMAS DEL SOL CONDOMINIUM; THENCE N.83°50'55"E. ALONG SAID SOUTHERLY LINE FOR 267.29 FEET; THENCE N.62°17'03"E. ALONG SAID SOUTHERLY LINE FOR 636.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 170,232 SQUARE FEET OR 3.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE WESTERLY LINE OF SAID LOT 38 GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE AS BEARING S.10°23'40"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 1 OF 2

3069sk29.doc

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

(10)

Property Data for Parcel 31-45-24-07-0000N.00CE

Owner Of Record

WCI COMMUNITIES INC
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

Site Address

SUBMERGED
FORT MYERS FL 33908

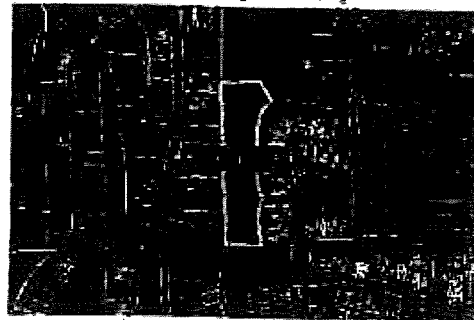
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB P855 PGS 6-27
TRACT N LESS SPLITS + N.01CE

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]



Property Values (2011 Tax Roll)

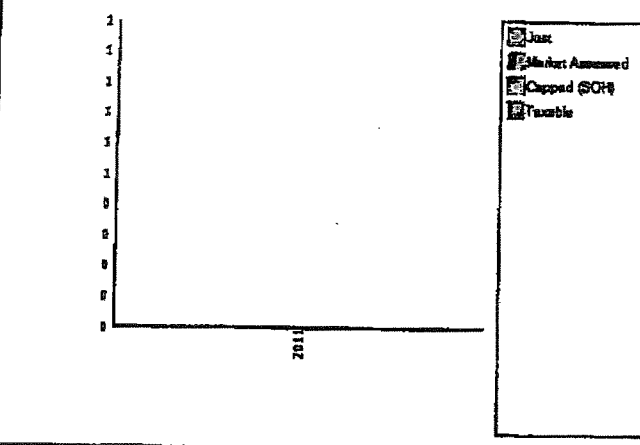
Exemptions

Attributes

☐ Just	☐ Homestead / Additional	0 / 0	Land Units Of Measure	AC
☐ Assessed	☐ Widow / Widower	0 / 0	Units	2.80
☐ Portability Applied	☐ Disability	0	Frontage	0
☐ Cap Assessed	☐ Wholly	0	Depth	0
☐ Taxable	☐ Senior	0	Total Number of Buildings	0
☐ Cap Difference	☐ Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
			Total Buildings Sq Ft	0
			1st Year Building on Tax Roll	0
			Historic District	No

Property Value History

Parcel Value History for Parcel 31-45-24-07-0000N.00CE



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

LINE TABLE

Line	Bearing	Distance
L1	N.05°55'17"E	133.61'
L2	S.38°10'34"E	118.78'
L3	S.88°08'53"W	49.80'
L4	E.22°58'21"W	81.82'
L5	S.01°13'13"E	205.14'
L6	S.16°23'48"E	168.82'
L7	S.15°42'57"W	108.28'
L8	S.28°22'38"W	101.35'
L9	S.01°13'13"E	24.09'
L10	S.68°48'47"W	101.69'

FOR THE EXCLUSIVE USE OF:

- WCI COMMUNITIES, INC.

* THIS IS NOT A SURVEY *

BY:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LSJ 5743

DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD BOOK
- P.G. = PAGE
- P.B. = PLAT BOOK
- P.U.E. = PUBLIC UTILITY EASEMENT
- FPL = FLORIDA POWER & LIGHT COMPANY
- U.E. = UTILITY EASEMENT

UNPLATTED

SECTION 25 T-14-S-2 R-21-E
SECTION 30 T-14-S-2 R-21-E
WEST LINE OF SECTION 30

PART OF
TRACT "N"

LAKE "N"

P.O.B.
SOUTHWEST
CORNER OF
SECTION 30

25

36

L10
31

SOUTH LINE OF SECTION 30

WESTERLY LINE
OF TRACT "N"

OSPREY POINT
P.B. 58, PAGES 3 & 4

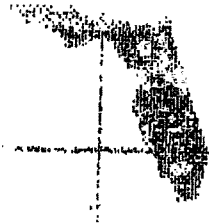
TRACT N

TRACT H
FUTURE DEVELOPMENT

TRACT V
FUTURE DEVELOPMENT

UNPLATTED

TITLE: SKETCH OF DESCRIPTION			
 METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LBN 7071		10070 S. CLEVELAND AVENUE SUITE 200 FORT MYERS, FLORIDA 33907 PHONE: (239) 278-8878 FAX: (239) 278-8467 www.metronfl.com	
FILE NAME: 3080SICS7.DWG	PLOT DSC/NAME: N/A	PROJECT NO: 3089	SHEET: 2 OF 2
DATE: 11-18-2008	DRAWN BY: DEBU	SCALE: 1" = 150'	CHECKED BY: SMS
			30-45-24



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "N")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "N", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N.01°03'43"W. ALONG THE WEST LINE OF SAID SECTION 30 FOR 752.81 FEET TO THE SOUTHWESTERLY LINE OF PALMAS DEL SOL CONDOMINIUM; THENCE N.88°56'17"E. ALONG SAID SOUTHWESTERLY LINE FOR 133.61 FEET; THENCE S.38°10'36"E. ALONG SAID SOUTHWESTERLY LINE FOR 119.76 FEET TO THE WESTERLY LINE OF SAID TRACT "N"; THENCE ALONG SAID WESTERLY LINE OF TRACT "N" FOR THE FOLLOWING (7) COURSES: (1) THENCE S.56°08'53"W. FOR 49.80 FEET; (2) THENCE S.22°58'21"W. FOR 63.62 FEET; (3) THENCE S.01°13'13"E. FOR 205.14 FEET; (4) THENCE S.16°23'48"E. FOR 166.52 FEET; (5) THENCE S.15°42'57"W. FOR 108.28 FEET; (6) THENCE S.28°22'56"W. FOR 101.35 FEET; (7) THENCE S.01°13'13"E. FOR 24.09 FEET TO THE SOUTH LINE OF SAID SECTION 30; THENCE S.88°46'47"W. ALONG SAID SOUTH LINE OF SECTION 30 FOR 101.69 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 115,119 SQUARE FEET OR 2.64 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 30 AS BEARING N.01°03'43"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

3069sk37.doc

SHEET 1 OF 2

10970 S.CLEVELAND AVE., SUITE #805 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

(10)

Property Data for Parcel 31-45-24-07-0000M.00CE

Owner Of Record

WCI COMMUNITIES INC
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

Site Address

SUBMERGED
FORT MYERS FL 33908

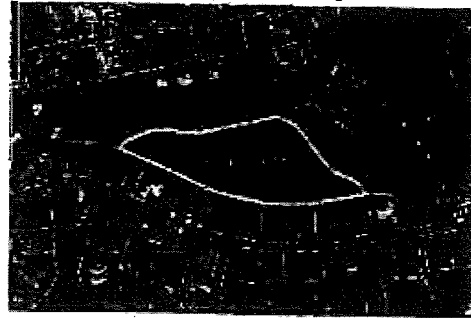
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB PRSS PGS 6-27
TRACT M LESS SPLITS + SUBDS

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]



Property Values (2011 Tax Roll)

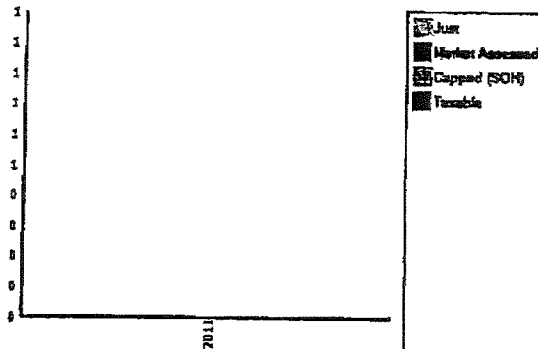
Exemptions

Attributes

Just	0	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	0	Widow / Widower	0 / 0	Units	4.30
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	0	Wholly	0	Depth	0
Taxable	0	Senior	0	Total Number of Buildings	0
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
				Total Buildings Sq Ft	0
				1st Year Building on Tax Roll	0
				Historic District	No

Property Value History

Parcel Value History for Parcel 31-45-24-07-0000M.00CE



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

FOR THE EXCLUSIVE USE OF:
- WCI COMMUNITIES, INC.

* THIS IS NOT A SURVEY *

BY:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5743

DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE TABLE

Line	Bearing	Distance
L1	S.78°30'30"W.	97.63'
L2	S.77°48'18"W.	95.12'
L3	S.88°05'17"W.	101.75'
L4	N.87°28'13"W.	93.35'
L5	N.81°34'12"W.	93.35'
L6	N.75°50'07"W.	93.35'
L7	N.85°33'34"W.	93.35'
L8	N.86°27'51"W.	281.52'
L9	N.74°04'13"W.	31.75'
L10	N.40°12'03"E.	42.80'
L11	N.88°46'32"E.	101.08'
L12	N.89°06'58"E.	182.82'
L13	N.74°27'10"E.	281.33'
L14	S.84°24'45"E.	45.67'
L15	S.55°54'18"E.	60.89'
L16	S.44°51'22"E.	59.47'
L17	S.38°58'54"E.	120.04'
L18	S.40°14'07"E.	57.15'
L19	S.63°18'58"E.	103.32'
L20	S.38°10'28"E.	56.10'

LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD BOOK
- P.C. = PAGE
- P.B. = PLAT BOOK
- P.U.E. = PUBLIC UTILITY EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- U.E. = UTILITY EASEMENT
- C.C. = COUNTRY CLUB

TITLE: SKETCH OF DESCRIPTION			
 METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS T.B.M. 7071		10670 S. CLEVELAND AVENUE SUITE 100 FORT MYERS, FLORIDA 33807 PHONE: (239) 275-8575 FAX: (239) 275-8497 www.metronllc.com	
FILE NAME: 3068SK28.DWG	FIELD BOOK/PHONE: N/A	PROJECT NO.: 3068	SHEET: 2 OF 2
SKETCH DATE: 11-16-2008	DRAWN BY: DESB	SCALE: 1" = 200'	CHECKED BY: SMS
(S-T-R) 30-45-24			



METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "B")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "B", GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE AS RECORDED IN PLAT BOOK 58, PAGES 1 THROUGH 4 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 193 OF SAID GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE; THENCE ALONG THE NORTH LINE OF LOTS 192, 191, 190, 189, 188, 187, 186, 185, 184, 183 & 182 OF SAID GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE FOR THE FOLLOWING (9) COURSES; (1) THENCE S.78°30'30"W. FOR 97.63 FEET; (2) THENCE S.77°48'16"W. FOR 95.12 FEET; (3) THENCE S.88°04'17"W. FOR 101.75 FEET; (4) THENCE N.87°28'13"W. FOR 93.32 FEET; (5) THENCE N.81°34'12"W. FOR 93.33 FEET; (6) THENCE N.75°50'07"W. FOR 93.33 FEET; (7) THENCE N.69°53'54"W. FOR 93.31 FEET; (8) THENCE N.66°27'51"W. FOR 294.59 FEET; (9) THENCE N.74°04'43"W. FOR 21.78 FEET; THENCE N.40°12'03"E. LEAVING SAID NORTH LINE FOR 42.80 FEET; THENCE N.88°46'52"E. FOR 101.05 FEET; THENCE N.89°06'58"E. FOR 182.92 FEET; THENCE N.74°27'10"E. FOR 281.33 FEET; THENCE S.84°24'45"E. FOR 45.67 FEET; THENCE S.59°54'18"E. FOR 50.90 FEET; THENCE S.44°51'22"E. FOR 59.47 FEET; THENCE S.38°55'54"E. FOR 120.04 FEET; THENCE S.40°14'07"E. FOR 57.13 FEET; THENCE S.63°16'59"E. FOR 103.32 FEET; THENCE S.36°10'26"E. FOR 58.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 185,448 SQUARE FEET OR 4.26 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 192 AS BEARING S.78°30'30"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 1 OF 2

3089sk28.doc

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

Property Data for Parcel 31-45-24-07-00000.00CE

Owner Of Record

WCI COMMUNITIES INC
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

Site Address

SUBMERGED
FORT MYERS FL 33908

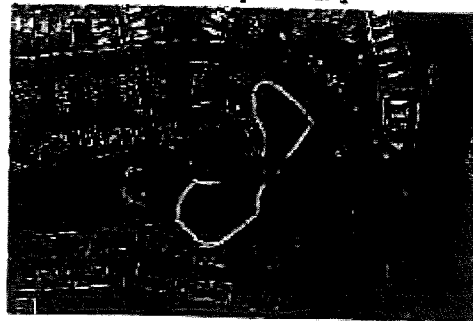
Legal Description

GULF HARBOUR YACHT +
COUNTRY CLUB P855 PGS 6-27
TRACT O LESS SPLITS + CONDOS

Classification / DOR Code

RIVERS, LAKES, SUBMERGED LAND / 95

[Tax Map Viewer]



[Pictometry Aerial Viewer]



Property Values (2011 Tax Roll)

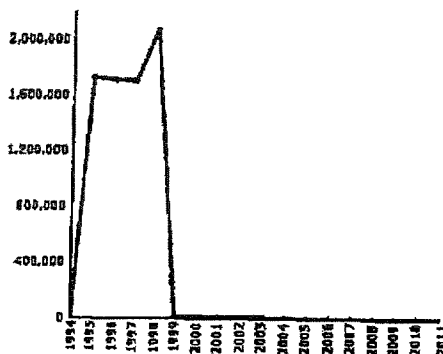
Exemptions

Attributes

Just	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	Widow / Widower	0 / 0	Units	5.14
Portability Applied	Disability	0	Frontage	0
Cap Assessed	Wholly	0	Depth	0
Taxable	Senior	0	Total Number of Buildings	0
Cap Difference	Agriculture	0	Total Bedrooms / Bathrooms	0 / 0
			Total Buildings Sq Ft	0
			1st Year Building on Tax Roll	0
			Historic District	No

Property Value History

Parcel Value History for Parcel 31-45-24-07-00000.00CE



Just
Market Assessed
Capped (SOH)
Taxable

Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
1994	0	0	0	0	ROLL
1995	1,732,500	1,732,500	1,732,500	1,732,500	ROLL
1996	1,714,500	1,714,500	1,714,500	1,714,500	ROLL
1997	1,701,650	1,701,650	1,701,650	1,701,650	ROLL
1998	2,076,050	2,076,050	2,076,050	2,076,050	ROLL
1999	820	820	820	820	ROLL
2000	820	820	820	820	ROLL
2001	820	820	820	820	ROLL
2002	820	820	820	820	ROLL
2003	820	820	820	820	ROLL
2004	0	0	0	0	ROLL
2005	0	0	0	0	ROLL
2006	0	0	0	0	ROLL
2007	0	0	0	0	ROLL
2008	0	0	0	0	ROLL
2009	0	0	0	0	SOH
2010	0	0	0	0	SOH
2011	0	0	0	0	ROLL

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (I.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead*

SKETCH TO ACCOMPANY DESCRIPTION

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

LINE TABLE

Line	Bearing	Distance
L1	N.40°33'21"W.	38.143'
L2	S.48°06'01"W.	41.03'
L3	S.31°51'05"W.	84.47'
L4	S.48°18'30"W.	83.00'
L5	S.49°18'30"W.	33.00'
L6	S.35°55'15"W.	84.71'
L7	S.37°38'12"W.	32.98'
L8	S.08°44'25"W.	35.75'
L9	S.01°35'48"W.	53.85'
L10	S.59°48'05"W.	142.77'
L11	S.59°48'05"W.	20.20'
L12	S.73°30'49"W.	48.55'
L13	N.86°23'59"W.	48.70'
L14	N.87°22'15"W.	48.61'
L15	N.47°40'08"W.	28.52'
L16	N.22°34'37"W.	17.12'
L17	S.87°22'04"W.	10.44'
L18	N.01°28'17"W.	28.00'
L19	N.39°01'04"E.	44.37'
L20	N.80°28'40"E.	88.51'
L21	N.34°33'18"W.	81.22'
L22	N.04°51'43"E.	127.15'
L23	S.40°53'21"E.	86.97'

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORD BOOK
P.G. = PAGE
P.B. = PLAT BOOK
P.U.E. = PUBLIC UTILITY EASEMENT
FPL = FLORIDA POWER & LIGHT COMPANY
U.E. = UTILITY EASEMENT

FOR THE EXCLUSIVE USE OF:

- WCJ COMMUNITIES, INC.

* THIS IS NOT A SURVEY *
By:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS/ 5743

DATE SIGNED: _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

TITLE: SKETCH OF DESCRIPTION			
 METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LB# 7071		18870 S. CLEVELAND AVENUE SUITE 305 FORT MYERS, FLORIDA 33907 PHONE: (239) 875-0578 FAX: (239) 875-8487 www.metronfl.com	
FILE NAME	FIELD BOOK/PAGE	PROJECT NO.	DATE
3069SK38.DWG	N/A	3069	1 OF 2
CREATED DATE	ANALYST	SCALE	CHECKED BY
11-15-2006	DESJ	1" = 200'	SJS
			31-15-24

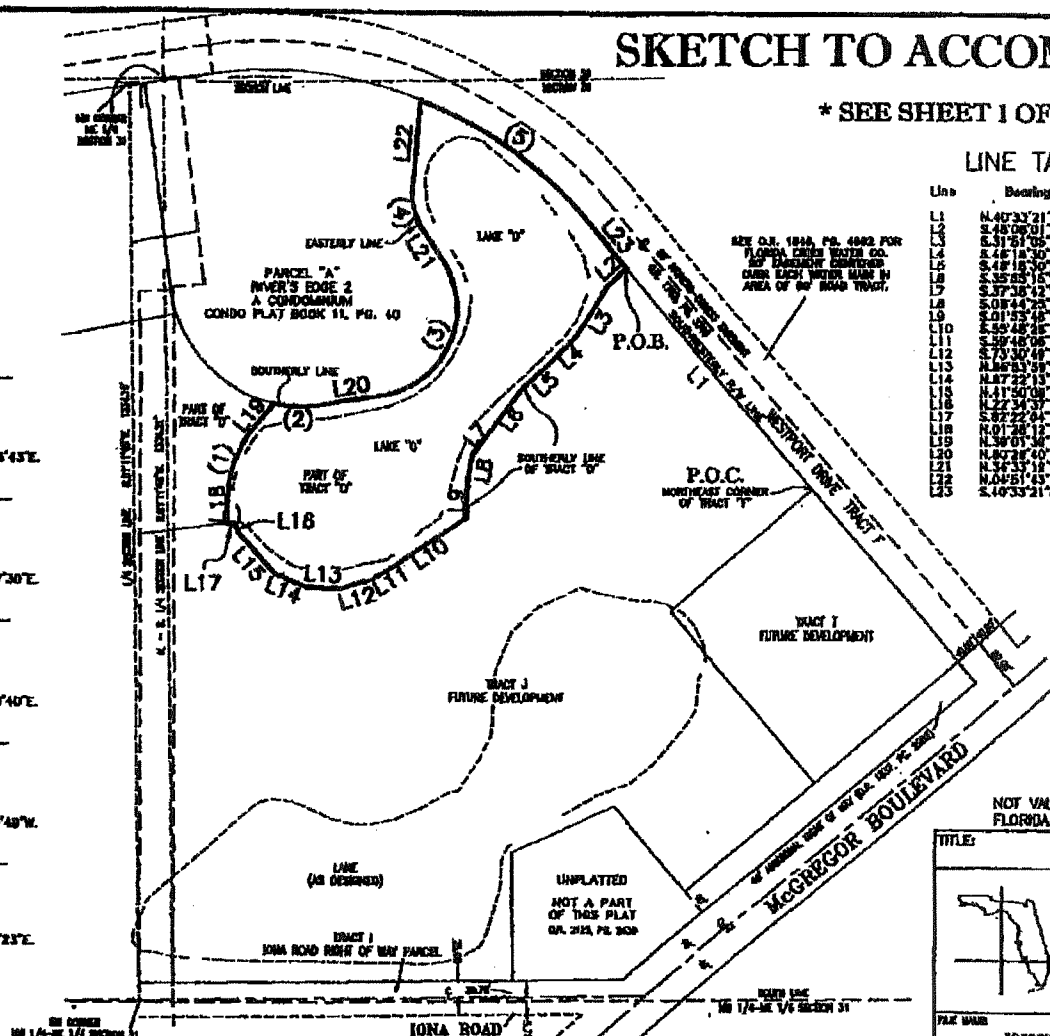
Curve number 1
Radius= 170.00'
Delta= 49°28'51"
Arc= 120.18'
Tangent= 82.71'
Chord= 117.67'
Chord Brg.= N.18°46'43"E.

Curve number 2
Radius= 185.00'
Delta= 21°31'39"
Arc= 73.82'
Tangent= 37.07'
Chord= 72.84'
Chord Brg.= S.85°47'30"E.

Curve number 3
Radius= 127.00'
Delta= 118°00'00"
Arc= 254.81'
Tangent= 199.35'
Chord= 214.22'
Chord Brg.= N.32°58'40"E.

Curve number 4
Radius= 85.00'
Delta= 38°25'01"
Arc= 68.46'
Tangent= 30.45'
Chord= 67.33'
Chord Brg.= N.14°50'48"W.

Curve number 5
Radius= 510.00'
Delta= 28°29'05"
Arc= 304.67'
Tangent= 183.88'
Chord= 298.60'
Chord Brg.= S.3°43'23"E.





METRON

SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LAKE "O")

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF TRACT "O", GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, PAGES 6 THROUGH 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "T" OF SAID GULF HARBOUR YACHT AND COUNTRY CLUB; THENCE N.40°33'21"W. ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WESTPORT DRIVE FOR 383.43 FEET TO THE SOUTHERLY LINE OF SAID TRACT "O" ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE OF SAID TRACT "O" FOR THE FOLLOWING (16) COURSES; (1) THENCE S.48°06'01"W. FOR 41.03 FEET; (2) THENCE S.31°51'06"W. FOR 84.47 FEET; (3) THENCE S.46°18'30"W. FOR 55.00 FEET; (4) THENCE CONTINUE S.46°18'30"W. ALONG SAID LINE FOR 55.00 FEET; (5) THENCE S.35°55'15"W. FOR 84.71 FEET; (6) THENCE S.37°38'42"W. FOR 32.89 FEET; (7) THENCE S.08°44'25"W. FOR 35.73 FEET; (8) THENCE S.01°53'48"W. FOR 53.65 FEET; (9) THENCE S.55°48'28"W. FOR 142.77 FEET; (10) THENCE S.59°48'06"W. FOR 20.20 FEET; (11) THENCE S.73°30'49"W. FOR 48.95 FEET; (12) THENCE N.86°53'59"W. FOR 49.70 FEET; (13) THENCE N.87°22'13"W. FOR 48.67 FEET; (14) THENCE N.41°50'09"W. FOR 78.32 FEET; (15) THENCE N.22°34'37"W. FOR 17.12 FEET; (16) THENCE S.82°22'04"W. FOR 10.64 FEET; THENCE N.01°28'12"W. FOR 26.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°29'51" FOR 120.16 FEET; THENCE N.39°01'39"E. FOR 48.37 FEET TO THE SOUTHERLY LINE OF PARCEL "A" RIVERS EDGE 2 CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGE 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA ALSO BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.11°58'19"E., A RADIAL DISTANCE OF 195.00 FEET; THENCE EASTERLY ALONG THE ARC AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 21°31'39" FOR 73.27 FEET; THENCE N.80°28'40"E. ALONG SAID SOUTHERLY LINE OF PARCEL "A" FOR 88.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 127.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID PARCEL "A" THROUGH A CENTRAL ANGLE OF 115°00'00" FOR 254.91 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "A" FOR THE FOLLOWING (3) COURSES; (1) THENCE N.34°33'19"W. FOR 52.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°25'01" FOR 68.48 FEET; (3) THENCE N.04°51'43"E. FOR 127.15 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WESTPORT DRIVE ALSO BEING A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.21°08'34"W., A RADIAL DISTANCE OF 610.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 28°20'05" FOR 301.67 FEET; THENCE S.40°33'21"E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 89.97 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 158,888 SQUARE FEET OR 3.67 ACRES, MORE OR LESS.

SHEET 1 OF 3

10970 S.CLEVELAND AVE., SUITE #805 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WESTPORT DRIVE AS BEARING N.40°33'21"W.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

3069sk38.doc

SHEET 2 OF 3

10870 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 •
PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE

A REPLAT OF TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z, GULF HARBOUR YACHT AND COUNTRY CLUB, AS RECORDED IN PLAT BOOK 55, AT PAGES 6 THRU 27, LEE COUNTY, FLORIDA PUBLIC RECORDS, LYING IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

PLAT BOOK 56 PAGE 1

SHEET 1 OF 4

K&T

SURVEY GROUP, INC.

LAND SURVEYORS
10181-C SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33912
(813) 275-4440

NOTICE:

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE AND SEWER FACILITIES.

Petition to Vacate
Petition No: 2003-00036
Description: 12ft wide drainage & public utility easement; See CCMB
Date of Approval: 10/14/03
Resolution No: 03-10-13
CCMB 2003R Page: 688
Recorded on: 10/20/03 OR Book: 4097
Page: 1329-1332

DESCRIPTION:

TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z OF GULF HARBOUR YACHT AND COUNTRY CLUB, A SUBDIVISION AS RECORDED IN PLAT BOOK 55 AT PAGES 6 THRU 27 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EASEMENT DEDICATION:

THERE IS A 12 FOOT WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT, LYING 8 FEET ON EACH SIDE OF THE SEWELINES OF EACH LOT, EXCEPT AS NOTED ON PLAT.

THERE IS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE STREET BOUNDARY OF EACH TRACT AND LOT.

ROAD RIGHT OF WAYS ARE DRAINAGE AND PUBLIC UTILITY EASEMENTS.

THERE IS A 20' LAKE MAINTENANCE EASEMENT ALONG THE LAKE BOUNDARY OF EACH TRACT AND LOT.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SUN CITY CENTER CORP., A DELAWARE CORPORATION, THE OWNER OF THE HEREIN DESCRIBED LANDS, HAS CAUSED THIS PLAT OF GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE, A REPLAT OF TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z, GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, AT PAGES 6 THRU 27, LEE COUNTY, FLORIDA PUBLIC RECORDS, TO BE MADE AND DOES HEREBY DEDICATE ALL ROADWAYS, TRACT A, ALL LAKE MAINTENANCE EASEMENTS AND ALL DRAINAGE EASEMENTS UNTO GULF HARBOUR MANAGEMENT ASSOCIATION, INC., AND ALL UTILITY EASEMENTS UNTO THE PERPETUAL USE OF THE PUBLIC. HEREBY REVOKING, VACATING, AND ABROGATING ANY PLAT OR PLATS OF ANY PART OF SAID LANDS HERETOFORE MADE.

IN WITNESS WHEREOF FRANK KURCHINSKI, SENIOR VICE PRESIDENT, SUN CITY CENTER CORP., HAS CAUSED THIS DEDICATION TO BE MADE AND HEREUNTO SET HIS HAND THIS 26th DAY OF JULY A.D. 1994.

SUN CITY CENTER CORP.

BY FRANK KURCHINSKI
NAME FRANK KURCHINSKI
SENIOR VICE PRESIDENT

WITNESS
NAME STACY A. ELVIS

WITNESS
NAME FRANK D. LEARNED

CORP SEAL

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF JULY A.D. 1994, BY FRANK KURCHINSKI, SENIOR VICE PRESIDENT, SUN CITY CENTER CORP., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION ON BEHALF OF THE CORPORATION AND THE EXECUTION THEREOF WAS HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES HEREIN MENTIONED AND AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION.

NOTARY PUBLIC - STATE OF FLORIDA
NAME DATRICIA L. GARNER
COMMISSION NOVEMBER 10, 2002
MY COMMISSION EXPIRES

NOTARY SEAL

MORTGAGEE CONSENT

KNOWN ALL MEN BY THESE PRESENTS THAT THE FIRST NATIONAL BANK OF BOSTON, N.A., HOLDER OF A CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 2407 AT PAGES 1770 THROUGH 1779, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA ON THE HEREIN DESCRIBED LANDS DOES HEREBY JOIN IN AND CONSENT TO THE PLAT DEDICATIONS APPEARING HEREON THIS 26th DAY OF JULY A.D. 1994.

FIRST NATIONAL BANK OF BOSTON, N.A.

BY Paul F. Dwyer
VICE PRESIDENT
PAUL F. DWYER

WITNESS
NAME Michael Whiting

WITNESS
NAME Kevin C. Haer

MORTGAGEE ACKNOWLEDGEMENT:

STATE OF GEORGIA, COUNTY OF DEKALB

THE FOREGOING MORTGAGEE CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF JULY A.D. 1994, BY PAUL F. DWYER, VICE PRESIDENT, FIRST NATIONAL BANK OF BOSTON, N.A., PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

NOTARY PUBLIC - STATE OF GEORGIA
NAME Cheryl Geffron
COMMISSION NOTARY PUBLIC, Fulton County, Georgia
My Commission Expires May 24, 2005
MY COMMISSION EXPIRES

NOTARY SEAL

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE A REPLAT OF TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z, GULF HARBOUR YACHT AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 55, AT PAGES 6 THRU 27, LEE COUNTY, FLORIDA PUBLIC RECORDS, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

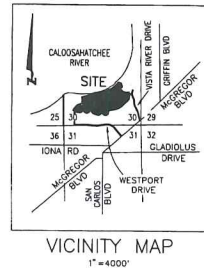
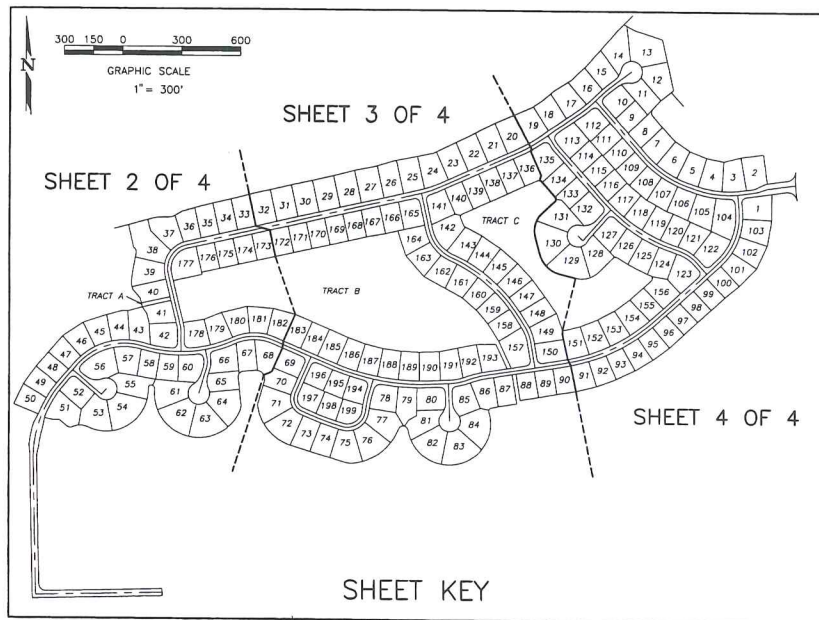
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

NAME Kenneth E. Trask

DATE JULY 26, 1994

PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 4684

SEAL



LINETYPE KEY:

----- SHEET MATCHLINES
----- SHEET MATCHLINES AND LOT BOUNDARIES

NOTES & LEGEND:

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 30 AS BEARING N0123°47'W (FLORIDA COORDINATE SYSTEM, WEST ZONE).
ALL SEE LOT LINES ARE ADJACENT TO CURVE OF ROAD RIGHT OF WAYS UNLESS OTHERWISE NOTED AS NON-ADJACENT (N.A.).

