kwiktag® 022 558 665

Maps for Case #:

DC12004-00071



LEGEND:

- SURVEYED WETLAND LINE
- WETLAND AND "OTHER SURFACE WATERS" LINE DEPICTED FROM AERIAL PHOTOGRAPH
- WALKED SURVEY TRANSECTS
- AA AMERICAN ALLIGATOR
- FBB FLORIDA BLACK BEAR
- LBH LITTLE BLUE HERON
- SE SNOWY EGRET
- TCH TRI-COLORED HERON
- WS WOODSTORK

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
150	AGRICULTURAL RESEARCH FACILITY	7.29 Ac.±	2.5%
180	RECREATIONAL	2.61 Ac.±	0.9%
214	ROW CROP	184.19 Ac.±	62.5%
4291	WAX-MYRTLE/WILLOW, HYDRIC	0.41 Ac.±	0.1%
514	DITCH	1.43 Ac.±	0.5%
6309	WETLAND FOREST MIXED, DISTURBED	2.33 Ac.±	0.8%
740	DISTURBED LAND	52.36 Ac.±	17.8%
742	BORROW AREA	41.59 Ac.±	14.1%
814	ROAD	2.53 Ac.±	0.9%
	TOTAL	294.74 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF APRIL, 2002.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY PER BANKS ENGINEERING, INC. DRAWING No. AADULTS_08-17-04.DWG DATED AUGUST 24, 2004.

SFWMD JURISDICTIONAL WETLANDS FIELD REVIEWED AND APPROVED BY CRAIG SCHMITTLER ON MAY 5, 2000.

"OTHER SURFACE WATERS" DEPICTED FROM AERIAL PHOTOGRAPH.

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		A.W.	8/25/04	1"=300'
REVISED SCALE	9/14/04	CHECKED BY	DATE	VERTICAL SCALE
		K.C.P.	8/25/04	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		P.A.F.	8/25/04	1,2/48/26

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

EAST BONITA ACTIVE ADULT

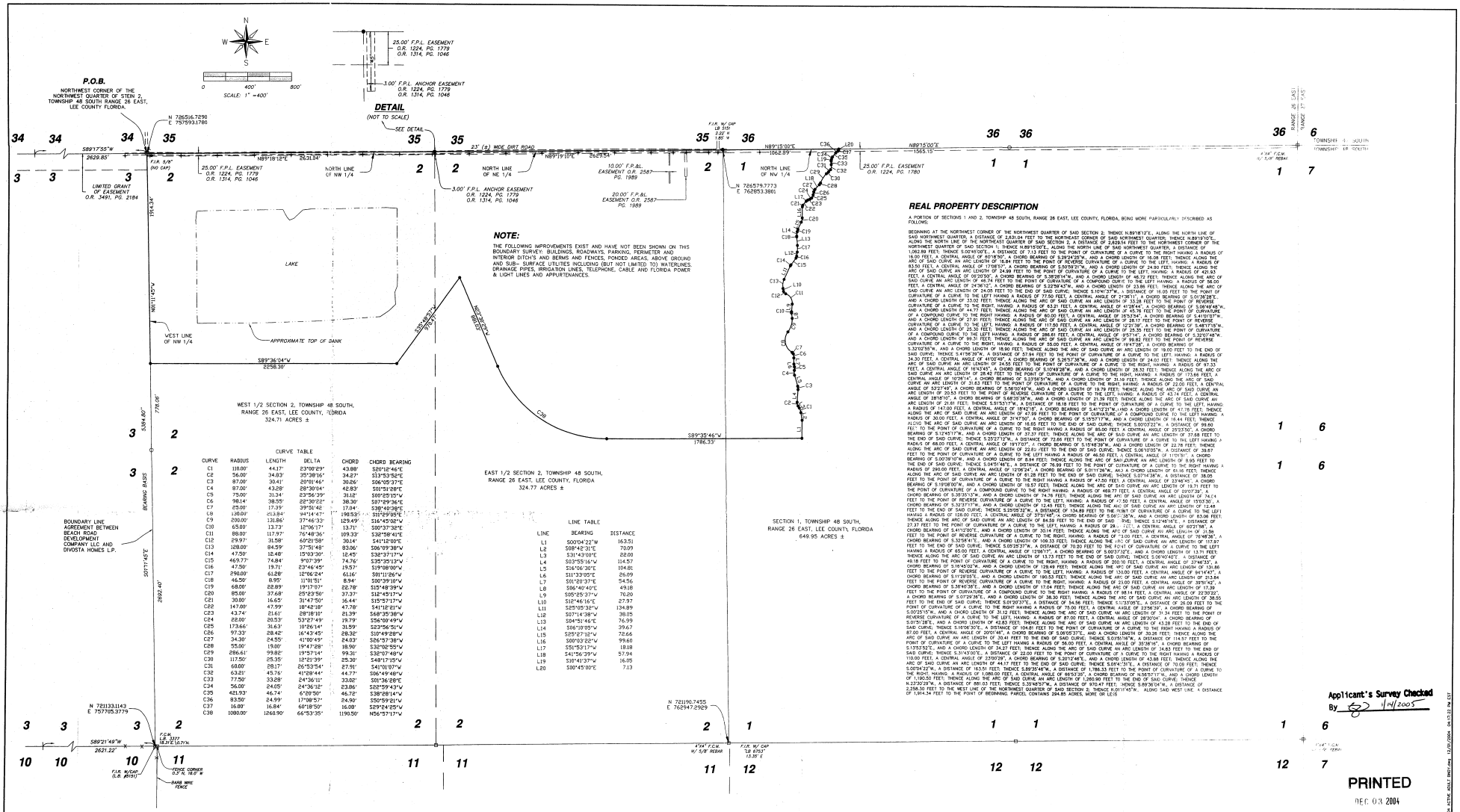
AERIAL PHOTOGRAPH WITH FLUCFCS MAPPING AND SURVEY TRANSECTS

DRAWING No.: 04RRN1144

SHEET No.: APPENDIX A

DCI2004-00071

RECEIVED
OCT 20 2004
PERMIT COUNTER



NOTE:

THE FOLLOWING IMPROVEMENTS EXIST AND HAVE NOT BEEN SHOWN ON THIS BOUNDARY SURVEY: BUILDINGS, ROADWAYS, PARKING, PERIMETER AND INTERIOR DITCH'S AND BERMS AND FENCES, PONDED AREAS, ABOVE GROUND AND SUB- SURFACE UTILITIES INCLUDING (BUT NOT LIMITED TO) WATERLINES, DRAINAGE PIPES, IRRIGATION LINES, TELEPHONE, CABLE AND FLORIDA POWER & LIGHT LINES AND APPURTENANCES.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	110.00'	44.17'	23°00'29"	43.88'	S20°12'46"E
C2	56.00'	34.83'	35°38'16"	34.27'	S13°53'52"E
C3	87.00'	30.41'	20°01'46"	30.26'	S06°05'37"E
C4	87.00'	43.28'	28°30'14"	42.83'	S01°51'28"E
C5	75.00'	31.34'	23°56'39"	31.12'	S00°25'15"W
C6	98.14'	38.55'	22°30'22"	38.30'	S07°29'26"E
C7	23.00'	17.39'	39°31'46"	17.04'	S38°40'39"E
C8	130.00'	213.84'	94°14'47"	190.53'	S11°29'09"E
C9	200.00'	131.86'	37°46'33"	129.49'	S16°45'08"W
C10	65.00'	13.73'	12°06'17"	13.71'	S30°37'32"E
C11	88.00'	117.97'	76°48'36"	109.33'	S32°58'41"E
C12	29.97'	31.58'	60°21'58"	30.14'	S41°12'00"E
C13	128.00'	84.59'	37°51'48"	83.06'	S06°19'38"W
C14	47.50'	12.48'	15°03'30"	12.45'	S32°37'17"W
C15	469.77'	74.84'	9°07'39"	74.76'	S25°25'12"W
C16	47.50'	19.71'	23°46'45"	19.57'	S19°08'00"W
C17	290.00'	61.28'	12°06'24"	61.16'	S01°11'26"W
C18	46.59'	8.95'	11°00'51"	8.94'	S00°39'19"W
C19	68.00'	22.89'	19°17'07"	22.78'	S15°48'39"W
C20	85.00'	37.68'	25°23'50"	37.37'	S12°45'17"W
C21	30.00'	16.65'	31°47'50"	16.44'	S15°57'17"W
C22	147.00'	47.99'	18°42'18"	47.78'	S41°12'21"W
C23	43.74'	21.61'	28°18'10"	21.39'	S48°25'38"W
C24	22.00'	20.53'	53°27'49"	19.79'	S56°09'49"W
C25	173.66'	31.63'	10°26'14"	31.59'	S23°56'51"W
C26	97.33'	28.42'	16°43'45"	28.32'	S10°49'29"W
C27	34.30'	24.55'	41°00'49"	24.03'	S26°57'38"W
C28	55.00'	19.00'	19°47'28"	18.90'	S32°02'55"W
C29	286.61'	99.82'	19°57'14"	99.31'	S32°07'48"W
C30	117.50'	25.35'	12°21'39"	25.30'	S48°17'15"W
C31	60.00'	28.17'	26°53'54"	27.91'	S41°01'07"W
C32	63.21'	45.76'	41°28'44"	44.77'	S06°49'48"W
C33	77.50'	33.28'	24°36'11"	33.02'	S01°36'28"E
C34	56.00'	24.05'	24°36'12"	23.86'	S02°59'43"W
C35	421.93'	46.74'	6°20'50"	46.72'	S38°28'14"W
C36	83.50'	24.99'	17°08'57"	24.90'	S50°59'21"W
C37	16.80'	16.84'	60°18'50"	16.09'	S29°24'25"W
C38	1080.00'	1260.90'	66°53'35"	1190.50'	N56°57'17"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°04'22"W	163.51
L2	S08°42'31"E	79.09
L3	S31°43'00"E	22.60
L4	S03°55'16"W	114.57
L5	S16°06'36"E	104.81
L6	S11°33'05"E	26.09
L7	S01°20'37"E	54.56
L8	S06°40'40"E	49.18
L9	S05°25'37"W	70.20
L10	S12°46'16"E	27.97
L11	S25°05'32"W	134.89
L12	S07°14'38"W	38.05
L13	S04°51'46"E	76.99
L14	S06°10'05"W	39.67
L15	S25°27'12"E	72.66
L16	S00°03'22"W	99.60
L17	S51°53'17"W	18.18
L18	S41°56'39"W	57.94
L19	S16°41'37"W	16.05
L20	S00°45'00"E	7.13

REAL PROPERTY DESCRIPTION

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,631.04 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N.89°19'19"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,629.54 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,052.89 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°18'50", A CHORD BEARING OF S.29°24'25"W., AND A CHORD LENGTH OF 16.09 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 83.50 FEET, A CENTRAL ANGLE OF 17°08'57", A CHORD BEARING OF S.50°59'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 421.93 FEET, A CENTRAL ANGLE OF 06°20'50", A CHORD BEARING OF S.38°28'14"W., AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 24°36'12", A CHORD BEARING OF S.22°59'43"W., AND A CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.05 FEET TO THE END OF SAID CURVE; THENCE S.10°41'37"W., A DISTANCE OF 16.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL ANGLE OF 24°36'11", A CHORD BEARING OF S.01°36'28"E., A CHORD LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.06°49'48"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET TO THE POINT OF REVERSE CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°53'54", A CHORD BEARING OF S.25°57'17"W., AND A CHORD LENGTH OF 35.84 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 36.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 12°21'39", A CHORD BEARING OF S.48°17'15"W., AND A CHORD LENGTH OF 25.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.35 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 286.61 FEET, A CENTRAL ANGLE OF 19°57'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'55"W., AND A CHORD LENGTH OF 18.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 24.30 FEET, A CENTRAL ANGLE OF 41°00'49", A CHORD BEARING OF S.26°57'38"W., AND A CHORD LENGTH OF 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 97.33 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.10°49'29"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°56'51"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 53°27'49", A CHORD BEARING OF S.56°09'49"W., AND A CHORD LENGTH OF 30.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 32.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.68°25'38"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.82°53'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 18°42'18", A CHORD BEARING OF S.41°12'21"W., AND A CHORD LENGTH OF 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.99 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT, HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°47'50", A CHORD BEARING OF S.15°57'17"W., AND A CHORD LENGTH OF 16.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.65 FEET TO THE END OF SAID CURVE; THENCE S.00°03'22"W., A DISTANCE OF 99.60 FEET; THENCE S.01°36'28"E., A DISTANCE OF 54.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 25°23'50", A CHORD BEARING OF S.12°45'17"W., AND A CHORD LENGTH OF 37.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.68 FEET TO THE END OF SAID CURVE; THENCE S.25°27'13"W., A DISTANCE OF 72.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 19°17'07", A CHORD BEARING OF S.15°48'39"W., AND A CHORD LENGTH OF 22.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.89 FEET TO THE END OF SAID CURVE; THENCE S.06°10'05"W., A DISTANCE OF 39.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 46.59 FEET, A CENTRAL ANGLE OF 11°00'51", A CHORD BEARING OF S.00°39'19"W., AND A CHORD LENGTH OF 8.94 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 8.95 FEET TO THE END OF SAID CURVE; THENCE S.04°51'46"E., A DISTANCE OF 76.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 12°06'24", A CHORD BEARING OF S.01°11'26"W., AND A CHORD LENGTH OF 61.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 61.28 FEET TO THE END OF SAID CURVE; THENCE S.07°14'38"W., A DISTANCE OF 38.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 23°46'45", A CHORD BEARING OF S.19°08'00"W., AND A CHORD LENGTH OF 19.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39", A CHORD BEARING OF S.30°37'32"W., AND A CHORD LENGTH OF 74.76 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.32°37'17"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE END OF SAID CURVE; THENCE S.25°05'32"W., A DISTANCE OF 134.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD BEARING OF S.06°39'38"W., AND A CHORD LENGTH OF 83.06 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 84.59 FEET TO THE END OF SAID CURVE; THENCE S.12°46'16"E., A DISTANCE OF 27.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 29.97 FEET, A CENTRAL ANGLE OF 60°21'58", A CHORD BEARING OF S.41°12'00"E., AND A CHORD LENGTH OF 30.14 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 73.00 FEET, A CENTRAL ANGLE OF 76°48'36", A CHORD BEARING OF S.32°58'41"E., AND A CHORD LENGTH OF 90.64 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 97.87 FEET TO THE END OF SAID CURVE; THENCE S.05°25'37"W., A DISTANCE OF 70.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 23°00'29", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.60 FEET; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET; THENCE S.16°06'36"E., A DISTANCE OF 104.81 FEET; THENCE S.11°33'05"E., A DISTANCE OF 26.09 FEET; THENCE S.01°20'37"E., A DISTANCE OF 54.56 FEET; THENCE S.06°40'40"E., A DISTANCE OF 49.18 FEET; THENCE S.05°25'37"W., A DISTANCE OF 70.20 FEET; THENCE S.12°46'16"E., A DISTANCE OF 27.97 FEET; THENCE S.25°05'32"W., A DISTANCE OF 134.89 FEET; THENCE S.07°14'38"W., A DISTANCE OF 38.05 FEET; THENCE S.04°51'46"E., A DISTANCE OF 76.99 FEET; THENCE S.06°10'05"W., A DISTANCE OF 39.67 FEET; THENCE S.25°27'12"E., A DISTANCE OF 72.66 FEET; THENCE S.00°03'22"W., A DISTANCE OF 99.60 FEET; THENCE S.51°53'17"W., A DISTANCE OF 18.18 FEET; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET; THENCE S.16°41'37"W., A DISTANCE OF 16.05 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 294.85 ACRES, MORE OR LESS.

