kwiktag® 022 566 304

GIS Tracking Sheet

Case No.: DRI2005-00006

Intake Date:

Project Name: (THESE ARE PRIOR STRAPS)

STRAP Number(s): (7) 21-47-25-00-00001.0000, .1000, .1010, .1020, .1090, .1140 & 22-47-25-00-00002.006A, .006C

Planner Name: Ext.

21-47-25-B2-03404.0412 is one current STRAP (the one in TideMark)

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: **INTAKE:**

LEGAL SUFFICIENT ☐ YES ☐ NO Initials:

If not, give brief explanation:

MAP UPDATE following **FINAL ACTION**

☒ CITY OF BONITA SPRINGS

Date: 12DEC05

☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes: DRI2005-00006, BS ORD #05-14, 22AUG05, AMEND DEVELOPMENT ORDER #10-7677-9; CONDS SPRING CREEK EAST.

MAP UPDATED ☐YES ☐NO Initials:

If not, give brief explanation:

NOTE TO RM:6:000946, RM:6:000951, RM:6:001564, RM:6:001550, RPD's, CF-2's & more (278.4 AC)

EXHIBIT A

OVERALL (DRI)
(278.4 ACRES)

LEGAL DESCRIPTION

All of Section 21, Township 47 South, Range 25 East, Lee County, Florida, lying east of Tamiami Trail (U.S. 41):

ALSO INCLUDED THERETO:
All of Section 22, Township 47 South, Range 25 East, Lee County, Florida, lying West of Atlantic Coast Line Railroad right-of-way;

SUBJECT TO easements and restrictions of record;
CONTAINING 278.4 acres more or less.

STRAP NUMBER

The applicant has indicated the STRAP #'s of the subject property are as follows:

21-47-25-00-00001.0000, 21-47-25-00-00001.1000, 21-47-25-00-00001.1010, 21-47-25-00-00001.1020, 21-47-25-00-00001.1090, 21-47-25-00-00001.1140, 22-47-25-00-00002.006A and 22-47-25-00-00002.006C

Applicant's Legal Checked by lgm 6/27/2005.

DRI 2005-00006

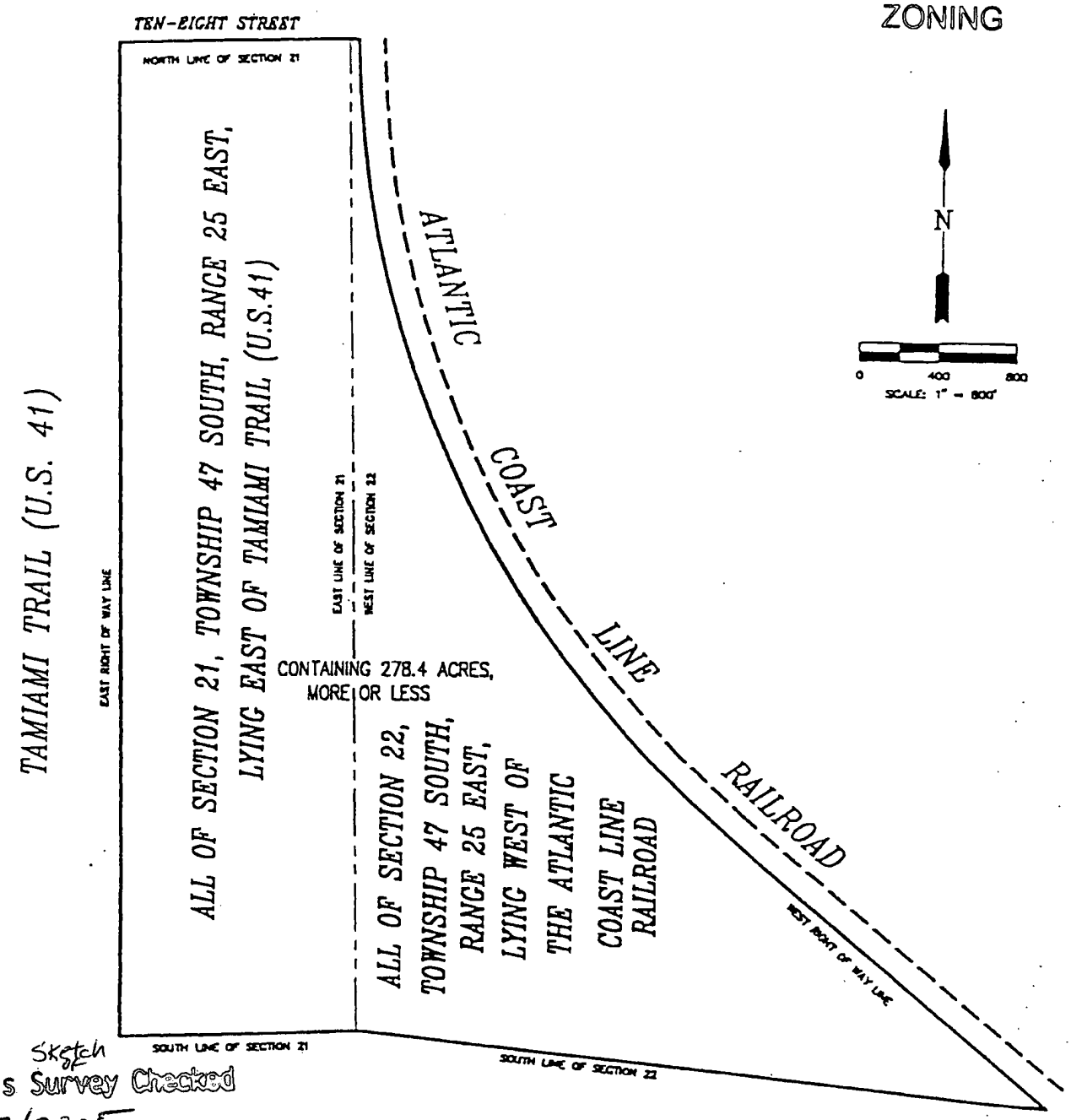
RECEIVED

JUN 0 6 2005

ZONING

DRI 2005-00006

RECEIVED
JUN 0 6 2005
ZONING



Sketch
Applicant's Survey Checked
By gm 6/27/2005.

* NOT A SURVEY *

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

DRAWN BY: SME	SHEET: 2 OF 2	SECTIONS #: 21/22-47-25

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SPRING CREEK DRI
SECTION 21/22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: 11/00	JOB CODE: BC	DRAWING #: B-1975-A

Exhibit A

Parcel 8, SPRING CREEK EAST UNIT TWO, according to the plat thereof recorded in Plat Book 62 at Page 65 through 67, of the public records of Lee County, Florida.

Applicant's Legal Checked
by lgm 6/27/2005.

DRI 2005-00006

RECEIVED
JUN 06 2005
ZONING

PREPARED BY:
JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

SPRING CREEK EAST UNIT TWO

A SUBDIVISION IN

SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

NOVEMBER 1998

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PLAT BOOK 62 PAGE 65

SHEET 1 OF 3

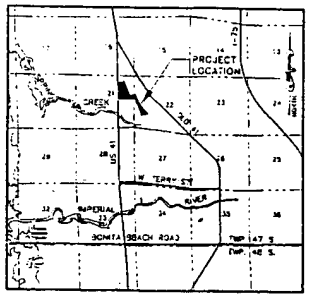
DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTH QUARTER CORNER OF SAID SECTION 21 RUN S 89°18'14" W ALONG THE NORTH LINE OF SAID SECTION FOR 1114.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2158, PAGE 4040 OF THE LEE COUNTY RECORDS; THENCE RUN S 00°28'16" W ALONG SAID EASTERLY LINE FOR 1686.77 FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OR PARCEL; THENCE FROM SAID POINT OF BEGINNING RUN NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 FEET (CHORD BEARING N 44°31'42" E) (CHORD 70.71 FEET) (DELTA = 90°00'00") FOR 78.54 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°31'42" E FOR 45.41 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 550.00 FEET (CHORD BEARING S 82°45'16" E) (CHORD 126.90 FEET) (DELTA = 13°32'56") FOR 140.28 FEET TO A POINT OF TANGENCY; THENCE RUN S 75°28'28" E FOR 94.12 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 FEET (CHORD BEARING S 30°28'28" E) (CHORD 49.50 FEET) (DELTA = 90°00'00") FOR 54.98 FEET; THENCE RUN S 75°28'28" E FOR 78.54 FEET TO A POINT OF CURVATURE; THENCE RUN S 73°28'31" E FOR 52.33 FEET; THENCE RUN N 16°31'29" E FOR 17.92 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 550.00 FEET (CHORD BEARING N 30°13'34" E) (CHORD 29.19 FEET) (DELTA = 3°02'26") FOR 29.19 FEET; THENCE RUN N 18°48'18" E FOR 73.54 FEET; THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 FEET (CHORD BEARING N 22°42'09" W) (CHORD 48.45 FEET) (DELTA = 83°23'25") FOR 50.94 FEET TO A POINT OF TANGENCY; THENCE RUN N 19°33'34" E FOR 97.34 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2267, AT PAGE 549, LEE COUNTY RECORDS; THENCE RUN N 70°26'55" E FOR 145.00 FEET; THENCE RUN S 19°33'34" E FOR 7.84 FEET; THENCE RUN S 70°26'55" E FOR 70.00 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 150.00 FEET (CHORD BEARING S 19°39'53" E) (CHORD 58.58 FEET) (DELTA = 22°54'14") FOR 58.17 FEET TO A POINT OF TANGENCY; THENCE RUN S 30°07'00" W FOR 88.21 FEET; THENCE RUN N 89°53'19" E FOR 142.65 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 650.00 FEET (CHORD BEARING N 79°40'09" E) (CHORD 210.84 FEET) (DELTA = 20°26'19") FOR 231.97 FEET TO A POINT OF TANGENCY; THENCE RUN N 69°27'30" E FOR 50.54 FEET TO AN INTERSECTION WITH THE EAST LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT AS RECORDED IN DEED BOOK 228 AT PAGES 374 THROUGH 378 OF THE LEE COUNTY RECORDS; THENCE RUN S 20°32'30" E ALONG SAID EASTERLY LINE FOR 83.67 FEET; THENCE RUN N 69°27'30" E FOR 101.42 FEET TO AN INTERSECTION WITH THE CURVED WESTERLY LINE OF THE SEABOARD COASTLINE RAILROAD (100 FEET WIDE); THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 5794.73 FEET (CHORD BEARING S 22°10'33" E) (CHORD 237.47 FEET) (DELTA = 2°21'08") FOR 237.49 FEET; THENCE RUN S 21°01'01" E FOR 1291.46 FEET; THENCE RUN S 21°01'39" E FOR 320.97 FEET; THENCE RUN S 21°01'43" E FOR 1458.84 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT; THENCE RUN N 20°32'30" W ALONG SAID WESTERLY LINE FOR 7729.45 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1968, PAGE 2858 OF THE LEE COUNTY RECORDS; THENCE RUN S 89°32'23" W ALONG SAID NORTHERLY LINE AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1924 AT PAGE 1474 OF THE LEE COUNTY RECORDS FOR 1223.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2179 AT PAGE 2909, LEE COUNTY RECORDS; THENCE RUN N 00°28'16" E ALONG THE EASTERLY LINE OF SAID LANDS FOR 1686.58 FEET; THENCE RUN S 89°31'44" E ALONG THE NORTHERLY LINE OF SAID LANDS FOR 1.43 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 80.00 FEET (CHORD BEARING N 44°31'42" E) (CHORD 70.71 FEET) (DELTA = 90°00'00") FOR 125.66 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°31'42" E ALONG A NORTHERLY LINE OF SAID LANDS FOR 124.08 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 145.00 FEET (CHORD BEARING S 82°45'16" E) (CHORD 363.30 FEET) (DELTA = 143°32'58") FOR 363.30 FEET TO A POINT OF TANGENCY; THENCE RUN S 75°28'28" E FOR 94.12 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 FEET (CHORD BEARING S 30°28'28" E) (CHORD 49.50 FEET) (DELTA = 90°00'00") FOR 54.98 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°31'29" W FOR 17.92 FEET; THENCE RUN S 18°48'18" W FOR 73.54 FEET; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (CHORD BEARING S 19°39'53" E) (CHORD 58.58 FEET) (DELTA = 22°54'14") FOR 58.17 FEET TO A POINT OF TANGENCY; THENCE RUN S 30°07'00" W FOR 88.21 FEET; THENCE RUN N 89°53'19" E FOR 142.65 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 650.00 FEET (CHORD BEARING N 79°40'09" E) (CHORD 210.84 FEET) (DELTA = 20°26'19") FOR 231.97 FEET TO A POINT OF TANGENCY; THENCE RUN N 69°27'30" E FOR 50.54 FEET TO AN INTERSECTION WITH THE EAST LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT AS RECORDED IN DEED BOOK 228 AT PAGES 374 THROUGH 378 OF THE LEE COUNTY RECORDS; THENCE RUN S 20°32'30" E ALONG SAID EASTERLY LINE FOR 83.67 FEET; THENCE RUN N 69°27'30" E FOR 101.42 FEET TO AN INTERSECTION WITH THE CURVED WESTERLY LINE OF THE SEABOARD COASTLINE RAILROAD (100 FEET WIDE); THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 5794.73 FEET (CHORD BEARING S 22°10'33" E) (CHORD 237.47 FEET) (DELTA = 2°21'08") FOR 237.49 FEET; THENCE RUN S 21°01'01" E FOR 1291.46 FEET; THENCE RUN S 21°01'39" E FOR 320.97 FEET; THENCE RUN S 21°01'43" E FOR 1458.84 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT; THENCE RUN N 20°32'30" W ALONG SAID WESTERLY LINE FOR 7729.45 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1968, PAGE 2858 OF THE LEE COUNTY RECORDS; THENCE RUN S 89°32'23" W ALONG SAID NORTHERLY LINE AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1924 AT PAGE 1474 OF THE LEE COUNTY RECORDS FOR 1223.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2179 AT PAGE 2909, LEE COUNTY RECORDS; THENCE RUN N 00°28'16" E ALONG THE EASTERLY LINE OF SAID LANDS FOR 1686.58 FEET; THENCE RUN S 89°31'44" E ALONG THE NORTHERLY LINE OF SAID LANDS FOR 1.43 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 80.00 FEET (CHORD BEARING N 44°31'42" E) (CHORD 70.71 FEET) (DELTA = 90°00'00") FOR 125.66 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°31'42" E ALONG A NORTHERLY LINE OF SAID LANDS FOR 124.08 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 145.00 FEET (CHORD BEARING N 26°38'36" E) (CHORD 108.16 FEET) (DELTA = 54°07'32") FOR 113.34 FEET TO A POINT OF TANGENCY; THENCE RUN N 00°25'10" E FOR 78.45 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 35.00 FEET (CHORD BEARING N 45°08'41" W) (CHORD 49.50 FEET) (DELTA = 90°00'00") FOR 54.98 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°53'19" W FOR 313.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID TAMIAMI TRAIL; THENCE RUN S 00°06'41" W ALONG SAID EAST LINE FOR 1212.89 FEET TO THE POINT OF BEGINNING; CONTAINING 58.81 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 21 TO BEAR N 89°18'14" E

VICINITY MAP
SCALE: 1" = 1 MILE



NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT 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, WATER AND SEWER FACILITIES.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SPRING CREEK PLAZA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE LANDS DESCRIBED HEREON, HAVE CAUSED THIS PLAT OF SPRING CREEK EAST UNIT TWO, A SUBDIVISION, LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE PUBLIC, THE ROADWAYS DESIGNATED AS TRACT "A" (SPRING ROAD AND ELEMENTARY WAY) AND TRACT "B" (TAMIAMI TRAIL), SUBJECT TO AND CONFORMED UPON THE AGREEMENT KNOWN AS THE SIGNAL ROAD AGREEMENT RECORDED AT O.R. BOOK 2012, PAGES 1268-1282 AND THE CONDITIONS IN THE WARRANTY DEED BETWEEN BONITA BAY LIMITED PARTNERSHIP AND THE SPRING CREEK EAST PROPERTY OWNERS ASSOCIATION, INC. RECORDED AT O.R. BOOK 2033, PAGES 1334-1336, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
2. TO THE SPRING CREEK EAST PROPERTY OWNERS ASSOCIATION, INC., TRACT "C" AND ALL UNLAWFUL EASEMENTS.
3. TO BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TRACT "D" FOR FUTURE DEVELOPMENT.
4. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN THE PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, UNDER AND UPON TRACTS "A" AND "B".
5. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER AND UPON TRACTS "A" AND "B" FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES, THE COUNTY CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OR SUBSIDIARIES SHALL BE RESPONSIBLE FOR ANY IMPROVEMENTS WITHIN THE TRACT THAT MAY BE THE FACILITIES OF ANOTHER PUBLIC UTILITY AND CABLE TELEVISION PROVIDER TO SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR OF SUCH DAMAGES.
6. ALL UTILITY EASEMENTS SHOWN HEREON ARE FOR THE PURPOSES OF CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE OF WATER, SEWER AND RECREATION, ELECTRIC, CABLE T.V. AND TELEPHONE. THE UTILITY EASEMENTS ARE GRANTED TO GOVERNMENT AGENCIES AND PUBLIC UTILITY COMPANIES.

WITNESSES:
Shirley N. Thompson
PRINT NAME: Shirley N. Thompson
Hope MacDonald
PRINT NAME: HOPE MACDONALD

BONITA BAY LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS GENERAL PARTNER
BY: [signature]
PRINT NAME: DENNIS E. GILLEY
ITS: PRESIDENT

Scott D. Klein
PRINT NAME: Scott D. Klein
Vicki J. Stein
PRINT NAME: VICKI J. STEIN

SPRING CREEK PLAZA ASSOCIATES, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: NEWCASTER DEVCORP, INC., A FLORIDA CORP.
ITS SOLE GENERAL PARTNER
BY: [signature]
PRINT NAME: W. DOUGLAS PITTS
ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF DECEMBER, 1998 BY DENNIS E. GILLEY, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC752209
COMMISSION #
Sept. 17, 2002
COMMISSION EXPIRES

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 11TH DAY OF December, 1998.

Vice-CHAIRMAN OF THE BOARD
PRINT NAME: John E. Albion
Charlie Green
CLERK OF COURT
PRINT NAME: Charlie Green

COUNTY ATTORNEY
PRINT NAME: DAVID S. WHITE
DIRECTOR, DEVELOPMENT SERVICES DIVISION
PRINT NAME: WALTER J. McCHESNEY

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINT NAME: Wilder Fiske

4528863

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SPRING CREEK EAST UNIT TWO, A SUBDIVISION LYING IN SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:54 P.M. THIS 15TH DAY OF DECEMBER, A.D., 1998 AND DULY RECORDED IN PLAT BOOK 62 AT PAGES 65 THROUGH 67, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
CLERK OF THE CIRCUIT COURT
AND EX-OFFICIO COUNTY AUDITOR
PRINT NAME: Charlie Green

REVIEWED BY THE DESIGNATED COUNTY REVIEWER TO DETERMINE THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES.

TITLE: DCDSM
PRINTED NAME: Alan L. Davis

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SPRING CREEK EAST UNIT TWO, A SUBDIVISION LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) AND PERMANENT CONTROL POINTS (PCPS) HAVE BEEN SET AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED AND ORDINANCE NO. 86-17, AS AMENDED, OF LEE COUNTY, FLORIDA. THIS CERTIFICATION IS GIVEN TO THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, FOR THE PURPOSE OF PLAT APPROVAL AND FOR NO OTHER PURPOSE. I AM NOT RESPONSIBLE FOR ANY USE OF THIS CERTIFICATION FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON THAN THOSE TO WHOM IT IS ADDRESSED.

DATED THIS 4th DAY OF December, 1998

[signature]
JOHN R. SCHMIDT, JR., P.E. & P.S.M.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5445

NOTES

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. PERMANENT REFERENCE MONUMENTS (PRMS) ARE 4"x4" CONCRETE MONUMENTS WITH METAL DISKS SET AS SHOWN HEREON.
3. THE TOP BEARING IN THE SURVEYOR'S CERTIFICATE NUMBER.
4. PERMANENT CONTROL POINTS (PCPS) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
5. ⊙ = SET 5/8" IRON PIPE WITH CAP #3842.
6. ALL CURVES INDICATED ARE RADIAL.
7. (R) INDICATES RADIAL LINE.
8. D.E. = DRAINAGE AND UTILITY EASEMENT AS RESERVED ALONG THE FRONT LINE OF EACH TRACT OR PARCEL FRONTING ROADWAY. SEE SHEET 2 FOR ADDITIONAL EASEMENTS.
9. U.E. = UTILITY EASEMENT.
10. D.E. = DRAINAGE EASEMENT.
11. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.
12. INTERNAL MONUMENTATION HAS BEEN SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
13. ALL BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 21 TO BEAR N89°18'14"E
14. TRACT USAGES:
    - TRACTS "A" AND "B" ARE ROAD RIGHT OF WAYS AND PUBLIC UTILITY EASEMENTS.
    - TRACT "B" IS FOR FUTURE DEVELOPMENT.
    - TRACT "C" IS THE SPRING CREEK EAST PROPERTY OWNERS ASSOCIATION, INC.
    - TRACTS "D" & "E" ARE A FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT.

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1998 BY W. DOUGLAS PITTS, PRESIDENT OF NEWCASTER DEVCORP, INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF SPRING CREEK PLAZA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH AND EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC752209
COMMISSION #
Sept. 17, 2002
COMMISSION EXPIRES

RECEIVED
JUN 06 2005
PERMIT COUNTER

DRI2005-00006

SPRING CREEK EAST UNIT TWO

PLAT BOOK 62 PAGE 66

A SUBDIVISION IN

SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

SHEET 2 OF 3

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	90°00'00"	50.00	78.54	50.00	N 44°53'19"E	70.71
C2	14°36.50"	550.00	139.36	70.52	S 52°48'15"E	139.00
C3	90°00'00"	25.00	54.36	25.00	S 30°29'51"E	49.50
C4	71°36.50"	25.00	31.23	17.98	N 50°13'34"E	29.19
C5	93°25.25"	25.00	40.84	26.42	N 28°42'08"W	36.45
C6	2°22.31"	5734.73	37.85	18.93	S 20°43'54"E	37.55
C7	3°44.37"	750.00	48.89	24.46	S 71°18'33"W	48.89
C8	4°42.31"	350.00	48.80	48.10	S 73°48'15"W	48.70
C9	16°48.12"	750.00	218.93	110.10	S 81°32'13"W	217.37
C10	11°43.48"	750.00	153.55	77.04	S 84°51'25"W	153.29
C11	11°43.48"	700.00	143.31	71.91	S 84°51'25"W	143.08
C12	11°43.48"	650.00	133.07	66.77	S 84°51'25"W	132.84
C13	90°00.00"	30.00	54.98	35.00	S 44°53.19"W	49.50
C14	54°07.32"	150.00	141.58	76.62	S 26°56.50"W	136.47
C15	32°37.18"	180.00	131.86	52.38	S 18°06.58"W	103.50
C16	21°39.44"	180.00	58.35	34.44	S 43°10.29"W	87.55
C17	53°52.58"	175.00	164.58	88.94	S 27°03.52"W	158.58
C18	53°52.58"	145.00	136.38	73.53	S 27°03.52"W	131.38
C19	53°52.58"	205.00	192.79	104.13	N 27°03.52"E	185.78
C20	54°07.32"	120.00	113.34	61.30	N 26°56.50"E	109.18
C21	90°00.00"	35.00	54.98	35.00	N 45°06.41"W	49.50
C22	11°48.97"	25.00	5.15	2.58	S 88°06.52"E	5.15
C23	80°15.47"	25.00	35.33	22.22	N 38°06.52"E	33.22
C24	6°44.13"	200.00	23.52	11.77	S 78°51.58"E	23.50
C25	20°28.19"	660.00	235.87	119.18	N 79°40.19"E	235.54

SCALE: 1" = 100'

SEABOARD COASTLINE RAILROAD

TRACT "D"

TRACT "E"

TRACT "B" (FUTURE DEVELOPMENT)

UNPLATTED

P.O.C. DESC. NE CORNER SECTION 21

FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT (DEED BOOK 328, PAGE 574-578)

NOT A PART OF THIS PLAT PARCEL 5

PARCEL 8 (8.40 AC.±)

SUBJECT

SIGNAL ROAD

SECTION LINE

SECTION 22

SECTION 21

(O.R. 1524/1474)

SPRING CREEK ELEMENTARY SCHOOL

PARCEL 3 (8.41 AC.±)

PARCEL 4 (21.90 AC.±)

PARCEL 7 (3.65 AC.±)

NOT A PART OF THIS PLAT (O.R. 2700/2803)

ELEMENTARY

NOT A PART OF THIS PLAT PARCEL 6

DETAIL NOT TO SCALE

CEDAR CREEK PHASE 1 P.B. 54, PG. 51

P.O.B. DESC.

TAMIAMI TRAIL

(STATE ROAD NO. 45 - U.S. 41)

RECEIVED JUN 06 2005 PERMIT COUNTER

DRI2005-00006

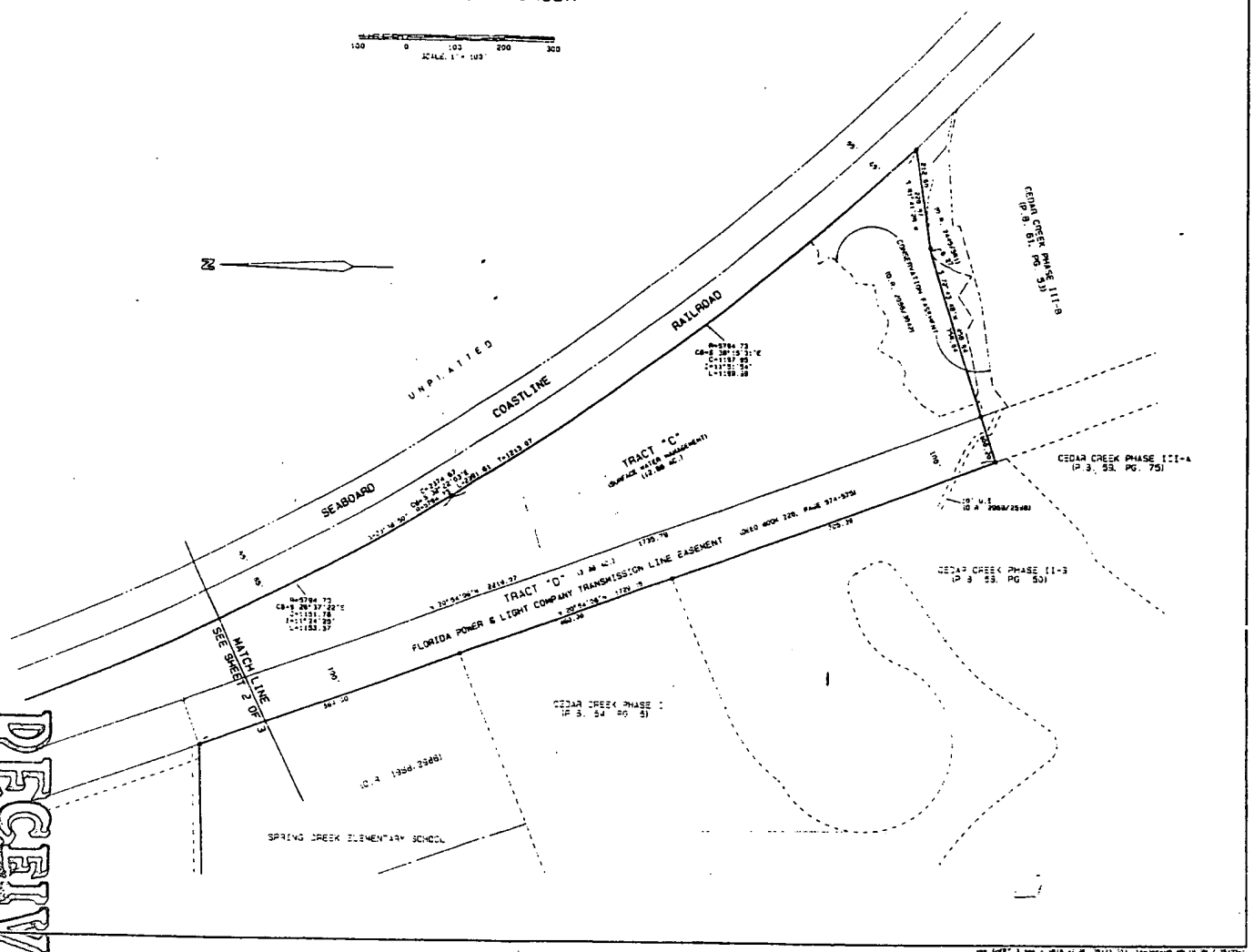
PREPARED BY:
JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

PLAT BOOK 62 PAGE 67

SPRING CREEK EAST UNIT TWO

SHEET 3 OF 3

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



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1149 JOHNSON STREET
FORT MYERS, FLORIDA 33901

PLAT BOOK 54 PAGE 5

SHEET 1 OF 10

CEDAR CREEK PHASE I

A SUBDIVISION IN

SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

DECEMBER 1993

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
FORT MYERS, FLORIDA

APPROVALS

THIS PLAT ACCEPTED THIS 2nd DAY OF FEBRUARY, 1994 IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

NAME: JOHN E. ALBION
CHAIRMAN OF THE BOARD

NAME: RALPH C. WHITE
COUNTY ATTORNEY

NAME: Janice J. McCARTHY
MANAGER DIVISION OF ZONING AND DEVELOPMENT REVIEW

NAME: Charlie Green
CLERK OF COURT

NAME: MARY GABB
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

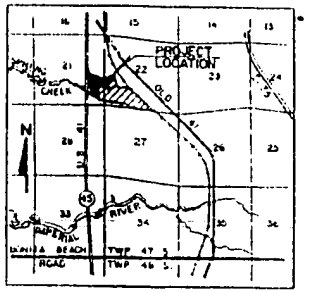
3537372

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE I WAS DULY EXAMINED BY ME AND FOUND ON EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 10:39 A.M. THIS 7th DAY OF FEBRUARY, 1994, AND WAS DULY RECORDED IN PLAT BOOK 54 AT PAGES 5 THRU 14 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

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.



VICINITY MAP
SCALE: 1" = 1 MILE

NOTICE

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10.7077-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 564.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. *PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE TAPERED CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. **PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ALL CURVES INDICATED ARE CIRCULAR.
5. (R.) INDICATES RADIAL LINE.
6. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG THE FRONT LINE OF EACH LOT AND TRACT FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
7. TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
   TRACTS "B", "C", "G", "I", "J" AND "K" ARE SUBJECT TO EASEMENTS FOR DRAINAGE PURPOSES.
   TRACT "D" IS COMMON AREA AND RECREATION AREA.
   TRACTS "E", "F" AND "H" ARE LAKES.
   TRACT "L" IS PEDESTRIAN ACCESS EASEMENT.
   TRACT "M" IS WETLAND RESERVE AND DRAINAGE EASEMENT.
   TRACT "N" IS FOR FUTURE DEVELOPMENT.
   TRACT "O" IS PUBLIC ROAD RIGHT-OF-WAY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND U.S. HOME CORPORATION, A DELAWARE CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF CEDAR CREEK PHASE I TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE PERPETUAL USE BY THE PUBLIC, THE ROADWAY DESIGNATED AS TRACT "O".
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL OTHER ROADWAYS DESIGNATED AS TRACT "A", SUBJECT TO EASEMENTS HEREAFTER SET FORTH AND FURTHER SUBJECT TO AN EASEMENT IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, AND CABLE TELEVISION LINES APPURTENANT THERETO, AND ANY OTHER REASONABLE USES WHICH MAY BE CONDUCTED OR MAINTAINED WITHIN SAID TRACT "A".
3. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND DRAINAGE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
4. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "O".
5. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "O" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OF SUBSIDIARIES, DAMAGE THE IMPROVEMENTS WITHIN TRACTS "A" OR "O" OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
6. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

WITNESSES

NAME: Betty Parsons

NAME: Linda Brainard

NAME: Barbara J. Porter

NAME: Brad Uyo

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS: GENERAL PARTNER

BY: _____
RICHARD W. PLOWMAN
PRESIDENT

U.S. HOME CORPORATION

BY: _____
JAMES E. CURRY
EXECUTIVE VICE PRESIDENT

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE I IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL 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.

DATED THIS 10th DAY OF DEC, 1993.

E. BRETT PORERDI, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4940

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, A.D. 1993, BY JAMES E. CURRY, AS EXECUTIVE VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, WHO (HE) IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED _____ AS IDENTIFICATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC038399 9-17-94
COMMISSION # MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, A.D. 1993, BY RICHARD W. PLOWMAN, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, WHO (HE) IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED _____ AS IDENTIFICATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC038399 9-17-94
COMMISSION # MY COMMISSION EXPIRES

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PERMIT COUNTER
RECEIVED
JUN 06 2005

ORI 2005-0000906
PERMIT COUNTER
JUN 03 2005

JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

CEDAR CREEK PHASE I

PLAT BOOK 54 PAGE 6

SHEET 2 OF 10

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DESCRIPTION

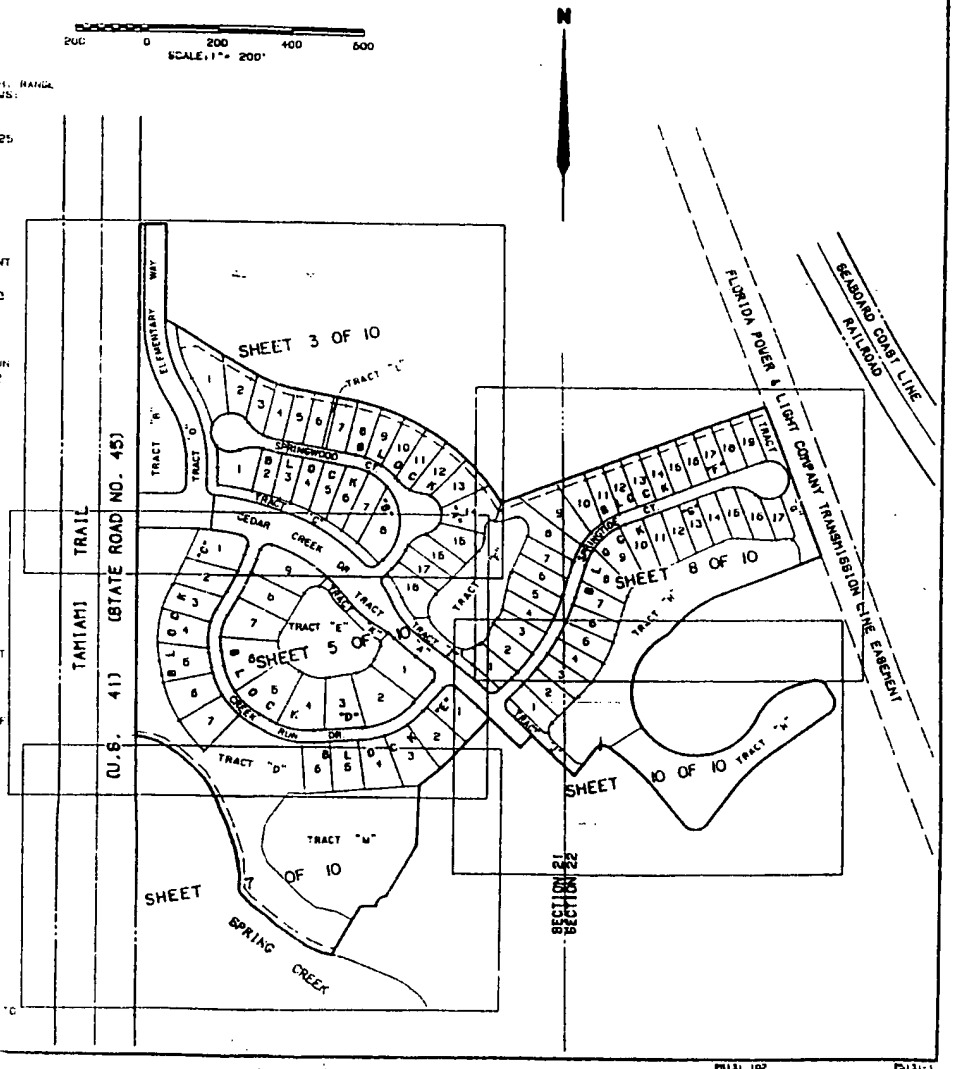
A TRACT OR PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST RUN S 89° 16' 54" W FOR 1,146.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL); THENCE RUN S 00° 08' 41" E ALONG SAID EAST LINE FOR 2,549.25 FEET TO THE POINT OF BEGINNING;

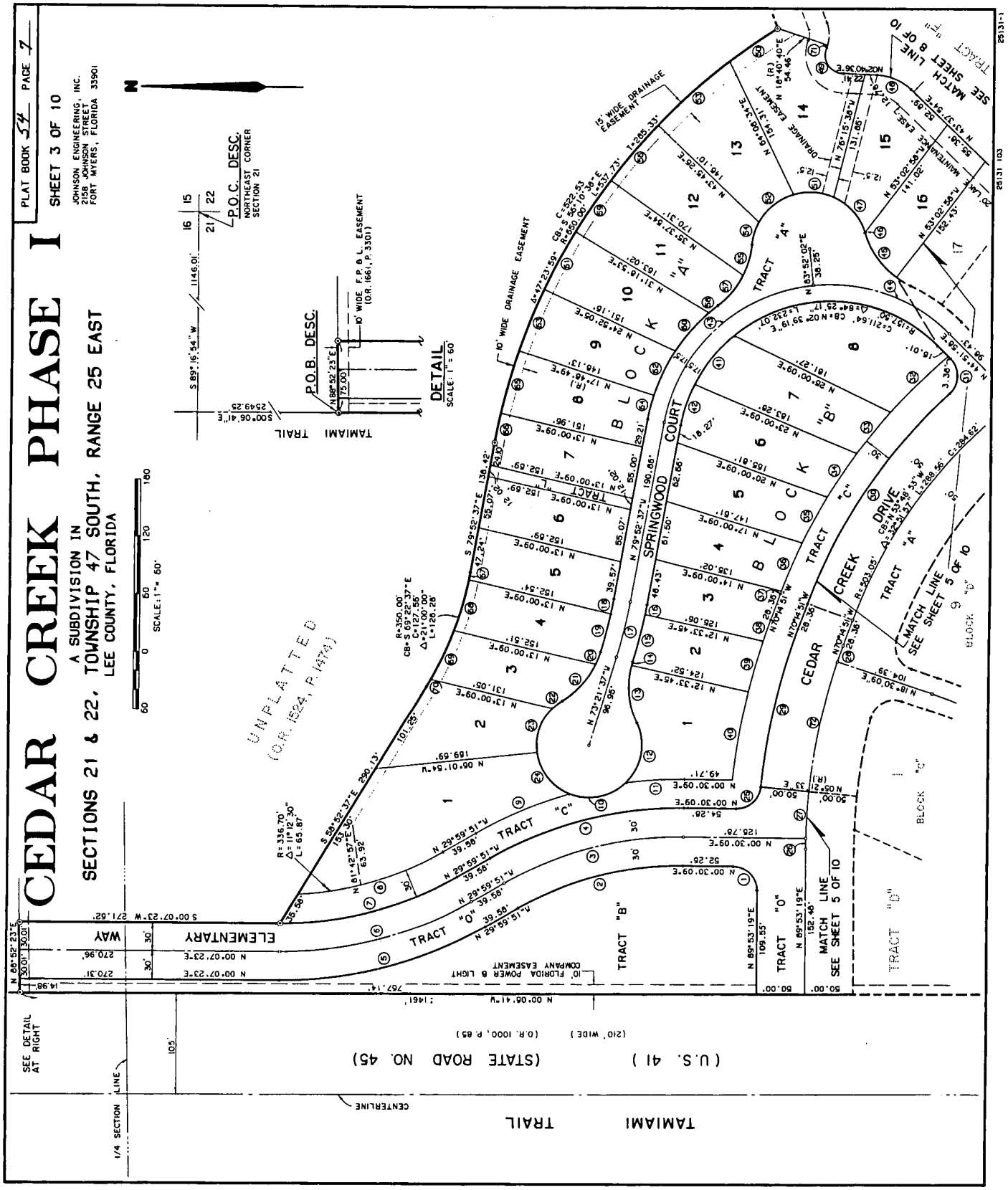
FROM SAID POINT OF BEGINNING RUN N 86° 52' 23" E FOR 75.00 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1524 AT PAGE 1474 OF THE LEE COUNTY RECORDS; THENCE RUN S 00° 07' 23" W ALONG THE WEST LINE OF SAID LANDS FOR 271.62 FEET; THENCE RUN S 56° 53' 37" E ALONG THE SOUTHERLY LINE OF SAID LANDS FOR 290.13 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 350.00 FEET (CHORD BEARING S 69° 22' 37" E) (CHORD 127.66 FEET) (DELTA 21° 00' 00") FOR 128.28 FEET TO A POINT OF TANGENCY; THENCE RUN S 79° 52' 37" E ALONG SAID SOUTHERLY LINE FOR 138.42 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 650.00 FEET (CHORD BEARING S 59° 10' 38" E) (CHORD 522.83 FEET) (DELTA 47° 23' 59") FOR 537.73 FEET; THENCE RUN N 89° 06' 54" E FOR 796.81 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1988 AT PAGE 2985 AND THE WESTERLY LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT (100 FEET WIDE) AS DESCRIBED IN DEED BOOK 226 AT PAGE 57 OF THE LEE COUNTY RECORDS; THENCE RUN S 20° 54' 05" E ALONG SAID WESTERLY LINE FOR 460.06 FEET; THENCE RUN S 88° 10' 51" W FOR 293.06 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 375.00 FEET (CHORD BEARING S 53° 36' 26" W) (CHORD 188.30 FEET) (DELTA 29° 04' 50") FOR 190.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 47.00 FEET (CHORD BEARING S 49° 47' 32" W) (CHORD 17.44 FEET) (DELTA 21° 23' 22") FOR 17.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 184.00 FEET (CHORD BEARING S 48° 10' 24" E) (CHORD 348.66 FEET) (DELTA 217° 18' 54") FOR 697.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 167.00 FEET (CHORD BEARING N 47° 55' 19" E) (CHORD 131.06 FEET) (DELTA 49° 20' 27") FOR 135.20 FEET TO A POINT OF TANGENCY; THENCE RUN N 72° 30' 29" E FOR 56.88 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 (CHORD BEARING S 70° 15' 12" E) (CHORD 42.36 FEET) (DELTA 74° 28' 36") FOR 45.50 FEET TO A POINT OF TANGENCY; THENCE RUN S 33° 00' 53" E FOR 35.85 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 36.00 FEET (CHORD BEARING S 10° 44' 38" W) (CHORD 49.80 FEET) (DELTA 87° 31' 02") FOR 54.95 FEET TO A POINT OF TANGENCY; THENCE RUN S 54° 30' 09" W FOR 184.47 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 530.00 FEET (CHORD BEARING S 46° 22' 26" W) (CHORD 160.17 FEET) (DELTA 18° 15' 26") FOR 168.88 FEET TO A POINT OF TANGENCY; THENCE RUN S 36° 14' 43" W FOR 116.30 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 41.00 FEET (CHORD BEARING S 86° 03' 49" W) (CHORD 64.46 FEET) (DELTA 103° 38' 11") FOR 74.16 FEET TO A POINT OF TANGENCY; THENCE RUN N 40° 07' 06" W FOR 131.28 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (CHORD BEARING N 48° 03' 29" W) (CHORD 179.87 FEET) (DELTA 15° 52' 46") FOR 180.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 29.00 FEET (CHORD BEARING S 80° 02' 35" W) (CHORD 40.26 FEET) (DELTA 87° 05' 06") FOR 44.50 FEET TO A POINT OF TANGENCY; THENCE RUN S 36° 05' 02" W FOR 94.41 FEET; THENCE RUN N 46° 35' 19" W FOR 167.70 FEET; THENCE RUN S 43° 24' 41" W FOR 50.00 FEET; THENCE RUN N 46° 35' 19" W FOR 123.67 FEET; THENCE RUN S 42° 23' 00" W FOR 96.04 FEET; THENCE RUN S 43° 59' 44" W FOR 105.49 FEET; THENCE RUN S 46° 40' 40" W FOR 74.54 FEET; THENCE RUN S 02° 08' 45" W FOR 72.94 FEET; THENCE RUN S 29° 20' 44" W FOR 166.38 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 30.00 FEET (CHORD BEARING S 42° 04' 55" W) (CHORD 40.66 FEET) (DELTA 85° 03' 59") FOR 44.54 FEET; THENCE RUN S 89° 32' 58" W FOR 42.34 FEET; THENCE RUN S 29° 36' 20" W FOR 166 FEET, MORE OR LESS TO THE WATERS OF SPRING CREEK; THENCE RUN NORTHWESTERLY ALONG THE WATERS OF SPRING CREEK FOR 899 FEET, MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL) (200 FEET WIDE); THENCE RUN N 00° 08' 41" E ALONG SAID EASTERLY LINE FOR 1,461 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 44.01 ACRES, MORE OR LESS

(BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTH LINE OF SECTION 21 TO BEAR S 89° 16' 54" E)



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CEDAR CREEK PHASE I

PLAT BOOK 54 PAGE 8
SHEET 4 OF 10

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

RECEIVED
JUN 06 2005
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DRI 2005-00006

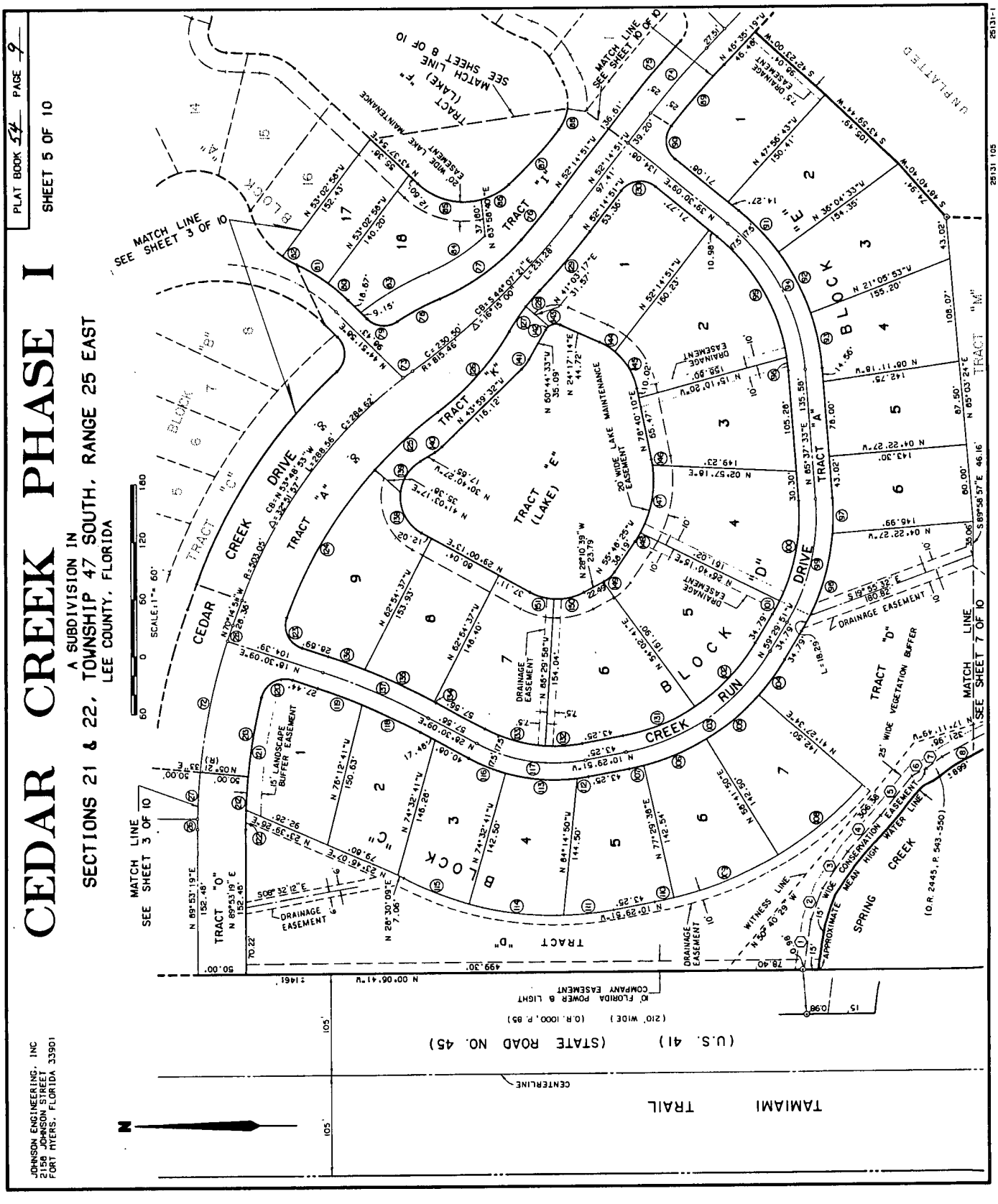
CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	89°23'10"	25.00'	39.00'	24.73'	N 45°11'44"E	35.17'
2	30°30'00"	336.60'	179.28'	91.82'	N 14°44'51"W	177.18'
3	30°30'00"	366.60'	195.25'	100.00'	N 14°44'51"W	192.96'
4	30°30'00"	396.60'	211.22'	108.18'	N 14°44'51"W	208.74'
5	30°07'14"	426.70'	224.32'	114.82'	N 14°56'14"W	221.74'
6	30°07'14"	396.70'	208.55'	106.74'	N 14°56'14"W	206.15'
7	30°07'14"	366.70'	192.78'	98.67'	N 14°56'14"W	190.56'
8	27°00'02"	336.70'	158.67'	80.84'	N 16°29'50"W	157.21'
9	14°16'45"	426.80'	106.37'	53.46'	N 22°51'28"W	106.09'
10	65°17'44"	55.00'	62.68'	35.24'	N 11°43'54"W	59.34'
11	8°14'52"	426.80'	61.44'	30.77'	N 03°37'17"W	61.38'
12	71°07'55"	55.00'	68.28'	39.33'	N 79°56'43"W	63.98'
13	39°33'40"	90.00'	62.14'	32.37'	N 84°16'09"E	60.92'
14	2°33'27"	90.00'	4.02'	2.01'	N 74°40'17"W	4.02'
15	5°25'57"	537.50'	50.96'	25.50'	N 76°06'32"W	50.94'
16	1°03'06"	537.50'	9.87'	4.93'	N 79°21'04"W	9.87'
17	6°31'00"	520.00'	59.14'	29.60'	N 76°37'07"W	59.11'
18	1°46'00"	502.50'	15.49'	7.75'	N 78°59'37"W	15.49'
19	4°42'03"	502.50'	41.23'	20.63'	N 75°45'36"W	41.22'
20	8°52'36"	90.00'	13.94'	6.99'	N 68°58'15"W	13.93'
21	33°19'24"	90.00'	52.34'	26.94'	N 47°52'16"W	51.61'
22	13°20'42"	55.00'	12.81'	6.43'	N 37°52'55"W	12.78'
23	53°45'46"	55.00'	51.61'	27.88'	N 71°26'09"W	49.74'
24	60°46'00"	55.00'	58.33'	32.25'	N 51°17'58"E	55.64'
25	85°08'36"	25.00'	37.15'	22.97'	N 42°04'09"W	33.83'
26	1°01'39"	626.20'	11.27'	5.63'	N 89°35'52"W	11.27'
27	04°26'35"	626.20'	48.71'	24.37'	N 86°51'45"W	48.70'
28	1°36'59"	626.20'	17.72'	8.86'	N 71°03'20"W	17.72'
29	14°23'36"	676.20'	170.37'	85.64'	N 77°26'39"W	169.92'
30	27°37'40"	553.05'	266.66'	135.99'	N 56°26'01"W	264.10'
31	92°30'51"	25.00'	40.37'	26.12'	N 88°52'37"W	36.12'
32	8°13'18"	583.05'	83.67'	41.90'	N 44°17'24"W	83.59'
33	5°26'55"	583.05'	55.45'	27.74'	N 51°07'31"W	55.43'
34	5°24'01"	583.05'	54.95'	27.50'	N 56°32'59"W	54.93'
35	5°21'44"	583.05'	54.57'	27.30'	N 61°55'51"W	54.55'

CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
36	5°20'03"	583.05'	54.28'	27.16'	N 67°16'45"W	54.26'
37	0°18'05"	583.05'	3.07'	1.53'	N 70°05'49"W	3.07'
38	1°55'37"	708.20'	23.82'	11.91'	N 71°12'40"W	23.82'
39	4°27'09"	708.20'	55.04'	27.53'	N 74°24'02"W	55.02'
40	7°38'32"	708.20'	94.46'	47.30'	N 80°26'53"W	94.39'
41	23°52'52"	157.50'	65.65'	33.31'	N 51°29'45"W	65.17'
42	16°26'26"	157.50'	45.19'	22.75'	N 71°39'24"W	45.04'
43	73°44'39"	175.00'	225.24'	131.26'	N 43°00'18"W	210.01'
44	50°59'56"	175.00'	155.77'	83.47'	N 19°22'00"E	150.68'
45	37°00'18"	90.00'	58.13'	30.12'	N 54°42'29"E	57.12'
46	0°42'23"	60.00'	0.74'	0.37'	N 72°51'26"E	0.74'
47	48°40'01"	60.00'	50.96'	27.13'	N 48°10'15"E	49.45'
48	40°57'18"	55.00'	39.31'	20.54'	N 23°09'15"E	38.48'
49	109°37'00"	20.00'	38.26'	28.36'	N 57°29'06"E	32.69'
50	5°19'39"	650.00'	60.44'	30.24'	N 35°08'28"W	60.42'
51	40°36'49"	60.00'	42.53'	22.20'	N 03°31'50"E	41.65'
52	45°00'35"	60.00'	47.13'	24.86'	N 39°16'53"W	45.93'
53	8°47'15"	650.00'	99.69'	49.94'	N 42°11'54"W	99.59'
54	23°41'25"	60.00'	24.81'	12.58'	N 73°37'53"W	24.63'
55	21°32'39"	90.00'	33.84'	17.12'	N 74°42'15"W	33.64'
56	6°40'27"	650.00'	75.72'	37.90'	N 49°55'46"W	75.67'
57	26°20'43"	90.00'	41.38'	21.06'	N 50°45'34"W	41.02'
58	3°38'42"	192.50'	12.25'	6.13'	N 39°24'34"W	12.24'
59	5°44'17"	650.00'	65.10'	32.58'	N 56°08'06"W	65.07'
60	15°42'02"	192.50'	52.75'	26.54'	N 49°04'56"W	52.59'
61	6°04'47"	650.00'	68.97'	34.52'	N 62°02'40"W	68.94'
62	15°15'14"	192.50'	51.25'	25.78'	N 64°33'34"W	51.10'
63	6°07'08"	650.00'	69.42'	34.74'	N 68°08'37"W	69.38'
64	7°41'26"	192.50'	25.84'	12.94'	N 76°01'54"W	25.82'
65	5°57'08"	650.00'	67.53'	33.79'	N 74°10'46"W	67.50'
66	2°43'18"	650.00'	30.88'	15.44'	N 78°30'58"W	30.87'
67	1°16'54"	350.00'	7.83'	3.91'	N 79°14'11"W	7.83'
68	9°01'28"	350.00'	55.13'	27.62'	N 74°04'59"W	55.07'
69	9°12'58"	350.00'	56.30'	28.21'	N 64°57'46"W	56.24'
70	1°28'40"	350.00'	9.03'	4.51'	N 59°36'57"W	9.03'
71	03°36'56"	35.00'	2.21'	1.10'	N 69°30'52"W	2.21'

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CEDAR CREEK PHASE I

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A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
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CURVE DATA

(#)	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
72	12°46'38"	628.20'	140.09'	70.34'	N 78°15'08"W	139.80'
73	1°23'03"	503.05'	12.15'	6.08'	N 36°41'23"W	12.15'
74	5°39'32"	900.00'	88.89'	44.48'	N 49°25'05"W	88.85'
75	4°51'49"	925.00'	78.52'	39.28'	N 49°48'57"W	78.50'
76	3°39'27"	790.46'	50.46'	25.24'	N 50°25'08"W	50.45'
77	25°39'40"	236.00'	105.70'	53.75'	N 35°45'34"W	104.82'
78	10°27'56"	277.00'	50.60'	25.37'	N 28°09'42"W	50.53'
79	78°15'38"	25.00'	34.15'	20.34'	N 05°44'09"E	31.55'
80	8°08'47"	192.50'	27.37'	13.71'	N 40°47'34"E	27.35'
81	11°23'54"	192.50'	38.30'	19.21'	N 31°01'14"E	38.23'
82	10°53'03"	90.00'	17.10'	8.57'	N 30°45'48"E	17.07'
83	15°23'14"	307.00'	82.45'	41.47'	N 30°37'21"W	82.20'
84	19°37'14"	206.00'	70.54'	35.62'	N 32°44'21"W	70.20'
85	58°34'54"	70.00'	71.57'	39.27'	N 14°20'27"E	68.49'
86	26°58'08"	70.00'	32.95'	16.79'	N 28°26'04"W	32.65'
87	11°08'08"	400.00'	77.74'	38.99'	N 47°29'12"W	77.62'
88	28°43'37"	47.50'	23.82'	12.16'	N 62°25'05"W	23.57'
89	5°32'18"	875.00'	84.56'	42.32'	N 49°21'28"W	84.55'
90	88°22'14"	25.00'	38.56'	24.30'	N 83°41'16"E	34.85'
91	14°25'18"	237.50'	59.78'	30.05'	N 46°42'48"E	59.62'
92	17°28'50"	237.50'	72.46'	36.51'	N 62°39'52"E	72.18'
93	14°13'16"	237.50'	58.95'	29.63'	N 78°30'55"E	58.80'
94	46°07'24"	220.00'	177.10'	93.66'	N 62°33'51"E	172.36'
95	42°04'40"	202.50'	148.72'	77.89'	N 60°32'29"E	145.40'
96	4°02'44"	202.50'	14.30'	7.15'	N 83°36'11"E	14.30'
97	8°57'29"	237.50'	37.13'	18.60'	N 89°53'43"W	37.09'
98	25°55'07"	237.50'	107.44'	54.65'	N 72°27'25"W	106.52'
99	34°52'36"	220.00'	133.92'	69.11'	N 76°56'09"W	131.86'
100	30°21'53"	202.50'	107.32'	54.95'	N 79°11'30"W	106.07'
101	4°30'43"	202.50'	15.95'	7.98'	N 61°45'12"W	15.94'
102	26°01'36"	201.93'	91.73'	46.67'	N 46°29'03"W	90.94'
103	49°00'00"	219.43'	187.66'	100.00'	N 34°59'51"W	181.99'
104	10°57'25"	236.93'	45.31'	22.72'	N 54°01'08"W	45.24'
105	17°14'16"	236.93'	71.28'	35.91'	N 39°55'18"W	71.01'
106	17°02'24"	236.93'	70.46'	35.49'	N 22°46'58"W	70.20'
107	3°45'55"	236.93'	15.57'	7.79'	N 12°22'49"W	15.57'
108	17°14'16"	379.43'	114.15'	57.51'	N 39°55'18"W	113.72'
109	17°42'00"	379.43'	117.21'	59.08'	N 22°27'10"W	116.75'
110	3°06'19"	379.43'	20.56'	10.28'	N 12°03'01"W	20.56'
111	9°04'08"	331.61'	52.49'	26.30'	N 05°57'47"W	52.43'