CH&CC - GULF HARBOUR YACHT AND COUNTRY CLUB
(N.R.) - NON-ROAD
C1 - INDICATES CURVE NUMBER ONE
L1 - INDICATES LINE NUMBER ONE
DE - DRAINAGE EASEMENT
LME - LAKE MAINTENANCE EASEMENT

□ - INDICATES FOUND 4"x4" CONCRETE MONUMENT AND DISK
⊙ - INDICATES SET PERMANENT CONTROL POINT (P.C.P.), MONUMENT AND BRASS DISK BEARING THE SURVEYOR'S CERTIFICATE NUMBER
■ - INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.), CONCRETE MONUMENT WITH METAL DISK IN TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER
• - INDICATES BEGINNING OF CURVE OR ANGLE BREAK

CLERK'S CERTIFICATION:

3674029

I HEREBY CERTIFY THAT THIS PLAT OF GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE, A REPLAT OF TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z OF GULF HARBOUR YACHT AND COUNTRY CLUB, AS RECORDED IN PLAT BOOK 55, AT PAGES 6 THRU 27, LEE COUNTY, FLORIDA PUBLIC RECORDS, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

RECORDING AT 3:05 PM THIS 27th DAY OF JULY A.D. 1994 AND ONLY RECORDED IN PLAT BOOK 56 AT PAGE(S) 1 OF THE PUBLIC RECORDS OF LEE COUNTY.

NAME Charlie Green
CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY

SEAL

APPROVALS:

THIS PLAT IS ACCEPTED THIS 12th DAY OF SEPTEMBER A.D. 1994, IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

NAME Ray Storaas CLERK OF COURT
NAME Charlie Green

NAME Robert D. White DIRECTOR, DIVISION OF DEVELOPMENT SERVICES
NAME Walter J. McCarthy

NAME Mary Gibbs DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
NAME MARY GIBBS

SEAL

ADD 2012-00041

EXHIBIT
AA-3.D.2

GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE

A REPLAT OF TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z, GULF HARBOUR YACHT AND COUNTRY CLUB,
AS RECORDED IN PLAT BOOK 55, AT PAGES 6-27, LEE COUNTY, FLORIDA PUBLIC RECORDS, LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 55 PAGE 27

SHEET 2 OF 4

K&T

SURVEY GROUP, INC.

LAND SURVEYORS
10181-C SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33912
(813) 275-4440

100 50 0 100 200

GRAPHIC SCALE

1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 63°51'47"W	62.31'
L2	S 40°24'10"W	37.50'
L3	N 40°24'10"E	54.06'
L4	N 44°30'12"E	17.74'
L5	N 87°40'41"E	3.56'
L6	N 77°30'05"E	35.60'
L7	N 89°21'07"E	37.92'
L8	N 73°40'33"E	76.24'
L9	N 12°55'53"W	56.32'
L10	N 35°40'21"W	42.36'
L11	S 12°55'53"E	26.00'
L12	N 12°55'53"W	46.00'
L13	N 30°14'54"W	41.64'
L14	N 38°51'20"W	20.87'
L15	N 17°28'38"W	12.91'
L16	N 12°55'53"W	15.69'
L17	N 04°58'15"E	50.18'
L18	N 10°23'21"E	88.65'
L19	N 10°23'21"E	22.07'
L20	N 12°55'53"W	116.46'
L21	N 75°17'23"E	54.40'
L22	N 75°59'02"E	47.04'
L23	N 75°59'02"E	47.44'
L24	N 89°10'15"E	76.58'
L25	N 60°12'15"E	17.85'
L26	N 60°12'15"E	43.11'
L27	N 74°59'02"E	65.84'
L28	N 74°59'02"E	20.67'
L29	N 75°59'02"E	74.38'
L30	N 75°59'14"E	16.60'
L31	N 76°23'14"E	78.42'
L32	N 76°23'14"E	26.14'
L33	N 76°10'17"E	68.88'
L34	N 84°01'40"E	59.12'
L35	N 05°28'20"E	15.43'
L36	N 44°50'42"E	14.87'
L37	S 06°12'09"E	60.72'
L38	S 06°12'09"E	10.15'
L39	S 01°13'13"E	35.00'
L40	N 17°46'45"E	43.98'
L41	N 04°55'50"W	42.31'
L42	N 28°17'40"E	36.76'
L43	N 09°55'39"E	25.00'
L44	S 80°04'22"E	12.40'
L45	N 61°54'05"W	36.04'
L46	S 89°58'22"E	25.26'
L47	S 45°23'11"E	13.02'
L48	N 49°35'50"W	22.01'
L49	N 19°31'31"E	35.23'
L50	N 19°31'31"E	41.65'
L51	S 11°23'54"E	51.12'
L52	S 11°23'54"E	51.12'
L53	S 14°50'58"E	51.12'

TRACT "C"
G.H.Y. & C.C.
PLAT BOOK 55, PAGES 6-27

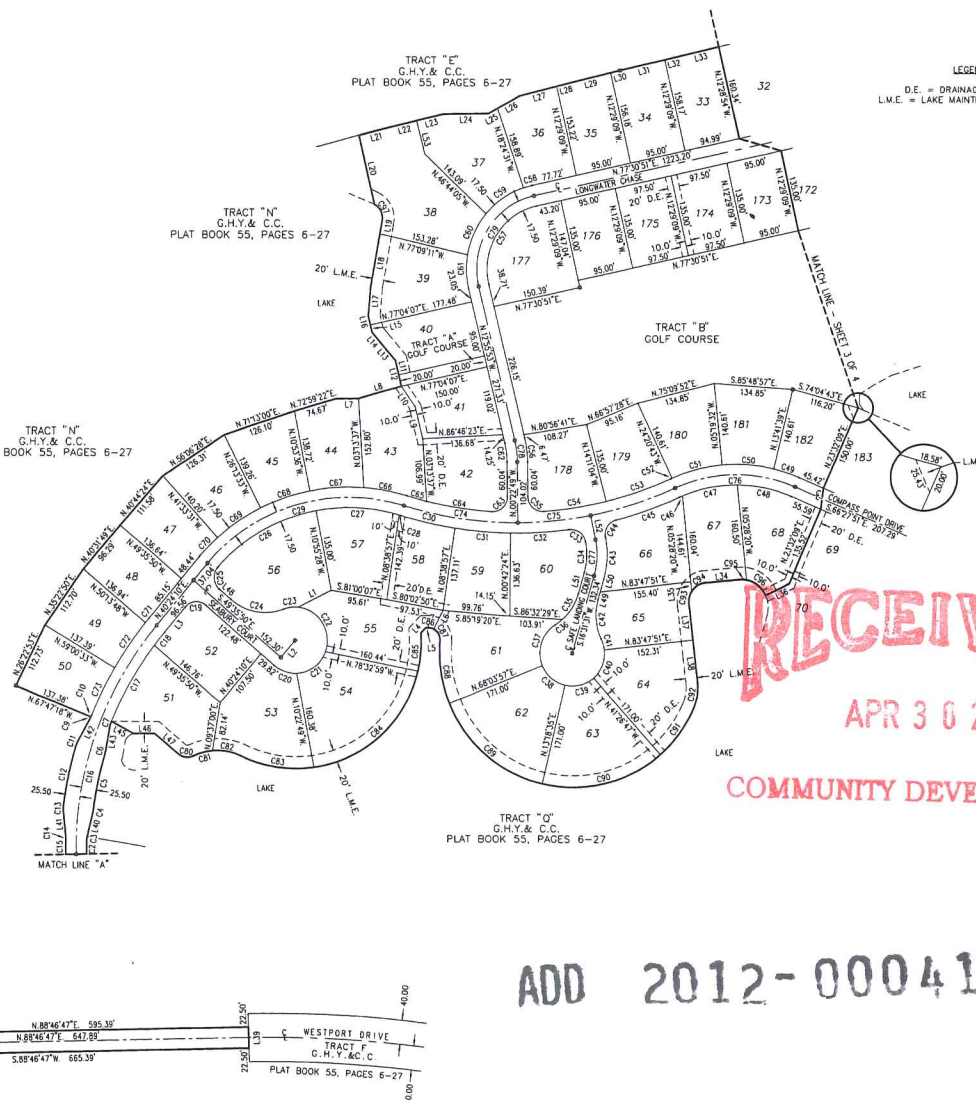
TRACT "C"
G.H.Y. & C.C.
PLAT BOOK 55, PAGES 6-27

TRACT "N"
G.H.Y. & C.C.
PLAT BOOK 55, PAGES 6-27

TRACT "N"
G.H.Y. & C.C.
PLAT BOOK 55, PAGES 6-27

TRACT "E"
G.H.Y. & C.C.
PLAT BOOK 55, PAGES 6-27

TRACT "O"
G.H.Y. & C.C.
PLAT BOOK 55, PAGES 6-27



LEGEND
D.E. = DRAINAGE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT

CURVE TABLE

NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	35.00'	90°00'00"	54.98'	49.50'	N 45°13'13"W
2	965.00'	02°15'19"	20.02'	20.00'	N 00°10'34"W
3	50.00'	12°24'32"	10.83'	10.81'	N 07°04'22"E
4	55.50'	09°54'38"	6.37'	6.37'	S 08°29'20"W
5	55.50'	10°02'26"	6.37'	6.37'	N 1°46'45"E
6	55.50'	08°55'49"	6.37'	6.37'	S 13°23'32"E
7	50.00'	12°26'12"	11.05'	11.01'	N 1°46'45"E
8	20.00'	80°08'00"	27.97'	25.75'	N 49°59'38"E
9	50.00'	03°22'28"	2.94'	2.94'	S 22°55'13"W
10	50.00'	03°07'20"	2.64'	2.64'	S 27°07'02"E
11	1159.11'	11°59'11"	11.61'	11.59'	N 22°38'11"E
12	608.00'	09°43'39"	103.23'	103.10'	N 11°46'45"E
13	55.50'	11°47'56"	11.43'	11.41'	S 01°00'58"E
14	50.00'	08°05'41"	5.35'	5.32'	N 1°46'45"E
15	800.00'	02°25'54"	25.48'	25.46'	N 00°00'16"W
16	582.50'	41°57'24"	423.16'	413.92'	N 1°35'24"E
17	582.50'	14°57'12"	147.48'	147.04'	N 30°02'58"E
18	582.50'	03°23'09"	28.46'	28.45'	N 38°39'35"E
19	25.00'	90°00'00"	39.27'	35.36'	N 85°24'10"E
20	55.00'	47°58'44"	41.27'	40.27'	S 71°04'17"E
21	55.00'	67°32'24"	64.91'	61.21'	S 52°38'47"E
22	55.00'	103°38'28"	99.49'	86.47'	N 31°59'14"W
23	55.00'	06°58'28"	25.85'	25.81'	S 84°43'50"E
24	99.00'	81°08'03"	96.03'	91.54'	N 04°00'51"W
25	25.00'	91°08'18"	15.77'	15.70'	N 04°00'40"E
26	300.00'	37°27'03"	193.03'	168.18'	N 68°18'30"E
27	300.00'	27°17'56"	142.94'	141.99'	S 87°15'30"E
28	300.00'	00°36'52"	3.22'	3.22'	S 73°19'08"E
29	317.50'	06°37'09"	308.96'	346.56'	N 1°10'45"E
30	667.50'	08°07'30"	94.68'	94.58'	S 77°04'10"E
31	667.50'	08°09'28"	95.03'	94.95'	S 85°13'04"E
32	667.50'	08°10'50"	100.03'	98.94'	N 88°24'48"E
33	667.50'	08°12'04"	37.60'	37.60'	S 54°47'45"E
34	107.25'	107°24'52"	52.45'	52.45'	S 52°24'24"E
35	90.00'	32°45'18"	51.45'	50.75'	S 32°54'11"W
36	90.00'	08°53'44"	17.4'	17.4'	S 53°38'40"E
37	55.00'	80°36'38"	77.38'	71.15'	S 18°22'16"W
38	55.00'	54°45'22"	58.58'	54.98'	S 49°18'58"E
39	55.00'	54°45'22"	52.58'	50.58'	N 75°55'54"E
40	55.00'	54°45'22"	52.58'	50.58'	N 21°10'37"E
41	55.00'	18°23'22"	18.84'	18.56'	N 15°54'27"E
42	80.00'	42°09'03"	66.21'	64.73'	N 04°33'00"W
43	142.50'	28°04'41"	68.83'	61.14'	S 02°29'11"W
44	25.00'	86°38'08"	37.80'	34.30'	N 31°45'55"E
45	667.50'	09°53'52"	115.31'	115.16'	S 70°08'50"W
46	232.50'	01°22'10"	5.56'	5.56'	N 65°33'13"E
47	232.50'	23°42'51"	96.23'	95.54'	N 78°24'47"E
48	232.50'	23°42'51"	94.41'	93.77'	S 78°03'51"E
49	267.50'	09°50'31"	45.85'	45.89'	N 71°23'08"W
50	267.50'	19°01'11"	88.80'	88.39'	S 65°48'57"E
51	267.50'	07°08'00"	2.19'	2.19'	S 75°09'52"W
52	632.50'	10°37'48"	117.35'	117.18'	S 70°30'00"W
53	632.50'	09°47'32"	108.10'	107.97'	S 80°42'43"W
54	29.00'	84°20'43"	36.57'	36.57'	N 47°23'10"W
55	185.00'	12°33'04"	40.53'	40.45'	S 08°39'21"E
56	107.50'	06°07'45"	168.70'	168.70'	S 13°17'28"E
57	142.50'	05°55'22"	14.72'	14.72'	S 74°33'10"W
58	142.50'	07°07'46"	79.95'	79.95'	S 55°55'17"W
59	142.50'	30°29'05"	75.65'	74.77'	S 23°02'21"W
60	142.50'	22°45'41"	56.61'	56.24'	S 01°33'02"E
61	150.00'	12°15'04"	32.86'	32.79'	S 06°39'21"E
62	25.00'	84°20'43"	41.02'	35.57'	S 46°37'31"W
63	107.50'	12°15'04"	112.70'	112.65'	N 10°15'37"E
64	632.50'	03°08'56"	34.76'	34.76'	N 74°35'08"W
65	335.00'	12°48'48"	74.73'	74.73'	N 87°24'24"E
66	335.00'	15°46'03"	82.19'	81.90'	S 86°17'53"W
67	335.00'	15°16'16"	82.29'	82.29'	N 47°48'43"E
68	335.00'	15°16'16"	89.30'	89.04'	S 55°30'23"W
69	335.00'	07°00'01"	43.63'	43.63'	S 44°08'11"E
70	600.00'	06°55'59"	9.63'	9.63'	S 33°58'58"W
71	600.00'	08°45'56"	87.70'	87.70'	S 38°08'58"W
72	600.00'	08°29'25"	88.85'	88.77'	S 28°28'33"W
73	650.00'	17°22'06"	196.29'	196.29'	S 22°41'45"E
74	650.00'	11°01'02"	125.00'	124.80'	N 84°06'38"E
75	487.50'	21°07'21"	210.97'	204.76'	N 89°21'30"E
76	250.00'	27°52'51"	60.52'	60.52'	S 02°33'49"W
77	167.50'	12°33'04"	36.69'	36.62'	S 08°39'21"E
78	125.00'	00°28'45"	177.46'	177.46'	N 32°17'28"E
79	25.00'	65°50'46"	28.73'	27.18'	N 82°18'35"W
80	95.00'	19°57'55"	33.10'	33.10'	N 14°45'00"E
81	95.00'	30°40'53"	50.87'	50.27'	S 79°53'37"E
82	215.00'	33°14'43"	124.98'	124.98'	S 81°29'02"E
83	215.00'	68°01'31"	255.28'	240.55'	N 47°36'11"E
84	215.00'	17°07'23"	44.25'	44.25'	S 05°09'33"E
85	20.00'	29°49'24"	10.41'	10.41'	S 05°09'33"E
86	19.00'	67°32'33"	23.57'	22.23'	S 28°43'53"E
87	228.00'	28°58'10"	108.36'	105.40'	S 08°28'12"E
88	228.00'	34°45'22"	215.98'	207.86'	S 49°18'44"E
89	228.00'	54°45'22"	215.98'	207.86'	N 75°55'54"E
90	228.00'	24°50'08"	98.29'	97.52'	N 38°02'39"E
91	85.00'	29°50'14"	43.73'	43.73'	S 05°04'25"W
92	30.00'	38°55'54"	20.38'	19.99'	N 13°15'48"E
93	30.00'	51°41'54"	27.12'	26.21'	N 58°17'42"E
94	45.00'	15°33'36"	12.44'	12.44'	S 87°31'21"E
95	45.00'	54°25'41"	42.75'	41.16'	S 52°21'54"E
96	25.00'	73°04'41"	31.89'	28.77'	S 28°08'00"E

ADD 2012-00041

Petition to Vacate
Petition No. 94-42
Description: 12ft drainage & utility easement
See CCMB
Date of Approval: 3/15/95
Resolution No. 95-03-48
CCMB: 1995R Page: 191
Recorded on: 4/10/95 OR BOOK: 2590
Page: 3138-3142

GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE

A REPLAT OF TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z, GULF HARBOUR YACHT AND COUNTRY CLUB,
AS RECORDED IN PLAT BOOK 55, AT PAGES 6-27, LEE COUNTY, FLORIDA PUBLIC RECORDS, LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 55 PAGE 2

SHEET 3 OF 4

K&T

SURVEY GROUP, INC.

LAND SURVEYORS
10181-C SW LAKE CYPRESS PARKWAY
FORT MYERS, FL 33912
(813) 275-4440

100 50 0 100 200

GRAPHIC SCALE
1" = 100'

LEGEND
D.E. = DRAINAGE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	8000.00	39.27	35.36	5.572999'E	45.64
C2	482.50	62.10	15.52	5.763187'E	38.08
C3	482.50	62.10	15.52	5.763187'E	38.08
C4	517.50	62.37	15.52	5.893405'E	38.10
C5	25.00	85.30	17.31	5.307605'E	80.10
C6	700.00	50.51	61.48	5.632556'E	89.60
C7	735.00	54.18	61.48	5.632556'E	89.60
C8	182.50	41.35	13.75	5.331658'E	33.30
C9	182.50	41.35	13.75	5.331658'E	33.30
C10	787.50	54.59	77.47	5.630517'E	85.43
C11	787.50	54.59	77.47	5.630517'E	85.43
C12	787.50	54.59	77.47	5.630517'E	85.43
C13	787.50	54.59	77.47	5.630517'E	85.43
C14	787.50	54.59	77.47	5.630517'E	85.43
C15	787.50	54.59	77.47	5.630517'E	85.43
C16	787.50	54.59	77.47	5.630517'E	85.43
C17	787.50	54.59	77.47	5.630517'E	85.43
C18	787.50	54.59	77.47	5.630517'E	85.43
C19	787.50	54.59	77.47	5.630517'E	85.43
C20	787.50	54.59	77.47	5.630517'E	85.43
C21	787.50	54.59	77.47	5.630517'E	85.43
C22	787.50	54.59	77.47	5.630517'E	85.43
C23	787.50	54.59	77.47	5.630517'E	85.43
C24	787.50	54.59	77.47	5.630517'E	85.43
C25	787.50	54.59	77.47	5.630517'E	85.43
C26	787.50	54.59	77.47	5.630517'E	85.43
C27	787.50	54.59	77.47	5.630517'E	85.43
C28	787.50	54.59	77.47	5.630517'E	85.43
C29	787.50	54.59	77.47	5.630517'E	85.43
C30	787.50	54.59	77.47	5.630517'E	85.43
C31	787.50	54.59	77.47	5.630517'E	85.43
C32	787.50	54.59	77.47	5.630517'E	85.43
C33	787.50	54.59	77.47	5.630517'E	85.43
C34	787.50	54.59	77.47	5.630517'E	85.43
C35	787.50	54.59	77.47	5.630517'E	85.43
C36	787.50	54.59	77.47	5.630517'E	85.43
C37	787.50	54.59	77.47	5.630517'E	85.43
C38	787.50	54.59	77.47	5.630517'E	85.43
C39	787.50	54.59	77.47	5.630517'E	85.43
C40	787.50	54.59	77.47	5.630517'E	85.43
C41	787.50	54.59	77.47	5.630517'E	85.43
C42	787.50	54.59	77.47	5.630517'E	85.43
C43	787.50	54.59	77.47	5.630517'E	85.43
C44	787.50	54.59	77.47	5.630517'E	85.43
C45	787.50	54.59	77.47	5.630517'E	85.43
C46	787.50	54.59	77.47	5.630517'E	85.43
C47	787.50	54.59	77.47	5.630517'E	85.43
C48	787.50	54.59	77.47	5.630517'E	85.43
C49	787.50	54.59	77.47	5.630517'E	85.43
C50	787.50	54.59	77.47	5.630517'E	85.43
C51	787.50	54.59	77.47	5.630517'E	85.43
C52	787.50	54.59	77.47	5.630517'E	85.43
C53	787.50	54.59	77.47	5.630517'E	85.43
C54	787.50	54.59	77.47	5.630517'E	85.43
C55	787.50	54.59	77.47	5.630517'E	85.43
C56	787.50	54.59	77.47	5.630517'E	85.43
C57	787.50	54.59	77.47	5.630517'E	85.43
C58	787.50	54.59	77.47	5.630517'E	85.43
C59	787.50	54.59	77.47	5.630517'E	85.43
C60	787.50	54.59	77.47	5.630517'E	85.43
C61	787.50	54.59	77.47	5.630517'E	85.43
C62	787.50	54.59	77.47	5.630517'E	85.43
C63	787.50	54.59	77.47	5.630517'E	85.43
C64	787.50	54.59	77.47	5.630517'E	85.43
C65	787.50	54.59	77.47	5.630517'E	85.43
C66	787.50	54.59	77.47	5.630517'E	85.43
C67	787.50	54.59	77.47	5.630517'E	85.43
C68	787.50	54.59	77.47	5.630517'E	85.43
C69	787.50	54.59	77.47	5.630517'E	85.43
C70	787.50	54.59	77.47	5.630517'E	85.43
C71	787.50	54.59	77.47	5.630517'E	85.43
C72	787.50	54.59	77.47	5.630517'E	85.43
C73	787.50	54.59	77.47	5.630517'E	85.43
C74	787.50	54.59	77.47	5.630517'E	85.43
C75	787.50	54.59	77.47	5.630517'E	85.43
C76	787.50	54.59	77.47	5.630517'E	85.43
C77	787.50	54.59	77.47	5.630517'E	85.43
C78	787.50	54.59	77.47	5.630517'E	85.43
C79	787.50	54.59	77.47	5.630517'E	85.43
C80	787.50	54.59	77.47	5.630517'E	85.43
C81	787.50	54.59	77.47	5.630517'E	85.43
C82	787.50	54.59	77.47	5.630517'E	85.43
C83	787.50	54.59	77.47	5.630517'E	85.43
C84	787.50	54.59	77.47	5.630517'E	85.43
C85	787.50	54.59	77.47	5.630517'E	85.43
C86	787.50	54.59	77.47	5.630517'E	85.43
C87	787.50	54.59	77.47	5.630517'E	85.43
C88	787.50	54.59	77.47	5.630517'E	85.43
C89	787.50	54.59	77.47	5.630517'E	85.43
C90	787.50	54.59	77.47	5.630517'E	85.43
C91	787.50	54.59	77.47	5.630517'E	85.43
C92	787.50	54.59	77.47	5.630517'E	85.43
C93	787.50	54.59	77.47	5.630517'E	85.43
C94	787.50	54.59	77.47	5.630517'E	85.43
C95	787.50	54.59	77.47	5.630517'E	85.43
C96	787.50	54.59	77.47	5.630517'E	85.43
C97	787.50	54.59	77.47	5.630517'E	85.43
C98	787.50	54.59	77.47	5.630517'E	85.43
C99	787.50	54.59	77.47	5.630517'E	85.43
C100	787.50	54.59	77.47	5.630517'E	85.43
C101	787.50	54.59	77.47	5.630517'E	85.43
C102	787.50	54.59	77.47	5.630517'E	85.43
C103	787.50	54.59	77.47	5.630517'E	85.43
C104	787.50	54.59	77.47	5.630517'E	85.43
C105	787.50	54.59	77.47	5.630517'E	85.43
C106	787.50	54.59	77.47	5.630517'E	85.43
C107	787.50	54.59	77.47	5.630517'E	85.43
C108	787.50	54.59	77.47	5.630517'E	85.43
C109	787.50	54.59	77.47	5.630517'E	85.43
C110	787.50	54.59	77.47	5.630517'E	85.43
C111	787.50	54.59	77.47	5.630517'E	85.43
C112	787.50	54.59	77.47	5.630517'E	85.43
C113	787.50	54.59	77.47	5.630517'E	85.43
C114	787.50	54.59	77.47	5.630517'E	85.43
C115	787.50	54.59	77.47	5.630517'E	85.43
C116	787.50	54.59	77.47	5.630517'E	85.43
C117	787.50	54.59	77.47	5.630517'E	85.43
C118	787.50	54.59	77.47	5.630517'E	85.43
C119	787.50	54.59	77.47	5.630517'E	85.43
C120	787.50	54.59	77.47	5.630517'E	85.43

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 61°03'54"E	45.64
L2	N 33°25'42"E	38.08
L3	N 76°07'07"E	29.92
L4	N 72°34'44"E	20.42
L5	N 76°23'44"E	20.42
L6	N 76°23'44"E	20.42
L7	N 76°23'44"E	20.42
L8	N 76°23'44"E	20.42
L9	N 76°23'44"E	20.42
L10	N 76°23'44"E	20.42
L11	N 76°23'44"E	20.42
L12	N 76°23'44"E	20.42
L13	N 76°23'44"E	20.42
L14	N 76°23'44"E	20.42
L15	N 76°23'44"E	20.42
L16	N 76°23'44"E	20.42
L17	N 76°23'44"E	20.42
L18	N 76°23'44"E	20.42
L19	N 76°23'44"E	20.42
L20	N 76°23'44"E	20.42
L21	N 76°23'44"E	20.42
L22	N 76°23'44"E	20.42
L23	N 76°23'44"E	20.42
L24	N 76°23'44"E	20.42
L25	N 76°23'44"E	20.42
L26	N 76°23'44"E	20.42
L27	N 76°23'44"E	20.42
L28	N 76°23'44"E	20.42
L29	N 76°23'44"E	20.42
L30	N 76°23'44"E	20.42
L31	N 76°23'44"E	20.42
L32	N 76°23'44"E	20.42
L33	N 76°23'44"E	20.42
L34	N 76°23'44"E	20.42
L35	N 76°23'44"E	20.42
L36	N 76°23'44"E	20.42
L37	N 76°23'44"E	20.42
L38	N 76°23'44"E	20.42
L39	N 76°23'44"E	20.42
L40	N 76°23'44"E	20.42
L41	N 76°23'44"E	20.42
L42	N 76°23'44"E	20.42
L43	N 76°23'44"E	20.42
L44	N 76°23'44"E	20.42
L45	N 76°23'44"E	20.42
L46	N 76°23'44"E	20.42
L47	N 76°23'44"E	20.42
L48	N 76°23'44"E	20.42
L49	N 76°23'44"E	20.42
L50	N 76°23'44"E	20.42
L51	N 76°23'44"E	20.42
L52	N 76°23'44"E	20.42
L53	N 76°23'44"E	20.42
L54	N 76°23'44"E	20.42
L55	N 76°23'44"E	20.42
L56	N 76°23'44"E	20.42
L57	N 76°23'44"E	20.42
L58	N 76°23'44"E	20.42
L59	N 76°23'44"E	20.42
L60	N 76°23'44"E	20.42
L61	N 76°23'44"E	20.42
L62	N 76°23'44"E	20.42
L63	N 76°23'44"E	20.42
L64	N 76°23'44"E	20.42
L65	N 76°23'44"E	20.42
L66	N 76°23'44"E	20.42
L67	N 76°23'44"E	20.42
L68	N 76°23'44"E	20.42
L69	N 76°23'44"E	20.42
L70	N 76°23'44"E	20.42
L71	N 76°23'44"E	20.42
L72	N 76°23'44"E	20.42
L73	N 76°23'44"E	20.42
L74	N 76°23'44"E	20.42
L75	N 76°23'44"E	20.42
L76	N 76°23'44"E	20.42
L77	N 76°23'44"E	20.42
L78	N 76°23'44"E	20.42
L79	N 76°23'44"E	20.42
L80	N 76°23'44"E	20.42
L81	N 76°23'44"E	20.42
L82	N 76°23'44"E	20.42
L83	N 76°23'44"E	20.42
L84	N 76°23'44"E	20.42

RECEIVED
APR 30 2012
COMMUNITY DEVELOPMENT

ADD 2012-00041

GULF HARBOUR YACHT AND COUNTRY CLUB PHASE ONE

A REPLAT OF TRACTS AA, BB, CC, C, L, M, R, S, V, W, X, Y AND Z, GULF HARBOUR YACHT AND COUNTRY CLUB,
AS RECORDED IN PLAT BOOK 55, AT PAGES 6-27, LEE COUNTY, FLORIDA PUBLIC RECORDS, LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 55 PAGE 4

SHEET 4 OF 4

K&T

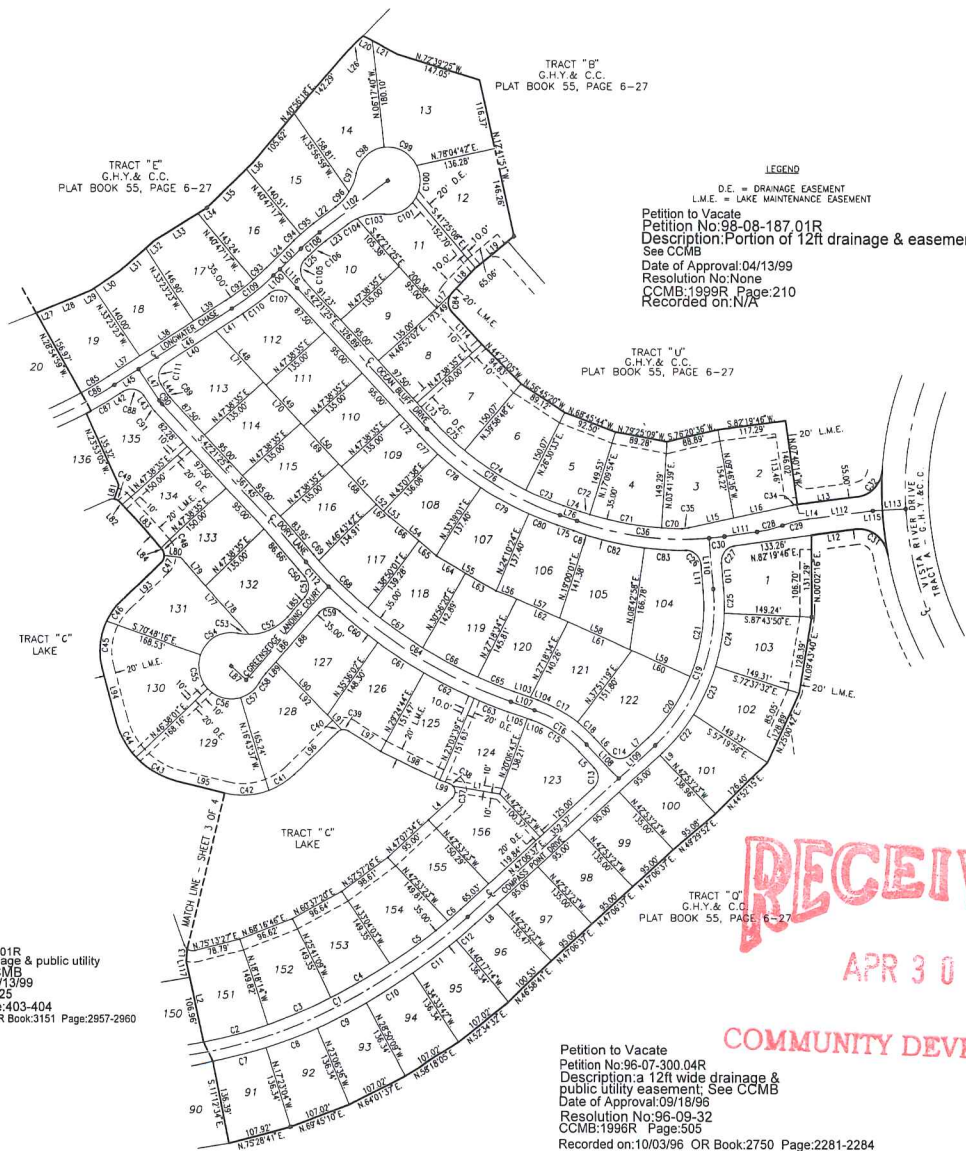
SURVEY GROUP, INC.