NOTE:

ALL OF THE PROPERTY SURVEYED IS:

SUBJECT TO "COVENANT OF UNIFIED CONTROL" RECORDED IN O.R. BOOK 3731, PAGE 3266 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BENEFITED BY "GRANT OF EASEMENT" RECORDED IN O.R. BOOK 3416, PAGE 2241 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LEGEND

F.C.M. □	FOUND 4"X4" CONCRETE MONUMENT
F.I.R. ○	FOUND 5/8" IRON ROD
S.I.R. ●	SET 5/8" IRON ROD L.B. #6753
O.R.	OFFICIAL RECORD
SEC.	SECTION
TWP.	TOWNSHIP
RNG.	RANGE
F.P.L.	FLORIDA POWER & LIGHT
L.B.	LICENSED BUSINESS
F.A.C.	FLORIDA ADMINISTRATIVE CODE
W/	WITH
NAD	NORTH AMERICAN DATUM
+	WOOD POWER POLE

CERTIFIED TO:

THE RONTO GROUP, INC.
RUDEN, McCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 09/14/04. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS & MAPPERS INC. (LB #6753)

Applicant's Survey Checked By _____ 11/4/2005

PRINTED
DEC 03 2004
BBLS SURVEYORS & MAPPERS, INC.

NOTES:

1.) BEARINGS REFER TO THE WEST LINE OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S 01°17'45" E.

2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4.) ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN SHOWN ON THIS SURVEY.

5.) TOTAL AREA OF PROPERTY IS 294.85 ACRES.

6.) COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 83 /1996 ADJUSTMENT.

PERMIT COUNTER

DCI2004-00071

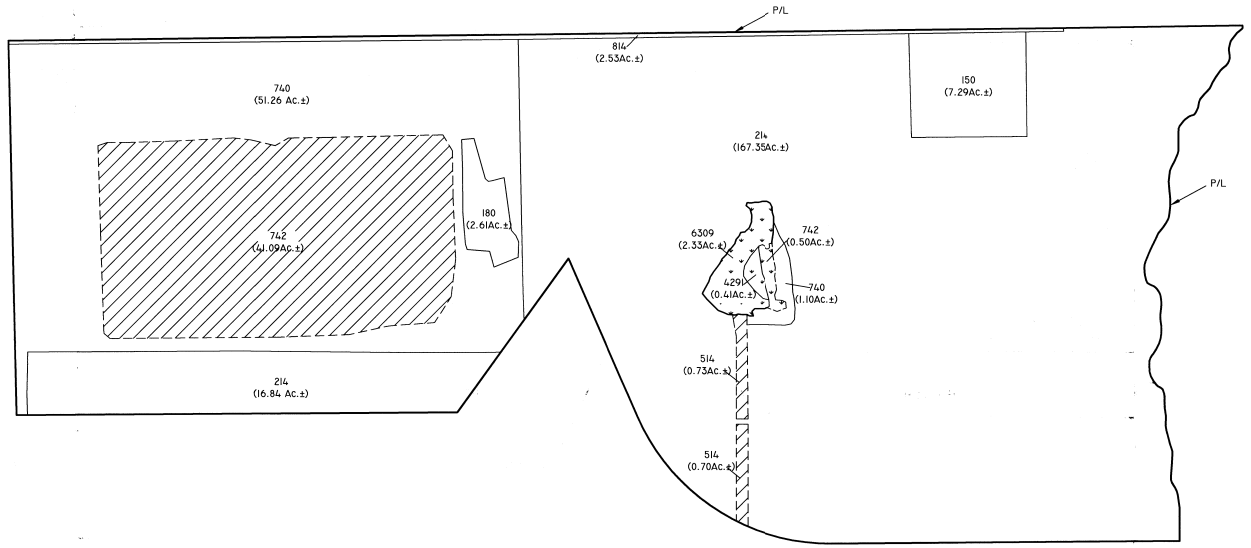
REVISED: ADDED STATE PLANE COORDINATES 12/01/04

DATE:	09/14/04
FIELD BOOK AND PAGE:	GPS 306/15
DRAWN BY:	SEB--BJD
APPROVED:	SEB
SCALE:	1" =400'

BOUNDARY SURVEY (ACTIVE ADULT PARCEL)
A PORTION OF SECTIONS 1 & 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (239) 597-1315

SCALE: 1" = 300'



LEGEND:

- SFWMD JURISDICTIONAL WETLANDS (3.24Ac.±)
- SFWMD "OTHER SURFACE WATERS" (42.52Ac.±)
- SURVEYED WETLAND LINE
- WETLAND AND "OTHER SURFACE WATERS" LINE DEPICTED FROM AERIAL PHOTOGRAPH

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	TOTAL	294.74 Ac.±	100.0%

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

PROPERTY BOUNDARY PER BANKS ENGINEERING, INC. DRAWING No. AADULTS_08-17-04.DWG DATED AUGUST 24, 2004.

SFWMD JURISDICTIONAL WETLANDS FIELD REVIEWED AND APPROVED BY CRAIG SCHMITTLER ON MAY 5, 2000.

"OTHER SURFACE WATERS" DEPICTED FROM AERIAL PHOTOGRAPH.

RECEIVED
OCT 20 2004
PERMIT COUNTER

DCI2004-00071

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		A.W.	8/25/04	1"=300'
REVISED SCALE	9/14/04	CHECKED BY	DATE	VERTICAL SCALE
		K.C.P.	8/25/04	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		P.A.F.	8/25/04	1,2/48/26

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

EAST BONITA ACTIVE ADULT

FLUCFCS AND WETLANDS MAP

DRAWING No.: 04RRN1144

SHEET No.: EXHIBIT II-F-1

EAST BONITA ACTIVE ADULT

SECTION 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.

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SHEET 1 COVER SHEET
SHEET 2 GENERAL NOTES
SHEET 3 CONCEPTUAL MASTER PLAN
SHEET 4 CONCEPTUAL MASTER PLAN (SITE ALTERNATIVE A)

PREPARED FOR:

ROCKPOINT/RONTO
NAPLES, LLC.

14031 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

APPROVED
Master Concept Plan
Site Plan # 05-011 Page 1 of 4
Subject to conditions in Ordinance 2005-04
Case # DCI2004-00071
CITY OF BONITA SPRINGS

RECEIVED
JAN 04 2005
PERMIT COUNTER

DCI2004-00071

RWA INC.
CONSULTING
Engineers, Surveyors & Mappers
Planners, Project Managers
3050 North Horseshoe Drive, Suite 270, Naples, Florida 34104 (239) 649-1509 FAX: (239) 649-7056
1542 Carson Street, Fort Myers, Florida 33901 (239) 278-5224 FAX: (239) 278-5419

Dec 30, 2004 - 10:23:36 G:\2004\04-0039.00 Sec One Bonita Beach Road RPD\0002 RPD Rezone Application\Survey and Site Plan\MCP SET\Revision #1\400396W1.dwg

EAST BONITA ACTIVE ADULT
GENERAL NOTES

DEVELOPMENT REGULATIONS

	SINGLE FAMILY	TWO FAMILY ATTACHED	DUPLEX	ZERO LOT LINE	MULTI FAMILY	TOWNHOUSE	AMENITY CENTER
MINIMUM LOT WIDTH:	40 FEET	20 FEET [1]	60 FEET [1]	50 FEET	100 FEET	20 FEET [1]	100 FEET
MINIMUM LOT DEPTH:	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET
MINIMUM LOT AREA:	5,000 S.F.	2,000 S.F.	6,000 S.F.	5,000 S.F.	10,000 S.F.	3,500 S.F.	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	3 STORIES[2]	3 STORIES[2]	3 STORIES[2]	3 STORIES[2]	7 STORIES[2]	3 STORIES[2]	3 STORIES[2]
MAXIMUM LOT COVERAGE:	60 PERCENT	65 PERCENT	50 PERCENT	60 PERCENT	45 PERCENT	60 PERCENT	45 PERCENT
MINIMUM SETBACKS:							
PUBLIC STREET:	20 FEET[3]	20 FEET[3]	20 FEET[3]	20 FEET[7]	20 FEET[3]	20 FEET[3]	25 FEET[3]
PRIVATE STREET:	15 FEET[4]	15 FEET[4]	15 FEET[4]	15 FEET[4]	15 FEET[4]	15 FEET[4]	10 FEET[4]
SIDE YARD:	2 FEET[5]	0/10 FEET[5, 10]	5 FEET[5]	0 FEET[5, 10]	10 FEET[5]	0/10 FEET[5,9,11]	10 FEET
REAR YARD:	10 FEET[5]	10 FEET[5]	10 FEET[5]	10 FEET[5]	10 FEET[5]	20 FEET[5]	10 FEET
WATER BODY:	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	0/20 FEET[12]
MINIMUM BUILDING SEPARATION:	10 FEET	10 FEET	10 FEET	10 FEET	20 FEET[13]	20 FEET[13]	20 FEET[13]
MINIMUM FLOOR AREA:	900 S.F.	900 S.F.	900 S.F.	900 S.F.	750 S.F.	750 S.F.	700 S.F.[15]

[1] PER UNIT
[2] 50 FEET PER UNIT
[3] 45 FEET
[4] 60 FEET PER POLICY 1.1.10.1 OF BONITA SPRINGS COMPREHENSIVE PLAN
[5] 50 FEET – EXCEPT CLOCK TOWERS OR SIMILAR ARCHITECTURAL FEATURES THAT BE PERMITTED UP TO 75'
[6] SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
[7] SETBACK SHALL BE REDUCED TO 7.5' FOR SIDE ENTRY GARAGES, FRONT PORCHES, AND COMBINATION FRONT PORCH/FRONT ENTRY GARAGES
[8] SET BACK IS MEASURED FROM EDGE OF PAVEMENT OR ROAD SERVICES THE UNIT/BUILDING
[9] ACCESSORY STRUCTURES SETBACK MAY BE REDUCED TO ZERO FEET FOR SIDE AND REAR YARDS
[10] SIDE YARD SET BACKS SHALL BE A MINIMUM OF ZERO (0') WITH A TEN (10') SEPARATION BETWEEN PRINCIPLE STRUCTURES WHERE NOT ATTACHED
[11] SETBACK FROM A LAKE FOR ALL PRINCIPLE AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT WHEN ATTACHED TO A COMMON WALL
[12] TWENTY-FIVE FEET OF SEPARATION REQUIRED BY LOCAL FIRE CODE.
[13] SEVEN HUNDRED (700') GROSS SQUARE FEET FLOOR AREA ON THE GROUND FLOOR.

SCHEDULE OF DEVIATIONS

1) A REQUEST TO DEVIATE FROM THE LDC 10-296 (m)(4): PRIVATELY MAINTAINED ACCESS WAYS REQUIRING ONE VEHICLE ACCESS TO FIFTY OR FEWER MULTIFAMILY UNITS TO PROVIDE ONE VEHICLE ACCESS TO ONE HUNDRED MULTIFAMILY UNITS.
2) A REQUEST TO DEVIATE FROM LOC10-296(d)(7)(c)(1) LOCAL STREET WEARING SURFACE, THAT REQUIRES 1 & 1/2 IN. ASPHALT FDOT S-3 CONCRETE TO ALLOW FOR A CEMENT CONCRETE PAVERS OR SIMILAR DECORATIVE PAVING MATERIALS FOR SELECTED LOCAL STREET AREAS.
3) DEVIATION FROM LDC SECTION 10-329(e)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS; TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BILKHEADS.
4) DEVIATION FROM LDC SECTION 10-256(D)(3) WHICH REQUIRES ALL SIDEWALKS TO BE EITHER (1) FOUR-INCH (4") THICK PORTLAND CEMENT CONCRETE, OR (2) A MINIMUM OF ONE-AND-ONE-HALF-INCH (1.5") THICK ASPHALTIC CONCRETE OF FDOT TYPE S-111 TO ALLOW SIDEWALKS TO BE CONSTRUCTED OF DECORATIVE PAVERS THROUGHOUT THE DEVELOPMENT.
5) DEVIATION FROM LDC SECTION 10-291(3) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND ONE EMERGENCY INGRESS/EGRESS.
6) DEVIATION REQUESTING RELIEF FROM THE LDC SECTION 10-329(e)(1)(a)) WHICH REQUIRES EXCAVATIONS TO BE FURTHER THAN TWENTY-FIVE FEET FROM A LOCAL RIGHT-OF-WAY OR EASEMENT TO ALLOW LAKE SETBACKS FROM THE PROJECT'S INTERNAL ROADWAYS TO BE REDUCED TO TWENTY FEET, AS MEASURED FROM EDGE OF PAVEMENT OR BACK OF CURB TO EDGE OF WATER CONTROL PROVIDED THAT ADEQUATE ELEMENTS FOR THE PROTECTION OF WAYWARD VEHICLES ARE PROVIDED.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. THE FINAL RESIDENTIAL, RECREATIONAL AND AMENITY CENTER USES, ALONG WITH THE PROJECT'S OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. THE SUBJECT PARCEL HAS BEEN PREVIOUSLY CLEARED FOR AGRICULTURAL USE AND DOES NOT CONTAIN ANY INDIGENOUS NATIVE VEGETATION EXCEPT FOR THE 3.24 ACRES OF WETLANDS DESIGNATED AS CONSERVATION AREA. OPEN SPACE, BUFFERING, AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10, DIVISION 9, AND LDC SECTIONS 414 AND 935.
3. MINIMUM LOT AREAS FOR ANY UNIT TYPE MAY BE EXCEEDED
4. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 26.
5. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY HISTORICAL OR ARCHAEOLOGICAL SITES.
6. PUBLIC TRANSIT IS NOT PRESENTLY AVAILABLE TO THE SITE. SHOULD TRANSIT BE EXTENDED DOWN BONITA BEACH ROAD TO THE PROJECT'S ENTRANCE, A TRANSIT STOP WILL BE PROVIDED.
7. THE UNIT COUNTS SHOWN IN THE SITE SUMMARY TABLE ARE CONCEPTUAL AND ARE NOT INTENDED TO LIMIT OR REDUCE THE DENSITY FOR THE INDIVIDUAL DEVELOPMENT AREAS.
8. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAS ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL CONCUR WITH THE DEVELOPMENT OF THE PROPERTY.
9. SERVICE AREA WITHIN THE AMENITY CENTER TRACTS WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 34, DIVISIONS 25 & 26.
10. THE AGGREGATED RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT ACREAGE SHALL ACCOUNT FOR NO MORE THAN 60% OF THE ACREAGE WITHIN THE URBAN FRINGE COMMUNITY DISTRICT (SECTIONS 1&2).
11. BLASTING WILL BE ALLOWED ACCORDING TO THE CITY'S LDC.
12. EXCAVATION, IN ORDER TO CREATE LAKES AND STORMWATER MANAGEMENT PONDS, WILL BE PERMITTED THROUGHOUT THE PLANNED DEVELOPMENT.
13. COMMUNITY DEVELOPMENT DISTRICTS WILL BE ALLOWED FOR THE RESIDENTIAL AND AMENITY CENTER TRACTS.
14. THE OWNER OR HIS AGENT IS ENTITLED TO CONTINUE BONA FIDE AGRICULTURAL USES ALREADY EXISTING ON THE PROPERTY. ANY EXISTING AGRICULTURAL USE MUST BE DISCONTINUED UPON THE COMMENCEMENT OF ANY SITE DEVELOPMENT ACTIVITIES, AS THE TERM IS DEFINED IN THE LDC, PURSUANT TO A LOCAL DEVELOPMENT ORDER FOR THE INDIVIDUAL TRACT OR PHASE INDENTIFIED IN THE DEVELOPMENT ORDER.

