



APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD and/or

APPLICATION FOR FINAL PLAN APPROVAL IN UNINCORPORATED AREAS ONLY [LDC Section 34-380 or 34-1037]

Project Name: Pine Glen Amendment
 Current Zoning: ~~unincorporated~~ Plan Development Residential
☒ Amendment to a PD or PUD to allow: Single Family Rear Setback from 16' to 51' for accessory structures
☐ Final Plan Approval for: _____

1. Name of Applicant: Beau and Lauren Voltz
 Address: 19398 Devonwood Cir
 City, State, Zip: Ft. Myers FL 33967
 Phone Number: 239-287-7816
 E-mail Address: beau.voltz@yahoo.com

2. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:
☒ Applicant is the sole owner of the property. [34-201; 34-204]
☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202; 34-204]

3. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]

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

b. [Additional Agent\(s\)](#): Provide the names of other agents that the County may contact concerning this application. [34-202; 34-204]

4. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: Beau and Lauren Voltz (Lauren Hohn)
 Address: 19398 Devonwood Cir
 City, State, Zip: Ft. Myers FL 33967
 Phone Number: 239-287-7816 E-mail: beau.voltz@yahoo.com

5. Disclosure of Interest [34-201; 34-204]:
☐ Attach [Disclosure of Interest](#) Form. [34-201; 34-204]

6. STRAP Number(s) [34-204]:
22-46-25-09-00007.0160

7. Street Address of Property: 19398 Devonwood Cir Ft. Myers FL 33967

LEE COUNTY COMMUNITY DEVELOPMENT
 PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
 PHONE (239) 533-8585

RECEIVED
 FEB 21 2017

8. **Legal Description (must submit one):**

- ☒ Legal description (metes and bounds) and sealed sketch of the legal description. [34-204]
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click [here](#) to see an example of a legal description with no metes and bounds.) [34-204]

9. **Lee Plan (Future Land Use) Designation [34-204]:**

Urban Community

10. **Original Project Name:**

Pine Glen (Villages of San Carlos)

11. **Original Rezoning Resolution Number:**

2-07-027

12. ✓ **Subsequent Zoning Action Resolution/Case Numbers** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

13. ✓ **Development Order Numbers** (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

14. ✓ **Written Narrative:** Provide a written narrative statement explaining exactly what is proposed.15. ✓ **Deviations:** If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. [34-373]16. ✓ **Planning Community or Community Plan Area*:**

San Carlos

*If in Caloosahatchee Shores [33-1482], Captiva [33-1612], Estero [33-64], Lehigh Acres [33-1401], North Fort Myers [33-1532], North (Upper) Captiva [33-1711], or Page Park [33-1203], attach meeting summary from informational meeting.

17. ✓ **Approved Master Concept Plan (MCP):** Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". [34-204; 34-373]18. **Proposed Final Plan (for Final Plan Approval applications only):** Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. [34-204]

Pine Glen at Three Oaks Home Owners Association Request:

To: Director of Lee County Department of Community Development

It has come to the attention of the H.O.A. that a regulation covering the rear setback to pool deck/enclosures is in need of an amendment. As the president of the Home Owners Association of Pine Glen at Three Oaks I would like to give our approval for an amendment to this regulation.

The regulation needing to be amended can be found on page 9 of Resolution Number Z-07-027:

Section B: Conditions

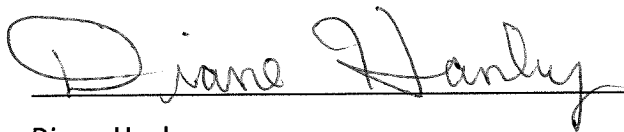
4: Residential Planned Development District uses, Conditions and Property Development Regulations

C: Property Development Regulations

1: Single Family Detached Rear Setback from property line to pool deck/enclosures from 10 feet

We would like to amend the setback from 10 feet to 5 feet

Thank you for your consideration,

A handwritten signature in cursive script that reads "Diane Hanley". The signature is written in dark ink and is positioned above a horizontal line.

Diane Hanley

President of H.O.A. at Pine Glen at Three Oaks

239-590-9229 Home Phone

239-898-4089 Cell Phone

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Beau Voltz and Louisa Voltz (Hohn) (name), as OWNER
 (owner/title) of 19398 Deenwood Cir (company/property), swear or affirm under oath, that
 I am the owner or the authorized representative of the owner(s) of the property and that:

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

*Notes:

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

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


 Signature

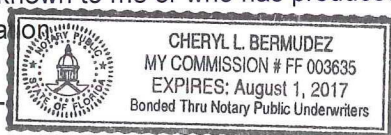
2/21/17
 Date

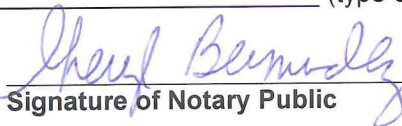
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
 ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 2/21/17 (date) by
Beau Voltz (name of person providing oath or affirmation), who is
 personally known to me or who has produced A.D. (type of identification)
 as identification

STAMP/SEAL




 Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Beau Voltz, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 19398 Devonwood Cir. and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	
<u>Beau Voltz</u>	<u>100%</u>
<u>Lauren Voltz (Hohn)</u>	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.


Property Owner

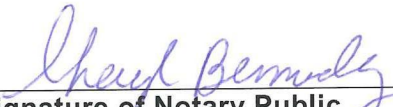
Beau Voltz
Print Name

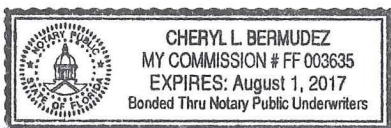
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 2/21/17 (date) by Beau Voltz (name of person providing oath or affirmation), who is personally known to me or who has produced FL ID (type of identification) as identification.

STAMP/SEAL

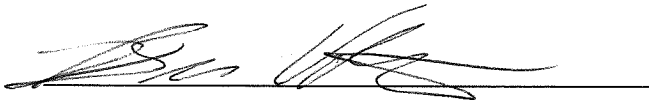

Signature of Notary Public



Written Narrative:

Currently Resolution Number Z-07-027 sets the regulations for the development Pine Glen at Three Oaks. In this document it states the property regulations for single family detached homes must maintain a 10 foot setback from the property line to pool deck/enclosures. I am asking to amend this regulation from 10 feet to 5 feet so as to allow future construction be uniform with previous construction that has not adhered to this regulation. All previous pool construction was built and approved by zoning with this regulation not being followed. Amending this regulation would place all of the pools built around the lake in this development that are currently out of code back in compliance.

Thank you for tending to this matter

A handwritten signature in black ink, appearing to read 'Beau Voltz', is written over a horizontal line.

Beau Voltz

Property Owner: 19398 Devonwood Cir.

Fort Myers, FL 33967

Deviations:

Current Regulation:

Resolution Number Z-07-027

-Page 9

-Section B: Conditions

-4: Residential Planned Development District Uses, Conditions, and Property Development Regulations

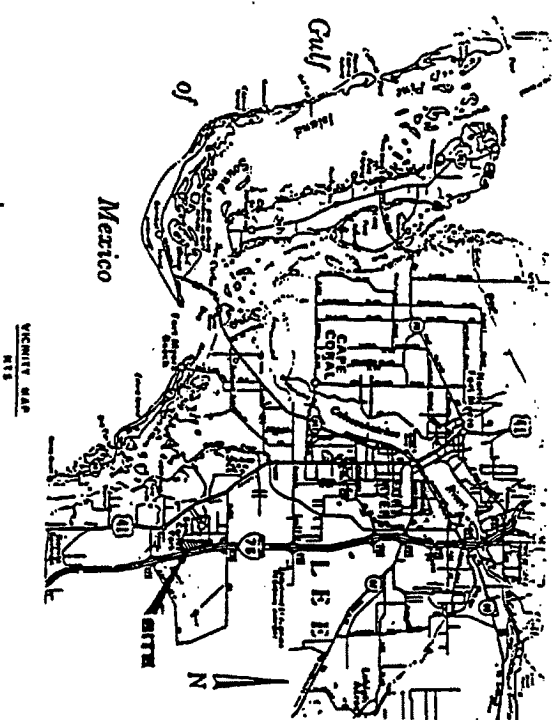
-C: Property Development Regulations

-1: Single Family Detached: Rear setback from property line to pool deck/enclosures 10 Feet

Amendment Requested:

Change the rear setback from property line to pool deck/enclosures from **10 feet to 5 feet**.