LAND SURVEYORS
10181-C SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33912
(813) 275-4440

100 50 0 100 200

GRAPHIC SCALE

1" = 100'



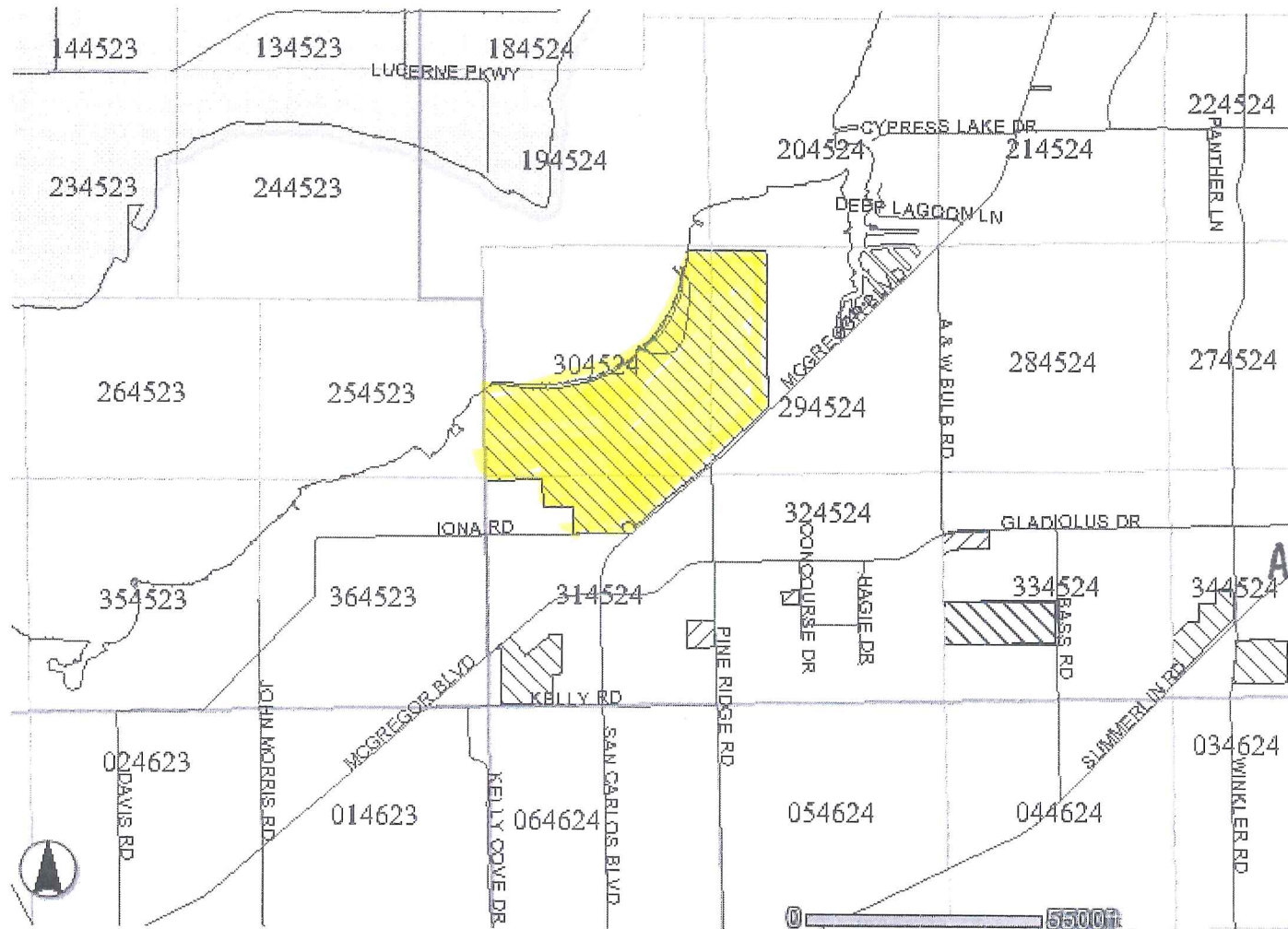
LINE TABLE

LINE	BEARING	DISTANCE
L1	N.82°38'15"W	80.56'
L2	N.78°04'47"E	136.28'
L3	N.02°58'45"E	131.21'
L4	N.02°58'45"E	80.00'
L5	N.47°32'23"W	37.76'
L6	N.47°32'23"W	37.76'
L7	N.47°32'23"W	37.76'
L8	N.47°32'23"W	37.76'
L9	N.47°32'23"W	37.76'
L10	N.04°54'22"E	40.01'
L11	N.04°54'22"E	40.01'
L12	N.82°19'46"E	75.22'
L13	N.82°19'46"E	102.37'
L14	N.82°19'46"E	3.14'
L15	N.72°28'37"E	76.85'
L16	N.72°28'37"E	103.53'
L17	N.47°32'23"W	37.76'
L18	N.47°32'23"W	37.76'
L19	N.47°32'23"W	37.76'
L20	N.47°32'23"W	37.76'
L21	N.47°32'23"W	37.76'
L22	N.47°32'23"W	37.76'
L23	N.47°32'23"W	37.76'
L24	N.47°32'23"W	37.76'
L25	N.47°32'23"W	37.76'
L26	N.47°32'23"W	37.76'
L27	N.47°32'23"W	37.76'
L28	N.47°32'23"W	37.76'
L29	N.47°32'23"W	37.76'
L30	N.47°32'23"W	37.76'
L31	N.47°32'23"W	37.76'
L32	N.47°32'23"W	37.76'
L33	N.47°32'23"W	37.76'
L34	N.47°32'23"W	37.76'
L35	N.47°32'23"W	37.76'
L36	N.47°32'23"W	37.76'
L37	N.47°32'23"W	37.76'
L38	N.47°32'23"W	37.76'
L39	N.47°32'23"W	37.76'
L40	N.47°32'23"W	37.76'
L41	N.47°32'23"W	37.76'
L42	N.47°32'23"W	37.76'
L43	N.47°32'23"W	37.76'
L44	N.47°32'23"W	37.76'
L45	N.47°32'23"W	37.76'
L46	N.47°32'23"W	37.76'
L47	N.47°32'23"W	37.76'
L48	N.47°32'23"W	37.76'
L49	N.47°32'23"W	37.76'
L50	N.47°32'23"W	37.76'
L51	N.47°32'23"W	37.76'
L52	N.47°32'23"W	37.76'
L53	N.47°32'23"W	37.76'
L54	N.47°32'23"W	37.76'
L55	N.47°32'23"W	37.76'
L56	N.47°32'23"W	37.76'
L57	N.47°32'23"W	37.76'
L58	N.47°32'23"W	37.76'
L59	N.47°32'23"W	37.76'
L60	N.47°32'23"W	37.76'
L61	N.47°32'23"W	37.76'
L62	N.47°32'23"W	37.76'
L63	N.47°32'23"W	37.76'
L64	N.47°32'23"W	37.76'
L65	N.47°32'23"W	37.76'
L66	N.47°32'23"W	37.76'
L67	N.47°32'23"W	37.76'
L68	N.47°32'23"W	37.76'
L69	N.47°32'23"W	37.76'
L70	N.47°32'23"W	37.76'
L71	N.47°32'23"W	37.76'
L72	N.47°32'23"W	37.76'
L73	N.47°32'23"W	37.76'
L74	N.47°32'23"W	37.76'
L75	N.47°32'23"W	37.76'
L76	N.47°32'23"W	37.76'
L77	N.47°32'23"W	37.76'
L78	N.47°32'23"W	37.76'
L79	N.47°32'23"W	37.76'
L80	N.47°32'23"W	37.76'
L81	N.47°32'23"W	37.76'
L82	N.47°32'23"W	37.76'
L83	N.47°32'23"W	37.76'
L84	N.47°32'23"W	37.76'
L85	N.47°32'23"W	37.76'
L86	N.47°32'23"W	37.76'
L87	N.47°32'23"W	37.76'
L88	N.47°32'23"W	37.76'
L89	N.47°32'23"W	37.76'
L90	N.47°32'23"W	37.76'
L91	N.47°32'23"W	37.76'
L92	N.47°32'23"W	37.76'
L93	N.47°32'23"W	37.76'
L94	N.47°32'23"W	37.76'
L95	N.47°32'23"W	37.76'
L96	N.47°32'23"W	37.76'
L97	N.47°32'23"W	37.76'
L98	N.47°32'23"W	37.76'
L99	N.47°32'23"W	37.76'
L100	N.47°32'23"W	37.76'
L101	N.47°32'23"W	37.76'
L102	N.47°32'23"W	37.76'
L103	N.47°32'23"W	37.76'
L104	N.47°32'23"W	37.76'
L105	N.47°32'23"W	37.76'
L106	N.47°32'23"W	37.76'
L107	N.47°32'23"W	37.76'
L108	N.47°32'23"W	37.76'
L109	N.47°32'23"W	37.76'
L110	N.47°32'23"W	37.76'
L111	N.47°32'23"W	37.76'
L112	N.47°32'23"W	37.76'
L113	N.47°32'23"W	37.76'
L114	N.47°32'23"W	37.76'
L115	N.47°32'23"W	37.76'
L116	N.47°32'23"W	37.76'
L117	N.47°32'23"W	37.76'
L118	N.47°32'23"W	37.76'
L119	N.47°32'23"W	37.76'
L120	N.47°32'23"W	37.76'
L121	N.47°32'23"W	37.76'
L122	N.47°32'23"W	37.76'
L123	N.47°32'23"W	37.76'
L124	N.47°32'23"W	37.76'
L125	N.47°32'23"W	37.76'
L126	N.47°32'23"W	37.76'
L127	N.47°32'23"W	37.76'
L128	N.47°32'23"W	37.76'
L129	N.47°32'23"W	37.76'
L130	N.47°32'23"W	37.76'
L131	N.47°32'23"W	37.76'
L132	N.47°32'23"W	37.76'
L133	N.47°32'23"W	37.76'
L134	N.47°32'23"W	37.76'
L135	N.47°32'23"W	37.76'
L136	N.47°32'23"W	37.76'
L137	N.47°32'23"W	37.76'
L138	N.47°32'23"W	37.76'
L139	N.47°32'23"W	37.76'
L140	N.47°32'23"W	37.76'
L141	N.47°32'23"W	37.76'
L142	N.47°32'23"W	37.76'
L143	N.47°32'23"W	37.76'
L144	N.47°32'23"W	37.76'
L145	N.47°32'23"W	37.76'
L146	N.47°32'23"W	37.76'
L147	N.47°32'23"W	37.76'
L148	N.47°32'23"W	37.76'
L149	N.47°32'23"W	37.76'
L150	N.47°32'23"W	37.76'
L151	N.47°32'23"W	37.76'
L152	N.47°32'23"W	37.76'
L153	N.47°32'23"W	37.76'
L154	N.47°32'23"W	37.76'
L155	N.47°32'23"W	37.76'
L156	N.47°32'23"W	37.76'
L157	N.47°32'23"W	37.76'
L158	N.47°32'23"W	37.76'
L159	N.47°32'23"W	37.76'
L160	N.47°32'23"W	37.76'
L161	N.47°32'23"W	37.76'
L162	N.47°32'23"W	37.76'
L163	N.47°32'23"W	37.76'
L164	N.47°32'23"W	37.76'
L165	N.47°32'23"W	37.76'
L166	N.47°32'23"W	37.76'
L167	N.47°32'23"W	37.76'
L168	N.47°32'23"W	37.76'
L169	N.47°32'23"W	37.76'
L170	N.47°32'23"W	37.76'
L171	N.47°32'23"W	37.76'
L172	N.47°32'23"W	37.76'
L173	N.47°32'23"W	37.76'
L174	N.47°32'23"W	37.76'
L175	N.47°32'23"W	37.76'
L176	N.47°32'23"W	37.76'
L177	N.47°32'23"W	37.76'
L178	N.47°32'23"W	37.76'
L179	N.47°32'23"W	37.76'
L180	N.47°32'23"W	37.76'
L181	N.47°32'23"W	37.76'
L182	N.47°32'23"W	37.76'
L183	N.47°32'23"W	37.76'
L184	N.47°32'23"W	37.76'
L185	N.47°32'23"W	37.76'
L186	N.47°32'23"W	37.76'
L187	N.47°32'23"W	37.76'
L188	N.47°32'23"W	37.76'
L189	N.47°32'23"W	37.76'
L190	N.47°32'23"W	37.76'
L191	N.47°32'23"W	37.76'
L192	N.47°32'23"W	37.76'
L193	N.47°32'23"W	37.76'
L194	N.47°32'23"W	37.76'
L195	N.47°32'23"W	37.76'
L196	N.47°32'23"W	37.76'
L197	N.47°32'23"W	37.76'
L198	N.47°32'23"W	37.76'
L199	N.47°32'23"W	37.76'
L200	N.47°32'23"W	37.76'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
91	917.50'	17°31'20"	536.81'	529.18'	S.52°14'37"E
92	917.50'	17°31'20"	536.81'	529.18'	S.52°14'37"E
93	900.00'	072°22'54"	115.95'	115.95'	N.00°00'16"E
94	900.00'	072°22'54"	115.95'	115.95'	N.00°00'16"E
95	900.00'	072°22'54"	121.31'	124.21'	N.62°56'17"E
96	900.00'	072°22'54"	121.31'	124.21'	N.62°56'17"E
97	935.00'	05°42'35"	93.37'	93.37'	N.75°28'24"E
98	935.00'	05°42'35"	93.37'	93.37'	N.75°28'24"E
99	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
100	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
101	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
102	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
103	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
104	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
105	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
106	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
107	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
108	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
109	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
110	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
111	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
112	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
113	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
114	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
115	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
116	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
117	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
118	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
119	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
120	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
121	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
122	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
123	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
124	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
125	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
126	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
127	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
128	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
129	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
130	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
131	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
132	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
133	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
134	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
135	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
136	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
137	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
138	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
139	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
140	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
141	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
142	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
143	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
144	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
145	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
146	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
147	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
148	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
149	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
150	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
151	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
152	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
153	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
154	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
155	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
156	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
157	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
158	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
159	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
160	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
161	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
162	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
163	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
164	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
165	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
166	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
167	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
168	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
169	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
170	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
171	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
172	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
173	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
174	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
175	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
176	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
177	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
178	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
179	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
180	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
181	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
182	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
183	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
184	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
185	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
186	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
187	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
188	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
189	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
190	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
191	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
192	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
193	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
194	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
195	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
196	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
197	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
198	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
199	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
200	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
201	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
202	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
203	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
204	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
205	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
206	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
207	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
208	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
209	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
210	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
211	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
212	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
213	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
214	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
215	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
216	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
217	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
218	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
219	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
220	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
221	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
222	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
223	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
224	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
225	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
226	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
227	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
228	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
229	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
230	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
231	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
232	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
233	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
234	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
235	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
236	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
237	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
238	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
239	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
240	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
241	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
242	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
243	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
244	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
245	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
246	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
247	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
248	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
249	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
250	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
251	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
252	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
253	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
254	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
255	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
256	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
257	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
258	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
259	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
260	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
261	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
262	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
263	935.00'	05°42'35"	93.44'	93.40'	N.60°00'17"E
264	935.00'	05°42'35"	93.44'	9	

Lee County Map

**RECEIVED**

APR 30 2012

COMMUNITY DEVELOPMENT

ADD 2012-00041

AA-3.F



EXHIBIT H-1C

Resolution Z-82-112 PUD
Ordinance 82-14 Original PUD ordinance
Ordinance 84-16 Amend PUD
Ordinance 84-30 Amend PUD
Resolution Z-91-032/32A
Ordinance 93-26
Resolution Z-94-005
Administrative Amendment - PUD-97-059
Administrative Amendment - PUD-98-009
Administrative Amendment - PUD 98-007
Resolution Z-00-057/57A
Resolution Z-02-020
Administrative Amendment 2003-00109
Resolution Z-05-068

ADD 2012-00041

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

Exhibit H-1.D

GULF HARBOUR

Index of Development Orders

File No.

83-12-125.00E

84-06-025.00D

84-07-010.00D

89-09-002.00D

92-05-017.01E

92-06-011.00D

93-06-030.00D

94-04-016.00D

94-05-028.00D

94-08-022.00D

94-11-027.00D

95-05-271.02A

95-08-305.00D

95-09-047.00T

95-09-062.00D

96-01-256.00D

96-02-237.00D

96-05-085.00D

97-01-025.00D

97-03-179.00D

97-06-132.00D

97-12-226.00D

98-02-210.00D

98-12-045.00D

99-01-130.00D

DOS2000-00038

DOS2000-00056

DOS2000-00253

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

ADD 2012-00041

Exhibit H-1.D

DOS2000-00275
DOS2002-00244

LDO's

94-07-024.01L
95-08-236.02L
97-10-316.12L
99-04-040.12L
LDO2000-00272
LDO2000-00347
LDO2003-00297
LDO2005-00158
LDO2006-00453
LDO2007-00007
LDO2007-00008
LDO2007-00009
LDO2007-00011
LDO2007-00075

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

ADD 2012-00041

NARRATIVE
EXHIBIT H-2.A

RECEIVED
APR 30 2012

COMMUNITY DEVELOPMENT

Gulf Harbour is a golf course/marina residential community with the zoning district of Planned Unit Development (PUD) regulated by the zoning regulations set forth in Lee County Ordinance 93-26. This request is filed by Gulf Harbour Master Association (hereinafter "GHMA"). The site plan process is set forth in Ordinance 93-26 Section 3 Project Development, subsection Three: B which authorizes changes to the Master Development Plan administratively. The purpose of this request is to supplement the Master Development Plan as last approved by Resolution Z-94-005 on March 24, 1994 with the Gulf Harbour Restoration Plan prepared by Hans Wilson & Associates dated September 9, 2011 (hereinafter "the Plan") which depicts the Lakeshore System and Lake location. Pursuant to Section Three C, the Plan depicts the approximate location of bulk heads, other lake restoration designs and the approximate lakeshore planting location.

Background

Originally the 548 acre community named Rivers Edge Yacht & Country Club, was zoned PUD by Lee County Ordinance 82-14. In 1994, the property was acquired by the predecessor to WCI Communities, Inc. For the purposes of simplicity, WCI Communities, Inc., its predecessors and successors will be referred to in this narrative as WCI. (WCI was later renamed 2009 Real Estate Corporation and is currently known as 2009 Real Estate, LLC.) WCI redesigned a substantial portion of the Rivers Edge community and renamed the community Gulf Harbour Yacht & Country Club (hereinafter referred to as "Gulf Harbour").

The zoning history of the community is set forth in Exhibit H-1-C and the Development Order history is set forth in Exhibit H-1-D which exhibits are incorporated herein.

In 2000 WCI recorded a Declaration of Covenants, Conditions and Restrictions for the operation and management of the Gulf Harbour community. The Gulf Harbour community included sub communities. GHMA had WCI appointed Board of Directors representatives until 2004. In 2004 the majority of the Board were directors elected by the unit owners of Gulf Harbour. The due diligence investigation by the Board of Directors revealed that the actual Lakeshore System was not consistent with the permits that had been issued for the community. The Board of Directors refused to accept turnover of the common areas due to these deficiencies. In October 2006 due to a lack of response by WCI, GHMA filed suit against WCI regarding the Lakeshore System which was not consistent with its permits.

In 2006 Lee County issued a code violation for Case No. 2006-06939 regarding Lakes D, D1 and H. In 2006 Lee County issued code violation for Case No. 2006-07018 regarding Lake I. In 2006 Lee County issued a code violation for Case No. 2006-06929 regarding Lakes J, K and N. In 2006 Lee County issued a code violation for Case No. 2006-09934 regarding Lakes F1. In 2006 Lee County issued a code violation for Case No. 2006-06936 regarding Lakes AB, C, E1 and F.

ADD 2012-00041

Although WCI filed an application to amend the Gulf Harbour PUD and four (4) applications for a Limited Development Orders, those applications were never found to be sufficient. In fact even though WCI was responsible for providing evidence in support of its application, GHMA retained Hans Wilson & Associates to conduct a bathometric survey of each of the lakes which was provided to WCI and to Lee County to assist in the remedy.

On August 4, 2008 WCI filed bankruptcy in Delaware. WCI requested and received lengthy continuances from Lee County regarding its pending zoning application and pending development order applications.

WCI filed a Plan of Reorganization which was approved by the Delaware Bankruptcy Court on August 26, 2009. In summary, the result of the Plan of Reorganization provided that the assets of WCI would be divided so that the assets such as the problem common areas of Gulf Harbour (and other communities) were left in the original WCI (now renamed 2009 Real Estate LLC.) Monetary assets and viable lands to be developed were transferred to a new corporation which also acquired the corporate name WCI.

Lee County notified WCI and held hearings on the five (5) code violations on December 14, 2009. The hearing for Case Nos. 2006-06929, 06934, 06936 and 07018 resulted in a finding of guilt by the Hearing Examiner. Lee County held a hearing on code violation Case No. 2006-06939 on December 14, 2009 which was continued to January 4, 2010 resulting in a finding of guilt by the Hearing Examiner. GHMA was not notified, nor aware of any of the five hearings on the code violations or the Hearing Examiner's decision until weeks after completion of the hearings. In each of the cases a finding of guilt against WCI was issued regarding certain provisions of the Land Development Code with regard to the Lakeshore System in Gulf Harbour and time to abate until April 14, 2010.

An Amended Code Enforcement Order and Order Quashing Earlier Code Enforcement Orders was entered by the Hearing Examiner for each of the five (5) code violations on October 19, 2010 which (1) quashed the five (5) April 15, 2010 code orders imposing a fine and (2) implemented a fine of \$250 per day for each violation.

Upon finalization of the bankruptcy proceeding permitting WCI to escape all responsibility for the Lakeshore System, GHMA recognized that it is the only entity with financial resources to abate each violation and remedy the lakeshore issue. GHMA retained the services of Hans Wilson & Associates and the services of Forestry Resources to prepare plans that would abate the code violations. Lee County reviewed the Plan and found that construction of the Plan would result in abatement of each of the violations. The Plan accurately and sufficiently depicts the Lakeshore System.

GHMA and Lee County entered into an agreement that was presented to the Hearing Examiner on February 27, 2012. The Hearing Examiner issued an Order on February 27, 2012 which recognizes construction of the Plan as abatement of each of the five violations and reduced the fine/lien in each violation to the amount of the prosecution cost. A copy of the Hearing Examiner February 27, 2012 Order is included and incorporated herein. As required by the Order, the amount in the Order for each violation has been paid to Lee County by GHMA. As each violation is abated, the staff will present a release of that respective lien for that

violation to the Hearing Examiner as authorized by the Order dated February 27, 2012 without further hearing.

The purpose of this final plan amendment application is to supplement the Master Development Plan with an accurate depiction of the Lakeshore System. Hans Wilson & Associates has continued to work on the lake restoration plan. This application requests that the Hans Wilson plan consisting of four (4) sheets dated 4/10/2012 be added to the Master Development Plan as a supplement to accurately depict the location and shorelines of the lake system.

PARCEL #: 30-45-24-07-0000B.00CE
30-45-24-07-0000C.00CE
30-45-24-07-0000O.00CE
30-45-24-07-00U00.00CE
30-45-24-07-0000B.0050 (f/k/a 30-45-24-07-0000B.0010)

THIS SPACE FOR RECORDING

BEFORE THE HEARING EXAMINER OF
LEE COUNTY, FLORIDA

LEE COUNTY, FLORIDA

Petitioner,

vs.

2009 REAL ESTATE, LLC,
F/K/A 2009 REAL ESTATE CORPORATION,
F/K/A WCI COMMUNITIES, INC,
AND GULF HARBOUR MANAGEMENT ASSOCIATION
(PREVIOUS OWNER)
GULF HARBOUR MASTER ASSOCIATION, INC
(PROSPECTIVE OWNER)

Respondent

CASE NO.: 2006-06929

2006-06934

2006-06936

2006-07018

2006-06939

AMENDED CODE ENFORCEMENT ORDER

THESE CASES were first heard by the Lee County Hearing Examiner at a public hearing on December 14, 2009, thereafter Orders were entered which found that violations existed on the subject property and required the Respondent, 2009 REAL ESTATE, LLC, F/K/A 2009 REAL ESTATE CORPORATION F/K/A WCI COMMUNITIES, INC, AND GULF HARBOUR MANAGEMENT ASSOCIATION (PREVIOUS OWNER), as the responsible person or entity, to complete certain actions that would abate these violations by a date certain or face the imposition of a specified fine.

On April 14, 2010, the Hearing Examiner received testimony that the violations have not been abated and it was ORDERED that Respondent pay to Lee County a fine of \$250.00 per day, in each of the five above-referenced Code Enforcement Cases, beginning on April 14, 2010, and continuing for each subsequent day the violations existed on the property described in the aforesaid Order.

These violations continue as of the date of this Order.

On February 27, 2012, with the Respondent, ~~2009 REAL ESTATE, LLC, F/K/A 2009 REAL ESTATE CORPORATION, F/K/A WCI COMMUNITIES, INC, AND GULF HARBOUR MANAGEMENT ASSOCIATION~~ GULF HARBOUR MASTER ASSOCIATION, INC. (PROSPECTIVE OWNER), represented by Beverly Grady, who presented testimony that the Respondent Association seeks to take title of the subject property from Respondent listed above to abate the outstanding violations, but wants to establish limits to the liability for the unabated violations, outstanding fines and accrued liens, and costs before doing so. Further, Lee County Attorney's Office agreed to the pre-abatement mitigation of the outstanding and unpaid fines on the subject property, in exchange for the Respondent's Association's timely abatement of the continuing violations.

Upon due consideration of the testimony and evidence presented and the Hearing Examiner being otherwise fully advised, it is ORDERED that

1. The fines/liens under the Orders Imposing Fine/Lien on the subject property, which has accrued at the rate of \$250.00 per day, in each of the five above-referenced Code Enforcement Cases, beginning April 14, 2010 through February 27, 2012, for a total of \$856,278.00 for fine lien and costs, is mitigated solely for the Association to \$1,278.00 for administrative costs, **provided:**

A. The violation is fully abated by July 31, 2018, **as described on the attached Exhibit A, Agreement for Mitigation;** and

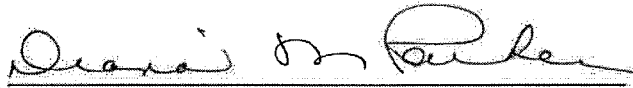
B. ~~Respondent, 2009 REAL ESTATE, LLC, F/K/A 2009 REAL ESTATE CORPORATION, F/K/A WCI COMMUNITIES, INC AND GULF HARBOUR MANAGEMENT ASSOCIATION~~ GULF HARBOUR MASTER ASSOCIATION, INC. (PROSPECTIVE OWNER), pays the costs herein - in the total amount of \$1,278.00, no later than March 30, 2012.

2. If the violations have not been abated by July 31, 2018, AND the mitigated amount has not been paid by March 30, 2012, the subject property liens will not be released and the Code Enforcement fines on the subject property, which commenced on April 14, 2010, will be re-installed, with the effective date of February 27, 2012, and will continue to accrue until the violations are fully abated.

In no event will any lien resulting from this Order attach to the personal property or create personal liability against any Respondent who is a debtor in a Bankruptcy proceeding, under Title 11 of the United States Code.

Payment may be in the form of cash, check (made payable to Lee County BOCC), credit card, money order, or on line at www.lee-county.com/econnect (enter 2006-06929, 2006-06934, 2006-06936, 2006-07018 or 2006-06939 as your case #). You may pay in person at the Code Enforcement Office located at 1500 Monroe Street, First Floor, downtown Fort Myers, Florida 33901, or mail payments to Lee County Code Enforcement, P. O. Box 398, Fort Myers, Florida 33902 and reference your case numbers (2006-06929, 2006-06934, 2006-06936, 2006-07018 & 2006-06939) on the check.

DONE AND ORDERED IN HEARING 1500 Monroe Street, Fort Myers, Lee County, Florida on February 27, 2012. **Amended and signed to correct the Respondent's name on March 1, 2012.**



DIANA M. PARKER
Chief Hearing Examiner
Lee County, Florida

A copy of this order has been furnished by regular U.S. Mail to Beverly Grady, 2320 First Street, Ste 1000, Fort Myers, Florida 33901; Robert Ladner, P.E., 14270 Royal Harbour Court, Ste 419, Fort Myers, Florida 33908; and Doug Roberts, 11130 Harbour Yacht Court, Ste 12E, Fort Myers, Florida 33908 on March 2, 2012.

APPEAL: An aggrieved party may appeal an Order of the Hearing Examiner of Lee County to the Circuit Court. The appeal shall be limited to appellate review of the record created before the Hearing Examiner. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

REQUESTED AGREEMENT FOR MITIGATION

THIS Requested Agreement for Mitigation ("*Agreement*") is made this 27th day of February, 2012, between LEE COUNTY, a political subdivision of the State of Florida ("*County*"), and Gulf Harbour Master Association, Inc., a Florida Non Profit Corporation, whose address is 15000 McGregor Boulevard, Fort Myers, Florida 33908 ("*Gulf Harbour*"), and will be presented to the Lee County Hearing Examiner ("*Hearing Examiner*") for approval.

WHEREAS, on December 14, 2009 and January 4, 2010, the Hearing Examiner found violations of Lee County Land Development Code ("*LDC*") Chapter 10, with respect to real property located at 14900 McGregor Boulevard, Fort Myers, Lee County, Florida, on property owned by WCI Communities, Inc., subsequently owned by 2009 Real Estate, LLC, in five code enforcement cases numbered VIO2006-06929, VIO2006-06934, VIO2006-06936, VIO2006-06939 and VIO2006-07018 ("*Code Enforcement Cases*");

WHEREAS, the Code Enforcement Cases relate primarily to lakes and lake shorelines that are part of the following common areas within the platted residential development known as the Gulf Harbour Yacht and Country Club Planned Unit Development, f/k/a River's Edge Yacht and Country Club:

<u>Case Numbers</u>	<u>STRAP Numbers in 2006</u>	<u>Lakes/Lake Areas</u>
VIO2006-06929	30-45-24-07-0000B.00CE	Lakes JK, L, M and N
VIO2006-06934	30-45-24-07-0000C.00CE	Lake F1
VIO2006-06936	30-45-24-07-0000O.00CE	Lakes AB, C, E1 and F
VIO2006-06939	30-45-24-07-0000B.0050 (f/k/a 30-45-27-07-0000B.0010)	Lakes D, D1 and H
VIO2006-07018	30-45-24-07-00U00.00CE	Lake I

The above-referenced violations are on portions of the real property described in Schedule X of the Quitclaim Deed of WCI Communities, Inc., f/k/a WCI 2009 Corporation to WCI Communities, Inc., dated September 3, 2009, recorded September 8, 2009, in the Public Records of Lee County, Florida, in Instrument Number 2009000243859 ("*Subject Property*");

WHEREAS, each of the above-referenced Code Enforcement Orders required abatement of the cited violation(s) on or before April 14, 2010, or face a fine of \$250.00 per day, continuing each and every day the aforesaid violation(s) remain unabated;

WHEREAS, the cited violations were unabated on April 14, 2010, as required by the Lee County Hearing Examiner's Order; and remain unabated as of the date herein;

WHEREAS, Code Enforcement Orders were recorded in the Public Records of Lee County, Florida on May 14, 2010, as follows, for unpaid fines and unpaid costs of prosecution:

<u>Case Numbers</u>	<u>Recorded Instrument Numbers</u>
VIO2006-06929	2010000121771
VIO2006-06934	2010000121773
VIO2006-06936	2010000121774
VIO2006-06939	2010000121772
VIO2006-07018	2010000121775

WHEREAS, Pursuant to Florida Statutes Chapter 162, the recorded Code Enforcement Orders for unpaid and accrued fines resulting from unabated violations constituted a lien against all property of WCI Communities, Inc., and 2009 Real Estate, LLC;

WHEREAS, as a result of the Order of the Court in and for the United States Bankruptcy Court for the District of Delaware, In re WCI Communities, Inc., et al., Case No. 08-11643 ("*WCI Bankruptcy*"), and at the request of the County Attorney, the Hearing Examiner entered an Amended Code Enforcement Order and Order Quashing Earlier Code Enforcement Order in each of the above-referenced cases limiting the effect of any resulting code enforcement lien for unpaid fines and cost to the Subject Property (owned by 2009 Real Estate, LLC). Those new orders are recorded as follows

<u>Case Numbers</u>	<u>Recorded Instrument Numbers</u>
VIO2006-06929	2010000266894
VIO2006-06934	2010000266893
VIO2006-06936	2010000266891
VIO2006-06939	2010000266892
VIO2006-07018	2010000266895

WHEREAS, Gulf Harbour seeks to take title to the Subject Property to abate the outstanding violations, but wants to establish limits to the liability for the unabated violations, outstanding fines and accrued liens, and costs before doing so;

WHEREAS, through February 27, 2012, the following accrued fines and costs are due and owing to the County as a result of the unabated Code Enforcement Cases:

<u>Case Numbers</u>	<u>Accrued Fine Thru 2-27-12</u>	<u>Costs</u>	<u>Totals</u>
VIO2006-06929	\$171,000.00	\$ 406.00	\$171,406.00
VIO2006-06934	\$171,000.00	\$ 210.00	\$171,210.00
VIO2006-06936	\$171,000.00	\$ 222.00	\$171,222.00
VIO2006-06939	\$171,000.00	\$ 232.00	\$171,232.00
VIO2006-07018	<u>\$171,000.00</u>	<u>\$ 208.00</u>	<u>\$171,208.00</u>
Totals	\$855,000.00	\$1,278.00	\$856,278.00

WHEREAS, if approved by the Lee County Hearing Examiner, Gulf Harbour is otherwise willing to pay to the County the unreimbursed costs referenced above as a mitigated fine/lien to release the Subject Property from the effect of the County's code enforcement fines and resulting recorded liens;

WHEREAS, the parties agree that the code enforcement fines will continue to accrue and the recorded liens will remain in effect in their full accrued amounts if mitigated amount of fine is not paid on or before March 30, 2012, at 4:30 p.m., and the violations are not abated on or before July 31, 2018, at 5:00 p.m.; and

WHEREAS, it is in the best interest of the citizens of Lee County to facilitate abatement of the violations by agreeing to release the Subject Property from the force and effect of any recorded orders imposing fines/liens upon the terms and conditions as set forth herein.