LEGAL DESCRIPTION

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,631.04 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N.89°19'10"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,629.54 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,062.89 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°18'50", A CHORD BEARING OF S.29°24'25"W., AND A CHORD LENGTH OF 16.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 83.50 FEET, A CENTRAL ANGLE OF 17°08'37", A CHORD BEARING OF S.50°39'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 421.93 FEET, A CENTRAL ANGLE OF 06°20'50", A CHORD BEARING OF S.38°28'14"W., AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 24°36'12", A CHORD BEARING OF S.22°59'43"W., AND A CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL ANGLE OF 24°36'11", A CHORD BEARING OF S.01°36'28"E., AND A CHORD LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 63.21 FEET, A CENTRAL ANGLE OF 41°28'44", A CHORD BEARING OF S.09°49'48"W., AND A CHORD LENGTH OF 44.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 45.76 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 28°53'54", A CHORD BEARING OF S.41°01'07"W., AND A CHORD LENGTH OF 27.91 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 12°21'39", A CHORD BEARING OF S.48°17'15"W., AND A CHORD LENGTH OF 25.35 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.35 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 286.61 FEET, A CENTRAL ANGLE OF 19°57'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.51 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'55"W., AND A CHORD LENGTH OF 18.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 41°00'49", A CHORD BEARING OF S.28°57'38"W., AND A CHORD LENGTH OF 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 57.33 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.10°49'28"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°36'51"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 53°27'48", A CHORD BEARING OF S.56°00'49"W., AND A CHORD LENGTH OF 19.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 20.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.68°35'38"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.53°53'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 18°42'18", A CHORD BEARING OF S.41°12'21"W., AND A CHORD LENGTH OF 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.99 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°47'50", A CHORD BEARING OF S.15°57'17"W., AND A CHORD LENGTH OF 16.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.65 FEET TO THE END OF SAID CURVE; THENCE S.00°03'22"W., A DISTANCE OF 99.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 25°23'50", A CHORD BEARING OF S.12°45'17"W., AND A CHORD LENGTH OF 37.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.68 FEET TO THE END OF SAID CURVE; THENCE S.25°27'12"W., A DISTANCE OF 72.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 19°17'07", A CHORD BEARING OF S.15°48'39"W., AND A CHORD LENGTH OF 22.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.89 FEET TO THE END OF SAID CURVE; THENCE S.06°10'05"W., A DISTANCE OF 39.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 11°01'51", A CHORD BEARING OF S.00°39'10"W., AND A CHORD LENGTH OF 8.94 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 8.95 FEET TO THE END OF SAID CURVE; THENCE S.04°51'46"E., A DISTANCE OF 76.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 12°06'24", A CHORD BEARING OF S.01°11'28"W., AND A CHORD LENGTH OF 61.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 61.28 FEET TO THE END OF SAID CURVE; THENCE S.07°14'38"W., A DISTANCE OF 38.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 23°46'36", A CHORD BEARING OF S.19°08'00"W., AND A CHORD LENGTH OF 19.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39", A CHORD BEARING OF S.35°51'13"W., A CHORD LENGTH OF 74.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.32°37'17"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE END OF SAID CURVE; THENCE S.25°05'32"W., A DISTANCE OF 134.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD BEARING OF S.06°09'38"W., AND A CHORD LENGTH OF 83.06 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 84.59 FEET TO THE END OF SAID CURVE; THENCE S.12°46'16"E., A DISTANCE OF 27.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 29.97 FEET, A CENTRAL ANGLE OF 60°21'36", A CHORD BEARING OF S.41°12'00"E., AND A CHORD LENGTH OF 30.14 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 74°46'36", A CHORD BEARING OF S.32°58'41"E., AND A CHORD LENGTH OF 109.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 117.97 FEET TO THE END OF SAID CURVE; THENCE S.05°25'57"W., A DISTANCE OF 70.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 12°06'17", A CHORD BEARING OF S.00°37'32"E., AND A CHORD LENGTH OF 13.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 13.73 FEET TO THE END OF SAID CURVE; THENCE S.06°40'40"E., A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°46'33", A CHORD BEARING OF S.16°45'02"W., AND A CHORD LENGTH OF 129.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 131.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 94°14'47", A CHORD BEARING OF S.11°29'03"E., AND A CHORD LENGTH OF 190.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 213.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°51'42", A CHORD BEARING OF S.38°40'38"E., AND A CHORD LENGTH OF 17.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.39 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 98.14 FEET, A CENTRAL ANGLE OF 22°30'22", A CHORD BEARING OF S.07°29'36"E., AND A CHORD LENGTH OF 38.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.55 FEET TO THE END OF SAID CURVE; THENCE S.03°46'37"W., A DISTANCE OF 54.56 FEET; THENCE S.11°53'05"E., A DISTANCE OF 28.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23°05'39", A CHORD BEARING OF S.00°25'15"W., AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 28°30'04", A CHORD BEARING OF S.01°51'28"E., AND A CHORD LENGTH OF 42.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.28 FEET TO THE END OF SAID CURVE; THENCE S.16°06'30"E., A DISTANCE OF 104.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 20°01'46", A CHORD BEARING OF S.06°05'37"E., AND A CHORD LENGTH OF 30.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.41 FEET TO THE END OF SAID CURVE; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 39°35'16", A CHORD BEARING OF S.13°53'52"E., AND A CHORD LENGTH OF 34.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.83 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 23°00'28", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.08°42'31"E., A DISTANCE OF 70.09 FEET; THENCE S.00°04'22"W., A DISTANCE OF 163.51 FEET; THENCE S.89°35'48"W., A DISTANCE OF 1,786.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 68°53'35", A CHORD BEARING OF N.56°57'17"W., AND A CHORD LENGTH OF 1,190.50 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,260.90 FEET TO THE END O' SAID CURVE; THENCE N.23°30'29"W., A DISTANCE OF 881.03 FEET; THENCE S.35°48'57"W., A DISTANCE OF 970.47 FEET; THENCE S.89°36'04"W., A DISTANCE OF 2,258.50 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.01°11'45"W., ALONG SAID WEST LINE, A DISTANCE OF 1,914.34 FEET TO THEPOINT OF BEGINNING PARCEL CONTAINS 294.85 ACRES, MORE OR LESS

SCHEDULE OF USES

RESIDENTIAL TRACTS

ADMINISTRATIVE OFFICES,
ACCESSORY USES AND STRUCTURES
PARKING LOT, ACCESSORY
AGRICULTURAL USES, EXISTING ONLY (SUBJECT TO GENERAL NOTE #14)
CLUBS, COUNTRY AND PRIVATE
  CONSUMPTION ON PREMISES
  FOOD AND BEVERAGE SERVICE, LIMITED
HEALTH CLUB AND SPA
  PARKING LOT, ACCESSORY
DWELLING UNITS,
  CONVENTIONAL SINGLE-FAMILY RESIDENCE
  DUPLEX
  ZERO LOT LINE
  TOWNHOUSE
  TWO FAMILY ATTACHED
MULTIPLE FAMILY BUILDING
  RESIDENTIAL ACCESSORY USES
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC §34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
FENCES, WALLS
HOME OCCUPATION
RECREATIONAL FACILITIES, PRIVATE ONSITE, PERSONAL
SIGNS IN COMPLIANCE WITH CHAPTER 30
TEMPORARY USES (LDC 34-3041), INCLUDING TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA
MODEL HOME, MODEL UNIT
PARKING LOT, ACCESSORY

AMENITY CENTER TRACTS

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
PARKING LOT, ACCESSORY
AGRICULTURAL USES, EXISTING ONLY (SUBJECT TO GENERAL NOTE #14)
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I, FOR RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
BUSINESS SERVICES, GROUP I, TRAVEL AGENCIES ONLY
CLEANING AND MAINTENANCE SERVICES
CONVENIENCE STORE, WITH GAS AND CAR WASH, TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
CLUBS, COUNTRY AND PRIVATE
  CONSUMPTION ON PREMISES
  FOOD AND BEVERAGE SERVICE, LIMITED
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
FENCES, WALLS
FOOD STORES, GROUP 1, EXCLUDING SUPERMARKETS
HEALTH CLUB AND SPA
PARKING LOT, ACCESSORY
LAUNDRY, DRY CLEANING, GROUP I
PERSONAL SERVICES GROUP I – ATM'S; BARBERSHOPS OR BEAUTY SHOPS; CLOTHING ALTERATIONS AND REPAIR INCLUDING DRESSMAKERS, SEAMSTRESSES AND TAILORS; ALL TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
PERSONAL SERVICES GROUP II – BEAUTY SPAS, HEALTH CLUBS OR SPAS, MASSAGE ESTABLISHMENTS; ALL TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
REAL ESTATE SALES OFFICE
RECREATION FACILITIES, TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
RENTAL OR LEASING ESTABLISHMENTS, GROUP II, LIMITED TO MOVIES, VIDEO TAPES AND SIMILAR HOME ENTERTAINMENT
RESTAURANT, GROUPS I, II, AND III, ALL TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
SIGNS, IN ACCORDANCE WITH LDC CHAPTER 30
SPECIALTY RETAIL SHOPS, GROUP I – LIMITED TO: BOOKSTORES AND NEWSSTANDS
TEMPORARY USES (LDC §34-3041), INCLUDING TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

PUBLIC FACILITIES TRACT

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
PARKING LOT, ACCESSORY
AGRICULTURAL USES, EXISTING ONLY (SUBJECT TO GENERAL NOTE #14)
STORAGE, INDOOR ONLY
EMS, FIRE, OR SHERIFF'S STATION
EMERGENCY OPERATIONS CENTER
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
FENCES, WALLS

APPROVED
Master Concept Plan
Site Plan # 05-011 Page 2 of 4
Subject to conditions in Ordinance 20-05-01
Case # DCI2004-00071
CITY OF BONITA SPRINGS

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Dec 30, 2004 – 10:07:28 O:\2004\04-0039.00 Sec One Bonita Beach Road RPD\0002 RPI Rezone Application\Survey and Site Plan\MCP SET\Revision #1\40039R02.dwg

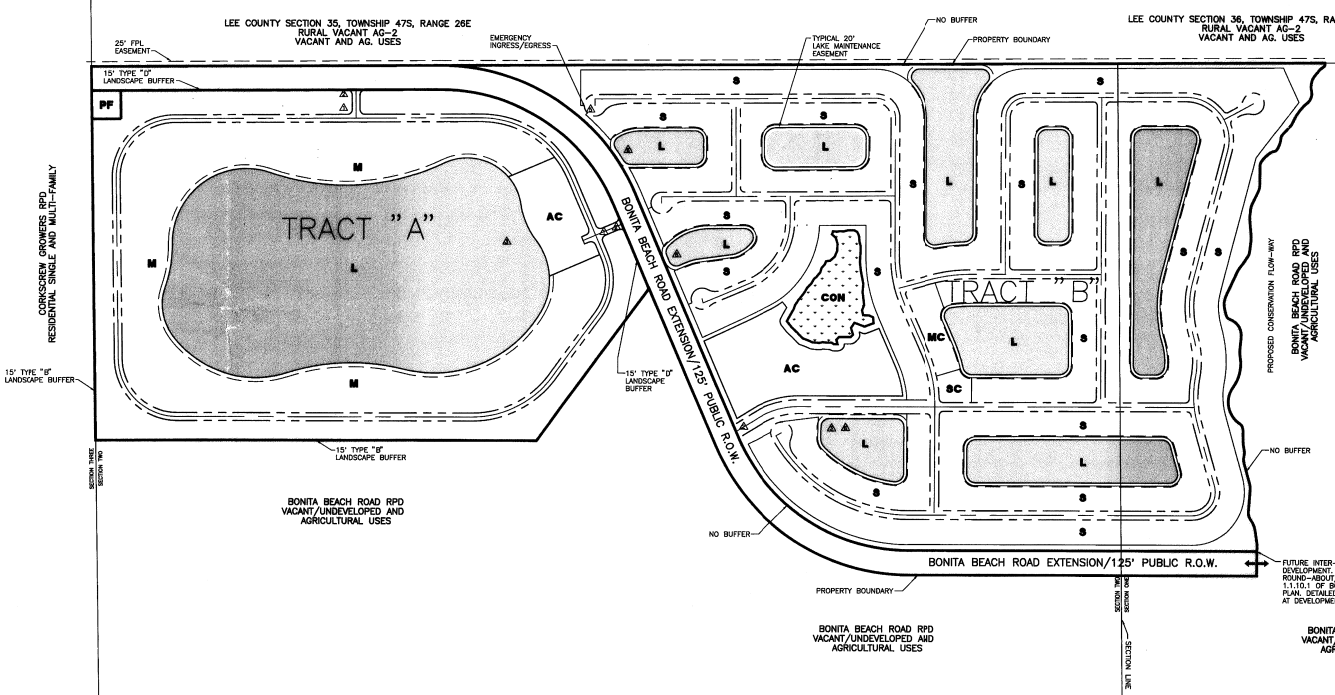
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PROJECT: EAST BONITA ACTIVE ADULT
CLIENT: ROCKPOINT/RONTO NAPLES, LLC.
TITLE: GENERAL NOTES

SEC: 1 & 2 | TWP: 48S | RGE: 26E
SCALE: N/A | DRAWN: | P.W.B.
CHECKED: | P.V.