CURVE DATA

(#)	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
112	3°35'15"	189.11'	11.84'	5.92'	N 08°42'13"W	11.84'
113	22°53'36"	189.11'	75.56'	38.29'	N 04°32'12"E	75.06'
114	17°11'06"	331.61'	99.46'	50.11'	N 07°09'50"E	99.09'
115	12°44'46"	331.61'	73.77'	37.04'	N 22°07'46"E	73.62'
116	12°31'09"	189.11'	41.32'	20.74'	N 22°14'34"E	41.24'
117	39°00'00"	171.61'	116.81'	60.77'	N 09°00'09"E	114.57'
118	5°46'42"	668.30'	67.40'	33.73'	N 25°36'48"E	67.37'
119	4°13'18"	668.30'	49.24'	24.63'	N 20°36'48"E	49.23'
120	94°49'24"	25.00'	41.37'	27.20'	N 28°54'33"W	36.81'
121	11°46'26"	578.20'	118.82'	59.62'	N 82°12'26"W	118.61'
122	2°01'00"	578.20'	20.35'	10.18'	N 89°06'11"W	20.35'
123	90°59'27"	25.00'	39.70'	25.44'	N 63°59'52"E	35.66'
124	22°46'51"	453.05'	180.13'	91.27'	N 59°06'58"W	178.95'
125	11°11'38"	453.05'	88.51'	44.40'	N 42°07'44"W	88.37'
126	23°22'10"	277.00'	112.98'	57.29'	N 48°13'00"W	112.20'
127	7°40'00"	235.00'	31.45'	15.75'	N 56°04'05"W	31.42'
128	5°29'03"	235.00'	22.49'	11.26'	N 49°29'34"W	22.48'
129	5°29'49"	840.46'	80.63'	40.35'	N 49°29'57"W	80.60'
130	91°45'00"	25.00'	40.03'	25.78'	N 06°22'21"W	35.89'
131	22°56'24"	201.93'	80.97'	41.03'	N 21°59'03"W	80.42'
132	14°27'07"	154.11'	38.87'	19.54'	N 03°16'18"W	38.77'
133	24°32'53"	154.11'	66.03'	33.53'	N 16°13'42"E	65.53'
134	0°11'34"	703.30'	2.37'	1.18'	N 28°24'22"E	2.37'
135	6°31'30"	703.30'	80.09'	40.09'	N 25°02'50"E	80.05'
136	3°16'56"	703.30'	40.29'	20.15'	N 20°08'37"E	40.28'
137	10°00'00"	685.80'	119.70'	60.00'	N 23°30'09"E	119.54'
138	67°52'27"	42.74'	50.63'	28.76'	N 62°56'26"E	47.72'
139	52°26'53"	42.74'	39.13'	21.05'	N 56°53'54"W	37.77'
140	13°19'05"	39.00'	9.07'	4.55'	N 37°20'00"W	9.04'
141	16°45'01"	45.00'	13.16'	6.63'	N 52°22'03"W	13.11'
142	23°52'24"	12.00'	5.00'	2.54'	N 48°48'21"W	4.96'
143	61°09'23"	12.00'	12.81'	7.09'	N 06°17'26"W	12.21'
144	15°50'45"	68.00'	18.81'	9.46'	N 32°12'37"E	18.75'
145	38°32'11"	68.00'	45.74'	23.77'	N 59°24'04"E	44.88'
146	2°58'19"	112.00'	5.81'	2.91'	N 80°09'20"E	5.81'
147	36°54'45"	112.00'	72.16'	37.38'	N 79°54'08"W	70.91'
148	5°38'21"	112.00'	11.02'	5.52'	N 58°37'36"W	11.02'
149	27°37'46"	30.00'	14.47'	7.38'	N 41°59'32"W	14.33'
150	31°43'54"	59.00'	32.68'	16.77'	N 12°18'42"W	32.26'
151	25°26'58"	59.00'	26.21'	13.32'	N 16°16'44"E	25.99'

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CEDAR CREEK PHASE I

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

60 0 60 120 180
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LINE DATA

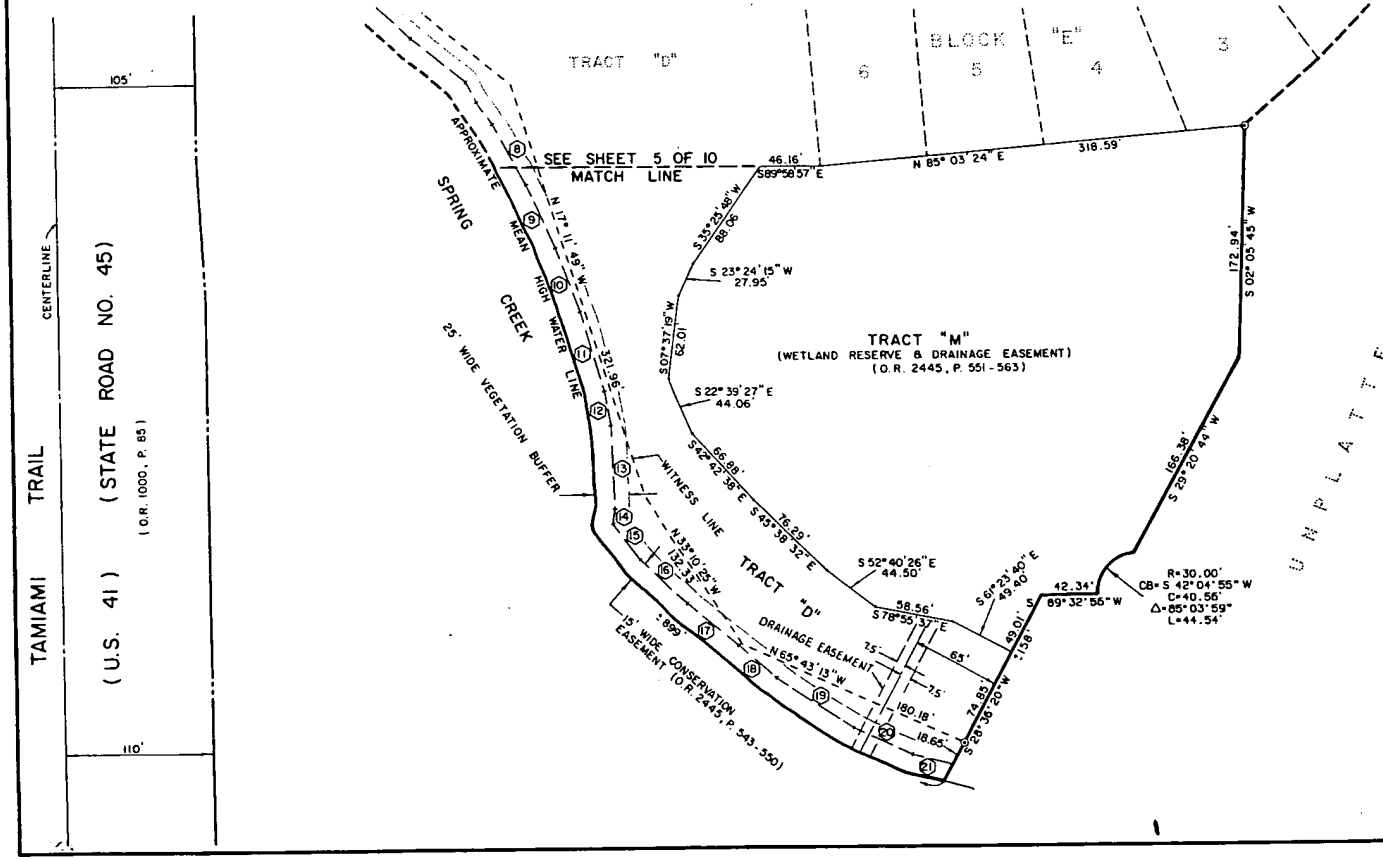
	BEARING	DISTANCE
1	N 82°01'32"W	53.57'
2	N 69°48'54"W	35.18'
3	N 55°45'28"W	46.61'
4	N 47°35'38"W	50.59'
5	N 51°16'14"W	53.10'
6	N 26°23'41"W	16.61'
7	N 35°56'50"W	20.38'

LINE DATA

	BEARING	DISTANCE
8	N 28°24'33"W	51.66'
9	N 24°21'39"W	51.85'
10	N 20°04'57"W	50.86'
11	N 16°13'12"W	61.85'
12	N 09°45'07"W	25.79'
13	N 02°02'02"W	62.13'
14	N 09°38'16"E	11.50'

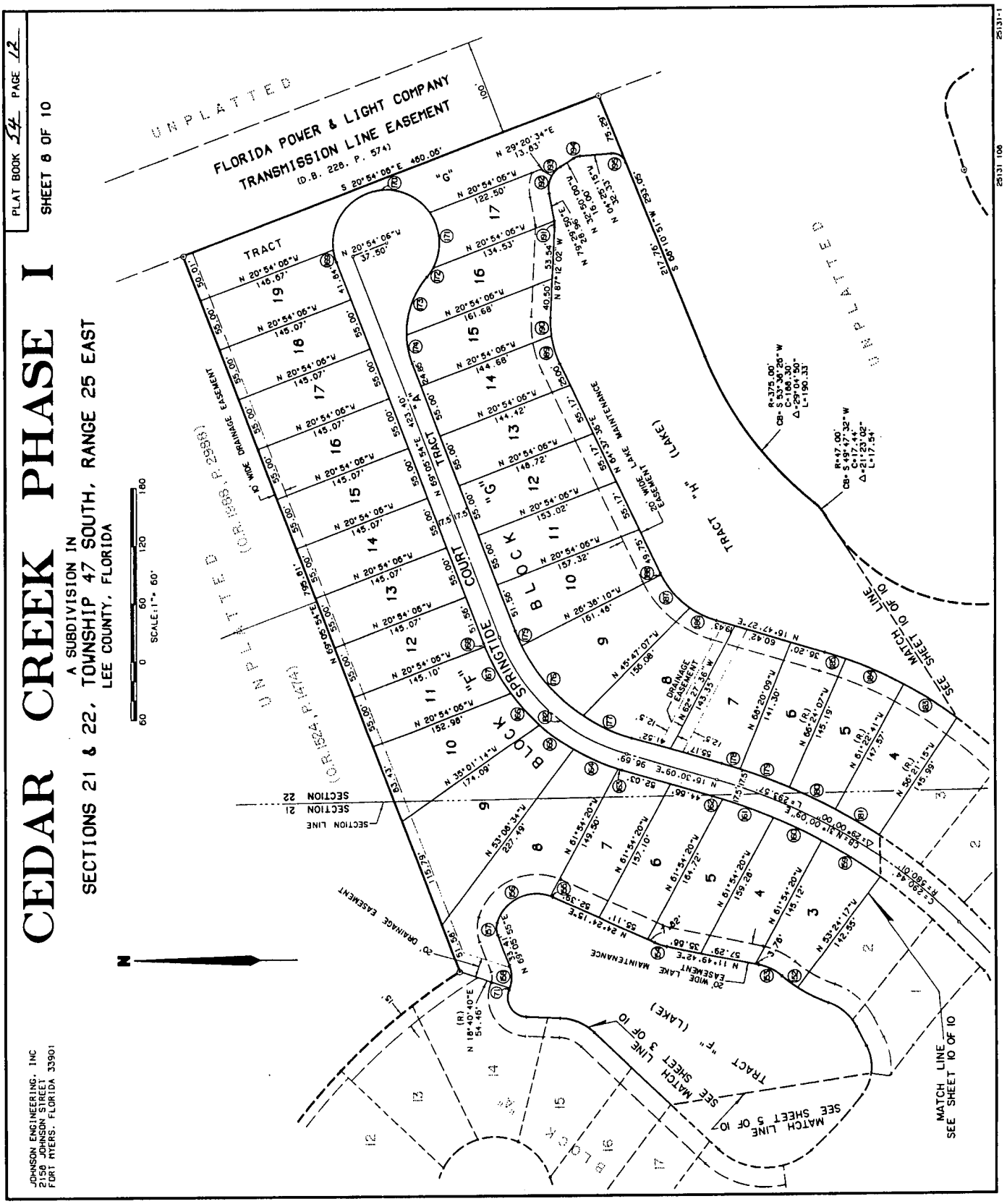
LINE DATA

	BEARING	DISTANCE
15	N 36°55'52"W	33.91'
16	N 47°53'01"W	48.25'
17	N 50°27'09"W	49.79'
18	N 48°46'01"W	36.73'
19	N 56°45'12"W	68.70'
20	N 65°01'11"W	47.59'
21	N 75°55'02"W	29.78'



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CEDAR CREEK PHASE I

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A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

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CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
152	7°49'19"	146.00'	20.20'	10.12'	N 37°12'10"E	20.19'
153	29°17'07"	52.00'	26.58'	13.59'	N 26°28'16"E	26.29'
154	12°34'33"	60.00'	13.17'	6.61'	N 18°06'59"E	13.14'
155	3°43'47"	42.00'	2.73'	1.37'	N 22°32'21"E	2.73'
156	94°03'04"	42.00'	68.94'	45.08'	N 26°21'04"W	61.46'
157	37°31'29"	20.00'	13.10'	6.79'	N 87°51'39"E	12.87'
158	39°34'45"	35.00'	24.18'	12.59'	N 88°53'17"E	23.70'
159	7°14'53"	562.51'	71.16'	35.63'	N 32°33'22"E	71.11'
160	5°36'27"	562.51'	55.05'	27.55'	N 26°07'41"E	55.03'
161	5°39'15"	562.51'	55.51'	27.76'	N 20°29'50"E	55.49'
162	1°10'04"	562.51'	11.46'	5.73'	N 17°05'11"E	11.46'
163	1°04'14"	219.85'	4.11'	2.05'	N 17°02'16"E	4.11'
164	13°12'52"	219.85'	50.71'	25.47'	N 24°10'49"E	50.59'
165	11°25'51"	219.85'	43.86'	22.00'	N 36°30'11"E	43.79'
166	11°27'57"	219.85'	44.00'	22.07'	N 47°57'04"E	43.92'
167	14°31'07"	219.85'	55.71'	28.00'	N 60°56'37"E	55.56'
168	0°53'45"	219.85'	3.44'	1.72'	N 68°39'03"E	3.44'
169	13°50'43"	55.00'	13.29'	6.68'	N 76°01'16"E	13.26'
170	152°18'33"	55.00'	146.21'	223.16'	N 20°54'06"W	106.80'
171	63°22'15"	55.00'	60.83'	33.95'	N 86°56'19"E	57.78'
172	11°36'32"	55.00'	11.14'	5.59'	N 55°34'18"W	11.12'
173	41°33'52"	90.00'	65.29'	34.16'	N 70°32'58"W	63.87'
174	19°34'11"	90.00'	30.74'	15.52'	N 78°53'00"E	30.59'
175	5°05'37"	184.85'	16.43'	8.22'	N 66°33'06"E	16.43'
176	30°18'10"	184.85'	97.76'	50.05'	N 48°51'13"E	96.63'
177	17°11'59"	184.85'	55.49'	27.96'	N 25°05'08"E	55.28'
178	1°55'00"	597.51'	19.99'	9.99'	N 17°27'39"E	19.99'
179	5°10'44"	597.51'	54.01'	27.02'	N 21°00'31"E	53.99'
180	5°01'26"	597.51'	52.39'	26.21'	N 26°06'36"E	52.37'
181	5°01'26"	597.51'	52.39'	26.21'	N 31°08'02"E	52.37'
182	52°35'46"	202.35'	185.75'	100.00'	N 42°48'02"E	179.30'
183	8°30'21"	440.00'	65.32'	32.72'	N 32°31'28"E	65.26'
184	8°30'16"	440.00'	65.31'	32.71'	N 24°01'10"E	65.25'
185	2°58'35"	440.00'	22.86'	11.43'	N 18°16'45"E	22.85'
186	19°40'25"	94.00'	32.28'	16.30'	N 26°37'40"E	32.12'
187	26°47'29"	94.00'	43.95'	22.39'	N 49°51'37"E	43.55'
188	1°22'15"	94.00'	2.25'	1.12'	N 63°56'26"E	2.25'
189	17°20'42"	100.00'	30.27'	15.25'	N 73°17'57"E	30.16'
190	10°49'41"	100.00'	18.90'	9.48'	N 87°23'08"E	18.87'
191	13°18'08"	27.00'	6.27'	3.15'	N 86°08'54"E	6.25'
192	39°50'44"	27.00'	18.78'	9.79'	N 80°34'48"W	18.40'
193	27°49'26"	27.00'	13.11'	6.69'	N 46°44'43"W	12.98'
194	28°24'45"	15.00'	7.44'	3.80'	N 18°37'37"W	7.36'
195	72°36'06"	15.00'	19.01'	11.02'	N 31°52'48"E	17.76'

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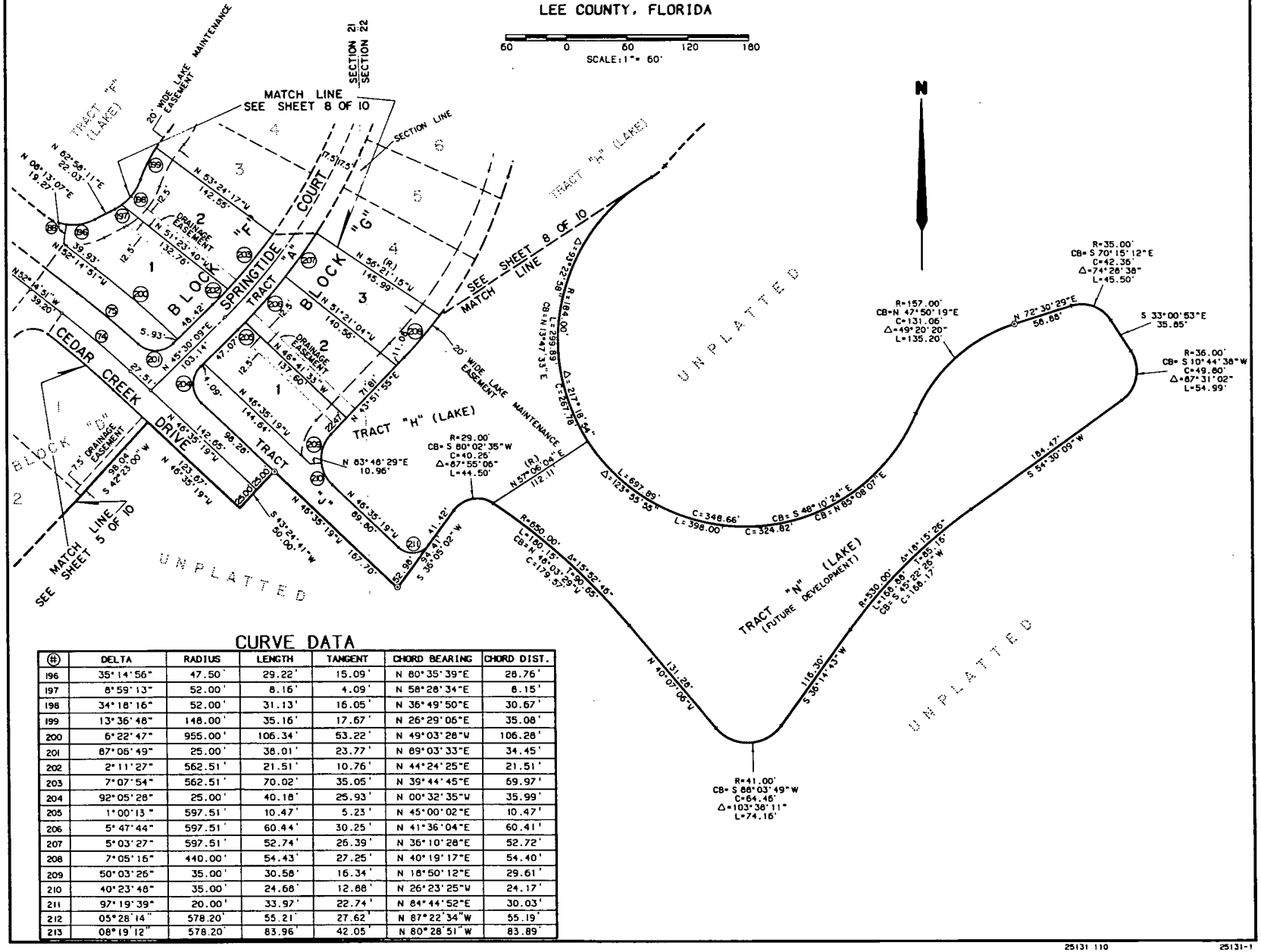
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CEDAR CREEK PHASE I

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CURVE DATA

(#)	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
196	35°14'56"	47.50'	29.22'	15.09'	N 80°35'39"E	28.76'
197	8°59'13"	52.00'	8.16'	4.09'	N 58°28'34"E	8.15'
198	34°18'16"	52.00'	31.13'	16.05'	N 36°49'50"E	30.67'
199	13°36'48"	148.00'	35.16'	17.67'	N 26°29'06"E	35.08'
200	6°22'47"	955.00'	106.34'	53.22'	N 49°03'28"W	106.28'
201	87°06'49"	25.00'	38.01'	23.77'	N 89°03'33"E	34.45'
202	2°11'27"	562.51'	21.51'	10.76'	N 44°24'25"E	21.51'
203	7°07'54"	562.51'	70.02'	35.05'	N 39°44'45"E	69.97'
204	92°05'28"	25.00'	40.18'	25.93'	N 00°32'35"W	35.99'
205	1°00'13"	597.51'	10.47'	5.23'	N 45°00'02"E	10.47'
206	5°47'44"	597.51'	60.44'	30.25'	N 41°36'04"E	60.41'
207	5°03'27"	597.51'	52.74'	26.39'	N 36°10'28"E	52.72'
208	7°05'16"	440.00'	54.43'	27.25'	N 40°19'17"E	54.40'
209	50°03'26"	35.00'	30.58'	16.34'	N 18°50'12"E	29.61'
210	40°23'48"	35.00'	24.68'	12.88'	N 26°23'25"W	24.17'
211	97°19'39"	20.00'	33.97'	22.74'	N 84°44'52"E	30.03'
212	05°28'14"	578.20'	55.21'	27.62'	N 87°22'34"W	55.19'
213	08°19'12"	578.20'	83.96'	42.05'	N 80°28'51"W	83.89'

PLAT BOOK 55 PAGE 51

CEDAR CREEK PHASE II-A

A SUBDIVISION IN

SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

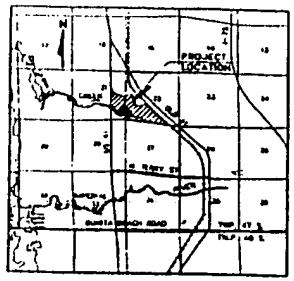
LEE COUNTY, FLORIDA

JULY 1994

AMERICAN ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

SHEET 1 OF 3

DESCRIPTION



VICINITY MAP
SCALE 1" = 1 MILE

APPROVALS

3641626

DEDICATION

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.

NOTICE

INDUSTRIAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #0-7677-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2448, PAGE 361

NOTES

ACKNOWLEDGMENT

CERTIFICATE

RECEIVED
JUN 06 2005
COUNTER

ORI 2005-00006

PLAT BOOK 52 PAGE 52

CEDAR CREEK PHASE II-A

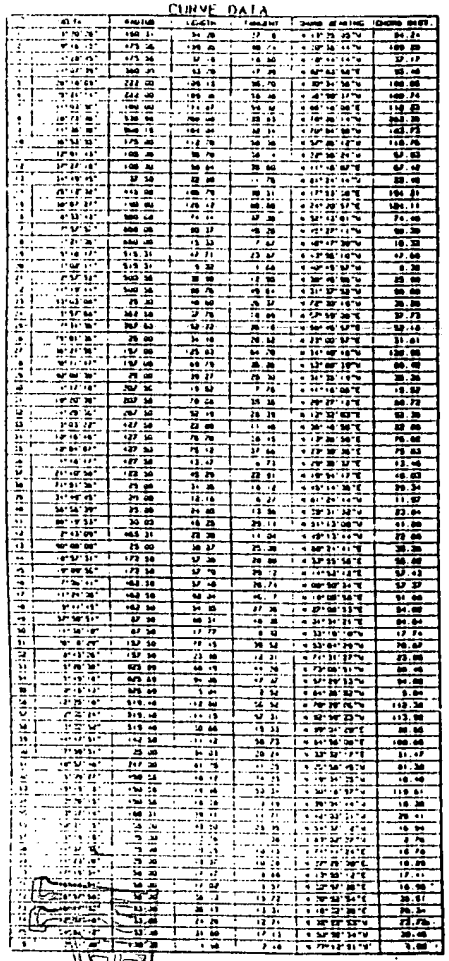
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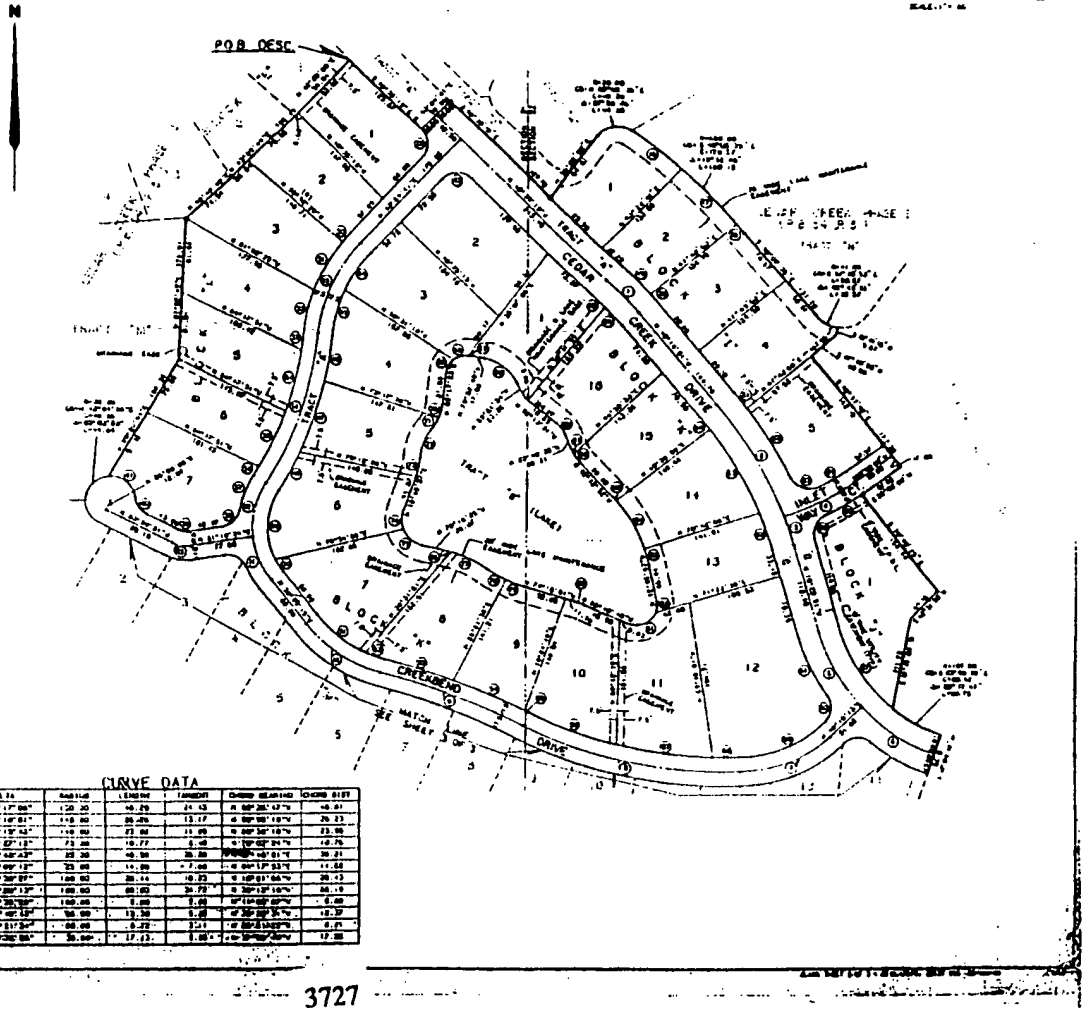
SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

SHEET 2 OF 3

CURVE DATA





CURVE DATA

3727

DRI 2005-00006

PERMIT COUNTER

JUN 06 2005

CITY OF CAPE CORAL

PLAT BOOK 67 PAGE 32

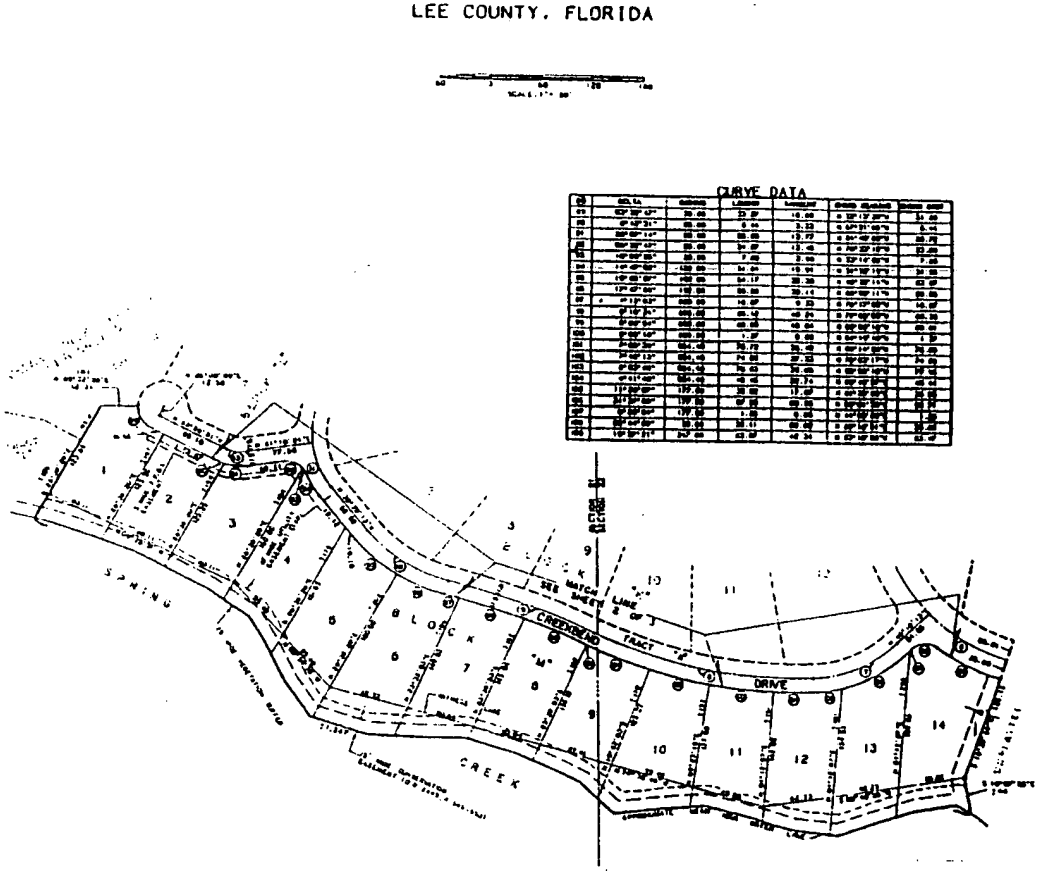
SHEET 3 OF 3

CEDAR CREEK PHASE II-A

A SUBDIVISION IN

SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA



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JUN 06 2005
PERMIT COUNTER

PLAT BOOK 77 PAGE 75

SHEET 1 OF 2

CEDAR CREEK PHASE III-A

A SUBDIVISION IN

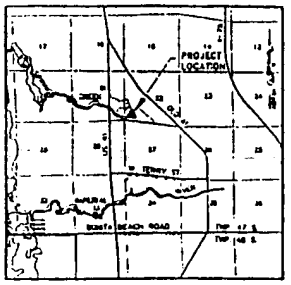
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

APRIL 1997

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

DESCRIPTION



VICINITY MAP
SCALE: 1" = 1 MILE

APPROVALS

4152244

DEDICATION

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I. #0167?-?), ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2145, PAGE 384

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.

NOTES

ACKNOWLEDGEMENT

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PERMIT COUNTER

PLAT BOOK 57 PAGE 76

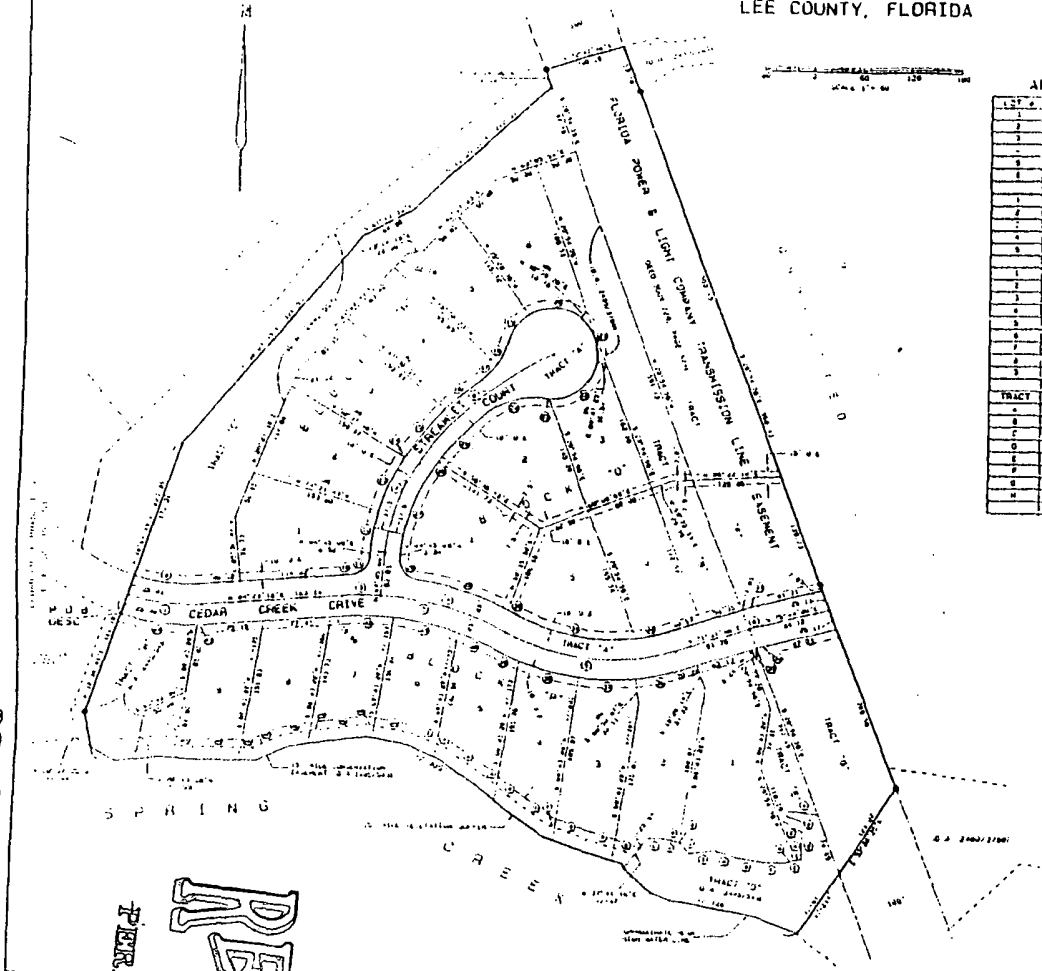
SHEET 2 OF 2

CEDAR CREEK PHASE III-A

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA



AREA TABLE

LOT #	BLOCK	SQUARE FEET

LINE DATA

LINE DATA

CURVE DATA

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JUN 06 2005

PERMIT COUNTER

DRI2005-00006

CEDAR CREEK PHASE II-B

A SUBDIVISION IN

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

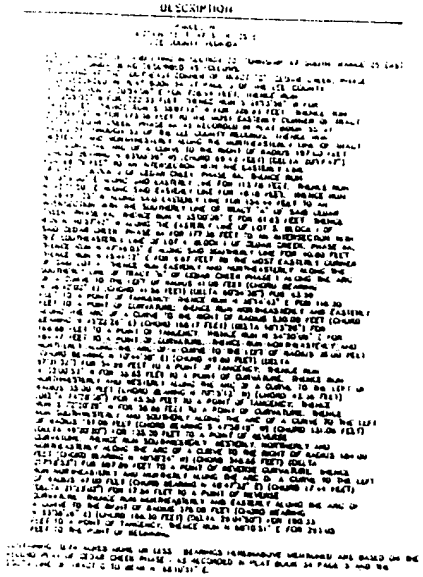
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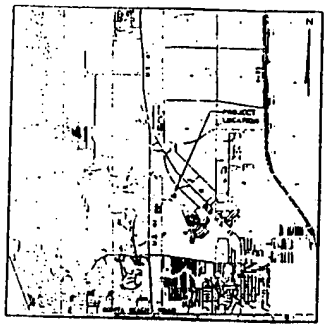
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PLAT BOOK 77 PAGE 52

SHEET 1 OF 2

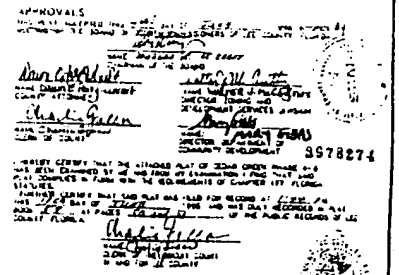
DESCRIPTION





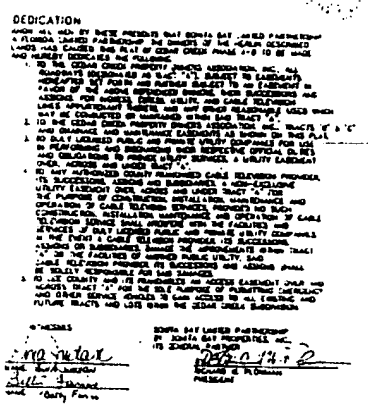
VICINITY MAP
SCALE: 1" = 1 MILE

APPROVALS

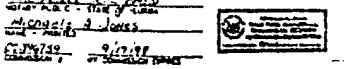


3978274

DEDICATION



ACKNOWLEDGEMENT



THE 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 LOTS IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO PAY A PORTION OR ALL OF THE EXPENSE OF SUCH FUTURE MAINTENANCE OR IMPROVEMENT OF THE ROAD, DRAINAGE AND SEWER FACILITIES.

NOTICE

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ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #07377-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 364

NOTES

1. ALL BEARINGS ARE IN FEET AND DECIMALS THEREOF
2. ● = PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 4"x4"x24" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER
3. ○ = PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL NAILS/DISKS BEARING THE SURVEYOR'S CERTIFICATE NUMBER
4. (1) = NUMBERED CURVE NUMBER AS SHOWN IN THE CURVE TABLE
5. ALL CURVES INDICATED ARE CIRCULAR.
6. (R) INDICATES RADIAL LINE.
7. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG EACH LOT LINE FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
8. TRACT "A" IS A PRIVATE ROAD RIGHT OF WAY AND A PUBLIC UTILITY EASEMENT.
TRACT "B" IS AN OPEN SPACE AND DRAINAGE EASEMENT.
TRACT "C" IS A WETLAND PRESERVE AND DRAINAGE EASEMENT.

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JUN 06 2005
PERMIT COUNTER

CEDAR CREEK PHASE II-B

A SUBDIVISION IN

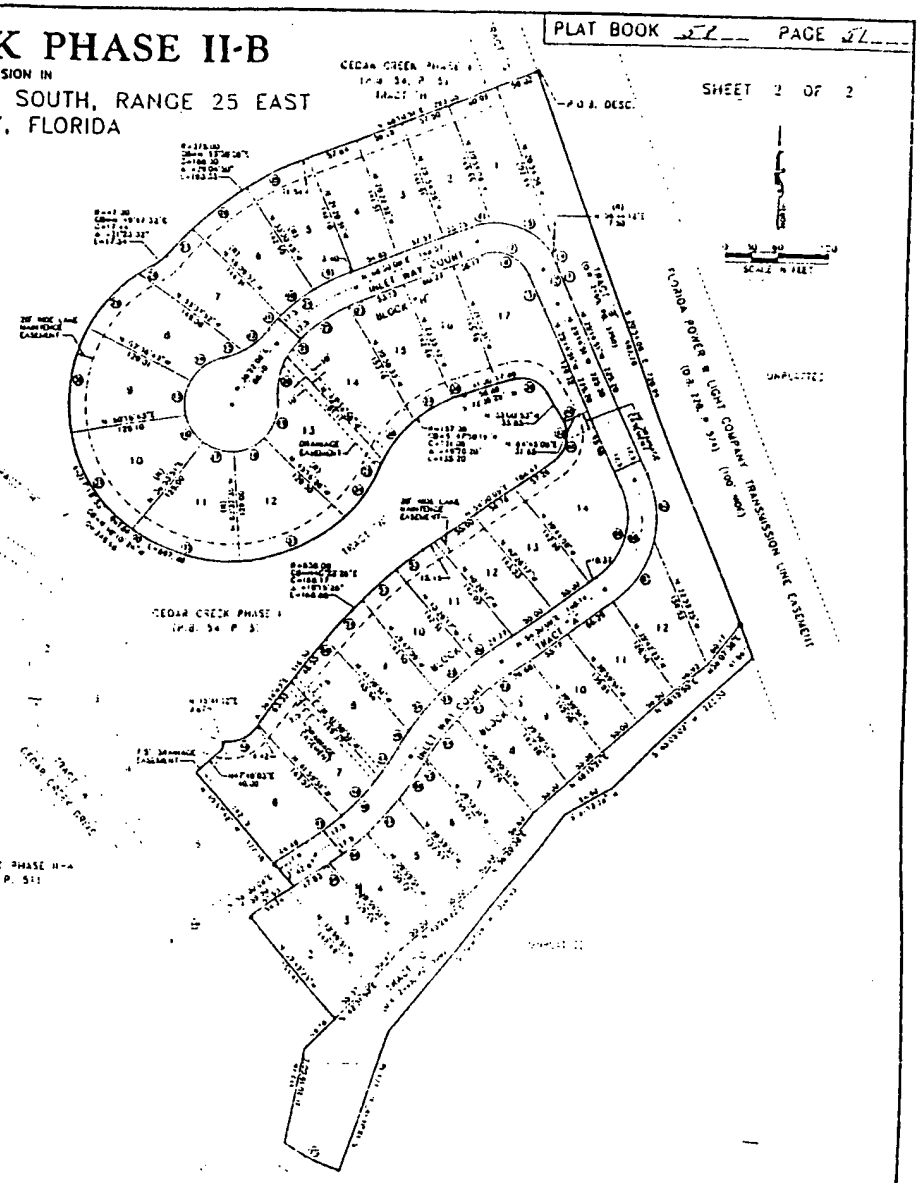
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PLAT BOOK 72 PAGE 21

SHEET 2 OF 2

CURVE DATA

AREA TABULATION



LEGEND

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JUN 06 2005
PERMIT COUNTER

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CEDAR CREEK PHASE III-B

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

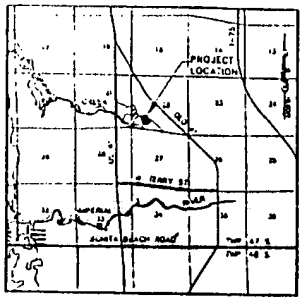
LEE COUNTY, FLORIDA

JUNE 1998

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PLAT BOOK 61 PAGE 54

SHEET 1 OF 2



VICINITY MAP
SCALE: 1" = 1 MILE

DESCRIPTION

DEDICATION

SURVEYOR'S CERTIFICATE

NOTICE:
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NOTICE:
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ACKNOWLEDGMENT

APPROVALS

4113776

SURVEYOR'S CERTIFICATE

RECORDED
JUN 06 2005
PERMIT COUNTER

ORI 2005-0000 06

PLAT BOOK 61 PAGE 55

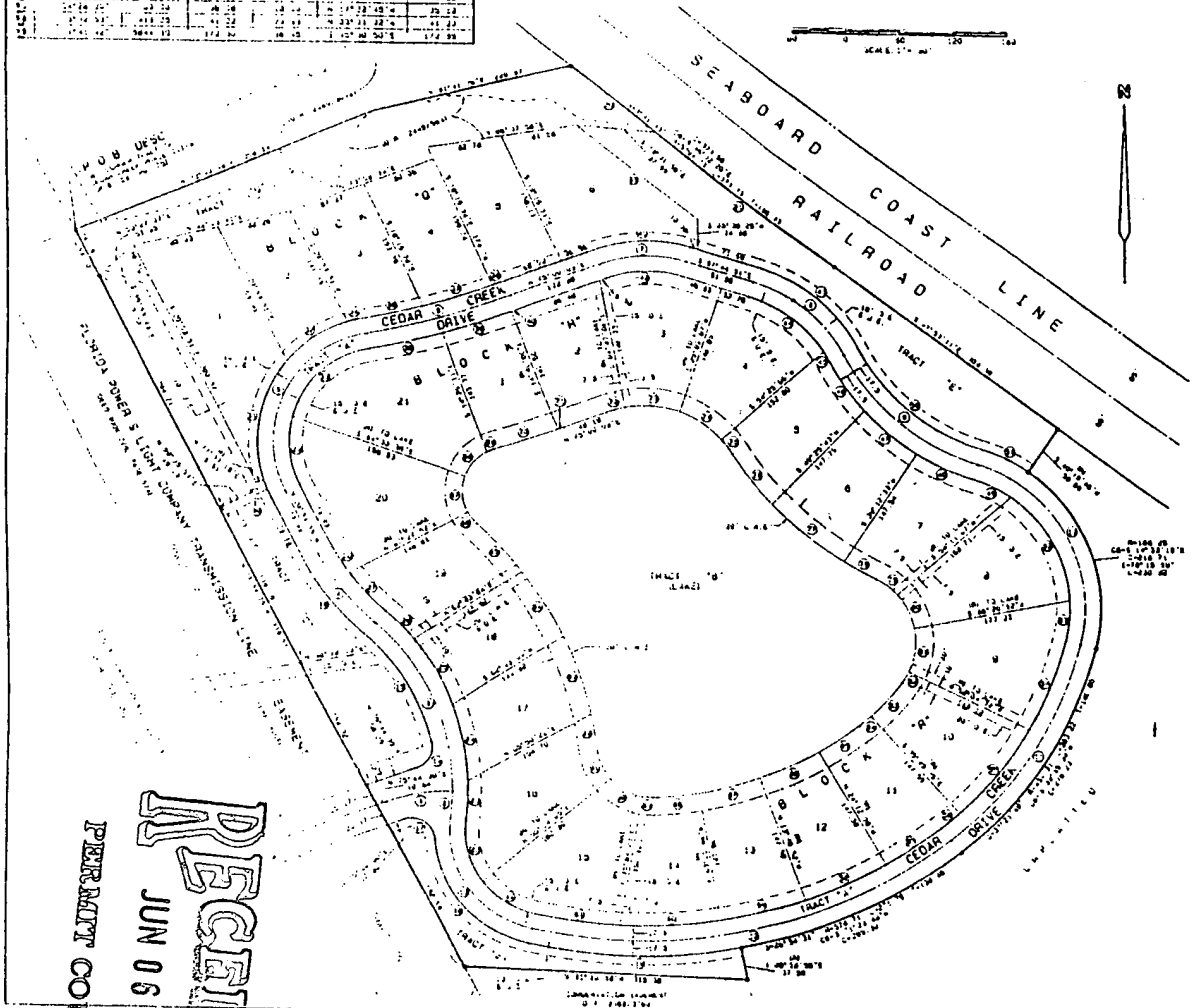
SHEET 2 OF 2

CEDAR CREEK PHASE III-B

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA



CURVE DATA

CURVE DATA

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PERMIT COUNTER

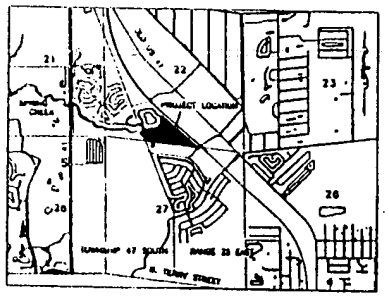
ORI 2005-00006

CEDAR CREEK PHASE III–D

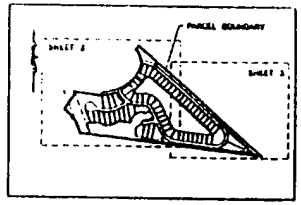
A SUBDIVISION IN
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

JEFFREY C. COONER AND ASSOCIATES, INC.
SURVEYING AND MAPPING
13180 NORTH CLEVELAND AVE., SUITE 233, NORTH FORT MYERS, FLORIDA 33903
PHONE: (941)656-6329 FAX: (941)656-3408

SHEET 1 OF 3



VICINITY MAP
SCALE: 1" = 2000'



KEY MAP
N.T.S.

NOTICE:
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NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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MAY 2015
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CEDAR CREEK PHASE III–D

A SUBDIVISION IN
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
GRAPHIC SCALE

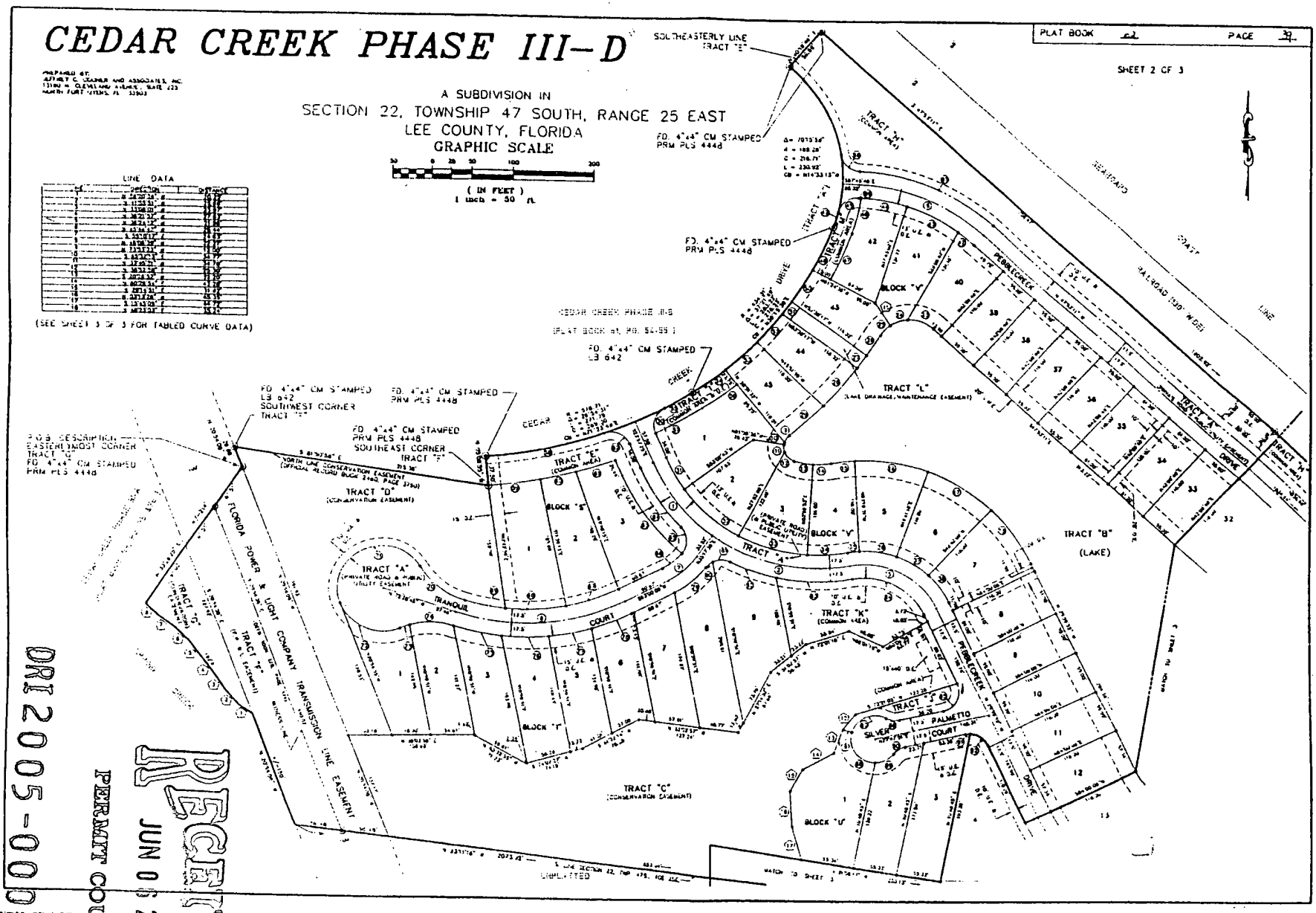
(IN FEET)
1 inch = 50 ft.

PLAT BOOK 62 PAGE 39

SHEET 2 OF 3

LINE DATA

(SEE SHEET 3 OF 3 FOR TABLED CURVE DATA)



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PERMIT COUNTER

ORI 2005-0009096

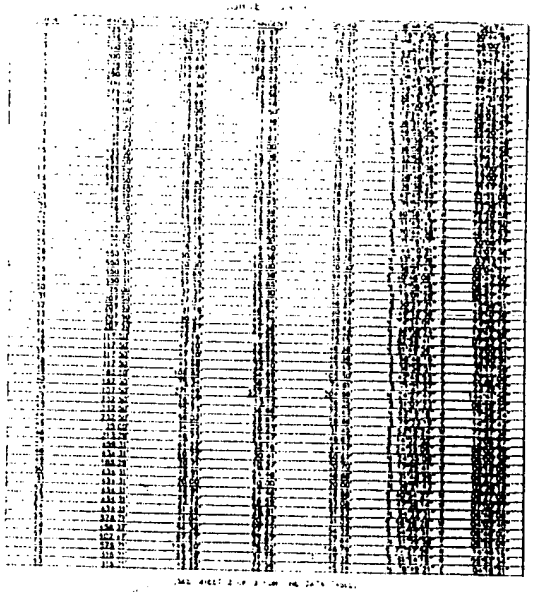
CEDAR CREEK PHASE III–D

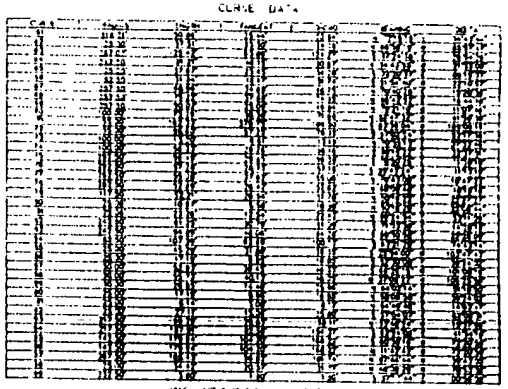
PLAT BOOK 52 PAGE 42

SHEET 1 OF 3

A SUBDIVISION IN
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FT.





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JUN 06 2005
PERMIT COUNTER

DRI2005-00006

4380

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 05- 14

AN ORDINANCE OF THE CITY OF BONITA SPRINGS AMENDING THE DEVELOPMENT ORDER FOR STATE DRI #10-7677-9 FOR SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 30, 2001, the Bonita Springs City Council passed and approved Ordinance No. 01-22, constituting an amendment to the existing Development Order for a development known as Spring Creek East DRI; and

WHEREAS, Colonnades Development Ltd., LLP has requested that amendments to Map H and Attachment C of the Development Order for Spring Creek East DRI be considered by the City Council; and

WHEREAS, the Southwest Florida Regional Planning Council has reviewed and considered the amendments requested by Colonnades Development Ltd., LLP, and finds that they do not appear to create additional regional impacts; and

WHEREAS, the City Council has reviewed and considered the amendments requested by Colonnades Development Ltd., LLP, and finds that they are consistent with the Bonita Springs Comprehensive Plan and with the previously approved Development Order, and also finds that pursuant to Florida Statutes §380.06(19), they do not constitute a substantial deviation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bonita Springs, Florida, that:

SECTION ONE:

Development Order #10-7677-9 as amended is hereby further amended as follows:

A. Pursuant to Section 380.06, Florida Statutes, the City Council of Bonita Springs, Florida has heard, at a public hearing convened on August 22, 2005, the Notice of Proposed Change application for Spring Creek East Development of Regional Impact, which consists of 495 residential units, as well as commercial development which is unrelated to this application.

B. The development is more particularly described in the attached Exhibit A, legal description. It is as shown on the amended Development Plan, Map H, dated April 22, 2005, in Exhibit B attached, a copy of which was submitted with the application included and incorporated by reference herein. Map H will be amended in the "Residential" portion of the Land Use Summary Table to reflect the reduction of one (1) single-family unit and the addition of one (1) multi-family unit. At the request of the Southwest Florida Regional Planning Council the "Commercial" portion will add a note to reflect that City of Bonita Springs Ord. #01-22 approved the conversion of 150 Hotel Rooms to 25,000 s.f.. of commercial square footage for a maximum of 78,000 s.f. The total number of dwelling units and commercial square footage will be unchanged. The same changes will be reflected on the"Spring Creek East DRI Land Use Summary" in Attachment C to the Tenth Development Order Amendment for Spring Creek. The amended Attachment C is contained as Exhibit C attached hereto.

SECTION TWO:

A. The amendments incorporated herein do not create additional regional impacts and do not constitute a substantial deviation to the conditions of the development order.

B. All other terms and conditions of the development order, not affected by this ordinance, shall remain unchanged and in full force and effect.

C. The City Manager is hereby directed to forward a certified copy of this resolution and its attachments to Ms. Valerie Hubbard, Director of the Division of Community Planning, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100, and to Mr. David Y. Burr, Executive Director, Southwest Florida Regional Planning Council, 1926 Victoria Avenue, Fort Myers, FL 33901-3414.

The effective date of this ordinance shall be thirty (30) days from its adoption date.

DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Florida this 22nd day of August, 2005.

AUTHENTICATION:

MAYOR CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Vote:

Arend	Aye	Nelson	Aye
Edsall	Aye	Piper	Aye
Grantt	Aye	Wagner	Aye
Joyce	Aye		

Date filed with City Clerk: 8-22-05

ATTACHMENT C

Approved as Part of the ~~Ninth~~ Tenth DRI D.O. Amendment on ~~March 7, 1994~~ August 22, 2005

SPRING CREEK EAST DRI
LAND USE SUMMARY

(Note: Deletions are shown as ~~strike through~~; additions are **bold underlined**)

Residential 495 units	89.8 Ac
R-SF ~~300~~ **299** units	82.0 Ac
R-MF ~~195~~ **196** units	7.8 Ac
Commercial 368,000 sq.ft.	51.3 Ac
Retail 250,000 sq.ft.	36.0 Ac
Office 70,000 sq.ft.	6.0 Ac
Motel - 150 Rooms	

Note: Per Bonita Springs Ord. #01-22: Motel rooms may be exchanged for up to 25,000 s.f of retail at 166.67 s.f retail per room.