All current pool deck/enclosures are in violation of this regulation due to an oversight when they were constructed. Changing it to 5 feet would put all current properties in compliance.



VILLAGES OF SAN CARLOS

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VILLAGES OF SAN

2017

PLAN SET

**SOURCE, INC.**
LAND DEVELOPMENT
CONSULTANTS
P.O. BOX 1070, CANTON, MS 39014

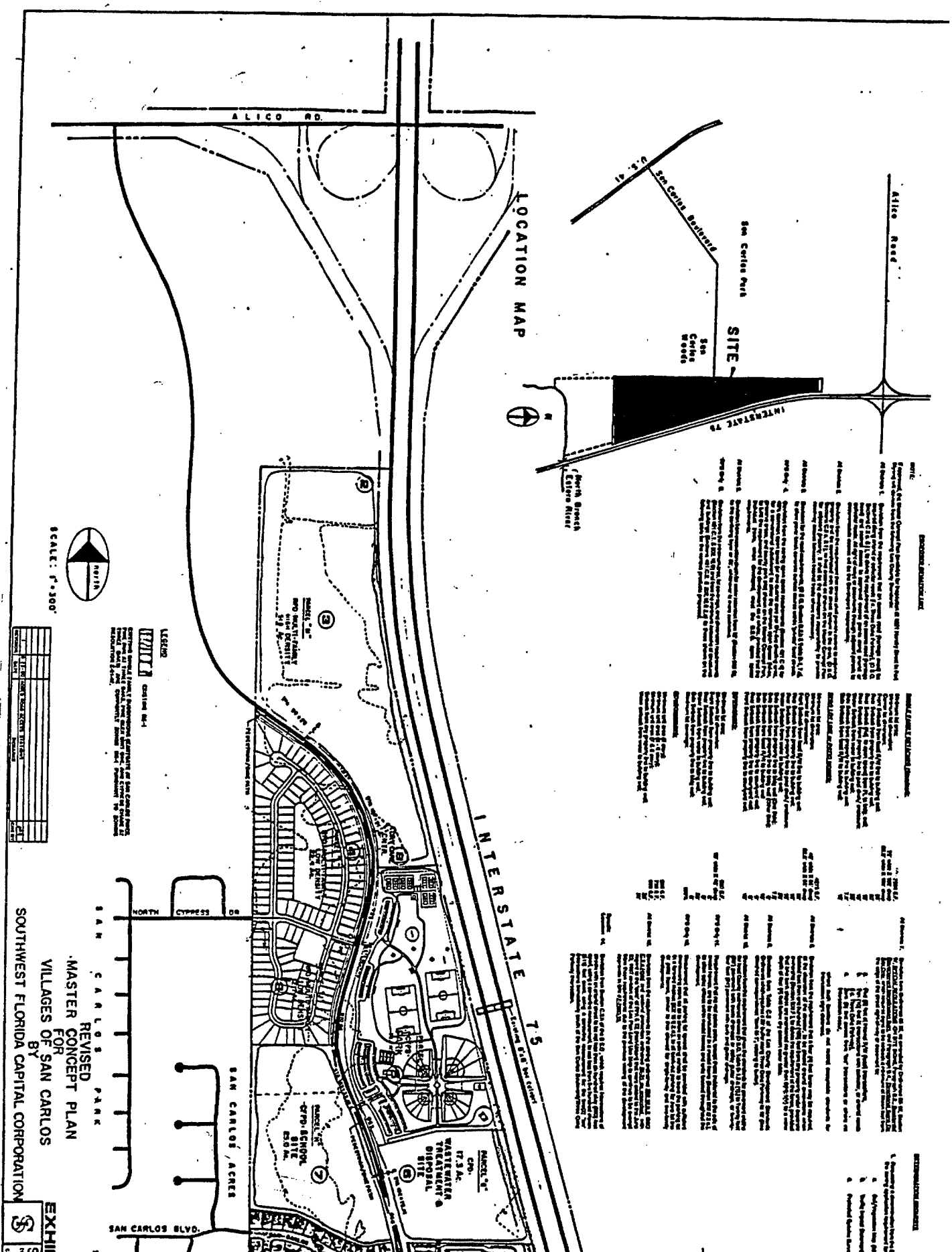
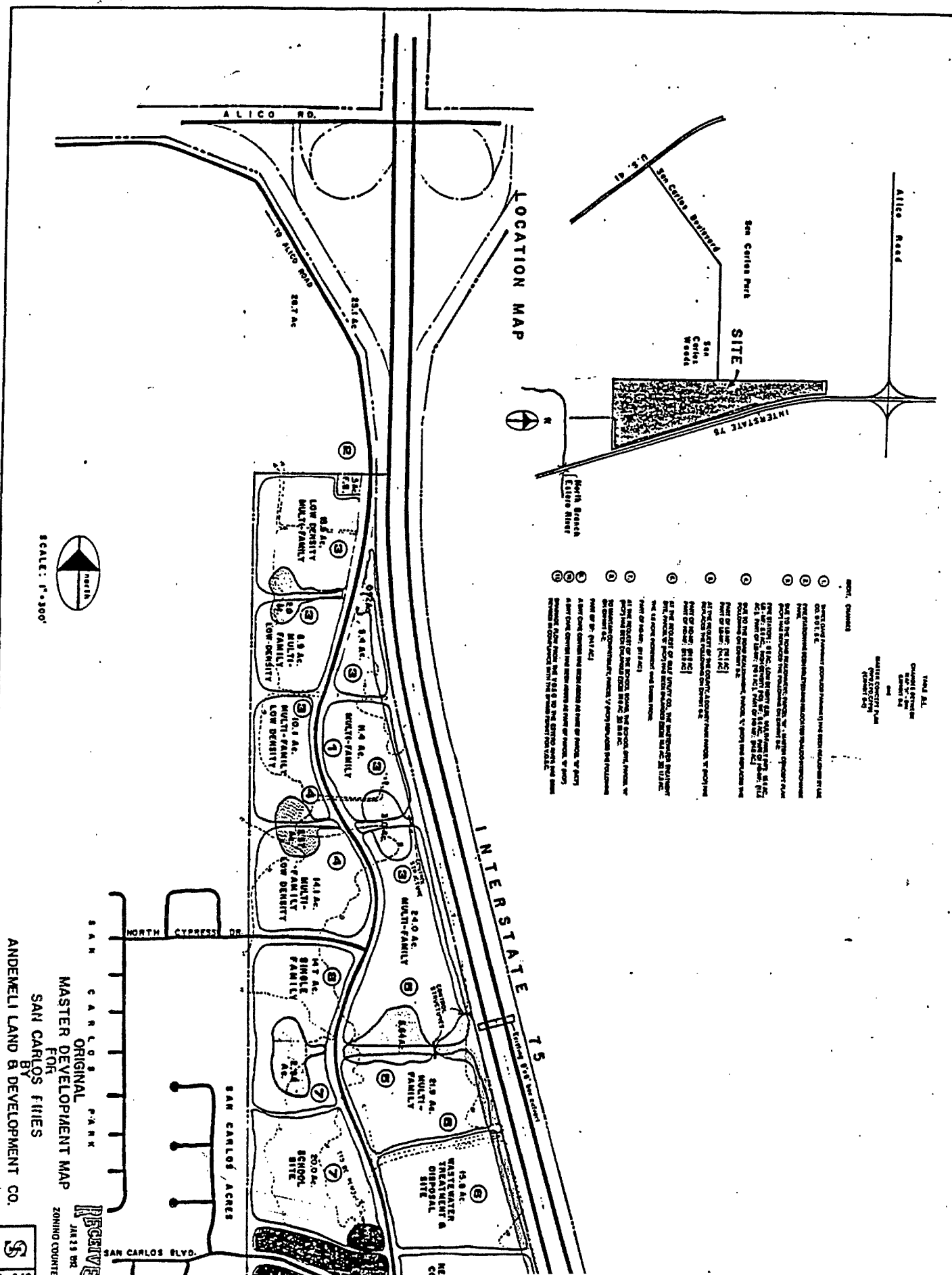
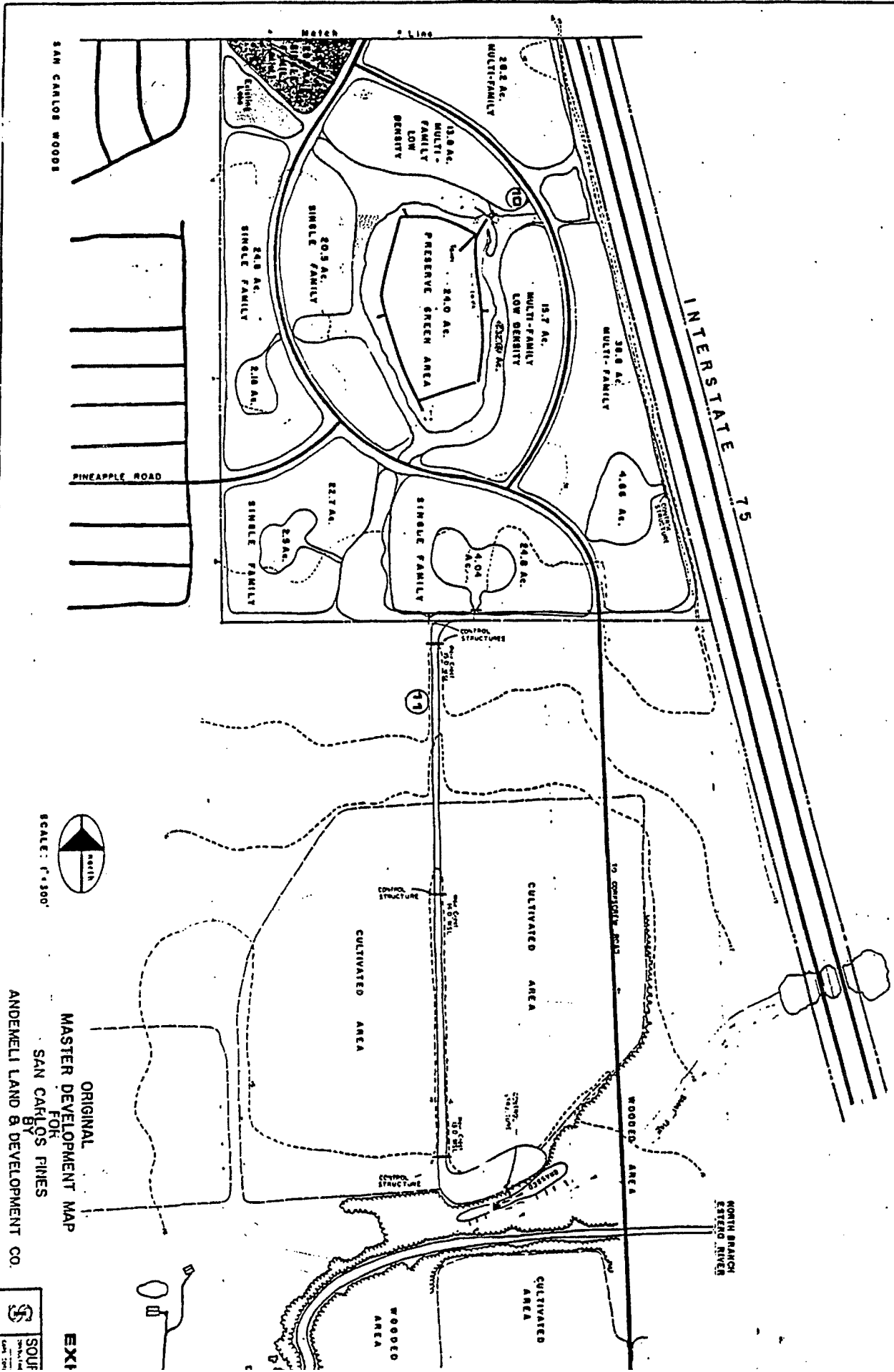
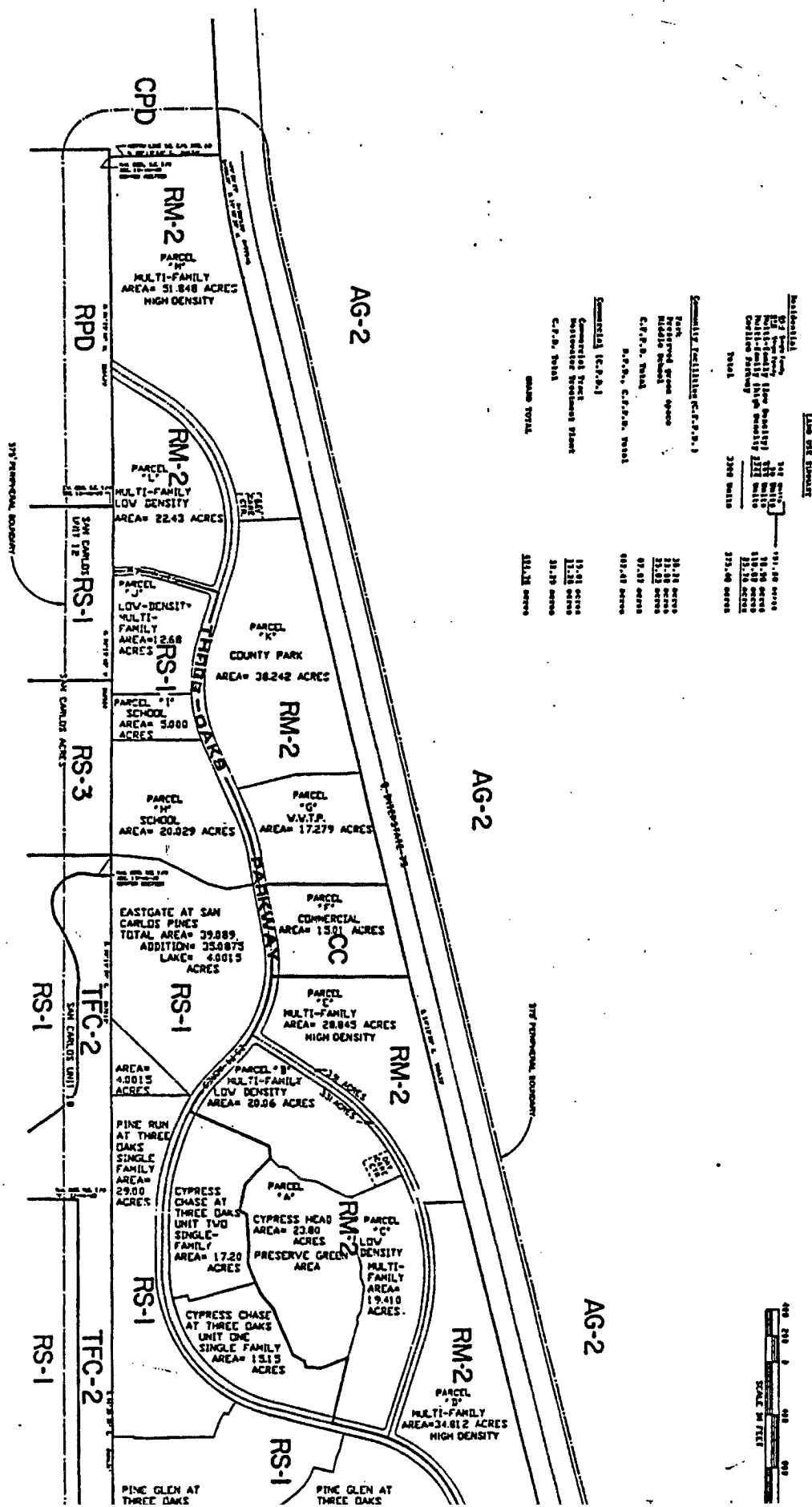


