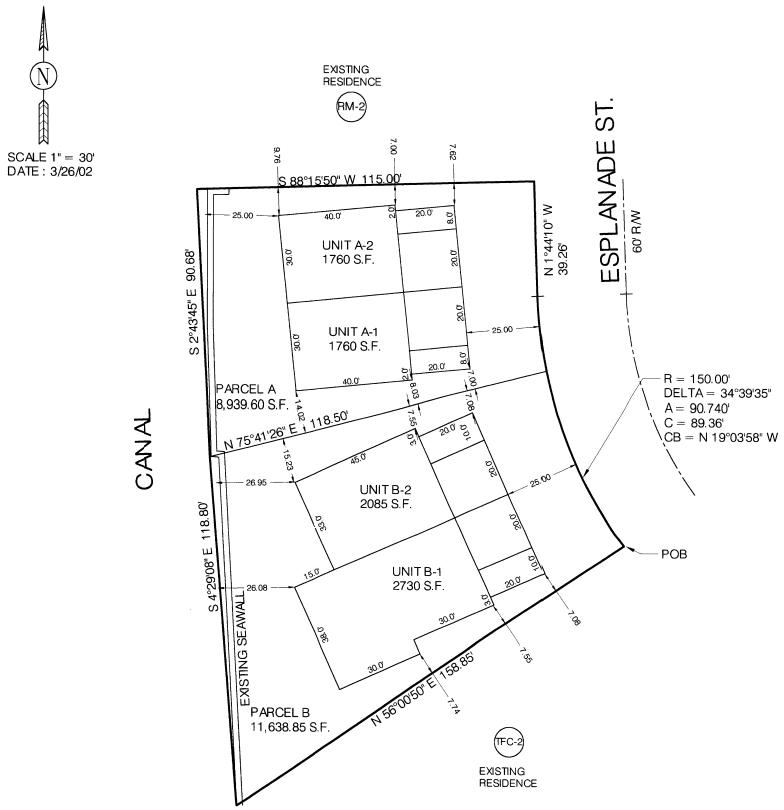
Post-it® eLabel 005 725 151

Maps for

Case #: DCI 2002-00035



LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR REZONING PURPOSES ONLY.
NOT TO BE USED FOR TITLE OR DEED PURPOSES.

Lots 22,and 23 Block 7 Unit 1
unrecorded Imperial Shores

A recombination of combined Lot 22 and Lot 23 Block 7, Unit 1 unrecorded Imperial Shores, in Section 32, Township 47 South, Range 25 East, as recorded in Official Records Book 53, page 130, in the public records of Lee County, Florida more particularly described as:
A lot or parcel of land lying in the SW 1/4 of Section 32, Township 47 South, Range 25 East which tract or parcel is described as follows:

From the southeast corner of said fraction of a section run N 1ø 44'10" W along the east line thereof for 1250.03 feet; thence run S 89ø46'10"W parallel with the south line of said section for 1409.06 feet to a point of curvature; thence run westerly along the arc of a curve to the right having a radius of 150.00 feet, a central angle of 53ø50'05" for 140.94 feet to the Point of Beginning. From said Point of Beginning, continue along the arc of a curve to the right having a radius of 150.00 feet, a central angle of 34ø39'35" for 90.74 feet to a point of tangency; thence run N 01ø44'10"W for 39.26 feet; thence run S 88ø15'50"W for 115 feet; thence run S2ø43'45"E for 90.68 feet; thence run S 4ø29'08"E for 118.80 feet to an intersection with a line passing through the Point of Beginning bearing S 56ø00'50"W; thence run N 56ø00'50"E for 158.85 feet to the Point of Beginning.

SUBJECT TO a 15 foot wide utility easement along the easterly property adjacent to Esplanade located southwest and westerly of, adjacent to and concentric with the above mentioned arc of a curve having a radius of 150.00 feet. Bearings hereinabove mentioned are true from centerline survey of State Road No. S-865 (Bonita Beach Road).

SCHEDULE OF USES

-Accessory uses, buildings and structures
-Amateur radio antenna/tower
  -Under 50 feet in height
-Docks, seawalls
-Fences, walls
-Nonroofed accessory structures
-Signs in compliance with chapter 30
-Accessory apartment
-Community residential home
-Dwelling Unit:
  -Duplex
  -Two-family attached
  -Single-family residence, conventional
-Essential services
-Home care facility
-Home occupation:
  -No outside help
-Residential accessory uses (34-622(c)(42))
-Model Home

BUILDING DEVELOPMENT REGULATIONS

MINIMUM LOT SIZE = 7,500 S.F.
MINIMUM LOT AREA PER UNIT = 3,750 S.F.
MINIMUM LOT WIDTH PER UNIT = 37.5'
MINIMUM LOT DEPTH = 100'
MINIMUM SETBACK :
SIDE YARD = 7.0'
REAR YARD = 20.0'
WATER BODY = 25.0'
STREET = 25.0'
MAXIMUM LOT COVERAGE = 45%
MAXIMUM HEIGHT = 35.0'
MAXIMUM No. OF STORIES = 3
MAXIMUM GROSS SQUARE FOOTAGE = 9,259 S.F.
OPEN SPACE REQUIRED = 20% = 4,115 S.F.
MAXIMUM No. OF DWELLING UNITS = 4
(2 - TWO FAMILY ATTACHED BUILDINGS)

APPROVED
Master Concept Plan
Site Plan # ZD-03-01 Page 1 of 1
Subject to conditions in Ordinance ZD-03-01
Case # DCI2000-00035
CITY OF BONITA SPRINGS

RECEIVED
SEP 27 2002
COMMUNITY DEVELOPMENT

9/24/02

OWNER/DEVELOPER
RAY AMBROZY
4895 ESPLANADE STREET
BONITA SPRINGS, FLA. 34134
PH. : 948-1695

NOTES :

1. NO DEVIATIONS ARE BEING REQUESTED.
2. NO PROPOSED ACCESS OR FACILITIES FOR PUBLIC TRANSIT, DOES NOT LIE WITHIN LEETRAN FRANCHISE AREA.

MASTER CONCEPT PLAN OPTION 1

RAY AMBROZY

ENGINEER OF RECORD :
DEBORA ALLEN GRESS, P.E. #37276

SCALE : 1" = 20'
DATE : 6/24/02
DRAWN BY: DAG
REVISED : 9/20/02

PROGRESSIVE ENGINEERING
25671 CORZINE LANE S.E.
BONITA SPRINGS, FLA. 34135
PH. : (941) 992-1619, FAX: 992-8571
COA #4778

SH. 1 of 1

DCI 2002.00035