Restaurant - 200 Seats	
Retail - 48,000 sq.ft.	9.3 Ac
Public Facilities	33.0 Ac
WWTP	16.1 Ac
School	15.56 Ac
Fire Station	1.34 Ac
Rec/Open Space	63.5 Ac
P/O Park/Open Space	15.5 Ac
PR Preservation/Creek	28.0 Ac
Lake	20.0 Ac
Miscellaneous	* 40.8 Ac
FP&L Easement	13.8 Ac
Right-of-way	*27.0 Ac
TOTAL AREA	278.4 Ac
TOTAL UNITS	495
TOTAL SQUARE FOOTAGE	368,000

*Right-of-way estimated to be within Residential areas is included in this acreage.

DRI2005-000046

RECEIVED
SEP 16 2005
COMMUNITY DEVELOPMENT

City of Bonita Springs
City Council Zoning Hearing
Monday, August 22, 2005
9:00 am
Bonita Springs City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135
MINUTES

I. CALL TO ORDER.

Mayor Jay Arend called the meeting to order at 9:00 A.M.

II. PLEDGE OF ALLEGIANCE.

Mayor Arend led in the pledge of allegiance.

III. ROLL CALL.

Mayor Arend and all Council Members were in attendance.

IV. SECOND READING:

A. Coffeen Variance VAR2005-00014

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY ROBERT AND CAROLYN COFFEEN FOR A VARIANCE REQUEST IN THE TWO FAMILY CONSERVATION (TFC-2) ZONING DISTRICT, TO ALLOW A 60-FOOT LOT WIDTH FOR A DUPLEX; ON LAND LOCATED AT 27849/851 HAROLD STREET, BONITA SPRINGS, FLORIDA, (STRAP NO. 35-47-25-B3-00123.0190), ON 8,400 +/- SQ. FT.; PROVIDING FOR AN EFFECTIVE DATE.

9:01:49 am City Attorney Audrey Vance read the title block of the Zoning Ordinance into the record.

9:02:55 am Chip Block, Zoning Division, furnished the background behind the request, which he stated was for a variance from the required lot width of 75 feet to 60 feet. Staff recommended approval with one condition. The Zoning Board put forth 2 motions, both of which failed.

9:03:47 am Council Member Grantt expressed a concern with the small size of the lot.

9:08:08 am Attorney Matt Uhle, representing the Applicant, stated that they concur with Staff's recommendation of approval and with their Findings & Conclusions. He further expanded on the request and the issues at hand, which regarded the property owner to the south, who believes he is the owner of a portion of the site. The second issue regarded compatibility. He stated that the ownership issue involving the adverse possession claim is an issue for the courts to decide. The site is zoned for a duplex and meets the minimum lot size requirements for such a use, which they feel should be approved. Council discussion followed.

9:17:16 am Council Member Ben Nelson addressed the issue of duplexes, which he stated have historically been proven to be detrimental to neighborhoods. He feels they are injurious and detrimental to neighborhoods.

9:18:42 AM Council Member Wayne Edsall expressed a concern with denying a property owner his right to construction on a legal lot, and the fact that there are two lots next door with duplexes on them as well. He further commented and motioned to approve the variance.

PUBLIC COMMENTS:

9:21:20 am Attorney Don Thompson, representative for Frank Kollack, the owner of the property contiguous to the site to the south, stated that he agreed that the issue relating to adverse possession was for the courts to decide. He feels Council needs to look at the facts and criteria needed to be met for approval of the variance, which he feels have not been met, as there are no exceptional or extraordinary circumstances. There also is no evidence to support the granting of the variance.

9:29:23 am Council Member Edsall motioned approval of the Zoning Ordinance, as conditioned. The motion failed for a lack of a second.

9:29:32 am Council Member Nelson motioned denial of the request; Council Member David Piper seconded.

9:29:33 AM Council Members Grantt, Nelson, and Piper reported ex parte communications in association with the case.

9:30:07 am The motion carried 6-1 (Council Member Edsall dissenting). **Adopted Zoning Resolution No. 05-08.**

B. Rosemary RPD DCI2004-00067

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY BONITA SPRINGS AREA HOUSING DEVELOPMENT CORPORATION IN REFERENCE TO ROSEMARY RPD TO REZONE FROM MOBILE HOME (MH-2) DISTRICT TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); ON LAND LOCATED AT 11020, 10990 ROSEMARY DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NO. 25-47-25-B4-00005.0000 / .0020), ON 6.9 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

9:30:16 am City Attorney Vance read the title block of the Zoning Ordinance into the record.

9:31:05 am Chip Block, Zoning Division, furnished a brief overview of the request, which he stated was for a rezoning from MH-2 (Mobile Home) to RPD (Residential Planned Development) to permit up to 39 dwelling units on property located off of Rosemary Drive. Both Staff and the Zoning Board have recommended approval with conditions.

9:31:56 am Bob Thinnes, representing the Applicant, stated that also present on behalf of the Applicant were Mary Sorge, with the Bonita Springs Housing Development Corporation, and David Schmitt, with Q. Grady Minor and Associates.

9:32:26 AM In response to Council Member Piper, Ms. Sorge stated that there was to be a Homeowner's Association for this development. Council Member Piper referred to property to the south owned by the City stating that this was not conditioned upon that. Ms. Sorge agreed.

9:33:39 AM Council Member Nelson referred to concepts "A"and "B" regarding the road design. Mrs. Richardson responded that Council can approve both options. Staff was allowing the devleopment of up to 39 single family homes. She explaiend that it will depend on how the road is designed. Then when the applicant was to come in for their development order they can go forward with either option "A" or "B." Council Member Nelson stated that without Council's consent the option with the cul-de-sac couldn't happen. Council Member Piper stated that was his main concern – that whether it be through the development process or whatever else, that it wouldn't be able to take place without Council approval.

No public comments were made.

9:34:42 am Council Member Ben Nelson motioned approval of the Zoning Ordinance; Council Member Robert Wagner seconded.

9:35:34 am Mayor Arend reported an ex parte communication with the case.

The motion carried unanimously. **Adopted Zoning Ordinance No. 05-13.**

C. Tradewinds DCI2004-00057

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY GULFSTREAM PROPERTIES OF BONITA SPRINGS, INC., TO REZONE FROM COMMERCIAL DISTRICT (C-1) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); ON LAND LOCATED AT 26385 HICKORY BLVD., BONITA SPRINGS, FLORIDA, (STRAP NO. 25-47-24-B2-00010.0000), ON .23 +/- ACRES; PROVIDING FOR AN EFFECTIVE DATE.

9:36:17 AM City Attorney Vance read the title block of the Zoning Ordinance into the record.

9:36:56 am Chip Block, Zoning Division, furnished an overview of the request. He stated that this involved a case that originally appeared before City Council on June 17, 2005, at which time the Applicant requested a continuance to allow them to conduct further research. The case involves a rezoning from commercial to RPD (Residential Planned Development) to allow up to a maximum of 6 multiple family dwelling units on property located on Hickory Boulevard. Staff recommended approval of 2 dwelling units in the form of either duplex or two-family attached units. The Zoning Board also recommended approval of only 2 dwelling units. Issues involved regarded density and the number of dwelling units.

9:38:03 AM Council Member Wagner addressed the history of the parcel, questioning the green card submission. Mr. Block responded that it was submitted to Staff, however, it was not legible as to the number of units on the site.

9:40:46 am Council Member Nelson reported a conflict. He also requested full transcripts in the future, instead of partial transcripts as furnished to Council Members as part of this case.

9:45:01 am Discussion on the number of dwelling units on the property followed. Mr. Block stated that per the City's Comprehensive Plan, the Applicant would be entitled 2 units.

PUBLIC COMMENTS:

9:54:20 am Erick Mohlenhoff, a neighbor of the Applicant, asked that a decision not be made in the matter without the Applicant being present. He supports anything that will enhance the neighborhood.

9:58:12 am Harvey Burgett, representing Theodore Walters, who was unable to attend, agrees that something needed to be done to the site. The current units are about 200 square feet.

10:00:08 am Ralph Weidner, the registered agent for Beachwood on the Bay Condominium Association, voiced concerns with density and the 35-foot building heights being proposed.

10:02:35 am David Leigh, Attorney for Beachwood on the Bay, stated that his clients concur with 2 units on the site. They would also ask for minimal setbacks. They are requesting denial of the request.

10:05:34 am Council Member Edsall motioned denial of the request to allow 6 units, without prejudice; Council Member Wagner seconded.

Council Member Wagner reported an ex parte communication.

The motion carried 6-1 (Council Member Nelson abstaining from the vote). **Adopted Zoning Resolution No. 05-09.**

D. San Mirage Condominium DRI2005-00006

AN ORDINANCE OF THE CITY OF BONITA SPRINGS AMENDING THE DEVELOPMENT ORDER FOR STATE DRI #10-7677-9 FOR SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

10:09:01 am Attorney Vance read the title block of the Zoning Ordinance into the record.

10:09:32 am Chip Block, Zoning Division, furnished a brief overview. The request is to convert one single family unit into a multi family unit. Staff has recommended approval.

10:10:02 am Steve Hartsell, representing the Applicant, was in attendance.

10:10:18 am Council Member Piper motioned approval of the Zoning Ordinance; Council Member Nelson seconded; and the motion carried unanimously. **Adopted Zoning Ordinance No. 05-14.**

IV. ADJOURNMENT.

10:10:46 AM There being no further cases to discuss, the meeting adjourned at 10:10 A.M.

Respectfully submitted,

Debra Muchler

Debra Muchler, Recording Secretary

APPROVED:

BONITA SPRINGS CITY COUNCIL:

Date: 9-09-05

AUTHENTICATED:

Jay Arend

Jay Arend, Mayor

Dianne J. Lynn

Dianne J. Lynn, City Clerk

Notice of Public Meeting
City Council
City of Bonita Springs
Official Agenda
August 3, 2005
5:30 P.M.
City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PUBLIC COMMENT ON AGENDA ITEMS

VI. PROCLAMATIONS AND PRESENTATIONS:

A. PROCLAMATION DECLARING THE WEEK OF AUGUST 7 THROUGH 13, 2005, AS COMMUNITY HEALTH CENTER WEEK.

B. PRESENTATION BY GREG RAWL, P.G. REGARDING THE ENGINEERING ANALYSIS FOR PROPERTIES DESIGNATED WITHIN THE CITY OF BONITA SPRINGS AS "DENSITY REDUCTION/GROUNDWATER RESOURCE (DR/GR) LAND USE CATEGORY.

VII. PUBLIC HEARING:

A. ADOPT AN AMENDMENT OF THE SPRING CREEK EAST DRI (STATE DRI#10-7677-9) TO INCREASE MULTIPLE FAMILY DWELLING UNITS FROM 195 TO 196 AND REDUCE SINGLE FAMILY DWELLING UNITS FROM 300 TO 299.

VIII. APPEALS:

A. CONSIDER AN APPEAL FILED BY THE SCHOOL DISTRICT OF LEE COUNTY ON AN ADMINISTRATIVE INTERPRETATION MADE BY JAMES LARUE, PLANNING, THAT A PUBLIC EDUCATIONAL FACILITY, RAYMA C. PAGE, CANNOT BE CONSTRUCTED IN THE DENSITY REDUCTION GROUNDWATER RESOURCE LAND USE CATEGORY, ON PROPERTY LOCATED AT 12961 TOWER ROAD.

IX. FIRST READING OF THE FOLLOWING ORDINANCES (NO PUBLIC COMMENT):

A. AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AMENDING A PORTION OF THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. 02-16, AS AMENDED, SO AS TO AMEND THE FUTURE LAND USE MAP, FOR THAT SMALL SCALE DEVELOPMENT AMENDMENT KNOWN AS BONITA SPRINGS INVESTMENTS, WHICH IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 25 EAST, TO REDESIGNATE APPROXIMATELY 9.14 ACRES OF LAND FROM MODERATE DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

B. AN ORDINANCE AUTHORIZING THE SALE TO BONITA SPRINGS UTILITIES A PORTION OF BONITA SPRINGS OWNED PROPERTY FOR PURPOSES OF A WATER TANK; AUTHORIZING THE MAYOR AND CITY OFFICIALS TO EXECUTE SAID AGREEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

X. FIRST READING OF THE FOLLOWING ZONING ORDINANCES (NO PUBLIC COMMENT):

A. A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY ROBERT AND CAROLYN COFFEEN FOR A VARIANCE REQUEST IN THE TWO FAMILY CONSERVATION (TFC-2) ZONING DISTRICT, TO ALLOW A 60-FOOT LOT WIDTH FOR A DUPLEX; ON LAND LOCATED AT 27849/851 HAROLD STREET, BONITA SPRINGS, FLORIDA, (STRAP NO. 35-47-25-B3-00123.0190), ON 8,400 +/- SQ. FT.; PROVIDING FOR AN EFFECTIVE DATE.

B. A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY BONITA SPRINGS AREA HOUSING DEVELOPMENT CORPORATION IN REFERENCE TO RESEMARY RPD TO REZONE FROM MOBILE HOME (MH-2) DISTRICT TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); ON LAND LOCATED AT 11020, 10990 ROSEMARY DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NO. 25-47-B4-00005.0000 / .0020), ON 6.9 +/- ACRES ; PROVIDING FOR AN EFFECTIVE DATE.

C. AN ORDINANCE OF THE CITY OF BONITA SPRINGS AMENDING THE DEVELOPMENT ORDER FOR STATE DRI #10-7677-9 FOR SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

XI. MAYOR AND COUNCIL MEMBER ITEMS AND REPORTS

XII. CITY ATTORNEY'S REPORT:

A. APPROVE THE JOINT SUPPLEMENTAL INTERLOCAL AGREEMENT BETWEEN LEE COUNTY AND THE CITY OF BONITA SPRINGS UNDER ITS MASTER TRANSPORTATION SYSTEM AGREEMENT FOR THE EAST TERRY STREET DEBT SERVICE PAYMENTS. THE FIRST PAYMENT WILL BE DUE BY THE CITY ON SEPTEMBER 1, 2005 FOR THE AMOUNT OF $300,667.00.

B. PERMISSION TO ADVERTISE THE FOLLOWING ORDINANCE: AN ORDINANCE OF THE CITY OF BONITA SPRINGS CREATING THE BONITA SPRINGS RESIDENTIAL PARKING ORDINANCE; AMENDING ITS LAND DEVELOPMENT CODE; PROVIDING TITLE AND CITATION; PROVIDING FOR SCOPE AND PURPOSE; SPECIFYING CRITERIA FOR SIZE AND DIMENSION OF RESIDENTIAL PARKING AREA; PROVIDING FOR COMPLIANCE AND EXEMPTIONS; CREATING STANDARDS FOR DETERMINING PARKING NUISANCES; DESIGNATION OF THE CODE ENFORCEMENT OFFICER AS THE INVESTIGATING AND ENFORCING AUTHORITY; PROVIDING FOR CRIMINAL AND CIVIL REMEDIES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

XIII. CITY MANAGER'S REPORT:

A. REPORT ON COST OF COMMUNITY DEVELOPMENT SERVICES INCLUDING CODE ENFORCEMENT VS. CITY DIRECT ACTION.

B. A RESOLUTION OF THE CITY OF BONITA SPRINGS; ESTABLISHING THE POSITIONS OF CODE ENFORCEMENT SUPERVISOR AND CODE ENFORCEMENT OFFICER; SETTING DUTIES AND RESPONSIBILITIES, MINIMUM TRAINING AND EXPERIENCE REQUIREMENTS AND KNOWLEDGE, ABILITIES AND SKILLS; ESTABLISHING A PAY RANGE; AUTHORIZING THE CITY MANAGER TO ADVERTISE AND FILL THE POSITION OF CODE ENFORCEMENT SUPERVISOR.

C. DISCUSSION OF, AND POSSIBLE ACTION ON, THE POTENTIAL DEDUCTION OF $500.00 PER DAY, AS LIQUIDATED DAMAGES FROM MONIES TO BE PAID TO GULF PAVING COMPANY, INC. FOR CONSTRUCTION OF THE BAY PARK NORTH IMPROVEMENTS.

XIV. APPROVAL OF MINUTES

XV. PUBLIC COMMENT

XVI. ADJOURNMENT

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Gary A. Price, City Manager at 239-949-6262, at least 48 hours prior to the meeting. If a person decides to appeal a decision made by the Council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceeding is to be made, to include the testimony and evidence upon which any such appeal is to be based.

NEXT MEETING: AUGUST 10, 2005, 1:00 P.M. – BUDGET WORKSHOP

Notice of Public Meeting
City Council
City of Bonita Springs
Official Agenda
August 3, 2005
5:30 P.M.
City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135

Next
on August 22, 2005

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PUBLIC COMMENT ON AGENDA ITEMS

VI. PROCLAMATIONS AND PRESENTATIONS:

A. PROCLAMATION DECLARING THE WEEK OF AUGUST 7 THROUGH 13, 2005, AS COMMUNITY HEALTH CENTER WEEK.

B. PRESENTATION BY GREG RAWL, P.G. REGARDING THE ENGINEERING ANALYSIS FOR PROPERTIES DESIGNATED WITHIN THE CITY OF BONITA SPRINGS AS "DENSITY REDUCTION/GROUNDWATER RESOURCE (DR/GR) LAND USE CATEGORY.

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A. CONSIDER AN APPEAL FILED BY THE SCHOOL DISTRICT OF LEE COUNTY ON AN ADMINISTRATIVE INTERPRETATION MADE BY JAMES LARUE, PLANNING, THAT A PUBLIC EDUCATIONAL FACILITY, RAYMA C. PAGE, CANNOT BE CONSTRUCTED IN THE DENSITY REDUCTION GROUNDWATER RESOURCE LAND USE CATEGORY, ON PROPERTY LOCATED AT 12961 TOWER ROAD.

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NEXT MEETING: AUGUST 10, 2005, 1:00 P.M. – BUDGET WORKSHOP

City Council
City of Bonita Springs
August 3, 2005
5:30 P.M.
City Hall
9101 Bonita Beach Road
Bonita Springs, Florida 34135
MINUTES

I. CALL TO ORDER.

Mayor Jay Arend called the meeting to order at 5:30 P.M. There were approximately 75 members of the public in attendance.

II. INVOCATION.

Council Member Robert Wagner furnished the invocation.

III. PLEDGE OF ALLEGIANCE.

Mayor Arend led in the pledge of allegiance.

IV. ROLL CALL:

Mayor Arend and all Council Members were in attendance, with Council Member David Piper arriving at 5:38 P.M.

V. PUBLIC COMMENT ON AGENDA ITEMS:

5:33:18 PM Rick Steinmeyer commented on the Interlocal Agreement with the School District as to the coordination of land uses and school facility plans, and Section 7 regarding the School's five year district facility work program, which he hopes has been done.

5:35:14 PM James Scartz spoke in support of the School District's offer to construct a school in the City.

VI. PROCLAMATIONS AND PRESENTATIONS:

A. PROCLAMATION DECLARING THE WEEK OF AUGUST 7 THROUGH 13, 2005, AS COMMUNITY HEALTH CENTER WEEK.

5:36:25 PM Mayor Arend read the proclamation aloud, declaring the week of August 7th through the 13th, 2005, as Community Health Center Week. Bob Johns, Director of Development for Family Health Centers of Southwest Florida, accepted the proclamation and thanked the Mayor and City Council.

B. PRESENTATION BY GREG RAWL, P.G. REGARDING THE ENGINEERING ANALYSIS FOR PROPERTIES DESIGNATED WITHIN THE CITY OF BONITA SPRINGS AS "DENSITY REDUCTION/GROUNDWATER RESOURCE (DR/GR) LAND USE CATEGORY.

5:43:50 PM Karen Bickford, with the Florida Department of Environmental Protection, furnished Council with a PowerPoint presentation (copy in Clerk's file) on the TMDL (Total Maximum Daily Loads) Program, which she explained addresses the quantity of pollutants that can be assimilated to a waterbody without creating water damage to that system. TMDLs regulations were in the process of being adopted by the State.

5:58:54 PM Greg Rawl, with Greg F. Rawl, P.G., next furnished a PowerPoint presentation on the DR/GR study, as prepared by his firm.

6:09:14 PM Paul Siebert, planner for the project, addressed planning issues.

6:13:32 PM Ron Edenfield, with Environmental Consulting Technology, next furnished an overview of surface water modeling, addressing water sheds, basins, surface water sites, etc. He referred to the 11 recommendations (copy in Clerk's file) to address the issue of surface water management.

6:53:07 PM Council discussion followed on issues relating to agricultural uses, best management practices, Mr. Rawl's proposed 11 recommendations, etc.

PUBLIC COMMENTS:

7:18:26 PM Fred Partin, General Manager of Bonita Springs Utilities (BSU), stated that BSU has nearly 500 acres in area. He requested they be allowed additional input.

7:19:45 PM Attorney Neale Montgomery, representing BSU and the Watermen Broadcasting Group, stated she supported Council Member Edsall's suggestion to table the issue. She recommended Council not accept the study or recommendations at this time. She also informed Council of her concerns regarding the study, which she feels includes numerous errors on issues relating to rainfall data, the recharge map, and what it was exactly that they were trying to accomplish.

7:25:50 PM Tom Messmer, a Hydro Geologist, suggested the City have a workshop inclusive of technical data and to allow additional input.

7:30:11 PM Cullum Hasty, a member of the City's Local Planning Agency, clarified the LPA's recommendation which was to not change anything at this time, since they voted on it the day they received the study. He also referred to a 44-acre tract located south of Terry Street, on Kent Road that was in the acquisition process by Conservation 2020.

7:33:02 PM Lori Glenn, representing the Sierra Club, spoke in opposition to an increase in density on the subject site.

7:36:36 PM Carron Day, with WilsonMiller, commented on TMDLs and vacant parcels in the area.

7:39:12 PM Attorney Robert Pritt spoke in support of Recommendation 11 and the use of incentives.

7:44:13 PM Andy Tilton, with Johnson Engineering, representing BSU and the Watermen Development Group, expressed concerns with setting numerical standards.

7:49:11 PM Jim Pavlat, a resident of San Remo, asked that Council also look at the impacts of C.R. 951.

7:51:16 PM Sherry Slater spoke against increased density for the site.

7:53:54 PM Matt Bixler, with the Conservancy of Southwest Florida, commended Council on having a study done. He agrees that the City should get involved in the TMDL process. He also agrees with the first 10 recommendations as suggested by Mr. Rawl and with the Local Planning Agency's recommendation to not increase the overall density.

7:56:48 PM Maryann Kilgannon stressed the importance of the need to keep the water clean.

7:57:44 PM Lurs Carriro urged Council to retain the current density and to adopt the recommendations as put forth by the Local Planning Agency.

8:00:13 PM Charlie Strader urged Council to maintain the current restrictions and to approve recommendations 1 through 10. He also urged caution on recommendation 11.

8:02:22 PM Jack Hogan, a resident of Worthington, asked that Council not increase the density in the DR/GR land use category.

8:03:09 PM Martha Simons expressed concerns with nutrient levels as a result of increased density. She is concerned with the quality of life.

8:08:50 PM Council Member Edsall motioned to continue the issue for 3 months to allow time for everyone to read the report, including the Local Planning Agency, and to have Mr. Rawl and Mr. Edenfield available to respond to questions at a public hearing to be scheduled in 6 months or less, Council Member Wagner seconded.

8:09:48 PM Mayor Arend questioned whether Council would be willing to accept the recommendations in part. Council Member Edsall stated he would rather his recommendation remain as is. The motion carried unanimously.

8:10:46 PM Mayor Arend clarified Council direction which is for the issue to go back to Staff to move forward with exposure for the study and the recommendations, and to prepare a schedule of public meetings, and for it to be further reviewed by the Local Planning Agency.

VII. PUBLIC HEARING:

A. ADOPT AN AMENDMENT OF THE SPRING CREEK EAST DRI (STATE DRI#10-7677-9) TO INCREASE MULTIPLE FAMILY DWELLING UNITS FROM 195 TO 196 AND REDUCE SINGLE FAMILY DWELLING UNITS FROM 300 TO 299.

5:39:23 pm City Attorney Vance read the request into the record.

5:39:49 pm Attorney Steve Hartsell representing the Applicant, furnished an overview of the request. He stated that the intent is to change one single family unit to one multi family unit within the Spring Creek DRI (Development of Regional Impact). The Regional Planning Council has reviewed their request, finding that it does not constitute a substantial deviation.

5:42:23 pm Council Member Ben Nelson motioned adoption of the amendment; Council Member David Piper seconded; and the motion carried unanimously.

VIII. APPEALS:

A. CONSIDER AN APPEAL FILED BY THE SCHOOL DISTRICT OF LEE COUNTY ON AN ADMINISTRATIVE INTERPRETATION MADE BY JAMES LARUE, PLANNING, THAT A PUBLIC EDUCATIONAL FACILITY, RAYMA C. PAGE, CANNOT BE CONSTRUCTED IN THE DENSITY REDUCTION GROUNDWATER RESOURCE LAND USE CATEGORY, ON PROPERTY LOCATED AT 12961 TOWER ROAD.

8:26:38 pm City Attorney Audrey Vance read the request into the record, which she stated involved an appeal filed by the School District.

8:28:58 pm Jim LaRue, with LaRue Planning & Management Services, addressed his memorandum to Assistant City Manager Barbara Barnes-Buchanan, dated February 1, 2005 (copy in Clerk's filed; attached to Greensheet 05-08-0322) to furnish an overview. Policy 1.1.21 of the City's Comprehensive Plan provides that permissible land uses in the DR/GR are limited to uses which include "public uses," in which a school would be permissible. Policy 1.13.3, however, which lists those land uses that permit

educational facilities, does not list the Density Reduction Groundwater Resource (DR/GR) land use category. Therefore, he further explained, per this policy, he has found that a school would not be permissible on the subject site.

8:32:55 pm Keith Martin, Attorney for the School District, stated that the school purchased the site in 2003 with the intentions of constructing a school (Rayma C. Page). The intent was to open the school by 2006-07 school year. They are now hopeful to open a school for the 2007-08 school year. The Comprehensive Plan lists "public uses" as allowed uses for the DR/GR land use category. Policy 1.1.18 of the Comprehensive Plan includes schools in its definition of "public uses." Therefore, a public educational facility is an appropriate use in the DR/GR land use category. Policy 1.13.3 of the Comprehensive Plan lists specific land use categories in which a public educational facility is an allowable use. The DR/GR category is not listed, however, public educational facilities can be built in a public/semi public land use category. Policy 1.1.21, public uses, includes schools, of which is listed as being an appropriate use in the DR/GR land use category. He further explained.

8:41:55 pm Council Member Wagner addressed traffic impacts.

8:47:18 pm Kathy Babcock, with the School District, responded to a question asked by Council Member Grantt regarding hydric soils.

8:48:22 pm Council Member Edsall spoke in support of the request. He is against students being bused.

8:52:50 pm Council Member Nelson expressed a concern with the use of a bus barn on the site. City Attorney Vance referred to an E-mail from Ms. Babcock which indicated that the School District has withdrawn their request for a bus barn on the site.

9:02:42 pm Mayor Arend stated he didn't feel the subject site was a suitable location for a school, i.e., on a private dirt road with only one access. He also feels it would be cost prohibitive.

9:18:01 pm Dr. Jane Kuckel, with the School District, suggested that the School District meet with City Staff to discuss the issue.

9:22:19 pm Council Member Nelson motioned denial of the request, but to continue to work with the School District; Council Member Piper seconded; and the motion carried 6-1 (Council Member Edsall dissenting).

IX. FIRST READING OF THE FOLLOWING ORDINANCES (NO PUBLIC COMMENT):

A. AN ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; AMENDING A PORTION OF THE CITY OF BONITA SPRINGS COMPREHENSIVE PLAN, AS ADOPTED BY ORDINANCE NO. 02-16, AS AMENDED, SO AS TO AMEND THE FUTURE LAND USE MAP, FOR THAT SMALL SCALE DEVELOPMENT AMENDMENT KNOWN AS BONITA SPRINGS INVESTMENTS, WHICH IS LOCATED IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 25 EAST, TO REDESIGNATE APPROXIMATELY 9.14 ACRES OF LAND FROM MODERATE DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY, PROVIDING A CONFLICTS CLAUSE AND SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

9:23:51 pm City Attorney Vance read the title block of the Ordinance into the record. If approved, a second reading would be scheduled for Wednesday, August 17, 2005, at 9:00 A.M.

Council Member Nelson motioned approval of moving forward with a second reading of the Ordinance on Wednesday, August 17, 2005 at 9:00 A.M.; Council Member Piper seconded; and the motion carried unanimously.

B. AN ORDINANCE AUTHORIZING THE SALE TO BONITA SPRINGS UTILITIES A PORTION OF BONITA SPRINGS OWNED PROPERTY FOR PURPOSES OF A WATER TANK; AUTHORIZING THE MAYOR AND CITY OFFICIALS TO EXECUTE SAID AGREEMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

9:24:12 PM City Attorney Vance read the title block of the Ordinance into the record, stating that if approved, a second reading would be scheduled for Wednesday, August 17, 2005, at 9:00 A.M.

Council Member Robert Wagner motioned approval of moving forward with a second reading of the Ordinance on Wednesday, August 17, 2005, at 9:00 A.M.; Council Member Nelson seconded; and the motion carried unanimously.

X. FIRST READING OF THE FOLLOWING ZONING ORDINANCES (NO PUBLIC COMMENT):

A. A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY ROBERT AND CAROLYN COFFEEN FOR A VARIANCE REQUEST IN THE TWO FAMILY CONSERVATION (TFC-2) ZONING DISTRICT, TO ALLOW A 60-FOOT LOT WIDTH FOR A DUPLEX; ON LAND LOCATED AT 27849/851 HAROLD STREET, BONITA SPRINGS, FLORIDA, (STRAP NO. 35-47-25-B3-00123.0190), ON 8,400 +/- SQ. FT.; PROVIDING FOR AN EFFECTIVE DATE.

B. A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY BONITA SPRINGS AREA HOUSING DEVELOPMENT CORPORATION IN REFERENCE TO RESEMARY RPD TO REZONE FROM MOBILE HOME (MH-2) DISTRICT TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); ON LAND LOCATED AT 11020, 10990 ROSEMARY DRIVE, BONITA SPRINGS, FLORIDA, (STRAP NO. 25-47-B4-00005.0000 / .0020), ON 6.9 +/- ACRES ; PROVIDING FOR AN EFFECTIVE DATE.

C. AN ORDINANCE OF THE CITY OF BONITA SPRINGS AMENDING THE DEVELOPMENT ORDER FOR STATE DRI #10-7677-9 FOR SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

9:25:09 PM City Attorney Vance read the title blocks of items A., B., and C., into the record, stating that if approved, a second reading would be scheduled for Monday, August 22, 2005, at 9:00 A.M.

9:26:31 PM Council Member Nelson motioned approval of moving forward with a second reading of the Ordinances for items A., B., and C., on Monday, August 22, 2005, at 9:00 A.M.; Council Member Wayne Edsall seconded; and the motion carried unanimously.

XI. MAYOR AND COUNCIL MEMBER ITEMS AND REPORTS

9:26:51 PM Council Member Alex Grantt reminded everyone of the town hall meeting he was hosting for District 2 this Saturday (August 6, 2005).

XII. CITY ATTORNEY'S REPORT:

A. APPROVE THE JOINT SUPPLEMENTAL INTERLOCAL AGREEMENT BETWEEN LEE COUNTY AND THE CITY OF BONITA SPRINGS UNDER ITS MASTER TRANSPORTATION SYSTEM AGREEMENT FOR THE EAST TERRY STREET DEBT SERVICE PAYMENTS. THE FIRST PAYMENT WILL BE DUE BY THE CITY ON SEPTEMBER 1, 2005 FOR THE AMOUNT OF $300,667.00.

9:27:28 pm City Attorney Vance read the request into the record.

Council Member Edsall motioned approval of the Interlocal Agreement; Council Member Grantt seconded; and the motion carried unanimously.

B. PERMISSION TO ADVERTISE THE FOLLOWING ORDINANCE: AN ORDINANCE OF THE CITY OF BONITA SPRINGS CREATING THE BONITA SPRINGS RESIDENTIAL PARKING ORDINANCE; AMENDING ITS LAND DEVELOPMENT CODE; PROVIDING TITLE AND CITATION; PROVIDING FOR SCOPE AND PURPOSE; SPECIFYING CRITERIA FOR SIZE AND DIMENSION OF RESIDENTIAL PARKING AREA; PROVIDING FOR COMPLIANCE AND EXEMPTIONS; CREATING STANDARDS FOR DETERMINING PARKING NUISANCES; DESIGNATION OF THE CODE ENFORCEMENT OFFICER AS THE INVESTIGATING AND ENFORCING AUTHORITY; PROVIDING FOR CRIMINAL AND CIVIL REMEDIES; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, INCLUSION IN CODE AND SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

9:29:09 pm City Attorney Vance referred to page 2 of her errata sheet to address this item, which is for permission to advertise to revise the Ordinance to address changes in the title block and the Ordinance.

9:39:55 pm Council Member Nelson motioned approval of moving forward with a first reading and public hearing of the Ordinance at 9:00 A.M., Wednesday, August 17, 2005; Council Member Edsall seconded; and the motion carried unanimously.

XIII. CITY MANAGER'S REPORT:

A. REPORT ON COST OF COMMUNITY DEVELOPMENT SERVICES INCLUDING CODE ENFORCEMENT VS. CITY DIRECT ACTION.

9:41:13 PM Ken Hoffman, Community Project Coordinator for the City, furnished the background. A total of $500,000 was currently budgeted for these services as provided by Lee County Community Development, with the contract set to expire this fiscal year. The County's proposal to continue to provide these services is for $1,033,603, an increase of $468,000. The cost for enhanced code enforcement services is $399,448 plus $75,000 for vehicles, for a total cost of $1,508,000. – a total increase of $943,000. over the current budget. The cost for enhanced code enforcement only with the County is $988,000. For the City to provide these same Code services would be $651,266., with a savings of $336,700 plus. He suggested contracting with the County for a 90 day period from October to the end of December to allow time for the City to hire employees.

9:44:26 PM Council Member Nelson motioned approval; Council Member Piper seconded; and the motion carried unanimously.

B. A RESOLUTION OF THE CITY OF BONITA SPRINGS; ESTABLISHING THE POSITIONS OF CODE ENFORCEMENT SUPERVISOR AND CODE ENFORCEMENT OFFICER; SETTING DUTIES AND RESPONSIBILITIES, MINIMUM TRAINING AND EXPERIENCE REQUIREMENTS AND KNOWLEDGE, ABILITIES AND SKILLS; ESTABLISHING A PAY RANGE; AUTHORIZING THE CITY MANAGER TO ADVERTISE AND FILL THE POSITION OF CODE ENFORCEMENT SUPERVISOR.

9:44:41 pm City Manager Price read the title block of the Resolution into the record.

9:45:16 pm Council Member Wagner motioned approval of the Resolution; Council Member Nelson seconded; and the motion carried unanimously. **Adopted Resolution No. 05-88.**

C. DISCUSSION OF, AND POSSIBLE ACTION ON, THE POTENTIAL DEDUCTION OF $500.00 PER DAY, AS LIQUIDATED DAMAGES FROM MONIES TO BE PAID TO GULF PAVING COMPANY, INC. FOR CONSTRUCTION OF THE BAY PARK NORTH IMPROVEMENTS.

9:45:41 PM Daryl Walk, the City's Public Work's Manager, furnished the background. The contractor failed to work for 70 to 72 days for a total of 34 days at $500 per day, amounting to $17,000.

9:46:42 PM Council Member Wagner motioned approval of applying the liquidated damages as stated; Council Member Joyce seconded; and the motion carried unanimously.

ADDITIONAL ITEMS:

9:47:31 PM City Manager Price reported that on Saturday the Lion's Club was having a groundbreaking for their new facility. He further reported that the City has gotten more aggressive with some of the excessive code enforcement cases, receiving $5,000 for one case and $12,500 for another.

XIV. APPROVAL OF MINUTES: 07/20/05 & 07/25/05 (Zoning)

9:49:11 PM Council Member Nelson motioned approval of both sets of minutes; Council Member Wagner seconded; and the motion carried unanimously.

XV. PUBLIC COMMENT

9:49:35 PM Bill Lonkart, commented on a newspaper article he read pertaining to a computer system for the City's Code Enforcement Department.

XVI. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 9:50 P.M.

Respectfully submitted,

Debra Muchler, Recording Secretary

APPROVED:

BONITA SPRINGS CITY COUNCIL:

Date: 8-17-05

AUTHENTICATED:

Jay Arend, Mayor

Dianne J. Lynn, City Clerk

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO.01-22

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING THE NOTICE OF PROPOSED CHANGE (NOPC) BY SPRING CREEK DEVELOPMENT OF REGIONAL IMPACT (DRI) AND A REQUEST BY SPRING CREEK SQUARE (CPD) FOR AN AMENDMENT TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (DRI), DEVELOPMENT ORDER #10-7677-9; DETERMINING WHETHER THE PROPOSED CHANGES CONSTITUTE A SUBSTANTIAL DEVIATION UNDER THE PROVISIONS OF SECTION 380.06(19), FLORIDA STATUTES; AND A REZONING FROM COMMERCIAL TOURIST (CT) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ALLOW COMMERCIAL SQUARE FOOTAGE FOR A MAXIMUM TOTAL OF 78,000 SQUARE FEET AND MODIFY THE PRESERVE AREA BOUNDARIES; ON LAND LOCATED AT 25987 SOUTH TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA (STRAP NO. 21-47-25-B3-00001.1130) ON 19.5 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Spring Creek DRI NOPC and Spring Creek Square CPD has filed an application for:

1. An amendment to the Spring Creek East Development of Regional Impact (DRI), Development Order #10-7677-9, providing for the conversion of 150 hotel rooms to 25,000 square feet of commercial square footage for a maximum total of 78,000 square feet and modify preserve area boundaries based on new jurisdictional boundaries modifying Map H to reflect the changes.

2. A determination as to whether the proposed changes, constitute a substantial deviation under the provisions of Section 380.06(19), Florida Statutes, requiring further Development of Regional Impact review.

3. Rezone from CT (Commercial Tourist) to Commercial Planned Development (CPD) to permit a maximum of 78,000 square feet of commercial uses, not to exceed 35 feet in height, on 19.5± total acres of land.

WHEREAS, the subject property is located at 25987 South Tamiami Trail, Bonita Springs, Florida, and is described more particularly as:

"See Schedule A"

WHEREAS, a Public Hearing was advertised and heard on May 4, 2001 and June 1, 2001 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on case DRI2000-00016 & DCI2000-00062 who gave full consideration to the evidence available and recommended approval; and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The April 17, 2001 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the Applicant's requests with the following conditions

1. The development of this project must be in compliance with the Master Concept Plan entitled "Spring Creek Square CPD", dated August 2000, and last revised July 30, 2001.

2. The development of this project must be in compliance with the Spring Creek DRI Development Order #10-7677-9, as amended and the Spring Creek DRI Master Land Use Plan stamped received May 15, 2001. All original and amended terms and conditions remain in full force and effect except as may be otherwise modified herein.

3. The maximum allowable square footage for the project site is 78,000 square feet. A maximum of 150 hotel units are permitted but will reduce the total maximum square footage allowed by 166.67 square feet per hotel unit.

4. The following uses and development regulations will apply to the subject property, with changes to the uses indicated by strikethroughs and underlining:

   Schedule of Uses

   Administrative Offices
   ATM
   Bank and Financial Establishments, Groups I and II
   Boat Parts Store
   Business Services, Groups I and II

Cocktail Lounge
Consumption on Premises (limited to two restaurants with no outdoor seating)
Convenience Food and Beverage Store
Clothing Stores, General
Cultural Facilities
Day Care Center, Adult, Child
Department Store
Drive-Thru Facility for any Permitted Use
Drugstore, Pharmacy
Essential Service Facilities, Group I
Excavation, Water Retention
Food Stores, Group I and II
Hardware Store
Health Care Facility, Groups I and III
Hobby, Toy and Game Shops
Hotel (maximum of 150 units – see Condition #3 above for land use conversion)
Household and Office Furnishings, Group I, II & III
Insurance Companies
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Store
Medical Office
~~Night Clubs~~
Package Store
Paint, Glass and Wallpaper
Parking Lot, Accessory
Personal Services, Group I, II and III
~~Pet Services~~
~~Pet Shop~~
Pharmacy
Place of Worship
Post Office
Religious Facilities
Rental or Leasing Establishments, Group I, II and III
~~Repair Shops, Groups I, II and III~~
Restaurants, Fast Food
Restaurants, Groups II, III and IV
Signs in Accordance with Chapter 30
Specialty Retail Shops, Groups I-IV
Supermarket
Temporary Uses
~~Vehicle and Equipment Dealers, Groups I and II~~

Property Development Regulations

Minimum Building Setbacks:	
Front:	25 feet
Side:	7 feet

Rear:	15 feet
Water:	20 feet
Minimum Spacing between Structures:	20 feet
Maximum Building Height:	35 feet (Two Stories)
Maximum Building Area:	78,000 square feet
Minimum Open Space:	30%
Minimum Indigenous Open Space:	50% of Open Space Requirements
Minimum Parking Standards:	Per LDC Requirements

5. Prior to local development order approval, the 28 acre DRI preserve must be provided with existing indigenous plant communities subject to the Lee County Division of Planning/Environmental Sciences staff review and approval. If changes are made to the recorded preserve, then the new preserve boundaries must be officially recorded prior to the issuance of a certificate of compliance for the local development order.

6. As Spring Creek does not have a floodway delineated, all development must be setback from the top of bank by a distance at least equal to two times the width from top of bank to top of bank. In lieu of this, the applicant may provide an HEC-2 model with the computed floodway for this section utilizing encroachment method 4 (max. one foot rise) to determine the boundary limits of the floodway.

7. Prior to local development order approval, the invasive exotic removal plan must include Old World Climbing Fern, Australian pine, Brazilian Pepper, Melaleuca, Tropical Soda Apple, Downy Rose Myrtle, and Ear Leaf Acacia. Only hand removal of exotic vegetation, including killing in place, is allowed within the preserve.

8. Prior to local development order approval, the following buffers must be shown on the landscape plans with adequate planting width per Land Development Code Section 10-421(2): a Type "D" along the west property line adjacent to US 41; a Type "A" along the south property line adjacent to commercial zoning and use; and a Type "C" along the south property line adjacent to residential zoning and use.

9. Native vegetative shrubs in the form of cocoplum, or similar native species shall be planted along the waterside of the proposed retaining wall.

10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code may be required to obtain a local development order.

11. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Bonita Springs Comprehensive Land Use Plan consistency. Development order approvals must satisfy the requirements of the Bonita Springs Comprehensive Land Use Plan Planning communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Bonita Springs Land Use Plan provision.

12. This development must comply with all requirements of the City of Bonita Springs Land Development Code at time of local Development Order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

13. Any enhancement planting within the preserve must be submitted as a limited development order for the Division of Planning/Environmental Sciences staff review and approval.

14. The Spring Creek Square Floodplain Compensation Planting Plan prepared by Passarella and Associates, Inc. dated 5/16/01 is hereby adopted. Prior to local development order approval, the development order plans must include the planting plan details delineating the planting areas with number and types of species to be planted.

15. The developer or subsequent owners must keep the preserve free of litter and debris.

16. A retaining wall with a minimum 3-foot offset from the actual surveyed preserve line must be installed prior to land filling adjacent to the preserve. Prior to local development order approval, the development order plans must show the retaining wall location and cross-section details. A hedge of 24-inch, 3-gallon size cocoplum must be installed 3-foot-on-center along the retaining wall. The hedge must be allowed to grow to the height of the retaining wall.

17. Developer agrees to paint the rear of the building in an earth-tone color scheme and paint the top 8' of the rear of the building a darker green earth-tone color in order to reduce potential visual impacts to adjacent properties.

18. The lighting at the rear of the building shall consist of down-lighting only.
19. No garbage dumpster shall be located closer than 500' from the pool area of the Cedar Creek Community Center.

20. Developer agrees to support efforts by the Cedar Creek residents to request that the Florida Department of Transportation prohibit u-turn movements at the median opening at U.S. 41 and Cedar Creek Drive.

21. Developer will permit Cedar Creek residents to add native plantings to the conservation area, as long as they obtain written approval from all appropriate governmental agencies and it is at their expense. Developer will approve the planting plan, withholding consent only for reasonable cause, before any work by the Cedar Creek residents begins.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 30th day of July, 2001.

AUTHENTICATION:

Mayor Paul Pass

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Arend	Aye	Piper	Aye
Edsall	Aye	Wagner	Aye
Nelson	Aye	Warfield	Aye
Pass	Aye		

Date filed with City Clerk: 8-14-01

SCHEDULE "A"

DCI 2000-00062

LEGAL DESCRIPTION
SPRING CREEK DRI

RECEIVED
DEC 05 2000
PERMIT COUNTER

SPRING CREEK DRI – EAST OF US 41 ("SPRING CREEK EAST")
ALL OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING EAST OF TAMIAMI TRAIL (US 41);

ALSO INCLUDED TO THERETO:

ALL OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING WEST OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY;

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD;

CONTAINING 278.4 ACRES MORE OR LESS.

Q. GRADY MINOR AND ASSOCIATES, P.A.

Date: 11-01-00

SIGNED: _____ P.S.M. #5223
ERIC V. SANDOVAL 5223 STATE OF FLORIDA

ERIC V. SANDOVAL NO. 5223 STATE OF FLORIDA
* NOT A SURVEY *

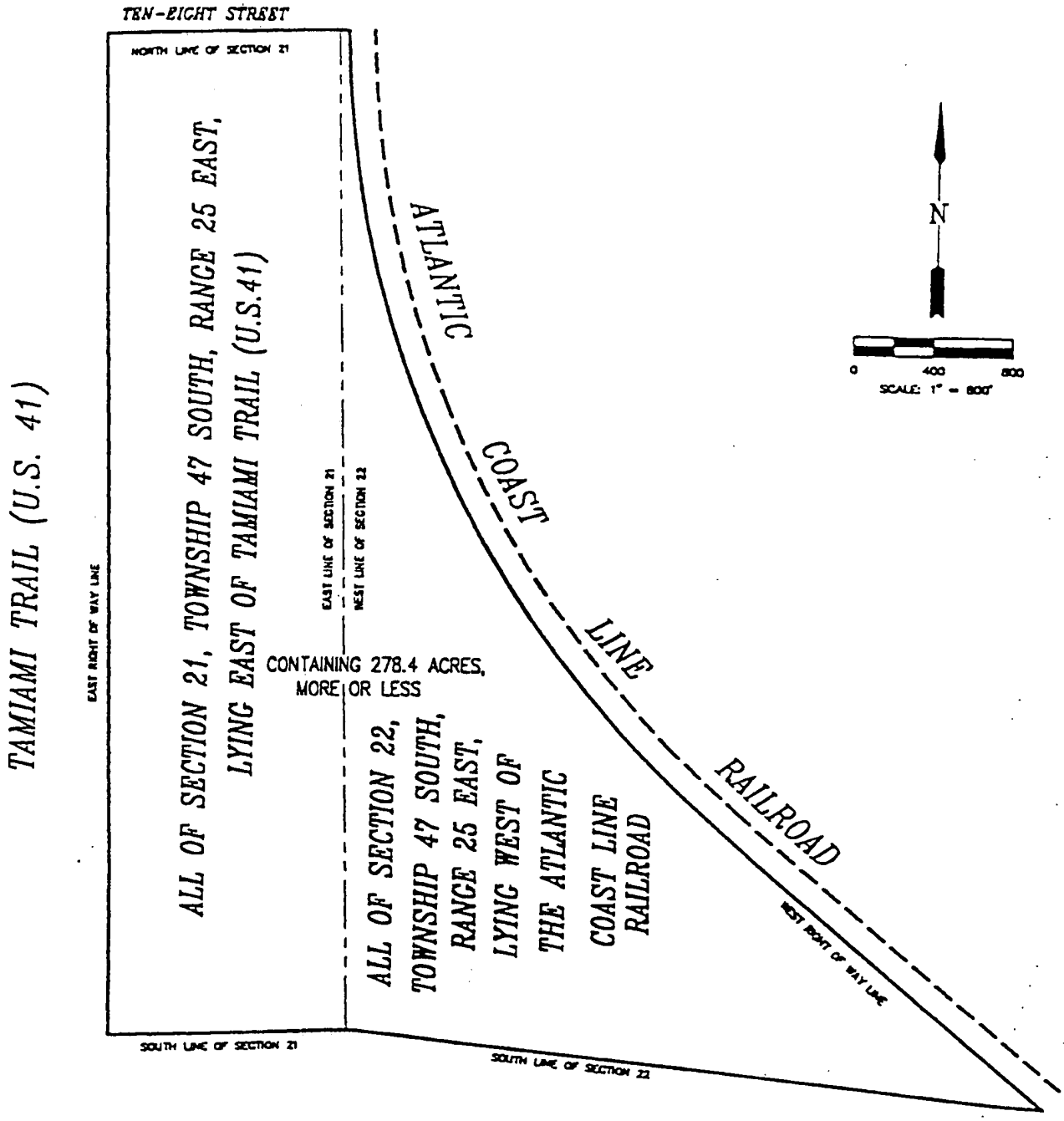
DRAWN BY: SME	SHEET: 1 OF 2	SECTIONS #: 21/22-47-

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

LEGAL DESCRIPTION

SPRING CREEK DRI
SECTION 21/22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: 11/00	JOB CODE: BC	DRAWING #: B-1975



* NOT A SURVEY *

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

DRAWN BY: SME	SHEET: 2 OF 2	SECTIONS #: 21/22-47-25

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SPRING CREEK DRI
SECTION 21/22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: 11/00	JOB CODE: BC	DRAWING #: B-1975-A

DRAFT 7-28-05
City of Bonita Springs
Zoning Ordinance No. 05-

AN ORDINANCE OF THE CITY OF BONITA SPRINGS AMENDING THE DEVELOPMENT ORDER FOR STATE DRI #10-7677-9 FOR SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

FINDINGS

WHEREAS, on July 30, 2001, the Bonita Springs City Council passed and approved Ordinance # 01-22, constituting an amendment to the existing Development Order for a development known as Spring Creek East DRI; and

WHEREAS, Colonnades Development Ltd., LLLP has requested that amendments to Map H and Attachment C of the Development Order for Spring Creek East DRI be considered by the City Council; and

WHEREAS, the Southwest Florida Regional Planning Council has reviewed and considered the amendments requested by Colonnades Development Ltd., LLLP, and finds that they do not appear to create additional regional impacts; and

WHEREAS, the City Council has reviewed and considered the amendments requested by Colonnades Development Ltd., LLLP, and finds that they are consistent with the Bonita Springs Comprehensive Plan and with the previously approved Development Order, and also finds that pursuant to F.S. §380.06(19), they do not constitute a substantial deviation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bonita Springs, Florida, that:

SECTION ONE:

Development Order #10-7677-9 as amended, is hereby further amended as follows:

A. Pursuant to Section 380.06, Florida Statutes, the City Council of Bonita Springs, Florida has heard, at a public hearing convened on August 17, 2005, the Notice of Proposed Change application for Spring Creek East Development of Regional Impact, which consists of 495 residential units, as well as commercial development which is unrelated to this application.

B. The development is more particularly described in the attached Exhibit A, legal description. It is as shown on the amended Development Plan, Map H, dated April 22, 2005, in Exhibit B attached, a copy of which was submitted with the application included and incorporated by reference herein. Map H will be amended in the "Residential" portion of the Land Use Summary Table to reflect the reduction of one (1) single-family unit and the addition of one (1) multi-family unit. At the request of the Southwest Florida Regional Planning Council the "Commercial" portion will add a note to reflect that City of Bonita Springs Ord. #01-22 approved the conversion of 150 Hotel Rooms to 25,000 s.f.. of commercial square footage for a maximum of 78,000 s.f. The total number of dwelling units and commercial square footage will be unchanged. The same changes will be reflected on the"Spring Creek East DRI Land Use Summary" in Attachment C to the Tenth Development Order Amendment For Spring Creek. The amended Attachment C is contained as Exhibit C attached hereto.

SECTION TWO:

A. The amendments incorporated herein do not create additional regional impacts and do not constitute a substantial deviation to the conditions of the development order.

B. All other terms and conditions of the development order, not affected by this resolution, shall remain unchanged and in full force and effect.

C. This resolution shall become effective immediately upon its adoption.

D. The City Manager is hereby directed to forward a certified copy of this resolution and its attachments to Ms. Valerie Hubbard, Director of the Division of Community Planning, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100, and to Mr. David Y. Burr, Executive Director, Southwest Florida Regional Planning Council, 1926 Victoria Avenue, Fort Myers, FL 33901-3414.

PASSED AND DULY ADOPTED this____day of August, 2005.

City Council Bonita Springs Florida

By_____
Mayor

Attest:

By:
City Manager

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By
City Attorney

F:\WPDATA\SCH\CLIENTS\Colonnades 69483.001\Ordinance of Bonita Springs draft 7-28-05.wpd

ATTACHMENT C

Approved as Part of the ~~Ninth~~ Tenth DRI D.O. Amendment on ~~March 7, 1994~~ August 17, 2005

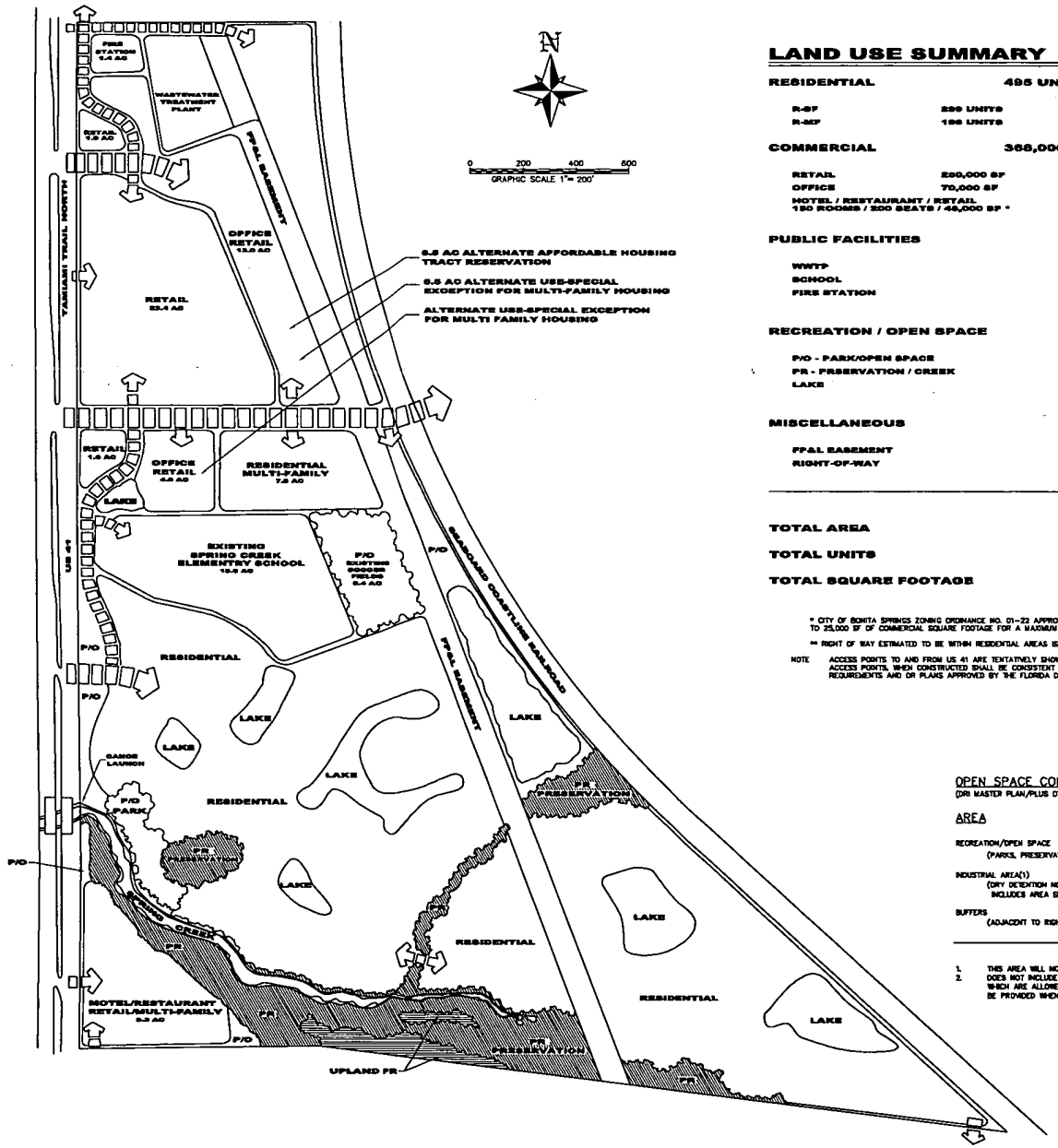
SPRING CREEK EAST DRI
LAND USE SUMMARY

(Note: Deletions are shown as ~~strike through~~; additions are **bold underlined**)

Residential 495 units			89.8 Ac
R-SF ~~300~~ **299** units	82.0 Ac		
R-MF ~~195~~ **196** units	7.8 Ac		
Commercial 368,000 sq.ft.			51.3 Ac
Retail 250,000 sq.ft.	36.0 Ac		
Office 70,000 sq.ft.	6.0 Ac		
Motel - 150 Rooms			
Note: Per Bonita Springs Ord. #01-22: Motel rooms may be exchanged for up to 25,000 s.f of retail at 166.67 s.f retail per room.			
Restaurant - 200 Seats			
Retail - 48,000 sq.ft.	9.3 Ac		
Public Facilities			33.0 Ac
WWTP	16.1 Ac		
School	15.56 Ac		
Fire Station	1.34 Ac		
Rec/Open Space			63.5 Ac
P/O Park/Open Space	15.5 Ac		
PR Preservation/Creek	28.0 Ac		
Lake	20.0 Ac		
Miscellaneous		* 40.8 Ac	
FP&L Easement	13.8 Ac		
Right-of-way	*27.0 Ac		
TOTAL AREA			278.4 Ac
TOTAL UNITS			495
TOTAL SQUARE FOOTAGE			368,000

*Right-of-way estimated to be within Residential areas is included in this acreage.

