

TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



A TRACT OR PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE AFRESAID SECTION 11, THENCE RUN S.00°15'35"W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 1302.47 FEET TO THE NORTHEAST CORNER OF CYPRESS WOODS RV RESORT, UNIT THREE, AS RECORDED IN PLAT 68-196, BEARING AND DISTANCE THEREON; THENCE RUN N.85°39'08"E. ALONG THE NORTH LINE OF CYPRESS WOODS RV RESORT, UNIT THREE, FOR 1122.27 FEET; THENCE RUN N.00°17'00"E. FOR 1301.43 FEET TO A POINT ON THE NORTH LINE OF THE AFRESAID SOUTHWEST QUARTER (SW1/4); THENCE RUN S.89°56'19"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 1301.43 FEET TO A POINT ON THE NORTH LINE OF THE AFRESAID SOUTHWEST QUARTER (SW1/4); THENCE FOLLOW THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 255.00 FEET, A DELTA OF 48°59'39"; A CHORD BEARING OF N.63°37'08"E. AND A CHORD DISTANCE OF 211.46 FEET TO A POINT OF TANGENCY; THENCE RUN S.89°56'19"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 66.60 FEET TO THE AFRESAID SECTION 11, THENCE RUN S.00°15'35"W. ALONG SAID E.A.S.T. LINE FOR 66.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35638 ACRES, MORE OR LESS.

NOTE: AS TO TITLE OPINION, EASEMENT RECORDED IN INSTRUMENT NUMBER 2007000311232 IS A BLANKET EASEMENT TO COMCAST OF CALIFORNIA XIZ, LLC.

OIL AND GAS MINERAL LEASE TO EXXON CORPORATION AT O.R. BOOK
1053, PAGE 1246.

RECEIVED
JUL 11 2011

COMMUNITY DEVELOPMENT

LEGEND:

○	SET IRON ROD (CAP PLS #4631)	R.W.B	RECLAIM WATER BOX
○	FOUND IRON ROD (I.R.)	W.M	WATER METER
○	CONCRETE MONUMENT (C.M.)	W.V	WATER VALVE
P	PERMANENT REFERENCE MONUMENT	W.V	WATER VALVE
P.C.P	PERMANENT CONTROL POINT	D/H	OVERHEAD POWER
P.U.E.	PUBLIC UTILITY EASEMENT	P.P	POWER POLE
D.E.	DRAINAGE EASEMENT	G.A.W	GUT ANCHOR & WIRE
P	PERMANENT MAINTENANCE EASEMENT	E.C.B	ELECTRIC BOX
P.C	POINT OF CURVATURE	C.T.B	CABLE TELEVISION BOX
P	POINT OF TANGENCY	T.S.B	TELEPHONE SERVICE BOX
P.T.R	OPTIONAL RECORDS BOOK	N.W.D	NAIL & TINTAB
(S)	AS PER SURVEY	N.V.T	NAIL & TINTAB
(M)	AS MEASURED	ELEVATION	ELEVATION
(P)	AS PER PLAT	B.M	BENCHMARK
(D)	AS PER DEED	○	TYPICAL ELEVATION
(I)	CURVE NUMBER	A/C	AIR CONDITIONER
	LINE NUMBER	W.S	WATER SYSTEM
R/W	RIGHT-OF-WAY	P.E	POOL EQUIPMENT
○	CENTERLINE		CONCRETE

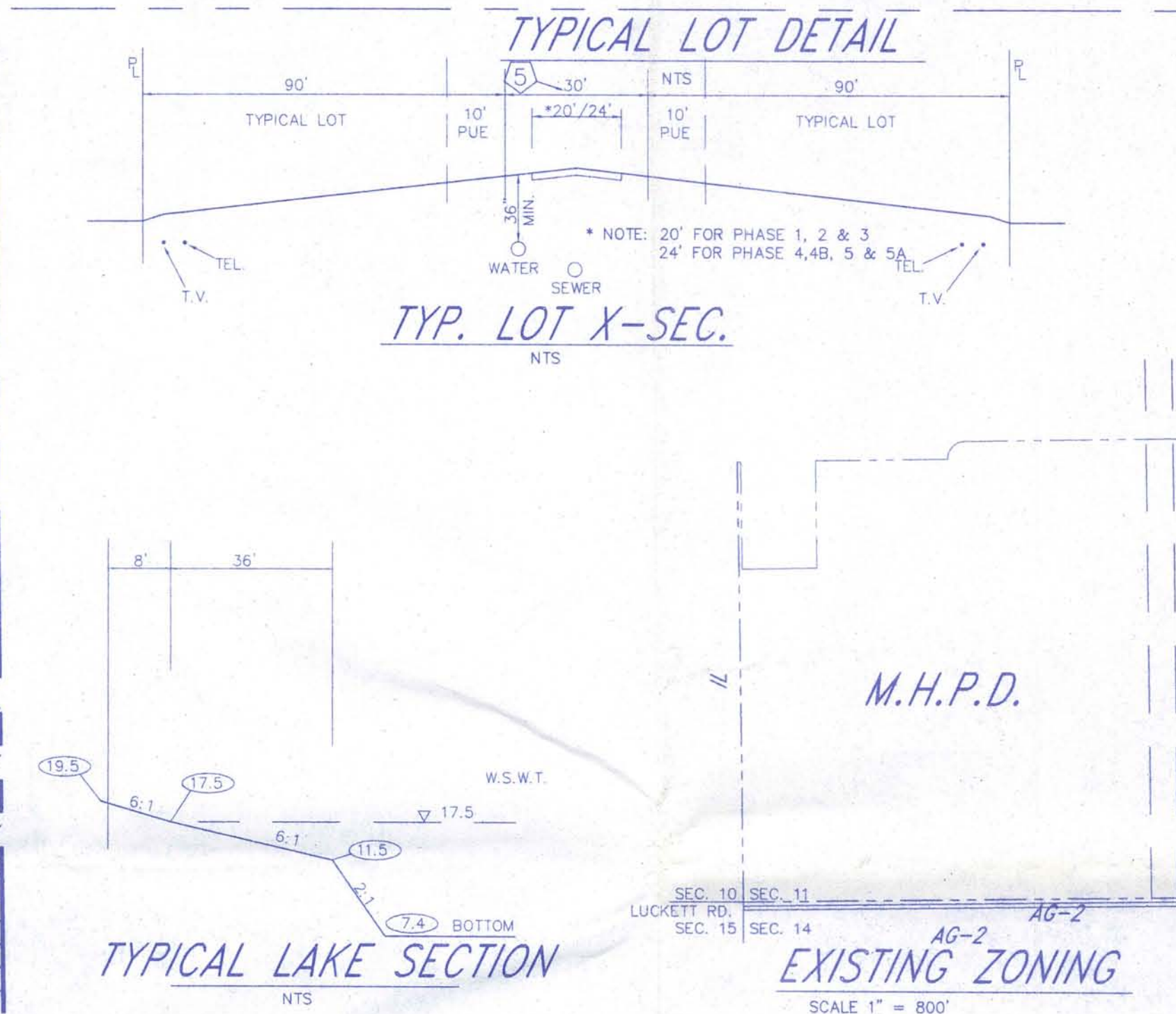
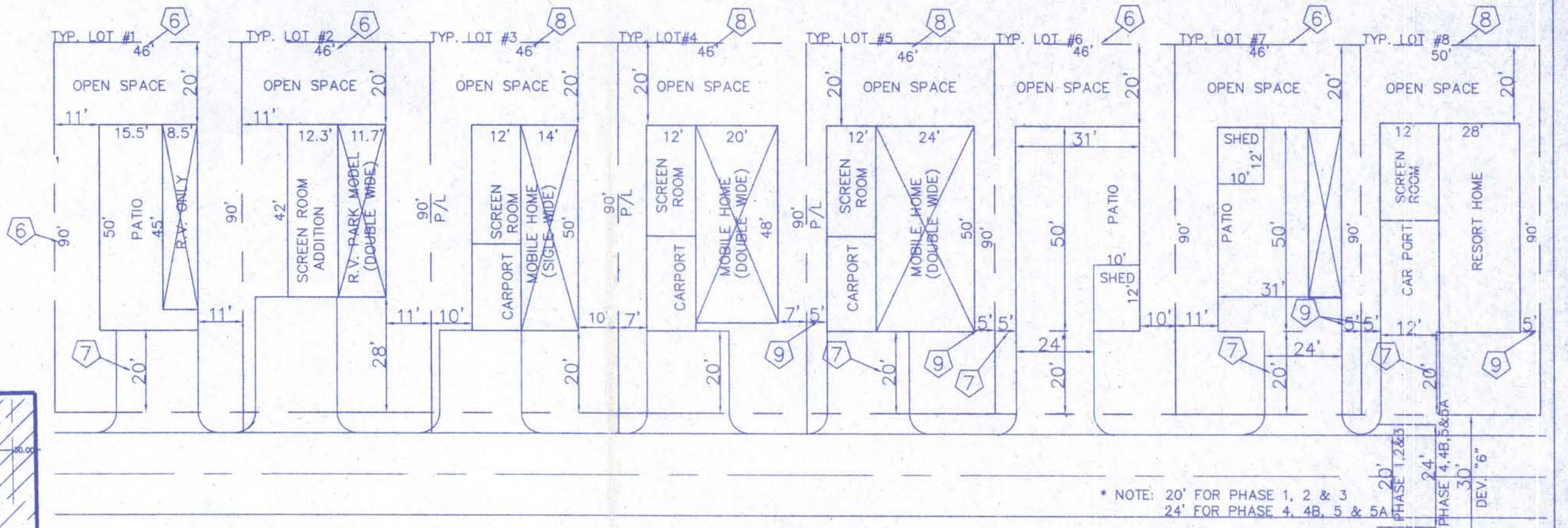
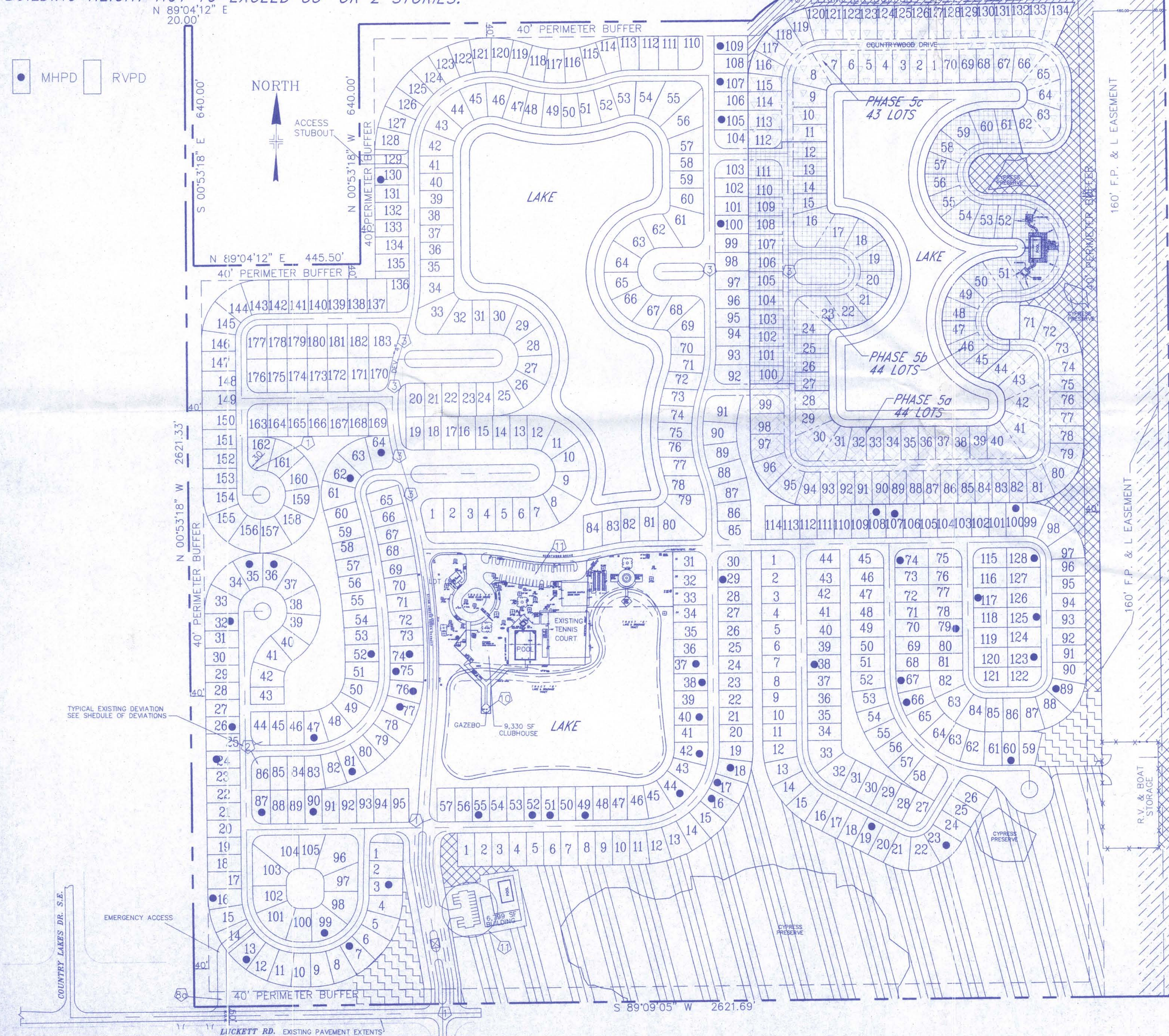
Applicant's Survey Checked
6/8 7/14/11

1. SURVEY BEARINGS SHOWN HEREON TAKEN FROM THE EAST LINE OF THE
SOUTHWEST QUARTER OF SECTION 11-44-25, AS BEING S.00°15'35"W
2. FIELD NOTES IN SECTION 11-44-25.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
4. THIS MAP/PLAT IS NOT VALID IN MY OPINION BY DUNCAN AND ASSOCIATES, P.A.,
JULY 6, 2011 AS OF JUNE 17, 2011.
5. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
6. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE
SHOWN.
7. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).
FLOOD ZONE: ** ELEVATION: N/A N.A.V.D
COMMUNITY #: 125124 PANEL #: 0291
SUFFIX: -- F REVISION DATE: 08/26/08
MAP NUMBER 12071C0291F

REVISED	DESCRIPTION	BY
7/12/07	UPDATE SURVEY	FBH
7/20/10	UPDATE PER TITLE OPINION	FBH
7/6/11	UPDATE SURVEY	FBH
DATE OF LAST FIELD WORK: 6/30/11		
DRAWN	SCALE	PROJ. #
FBH	1"=80'	CW-US
SURVEY DATE	FILE NO.	SHT. - 1
12/21/06	44-25-11	OF - 1
FLOIDA CERTIFICATE OF AUTHORIZATION # LB 6921		

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
 RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
 LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
 LAKES = 726,812.66 S.F. (16.68 AC.)
 NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
 GROSS DENSITY = 3.98 UNITS/AC.
 BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.



INDIGENOUS OPEN SPACE

TYPES	ACTUAL	CREDITS
100%	5.04 ACRES	5.04 ACRES
110%	1.27 ACRES	1.39 ACRES
125%	4.86 ACRES	6.08 ACRES
150%	16.70 ACRES	25.05 ACRES
TOTAL PROVIDED:	27.87 ACRES	36.64 ACRES
TOTAL REQUIRED:		30.30 ACRES

OPEN SPACE

COMMON AREA:

40 FOOT PERIMETER BUFFER	= 417,979.95 S.F. (9.60 AC.)
20 FOOT AROUND LAKE	= 174,510.73 S.F. (4.00 AC.)
LAKES	= 732,335.74 S.F. (16.81 AC.)
160' FPL EASEMENT	= 432,567.83 S.F. (9.93 AC.)
WETLAND CREATION (EXISTING)	= 760,122.00 S.F. (17.45 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 430,223.79 S.F. (9.87 AC.)

COMMON AREA TOTAL	= 2,947,760 S.F. (67.66 AC.)
% OF SITE	= 44.04 %

HURRICANE SHELTER

(PER LDC SECTION 10-258)
 REQUIRED HURRICANE SHELTERS = (2.25)(597)(20)(45%)=12,090 S.F.
 PROVIDED = 16,129 S.F.

APPROVED
 Master Concept Plan
 Site Plan # 11-021 Page 1 of 3
 Subject to conditions in Resolution 2-11-021
 Case # DCI 2007-00078

DCI 2007-00078

RECEIVED
 AUG 23 2010

COMMUNITY DEVELOPMENT

HISTORICAL RUNOFF

SCALE 1" = 800'

CYPRESS WOODS
 R.V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN

BARBOT, STEUART & ASSOCIATES, INC.

CONSULTING ENGINEERS
 3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

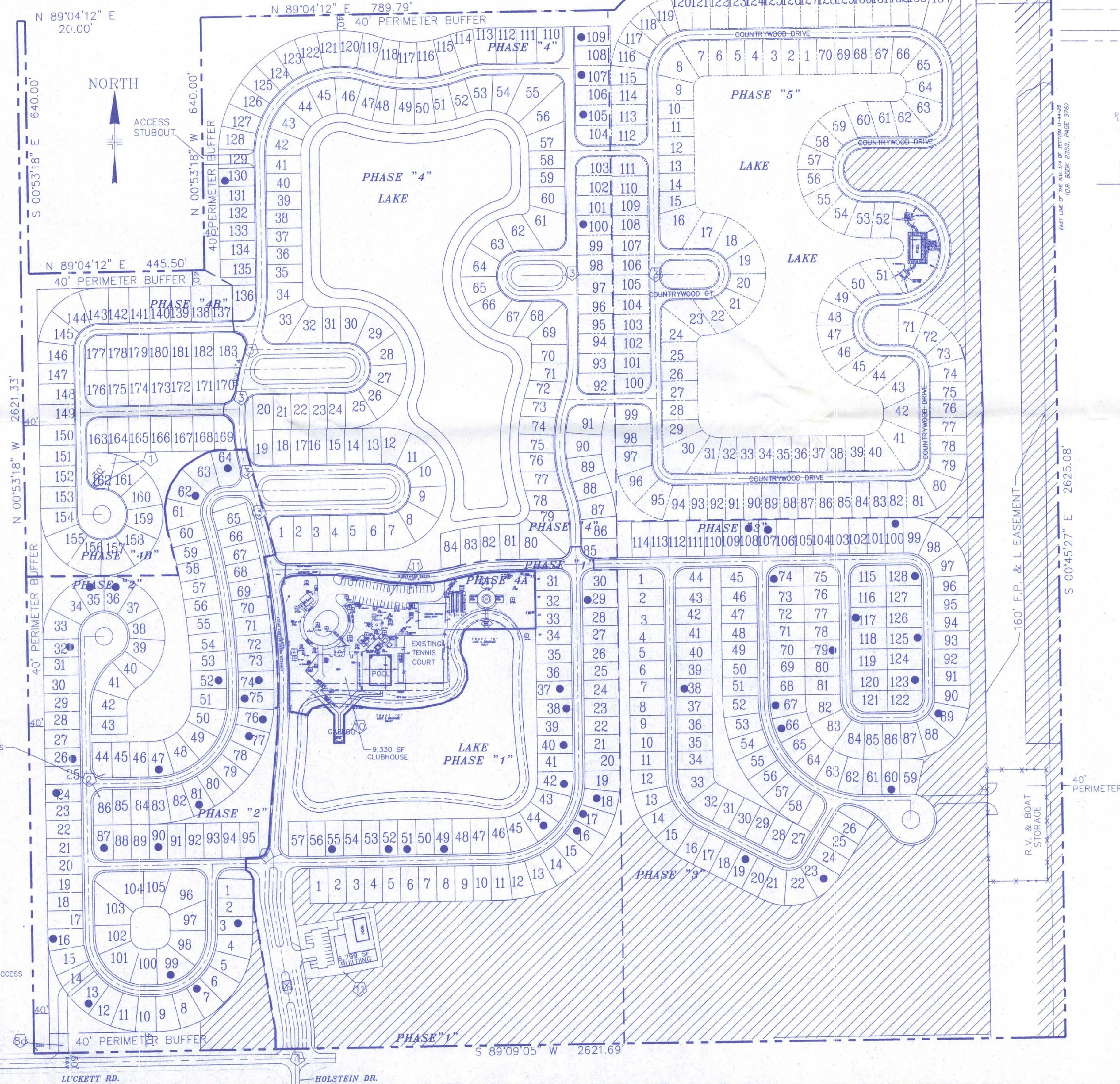
DESIGNED BY: IKS	CHECKED BY: IKS	DATE: 08/16/10	REVISION REVISED PER 05/24/10 SUFFICIENCY CHECKLIST	JTA	IKS
DRAWN BY: JTA	CHECKED BY: IKS	DATE: 04/21/08	REVISION REVISED PER 01/08/08 SUFFICIENCY CHECKLIST	JTA	IKS
SCALE: 1" = 150' OR AS NOTED	DATE: 09/14/2007	SHEET 1 OF 3	FILE NO. 3434		