EXHIBIT
5









TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES

SAN CARLOS PARK

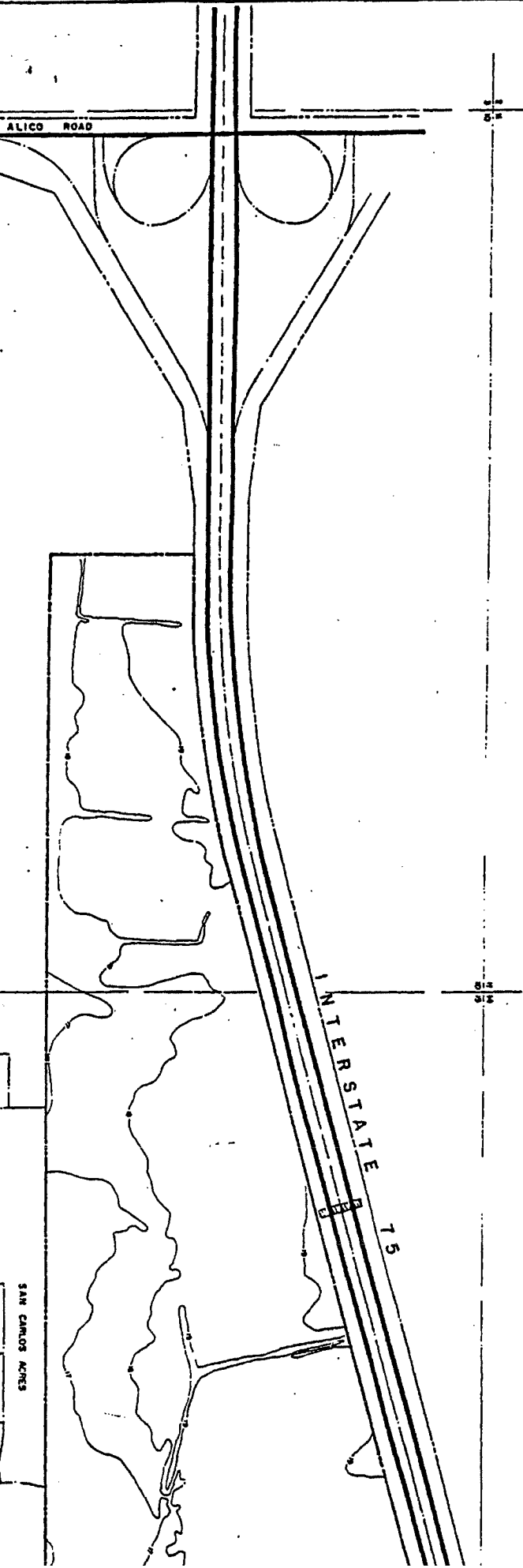
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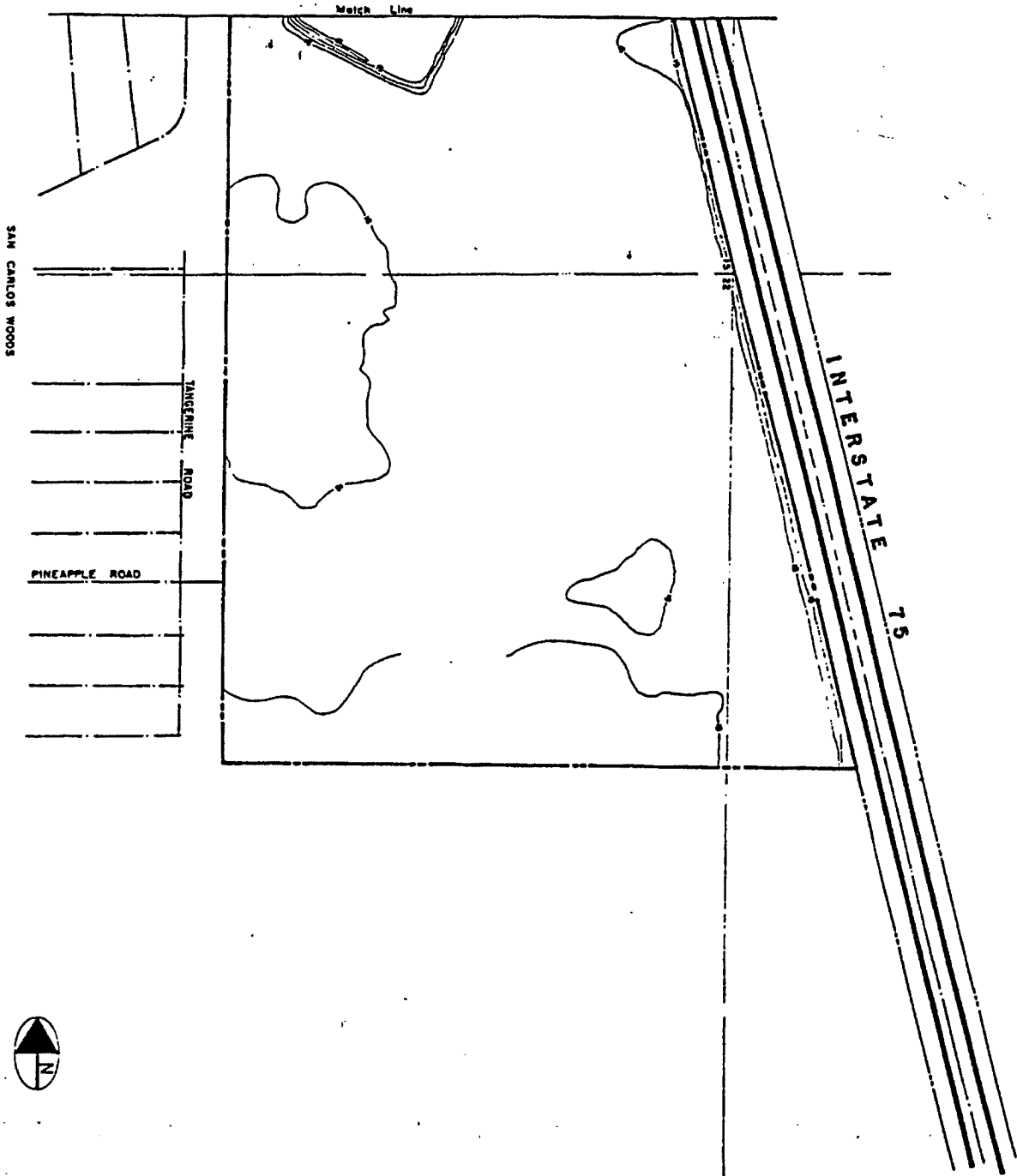
USERRA ROAD

SAN CARLOS ACRES

SAN CARLOS BLVD.