EXHIBIT C



LAND USE SUMMARY

RESIDENTIAL	**495 UNITS**		**69.8 AC**
R-SF	299 UNITS	62.0 AC	
R-MF	196 UNITS	7.8 AC	
COMMERCIAL	**368,000 SF**		**51.3 AC**
RETAIL	250,000 SF	36.0 AC	
OFFICE	70,000 SF	6.0 AC	
HOTEL / RESTAURANT / RETAIL 150 ROOMS / 200 SEATS / 48,000 SF *		9.3 AC	
PUBLIC FACILITIES			**33.0 AC**
WWTP		10.1 AC	
SCHOOL		18.56 AC	
FIRE STATION		1.34 AC	
RECREATION / OPEN SPACE			**63.5 AC**
P/O - PARK/OPEN SPACE		15.5 AC	
PR - PRSERVATION / CREEK		28.0 AC	
LAKE		20.0 AC	
MISCELLANEOUS			**40.8 AC**
FP&L EASEMENT		13.8 AC	
RIGHT-OF-WAY		27.0 AC **	
TOTAL AREA			**278.4 AC**
TOTAL UNITS			**495**
TOTAL SQUARE FOOTAGE			**368,000**

* CITY OF BONITA SPRINGS ZONING ORDINANCE NO. 01-22 APPROVED THE CONVERSION OF 150 HOTEL ROOMS TO 25,000 SF OF COMMERCIAL SQUARE FOOTAGE FOR A MAXIMUM TOTAL OF 718,000 SF.

** RIGHT OF WAY ESTIMATED TO BE WITHIN RESIDENTIAL AREAS IS INCLUDED IN THIS ACREAGE.

NOTE ACCESS POINTS TO AND FROM US 41 ARE TENTATIVELY SHOWN ON THE MASTER LAND USE PLAN ACCESS POINTS, WHEN CONSTRUCTED SHALL BE CONSISTENT WITH ACCESS MANAGEMENT REQUIREMENTS AND DR PLANS APPROVED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

OPEN SPACE COMMITMENTS
(DRI MASTER PLAN/PLUS OTHER PLANNED OPEN SPACE AREAS)

AREA	APPROXIMATE ACRES
RECREATION/OPEN SPACE (PARKS, PRESERVATION AREAS, CREEKS & LAKES)	52.8
INDUSTRIAL AREA(1) (DRY DETENTION NORTH OF PRESERVATION AREA. INCLUDES AREA SURROUNDING AND NORTH OF LAKE)	4.0
BUFFERS (ADJACENT TO RIGHT OF WAYS AND BETWEEN LAND USES)	5.9
	62.7(2)

1. THIS AREA WILL NOT BE DEVELOPED EXCEPT AS WATER MANAGEMENT/OPEN SPACE.
2. DOES NOT INCLUDE ANY ACREAGE FOR LANDSCAPED AREAS IN OFF-STREET PARKING LOTS WHICH ARE ALLOWED AS OPEN SPACE IN THE LOCAL DEVELOPMENT REGULATIONS AND WILL BE PROVIDED WHEN THE RETAIL AND OFFICE AREAS ARE DEVELOPED.

PREPARED FOR:
CAPREIT DEVELOPMENT
11200 ROCKVILLE PIKE, SUITE 150
ROCKVILLE, MD 20852

DRI MASTER LAND USE PLAN - FOR PROJECT EAST OF U.S. 41
SPRING CREEK DRI - MAP H
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	REVISION	CHECKED	SCALE	SHEET	OF	FILE SCALE
07/28/05	1523	1991_MP	----	RDH	1" = 200'	1	1	24x36

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
10511 BIG CANOE, SUITE 100, JACKSONVILLE, FLORIDA 32256
PHONE: (904) 256-1900 FAX: (904) 256-1909
EMAIL: INFO@BANKSENGINEERING.COM
MARKET LICENSE # LA 0001

S:\Jobs\19XX\1992\Documents\Zoning\MCP\1992_MCP.dwg, 7/28/2005 4:52:20 PM, Steve Johnson

BONITA SPRINGS CITY COUNCIL	GREEN SHEET:	05-08-0316
AGENDA ITEM SUMMARY		

REQUESTED MOTION:
Adopt an amendment of the Spring Creek East DRI (State DRI#10-7677-9) to increase multiple family dwelling units from 195 to 196 and reduce single family dwelling units from 300 to 299.

MEETING DATE: August 3, 2005

AGENDA:		REQUIREMENT/PURPOSE: (Specify)		REQUESTOR OF INFORMATION:
	PRESENTATIONS		STATUTE	
	CONSENT		ORDINANCE	
X	PUBLIC HEARING		ADMIN. CODE	
	APPEALS	X	OTHER LDC Section 34-145(d)(1)c.	
	MAYOR AND COUNCIL			Pam Houck
	CITY ATTORNEY			Director, Zoning Mam Gibbs
	CITY MANAGER			

BACKGROUND:
This is an application to allow an amendment of the Development of Regional Impact for the Spring Creek East DRI. This would be the eleventh (11th) development order amendment for this DRI. The amendment seeks to increase multiple family dwelling units from 195 to 196, and reduce single family dwelling units from 300 to 299. There is no planned increase to the total number of allowed dwelling units of 495. This DRI was last amended by the City on July 30, 2001. Because the numbers were specified in the DRI Development Order, the amendment must be approved by City Council.

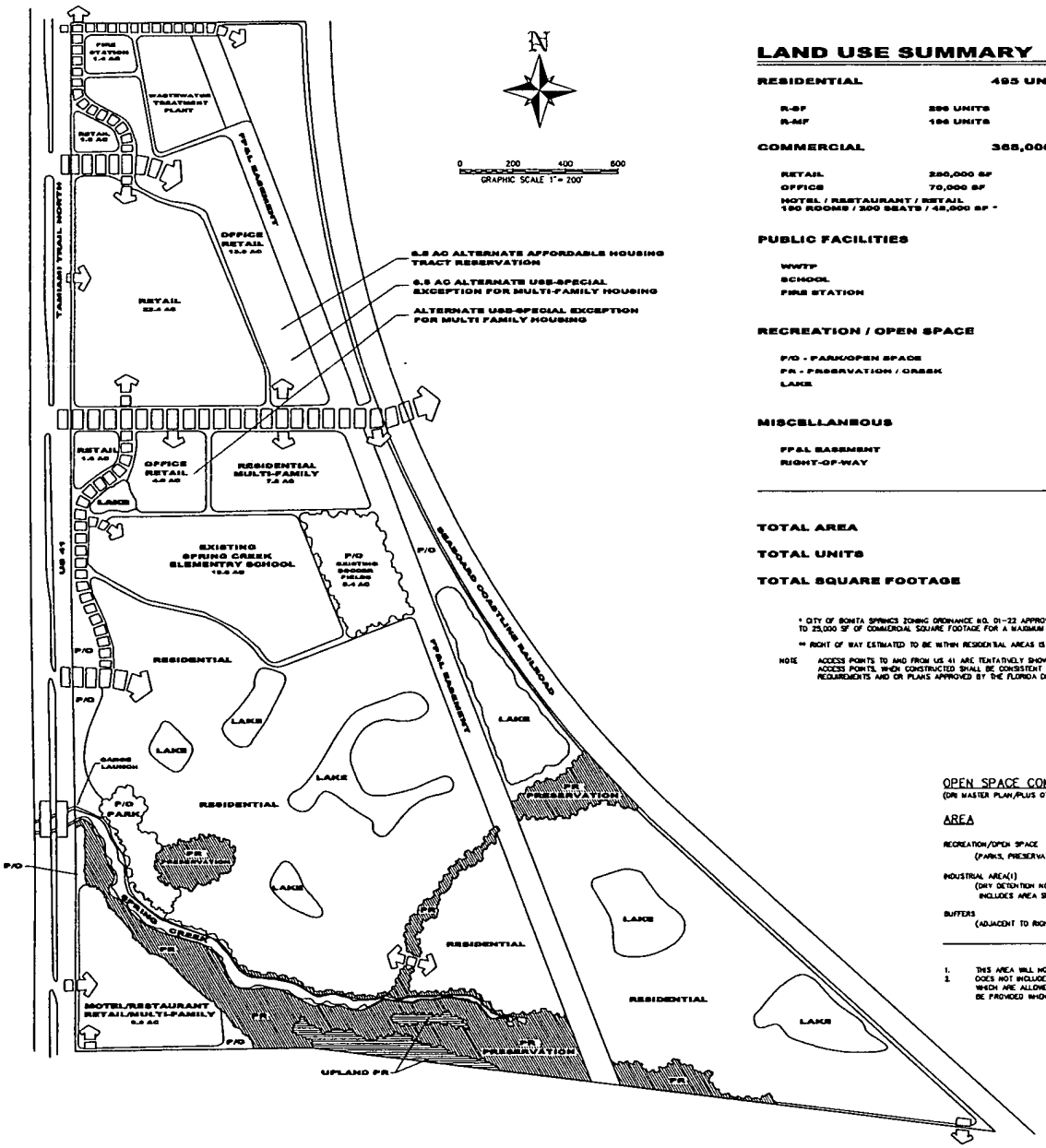
The Land Development Code provides after staff review and recommendation, certain amendments to DRI development orders may proceed directly to City Council and scheduled for a regular weekly meeting. The Council may vote on this amendment based upon staff review without review by the Board for Land Use Hearings & Adjustments

STAFF RECOMMENDATIONS:

Approve. The Regional Planning Council staff also concurs that the proposed changes will not create additional regional impacts.

REVIEWED BY:
City Manager: _____
City Attorney: _____
City Clerk: _____

COUNCIL ACTION:
____ APPROVED
____ DENIED
____ DEFERRED
____ OTHER



LAND USE SUMMARY

RESIDENTIAL	**495 UNITS**		**89.5 AC**
R-SF	299 UNITS	82.0 AC	
R-MF	196 UNITS	7.5 AC	
COMMERCIAL	**368,000 SF**		**51.3 AC**
RETAIL	280,000 SF	36.0 AC	
OFFICE	70,000 SF	6.0 AC	
HOTEL / RESTAURANT / RETAIL 190 ROOMS / 300 SEATS / 48,000 SF *		9.3 AC	
PUBLIC FACILITIES			**33.0 AC**
WWTP		16.1 AC	
SCHOOL		15.66 AC	
FIRE STATION		1.34 AC	
RECREATION / OPEN SPACE			**63.5 AC**
P/O - PARK/OPEN SPACE		18.5 AC	
PR - PRESERVATION / CREEK		25.0 AC	
LAKE		20.0 AC	
MISCELLANEOUS			**40.6 AC**
FP&L EASEMENT		13.6 AC	
RIGHT-OF-WAY		27.0 AC **	
TOTAL AREA			**278.4 AC**
TOTAL UNITS			**495**
TOTAL SQUARE FOOTAGE			**368,000**

* CITY OF BONITA SPRINGS ZONING ORDINANCE #Q. 01-22 APPROVED THE CONVERSION OF 150 HOTEL ROOMS TO 25,000 SF OF COMMERCIAL SQUARE FOOTAGE FOR A MAXIMUM TOTAL OF 718,000 SF.

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OPEN SPACE COMMITMENTS

(DRI MASTER PLAN/PLUS OTHER PLANNED OPEN SPACE AREAS)

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	63.7(2)

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CAPREIT DEVELOPMENT
11200 ROCKVILLE PKE., SUITE 110
ROCKVILLE, MD 20852

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
10511 BIG PINE COMMERCE PARKWAY - SUITE 110
BONITA SPRINGS, FLORIDA 34135
PHONE (239) 947-1144 FAX (239) 947-0883
EMAIL: BANKS@BANKSENGINEERING.COM

DRI MASTER LAND USE PLAN - FOR PROJECT EAST OF U.S. 41
SPRING CREEK DRI - MAP H
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	OF	REV
8/19/05	1992	MPL/JBR	---	1" = 200'	1	1	

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ATTACHMENT C

Approved as Part of the ~~Ninth~~ Tenth DRI D.O. Amendment on ~~March 7, 1994~~ August 17, 2005

SPRING CREEK EAST DRI
LAND USE SUMMARY

(Note: Deletions are shown as ~~strike-through~~; additions are **bold underlined**)

Residential 495 units			89.8 Ac
R-SF ~~300~~ **299** units	82.0 Ac		
R-MF ~~195~~ **196** units	7.8 Ac		
Commercial 368,000 sq.ft.			51.3 Ac
Retail 250,000 sq.ft.	36.0 Ac		
Office 70,000 sq.ft.	6.0 Ac		
Motel - 150 Rooms			

Note: Per Bonita Springs Ord. #01-22: Motel rooms may be exchanged for up to 25,000 s.f of retail at 166.67 s.f retail per room.

Restaurant - 200 Seats			
Retail - 48,000 sq.ft.	9.3 Ac		
Public Facilities			33.0 Ac
WWTP	16.1 Ac		
School	15.56 Ac		
Fire Station	1.34 Ac		
Rec/Open Space			63.5 Ac
P/O Park/Open Space	15.5 Ac		
PR Preservation/Creek	28.0 Ac		
Lake	20.0 Ac		
Miscellaneous		* 40.8 Ac	
FP&L Easement	13.8 Ac		
Right-of-way	*27.0 Ac		
TOTAL AREA			278.4 Ac
TOTAL UNITS			495
TOTAL SQUARE FOOTAGE			368,000

*Right-of-way estimated to be within Residential areas is included in this acreage.

EXHIBIT C

CITY OF BONITA SPRINGS
ZONING ORDINANCE NO.01-22

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING THE NOTICE OF PROPOSED CHANGE (NOPC) BY SPRING CREEK DEVELOPMENT OF REGIONAL IMPACT (DRI) AND A REQUEST BY SPRING CREEK SQUARE (CPD) FOR AN AMENDMENT TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (DRI), DEVELOPMENT ORDER #10-7677-9; DETERMINING WHETHER THE PROPOSED CHANGES CONSTITUTE A SUBSTANTIAL DEVIATION UNDER THE PROVISIONS OF SECTION 380.06(19), FLORIDA STATUTES; AND A REZONING FROM COMMERCIAL TOURIST (CT) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO ALLOW COMMERCIAL SQUARE FOOTAGE FOR A MAXIMUM TOTAL OF 78,000 SQUARE FEET AND MODIFY THE PRESERVE AREA BOUNDARIES; ON LAND LOCATED AT 25987 SOUTH TAMIAMI TRAIL, BONITA SPRINGS, FLORIDA (STRAP NO. 21-47-25-B3-00001.1130) ON 19.5 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Spring Creek DRI NOPC and Spring Creek Square CPD has filed an application for:

1. An amendment to the Spring Creek East Development of Regional Impact (DRI), Development Order #10-7677-9, providing for the conversion of 150 hotel rooms to 25,000 square feet of commercial square footage for a maximum total of 78,000 square feet and modify preserve area boundaries based on new jurisdictional boundaries modifying Map H to reflect the changes.

2. A determination as to whether the proposed changes, constitute a substantial deviation under the provisions of Section 380.06(19), Florida Statutes, requiring further Development of Regional Impact review.

3. Rezone from CT (Commercial Tourist) to Commercial Planned Development (CPD) to permit a maximum of 78,000 square feet of commercial uses, not to exceed 35 feet in height, on 19.5± total acres of land.

WHEREAS, the subject property is located at 25987 South Tamiami Trail, Bonita Springs, Florida, and is described more particularly as:

"See Schedule A"

WHEREAS, a Public Hearing was advertised and heard on May 4, 2001 and June 1, 2001 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on case DRI2000-00016 & DCI2000-00062 who gave full consideration to the evidence available and recommended approval; and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The April 17, 2001 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the Applicant's requests with the following conditions

1. The development of this project must be in compliance with the Master Concept Plan entitled "Spring Creek Square CPD", dated August 2000, and last revised July 30, 2001.

2. The development of this project must be in compliance with the Spring Creek DRI Development Order #10-7677-9, as amended and the Spring Creek DRI Master Land Use Plan stamped received May 15, 2001. All original and amended terms and conditions remain in full force and effect except as may be otherwise modified herein.

3. The maximum allowable square footage for the project site is 78,000 square feet. A maximum of 150 hotel units are permitted but will reduce the total maximum square footage allowed by 166.67 square feet per hotel unit.

4. The following uses and development regulations will apply to the subject property, with changes to the uses indicated by strikethroughs and underlining:

   <u>Schedule of Uses</u>

   Administrative Offices
   ATM
   Bank and Financial Establishments, Groups I and II
   Boat Parts Store
   Business Services, Groups I and II

Cocktail Lounge
Consumption on Premises (limited to two restaurants with no outdoor seating)
Convenience Food and Beverage Store
Clothing Stores, General
Cultural Facilities
Day Care Center, Adult, Child
Department Store
Drive-Thru Facility for any Permitted Use
Drugstore, Pharmacy
Essential Service Facilities, Group I
Excavation, Water Retention
Food Stores, Group I and II
Hardware Store
Health Care Facility, Groups I and III
Hobby, Toy and Game Shops
Hotel (maximum of 150 units – see Condition #3 above for land use conversion)
Household and Office Furnishings, Group I, II & III
Insurance Companies
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Store
Medical Office
~~Night Clubs~~
Package Store
Paint, Glass and Wallpaper
Parking Lot, Accessory
Personal Services, Group I, II and III
~~Pet Services~~
~~Pet Shop~~
Pharmacy
Place of Worship
Post Office
Religious Facilities
Rental or Leasing Establishments, Group I, II and III
~~Repair Shops, Groups I, II and III~~
Restaurants, Fast Food
Restaurants, Groups II, III and IV
Signs in Accordance with Chapter 30
Specialty Retail Shops, Groups I-IV
Supermarket
Temporary Uses
~~Vehicle and Equipment Dealers, Groups I and II~~

Property Development Regulations

Minimum Building Setbacks:	
Front:	25 feet
Side:	7 feet

Rear:	15 feet
Water:	20 feet
Minimum Spacing between Structures:	20 feet
Maximum Building Height:	35 feet (Two Stories)
Maximum Building Area:	78,000 square feet
Minimum Open Space:	30%
Minimum Indigenous Open Space:	50% of Open Space Requirements
Minimum Parking Standards:	Per LDC Requirements

5. Prior to local development order approval, the 28 acre DRI preserve must be provided with existing indigenous plant communities subject to the Lee County Division of Planning/Environmental Sciences staff review and approval. If changes are made to the recorded preserve, then the new preserve boundaries must be officially recorded prior to the issuance of a certificate of compliance for the local development order.

6. As Spring Creek does not have a floodway delineated, all development must be setback from the top of bank by a distance at least equal to two times the width from top of bank to top of bank. In lieu of this, the applicant may provide an HEC-2 model with the computed floodway for this section utilizing encroachment method 4 (max. one foot rise) to determine the boundary limits of the floodway.

7. Prior to local development order approval, the invasive exotic removal plan must include Old World Climbing Fern, Australian pine, Brazilian Pepper, Melaleuca, Tropical Soda Apple, Downy Rose Myrtle, and Ear Leaf Acacia. Only hand removal of exotic vegetation, including killing in place, is allowed within the preserve.

8. Prior to local development order approval, the following buffers must be shown on the landscape plans with adequate planting width per Land Development Code Section 10-421(2): a Type "D" along the west property line adjacent to US 41; a Type "A" along the south property line adjacent to commercial zoning and use; and a Type "C" along the south property line adjacent to residential zoning and use.

9. Native vegetative shrubs in the form of cocoplum, or similar native species shall be planted along the waterside of the proposed retaining wall.

10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the City of Bonita Springs Land Development Code may be required to obtain a local development order.

11. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Bonita Springs Comprehensive Land Use Plan consistency. Development order approvals must satisfy the requirements of the Bonita Springs Comprehensive Land Use Plan Planning communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Bonita Springs Land Use Plan provision.

12. This development must comply with all requirements of the City of Bonita Springs Land Development Code at time of local Development Order approval. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

13. Any enhancement planting within the preserve must be submitted as a limited development order for the Division of Planning/Environmental Sciences staff review and approval.

14. The Spring Creek Square Floodplain Compensation Planting Plan prepared by Passarella and Associates, Inc. dated 5/16/01 is hereby adopted. Prior to local development order approval, the development order plans must include the planting plan details delineating the planting areas with number and types of species to be planted.

15. The developer or subsequent owners must keep the preserve free of litter and debris.

16. A retaining wall with a minimum 3-foot offset from the actual surveyed preserve line must be installed prior to land filling adjacent to the preserve. Prior to local development order approval, the development order plans must show the retaining wall location and cross-section details. A hedge of 24-inch, 3-gallon size cocoplum must be installed 3-foot-on-center along the retaining wall. The hedge must be allowed to grow to the height of the retaining wall.

17. Developer agrees to paint the rear of the building in an earth-tone color scheme and paint the top 8' of the rear of the building a darker green earth-tone color in order to reduce potential visual impacts to adjacent properties.

18. The lighting at the rear of the building shall consist of down-lighting only.
19. No garbage dumpster shall be located closer than 500' from the pool area of the Cedar Creek Community Center.

20. Developer agrees to support efforts by the Cedar Creek residents to request that the Florida Department of Transportation prohibit u-turn movements at the median opening at U.S. 41 and Cedar Creek Drive.

21. Developer will permit Cedar Creek residents to add native plantings to the conservation area, as long as they obtain written approval from all appropriate governmental agencies and it is at their expense. Developer will approve the planting plan, withholding consent only for reasonable cause, before any work by the Cedar Creek residents begins.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 30th day of July, 2001.

AUTHENTICATION:

Mayor Paul Pass

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Arend	Aye	Piper	Aye
Edsall	Aye	Wagner	Aye
Nelson	Aye	Warfield	Aye
Pass	Aye		

Date filed with City Clerk: 8-14-01

SCHEDULE "A"

DCI 2000-00062

LEGAL DESCRIPTION
SPRING CREEK DRI

RECEIVED
DEC 05 2000
PERMIT COUNTER

SPRING CREEK DRI – EAST OF US 41 ("SPRING CREEK EAST")
ALL OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING EAST OF TAMIAMI TRAIL (US 41):

ALSO INCLUDED TO THERETO:

ALL OF SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, LYING WEST OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY;

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD;

CONTAINING 278.4 ACRES MORE OR LESS.

Q. GRADY MINOR AND ASSOCIATES, P.A.

Date: 11-01-00

SIGNED: _____ P.S.M. #5223
ERIC V. SANDOVAL 5223
STATE OF FLORIDA

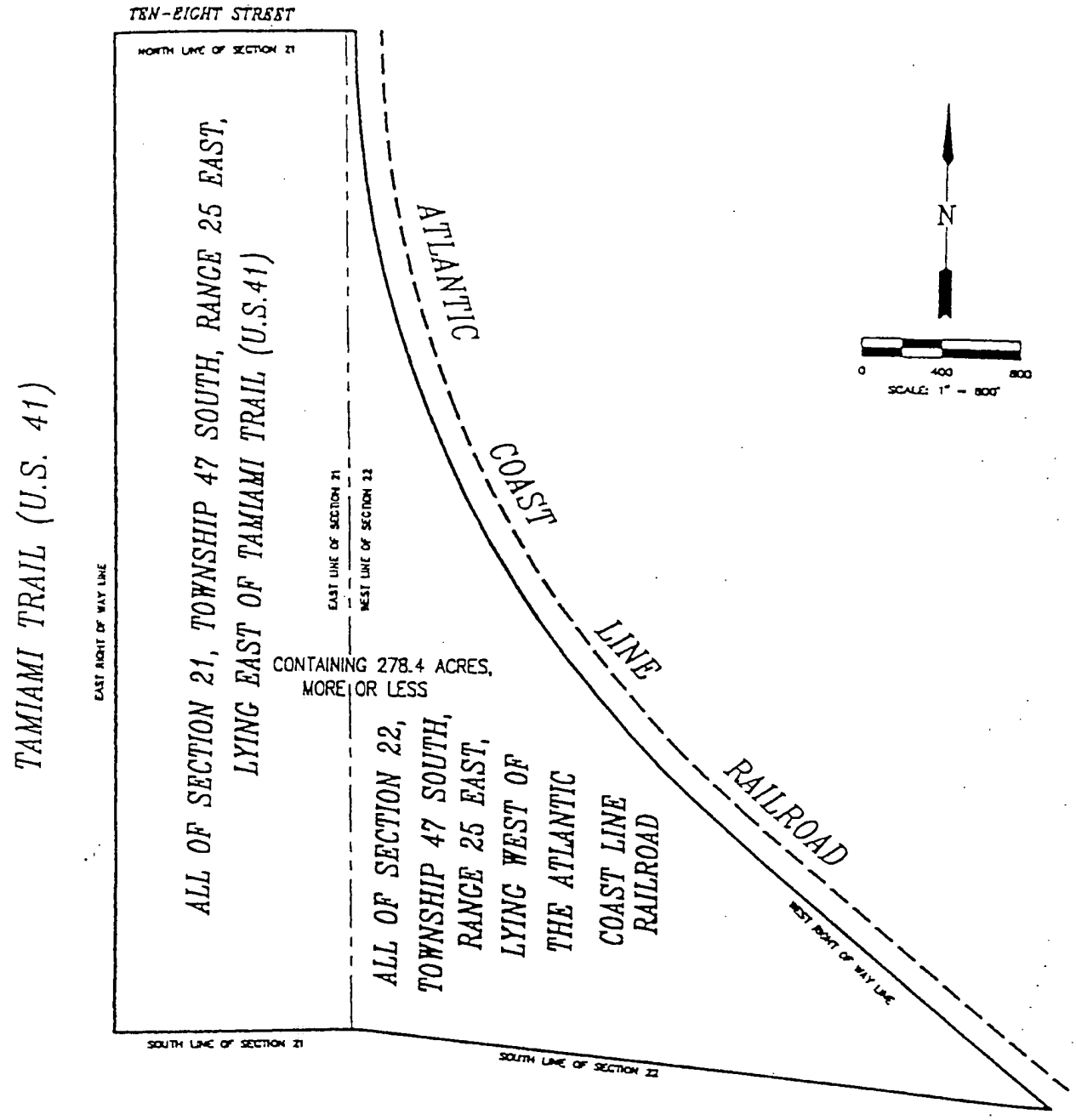
ERIC V. SANDOVAL 5223 STATE OF FLORIDA
NOT A SURVEY

DRAWN BY: SME	SHEET: 1 OF 2	SECTIONS #: 21/22-47-

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

LEGAL DESCRIPTION
SPRING CREEK DRI
SECTION 21/22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: 11/00	JOB CODE: BC	DRAWING #: B-1975



* NOT A SURVEY *

DRAWN BY: SME	SHEET: 2 OF 2	SECTIONS #: 21/22-47-25

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SPRING CREEK DRI
SECTION 21/22, TOWNSHIP 47 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE: 11/00	JOB CODE: BC	DRAWING #: B-1975-A

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

SPRING CREEK SQUARE CPD

LOCATED IN SECTION 21, TOWNSHIP 47S, RANGE 25E

BONITA SPRINGS, LEE COUNTY, FLORIDA

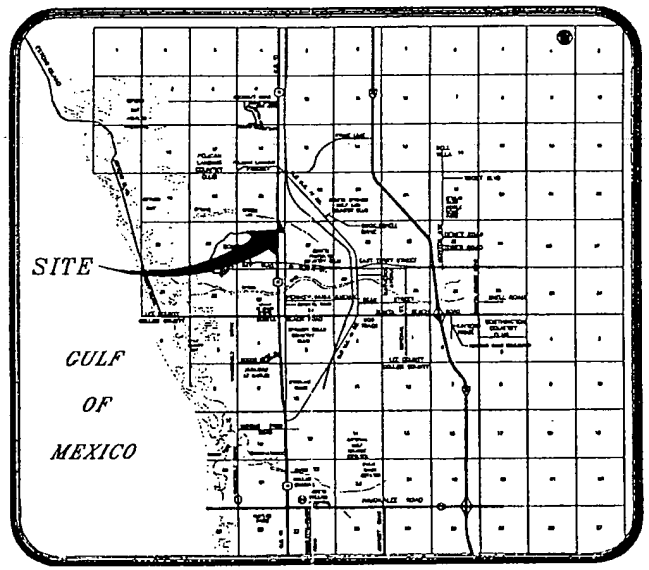
DEVELOPER:

MR. P. JEFFREY BIRTCH
THE BENCHMARK GROUP
4053 MAPLE ROAD
AMHERST, N.Y. 14226-1072

PHONE: (716) 833-4986

PREPARED BY:

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



LOCATION MAP

INDEX OF DRAWINGS

DWG. No.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	GENERAL NOTES
3	MASTER CONCEPT PLAN

APPROVED
Master Concept Plan
Site Plan # 01-22 Page 1 of 3
Subject to conditions in Ordinance 20-01-22
Case # DCI2000-00062
CITY OF BONITA SPRINGS

REVISED: JULY 30, 2001
DATE: AUGUST, 2000
DRAWING NUMBER 1 OF 3
FILE NAME : SGCPCIDX

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SPRING CREEK SQUARE CPD

MASTER CONCEPT PLAN
GENERAL NOTES

SCHEDULE OF USES

ADMINISTRATIVE OFFICES
ATM
BANK AND FINANCIAL ESTABLISHMENTS, GROUPS 1 AND 2
BOAT PARTS STORE
BUSINESS SERVICES, GROUP 1 AND 2
COCKTAIL LOUNGE
CONSUMPTION ON PREMISES (LIMITED TO 2 RESTAURANTS WITH NO OUTDOOR SEATING)
CONVENIENCE FOOD AND BEVERAGE STORE
CLOTHING STORES, GENERAL
CULTURAL FACILITIES
DAY CARE CENTER - ADULT, CHILD
DEPARTMENT STORE
DRIVE-THRU FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ESSENTIAL SERVICE FACILITIES, GROUP 1
EXCAVATION: WATER RETENTION
FOOD STORES, GROUP 1 AND 2
HARDWARE STORE
HEALTH CARE FACILITY, GROUPS 1 AND 3
HOBBY, TOY AND GAME SHOPS
HOTEL (MAXIMUM OF 150 UNITS)
HOUSEHOLD AND OFFICE FURNISHINGS, GROUPS 1, 2 & 3
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANING, GROUP 1
LAWN AND GARDEN SUPPLY STORE
MEDICAL OFFICE
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARKING LOT: ACCESSORY
PERSONAL SERVICES, GROUPS 1-3
PHARMACY
PLACE OF WORSHIP
POST OFFICE
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENT, GROUPS 1-3
RESTAURANTS, FAST FOOD
RESTAURANTS, GROUPS 2-4
SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL SHOPS, GROUPS 1-4
SUPERMARKET
TEMPORARY USES

PRESERVE NOTE:
DRI MINIMUM INDIGENOUS PRESERVE AREA SHALL BE 28 ACRES. PRESERVE AREA SHALL BE PROTECTED BY A CONSERVATION EASEMENT RECORDED IN LEE COUNTY, FLORIDA PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE LOCAL DEVELOPMENT ORDER.

LEGAL DESCRIPTION

Description of Parcel 10, being a part of Section 21, Township 47 South, Range 25 East, Lee County, Florida, (Ref. Spring Creek East)

All that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida, and being more particularly described as the following: Beginning at the Southeast corner of said Section 21; thence along the South line of said Section 21 South 88 degrees 47' 10" West 1210.30 feet to the Easterly right of way line of State Road 45 (Tamiami Trail); thence along said line in the following three described courses: 1) North 00 degrees 06'50" West 1050.08 feet; 2) North 02 degrees 58'35" West 100.12 feet; 3) North 00 degrees 06'50" West 151.00 feet more or less to the Northerly line of Spring Creek, thence leaving said East right of way line along said Northerly line of Spring Creek, Southeasterly and Easterly 1690 feet more or less to the East line of said Section 21; thence along said Section line South 00 degrees 51'39" East 310 feet more or less to the point of beginning of the parcel herein described.

Less those lands lying waterward of the mean high water line of Spring Creek, subject to certification by the Florida Department of Environmental Protection, Bureau of Survey and Mapping.

CONTAINING 15.749 ACRES MORE OR LESS

SITE DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
ZONING DESIGNATION:	CT*
EXISTING LAND USE:	VACANT
PROPOSED DESIGNATION:	CPD, COMMERCIAL PLANNED DEVELOPMENT
REQUIRED PARKING:	PROVIDED AT TIME OF DEVELOPMENT ORDER
OPEN SPACE REQUIREMENT (TO MHW):	30% OF GROSS AREA (15.75 AC. X 0.3 = 4.7 AC.)
[DESCRIBED PARCEL 10]	[19.49 AC. X 0.3 = 5.8 AC.]
OPEN SPACE PROVIDED (TO MHW):	30% OF GROSS AREA (5.92 AC.±)
[DESCRIBED PARCEL 10]	[6.73 AC.±]
INDIGENOUS OPEN SPACE REQUIRED (TO MHW):	50% OF OPEN SPACE REQUIREMENTS (4.7 AC./2 = 2.35 AC.)
[DESCRIBED PARCEL 10]	[5.8 AC./2 = 2.9 AC.]
INDIGENOUS OPEN SPACE PROVIDED (TO MHW):	5.70 AC.
[DESCRIBED PARCEL 10]	[6.51 AC.]
GROSS AREA (TO MHW):	15.75 AC.
[DESCRIBED PARCEL 10]	[19.49± ACRES]
STRAP NUMBER:	21-47-83-00001.1130

PROPERTY DEVELOPMENT REGULATIONS

MINIMUM BUILDING SETBACKS

FRONT	SIDE	REAR	WATER	BETWEEN STRUCTURES
25'	7'	15'	25'	20'

MAXIMUM BUILDING HEIGHT

2 STORIES (35 FEET)

MAXIMUM BUILDING AREA

76,000 SQ. FT.

SCHEDULE OF DEVIATIONS

NONE

APPROVED
Master Concept Plan
Site Plan # 01-22 Page 2 of 3
Subject to conditions in Ordinance ZO-01-22
Case # DCI 2000-00062
CITY OF BONITA SPRINGS

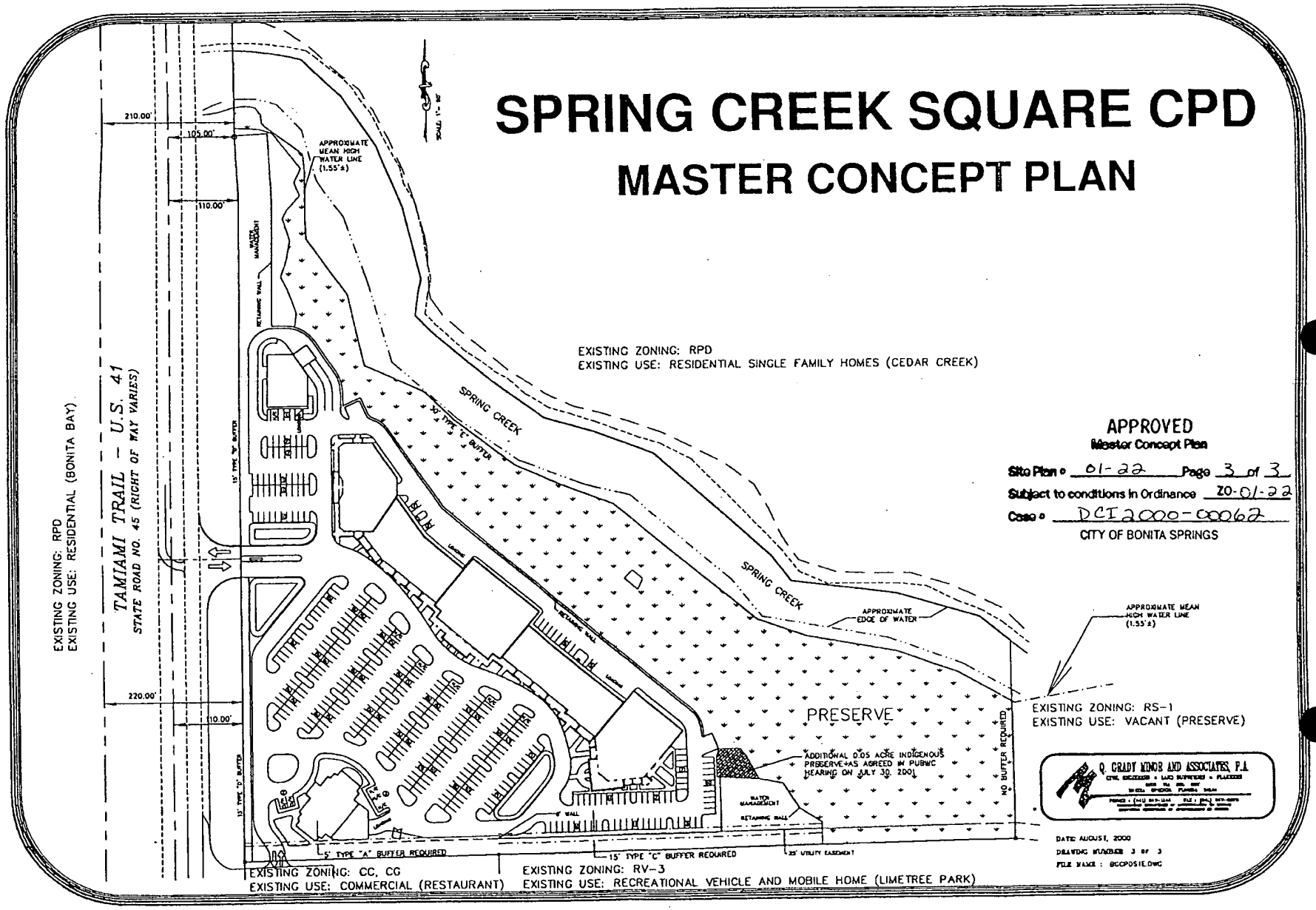
* SEE SPRING CREEK DRI, STATE DRI #10-7677-9 AND COUNTY CASE #95-01-280.04Z 15.01

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

DATE: AUGUST, 2000
REVISED: JULY 30, 2001
DRAWING NUMBER 2 OF 3
FILE NAME : BCCPCNOT.DWG

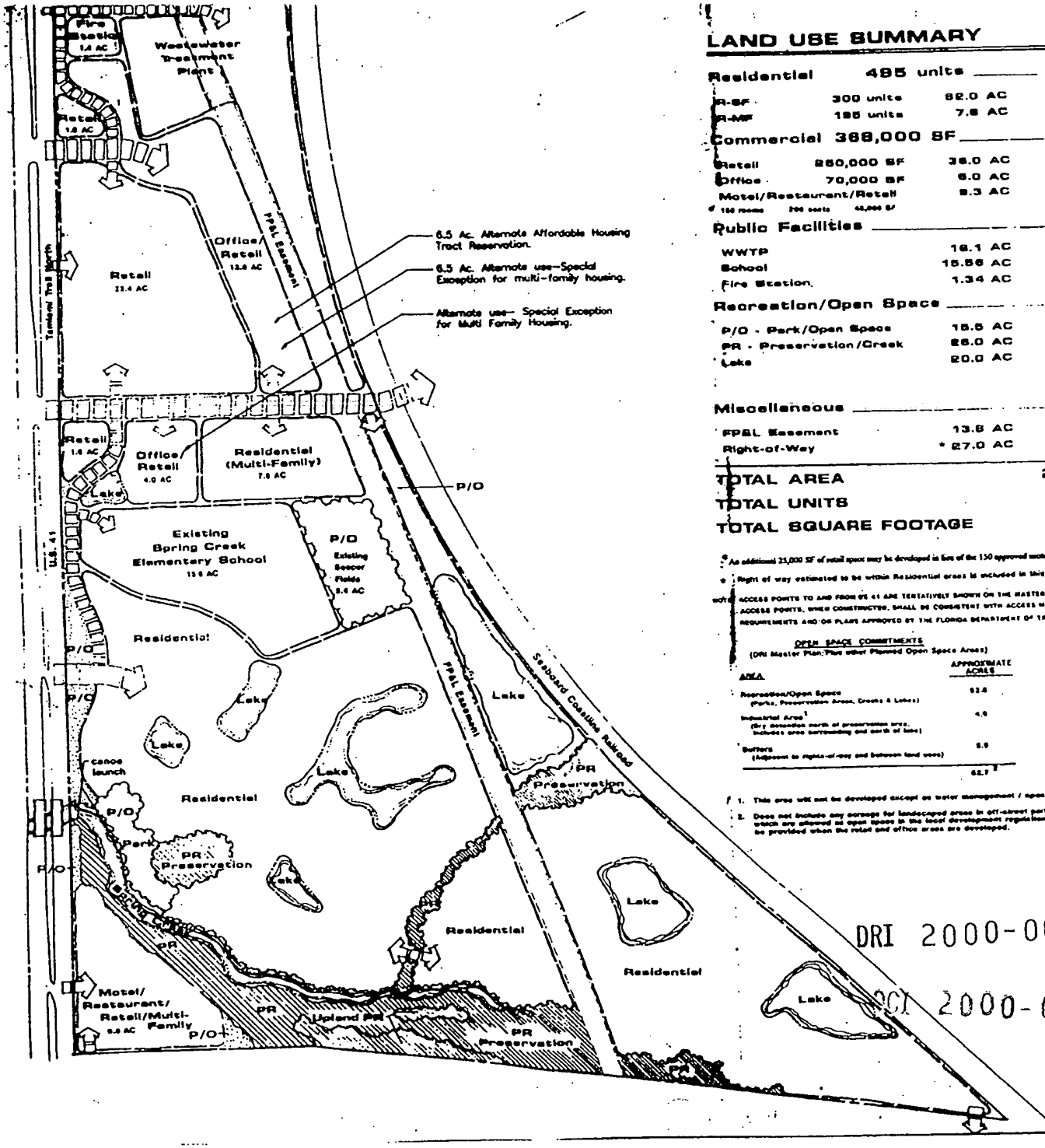
SPRING CREEK SQUARE CPD

MASTER CONCEPT PLAN



APPROVED
Master Concept Plan
Site Plan # 01-22 Page 3 of 3
Subject to conditions in Ordinance ZO-01-22
Case # DCI2000-00062
CITY OF BONITA SPRINGS

3:\DWGS\BMGROUP\BGCPDSTE.DWG, 8x11, 07/31/01 02:31:48 PM



LAND USE SUMMARY

Residential	**485 units**		**89.8 AC**
R-SF	300 units	82.0 AC	
R-MF	185 units	7.8 AC	
Commercial	**388,000 SF**		**51.3 AC**
Retail	280,000 SF	38.0 AC	
Office	70,000 SF	6.0 AC	
Motel/Restaurant/Retail		8.3 AC	
Public Facilities			**33.0 AC**
WWTP		16.1 AC	
School		15.56 AC	
Fire Station		1.34 AC	
Recreation/Open Space			**63.5 AC**
P/O - Park/Open Space		15.5 AC	
PR - Preservation/Creek		26.0 AC	
Lake		20.0 AC	
Miscellaneous			**40.8 AC**
FP&L Easement		13.8 AC	
Right-of-Way		* 27.0 AC	
TOTAL AREA			**278.4 AC**
TOTAL UNITS			**485**
TOTAL SQUARE FOOTAGE			**388,000**

* An additional 25,000 SF of retail space may be developed in lieu of the 150 approved motel rooms.

* Right of way estimated to be within Residential areas is included in this acreage

NOTE: ACCESS POINTS TO AND FROM US 41 ARE TENTATIVELY SHOWN ON THE MASTER LAND USE PLAN. ACCESS POINTS, WHEN CONSTRUCTED, SHALL BE CONSISTENT WITH ACCESS MANAGEMENT REQUIREMENTS AND/OR PLANS APPROVED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

OPEN SPACE COMMITMENTS
(DRI Master Plan/Plan other Planned Open Space Areas)

AREA	APPROXIMATE ACRES
Recreation/Open Space (Parks, Preservation Areas, Creeks & Lakes)	63.5
Industrial Area[1] (Dry detention north of preservation area, includes area surrounding and north of lake)	4.9
Buffers (Adjacent to rights-of-way and between land uses)	8.9
	68.7[2]

1. This area will not be developed except as water management / open space.
2. Does not include any acreage for landscaped areas in off-street parking lots which are allowed as open space in the local development regulations and will be provided when the retail and office areas are developed.

APPROVED
Master Concept Plan
Site Plan # 01-32 Page 1 of 1
Subject to conditions in Ordinance 20-01-32
Case # DRI 2000-00016
CITY OF BONITA SPRINGS

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MAY 15 2001
COMMUNITY DEVELOPMENT

DRI 2000-00016
DCI 2000-00062

NORTH
SCALE: 1" = 200'

WILSON MILLER BARTON & PEEK INC.
Planning & Landscape Architecture Division

SPRING CREEK DRI
EXHIBIT G - E-1
DRI Master Land Use Plan - for project east of U.S. 41



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JUN 0 6 2005
PERMIT COUNTER

APPLICATION FOR PUBLIC HEARING FOR A DEVELOPMENT OF REGIONAL IMPACT (DRI) BONITA SPRINGS

IF REQUEST WILL INVOLVE REZONING, PLEASE USE THE "APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT" FORM.

Applicant's Name: Colonnades Development Ltd., LLLP Phone #: 301-468-8331

Project Name: San Mirage Condominium

STRAP Number: 21-47-25-B2-03404.0412

Application Form: X Computer Generated* _____ County Printed

* By signing this application, the applicant affirms that the form has not been altered

****

STAFF USE ONLY

Commission District: 3 *Land Use Classification:* _____

Current Zoning: RM-6 *Lee Plan Density Range:* _____

Hearing Number: DRI2005-00006 *Fee:* $600.00

Date of Application: _____ *Date Fee Paid:* 6-6-05

Date HEX Public Hearing: _____ *Receipt Number:* _____

Intake By: RM

Staff Recommendation: _____

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: _Colonnades Development, Ltd., LLLP

Mailing Address: Street: 11200 Rockville Pike, Suite 100

City: Rockville State: MD Zip: 28052

Phone Number: Area Code: 301 Number: 468-8331 Ext. _____

Fax Number: Area Code: _____ Number: _____

B. Relationship of applicant to property:

__X__ Owner _____ Trustee* _____ Option holder*
_____ Lessee* _____ Contract Purchaser*
_____ Other (indicate)* _____

*If applicant is NOT the owner he must submit a **notarized** Authorization Form from the owner to the applicant labeled Exhibit I-B.

C. Name of owner of property: Same as Applicant

Mailing Address: Street:_____
_

City: _____ State: _____ Zip: _____

Phone Number: Area Code: _____ Number: _____ Ext._____

Fax Number: Area Code: _____ Number: _____

D. Date property was acquired by present owner(s): 6-14-2004

E. Is the property subject to a sales contract or sales option? __X__ NO _____ YES

F. Are owner(s) or contract purchasers required to file a disclosure form? _____ NO __X__ YES

If yes, please complete and submit Exhibit I-F (attached).

G. Authorized Agent(s): List names of authorized agents. Attach extra sheet if more space is required

Name: Steven C. Hartsell, Esquire

Address: Pavese Law Firm, 1833 Hendry Street, P.O. Drawer 1507, Fort Myers, FL 33902

Contact Person: _____

Phone: 239-336-6244 Fax: 239-332-2243

E-mail: SteveHartsell@paveselaw.com

PART II
GENERAL INFORMATION

A. Legal Description: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

_____ NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots (labeled Exhibit II-A-2.). If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included.

__X__ YES. Property is identified as:

Subdivision Name: Spring Creek East

Plat Book: 62 Page: 65-67 Unit: U-2 Block: 8 Lot: Condo #412

STRAP NUMBER: 21-47-25-B2-03404.0412

B. Project Street Address: 8880 Colonnades Court W, #412, Bonita Springs, FL 34135

C. General Location Of Property (referenced to major streets):

In Bonita Springs, East of US 41, South of Signal Road (formerly Colonnades Apartments)

D. Request is for: __X__ DRI _____ FQD _____ AMDA. (Check applicable answers)

_____ Application for development approval. _____ Substantial Deviation.

__X__ Changes per LDC 34-145(d)(1)(c). _____ Abandonment.

_____ Notice of Proposed Change (Non-substantial deviation).

_____ Other:_____

E. Property Dimensions N/A

1. Width (average if irregular): _____ Feet 2. Depth (average if irregular):_____ Feet

3. Frontage on road or street: _____ Feet Name of street: Signal Road

4. Width along waterbody (If applicable): N/A Feet

5. Total land area: _____ Acres or Square Feet

F. Present Use of Property: Is the property vacant? _____ Yes __X__ No

Briefly describe current use of the property:

Existing apartments converted to condominium units

G. Property Restrictions: Are there any covenants, deed restrictions, or other restrictions which affect this request? __X__ NO _____ YES. If yes, submit a copy of the restriction(s) and a statement as to how they affect this request.

PART IV
AFFIDAVIT

I, Wes Pontius, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize 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 through this application.

WP

Wes Pontius, owner or owner-authorized agent

05-25-05
Date

STATE OF Maryland

COUNTY OF Montgomery

The foregoing instrument was certified and subscribed before me this 25th day of May 2005, by Wes Pontius, who is personally known to me or who has produced _____ as identification.

(SEAL)

Signature of notary public

ADELINE H.MARTIN
NOTARY PUBLIC
MONTGOMERY CO.,MD
My Commission Expires May 1,2009

Printed name of notary public

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JUN 06 2005
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DRI 2005-00006

EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 21-47-25-B2-03404.0412 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, Address, and Office	Percentage of Stock

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
Colonnades Development, Ltd., LLLP:	
General Partners:	Total 100%
•Colonnades MGP, LLC	1%
•Marcliff Colonnades Second GP, LLC	1%
•Marcliff Associates, LLC	63%
% CAPRIET, 11200 Rockville Pike, Ste 100	
Rockville, MD 20852	
•MMA Financial Equity IV, LLC	35%
Pier IV Building, 621 E. Pratt St., 3rd Floor	
Baltimore, MD 21202	

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, Address, & Office(if applicable)	Percentage of Stock

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Date of Contract: _____

0

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	

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.

Signature: _____
(Applicant)
Wes Pontius, VP

STATE OF Maryland
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 24th day of May, 2005, by Wes Pontius who is personally known to me or who has produced _____ as identification.

_____
Signature of Notary Public ADELINE H.MARTIN
NOTARY PUBLIC
Printed Name of Notary Public MONTGOMERY CO., MD
My Commission Expires May 1,2009

(SEAL)

F:\WPDATA\SCH\CLIENTS\Colonnades 69483.001\DRIwithoutRezoningBS[1].wpd

DRI 2005-00006

Exhibit II-A-1

Legal Description

San Mirage at Bonita Springs, Building 4, Unit 412, as recorded in Official Records Book 4596, Page 2922, Public Records of Lee County, Florida.

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DRI 2005-00006

(4)
5 pgs #44
Doc St - $140,853.30

20040791
Return to Rhia Winant
Chicago Title Insurance Co.
5447 Nellie Davis Lane
Tampa, FL 33634

This instrument prepared by, ~~and after recording return to~~:

Name: Howard R. Majev, Esquire
Address: Winston & Strawn LLP
1400 L Street, N.W.
Washington, D.C. 20005

INSTR # 6325896
OR BK 04340 Pgs 3923 - 3927; (5pgs)
RECORDED 06/21/2004 11:45:41 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEED DOC 140,853.30
DEPUTY CLERK A Janke

(Space reserved for Clerk of Court)

PARCEL IDENTIFICATION NO.: 21-47-25-B2-03208.0006

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 14 day of June, 2004 by **THE COLONNADES AT SPRING CREEK PARTNERSHIP**, a Florida general partnership ("**Grantor**"), whose mailing address is 1076 Goodlette Road N., Naples, Florida 34102, to **COLONNADES DEVELOPMENT LLLP**, a Maryland limited liability limited partnership doing business in the State of Florida as Colonnades Development, Ltd., LLLP ("**Grantee**"), whose taxpayer identification number is 16-1701022, and whose mailing address is c/o CAPREIT, Inc., 11200 Rockville Pike, Suite 100, Rockville, Maryland 20852. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their respective successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situate and being in Bonita Springs, Lee County, Florida (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2004 and all subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (c) the title matters identified in **Exhibit B** hereto.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

PRINT NAME

Print Name: Angela Hyde

Print Name: LOUISE NEEDLER

Karen Randen

THE COLONNADES AT SPRING CREEK PARTNERSHIP, a Florida general partnership

By: **The Colonnades at Spring Creek, Inc., its general partner**

By:
Print Name:
Title: President

By: **Fairway, Inc., its general partner**

By:
Print Name: BARRY NEEDLER
Title: President

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JUN 06 2005
PERMIT COUNTER

DRI 2005-00006

(4)

5 #44

Doc St - $140,853.30

200401791

Return to Rhia Winant
Chicago Title Insurance Co.
5447 Nellie Davis Lane
Tampa, FL 33634

(5)

This instrument prepared by, ~~and after recording return to~~

Name: Howard R. Majev, Esquire

INSTR # 6325896
OR BK 04340 Pgs 3923 - 3927; (5pgs)
RECORDED 06/21/2004 11:45:41 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEED DOC 140,853.30

STATE OF Florida)
) SS:
COUNTY OF Collier)

The foregoing Special Warranty Deed was acknowledged before me this 10th day of June ___ 2004, by Roy W. Cronacher, Jr, as President of The Colonnades At Spring Creek, Inc., a Florida corporation and a general partner of The Colonnades At Spring Creek Partnership, a Florida general partnership, on behalf of said The Colonnades At Spring Creek, Inc., as general partner of The Colonnades At Spring Creek Partnership. He is (personally known) to me or produced _____ as identification.

Notary Public, State of Florida
My commission expires: 2/2/07
Commission No. DD181677
[Notarial Seal]

My commission expires:
2/2/07

Angela Hyde

ANGELA HYDE
MY COMMISSION # DD 181677
EXPIRES: February 2, 2007
Bonded Thru Notary Public Underwriters

~~STATE~~ PROV. OF ONTARIO)
) SS:
COUNTY OF REGION OF YORK)

The foregoing Special Warranty Deed was acknowledged before me this ___ day of June ___ 2004, by BARRY NEEDLER, as President of Fairway, Inc., a DELAWARE corporation and a general partner of The Colonnades At Spring Creek Partnership, a Florida general partnership, on behalf of said Fairway, Inc., as general partner of The Colonnades At Spring Creek Partnership. He is personally known to me or produced ONTARIO DRIVERS LICENCE N2167 07564 81119 as identification.

Notary Public, ~~State~~ of _____
My ~~commission~~ expires: _____
Commission No. _____
[Notarial Seal]

My ~~commission~~ expires:
_____

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JUN 06 2005
PERMIT COUNTER

Gordon F. Allan
Barrister & Solicitor
12 St. John's Sdrd. E.
Aurora, Ontario
L4G 3G8

DC:360043.2

3

DRI 2005-00006

Exhibit A

Parcel 8, SPRING CREEK EAST UNIT TWO, according to the plat thereof recorded in Plat Book 62 at Page 65 through 67, of the public records of Lee County, Florida.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Lee County Ordinance 86-14, recorded November 30, 1990, in Official Records Book 2189, pages 3281 through 3333, inclusive, and amended by Ordinance 86-38 recorded in Official Records Book 2189, pages 3334 through 3372, inclusive, both of the public records of Lee County, Florida, providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes.
2. Restrictions, covenants, conditions and easements as contained in the Declaration of Restrictions of Spring Creek East recorded May 5, 1998, recorded in Official Records Book 2955, pages 2932 through 2985, inclusive, as amended by that certain Amendment to Declaration of Restrictions for Spring Creek East recorded September 4, 1998, in Official Records Book 3009, pages 665 through 670, inclusive, together with Official Records Book 3821, page 4094, Official Records Book 3937, page 1550 and Official Records Book 4094, page 2976, all of the public records of Lee County, Florida.
3. Resolutions pertaining to Spring Creek DRI recorded in Official Records Book 1846, pages 4024 through 4027, inclusive, Official Records Book 1898, pages 164 through 169, inclusive, and Official Records Book 1936, pages 2154 through 2158, inclusive, all of the public records of Lee County, Florida.
4. Notice of Development Orders for Spring Creek recorded in Official Records Book 2123, page 2653, Official Records Book 2398, pages 3279 through 3281, inclusive, Official Records Book 2628, pages 1135 and 1136, and Official Records Book 2639, pages 850 and 851, all of the public records of Lee County, Florida.
5. Notice of Development Order Approval for Spring Creek East-West Collector Road, recorded July 23, 1998, in Official Records Book 2990, pages 1778 and 1779, of the public records of Lee County, Florida.
6. Restrictions, covenants, conditions and easements as contained in the Declaration of Protective Covenants and Restrictions by Bonita Bay Properties, Inc. and Bonita Bay Limited Partnership, dated July 29, 1994, recorded in Official Records Book 2523, pages 3262 through 3355, inclusive, public records of Lee County, Florida.
7. Restrictions, covenants, conditions and easements as contained in the Declaration of Covenants recorded January 7, 1994, in Official Records Book 2460, pages 3760 through 3795, inclusive, public records of Lee County, Florida.
8. Restrictions, conditions, reservations, easements and other matters contained on the Plat of Spring Creek East Unit Two, as recorded in Plat Book 62, pages 65 through 67, inclusive, public records of Lee County, Florida.
9. Declaration of Site Conditions and Restrictions recorded in Official Records Book 3059, page 1625, subsequently amended in Official Records Book 4340, page 3916, both of the public records of Lee County, Florida.
10. Impact Fee Credit Agreement recorded in Official Records Book 3059, page 1646, public records of Lee County, Florida.
11. Notice of Development Order recorded in Official Records Book 3119, page 4033, public records of Lee County, Florida.
12. Grant of Utility Easement recorded in Official Records Book 3398, page 2690, public records of Lee County, Florida.
13. Notice of Adoption of the Eleventh Amendment to the Pelican Landing DRI Development Order recorded in Official Records Book 3843, page 694, public records of Lee County, Florida.
14. Subject to the rights of tenants under unrecorded Leases.
15. Easement recorded in Official Records Book 3184, page 1319, public records of Lee County, Florida.
16. Any rights, interests or claims arising from the following matters shown on the survey prepared by WilsonMiller, Inc., dated April 14, 2004, revised May 20, 2004, Drawing Number D-0254-69:

    a. Encroachment of chain link fence through easements along the West, South and East boundary lines of subject property;

    b. 10' Utility Easement along the North boundary line of subject property;

    c. Encroachment of Concrete, Paving, Asphalt, Median & Curbing into Florida Power Line Easement through out subject property; AND

    d. 28' Drainage Easement along the East boundary line of subject property.