IN CONSIDERATION of the mutual covenants contained in this document, the parties agree as follows:

1. The recitals set forth above are correct and incorporated into this agreement.
2. The parties agree the five above-referenced Code Enforcement Cases will be abated as follows:

- A. Gulf Harbour must obtain administrative Final Plan Approval (FPA) from the County's Division of Zoning before the issuance of any Development Order.
- B. Gulf Harbour must obtain appropriate development order approval(s) from the County's Division of Development Services prior to commencement of any work on the Subject Property necessary to abate the outstanding violations.
- C. The FPA and Development Order(s) will be in substantial conformity with the terms, conditions and specifications set forth on a 4-sheet set of plans entitled "Gulf Harbour Yacht and Country Club Lake Bank Restorations," date-stamped "Received Sep - 8 2011 Environmental Sciences," prepared by Hans Wilson & Associates, and a single sheet specification entitled "Lake Shoreline - Littoral Plant Quantification Methodology," dated August 12, 2011, prepared by Rick Joyce, Forestry Resources Ecological, Inc., copies of which are attached in Exhibit "A" ("*Gulf Harbour Plans*"), the terms of which are incorporated herein by reference.
- D. Gulf Harbour must obtain corresponding Certificates of Compliance (CC) from the County for any work completed under an approved Development Order for the Gulf Harbour Plans.
- E. Other work or projects not part of the Gulf Harbour Plans will require separate permitting or approval(s).
- F. Gulf Harbour will provide the Director of the Lee County Department of Community Development ("*Director*") with annual updates on the anniversary of this Agreement to demonstrate their progress towards abating the outstanding violations. Such updates will be required until abatement is achieved as set forth herein.

Gulf Harbour's failure to provide annual updates within 30 days of each anniversary date or, if in the opinion of the Director, an annual update fails to demonstrate reasonable progress towards the abatement of outstanding violations, then the Director may request that Gulf Harbour be scheduled to appear before the Hearing Examiner. The Hearing Examiner will then determine whether this Agreement will become null and void or if there is a reasonable basis for the terms and conditions of this Agreement to remain in full force and effect.

The Hearing Examiner may also extend the final date for abatement upon a showing of good cause by Gulf Harbour; however, Gulf Harbour and the County may, by mutual consent, join in a request to the Hearing Examiner to extend the date for abatement.

Gulf Harbour agrees to accept all County notices (e.g., Notice of Violation, Notice to Appear, etc.) related to these Code Enforcement Cases when sent to the Association President and Registered Agent identified in Gulf Harbour's most recent annual filing with the Florida Department of State, Division of Corporations. As of the date of this agreement, these would be:

Gene Custer, President
11471 Wellfleet Drive
Fort Myers, Florida 33908

Suitor, Middleton, Cox & Associates
15751 San Carlos Boulevard #8
Fort Myers, Florida 33908

3. The parties agree that through February 27, 2012, the County has incurred costs for administration and prosecution relating to the five Code Enforcement Cases in the amount of \$1,278.00.
4. The parties agree that the accrued fines on the Subject Property, at the rate of \$250.00 per day in each of the five above-referenced Code Enforcement Cases from April 14, 2010 to February 27, 2012, total \$855,000.00, and said fines will continue to accrue until the violations have been abated.
5. The County will not object to the Hearing Examiner mitigating the accrued fine/lien on this property to the sum of \$1,278.00, with no additional balance due or owing, but only if Gulf Harbour pays the mitigated fine/lien amount no later than 4:30 p.m. on March 30, 2012 and if the violations are abated on or before July 31, 2018 at 5:00 p.m. The date for payment of the mitigated fine/lien may not be extended except by mutual agreement of Gulf Harbour, the Director and the Office of the County Attorney.
6. Notwithstanding Gulf Harbour's payment of the mitigated fine/lien amount of \$1,278.00 no later than 4:30 p.m. on March 30, 2012, the parties understand and agree that the fines on the subject property will continue to accrue at the rate of \$250.00 per day in each of the five above-referenced Code Enforcement Cases from April 14, 2010, until the date the cited violations are abated, but no later than 5:00 p.m. on July 31, 2018, as set forth above. The basis for the continuation of the fines and any accrued fines/liens is the continued existence of the violations found in the Hearing Examiner's Code Enforcement orders referenced herein; however, an individual Release of Lien will be issued upon timely abatement of any cited violation herein.
7. Upon receipt of timely payment of the amount of the mitigated fines/liens no later than 4:30 p.m. on March 30, 2012, and verification no later than 5:00 p.m.

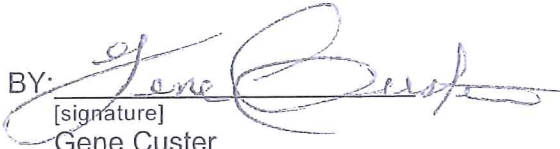
on July 31, 2018 that the violations have been abated pursuant to the County's issuance of Certificate(s) of Compliance for the repairs/improvements set forth in the Gulf Harbour Plans, the County will prepare and provide Gulf Harbour with a Release of Lien covering the Subject Property.

8. Should the terms of this Agreement not be accepted by the Hearing Examiner and made a part of a resulting order for mitigation, then this Agreement may be null and void and of no further force or effect at the request of either party.

Gulf Harbour and the County have hereunto set their hands intending to be bound as of the date first written above.

Gulf Harbour Master Association, Inc.

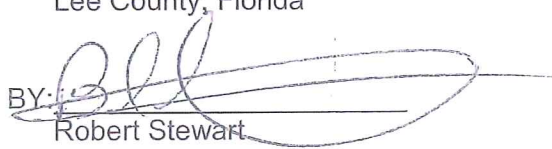
BY:


[signature]

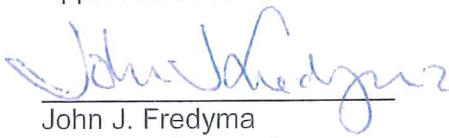
Gene Custer
President
Duly Authorized

Lee County, Florida

BY:


Robert Stewart
Building Official

Approved as to form


John J. Fredyma
Assistant County Attorney

Attachment: Exhibit "A" - 4-sheet set of plans entitled "Gulf Harbour Yacht and Country Club Lake Bank Restorations," and a single sheet specification entitled "Lake Shoreline - Littoral Plant Quantification Methodology."

Lee County 2010 Aerial



KEY

Seawall to Remain: ———

Geo Tube to be Reinforced: ———

Rip Rap to be Rebuilt: ———

Rip Rap to be Replaced: ———

Any shoreline not otherwise denoted is intended to be typical soil and sod stabilization.

This plan depicts existing lake bank conditions.

Lakes E, G, P, Q, and R are not part of this plan.

Gulf Harbour Yacht and Country Club Lake Bank Restoration

Exhibit "A"
Page 1 of 5



Existing Conditions Plan

FOR: Gulf Harbour Master Association

DATE: 04/03/2011	REV: 0-04/03/2011-3	SHEET: 1 of 200
PROJECT NO:	DRAWN BY: GHD	CHECKED BY: GHD

PERMIT USE ONLY, NOT FOR CONSTRUCTION

RECEIVED
SEP - 11 2011

Lee County 2010 Aerial



KEY	
Seawall to Remain:	—
Seawall New:	—
Rip Rap New:	—
Rip Rap to be Rebuilt:	—
TRM New:	—
Submerged Wall New:	—
Flex-a-Mat® New:	—
Geo Tube to be Reinforced:	
Any shoreline not otherwise denoted is intended to be typical soil and sod stabilization.	

This plan depicts proposed lake bank types.

Lakes E, G, P, Q, and R are not part of this plan.

Gulf Harbour Yacht and County Club Lake Bank Restoration

Exhibit "A"
Page 2 of 5



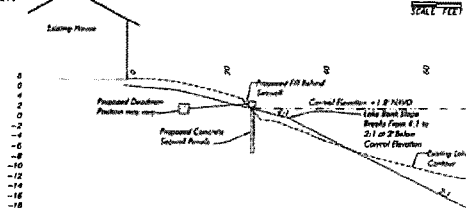
Preliminary Conceptual Plan

For Gulf Harbour Master Association

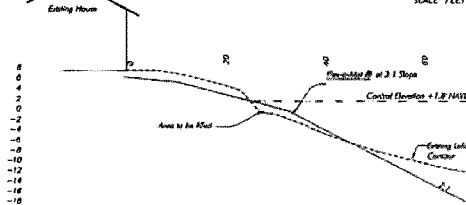
DATE: 04-20-2011	PREPARED BY: J. J. Wilson	DATE: 1-1-2011
PROJECT NO:	OWNER: HARBOR	SHEET: 2 of 4

PERMIT SEE DAILY, NOT FOR CONSTRUCTION

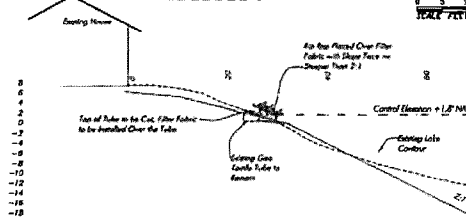
SECTION 29.35.31
TOWNSHIP 23 S
RANGE 24 E



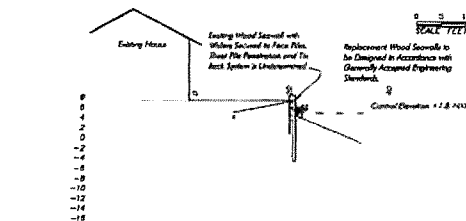
Concrete Seawall Cross Section
Scale 1" = 10'



Cable Connected Concrete (Flex-o-Mat®) Cross Section
Scale 1" = 10'



Geo Textile Tube/Rip Rap Cross Section
Scale 1" = 10'



Wooden Seawall Replacement Cross Section
Scale 1" = 10'

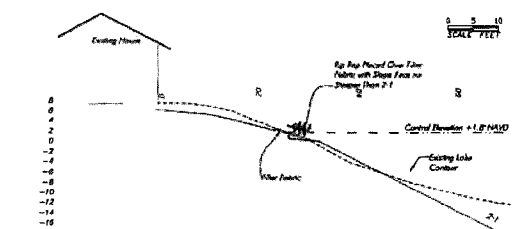
Note: All elevations reference NAVD.
PERMIT USE ONLY, NOT FOR CONSTRUCTION

Preliminary Conceptual Plan Notes:

This plan outlines the types and extent of proposed shoreline restoration methods to be used throughout the development to stabilize the lake bank slopes. The typical sections in this plan address the appropriateness of restoring compliance with the originally permitted design criteria for the lake bank slopes. The submerged lake bank slopes have indicated some existing conditions and the original permitted design criteria for the lake bank slopes. The submerged lake bank slopes have indicated some existing conditions and the original permitted design criteria for the lake bank slopes. The submerged lake bank slopes have indicated some existing conditions and the original permitted design criteria for the lake bank slopes.

Shoreline Restoration Types:

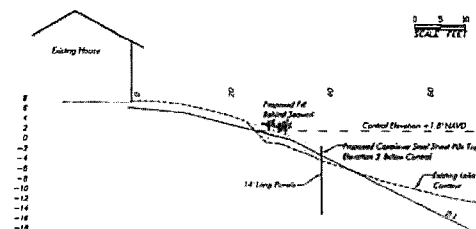
Concrete Seawall: Prepared as a permanent replacement of existing wood or vinyl seawalls within the development. None of the existing seawalls within the lake system are concrete.
Wood Seawall: This is proposed as potential replacement of existing wood seawalls. Lake No existing seawall is constructed of wood and is being due to design and construction deficiencies that are beyond repair and will require replacement. Wood seawalls also exist in Lake D, M, and A.
Submerged Cantilever Steel Sheetpile Seawall: The use of a submerged cantilever seawall is proposed where under-slope slopes have shifted to the extent that the upland slope has been negatively affected. This mostly occurs where building reconstruction with lake slope changes was done.
Existing Vinyl Sheet Pile Seawall: This seawall structure (see attached sheet) has existing vinyl sheet pile seawalls remaining within. These are to remain as is.
Cable Connected Concrete: The application of cable connected concrete walls will be done where existing slopes requiring to be replaced due to upland erosion, or in locations where the vertical scouring highly will require a stabilization technique that include a structural component with the ability to support vegetation above and below the water control elevation.
Geo Textile Tube: Geo textile tubes over within the lake system and are approaching their service life due to ultra violet degradation. Existing geo tube lake will be rebuilt to the same design criteria for proposed rip rap seawall.
Rip Rap Seawall: Most of the existing rip rap seawalls have been installed where the lake banks were accelerated and typically consists of a single layer of 12" diameter and smaller rocks laid on top of the lake bed. Existing rip rap seawalls within the lake system are being replaced with a single layer of 12" diameter and smaller rocks laid on top of the lake bed. Existing rip rap seawalls within the lake system are being replaced with a single layer of 12" diameter and smaller rocks laid on top of the lake bed.



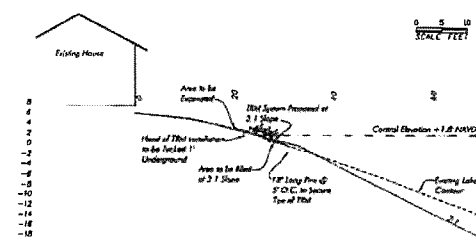
Proposed Rip Rap Seawall Cross Section
Scale 1" = 10'

**Gulf Harbour Yacht and County Club
Lake Bank Restoration**

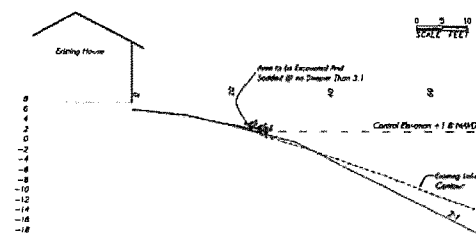
Exhibit "A"
Page 3 of 5



Submerged Cantilever Steel Seawall Cross Section
Scale 1" = 10'



Turf Reinforcement Mat (TRM) Cross Section
Scale 1" = 10'

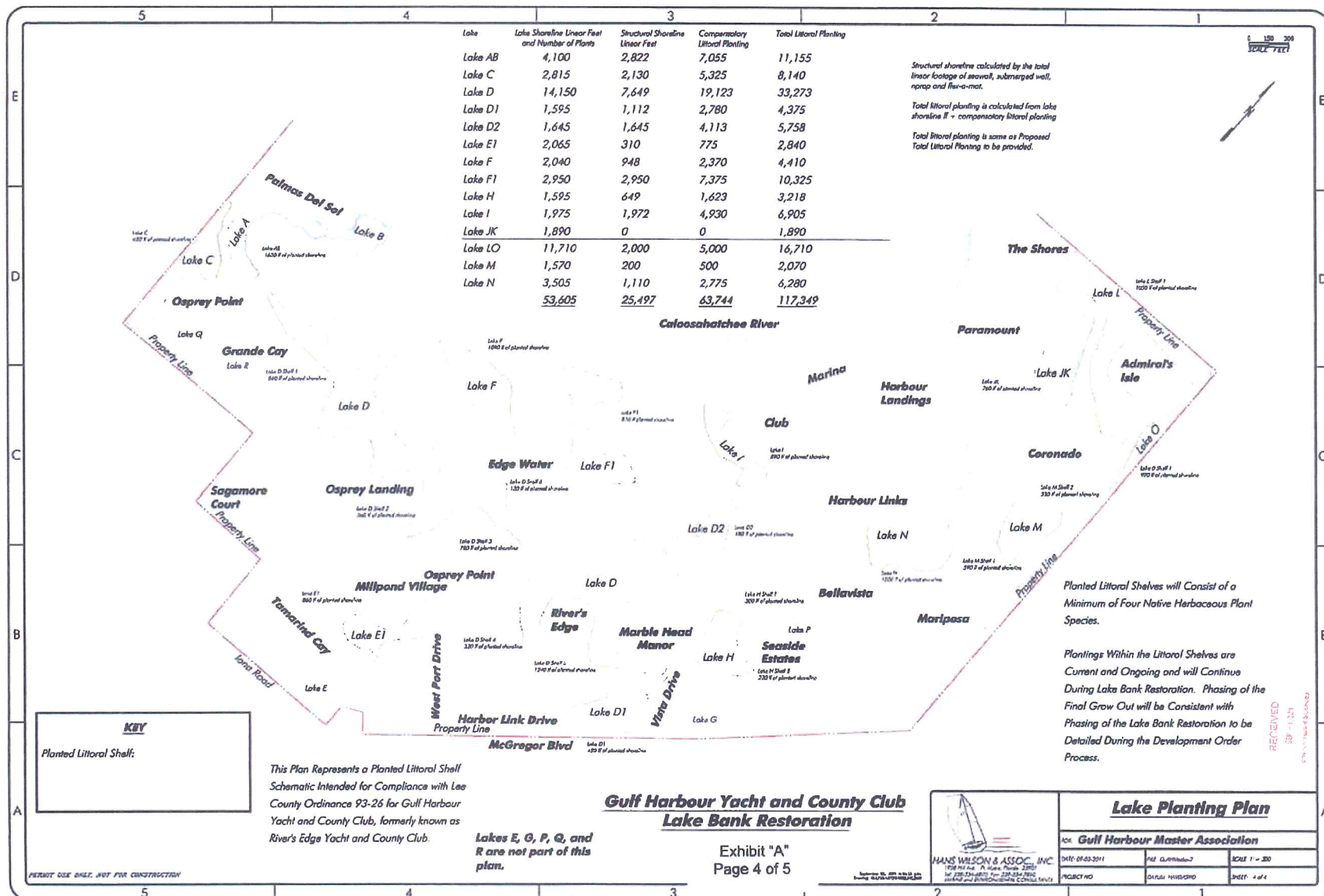


Soil And Sod Cross Section
Scale 1" = 10'

Typical Existing Lake Center
Typical Lake Section As Shown On Various Gulf Harbour D.C.s

Gulf Harbour Master Association Lake Bank Sections			
HWP: GULF HARBOR MASTER ASSOCIATION			
DATE: 09-23-2011	FILE: GULFMASTER.D	SCALE: None	
PROJECT NO: GULFMASTER	WORKBOOK: GULFMASTER	SHEET: 3 of 4	

DATE: 09-23-2011
FILE: GULFMASTER.D
SCALE: None
PROJECT NO: GULFMASTER
WORKBOOK: GULFMASTER
SHEET: 3 of 4



Lake Shoreline - Littoral Plant Quantification Methodology

This methodology provides a measureable and consistent way to measure existing, established littoral herbaceous plants along a lake shoreline.

Groups or clumps of herbaceous littoral plants can quickly and accurately be measured by their length and width. A total coverage area can then be determined. As an example, a measured eight feet wide by two hundred feet long (8' X 200') area of littoral plants would equal 1,600 square feet of coverage area.

A six inch (6") size herbaceous littoral plant existing coverage area would be a reasonable and justifiable equal to one littoral plant. The area of a 6" by 6" square is 36 square inches.

To emphasize, this methodology would only be applicable to existing, established herbaceous littoral plants and would not be used for newly installed herbaceous littoral plants. New herbaceous littoral plants should and can be individually counted.

This methodology is only applicable to the littoral plant requirements in Gulf Harbour.

EXHIBIT H-4E

ORDINANCE 93-26

RESOLUTION Z-94-005

ADD 2012-00041

RECEIVED

APR 30 2012

COMMUNITY DEVELOPMENT

LEE COUNTY ORDINANCE 93-26

AN ORDINANCE RESTATING THE LEE COUNTY RIVER'S EDGE YACHT & COUNTRY CLUB PUD ORDINANCE NO. 82-14, AS AMENDED BY ORDINANCES 84-16 and 84-30, PROVIDING ZONING REGULATIONS FOR A SPECIFIC PARCEL IN THE UNINCORPORATED AREA OF LEE COUNTY, FLORIDA, PROVIDING FOR SHORT TITLE, AUTHORITY, ZONING DESIGNATION AND STATEMENT OF COMPLIANCE; PROVIDING FOR PROPERTY OWNERSHIP AND LEGAL DESCRIPTION; PROVIDING FOR PROJECT DEVELOPMENT; PROVIDING FOR USES PERMITTED AND SUPPLEMENTAL DEVELOPMENT REGULATIONS; PROVIDING FOR PRESERVATION AREA; PROVIDING FOR RECREATION; PROVIDING FOR GENERAL DESIGN CRITERIA; PROVIDING FOR CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS, PROVIDING FOR CONFLICTS WITH OTHER LAWS, SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

WHEREAS, the Developers of RIVER'S EDGE YACHT AND COUNTRY CLUB, have filed an application with the Board of County Commissioners of Lee County, Florida, to change the zoning district classification of the real property described herein; and

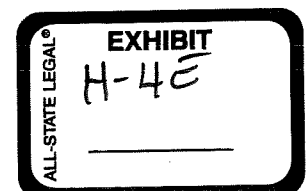
WHEREAS, the application and its supporting material submitted by the applicant have been extensively reviewed by the Board of County Commissioners of Lee County and its staff; and

WHEREAS, the Board of County Commissioners of Lee County, Florida, has been granted authority pursuant to Chapter 125, Florida Statutes, to adopt zoning regulations for the unincorporated areas of Lee County; and

WHEREAS, the purpose and intent of a planned unit development is to provide an alternative to a conventional zoning approach in conformance with the Lee County Comprehensive Plan through the use of flexible land use and design regulations; and

WHEREAS, public hearings have been held in accordance with all applicable laws; and

WHEREAS, after due proper notice was given of said public hearings, ~~all interested persons were given an opportunity to be heard.~~



NOW, THEREFORE, be it ordained by the Board of County Commissioners of Lee County, Florida:

SECTION ONE: SHORT TITLE, AUTHORITY, ZONING DESIGNATION AND STATEMENT OF COMPLIANCE

This ordinance shall be known and may be cited as the "River's Edge Yacht and Country Club PUD Ordinance."

The Board of County Commissioners of Lee County has the authority to adopt this ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 125, 163 and 380, Florida Statutes.

1. The zoning classification of the property described in Section 1.03 is hereby changed to a Planned Unit Development (PUD) and is subject to all conditions as hereinafter described.

2. This Planned Unit Development (PUD) shall serve as the official zoning ordinance for the development. The primary function of this ordinance is to provide the applicant, Florida Design Communities, and its successors or assigns, maximum latitude in designing the PUD, as well as to insure that the applicant, future owners, and Lee County are afforded full information regarding the manner in which the project is to be developed.

3. The approved Development Orders, as may be amended from time to time, shall be incorporated by reference as fully set forth herein.

STATEMENT OF COMPLIANCE

The development of approximately 548 acres of property located in Sections 29, 30 and 31, Township 45 South, Range 24 East, Lee County, Florida, as a Planned Unit Development to be known as RIVER'S EDGE YACHT AND COUNTRY CLUB, will comply with the planning and development objectives of Lee County. These objectives are set forth in the Comprehensive Plan which defines the Growth Policies which were adopted by the Board of County Commissioners. RIVER'S EDGE YACHT AND COUNTRY CLUB will meet the planning and development objectives for the following reasons:

1. The project site is located in a developed area of Lee County.

2. ~~An arterial roadway is in existence along the project's easterly boundary.~~

3. The project meets all applicable regulations and procedures governing its Planned Unit Development (PUD) zoning classification.
4. The proposed land use is compatible with and complimentary to the surrounding uses.
5. The project will have adequate community facilities and services for the residential density and permitted uses of the proposed plan and therefore, is not leapfrog growth.
6. The project development will result in an efficient and economical extension of community facilities and services.
7. The project development shall utilize natural systems for water management in accordance with their natural functions and capabilities.
8. If the provisions of this PUD ordinance directly conflict with the provisions contained in any general zoning or subdivision regulations, the provisions contained herein shall control and apply. To the extent not addressed in this PUD ordinance, applicable subdivision and development codes, as well as other County and State laws dealing with platting and subdividing of property in effect at the time the permits and/or plats are requested, shall be followed and complied with by the developers in RIVER'S EDGE YACHT AND COUNTRY CLUB.
9. The project shall be in compliance with the applicable Lee County development policies and codes.
10. At the time of site plan review, all development within the project shall be reviewed for and be in compliance with the DRI Development Order, this PUD Ordinance, the Master Development Plan, and all other applicable County Ordinances which are not in direct conflict with this PUD Ordinance.

SECTION TWO: PROPERTY OWNERSHIP & LEGAL DESCRIPTION

2.01 INTRODUCTION AND PURPOSE

It is the intent of Florida Design Communities, and its successors or assigns (hereinafter called "applicant" or

"developer") to establish and develop a Planned Unit Development (PUD) on approximately 548 acres of property located in Lee County, Florida. This property is generally bounded on the West by the Caloosahatchee River; on the East by McGregor Boulevard (SR 865); on the North by Griffin Boulevard, and on the South by Iona Road. It is the purpose of this document to provide the required standards and to set forth guidelines for the future development of the property.

2.02 NAME

The PUD development shall be known as RIVER'S EDGE YACHT AND COUNTRY CLUB.

2.03 LEGAL DESCRIPTION

Government Lots 2, 3 and 4, of Section 30, Township 45 South, Range 24 East, Lee County, Florida,

and

The East half ($E\frac{1}{2}$) of the Northeast quarter ($NE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section 31, Township 45 South, Range 24 East, Lee County, Florida,

and

The Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of the Northwest quarter ($NW\frac{1}{4}$) of Section 31, Township 45 South, Range 24 East, Lee County, Florida,

and

All that part of the Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of Section 31, Township 45 South, Range 24 East, Lee County, Florida lying Northwesterly from McGregor Boulevard, EXCEPTING THEREFROM the following described parcel:

1. From the Southwest corner of said Northwest quarter ($NW\frac{1}{4}$) of the Northeast quarter ($NE\frac{1}{4}$) of said Section 31, run North $88^{\circ}57'56''$ East along the South line of said fraction of a section for 542.85 feet; thence run North $01^{\circ}07'16''$ West for 28.29 feet to a steel pin and the point of beginning.

2. From said point of beginning continue North $01^{\circ}07'16''$ West for 190.44 feet to a concrete monument; thence run North $65^{\circ}11'10''$ East ~~for 162.71 feet to a concrete monument;~~ thence run South $40^{\circ}34'21''$ East for 204.09 feet to a steel pin marking the intersection with the Northwesterly line (40 feet

from the centerline) of McGregor Boulevard (State Road S-867); thence run South 49°25'39" West for 154.71 feet to a nail marking the intersection with the Northerly line of Iona Road; thence run South 88°54'23" West along said Northerly line for 159.21 feet to the point of beginning;

3. SUBJECT TO the right-of-way for Iona Road.

and

All that part of the West half ($W\frac{1}{2}$) of the West half ($W\frac{1}{2}$) of Section 29, Township 45 South, Range 24 East, Lee County, Florida, lying Westerly of Griffin Boulevard and Northwesterly of McGregor Boulevard, LESS the North 100 feet thereof; Lee County, Florida;

and

Government Lot 1, of Section 30, Township 45 South, Range 24 East, Lee County, Florida, LESS the North 100 feet thereof;

and

That part of the East half ($E\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$), of Section 30, Township 45 South, Range 24 East, Lee County, Florida, located Northwesterly of McGregor Boulevard;

and

All that part of the Northeast quarter ($NE\frac{1}{4}$) of the Northeast ($NE\frac{1}{4}$) of Section 31, Township 45 South, Range 24 East, Lee County, Florida, lying Northwesterly of McGregor Boulevard.

2.04 TITLE TO PROPERTY

The real property within this development is under the unified control of Florida Design Communities, whose present address is P.O. Box 2270 Plant City, Florida 33564, and compliance with this Chapter shall be maintained and enforced by Florida Design Communities, and its successors or assigns, through covenants that run with the land.

2.05 DEFINITIONS

CLUSTER DEVELOPMENT: A development design technique that concentrates buildings in specific areas on the

site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

CONTRIBUTE: Same as "Participate." See Definition of Participate.

DIRECTOR: Is the head of the Department of Community Development or his or her designated official.

DEVELOPMENT PLAN: A graphic representation along with supportive information and data depicting the intended development.

PARTICIPATE: The word "Participate" shall mean the proportionate or pro rata share of an area wide funding program established on a fair and equitable basis, which is applied uniformly to all units in the area served.

BUILDING PARCEL: A parcel of land committed to use by a single principal structure and permitted accessory uses.

SECTION THREE: PROJECT DEVELOPMENT

3.01 PURPOSE: The purpose of this Section is to generally describe the plan of the development and delineate the general conditions that will apply to the project.

3.02 GENERAL PLAN OF DEVELOPMENT: RIVER'S EDGE YACHT AND COUNTRY CLUB is a planned community, which includes a mixture of residential and commercial uses, golf course, open space/parks and preservation areas.

3.03 COMPLIANCE WITH APPLICABLE ORDINANCES: The property shall be in compliance with the applicable Lee County general zoning and subdivision regulations as well as other Lee County Development Codes in effect at the time permits and/or plats are requested, except as specifically mentioned herein:

A. Section and Quarter Section Line Setbacks: The minimum setback from section and quarter-section lines required by the Lee County Zoning Regulations is hereby waived and no minimum setback from the section and quarter-section lines shall be required provided development occurs in substantial compliance with the requirements of this ordinance and the approved (revised) Master Development Plan.

B. Navigation Channel: The proposed navigable channel connecting the marina with the main navigation channel of

the Caloosahatchee River shall be in compliance with all applicable State and Federal Regulations. Minor deviations from the location of the proposed channel depicted on the Master Development Plan may be approved by the Director without Public Hearing PROVIDED:

a. The final location of the channel is in substantial compliance with the location depicted on the Master Development Plan; and

b. The location complies with all applicable State and Federal Regulations.

c. Water Retention Areas - Design Criteria:
Man-made water retention areas are a permitted use in the development. All man-made water bodies shall comply with the following design criteria.

1) Bulkheads shall be permitted at locations indicated on the Master Development Plan provided the location is approved by the South Florida Water Management District.

2) Maximum depth of any man-made body of water shall be twenty (20) feet below the lake control elevation.

3) Side slopes shall not exceed one (1) foot vertical for every four (4) feet horizontal to a depth at least two (2) feet below the lake control elevation.

4) Side slopes shall not exceed one (1) foot vertical for every two (2) feet horizontal from a depth of two (2) feet below the lake control elevation to the permitted depth of the lake or water body.

5) Littoral shelves shall be constructed at random locations along lake edges as indicated on the Master Development Plan with a maximum depth of two (2) feet below the lake control elevation, and shall be planted with native wetland vegetation.

3.04 SITE PLAN APPROVAL: Final site plan approval for each construction phase shall adhere to the following procedures:

a. A written request for final site plan approval including variances from any development regulations contained herein, shall be submitted to the Director for approval or denial. The request shall include materials necessary to demonstrate that the approval of the site plan will be in harmony with the general intent and purpose of this document. Such

material may include, but is not limited to the following, where applicable:

1. Site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, yards and other open spaces.

2. Locations of proposed utilities.

3. Plans for screening and buffering.

4. Plans for proposed signs and lighting.

5. In the case of clustered buildings and/or zero lot line with common architectural theme, required property development regulations may be waived or reduced provided a site plan is approved under this section.