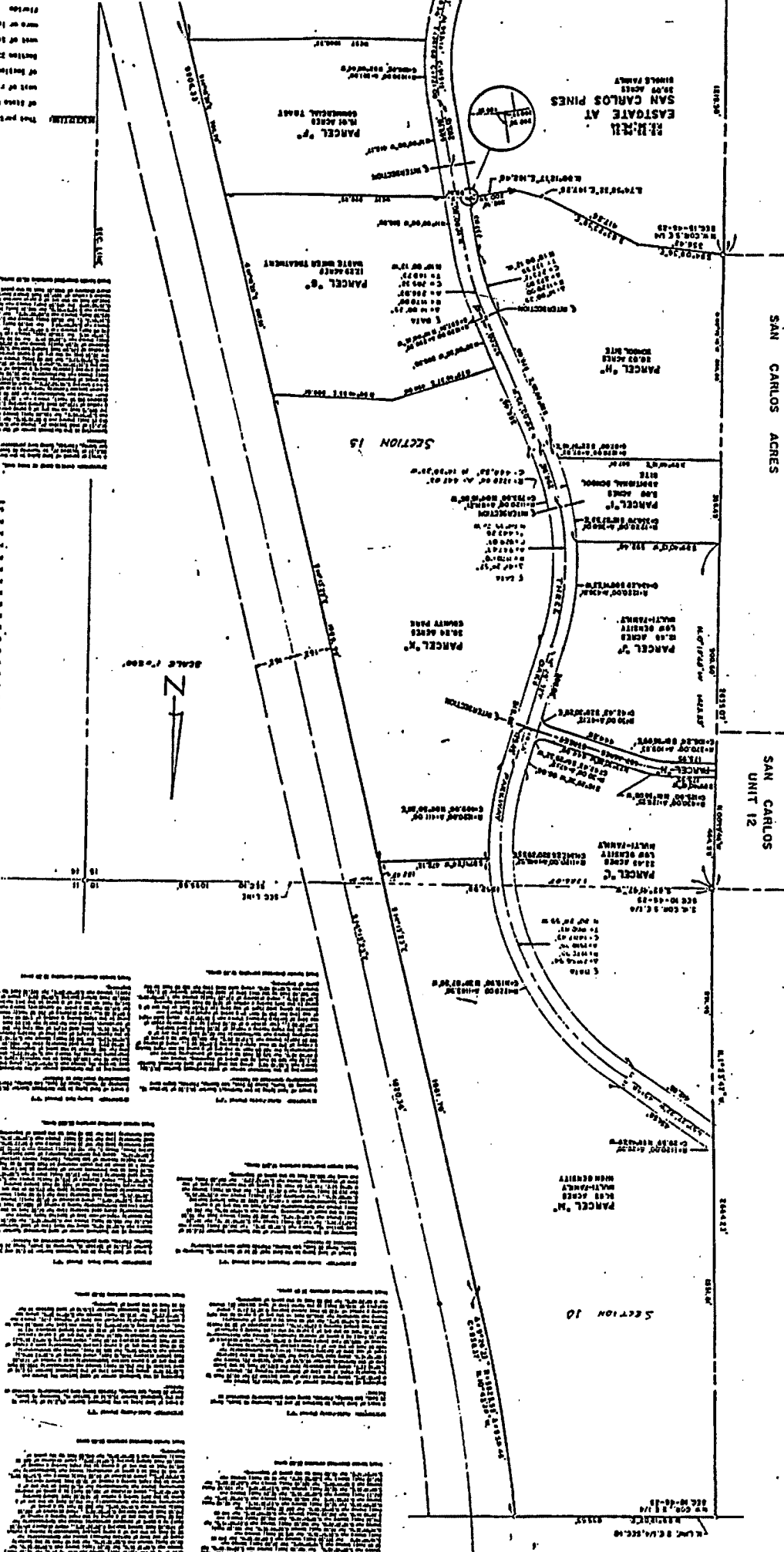
SAN CARLOS

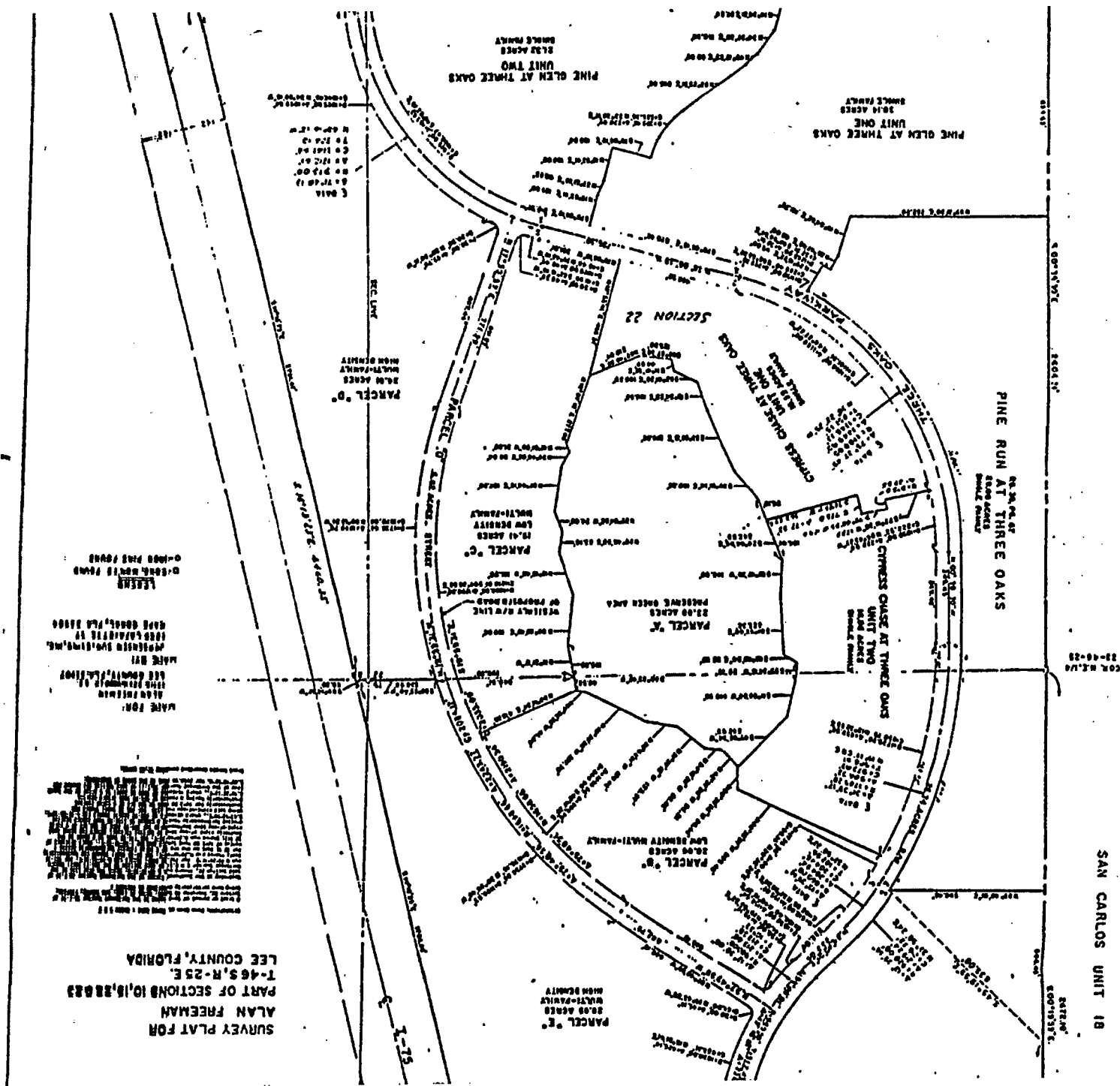


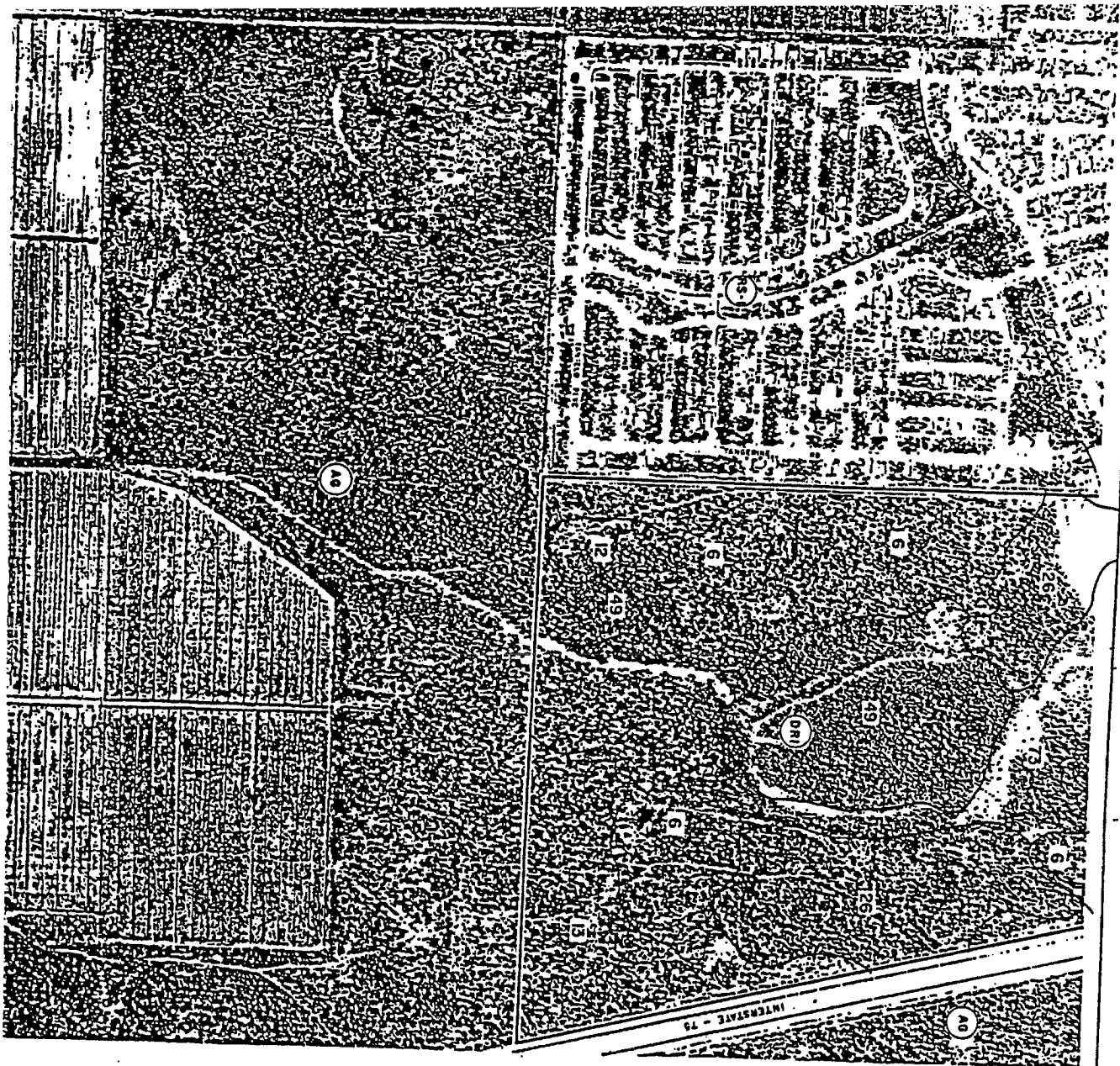


NORTH BRANCH
FLORIDA RIVER

TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
RY







SCALE: 1" = 300'



SOIL CLASSIFICATION

ZONE	TYPE OF SOIL
1	Well-drained fine sand
2	Very fine sand
3	Medium fine sand
4	Coarse fine sand
5	Very fine sand, improved
6	Medium fine sand, improved
7	Coarse fine sand, improved