DATE: AUG. 27, 2004
PROJECT NO.: 04-0039
FILE NO.: 30039W02
SHEET NUMBER: 2 OF 4

EAST BONITA ACTIVE ADULT
MASTER CONCEPT PLAN



SITE SUMMARY

LAND USE	ACREAGE	DWELLING UNITS	COMMERCIAL/ RECREATIONAL SQUARE FOOTAGE	PERCENTAGE OF URBAN FRINGE COMMUNITY DISTRICT	OPEN SPACE AS PER LDC TRACTS A&B	OPEN SPACE AS PER LDC TRACT A (105.39 ACRES)	OPEN SPACE AS PER LDC TRACT B (188.55 ACRES)	OPEN SPACE AS PERCENTAGE OF SECTIONS 1 & 2 (1,299 ACRES)
RESIDENTIAL	123.12	N/A	N/A	123.12 (9.50 %)	N/A	N/A	N/A	N/A
SINGLE-FAMILY	90.18	500	N/A	N/A	N/A	N/A	N/A	N/A
MULTI-FAMILY	32.88	299	N/A	N/A	N/A	N/A	N/A	N/A
NON-RESIDENTIAL	57.44	N/A	N/A	57.44 (4.42 %)	N/A	N/A	N/A	N/A
PUBLIC FACILITY	.03	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RIGHT OF WAY (PUBLIC)	20.81	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RIGHT OF WAY (PRIVATE)	20.81	N/A	N/A	N/A	3.06	0.71	N/A	N/A
AMENITY CENTER	10.82	N/A	50,000 SF	N/A	6.84	2.21	4.63	N/A
LAKES	72.46	N/A	N/A	N/A	18.38	10.54	7.84	5.87%
CONSERVATION AREA	3.24	N/A	N/A	N/A	3.24	N/A	3.24	0.25%
BUFFERS & OTHER COMMON OPEN SPACE	38.59	N/A	N/A	N/A	38.59	21.27	15.65	2.97%
TOTAL	294.85	799	50,000 SF	180.97 (13.93 %)	70.11 (38.15 %)	34.73 (32.95 %)	31.36 (40.00 %)	8.79%

1. PER LDC SECTION 10-415 LAKES ACCOUNT FOR A MAXIMUM OF 25% OF THE TOTAL REQUIRED OPEN SPACE.
2. PER LDC SECTION 34-935(a)(1)a., UP TO 10% OF THE REQUIRED OPEN SPACE MAY BE DISTRIBUTED AS PRIVATE OPEN SPACE WITHIN RESIDENTIAL TRACTS.
3. IN DETERMINING OPEN SPACE, THE DEVELOPMENT SITES LOCATED BOTH EAST AND WEST OF THE RIGHT-OF-WAY FOR THE EXTENSION OF BONITA BEACH ROAD MAY BE CALCULATED INDEPENDENTLY AS PART OF THE CONSTRUCTION PLAN OR PLATING APPROVAL PROCESS.
4. IN ACCORDANCE WITH SECTION 10-415 OF THE LDC, THE PROVISION OF OPEN SPACE IS NOT APPLICABLE TO SINGLE-FAMILY LOTS GREATER THAN OR EQUAL TO 6,500 SQUARE FEET.

LEGEND

M	MULTI-FAMILY RESIDENTIAL
S	SINGLE FAMILY RESIDENTIAL, ZERO LOT LINE
PF	PUBLIC FACILITY
L	SURFACE WATER MANAGEMENT LAKE
AC	AMENITY CENTER
CON	CONSERVATION AREA
MC	MODEL CENTER
SC	SALES CENTER
⚠	DEVIATION REQUEST

APPROVED
Master Concept Plan
Site Plan # 05-011 Page 3 of 4
Subject to conditions in Ordinance 20-05-011
Case # DCI2004-00071
CITY OF BONITA SPRINGS

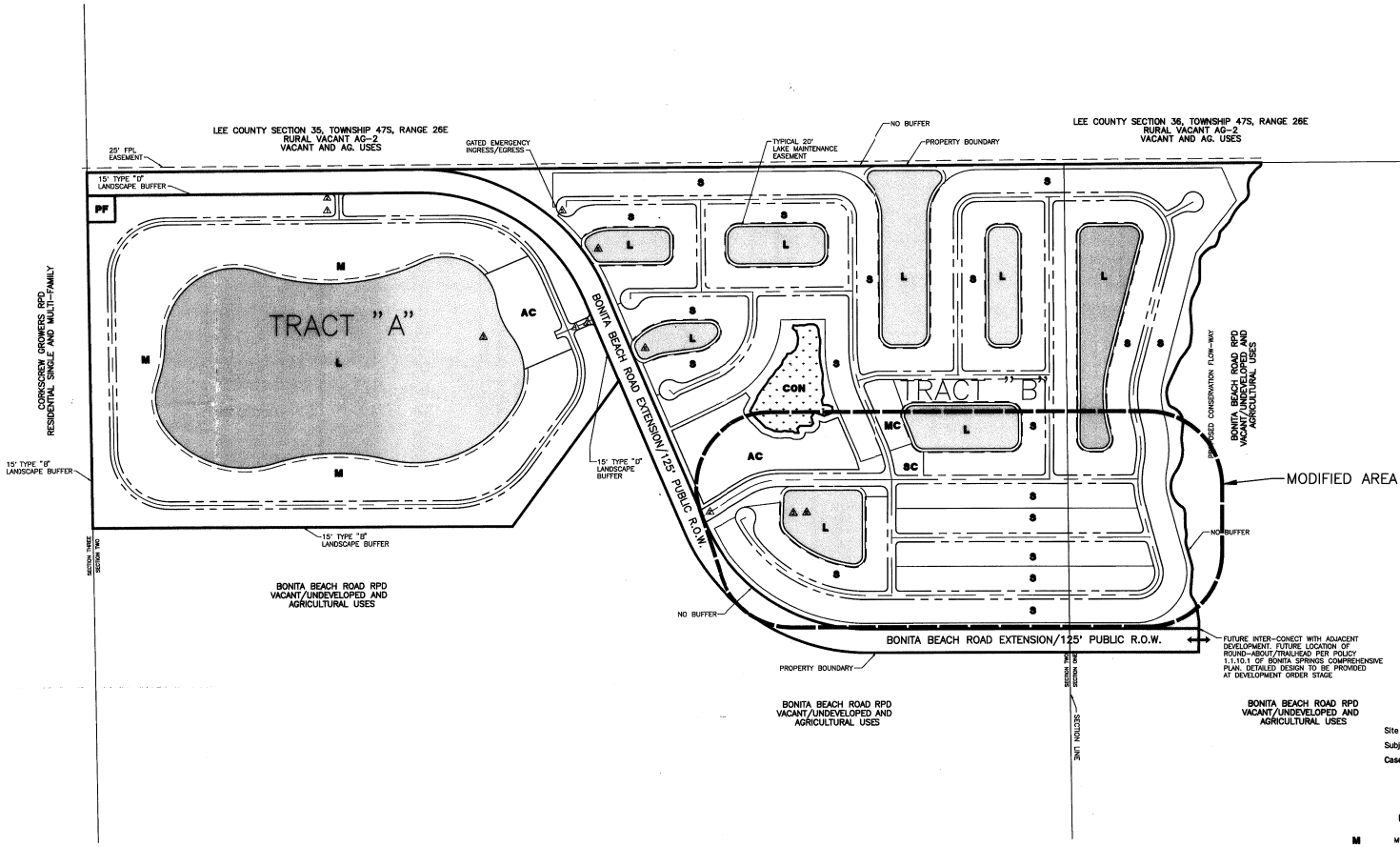
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PROJECT: EAST BONITA ACTIVE ADULT
CLIENT: ROCKPOINTE/RONTO NAPLES, LLC.
TITLE: MASTER CONCEPT PLAN

SEC. TWP. RGE: 1&2 48S 26E
SCALE: 1" = 300'
DRAWN: P.W.B.
CHECKED: P.V.
DATE: AUGUST 26, 2004
PROJECT NO. 04-0039
FILE NO. 4003W03
SHEET NUMBER: 3 OF 4

EAST BONITA ACTIVE ADULT
MASTER CONCEPT PLAN (ALTERNATIVE A)



APPROVED
Master Concept Plan
Site Plan # 05-011 Page 4 of 4
Subject to conditions in Ordinance 20-05011
Case # DCI2004-00071
CITY OF BONITA SPRINGS

LEGEND

M	MULTI-FAMILY RESIDENTIAL
S	SINGLE FAMILY RESIDENTIAL, ZERO LOT LINE
PF	PUBLIC FACILITY
L	SURFACE WATER MANAGEMENT LAKE
AC	AMENITY CENTER
CON	CONSERVATION AREA
MC	MODEL CENTER
SC	SALES CENTER
⚠	DEVIATION NUMBER

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PROJECT: EAST BONITA ACTIVE ADULT

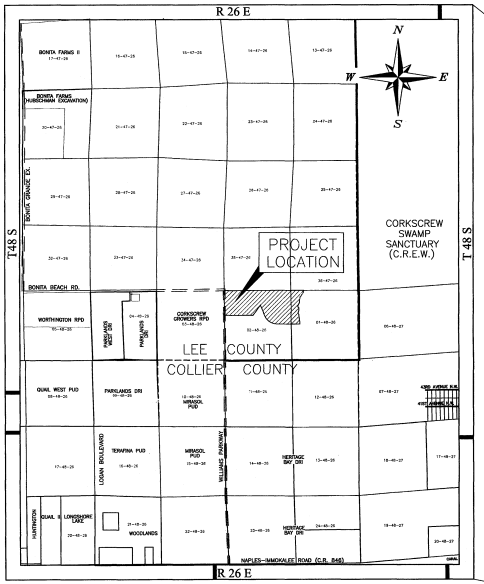
CLIENT: ROCKPOINTE/RONTO NAPLES, LLC.

TITLE: MASTER CONCEPT PLAN SITE ALTERNATIVE A

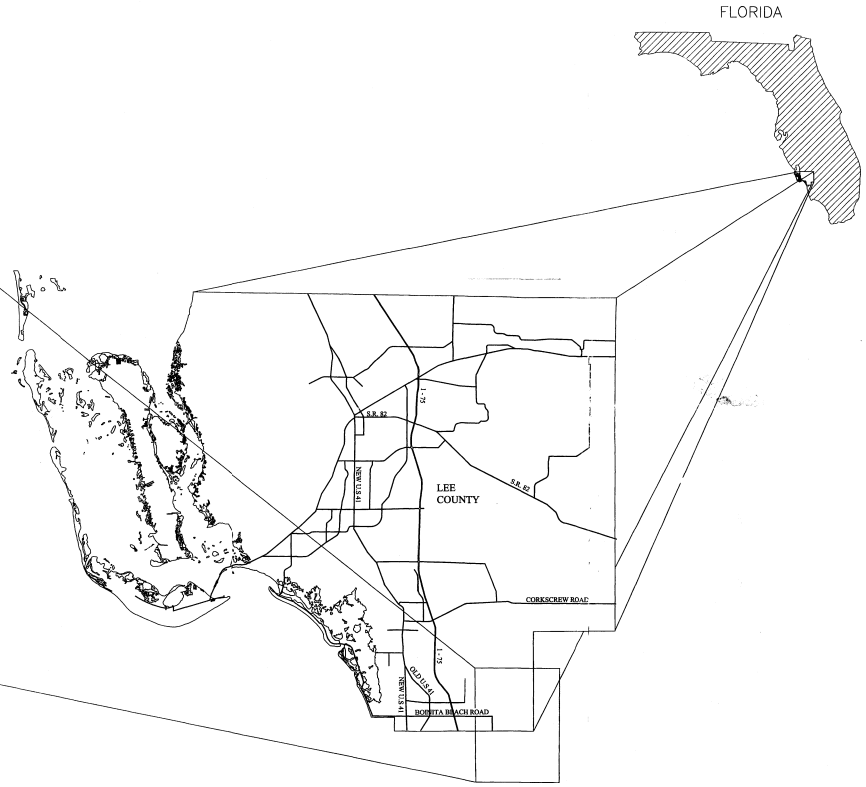
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SCALE: 1" = 300'
DRAWN: P.W.B.
CHECKED: P.V.
DATE: AUGUST 26, 2004
PROJECT NO.: 04-0039
FILE NO.: 400391W04
SHEET NUMBER: 4 OF 4

EAST BONITA ACTIVE ADULT

SECTION 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
N.T.S.



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SHEET 2 GENERAL NOTES
SHEET 3 CONCEPTUAL MASTER PLAN

PREPARED FOR:

ROCKPOINT/RONTO
NAPLES, LLC.