SPRING CREEK EAST UNIT TWO

A SUBDIVISION IN

SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

NOVEMBER 1998

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PLAT BOOK 62 PAGE 65

SHEET 1 OF 3

PREPARED BY:
JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

DESCRIPTION

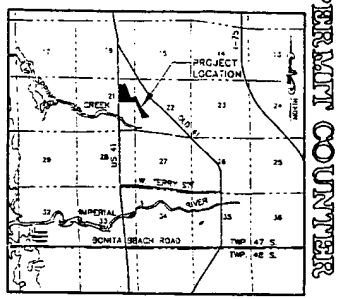
A TRACT OR PARCEL OF LAND LYING IN SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 21 RUN S 89° 18' 54" W ALONG THE NORTH LINE OF SAID SECTION FOR 1146.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID TAMIAMI TRAIL (STATE ROAD NO. 45) 210 FEET, MORE OR LESS; THENCE RUN S 03° 38' 41" E ALONG SAID EASTERLY LINE FOR 886.77 FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 30.00 FEET (CHORD BEARING N 44° 53' 19" E) (CHORD 42.71 FEET) (DELTA 90° 00' 00") FOR 47.12 FEET TO A POINT OF TANGENCY; THENCE RUN N 89° 53' 19" E FOR 45.91 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 550.00 FEET (CHORD BEARING S 3° 32' 48" E) (CHORD 139.90 FEET) (DELTA 14° 38' 30") FOR 140.28 FEET TO A POINT OF TANGENCY; THENCE RUN S 75° 29' 31" E FOR 44.21 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 FEET (CHORD BEARING S 30° 29' 51" E) (CHORD 49.50 FEET) (DELTA 90° 00' 00") FOR 54.98 FEET; THENCE RUN S 15° 29' 51" E FOR 60.00 FEET; THENCE RUN N 74° 30' 09" E FOR 17.82 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 25.00 FEET (CHORD BEARING N 50° 15' 34" E) (CHORD 29.19 FEET) (DELTA 71° 58' 50") FOR 31.41 FEET; THENCE RUN N 18° 46' 17" E FOR 73.54 FEET; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 25.00 FEET (CHORD BEARING N 28° 42' 09" W) (CHORD 38.45 FEET) (DELTA 93° 35' 29") FOR 40.84 FEET TO A POINT OF TANGENCY; THENCE RUN N 18° 35' 34" E FOR 97.34 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED OFFICIAL RECORD BOOK 2247 AT PAGE 649, LEE COUNTY RECORDS; THENCE RUN N 89° 00' 55" E FOR 145.00 FEET; THENCE RUN S 20° 34' 06" E FOR 1288.40 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 150.00 FEET (CHORD BEARING S 10° 28' 59" E) (CHORD 58.04 FEET) (DELTA 22° 54' 14") FOR 58.17 FEET TO A POINT OF TANGENCY; THENCE RUN S 00° 02' 08" W FOR 88.11 FEET; THENCE RUN N 89° 53' 19" E FOR 142.65 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 650.00 FEET (CHORD BEARING N 79° 40' 08" E) (CHORD 230.84 FEET) (DELTA 20° 26' 19") FOR 231.87 FEET TO A POINT OF TANGENCY; THENCE RUN N 69° 27' 00" E FOR 50.94 FEET TO AN INTERSECTION WITH THE EAST LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT, AS RECORDED IN DEED BOOK 228 AT PAGES 574 THROUGH 579 OF THE LEE COUNTY RECORDS; THENCE RUN S 20° 54' 06" E ALONG SAID EASTERLY LINE FOR 62.67 FEET; THENCE RUN N 69° 05' 54" E FOR 101.42 FEET TO AN INTERSECTION WITH THE CURVED WESTERLY LINE OF THE SEABOARD COASTLINE RAILROAD (130 FEET WIDE); THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 5794.73 FEET (CHORD BEARING S 12° 22' 03" E) (CHORD 1374.61 FEET) (DELTA 13° 38' 50") FOR 1381.61 FEET; THENCE RUN S 31° 41' 28" E FOR 1230.93 FEET; THENCE RUN S 72° 43' 46" W FOR 465.84 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT; THENCE RUN N 20° 54' 06" W ALONG SAID WESTERLY LINE FOR 1729.45 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1998 AT PAGE 2958 OF THE LEE COUNTY RECORDS; THENCE RUN S 89° 52' 23" W ALONG SAID NORTHERLY LINE AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1524 AT PAGE 1474 OF THE LEE COUNTY RECORDS FOR 1233.17 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2779 AT PAGE 2969, LEE COUNTY RECORDS; THENCE RUN N 00° 28' 53" E ALONG AN EASTERLY LINE OF SAID LANDS FOR 180.38 FEET; THENCE RUN N 52° 41' 37" W ALONG A NORTHERLY LINE OF SAID LANDS FOR 132.24 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 80.00 FEET (CHORD BEARING S 43° 10' 29" W) (CHORD 61.85 FEET) (DELTA 47° 39' 44") FOR 66.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 19° 20' 37" W ALONG A NORTHWESTERLY LINE OF SAID LANDS FOR 124.06 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 145.00 FEET (CHORD BEARING S 27° 03' 52" W) (CHORD 137.39 FEET) (DELTA 33° 32' 58") FOR 135.36 FEET TO A POINT OF CURVATURE; THENCE RUN S 00° 07' 23" E FOR 1.38 FEET TO AN INTERSECTION WITH THE NORTH LINE OF CEDAR CREEK PHASE I AS RECORDED IN PLAT BOOK 54 BEGINNING AT PAGE 1 OF THE LEE COUNTY RECORDS; THENCE RUN S 89° 52' 23" W ALONG SAID NORTH LINE FOR 40.21 FEET; THENCE RUN N 00° 07' 23" E FOR 1.38 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 205.00 FEET (CHORD BEARING N 27° 03' 52" E) (CHORD 186.76 FEET) (DELTA 53° 32' 58") FOR 191.59 FEET TO A POINT OF TANGENCY; THENCE RUN N 54° 00' 21" E FOR 194.68 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 120.00 FEET (CHORD BEARING N 28° 56' 50" E) (CHORD 109.18 FEET) (DELTA 54° 07' 22") FOR 113.34 FEET TO A POINT OF TANGENCY; THENCE RUN N 00° 08' 41" W FOR 79.45 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 35.00 FEET (CHORD BEARING N 45° 08' 41" W) (CHORD 49.50 FEET) (DELTA 90° 00' 00") FOR 54.98 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 53' 19" W FOR 215.21 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID TAMIAMI TRAIL; THENCE RUN N 00° 06' 41" W ALONG SAID EAST LINE FOR 172.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 58.61 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 21 TO BEAR N 89° 18' 54" E.



VICINITY MAP
SCALE: 1" = 1 MILE

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NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT 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, WATER AND SEWER FACILITIES.

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

DRI 2005-00006

NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ● = PERMANENT REFERENCE MONUMENTS (P.R.M.S) ARE CONCRETE MONUMENTS WITH METAL DISKS SET, THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. ■ = PERMANENT CONTROL POINTS (P.C.P.S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ○ = SET 5/8" IRON PIPE WITH CAP LB#642.
5. ALL CURVES INDICATED ARE CIRCULAR.
6. (R) INDICATES RADIAL LINE.
7. D.E. = DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG THE FRONT LINE OF EACH TRACT OR PARCEL FRONTING A ROADWAY, SEE PLAT FOR ADDITIONAL EASEMENTS.
8. U.E. = UTILITY EASEMENT.
9. D.E. = DRAINAGE EASEMENT.
10. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.
11. ⊗ = TERRA - MONUMENTATION HAS BEEN SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
12. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 21 TO BEAR N89° 18' 54" E.
13. TRACT USAGES:
TRACTS "A" AND "B" ARE ROAD RIGHT OF WAYS AND PUBLIC UTILITY EASEMENTS.
TRACT "B" IS FOR FUTURE DEVELOPMENT.
TRACT "C" IS FOR SURFACE WATER MANAGEMENT.
TRACTS "D" & "E" ARE A FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SPRING CREEK EAST UNIT TWO, A SUBDIVISION LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY 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.

DONE THIS 1st DAY OF DECEMBER, 1998.

W. KEITH SCHUMACHER, JR. OF THE FIRM LB#3642
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4445

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE GLADE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1998 BY W. DOUGLAS PITTS, PRESIDENT OF NEWCASTER DEVCORP INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF SPRING CREEK PLAZA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

Michaela A. Jones
NOTARY PUBLIC - STATE OF FLORIDA

Michaela A. Jones — M753209 — Sept. 17, 2003
NAME - PRINTED — COMMISSION # — COMMISSION EXPIRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND SPRING CREEK PLAZA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAS CAUSED THIS PLAT OF SPRING CREEK EAST UNIT TWO, A SUBDIVISION LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE PUBLIC FOR THE ROADWAYS DESIGNATED AS TRACT "A" (SIGNAL ROAD AND ELEMENTARY WAY) AND "TRACT "B" (TIMBERVINE DRIVE), THE DEDICATION OF SIGNAL ROAD IS SUBJECT TO AND CONDITIONED UPON THE AGREEMENT (KNOWN AS THE SIGNAL ROAD AGREEMENT RECORDED AT O.R. BOOK 2633, PAGES 1258 THROUGH 1262 AND THE CONDITIONS IN THAT WARRANTY DEED BETWEEN BONITA BAY LIMITED PARTNERSHIP AND THE SPRING CREEK EAST PROPERTY OWNERS ASSOCIATION INC., RECORDED AT O.R. BOOK 3033, PAGES 1353 THROUGH 1355), ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
2. TO THE SPRING CREEK EAST PROPERTY OWNERS ASSOCIATION, INC., TRACT "C" AND ALL DRAINAGE EASEMENTS.
3. TO BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TRACT "B" FOR FUTURE DEVELOPMENT.
4. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "B".
5. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE, UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "B" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OR SUBSIDIARIES, DAMAGE THE IMPROVEMENTS WITHIN TRACT "A" AND "B" OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
6. ALL UTILITY EASEMENTS SHOWN HEREON ARE FOR THE PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF WATER, SEWER, IRRIGATION, ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND OTHER UTILITIES ARE GRANTED TO GOVERNMENT AGENCIES AND PUBLIC UTILITY COMPANIES.

WITNESSES
Shirley H. Thompson
PRINT NAME: Shirley H. Thompson
Hope Macdonald
PRINT NAME: HOPE MACDONALD

BONITA BAY LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS: GENERAL PARTNER
BY: Dennis E. Gilley
DENNIS E. GILLEY
PRESIDENT

Scott D. Klein
PRINT NAME: Scott D. Klein
Victor L. Stolk
PRINT NAME: VICTOR L. STOLK

SPRING CREEK PLAZA ASSOCIATES, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: NEWCASTER DEVCORP INC., A FLORIDA CORP.
ITS SOLE GENERAL PARTNER
BY: W. Douglas Pitts
W. DOUGLAS PITTS
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF December, 1998 BY DENNIS E. GILLEY, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME, TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

Michaela Jones
NOTARY PUBLIC - STATE OF FLORIDA

Michaela A. Jones — M753209 — Sept. 17, 2003
NAME - PRINTED — COMMISSION # — COMMISSION EXPIRES

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 4th DAY OF December, 1998.

Vice-CHAIRMAN OF THE BOARD — CLERK OF COURT
PRINT NAME: John E. Albion — PRINT NAME: Charlie Green

COUNTY ATTORNEY — DIRECTOR, DEVELOPMENT SERVICES DIVISION
PRINT NAME: PATRICK G. WHITE — PRINT NAME: JAMES V. McCARTHY

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINT NAME: Mike Eiles

4528863

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SPRING CREEK EAST UNIT TWO, A SUBDIVISION LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:51 P.M. THIS 15th DAY OF December, 1998 AND DULY RECORDED IN PLAT BOOK 62 PAGES 65 THROUGH 67, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK OF COURT
IN AND FOR COUNTY
PRINT NAME Charlie Green

REVIEW BY THE DESIGNATED COUNTY AGENCY DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES.

TITLE: P.C.P.S.M.
PRINTED NAME: Allen L. Davis

PREPARED BY:
JOHNSON ENGINEERING, INC
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

SPRING CREEK EAST UNIT TWO

A SUBDIVISION IN

SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

PLAT BOOK 62 PAGE 66

SHEET 2 OF 3

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
(1)	90°00'00"	50.00	78.54	50.00	N 44°53'19"E	70.71
(2)	14°36'50"	550.00	140.28	70.52	S 82°48'16"E	139.90
(3)	90°00'00"	35.00	54.98	35.00	S 30°29'51"E	49.50
(4)	71°26'50"	25.00	31.17	17.98	N 30°13'34"E	29.19
(5)	93°09'25"	25.00	40.64	26.52	N 28°43'09"W	36.45
(6)	0°22'31"	5794.73	37.95	18.98	S 20°43'54"E	37.95
(7)	3°44'07"	750.00	48.89	24.46	S 71°19'03"W	48.89
(8)	6°42'31"	750.00	98.90	49.49	S 73°48'15"W	98.70
(9)	18°42'12"	750.00	218.55	110.10	S 81°32'13"W	217.37
(10)	11°43'48"	750.00	153.95	77.04	S 84°31'25"W	153.69
(11)	11°43'48"	700.00	143.31	71.91	S 84°31'25"W	143.08
(12)	11°43'48"	550.00	133.37	66.77	S 84°31'25"W	132.94
(13)	90°00'00"	35.00	54.98	35.00	S 44°53'19"W	49.50
(14)	54°07'32"	150.00	141.58	76.62	S 26°56'50"W	136.47
(15)	32°27'18"	180.00	101.95	52.39	S 18°05'58"W	100.60
(16)	21°39'44"	180.00	68.05	34.44	S 43°10'29"W	67.65
(17)	53°52'58"	175.00	164.58	88.94	S 27°03'52"W	158.58
(18)	53°52'58"	145.00	136.38	73.63	S 27°03'52"W	131.38
(19)	53°52'58"	205.00	192.79	104.19	N 27°03'52"E	185.76
(20)	54°07'32"	120.00	113.34	61.30	N 26°56'50"E	109.18
(21)	90°00'00"	35.00	54.98	35.00	N 45°06'41"W	49.50
(22)	11°48.57"	25.00	5.15	2.58	S 88°08'33"E	5.15
(23)	83°15'47"	25.00	36.33	22.22	N 36°08'08"E	33.22
(24)	6°44'13"	200.00	23.52	11.77	S 78°51'58"E	23.50
(25)	20°28'19"	650.00	231.97	117.18	N 79°40'39"E	230.54

SCALE: 1" = 100'

N

SEABOARD COASTLINE RAILROAD

TRACT "C"

TRACT "D"

TRACT "E" (1.11 AC.)

TRACT "B" (FUTURE DEVELOPMENT) (0.46 AC.)

UNPLATTED

SECTION LINE

SECTION 22

SECTION 21

P.O.C. DESC.
NE. CORNER SECTION 21

FLORIDA POWER & LIGHT COMPANY
TRANSMISSION LINE EASEMENT
(DEED BOOK 228, PAGE 574-579)

NOT A PART OF THIS PLAT
PARCEL 5

PARCEL 8
(9.80 AC.)

SUBJECT

SIGNAL

ROAD

LIFT STATION EASEMENT
(O.R. 3019/2332)

PARCEL 3
(10.61 AC.)

PARCEL 4
(21.99 AC.)

PARCEL 7
(1.63 AC.)

NOT A PART OF THIS PLAT
O.R. 2799/2900

NOT A PART OF THIS PLAT
PARCEL 6

ELEMENTARY

SPRING CREEK ELEMENTARY SCHOOL

DETAIL
NOT TO SCALE

CEDAR CREEK PHASE I
(P.B. 54, PG. 81)

P.O.B. DESC.

TAMIAMI TRAIL

(STATE ROAD NO. 45 - U.S. 41)

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DRI2005-00006

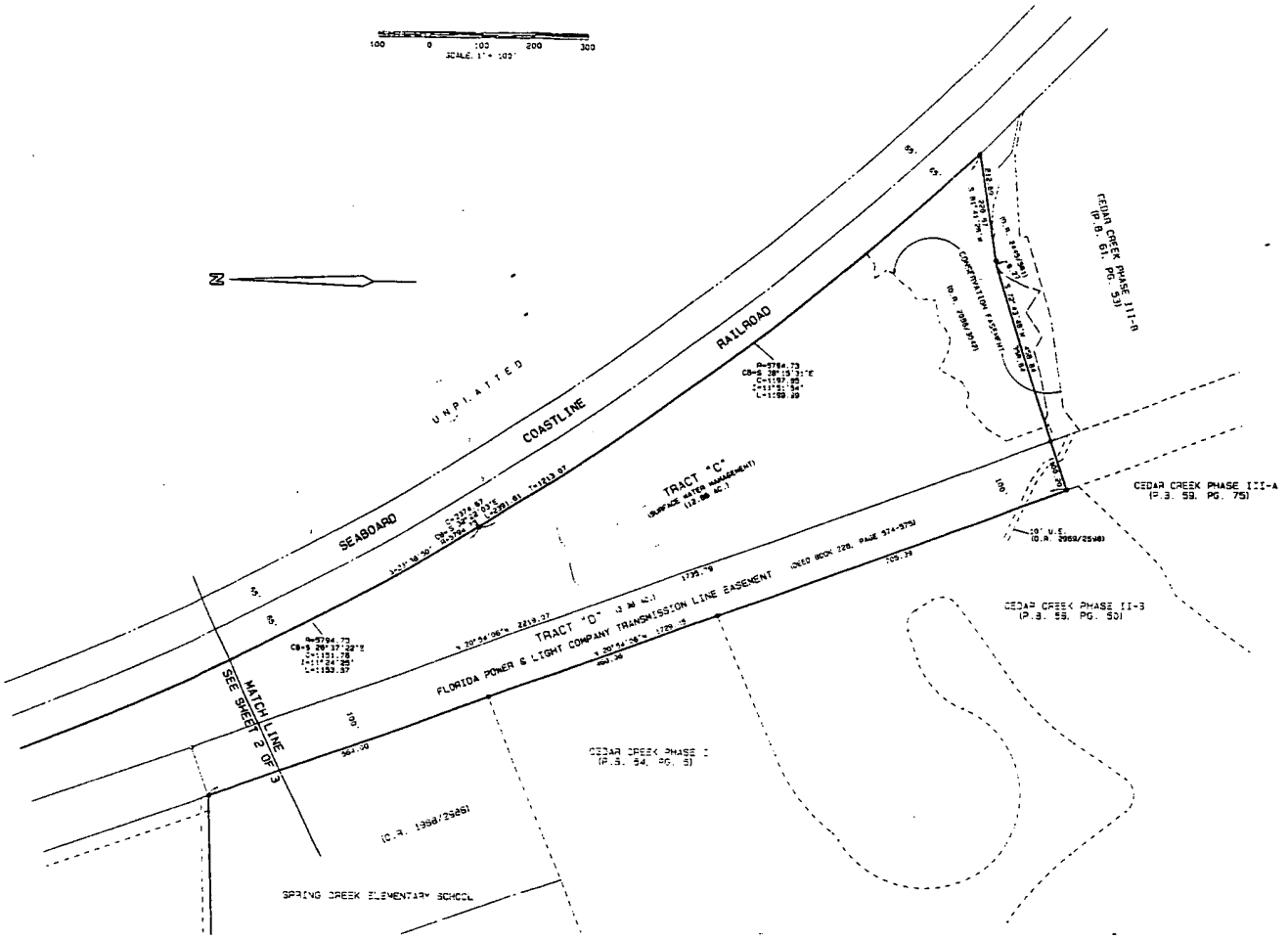
PREPARED BY:
JOHNSON ENGINEERING, INC
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

PLAT BOOK 62 PAGE 67

SPRING CREEK EAST UNIT TWO

SHEET 3 OF 3

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



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DRI 2005-00006

NARRATIVE

COLONNADES

The DRI presently permits 195 multi-family units and 300 single-family units in Spring Creek East. The single-family area has been platted for a total of 274 single-family lots, and is substantially built out as the Cedar Creek subdivision. The multi-family area is now known as San Mirage condominiums. 196 units were constructed (one unit was a model). Since the units are now ownership instead of rental, the model unit serves no purpose and the owners have asked to increase the multi-family units to 196 (to include the existing model unit) and to reduce the single-family units to 299 (since there are only 274 of the approved 300 units that are platted). This change will decrease single-family units from 300 to 299 and will increase multi-family units from 195 to 196. This change will be reflected on Map H. No other changes are requested. The trip generation difference between the existing model unit visited by numerous people compared to a single multi-family unit would be minimal (and probably a reduction in trips), especially when offset by the one single-family unit reduction. (Attached are copies of the recorded plats showing less than 300 single-family lots).

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JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

PLAT BOOK 54 PAGE 6

SHEET 2 OF 10

CEDAR CREEK PHASE I

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SCALE: 1" = 200'

DESCRIPTION

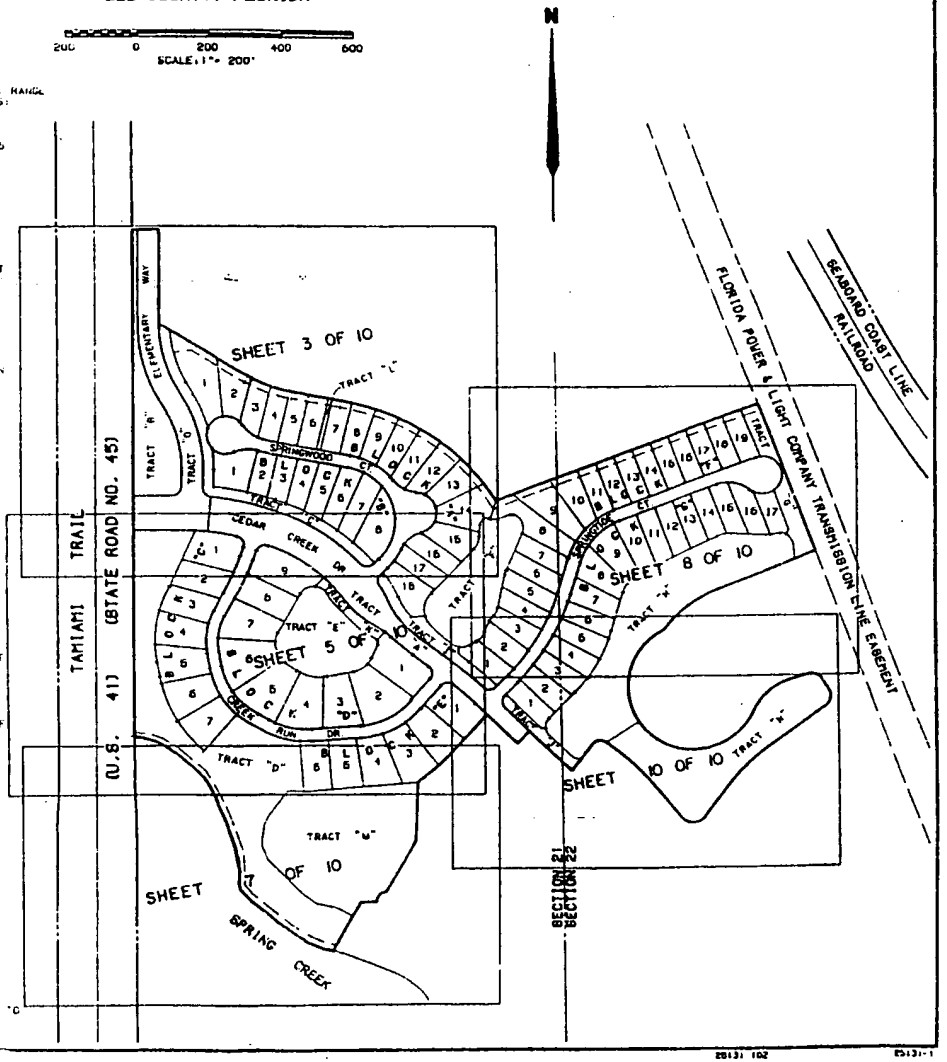
A TRACT OR PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST RUN S 89° 15' 54" W FOR 1,146.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL); THENCE RUN S 00° 08' 41" E ALONG SAID EAST LINE FOR 2,549.25 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN N 86° 52' 23" E FOR 78.00 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1524 AT PAGE 1474 OF THE LEE COUNTY RECORDS; THENCE RUN S 00° 07' 23" W ALONG THE WEST LINE OF SAID LANDS FOR 271.62 FEET; THENCE RUN S 56° 52' 37" E ALONG THE SOUTHERLY LINE OF SAID LANDS FOR 290.13 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 350.00 FEET (CHORD BEARING S 69° 22' 37" E) (CHORD 127.86 FEET) (DELTA 21° 00' 00") FOR 128.28 FEET TO A POINT OF TANGENCY; THENCE RUN S 79° 52' 37" E ALONG SAID SOUTHERLY LINE FOR 138.42 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 650.00 FEET (CHORD BEARING S 56° 10' 38" E) (CHORD 522.52 FEET) (DELTA 47° 23' 59") FOR 537.73 FEET; THENCE RUN N 59° 06' 54" E FOR 796.81 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1988 AT PAGE 2988 AND THE WESTERLY LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT (100 FEET WIDE) AS DESCRIBED IN DEED BOOK 226 AT PAGE 57 OF THE LEE COUNTY RECORDS; THENCE RUN S 20° 54' 05" E ALONG SAID WESTERLY LINE FOR 450.06 FEET; THENCE RUN S 68° 10' 51" W FOR 293.05 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 375.00 FEET (CHORD BEARING S 53° 36' 26" W) (CHORD 188.30 FEET) (DELTA 29° 04' 50") FOR 190.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 47.00 FEET (CHORD BEARING S 49° 47' 32" W) (CHORD 17.44 FEET) (DELTA 21° 23' 22") FOR 17.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 184.00 FEET (CHORD BEARING S 48° 10' 24" E) (CHORD 348.66 FEET) (DELTA 217° 18' 54") FOR 697.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 167.00 FEET (CHORD BEARING N 47° 50' 19" E) (CHORD 131.06 FEET) (DELTA 49° 20' 23") FOR 135.20 FEET TO A POINT OF TANGENCY; THENCE RUN N 72° 30' 29" E FOR 56.88 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 FEET (CHORD BEARING S 70° 18' 12" E) (CHORD 42.36 FEET) (DELTA 74° 38' 38") FOR 45.5C FEET TO A POINT OF TANGENCY; THENCE RUN S 33° 00' 53" E FOR 35.85 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 36.00 FEET (CHORD BEARING S 10° 44' 38" W) (CHORD 49.80 FEET) (DELTA 87° 31' 02") FOR 51.95 FEET TO A POINT OF TANGENCY; THENCE RUN S 54° 30' 09" W FOR 184.47 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 530.00 FEET (CHORD BEARING S 45° 22' 26" W) (CHORD 166.12 FEET) (DELTA 18° 15' 26") FOR 168.88 FEET TO A POINT OF TANGENCY; THENCE RUN S 36° 14' 43" W FOR 116.30 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 41.00 FEET (CHORD BEARING S 86° 03' 49" W) (CHORD 64.46 FEET) (DELTA 103° 36' 11") FOR 74.16 FEET TO A POINT OF TANGENCY; THENCE RUN N 40° 07' 06" W FOR 131.28 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (CHORD BEARING N 48° 03' 29" W) (CHORD 179.67 FEET) (DELTA 15° 52' 46") FOR 180.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 29.00 FEET (CHORD BEARING S 60° 02' 35" W) (CHORD 40.25 FEET) (DELTA 87° 55' 06") FOR 44.50 FEET TO A POINT OF TANGENCY; THENCE RUN S 36° 05' 02" W FOR 54.41 FEET; THENCE RUN N 48° 35' 19" W FOR 167.70 FEET; THENCE RUN S 43° 24' 41" W FOR 60.00 FEET; THENCE RUN N 48° 35' 19" W FOR 123.67 FEET; THENCE RUN S 42° 23' 00" W FOR 98.09 FEET; THENCE RUN S 43° 59' 44" W FOR 105.48 FEET; THENCE RUN S 48° 40' 40" W FOR 74.94 FEET; THENCE RUN S 02° 00' 45" W FOR 172.94 FEET; THENCE RUN S 29° 20' 44" W FOR 166.36 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 30.00 FEET (CHORD BEARING S 42° 04' 55" W) (CHORD 40.66 FEET) (DELTA 85° 03' 59") FOR 44.54 FEET; THENCE RUN S 89° 32' 56" W FOR 42.34 FEET; THENCE RUN S 29° 36' 20" W FOR 184 FEET, MORE OR LESS TO THE WATERS OF SPRING CREEK; THENCE RUN NORTHWESTERLY ALONG THE WATERS OF SPRING CREEK FOR 696 FEET, MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL) (210 FEET WIDE); THENCE RUN N 00° 08' 41" E ALONG SAID EASTERLY LINE FOR 1,481 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 44.01 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTH LINE OF SECTION 21 TO BEAR S 89° 15' 54" W.



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PERMIT COUNTER

JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

CEDAR CREEK PHASE I

PLAT BOOK 54 PAGE 5

SHEET 1 OF 10

A SUBDIVISION IN

SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

DECEMBER 1993

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
FORT MYERS, FLORIDA

APPROVALS

THIS PLAT ACCEPTED THIS 8TH DAY OF FEBRUARY, 1994 IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

NAME: JOHN E. ALBION
VICE CHAIRMAN OF THE BOARD

NAME: PATRICK G. WHITE
COUNTY ATTORNEY

NAME: WALTER J. McCARTHY
MANAGER DIVISION OF ZONING AND DEVELOPMENT REVIEW

NAME: CHARLIE GREEN
CLERK OF COURT

NAME: MARY GIBBS
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

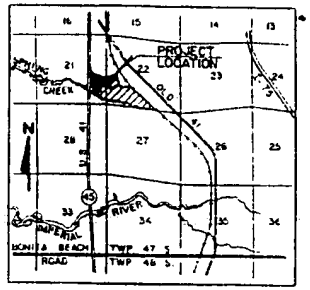
3537372

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE I 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.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 10:32 A.M. THIS 8TH DAY OF FEBRUARY, 1994, AND WAS DULY RECORDED IN PLAT BOOK 54 AT PAGES 5 thru 14 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NAME: CHARLIE GREEN
CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY

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.



VICINITY MAP
SCALE: 1" = 1 MILE

NOTICE

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10.7677-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 564.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ⊕=PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE TAPERED CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. ⊕=PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ALL CURVES INDICATED ARE CIRCULAR.
5. (R.) INDICATES RADIAL LINE.
6. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG THE FRONT LINE OF EACH LOT AND TRACT FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
7. TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
   TRACTS "B", "C", "G", "I", "J" AND "K" ARE SUBJECT TO EASEMENTS FOR DRAINAGE PURPOSES.
   TRACT "D" IS COMMON AREA AND RECREATION AREA.
   TRACTS "E", "F" AND "H" ARE LAKES.
   TRACT "L" IS PEDESTRIAN ACCESS EASEMENT.
   TRACT "M" IS WETLAND RESERVE AND DRAINAGE EASEMENT.
   TRACT "N" IS FOR FUTURE DEVELOPMENT.
   TRACT "O" IS PUBLIC ROAD RIGHT-OF-WAY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND U.S. HOME CORPORATION, A DELAWARE CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF CEDAR CREEK PHASE I TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE PERPETUAL USE BY THE PUBLIC, THE ROADWAY DESIGNATED AS TRACT "O".
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL OTHER ROADWAYS DESIGNATED AS TRACT "A", SUBJECT TO EASEMENTS HEREAFTER SET FORTH AND FURTHER SUBJECT TO AN EASEMENT IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, AND CABLE TELEVISION LINES APPURTENANT THERETO, AND ANY OTHER REASONABLE USES WHICH MAY BE CONDUCTED OR MAINTAINED WITHIN SAID TRACT "A".
3. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND DRAINAGE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
4. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "O".
5. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "O" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OF SUBSIDIARIES, DAMAGE THE IMPROVEMENTS WITHIN TRACTS "A" OR "O" OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
6. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

WITNESSES

NAME: Betty Farris

NAME: Lisa Bowers

NAME: Barbara J. Yates

NAME: Brad Yates

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS, GENERAL PARTNER

BY: _____
RICHARD V. PLOWMAN
PRESIDENT

U.S. HOME CORPORATION

BY: _____
JAMES E. CURRY
EXECUTIVE VICE PRESIDENT

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE I IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL 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.

DONE THIS 10TH DAY OF DEC, 1993.

E. BRITT PEMEROY, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4448

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, A.D. 1993, BY JAMES E. CURRY, AS EXECUTIVE VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, WHO I/WE IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED _____ AS IDENTIFICATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC038399
COMMISSION #
9-17-94
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, A.D. 1993, BY RICHARD V. PLOWMAN, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, WHO I/WE IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED _____ AS IDENTIFICATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC038399
COMMISSION #
9-17-94
MY COMMISSION EXPIRES

CEDAR CREEK PHASE II-B

A SUBDIVISION IN

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

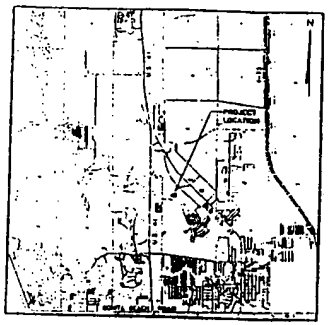
MARCH 1996

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PLAT BOOK 58 PAGE 50

SHEET 1 OF 2

DESCRIPTION



VICINITY MAP
SCALE: 1" = 1 MILE

APPROVALS

3978274

DEDICATION

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 LAND 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.

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10-7577-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 364

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF
2. ● = PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 4"x4" CONCRETE MONUMENTS WITH METAL RODS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER
3. ○ = PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL NAILS BEARING THE SURVEYOR'S CERTIFICATE NUMBER
4. (1) = CIRCULAR CURVE NUMBER AS SHOWN IN THE CURVE TABLE
5. ALL CURVES INDICATED ARE CIRCULAR.
6. (R) INDICATES RADIAL LINE.
7. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG EACH LOT LINE FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
8. TRACT "A" IS A PRIVATE ROAD RIGHT OF WAY AND A PUBLIC UTILITY EASEMENT.
   TRACT "B" IS AN OPEN SPACE AND DRAINAGE EASEMENT.
   TRACT "C" IS A WETLAND PRESERVE AND DRAINAGE EASEMENT.

CERTIFICATE

ACKNOWLEDGMENT

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PLAT BOOK 57 PAGE 47

SHEET 2 OF 2

CEDAR CREEK PHASE II-B

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

AREA TABULATION

CURVE DATA

LEGEND

RECEIVED
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PERMIT COUNTER

DRI 2005-00006

PLAT BOOK 52 PAGE 51

SHEET 1 OF 3

CEDAR CREEK PHASE II-A

A SUBDIVISION IN

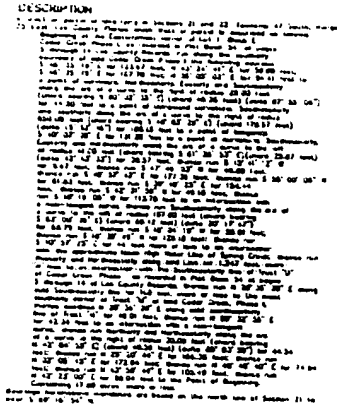
SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

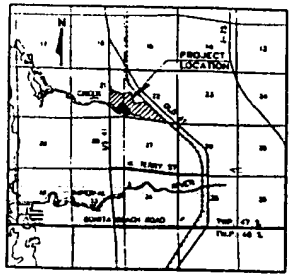
LEE COUNTY, FLORIDA

JULY 1994

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

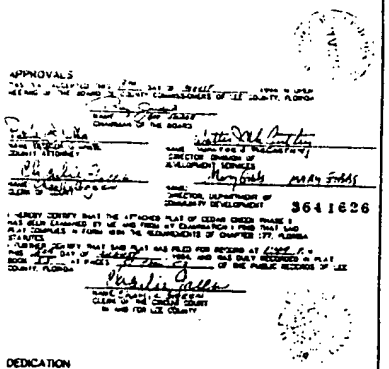
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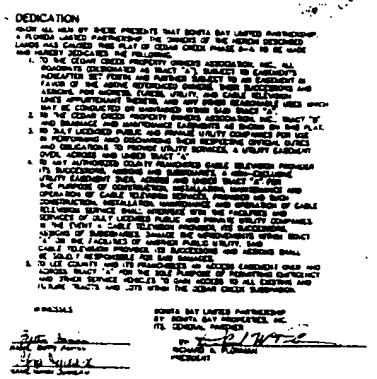
VICINITY MAP
SCALE: 1" = 1 MILE

APPROVALS



3641626

DEDICATION

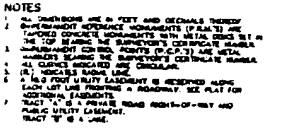


NOTICE:
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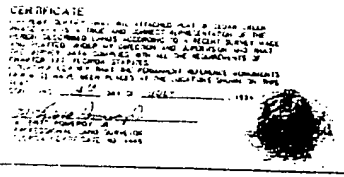
NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #8.1977-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2448, PAGE 364

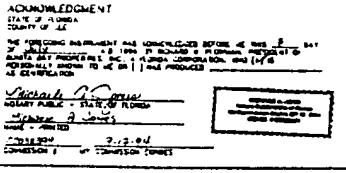
NOTES



CERTIFICATE



ACKNOWLEDGMENT



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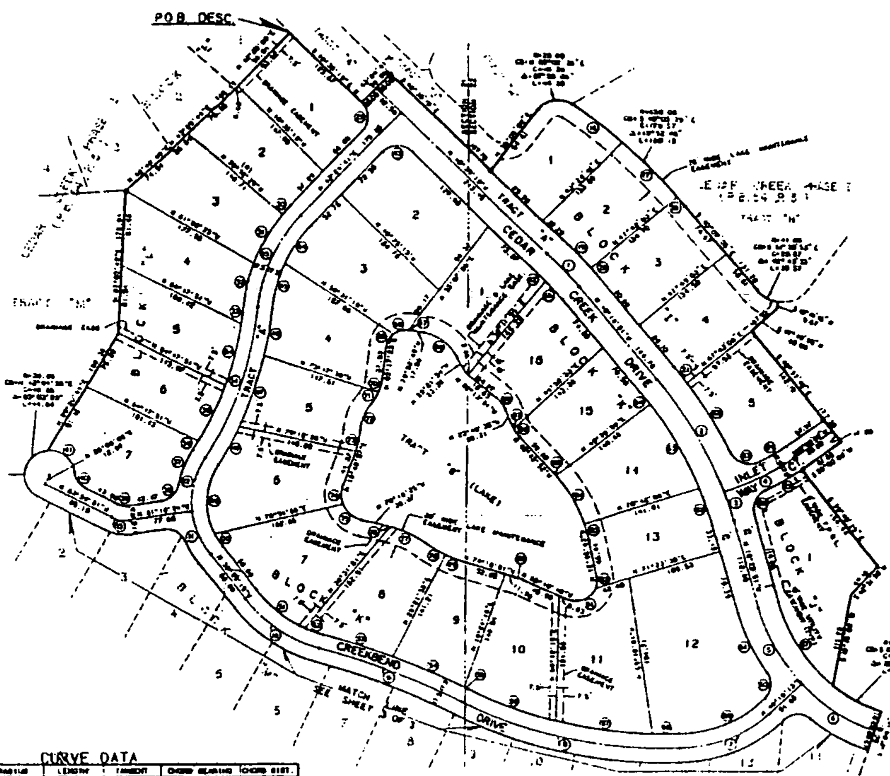
PLAT BOOK 55 PAGE 52

SHEET 2 OF 3

CEDAR CREEK PHASE II-A

A SUBDIVISION IN

SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	5°50'28"	160.31	54.28	27.[illegible]	N 43°25'03"W	54.24
2	[illegible]	175.36	190.45	[illegible]	N 20°38'44"W	189.20
3	[illegible]	175.36	37.18	18.60	N 10°44'14"W	37.17
4	[illegible]	360.37	53.76	47.39	N 87°43'56"E	53.46
5	28°10'09"	222.00	109.15	55.76	N 37°34'58"W	108.88
6	[illegible]	222.00	109.45	38.38	N 40°30'37"W	108.74
7	[illegible]	100.00	111.67	54.42	N 67°46'08"E	118.82
8	28°23'30"	538.96	206.68	133.63	N 70°28'14"W	203.38
9	11°38'30"	940.19	164.34	32.34	N 70°04'38"W	163.73
10	16°53'33"	175.00	112.70	38.36	N 57°28'12"W	118.76
11	12°01'43"	105.20	38.70	38.14	N 22°38'24"W	37.53
12	17°27'16"	100.20	38.64	33.60	N 11°46'07"E	67.42
13	34°49'45"	37.50	22.30	11.76	N 81°34'10"E	22.40
14	25°17'38"	443.00	186.79	88.31	N 17°33'20"E	194.21
15	28°07'21"	190.80	129.47	66.80	N 24°20'57"E	124.11
16	6°33'43"	380.60	74.44	37.38	N 52°43'01"W	74.40
17	[illegible]	600.00	90.37	45.20	N 45°27'11"W	90.30
18	1°21'26"	660.00	15.33	7.67	N 40°47'38"W	16.33
19	5°10'17"	515.31	47.71	23.87	N 43°56'10"W	47.60
20	1°02'11"	515.31	9.32	4.66	N 40°45'52"W	9.32
21	2°57'12"	500.56	25.50	12.75	N 38°45'50"W	25.50
22	11°18'11"	500.56	98.76	49.64	N 31°37'52"W	98.60
23	93°03'06"	25.30	40.60	26.37	N 72°30'16"W	36.30
24	5°57'08"	362.50	37.75	18.88	N 57°55'30"E	37.73
25	[illegible]	367.80	52.22	26.16	N 58°45'57"E	52.18
26	79°01'38"	25.00	34.48	20.32	N 23°00'57"E	31.60
27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
41	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
42	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
43	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
44	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
45	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
46	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
47	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
48	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
49	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
50	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
51	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
52	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
53	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
54	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
55	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
56	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
57	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
58	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
59	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
60	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
61	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
62	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
63	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
64	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
65	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
66	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
67	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
68	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
69	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
70	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
71	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
72	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
73	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
74	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
75	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
76	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
77	21°17'08"	120.30	46.29	24.43	N 88°26'47"W	46.01
78	10°10'01"	146.90	26.26	13.17	S 89°55'10"W	26.23
79	9°15'43"	146.90	23.68	11.85	N 88°38'10"W	23.50
80	8°27'13"	73.30	10.77	5.40	[illegible]	10.76
81	88°46'43"	25.30	40.30	25.26	[illegible]	35.21
82	34°09'12"	25.00	14.90	7.68	N 84°17'33"E	14.68
83	8°30'37"	160.00	20.44	10.23	[illegible]	20.43
84	21°30'13"	160.00	60.05	34.72	[illegible]	60.19
85	[illegible]	100.00	[illegible]	[illegible]	[illegible]	[illegible]
86	12°40'43"	[illegible]	13.30	[illegible]	[illegible]	13.27
87	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
88	[illegible]	[illegible]	17.43	[illegible]	[illegible]	17.26

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PLAT BOOK 55 PAGE 59

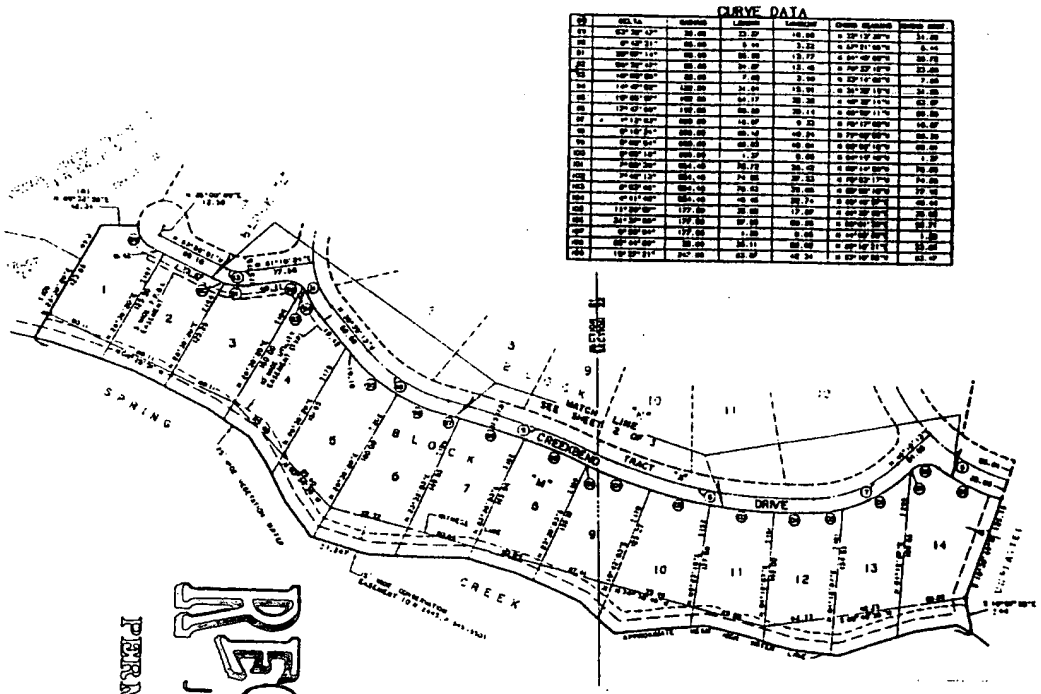
SHEET 3 OF 3

CEDAR CREEK PHASE II-A

A SUBDIVISION IN

SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA



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PLAT BOOK 57 PAGE 76

SHEET 1 OF 2

CEDAR CREEK PHASE III-A

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

APRIL 1997

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PREPARED BY:
JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

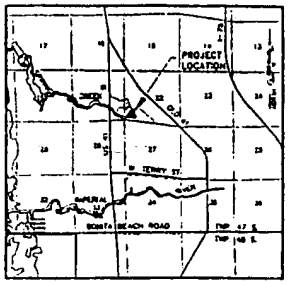
DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, BLOCK A OF CEDAR CREEK PHASE II-A AS RECORDED IN PLAT BOOK 56 BEGINNING AT PAGE 54 OF THE LEE COUNTY RECORDS; RUN N 89° 54' 15" E FOR 330.33 FEET; THENCE RUN N 00° 05' 45" W FOR 330.33 FEET; THENCE RUN S 89° 54' 15" E FOR 54.50 FEET; THENCE RUN N 00° 05' 45" E FOR 125.32 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY (FP&L) TRANSMISSION LINE EASEMENT AS RECORDED IN DEED BOOK 238 BEGINNING AT PAGE 374 OF SAID LEE COUNTY RECORDS; THENCE RUN N 89° 54' 15" E ALONG SAID SOUTHERLY LINE FOR 2133.8 FEET; THENCE RUN S 72° 42' 45" E FOR 1051.20 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID FP&L TRANSMISSION LINE EASEMENT; THENCE RUN S 89° 54' 15" E ALONG SAID NORTHEASTERLY LINE FOR 1441.8 FEET; THENCE RUN N 00° 05' 45" E FOR 214 FEET; MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF SPRING CREEK; THENCE RUN NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG SAID CENTERLINE FOR THE FOLLOWING 19 COURSES: N 00° 05' 45" E FOR 1178.19 FEET; THENCE RUN N 89° 54' 15" W FOR 1178.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.96 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE RECORD PLAT OF CEDAR CREEK PHASE II-A AS RECORDED IN PLAT BOOK 55 AT PAGE 37, LEE COUNTY RECORDS.



VICINITY MAP
SCALE: 1" = 1 MILE

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.

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10-7677-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 564

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 2nd DAY OF June, 1997.

CHAIRMAN

ATTEST: CHARLIE GREEN, CLERK

COUNTY ATTORNEY

DIRECTOR, DEVELOPMENT SERVICES DIVISION

DEPUTY CLERK

4152244

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-A, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAS BEEN EXAMINED BY ME AND FINDS MY EXAMINATION THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 12:03 P.M. THIS 3rd DAY OF June, 1997 AND WAS DULY RECORDED IN PLAT BOOK 57 AT PAGES 76 AND 77 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY
BY: CHARLIE GREEN

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF CEDAR CREEK PHASE III-A, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE KNOWN AND HEREBY DEDICATE THE FOLLOWING:

1. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL ROADWAYS (DESIGNATED AS TRACT "A"), SUBJECT TO EASEMENTS HEREAFTER SET FORTH IN AND FURTHER SUBJECT TO AN EASEMENT IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, AND CABLE TELEVISION LAKES (WHERE PERMITTED), AND ANY OTHER REASONABLE USES WHICH MAY BE CONDUCTED OR MAINTAINED WITHIN SAID TRACT "A".
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ", "AAA", "BBB", "CCC", "DDD", "EEE", "FFF", "GGG", "HHH", "III", "JJJ", "KKK", "LLL", "MMM", "NNN", "OOO", "PPP", "QQQ", "RRR", "SSS", "TTT", "UUU", "VVV", "WWW", "XXX", "YYY", "ZZZ", "AAAA", "BBBB", "CCCC", "DDDD", "EEEE", "FFFF", "GGGG", "HHHH", "IIII", "JJJJ", "KKKK", "LLLL", "MMMM", "NNNN", "OOOO", "PPPP", "QQQQ", "RRRR", "SSSS", "TTTT", "UUUU", "VVVV", "WWWW", "XXXX", "YYYY", "ZZZZ", "AAAAA", "BBBBB", "CCCCC", "DDDDD", "EEEEE", "FFFFF", "GGGGG", "HHHHH", "IIIII", "JJJJJ", "KKKKK", "LLLLL", "MMMMM", "NNNNN", "OOOOO", "PPPPP", "QQQQQ", "RRRRR", "SSSSS", "TTTTT", "UUUUU", "VVVVV", "WWWW", "XXXXX", "YYYYY", "ZZZZZ" AND ALL PUBLIC UTILITY EASEMENTS, TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES. A UTILITY EASEMENT SHOWN ACROSS AND UNDER TRACT "L".
3. TO WAIT AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES A NON-EXCLUSIVE UTILITY EASEMENT OVER ACROSS AND UNDER TRACT "L" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF SAID DEDICATED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OR SUBSIDIARIES DAMAGE THE IMPROVEMENTS WITHIN TRACT "L" OR THE FACILITIES OF DEDICATED PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
4. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "I" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

IN THE PRESENCE OF:

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS: GENERAL PARTNER

PRINT NAME

PRINT NAME

RICHARD F. MCDANIEL
PRESIDENT

NOTES

1. ALL ENCUMBRANCES ARE IN FEET AND DECIMALS THEREOF.
2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE CONCRETE MONUMENTS WITH METAL RODS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. CURVES ASSOCIATED ARE CIRCULAR.
5. BEARINGS ARE BASED RADIAL LINE.

USE:
- D = DRAINAGE EASEMENT
- U = UTILITY EASEMENT
- C = CURVE NUMBER IN CURVE TABLE
- L = LINE LETTER IN LINE TABLE

PLACE MARKERS:
- TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
- TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ", "AAA", "BBB", "CCC", "DDD", "EEE", "FFF", "GGG", "HHH", "III", "JJJ", "KKK", "LLL", "MMM", "NNN", "OOO", "PPP", "QQQ", "RRR", "SSS", "TTT", "UUU", "VVV", "WWW", "XXX", "YYY", "ZZZ", "AAAA", "BBBB", "CCCC", "DDDD", "EEEE", "FFFF", "GGGG", "HHHH", "IIII", "JJJJ", "KKKK", "LLLL", "MMMM", "NNNN", "OOOO", "PPPP", "QQQQ", "RRRR", "SSSS", "TTTT", "UUUU", "VVVV", "WWWW", "XXXX", "YYYY", "ZZZZ" ARE OPEN SPACES.
- TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ", "AAA", "BBB", "CCC", "DDD", "EEE", "FFF", "GGG", "HHH", "III", "JJJ", "KKK", "LLL", "MMM", "NNN", "OOO", "PPP", "QQQ", "RRR", "SSS", "TTT", "UUU", "VVV", "WWW", "XXX", "YYY", "ZZZ", "AAAA", "BBBB", "CCCC", "DDDD", "EEEE", "FFFF", "GGGG", "HHHH", "IIII", "JJJJ", "KKKK", "LLLL", "MMMM", "NNNN", "OOOO", "PPPP", "QQQQ", "RRRR", "SSSS", "TTTT", "UUUU", "VVVV", "WWWW", "XXXX", "YYYY", "ZZZZ" ARE P.R.M.'S - EASEMENTS.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-A, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, IS TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND PLATTED; AND IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT; AND THAT THE CURRENT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATED THIS 10th DAY OF June, 1997

JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

BY: [signature]
PRINT NAME: Michael J. Delate
FLORIDA CERTIFICATE NO. 3148

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF June, 1997 BY RICHARD F. MCDANIEL, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, AND LIMITED PARTNER OF BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[signature]
NOTARY PUBLIC
Margaret A. Jones
PRINT NAME
MY COMMISSION NO. CC 384249
MY COMMISSION EXPIRES: 3-17-97

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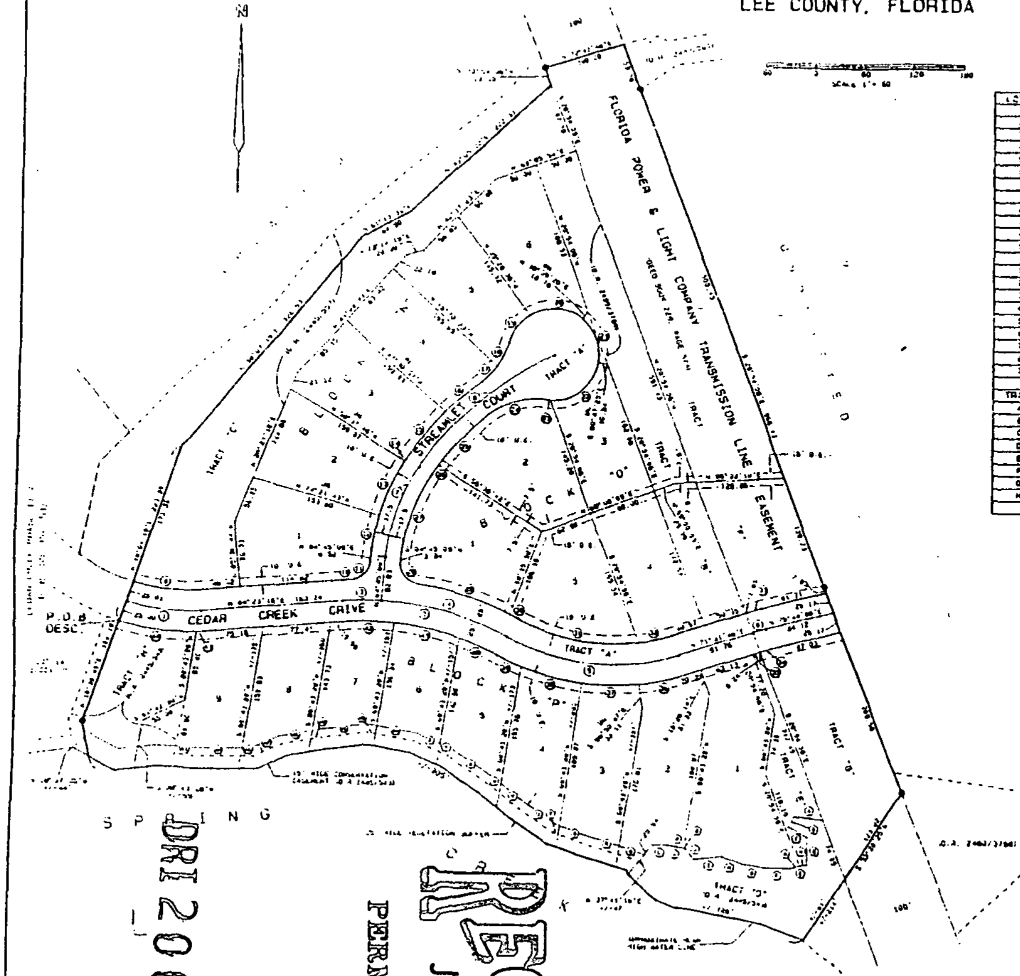
PLAT BOOK 57 PAGE 72

SHEET 2 OF 2

PREPARED BY
JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

CEDAR CREEK PHASE III-A

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



AREA TABLE

LOT #	BLOCK	SQUARE FEET
1	"A"	16 346
2	"	14 382
3	"	14 503
[illegible]	"	13 324
5	"	12 423
6	"	14 275
1	"B"	17 383
2	"	16 445
3	"	11 841
4	"	13 619
5	"	14 851
1	"C"	22 018
2	"	16 385
3	"	15 707
4	"	14 043
5	"	18 316
6	"	11 486
7	"	33 581
8	"	18 634
9	"	15 925
TRACT		
A		63 132
B		29 797
C		47 442
D		18 366
E		5 268
F		70 262
G		25 120
H		14 425

LINE DATA

#	BEARING	DISTANCE
[illegible]	S 84°27'27"E	35.56
[illegible]	S 29°50'52"E	22.37
[illegible]	N 60°20'31"W	35.60
[illegible]	N 30°11'27"E	32.35
[illegible]	N 6°50'19"E	38.36
[illegible]	S 39°25'15"E	23.28
[illegible]	S 60°30'43"E	26.22
[illegible]	S 71°54'25"E	24.45
[illegible]	N 63°10'16"E	32.16
[illegible]	S 30°30'35"E	10.76
[illegible]	S 78°53'26"E	21.58
[illegible]	S 88°57'13"E	27.10
[illegible]	S 76°20'18"W	8.60
[illegible]	N 76°20'18"E	11.36
[illegible]	N 78°53'20"W	1.34
[illegible]	S 78°53'20"E	20.25
[illegible]	N 72°45'44"W	25.46
[illegible]	N 72°45'44"W	33.81

LINE DATA

#	BEARING	DISTANCE
[illegible]	N 71°15'29"W	42.31
[illegible]	N 71°15'29"W	7.44
[illegible]	N 54°20'35"W	47.24
[illegible]	N 51°02'22"W	25.90
[illegible]	N 51°02'22"W	20.14
[illegible]	N 54°07'38"W	32.13
[illegible]	N 64°28'27"W	11.72
[illegible]	N 64°28'27"W	30.76
[illegible]	N 79°11'46"W	45.58
[illegible]	N 79°11'46"W	9.37
[illegible]	S 82°02'46"W	36.14
[illegible]	S 78°30'29"W	12.34
[illegible]	S 78°30'05"W	34.73
[illegible]	S 62°12'22"W	35.46
[illegible]	S 88°00'05"W	14.09
[illegible]	S 40°30'35"W	35.65
[illegible]	N 37°20'08"E	20.24

CURVE DATA

#	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
1	22°35'30"	222.30	87.53	44.34	S 64°18'50"E	86.97
2	35°32'32"	323.47	197.63	102.12	S 78°05'20"E	194.77
3	8°22'25"	323.47	47.24	23.56	N 89°34'18"E	47.20
4	26°46'27"	323.47	150.56	76.60	S 73°34'25"E	149.24
5	47°54'02"	250.00	208.01	111.05	S 84°31'13"E	202.07
6	4°12'14"	225.00	16.51	8.26	N 73°37'53"E	16.50
7	27°15'00"	244.77	116.41	59.33	N 10°22'30"E	115.32
8	31°45'00"	372.45	206.81	106.03	N 47°52'30"E	203.86
9	22°37'11"	197.30	77.20	38.10	S 64°23'08"E	76.71
10	2°35'13"	348.47	12.89	6.35	N 85°25'52"E	12.88
11	81°43'23"	25.00	35.66	21.67	N 45°26'49"E	32.71
12	10°53'30"	262.27	49.87	24.98	N 10°11'43"E	49.79
13	15°43'57"	252.27	72.02	36.26	N 23°30'15"E	71.79
14	0°37'55"	252.27	2.89	1.45	N 31°41'11"E	2.88
15	10°28'54"	390.15	71.41	35.91	N 37°16'36"E	71.31
16	8°23'52"	390.15	54.84	27.52	N 46°21'00"E	54.80
17	18°37'11"	80.30	25.32	12.74	N 47°29'21"E	25.24
18	18°50'31"	80.30	31.18	15.75	N 24°30'20"E	31.02
19	43°21'21"	55.30	41.52	21.66	N 35°15'30"E	40.63
20	70°43'05"	55.30	67.66	38.33	S 88°48'12"E	63.66
21	60°33'15"	55.00	58.13	32.11	S 21°04'02"E	55.46
22	84°57'20"	55.30	81.55	50.36	S 51°41'20"W	74.29
23	3°35'37"	55.30	3.45	1.73	N 64°32'06"W	3.45
24	51°40'21"	90.30	81.38	43.71	N 71°51'30"E	78.63
25	11°49'40"	355.35	73.36	36.81	N 40°53'30"E	73.23
26	2°07'31"	355.35	13.18	6.59	N 33°52'54"E	13.18
27	27°15'30"	227.27	108.09	55.14	N 18°22'30"E	107.07
28	85°12'12"	25.30	37.16	22.98	S 37°50'57"E	33.64
29	18°06'20"	348.47	110.00	55.46	S 71°24'25"E	109.54
30	1°47'42"	348.47	10.92	5.46	S 61°20'03"E	10.92
31	37°46'32"	225.30	148.34	76.20	S 79°27'26"E	145.67
32	10°07'30"	225.30	39.76	19.93	N 78°25'31"E	39.71
33	4°12'14"	250.30	18.34	9.18	N 73°17'53"E	18.34
34	3°53'47"	200.30	13.59	6.80	S 73°47'26"W	13.60
35	2°18'37"	200.30	1.37	3.34	N 71°41'00"E	1.07
36	11°32'22"	275.30	55.39	37.76	S 77°18'00"W	55.30
37	13°57'31"	275.30	67.30	33.68	N 59°57'31"W	66.83
38	15°48'33"	275.36	75.88	38.04	N 75°25'14"W	75.64
39	6°38'31"	275.30	31.84	15.94	S 62°53'12"W	31.82
40	9°53'50"	298.47	46.53	23.33	N 52°52'22"W	46.48
41	14°20'51"	298.47	75.43	37.38	N 78°44'35"W	78.23
42	11°37'43"	298.47	60.58	30.39	N 59°47'53"W	60.47
43	1°40'43"	247.20	7.24	3.62	S 48°13'38"W	7.24
44	21°01'25"	247.20	90.63	45.83	N 53°25'18"W	90.13

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PLAT BOOK 61 PAGE 54

SHEET 1 OF 2

CEDAR CREEK PHASE III-B

A SUBDIVISION IN

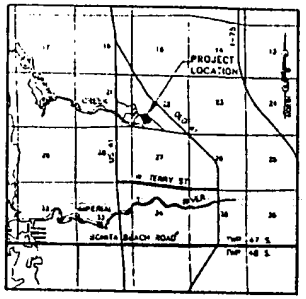
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

JUNE 1998

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

DESCRIPTION



VICINITY MAP
SCALE: 1" = 1 MILE

NOTES

CERTIFICATE

DEDICATION

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS GENERAL PARTNER

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEE

APPROVALS

4413776

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT 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, WATER AND SEWER FACILITIES.