8	Very fine sand, improved
9	Medium fine sand, improved
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11	Very fine sand, improved
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98	Very fine sand, improved
99	Medium fine sand, improved
100	Coarse fine sand, improved

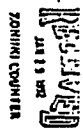
DEVELOPER:

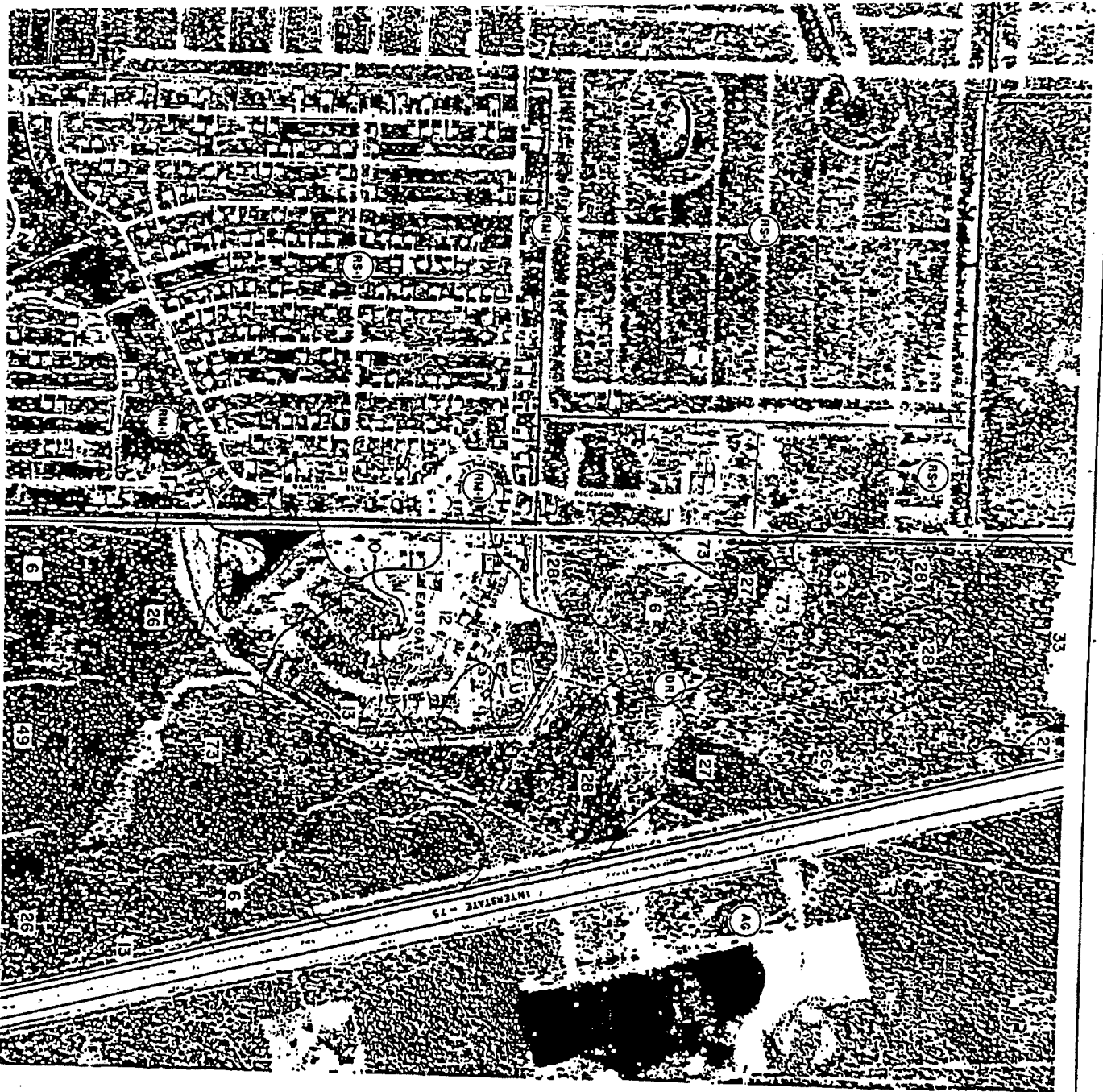
SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA