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
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MHPD RVPD



EXISTING MAN-MADE LAKE
RELOCATED TO MIN. 50' FROM
REAR LOT LINES

AREA TO BE ADDED
TO DEVELOPMENT

EXISTING MAN-MADE LAKE

SEE DETAIL A-A

EXISTING TOP OF BANK

40' PERIMETER BUFFER

N 89°04'12" E 1127.97'

COUNTRYWOOD DRIVE

PHASE "5"

LAKE

LAKE

COUNTRYWOOD DRIVE

LAKE

COUNTRYWOOD DRIVE

LAKE

COUNTRYWOOD DRIVE

LAKE

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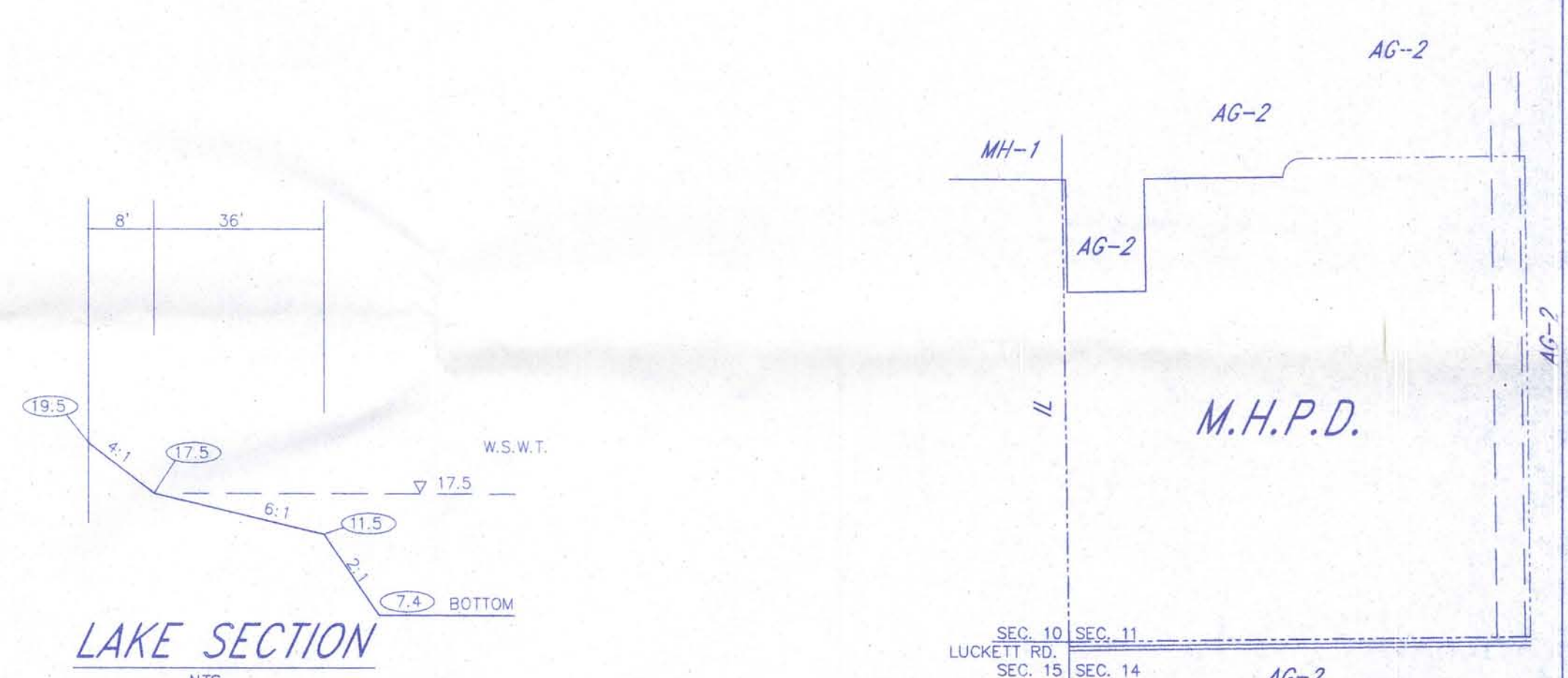
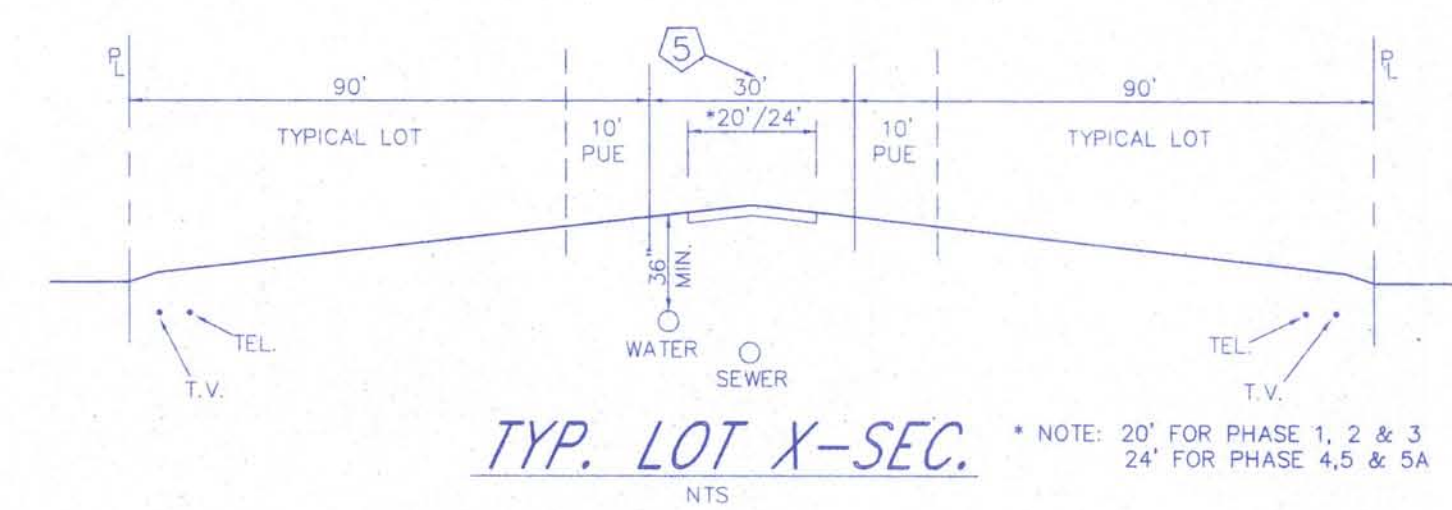
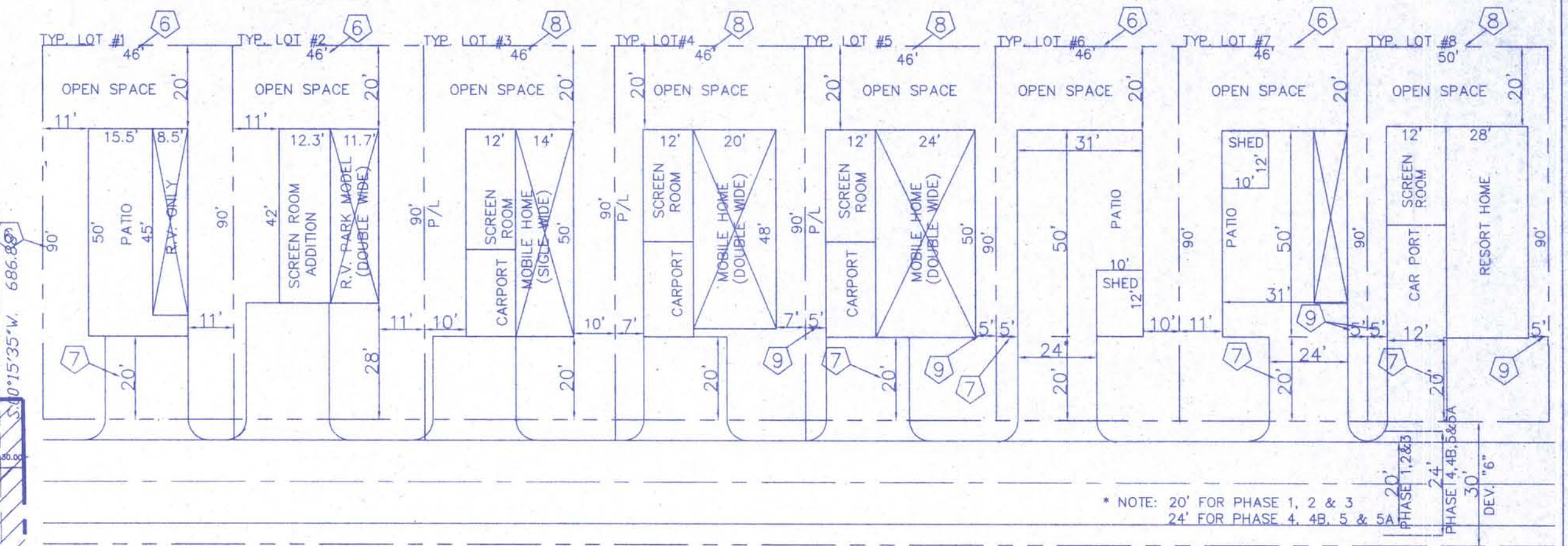
COUNTRYWOOD DRIVE

LAKE

COUNTRYWOOD DRIVE

LAKE

COUNTRYWOOD DRIVE



EXISTING PRESERVE

411 - PINE FLATWOODS = 4.55 ACRES
621 - CYPRESS FOREST = 6.66 ACRES
624 - PINE - CYPRESS FOREST = 9.13 ACRES
625 - PINE WET PRAIRIE = 2.52 ACRES
650/640 - RESTORATION AREA = 2.69 ACRES
832/310 - POWER LINE EASEMENT/HERBACEOUS = 2.79 ACRES
832/643 - POWER LINE EASEMENT/WET HERBACEOUS = 3.69 ACRES

B.C. FOX SQUIRREL
PRESERVE
26.62 ACRES

OPEN SPACE

COMMON AREA:

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ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS) = 430,223.79 S.F. (9.87 AC.)

COMMON AREA TOTAL = 2,947,760 S.F. (67.66 AC.)
% OF SITE = 44.04 %

APPROVED
Master Concept Plan
Site Plan # 11-021 Page 2 of 3
Subject to conditions in Resolution 2-11-021
Case # DCZ2001-00078



DCI 2007-00078
CYPRESS WOODS
R.V. RESORT
ORIGINAL ZONING # Z-94-025
MASTER CONCEPT PLAN
BIG CYPRESS FOX SQUIRREL PERSEVERE
BARBOT, STEUART & ASSOCIATES, INC.
CONSULTING ENGINEERS
3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

DESIGNED BY:	CHECKED BY:
IKS	IKS
08/16/10	04/21/08
REVISOR	REVISION
JTA	IKS
JTA	IKS
DATE	REVISION
APPROVED	CHECKED BY:
	IKS
	DATE:
	05/29/2007
	SHEET 2 OF 3
	FILE NO. 3434

CYPRESS WOODS RESORT

RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)

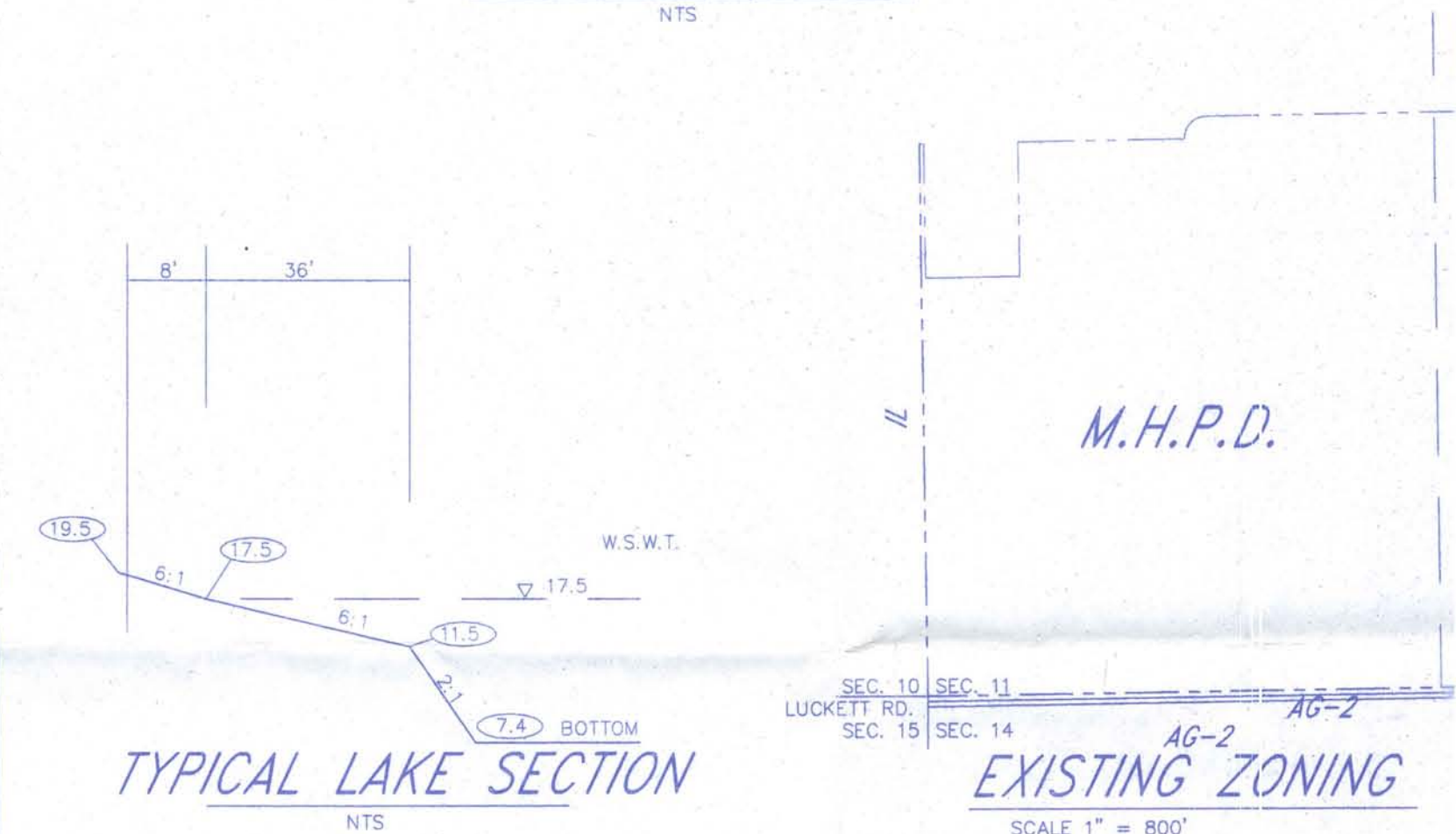
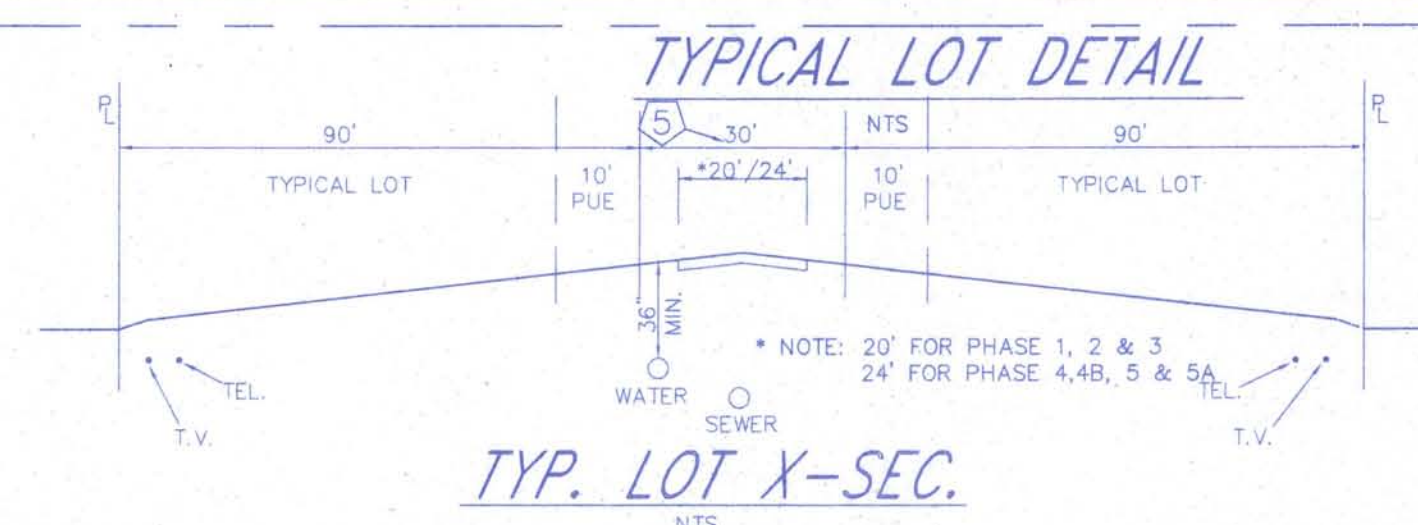
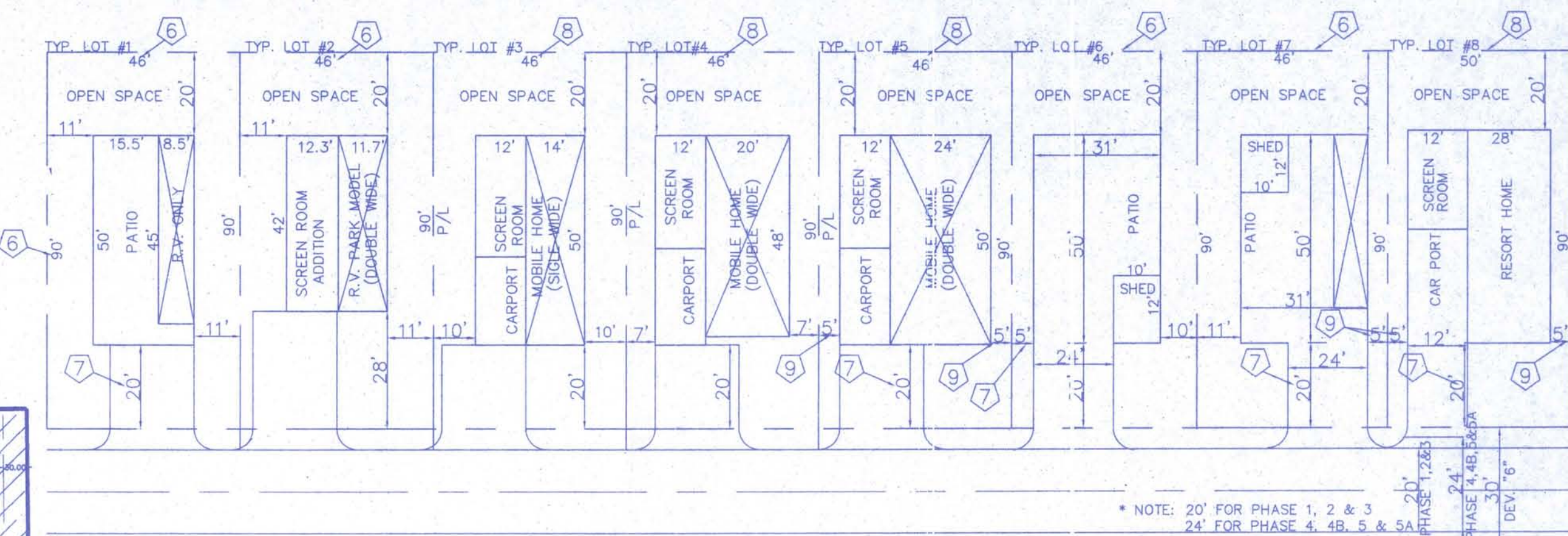
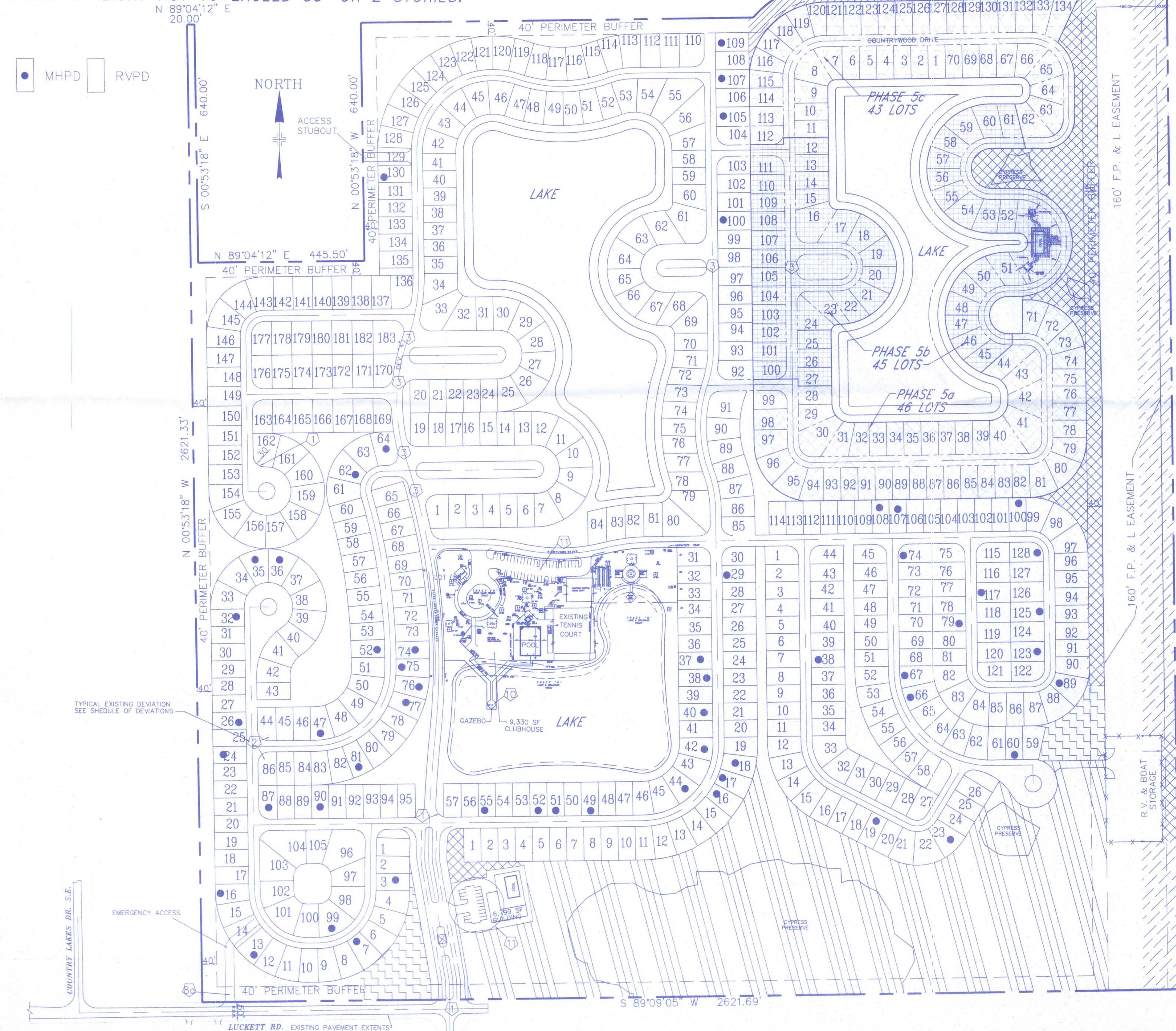
LOT AREA = 2,850,427.44 S.F. (65.44 AC.)