14031 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

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EAST BONITA ACTIVE ADULT
GENERAL NOTES

DEVELOPMENT REGULATIONS

	SINGLE FAMILY	TWO FAMILY ATTACHED	DUPLEX	ZERO LOT LINE	MULTI FAMILY	TOWNHOUSE	AMENITY CENTER
MINIMUM LOT WIDTH:	40 FEET	20 FEET [1]	60 FEET [1]	50 FEET	100 FEET	20 FEET [1]	100 FEET
MINIMUM LOT DEPTH:	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET	100 FEET
MINIMUM LOT AREA:	5,000 S.F.	2,000 S.F.	5,000 S.F.	5,000 S.F.	10,000 S.F.	3,500 S.F.	10,000 S.F.
MAXIMUM BUILDING HEIGHT:	3 STORIES [2]	3 STORIES [2]	3 STORIES [2]	3 STORIES [2]	7 STORIES [2]	3 STORIES [2]	3 STORIES [2]
MAXIMUM LOT COVERAGE:	60 PERCENT	65 PERCENT	50 PERCENT	60 PERCENT	45 PERCENT	60 PERCENT	45 PERCENT
MINIMUM SETBACKS: [4]							
PUBLIC STREET:	20 FEET [7]	20 FEET [7]	20 FEET [7]	20 FEET [7]	20 FEET [8]	20 FEET [8]	25 FEET [8]
PRIVATE STREET:	15 FEET [7]	15 FEET [7]	15 FEET [7]	15 FEET [8]	15 FEET [8]	15 FEET [8]	10 FEET [8]
SIDE YARD: [9]	7 FEET [10, 11]	0/10 FEET [10, 11]	5 FEET [10]	0 FEET [10, 11]	10 FEET [10]	0/10 FEET [10, 11, 14]	10 FEET
REAR YARD:	10 FEET [10]	10 FEET [10]	10 FEET [10]	10 FEET [10]	10 FEET [10]	20 FEET [10]	10 FEET
WATER BODY:	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	0/20 FEET [12]
MINIMUM BUILDING SEPARATION:	10 FEET	10 FEET	10 FEET	10 FEET	20 FEET [14]	20 FEET [14]	20 FEET [14]
MINIMUM FLOOR AREA:	900 S.F.	900 S.F.	900 S.F.	900 S.F.	750 S.F.	750 S.F.	700 S.F. [15]

[1] PER UNIT
[2] 50 FEET PER UNIT
[3] 45 FEET
[4] 60 FEET PER POLICY 1.10.1 OF BONITA SPRINGS COMPREHENSIVE PLAN
[5] 50 FEET – EXCEPT CLOCK TOWERS OR SIMILAR ARCHITECTURAL FEATURES THAT BE PERMITTED UP TO 75'
[6] SETBACK IS MEASURED FROM EDGE OF PAVEMENT.
[7] SETBACK SHALL BE REDUCED TO 7.5' FOR SIDE ENTRY GARAGES, FRONT PORCHES, AND COMBINATION FRONT PORCH/FRONT ENTRY GARAGES
[8] SET BACK IS MEASURED FROM EDGE OF PAVEMENT OF ROAD SERVICES THE UNIT/BUILDING
[9] FOR LOTS AT THE END OF THE "HAMMERHEAD" CUL-DE-SAC WHICH MAY BE DEFINED AS CORNER LOTS, SIDE SETBACK STANDARDS SHALL APPLY FOR PORTIONS OF THE PROPERTIES FRONTING THE STUD STREETS OF THE CUL-DE-SAC.
[10] ACCESSORY STRUCTURES SETBACK MAY BE REDUCED TO ZERO FEET FOR SIDE AND REAR YARDS
[11] SIDE YARD SET BACKS SHALL BE A MINIMUM OF ZERO (0') WITH A TEN (10') SEPARATION BETWEEN PRINCIPLE STRUCTURES WHERE NOT ATTACHED
[12] SETBACK FROM A LAKE FOR ALL PRINCIPLE AND ACCESSORY USES MAY BE ZERO FEET (0') PROVIDED ARCHITECTURAL BANK TREATMENT WHEN ATTACHED TO A COMMON WALL
[14] TWENTY-FIVE FEET OF SEPARATION REQUIRED BY LOCAL FIRE CODE.
[15] SEVEN HUNDRED (700') SQUARE GROSS FEET FLOOR AREA ON THE GROUND FLOOR.

SCHEDULE OF DEVIATIONS

1) A REQUEST TO DEVIATE FROM THE LDC 10-296 (m)(4): PRIVATELY MAINTAINED ACCESS WAYS REQUIRING ONE VEHICLE ACCESS TO FIFTY OR FEWER MULTIFAMILY UNITS TO PROVIE ONE VEHICLE ACCESS TO ONE HUNDRED MULTIFAMILY UNITS.
2) A REQUEST TO DEVIATE FROM LDC10-296(d)(3)(a)(1) LOCAL STREET WEARING SURFACE, THAT REQUIRES 1 & 1/2 IN. ASPHALT FOOT S-3 CONCRETE TO ALLOW FOR A CEMENT CONCRETE PAVERS OR SIMILAR DECORATIVE PAVING MATERIALS FOR SELECTED LOCAL STREET AREAS.
3) A REQUEST TO DEVIATE FROM LDC SECTION 10-296(K)(1) IEQUIRING THAT DEAD END STREETS MUST BE CLOSED AT ONE END BY A CIRCULAR TURNAROUND FOR VEHICLES, TO ALLOW FOR THE "HAMMERHEAD" CUL-DE-SAC DESIGN WITH TWO SHORT ACCESS STREETS AT THE "HAMMERHEAD" CUL-DE-SAC.
4) A REQUEST TO DEVIATE FROM LDC SECTION 10-355(a)(1) XEQUIRING A 10-FOOT UTILITY EASEMENT BE PROVIDED ON BOTH SIDES OF A ROAD OR ACCESS WAY, TO ALLOW A SPECIFIC AND UNIQUE UTILITY EASEMENT CONFIGURATION AT THE HAMMERHEAD CUL-DE-SACS.
5) DEVIATION FROM LDC SECTION 10-329(e)(4) WHICH REQUIRES COMPENSATING SLOPE ON EXCAVATION BANKS; TO ALLOW UP TO 20 PERCENT OF THE BANKS TO UTILIZE VERTICAL BULKHEADS.
6) DEVIATION FROM LDC SECTION 10-256(D)(3) WHICH REQUIRES ALL SIDEWALKS TO BE EITHER (1) FOUR-INCH (4") THICK PORTLAND CEMENT CONCRETE, OR (2) A MINIMUM OF ONE-AND-ONE-HALF-INCH (1.5") THICK ASPHALTIC CONCRETE OF FDOT TYPE S-111 TO ALLOW SIDEWALKS TO BE CONSTRUCTED OF DECORATIVE PAVERS THROUGHOUT THE DEVELOPMENT.
7) DEVIATION FROM LDC SECTION 10-291(3) WHICH REQUIRES THAT RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES TO PROVIDE TWO OR MORE MEANS OF INGRESS AND EGRESS, TO ALLOW THE RPD TO HAVE ONE FULL MEANS OF INGRESS AND EGRESS AND ONE EMERGENCY INGRESS/EGRESS.
8) DEVIATION REQUESTING RELIEF FROM THE LDC SECTION 10-329(e)(1)(a)) WHICH REQUIRES EXCAVATIONS TO BE FURTHER THAN TWENTY-FIVE FEET FROM A LOCAL RIGHT-OF-WAY OR EASMENT TO ALLOW LAKE SETBACKS FROM THE PROJECT'S INTERNAL ROADWAYS TO BE REDUCED TO TWENTY FEET, AS MEASURED FROM EDGE OF PAVEMENT OR BACK OF CURB TO EDGE OF WATER CONTROL PROVIDED THAT ADEQUATE ELEMENTS FOR THE PROTECTION OF WAYWARD VEHICLES ARE PROVIDED.

GENERAL NOTES:

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECTS GENERAL CONFIGURATION FOR CONCEPTUAL ZONING REVIEW AND APPROVAL. THE FINAL RESIDENTIAL, RECREATIONAL AND AMENITY CENTER USES, ALONG WITH THE PROJECT'S OPEN SPACE, SURFACE WATER MANAGEMENT SYSTEMS AND OTHER FUNCTIONAL ELEMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. THE SUBJECT PARCEL HAS BEEN PREVIOUSLY CLEARED FOR AGRICULTURAL USE AND DOES NOT CONTAIN ANY INDIGENOUS NATIVE VEGETATION EXCEPT FOR THE 3.24 ACRES OF WETLANDS DESIGNATED AS CONSERVATION AREA. OPEN SPACE, BUFFERING, AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10, DIVISION 6, AND LDC SECTIONS 414 AND 835.
3. MINIMUM LOT AREAS FOR ANY UNIT TYPE MAY BE EXCEEDED
4. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 34, DIVISION 26.
5. THE SUBJECT PROPERTY DOES NOT CONTAIN ANY HISTORICAL OR ARCHAEOLOGICAL SITES.
6. PUBLIC TRANSIT IS NOT PRESENTLY AVAILABLE TO THE SITE. SHOULD TRANSIT BE EXTENDED DOWN BONITA BEACH ROAD TO THE PROJECT'S ENTRANCE, A TRANSIT STOP WILL BE PROVIDED.
7. THE UNIT COUNTS SHOWN IN THE SITE SUMMARY TABLE ARE CONCEPTUAL AND ARE NOT INTENDED TO LIMIT OR REDUCE THE DENSITY FOR THE INDIVIDUAL DEVELOPMENT AREAS.
8. THE OWNER OR HIS AGENT IS ENTITLED TO CONTINUE BONA FIDE AGRICULTURAL USES ALREADY EXISTING ON THE PROPERTY. ANY EXISTING AGRICULTURAL USE MUST BE DISCONTINUED UPON THE COMMENCEMENT OF ANY SITE DEVELOPMENT ACTIVITIES, AS THE TERM IN DEFINED IN THE LDC, PURSUANT TO A LOCAL DEVELOPMENT ORDER FOR THE INDIVIDUAL TRACT OR PHASE IDENTIFIED IN THE DEVELOPMENT ORDER.
9. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT ORDER, THE APPLICANT MUST PROVIDE EVIDENCE THAT THE PROPERTY HAS ACCESS TO CENTRAL WATER AND SEWER, OR THAT THE EXTENSION OF CENTRAL WATER AND SEWER WILL COINCIDE WITH THE DEVELOPMENT OF THE PROPERTY.
10. SERVICE AREA WITHIN THE AMENITY CENTER TRACTS WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 34, DIVISIONS 25 & 26.
11. THE AGGREGATED RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT ACREAGE SHALL ACCOUNT FOR NO MORE THAN 60% OF THE ACREAGE WITHIN THE URBAN FRINGE COMMUNITY DISTRICT (SECTIONS 1&2).

LEGAL DESCRIPTION

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,631.04 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N.89°19'10"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,629.54 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,062.89 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°18'50", A CHORD BEARING OF S.29°24'25"W., AND A CHORD LENGTH OF 16.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 83.50 FEET, A CENTRAL ANGLE OF 17°08'57", A CHORD BEARING OF S.52°01'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 421.93 FEET, A CENTRAL ANGLE OF 06°20'59", A CHORD BEARING OF S.38°28'14"W., AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 24°36'12", A CHORD BEARING OF S.22°59'43"W., AND A CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.05 FEET TO THE END OF SAID CURVE; THENCE S.10°41'37"W., A DISTANCE OF 16.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL ANGLE OF 24°36'11", A CHORD BEARING OF S.01°36'28"E., AND A CHORD LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.21 FEET, A CENTRAL ANGLE OF 41°28'44", A CHORD BEARING OF S.06°49'48"W., AND A CHORD LENGTH OF 44.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 45.76 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 25°53'54", A CHORD BEARING OF S.41°01'07"W., AND A CHORD LENGTH OF 27.91 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 12°21'39", A CHORD BEARING OF S.48°12'15"W., AND A CHORD LENGTH OF 25.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.35 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 286.61 FEET, A CENTRAL ANGLE OF 19°57'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'55"W., AND A CHORD LENGTH OF 18.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 41°00'49", A CHORD BEARING OF S.26°53'38"W., AND A CHORD LENGTH OF 24.05 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 97.33 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.30°49'28"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°56'31"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 53°27'49", A CHORD BEARING OF S.56°00'49"W., AND A CHORD LENGTH OF 19.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 20.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.68°35'38"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.51°53'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 18°42'18", A CHORD BEARING OF S.41°12'21"W., AND A CHORD LENGTH OF 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.99 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°47'30", A CHORD BEARING OF S.15°57'17"W., AND A CHORD LENGTH OF 16.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.65 FEET TO THE END OF SAID CURVE; THENCE S.00°03'22"W., A DISTANCE OF 99.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 89°23'39", A CHORD BEARING OF S.12°45'17"W., AND A CHORD LENGTH OF 37.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.68 FEET TO THE END OF SAID CURVE; THENCE S.25°27'12"W., A DISTANCE OF 72.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 19°17'07", A CHORD BEARING OF S.15°48'39"W., AND A CHORD LENGTH OF 22.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.89 FEET TO THE END OF SAID CURVE; THENCE S.06°10'05"W., A DISTANCE OF 39.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 11°01'51", A CHORD BEARING OF S.00°39'10"W., AND A CHORD LENGTH OF 8.94 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 8.95 FEET TO THE END OF SAID CURVE; THENCE S.04°51'46"E., A DISTANCE OF 76.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 12°06'24", A CHORD BEARING OF S.01°11'26"W., AND A CHORD LENGTH OF 61.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 61.28 FEET TO THE END OF SAID CURVE; THENCE S.07°14'38"W., A DISTANCE OF 38.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 27°46'00", A CHORD BEARING OF S.19°08'00"W., AND A CHORD LENGTH OF 19.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39", A CHORD BEARING OF S.35°58'41"W., AND A CHORD LENGTH OF 74.76 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.30°37'17"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE END OF SAID CURVE; THENCE S.22°09'32"W., A DISTANCE OF 34.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD BEARING OF S.06°09'38"W., AND A CHORD LENGTH OF 83.06 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 84.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.97 FEET, A CENTRAL ANGLE OF 60°21'58", A CHORD BEARING OF S.41°12'00"E., AND A CHORD LENGTH OF 30.14 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 76°49'36", A CHORD BEARING OF S.38°58'41"E., AND A CHORD LENGTH OF 109.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 117.97 FEET TO THE END OF SAID CURVE; THENCE S.05°25'27"W., A DISTANCE OF 70.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 12°06'17", A CHORD BEARING OF S.00°37'28"E., AND A CHORD LENGTH OF 13.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 13.73 FEET TO THE END OF SAID CURVE; THENCE S.06°49'40"E., A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°46'39", A CHORD BEARING OF S.16°45'09"W., AND A CHORD LENGTH OF 129.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 131.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 94°14'47", A CHORD BEARING OF S.11°29'05"E., AND A CHORD LENGTH OF 190.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 213.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°51'42", A CHORD BEARING OF S.36°40'38"E., AND A CHORD LENGTH OF 17.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.39 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 98.14 FEET, A CENTRAL ANGLE OF 23°39'22", A CHORD BEARING OF S.07°29'36"E., AND A CHORD LENGTH OF 38.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.55 FEET TO THE END OF SAID CURVE; THENCE S.19°09'37"E., A DISTANCE OF 54.56 FEET; THENCE S.11°13'05"E., A DISTANCE OF 60.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23°54'39", A CHORD BEARING OF S.00°25'15"W., AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 28°30'44", A CHORD BEARING OF S.01°51'28"E., AND A CHORD LENGTH OF 42.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.28 FEET TO THE END OF SAID CURVE; THENCE S.16°06'30"E., A DISTANCE OF 104.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 20°01'46", A CHORD BEARING OF S.06°05'37"E., AND A CHORD LENGTH OF 30.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.41 FEET TO THE END OF SAID CURVE; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 39°38'16", A CHORD BEARING OF S.13°53'52"E., AND A CHORD LENGTH OF 34.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.83 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO TIE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 23°00'29", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.08°42'31"E., A DISTANCE OF 70.69 FEET; THENCE S.00°04'22"W., A DISTANCE OF 163.51 FEET; THENCE S.09°35'46"W., A DISTANCE OF 1,786.33 FEET TO THE POINT BF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,088.00 FEET, A CENTRAL ANGLE OF 66°53'35", A CHORD BEARING OF N.56°57'7"W., AND A CHORD LENGTH OF 1,199.50 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,260.90 FEET TO THE END OF SAID CURVE; THENCE N.23°30'29"W., A DISTANCE OF 881.03 FEET; THENCE S.35°48'57"W., A DISTANCE OF 978.47 FEET; THENCE S.89°36'54"W., A DISTANCE OF 2,258.30 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.01°11'45"W., ALONG SAID WEST LINE, A DISTANCE OF 1,914.34 FEET TO THEPOINT OF BEGINNINGPARCEL CONTAINS 294.85 ACRES, MORE OR LESS