6. Approval or denial shall be issued within a reasonable time period, consistent with other similar projects, but in any event not to exceed 45 calendar days.

7. If denial is issued, the Developer may appeal the request to the Lee County Hearing Examiner pursuant to Chapter IX of the Lee County Zoning Ordinance.

b. The above procedure is intended to apply specifically to the process of final site plan approval. For approval of engineering and design details, submittals shall be made in accordance with the adopted procedures contained within the Lee County Development Standards Ordinance, as may be amended from time to time, so long as such submittals are not in conflict with any specific procedures or development criteria contained herein.

3.05 LAND USES: The arrangement of land use types shall be as depicted on the Master Development Plan as adopted by the Development of Regional Impact Development Order (#), as may be amended from time to time. A copy of the current Master Development Plan is attached hereto for illustrative purposes. Variations in building location and acreages shall be permitted at the time of final site plan approval. The specific location and size of individual tracts and the assignment of dwelling units thereto shall be submitted to the Director for approval or denial. If approval or denial is not issued within twenty-one (21) working days of submission, the submission shall be considered automatically approved.

3.06 PROJECT DENSITY/INTENSITY: The total acreage of River's Edge Yacht and Country Club property is approximately 547.58 acres. The maximum number of dwelling units, gross floor area of non-residential uses, ~~types and extent of preservation~~ uses, types and extent of recreational uses, and extent of uses normally accessory to all of the permitted uses, including model

homes, construction trailers, offices and yards, signs, sales offices, project administration offices, pro shops, maintenance facilities, etc., shall be controlled by the Development of Regional Impact (DRI) Development Order, as may be amended from time to time. Where the DRI Development Order is silent with regard to an issue related to uses within the River's Edge Yacht and Country Club, the applicable Lee County Ordinance shall control. In the instance that neither the DRI Development Order nor Lee County Ordinances address a use issue, the Director shall have the ability to administratively approve or disapprove a proposed use subject to the right of the Developer to appeal that administrative decision to the Lee County Hearing Examiner pursuant to Chapter IX of the Lee County Zoning Ordinance.

3.07 DEVELOPMENT SEQUENCE AND SCHEDULE: The construction of RIVER'S EDGE YACHT AND COUNTRY CLUB is expected to take place in accordance with the adopted schedule of development as contained in the most recent DRI Development Order, as it may be amended from time to time.

3.08 PRESERVATION OF NATURAL VEGETATION AND TREE REMOVAL: All clearing, grading, earthwork, and site drainage work shall be performed in accordance with the approved PUD Master Development Plan and all applicable Lee County Ordinances. Removal activities shall be carried out under proper forestry management principles. Protected trees shall be flagged, clearly marked and/or fenced during periods of construction so as to eliminate or minimize their damage.

3.09 DEFINITIONS: Unless specifically defined herein, by their use herein, or specifically defined by the appropriate Lee County Development Code, words contained in this PUD document shall have their usual and common meanings.

3.10 ESSENTIAL SERVICES: Essential services are hereby defined as services designed and operated to provide water management, fire protection, water, sewer, telephone, electricity, cable television or communications, etc., to the general public. Essential services are permitted in all districts.

3.11 EASEMENTS FOR UTILITIES: Easements shall be provided for utility purposes as may be needed. In areas that must be cleared for utility construction, a reasonable effort shall be made to protect the trees. Said easements and improvements shall be provided in accordance with applicable Lee County Development Code regulations.

3.12 SIGNS: Signs shall be of a uniform design in compliance with all applicable codes governing their sizes and shapes. Community directional and identification signs shall be permitted within rights-of-way.

3.13 MASTER DEVELOPMENT PLAN

A. Exhibit A, Master Development Plan, illustrates development uses and the location of all facilities.

B. Minor changes in the Master Development Plan shall be administratively allowed subject to their approval by the Director.

3.14 WATER: No residential development shall commence until sufficient water is available to insure adequate fire flow as well as a sufficient quantity of potable water to adequately serve the residential development for which a permit is requested. Evidence of such shall be submitted to the Director for his review and approval.

3.15 No structure of three (3) or more stories shall be located closer than two hundred (200) feet of the east and/or west property lines.

SECTION FOUR: USES PERMITTED AND SUPPLEMENTAL DEVELOPMENT REGULATIONS

4.01 PURPOSE: The purpose of this Section is to set forth the uses and supplemental development regulations for the River's Edge Yacht and Country Club Master Development Plan. All development within the River's Edge Yacht and Country Club shall be consistent with the adopted DRI Development Order, as it may be amended from time to time. Uses, acreages, floor area, building heights, and any other development standards contained within the DRI Development Order shall be controlling with regard to activities permitted within the project.

4.02 USES:

A. MAXIMUM DWELLING UNITS: A maximum number for the entire development shall be consistent with the DRI Development Order, as it may be amended from time to time.

B. Uses within the River's Edge Yacht and Country Club shall be consistent with those contained in the DRI Development Order as may be amended from time to time.

4.03 TEMPORARY USES

A. Model homes shall be permitted in conjunction with the promotion for the development and signs as permitted by the Lee County Development Code.

B. Temporary construction yards, buildings, trailers.

C. Offices for sales, management, and development purposes.

4.04 MINIMUM SETBACKS

1. All structures shall meet the following minimum perimeter setbacks:

a. As adjacent to collectors/arterials - twenty-five (25) feet.

b. Adjacent to local streets and parcel boundaries - fifteen (15) feet.

2. Distances between residential structures, including single family, townhouse, two family, zero lot line, and cluster housing, shall be not less than five (5) feet from individual lot lines, or, if individual lot lines are not a part of the particular development phase, not less than ten (10) feet. This is intended to apply to principal structures, only; accessory structures may not be closer than five (5) feet from property lines or, if property lines are not a part of the particular development phase, five (5) feet from an adjoining principal or accessory structure.

3. Public water body and preserve area - twenty-five (25) feet.

4. Man-made water bodies - ten (10) feet.

5. Notwithstanding the foregoing, no setback from any water bodies in the Marina development area will be required for principal non-residential structures within the Marina development area so long as the design and construction of said structures is done in accordance with all applicable State and Federal water quality regulations. Storm water run off from impervious surfaces having a zero setback from water bodies shall be directed into retention/detention facilities in order that water quality standards be maintained in accordance with adopted requirements.

4.05 OFF-STREET PARKING: Off-street parking spaces shall be provided to each permitted use in accordance with the DRI Development Order or appropriate Lee County regulations in force at the time of permitting.

SECTION FIVE: PRESERVATION AREA

5.01 PURPOSE: The purpose of this Section is to set forth the regulations for the area designated on Exhibit A as Preservation Area.

5.02 PERMITTED USES: No building or structure, or part thereof, shall be erected, altered, or used or land or water used, in whole or in part, for other than those uses delineated within and consistent with the DRI Development Order, as it may be amended from time to time. In the event the DRI Development Order does not address a particular issue within the preservation areas, the Lee County land development regulations shall apply.

SECTION SIX: RECREATION

6.01 PURPOSE: The purpose of this Section is to set forth the regulations for the areas shown on Exhibit A, Master Development Plan, for recreational use.

6.02 PERMITTED USES: No building or structure, or part thereof, shall be erected, altered, or used or land or water used, in whole or in part, for other than those uses delineated within and consistent with the DRI Development Order, as it may be amended from time to time. In the event the DRI Development Order does not address a particular issue within the recreation areas, the Lee County land development regulations shall apply.

SECTION SEVEN: GENERAL DESIGN CRITERIA

7.01 Overall site design shall be harmonious in terms of landscaping, enclosure of structures, location of access streets and parking areas, and location and treatment of buffer areas.

7.02 Buildings shall be set back a minimum of twenty-five (25) feet from residential districts which abut the perimeter property line of the Rivers Edge Yacht and Country Club and the setback area shall be landscaped and maintained to act as a buffer zone.

7.03 Lighting facilities shall be arranged in a manner which will protect roadways and neighboring properties from direct glare or other interference.

7.04 A site plan shall be provided showing pertinent structure locations.

7.05 Construction shall be in accordance with the approved plans.

7.06 The boundary of the golf course tract may be recorded in the same manner as a subdivision plat.

7.07 Building heights shall be consistent with those contained in the DRI Development Order, as may be amended from time to time.

SECTION EIGHT: CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS

It is the intention of the Board of County Commissioners that the provisions of this ordinance shall become and be made a part of the Lee County Code; and that sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Code is accomplished, sections of this ordinance may be renumbered or relettered and typographical errors which do not affect the intent may be authorized by the County Administrator, or his designee, without need of public hearing, by filing a corrected or recodified copy of same with the Clerk of Circuit Court.

SECTION NINE: CONFLICT WITH OTHER LAWS

Whenever the requirements or provisions of this ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance, the most restrictive requirements shall apply.

SECTION TEN: SEVERABILITY

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision; and such holding shall not affect the validity of the remaining portions thereof.

SECTION ELEVEN: REPEALER

The following Lee County Ordinances are hereby repealed and are declared null and void and of no further effect, except as to any zoning, building or other development approval or final development order issued by Lee County wherein compliance with these ordinances was mandated; in which case the specific ordinance or amendment shall control and remain in full force and

effect as to that development approval or other development approval. Repealed are Lee County Ordinance Numbers 82-14, 84-16, and 84-30.

SECTION TWELVE: EFFECTIVE DATE

This Ordinance shall take effect immediately upon receipt by the Board of County Commissioners of Lee County, Florida, of the official acknowledgment from the Secretary of State of Florida that it has been filed with that office.

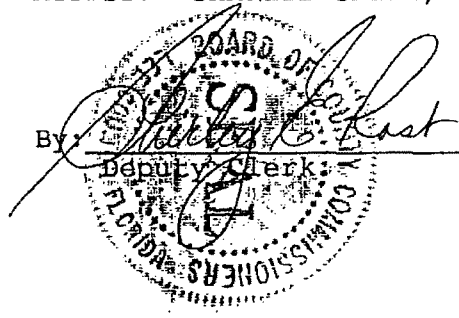
The foregoing Ordinance was offered by Commissioner Ray Judah who moved its adoption. The motion was seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the vote was as follows:

DOUGLAS R. ST. CERNY	<u>Aye</u>
JOHN E. ALBION	<u>Aye</u>
FRANKLIN B. MANN	<u>Aye</u>
RAY JUDAH	<u>Aye</u>
JOHN E. MANNING	<u>Aye</u>

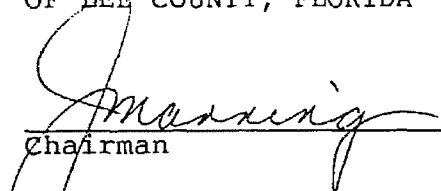
DONE AND ADOPTED this 6th day of October, 1993.

ATTEST: CHARLIE GREEN, CLERK

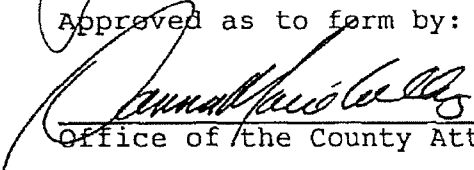
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By:  _____

Deputy Clerk

 _____
Chairman

Approved as to form by:

 _____
Office of the County Attorney

(7686D/O)

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

WHEREAS, Sun City Center Corporation, represented by Florida Design Communities, Inc., in reference to River's Edge Yacht and Country Club, has properly filed an application for:

- a) Amendment to Development of Regional Impact Development Order and Master Concept Plan/Map H; and
- b) Substantial Deviation Determination; and

WHEREAS, the subject property is located at 14700 Portsmouth Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Sections 29, 30 and 31, Township 45 South, Range 24 East, Lee County, Florida:

All that part of the West Half (W1/2) of the West Half (W1/2) of Section 29, Township 45 South, Range 24 East, lying Westerly of Griffin Boulevard and Northwesterly of McGregor Boulevard LESS the North 100 feet thereof:

Government Lot 1 of Section 30, Township 45 South, Range 24 East, LESS the North 100 feet thereof:

That part of the East Half (E1/2) of the Southeast Quarter (SE1/4), of Section 30, Township 45 South, Range 24 East, located Northwesterly of McGregor Boulevard; All that part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 31, Township 45 South, Range 24 East, lying Northwesterly of McGregor Boulevard.

Government Lots 2, 3 and 4, Section 30, Township 45 South, Range 24 East; and the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4); and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4); and all that part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 31, Township 45 South, Range 24 East, lying Northwesterly from McGregor Boulevard;

EXCEPTING THEREFROM the following described parcel:

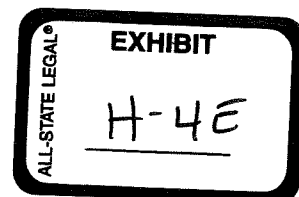
From the Southwest corner of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 31, run N88°57'56"E along the South line of said fraction of a section for 542.85 feet; THENCE run N01°07'16"W for 28.29 feet to a steel pin and the POINT OF BEGINNING. From said POINT OF BEGINNING continue N01°07'16"W for 190.44 feet to a concrete monument; THENCE run N65°11'10"E for 162.71 feet to a concrete monument; THENCE run S40°34'21"E for 204.09 feet to a steel pin marking the intersection with the Northwesterly line (40 feet from the centerline) of McGregor Boulevard (State Road S-867); THENCE run S49°25'39"W for 154.71 feet to a nail marking the intersection with the Northerly line of Iona Road; THENCE run S88°54'23"W along said Northerly line for 159.21 feet to the POINT OF BEGINNING.

LESS:

RIVER'S EDGE 1, A CONDOMINIUM, PHASES 1, 2 & 3

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);

continued...



THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
 THENCE N40°30'16"W, 180.00 feet;
 THENCE N49°29'44"E, 83.10 feet;
 THENCE by a curve to the left, radius 800.00 feet, arc 203.20 feet,
 chord N42°13'10"E, 202.65 feet;
 THENCE N51°50'16"W, 24.78 feet;
 THENCE N01°51'26"E, 22.61 feet;
 THENCE N11°09'44"E, 244.44 feet;
 THENCE by a curve to the right, radius 175.00 feet, arc 33.64 feet,
 chord N16°40'08"E, 33.59 feet;
 THENCE by a curve to the left, radius 260.00 feet, arc 74.75 feet,
 chord N13°56'28"E, 74.49 feet for a POINT OF BEGINNING.
 THENCE continue by a curve to the left, radius 260.00 feet, arc
 216.80 feet, chord N18°11'00"W, 210.58 feet;
 THENCE by a curve to the right, radius 60.00 feet, arc 99.83 feet,
 chord N05°35'45"E, 88.71 feet;
 THENCE N53°15'47"E, 115.49 feet;
 THENCE N20°00'00"E, 64.11 feet;
 THENCE N42°00'00"W, 52.87 feet;
 THENCE N85°20'16"W, 87.69 feet;
 THENCE by a curve to the right, radius 72.00 feet, arc 85.18 feet,
 chord N51°26'46"W, 80.30 feet;
 THENCE N17°33'16"W, 121.40 feet;
 THENCE by a curve to the right, radius 102.00 feet, arc 157.55 feet,
 chord N26°41'44"E, 142.35 feet;
 THENCE N70°56'44"E, 32.21 feet;
 THENCE N48°00'00"E, 78.10 feet;
 THENCE East 45.69 feet;
 THENCE S68°02'00"E, 124.00 feet;
 THENCE S31°30'00"E, 72.86 feet;
 THENCE South 80.00 feet;
 THENCE S68°27'08"E, 51.00 feet;
 THENCE S42°00'00"E, 86.60 feet;
 THENCE S56°10'00"E, 69.99 feet;
 THENCE S42°00'00"E, 91.93 feet;
 THENCE S19°20'31"W, 330.95 feet;
 THENCE S88°30'00"W, 160.81 feet;
 THENCE S18°03'57"W, 117.41 feet;
 THENCE S83°00'00"W, 105.46 feet to the POINT OF BEGINNING.

LESS:

RIVER'S EDGE 2, A CONDOMINIUM

PARCEL A

Commence at the Southeast corner of Section 30, Township 45 South,
 Range 24 East, Lee County, Florida;
 THENCE S89°23'18"W, along the South line of said Section, 361.51 feet
 to the intersection with the Northwesterly right-of-way line of
 McGregor Boulevard (80 foot right-of-way);
 THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
 THENCE N40°30'16"W, 873.40 feet;
 THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet,
 chord N69°15'16"W, 625.29 feet;
 THENCE S08°00'16"E, 40.00 feet for a POINT OF BEGINNING.
 THENCE S81°59'44"W, 100.00 feet;
 THENCE S08°00'16"E, 295.92 feet;
 THENCE by a curve to the left, radius 195.00 feet, arc 311.41 feet,
 chord S53°45'16"E, 279.36 feet;
 THENCE S80°29'44"E, 88.51 feet;
 THENCE by a curve to the left, radius 127.00 feet, arc 254.91 feet,
 chord N22°59'44"E, 214.22 feet;
 THENCE N34°30'16"W, 52.22 feet;
 THENCE by a curve to the right, radius 85.00 feet, arc 58.48 feet,
 chord N14°47'44"W, 57.33 feet;
 THENCE N04°54'47"E, 127.14 feet;
 THENCE by a curve to the left, radius 610.00 feet, arc 310.49 feet,
 chord N83°25'21"W, 307.51 feet to the POINT OF BEGINNING.

continued...

PARCEL B

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section 361.51 feet to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);
THENCE S49°29'44"W along said right-of-way line, 1,320.47 feet;
THENCE N40°30'16"W, 873.40 feet;
THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
THENCE S08°00'16"E, 40.00 feet;
THENCE S81°59'44"W, 150.00 feet for a POINT OF BEGINNING;
THENCE continue S81°59'44"W, 290.09 feet;
THENCE by a curve to the right, radius 2,040.00 feet, arc 534.07 feet, chord S89°29'44"W, 532.55 feet;
THENCE N83°00'16"W, 10.61 feet;
THENCE S08°38'08"E, 76.93 feet;
THENCE S54°54'53"E, 475.77 feet;
THENCE S78°15'16"E, 70.63 feet;
THENCE N78°55'10"E, 414.16 feet;
THENCE N08°00'16"W, 331.33 feet to the POINT OF BEGINNING.

LESS:

RIVER'S EDGE 3, A CONDOMINIUM

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
THENCE leaving said right-of-way line run N40°30'16"W, 873.40 feet;
THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
THENCE S81°59'44"W, 440.09 feet;
THENCE by a curve to the right, radius 2,000.00 feet, arc 523.60 feet, chord S89°29'44"W, 522.10 feet;
THENCE N83°00'16"W, 243.34 feet;
THENCE by a curve to the left, radius 2,100.00 feet, arc 42.87 feet, chord N83°35'21"W, 42.87 feet;
THENCE S05°49'33"W, 40.00 feet for a POINT OF BEGINNING.
THENCE by a curve to the left, radius 229.68 feet, arc 147.84 feet, chord S21°49'09"E, 145.30 feet;
THENCE S40°15'34"E, 564.48 feet;
THENCE South, 96.97 feet to a point on the South boundary line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 31, Township 45 South, Range 24 East;
THENCE run along said South boundary line S88°54'50"W, 593.45 feet to the Southwest corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 31;
THENCE run along the West boundary line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 31, N01°02'30"W, 665.51 feet to the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 31;
THENCE continue N01°02'30"W, 19.01 feet to a point on a curve having a radius of 2,060.00 feet and lying N00°36'54"E from the radius point;
THENCE run in a Southeasterly direction along said curve to the right having an arc of 187.35 feet, having a chord bearing S86°46'47"E, 187.28 feet to the POINT OF BEGINNING.

continued...

LESS:

RIVER'S EDGE 4, A CONDOMINIUM, PHASES 2 & 4

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
THENCE N40°30'16"W, 448.60 feet;
THENCE N49°29'44"E, 40.00 feet;
THENCE N40°30'16"W, 195.80 feet for a POINT OF BEGINNING.
THENCE continue N40°30'16"W, 229.00 feet;
THENCE by a curve to left, radius 690.00 feet, arc 430.17 feet, chord N58°21'53"W, 423.24 feet;
THENCE N13°46'26"E, 67.29 feet;
THENCE N66°55'37"W, 35.00 feet to a point on a curve having a radius of 240.00 feet, lying N66°55'38"W from the radius point;
THENCE traverse along the arc of said curve to the right, a distance of 140.00 feet, chord bearing N39°47'03"E, 138.02 feet;
THENCE by a curve to the left radius 155.00 feet, arc 91.98 feet, chord N39°29'44"E, 90.64 feet;
THENCE by a curve to the right, radius 450.00, arc 149.23 feet, chord N31°59'44"E, 148.54 feet;
THENCE by a curve to the right, radius 130.00 feet, arc 297.23 feet, chord S73°00'16"E, 236.59 feet;
THENCE by a curve to the left, radius 300.00 feet, arc 115.19 feet, chord S18°30'16"E, 114.49 feet;
THENCE by a curve to the right, radius 400.00 feet, arc 188.50 feet, S16°00'16"E, 186.76 feet;
THENCE S87°29'44"W, 25.00 feet;
THENCE S55°00'53"W, 21.10 feet;
THENCE S07°00'00"E, 19.00 feet;
THENCE S87°00'00"W, 62.00 feet;
THENCE S45°00'00"W, 50.00 feet;
THENCE S45°00'00"E, 227.14 feet;
THENCE N86°29'44"E, 28.89 feet to a point on a curve having a radius of 450.00 feet and lying S86°29'44"W from the radius point;
THENCE traverse along the arc of said curve, to the right, a distance of 86.39 feet, chord bearing S01°59'49"W, 86.26 feet;
THENCE by a curve to the right, radius 150.00 feet, arc 109.96 feet, chord S28°29'41"W, 107.51 feet;
THENCE S49°29'44"W, 15.00 feet to the POINT OF BEGINNING.
Said parcel contains 5.29± acres.

SUBJECT TO:

EASEMENT "A"

A non-exclusive easement for utilities and ingress and egress per the Declaration of Condominium of River's Edge 1, Official Records Book 1783, Page 3580.

A 40-foot easement lying in Section 31, Township 45 South, Range 24 East, Lee County, Florida, the centerline of which is described as follows:

Commence at the Northeast corner of said Section;
THENCE S89°23'18"W along the North line of said Section, a distance of 361.51 feet to the existing Northwesterly right-of-way line of McGregor Boulevard;
THENCE S49°29'44"W along said Northwesterly right-of-way line 1,320.47 feet to the POINT OF BEGINNING of said easement centerline;
THENCE N40°30'16"W, 180.00 feet;
THENCE N49°29'44"E, 83.10 feet;
THENCE by a curve to the left, radius 800.00 feet, arc 203.20 feet, chord N42°13'10"E, 202.65 feet to the Point of Terminus.

continued...

EASEMENT "B"

A non-exclusive easement for utilities and ingress and egress per the Declaration of Condominium of River's Edge 1, Official Records Book 1783, Page 3580, being an easement 30 feet in width from the terminus of the above described easement (40 foot wide, from McGregor Boulevard to the Southerly boundary of Phase 4) to the property described as Phase 3 on the condominium plat, the centerline of said easement being the same as the centerline of a paved roadway connecting said points, the approximate location of which roadway is depicted on the condominium plat. This easement shall terminate at such time as the property described in Phase 4 on the condominium plat has been submitted to condominium ownership as a part of River's Edge 1, a condominium.

EASEMENT "C"

A non-exclusive easement for utilities, cable television, and ingress and egress per the Declarations of Condominium of River's Edge 2, 3, and 4, Official Records Book 1783, Page 3649 and Official Records Book 1783, Page 3709 and Official Records Book 1841, Page 1465, respectively.

An 80-foot easement lying 40 feet each side of the following described centerline:

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80-foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet for a POINT OF BEGINNING.
THENCE leaving said right-of-way line run N40°30'16"W, 873.40 feet;
THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
THENCE S81°59'44"W, 440.09 feet;
THENCE by a curve to the right, radius 2,000.00 feet, arc 523.60 feet, chord S89°29'44"W, 522.10 feet;
THENCE N83°00'16"W, 243.34 feet;
THENCE by a curve to the left, radius 2,100.00 feet, arc 298.94 feet, chord N87°04'57"W, 298.68 feet to the Point of Terminus.

EASEMENT "D"

A non-exclusive easement for utilities, trash receptacles, and ingress and egress per the Declaration of Condominium of River's Edge 2, Official Records Book 1783, Page 3649.

A 50-foot wide easement lying 25 feet each side of the following described centerline:

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80-foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
THENCE N40°30'16"W, 873.40 feet;
THENCE by a curve to left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
THENCE S08°00'16"E, 40.00 feet;
THENCE S81°59'44"W, 100.00 feet;
THENCE S08°00'16"E, 219.00 feet to the POINT OF BEGINNING;
THENCE S78°33'43"W, along said centerline, a distance of 50.09 feet to the Point of Termination of said centerline.

continued...

EASEMENT "E"

A non-exclusive easement for utilities, cable television, and ingress and egress over and under that certain parcel described as follows, per the Declaration of Condominium of River's Edge 4, Official Records Book 1841, Page 1465.

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section 361.51 feet to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80-foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
THENCE N40°30'16"W, 448.60 feet;
THENCE N49°29'44"E, 40.00 feet;
THENCE N40°30'16"W, 424.80 feet;

THENCE by a curve to left, radius 690.00 feet, arc 430.17 feet, chord N58°21'53"W, 423.24 feet for a POINT OF BEGINNING.
THENCE N13°46'26"E, 67.29 feet;
THENCE N66°55'37"W, 35.00 feet to a point on a curve having a radius of 240.00 feet, lying N66°55'38"W from the radius point;
THENCE traverse along the arc of said curve to the left, 74.11 feet, chord bearing S14°13'35"W, 73.82 feet to a point on a curve having a radius of 690.00 feet and lying N10°51'23"E from the radius point
THENCE traverse along the arc of said curve to the right, 35.15 feet, chord bearing S77°41'03"E, 35.14 feet to the POINT OF BEGINNING.

SUBJECT TO:

Conservation easement to State of Florida, Official Records Book 2108, Page 1846.

Irrigation easement to River's Edge 3 Condominium Association, Inc., Official Records Book 2014, Page 1661.

Florida Cities Water Company water pipeline easements, Official Records Book 1764, Page 2014 and Official Records Book 1846, Page 4662.

Florida Power & Light Company utility easements, Official Records Book 1806, Page 1963 and Official Records Book 2168, Page 287.

Lee County utility easements, Official Records Book 2123, Page 3638 and Official Records Book 2212, Page 2138.

Easements, restrictions and reservations of record.

Together with Sovereignty Submerged Land Easement, Official Records Book 2137, Page 1893.

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 29-45-24-00-00001.0000, 30-45-24-00-00001.0000, and 31-45-24-00-00002.0000; and

WHEREAS, proper authorization has been given to Michael J. Ciccarone, Esq., by Florida Design Communities, Inc., representing Sun City Center Corporation, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on February 22, 1994; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE the amendment to the Development of Regional Impact Development Order and Master Concept Plan/Map H for River's Edge Yacht and Country Club; and MAKE A FINDING OF NO SUBSTANTIAL DEVIATION under the provisions of Section 380.06(19) Florida Statutes, and does hereby ADOPT the DRI Development Order Amendment.

Site Plan 94-005 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings and conclusions were made in conjunction with this approval:

- A. That the proposed changes to the DRI plan of development are consistent with the goals, objectives and policies of the Lee Plan, and with the densities, intensities, and general uses set forth in the Lee Plan.
- B. That the amendment to the DRI development order is consistent with the goals, objectives, and policies of the Lee Plan and will not be injurious to community, or adverse to regional or state interests.
- C. That the changes to the DRI plan of development and development order do not meet or exceed any of the substantial deviation criteria as set out in Section 380.06(19), Florida Statutes.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Franklin B. Mann	Absent
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of March, A.D., 1994.

ATTEST:
CHARLIE GREEN, CLERK

BY: Charlie Green
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Chairman

Approved as to form by:

Anna Maria Sullivan
County Attorney's Office

FILED

MAR 23 1994

CLERK CIRCUIT COURT
BY CF D.C.

SECOND
DEVELOPMENT ORDER
AMENDMENT
FOR
RIVER'S EDGE YACHT AND COUNTRY CLUB
A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #12-8182-21
COUNTY CASE #81-09-08-DRI(c)

WHEREAS, FLORIDA DESIGN COMMUNITIES, THE OWNER OF RIVER'S EDGE YACHT AND COUNTRY CLUB DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUESTED AN AMENDMENT TO THE ORIGINAL DEVELOPMENT ORDER ADOPTED ON MAY 5, 1982, AS AMENDED; and

WHEREAS, the Applicant has proposed to modify the location and design of the approved marina facility; and

WHEREAS, this proposed amendment includes, the original Development Order, adopted May 5, 1982 and the prior amendment, adopted March 16, 1992; and

WHEREAS, under Section 380.06(19), Florida Statutes, the proposed change must be reviewed and evaluated to determine whether it is, or is not, a substantial deviation from the terms of the existing Development Order; and

WHEREAS, the Board of County Commissioners has reviewed the proposed Amendment and finds the changes not to be a substantial deviation; however, any extensions of the buildout date, or any Notices of Change shall be reviewed cumulatively for determination as to whether or not a substantial deviation has occurred pursuant to Section 380.06(19), Florida Statutes; and

WHEREAS, the proposed changes to the River's Edge Yacht and Country Club DRI Development Order described herein are consistent with the adopted Comprehensive Land Use Plan of Lee County and applicable local land development regulations; and

WHEREAS, the proposed changes to the River's Edge Yacht and Country Club DRI will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area; and

WHEREAS, the proposed changes are consistent with the State Comprehensive Plan; and

NOW, THEREFORE, LET IT BE ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that conditions of the Development Order for River's Edge Yacht and Country Club DRI adopted May 5, 1982 and subsequent amendment are further amended as follows, with new language under lined and deletions struck through. All other portions of the original Development Order and subsequent amendments shall remain in full force and effect.

SECTION ONE:

A. The legal description of the subject property ~~to this Development Order~~ is as follows:

All that part of the West Half ($W\frac{1}{2}$) of the West Half ($W\frac{1}{2}$) of Section 29, Township 45 South, Range 24 East, lying Westerly of Griffin Boulevard and Northwesterly of McGregor Boulevard LESS the North 100 feet thereof:

Government Lot 1 of Section 30, Township 45 South, Range 24 East, LESS the North 100 feet thereof:

That part of the East Half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$), of Section 30, Township 45 South, Range 24 East, located Northwesterly of McGregor Boulevard; All that part of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 31, Township 45 South, Range 24 East, lying Northwesterly of McGregor Boulevard.

Government Lots 2, 3 and 4, Section 30, Township 45 South, Range 24 East; and the East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$); and the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$); and all that part of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section 31, Township 45 South, Range 24 East, lying Northwesterly from McGregor Boulevard;

EXCEPTING THEREFROM the following described parcel:

From the Southwest corner of said Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 31, run $N88^{\circ}57'56''E$ along the South line of said fraction of a section for 542.85 feet;
THENCE run $N01^{\circ}07'16''W$ for 28.29 feet to a steel pin and the POINT OF BEGINNING. From said POINT OF BEGINNING continue $N01^{\circ}07'16''W$ for 190.44 feet to a concrete monument;
THENCE run $N65^{\circ}11'10''E$ for 162.71 feet to a concrete monument;
THENCE run $S40^{\circ}34'21''E$ for 204.09 feet to a steel pin
continued...

marking the intersection with the Northwesterly line (40 feet from the centerline) of McGregor Boulevard (State Road S-867);
 THENCE run S49°25'39"W for 154.71 feet to a nail marking the intersection with the Northerly line of Iona Road;
 THENCE run S88°54'23"W along said Northerly line for 159.21 feet to the POINT OF BEGINNING.
 LESS:

RIVER'S EDGE 1, A CONDOMINIUM, PHASES 1, 2 & 3

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
 THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);
 THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
 THENCE N40°30'16"W, 180.00 feet;
 THENCE N49°29'44"E, 83.10 feet;
 THENCE by a curve to the left, radius 800.00 feet, arc 203.20 feet, chord N42°13'10"E, 202.65 feet;
 THENCE N51°50'16"W, 24.78 feet;
 THENCE N01°51'26"E, 22.61 feet;
 THENCE N11°09'44"E, 244.44 feet;
 THENCE by a curve to the right, radius 175.00 feet, arc 33.64 feet, chord N16°40'08"E, 33.59 feet;
 THENCE by a curve to the left, radius 260.00 feet, arc 74.75 feet, chord N13°56'28"E, 74.49 feet for a POINT OF BEGINNING.
 THENCE continue by a curve to the left, radius 260.00 feet, arc 216.80 feet, chord N18°11'00"W, 210.58 feet;
 THENCE by a curve to the right, radius 60.00 feet, arc 99.83 feet, chord N05°35'45"E, 88.71 feet;
 THENCE N53°15'47"E, 115.49 feet;
 THENCE N20°00'00"E, 64.11 feet;
 THENCE N42°00'00"W, 52.87 feet;
 THENCE N85°20'16"W, 87.69 feet;
 THENCE by a curve to the right, radius 72.00 feet, arc 85.18 feet, chord N51°26'46"W, 80.30 feet;
 THENCE N17°33'16"W, 121.40 feet;
 THENCE by a curve to the right, radius 102.00 feet, arc 157.55 feet, chord N26°41'44"E, 142.35 feet;
 THENCE N70°56'44"E, 32.21 feet;
 THENCE N48°00'00"E, 78.10 feet;
 THENCE S42°00'00"E, 91.93 feet;
 THENCE East 45.69 feet;
 THENCE S68°02'00"E, 124.00 feet;
 THENCE S31°30'00"E, 72.86 feet;

continued...