LAKES = 726,812.66 S.F. (16.68 AC.)

NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)

GROSS DENSITY = 3.98 UNITS/AC.

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.



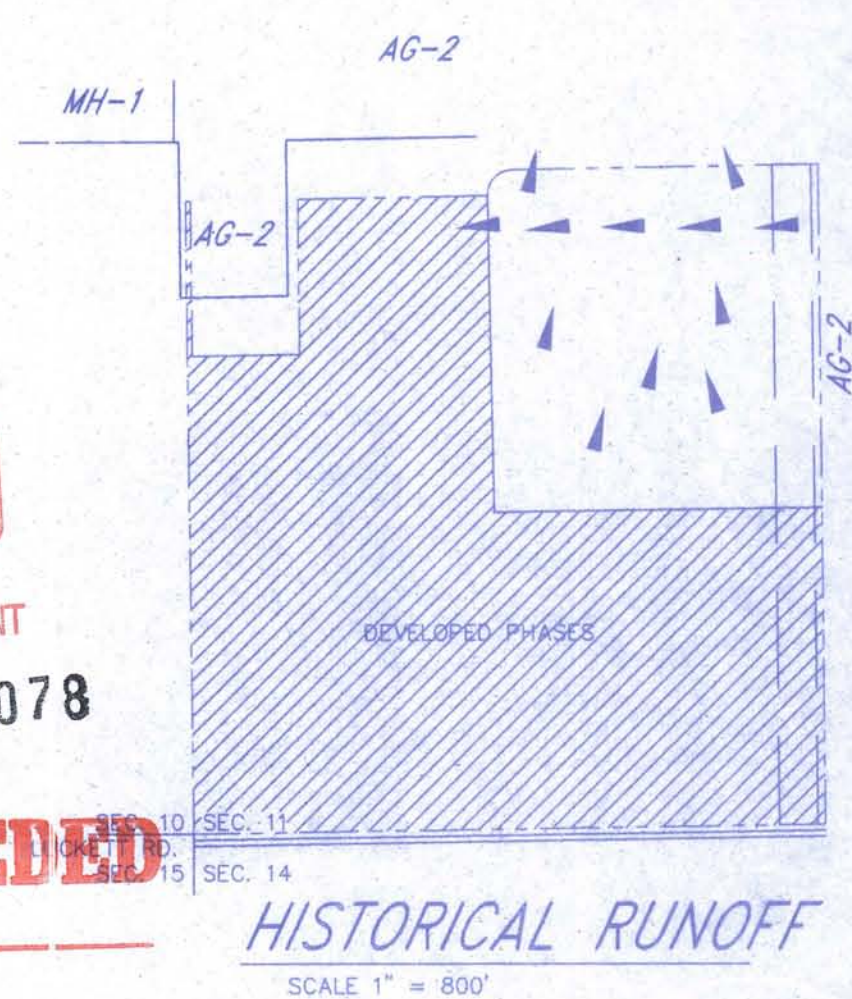
	TYPES	ACTUAL	CREDITS
100%		5.04 ACRES	5.04 ACRES
110%		1.27 ACRES	1.39 ACRES
125%		4.86 ACRES	6.08 ACRES
150%		16.70 ACRES	25.05 ACRES
TOTAL PROVIDED:		27.87 ACRES	36.64 ACRES
TOTAL REQUIRED:			30.30 ACRES

COMMON AREA:

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20 FOOT AROUND LAKE	=	174,510.73 S.F. (4.00 AC.)
LAKES	=	732,335.74 S.F. (16.81 AC.)
160' FPL EASEMENT	=	432,587.83 S.F. (9.93 AC.)
WETLAND CREATION (EXISTING)	=	760,122.00 S.F. (17.45 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	=	430,223.79 S.F. (9.87 AC.)

COMMON AREA TOTAL	= 2,947,760 S.F. (67.66 AC.)
% OF SITE	= 44.04 %

REQUIRED HURRICANE SHELTERS = (2.25)(597)(20)(45%)=12,090 S.F.
PROVIDED = 16,129 S.F.



CYPRESS WOODS
R. V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN

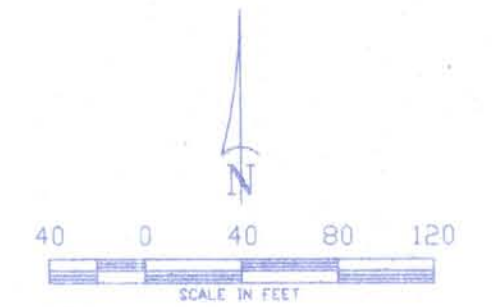
BARBOT, STEUART & ASSOCIATES, INC.

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

				DESIGNED BY: IKS		CHECKED BY: IKS			
08/18/10	REVISED PER 05/24/10 SUFFICIENCY CHECKLIST	JTA	IKS	DRAWN BY: JTA		CHECKED BY: IKS			
04/21/08	REVISED PER 01/08/08 SUFFICIENCY CHECKLIST	JTA	IKS	SCALE: 1" = 150'		DATE: 09/14/2007		SHEET 1 OF 3	
DATE	REVISION	APPROVED						FILE No. 3434	

BOUNDARY SURVEY OF
**A PARCEL OF LAND LYING IN
SECTION 11**

TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



POINT OF BEGINNING
SET 1/2" IR. CAP PLS #4631
AT THE N.E. CORNER OF THE
S.W. 1/4 OF SECTION 11-44-25
&
FOUND 3" X 3" C.M. L.S. #2465
0.11' SOUTH & 1.27' WEST
&
FOUND 3" X 3" C.M. NO. 10
2.2' SOUTH & 0.45' EAST
STATE PLANE COORDINATES
FLORIDA WEST ZONE
N=846970.31
E=726719.86

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY,
FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE AFORESAID SECTION
11, THENCE RUN S.00°15'35"W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (S.W. 1/4) FOR 1302.47
FEET TO THE NORTHEAST CORNER OF CYPRESS WOODS RV RESORT, UNIT THREE, AS RECORDED IN PLAT
BOOK 72, PAGES 92 THROUGH 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N.89°53'08"W.
ALONG THE NORTH LINE OF CYPRESS WOODS RV RESORT, UNIT THREE FOR 1122.27 FEET, THENCE RUN
N.00°17'00"E. FOR 1301.43 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER
(S.W. 1/4), THENCE RUN S.89°56'19"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (S.W. 1/4) FOR
11.92 FEET TO A POINT ON A ON TANGENT CURVE, THENCE RUN NORTHEASTERLY FOR 218.04 FEET ALONG
THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 255.00 FEET, A DELTA OF 48°59'28",
A CHORD BEARING OF N.65°37'08"E. AND A CHORD DISTANCE OF 211.46 FEET TO A POINT OF TANGENCY,
THENCE RUN S.89°53'08"E. FOR 917.66 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER
(N.E. 1/4) OF THE AFORESAID SECTION 11, THENCE RUN S.00°15'35"W. ALONG SAID EAST LINE FOR 86.65
FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.638 ACRES, MORE OR LESS.

NOTE: AS TO TITLE OPINION, EASEMENT RECORDED IN INSTRUMENT NUMBER
2007000311232 IS A BLANKET EASEMENT TO COMCAST OF CALIFORNIA
XIZ, LLC.

OIL AND GAS MINERAL LEASE TO EXXON CORPORATION AT D.R. BOOK
1053, PAGE 1246.



001 2007-00078

LEGEND:

●	SET IRON ROD (CAP PLS #4631)	R.W.B.	RECLAIM WATER BOX
○	FOUND IRON ROD (I.R.)	W.M.	WATER METER
P.C.M.	CONCRETE MONUMENT (C.M.)	W.V.	WATER VALVE
P.C.P.	PERMANENT REFERENCE MONUMENT	F.H.	FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT	D/H	OVERHEAD POWER
D.E.	DRAINAGE EASEMENT	P.P.	POWER POLE
L.M.E.	LAKE MAINTENANCE EASEMENT	C.A.W.	CABLE & WIRE
P.C.	POINT OF CURVATURE	E.B.	ELECTRIC BOX
P.T.	POINT OF TANGENCY	C.T.B.	CABLE TELEVISION BOX
D.R.	OFFICIAL RECORDS BOOK	T.S.B.	TELEPHONE SERVICE BOX
(S)	AS PER SURVEY	N/D	NAIL & DISK
(P)	AS PER PLAT	N/T.T.	NAIL & TINTAB
(D)	AS PER DEED	ELEV.	ELEVATION
(I)	CURVE NUMBER	B.M.	BENCHMARK
L	LINE NUMBER	⊙	TYPICAL ELEVATION
R/W	RIGHT-OF-WAY	A/C	AIR CONDITIONER
℄	CENTERLINE	W.S.	WATER SYSTEM
		P.E.	POOL EQUIPMENT
		CONCRETE	CONCRETE

SURVEY NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-44-25, AS BEING S.00°15'35"W.
2. FIELD NOTES IN SECTION 11-44-25.
3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
4. THIS SURVEY IS BASED ON TITLE OPINION BY DUNCAN AND ASSOCIATES, P.A., JULY 6, 2011 AS OF JUNE 17, 2011.
5. THIS MAP-PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
7. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.). FLOOD ZONE "X" ELEVATION N/A N.A.V.D.
8. FLOOD ZONE # 125124, PANEL # 0291.
9. SUFFIX --- F REVISION DATE: 8/28/08.
10. MAP NUMBER: 12071C0291F.

REVISED	DESCRIPTION	BY
7/12/07	UPDATE SURVEY	FBH
7/20/10	UPDATE PER TITLE OPINION	FBH
7/6/11	UPDATE SURVEY	FBH
DATE OF LAST FIELD WORK: 6/30/11		
DRAWN	SCALE	PROJ. #
FBH	1"=80'	CW-US
SURVEY DATE:	FILE NO.	SHT. - 1
12/21/05	44-25-11	OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		

Curve number 1
Radius= 255.00'
Delta= 48°59'28"
Arc= 218.04'
Tangent= 116.19'
Chord= 211.46'
Chord Brg= N.65°37'08"E

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (N.W.1/4) OF THE AFORESAID SECTION 11; THENCE RUN S.00°15'35"W. ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (N.W.1/4) FOR 300.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TICE STREET (66.00 FEET WIDE); THENCE RUN N.89°56'19"W. ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (N.W.1/4) FOR 2518.25 FEET; THENCE RUN N.89°53'08"W. FOR 917.66 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY FOR 218.04 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 255.00 FEET, A DELTA OF 48°59'28"; A CHORD BEARING OF S.65°37'08"W. AND A CHORD DISTANCE OF 211.46 FEET TO A POINT OF NON-TANGENCY ON THE SOUTH LINE OF THE AFORESAID NORTHWEST QUARTER (N.W.1/4); THENCE RUN N.09°56'19"W. ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (N.W.1/4) FOR 692.64 FEET; THENCE RUN N.00°14'52"E. FOR 2193.06 FEET; THENCE RUN EAST FOR 207.44 FEET; THENCE RUN NORTH FOR 407.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID TICE STREET; THENCE RUN EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 1500.00 FEET; THENCE RUN SOUTH FOR 490.36 FEET; THENCE RUN EAST FOR 668.49 FEET; THENCE RUN N.00°15'35"W. FOR 493.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID TICE STREET; THENCE RUN EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE FOR 466.64 FEET; THENCE RUN S.00°15'35"W. FOR 1500.00 FEET; THENCE RUN EAST FOR 1200.00 FEET; THENCE RUN N.00°15'35"E. FOR 1500.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID TICE STREET; THENCE RUN EAST FOR 1900.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 95.712 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF THE AFORESAID SECTION 11 AS BEING EAST.