SCHEDULE OF USES

RESIDENTIAL TRACTS

ADMINISTRATIVE OFFICES,
ACCESSORY USES AND STRUCTURES
PARKING LOT, ACCESSORY
AGRICULTURAL USES, EXISTING ONLY (SUBJECT TO GENERAL NOTE #9)
BLASTING
CLUBS, COUNTRY AND PRIVATE
CONSUMPTION ON PREMISES
FOOD AND BEVERAGE SERVICE, LIMITED
COMMUNITY DEVELOPMENT DISTRICTS
HEALTH CLUB AND SPA
PARKING LOT, ACCESSORY
DWELLING UNITS:
CONVENTIONAL SINGLE-FAMILY RESIDENCE
DUPLEX
ZERO LOT LINE
TOWNHOUSE
TWO FAMILY ATTACHED
MULTIPLE FAMILY BUILDING
RESIDENTIAL ACCESSORY USES
ENTRANCE GATE AND GATEHOUSE, IN COMPLIANCE WITH LDC §34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION-MINING ; WATER RETENTION AND DETENTION, WITH OFFSITEHAULING
FENCES, WALLS
HOME OCCUPATION
RECREATIONAL FACILITIES, PRIVATE ONSITE, PERSONAL
SIGNS IN COMPLIANCE WITH CHAPTER 30
TEMPORARY USES (LDC §34-3041), INCLUDING TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA
MODEL HOME, MODEL UNIT
PARKING LOT, ACCESSORY

AMENITY CENTER TRACTS

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
PARKING LOT, ACCESSORY
AGRICULTURAL USES, EXISTING ONLY (SUBJECT TO GENERAL NOTE #9)
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I, FOR RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
BLASTING
BUSINESS SERVICES, GROUP I, TRAVEL AGENCIES ONLY
CLEANING AND MAINTENANCE SERVICES
COMMUNITY DEVELOPMENT DISTRICTS
CONVENIENCE STORE, WITH GAS AND CAR WASH, TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
CLUBS, COUNTRY AND PRIVATE
CONSUMPTION ON PREMISES
FOOD AND BEVERAGE SERVICE, LIMITED
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION-MINING, FOR WATER RETENTION AND DETENTION, WITH OFF-SITE HAULING
BLASTING
FENCES, WALLS
FOOD STORES, GROUP 1, EXCLUDING SUPERMARKETS
HEALTH CLUB AND SPA
PARKING LOT, ACCESSORY
LAUNDRY, DRY CLEANING, GROUP I
PERSONAL SERVICES GROUP I – ATM'S; BARBERSHOPS OR BEAUTY SHOPS; CLOTHING ALTERATIONS AND REPAIR INCLUDING DRESSMAKERS, SEAMSTRESSES AND TAILORS; ALL TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
PERSONAL SERVICES GROUP II – BEAUTY SPAS, HEALTH CLUBS OR SPAS, MASSAGE ESTABLISHMENTS; ALL TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
REAL ESTATE SALES OFFICE
RECREATION FACILITIES, TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
RENTAL OR LEASING ESTABLISHMENTS, GROUP II, LIMITED TO MOVIES, VIDEO TAPES AND SIMILAR ENTERTAINMENT
RESTAURANT, GROUPS I, II, AND III, ALL TO SERVE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS ONLY
SIGNS, IN ACCORDANCE WITH LDC CHAPTER 30
SPECIALTY RETAIL SHOPS, GROUP I – LIMITED TO: BOOKSTORES AND NEWSSTANDS
TEMPORARY USES (LDC §34-3041), INCLUDING TEMPORARY SALES OFFICE, AND CONSTRUCTION TRAILER AND STAGING AREA

PUBLIC FACILITIES TRACT

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
PARKING LOT, ACCESSORY
AGRICULTURAL USES, EXISTING ONLY (SUBJECT TO GENERAL NOTE #9)
BLASTING
STORAGE, INDOOR ONLY
EMS, FIRE, OR SHERIFF'S STATION
EMERGENCY OPERATIONS CENTER
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION-MINING, FOR WATER RETENTION AND DETENTION, WITH OFF-SITE HAULING
BLASTING
FENCES, WALLS

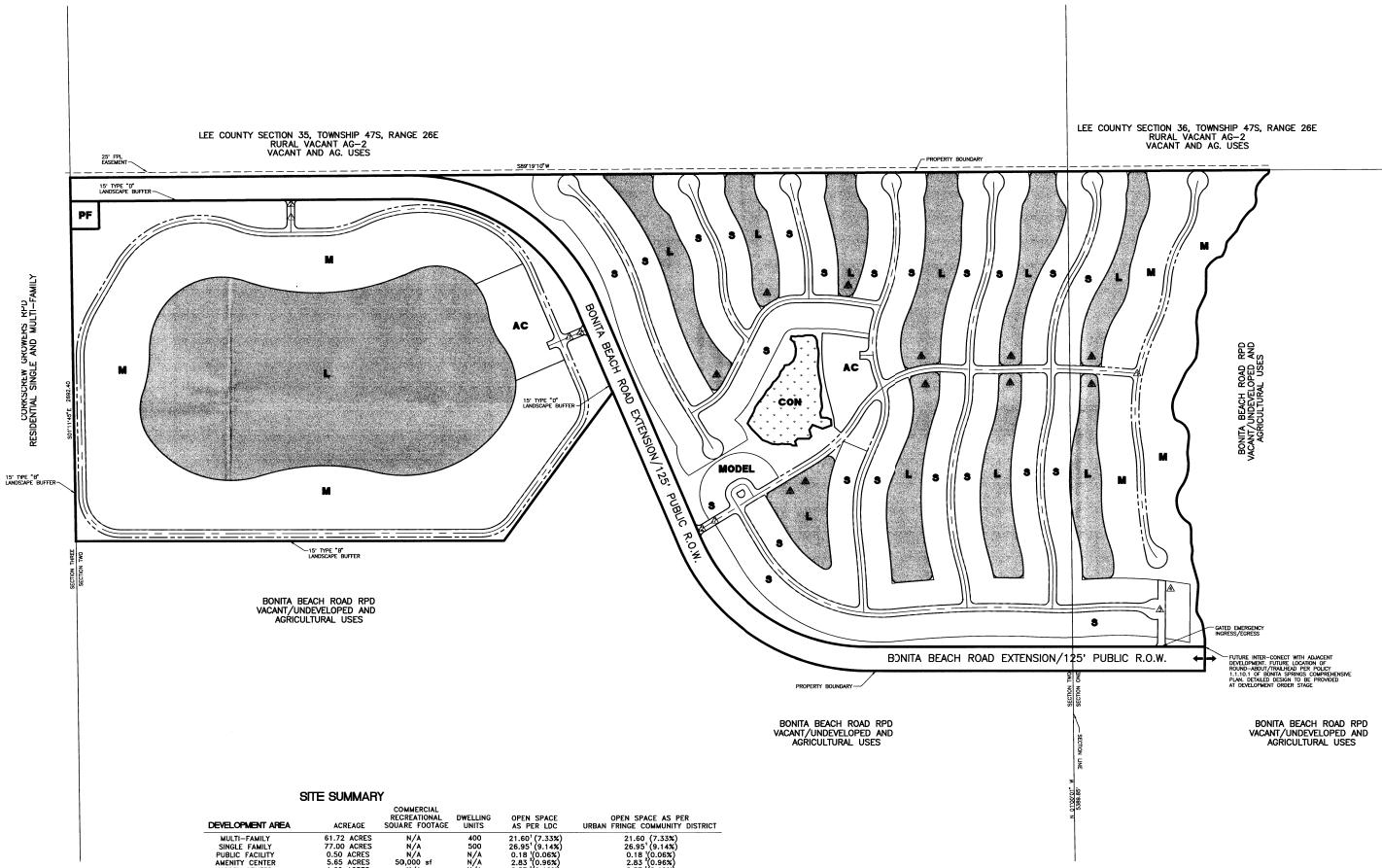
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RWA INC. CONSULTING
Engineers, Surveyors & Mappers
Planners, Project Managers
3905 Vincennes Circle, Suite 204, Naples, Florida 34104 (239) 263-3366
1540 Colonial Blvd., Fort Myers, Florida 33907 (239) 275-3224 FAX: (239) 275-8419

PROJECT: EAST BONITA ACTIVE ADULT
CLIENT: ROCKPOINT/RONTO NAPLES, LLC.
TITLE: GENERAL NOTES
SEC. 1 & 2 TWP. 48S RGE. 26E
SCALE: N/A
DRAWN: P.W.B.
CHECKED: P.V.
DATE: AUG. 27, 2004
PROJECT NO. 04-0039
FILE NO. 30039W02
SHEET NUMBER 2 OF 3

EAST BONITA ACTIVE ADULT
MASTER CONCEPT PLAN



SITE SUMMARY

DEVELOPMENT AREA	ACREAGE	COMMERCIAL RECREATIONAL SQUARE FOOTAGE	DWELLING UNITS	OPEN SPACE AS PER LDC	OPEN SPACE AS PER URBAN FRINGE COMMUNITY DISTRICT
MULTI-FAMILY	61.72 ACRES	N/A	400	21.60 [1] (7.33%)	21.60 (7.33%)
SINGLE FAMILY	77.00 ACRES	N/A	500	26.95 [1] (9.14%)	26.95 (9.14%)
PUBLIC FACILITY	0.50 ACRES	N/A	N/A	0.18 [1] (0.06%)	0.18 (0.06%)
AMENITY CENTER	5.65 ACRES	50,000 sf	N/A	2.83 [1] (0.96%)	2.83 (0.96%)
MODEL CENTER	1.62 ACRES	N/A	N/A	0.57 [1] (0.19%)	0.57 (0.19%)
RIGHT OF WAY	47.44 ACRES	N/A	N/A	16.29 [1] (5.25%)	0.0 (0.0%)
LAKES	74.78 ACRES	N/A	N/A	29.48 [1] (10.0%)	74.78 [2] (25.36%)
CONSERVATION AREA	3.24 ACRES	N/A	N/A	3.24 [1] (1.10%)	3.24 (1.10%)
BUFFERS & LANDSCAPED AREAS	22.9 ACRES	N/A	N/A	22.9 [1] (7.77%)	22.9 (7.77%)
TOTAL	294.85 ACRES	50,000 sf	900	124.05 [1] (42.07%)	153.05 (51.91%)

1. OPEN SPACE WILL ACCOUNT FOR NO LESS THAN 35 % OF THESE TRACTS
2. OPEN SPACE WILL ACCOUNT FOR NO LESS THAN 50% OF THESE TRACTS
3. PER LDC SECTION 10-415 LAKES ACCOUNT FOR A MAXIMUM OF 25% OF THE TOTAL REQUIRED OPEN SPACE
4. 100% OF THE "CONSERVATION AREA" AND THE "BUFFERS AND LANDSCAPED AREAS" ARE CONSIDERED OPEN SPACE.
5. THE 107.76 ACRES OF OPEN SPACE IS LESS THAN THE 40% OR 117.94 ACRES REQUIRED PURSUANT TO LDC SECTION 10-415; HOWEVER POLICY 1.10.1 URBAN FRINGE COMMUNITY DISTRICT STIPULATES THAT THE 40% OPEN SPACE REQUIREMENT APPLIES TO THE ENTIRE DISTRICT (SECTIONS 1&2), NOT INDIVIDUAL PROJECTS. THIS STIPULATION WAS INCLUDED TO PROMOTE THE CLUSTERING OF DEVELOPMENT AWAY FROM ENVIRONMENTALLY SENSITIVE AREAS.