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

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PLAT BOOK 61 PAGE 55

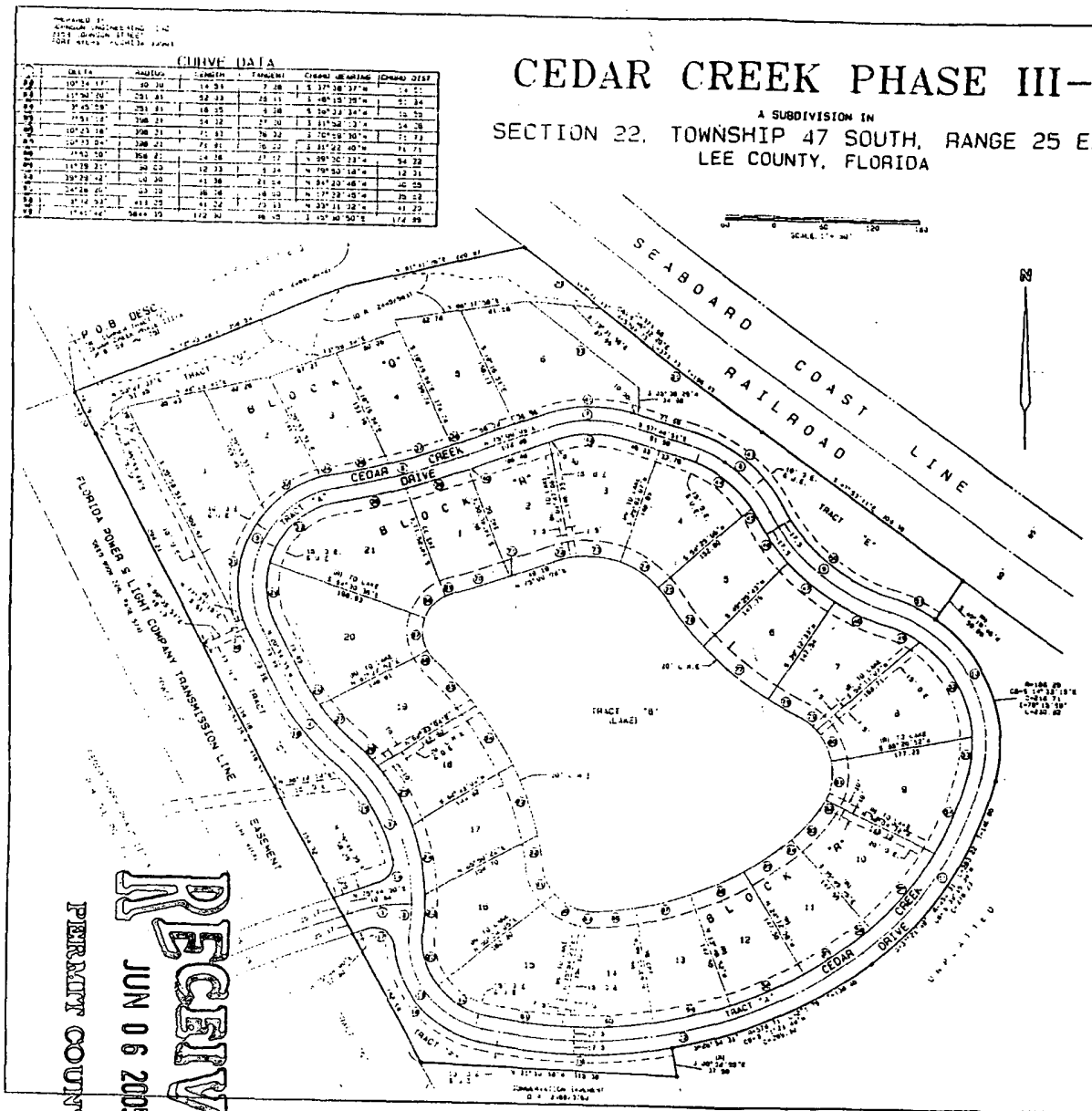
SHEET 2 OF 2

CEDAR CREEK PHASE III-B

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA



CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
21°03'32"	190.00'	69.83'	35.33'	N 37°38'37"W	69.43'
9°36'43"	153.00'	25.65'	12.86'	N 48°15'39"W	25.62'
48°59'32"	253.00'	216.32'	114.96'	N 24°34'34"W	209.77'
24°33'18"	372.00'	159.41'	80.92'	N 11°54'13"W	158.18'
156°11'20"	120.00'	327.19'	1,000.00'	S 33°13'25"E	234.33'
19°13'34"	503.00'	168.77'	85.19'	N 50°38'37"E	167.98'
37°13'00"	153.00'	99.36'	51.52'	N 86°12'23"E	97.61'
49°03'32"	133.00'	113.88'	60.38'	S 64°41'43"E	110.38'
49°27'35"	253.00'	218.38'	115.73'	S 64°55'37"E	211.69'
37°44'09"	170.00'	111.97'	58.14'	S 73°23'33"E	109.97'
57°31'46"	418.00'	419.61'	228.33'	S 39°19'18"E	402.32'
50°30'44"	581.00'	512.22'	271.75'	S 51°11'46"E	496.00'
25°13'23"	335.00'	147.44'	75.09'	S 38°57'46"E	146.23'
24°13'33"	38.00'	16.07'	8.17'	S 51°37'28"E	15.95'
23°25'19"	209.75'	85.75'	43.49'	S 52°30'16"E	85.16'
21°00'18"	229.00'	84.00'	42.47'	S 53°24'13"E	83.54'
104°06'54"	23.00'	41.81'	28.20'	S 33°12'23"E	36.36'
13°43'36"	132.50'	31.74'	15.95'	S 24°20'54"E	31.67'
24°38'13"	574.71'	247.11'	125.50'	S 31°30'48"E	245.23'
1°11'11"	3764.73'	77.99'	39.00'	S 43°17'54"E	77.99'
2°30'32"	3764.73'	164.74'	82.39'	S 44°37'25"E	164.73'
44°37'33"	37.50'	29.20'	15.41'	S 66°15'12"E	28.47'
9°10'10"	270.75'	43.33'	21.71'	S 39°32'16"E	43.28'
18°45'28"	270.75'	88.64'	44.73'	S 34°55'33"E	88.24'
18°18'36"	270.75'	86.48'	43.57'	S 53°26'45"E	86.13'
9°19'08"	272.75'	44.34'	22.22'	S 37°14'47"E	43.38'
13°15'17"	254.53'	58.88'	29.57'	S 39°16'42"E	58.74'
7°44'58"	254.53'	34.42'	17.24'	S 24°48'34"E	34.40'
41°47'55"	127.50'	74.68'	38.95'	S 20°30'08"E	73.03'
4°27'23"	449.50'	34.93'	17.04'	S 18°40'23"E	34.91'
28°37'12"	142.50'	144.55'	78.18'	S 14°36'54"E	143.03'
32°56'57"	142.50'	81.93'	42.10'	S 46°53'38"E	80.82'
64°24'29"	127.50'	143.34'	81.71'	S 32°58'03"E	135.96'
8°48'48"	142.50'	19.98'	10.00'	S 81°54'51"E	19.96'
4°57'03"	324.48'	28.06'	14.03'	S 82°49'44"E	28.05'
4°12'04"	889.48'	65.22'	32.62'	S 83°12'13"E	65.21'
2°11'28"	883.48'	33.78'	16.89'	S 79°30'27"E	33.78'
0°54'34"	889.48'	14.12'	7.06'	S 78°27'28"E	14.12'
3°01'12"	824.48'	43.43'	21.72'	S 77°56'36"E	43.42'
0°18'51"	824.48'	5.34'	2.67'	S 75°18'24"E	5.34'
37°15'00"	287.50'	186.96'	96.93'	S 88°23'21"E	183.66'
32°15'30"	232.50'	86.14'	44.06'	S 88°32'21"E	84.83'
46°33'32"	182.12'	147.98'	77.83'	S 64°49'20"E	143.95'
40°46'30"	144.12'	102.59'	53.71'	S 67°25'35"E	100.48'
9°14'42"	148.12'	23.90'	11.98'	S 24°18'28"E	23.88'
14°22'55"	287.50'	87.15'	43.79'	S 28°53'17"E	86.91'
13°17'18"	287.50'	79.99'	40.20'	S 44°13'23"E	79.78'
14°47'21"	287.50'	82.82'	41.62'	S 59°18'44"E	82.58'
17°29'13"	153.20'	46.76'	23.58'	S 58°19'13"E	46.58'
49°37'15"	232.50'	194.47'	102.40'	S 44°35'37"E	188.57'
13°28'10"	148.28'	34.87'	17.53'	S 28°25'19"E	34.79'
24°48'38"	153.28'	66.41'	33.78'	S 13°19'42"E	65.91'
13°28'51"	153.28'	36.04'	18.11'	S 01°51'19"W	35.96'
15°48'38"	288.31'	110.58'	55.78'	S 08°03'34"W	109.84'
17°27'12"	288.31'	87.84'	44.26'	S 23°48'10"W	87.50'
3°45'39"	288.31'	18.93'	9.47'	S 32°53'34"W	18.92'
14°01'18"	543.71'	133.04'	66.87'	S 41°52'13"W	132.72'
19°33'18"	543.71'	185.67'	93.85'	S 58°59'30"W	184.77'
10°13'34"	543.71'	97.04'	48.62'	S 51°12'42"W	96.91'
12°15'41"	543.71'	116.35'	58.43'	S 61°37'57"W	116.13'
4°37'15"	543.71'	43.82'	21.91'	S 68°21'24"W	43.81'
21°33'33"	37.50'	14.10'	7.13'	S 58°37'37"W	14.02'
12°56'53"	413.25'	93.38'	46.88'	S 53°59'53"W	93.18'
11°59'23"	413.25'	86.47'	43.33'	S 41°53'38"W	86.31'
10°17'41"	413.25'	74.19'	37.19'	S 29°54'38"W	74.09'
18°20'32"	23.50'	18.76'	9.46'	S 11°38'38"W	18.25'
48°31'34"	53.50'	45.31'	23.97'	S 33°38'38"E	43.97'
49°33'44"	53.50'	46.28'	24.53'	S 83°05'38"E	44.84'
10°13'13"	53.50'	9.55'	4.78'	S 54°18'38"E	9.53'
9°33'43"	1367.31'	72.54'	36.28'	S 17°01'51"E	72.53'
0°18'51"	1367.31'	7.49'	3.75'	S 12°10'34"E	7.49'
10°13'43"	123.23'	21.99'	11.02'	S 16°36'30"E	21.96'
19°48'15"	229.25'	79.26'	39.93'	S 29°52'30"E	78.86'
21°55'38"	209.25'	80.09'	40.49'	S 51°38'18"E	79.60'
3°17'31"	199.25'	11.45'	5.73'	S 32°18'56"E	11.45'
12°15'38"	113.25'	24.24'	12.18'	S 38°27'55"E	24.19'
14°37'47"	113.25'	28.91'	14.53'	S 52°44'32"E	28.83'
8°15'44"	113.25'	16.33'	8.18'	S 64°10'16"E	16.31'
31°15'14"	30.00'	16.36'	8.38'	S 48°18'39"E	16.16'
31°02'47"	30.00'	16.25'	8.31'	S 17°04'31"E	16.05'
36°29'18"	30.00'	19.10'	9.90'	S 13°38'39"W	18.78'

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CEDAR CREEK PHASE III–D

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

JEFFREY C. COONER AND ASSOCIATES, INC.
SURVEYING AND MAPPING
13180 NORTH CLEVELAND AVE., SUITE 223, NORTH FORT MYERS, FLORIDA 33903
PHONE: (941)656-6329 FAX: (941)656-3408

PLAT BOOK ___ PAGE 41

SHEET 1 OF 3

DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF TRACT "A" OF CEDAR CREEK PHASE II-A AS RECORDED IN PLAT BOOK 58 AT PAGES 73 AND 74, LEE COUNTY RECORDS RUN S 32° 54' 06" E FOR 18.86 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "A" OF CEDAR CREEK PHASE III-B AS RECORDED IN PLAT BOOK 61 RECORDED AS PAGE 84-86, SAID RECORDS; THENCE RUN S 57° 05' 54" E ALONG THE SOUTH LINE OF SAID TRACT AND THE NORTH LINE OF A CONSERVATION EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 2409 AT PAGE 1760 SAID PUBLIC RECORDS FOR 318.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF SAID SANIBAR; THENCE RUN S 69° 09' 13" W ALONG A SOUTH LINE OF A CURVE OF RADIUS 376.71 FEET FOR 17.50 FEET TO A POINT ON THE ARC OF SAID CURVE, SAID POINT BEING ON THE CURVED SOUTH-EASTERLY LINE OF TRACT "A" (CEDAR CREEK DRIVE) AS SHOWN ON SAID PLAT OF CEDAR CREEK PHASE II-A; THENCE RUN NORTHEASTERLY ALONG SAID CURVED LINE ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 376.71 FEET (DELTA 29° 54' 31") (CHORD 194.39 FEET) (CH=N30°45'39"E) BEARING N 77° 13' 08" E) FOR 277.70 FEET TO A POINT OF COMPOUND CURVATURE ON THE SOUTHEASTERLY LINE OF SAID TRACT "A"; THENCE RUN NORTH-EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 434.31 FEET (DELTA 37° 21' 48") (CHORD 278.23 FEET) (CHORD BEARING N 32° 19' 38" E) FOR 283.22 FEET TO A POINT OF COMPOUND CURVATURE ON THE EAST LINE OF SAID TRACT "A"; THENCE RUN NORTHERLY AND NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 198.28 FEET (DELTA 79° 15' 59") (CHORD 216.71 FEET) (CH=N16°51'01"W) BEARING N 13° 13' 18" W) FOR 236.93 FEET TO AN INTERSECTION WITH A RADIAL LINE OF SAID CURVE OF RADIUS 198.28 FEET; THENCE RUN N 40° 15' 40" E ALONG SAID RADIAL LINE; THENCE ALSO ALONG THE SOUTHEASTERLY LINE OF TRACT "C" OF SAID PLAT OF CEDAR CREEK PHASE II-B FOR 36.88 FEET TO THE SOUTHWESTERLY LINE OF THE SEABOARD COAST LINE RAILROAD (120 FEET WIDE); THENCE RUN S 47° 57' 11" E ALONG SAID SOUTHWESTERLY LINE FOR 1902.63 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 22; THENCE RUN S 89° 11' 16" W ALONG SAID SOUTH LINE FOR 2017.80 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FLORIDA POWER & LIGHT COMPANY EASEMENT (100 FEET WIDE) AS DESCRIBED IN DEED BOOK 228 AT PAGE 174 OF SAID PUBLIC RECORDS; THENCE RUN N 26° 54' 00" W ALONG SAID WESTERLY LINE FOR 150 FEET, MORE OR LESS, TO THE NORTH LINE OF SPRING CREEK; THENCE RUN NORTHWESTERLY ALONG THE MEANDERS OF THE NORTHERLY LINE OF SPRING CREEK FOR 193 FEET MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID CEDAR CREEK PHASE II-A; BEING ALSO THE SOUTHEASTERLY LINE OF TRACTS "D" AND "G" OF SAID PLAT; THENCE RUN N 57° 28' 22" E ALONG SAID SOUTHEASTERLY LINE FOR 214 FEET MORE OR LESS TO THE POINT OF BEGINNING.

NOTES

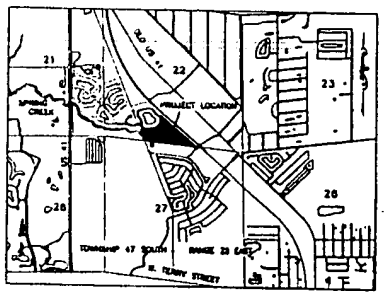
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ● = PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 4"x4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. + = PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL BARRELS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ALL CURVES INDICATED ARE CIRCULAR.
5. = 10.0 FOOT DRAINAGE AND UTILITY EASEMENT EXISTS ALONG THE FRONT LINE OF EACH LOT FRONTING A ROADWAY. (EXCEPT AS SHOWN)
6. U.E. = UTILITY EASEMENT
7. D.E. = DRAINAGE EASEMENT
8. L.M.E. = LAKE MAINTENANCE EASEMENT
9. R/W = RADIUS
10. C/# = CURVE NUMBER IN CURVE TABLE
11. L/# = LINE NUMBER IN LINE TABLE
12. TRACT ITEMS:
    TRACT "A": R.W. & A PRIVATE ROAD AND PUBLIC UTILITY EASEMENT.
    TRACTS "B", "E" & L LAKES.
    TRACTS "C", "D", "F", "G", "H", "I", "J" & "K" ARE CONSERVATION EASEMENTS.
    TRACTS "M", "N", "O", "P", "Q" & "R" ARE DRAINAGE AREAS.
    TRACT "S" & "T" ARE RECREATION AREAS.
    TRACT "U" & "V" ARE DRAINAGE AND MAINTENANCE ACCESS EASEMENT.
13. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.
14. Δ = DELTA
15. R = RADIUS
16. L = LENGTH
17. CH = CHORD
18. CB = CHORD BEARING
19. ● = 5/8" STEEL PIN WITH CAP BEARING PSM 4668.
20. BEARINGS SHOWN ARE BASED ON THE SOUTH-EASTERLY LINE OF CEDAR CREEK PHASE II-A AS RECORDED IN PLAT BOOK 58 AT PAGE 73, LEE COUNTY RECORDS HAVING A BEARING OF N 32° 54' 06" W, WITH MONUMENTATION AS SHOWN.

SURVEYOR'S CERTIFICATION

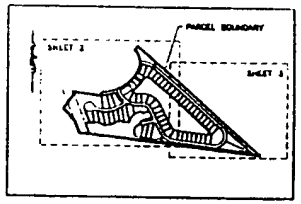
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-D WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DATED THIS 13th DAY OF October 1998.

JEFFREY C. COONER (FOR THE FIRM)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4668
THIS CERTIFICATE IS AUTHORIZED FOR USE BY JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0003773



VICINITY MAP
SCALE: 1" = 2000'



KEY MAP
N.T.S.

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT 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, WATER AND SEWER FACILITIES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF CEDAR CREEK PHASE III-D, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL ROADWAYS (DESIGNATED AS "TRACT "A").
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L" AND DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
3. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A".
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF SAID UTILITY SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF OTHER PUBLIC UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK PHASE III-D SUBDIVISION.

WITNESSES:
Signature
PRINTED NAME: Sue McDonald
Signature
PRINTED NAME: Joanne Sues

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS: GENERAL PARTNER
BY: Dennis E. Gluey
DENNIS E. GLUEY, PRESIDENT

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF October 1998, BY DENNIS E. GLUEY, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF THE BONITA BAY LIMITED PARTNERSHIP, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

Signature
NOTARY PUBLIC - STATE OF FLORIDA
Michelle A. Torres
NAME - PRINTED
CC453379
COMMISSION # MY COMMISSION EXPIRES

APPROVALS

THIS PLAT ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 28th DAY OF October 1998.

Signature
CHAIRMAN OF THE BOARD
PRINTED NAME: John E. Manning
Signature
CLERK OF COURT
PRINTED NAME: Charlie Green
Signature
COUNTY ATTORNEY
PRINTED NAME: Donald Stilwell
Signature
DIRECTOR, DEVELOPMENT SERVICES DIVISION
PRINTED NAME: Mary Gibbs, Director
Signature
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINTED NAME: MARY GIBBS

COURT CLERK CERTIFICATION 4499243

I, HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-D, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:22 P.M. THIS 30th DAY OF October 1998 AND DULY RECORDED IN PLAT BOOK 70 AT PAGES 8 THROUGH 10, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Signature
NAME: CHARLIE GREEN
CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART I.

Signature
TITLE P.S.M.
PRINTED NAME: Alan J. Davies

RECEIVED
JUN 06 2005
PERMIT COUNTER

DRI 2005-00006

CEDAR CREEK PHASE III–D

A SUBDIVISION IN
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
GRAPHIC SCALE

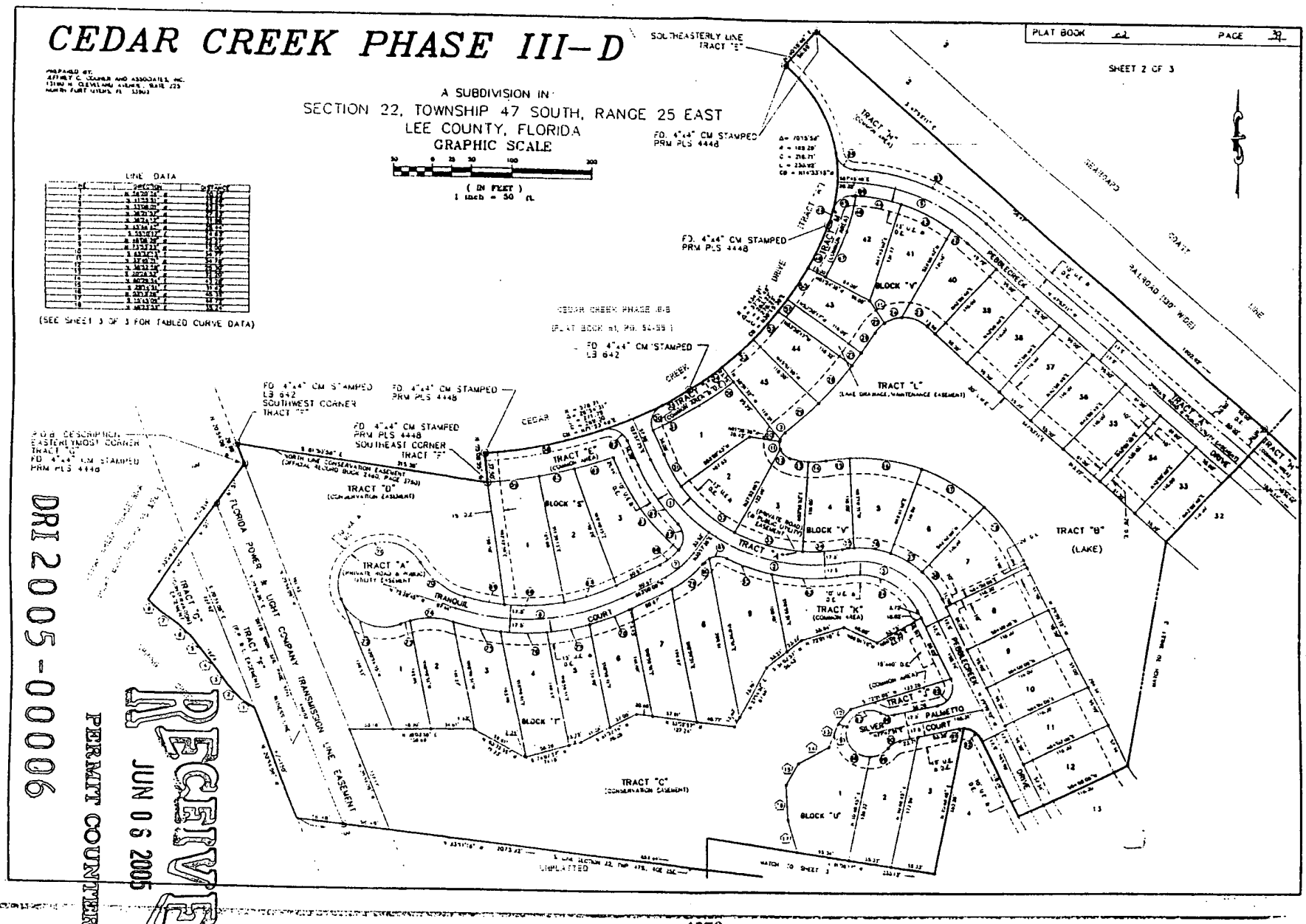
(IN FEET)
1 inch = 50 ft.

PLAT BOOK 62 PAGE 39

SHEET 2 OF 3

LINE DATA

(SEE SHEET 3 OF 3 FOR TABLED CURVE DATA)



DRI 2005-00006

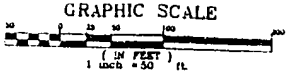
RECEIVED
JUN 06 2005
PERMIT COUNTER

CEDAR CREEK PHASE III–D

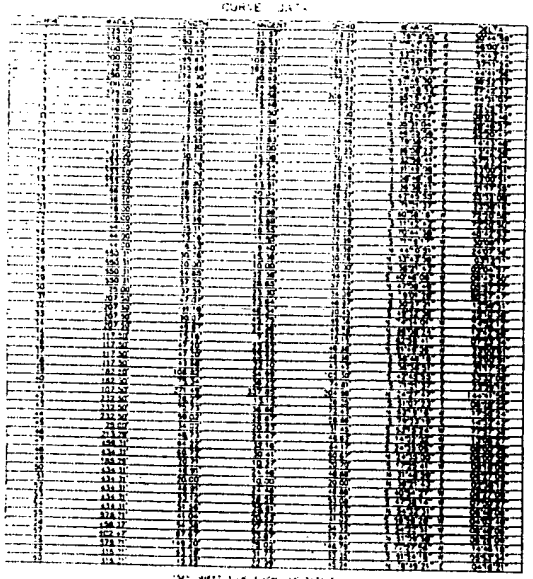
PLAT BOOK 52 PAGE 42

SHEET 3 OF 3

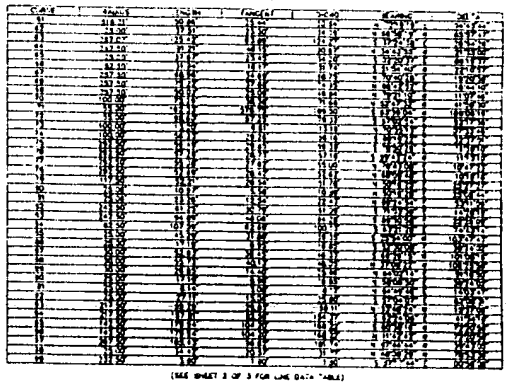
A SUBDIVISION IN
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
GRAPHIC SCALE



CURVE DATA



CURVE DATA



RECEIVED
JUN 06 2005
PERMIT COUNTER

DRI2005-00006

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL RECEIPT AND REVIEW FEE AGREEMENT FOR REVIEW OF DEVELOPMENTS OF REGIONAL IMPACT

APPLICANT (Name, Address and Telephone)

Wes Pontius

Colonnades Development Ltd, LLLP

11200 Rockville Pike, Suite 100

Rockville, MD 20852

(301)468-8331

Authorized Agent (Name, Address Telephone)

Steven C. Hartsell, Esq.

P. O. Drawer 1507

Fort Myers, FL 33902

(239)336-6244

REGIONAL PLANNING COUNCIL USE ONLY

PROJECT IDENTIFICATION

NAME:_____

_____

NUMBER:_____

COORDINATOR:_____

DATE RECEIVED:_____

RECEIVED
JUN 06 2005
PERMIT COUNTER

Location of Project

Section 21 Township 47 S Range 25 E

County Lee GENERAL LOCATION City of Bonita Springs

Name of Project Spring Creek East DRI

The Southwest Florida Regional Planning Council (SWFRPC) and _____, (Developer) on this _____ day of May, ~~19~~ 2005, agree as follows:

1. The Developer is submitting an application for development approval of a DRI, Preliminary Development Agreement, Substantial Deviation, Development Designation for Florida Quality Development (FQD), Application for Abandonment of a DRI, or a Notice of Proposed Change to a previously approved DRI (Circle appropriate type of submittal).

2. This application is submitted with a non-refundable/refundable (circle appropriately) deposit of $ 2,500.00 additional deposit of $ N/A, except that a Preliminary Development Agreement's fee shall be filed in accord with Rule 9J-2.0252.

3. It is understood the Developer is liable for 100 percent of the direct and indirect costs for the SWFRPC to review these applications or notice of proposed change.

4. It is understood the Developer must notify the Department of Community Affairs (DCA) and the SWFRPC in writing if any specific expenses which exceeds $75,000.00 and which are disputed and

DRI 2005-00006

state why they are not reasonable and necessary within 15 days of its receipt of the notice to pay or any such dispute is waived. Within 15 days of any notice of dispute, the SWFRPC shall inform the DCA how and why the disputed expenses are reasonable and necessary. The DCA shall determine the expenses that are reasonable and necessary within 30 days.

5. The SWFRPC shall within 60 days, refund deposited funds which exceed its direct and indirect costs or that remain at the time the Developer withdraws the application or notice of proposed change.

6. Any direct or indirect costs of the SWFRPC in excess of the Developers deposits shall be billed to the Developer which shall be paid within 30 days.

7. The SWFRPC shall maintain records of all direct and indirect costs associated with the coordination of the preapplication conference, any Preliminary Development Agreement, issue methodology meetings and other activities through the review of the application for development approval (ADA) or abandonment, or notice of proposed change to a previously approved DRI and of the final or amended development order, its presentation to the Council and comments issued to the local government preparation for and attendance of hearings that are reasonable and necessary in respect to the regional review of the impacts of the development.

8. The Developer shall provide additional deposits from time to time as required within 15 days after the receipt of notice from the SWFRPC that it estimates costs will exceed the funds on deposits.

05-25-05
Date

VP
Approval of the Applicant or Authorized Agent

Date Received and Signed

Southwest Florida Regional Planning Council

FILE NAME:c:\driltrs\agreemnt.fee
1/92 (cgh)

FORM RPM_BSP_PROPCHANGE_1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
1-850-488-4925

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, ***Wes Pontius***, the undersigned owner/authorized representative of ***Colonnades Development Ltd, LLLP***, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the ***Spring Creek East DRI Development Order***, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to ***City of Bonita Springs***, to the Southwest Florida Regional Planning Council, and to the Bureau of Local Planning, Department of Community Affairs.

Colonnades Development Ltd, LLLP
By: Capriet Inc., General Partner

By: _____
Wes Pontius
Vice President

_____
Date

2. **Applicant (name, address, phone).**

Colonnades Development Ltd., LLLP
% Capriet, Inc., General Partner
Attention: Wes Pontius
11200 Rockville Pike, Suite 100
Rockville, Maryland 20852
301-468-8331, wpontius@capriet.com

3. **Authorized Agent (name, address, phone).**

Steven C. Hartsell, Esquire
Pavese Law Firm
P. O. Drawer 1507
Fort Myers, FL 33902-1507
239-336-6244, Fax 239-332-2243, SteveHarstell@paveselaw.com

4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Section 21, Township 47 South, Range 25 East, Bonita Springs, Lee County, FL

5. **Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, buildout date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.** *See Exhibit A for Legal Description*

The DRI presently permits 195 multi-family units and 300 single-family units in Spring Creek East. The single-family area has been platted for a total of 274 single-family lots, and is substantially built out as the Cedar Creek subdivision. The multi-family area is now known as San Mirage condominiums. 196 units were constructed (one unit was a model). Since the units are now ownership instead of rental, the model unit serves no purpose and the owners have asked to increase the multi-family units to 196 (to include the existing model unit) and to reduce the single-family units to 299 (since there are only 274 of the approved 300 units that are platted). This change will decrease single-family units from 300 to 299 and will increase multi-family units from 195 to 196. This change will be reflected on Map H. No other changes are requested. The trip generation difference between the existing model unit visited by numerous people compared to a single multi-family unit would be minimal (and probably a reduction in trips), especially when offset by the one single-family unit

reduction. (Attached are copies of the recorded plats showing less than 300 single-family lots).

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

Please refer to the attached proposed Amended DRI Development Order.

6. **Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

The Substantial Deviation Determination Chart is attached as Exhibit "B".

7. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

The DRI continues to be under the City of Bonita Springs jurisdiction. The following table provides the DRI history for the Spring Creek East DRI:

Action	*Date*	*Summary*
DRI Development Order	*April 20, 1977*	*Original DRI Development Order approval*
(No Res. #) DRI Amendment	*July 28, 1988*	*To approve a 1.45 MGD sewage treatment plant. No substantial deviation found.*
Res. #Z-88-266 DRI Amendment	*September 26, 1988*	*To approve a 6.3 MGD sewage treatment plant. No substantial deviation found.*
(No Res. #) DRI Amendment	*September 25, 1989*	*Approved amendment to delete 42 acres (sold to Bonita Bay) from Spring Creek DRI. No substantial deviation found.*

Action	Date	Summary
Res. #Z-93-011	*April 28, 1993*	*Finding of No substantial deviation*
Res. #Z-93-027 DRI Amendment	*July 28, 1993*	*To approve various rezoning within Spring Creek DRI. No substantial deviation found.*
Res. #Z-94-003 DRI Amendment	*March 7, 1994*	*To redesignate 56.28± acres of Spring Creek DRI from Industrial Development to Urban Community. No substantial deviation found.*
Res. #Z-95-063	*August 16, 1995*	*Finding of No substantial deviation*
Res. #Z-98-050	*August 17, 1998*	*Amendment to extend the buildout and termination dates. No substantial deviation found.*
Zoning Ord. #01-22	*July 30, 2001*	*Amendment to convert hotel rooms to commercial s.f. and modify preserve areas.*

8. **Describe any lands purchased or optioned within ¼ mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within ½ mile on a project master site plan or other map.**

   None.

9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

   The change is less than 40% and meets the requirements of F.S. 380.06(19)(e)2.i. as renovation or redevelopment that does not increase density or intensity of use in an existing DRI.

Do you believe this notification of change proposes a change, which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES ✓ NO _____

10. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

    No.

11. **Will the proposed change require an amendment to the local government comprehensive plan?**

    No.

    Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J_2.025, Florida Administrative Code.

12. **An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

    Map H is attached as an exhibit to the proposed Amended DRI Development Order (Exhibit "C").

13. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

    a. **All proposed specific changes to the nature, phasing, and buildout date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

       See attached Draft Ordinance amending the Spring Creek DRI Development Order, Bonita Springs Ordinance #-05-_____ (Exhibit "C")

    b. **An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

       N/A

c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

N/A. Spring Creek East is built out. The proposed amendment merely reflects the reduction of one single-family unit in order to add one existing multi-family unit (previously used as a model unit).

d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

N/A

e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

N/A

f. **Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J_2.025 (7), F.A.C.**

N/A

EXHIBIT A

LEGAL DESCRIPTION

All of Section 21, Township 47 South, Range 25 East, Lee County, Florida, lying east of Tamiami Trail (U.S. 41);

ALSO INCLUDED THERETO:
All of Section 22, Township 47 South, Range 25 East, Lee County, Florida, lying West of Atlantic Coast Line Railroad right-of-way;

SUBJECT TO easements and restrictions of record;
CONTAINING 278.4 acres more or less.

STRAP NUMBER

The applicant has indicated the STRAP #'s of the subject property are as follows:

21-47-25-00-00001.0000, 21-47-25-00-00001.1000, 21-47-25-00-00001.1010, 21-47-25-00-00001.1020, 21-47-25-00-00001.1090, 21-47-25-00-00001.1140, 22-47-25-00-00002.006A and 22-47-25-00-00002.006C

EXHIBIT "B"

SPRING CREEK EAST DRI
SUBSTANTIAL DEVIATION CHART

LAND USE	CURRENT PLAN	PROPOSED PLAN	PREVIOUS CHANGE +DATE
RESIDENTIAL			
#Dwelling Units	495 Units: 300 s-f 195 m-f	495 Units: 299 s-f; 196 m-f	
Type of Dwelling Units	Single family detached, cluster (patio, two-family homes, villas, townhouses and attached single-family) multi-family units	No Change	
Acreage, including drainage, ROW, easements, etc.	278.4 Acres	No Change	
Site Location Changes	No Change: See Master Development Plan	No Change	
#External Vehicle Trips	N/A	No Change	
D.O. Conditions	N/A	N/A	

F:\WPDATA\SCH\CLIENTS\Colonnades 69483.001\NOPC App.wpd

DRAFT 5-11-05
City of Bonita Springs
Zoning Ordinance No. 05-__

AN ORDINANCE OF THE CITY OF BONITA SPRINGS AMENDING THE DEVELOPMENT ORDER FOR STATE DRI #10-7677-9 FOR SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

FINDINGS

WHEREAS, on _____, the Bonita Springs City Council passed and approved Ordinance # _____, constituting the Development Order for a development known as Spring Creek East DRI; and

WHEREAS, Colonnades Development Ltd., LLLP has requested that amendments to the Map H be considered by the City Council; and

WHEREAS, the City Council has reviewed and considered the amendments requested by Colonnades Development Ltd., LLLP, and finds that they are consistent with the Bonita Springs Comprehensive Plan and with the previously approved Development Order, and also finds that pursuant to F.S. §380.06(19), they do not constitute a substantial deviation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bonita Springs, Florida, that:

SECTION ONE:

Development Order #10-7677-9 as amended, is hereby further amended as follows:

EXHIBIT C

A. Pursuant to Section 380.06, Florida Statutes, the City Council of Bonita Springs, Florida has heard, at a public hearing convened on_____, **2005,** the Notice of Proposed Change application for Spring Creek East Development of Regional Impact, which consists of 495 residential units, as well as commercial development which is unrelated to this application.

B. The development is more particularly described in the attached Exhibit A, legal description. It is as shown on the amended Development Plan, Map H, dated April 22, 2005, in Exhibit B attached, a copy of which was submitted with the application included and incorporated by reference herein. Map H will be amended only in the "Residential" portion of the Land Use Summary Table to reflect the reduction of one (1) single-family unit and the addition of one (1) multi-family unit. The total number of units will be unchanged. The same change will be reflected on the"Spring Creek East DRI Land Use Summary" in Attachment C to the Tenth Development Order Amendment For Spring Creek. The amended Attachment C is contained as Exhibit C attached hereto.

SECTION TWO:

A. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the development order.

B. All other terms and conditions of the development order, not affected by this resolution, shall remain unchanged and in full force and effect.

C. This resolution shall become effective immediately upon its adoption.

D. The City Manager is hereby directed to forward a certified copy of this resolution and its attachments to Ms. Valerie Hubbard, Director of the Division of

Community Planning, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100, and to Mr. David Y. Burr, Executive Director, Southwest Florida Regional Planning Council, 4980 Bayline Drive, North Fort Myers, FL 33917.

PASSED AND DULY ADOPTED this____day of_____, _____.

City Council Bonita Springs Florida

By_____
Mayor

Attest:

_____
By:_____
City Manager

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By_____
City Attorney

F:\WPDATA\SCH\CLIENTS\Colonnades 69483.001\Ordinance of Bonita Springs draft 5-11-05.wpd

EXHIBIT A

LEGAL DESCRIPTION

All of Section 21, Township 47 South, Range 25 East, Lee County, Florida, lying east of Tamiami Trail (U.S. 41);

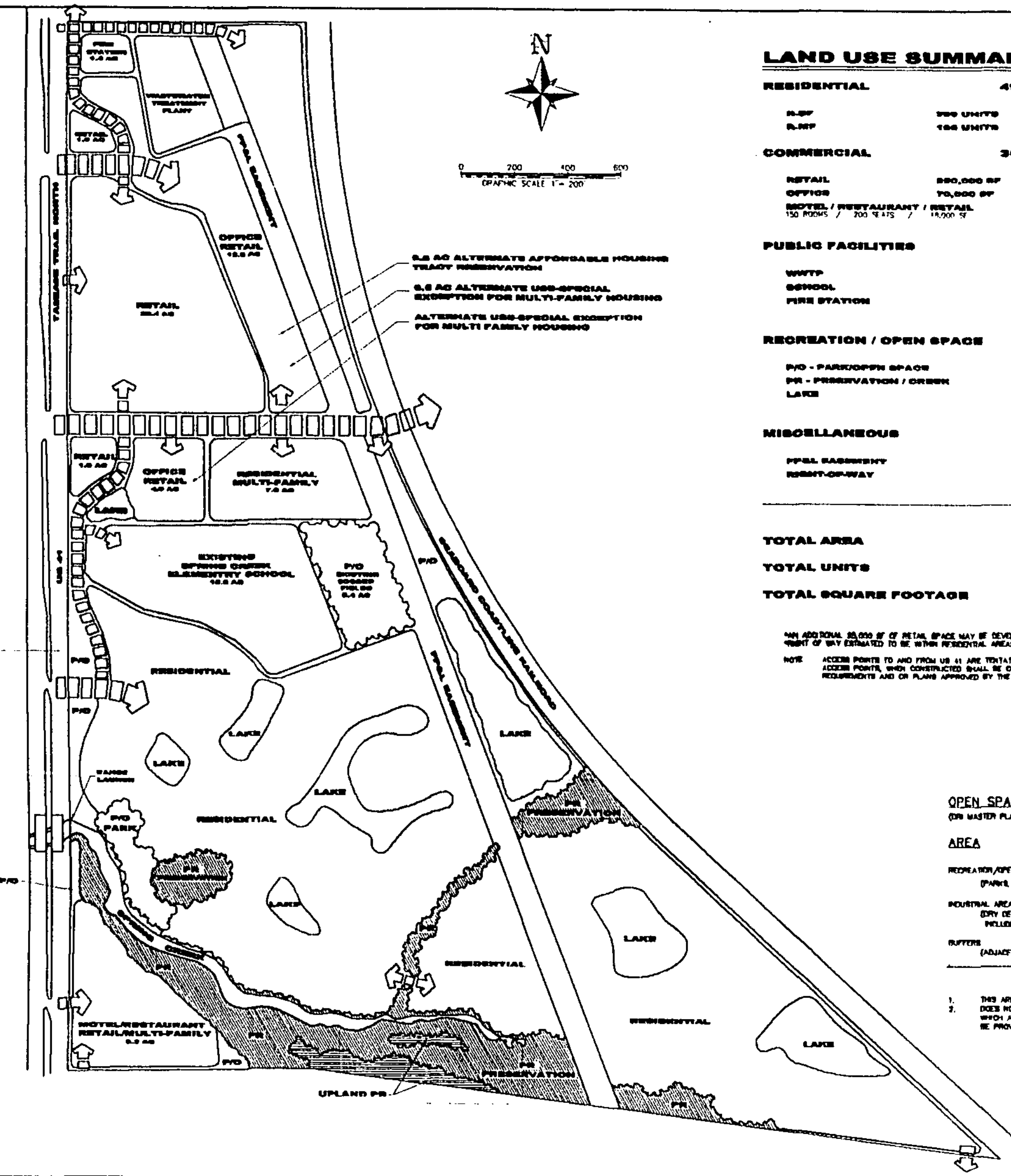
ALSO INCLUDED THERETO:
All of Section 22, Township 47 South, Range 25 East, Lee County, Florida, lying West of Atlantic Coast Line Railroad right-of-way;

SUBJECT TO easements and restrictions of record;
CONTAINING 278.4 acres more or less.

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LAND USE SUMMARY

RESIDENTIAL	**495 UNITS**		**89.8 AC**
R-SF	390 UNITS	82.0 AC	
R-MF	105 UNITS	7.8 AC	
COMMERCIAL	**368,000 SF**		**51.3 AC**
RETAIL	280,000 SF	36.0 AC	
OFFICE	70,000 SF	6.0 AC	
MOTEL / RESTAURANT / RETAIL 150 ROOMS / 200 SEATS / 18,000 SF		9.3 AC	
PUBLIC FACILITIES			**33.0 AC**
WWTP		16.1 AC	
SCHOOL		15.56 AC	
FIRE STATION		1.34 AC	
RECREATION / OPEN SPACE			**63.5 AC**
P/O - PARK/OPEN SPACE		16.5 AC	
PR - PRESERVATION / CREEK		26.0 AC	
LAKE		20.9 AC	
MISCELLANEOUS			**40.8 AC**
FPL EASEMENT		13.6 AC	
RIGHT-OF-WAY		*27.2 AC	
TOTAL AREA			**278.4 AC**
TOTAL UNITS			**495**
TOTAL SQUARE FOOTAGE			**368,000**

**AN ADDITIONAL 35,000 SF OF RETAIL SPACE MAY BE DEVELOPED IN LIEU OF THE 150 APPROVED MOTEL ROOMS.
*RIGHT OF WAY ESTIMATED TO BE WITHIN RESIDENTIAL AREAS IS INCLUDED IN THIS ACREAGE.

NOTE: ACCESS POINTS TO AND FROM US 41 ARE TENTATIVELY SHOWN ON THE MASTER LAND USE PLAN. ACCESS POINTS, WHEN CONSTRUCTED SHALL BE CONSISTENT WITH ACCESS MANAGEMENT REQUIREMENTS AND OR PLANS APPROVED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

OPEN SPACE COMMITMENTS

(DRI MASTER PLAN/PLUS OTHER PLANNED OPEN SPACE AREAS)

AREA	APPROXIMATE ACRES
RECREATION/OPEN SPACE (PARKS, PRESERVATION AREAS, CREEKS & LAKES)	52.8
INDUSTRIAL AREA(1) (DRY DETENTION NORTH OF PRESERVATION AREA. INCLUDES AREA SURROUNDING AND NORTH OF LAKE)	4.0
BUFFERS (ADJACENT TO RIGHT OF WAYS AND BETWEEN LAND USES)	5.9
	62.7(2)

1. THIS AREA WILL NOT BE DEVELOPED EXCEPT AS WATER MANAGEMENT/OPEN SPACE.
2. DOES NOT INCLUDE ANY ACREAGE FOR LANDSCAPED AREAS IN OFF-STREET PARKING LOTS WHICH ARE ALLOWED AS OPEN SPACE IN THE LOCAL DEVELOPMENT REGULATIONS AND WILL BE PROVIDED WHEN THE RETAIL AND OFFICE AREAS ARE DEVELOPED.

RECEIVED
JUN 06 2005
PERMIT COUNTER

DRI MASTER LAND USE PLAN – FOR PROJECT EAST OF U.S. 41
SPRING CREEK DRI
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors

CAPREIT DEVELOPMENT

EXHIBIT B

DRI 2005-00006

ATTACHMENT C

Approved as Part of the ~~Ninth~~ Tenth DRI D.O. Amendment on ~~March 7, 1994~~ _____, 2005

SPRING CREEK EAST DRI
LAND USE SUMMARY

(Note: Deletions are shown as ~~strike through~~; additions are **bold underlined**)

Residential 495 units		89.8 Ac
R-SF ~~300~~ **299** units	82.0 Ac	
R-MF ~~195~~ **196** units	7.8 Ac	
Commercial 368,000 sq.ft.		51.3 Ac
Retail 250,000 sq.ft.	36.0 Ac	
Office 70,000 sq.ft.	6.0 Ac	
Motel - 150 Rooms		
Restaurant - 200 Seats		
Retail - 48,000 sq.ft.	9.3 Ac	
Public Facilities		33.0 Ac
WWTP	16.1 Ac	
School	15.56 Ac	
Fire Station	1.34 Ac	
Rec/Open Space		63.5 Ac
P/O Park/Open Space	15.5 Ac	
PR Preservation/Creek	28.0 Ac	
Lake	20.0 Ac	
Miscellaneous		* 40.8 Ac
FP&L Easement	13.8 Ac	
Right-of-way	*27.0 Ac	
TOTAL AREA		278.4 Ac
TOTAL UNITS		495
TOTAL SQUARE FOOTAGE		368,000

*Right-of-way estimated to be within Residential areas is included in this acreage.

F:\WPDATA\SCH\CLIENTS\Colonnades 69483.001\Attachment C.wpd

EXHIBIT C

JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

CEDAR CREEK PHASE I

PLAT BOOK 54 PAGE 6

SHEET 2 OF 10

A SUBDIVISION IN
SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DESCRIPTION

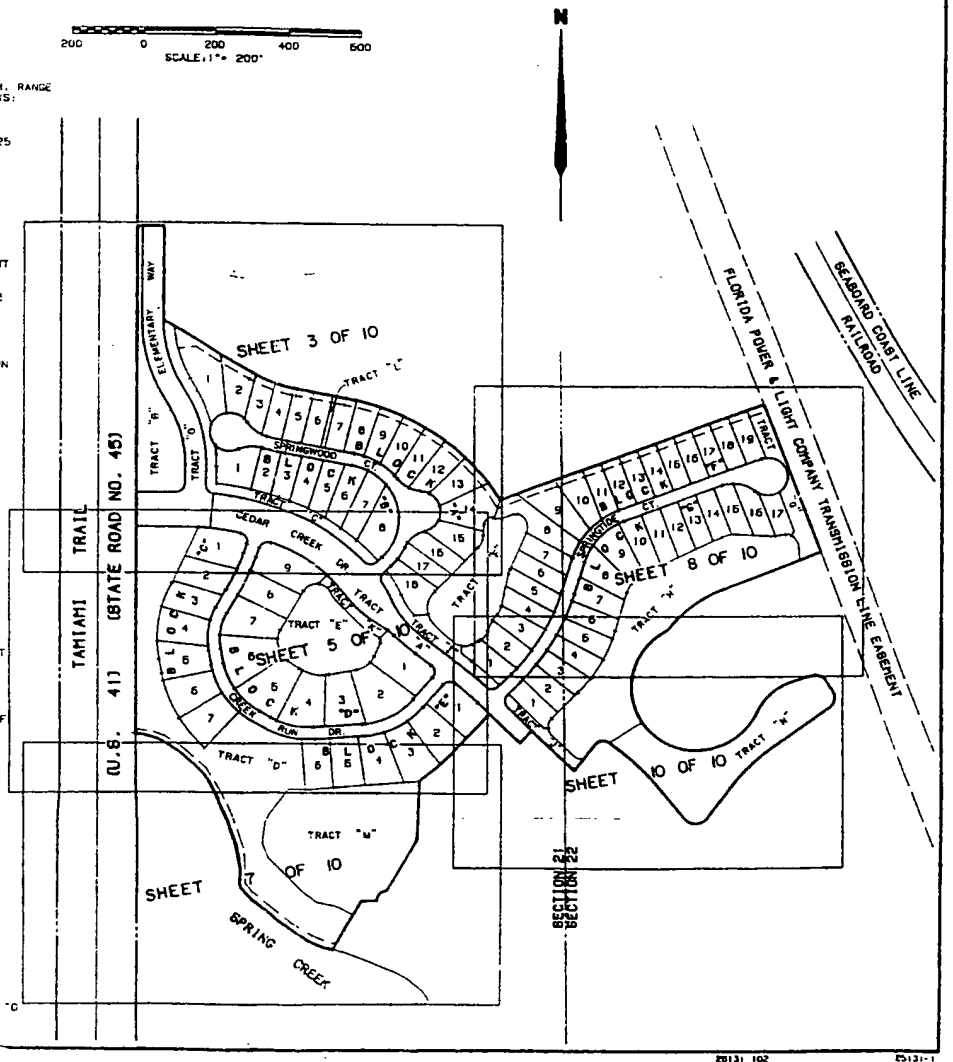
A TRACT OR PARCEL OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST RUN S 89° 15' 54" W FOR 1,146.01 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL); THENCE RUN S 00° 05' 41" E ALONG SAID EAST LINE FOR 2,549.25 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN N 86° 62' 23" E FOR 75.00 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1524 AT PAGE 1474 OF THE LEE COUNTY RECORDS; THENCE RUN S 00° 07' 23" W ALONG THE WEST LINE OF SAID LANDS FOR 271.62 FEET; THENCE RUN S 56° 52' 37" E ALONG THE SOUTHERLY LINE OF SAID LANDS FOR 290.13 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 350.00 FEET (CHORD BEARING S 69° 22' 37" E) (CHORD 127.66 FEET) (DELTA 21° 00' 00") FOR 128.25 FEET TO A POINT OF TANGENCY; THENCE RUN S 79° 52' 37" E ALONG SAID SOUTHERLY LINE FOR 138.42 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 650.00 FEET (CHORD BEARING S 66° 10' 38" E) (CHORD 522.53 FEET) (DELTA 47° 23' 59") FOR 537.73 FEET; THENCE RUN N 59° 05' 04" E FOR 796.81 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1988 AT PAGE 2988 AND THE WESTERLY LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT (100 FEET WIDE) AS DESCRIBED IN DEED BOOK 225 AT PAGE 574 OF THE LEE COUNTY RECORDS; THENCE RUN S 20° 54' 05" E ALONG SAID WESTERLY LINE FOR 450.06 FEET; THENCE RUN S 68° 10' 51" W FOR 293.05 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 375.00 FEET (CHORD BEARING S 53° 36' 26" W) (CHORD 188.30 FEET) (DELTA 29° 04' 50") FOR 190.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 47.00 FEET (CHORD BEARING S 49° 47' 32" W) (CHORD 17.44 FEET) (DELTA 21° 23' 22") FOR 17.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 184.00 FEET (CHORD BEARING S 48° 10' 24" E) (CHORD 348.68 FEET) (DELTA 217° 18' 54") FOR 697.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 157.00 FEET (CHORD BEARING N 47° 55' 19" E) (CHORD 131.06 FEET) (DELTA 49° 20' 20") FOR 135.20 FEET TO A POINT OF TANGENCY; THENCE RUN N 72° 30' 29" E FOR 58.68 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 35.00 (CHORD BEARING S 70° 15' 12" E) (CHORD 42.36 FEET) (DELTA 74° 08' 18") FOR 45.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 33° 00' 53" E FOR 35.85 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 36.00 FEET (CHORD BEARING S 10° 44' 38" W) (CHORD 49.80 FEET) (DELTA 87° 31' 02") FOR 54.95 FEET TO A POINT OF TANGENCY; THENCE RUN S 54° 30' 09" W FOR 184.47 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 530.00 FEET (CHORD BEARING S 46° 22' 26" W) (CHORD 160.17 FEET) (DELTA 18° 15' 26") FOR 168.86 FEET TO A POINT OF TANGENCY; THENCE RUN S 36° 14' 43" W FOR 116.30 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 41.00 FEET (CHORD BEARING S 86° 03' 49" W) (CHORD 64.46 FEET) (DELTA 103° 36' 11") FOR 74.16 FEET TO A POINT OF TANGENCY; THENCE RUN N 42° 07' 06" W FOR 131.26 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (CHORD BEARING N 48° 03' 29" W) (CHORD 179.67 FEET) (DELTA 15° 52' 46") FOR 180.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 29.00 FEET (CHORD BEARING S 80° 02' 35" W) (CHORD 40.25 FEET) (DELTA 87° 55' 06") FOR 44.50 FEET TO A POINT OF TANGENCY; THENCE RUN S 36° 05' 02" W FOR 54.41 FEET; THENCE RUN N 46° 35' 19" W FOR 167.70 FEET; THENCE RUN S 43° 24' 41" W FOR 60.00 FEET; THENCE RUN N 46° 35' 19" W FOR 123.62 FEET; THENCE RUN S 42° 23' 00" W FOR 98.04 FEET; THENCE RUN S 43° 59' 44" W FOR 105.49 FEET; THENCE RUN S 46° 40' 40" W FOR 74.94 FEET; THENCE RUN S 02° 00' 45" W FOR 172.94 FEET; THENCE RUN S 29° 20' 44" W FOR 166.38 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 30.00 FEET (CHORD BEARING S 42° 04' 55" W) (CHORD 40.56 FEET) (DELTA 85° 03' 59") FOR 44.54 FEET; THENCE RUN S 89° 32' 56" W FOR 42.34 FEET; THENCE RUN S 22° 36' 20" W FOR 150 FEET, MORE OR LESS TO THE WATERS OF SPRING CREEK; THENCE RUN NORTHWESTERLY ALONG THE WATERS OF SPRING CREEK FOR 895 FEET, MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL) (210 FEET WIDE); THENCE RUN N 00° 06' 41" W ALONG SAID EASTERLY LINE FOR 1,461 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 44.01 ACRES, MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE NORTH LINE OF SECTION 21 TO BEAR S 89° 15' 54" W.