LEGEND:

- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (CAP #4631)
- CONCRETE MONUMENT (C.M.)
- CONCRETE (CONC.)
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- C.B.S. CONCRETE BLOCK STRUCTURE
- R/W/B RECLAIMED WATER BOX
- N/D NAIL & DISK
- N/T.T. NAIL & TINTAB

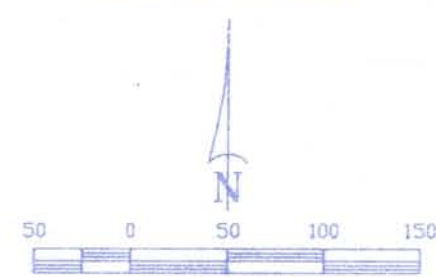
- P.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- C.V. CURVE NUMBER
- A/C AIR CONDITIONER
- O/V/H OVERHEAD POWERLINES
- P.P. POWER POLE
- W.M. WATER METER
- E.B. ELECTRIC BOX
- T.V. TELEPHONE BOX
- C/V/C CABLE CUTTER
- E.O.P. EDGE OF PAVEMENT
- C/S CURB/GUTTER
- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- B.M. BENCHMARK
- T.E. TYPICAL ELEVATION

SURVEY NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE NORTH LINE OF THE N.W.1/4 OF SECTION 11-44-25, AS BEING EAST.
2. FIELD NOTES IN SECTION 11-44-25.
3. THIS SURVEY IS BASED ON TITLE OPINION BY DUNCAN AND ASSOCIATES, DATED JUNE 9, 2010, AS OF APRIL 29, 2010.
4. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
5. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
7. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "X" ELEVATION N/A N.A.V.D.
COMMUNITY # 125124 PANEL # 0291
SUFFIX - F REVISION DATE: 8/28/08
APP. NUMBER: 120710291F

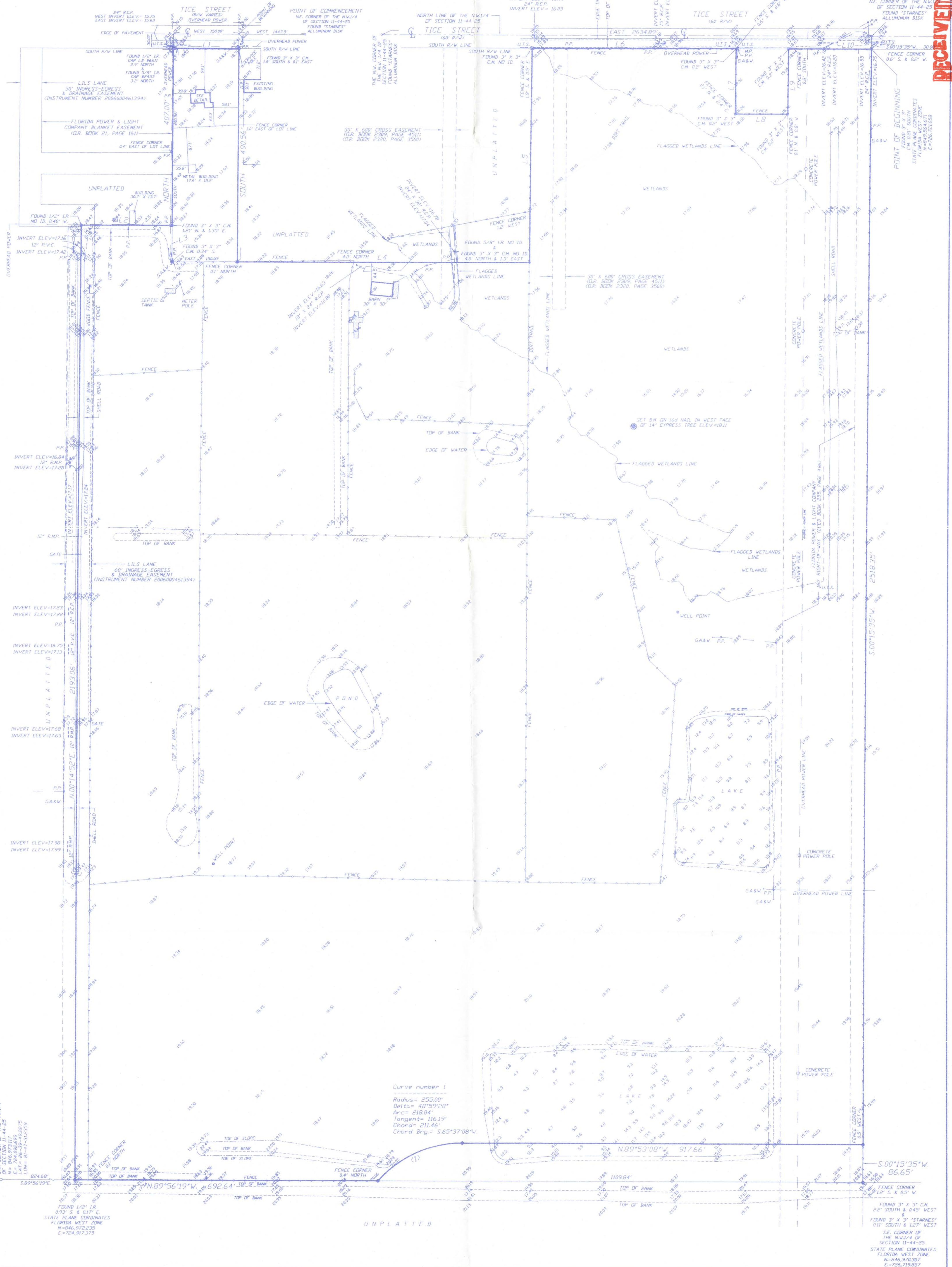
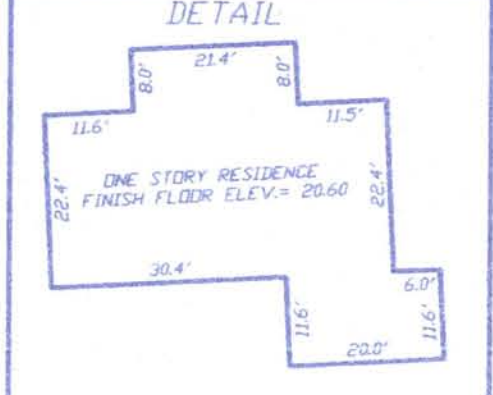
BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF
**A PARCEL OF LAND LYING
IN SECTION 11**
TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



THIS SURVEY IS CERTIFIED TO:
KENDRA HOLDINGS, LLC

REVISED	DESCRIPTION	BY
8/21/09	REV. PER COUNTY COMMENTS	FBH
6/8/10	REV. PER COUNTY COMMENTS	FBH
7/26/10	REV. PER TITLE OPINION	FBH
DATE OF LAST FIELD WORK: 4/7/10		
DRAWN	SCALE	PROJ. #
FBH	1"=100'	114425-TOPD
SURVEY DATE	FILE NO.	SHT. - 1
5/21/07	44-25-11	OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		

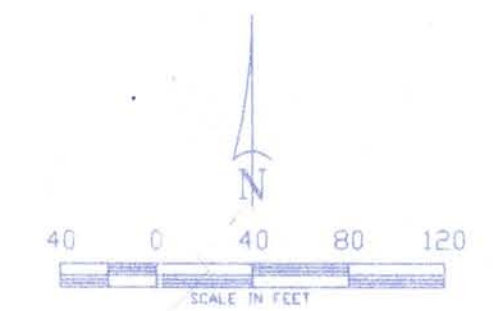
LINE	BEARING	DISTANCE
L1	EAST	1500.00'
L2	EAST	207.44'
L3	SOUTH	83.56'
L4	EAST	668.48'
L5	N.00°15'35"E	493.57'
L6	EAST	156.64'
L7	S.00°15'35"W	1500.00'
L8	EAST	1200.00'
L9	N.00°15'35"E	1500.00'
L10	EAST	1900.00'



DEC 2007-00 078
AUG 2 3 2010
COMMUNITY DEVELOPMENT

BOUNDARY SURVEY OF
A PARCEL OF LAND LYING IN
SECTION 11

TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



RECEIVED
APR 30 2010

COMMUNITY DEVELOPMENT

OCI 2007-00078

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE AFORESAID SECTION 11, THENCE RUN S.00°15'35"W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (S.W. 1/4) FOR 320.47 FEET TO THE NORTHEAST CORNER OF CYPRESS WOODS RV RESORT, UNIT THREE, AS RECORDED IN PLAT BOOK 72, PAGES 92 THROUGH 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.89°53'08"E. ALONG THE NORTH LINE OF CYPRESS WOODS RV RESORT, UNIT THREE FOR 1122.27 FEET, THENCE RUN N.00°17'00"E. FOR 1301.43 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER (S.W. 1/4); THENCE RUN S.89°56'19"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (S.W. 1/4) FOR 11.92 FEET TO A POINT ON A ON TANGENT CURVE, THENCE RUN NORTHEASTERLY FOR 218.04 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 255.00 FEET, A DELTA OF 48°59'28", A CHORD BEARING OF N.65°37'08"E. AND A CHORD DISTANCE OF 211.46 FEET TO A POINT OF TANGENCY; THENCE RUN S.89°56'19"E. FOR 917.66 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE AFORESAID SECTION 11; THENCE RUN S.00°15'35"W. ALONG SAID EAST LINE FOR 86.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.638 ACRES, MORE OR LESS.

LEGEND:

●	SET IRON ROD (CAP PLS #4631)	R.W.B.	RECLAIM WATER BOX
○	FOUND IRON ROD (C.R.)	W.M.	WATER METER
□	CONCRETE MONUMENT (C.M.)	W.V.	WATER VALVE
P.R.M.	PERMANENT REFERENCE MONUMENT	F.H.	FIRE HYDRANT
P.C.P.	PERMANENT CONTROL POINT	D/H	OVERHEAD POWER
P.U.E.	PUBLIC UTILITY EASEMENT	P.P.	POWER POLE
D.E.	DRAINAGE EASEMENT	G.A.W.	GUY ANCHOR & WIRE
M.E.	LAKE MAINTENANCE EASEMENT	E.B.	ELECTRIC BOX
P.C.	POINT OF CURVATURE	C.T.B.	CABLE TELEVISION BOX
P.T.	POINT OF TANGENCY	T.S.B.	TELEPHONE SERVICE BOX
D.R.	OFFICIAL RECORDS BOOK	N/D	NAIL & DISK
(S)	AS PER SURVEY	N/T/T	NAIL & TINTAB
(M)	AS MEASURED	ELEV.	ELEVATION
(D)	AS PER DEED	B.M.	BENCHMARK
(C)	CURVE NUMBER	A/C	AIR CONDITIONER
L	LINE NUMBER	W.S.	WATER SYSTEM
R/W	RIGHT-OF-WAY	P.E.	POL. EQUIPMENT
CL	CENTERLINE		CONCRETE

SURVEY NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-44-25, AS BEING S.00°15'35"W.
 2. FIELD NOTES IN SECTION 11-44-25.
 3. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 4. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 5. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 6. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).
- FLOOD ZONE: "X" ELEVATION: N/A N.A.V.D.
COMMUNITY # 125124 PANEL # 0291
SUFFIX -- F REVISION DATE 8/28/08
MAP NUMBER 1207100291F
- THIS SURVEY IS CERTIFIED TO:
CYPRESS WOODS V, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
BAC FLORIDA BANK, ISADA
UNION TITLE SERVICES, INC.
THOMAS G. SHERMAN, P.A.

REVISED	DESCRIPTION	BY
7/12/07	UPDATE SURVEY	FBH
APRIL 25 2010		
JOHN B. HARRIS, PSM		
FLORIDA LAND SURVEYOR #4631		
DRAWN: FBH	SCALE: 1"=80'	PROJ. # CW-05
SKETCH DATE: 12/21/05	FILE NO. 44-25-11	SHT. - 1 OF - 1
HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (941) 772-9939 FAX: (941) 772-1315		
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		

Curve number 1
Radius= 255.00'
Delta= 48°59'28"
Arc= 218.04'
Tangents= 116.19'
Chords= 211.46'
Chord Brg.= N.65°37'08"E.

"EXHIBIT 3A"

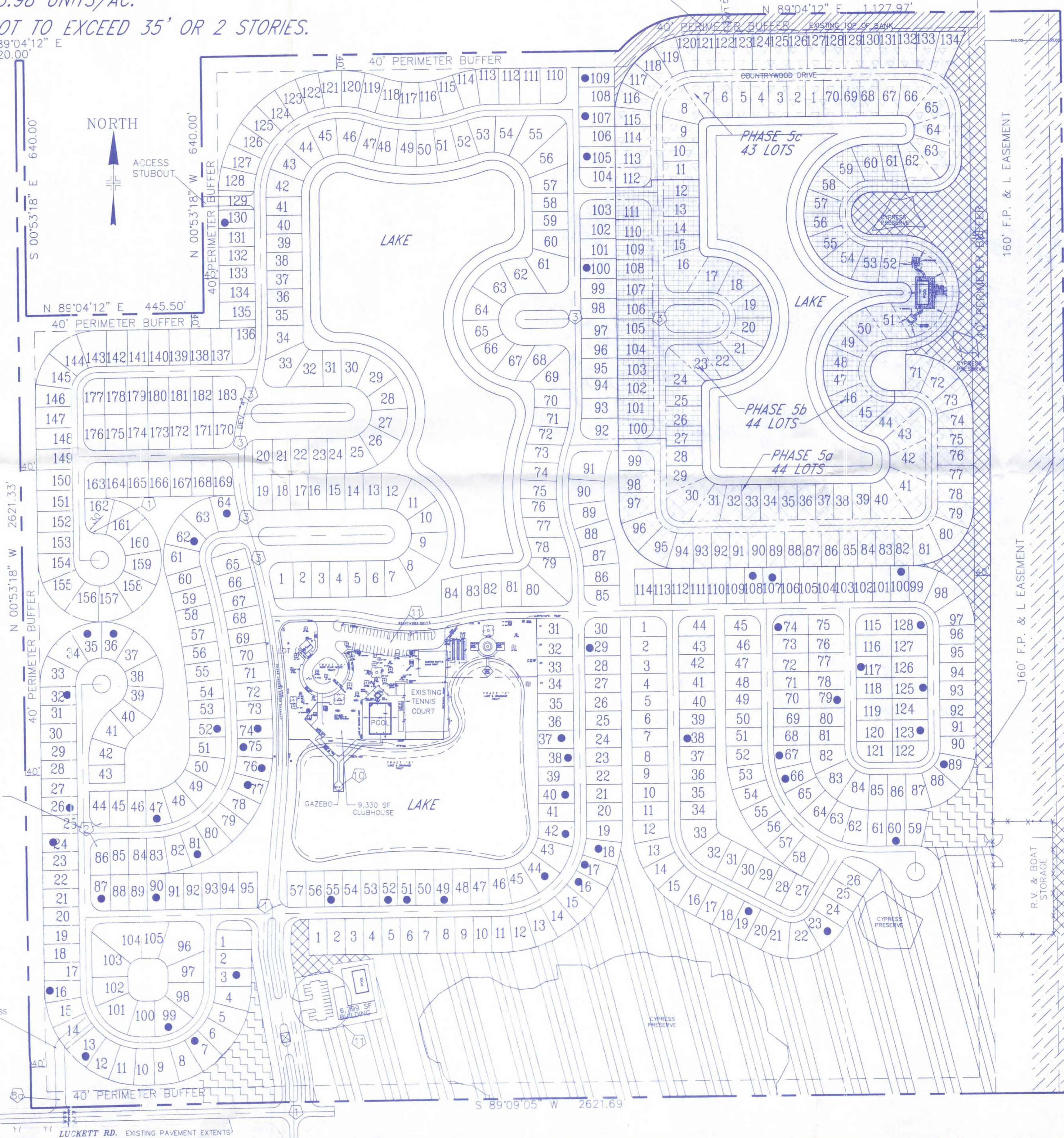
CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
LAKES = 726,812.66 S.F. (16.68 AC.)
NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
GROSS DENSITY = 3.98 UNITS/AC.
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

MHPD RVPD

NORTH

ACCESS
STUBOUT



EXISTING MAN-MADE LAKE
RELOCATED TO MIN. 50' FROM
REAR LOT LINES

1.14 ACRE INDIGENOUS
RESTORATION AREA

SEE DETAIL A-A

N 89°04'12" E 1127.97'