THENCE South 80.00 feet;
THENCE S68°27'08"E, 51.00 feet;
THENCE S42°00'00"E, 86.60 feet;
THENCE S56°10'00"E, 69.99 feet;
THENCE S19°20'31"W, 330.95 feet;
THENCE S88°30'00"W, 160.81 feet;
THENCE S18°03'57"W, 117.41 feet;
THENCE S83°00'00"W, 105.46 feet to the POINT OF BEGINNING.

LESS:

RIVER'S EDGE 2, A CONDOMINIUM

PARCEL A

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
THENCE N40°30'16"W, 873.40 feet;
THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
THENCE S08°00'16"E, 40.00 feet for a POINT OF BEGINNING.
THENCE S81°59'44"W, 100.00 feet;
THENCE S08°00'16"E, 295.92 feet;
THENCE by a curve to the left, radius 195.00 feet, arc 311.41 feet, chord S53°45'16"E, 279.36 feet;
THENCE S80°29'44"E, 88.51 feet;
THENCE by a curve to the left, radius 127.00 feet, arc 254.91 feet, chord N22°59'44"E, 214.22 feet;
THENCE N34°30'16"W, 52.22 feet;
THENCE by a curve to the right, radius 85.00 feet, arc 58.48 feet, chord N14°47'44"W, 57.33 feet;
THENCE N04°54'47"E, 127.14 feet;
THENCE by a curve to the left, radius 610.00 feet, arc 310.49 feet, chord N83°25'21"W, 307.51 feet to the POINT OF BEGINNING.

PARCEL B

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section 361.51 feet to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);

continued...

THENCE S49°29'44"W along said right-of-way line, 1,320.47 feet;
 THENCE N40°30'16"W, 873.40 feet;
 THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
 THENCE S08°00'16"E, 40.00 feet;
 THENCE S81°59'44"W, 150.00 feet for a POINT OF BEGINNING;
 THENCE continue S81°59'44"W, 290.09 feet;
 THENCE by a curve to the right, radius 2,040.00 feet, arc 534.07 feet, chord S89°29'44"W, 532.55 feet;
 THENCE N83°00'16"W, 10.61 feet;
 THENCE S08°38'08"E, 76.93 feet;
 THENCE S54°54'53"E, 475.77 feet;
 THENCE S78°15'16"E, 70.63 feet;
 THENCE N78°55'10"E, 414.16 feet;
 THENCE N08°00'16"W, 331.33 feet to the POINT OF BEGINNING.

LESS:

RIVER'S EDGE 3, A CONDOMINIUM

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
 THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);
 THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
 THENCE leaving said right-of-way line run N40°30'16"W, 873.40 feet;
 THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
 THENCE S81°59'44"W, 440.09 feet;
 THENCE by a curve to the right, radius 2,000.00 feet, arc 523.60 feet, chord S89°29'44"W, 522.10 feet;
 THENCE N83°00'16"W, 243.34 feet;
 THENCE by a curve to the left, radius 2,100.00 feet, arc 42.87 feet, chord N83°35'21"W, 42.87 feet;
 THENCE S05°49'33"W, 40.00 feet for a POINT OF BEGINNING.
 THENCE by a curve to the left, radius 229.68 feet, arc 147.84 feet, chord S21°49'09"E, 145.30 feet;
 THENCE S40°15'34"E, 564.48 feet;
 THENCE South, 96.97 feet to a point on the South boundary line of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 31, Township 45 South, Range 24 East;
 THENCE run along said South boundary line S88°54'50"W, 593.45 feet to the Southwest corner of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of the

continued...

Northwest Quarter (NW $\frac{1}{4}$) of said Section 31;
THENCE run along the West boundary line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 31, N01°02'30"W, 665.51 feet to the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 31;
THENCE continue N01°02'30"W, 19.01 feet to a point on a curve having a radius of 2,060.00 feet and lying N00°36'54"E from the radius point;
THENCE run in a Southeasterly direction along said curve to the right having an arc of 187.35 feet, having a chord bearing S86°46'47"E, 187.28 feet to the POINT OF BEGINNING.

LESS:

RIVER'S EDGE 4, A CONDOMINIUM, PHASES 2 & 4

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80 foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
THENCE N40°30'16"W, 448.60 feet;
THENCE N49°29'44"E, 40.00 feet;
THENCE N40°30'16"W, 195.80 feet for a POINT OF BEGINNING.
THENCE continue N40°30'16"W, 229.00 feet;
THENCE by a curve to left, radius 690.00 feet, arc 430.17 feet, chord N58°21'53"W, 423.24 feet;
THENCE N13°46'26"E, 67.29 feet;
THENCE N66°55'37"W, 35.00 feet to a point on a curve having a radius of 240.00 feet, lying N66°55'38"W from the radius point;
THENCE traverse along the arc of said curve to the right, a distance of 140.00 feet, chord bearing N39°47'03"E, 138.02 feet;
THENCE by a curve to the left radius 155.00 feet, arc 91.98 feet, chord N39°29'44"E, 90.64 feet;
THENCE by a curve to the right, radius 450.00, arc 149.23 feet, chord N31°59'44"E, 148.54 feet;
THENCE by a curve to the right, radius 130.00 feet, arc 297.23 feet, chord S73°00'16"E, 236.59 feet;
THENCE by a curve to the left, radius 300.00 feet, arc 115.19 feet, chord S18°30'16"E, 114.49 feet;
THENCE by a curve to the right, radius 400.00 feet, arc 188.50 feet, S16°00'16"E, 186.76 feet;
THENCE S87°29'44"W, 25.00 feet;
THENCE S55°00'53"W, 21.10 feet;

continued...

THENCE by a curve to the right, radius 400.00 feet, arc 188.50 feet, S16°00'16"E, 186.76 feet;
 THENCE S87°29'44"W, 25.00 feet;
 THENCE S55°00'53"W, 21.10 feet;
 THENCE S07°00'00"E, 19.00 feet;
 THENCE S87°00'00"W, 62.00 feet;
 THENCE S45°00'00"W, 50.00 feet;
 THENCE S45°00'00"E, 227.14 feet;
 THENCE N86°29'44"E, 28.89 feet to a point on a curve having a radius of 450.00 feet and lying S86°29'44"W from the radius point;
 THENCE traverse along the arc of said curve, to the right, a distance of 86.39 feet, chord bearing S01°59'49"W, 86.26 feet;
 THENCE by a curve to the right, radius 150.00 feet, arc 109.96 feet, chord S28°29'41"W, 107.51 feet;
 THENCE S49°29'44"W, 15.00 feet to the POINT OF BEGINNING.
 Said parcel contains 5.29± acres.

SUBJECT TO:

EASEMENT "A"

A non-exclusive easement for utilities and ingress and egress per the Declaration of Condominium of River's Edge 1, Official Records Book 1783, Page 3580.
 A 40-foot easement lying in Section 31, Township 45 South, Range 24 East, Lee County, Florida, the centerline of which is described as follows:

Commence at the Northeast corner of said Section;
 THENCE S89°23'18"W along the North line of said Section, a distance of 361.51 feet to the existing Northwesterly right-of-way line of McGregor Boulevard;
 THENCE S49°29'44"W along said Northwesterly right-of-way line 1,320.47 feet to the POINT OF BEGINNING of said easement centerline;
 THENCE N40°30'16"W, 180.00 feet;
 THENCE N49°29'44"E, 83.10 feet;
 THENCE by a curve to the left, radius 800.00 feet, arc 203.20 feet, chord N42°13'10"E, 202.65 feet to the Point of Terminus.

EASEMENT "B"

A non-exclusive easement for utilities and ingress and egress per the Declaration of Condominium of River's Edge 1, Official Records Book 1783, Page 3580, being an easement 30 feet in width from the terminus of the above described easement (40 foot wide, from McGregor Boulevard to the

continued...

Southerly boundary of Phase 4) to the property described as Phase 3 on the condominium plat, the centerline of said easement being the same as the centerline of a paved roadway connecting said points, the approximate location of which roadway is depicted on the condominium plat. This easement shall terminate at such time as the property described in Phase 4 on the condominium plat has been submitted to condominium ownership as a part of River's Edge 1, a condominium.

EASEMENT "C"

A non-exclusive easement for utilities, cable television, and ingress and egress per the Declarations of Condominium of River's Edge 2, 3, and 4, Official Records Book 1783, Page 3649 and Official Records Book 1783, Page 3709 and Official Records Book 1841, Page 1465, respectively.

An 80-foot easement lying 40 feet each side of the following described centerline:

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80-foot right-of-way);
THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet for a POINT OF BEGINNING.
THENCE leaving said right-of-way line run N40°30'16"W, 873.40 feet;
THENCE by a curve to the left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
THENCE S81°59'44"W, 440.09 feet;
THENCE by a curve to the right, radius 2,000.00 feet, arc 523.60 feet, chord S89°29'44"W, 522.10 feet;
THENCE N83°00'16"W, 243.34 feet;
THENCE by a curve to the left, radius 2,100.00 feet, arc 298.94 feet, chord N87°04'57"W, 298.68 feet to the Point of Terminus.

EASEMENT "D"

A non-exclusive easement for utilities, trash receptacles, and ingress and egress per the Declaration of Condominium of River's Edge 2, Official Records Book 1783, Page 3649.

A 50-foot wide easement lying 25 feet each side of the following described centerline:

continued...

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
 THENCE S89°23'18"W, along the South line of said Section, 361.51 feet, to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80-foot right-of-way);
 THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
 THENCE N40°30'16"W, 873.40 feet;
 THENCE by a curve to left, radius 650.00 feet, arc 652.32 feet, chord N69°15'16"W, 625.29 feet;
 THENCE S08°00'16"E, 40.00 feet;
 THENCE S81°59'44"W, 100.00 feet;
 THENCE S08°00'16"E, 219.00 feet to the POINT OF BEGINNING;
 THENCE S78°33'43"W, along said centerline, a distance of 50.09 feet to the Point of Termination of said centerline.

EASEMENT "E"

A non-exclusive easement for utilities, cable television, and ingress and egress over and under that certain parcel described as follows, per the Declaration of Condominium of River's Edge 4, Official Records Book 1841, Page 1465.

Commence at the Southeast corner of Section 30, Township 45 South, Range 24 East, Lee County, Florida;
 THENCE S89°23'18"W, along the South line of said Section 361.51 feet to the intersection with the Northwesterly right-of-way line of McGregor Boulevard (80-foot right-of-way);
 THENCE S49°29'44"W, along said right-of-way line, 1,320.47 feet;
 THENCE N40°30'16"W, 448.60 feet;
 THENCE N49°29'44"E, 40.00 feet;
 THENCE N40°30'16"W, 424.80 feet;
 THENCE by a curve to left, radius 690.00 feet, arc 430.17 feet, chord N58°21'53"W, 423.24 feet for a POINT OF BEGINNING.
 THENCE N13°46'26"E, 67.29 feet;
 THENCE N66°55'37"W, 35.00 feet to a point on a curve having a radius of 240.00 feet, lying N66°55'38"W from the radius point;
 THENCE traverse along the arc of said curve to the left, 74.11 feet, chord bearing S14°13'35"W, 73.82 feet to a point on a curve having a radius of 690.00 feet and lying N10°51'23"E from the radius point
 THENCE traverse along the arc of said curve to the right, 35.15 feet, chord bearing S77°41'03"E, 35.14 feet to the POINT OF BEGINNING.

continued...

SUBJECT TO:

Conservation easement to State of Florida, Official Records Book 2108, Page 1846.

Irrigation easement to River's Edge 3 Condominium Association, Inc., Official Records Book 2014, Page 1661.

Florida Cities Water Company water pipeline easements, Official Records Book 1764, Page 2014 and Official Records Book 1846, Page 4662.

Florida Power & Light Company utility easements, Official Records Book 1806, Page 1963 and Official Records Book 2168, Page 287.

Lee County utility easements, Official Records Book 2123, Page 3638 and Official Records Book 2212, Page 2138.

Easements, restrictions and reservations of record.

TOGETHER WITH Sovereignty Submerged Land Easement, Official Records Book 2137, Page 1893.

SECTION TWO: (Cumulative changes to the original conditions of the Development Order)

C. The Application for Development Approval for the RIVER'S EDGE YACHT AND COUNTRY CLUB, as amended, is hereby APPROVED for the following uses described in subsection C.1. and shown in the revised Master Site Plan dated ~~December 20, 1990~~, revised November 25, 1991 stamped received February 8, 1994, attached as Exhibit (See Attachment A), subject to the following conditions contained in subsections C.2.a. through C.2.i within this Development Order and all applicable permits:

1. USES

a. 2,071 dwelling units of which up to 536 would be single-family (detached and zero lot line type units) and up to 1,535 multi-family on a total of 250.3 acres; approved, but unbuilt multi-family units may be exchanged for single-family units, provided that the resulting total mix of approved multi-family and single-family dwelling units do not exceed a gross trip generation rate of 1,149 p.m. peak hour trips as calculated from the fitted curve formulas of the 5th Edition of the ITE Trip Generation Manual for land use categories 210 and 230 (215 multi-family units are already built);

b. 135 acre golf course and golf club with 250 parking spaces;

- c. On the ~~10.5~~ 8.0 acres commercial part of the 18.0 acre marina village commercial residential area:
1. 200 hotel rooms;
 2. 250 seat restaurant with 310 parking spaces;
 3. 190 wet berth marina;
 4. 7,000 gross square foot health club;
 5. a 16 tennis court complex;
 6. 15,000 gross leasable square feet of neighborhood retail with 80 parking spaces;
 7. 50,000 gross leasable square feet of specialty retail with 325 parking spaces; permitting all retail uses more particularly described in the P.U.D. Ordinance #82-15, as amended.
- d. 70.0 acres of lakes;
- e. ~~17.8~~ 18.23 acre refined vegetation preservation buffer including:
1. a mangrove and listed plant species preserve area south of the proposed marina of 10.82 14.02 acres;
 - ~~2. an eagles nest and listed plant species preservation island of 1.16 acres;~~
 - ~~3~~ 2. an eagles perch management and listed plant species preservation island of ~~2.78~~ 3.88 acres;
 - ~~4~~ 3. ~~two~~ a shoreline listed plant species preservation areas of ~~2.43 and 0.61~~ of 0.33 acres north of the proposed marina; and
- f. 250.7 acres of open space (including golf course, preservation areas, and private open space, but excluding lake, marina mitigation and basin areas)."

2. ENERGY

1 a. The RIVER'S EDGE development shall comply with the Energy Code as adopted and in force at the time of commencement of each phase of the development.

2 b. RIVER'S EDGE shall construct a jogging and bicycle trail system as described in the Application for Development Approval (hereinafter referred to as the ADA) and the Master Site Plan. That system is to connect all points within the project. Benches and special parking areas are to be provided for bicycles and golf carts at each commercial and recreational area. That portion of the system alongside McGregor Boulevard shall be built in conformance with the Lee County Comprehensive Bicycle Facilities Plan and is to be dedicated to the County.

3 c. The Developers of RIVER'S EDGE shall design all facilities for optimum energy efficiency utilizing state-of-the-art energy conservation techniques, including but not limited to the following:

- proper roof and wall insulation
- glazing
- energy efficient appliances
- structure orientation for solar energy and natural ventilation
- structural shading, e.g., inclusion of porch/patio areas in residential units and utilization of roof overhangs for low-rise buildings
- proper landscaping throughout the project and planting of native shade trees and understory wherever appropriate for all active and passive recreation areas, streets and parking areas
- site design and landscaping to enhance energy conservation

4 d. RIVER'S EDGE shall cooperate with the Lee County Transit system in locating and providing bus stops and shelters within the development.

5 e. Alternate energy devices, such as solar collectors, may not be prohibited unless it is determined necessary for the protection of the health, safety and welfare of the residents of the RIVER'S EDGE YACHT AND COUNTRY CLUB.

b 3. TRANSPORTATION

1 a. The RIVER'S EDGE development shall be responsible for development of all roads and bike paths within the RIVER'S EDGE development.

2 b. Development Impact/Phasing Schedule:

The transportation impact assessment which forms the basis for this Development Order Amendment for River's Edge DRI assumes the land uses shown in Section C.1., as amended, and assumes

one continuous phase of development with project buildout extended from the Year 1993 to the May 4, 1998.

Any future application for Notice of Proposed Change shall be reviewed cumulatively in accordance with Chapter 380, Florida Statutes, to determine if a substantial deviation has occurred. If a traffic related Substantial Deviation has occurred, a traffic re-analysis shall be required, along with any other necessary review pursuant to the provisions of Paragraph 380.06(19)(g), Florida Statutes.

2 c. Annual Monitoring Program:

Pursuant to Section 380.06(18), Florida Statutes, The River's Edge DRI shall submit an "Annual Monitoring Report" to the Lee County Department of Transportation & Engineering (LCDOT&E), the Southwest Florida Regional Planning Council (SWFRPC), and the Florida Department of Community Affairs (DCA) each year until project buildout. If the local government does not receive the annual report or receives notification that the regional planning agency or the state land planning agency has not received the report, the local government shall request in writing that the developer submit the report within thirty (30) days. The failure to submit the report after thirty (30) days shall result in the temporary suspension of the Development Order by the local government. At a minimum, the monitoring report shall contain a.m. and p.m. peak hour peak season traffic counts (with turning movements) and a professionally acceptable level of service analysis, mutually agreed upon by the Applicant's engineer, LCDOT&E, FDOT, SWFRPC and DCA, at all project access locations onto McGregor Boulevard (SR 867) as well as at the following regional roadway segments and all intersections included within and at the end of those segments:

REGIONAL ROAD SEGMENTS

BACKLOGGED LEE COUNTY FACILITIES:

McGregor Boulevard (SR 867) from

Gladiolus Drive to Pine Ridge Road
Pine Ridge Road to Cypress Lake Drive
Cypress Lake Drive to College Parkway

Cypress Lake Drive from

McGregor Boulevard to South Pointe Blvd.
South Pointe Blvd. to Winkler Road
Winkler Road to Summerlin Road

CONSTRAINED LEE COUNTY FACILITIES

McGregor Boulevard (SR 867) from

College Parkway to Winkler Road
Winkler Road to Whiskey Creek Drive
Whiskey Creek Drive to Colonial Blvd.

CONSTRAINED CITY OF FT. MYERS FACILITY:

McGregor Boulevard (SR 867) from
Colonial Boulevard to Hill Avenue

NON-BACKLOGGED/NON-CONSTRAINED LEE COUNTY FACILITIES:

Gladiolus Drive from

Pine Ridge Road to A&W Bulb Road
A&W Road to Winkler Road
Winkler Road to Summerlin Road

Cypress Lake Drive from
Summerlin Road to US 41

The above off-site intersections and roadway segments were identified as significantly impacted by greater than 5% utilization of the LOS (level of service) "D" peak hour service volume by the revised River's Edge DRI in the traffic impact statement submitted for the Notice of Proposed Change. Peak season peak hour traffic counts and level of service calculations shall be performed by the developer's traffic consultant and submitted as part of the annual monitoring report for the following significantly impacted road segments. In the event that the development traffic is projected to utilize 5% or more (based upon the projection of traffic impacts from the total amount of existing River's Edge development approved through the issuance of building permits plus what is projected to be added through building permit approval in the next year) of the peak hour level of service "D" service volume, and the monitoring report shows that peak season peak hour level of service "D" (or adopted LOS) is exceeded, or likely to be exceeded within the next year, (based on existing traffic counts plus traffic projected to be generated by the development approved and estimated to be requested within the next year) on any road segment and/or intersection identified above, the consultant will identify as part of the monitoring report whether any improvements are programmed by either Lee County or the City of Ft. Myers in their respective Comprehensive Plan Capital Improvements Elements (1991 to May 4, 1998) or in FDOT'S approved three year Transportation Work Program, sufficient to correct the deficiency.

The developer shall submit the first monitoring report to the Lee County Department of Transportation & Engineering (LCDOT&E), Florida Department of Transportation (FDOT), DCA, and the Southwest Florida Regional Planning Council (SWFRPC) within one year after the effective date of the Development Order Amendment (45 days after adoption date or after resolution of appeal). Monitoring reports shall be submitted annually until buildout of the project.

Actual buildout will occur when the developer or his successors have constructed and obtained Certificates of Occupancy for the maximum amount of residential and nonresidential land uses permitted by the River's Edge Development Order Amendment. Declared buildout will occur if the developer or his successors formally declares in writing to all governmental agencies having responsibility for monitoring this DRI that no more development will be constructed, despite the fact that less than the permissible maximum amount of residential and nonresidential land uses had been built to date.

The purpose of this monitoring report is to: (1) determine if the projected traffic for the Year 1998 in the traffic impact assessment for River's Edge DRI Amendment is exceeded by actual impacts; (2) assist LCDOT&E and FDOT in determining the proper timing of necessary roadway improvements within the Lee Plan traffic district encompassing the River's Edge DRI (currently District 4); (3) identify how the contributions of this development were applied to maintain the overall balance of surplus service volume and traffic growth within the district; (4) monitor the Lee County and FDOT schedule of programmed improvements for roadways significantly impacted by the River's Edge development that are operating or are projected to be operating within the next year, below LOS "D" (or the Lee County Comprehensive Plan adopted LOS) peak season hour; and (5) determine the project's external trip generation along the existing roadways.

The following is recognized and understood:

A-1) Traffic counts may be obtained from original machine and manual peak hour counts, Lee County Traffic Volume Reports and other DRI developments with similar monitoring requirements and other generally acceptable sources.

B-2) In the event that construction has not begun on the land uses identified in Section One, Paragraph Two C.1, by the date the monitoring report is due, a letter to the above agencies documenting the development status on site may be considered an acceptable replacement to the above traffic monitoring for that year.

FOR BACKLOGGED LEE COUNTY FACILITIES: In the event that the Annual Monitoring Report indicates that peak season peak hour level of service "D", or applicable level of service, is exceeded, or is projected to be exceeded within the next year, for any road segment and/or intersection identified as a backlogged Lee County Facility and the required road and/or intersection improvement necessary to bring the identified roadways back to level of service "D" or other applicable comprehensive plan adopted level of service for peak season peak hour conditions, is not programmed for construction by May 4, 1998; and River's Edge is, or is projected within the next year to be, utilizing 5% or more of the peak hour level of service (LOS) "D" service volume on that segment or inter-

section (based upon the projection of traffic impacts from the total amount of existing River's Edge development approved through the issuance of building permits plus what is projected to be added through building permit approval in the next year); then Lee County shall determine whether there is a service volume surplus or deficiency in the Lee Plan traffic district in which River's Edge is located (currently District 4) to implement one of the following two policies for the River's Edge building permit requests during the next year:

A-1) If the Developer complies with the mitigation requirements contained within this Development Order, then building permits shall still be approved provided that the surplus service volume resulting from the existing surplus service volume, any service volume increases due to committed roadway improvements, and any service volume increases due to interim improvements (reported as a percent of existing service volume on a district basis) is equal to or exceed the annual percent increase in traffic on a traffic district-wide basis.

B-2) In the event that the percent service volume growth identified on a traffic district basis is less than the percent traffic growth in the district, no building permits will be issued by Lee County unless capacity enhancement and/or operational improvements are programmed for implementation within the district so that the total service volume growth for the district will again be equal to or greater than the district traffic growth.

FOR LEE COUNTY CONSTRAINED FACILITIES: In the event that the Annual Monitoring Report indicates that the peak season maximum volume-to-capacity (v/c) ratio of 1.85 is exceeded, or is projected to be exceeded within the next year, for any Lee County road segment identified in Paragraph 2 above as constrained; and the required road improvement necessary to maintain or better the v/c ratio will not be operational on that segment; then no further building permits beyond those issued at the time of the Annual Monitoring Report determination shall be issued for the River's Edge development until the necessary roadway improvements sufficient to maintain the v/c ratio at, or less than, 1.85 is operational on the constrained easement.

FOR CITY OF FT. MYERS CONSTRAINED FACILITY: In the event that the Annual Monitoring Report indicates that the River's Edge development traffic is, or is projected within the next year to be, utilizing 5% or more of the peak hour level of service "D" service volume on the City of Ft. Myers roadway segment identified in Paragraph 2 c. above as constrained (based upon the projection of traffic impacts from the total amount of existing River's Edge development approved through the issuance of building permits plus what is projected to be added through building permit approval in the next year); and a road improvement necessary to maintain or better the peak season level of service v/c ratio will

not be operational on that segment within the next year; then no further building permits beyond those issued at the time of the Annual Monitoring Report determination shall be issued for the River's Edge development until the necessary roadway improvement sufficient to maintain the v/c ratio at, or better than, the Ft. Myers comprehensive plan adopted level of service for that link is operational on the constrained segment.

FOR NON-BACKLOGGED/NON-CONSTRAINED LEE COUNTY FACILITIES: In the event that the Annual Monitoring Report indicates that peak season peak hour level of service "E" is exceeded, or is projected to be exceeded within the next year, for any road segment and/or intersection identified in Paragraph 2 c. as non-backlogged/non-constrained; and the required road and/or intersection improvement necessary to bring the identified roadway back to level of service "E" peak season peak hour conditions will not be operational at the time the River's Edge development is projected to be utilizing 10 or more of the peak hour level of service "D" service volume on that segment or intersection (based upon the projection of traffic impacts from the total amount of existing River's Edge development approved through the issuance of building permits plus what is projected to be added through building permit approval in the next year); then no further building permits or additional development approvals beyond those issued at the time of the Annual Monitoring Report determination shall be issued until the necessary roadway improvement sufficient to maintain a peak season peak hour level of service "E" for that roadway is operational.

3 d. Site Related Improvements:

In addition to the payment of monies and other obligations specified in the Development Order Amendment, the Developer, or its successor, shall be required to construct, at no cost to Lee County and the Florida Department of Transportation, all site-related improvements deemed necessary by Lee County and the Florida Department of Transportation. The developer, or his successors, shall construct site-related roadway and intersection improvements within River's Edge DRI. The Developer shall construct any site-related intersection improvements (including but not limited to signalization, if warranted, turn lanes, and additional through lanes found to be necessary by the governmental authority with jurisdiction of the roadway) as appropriate for the project's access intersections onto McGregor Boulevard (SR 867) throughout all phases of development.

When authorized by the Lee County Engineer or his designee, upon approval of plans by Lee County and FDOT, the developer, or his successors, shall build the necessary site related intersection improvements to achieve level of service "D" peak season peak hour for the following intersections:

McGregor Boulevard (SR 867) at

Pine Ridge Road/River's Edge North Entrance (The Developer's responsibility shall not include the realignment of Pine Ridge Road)

River's Edge South Entrance

The developer, or his successors, shall pay for McGregor Boulevard/Pine Ridge Road intersection additional left turn storage lanes and traffic signal (when warranted and permitted by FDOT). Site-related improvements shall be any improvement deemed site-related at the time of construction under the definition contained in the Lee County Roads Impact Fee Ordinance and/or Development Standards Ordinance, as either may be amended or replaced. The developer's obligation shall include the full cost of design and engineering, drainage and utility relocation, right-of-way acquisition and dedication, construction of turn lanes, acceleration and deceleration lanes, construction inspection, contract administration, testing and signalization (as needed and warranted). The alignment, design, signalization, and construction schedule shall be approved by the Lee County Engineer and FDOT. The developer shall pay the full cost for any site-related intersection improvements found necessary by the County or FDOT for the project's access.

4 e. Right-of-Way Dedications:

The property owner(s) have previously dedicated right-of-way to allow widening and improvement of McGregor Boulevard (SR 867). The dedicated property has been appraised at \$191,000. Additionally, the Florida Department of Transportation has identified the need for a stormwater retention pond on the River's Edge site adjacent to McGregor Boulevard near the vicinity of Griffin Boulevard. (See attached map - Exhibit B). The property owner(s) shall dedicate to Lee County the land deemed necessary by the FDOT for the stormwater retention for the McGregor Boulevard widening improvements, at the time requested by LCDOT&E. Conveyance shall be in a form and manner acceptable to Lee County.

The \$191,000 McGregor Boulevard widening right-of-way and the value of the stormwater retention dedication is applicable to reduce the proportionate share of River's Edge transportation impacts. The dedication shall not be eligible for road impact fee credits.

5 f. Mitigation of Transportation Impacts:

A-1) As mitigation for the transportation impacts of the River's Edge amended land uses described in Section One, Paragraph C.1, in addition to the requirements of Section C.2.b.1-3.b. through C.2.b.4-3.e. above, the developer, or his successors, shall:

(1a) dedicate property appraised at \$191,000.00 dollars for the McGregor Boulevard widening; and

(2b) dedicate property to Lee County for the stormwater retention area necessary for the McGregor Boulevard widening, ~~as shown on Exhibit B attached~~, subject to certified appraisals agreed upon by Lee County and the Developer and approved by the Lee County Department of County Lands, determining the fair market value for the dedication. If an agreement cannot be reached on the appraisal amount, then the two appraisers chosen by the Developer and Lee County respectively will choose a third independent appraiser to do an appraisal, and the value will be established by an average of the three appraisals; and

(3c) pay Lee County Road Impact Fees at the fee schedule in effect at the time building permits are issued by Lee County. The Road Impact Fees are currently estimated to be \$2,904,456 for the amended River's Edge land uses discussed in Section One, ~~Paragraph C.1.~~, to be used for the roadway improvements for this development; and

(4d) in three (3) equal installments beginning on November 25, 1992 or 30 days after resolution of any appeal, whichever is later, make cash payments totaling \$1,933,000, less the \$191,000 right-of-way dedication and less the appraised value credit of the stormwater retention pond land deemed necessary by FDOT (as shown in Exhibit B and located in the northwest corner of the River's Edge property near the vicinity of Griffin Boulevard/McGregor Boulevard intersection), into an escrow account to Lee County for a portion of the transportation mitigation. The amount specified above shall be adjusted to current dollars at the time of payment on a quarterly basis using the most current State (Florida) Highway Bid Price Index (BPI) published by the Engineering News Record (McGraw-Hill Publications). The base BPI for these adjustments shall be the BPI in the Third Quarterly Cost Report for 1991, said value being 100.00. The developers shall construct no more than 500 additional units prior to payment of this amount. All interest earned on this account shall accrue to the benefit of Lee County. Use of funds and terms of the escrow shall be governed by a separate escrow agreement between the parties and is subject to approval by the Lee County Attorney's Office.

The escrow money shall be used by May 4, 1998 for the roadway improvements within Lee Plan traffic district 4 identified in Section C.2.b.2-3.c. as deemed necessary by the County to maintain the balance of surplus service to volume to traffic growth, in accordance with the County's comprehensive plan and settlement agreement. Such monies shall be targeted to County funded regional roadways, in accordance with Policy 22.1.7 of the amended Lee Plan.

B-2) Should those provisions of the road impact fees (Ordinance #90-47 as amended) be repealed, made unenforceable or otherwise no longer in effect, they shall nevertheless be required as payment for the transportation mitigation for the River's Edge notice of change DRI Development Order as described in Paragraphs 3c through 5e above.