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LEGEND

M	MULTI-FAMILY
S	SINGLE FAMILY, ZERO LOT LINE
PF	PUBLIC FACILITY
L	SURFACE WATER MANAGEMENT LAKE
AC	AMENITY CENTER
CON	CONSERVATION AREA
2	DEVIATION NUMBER

RWA INC.
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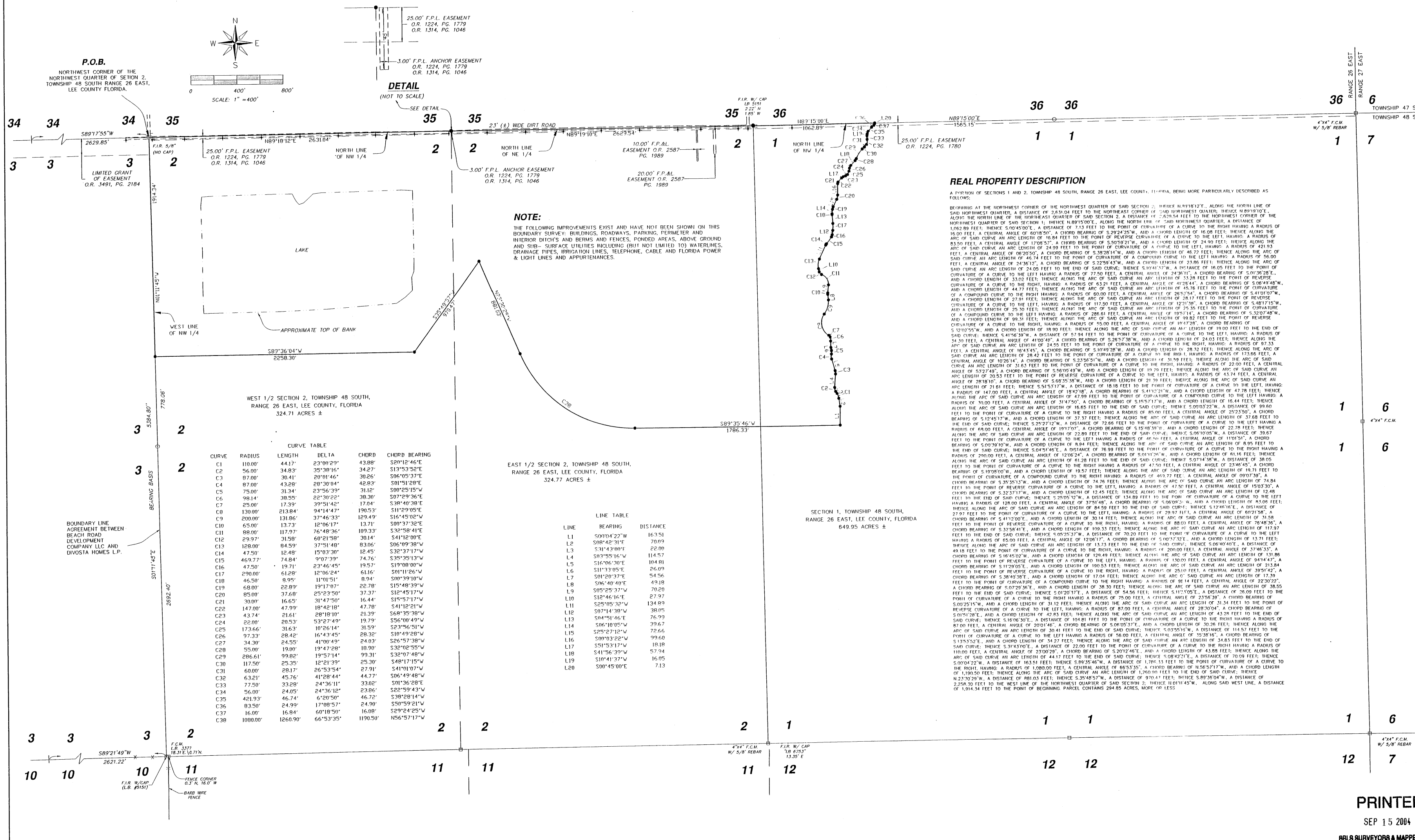
PROJECT: *EAST BONITA ACTIVE ADULT*

CLIENT: *ROCKPOINTE/RONTO NAPLES, LLC.*

TITLE: *MASTER CONCEPT PLAN*

SEC 1&2 | TWP. 48S | RGE. 26E
SCALE: 1" = 300'
DRAWN: P.W.B.
CHECKED: P.V.

DATE: AUGUST 26, 2004
PROJECT NO.: 04-0039
FILE NO.: 4003BW03
SHEET NUMBER: 3 OF 3



NOTE:

THE FOLLOWING IMPROVEMENTS EXIST AND HAVE NOT BEEN SHOWN ON THIS BOUNDARY SURVEY: BUILDINGS, ROADWAYS, PARKING, PERIMETER AND INTERIOR DITCH'S AND BERMS AND FENCES, PONDED AREAS, ABOVE GROUND AND SUB- SURFACE UTILITIES INCLUDING (BUT NOT LIMITED TO) WATERLINES, DRAINAGE PIPES, IRRIGATION LINES, TELEPHONE, CABLE AND FLORIDA POWER & LIGHT LINES AND APPURTENANCES.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	110.00'	44.17'	23°00'29"	43.88'	S20°12'46"E
C2	56.00'	34.83'	35°38'16"	34.27'	S13°53'52"E
C3	87.00'	30.41'	20°01'46"	30.26'	S06°05'37"E
C4	87.00'	43.28'	28°30'04"	42.83'	S01°51'28"E
C5	75.00'	31.34'	23°56'39"	31.12'	S00°25'15"W
C6	98.14'	38.55'	22°30'22"	38.30'	S07°29'36"E
C7	25.00'	17.39'	39°51'42"	17.04'	S38°40'38"E
C8	130.00'	213.84'	94°14'47"	190.53'	S11°29'05"E
C9	200.00'	131.86'	37°46'33"	129.49'	S16°45'02"W
C10	65.00'	13.73'	12°06'17"	13.71'	S00°37'32"E
C11	88.00'	117.97'	76°48'36"	109.33'	S32°58'41"E
C12	29.97'	31.58'	60°21'58"	30.14'	S41°12'00"E
C13	128.00'	84.59'	37°51'48"	83.06'	S06°09'38"W
C14	47.50'	12.48'	15°03'30"	12.45'	S32°37'17"W
C15	469.77'	74.84'	9°07'39"	74.76'	S35°35'13"W
C16	47.50'	19.71'	23°46'45"	19.57'	S19°08'00"W
C17	290.00'	61.28'	12°06'24"	61.16'	S01°11'26"W
C18	46.50'	8.95'	11°01'51"	8.94'	S00°39'10"W
C19	68.00'	22.89'	19°17'07"	22.78'	S15°48'39"W
C20	85.00'	37.68'	25°23'50"	37.37'	S12°45'17"W
C21	30.00'	16.65'	31°47'50"	16.44'	S15°57'17"W
C22	147.00'	47.99'	18°42'18"	47.78'	S41°12'21"W
C23	43.74'	21.61'	28°18'10"	21.39'	S68°35'38"W
C24	22.00'	20.53'	53°27'49"	19.79'	S56°00'49"W
C25	173.66'	31.63'	10°26'14"	31.59'	S23°56'51"W
C26	97.33'	28.42'	16°43'45"	28.32'	S10°49'28"W
C27	34.30'	24.55'	41°00'49"	24.03'	S26°57'38"W
C28	55.00'	19.00'	19°47'28"	18.90'	S32°02'55"W
C29	286.61'	99.82'	19°57'14"	99.31'	S32°07'48"W
C30	117.50'	25.35'	12°21'39"	25.30'	S48°17'15"W
C31	60.00'	28.17'	26°53'54"	27.91'	S41°01'07"W
C32	63.21'	45.76'	41°28'44"	44.77'	S06°49'48"W
C33	77.50'	33.28'	24°36'11"	33.02'	S01°36'28"E
C34	56.00'	24.05'	24°36'12"	23.86'	S22°59'43"W
C35	421.93'	46.74'	6°20'50"	46.72'	S38°28'14"W
C36	83.50'	24.99'	17°08'57"	24.90'	S50°59'21"W
C37	16.00'	16.84'	60°18'50"	16.08'	S29°24'25"W
C38	1080.00'	1260.90'	66°53'35"	1190.50'	N56°57'17"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°04'22"W	163.51
L2	S08°42'31"E	70.09
L3	S31°43'00"E	22.00
L4	S03°55'16"W	114.57
L5	S16°06'30"E	104.81
L6	S11°33'05"E	26.09
L7	S01°20'37"E	54.56
L8	S06°40'40"E	49.18
L9	S05°25'37"W	70.20
L10	S12°46'16"E	27.97
L11	S25°05'32"W	134.89
L12	S07°14'38"W	38.05
L13	S04°51'46"E	76.99
L14	S06°10'05"W	39.67
L15	S25°27'12"W	72.66
L16	S00°03'22"W	99.60
L17	S51°53'17"W	18.18
L18	S41°56'39"W	57.94
L19	S10°41'37"W	16.05
L20	S00°45'00"E	7.13

REAL PROPERTY DESCRIPTION

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,631.04 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUATER; THENCE N.89°19'10"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,629.54 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,062.89 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°18'50", A CHORD BEARING OF S.29°24'25"W., AND A CHORD LENGTH OF 16.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 83.50 FEET, A CENTRAL ANGLE OF 17°08'57", A CHORD BEARING OF S.50°59'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 421.93 FEET, A CENTRAL ANGLE OF 06°20'50", A CHORD BEARING OF S.38°28'14"W., AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 24°36'12", A CHORD BEARING OF S.22°59'43"W., AND A CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.05 FEET TO THE END OF SAID CURVE; THENCE S.10°41'37"W., A DISTANCE OF 16.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL ANGLE OF 24°36'11", A CHORD BEARING OF S.01°36'28"E., AND A CHORD LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 63.21 FEET, A CENTRAL ANGLE OF 41°28'44", A CHORD BEARING OF S.06°49'48"W., AND A CHORD LENGTH OF 44.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 45.76 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 26°53'54", A CHORD BEARING OF S.41°01'07"W., AND A CHORD LENGTH OF 27.91 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 12°21'39", A CHORD BEARING OF S.48°17'15"W., AND A CHORD LENGTH OF 25.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.35 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 286.61 FEET, A CENTRAL ANGLE OF 19°57'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'55"W., AND A CHORD LENGTH OF 18.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 41°00'49", A CHORD BEARING OF S.26°57'38"W., AND A CHORD LENGTH OF 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 97.33 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.10°49'28"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°56'51"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 53°27'49", A CHORD BEARING OF S.56°00'49"W., AND A CHORD LENGTH OF 19.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 20.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.68°35'38"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.51°53'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 18°42'18", A CHORD BEARING OF S.41°12'21"W., AND A CHORD LENGTH OF 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.99 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°47'50", A CHORD BEARING OF S.15°57'17"W., AND A CHORD LENGTH OF 16.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.65 FEET TO THE END OF SAID CURVE; THENCE S.00°03'22"W., A DISTANCE OF 99.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 25°23'50", A CHORD BEARING OF S.12°45'17"W., AND A CHORD LENGTH OF 37.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.68 FEET TO THE END OF SAID CURVE; THENCE S.25°27'12"W., A DISTANCE OF 72.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 19°17'07", A CHORD BEARING OF S.15°48'39"W., AND A CHORD LENGTH OF 22.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.89 FEET TO THE END OF SAID CURVE; THENCE S.06°10'05"W., A DISTANCE OF 39.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 11°01'51", A CHORD BEARING OF S.00°39'10"W., AND A CHORD LENGTH OF 8.94 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 8.95 FEET TO THE END OF SAID CURVE; THENCE S.04°51'46"E., A DISTANCE OF 76.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 12°06'24", A CHORD BEARING OF S.01°11'26"W., AND A CHORD LENGTH OF 61.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 61.28 FEET TO THE END OF SAID CURVE; THENCE S.07°14'38"W., A DISTANCE OF 38.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 23°46'45", A CHORD BEARING OF S.19°08'00"W., AND A CHORD LENGTH OF 19.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39", A CHORD BEARING OF S.35°35'13"W., AND A CHORD LENGTH OF 74.76 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.32°37'17"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE END OF SAID CURVE; THENCE S.25°05'32"W., A DISTANCE OF 134.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD BEARING OF S.06°09'38"W., AND A CHORD LENGTH OF 83.06 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 84.59 FEET TO THE END OF SAID CURVE; THENCE S.12°46'16"E., A DISTANCE OF 27.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 29.97 FEET, A CENTRAL ANGLE OF 60°21'58", A CHORD BEARING OF S.41°12'00"E., AND A CHORD LENGTH OF 30.14 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 76°48'36", A CHORD BEARING OF S.32°58'41"E., AND A CHORD LENGTH OF 109.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 117.97 FEET TO THE END OF SAID CURVE; THENCE S.05°25'37"W., A DISTANCE OF 70.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 12°06'17", A CHORD BEARING OF S.00°37'32"E., AND A CHORD LENGTH OF 13.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 13.73 FEET TO THE END OF SAID CURVE; THENCE S.06°40'40"E., A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°46'33", A CHORD BEARING OF S.16°45'02"W., AND A CHORD LENGTH OF 129.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 131.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 94°14'47", A CHORD BEARING OF S.11°29'05"E., AND A CHORD LENGTH OF 190.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 213.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°51'42", A CHORD BEARING OF S.38°40'38"E., AND A CHORD LENGTH OF 17.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.39 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 98.14 FEET, A CENTRAL ANGLE OF 22°30'22", A CHORD BEARING OF S.07°29'36"E., AND A CHORD LENGTH OF 38.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.55 FEET TO THE END OF SAID CURVE; THENCE S.01°20'37"E., A DISTANCE OF 54.56 FEET; THENCE S.11°33'05"E., A DISTANCE OF 26.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23°56'39", A CHORD BEARING OF S.00°25'15"W., AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 28°30'04", A CHORD BEARING OF S.01°51'28"E., AND A CHORD LENGTH OF 42.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.28 FEET TO THE END OF SAID CURVE; THENCE S.16°06'30"E., A DISTANCE OF 104.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 20°01'46", A CHORD BEARING OF S.06°05'37"E., AND A CHORD LENGTH OF 30.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.41 FEET TO THE END OF SAID CURVE; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 35°38'16", A CHORD BEARING OF S.13°53'52"E., AND A CHORD LENGTH OF 34.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.83 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 23°00'29", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.08°42'31"E., A DISTANCE OF 70.09 FEET; THENCE S.00°04'22"W., A DISTANCE OF 163.51 FEET; THENCE S.89°35'46"W., A DISTANCE OF 1,786.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 66°53'35", A CHORD BEARING OF N.56°57'17"W., AND A CHORD LENGTH OF 1,190.50 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,260.90 FEET TO THE END OF SAID CURVE; THENCE N.23°30'29"W., A DISTANCE OF 881.03 FEET; THENCE S.35°48'57"W., A DISTANCE OF 970.47 FEET; THENCE S.89°36'04"W., A DISTANCE OF 2,258.30 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.01°11'45"W., ALONG SAID WEST LINE, A DISTANCE OF 1,914.34 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 294.85 ACRES, MORE OR LESS

PRINTED
SEP 15 2004
BBLS SURVEYORS & MAPPERS, INC.

RECEIVED
OCT 20 2004
PERMIT COUNTER

DCI2004-00071

CERTIFIED TO:

THE RONTO GROUP, INC.
RUDEN, McCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A.