40' PERIMETER BUFFER

COUNTRYWOOD DRIVE

EXISTING TOP OF BANK

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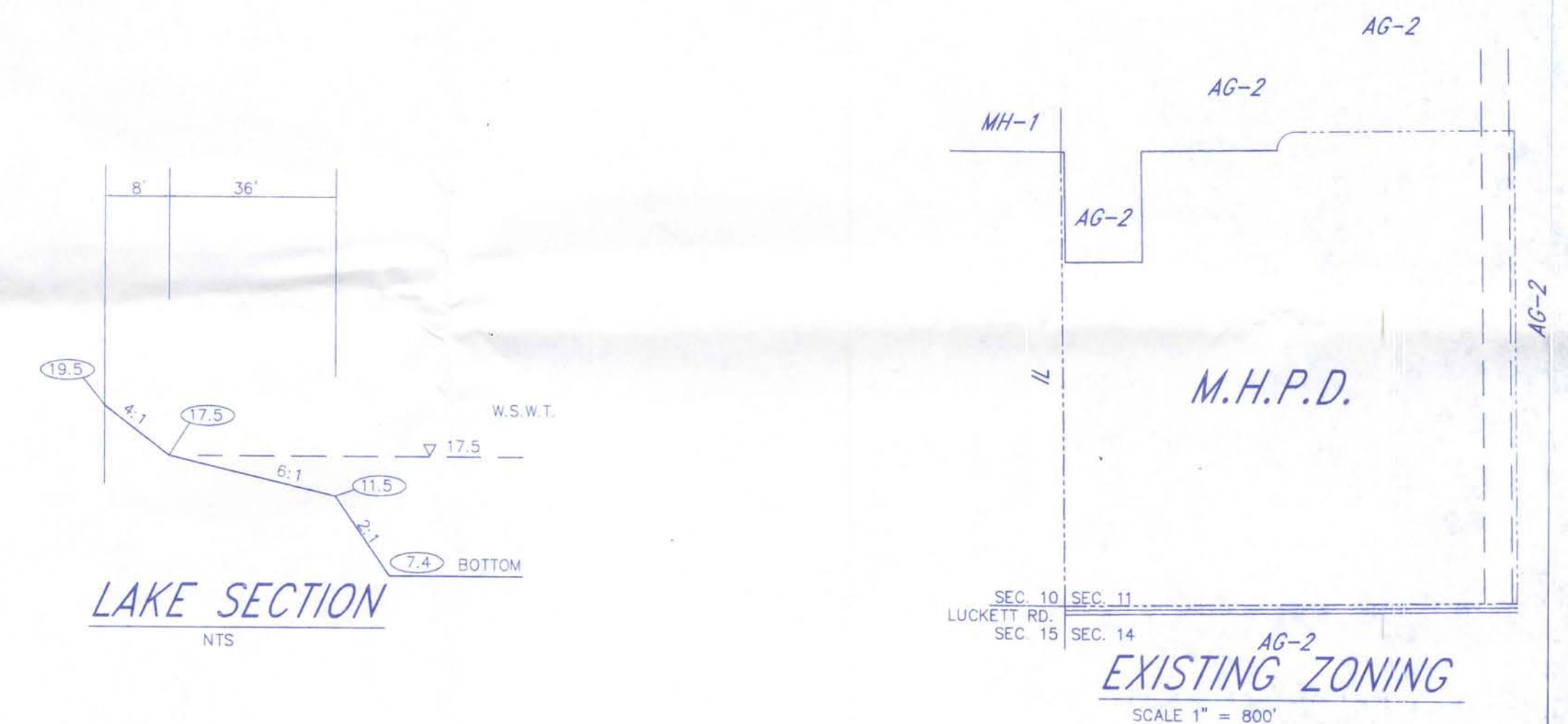
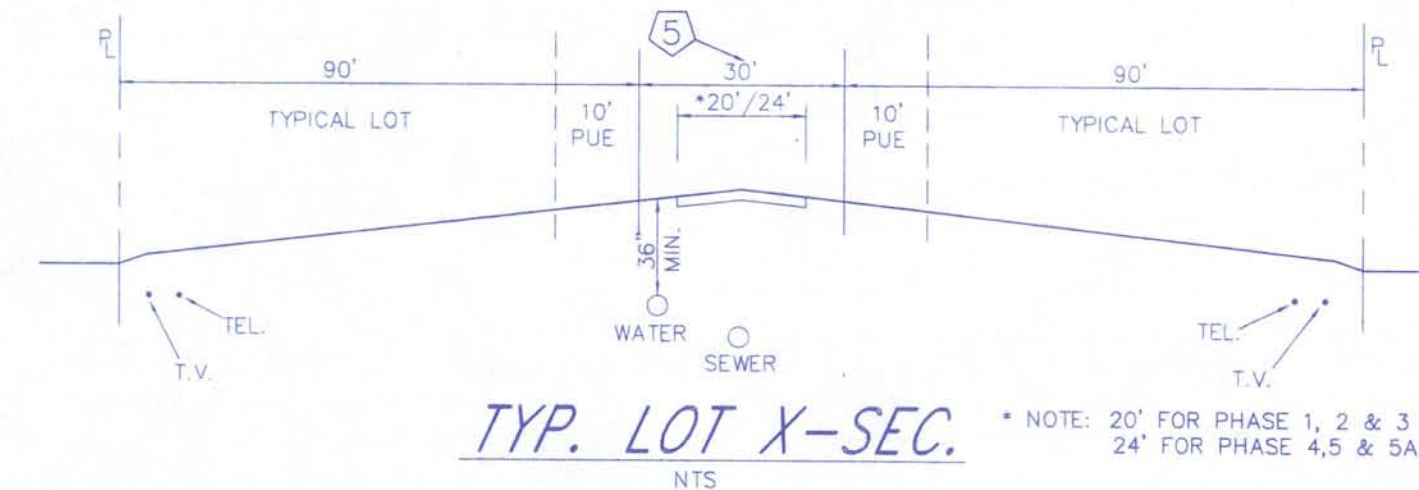
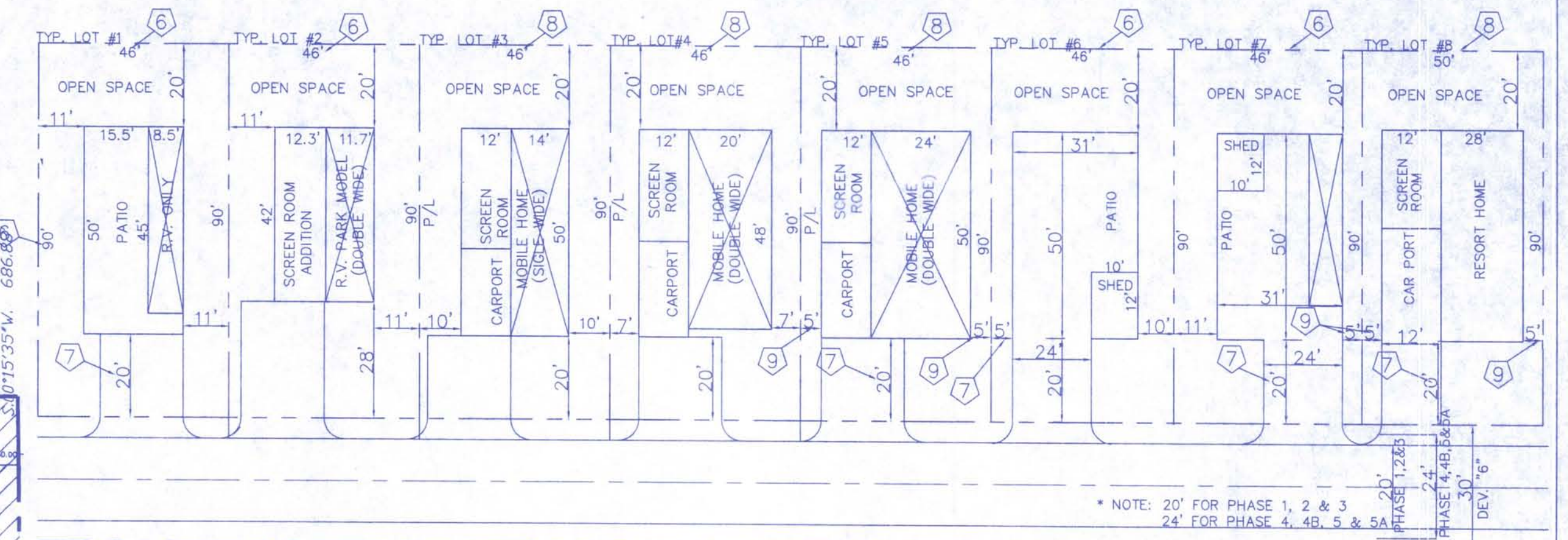
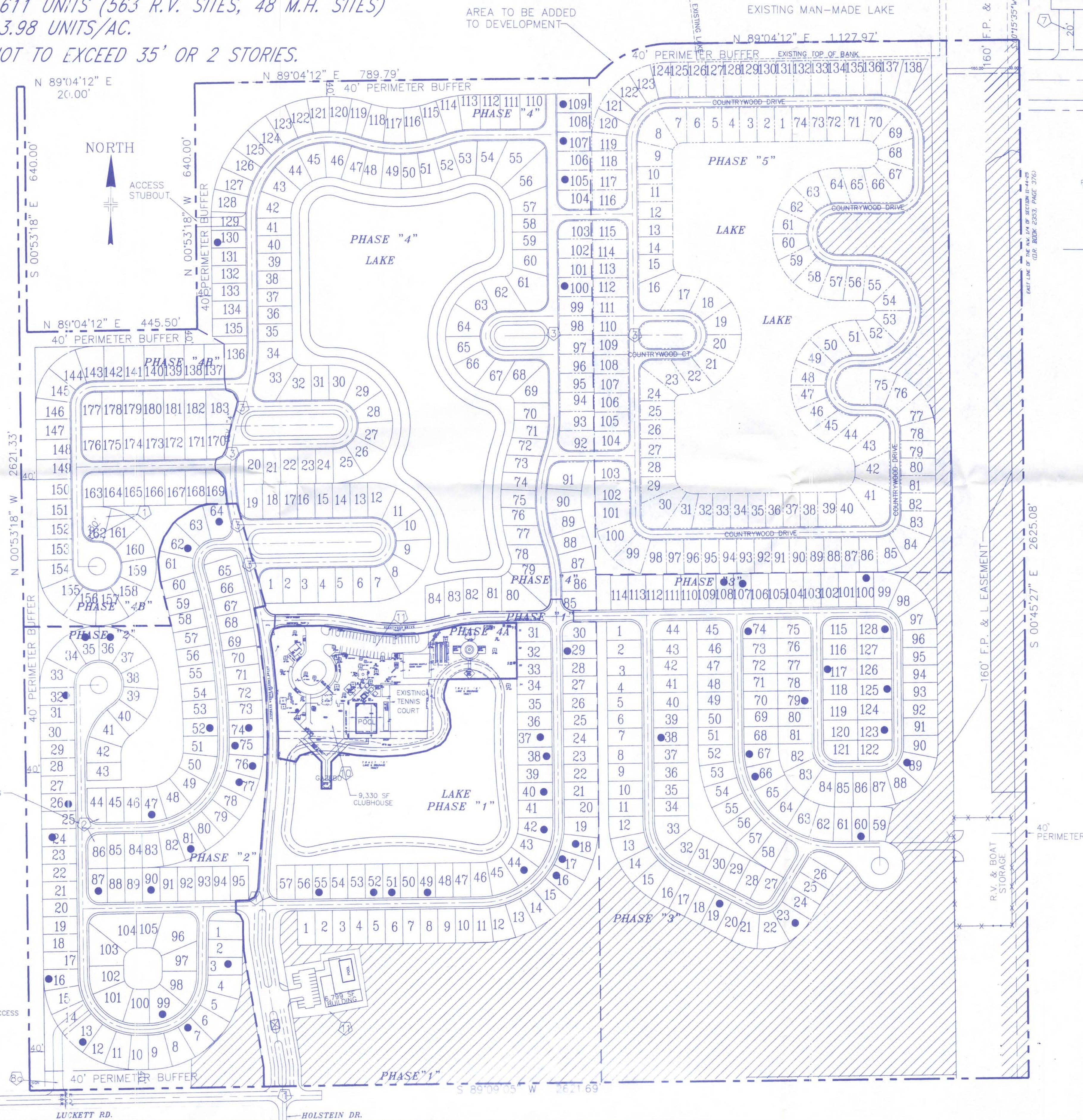
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44 LOTS

PHASE 5ip
44 LOTS

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CYPRESS WOODS RESORT

●	MHPD	RVPD
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EXISTING PRESERVE

411 - PINE FLATWOODS = 4.55 ACRES
621 - CYPRESS FOREST = 6.66 ACRES
624 - PINE - CYPRESS FOREST = 9.13 ACRES
625 - PINE WET PRAIRIE = 2.52 ACRES
650/640 - RESTORATION AREA = 2.69 ACRES
832/310 - POWER LINE EASEMENT/HERBACEOUS = 2.79 ACRES
832/643 - POWER LINE EASEMENT/WET HERBACEOUS = 3.69 ACRES

 B.C. FOX SQUIRREL
PRESERVE
26.62 ACRES

OPEN SPACE
COMMON AREA:

40 FOOT PERIMETER BUFFER	=	417,979.95 S.F.	(9.60 AC.)
20 FOOT AROUND LAKE LAKES	=	174,510.73 S.F.	(4.00 AC.)
160' FPL EASEMENT	=	732,335.74 S.F.	(16.81 AC.)
WETLAND CREATION (EXISTING)	=	432,587.83 S.F.	(9.93 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	=	760,122.00 S.F.	(17.45 AC.)
	=	430,223.79 S.F.	(9.87 AC.)

COMMON AREA TOTAL	= 2,947,760 S.F. (67.66 AC.)
% OF SITE	= 44.04 %

HISTORICAL RUNOFF

CYPRESS WOODS R.V. RESORT ORIGINAL ZONING # Z-94-025		K. Stewart 04-28-10
MASTER CONCEPT PLAN BIG CYPRESS FOX SQUIRREL PERSEVERE		
BARBOT, STEUART & ASSOCIATES, INC.		

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

DESIGNED BY: IKS	CHECKED BY: IKS,	DCI 2007-00078	
DRAWN BY: JTA	CHECKED BY: IKS	RECEIVED NOV 30 2006	FILE No.
SCALE: 1" = 150' OR AS NOTED	DATE: 05/29/2007		SHEET 3 OF 2

COMMUNITY DEVELOPMENT

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
LAKES = 726,812.66 S.F. (16.68 AC.)
NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
GROSS DENSITY = 3.98 UNITS/AC.
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

● MHPD □ RVPD

HATCH LEGEND

EXISTING DEVELOPED PHASES

COUNTRY LAKES DR. S.E.

LUCKETT RD. EXISTING PAVEMENT EXTENTS DEV. "6"

EXISTING MAN-MADE LAKE
RELOCATED TO MIN. 50' FROM
REAR LOT LINES

SEE DETAIL A-A

N 89°04'12" E 1127.97'

EXISTING TOP OF BANK

LIMITS OF EXISTING LOT

NORTH

ACCESS
STUBOUT

N 89°04'12" E 445.50'

N 89°04'12" E 20.00'

S 00°53'18" E 640.00'

N 00°53'18" W 640.00'

N 89°04'12" E 2621.33'

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TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 11, Township 44 South, Range 25 East, Lee County, Florida, described as follows:

Said tract contains 35.638 acres, more or less and is subject to easements, restrictions and reservations of record.

RECEIVED
JUN 27 2000
COMMUNITY DEVELOPMENT

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-44-25, AS BEING S.00°15'35"W.
2. FIELD NOTES IN SECTION 11-44-25.
3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH, AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
6. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RECORD OF A FLOOD LICENSED SURVEYOR AND MAPPER.
7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
8. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.). FLOOD ZONE: 'X' ELEVATION N/A N.G.V.D.
- COMMUNITY #: 125124 PANEL #: 0225
- SUFFIX--- C REVISION DATE 3/15/94

THIS SURVEY IS CERTIFIED TO:
CYPRESS WOODS V. LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
BAC, FLORIDA BANC, ISAQA
UNION TITLE SERVICES, INC.
THOMAS G. SHERMAN, P.A.

REVISED:	DESCRIPTION:	BY:	 APRIL 21, 2008 JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631
7/12/07	UPDATE SURVEY:	FBH	
DRAWN:	SCALE	PROJ. #	HARRIS - JORGENSEN, INC 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (941) 772-9939 FAX: (941) 772-1315
✓ FBH	1"=80'	CW-US	
SKETCH DATE	FILE NO.	SHT - 1	
12/21/06	44-25-11	DF - 1	
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921			

Exhibit PH-3.D.1 & D-7-A

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)

RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)

LOT AREA = 2,850,427.44 S.F. (65.44 AC.)

LAKES = 726,812.66 S.F. (16.68 AC.)

NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)

GROSS DENSITY = 3.98 UNITS/AC.

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

EXISTING MAN-MADE LAKE
RELOCATED TO MIN. 50' FROM
REAR LOT LINES

1.14 ACRE INDIGENOUS
RESTORATION AREA

MHPD	RVPD
------	------

NORTH

ACCESS
STUDIO

LAKE

LAKE

TYPICAL LOT DETAIL

TYP. LOT X-SEC.

LAKE SECTION

INDIGENOUS OPEN SPACE

	TYPES	ACTUAL	CREDITS
100%		5.04 ACRES	5.04 ACRES
110%		1.27 ACRES	1.39 ACRES
125%		4.86 ACRES	6.08 ACRES
150%		16.70 ACRES	25.05 ACRES
TOTAL PROVIDED:		27.87 ACRES	36.64 ACRES
TOTAL REQUIRED:			30.30 ACRES

OPEN SPACE

COMMON AREA:

40 FOOT PERIMETER BUFFER	=	417,979.95 S.F.	(9.60 AC.)
20 FOOT AROUND LAKE	=	174,510.73 S.F.	(4.00 AC.)
LAKES	=	732,335.74 S.F.	(16.81 AC.)
160' FPL EASEMENT	=	432,587.83 S.F.	(9.93 AC.)
WETLAND CREATION (EXISTING)	=	760,122.00 S.F.	(17.45 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	=	430,223.79 S.F.	(9.87 AC.)

COMMON AREA TOTAL	= 2,947,760 S.F. (67.66 AC.)
% OF SITE	= 44.04 %

HURRICANE SHELTER (PER LDC SECTION 10-258)

REQUIRED HURRICANE SHELTERS = (2.25)(597)(20)(45%)=12,090 S.F.
PROVIDED = 16,129 S.F.

SUPERSEDED
BY PLAN DATED SEC. 10

HISTORICAL RUNOFF

CYPRESS WOODS
R.V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN

BARBOT, STEUART & ASSOCIATES, INC.

CONSULTING ENGINEERS

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

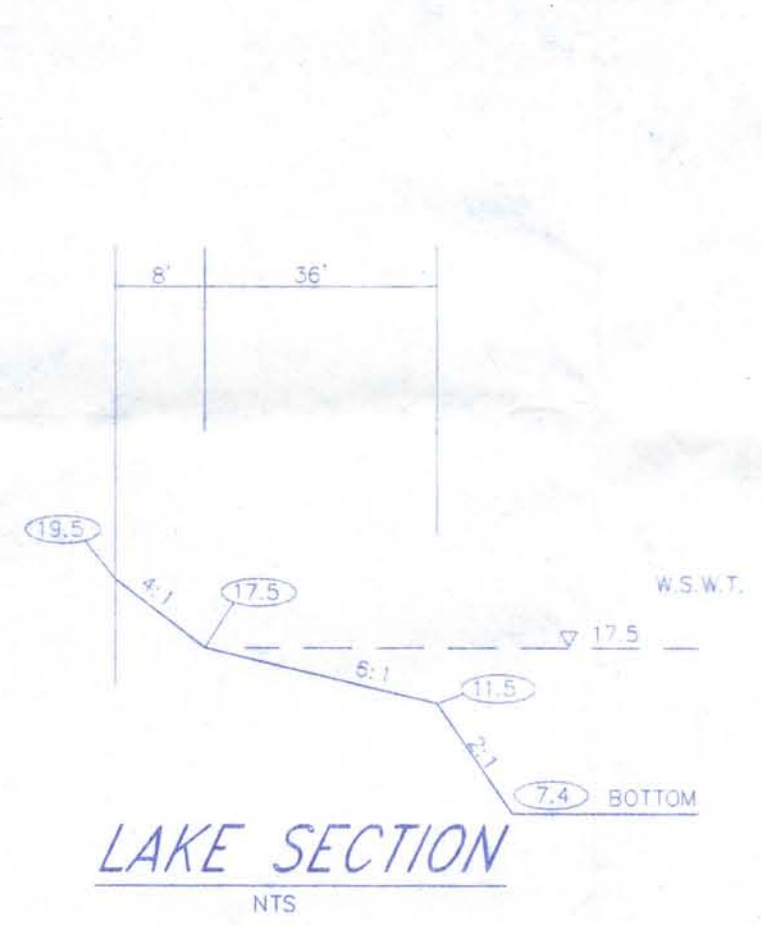
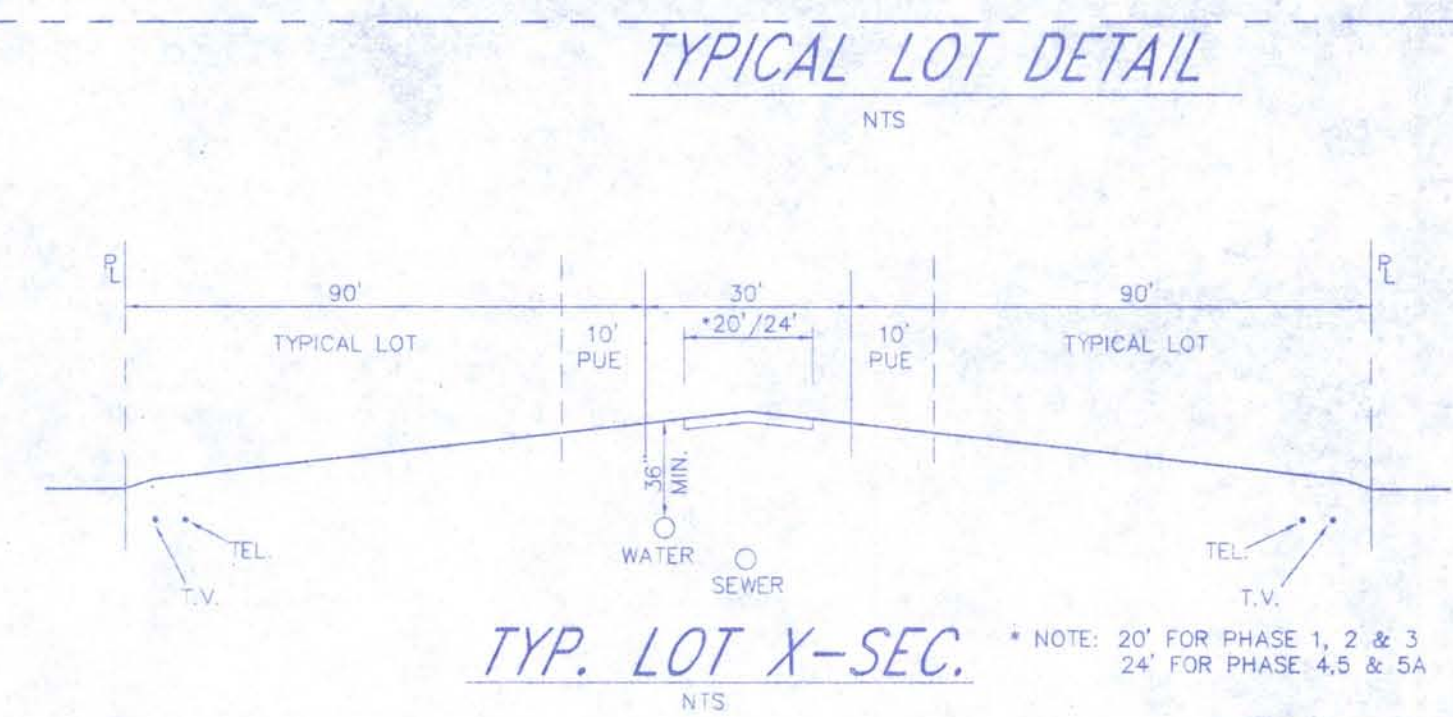
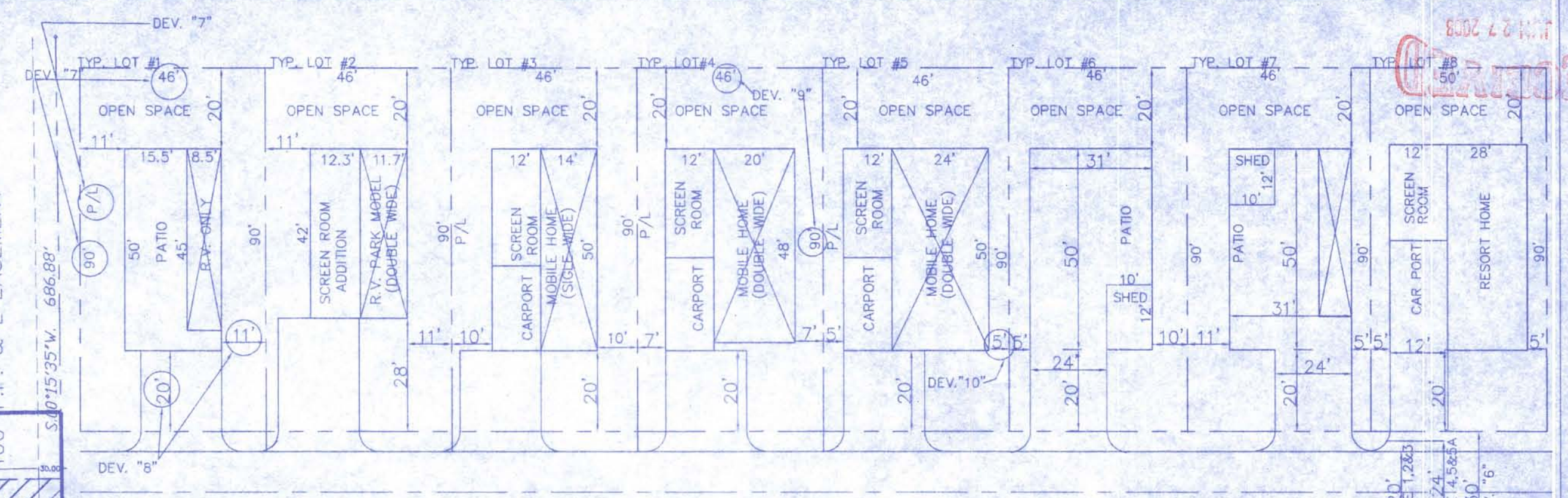
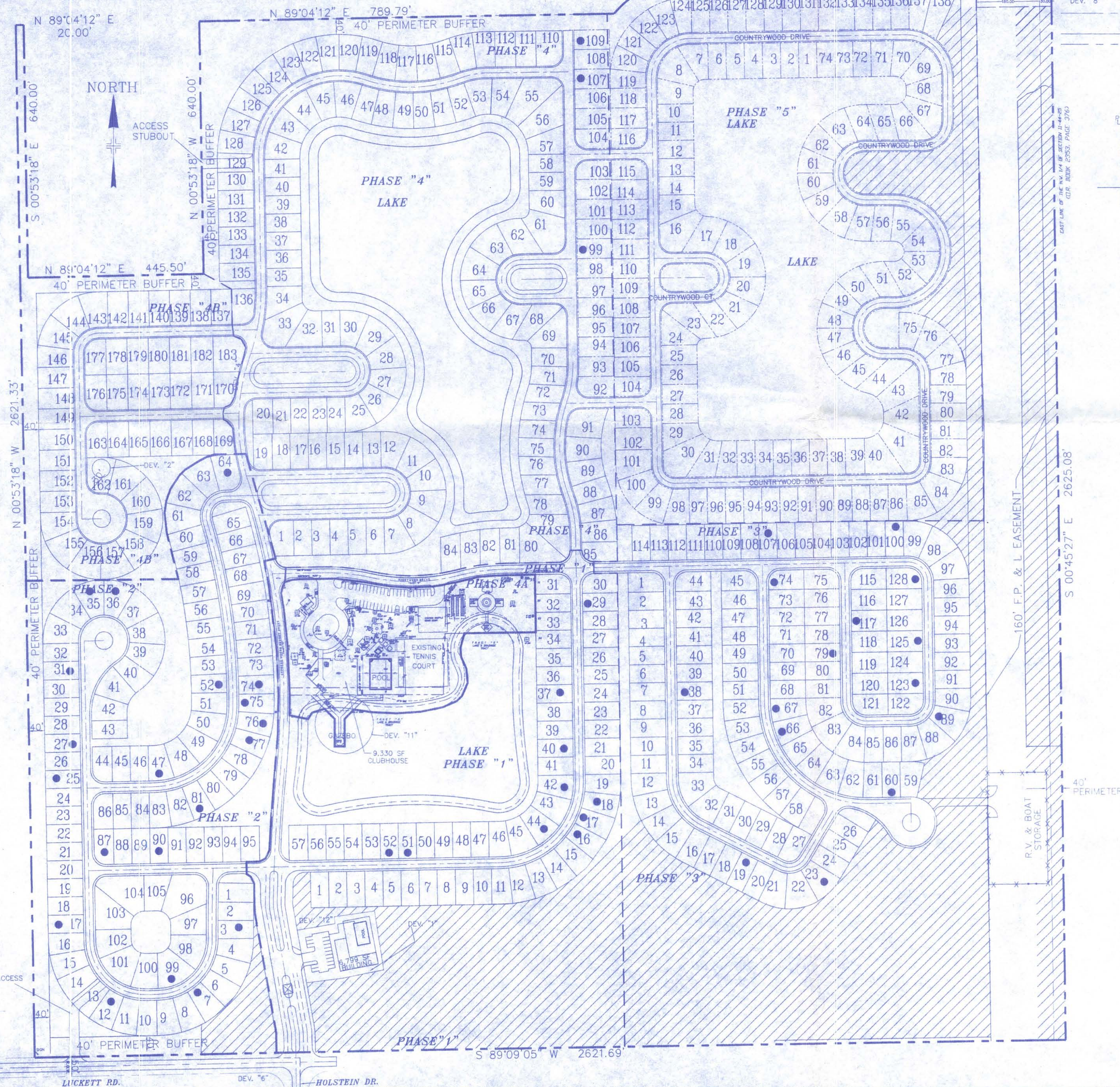
				CONSULTING ENGINEERS, INC.	
				3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353	
		DESIGNED BY: IKS		CHECKED BY: IKS	
		DRAWN BY: JTA		CHECKED BY: IKS	
04/21/08	REVISED PER 01/08/08 SUFFICIENCY CHECKLIST	JTA	IKS		
DATE	REVISION	APPROVED		SCALE: 1" = 150' OR AS NOTED	DATE: 09/14/2007
				SHEET 1 OF 2	FILE No. 3434