C-3) The developer is informed that the Lee County Board of County Commissioners may adopt in interim operation improvement program and that such a program may be applicable to this development.

6 g. Nothing contained in this Development Order Amendment is to imply or supersede any Florida FDOT permitting requirements.

7 h. To fulfill the obligations of the developer to provide infrastructure, systems, facilities, and services as required herein, the developer may employ a number of alternative management and financing mechanisms, including a uniform community development district ("UCDD") pursuant to Chapter 190, Florida Statutes, a property owners association, and special assessments, all as applicable and as available by law. In the event the developer elects to use a UCDD, the developer will enter into a Developer's Agreement with Lee County. Such Developer's Agreement will delineate boundaries of the UCDD and shall be subject to and not inconsistent with Chapter 190, Florida Statutes, and this Development Order. The various agencies which review this Development Order do not by accepting this condition waive any right they may have to comment on and review the management and financing mechanism chosen by the developer to manage and finance infrastructure, systems, facilities, services, and improvements pursuant to this paragraph. Furthermore, nothing contained in this Development Order shall be construed to exempt this development from participation in the funding, through Municipal Services Benefit Unit (MSBU) or a Municipal Services Taxing Unit (MSTU), or a special assessment district, of improvements to various State and County arterial and collector roads to the degree to which the development is benefited and has not already mitigates its impacts.

8 i. River's Edge proportionate share responsibility for any improvements required in this Development Order is discharged in full upon payment of the entire proportionate share contribution due under the terms of Paragraphs 2h through 7h, which contribution shall not be reduced or refunded provided, however, that all other provisions of the Development Order also shall govern.

9 j. If the proportionate share contribution due under the terms of Paragraphs 2h through 8i is not paid in a timely manner, issuance of development approvals and building permits for River's Edge shall immediately cease.

~~10~~ k. Compliance with all of the terms of the transportation related provisions of this development order shall satisfy the substantive requirements related to regional transportation facilities of Sections 163.3177(10)(h) and 163.3202(2)(g), Florida Statutes (1989); Lee County Ordinance 89-33, as amended; the Lee County Comprehensive Plan, adopted pursuant to Chapter 163, Part II, Florida Statutes; and Rule 9J-5.0055, Florida Administrative Code, as they currently apply. Satisfaction of concurrency shall extend only through May 4, 1998.

c 4. AIR QUALITY

The RIVER'S EDGE development shall comply with all applicable codes and apply for all required permits relative to air quality.

d 5. FIRE PROTECTION

1 a. The RIVER's Edge development shall identify and make available to the Iona/McGregor Fire Protection and Rescue Service District a parcel of property acceptable to the fire district containing approximately three-fourths (3/4) acre of land for a fire station. Dedication shall occur with commencement of construction of Phase III as described on Page 15 of the ADA.

2 b. The RIVER'S EDGE development will aid in the construction of a fire station on the site to be located within the project by contributing an amount of seventy-five thousand dollars (\$75,000.00) for the actual construction of the fire station. This contribution shall occur prior to commencement of construction of Phase III.

c. In lieu of the requirements set forth in Sections 5 a. and 5.b immediately above, the RIVER's EDGE development may, with the prior written consent of the Iona/McGregor Fire Protection and Rescue Service District, pay fire impact fees as required by the Lee County Fire Protection and Emergency Medical Services Impact Fees Ordinance.

d. If the RIVER'S EDGE development provides the mitigation set forth in Sections 5 a. and 5 b. above, full credit for the value of this mitigation shall be given against any fire impact fees that might otherwise be due, as required by and consistent with Sections 380.06(16)(a) and 380.06(16)(b), Florida Statutes.

e 6. PARKS

RIVER'S EDGE shall assist Lee County in obtaining additional recreational land by paying a fee-in-lieu of dedication of five (5) acres of parklands. Payment at fair market value shall occur with the commencement of Phase III of the development and

shall be in accordance with standards and schedules established by the Lee County Division of Community Services. The requirements of this Section will not be applicable if an impact fee ordinance is adopted by Lee County and the RIVER'S EDGE development pays its pro rata share pursuant to the impact fee ordinance.

f 7. SCHOOLS

RIVER'S EDGE shall provide off-street school bus loading zones for each development phase as deemed necessary by the Lee County School Board.

g 8. WATER SUPPLY, WATER QUALITY AND WILDLIFE HABITAT

† a. No residential development shall commence until sufficient water is available through a public water system to insure adequate fire flow, as well as a sufficient quantity of potable water, to adequately serve the residential development for which a building permit is requested.

‡ b. During Phase I, RIVER'S EDGE shall plug all existing on-site wells in accordance with Lee County Division of Protective Services and South Florida Water Management District standards.

§ c. The RIVER'S EDGE development shall comply with the best management practices as defined by the South Florida Water Management District (SFWMD) with regard to the use of excavated areas and of wetlands acting as polishing and buffer areas and grassed swales for drainage purposes.

* d. Pursuant to the drainage plans and permits approved by the South Florida Water Management District and the marina plans and permits approved by the Florida Department of Natural Resources, Florida Department of Environmental Regulation, and U.S. Army Corps of Engineers, stormwater drainage will be collected within the drainage lake system and discharged via a system of weir control structures into spreader swales. Stormwater will not be discharged into the marina basin or the ~~oxbow~~ marina mitigation area. Direct discharge of water/effluent by RIVER'S EDGE into the Caloosahatchee River shall be prohibited. South Florida Water Management District plans for River's Edge, Phase One, Primary Drainage System Reference Plan, dated January, 1984, revised 12-27-84, Sheet 2 of 27, ~~attached as Exhibit C,~~ shows Lakes "O" and "L" running along Griffin Boulevard and Schultz Road, connected by a littoral zone at the northeast corner of the property at the corner of Schultz and Griffin Boulevards. Those two lakes shall remain substantially in the configuration as shown on the Water Management District Plans referenced herein. Minor adjustments may be made but shall not result in a net reduction of the area of Lakes "O" and "L" which shall continue to run in an alignment as shown along Griffin Boulevard and Schultz Road.

* 1) A row of shrubs and trees containing the Type "B" buffer vegetation (five trees and eighteen shrubs per 100± linear feet), suitably cluster subject to the approval of the Division of Environmental Services (DES), shall be planted along the west side of Lakes "O" and "L" along Griffin Boulevard. DES may not unreasonably withhold its approval.

b 2) Littoral shelves as required in condition g.7. shall be constructed along Lakes "O" and "L".

c 3. A Type "B" buffer shall be placed in front of Lakes "D" and "G" at the project entrance (as shown on Exhibit C).

5 e. For the riverfront lots the following vegetation management and maintenance guidelines shall apply:

a-1) The following: spider lilies, golden pody, giant leather fern, and golden leather fern, hereinafter shall be referred to as "listed species." The developer shall provide a vegetation conservation buffer along the river, as shown by the surveyed preservation line on Exhibit B Attachment B (Preservation Line Map Sheet 6 of 6, Beni Associates, dated 10/31/91, stamped received 1-3-94), attached, excluding the area approved for the marina basin construction, ~~exbow~~ marina mitigation area, boat access and flushing channels, for the purpose of conserving existing native vegetation, planting additional native vegetation and allowing passive recreational uses. The buffer area shall consist of the naturally vegetated area between the Caloosahatchee River and the refined preservation line described above. Additionally, the preservation areas include the entirety of the Eagles Perch Island and the Eagles Nest Island. It is the intent of the refined vegetation preservation line to provide natural shoreline stabilization through native vegetation and to protect a unique vegetation/wildlife habitat.

It is understood, however, that visual access to the river from the rear of the lot through the vegetation in the buffer and preservation is desired by the developer and may be allowed for specific, appropriate areas along the riverfront. Selective trimming of trees and vegetation within the preservation and buffer areas for this purpose shall be permitted only in those areas specifically designated in this development order in the conditions specified below. Selective clearing for limited pedestrian access to the river via boardwalks or decks shall also be permitted subject to the conditions specified below, but shall not involve any dredge or fill activities of wetlands, any dredge or fill activities in the Caloosahatchee River, either the Eagles Perch Island or the Eagles Nest Island, nor involve preservation or buffer areas located west of a north-south line running through marker RP-44 as designated on Exhibit B Attachment B (Preservation Line Map Sheet 6 of 6 prepared by Beni Associated, dated 10/31/91, stamped received 1-3-94).

Access to the Eagle Perch Island shall be allowed for purposes of 1) the removal and maintenance of invasive exotic vegetation, and 2) limited pedestrian use. Access to the island and permitted activities are subject to the following conditions:

- (a). The Eagle Perch Island shall be accessed via the dock/bridge located in the western portion of the marina basin as shown on the Overall Marina Plan, dated October 5, 1993 (Attachment C).
- (b). The point of access to the Eagle Perch Island shall be a maximum 8 feet wide. The point of access shall have a gate or similar obstruction to impede unauthorized vehicle (e.g. golf cart) access, yet allow pedestrian passage.
- (c). Golf carts shall be permitted on the Eagle Perch Island only when used for the intermittent removal and maintenance of invasive exotic vegetation.
- (d). Pedestrian uses permitted on the Eagle Perch Island include walking, bird watching, and nature observation. Pedestrian uses not permitted include any activities which involve boardwalks, development, trimming or removal of vegetation.
- (e). In the event bald eagles build a nest on the Eagle Perch Island, access to the island shall be prohibited during the Southern bald eagle nesting season October 1 through May 15.

b-2) The developer shall remove all Brazilian Pepper and, Melaleuca and Australian pine from the refined preservation area with minimal possible disturbance to existing native vegetation.

c.) No Development, boardwalks, trimming, or clearing of vegetation shall be allowed in the following preservation areas as depicted on Exhibit B Attachment B (Preservation Line Map Sheet 6 of 6 prepared by Deni Associates, dated 10/31/91, stamped received 1-3-94):

(1a) Within a complete ten foot (10') radius of the Cabbage Palm with the golden polypody located between markers RP-1 and RP-2;

~~(2b) On the Eagles Nest Island;~~

(3c) On the Eagles Perch Island;

(4d) Within a complete ten foot (10') radius of the golden leather fern located nearly adjacent to RP-34;

(5e) West of a north-south line running through RP-44.

The following conditions shall apply to the remaining preservations and buffer areas not listed in (1a) through (6e) above:

Other than the removal of the exotics delineated above, there shall be no removal of any trees or vegetation which is greater than or equal to four inches in diameter at breast height (4"D.B.H.) except that at least a maximum four feet wide pedestrian access, located outside the preservation areas (1) a. through (6) e. specified above as limited herein shall be permitted on each lot notwithstanding other limitations. Selective removal/replacement and trimming of trees and vegetation shall be permitted for the purpose of providing limited pedestrian access to the river via boardwalks or decks provided all necessary agency or governmental permits are issued as limited by condition a. above. However, at a minimum, the buffer shall contain those trees which are greater than or equal to 4" D.B.H. as well as naturally existing native understory growth. However, those trees or shrubs which are less than 4" D.B.H., or existing native understory growth, may be removed for purposes of providing visual access to the river and/or pedestrian access as described herein if said understory vegetation is replaced with native coastal strand vegetation replacement stock of not less than one gallon-size nursery grown, containerized stock planted for any understory or shrubs removed, with a guaranteed survival rate of eighty percent (80%) after three years. Those trees which are removed shall be relocated or replaced with a similar size tree. In no case shall more than twenty percent (20%) of the refined preservation buffer be impacted for purposes of pedestrian access.

d-4) Prior to the recording of a subdivision plat for riverfront lots, these vegetation maintenance and management guidelines shall be included by the developer in recorded deed restrictions applicable to any residential lots located adjacent to the river and shall be enforceable by a homeowner's association as well as being made conditions of the DRI Development Order and local Final Development Order.

e-5) Prior to any clearing in the single-family area along the river, there shall be an on-site review by Lee County to insure that there is a complete radius of twenty-five feet (25') preserved around any giant leather ferns, ten feet (10') preserved around any golden leather fern or golden polypody, and that any spider lilies without a ten foot (10') radius of preserved area will be relocated or replaced on the River's Edge site with comparable nursery stock.

f-6) In the Marina mitigation area, prior to clearing or construction activity, a "listed species" vegetation survey shall be conducted and any "listed species" located landward of the preservation line shown on ~~Exhibit B~~ Attachment B shall be relocated or replaced elsewhere on site in a suitably similar habitat.

The spider lilies located near markers RP-21 and RP-22 and between RP-33 and RP-36 shall be appropriately relocated and transplanted to appropriate habitat on the Eagles Nest Perch Island by a qualified botanist hired by the developer prior to development of the flushing channel at this site. The methodology, location and details of this relocation and transplantation shall be reported in the next annual monitoring report required to be submitted. Three years after the relocation, or in the 1997 annual monitoring report, whichever occurs first, a qualified botanist hired by the developer shall report on the success or failure status of the relocation and discuss any discernible reasons surrounding the success or failure of the relocation.

g. For all manmade water bodies, except the marina basin, littoral shelves shall be constructed at random locations along lake edges with a maximum depth of two (2) feet below the lake control elevation, and shall be planted with native wetland vegetation. This work shall be done concurrently with construction of the final water management system.

h. In the 1989-90 bald eagle breeding season a bald eagle nest was constructed in the "witches broom" top of an Australian Pine tree located within 25 feet of the existing River's Edge golf course. Pursuant to the Lee County Bald Eagle Management Ordinance, River's Edge prepared a Southern Bald Eagle Habitat Management Plan for the River's Edge Yacht and Country Club which has been adopted by Lee County. The provisions of that plan, as it may be amended from time to time, are incorporated into this development order.

A resolution (#93-09-70) amending the Habitat Management Plan was approved by the Lee County Commission in September, 1993. The amendment deleted the specific nest preservation measures outlined in the eagle management plan because the Florida Game and Fresh Water Fish Commission (FGFWFC) and the Lee County Eagle Technical Advisory Committee (ETAC) determined the eagle nest abandoned and the perch tree had been blown down.

The resolution required the creation of a short term and long term plan encouraging bald eagles to continue utilizing River's Edge for perching and feeding. This plan shall include:

1) Designing and constructing an artificial perch for the Eagle Perch Island. The structural design and placement of the perch shall be subject to approval by the Lee County Eagle Technical Advisory Committee.

2) A planting plan to install thirty-five (35) South Florida slash pine trees (Pinus elliotti var. densa), a minimum of eight (8') feet in height, on the Eagle Perch Island. The pines shall be distributed and spaced to promote the growth of tall, straight trees with large crowns at the tops of the trees. The purpose of these pines is to provide future natural perching and roosting substrates for bald eagles.

The locations of the artificial perch and the pine plantings, including sizes and numbers, shall be clearly illustrated on a local development order plan for the new marina. The artificial perch and the plantings shall be installed and approved by Lee County Division of Natural Resources Management staff prior to issuance of the Certificate of Compliance for the marina.

However, if the plan is further amended, the Southwest Florida Regional Planning Council and the Department of Community Affairs shall be notified of the proposed amendment.

§ 1. There shall be no entrance ways from River's Edge directly onto Griffin Boulevard or Schultz Road.

* 9. STORM REFUGE

RIVER'S EDGE shall provide sufficient storm refuge space during the construction of the first 512 residential units to accommodate at least 24% of that population. Such refuge space shall meet the following conditions:

1 a. Located at least 16' above MSL.

2 b. No structures located within 150' of the shoreline shall be utilized as refuge space.

3 c. Designated refuge space shall be located in the interior hallways and similar areas with no openings leading directly to the exterior.

4 d. Refuge space shall be provided at a ratio of twenty (20) square feet per person.

5 e. A homeowners association shall be established to coordinate and educate the development's residents as to the availability of refuge areas and procedures to follow during a storm event.

6 f. Structures which provide refuge space shall be constructed to withstand 140 mph wind velocities and a professional engineer licensed and registered by the State of Florida shall so certify.

7 g. Subsequent to construction of the shelter, RIVER'S EDGE will provide comparative information and other data to assist Lee County in developing adequate on site storm shelter standards which may be included within the Lee County Building Codes.

h. In lieu of the on-site storm refuge requirements set forth in 9 a. through 9 g. above, the RIVER'S EDGE development may provide off-site storm refuge space. Said space shall be coordinated with and approved by the Lee County Emergency Management Services. The timing of said alternative shall be as described above.

4 10. COMPLIANCE/MONITORING

1-a) The Director of the Department of Community Development, or his designee, shall be the local official responsible for assuring compliance with this Development Order.

2-b) Although estimated proposed construction schedules were set out in the ADA, this is not a phased Development of Regional Impact. This development order, as amended, shall remain in effect until the buildout date of May 4, 1998, unless subsequently extended by amendment.

3-c) The RIVER'S EDGE development shall submit an annual report on the development to Lee County, the Regional Planning Council, and the State Land Planning Agency. This annual report shall be submitted beginning one (1) year from the date of this Development Order Amendment. The contents of the annual report shall be as required by the rules legally adopted by the Florida State Land Planning Agency.

SECTION THREE:

1. The River's Edge Yacht and Country Club Master Site Plan is hereby revised by the Master Site Plan stamped received February 8, 1994 (see Attachment A).

2. The River's Edge Yacht and Country Club Preservation Line Map is hereby revised by the Preservation Line Map stamped received 1-3-94 see Attachment B).

3. The Overall Marina Plan, last revised 10-5-93, is hereby adopted and shall comply with the Florida Department of Environmental Protection Permit #361061749 (see Attachment C).

SECTION FOUR:

Certified copies of this Development Order are to be forwarded to the Southwest Florida Regional Planning Council, the applicant, and appropriate state agencies. Notice of the adoption shall be recorded as provided in Chapter 380, Florida Statutes.

NOW, THEREFORE, LET IT BE ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that conditions of the Development Order for River's Edge DRI adopted May 5, 1982 and subsequent amendments are further amended as follows, with new language underlined and deletions struck through. All other portions of the original Development Order and subsequent amendments shall remain in full force and effect.

THE MOTION TO ADOPT the above amendments to the development order was offered by Commissioner John E. Manning, and seconded by Commissioner Douglas R. St. Cerny and, upon poll of the members present, the vote was as follows:

John E. Manning	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Franklin B. Mann	ABSENT
John E. Albion	AYE

DULY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THIS 21ST DAY OF MARCH, A.D. 1994.

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

BY: Ray Judah
(CHAIRMAN)

ATTEST:
Charlie Green, Ex-Officio Clerk
Board of County Commissioners, CLERK

BY: Clara J. Curran
DEPUTY CLERK

APPROVED AS TO FORM

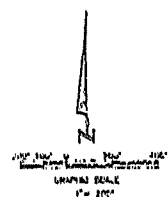
BY: Ann Marie Collins
COUNTY ATTORNEY'S OFFICE

FILED

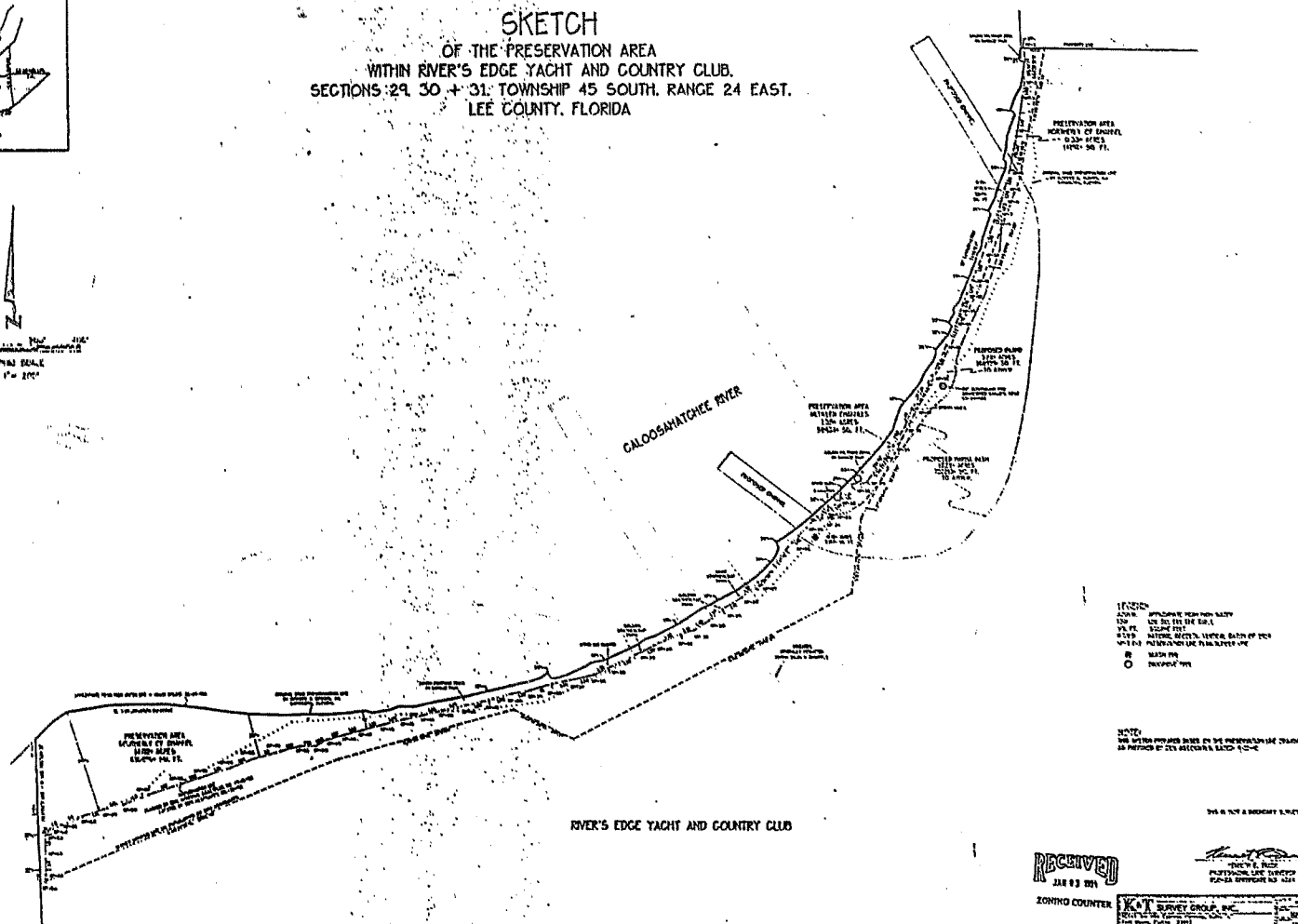
MAR 23 1994



VICINITY MAP
1" = 100'



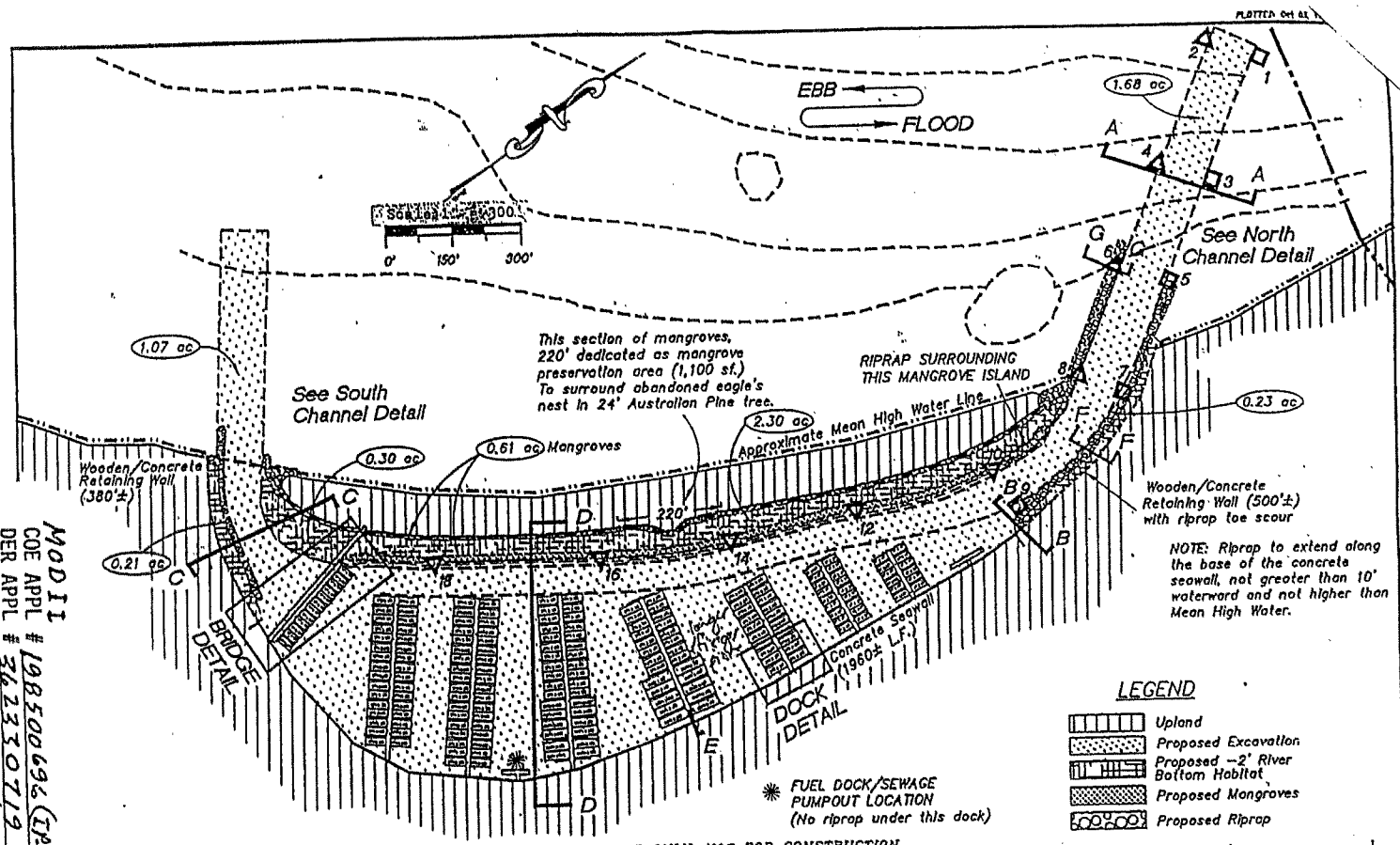
SKETCH
OF THE PRESERVATION AREA
WITHIN RIVER'S EDGE YACHT AND COUNTRY CLUB,
SECTIONS 29, 30, & 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



RECEIVED
JAN 23 1981

ZONING COUNCIL

KAT SURVEY GROUP, INC.	
1000 N. W. 10th Ave., Suite 100	
Fort Lauderdale, Florida 33304	
Telephone: (305) 461-1111	
Fax: (305) 461-1112	
HARRIS-DEWEY ASSOCIATES	



MOD II
COE APPL # 198500696 (IP-4)
DER APPL # 362330719

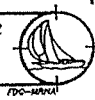
DATE
7/30/93
2 17

FLORIDA DESIGN
COMMUNITIES, INC.

Overall Marina Plan

DRAWN BY: hhw
REVISED: 8/9/93
8/23/93
10/5/93

W. DEXTER BENDER
AND ASSOCIATES
1625 BENDRY ST. SUITE 201
FORT MYERS, FL 33901



Charlie Green
Clerk Of Circuit Court
Lee County, Florida

STATE OF FLORIDA

COUNTY OF LEE

I, Charlie Green, Clerk of Circuit Court, Lee County,
and ex-Officio Clerk to the Board of County Commissioners,
Lee County, Florida, do hereby certify that the foregoing
is a true and photostatic copy of the Second Development Order
Amendment for River's Edge Yacht and Country Club, DRI,
State DRI No. 12-8182-21, County Case No. 81-09-08-DRI(c),
adopted by the Board of County Commissioners on March 21, 1994.

Given under my hand and seal at Fort Myers, Florida,
this 24th day of March, 1994.

CHARLIE GREEN,
Clerk, Circuit Court
Lee County, Florida

By Clarence J. Warrick
Deputy Clerk

Lee County 2011 Aerial

0 150 300
SCALE - FEET



RECEIVED
APR 30 2012
COMMUNITY DEVELOPMENT
ADD 2012-00041

KEY

- Seawall to Remain: —●—●—●—
- Geo Tube to be Reinforced: - - - - -
- Rip Rap to be Rebuilt: +++++
- Rip Rap to be Replaced:

Any shoreline not otherwise denoted is intended to be typical soil and sod stabilization.

This plan depicts existing lake bank conditions.

Lakes E, G, P, Q, and R are not part of this plan.

Gulf Harbour Yacht and County Club Lake Bank Restoration

Final Plan Amendment



Existing Conditions Plan

FOR: **Gulf Harbour Master Association**

DATE: 04-10-12

FILE: GullHMaster-2

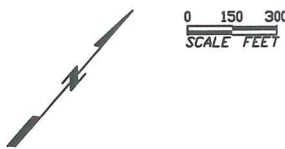
SCALE: 1" = 300'

PROJECT NO.:

DATUM: NAVD/GRID

SHEET: 1 of 4

Lee County 2011 Aerial



RECEIVED
APR 30 2012
COMMUNITY DEVELOPMENT

ADD 2012-00041

KEY

Seawall to be Replaced:

Rip Rap To Remain:

Rip Rap to be Rebuilt:

GeoWebmatrix New:

Submerged Wall New:

Geo Tube to be Reinforced:

Any shoreline not otherwise denoted is intended to be typical soil and sod stabilization.

This plan depicts proposed lake bank types.

Lakes E, G, P, Q, and R are not part of this plan.

**Gulf Harbour Yacht and County Club
Lake Bank Restoration**

Final Plan Amendment

HANS WILSON & ASSOC., INC.
1938 Hill Ave. Ft. Myers, Florida 33901
Tel: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

Lake Bank Stabilization Plan

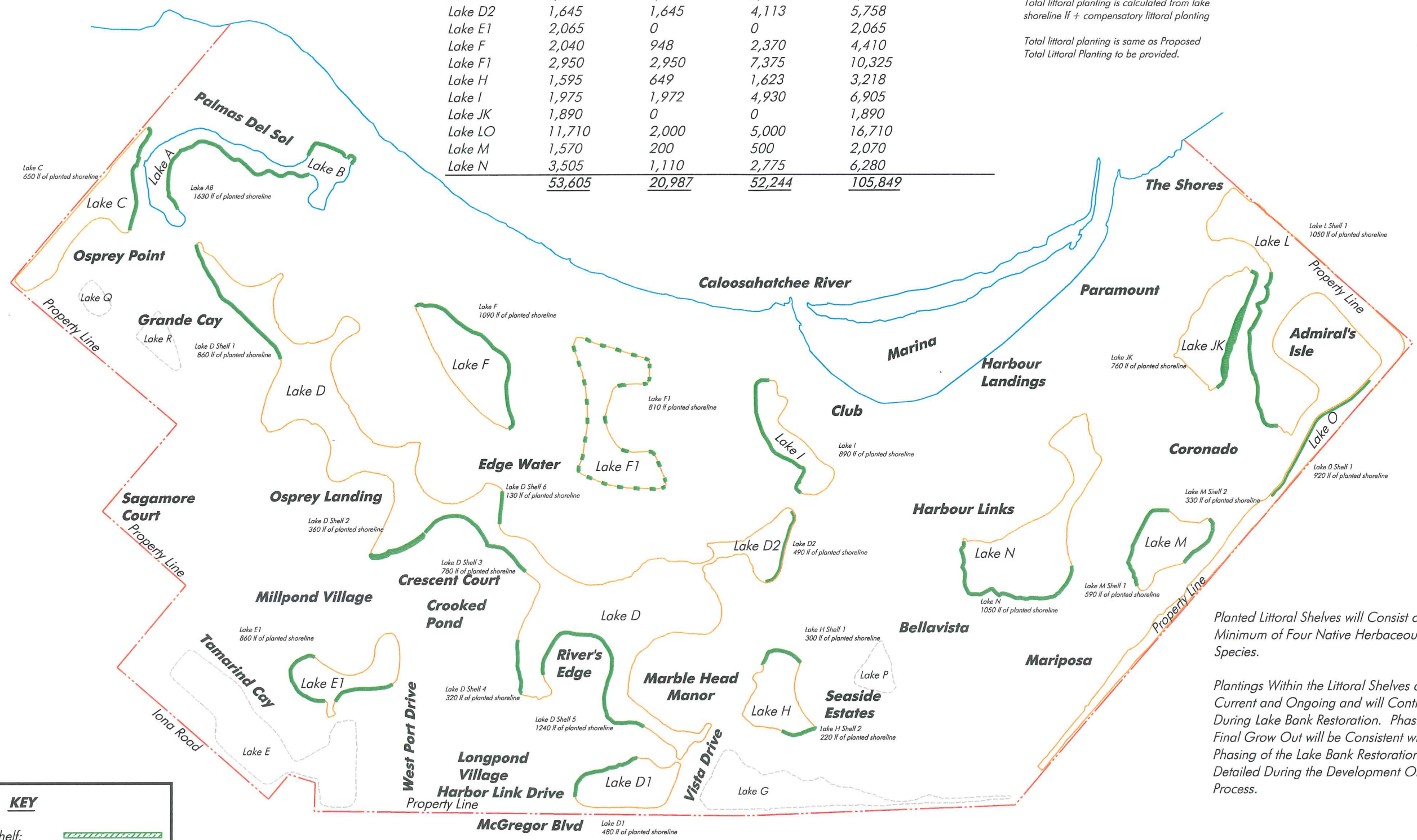
FOR: Gulf Harbour Master Association		
DATE: 04-10-12	FILE: GulfMaster-2	SCALE: 1" = 300'
PROJECT NO.:	DATUM: NAVD/GRID	SHEET: 2 of 4

Lake	Lake Shoreline Linear Feet and Number of Plants	Structural Shoreline Linear Feet	Compensatory Littoral Planting	Total Littoral Planting
Lake AB	4,100	482	1,205	5,305
Lake C	2,815	180	450	3,265
Lake D	14,150	7,649	19,123	33,273
Lake D1	1,595	1,112	2,780	4,375
Lake D2	1,645	1,645	4,113	5,758
Lake E1	2,065	0	0	2,065
Lake F	2,040	948	2,370	4,410
Lake F1	2,950	2,950	7,375	10,325
Lake H	1,595	649	1,623	3,218
Lake I	1,975	1,972	4,930	6,905
Lake JK	1,890	0	0	1,890
Lake LO	11,710	2,000	5,000	16,710
Lake M	1,570	200	500	2,070
Lake N	3,505	1,110	2,775	6,280
	53,605	20,987	52,244	105,849

Structural shoreline calculated by the total linear footage of seawall, submerged wall, riprap and flex-a-mat.