DRI 2005-00006

RECEIVED
JUN 06 2005
PERMIT COUNTER

JOHNSON ENGINEERING, INC
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

CEDAR CREEK PHASE I

PLAT BOOK 54 PAGE 5

SHEET 1 OF 10

A SUBDIVISION IN

SECTIONS 21 & 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

DECEMBER 1993

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
FORT MYERS, FLORIDA

APPROVALS

THIS PLAT ACCEPTED THIS 2nd DAY OF FEBRUARY, 1994 IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

NAME: JOHN E. ALBION
CHAIRMAN OF THE BOARD

NAME: PATRICK G. WHITE
COUNTY ATTORNEY

NAME: WALTER J. McCARTHY
MANAGER DIVISION OF ZONING AND DEVELOPMENT REVIEW

NAME: CHARLIE GREEN
CLERK OF COURT

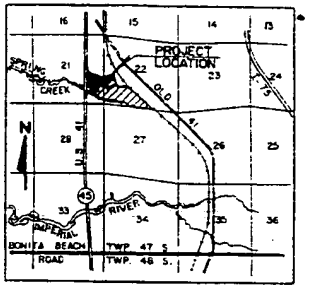
NAME: MARK GIBBS
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

3537372

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE I 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.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 10:39 A.M. THIS 7th DAY OF FEBRUARY, 1994, AND WAS DULY RECORDED IN PLAT BOOK 54 AT PAGES 5 thru 14 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NAME: CHARLIE GREEN
CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY



VICINITY MAP
SCALE: 1" = 1 MILE

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.

NOTICE

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10.7677-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 564.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ⊕=PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE TAPERED CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. ●=PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ALL CURVES INDICATED ARE CIRCULAR.
5. (R.) INDICATES RADIAL LINE.
6. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG THE FRONT LINE OF EACH LOT AND TRACT FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
7. TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
   TRACTS "B", "C", "D", "I", "J" AND "K" ARE SUBJECT TO EASEMENTS FOR DRAINAGE PURPOSES.
   TRACT "D" IS COMMON AREA AND RECREATION AREA.
   TRACTS "E", "F" AND "H" ARE LAKES.
   TRACT "L" IS PEDESTRIAN ACCESS EASEMENT.
   TRACT "M" IS WETLAND RESERVE AND DRAINAGE EASEMENT.
   TRACT "N" IS FOR FUTURE DEVELOPMENT.
   TRACT "O" IS PUBLIC ROAD RIGHT-OF-WAY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP AND U.S. HOME CORPORATION, A DELAWARE CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF CEDAR CREEK PHASE I TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE PERPETUAL USE BY THE PUBLIC, THE ROADWAY DESIGNATED AS TRACT "O".
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL OTHER ROADWAYS DESIGNATED AS TRACT "A", SUBJECT TO EASEMENTS HEREAFTER SET FORTH AND FURTHER SUBJECT TO AN EASEMENT IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, AND CABLE TELEVISION LINES APPURTENANT THERETO, AND ANY OTHER REASONABLE USES WHICH MAY BE CONDUCTED OR MAINTAINED WITHIN SAID TRACT "A".
3. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M" AND DRAINAGE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
4. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "O".
5. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER TRACTS "A" AND "O" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OF SUBSIDIARIES, DAMAGE THE IMPROVEMENTS WITHIN TRACTS "A" OR "O" OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
6. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

WITNESSES

NAME: Betty Farrow

NAME: Susan Brainard

NAME: Barbara J. Winter

NAME: Brad Yoho

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS, GENERAL PARTNER

BY: _____
RICHARD W. PLOWMAN
PRESIDENT

U.S. HOME CORPORATION

BY: _____
JAMES E. CURRY
EXECUTIVE VICE PRESIDENT

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE I IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL 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.

DONE THIS 10th DAY OF DEC, 1993.

W. BRITT POMEROY, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4448

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, A.D. 1993, BY JAMES E. CURRY, AS EXECUTIVE VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED _____ AS IDENTIFICATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC038399 9-17-94
COMMISSION # MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, A.D. 1993, BY RICHARD W. PLOWMAN, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED _____ AS IDENTIFICATION.

Michaele A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaele A. Jones
NAME - PRINTED
CC038399 9-17-94
COMMISSION # MY COMMISSION EXPIRES

DRI 2005-00006
RECEIVED
JUN 06 2005
PERMIT COUNTER

CEDAR CREEK PHASE II-B

A SUBDIVISION IN

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

MARCH 1996

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PLAT BOOK 53 PAGE 50

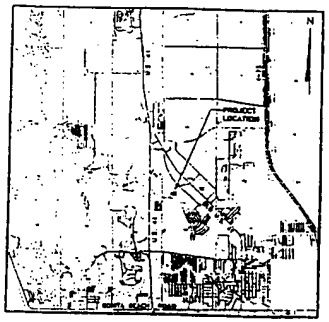
SHEET 1 OF 2

DESCRIPTION

PARCEL "A"
SECTION 22, T. 47 S., R. 25 E.
LEE COUNTY, FLORIDA

[illegible] BEING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF TRACT "C" CEDAR CREEK, PHASE II-A AS RECORDED IN PLAT BOOK 52 PAGE 3 OF THE LEE COUNTY RECORDS; THENCE RUN S 89°07'19" E FOR 1054.39 FEET; THENCE RUN S 00°52'41" W FOR 222.33 FEET; THENCE RUN S 89°07'19" E FOR 1054.39 FEET; THENCE RUN N 00°52'41" E FOR 713.66 FEET TO THE MOST EASTERLY CORNER OF TRACT "A" CEDAR CREEK, PHASE II-A AS RECORDED IN PLAT BOOK 52 AT PAGES 33 OF THE LEE COUNTY RECORDS; THENCE RUN [illegible] ALONG THE NORTHEASTERLY LINE OF TRACT "A" ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 197.50 FEET (CHORD BEARING N 47°00'39" W) (CHORD 49.42 FEET) (DELTA 14°20'17") FOR 49.59 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF BLOCK 1 OF CEDAR CREEK, PHASE II-A; THENCE RUN ALONG THE EASTERLY LINE OF BLOCK 1 OF CEDAR CREEK, PHASE II-A THE FOLLOWING SEVEN (7) COURSES: N 39°49'30" E ALONG SAID EASTERLY LINE FOR 113.78 FEET; THENCE RUN N 50°10'30" W ALONG SAID EASTERLY LINE FOR 48.48 FEET; THENCE RUN N 39°49'30" E ALONG SAID EASTERLY LINE FOR 134.44 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF TRACT "A" OF SAND CEDAR; THENCE RUN S 50°10'30" E FOR 61.63 FEET; THENCE RUN S 39°49'30" W ALONG THE EASTERLY LINE OF LOT 3, BLOCK 1 OF CEDAR CREEK, PHASE II-A FOR 177.36 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 1 OF CEDAR CREEK, PHASE II-A; THENCE RUN S 40°48'30" E ALONG SAID SOUTHERLY LINE FOR 40.00 FEET; THENCE RUN S 15°41'30" E FOR 9.67 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 4; THENCE RUN EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY LINE OF TRACT "B" OF CEDAR CREEK PHASE II-A ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 410.00 FEET (CHORD BEARING N 71°36'30" E) (CHORD 34.36 FEET) (DELTA 4°48'00") FOR 34.39 FEET TO A POINT OF TANGENCY; THENCE RUN N 69°12'30" E FOR 134.30 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 190.00 FEET (CHORD BEARING N 82°30'00" E) (CHORD 166.17 FEET) (DELTA 51°33'00") FOR 170.97 FEET TO A POINT OF TANGENCY; THENCE RUN S 37°36'30" E FOR 83.83 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 330.00 FEET (CHORD BEARING N 70°43'30" E) (CHORD 446.80 FEET) (DELTA 77°20'00") FOR 445.30 FEET TO A POINT OF TANGENCY; THENCE RUN N 31°56'30" E FOR 36.84 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 137.00 FEET (CHORD BEARING S 47°30'19" E) (CHORD 131.66 FEET) (DELTA 74°02'37") FOR 135.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY, WESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 184.00 FEET (CHORD BEARING N 48°47'24" W) (CHORD 344.84 FEET) (DELTA 114°57'41") FOR 887.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 47.00 FEET (CHORD BEARING N 18°47'24" E) (CHORD 77.27 FEET) (DELTA 77°27'01") FOR 17.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 378.00 FEET (CHORD BEARING N 32°36'26" E) (CHORD 196.30 FEET) (DELTA 29°34'30") FOR 190.13 FEET TO A POINT OF TANGENCY; THENCE RUN N 68°10'31" E FOR 293.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.74 ACRES MORE OR LESS. BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE RECORD PLAT OF CEDAR CREEK PHASE I AS RECORDED IN PLAT BOOK 34 PAGE 3 AND THE SOUTH LINE OF TRACT C TO BEAR N. 68°10'31" E.



VICINITY MAP
SCALE 1" = 1 MILE

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.

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10.7977-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 564

NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
2. ● = PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 5/8" SUPERIOR CONCRETE MONUMENTS WITH METAL DISCS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. ○ = PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL HARRISONS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ③ = INDICATES CURVE NUMBER AS SHOWN IN THE CURVE TABLE
5. ALL CURVES INDICATED ARE CIRCULAR.
6. (R) INDICATES RADIAL LINE.
7. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG EACH LOT LINE FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
8. TRACT "A" IS A PRIVATE ROAD, RIGHT OF WAY AND A PUBLIC UTILITY EASEMENT.
TRACT "B" IS AN OPEN SPACE AND DRAINAGE EASEMENT.
TRACT "C" IS A WETLAND PRESERVE AND DRAINAGE EASEMENT.

APPROVALS

THIS PLAT ACCEPTED THIS [illegible] DAY OF [illegible] 1996 BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

[illegible]
CHAIRMAN OF THE BOARD

ATTEST: CHARLIE GREEN
CLERK OF COURT

[illegible]
DIRECTOR, COMMUNITY DEVELOPMENT

3378274

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE II-B WAS BEING EXAMINED BY ME AND FOUND BY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 1:44 PM THIS 17th DAY OF June 1996, AND WAS DULY RECORDED IN PLAT BOOK 53 ON PAGES 50 THROUGH 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CHARLIE GREEN
CLERK OF CIRCUIT COURT
AND FOR LEE COUNTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP THE OWNERS OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF CEDAR CREEK PHASE II-B TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC. ALL ROADWAYS (DESIGNATED AS TRACT "A"), SUBJECT TO EASEMENTS HEREINAFTER SET FORTH AND FURTHER SUBJECT TO EASEMENTS IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, AND CABLE TELEVISION LINES APPURTENANT THERETO, AND ANY OTHER REASONABLE USES WHICH MAY BE CONDUCTED OR MAINTAINED WITHIN SAID TRACT "A".
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B" & "C" AND DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
3. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A".
4. TO FORT MYERS/LEE COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OR SUBSIDIARIES DAMAGE THE FACILITIES OF ANY UTILITY COMPANY OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
5. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

WITNESSES
[illegible]
NORA VARGAS
[illegible]
Kelly Farris

BONITA BAY LIMITED PARTNERSHIP
BY BONITA BAY PROPERTIES, INC.
ITS GENERAL PARTNER
[illegible]
RICHARD E. PLOMAN
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF JUNE, A.D. 1996, BY RICHARD E. PLOMAN, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, AND GENERAL PARTNER OF BONITA BAY LIMITED PARTNERSHIP, AND [illegible] PERSONALLY KNOWN TO ME OR [illegible] PRODUCED _____ AS IDENTIFICATION.

[illegible]
NOTARY PUBLIC - STATE OF FLORIDA
Michaela A Jones
NAME PRINTED
CC396759 9/17/98
COMMISSION # MY COMMISSION EXPIRES

CERTIFICATE

[illegible] THAT THE ATTACHED PLAT OF CEDAR CREEK [illegible] THE UNDERSIGNED, A REGISTERED SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. [illegible] PERMANENT REFERENCE MONUMENTS [illegible] AS SHOWN ON THIS PLAT.

DATED THIS [illegible] DAY OF JUNE, 1996

[illegible]
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3924

RECEIVED
JUN 06 2005
PERMIT COUNTER

DRI2005-00006

4020

CEDAR CREEK PHASE II-B

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

PLAT BOOK 52 PAGE 51

SHEET 2 OF 2

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	697.31'	42.50'	21.25'	N 24°31'48"W	42.50'
C2	1714.51'	42.94'	21.47'	N 24°31'48"W	42.94'
C3	1732.31'	43.38'	21.69'	N 24°31'48"W	43.38'
C4	77.50'	12.78'	6.41'	N 38°52'17"W	12.77'
C5	77.50'	77.39'	42.12'	N 63°28'16"W	77.39'
C6	77.50'	24.10'	12.15'	N 77°54'43"E	24.01'
C7	90.00'	53.12'	27.62'	N 67°28'16"W	53.12'
C8	42.50'	58.64'	40.82'	N 67°28'16"W	54.68'
C9	217.50'	48.61'	24.49'	N 82°29'49"E	48.51'
C10	217.50'	48.03'	24.11'	N 70°08'37"E	47.93'
C11	217.50'	21.79'	10.87'	N 40°58'27"E	21.70'
C12	90.00'	38.38'	19.59'	N 50°23'38"E	38.28'
C13	90.00'	25.02'	12.58'	N 75°38'19"E	24.94'
C14	55.00'	47.77'	25.51'	N 83°45'10"E	46.28'
C15	55.00'	40.84'	21.41'	N 61°33'41"E	39.91'
C16	55.00'	37.31'	19.69'	N 23°24'27"W	37.27'
C17	55.00'	38.02'	20.26'	N 73°19'32"W	38.02'
C18	55.00'	40.36'	21.24'	N 45°35'29"E	39.19'
C19	55.00'	48.25'	25.80'	N 19°13'49"E	46.72'
C20	90.00'	52.25'	26.94'	N 11°57'35"E	51.51'
C21	90.00'	22.30'	11.26'	N 24°47'34"E	21.85'
C22	182.50'	58.74'	29.78'	N 32°33'12"E	58.24'
C23	182.50'	16.22'	8.17'	N 53°38'24"E	16.22'
C24	200.00'	112.17'	57.60'	N 52°28'09"E	110.70'
C25	375.00'	67.22'	33.70'	N 63°02'43"E	67.13'
C26	375.00'	79.80'	40.05'	N 51°48'49"E	79.65'
C27	375.00'	43.31'	21.68'	N 42°24'32"E	43.29'
C28	184.00'	16.88'	8.45'	N 37°32'42"E	16.87'
C29	184.00'	94.88'	48.22'	N 41°31'19"E	94.14'
C30	184.00'	123.40'	63.25'	N 38°58'47"E	122.99'
C31	184.00'	133.60'	71.24'	N 31°58'26"E	130.53'
C32	184.00'	129.87'	67.77'	N 73°19'22"E	127.19'
C33	184.00'	134.01'	73.14'	S 65°15'39"E	131.07'
C34	184.00'	69.23'	35.03'	S 33°56'32"E	68.82'
C35	157.00'	10.74'	5.37'	S 29°07'43"E	10.74'
C36	157.00'	59.82'	30.28'	S 18°00'15"W	59.46'
C37	157.00'	50.48'	25.46'	S 34°07'50"W	50.26'
C38	157.00'	14.16'	7.08'	S 39°53'28"W	14.15'
C39	15.00'	45.50'	29.40'	N 70°51'12"W	42.38'
C40	58.00'	3.02'	3.01'	N 29°01'28"W	3.01'
C41	58.00'	49.97'	29.06'	N 14°44'05"E	48.06'
C42	58.00'	34.89'	24.47'	N 19°44'38"E	43.80'
C43	41.50'	43.09'	24.11'	N 46°42'02"E	41.58'
C44	280.00'	53.70'	27.38'	N 29°03'58"E	53.46'
C45	257.50'	50.29'	25.24'	N 29°37'52"E	50.23'
C46	257.50'	62.43'	31.29'	N 41°53'23"E	62.25'
C47	257.50'	40.18'	20.10'	N 53°13'11"E	40.14'
C48	375.00'	160.46'	81.48'	N 42°44'38"E	159.24'
C49	247.50'	14.34'	7.01'	N 27°53'38"E	14.31'
C50	520.00'	14.74'	7.37'	N 27°32'31"E	14.74'
C51	520.00'	11.38'	5.69'	N 41°38'11"E	90.28'
C52	520.00'	53.47'	26.75'	N 47°19'57"E	53.44'
C53	520.00'	28.97'	14.49'	N 52°01'53"E	28.96'
C54	287.00'	25.37'	12.68'	N 49°03'39"E	25.32'
C55	287.00'	55.77'	27.98'	N 38°02'53"E	55.71'
C56	287.00'	27.58'	13.80'	N 27°24'47"E	27.57'
C57	200.00'	155.93'	81.73'	N 23°23'28"E	152.04'
C58	57.00'	57.00'	31.00'	N 29°59'28"E	112.20'
C59	105.00'	46.15'	23.50'	N 12°29'28"E	124.92'
C60	127.00'	81.26'	42.25'	N 36°10'24"W	80.36'
C61	127.00'	58.43'	29.84'	N 52°12'26"W	57.90'
C62	262.50'	58.43'	29.33'	N 52°12'26"W	58.31'
C63	262.50'	15.22'	7.61'	N 47°30'10"E	15.16'
C64	262.50'	58.43'	29.33'	N 38°51'30"E	58.31'
C65	262.50'	7.42'	3.71'	N 31°05'18"E	7.42'
C66	262.50'	99.32'	50.24'	N 21°37'45"E	99.38'
C67	262.50'	16.57'	8.29'	N 11°49'52"E	16.57'
C68	262.50'	15.16'	7.58'	N 3°31'30"E	15.16'
C69	262.50'	7.20'	3.60'	N 1°30'09"W	7.20'
C70	262.50'	19.42'	9.72'	N 5°00'39"W	19.42'

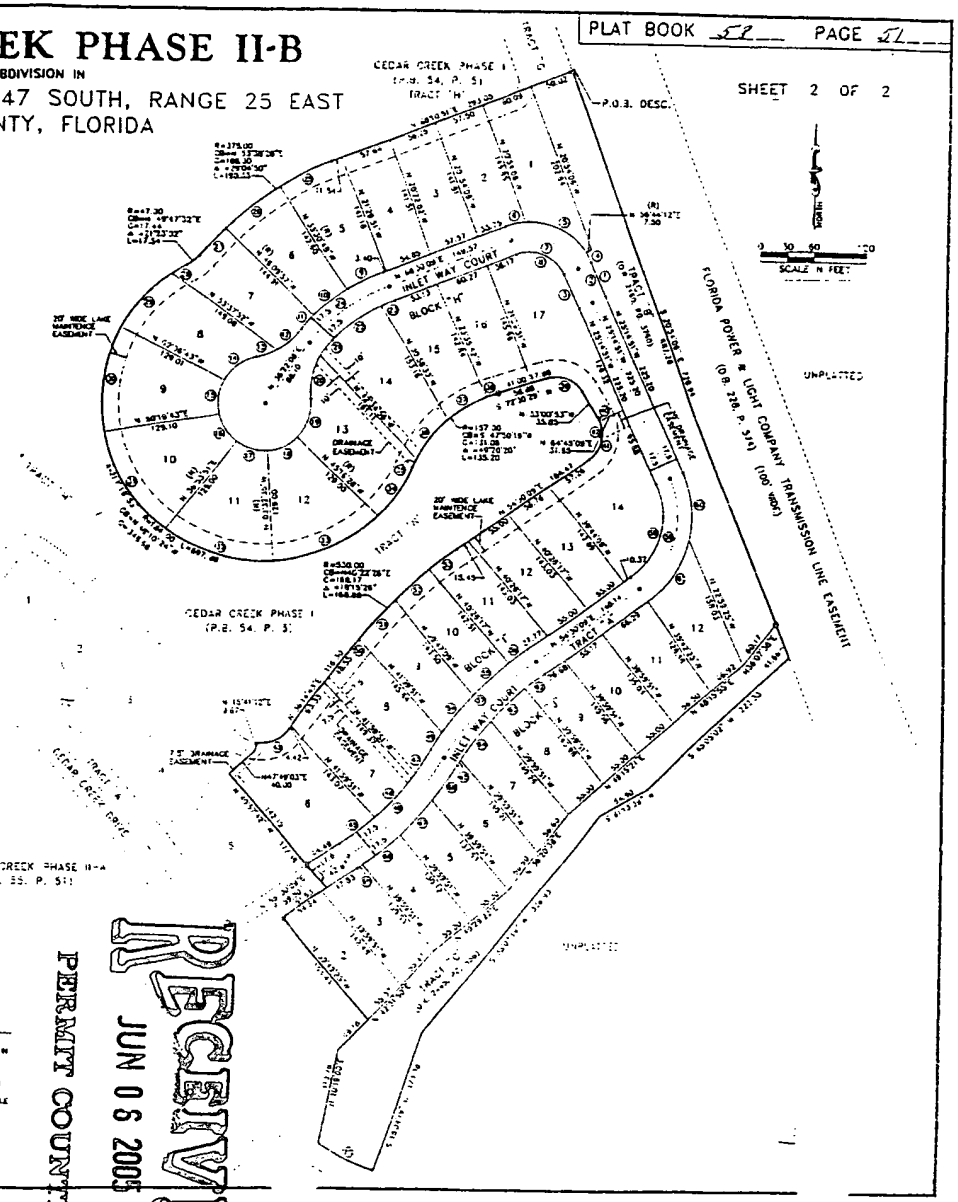
AREA TABULATION

BLOCK	LOT NUMBER	AREA (S.F.)
H	1	10,187
H	2	8,197
H	3	8,084
H	4	7,948
H	5	9,036
H	6	9,182
H	7	10,023
H	8	10,036
H	9	10,723
H	10	11,183
H	11	10,881
H	12	11,228
H	13	11,687
H	14	11,722
H	15	8,778
H	16	8,305
H	17	14,098
J	1	13,311
J	2	8,122
J	3	8,175
J	4	8,183
J	10	7,740
J	11	7,806
J	12	7,838
J	13	7,868
J	14	14,480
J	2	8,118
J	3	7,908
J	4	7,132
J	5	7,324
J	6	7,600
J	7	7,756
J	8	7,854
J	9	7,833
J	10	7,566
J	11	8,073
J	12	8,277

TRACT	AREA (S.F.)
A	55,764
B	34,241
C	55,789

LEGEND

- ● = PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP STAMPED WITH THE SURVEYOR'S CERTIFICATE NUMBER
- ▲ = PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS STAMPED WITH THE SURVEYOR'S CERTIFICATE NUMBER
- ( ) = INDICATES CURVE NUMBER AS SHOWN IN THE CURVE TABLE



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PLAT BOOK 85 PAGE 51

CEDAR CREEK PHASE II-A

A SUBDIVISION IN

SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

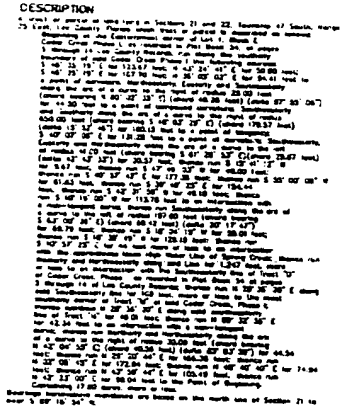
LEE COUNTY, FLORIDA

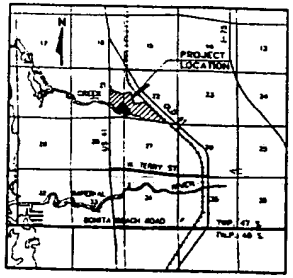
SHEET 1 OF 3

JULY 1994

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

DESCRIPTION





VICINITY MAP
SCALE: 1" = 1 MILE

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.

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

ADDITIONAL CONDIMANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #0.7677-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 584

NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 4"x4" CONCRETE MONUMENTS WITH METAL DISC SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ALL CURVES ARE CIRCULAR.
5. (R.) INDICATES RADIAL LINE.
6. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG EACH LOT LINE FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
7. TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
TRACT "B" IS A LAKE.

APPROVALS



DIRECTOR, DIVISION OF PUBLIC WORKS

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

3641626

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE II-A HAS BEEN EXAMINED BY ME AND FINDS SAME TO BE IN PLAT BOOK ___ AT PAGES ___ OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE HEREIN DESCRIBED AND HEREBY DEDICATE THE FOLLOWING:

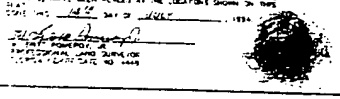
1. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC. ALL ROADWAYS DESIGNATED AS TRACT "A", SUBJECT TO EASEMENTS HEREINAFTER SET FORTH AND FURTHER SUBJECT TO AN EASEMENT IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY AND CABLE TELEVISION LINES (APPURTENANCES THERETO, AND ANY OTHER REASONABLY NEED WHICH MAY BE CONDUCTED OR MAINTAINED WITHIN SAID TRACT "A".
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACT "B" AND DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
3. TO SAID LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING SUCH RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A".
4. TO SAID AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION GRANTOR OR ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT CABLE TELEVISION GRANTOR, ITS SUCCESSORS, ASSIGNS OR SUBSIDIARIES, SHALL DAMAGE THE IMPROVEMENTS WITHIN SAID TRACT OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION GRANTOR, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
5. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

WITNESSES

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS: GENERAL PARTNER

BY: _____
RICHARD A. FLORIAN
PRESIDENT

CERTIFICATE



ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF JUNE, 1994 BY RICHARD A. FLORIAN, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA
NAME - PRINTED
COMMISSION NUMBER
COMMISSION EXPIRES

RECEIVED
JUN 08 2005
PERMIT COUNTER

3726

DRI 2005-00006

PLAT BOOK 55 PAGE 52

SHEET 2 OF 3

CEDAR CREEK PHASE II-A

A SUBDIVISION IN

SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

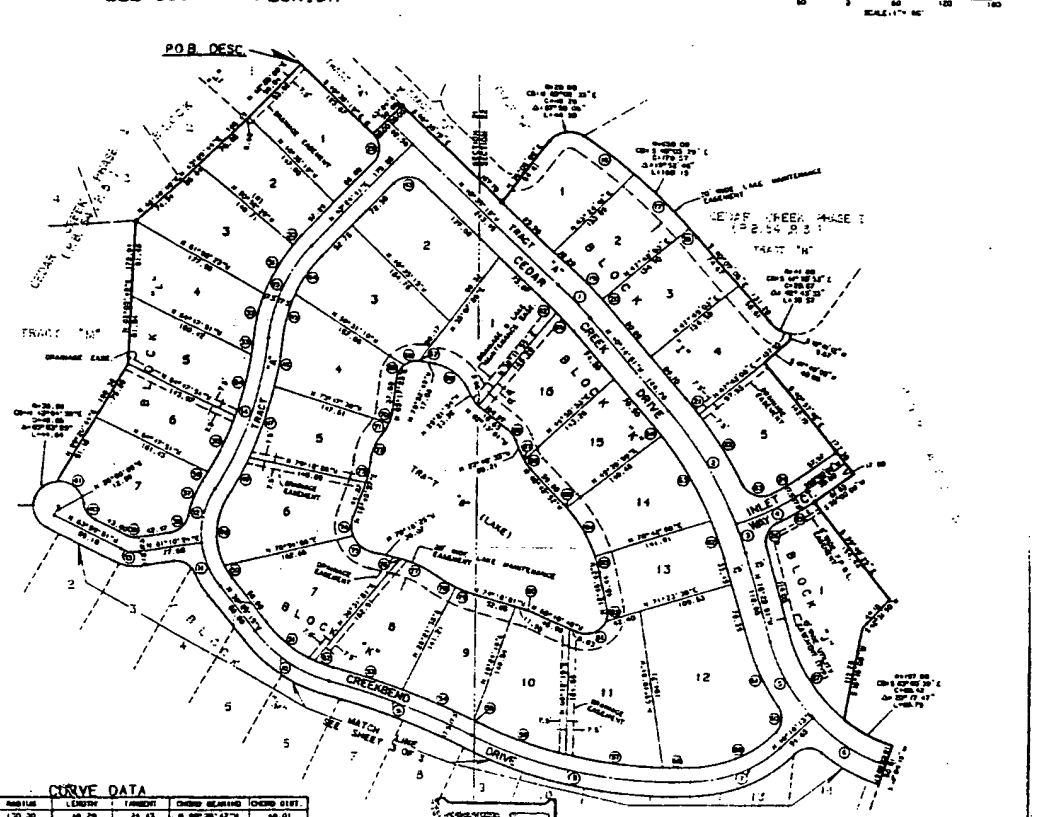
LEE COUNTY, FLORIDA

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	9°39'39"	180.31	34.88	17.48	N 13°25'05"W	34.84
2	19°18'13"	475.36	159.49	80.71	N 29°38'44"W	158.78
3	4°28'45"	475.36	37.16	18.60	N 48°44'14"W	37.17
4	14°07'39"	360.31	93.78	47.14	N 55°03'58"W	93.49
5	29°19'09"	222.00	109.15	55.70	N 39°34'56"W	108.00
6	29°21'11"	222.00	109.28	55.78	N 39°55'37"W	108.14
7	11°03'36"	180.00	34.87	99.62	N 66°16'08"E	118.23
8	28°17'35"	539.98	266.68	135.83	N 78°28'14"W	263.38
9	11°38'38"	868.19	184.84	92.34	N 79°04'58"W	183.73
10	36°53'55"	175.00	112.70	58.38	N 57°28'12"W	110.78
11	12°01'13"	165.30	98.78	38.14	N 32°38'24"W	97.53
12	37°27'18"	100.30	38.84	20.00	N 11°16'07"E	67.42
13	34°49'45"	37.50	22.80	11.78	N 81°24'14"W	22.46
14	25°19'22"	445.00	196.79	99.31	N 17°53'38"E	195.21
15	30°07'27"	190.00	126.12	65.00	N 24°20'57"E	124.11
16	61°33'43"	380.00	74.14	37.38	N 52°43'01"W	70.68
17	7°59'52"	660.00	90.37	45.26	N 47°27'11"W	90.30
18	1°21'36"	660.00	15.33	7.67	N 48°47'38"W	15.33
19	9°16'17"	519.31	42.71	23.87	N 47°58'10"W	47.66
20	1°06'11"	519.31	9.32	4.66	N 42°45'57"W	9.32
21	4°57'28"	360.36	31.30	12.35	N 39°49'55"W	31.90
22	11°19'11"	500.36	98.78	49.64	N 31°37'53"W	98.88
23	63°03'06"	29.30	40.60	26.37	N 78°30'19"W	38.28
24	11°57'56"	362.50	37.78	18.89	N 57°59'08"E	37.73
25	7°31'36"	367.50	48.72	26.16	N 59°45'57"E	52.18
26	19°01'36"	29.00	34.46	26.32	N 27°00'57"E	31.81
27	36°21'35"	197.00	125.03	64.78	N 34°48'18"W	122.95
28	20°17'47"	197.00	69.79	35.25	N 53°00'39"W	69.42
29	90°00'00"	29.00	29.27	25.30	N 31°25'19"W	26.36
30	4°17'19"	207.36	15.52	7.76	N 11°16'08"E	15.52
31	19°00'38"	207.36	70.08	35.36	N 29°27'19"E	69.72
32	14°29'35"	297.50	52.49	26.38	N 12°32'03"E	52.38
33	3°03'27"	427.50	22.80	11.40	N 20°46'58"E	22.80
34	10°18'16"	427.50	76.78	38.45	N 27°28'58"E	76.67
35	10°04'07"	427.50	75.19	37.66	N 37°39'36"E	75.09
36	1°32'17"	427.50	13.42	6.71	N 42°55'32"E	13.42
37	21°10'58"	122.50	45.29	22.91	N 19°54'17"E	45.03
38	71°51'36"	29.00	31.38	18.12	N 49°14'36"E	29.34
39	34°49'45"	29.00	12.18	6.27	N 81°24'14"W	11.97
40	56°56'39"	29.00	24.65	13.36	N 29°31'32"W	23.84
41	88°19'33"	30.00	46.23	29.11	N 51°13'06"E	41.80
42	3°03'27"	460.31	22.38	11.04	N 20°46'58"E	22.00
43	90°00'00"	29.00	30.37	25.00	N 66°34'41"E	28.36
44	19°53'31"	172.50	57.38	28.90	N 37°55'58"E	56.89
45	19°09'55"	172.50	57.70	29.12	N 17°44'52"E	57.43
46	7°38'41"	462.50	57.40	28.74	N 08°50'34"E	57.37
47	11°24'08"	462.50	92.04	46.17	N 19°05'58"E	91.89
48	9°11'15"	462.50	34.35	17.18	N 27°08'33"E	34.33
49	57°00'31"	97.98	88.31	48.38	N 61°34'21"E	84.84
50	11°38'19"	87.50	17.77	8.92	N 33°10'16"E	17.73
51	90°10'29"	157.50	77.15	38.52	N 53°04'29"W	76.67
52	8°13'26"	157.50	23.88	12.31	N 71°31'27"W	23.86
53	51°28'38"	825.99	68.19	44.28	N 73°08'51"W	68.15
54	5°49'16"	825.99	94.38	47.27	N 51°29'53"W	94.08
55	0°18'43"	825.99	5.04	2.52	N 64°38'52"W	5.04
56	12°35'07"	519.48	112.80	56.54	N 70°29'06"W	112.58
57	12°35'24"	519.48	114.15	57.31	N 82°59'23"W	113.89
58	3°32'46"	519.48	32.06	16.03	N 89°31'28"E	32.05
59	44°47'51"	142.50	111.42	58.73	N 54°08'47"E	108.60
60	77°36'51"	29.00	39.03	23.24	N 33°39'17"E	31.17
61	19°57'46"	247.30	81.78	41.25	N 05°58'45"E	81.38
62	3°26'27"	150.36	46.17	24.23	N 19°34'33"W	46.48
63	19°15'13"	150.36	49.48	30.31	N 30°16'37"W	119.61
64	7°38'15"	150.36	18.28	9.19	N 39°34'44"W	18.38
65	27°27'16"	145.31	34.77	14.27	N 44°03'31"W	34.41
66	10°31'15"	26.30	29.73	20.15	N 54°37'29"W	46.94
67	3°19'15"	25.30	2.78	1.39	N 63°32'37"W	2.78
68	11°52'29"	25.30	5.15	10.13	N 71°11'24"W	10.78
69	11°23'29"	25.30	10.37	10.28	N 27°29'29"E	10.89
70	17°15'34"	56.30	17.47	8.88	N 13°55'21"E	17.41
71	19°49'54"	46.30	17.82	8.57	N 33°17'28"E	16.98
72	28°27'58"	46.30	36.13	19.72	N 39°52'54"E	35.91
73	19°17'32"	53.30	26.13	13.21	N 10°32'28"E	26.34
74	12°07'16"	53.30	23.26	12.21	N 32°22'53"E	23.20
75	34°51'47"	33.30	31.80	17.13	N 50°38'24"E	30.46
76	3°11'46"	130.30	7.26	3.48	N 77°12'51"W	7.26

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
77	21°17'06"	130.30	48.29	24.43	N 88°26'47"W	48.01
78	19°19'01"	140.00	88.48	13.17	N 88°58'18"W	26.23
79	9°27'13"	140.00	23.10	11.58	N 89°34'18"W	23.08
80	9°27'13"	73.30	12.09	6.06	N 79°07'04"W	12.08
81	68°46'43"	29.30	46.30	26.36	N 46°51'41"W	36.21
82	34°49'15"	23.00	14.90	7.68	N 64°17'53"E	14.66
83	6°30'27"	180.00	20.44	10.23	N 19°01'56"W	20.43
84	21°30'13"	180.00	88.30	34.72	N 30°12'16"W	68.16
85	1°33'09"	180.00	5.00	2.50	N 41°48'08"W	5.00
86	19°49'03"	56.00	19.38	9.82	N 32°22'53"W	19.32
87	9°51'54"	66.00	9.22	4.61	N 42°27'53"W	9.21
88	30°06'06"	36.00	17.43	8.90	N 29°06'06"W	17.26



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PLAT BOOK 55 PAGE 22

SHEET 3 OF 3

CEDAR CREEK PHASE II-A

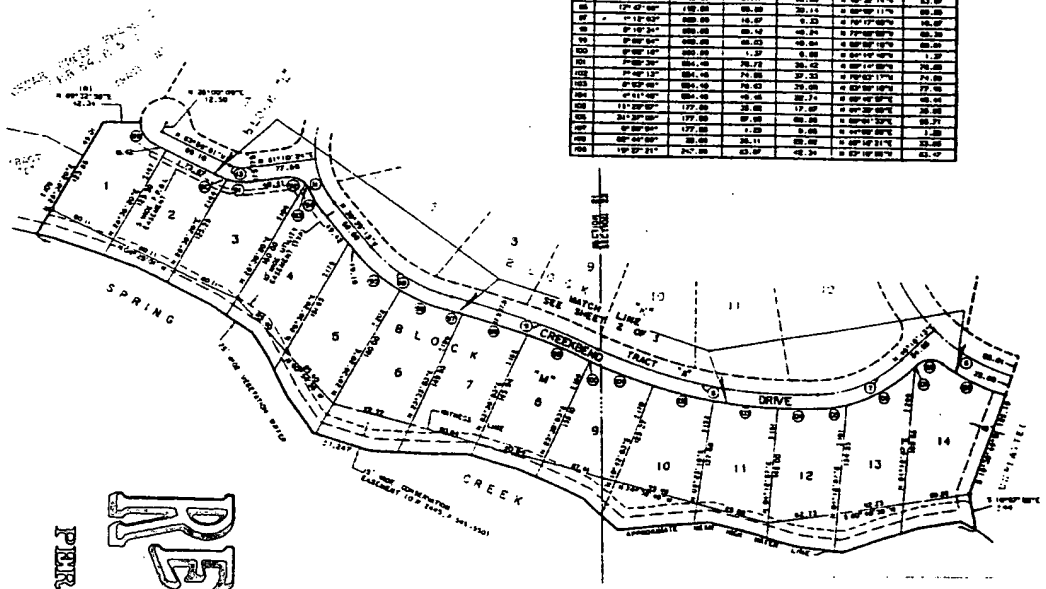
A SUBDIVISION IN

SECTIONS 21 AND 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

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CURVE DATA



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PREPARED BY:
JOHNSON ENGINEERING, INC
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

PLAT BOOK 57 PAGE 75

CEDAR CREEK PHASE III-A

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

SHEET 1 OF 2

APRIL 1997

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

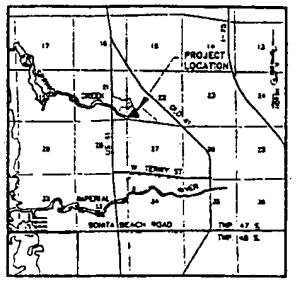
DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, BLOCK H OF CEDAR CREEK PHASE II-A, AS RECORDED IN PLAT BOOK 53 BEGINNING AT PAGE 54 OF THE LEE COUNTY RECORDS RUN N 89° 04' 15" E FOR 1288.53 FEET; THENCE RUN S 41° 17' 28" E FOR 64.80 FEET; THENCE RUN S 47° 05' 00" E FOR 722.53 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY (FP&L) TRANSMISSION LINE EASEMENT AS RECORDED IN DEED BOOK 228 BEGINNING AT PAGE 574 OF SAID LEE COUNTY RECORDS; THENCE RUN N 39° 54' 00" W ALONG SAID SOUTHWESTERLY LINE FOR 23.33 FEET; THENCE RUN S 72° 43' 00" E FOR 1080.00 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID FP&L TRANSMISSION LINE EASEMENT; THENCE RUN S 39° 54' 00" E ALONG SAID NORTHEASTERLY LINE FOR 1664.43 FEET; THENCE RUN S 33° 28' 29" W FOR 214 FEET, MORE OR LESS TO AN INTERSECTION WITH THE WATERS OF SPRING CREEK; THENCE RUN WESTERLY, NORTHWESTERLY AND WESTERLY ALONG SAID WATERS FOR THIS FEET, MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 14, BLOCK H OF CEDAR CREEK PHASE II-A; THENCE RUN N 10° 39' 25" W ALONG SAID EASTERLY LINE FOR 44 FEET, MORE OR LESS; THENCE RUN N 10° 39' 48" E ALONG SAID EASTERLY LINE FOR 1276.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.09 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE RECORD PLAT OF CEDAR CREEK PHASE II-A, AS RECORDED IN PLAT BOOK 53 AT PAGE 51, LEE COUNTY RECORDS.



VICINITY MAP
SCALE: 1" = 1 MILE

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 2nd DAY OF April 1997.

ATTEST: CHARLIE GREEN, CLERK
BY: [signature] DEPUTY CLERK
PRINT NAME: Lorna E. Baglebarger

BY: [signature] CHAIRMAN
PRINT NAME: Douglas R. Staley

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINT NAME: Mallory Gibbs

DIRECTOR, DEVELOPMENT SERVICES DIVISION
PRINT NAME: Matthew J. Noble

4152244

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-A, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 10:12 A.M. THIS 2nd DAY OF April 1997, AND WAS DULY RECORDED IN PLAT BOOK 57 AT PAGES 75 and 76 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY
PRINT NAME: CHARLIE GREEN

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.

NOTICE

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

ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE SPRING CREEK EAST DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10.7677-9, ADOPTED APRIL 20, 1977, AS AMENDED, ARE RECORDED IN O.R. BOOK 2445, PAGE 364

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP THE OWNER OF THE HEREIN DESCRIBED LANDS SHOWN HEREON AND HEREBY DESIGNATED AS CEDAR CREEK PHASE III-A, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DO HEREBY MAKE AND HEREBY DEDICATE AS FOLLOWS:

1. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL ROADWAYS (DESIGNATED AS TRACT "A") SUBJECT TO EASEMENTS HEREAFTER SET FORTH AND FURTHER SUBJECT TO AN EASEMENT IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY AND CABLE TELEVISION LAKES, WHICH TERM, AS USED HEREIN, AND ANY OTHER REASONABLE USES WHICH MAY BE CONDUCTED OR MAINTAINED WITHIN SAID TRACT "A".
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E", "F" AND "G" FOR DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
3. ALL PUBLIC UTILITY EASEMENTS, TO GULF LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "F".
4. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "F" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL BE KEPT OUT OF THE FACILITIES AND SERVICES OF GULF LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OR SUBSIDIARIES, DAMAGE THE IMPROVEMENTS, WITHIN TRACT "F", OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
5. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "F" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

WITNESSES

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS: GENERAL PARTNER

BY: [signature]
RICHARD E. FUHRMAN
PRESIDENT

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ● = PERMANENT REFERENCE MONUMENTS (P.R.M.S) ARE CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. ○ = PERMANENT CONTROL POINTS (P.C.P.S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ALL CURVES INDICATED ARE CIRCULAR.
5. (R) INDICATES RADIAL LINE.
   - D = DRAINAGE EASEMENT
   - U = UTILITY EASEMENT
   - C = CURVE NUMBER IN CURVE TABLE
   - L = LINE LETTER IN LINE TABLE
6. TRACT USAGES:
   - TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
   - TRACTS "B", "C", "D", "E" ARE OPEN SPACES.
   - TRACTS "F" AND "G" ARE CONSERVATION EASEMENTS.
   - TRACTS "H" AND "I" ARE P.U.E. EASEMENTS.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-A, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL 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.

DATED THIS 10th DAY OF March 1997

BY: [signature]
BRETT PINKERTON FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4448

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF March 1997, BY RICHARD E. FUHRMAN, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, AND THAT IT WAS EXECUTED ON BEHALF OF SAID CORPORATION AND THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [illegible] AS IDENTIFICATION.

NOTARY PUBLIC: [signature]
PRINT NAME: Michael A. Jones
MY COMMISSION EXPIRES: 3-17-97

4137

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PLAT BOOK 57 PAGE 76

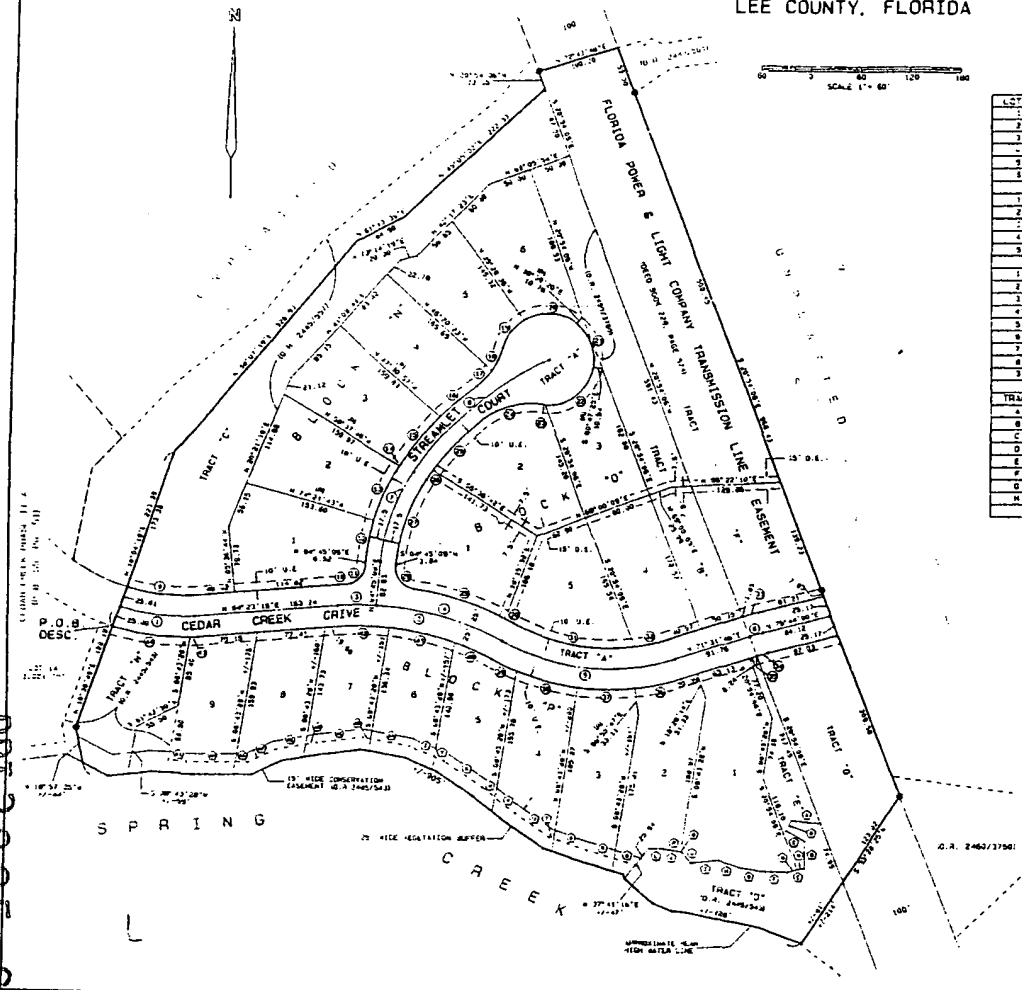
SHEET 2 OF 2

CEDAR CREEK PHASE III-A

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA



AREA TABLE

LOT #	BLOCK	SQUARE FEET
1	"C"	18,366
2	"	14,382
3	"	14,503
4	"	13,324
5	"	12,423
6	"	14,675
1	"D"	17,393
2	"	16,445
3	"	11,841
4	"	13,819
5	"	14,881
1	"E"	22,918
2	"	16,385
3	"	15,707
4	"	14,043
5	"	13,716
6	"	11,486
7	"	11,661
8	"	12,634
9	"	15,825
TRACT		
A		63,132
B		29,797
C		47,442
D		18,366
E		5,266
F		70,362
G		25,120
H		14,425

LINE DATA

	BEARING	DISTANCE
L1	S 34°37'37"E	35.56
L2	N 39°56'52"E	13.37
L3	N 60°08'53"W	25.60
L4	N 36°11'37"E	32.35
L5	N 6°09'19"E	19.36
L6	S 89°09'43"E	33.39
L7	N 87°10'16"E	26.32
L8	S 39°30'35"E	16.75
L9	S 78°53'26"E	21.58
L10	S 88°51'13"E	17.18
L11	S 76°39'19"W	9.50
L12	N 78°39'19"E	11.36
L13	N 78°53'26"W	1.34
L14	S 78°53'26"E	20.25
L15	N 72°45'44"W	25.46
L16	N 72°45'44"W	33.91

LINE DATA

	BEARING	DISTANCE
L17	N 71°15'29"W	42.31
L18	N 71°15'29"W	7.34
L19	N 54°38'35"W	47.24
L20	N 51°02'22"W	29.98
L21	N 51°02'22"W	20.14
L22	N 54°07'38"W	52.13
L23	N 64°38'07"W	11.72
L24	N 64°38'07"W	30.76
L25	N 79°11'46"W	45.58
L26	N 79°11'46"W	9.57
L27	S 82°02'48"W	58.14
L28	S 79°38'29"W	12.34
L29	S 79°38'29"W	34.73
L30	S 84°12'22"W	35.46
L31	S 89°09'05"W	14.09
L32	S 80°29'29"W	59.69
L33	N 87°28'06"W	20.24

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	22°35'30"	222.30	97.53	44.34	S 84°18'59"E	96.87
C2	35°32'32"	323.47	197.83	102.12	S 78°05'28"E	194.77
C3	8°22'35"	323.47	47.26	23.68	N 88°34'18"E	47.20
C4	25°40'27"	323.47	150.38	76.98	S 73°54'25"E	149.24
C5	43°54'02"	256.00	209.01	111.05	S 84°31'13"E	203.97
C6	4°12'14"	225.00	15.51	8.26	N 73°37'53"E	15.50
C7	37°15'00"	244.77	158.41	98.33	N 18°22'38"E	155.32
C8	31°45'00"	372.43	206.51	106.03	N 47°52'38"E	203.98
C9	22°27'11"	157.00	77.30	39.10	S 84°23'09"E	76.71
C10	2°05'13"	348.47	12.69	6.35	N 80°25'52"E	12.69
C11	81°43'23"	35.00	35.66	21.83	S 49°38'48"E	32.71
C12	10°53'38"	262.27	49.83	24.98	N 10°11'43"E	49.75
C13	15°43'57"	253.27	72.32	36.34	N 23°30'15"E	72.09
C14	0°37'55"	252.27	2.78	1.39	N 31°41'11"E	2.78
C15	19°28'54"	260.25	71.41	35.91	N 37°14'36"E	71.31
C16	9°03'52"	350.25	54.38	27.24	N 48°31'00"E	54.33
C17	19°37'11"	30.30	25.38	12.74	N 43°28'31"E	25.24
C18	19°50'51"	30.30	31.18	15.75	N 24°30'20"E	31.02
C19	43°21'21"	55.38	41.52	21.68	N 30°15'30"E	40.53
C20	70°43'05"	55.38	67.88	38.53	S 88°42'12"E	63.66
C21	60°33'15"	55.08	58.13	32.11	S 81°04'02"E	55.46
C22	84°57'28"	55.30	81.55	50.36	S 51°41'26"E	74.29
C23	3°35'37"	55.30	3.45	1.73	N 84°32'06"E	3.45
C24	31°46'21"	30.30	61.38	43.71	N 71°51'30"E	78.63
C25	11°49'40"	355.25	73.36	36.81	N 40°52'30"E	73.23
C26	2°07'31"	355.25	13.18	6.59	N 33°03'54"E	13.18
C27	27°15'30"	227.27	108.09	55.26	N 19°22'38"E	107.07
C28	85°12'18"	25.30	37.18	22.98	S 32°58'57"E	33.84
C29	18°05'36"	346.47	110.00	55.46	S 71°24'29"E	109.54
C30	1°47'52"	346.47	10.32	5.16	S 61°28'03"E	10.32
C31	37°46'32"	225.30	148.54	76.98	S 79°27'29"E	145.87
C32	19°07'30"	225.30	39.76	19.93	N 78°35'31"E	39.71
C33	4°12'14"	250.00	18.34	9.18	N 73°37'53"E	18.34
C34	11°49'40"	250.38	13.60	5.80	S 73°47'38"W	13.60
C35	2°18'33"	250.38	1.97	1.34	N 71°41'00"E	1.97
C36	11°32'33"	275.38	33.79	27.79	S 77°18'00"W	35.30
C37	13°57'31"	275.00	47.00	33.66	N 89°57'31"W	66.83
C38	15°46'33"	275.38	75.88	38.08	N 79°25'14"W	75.64
C39	6°38'31"	275.38	31.84	15.94	N 64°53'12"W	31.82
C40	8°53'58"	298.47	46.33	23.21	N 52°32'11"W	46.48
C41	14°28'51"	298.47	75.43	37.92	N 76°46'36"W	75.23
C42	11°37'13"	298.47	60.58	30.35	N 89°47'53"W	60.47
C43	1°40'43"	347.38	7.26	3.63	S 68°13'38"W	7.26
C44	3°11'21"	347.38	30.63	15.83	N 63°35'18"W	30.63

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ORI 2005-0006

PREPARED BY:
JOHNSON ENGINEERING, INC.
2158 JOHNSON STREET
FORT MYERS, FLORIDA 33901

CEDAR CREEK PHASE III-B

A SUBDIVISION IN

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

JUNE 1998

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

PLAT BOOK 61 PAGE 54

SHEET 1 OF 2

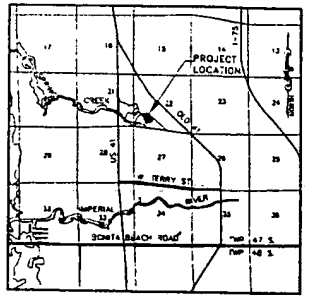
DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "F" OF CEDAR CREEK PHASE III-A AS RECORDED IN PLAT BOOK 59 AT PAGE 73 OF THE LEE COUNTY PUBLIC RECORDS; RUN S 72° 43' 46" E FOR 138.44 FEET; THENCE RUN S 81° 41' 38" E FOR 150.97 FEET TO AN INTERSECTION WITH THE CURVED SOUTHWESTERLY LINE OF THE SEABOARD COAST LINE RAILROAD (130 FEET WIDE); THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 5784.73 FEET (CHORD BEARING S 14° 32' 20" E) (CHORD 373.66 FEET) (DELTA 03° 41' 43") FOR 373.73 FEET TO A POINT OF TANGENCY; THENCE RUN S 16° 33' 11" E FOR 309.28 FEET; THENCE RUN S 40° 18' 46" W FOR 59.68 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 188.28 FEET (CHORD BEARING S 14° 12' 15" E) (CHORD 216.71 FEET) (DELTA 70° 15' 59") FOR 230.92 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 434.31 FEET (CHORD BEARING S 38° 15' 36" W) (CHORD 378.23 FEET) (DELTA 37° 21' 48") FOR 283.22 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 578.71 FEET (CHORD BEARING S 74° 13' 49" W) (CHORD 289.30 FEET) (DELTA 28° 34' 31") FOR 577.79 FEET; THENCE RUN S 00° 08' 36" E ALONG A RADIAL LINE FOR 17.23 FEET TO THE NORTHEAST CORNER OF A CONSERVATION EASEMENT AS SHOWN IN DEED RECORDED IN OFFICIAL RECORD BOOK 2480 AT PAGE 3760, LEE COUNTY RECORDS; THENCE RUN N 81° 30' 58" W ALONG THE NORTH LINE OF SAID CONSERVATION EASEMENT FOR 313.38 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT AS RECORDED IN DEED BOOK 228 AT PAGE 574 OF THE LEE COUNTY RECORDS AND THE NORTHEASTERLY LINE OF TRACT G OF CEDAR CREEK PHASE III-A; THENCE RUN N 20° 54' 08" W ALONG SAID NORTHEASTERLY LINE FOR 938.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.38 ACRES, MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE RECORD PLAT OF CEDAR CREEK PHASE III-A, AS RECORDED IN PLAT BOOK 59 AT PAGE 73, LEE COUNTY RECORDS AND THE NORTHEASTERLY LINE OF TRACT F TO BEAR N 20° 54' 08" W.



VICINITY MAP
SCALE: 1" = 1 MILE

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ● = PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE 4"x4" CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. ○ = PERMANENT CONTROL POINTS (P.C.P.'S) ARE SET AT MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. (NR) = INDICATES NON-RADIAL LINE.
5. (NR) = INDICATES RADIAL LINE.
6. A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG EACH LOT LINE FRONTING A ROADWAY. SEE PLAT FOR ADDITIONAL EASEMENTS.
7. D.E. = DRAINAGE EASEMENT
8. U.E. = UTILITY EASEMENT
9. L.M.E. = LAKE MAINTENANCE EASEMENT
10. CURVE NUMBER IN ( ) IN CURVE TABLE

TRACT ISSUES:

"TRACT "A" IS A PRIVATE ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
"TRACT "B" IS A LAKE.
"TRACT "C" IS A COMMON AREA.
"TRACT "D" IS A CONSERVATION AREA.
"TRACT "E" IS A CONSERVATION AREA.
"TRACT "F" IS A COMMON AREA.

ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.
ADDITIONAL COVENANTS AND RESTRICTIONS PERTAINING TO THE CEDAR CREEK DEVELOPMENT OF REGIONAL IMPACT (D.R.I.) #10-7677-2 RECORDED IN O.R. BOOK 3377 AS AMENDED ARE RECORDED IN O.R. BOOK 3443, PAGE 264.

CERTIFICATE

HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-B, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF CHAPTER 177.091(9) OF FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) FOR THE LOTS AND BLOCKS WILL BE SET UNDER THE GUARANTEES POSTED WITH LEE COUNTY FOR THE REQUIRED IMPROVEMENTS.

DATED THIS 15TH DAY OF JUNE, 1998

[signature]
JOHN P. KNIGHT, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 34643

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT 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, WATER AND SEWER FACILITIES.

NOTICE:

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE HEREIN DESCRIBED LANDS PLATTED AND SHOWN ON THIS PLAT OF CEDAR CREEK PHASE III-B, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE KNOWN AS CEDAR CREEK PHASE III-B, DO HEREBY DEDICATE THE FOLLOWING:

1. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL ROADWAYS (UNLESS NOTED AS PRIVATE) SUBJECT TO EASEMENTS HEREAFTER SET FORTH AND FURTHER SUBJECT TO AN EASEMENT IN FAVOR OF THE ABOVE REFERENCED OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS, EGRESS, UTILITY AND CABLE TELEVISION LINES APPURTENANT THERETO, AND MAY OTHER REASONABLE USES WHICH MAY BE CONDUCTED OR MAINTAINED UPON SAID ROADWAYS.
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E" AND "F" AND DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
3. TO OUR LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND UNDERTAKING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A".
4. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A" FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES. IN THE EVENT A CABLE TELEVISION PROVIDER, ITS SUCCESSORS, ASSIGNS OR SUBSIDIARIES, DAMAGE THE IMPROVEMENTS WITHIN TRACT "A" OR THE FACILITIES OF ANOTHER PUBLIC UTILITY, SAID CABLE TELEVISION PROVIDER, ITS SUCCESSORS AND ASSIGNS SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.
5. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO SAID ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK SUBDIVISION.