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
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GROSS DENSITY = 3.98 UNITS/AC.
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

MHPD RVPD



EXISTING PRESERVE

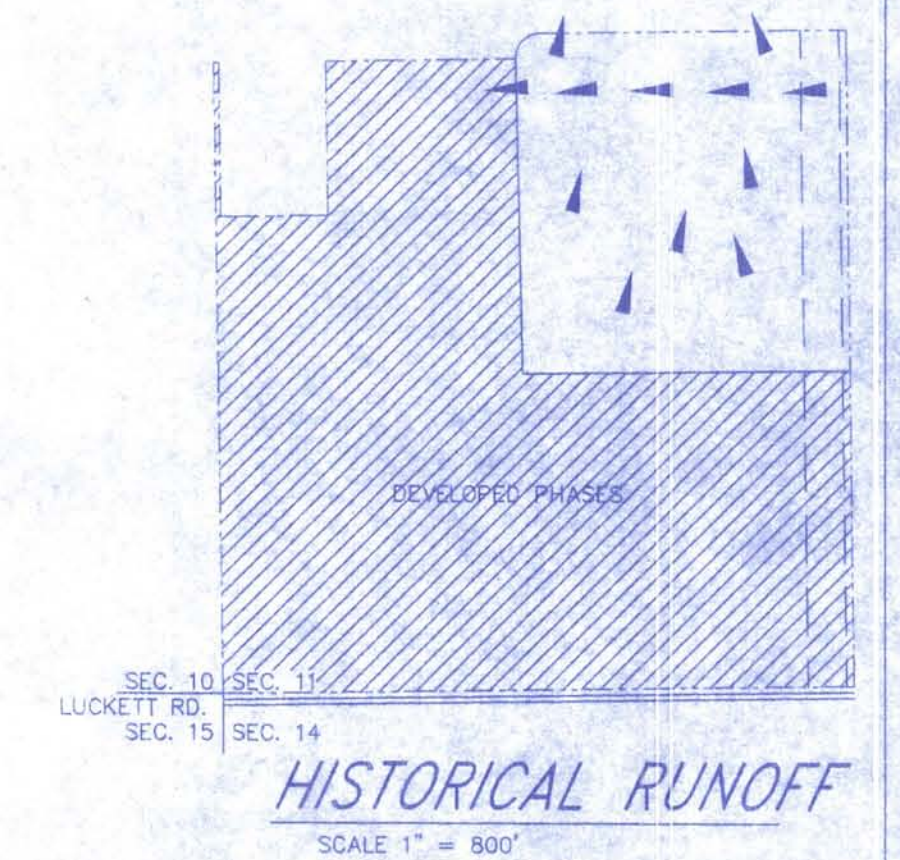
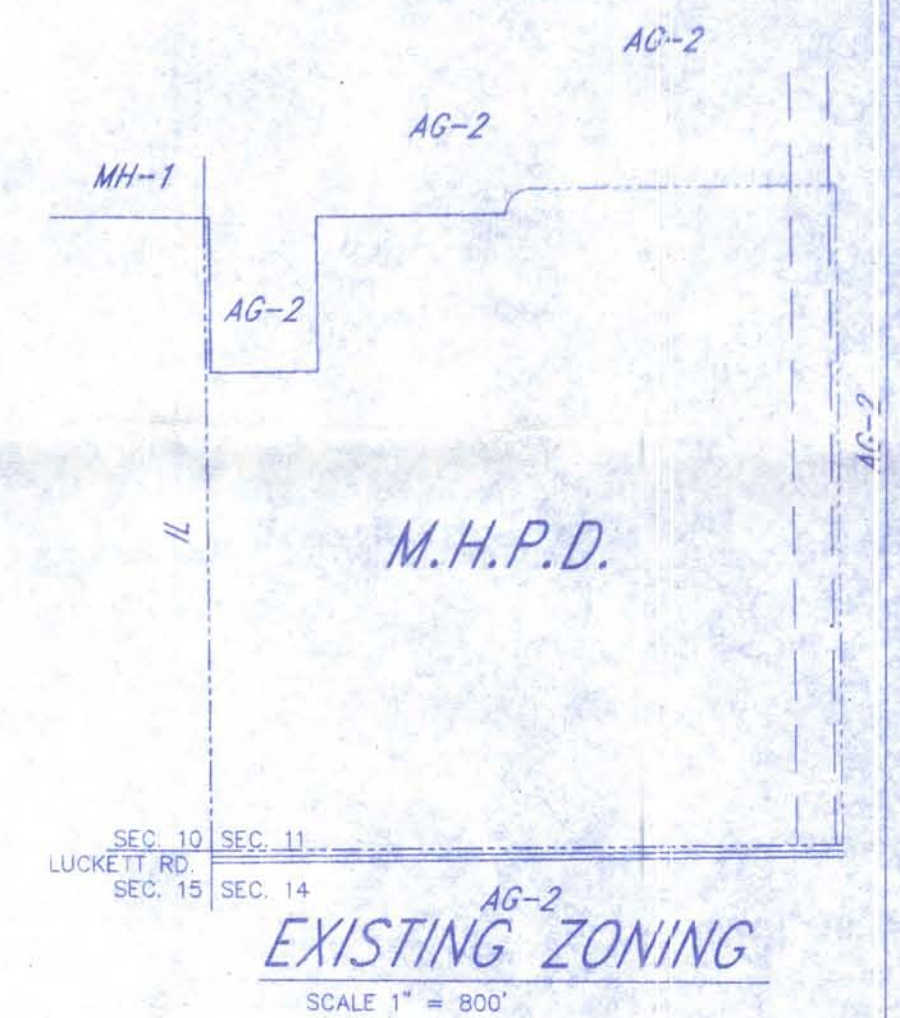
411 - PINE FLATWOODS	= 4.55 ACRES
621 - CYPRESS FOREST	= 6.66 ACRES
624 - PINE - CYPRESS FOREST	= 9.13 ACRES
625 - PINE WET PRAIRIE	= 2.52 ACRES
650/640 - RESTORATION AREA	= 2.69 ACRES
832/810 - POWER LINE EASEMENT/HERBACEOUS	= 2.79 ACRES
832/643 - POWER LINE EASEMENT/WET HERBACEOUS	= 3.69 ACRES

B.C. FOX SQUIRREL PRESERVE
26.62 ACRES

OPEN SPACE

COMMON AREA:	
40 FOOT PERIMETER BUFFER	= 417,979.95 S.F. (9.60 AC.)
20 FOOT AROUND LAKE	= 174,510.73 S.F. (4.00 AC.)
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COMMON AREA TOTAL = 2,947,760 S.F. (67.66 AC.)
% OF SITE = 44.04 %



CYPRESS WOODS R.V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN
BIG CYPRESS FOX SQUIRREL PERSEVERE
BARBOT, STEUART & ASSOCIATES, INC.
CONSULTING ENGINEERS

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

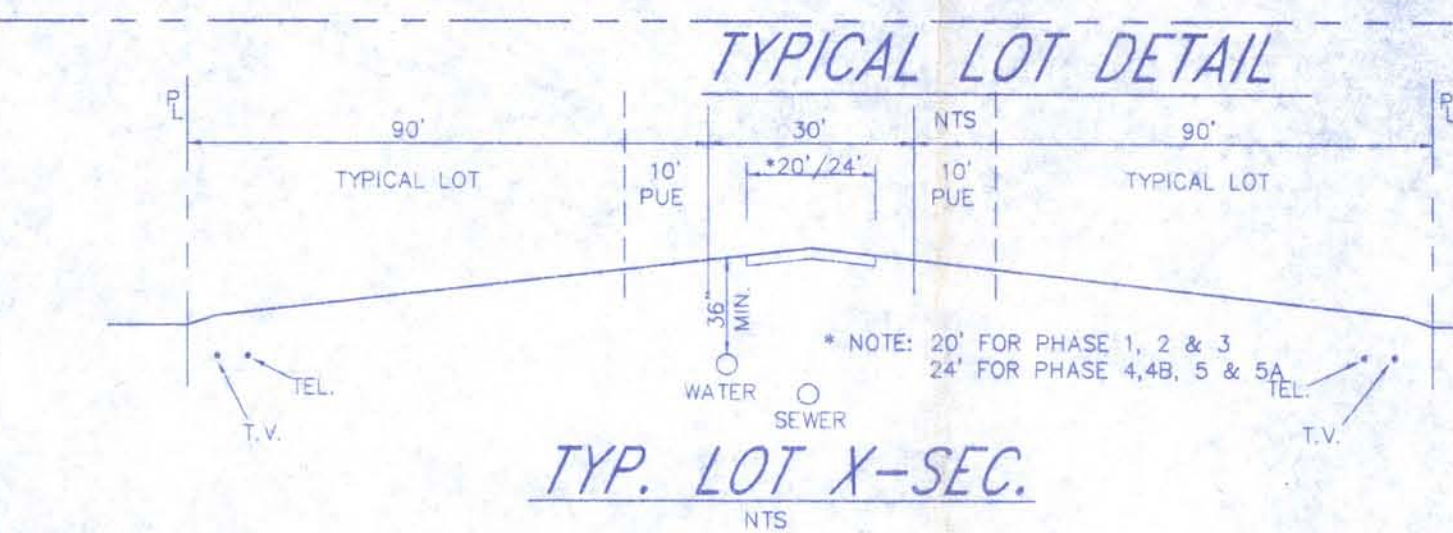
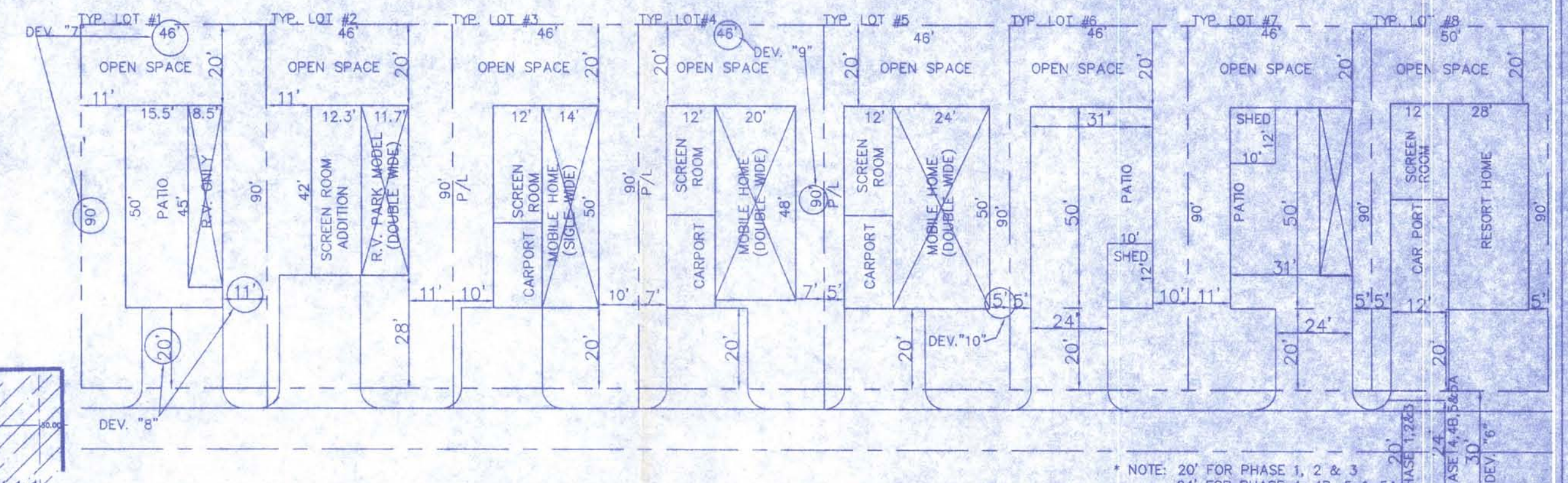
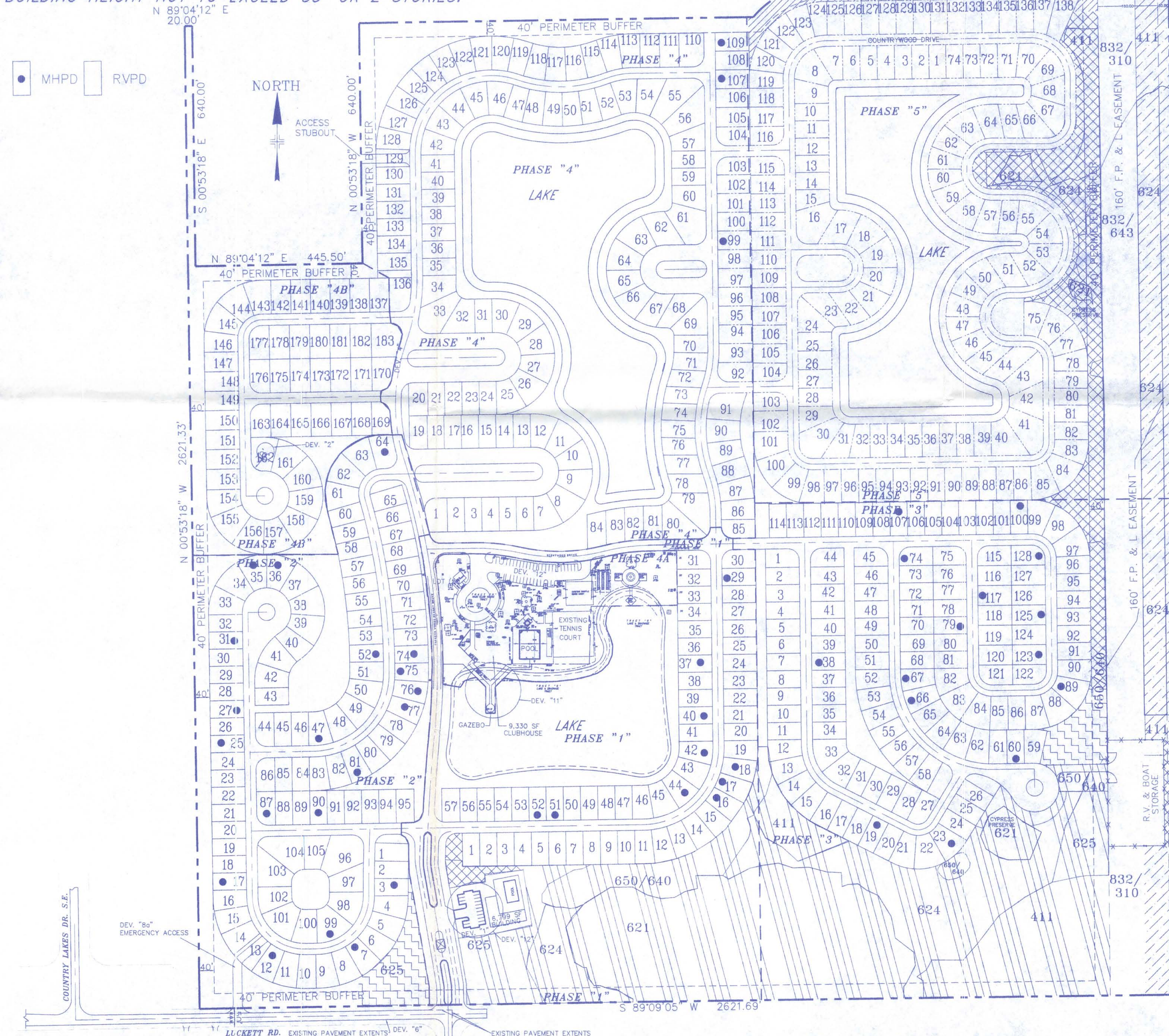
DESIGNED BY: IKS	CHECKED BY: IKS
DRAWN BY: JTA	CHECKED BY: IKS
SCALE: 1" = 150' OR AS NOTED	DATE: 05/29/2007