Total littoral planting is calculated from lake shoreline lf + compensatory littoral planting

Total littoral planting is same as Proposed Total Littoral Planting to be provided.



KEY

Planted Littoral Shelf:

This Plan Represents a Planted Littoral Shelf Schematic Intended for Compliance with Lee County Ordinance 93-26 for Gulf Harbour Yacht and County Club, formerly known as River's Edge Yacht and County Club.

Lakes E, G, P, Q, and R are not part of this plan.

Gulf Harbour Yacht and County Club
Lake Bank Restoration
Final Plan Amendment

HANS WILSON & ASSOC., INC.
1938 Hill Ave., Ft. Myers, Florida 33901
Tel: 239-334-6870 Fax: 239-334-7810
MARINE AND ENVIRONMENTAL CONSULTANTS

Lake Planting Plan		
FOR: Gulf Harbour Master Association		
DATE: 04-10-12	FILE: GulfHMaster-2	SCALE: 1" = 300'
PROJECT NO.:	DATUM: NAVD/GRID	SHEET: 4 of 4

Lee County 2011 Aerial

0 150 300
SCALE FEET



KEY

- Seawall to Remain:
- Geo Tube to be Reinforced:
- Rip Rap to be Rebuilt:
- Rip Rap to be Replaced:
- Any shoreline not otherwise denoted is intended to be typical soil and sod stabilization.

This plan depicts existing lake bank conditions.

Lakes E, G, P, Q, and R are not part of this plan.

**Gulf Harbour Yacht and County Club
Lake Bank Restoration**

Final Plan Amendment

HANS WILSON & ASSOC., INC.
1938 Hill Ave. Ft. Myers, Florida 33901
Tel: 239-334-6870 Fax: 239-334-7810
MARINE AND ENVIRONMENTAL CONSULTANTS

Existing Conditions Plan			
FOR: Gulf Harbour Master Association			
DATE: 04-10-12	FILE: GulfHMaster-2	SCALE: 1" = 300'	
PROJECT NO.:	DATUM: NAVD/GRID	SHEET: 1 of 4	

ADD 2012-00041

RECEIVED
APR 30 2012

COMMUNITY DEVELOPMENT

EXHIBIT
H-4C

Lee County 2011 Aerial

0 150 300
SCALE FEET



KEY

- Seawall to be Replaced:
- Rip Rap To Remain:
- Rip Rap to be Rebuilt:
- GeoWebmatrix New:
- Submerged Wall New:
- Geo Tube to be Reinforced:
- Any shoreline not otherwise denoted is intended to be typical soil and sod stabilization.

This plan depicts proposed lake bank types.

Lakes E, G, P, Q, and R are not part of this plan.

Gulf Harbour Yacht and County Club Lake Bank Restoration

Final Plan Amendment



Lake Bank Stabilization Plan

FOR: **Gulf Harbour Master Association**

DATE: 04-10-12	FILE: GulHMaster-2	SCALE: 1" = 300'
PROJECT NO.:	DATUM: NAVD/GRID	SHEET: 2 of 4

RECEIVED
APR 30 2012
ADD 2012-00041

SECTION: 29, 30, 31
TOWNSHIP: 45 S
RANGE: 24 E

Preliminary Conceptual Plan Notes:

This plan outlines the types and extent of proposed shoreline restoration methods to be used throughout the development to stabilize the lake bank slopes. The typical sections in this plan address the impracticality of achieving compliance with the originally permitted design criteria for the lake bank slopes. The submerged lake bank slopes have adjusted over time trending towards an angle of repose that is flatter than the permitted 2:1 slope from 2' below control elevation. This adjusting of the lower portion of the submerged lake bank slopes has subsequently contributed to the non compliant slope conditions of the banks above control elevation throughout the development. With the statement that it is impractical to restore the 2:1 slope of the underwater portion of the lake banks it follows that restoration of the above control elevation will deviate from the lake bank design criteria.

This plan will be the basis of a final plan amendment and is intended to elicit a statement from Lee County that the proposed methods and amounts of shoreline stabilization types are found acceptable. Design criteria that varies from the Lee County Land Development Code includes lake bank slopes, littoral areas, and percentage of structural shoreline. This plan is for the aggregate of all lakes addressed by this plan and not each individual lake.

This plan encompasses all shorelines within Gulf Harbour with exception to Lakes E, P, Q, R, & G. Lakes E, P, Q, & R are separately held by the surrounding subdivisions within Gulf Harbour and each has addressed their notice of non compliance via Limited Review Development Order, Letter of Transmittal or maintenance correction of lake bank slopes. Lake G is controlled by FDOT as part of the surface water management system for McGregor Boulevard and does not tie into the overall stormwater system, instead it routes offsite with an outfall into the canal system within Palmetto Point.

This plan does not set in place any phasing relative to sequence or timelines for restoration of the lake bank slopes.

Shoreline Restoration Types:

Concrete Seawall: Proposed as a potential replacement of existing wood or vinyl seawalls within the development. None of the existing seawalls within the lake system are concrete.

Wood Seawall: This is proposed as potential replacement of existing wood seawalls. Lake N's existing seawall is constructed of wood and is failing due to design and construction deficiencies that are beyond repair and will require replacement. Wood seawalls also exist in Lake D, H, and M.

Submerged Cantilever Steel Sheeppile Seawall: The use of a submerged cantilever seawall is proposed where underwater slopes have shifted to the extent that the upland slope has been negatively affected. This mainly occurs where backfilling associated with lake shape changes was done.

Existing Vinyl Sheet Pile Seawall: The access roadway into Admiral Isle's has existing vinyl sheet pile seawalls / retaining walls. These are to remain as is.

Cable Connected Concrete: The application of cable connected concrete mats will be done where aggressive slope retaining is required due to upland runoff, or in locations where the vertical escarpment height will require a stabilization technique that include a structural component with the ability to support vegetation above and below the water control elevation.

Geo Textile Tube: Geo textile tubes exist within the lake system and are approaching their service life due to ultra violet degradation. Existing geo text tile tubes will be rebuilt to the same design criteria for proposed rip rap revetment.

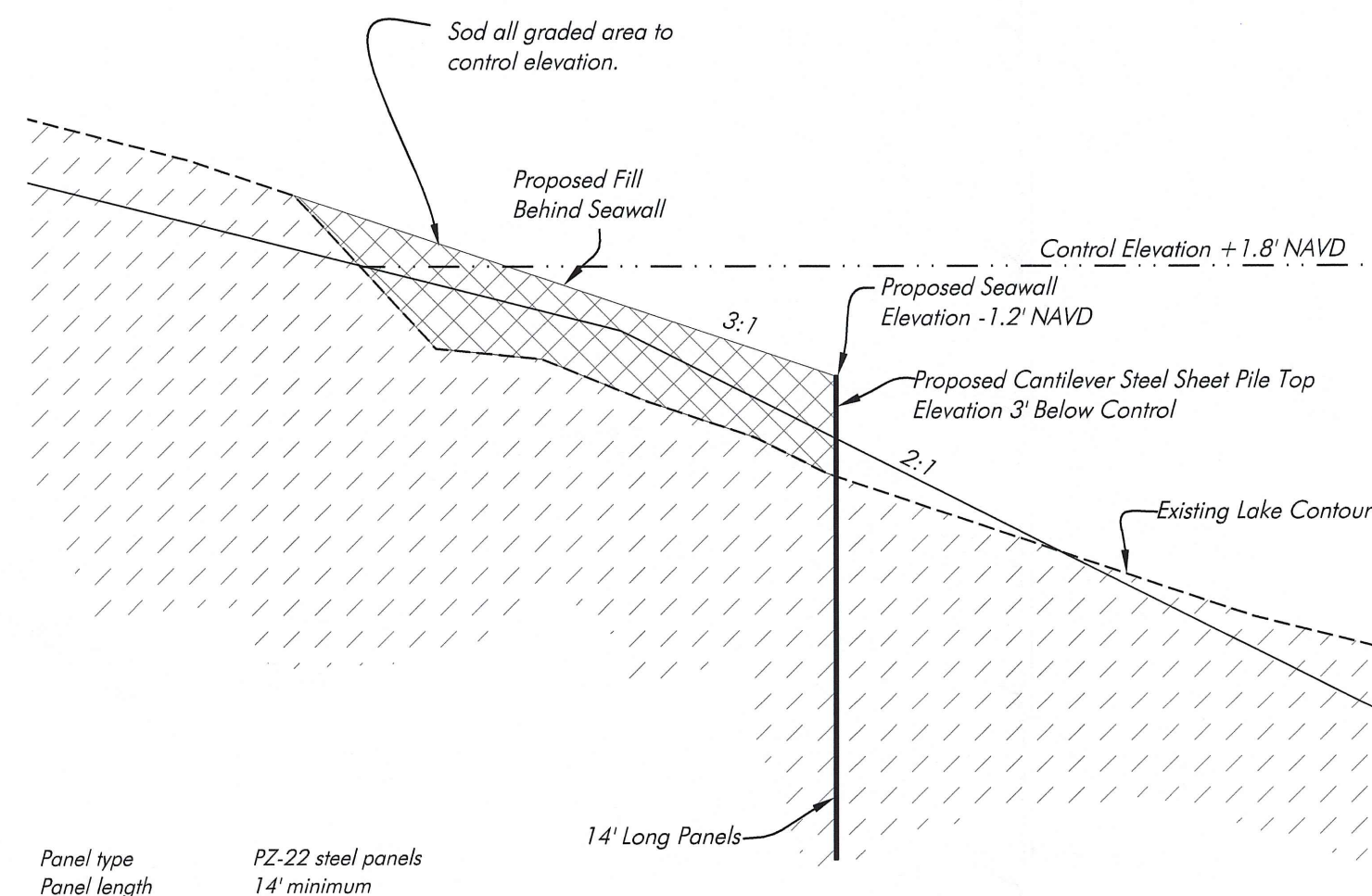
Rip Rap Revetment: Most of the existing rip rap revetments have been installed where the lake banks were backfilled and typically consists of a single layer of 6" diameter and smaller rocks laid on top of filter fabric. Existing rip rap revetments exhibit slopes frequently steeper than 2:1, and on occasion steeper than 1:1. Proposed rip rap revetments will be built with 6" - 12" diameter stone installed over filter fabric with a slope not less than 2:1. Any existing rip rap revetment to remain shall meet the design criteria for proposed rip rap revetments.

Turf Reinforcement Mats: This technique will be used throughout the development where the upland/submerged interface area of the lake bank has erosion at the water control elevation.

Soil and Sod: This technique will be installed where the slopes are sufficient to support the placement of sod. This is primarily anticipated to occur around the golf course but is not limited to golf course locations only.

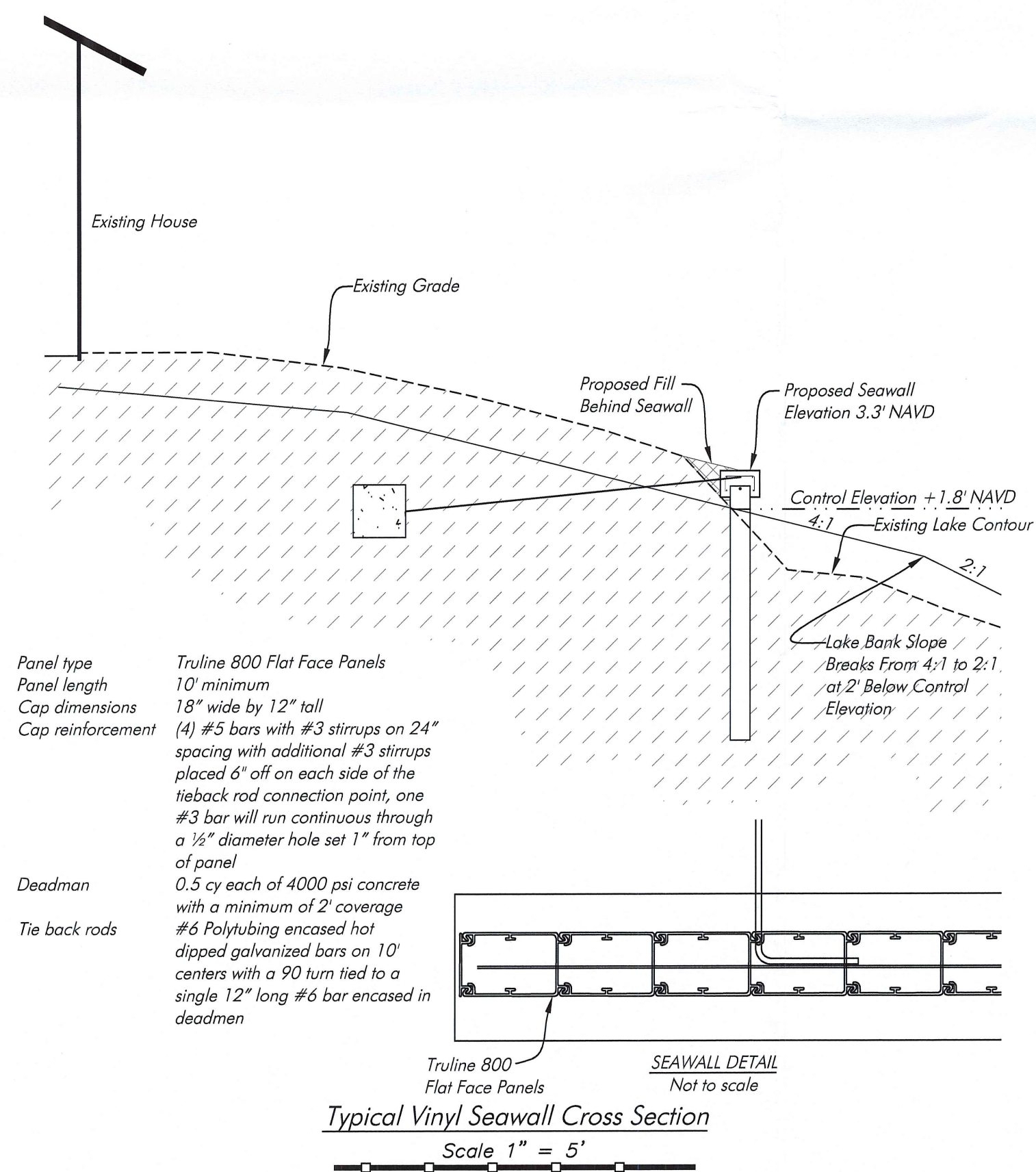
Hardened Shoreline Note: Sec. 10-418(3) describes bulkheads and rip rap revetments as "hardened structures". Based on this section of the Lee County Land Development Code, and conversation with various Development Review and Environmental Sciences staff, this plan recognizes cable connected concrete mats, geo textile tubes, rip rap revetments and seawalls as hardened shoreline. Existing lake bank conditions include approximately 40% of the overall shoreline as "hardened structure". The proposed plan for stabilization will include as a minimum 52% structural shoreline with up to 10% more reserved for changes to the plan to accommodate any newly revealed circumstance within the development.

----- Typical Existing Lake Contour
----- Typical Lake Section As Shown On Various Gulf Harbour D.O.'s



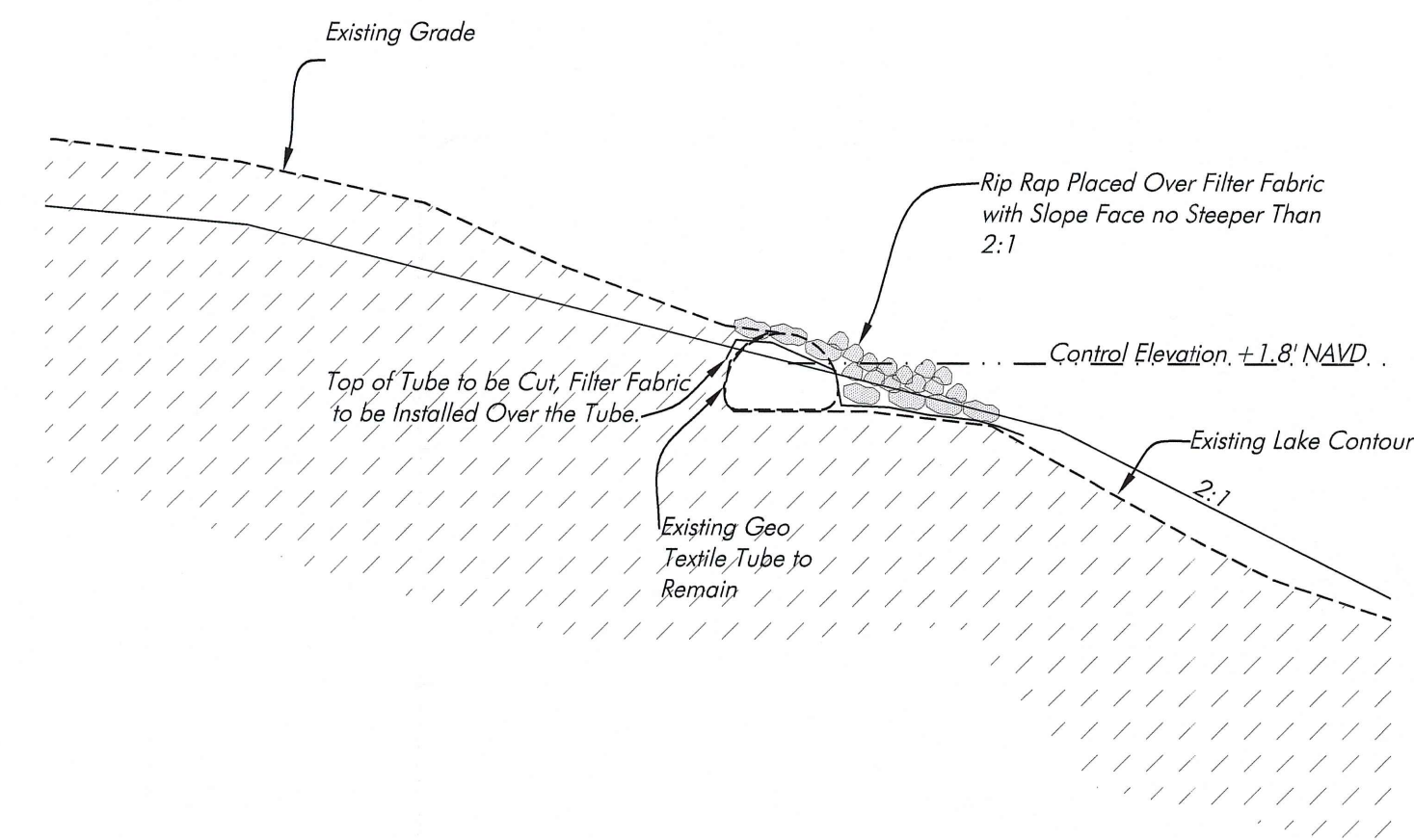
Submerged Cantilever Steel Seawall Cross Section

Scale 1" = 5'



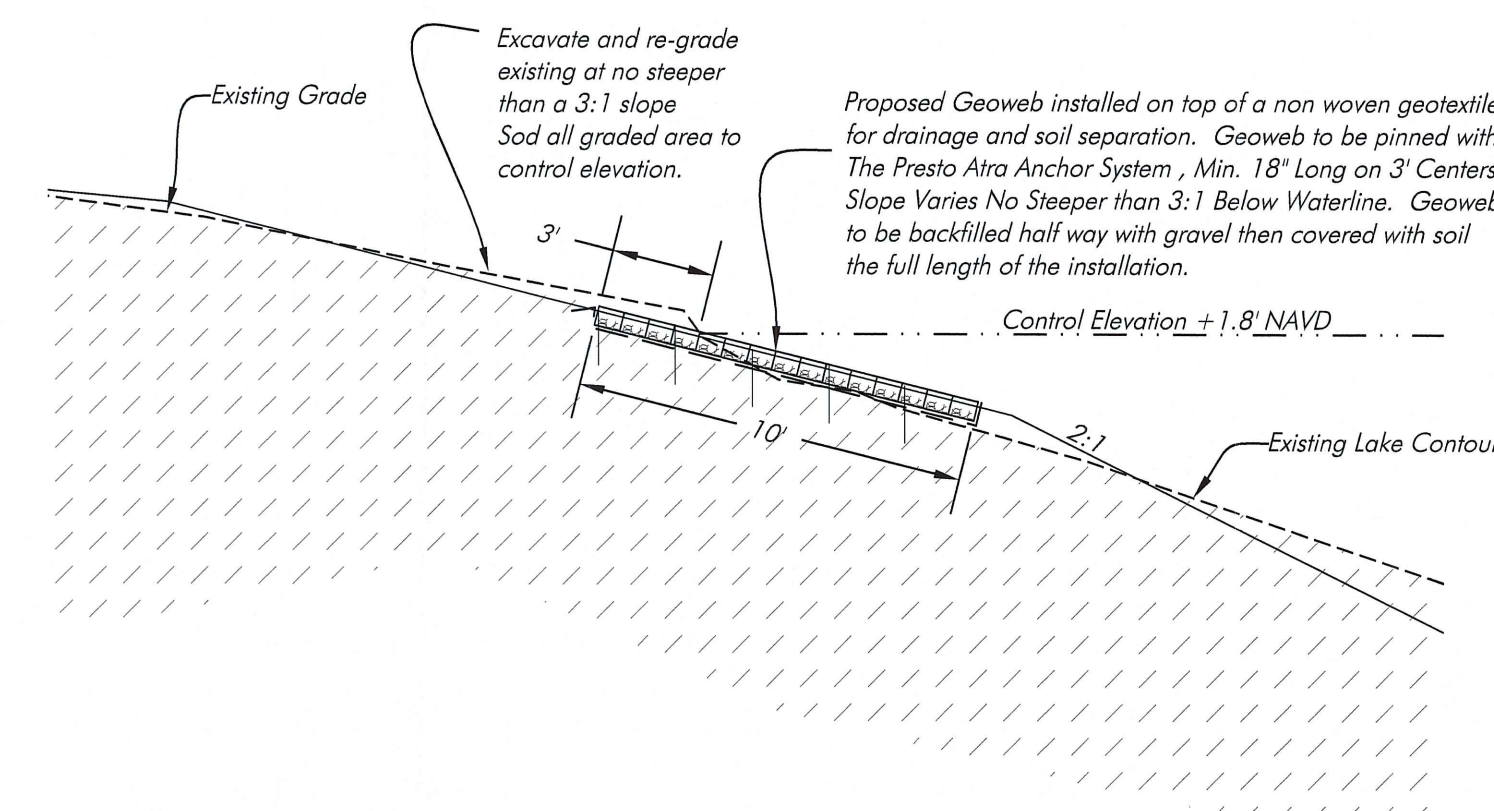
Typical Vinyl Seawall Cross Section

Scale 1" = 5'



Geo Textile Tube/ Rip Rap Cross Section

Scale 1" = 5'



Geo Web Matrix Cross Section

Scale 1" = 5'

April 30th SUPERSEDED BY PLAN RECD JUNE 11 2011
**Gulf Harbour Yacht and Country Club
Lake Bank Restoration**

Final Plan Amendment

Note: All elevations reference NAVD.

PERMIT DRAWINGS, NOT FOR CONSTRUCTION



Gulf Harbour Master Association Lake Bank Sections

FOR: GULF HARBOUR MASTER ASSOCIATION

DATE: 04-10-12

FILE: GULFMAST-2

SCALE: Varies

PROJECT NO.: GULFMAST-2

DATUM: NAVD

SHEET: 3 of 4

April 23, 2012 1:48:32 p.m.
Drawing: GULFMAST2CONTRACT.DWG

5

4

3

2

1

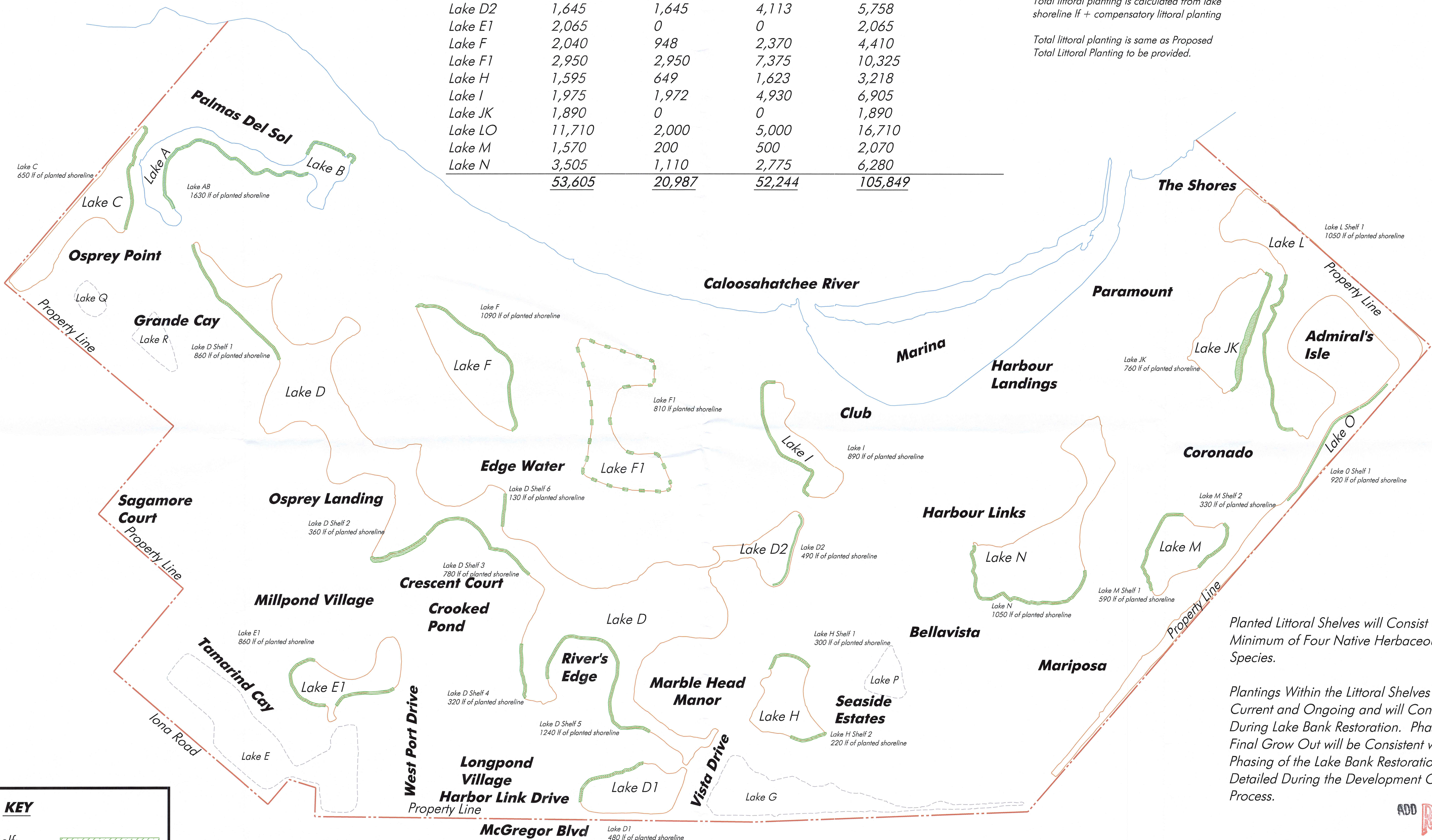
Lake	Lake Shoreline Linear Feet and Number of Plants	Structural Shoreline Linear Feet	Compensatory Littoral Planting	Total Littoral Planting
Lake AB	4,100	482	1,205	5,305
Lake C	2,815	180	450	3,265
Lake D	14,150	7,649	19,123	33,273
Lake D1	1,595	1,112	2,780	4,375
Lake D2	1,645	1,645	4,113	5,758
Lake E1	2,065	0	0	2,065
Lake F	2,040	948	2,370	4,410
Lake F1	2,950	2,950	7,375	10,325
Lake H	1,595	649	1,623	3,218
Lake I	1,975	1,972	4,930	6,905
Lake JK	1,890	0	0	1,890
Lake LO	11,710	2,000	5,000	16,710
Lake M	1,570	200	500	2,070
Lake N	3,505	1,110	2,775	6,280
	<u>53,605</u>	<u>20,987</u>	<u>52,244</u>	<u>105,849</u>

Structural shoreline calculated by the total linear footage of seawall, submerged wall, riprap and flex-a-mat.

Total littoral planting is calculated from lake shoreline lf + compensatory littoral planting

Total littoral planting is same as Proposed Total Littoral Planting to be provided.

0 150 300
SCALE FEET



KEY

Planted Littoral Shelf:



This Plan Represents a Planted Littoral Shelf Schematic Intended for Compliance with Lee County Ordinance 93-26 for Gulf Harbour Yacht and County Club, formerly known as River's Edge Yacht and County Club.

Lakes E, G, P, Q, and R are not part of this plan.

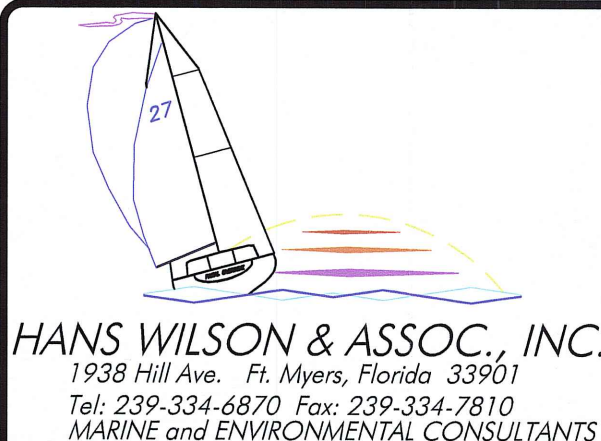
**Gulf Harbour Yacht and County Club
Lake Bank Restoration**

Final Plan Amendment

Planted Littoral Shelves will Consist of a Minimum of Four Native Herbaceous Plant Species.

Plantings Within the Littoral Shelves are Current and Ongoing and will Continue During Lake Bank Restoration. Phasing of the Final Grow Out will be Consistent with Phasing of the Lake Bank Restoration to be Detailed During the Development Order Process.

ADD 2012-00041
APR 3 0 2012
COMMUNITY DEVELOPMENT



Lake Planting Plan

FOR: **Gulf Harbour Master Association**

DATE: 04-10-12	FILE: GULFHMaster-2	SCALE: 1" = 300'
PROJECT NO.:	DATUM: NAVD/GRID	SHEET: 4 of 4