LEGEND

F.C.M. □ FOUND 4"X4" CONCRETE MONUMENT
F.I.R. ○ FOUND 5/8" IRON ROD
S.I.R. ● SET 5/8" IRON ROD L.B. #6753
O.R. OFFICIAL RECORD
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
F.P.L. FLORIDA POWER & LIGHT
L.B. LICENSED BUSINESS
F.A.C. FLORIDA ADMINISTRATIVE CODE
W/ WITH
✦ WOOD POWER POLE

NOTE:

ALL OF THE PROPERTY SURVEYED IS:

SUBJECT TO "COVENANT OF UNIFIED CONTROL" RECORDED IN O.R. BOOK 3731, PAGE 3266 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BENEFITED BY "GRANT OF EASEMENT" RECORDED IN O.R. BOOK 3416, PAGE 2241 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES:

1.) BEARINGS REFER TO THE WEST LINE OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING S 01°11'45" E.
2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
4.) ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN SHOWN ON THIS SURVEY.
5.) TOTAL AREA OF PROPERTY IS 294.85 ACRES ±

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 09/14/04. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS & MAPPERS INC. (LB #6753)

DATE: 09/14/04	
FIELD BOOK AND PAGE: GPS 306/15	
DRAWN BY: SEB-RUD	
APPROVED: SEB	
SCALE: 1" =400'	

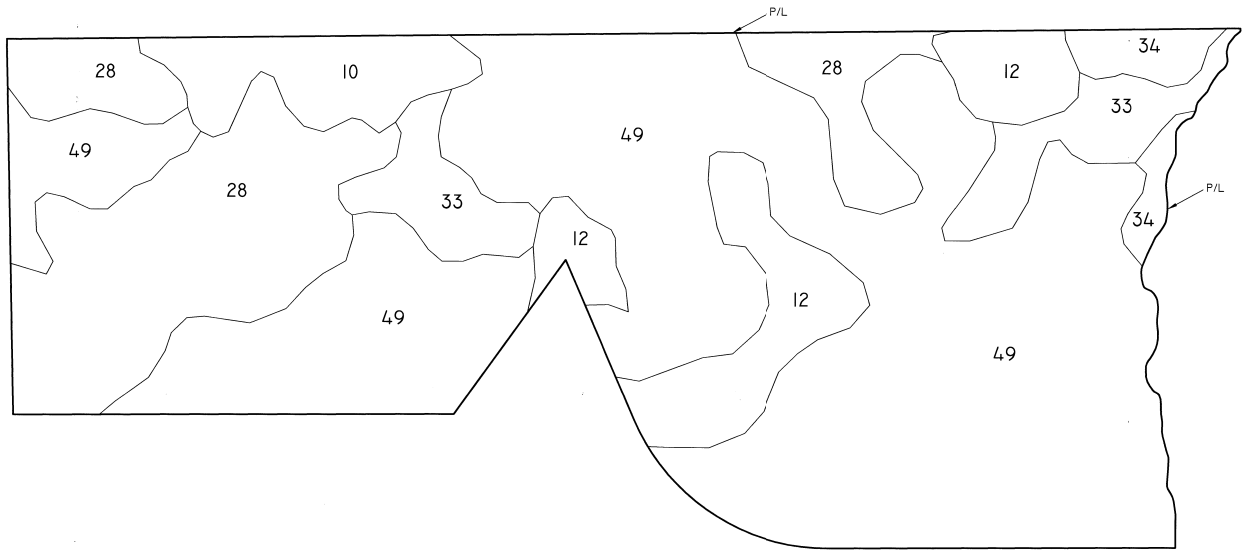
BOUNDARY SURVEY (ACTIVE ADULT PARCEL)

A PORTION OF SECTIONS 1 & 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (239) 597-1315

Z:\PROJECTS\2004\0404 BONITA BCH RD 1-2\ADULT ACTIVITY BNDRY\0404 ACTIVE ADULT BNDY.dwg 09/15/2004 10:56:18 AM EDT

SCALE: 1" = 300'



SYMBOL	DESCRIPTION
10	POMPANO FINE SAND
12	FELDA FINE SAND
28	IMMOKALEE SAND
33	OLDSMAR SAND
34	MALABAR FINE SAND
49	FELDA FINE SAND, DEPRESSIONAL

NOTES:

SOILS MAP SCANNED FROM NRCS LEE COUNTY SOIL SURVEY.

PROPERTY BOUNDARY PER BANKS ENGINEERING, INC. DRAWING No. AADULTS_08-17-04.DWG DATED AUGUST 24, 2004.

RECEIVED
OCT 20 2004
DCI 2004 00071

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		A.W.	8/25/04	1"=300'
REVISED SCALE	9/14/04	CHECKED BY	DATE	VERTICAL SCALE
		K.C.P.	8/25/04	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		P.A.F.	8/25/04	1,2/48/26

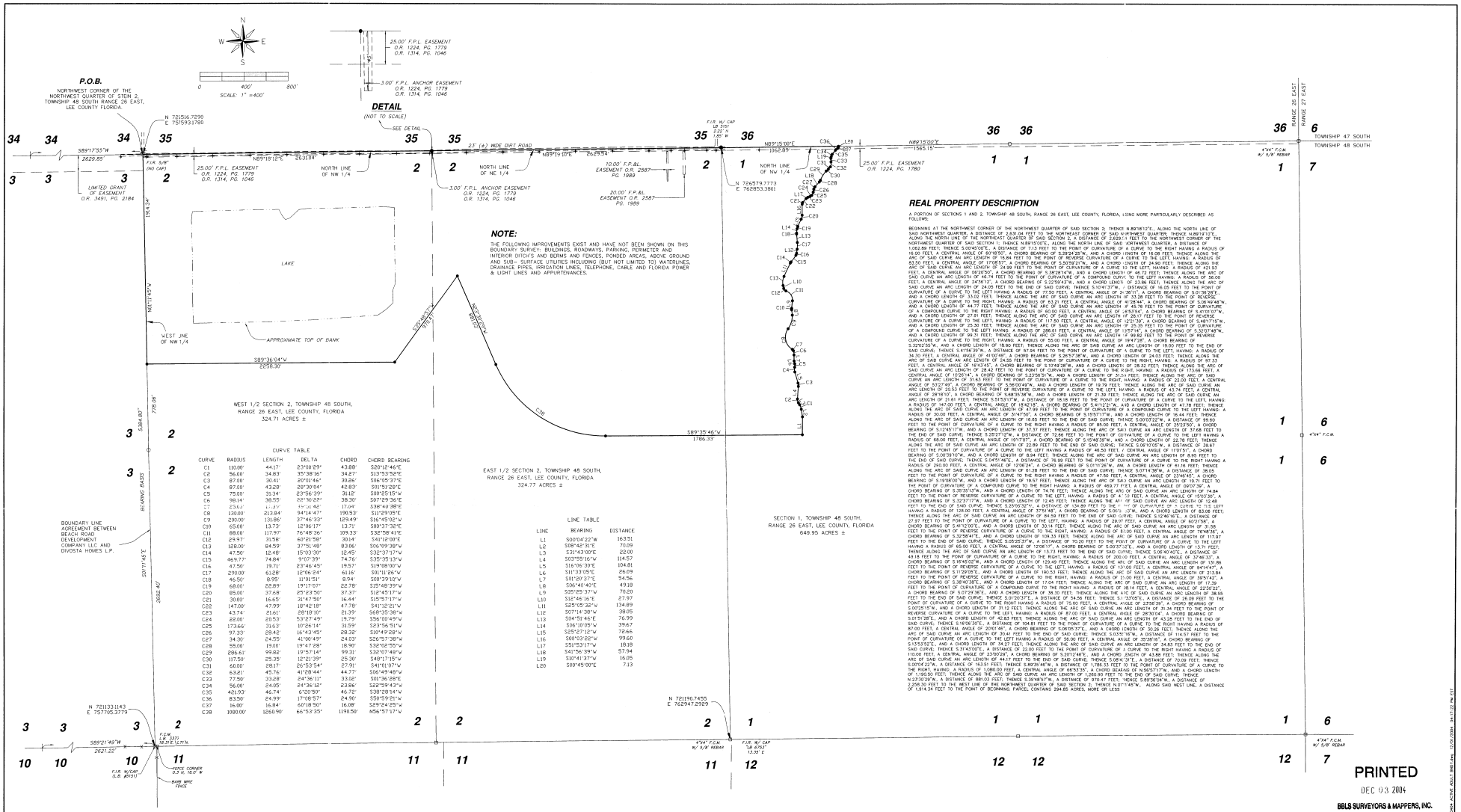
PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Ft. Myers, FL 33919

EAST BONITA ACTIVE ADULT

SOILS MAP

DRAWING No.: 04RRN1144

SHEET No.: EXHIBIT II-F-4



REAL PROPERTY DESCRIPTION

A PORTION OF SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,631.04 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N.89°19'10"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,629.13 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,062.89 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 83.50 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET, A CENTRAL ANGLE OF 17°08'57", A CHORD BEARING OF S.50°59'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1708.57", A CHORD BEARING OF S.50°59'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 421.93 FEET; A CENTRAL ANGLE OF 06°20'50", A CHORD BEARING OF S.38°28'14"W., AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 24°36'12", A CHORD BEARING OF S.22°59'43"W., AND A CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.05 FEET TO THE END OF SAID CURVE; THENCE S.10°41'37"W., A DISTANCE OF 16.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL ANGLE OF 01°36'11", A CHORD BEARING OF S.01°36'28"E., AND A CHORD LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.21 FEET, A CENTRAL ANGLE OF 41°28'44", A CHORD BEARING OF S.06°49'48"W., AND A CHORD LENGTH OF 44.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 45.76 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 45°53'54", A CHORD BEARING OF S.41°01'07"W., AND A CHORD LENGTH OF 46.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,750.00 FEET, A CENTRAL ANGLE OF 12°21'39", A CHORD BEARING OF S.48°17'15"W., AND A CHORD LENGTH OF 25.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.30 FEET TO THE POINT OF REVERSE CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 286.41 FEET, A CENTRAL ANGLE OF 19°57'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'55"W., AND A CHORD LENGTH OF 18.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO LEFT, HAVING A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 41°00'49", A CHORD BEARING OF S.26°57'38"W., AND A CHORD LENGTH OF 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 97.33 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.10°49'28"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°56'51"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 53°27'49", A CHORD BEARING OF S.56°00'49"W., AND A CHORD LENGTH OF 19.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 20.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.68°35'36"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.82°37'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.74°45'32"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39", A CHORD BEARING OF S.35°35'13"W., AND A CHORD LENGTH OF 74.76 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.32°37'17"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE END OF SAID CURVE; THENCE S.25°09'32"W., A DISTANCE OF 134.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD BEARING OF S.06°13'38"W., AND A CHORD LENGTH OF 83.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 84.59 FEET TO THE END OF SAID CURVE; THENCE S.12°46'16"E., A DISTANCE OF 27.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.97 FEET, A CENTRAL ANGLE OF 60°21'58", A CHORD BEARING OF S.41°12'00"E., AND A CHORD LENGTH OF 30.14 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 76°48'36", A CHORD BEARING OF S.32°58'41"E., AND A CHORD LENGTH OF 109.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 117.97 FEET TO THE END OF SAID CURVE; THENCE S.05°25'37"W., A DISTANCE OF 70.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 12°06'17", A CHORD BEARING OF S.00°37'32"E., AND A CHORD LENGTH OF 13.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 13.73 FEET TO THE END OF SAID CURVE; THENCE S.06°40'40"E., A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°46'33", A CHORD BEARING OF S.16°45'02"W., AND A CHORD LENGTH OF 129.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 131.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 94°14'47", A CHORD BEARING OF S.11°29'05"E., AND A CHORD LENGTH OF 190.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 213.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 234.14 FEET, A CENTRAL ANGLE OF 10°06'42", A CHORD BEARING OF S.38°40'28"E., AND A CHORD LENGTH OF 17.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.08 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 99.14 FEET, A CENTRAL ANGLE OF 22°30'22", A CHORD BEARING OF S.07°29'36"E., AND A CHORD LENGTH OF 38.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.55 FEET TO THE END OF SAID CURVE; THENCE S.01°20'37"E., A DISTANCE OF 54.56 FEET; THENCE S.11°33'05"E., A DISTANCE OF 26.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23°56'39", A CHORD BEARING OF S.00°25'15"W., AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 28°30'04", A CHORD BEARING OF S.01°51'28"E., AND A CHORD LENGTH OF 42.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.28 FEET TO THE END OF SAID CURVE; THENCE S.16°06'30"E., A DISTANCE OF 104.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 20°01'46", A CHORD BEARING OF S.06°05'37"E., AND A CHORD LENGTH OF 30.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.41 FEET TO THE END OF SAID CURVE; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 35°38'16", A CHORD BEARING OF S.13°53'52"E., AND A CHORD LENGTH OF 34.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.83 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 23°00'29", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.08°42'31"E., A DISTANCE OF 70.09 FEET; THENCE S.00°04'29"W., A DISTANCE OF 163.51 FEET; THENCE S.89°35'46"W., A DISTANCE OF 1,786.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 66°53'35", A CHORD BEARING OF N.56°57'17"W., AND A CHORD LENGTH OF 1,190.50 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,260.90 FEET TO THE END OF SAID CURVE; THENCE N.23°20'29"W., A DISTANCE OF 881.03 FEET; THENCE S.35°48'57"W., A DISTANCE OF 970.47 FEET; THENCE S.89°36'04"W., A DISTANCE OF 2,258.30 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE N.01°11'45"W., ALONG SAID WEST LINE, A DISTANCE OF 1,914.24 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 294.85 ACRES, MORE OR LESS

LEGEND

F.C.M. ☐ FOUND 4"X4" CONCRETE MONUMENT
F.I.R. ○ FOUND 5/8" IRON ROD
S.I.R. ● SET 5/8" IRON ROD L.B. #6753
O.R. OFFICIAL RECORD
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
F.P.L. FLORIDA POWER & LIGHT
L.B. LICENSED BUSINESS
F.A.C. FLORIDA ADMINISTRATIVE CODE
W/ WITH
NAD NORTH AMERICAN DATUM
+ WOOD POWER POLE

NOTE:

ALL OF THE PROPERTY SURVEYED IS.

SUBJECT TO "COVENANT OF UNIFIED CONTROL" RECORDED IN O.R. BOOK 3733, PAGE 3266 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BENEFITED BY "GRANT OF EASEMENT" RECORDED IN O.R. BOOK 3416, PAGE 2241 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES:

1.) BEARINGS REFER TO THE WEST LINE OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING S 01°11'45" E.

2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4.) ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN SHOWN ON THIS SURVEY.

5.) TOTAL AREA OF PROPERTY IS 294.85 ACRES ±

6.) COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES FOR THE FLORIDA WEST ZONE, NAD 83 (1999 ADJUSTMENT).

CERTIFIED TO:

THE RONTO GROUP, INC.
RUDEN, McCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A.

RECEIVED
OCT 7 2005
PERMIT COUNTER

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 09/14/04. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS & MAPPERS INC. (LB #6753)

DCI 2004-00071

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DEC 03 2004
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REVISED: ADDED STATE PLANE COORDINATES 12/01/04
DATE: 09/14/04
FIELD BOOK AND PAGE: GPS 306/15
DRAWN BY: SEB-BJD
APPROVED: SEB
SCALE: 1" =400'

BOUNDARY SURVEY (ACTIVE ADULT PARCEL)
A PORTION OF SECTIONS 1 & 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (239) 597-1315

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