SHEET 2 OF 2
FILE No. 3434

"EXHIBIT 3A"

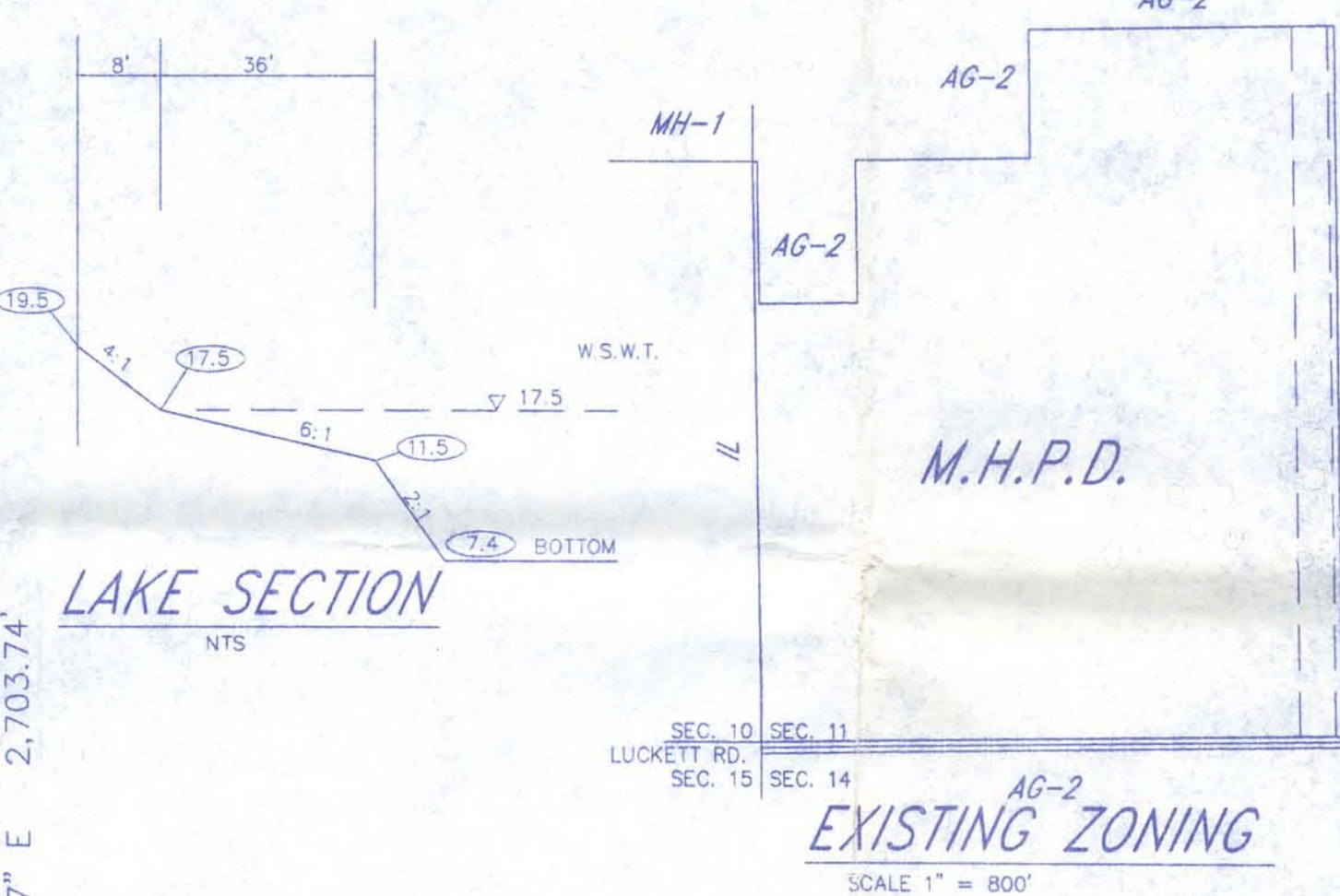
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SCHEDULE OF USES (RVPD)

- RECREATIONAL VEHICLES
- PARK TRAILERS
- ADMINISTRATIVE OFFICE
- RECREATIONAL FACILITIES, PERSONAL
- ENTRANCE GATE OR GATEHOUSE
- ESSENTIAL SERVICES FACILITY, GROUP "I"
- EXCAVATION, WATER RETENTION
- MODEL HOME, UNIT, DISPLAY CENTER
- SIGNS
- TENTS
- VEHICLE AND EQUIPMENT DEALERS, GROUP "IV" (RESTRICTED TO RECREATIONAL VEHICLES ONLY)
- ACCESSORY USES
- FOOD STORES - GROUP "I"
- PERSONAL SERVICES - GROUP "I"
- CONSUMPTION ON PREMISES
- STORAGE
- INDOOR
- OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS, AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)



SCHEDULE OF USES (MHPD)

- MOBILE HOME
- EXCAVATION, WATER RETENTION
- MODEL HOME, UNIT, DISPLAY CENTER
- RECREATIONAL FACILITIES, PERSONAL
- SIGNS
- ESSENTIAL SERVICES FACILITIES, GROUP "I"
- ACCESSORY USES
- FOOD STORES - GROUP "I"
- PERSONAL SERVICES - GROUP "I"
- CONSUMPTION ON PREMISES
- STORAGE
- INDOOR
- OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS, AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

EXISTING GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 6.03 OF ORDINANCE 86-31 TO ALLOW FOR THE DEVELOPMENT OF THE "TZ" AREA AS INDICATED ON THE MASTER CONCEPT PLAN. (NO LONGER APPLICABLE; NO MODERN EQUIVALENT)
- A DEVIATION FROM SECTION 9.11.6 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW LDC 10-714) WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 30 FEET.
- A DEVIATION FROM SECTION 202.18.2.0 OF THE LEE COUNTY ZONING ORDINANCE (NOW LDC 34-2222 & 34-2192) AND SECTION 7.1.2 OF THE DEVELOPMENT STANDARDS ORDINANCE TO ALLOW THE CORNER LOTS TO BE THE SAME SIZE AS THE OTHER LOTS IN THE DEVELOPMENT AND TO ALLOW A REDUCTION IN THE STREET SETBACK FROM 20 FT. TO 5 FT. ON THE "SIDE" LOT LINE FOR THESE CORNER LOTS.
- A DEVIATION FROM SECTION 9.1.10 & TABLE 9-1 OF THE LEE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 1 OF LDC 10-258) WHICH REQUIRES 125 FEET OF STREET INTERSECTION SEPARATION TO 100 FEET.
- A DEVIATION FROM SECTION 9.1.3 OF THE LEE DEVELOPMENT ORDINANCE (NOW LDC 10-258(3)) TO ALLOW ONLY ONE MEANS OF INGRESS AND EGRESS FOR A DEVELOPMENT OF MORE THAN FIVE ACRES.
- A DEVIATION OF SECTION 9.9.2 AND TABLE 9-3 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 3 OF LDC10-296) WHICH REQUIRES A 45 FOOT RIGHT-OF-WAY FOR A LOCAL STREET WITH OPEN DRAINAGE TO PERMIT A LOCAL STREET WITH 30 FEET OF RIGHT-OF-WAY AND OPEN DRAINAGE.

EXISTING RVPD DEVIATIONS:

- A DEVIATION FROM SECTION 441.C.4.(1) AND (2) (NOW LDC 34-938(b)(6)(a) OF LEE COUNTY ZONING REGULATIONS WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (46 FEET X 90 FEET).
- A DEVIATION FROM SECTION 441.C.4.(3) (NOW LDC 34-939(1)(7)(b) WHICH REQUIRES A SIDE SETBACK OF 10 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 25 FEET TO PERMIT A SIDE SETBACK OF 5 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 20 FEET FOR A NON-TRANSIENT PARK.
- A DEVIATION FROM SECTION 480.05.D.2.c OF THE ZONING ORDINANCE (NOW LDC 34-939(b)(5)) TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER

EXISTING MHPD DEVIATIONS:

- A DEVIATION FROM SECTION 439.02 (NOW LDC TABLE 34-736) OF LEE COUNTY ZONING REGULATION WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT (50 FEET X 100 FEET) TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (46 FEET X 90 FEET).
- A DEVIATION FROM SECTION 439.02.B (NOW LDC 34-736) WHICH REQUIRES A SIDE SETBACK OF 7 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.

NEW GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 34-2194(b)(3) OF THE LDC TO PERMIT A WATER, RETENTION, EXCAVATION, DECK, PIER AND GAZEBO TO ENVELOPE TO ENVELOPE APPROACH INTO THE 25' SETBACK AND TO EXTEND 90' INTO AN ARTIFICIAL BODY OF WATER. THIS REQUEST IS MADE PURSUANT TO THE EXCEPTION PROVIDED IN 34-2194(c)(1)(i).
- DEVIATION FROM SECTION 34-2020(4)(b)2 WHICH WOULD REQUIRE 135 SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 44 SPACES.

CYPRESS WOODS R.V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN

BARBOT, STEUART & ASSOCIATES, INC.

CONSULTING ENGINEERS

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

DESIGNED BY:	CHECKED BY:
IKS	IKS
DRAWN BY:	CHECKED BY:
JTA	IKS
SCALE: 1" = 150' OR AS NOTED	DATE: 09/14/2007
DATE:	REVISION:
APPROVED:	APPROVED:

SHEET 1 OF 3

FILE No. 3434

EXISTING PRESERVE AREAS

411 - PINE FLATWOODS	= 4.55 ACRES
621 - CYPRESS FOREST	= 6.66 ACRES
624 - PINE - CYPRESS FOREST	= 9.13 ACRES
625 - PINE WET PRAIRIE	= 2.52 ACRES
650/640 - RESTORATION AREA	= 2.69 ACRES
832/310 - POWERLINE EASEMENT/HERBACEOUS	= 2.79 ACRES
832/643 - POWERLINE EASEMENT/WET HERBACEOUS	= 3.69 ACRES

INDIGENOUS OPEN SPACE

TYPES	ACTUAL	CREDITS
100%	5.04 ACRES	5.04 ACRES
110%	1.27 ACRES	1.39 ACRES
125%	4.86 ACRES	6.08 ACRES
150%	16.70 ACRES	25.05 ACRES
TOTAL PROVIDED:	27.87 ACRES	36.64 ACRES
TOTAL REQUIRED:		30.30 ACRES

OPEN SPACE COMMON AREA:

40 FOOT PERIMETER BUFFER	= 417,979.95 S.F. (9.50 AC.)
20 FOOT AROUND LAKE	= 174,510.73 S.F. (4.00 AC.)
LAKES	= 732,335.74 S.F. (16.81 AC.)
160' FPL EASEMENT	= 432,587.83 S.F. (9.93 AC.)
WETLAND CREATION (EXISTING)	= 780,122.00 S.F. (17.45 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 430,223.79 S.F. (9.87 AC.)
COMMON AREA TOTAL	= 2,947,760 S.F. (67.66 AC.)
% OF SITE	= 44.04 %

HURRICANE SHELTER (PER LDC SECTION 10-258)

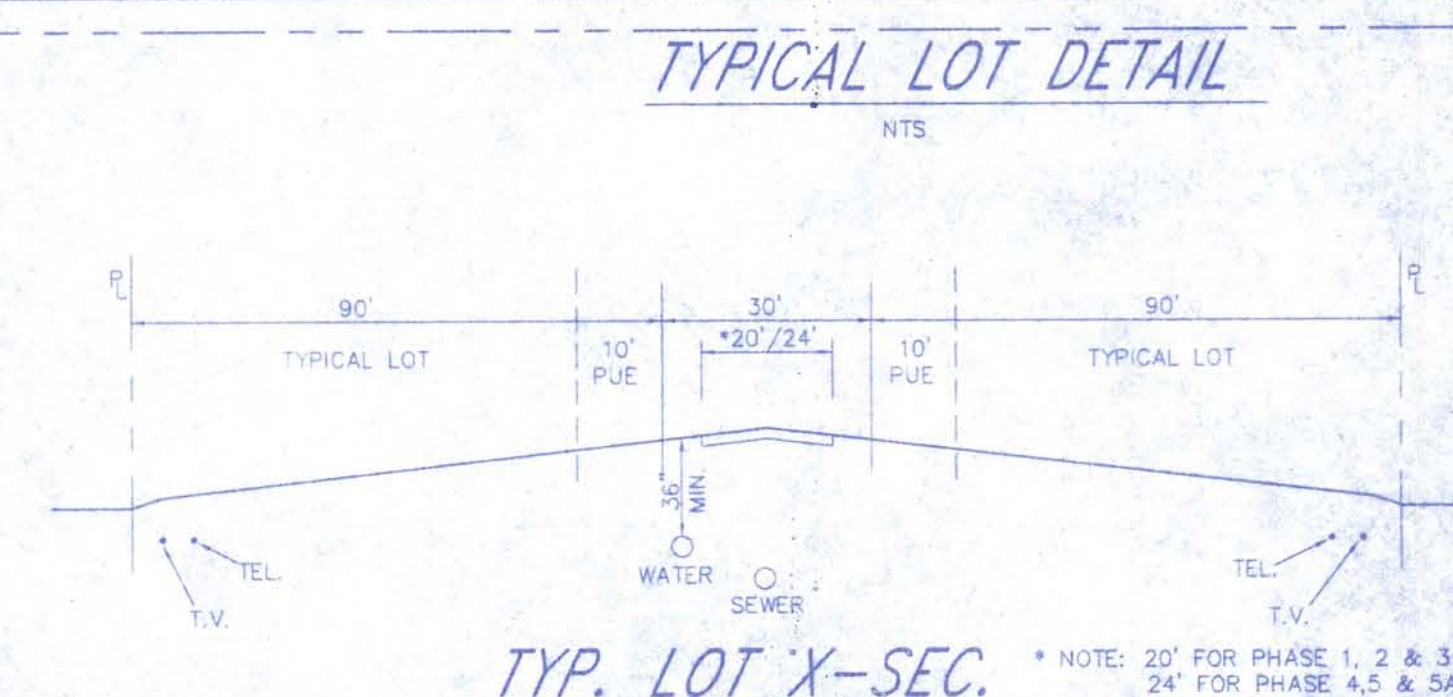
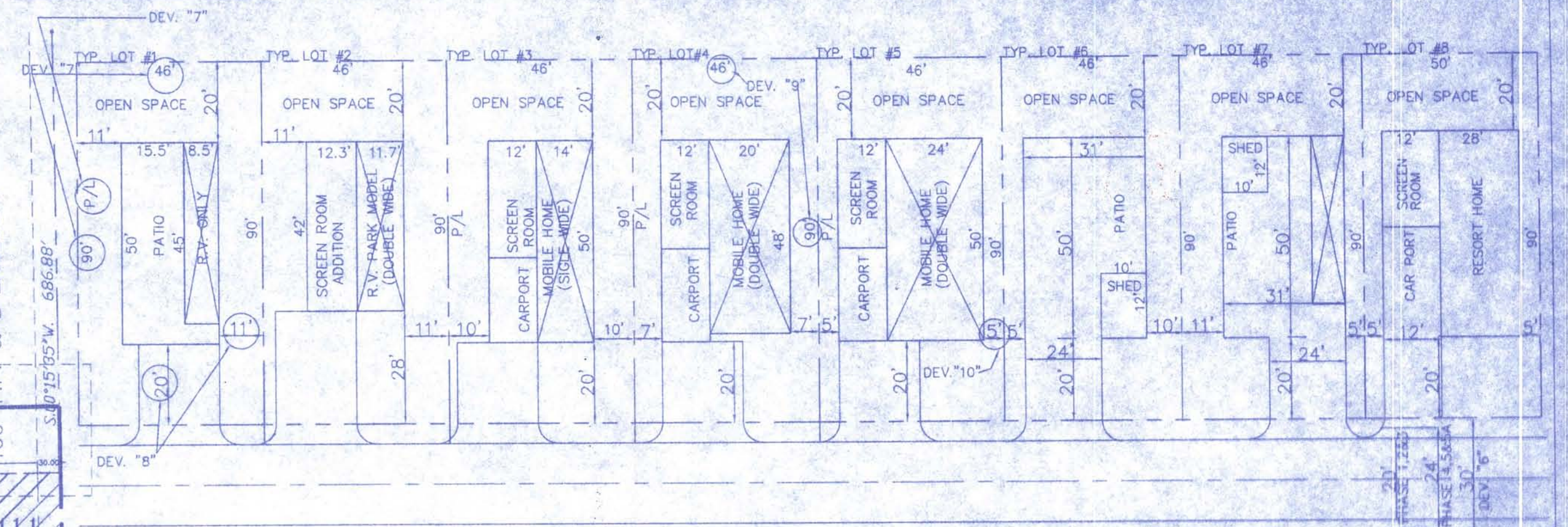
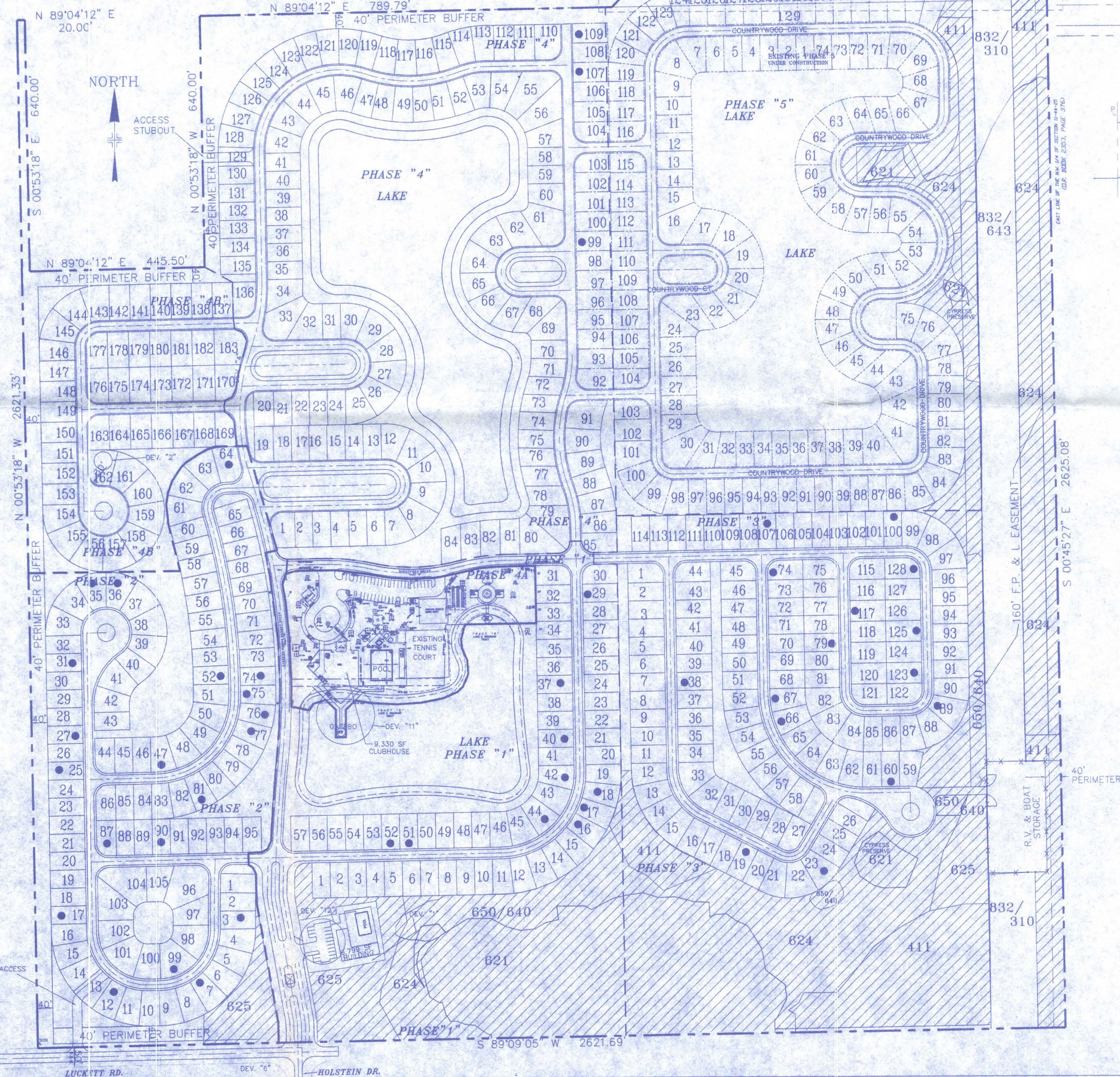
REQUIRED HURRICANE SHELTERS	= (2.25/(597)(20)(45%))=12,090 S.F.
PROVIDED	= 16,120 S.F.