SCALE: 1" = 300'



SOIL CLASSIFICATION

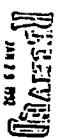
NO.	TYPE OR USE
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2	Arable Fine Sand -
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97	Arable Fine Sand, Depressed
98	Arable Fine Sand
99	Arable Fine Sand, Depressed
100	Arable Fine Sand

DEVELOPER:

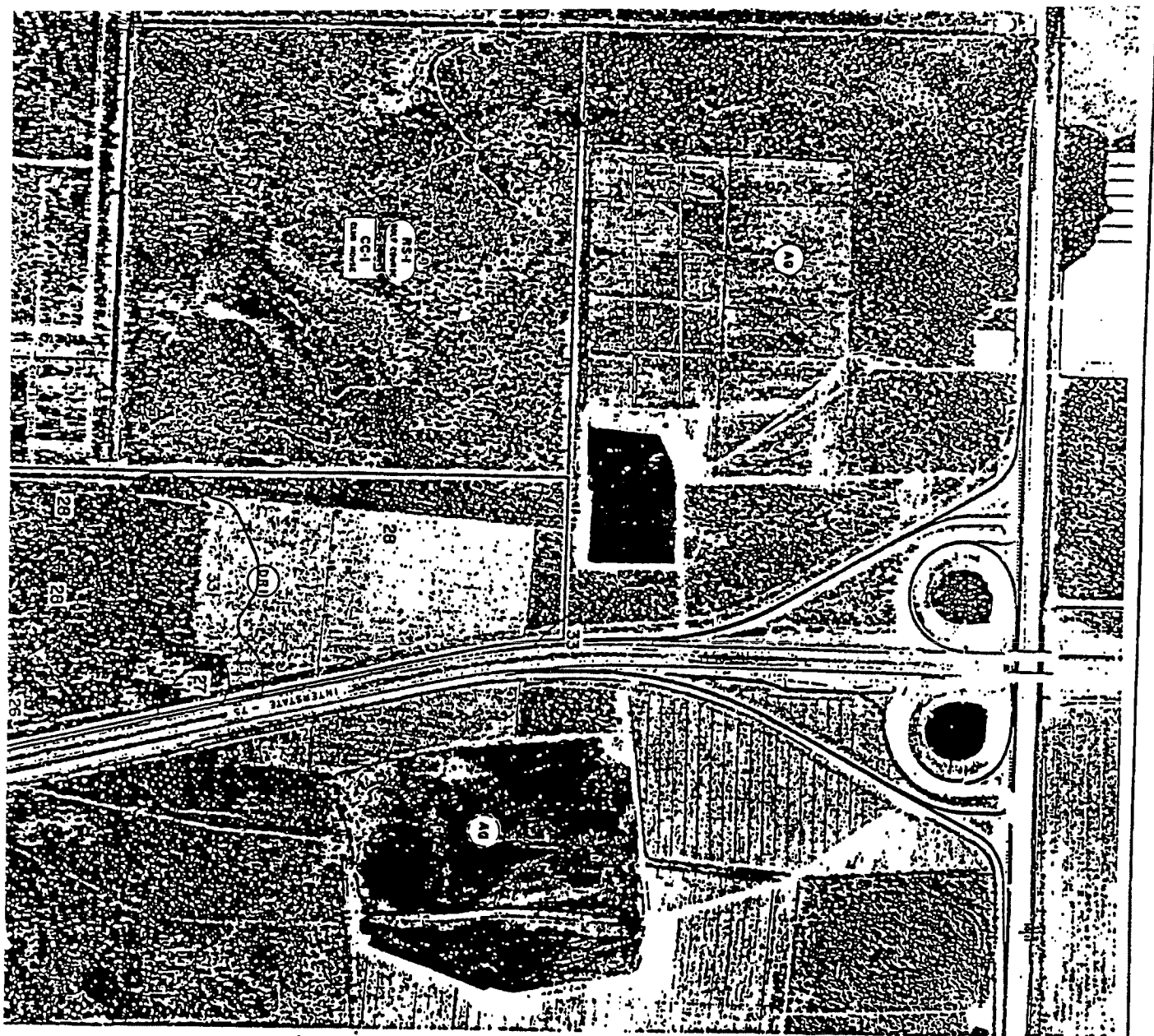
SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRUNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS
VILLAGES OF SAN CARLOS

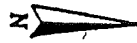
SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA



JAN 23 2012
ZONING EXHIBIT



SCALE: 1" = 300'



SOIL CLASSIFICATION

SOIL	TYPE OF SOIL
1	Alluvial River Soil
2	Public River Soil
3	Non River Soil
4	Public River Soil
5	Public River Soil, Supersaturated
6	Public River Soil
7	Public River Soil, Supersaturated
8	Public River Soil, Supersaturated
9	Public River Soil, Supersaturated
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11	Public River Soil, Supersaturated
12	Public River Soil, Supersaturated

DEVELOPER:

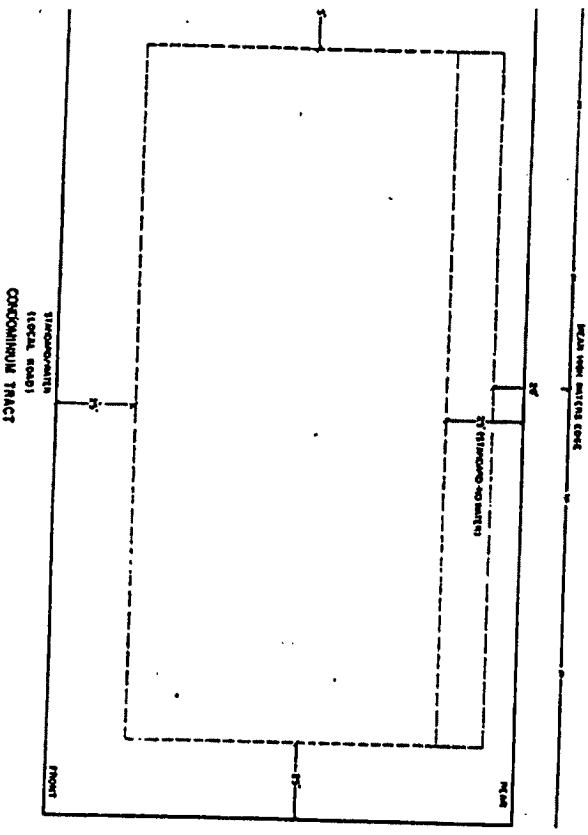
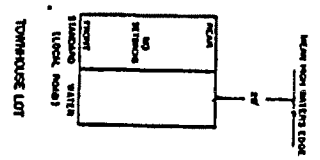
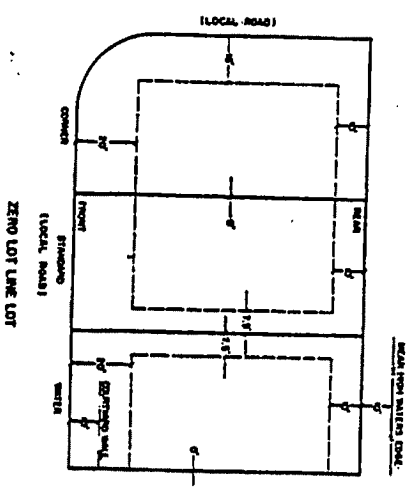
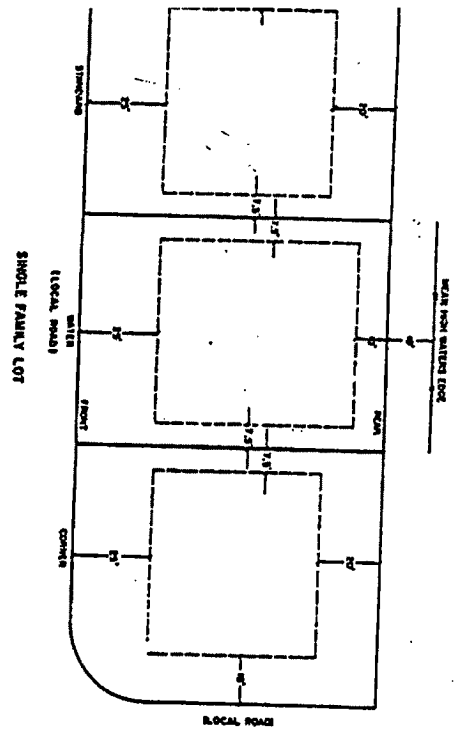
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FORT MYERS, FLORIDA 33908