WITNESSES

[signature]
PRINT NAME: Joanne Jones

[signature]
PRINT NAME: Beverly M. Street

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS GENERAL PARTNER

BY: [signature]
DENNIS E. GILLEY
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JUNE, 1998, BY DENNIS E. GILLEY, PRESIDENT OF BONITA BAY PROPERTIES INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF THE BONITA BAY LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

[signature]
NOTARY PUBLIC - STATE OF FLORIDA
Michaele H. Jones
NAME - PRINTED
CC 396759
COMMISSION #
9-17-99
MY COMMISSION EXPIRES

APPROVALS

THIS PLAT ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 17th DAY OF June, 1998

[signature]
CHAIRMAN OF THE BOARD
PRINT NAME: John E. Albion

[signature]
CLERK OF THE BOARD
PRINT NAME: Charlie Green

[signature]
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINT NAME: Mary Gibbs

[signature]
DIRECTOR, DEVELOPMENT SERVICES DIVISION
PRINT NAME: Timothy L. McCarthy

4413776

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-B, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA HAS BEEN REVIEWED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 9:17 A.M. THIS 23rd DAY OF June, 1998 AND WAS DULY RECORDED IN PLAT BOOK 61 AT PAGES 54 THRU 55 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

[signature]
CHARLIE GREEN
CLERK OF THE CIRCUIT COURT
LEE COUNTY, FLORIDA

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PLAT BOOK 61 PAGE 55

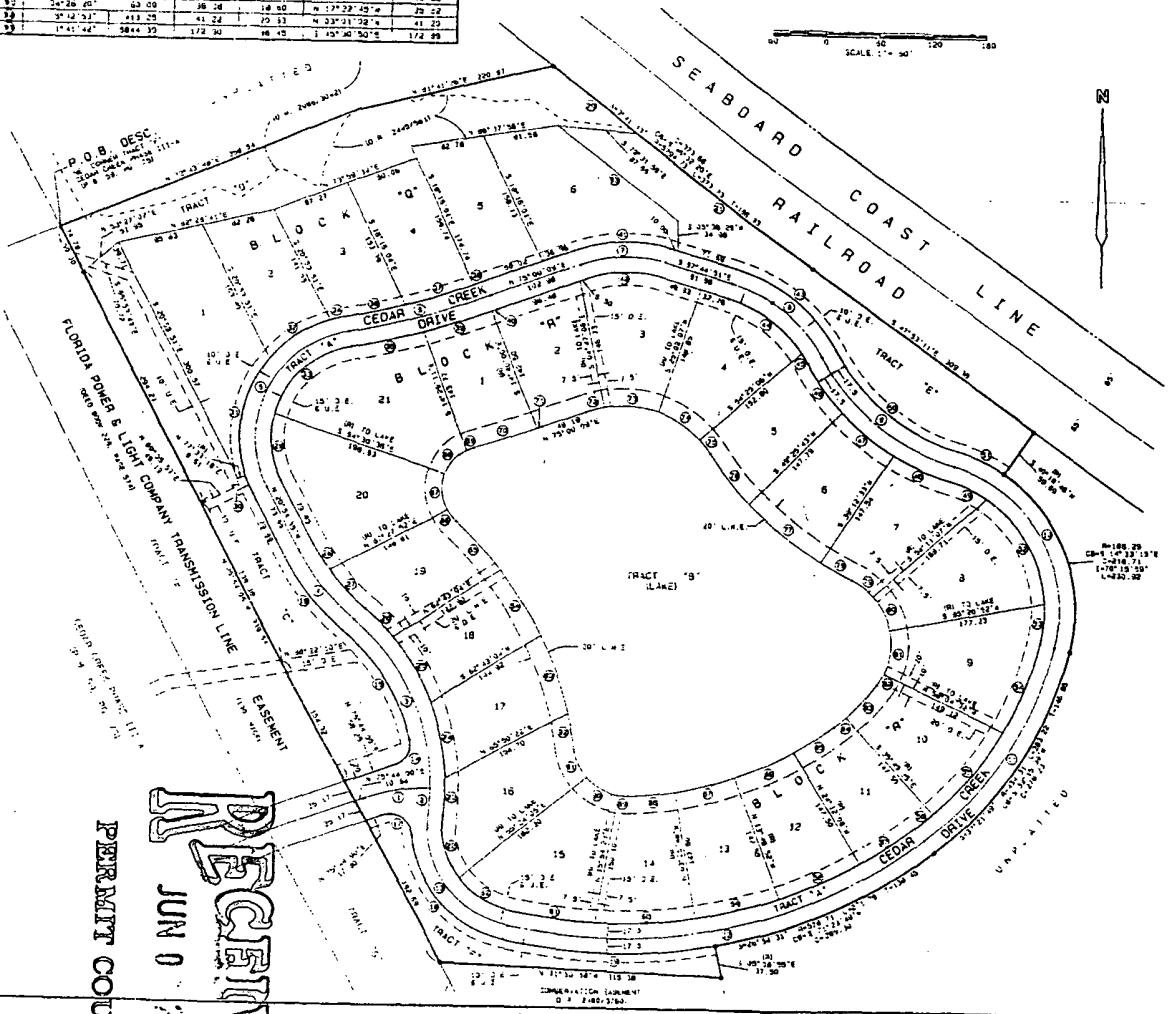
SHEET 2 OF 2

CEDAR CREEK PHASE III-B

A SUBDIVISION IN

SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA



CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C1	19°34'17"	30.00	14.53	7.38	S 37°38'37"W	14.51
C2	111°30'20"	351.81	82.03	59.11	S 48°15'39"W	81.84
C3	3°45'59"	351.81	16.05	8.03	S 36°33'34"W	16.05
C4	7°51'15"	396.21	54.32	27.20	S 31°52'13"W	54.28
C5	10°23'18"	396.21	71.83	36.02	S 20°59'30"W	71.73
C6	10°23'04"	396.21	71.81	36.00	S 31°22'40"W	71.71
C7	7°40'50"	358.21	47.98	24.02	N 39°30'33"W	47.94
C8	11°29'31"	30.00	12.33	6.24	N 79°50'18"W	12.31
C9	39°29'42"	60.00	41.36	21.54	N 34°20'48"W	40.55
C10	24°26'20"	60.00	25.28	12.80	N 17°29'45"W	25.08
C11	3°42'53"	413.29	41.24	20.63	N 33°31'32"W	41.23
C12	11°41'46"	5844.35	172.90	86.65	S 45°30'50"E	172.89

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C13	21°03'59"	350.79	79.33	40.18	N 68°15'30"E	79.12
C14	4°36'10"	383.29	29.27	14.63	N 55°11'31"E	29.21
C15	46°55'32"	383.29	219.32	115.19	N 77°39'36"E	208.71
C16	21°33'18"	272.32	102.41	50.42	N 77°34'13"E	98.18
C17	106°12'20"	129.50	239.70	166.20	N 32°13'39"E	199.33
C18	10°23'18"	409.79	163.27	81.79	N 30°39'30"E	162.26
C19	37°15'30"	129.50	97.52	50.55	N 86°32'41"E	95.85
C20	46°03'32"	160.36	133.11	70.39	S 44°45'25"E	129.54
C21	49°27'35"	250.30	198.38	104.73	S 44°29'37"E	193.19
C22	37°44'09"	170.79	261.23	164.17	S 25°11'23"E	238.71
C23	37°21'46"	418.81	327.81	170.23	S 24°15'38"W	257.22
C24	50°30'44"	581.21	494.27	264.75	S 63°11'56"W	478.80
C25	85°10'03"	116.30	172.86	109.59	S 29°57'40"W	157.53
C26	52°12'33"	25.30	23.27	12.52	S 34°37'28"E	22.47
C27	29°25'19"	225.75	144.78	75.29	S 24°55'42"W	143.44
C28	21°00'19"	284.53	104.13	53.57	S 33°24'23"W	103.54
C29	106°08'54"	25.00	46.30	33.26	S 31°12'33"E	39.98
C30	19°23'38"	132.50	138.73	38.75	S 84°50'54"E	134.36
C31	23°38'13"	574.71	236.41	120.32	S 83°30'48"E	234.72
C32	1°11'11"	3784.73	118.99	59.50	S 44°47'24"E	118.98
C33	3°30'32"	5454.73	253.74	126.89	S 46°17'55"E	253.72
C34	44°37'33"	97.50	75.97	39.81	N 39°39'13"W	74.03
C35	9°10'10"	270.79	43.33	21.71	N 39°32'16"E	43.28
C36	18°45'28"	270.79	88.64	44.72	N 34°55'23"W	88.24
C37	18°18'58"	270.79	86.58	43.57	N 23°28'45"W	86.23
C38	9°19'08"	270.75	44.04	22.07	N 37°14'47"W	43.98
C39	13°19'17"	284.53	66.16	29.97	N 35°16'42"W	66.04
C40	7°44'58"	258.32	34.42	17.24	N 24°48'34"W	34.40
C41	41°47'55"	107.30	78.42	41.15	N 20°30'08"W	76.70
C42	6°27'23"	142.30	21.03	10.54	N 18°40'23"W	21.01
C43	58°07'12"	142.30	144.35	79.18	N 26°38'54"E	138.43
C44	32°50'37"	142.30	81.70	42.01	N 32°35'38"E	80.58
C45	64°24'25"	107.30	120.64	67.71	N 53°06'01"E	114.38
C46	6°48'48"	142.30	16.88	8.44	N 81°54'51"E	16.85
C47	4°57'03"	324.49	28.38	14.20	N 82°49'44"E	28.37
C48	4°12'04"	389.49	28.57	14.29	N 83°12'13"E	28.56
C49	5°11'28"	389.49	35.28	17.65	N 78°30'27"E	35.27
C50	0°54'34"	389.49	6.18	3.09	N 75°27'28"E	6.18
C51	5°31'12"	924.49	89.00	44.53	N 77°50'39"E	88.97
C52	0°18'51"	924.49	5.07	2.53	N 75°10'04"E	5.07
C53	37°15'00"	287.50	186.90	96.89	S 86°22'21"E	183.62
C54	37°15'30"	132.50	86.16	44.66	S 86°22'21"E	84.63
C55	46°33'32"	182.12	147.98	77.83	S 44°43'20"E	143.95
C56	40°48'30"	144.12	102.60	53.63	S 43°23'36"E	100.38
C57	9°14'32"	148.12	23.89	11.98	S 84°14'35"E	23.86
C58	14°22'55"	287.50	72.15	36.25	S 29°53'37"E	71.97
C59	15°27'13"	287.50	77.55	38.98	S 44°13'23"E	77.33
C60	14°47'31"	267.50	69.05	34.72	S 59°45'44"E	68.86
C61	17°28'13"	153.29	46.74	23.55	S 58°55'13"E	46.56
C62	49°37'35"	232.50	184.47	97.40	S 44°35'37"E	178.87
C63	37°28'10"	139.29	91.41	47.43	S 38°22'28"E	89.78
C64	52°49'38"	153.29	141.31	76.13	S 27°15'40"E	136.36
C65	17°28'31"	153.29	46.58	23.52	S 11°51'10"E	46.40
C66	15°48'38"	359.11	110.58	55.65	S 39°29'04"E	110.18
C67	27°47'12"	299.71	122.26	62.28	S 48°16'09"E	121.46
C68	3°45'59"	389.31	26.25	13.13	S 36°33'34"E	26.24
C69	7°51'15"	543.71	74.54	37.33	S 31°52'13"E	74.48
C70	10°23'18"	543.71	98.63	49.42	S 20°59'30"E	98.49
C71	10°23'04"	543.71	98.54	49.41	S 31°22'40"E	98.41
C72	12°15'41"	543.71	116.35	58.42	S 37°37'53"E	116.13
C73	3°37'35"	543.71	31.32	15.66	S 48°31'24"E	31.32
C74	11°33'10"	87.50	29.85	15.10	S 51°11'13"E	29.71
C75	12°56'23"	413.29	93.36	46.89	S 43°59'53"E	93.16
C76	11°55'28"	413.29	86.07	43.10	S 56°47'39"E	85.91
C77	10°17'45"	413.29	74.25	37.23	S 69°54'08"E	74.15
C78	16°30'30"	30.30	15.16	7.65	S 77°17'33"E	15.11
C79	48°05'32"	59.30	41.31	22.37	S 53°36'38"E	40.09
C80	43°33'44"	30.30	38.32	15.96	S 47°15'15"E	37.11
C81	10°10'15"	53.30	9.58	4.80	S 74°48'38"E	9.57
C82	39°23'43"	1367.31	93.54	46.79	S 77°38'51"E	93.53
C83	3°12'51"	1367.31	8.15	4.08	S 79°10'34"E	8.15
C84	10°12'43"	183.33	31.39	15.73	S 80°36'30"E	31.36
C85	29°49'15"	120.30	62.48	31.95	S 75°52'30"E	61.76
C86	27°35'38"	120.30	58.17	29.63	S 51°30'19"E	57.60
C87	9°27'33"	120.30	19.85	9.93	S 32°18'54"E	19.79
C88	10°25'28"	115.30	73.39	36.34	S 32°37'55"E	72.99
C89	14°37'47"	115.30	103.34	51.93	S 44°44'32"E	102.08
C90	5°35'46"	415.30	40.53	20.28	S 54°38'16"E	40.51
C91	31°35'34"	30.30	30.14	15.15	S 46°38'30"E	29.38
C92	11°03'45"	90.30	17.31	8.71	S 20°14'31"E	17.28
C93	14°29'08"	90.30	31.38	15.78	S 12°38'39"W	31.27

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CEDAR CREEK PHASE III–D

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

JEFFREY C. COONER AND ASSOCIATES, INC.
SURVEYING AND MAPPING
13180 NORTH CLEVELAND AVE., SUITE 225, NORTH FORT MYERS, FLORIDA 33903
PHONE: (941)656-6529 FAX: (941)656-3408

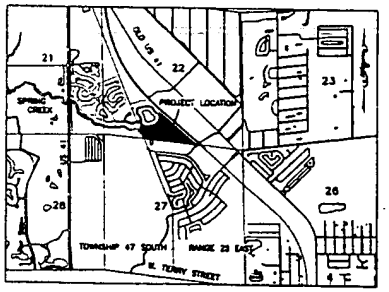
PLAT BOOK 71 PAGE 31

SHEET 1 OF 3

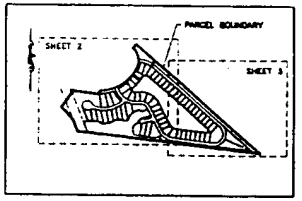
DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 22, IN TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY-MOST CORNER OF TRACT "G" OF CEDAR CREEK PHASE II-A AS RECORDED IN PLAT BOOK 59 AT PAGES 75 AND 76, LEE COUNTY RECORDS; RUN S 09° 54' 36" W FOR 28.88 FEET TO THE SOUTHEAST CORNER OF TRACT "F" OF CEDAR CREEK PHASE III-B AS RECORDED IN PLAT BOOK 61 BEGINNING AT PAGE 84-85, SAID RECORDS; THENCE RUN S 81° 30' 58" E ALONG THE SOUTH LINE OF SAID TRACT AND THE NORTH LINE OF A CONSERVATION EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED AS OFFICIAL RECORD BOOK 2440 AT PAGE 1760, SAID PUBLIC RECORDS FOR 315.28 FEET TO THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF SAID EASEMENT; THENCE RUN N 08° 29' 02" E ALONG A RADIAL LINE OF A CURVE OF RADIUS 376.71 FEET FOR 37.30 FEET TO A POINT ON THE ARC OF SAID CURVE SAID POINT BEING ON THE CURVED SOUTHEASTERLY LINE OF TRACT "A" (CEDAR CREEK DRIVE) AS SHOWN ON SAID PLAT OF CEDAR CREEK PHASE II-B; THENCE RUN NORTHEASTERLY ALONG SAID CURVED LINE ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 376.71 FEET (DELTA 28° 54' 31") (CHORD BEARING N 77° 23' 48" E) FOR 376.39 FEET) (CHORD BEARING N 77° 23' 48" E) FOR 371.79 FEET TO A POINT OF COMPOUND CURVATURE ON THE SOUTHEASTERLY LINE OF SAID TRACT "A"; THENCE RUN NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 436.33 FEET (DELTA 27° 21' 48") (CHORD BEARING N 28° 19' 28" E) FOR 276.22 FEET) (CHORD BEARING N 28° 19' 28" E FOR 283.22 FEET TO A POINT OF COMPOUND CURVATURE ON THE EAST LINE OF SAID TRACT "A"; THENCE RUN NORTHERLY AND NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 166.29 FEET (DELTA 70° 13' 58") (CHORD 216.71 FEET) (CHORD BEARING N 14° 32' 15" W) FOR 230.92 FEET TO AN INTERSECTION WITH A RADIAL LINE OF SAID CURVE OF RADIUS 166.29 FEET; THENCE RUN N 69° 19' 46" E ALONG SAID RADIAL LINE, BEING ALSO THE SOUTHEASTERLY LINE OF TRACT "E" OF SAID PLAT OF CEDAR CREEK PHASE III-B FOR 58.88 FEET TO THE SOUTHWESTERLY LINE OF THE SEABOARD COAST LINE RAILROAD (130 FEET WIDE); THENCE RUN S 47° 33' 11" E ALONG SAID SOUTHWESTERLY LINE FOR 1182.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 22; THENCE RUN N 89° 11' 18" W ALONG SAID SOUTH LINE FOR 207.68 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FLORIDA POWER & LIGHT COMPANY EASEMENT (100 FEET WIDE) AS DESCRIBED IN DEED BOOK 228 AT PAGE 374 OF SAID PUBLIC RECORDS; THENCE RUN N 20° 54' 09" W ALONG SAID WESTERLY LINE FOR 150 FEET, MORE OR LESS, TO THE NORTH LINE OF SPRING CREEK; THENCE RUN NORTHWESTERLY ALONG THE MEANDERS OF THE NORTHERLY LINE OF SPRING CREEK FOR 1192 FEET MORE OR LESS TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID CEDAR CREEK PHASE III-A, BEING ALSO THE SOUTHEASTERLY LINE OF TRACTS "D" AND "C" OF SAID PLAT; THENCE RUN N 33° 28' 25" E ALONG SAID SOUTHEASTERLY LINE FOR 214 FEET MORE OR LESS TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE: 1" = 2000'



KEY MAP
N.T.S.

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. P = PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE TAPERED CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
3. ● = PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
4. ALL CURVES INDICATED ARE CIRCULAR.
5. A 10.0 FOOT DRAINAGE AND UTILITY EASEMENT EXISTS ALONG THE FRONT LINE OF EACH LOT FRONTING A ROADWAY. (EXCEPT AS SHOWN)
6. U.E. = UTILITY EASEMENT
7. D.E. = DRAINAGE EASEMENT
8. L.M.E. = LAKE MAINTENANCE EASEMENT
9. (R) = RADIAL
10. C1 = CURVE NUMBER IN CURVE TABLE
11. L1 = LINE NUMBER IN LINE TABLE
12. TRACT USAGES:
    TRACT "A" IS A PRIVATE ROAD AND PUBLIC UTILITY EASEMENT.
    TRACT "B" IS A LAKE.
    TRACTS "C", "D", "E", "F", "G", "H", "I" ARE CONSERVATION EASEMENTS.
    TRACTS "J", "K", "L", "M", "N" "O" ARE COMMON AREAS.
    TRACT "P" IS AN F.P.& L. EASEMENT.
    TRACT "Q" IS A LAKE DRAINAGE AND MAINTENANCE ACCESS EASEMENT.
13. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.
14. Δ = DELTA
15. R = RADIUS
16. L = LENGTH
17. C = CHORD
18. CB = CHORD BEARING
19. ● = 5/8" STEEL ROD WITH CAP BEARING PSM 4068.
20. BEARINGS SHOWN ARE BASED ON THE SOUTH-EASTERLY LINE OF CEDAR CREEK PHASE II-A AS RECORDED IN PLAT BOOK 59 AT PAGE 75, LEE COUNTY RECORDS, HAVING A BEARING OF N 33° 28' 25" E WITH NOMENCLATURE AS SHOWN.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-D, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DONE THIS 23rd DAY OF October 1998.

JEFFREY C. COONER (FOR THE FIRM)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4068
THE CERTIFICATE OF AUTHORIZATION FOR JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0006773

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT 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, WATER AND SEWER FACILITIES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BONITA BAY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF CEDAR CREEK PHASE III-D, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY DEDICATES THE FOLLOWING:

1. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., ALL ROADWAYS (DESIGNATED AS "TRACT "A").
2. TO THE CEDAR CREEK PROPERTY OWNERS ASSOCIATION, INC., TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" AND DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT.
3. TO DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES FOR USE IN PERFORMING AND DISCHARGING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICES, A UTILITY EASEMENT OVER, ACROSS AND UNDER TRACT "A".
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF SAID UTILITY SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC PUBLIC UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. TO LEE COUNTY AND ITS FRANCHISEES AN ACCESS EASEMENT OVER AND ACROSS TRACT "A" FOR THE SOLE PURPOSE OF PROVIDING EMERGENCY AND OTHER SERVICE VEHICLES TO GAIN ACCESS TO ALL EXISTING AND FUTURE TRACTS AND LOTS WITHIN THE CEDAR CREEK PHASE III-D SUBDIVISION.

WITNESSES

Lisa McDonald
PRINTED NAME: LISA McDONALD

Barbara Sykes
PRINTED NAME: BARBARA SYKES

BONITA BAY LIMITED PARTNERSHIP
BY: BONITA BAY PROPERTIES, INC.
ITS: GENERAL PARTNER

BY: Dennis E. Gilkey
DENNIS E. GILKEY, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF October 1998, BY DENNIS E. GILKEY, PRESIDENT OF BONITA BAY PROPERTIES, INC., A FLORIDA CORPORATION, THE SOLE GENERAL PARTNER OF THE BONITA BAY LIMITED PARTNERSHIP, WHO [YES] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

Michaela A. Jones
NOTARY PUBLIC - STATE OF FLORIDA
Michaela A. Jones
NAME - PRINTED
CC753329 9/19/02
COMMISSION # MY COMMISSION EXPIRES

APPROVALS
THIS PLAT ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 1st DAY OF October 1998.

CHAIRMAN OF THE BOARD
PRINTED NAME: JOHN E. ALBION

CLERK OF COURT
PRINTED NAME: CHARLIE GREEN

COUNTY ATTORNEY
PRINTED NAME: DONALD D. STILWELL

DIRECTOR, DEVELOPMENT SERVICES DIVISION
PRINTED NAME: MATTHEW J. NOTTINGHAM

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINTED NAME: MARY GIBBS

4499248

COURT CLERK CERTIFICATION
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CEDAR CREEK PHASE III-D, A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 3:25 P.M. THIS 30th DAY OF October 1998 AND DULY RECORDED IN PLAT BOOK 71 AT PAGES 31 THROUGH 33 PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT
IN AND FOR LEE COUNTY

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART I.

TITLE P.S.M.
PRINTED NAME: Alan L. Davies

RECEIVED
JAN 05 2005
PUBLIC COUNTER

ORI 2005-00006

CEDAR CREEK PHASE III–D

PREPARED BY:
JEFFREY C. COONER AND ASSOCIATES, INC.
13180 N. CLEVELAND AVENUE, SUITE 225
NORTH FORT MYERS, FL 33903

A SUBDIVISION IN
SECTION 22, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PLAT BOOK 62 PAGE 37

SHEET 2 OF 3

LINE DATA

LINE	DIRECTION	DISTANCE
1	N 54°09'16" E	50.19'
2	N 41°55'51" W	23.00'
3	N 13°08'01" W	23.00'
4	N 36°21'52" W	23.00'
5	N 36°21'52" W	11.38'
6	S 53°54'17" W	23.00'
7	S 53°54'17" W	14.49'
8	N 68°08'39" W	24.11'
9	N 71°53'23" W	18.00'
10	S 63°53'13" E	54.78'
11	S 63°53'13" E	54.78'
12	N 36°21'52" W	23.00'
13	S 20°08'52" W	23.00'
14	N 68°08'39" W	23.00'
15	N 20°11'51" E	31.62'
16	N 63°53'13" W	58.35'
17	S 15°43'09" E	44.74'
18	S 36°21'52" E	38.62'

(SEE SHEET 3 OF 3 FOR TABLED CURVE DATA)

P.O.B. DESCRIPTION
EASTERLYMOST CORNER
TRACT "C"
FD. 4"x4" CM STAMPED
PRM PLS 4448

FD. 4"x4" CM STAMPED
LB 642
SOUTHWEST CORNER
TRACT "D"

FD. 4"x4" CM STAMPED
PRM PLS 4448

FD. 4"x4" CM STAMPED
PRM PLS 4448
SOUTHEAST CORNER
TRACT "F"

FD. 4"x4" CM STAMPED
PRM PLS 4448

FD. 4"x4" CM STAMPED
LB 642

SOUTHEASTERLY LINE
TRACT "E"

FD. 4"x4" CM STAMPED
PRM PLS 4448

CEDAR CREEK PHASE III-B
(PLAT BOOK 61, PG. 54-55)

TRACT "D"
(CONSERVATION EASEMENT)

TRACT "E"
(COMMON AREA)

TRACT "L"
(LAKE DRAINAGE/MAINTENANCE EASEMENT)

TRACT "B"
(LAKE)

TRACT "A"
(PRIVATE ROAD & PUBLIC UTILITY EASEMENT)

TRACT "K"
(COMMON AREA)

TRACT "C"
(CONSERVATION EASEMENT)

TRACT "G"
(CONSERVATION EASEMENT)

TRACT "F"
(F.P.&L. EASEMENT)

FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT

BLOCK "S"
BLOCK "T"
BLOCK "U"
BLOCK "V"

TRANQUIL COURT
PEBBLE CREEK DRIVE
SILVER PALMETTO COURT
SILVER PALMETTO DRIVE
SPRUCE CREEK DRIVE
EVERGREY DRIVE

RAILROAD (100' WIDE)
SEABOARD COAST LINE

MATCH TO SHEET 3

S. LINE SECTION 22, TWP 47S, RGE 25E
UNPLATTED

DRI 2005-00006

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CEDAR CREEK PHASE III–D

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

PREPARED BY:
JEFFREY C. JOOMER AND ASSOCIATES, INC.
13180 N. CLEVELAND AVENUE, SUITE 225
NORTH FORT MYERS, FL 33903

CURVE DATA

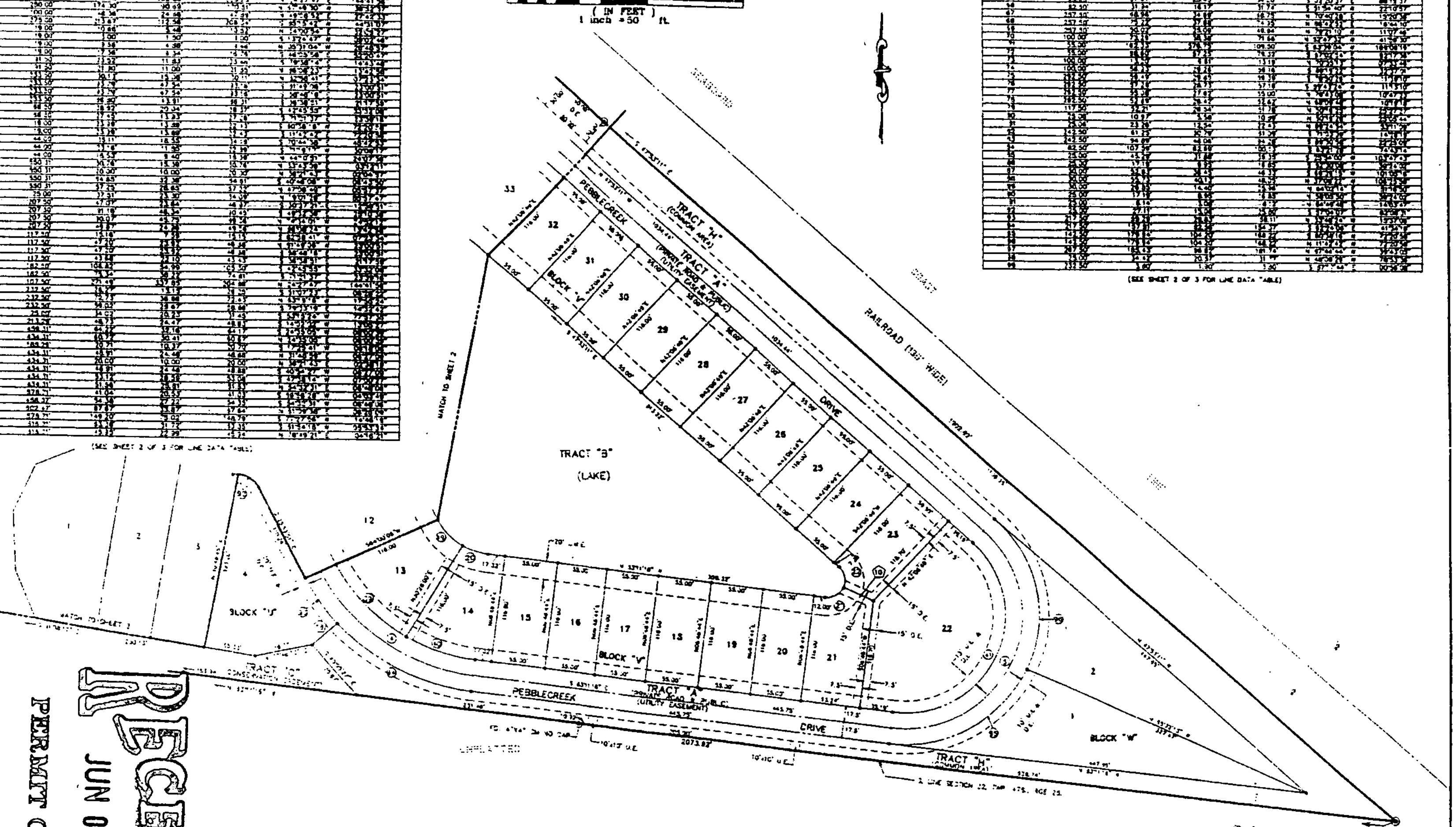
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

(SEE SHEET 2 OF 3 FOR LINE DATA TABLE)

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

(SEE SHEET 2 OF 3 FOR LINE DATA TABLE)



4380

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PART III
SUBMITTAL REQUIREMENTS

	APPLICATIONS	COPIES	EXHIBIT	ITEM
	All	13		Completed application
	All	13		Application Fee
	All	13	I-B	**Notarized** Authorization Form (if applicable)
	All	13	I-F	**Notarized** Disclosure Form (if applicable)
	All	13	II-A-1	Legal Description
	All	13	II-A-2	Certified sketch of description (if applicable)
	All	13	II-A-3	Plat Book Page (if applicable)
	All	13	II -G	Deed Restrictions & Narrative (if applicable)
	All	13	III -A	Property Owners List
	All	13	III -B	Property Owners Map
	All	13	III -C	Narrative Regarding Request
	Notice of proposed change Substantial Deviations	13		Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
	DRI, AMDA, FQD	13		Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
	Abandonment	13		Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.

ZONING DIVISION
CITY OF BONITA SPRINGS
TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 07/22/2005

PROJECT NAME: San Mirage Condominium

CASE #: DRI2005-00006

INFORMATION SUMMARY:

RESUBMITTAL
To update your file _X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 08/05/2005

Additional Comments:

cc: DRI planner/working file
DRI Zoning File

Distributed by: Luisa V VIlla

Date: 07/25/2005

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

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JUL 22 2005
LAV
PERMIT COUNTER

LETTER OF TRANSMITTAL

DATE: July 22, 2005

TO: Chip Block, Principal Planner
Director of Zoning
1500 Monroe Street
Fort Myers, FL 33901

PHONE:
FAX:

DRI 2005-00006

REFERENCE: Case #DRI2005-00006 JOB NO. 1992

COPIES	DESCRIPTION
12 ea.	Revised Map "H" for San Mirage Condominium (Spring Creek DRI) -
	(24"x36" and 11"x17")

REASON:
- ☐ Your Comments
- ☒ Your Approval
- ☐ Your Information
- ☐ As Per Your Request
- ☐ Your Review

VIA:
- ☐ Fax: __ Pages Total
- ☐ Regular Mail
- ☐ Courier
- ☐ Overnight Express
- ☐ Pick-up

COMMENTS:

cc: 1 copy ea. to Steve Hartsell of Pavese Law Firm
1 copy ea. to Wes Pontius, Vice-President of Capreit, Inc.

Jon Hagan
Director of Planning

10511 Six Mile Cypress Parkway, Suite 101, Fort Myers, Florida 33912 • (239) 939-5490 • Fax (239) 939-2523
S:\Jobs\19XX\1992\Documents\Zoning\1992-TransmittaltoChipBlock.doc

ZONING DIVISION

CITY OF BONITA SPRINGS

DEVELOPMENT OF REGIONAL IMPACT SUFFICIENCY REVIEW

TRANSMITTAL SHEET

TO: Distribution
Audrey Vance, City Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 06/06/2005

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: SAN MIRAGE CONDOMINIUM

CASE #: DRI2005-00006

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 06/27/2005

Additional Comments:

(DRI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness
No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

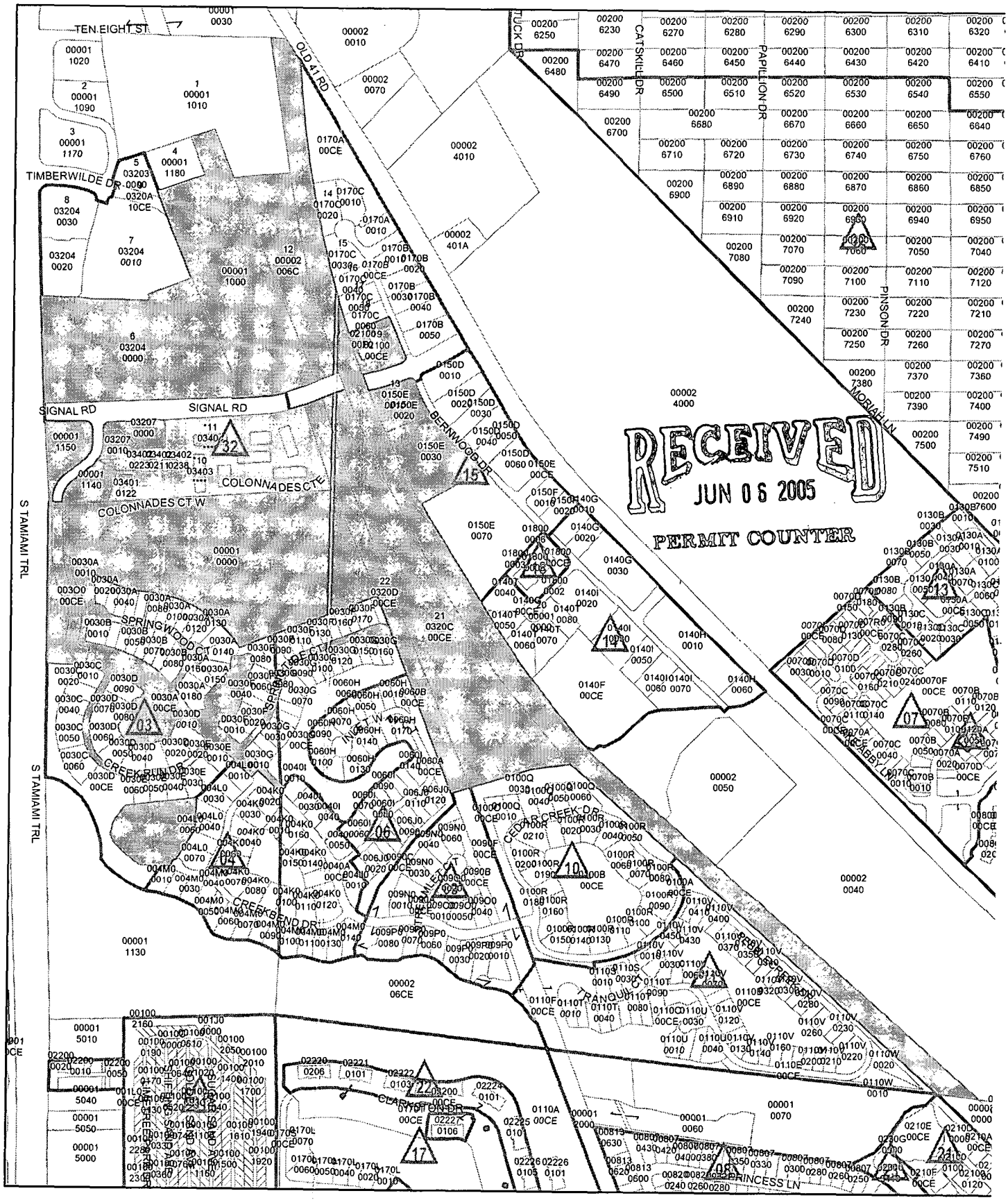
cc: DRI planner/working file
DRI Zone File

Distributed by: Luisa V Villa

Date: 06/10/2005

VARIANCE REPORT

5/23/2005



N

W E

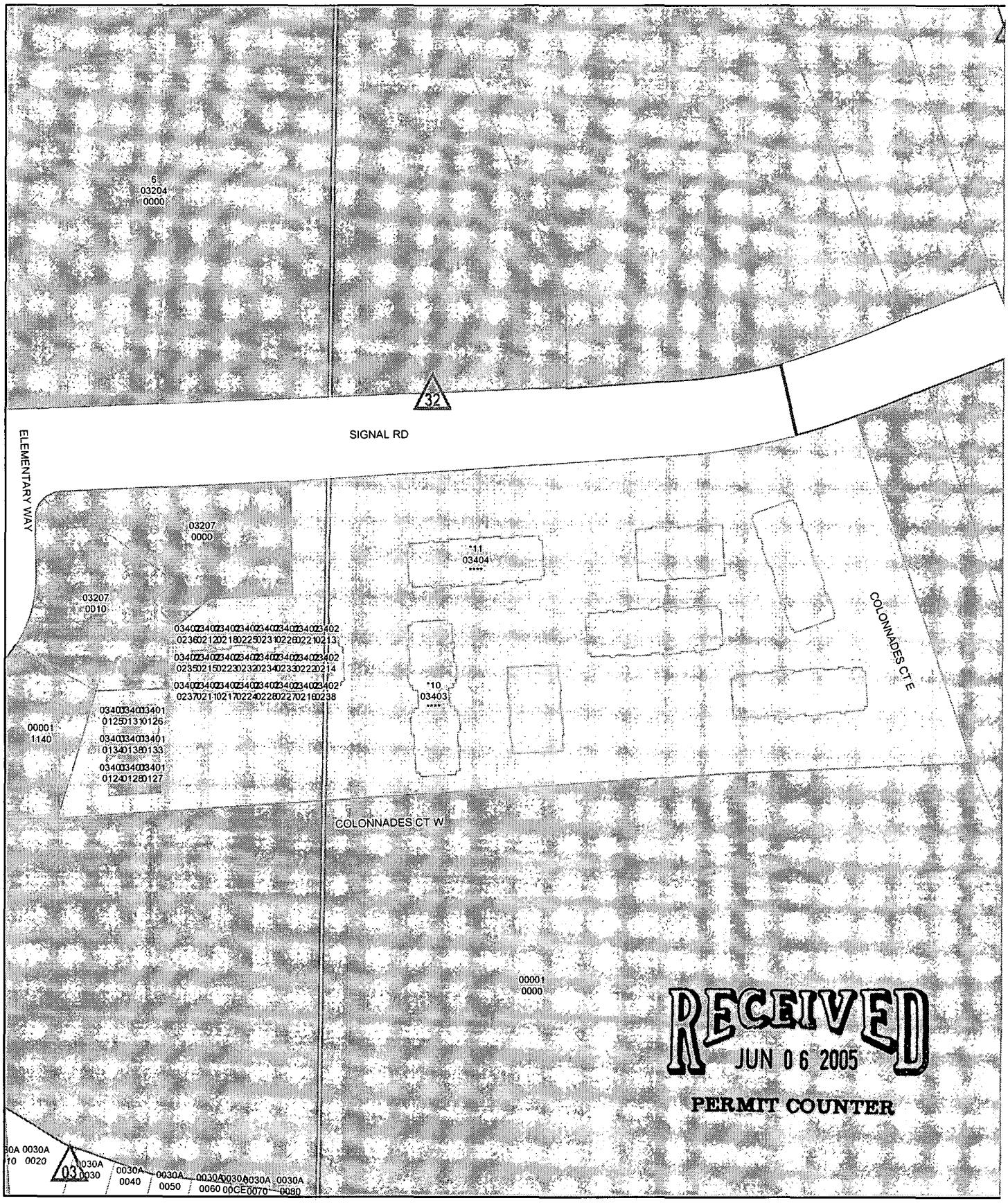
S

DRI 2005-00006

700 350 0 700 Feet

VARIANCE REPORT

5/23/2005



N
W E
S

DRI 2005-00006

175 87.5 0 175 Feet

PROPERTY OWNERSHIP REPORT

Date of Report: May 23, 2005

Parcels Selected: 42

Source: Lee County Property Appraiser

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DRI 2005-00006

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
RESOURCE CONSERV SYSTEMS LLC 26951 COUNTRY CLUB DR BONITA SPRINGS FL 34134	**21-47-25-B2-00001.1000** 8841 BERNWOOD PKWY BONITA SPRINGS FL 34134	FRM NE CORN SEC 21 W 346.65 THN S 555.82 TO POB THN NE 100 FT THN SE 1528.60 ETC DESC OR3259/4011 LESS OR 3671/2944
RESOURCE CONSERV SYSTEMS LLC 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135	**21-47-25-B2-00001.1140** ELEMENTARY WAY BONITA SPRINGS FL 34134	PAR LYING EAST OF US-41 + N OF CEDER CREEK PH 1 DESC OR 2799 PG 3081
TALON PROPERTIES INC 64.1% + P O BOX 413005 NAPLES FL 34103	**21-47-25-B2-00001.1150** 8800 BERNWOOD PKWY BONITA SPRINGS FL 34135	PARL LOC IN THE N 1/2 OF THE SE 1/4 AS DESC IN OR 2955 PG 2997
PRADO ACQUISITION LLC 8 INDUSTRIAL WAY EAST 2ND FLOOR EATONTOWN NJ 07724	**21-47-25-B2-03204.0000** MULTIPLE STREETS BONITA SPRINGS FL 34135	SPRING CREEK EAST U-2 POR OF PARCEL 4 DESC IN OR 3269 PG 1673 PB 62 PGS 65-67
SMG PROPERTIES LC C/O DAN SATER II 25241 ELEMENTARY WAY SUITE 200 BONITA SPRINGS FL 34135	**21-47-25-B2-03207.0000** 25241 ELEMENTARY WAY BONITA SPRINGS FL 34135	SPRING CREEK EAST U-2 PB 62 PGS 65-67 PARCEL 7 LESS OR 3104 PG 1749
ZAMPELL PAUL F TR 4951 TAMIAMI TRAIL N STE 3 NAPLES FL 34102	**21-47-25-B2-03207.0010** 25243 ELEMENTARY WAY BONITA SPRINGS FL 34135	SPRING CREEK EAST U-2 PB 62 PGS 65-67 PT OF PARCEL 7 DESC IN OR 3104 PG 1749
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0111** 8851 COLONNADES CT W #111 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 111
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0112** 8851 COLONNADES CT W #112 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 112
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0113** 8851 COLONNADES CT W #113 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 113
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0114** 8851 COLONNADES CT W #114 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 114
ANDERSON MARK D 8851 COLONNADES CT W #115 BONITA SPRINGS FL 34135	**21-47-25-B2-03401.0115** 8851 COLONNADES CT W #115 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 115
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0116** 8851 COLONNADES CT W #116 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 116
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0117** 8851 COLONNADES CT W #117 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 117

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0118** 8851 COLONNADES CT W #118 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 118
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0121** 8851 COLONNADES CT W #121 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 121
ISCHE ZACHARY A + 26843 LOST WOODS CIR BONITA SPRINGS FL 34135	**21-47-25-B2-03401.0122** 8851 COLONNADES CT W #122 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 122
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0123** 8851 COLONNADES CT W #123 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 123
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0124** 8851 COLONNADES CT W #124 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 124
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0125** 8851 COLONNADES CT W #125 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 125
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0126** 8851 COLONNADES CT W #126 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 126
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0127** 8851 COLONNADES CT W #127 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 127
MELCO INTERNATIONAL LLC PO BOX 150 9140 BONITA BEACH RD BONITA SPRINGS FL 34135	**21-47-25-B2-03401.0128** 8851 COLONNADES CT W #128 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 128
LINHART GEORGE J 8851 COLONNADES CT W STE 131 BONITA SPRINGS FL 34135	**21-47-25-B2-03401.0131** 8851 COLONNADES CT W #131 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 131
JENISOVA LEONA 8851 COLONNADES CT W #132 BONITA SPRINGS FL 34135	**21-47-25-B2-03401.0132** 8851 COLONNADES CT W #132 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 132
STEVENSON ERIC JAY 8851 COLONNADES CT W #133 BONITA SPRINGS FL 34135	**21-47-25-B2-03401.0133** 8851 COLONNADES CT W #133 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 133
MADNI SYED 2105 AMERGO WAY NAPLES FL 34119	**21-47-25-B2-03401.0134** 8851 COLONNADES CT W #134 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 134
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0135** 8851 COLONNADES CT W #135 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 135
COLONNADES DEV LLP C APREIT INC 1 1200 ROCKVILLE PIKE STE 100 ROCKVILLE MD 20852	**21-47-25-B2-03401.0136** 8851 COLONNADES CT W #136 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 136
BISOGNO ELLEN J 5513 COVE CIR NAPLES FL 34119	**21-47-25-B2-03401.0137** 8851 COLONNADES CT W #137 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 137

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
DENDY FRED III 8851 COLONNADES CT W #138 BONITA SPRINGS FL 34135	**21-47-25-B2-03401.0138** 8851 COLONNADES CT W #138 BONITA SPRINGS FL 34135	SAN MIRAGE AT BONITA SPRINGS OR 4596 PG 2292 BLDG 1 UNIT 138
LEE COUNTY DIST SCHOOL BOARD 2055 CENTRAL AVE FORT MYERS FL 33901	**21-47-25-B3-00001.0000** 25571 ELEMENTARY WAY BONITA SPRINGS FL 34134	PARL IN MULTI SECS 21+22 DESC OR 1988 PG2984+OR1400PG1994
MCGREGOR WILLIAM S + PAMELA S 8801 SPRINGWOOD CT BONITA SPRINGS FL 34135	**21-47-25-B3-0030A.0010** 8801 SPRINGWOOD CT BONITA SPRINGS FL 34135	CEDAR CREEK PH I PB 54 PGS 5 THRU 14 BLK A LOT 1
CEDAR CREEK PROPERTY OWNERS ASSN INC 10491 SIX MILE CYPRESS FT MYERS FL 33912	**21-47-25-B3-0030A.00CE** 0 RESERVED BONITA SPRINGS FL 34135	CEDAR CREEK PH I PB 54 PGS 5 THRU 14 TRS A THRU C + E F +I THUR M COMMON ELEMENTS
CEDAR CREEK PROPERTY OWNERS ASSN INC 10491 SIX MILE CYPRESS FT MYERS FL 33912	**21-47-25-B3-003O0.00CE** COMMON ELEMENT BONITA SPRINGS FL 34135	CEDAR CREEK PH I PB 54 PGS 5 THRU 14 TRACT O COMMON ELEMENT
BONITA SPGS WATER SYSTEM INC %BONITA SPRGS UTILITIES INC P O BOX 2368 BONITA SPRINGS FL 34133	**22-47-25-B1-00002.006C** 0 ACCESS UNDETERMINED BONITA SPRINGS FL 34135	PARL IN W 1/4 OF NW 1/4 OF SEC AND PART IN SEC 21 DESC OR 2247/0648 LESS ROW OR 3734 PG 625
RITTER PAUL D JR PER REP 6100 ESTERO BLVD PO BOX 2579 FORT MYERS BEACH FL 33932	**22-47-25-B1-0150E.0010** 25130 BERNWOOD DR BONITA SPRINGS FL 34135	BERNWOOD BUSINESS PARK UNIT II PB 64 PGS 34-36 BLK E LOT 1
RITTER PAUL D JR PER REP 6100 ESTERO BLVD PO BOX 2579 FORT MYERS BEACH FL 33932	**22-47-25-B1-0150E.0020** 25140 BERNWOOD DR BONITA SPRINGS FL 34135	BERNWOOD BUSINESS PARK UNIT II PB 64 PGS 34-36 BLK E LOT 2
HOVLAND STEVEN T TR 71.5% 11983 TAMIAMI TRAIL N STE 1000 NAPLES FL 34110	**22-47-25-B1-0150E.0030** 25150 BERNWOOD DR BONITA SPRINGS FL 34135	BERNWOOD BUSINESS PARK UNIT II PB 64 PGS 34-36 BLK E LOT 3 THRU 6
FAGAN VENTURES BONITA CENTER	**22-47-25-B1-02100.00CE** COMMON ELEMENTS BONITA SPRINGS FL 34135	PAR LOC IN N 1/2 OF SW 1/4 OF NW 1/4 FKA BERNWOOD BUS PARK UN 1 PB 71 PGS 30-32 BLK C LOTS 7 + 8 COMMON ELEMENTS
ACL RR CO	**22-47-25-B4-00001.0000** 0 RAILROAD R/W BONITA SPRINGS FL 34135	STRIP OF LAND IN SEC 22 47 25 FOR RR R/W
SPRING CREEK EAST PROPERTY WBG SW FL INC 27800 OLD 41 RD BONITA SPRINGS FL 34135	**22-47-25-B4-0320C.00CE** RESERVED BONITA SPRINGS FL 34135	SPRING CREEK EAST U-2 PB 62 PGS 65-67 TRACT C
SPRING CREEK EAST PROPERTY WBG SW FL INC 27800 OLD 41 RD BONITA SPRINGS FL 34135	**22-47-25-B4-0320D.00CE** RESERVED BONITA SPRINGS FL 34135	SPRING CREEK EAST U-2 PB 62 PGS 65-67 TRACTS D AND E

42 RECORDS PRINTED

BONITA SPRINGS CITY COUNCIL	GREEN SHEET	05-08-0316
AGENDA ITEM SUMMARY		

REQUESTED MOTION:
Adopt an amendment of the Spring Creek East DRI (State DRI#10-7677-9) to increase multiple family dwelling units from 195 to 196 and reduce single family dwelling units from 300 to 299.

MEETING DATE: August 3, 2005

AGENDA:		REQUIREMENT/PURPOSE: (Specify)		REQUESTOR OF INFORMATION:
	PRESENTATIONS		STATUTE	
	CONSENT		ORDINANCE	
X	PUBLIC HEARING		ADMIN. CODE	
	APPEALS	X	OTHER - LDC Section 34-145(d)(1)c.	
	MAYOR AND COUNCIL			Pam Houck
	CITY ATTORNEY			Director, Zoning Mam Gibbs
	CITY MANAGER			

BACKGROUND:
This is an application to allow an amendment of the Development of Regional Impact for the Spring Creek East DRI. This would be the eleventh (11th) development order amendment for this DRI. The amendment seeks to increase multiple family dwelling units from 195 to 196, and reduce single family dwelling units from 300 to 299. There is no planned increase to the total number of allowed dwelling units of 495. This DRI was last amended by the City on July 30, 2001. Because the numbers were specified in the DRI Development Order, the amendment must be approved by City Council.

The Land Development Code provides after staff review and recommendation, certain amendments to DRI development orders may proceed directly to City Council and scheduled for a regular weekly meeting. The Council may vote on this amendment based upon staff review without review by the Board for Land Use Hearings & Adjustments

STAFF RECOMMENDATIONS:

Approve. The Regional Planning Council staff also concurs that the proposed changes will not create additional regional impacts.

REVIEWED BY:
City Manager: _____
City Attorney: _____
City Clerk: _____

COUNCIL ACTION:
____ APPROVED
____ DENIED
____ DEFERRED
____ OTHER

DRAFT

Alvin Chip Block - RE: Green Sheet

From: "Audrey Vance" <audrey.vance@cityofbonitasprings.org>
To: "Alvin Chip Block" <BLOCKAH@leegov.com>, <SteveHartsell@PaveseLaw.com>
Date: 7/8/2005 3:52 PM
Subject: RE: Green Sheet

Wednesday I wrote:

You can delete this - our greensheets do not have this underneath. Otherwise, it looks good.

WHY ACTION IS NECESSARY: Florida Statutes requires Council approval of amendments to Developments of Regional Impact.

WHAT ACTION ACCOMPLISHES: Amends the Development of Regional Impact for Spring Creek East DRI through an expedited process in accordance with Florida Statutes and the City of Bonita Springs Land Development Code, Section 34-145(d)(1)c.

Audrey E. Vance
City Attorney
City of Bonita Springs
9101 Bonita Beach Road
Bonita Springs, Florida 34135
(239) 949-6254 FAX (239) 949-6255
Main Switchboard (239) 949-6262

audrey.vance@cityofbonitasprings.org

From: Alvin Chip Block [mailto:BLOCKAH@leegov.com]
Sent: Friday, July 08, 2005 1:15 PM
To: SteveHartsell@PaveseLaw.com
Cc: Audrey Vance
Subject: Green Sheet

I have shared the draft "Green Sheet" with Audrey Vance. As of this moment, I have not heard from her as to her comments or suggested changes.

Chip

Please note: Florida has a very broad public records law. Most written communications to or from Bonita Springs officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

BONITA SPRINGS CITY COUNCIL	GREEN SHEET:	
AGENDA ITEM SUMMARY		

REQUESTED MOTION:
Adopt an amendment of the Spring Creek East DRI (State DRI#10-7677-9) to increase multiple family dwelling units from 195 to 196 and reduce single family dwelling units from 300 to 299.

MEETING DATE:

AGENDA:		REQUIREMENT/PURPOSE: (Specify)		REQUESTOR OF INFORMATION:
	PRESENTATIONS		STATUTE	
	CONSENT		ORDINANCE	
X	PUBLIC HEARING		ADMIN. CODE	
	APPEALS	X	OTHER - LDC Section 34-145(d)(1)c.	
	MAYOR AND COUNCIL			Pam Houck
	CITY ATTORNEY			Director, Zoning
	CITY MANAGER			

BACKGROUND:
This is an application to allow an amendment of the Development of Regional Impact for the Spring Creek East DRI. This would be the eleventh (11th) development order amendment for this DRI. The amendment seeks to increase multiple family dwelling units from 195 to 196, and reduce single family dwelling units from 300 to 299. There is no planned increase to the total number of allowed dwelling units of 495. This DRI was last amended by the City on July 30, 2001. Because the numbers were specified in the DRI Development Order, the amendment must be approved by City Council

The Land Development Code provides after staff review and recommendation, certain amendments to DRI development orders may proceed directly to City Council and scheduled for a regular weekly meeting. The Council may vote on this amendment based upon staff review without review by the Board for Land Use Hearings & Adjustments

STAFF RECOMMENDATIONS:

Approve. The Regional Planning Council staff also concurs that the proposed changes will not create additional regional impacts.

REVIEWED BY:
City Manager: _____
City Attorney: _____
City Clerk: _____

COUNCIL ACTION:
____ APPROVED
____ DENIED
____ DEFERRED
____ OTHER

BONITA SPRINGS CITY COUNCIL	GREEN SHEET:
AGENDA ITEM SUMMARY	

REQUESTED MOTION:
Adopt an amendment of the Spring Creek East DRI (State DRI#10-7677-9) to increase multiple family dwelling units from 195 to 196 and reduce single family dwelling units from 300 to 299.

MEETING DATE:

AGENDA:		REQUIREMENT/PURPOSE: (Specify)		REQUESTOR OF INFORMATION:
	PRESENTATIONS		STATUTE	
	CONSENT		ORDINANCE	
X	PUBLIC HEARING		ADMIN. CODE	
	APPEALS	X	OTHER - LDC Section 34-145(d)(1)c.	
	MAYOR AND COUNCIL			Pam Houck
	CITY ATTORNEY			Director, Zoning
	CITY MANAGER			

BACKGROUND:
This is an application to allow an amendment of the Development of Regional Impact for the Spring Creek East DRI. This would be the eleventh (11th) development order amendment for this DRI. The amendment seeks to increase multiple family dwelling units from 195 to 196, and reduce single family dwelling units from 300 to 299. There is no planned increase to the total number of allowed dwelling units of 495. This DRI was last amended by the City on July 30, 2001. Because the numbers were specified in the DRI Development Order, the amendment must be approved by City Council.

The Land Development Code provides ~~after staff review and recommendation,~~ certain amendments to DRI development orders may proceed directly to City Council ~~and scheduled for a regular weekly meeting. The Council~~ may vote on this amendment based upon staff review without review by the Board of Zoning Adjustment.

STAFF RECOMMENDATIONS:
~~Staff supports the requested amendment to the DRI development order.~~ Approve The Regional Planning Council staff concurs that the proposed changes will not create ~~a likelihood of~~ additional regional impacts. ~~Accordingly staff recommends that Council adopt the amendment to the Spring Creek East DRI Development Order.~~

REVIEWED BY:
City Manager: _____
City Attorney: _____
City Clerk: _____

COUNCIL ACTION:
____ APPROVED
____ DENIED
____ DEFERRED
____ OTHER

BONITA SPRINGS CITY COUNCIL	GREEN SHEET:	
AGENDA ITEM SUMMARY		

REQUESTED MOTION:
Adopt an amendment of the Spring Creek East DRI (State DRI#10-7677-9) to increase multiple family dwelling units from 195 to 196 and reduce single family dwelling units from 300 to 299.

WHY ACTION IS NECESSARY: Florida Statutes requires Council approval of amendments to Developments of Regional Impact.

WHAT ACTION ACCOMPLISHES: Amends the Development of Regional Impact for Spring Creek East DRI through an expedited process in accordance with Florida Statutes and the City of Bonita Springs Land Development Code, Section 34-145(d)(1)c.

MEETING DATE:

AGENDA:		REQUIREMENT/PURPOSE: (Specify)		REQUESTOR OF INFORMATION:
	PRESENTATIONS		STATUTE	
	CONSENT		ORDINANCE	
X	PUBLIC HEARING		ADMIN. CODE	
	APPEALS	X	OTHER - LDC Section 34-145(d)(1)c.	
	MAYOR AND COUNCIL			Pam Houck
	CITY ATTORNEY			Director, Zoning
	CITY MANAGER			

BACKGROUND:
This is an application to allow an amendment of the Development of Regional Impact for the Spring Creek East DRI. This would be the eleventh (11th) development order amendment for this DRI. The amendment seeks to increase multiple family dwelling units from 195 to 196, and reduce single family dwelling units from 300 to 299. There is not planned increase to the total number of allowed dwelling units of 495. This DRI was last amended by the City on July 30, 2001.

The Land Development Code provides after staff review and recommendation, certain amendments to DRI development orders may proceed directly to City Council and scheduled for a regular weekly meeting. The Council may vote on this amendment based upon staff review without review by the Board of Zoning Adjustment.

STAFF RECOMMENDATIONS:

Staff supports the requested amendment to the DRI development order. The Regional Planning Council staff concurs that the proposed changes will not create a likelihood of additional regional impacts. Accordingly staff recommends that Council adopt the amendment to the Spring Creek East DRI Development Order.

REVIEWED BY:
City Manager: _____
City Attorney: _____
City Clerk: _____

COUNCIL ACTION:
____ APPROVED
____ DENIED
____ DEFERRED
____ OTHER