"EXHIBIT 3A"

CYPRESS WOODS RESORT

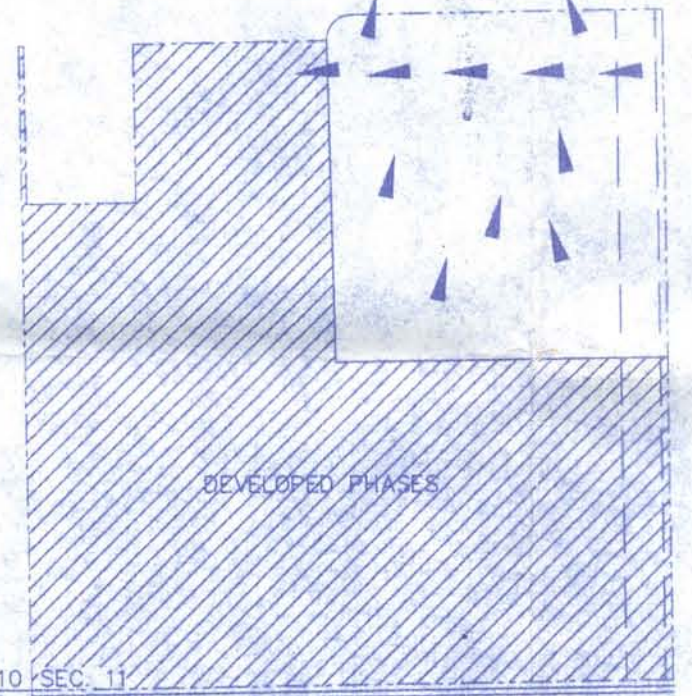
TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
LAKES = 726,812.66 S.F. (16.68 AC.)
NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
GROSS DENSITY = 3.98 UNITS/AC.
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

MHPD RVPD



SCHEDULE OF USES (RVPD)
RECREATIONAL VEHICLES
PARK TRAILERS
ADMINISTRATIVE OFFICE
RECREATIONAL FACILITIES, PERSONAL
ENTRANCE GATE OR GATEHOUSE
ESSENTIAL SERVICES FACILITY, GROUP "I"
EXCAVATION, WATER RETENTION
MODEL HOME, UNIT, DISPLAY CENTER
SIGNS
VEHICLE AND EQUIPMENT DEALERS, GROUP "IV"
(RESTRICTED TO RECREATIONAL VEHICLES ONLY)
ACCESSORY USES
FOOD STORES - GROUP "I"
PERSONAL SERVICES - GROUP "I"
CONSUMPTION ON PREMISES
STORAGE:
INDOOR
OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS,
AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

SCHEDULE OF USES (MHPD)
MOBILE HOME
EXCAVATION, WATER RETENTION
MODEL HOME UNIT, UNIT, DISPLAY CENTER
RECREATIONAL FACILITIES, PERSONAL
SIGNS
ESSENTIAL SERVICES FACILITIES, GROUP "I"
ACCESSORY USES
FOOD STORES - GROUP "I"
PERSONAL SERVICES - GROUP "I"
CONSUMPTION ON PREMISES
STORAGE:
INDOOR
OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS,
AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)



EXISTING PRESERVE
411 - PINE FLATWOODS = 4.55 ACRES
621 - CYPRESS FOREST = 6.66 ACRES
624 - PINE - CYPRESS FOREST = 9.13 ACRES
625 - PINE WET PRAIRIE = 2.52 ACRES
650/640 - RESTORATION AREA = 2.69 ACRES
832/310 - POWER LINE EASEMENT/HERBACEOUS = 2.79 ACRES
832/643 - POWER LINE EASEMENT/HERBACEOUS = 3.69 ACRES

B.C. FOX SQUIRREL
PRESERVE
26.62 ACRES

OPEN SPACE
COMMON AREA:
40 FOOT PERIMETER BUFFER = 417,979.95 S.F. (9.60 AC.)
20 FOOT AROUND LAKE = 174,510.73 S.F. (4.00 AC.)
LAKES = 732,335.74 S.F. (16.81 AC.)
160' FPL EASEMENT = 432,587.83 S.F. (9.93 AC.)
WETLAND CREATION (EXISTING) = 760,122.00 S.F. (17.45 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS) = 430,223.79 S.F. (9.87 AC.)
COMMON AREA TOTAL = 2,947,760 S.F. (67.66 AC.)
% OF SITE = 44.04 %

EXISTING GENERAL DEVIATIONS:
1. A DEVIATION FROM SECTION 6.03 OF ORDINANCE 86-31 TO ALLOW FOR THE DEVELOPMENT OF THE "T2" AREA AS INDICATED ON THE MASTER CONCEPT PLAN. (NO LONGER APPLICABLE; NO MODERN EQUIVALENT)
2. A DEVIATION FROM SECTION 9.11.1 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW LDC 10-714) WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 50 FEET
3. A DEVIATION FROM SECTION 202.18.2.2 OF THE LEE COUNTY ZONING ORDINANCE (NOW LDC 34-2222 & 34-2192) AND SECTION 7.0.2 OF THE DEVELOPMENT STANDARDS ORDINANCE TO ALLOW THE CORNER LOTS TO BE THE SAME SIZE AS THE OTHER LOTS IN THE DEVELOPMENT AND TO ALLOW A REDUCTION IN THE STREET SETBACK FROM 20 FT. TO 5 FT. ON THE "SIDE" LOT LINE FOR THESE CORNER LOTS.
4. A DEVIATION FROM SECTION 9.6.1 OF LDC 34-2192, & TABLE 3-11 OF THE LDC DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 1 OF LDC 10-288) WHICH REQUIRES "25 FEET OF STREET INTERSECTION SEPARATION TO 100 FEET"
5. A DEVIATION FROM SECTION 9.6.3 OF THE LDC DEVELOPMENT ORDINANCE (NOW LDC 10-291(3)) TO ALLOW ONLY ONE MEANS OF INGRESS AND EGRESS FOR A DEVELOPMENT OF MORE THAN FIVE ACRES.
6. A DEVIATION FROM SECTION 9.9.2 AND TABLE 9-3 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 3 OF LDC 10-288) WHICH REQUIRES A 45 FOOT RIGHT-OF-WAY FOR A LOCAL STREET WITH OPEN DRAINAGE TO PERMIT A LOCAL STREET WITH 30 FEET OF RIGHT-OF-WAY AND OPEN DRAINAGE.

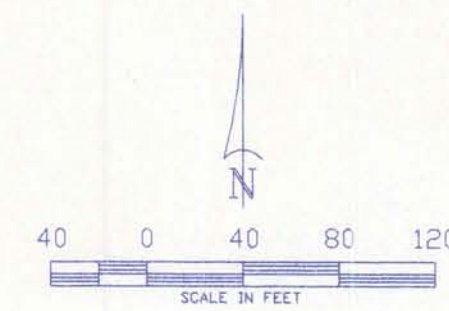
EXISTING RVPD DEVIATIONS:
7. A DEVIATION FROM SECTION 441.C.4.1(1) AND (2) (NOW LDC 34-939(b)(8)(b)) OF LEE COUNTY ZONING REGULATIONS WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (40 FEET x 90 FEET)
8. A DEVIATION FROM SECTION 441.C.4.2(3) (NOW LDC 34-939(b)(7)(b)) WHICH REQUIRES A SIDE SETBACK OF 10 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 25 FEET TO PERMIT A SIDE SETBACK OF 5 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 20 FEET FOR A NON-TRANSIENT PARK.
8.a. A DEVIATION FROM SECTION 480.05.D.2.2 OF THE ZONING ORDINANCE NOW LDC 34-939(b)(3) TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER.

EXISTING MHPD DEVIATIONS:
9. A DEVIATION FROM SECTION 439.02 (NOW LDC TABLE 34-736) OF LEE COUNTY ZONING REGULATION WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT (50 FEET x 100 FEET) TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (46 FEET x 90 FEET).
10. A DEVIATION FROM SECTION 439.02.B (NOW LDC 34-733) WHICH REQUIRES A SIDE SETBACK OF 7 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.

NEW GENERAL DEVIATIONS:
11. A DEVIATION FROM SECTION 34-2192(3) OF THE LDC TO PERMIT A "WATER RELATED USE" (i.e. CLUBHOUSE, DECK, PIER AND GAZEBO) TO ENCLOSED ENCROACH INTO THE 25' SETBACK AND TO EXTEND 90' INTO AN ARTIFICIAL BODY OF WATER. THIS REQUEST IS MADE PURSUANT TO THE EXCEPTION PROVIDED IN 34-2194(c)(1).
12. DEVIATION FROM SECTION 34-2020(4)(a)2 WHICH WOULD REQUIRE 135 SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 44 SPACES.

CYPRESS WOODS
R.V. RESORT
ORIGINAL ZONING # Z-94-025
MASTER CONCEPT PLAN
BIG CYPRESS FOX SQUIRREL PERSEVERE
BARBOT, STEUART & ASSOCIATES, INC.
3228 EVA
DESIGNED BY: BY PLAN DATED: 11-29-07
DRAWN BY: JTA CHECKED BY: IKS
SCALE: 1" = 150' OR AS NOTED DATE: 05/29/2007 SHEET: 2 OF 3
DATE: REVISION: APPROVED: 3434
DCI 2007-00078

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF
A PARCEL OF LAND LYING IN
SECTION 11
TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



DESCRIPTION:
A tract or parcel of land lying in the Northwest Quarter (N.W.1/4) of Section 11, Township 44 South, Range 25 East, Lee County, Florida, described as follows:

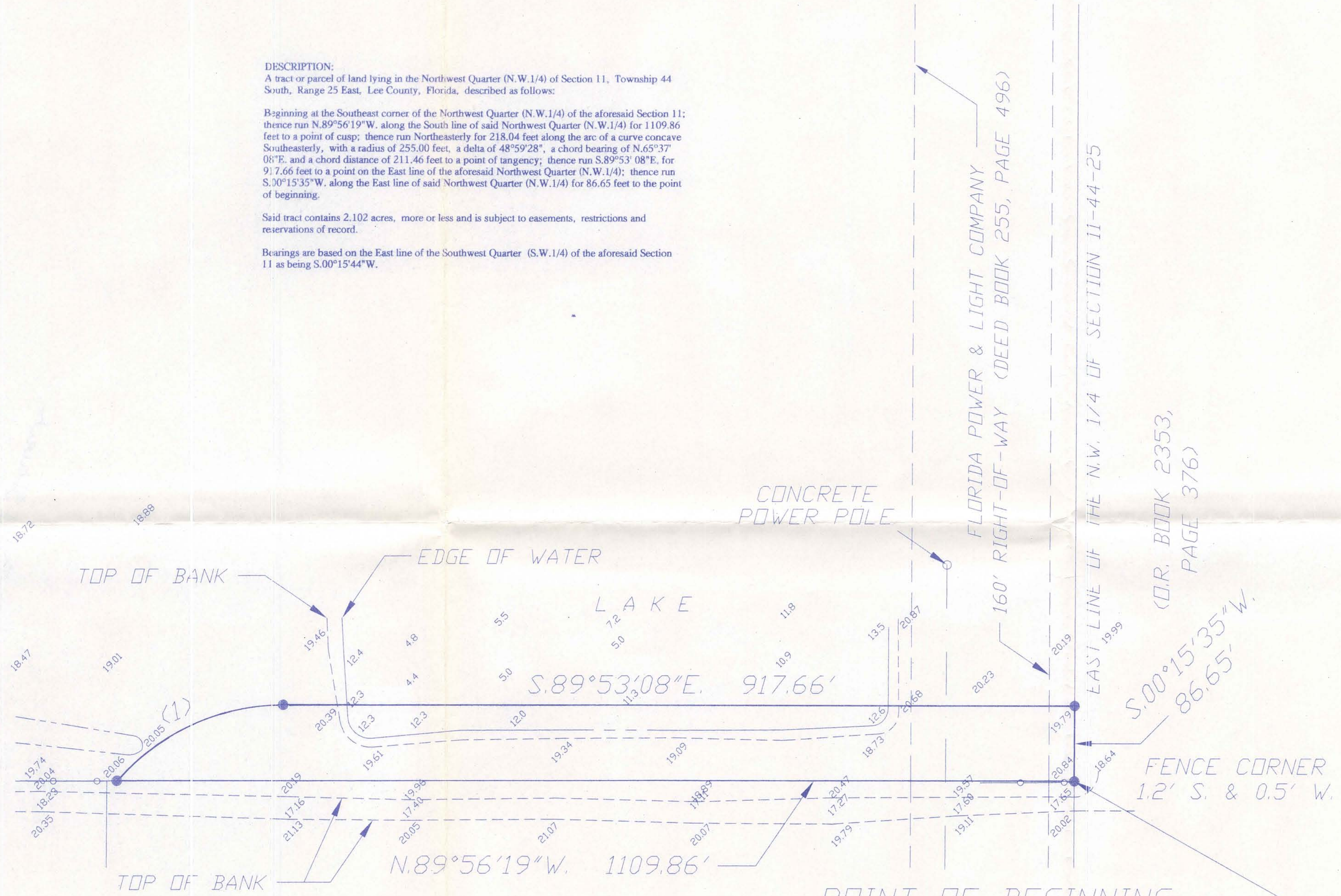
Beginning at the Southeast corner of the Northwest Quarter (N.W.1/4) of the aforesaid Section 11; thence run N.89°56'19"W. along the South line of said Northwest Quarter (N.W.1/4) for 1109.86 feet to a point of cusp; thence run Northeasterly for 218.04 feet along the arc of a curve concave Southeasterly, with a radius of 255.00 feet, a delta of 48°59'28", a chord bearing of N.65°37'08"E. and a chord distance of 211.46 feet to a point of tangency; thence run S.89°53'08"E. for 917.66 feet to a point on the East line of the aforesaid Northwest Quarter (N.W.1/4); thence run S.00°15'35"W. along the East line of said Northwest Quarter (N.W.1/4) for 86.65 feet to the point of beginning.

Said tract contains 2.102 acres, more or less and is subject to easements, restrictions and reservations of record.

Bearings are based on the East line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11 as being S.00°15'44"W.

SURVEY NOTES:
1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11-44-25, AS BEING S.00°15'35"W.
2. FIELD NOTES IN SECTION 11-44-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).
FLOOD ZONE: "X" ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124 PANEL # 0225
SUFFIX--- C REVISION DATE: 3/15/94

THIS SURVEY IS CERTIFIED TO:
CYPRESS WOODS RV RESORT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
BRUCE MELCERAS, HIS SUCCESSORS AND ASSIGNS
FREEMAN, BUTTERMAN, HABER, ROJAS & STANHAM, L.L.P.
FIRST AMERICAN TITLE INSURANCE COMPANY



POINT OF BEGINNING
SET 1/2" I.R. CAP PLS #4631
AT THE S.E. CORNER OF THE
N.W.1/4 OF SECTION 11-44-25
&
FOUND 3" X 3" C.M. LS #2465
0.11' SOUTH & 1.27' WEST
&
FOUND 3" X 3" C.M. NO ID.
2.2' SOUTH & 0.45' EAST

- LEGEND:
- SET IRON PIN (CAP #4631)
 - FOUND IRON PIN (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - CONCRETE (CONC.)
 - P.C.P. PERMANENT CONTROL POINT
 - (P) AS PER PLAT
 - (D) AS PER DEED
 - (S) AS PER SURVEY
 - (M) AS MEASURED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - ELEV. ELEVATION
 - N/D NAIL & DISK
 - N/T.T. NAIL & TINTAB
 - P.O.B. POINT OF BEGINNING
 - P.C. POINT OF CURVATURE
 - O.R. OFFICIAL RECORDS BOOK
 - (1) CURVE NUMBER
 - ⊕ CENTERLINE
 - R/W RIGHT-OF-WAY
 - B.M. BENCHMARK
 - 50 TYPICAL ELEVATION

Curve number 1
Radius= 255.00'
Delta= 48°59'28"
Arc= 218.04'
Tangent= 116.19'
Chord= 211.46'
Chord Brg.= N.65°37'08"E.

RECEIVED
DEC 12 2007
PERMIT COUNTER

REVISED	DESCRIPTION	BY	
11/15/07	ADD TOPOGRAPHY	FBH	<i>John B. Harris</i>
			NOVEMBER 20, 2007
			JOHN B. HARRIS, RSM FLORIDA LAND SURVEYOR #4631
DRAWN: FBH	SCALE 1"=80'	PROJ. # CW-USA	HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (941) 772-9939 FAX: (941) 772-1315
SURVEY DATE 12/21/06	FILE NO. 44-25-11	SHT.- 1 OF - 1	
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921			

00002 0130

00000 0020

0000B 00CE

00014 0020

00015 0000

CYPRESS WOODS
R.V. RESORT

ORIGINAL ZONING # Z-94-025

SOILS MAP

BARBOT, STEUART & ASSOCIATES, INC.

CONSULTING ENGINEERS
3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

DESIGNED BY:
IKS

DRAWN BY:
JTA

SCALE: 1" = 80'
OR AS NOTED

CHECKED BY:
IKS

CHECKED BY:
IKS

DATE:
11/05/2007

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DEC 12 2007

PERMIT COUNTER

FILE No.

SHEET 1 OF 1

3434

DATE	REVISION	APPROVED

DCI 2007-00078