**AERIAL AND EXISTING SITE CONDITIONS
VILLAGES OF SAN CARLOS**

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

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JAN 23 2017
ZONING DEPARTMENT

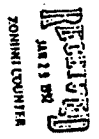
91-7-23-002-4



- LEGEND
- PROPERTY LINE
 - SETBACK WALL SETBACK LINE
 - CONCRETE WALL SETBACK LINE
 - SETBACK FENCE

PROPOSED SETBACK ILLUSTRATIONS

VILLAGES OF SAN CARLOS



RPD
SHEET 1 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

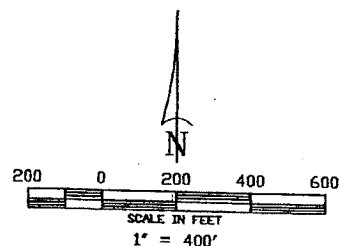
SEE SHEET 2 OF 13 FOR
LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 1

FILE # 46-25-10

SKETCH DATE: 5/2/06



S.W. CORNER, NE 1/4
SECTION 15-46-25

POINT OF
BEGINNING
N.W. CORNER, SE 1/4
SECTION 15-46-25

SAN CARLOS, UNIT 18

S.84°08'36"E.
356.42'

S.63°23'58"E.
417.26'

N.80°12'17"E.
182.43'

147.26'
S.74°58'32"E.

P.B. 33 PG. 21
**EASTGATE AT SAN CARLOS PINES
PHASE ONE**
 &
 P.B. 36 PG. 64
**EASTGATE AT SAN CARLOS PINES
PHASE TWO**
 39.09 ACRES
 SINGLE FAMILY

WEST LINE SE 1/4
N.00°19'59"W. 1809.13'

S.45°19'59"E.
835.00'

**EASTGATE
LAKE**

590.43'
S.89°40'01"W.

THREE OAKS PARKWAY

WESTERLY R/W LINE

LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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DCI 2005-00054

John B. Harris

May 15, 2006

JUN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

RPD
SHEET 2 OF 13

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

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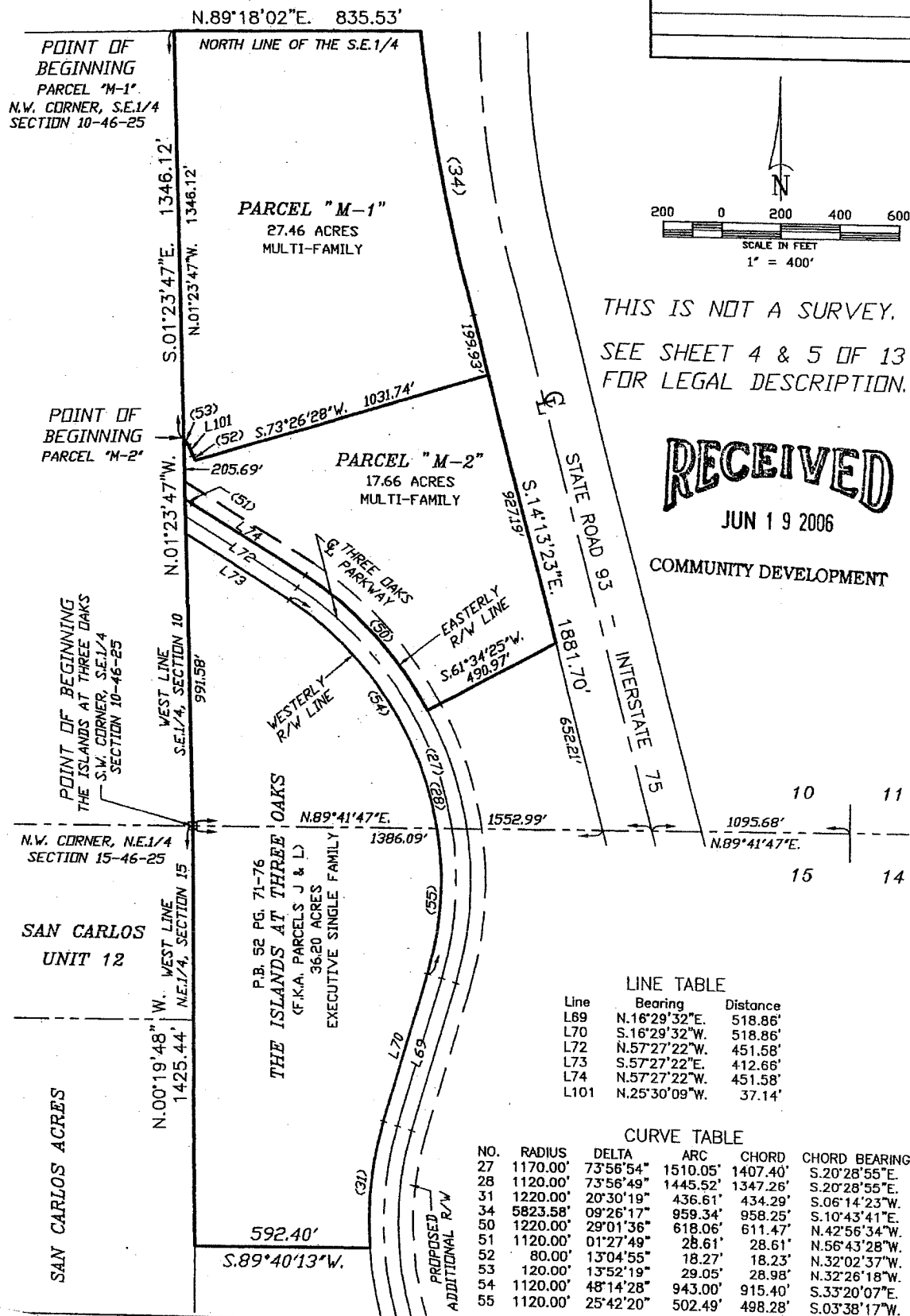
RPD
SHEET 3 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
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PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



RPD

SHEET 4 OF 13

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:**DESCRIPTION: (Parcel M-2)**

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangency; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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SHEET 5 OF 13

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

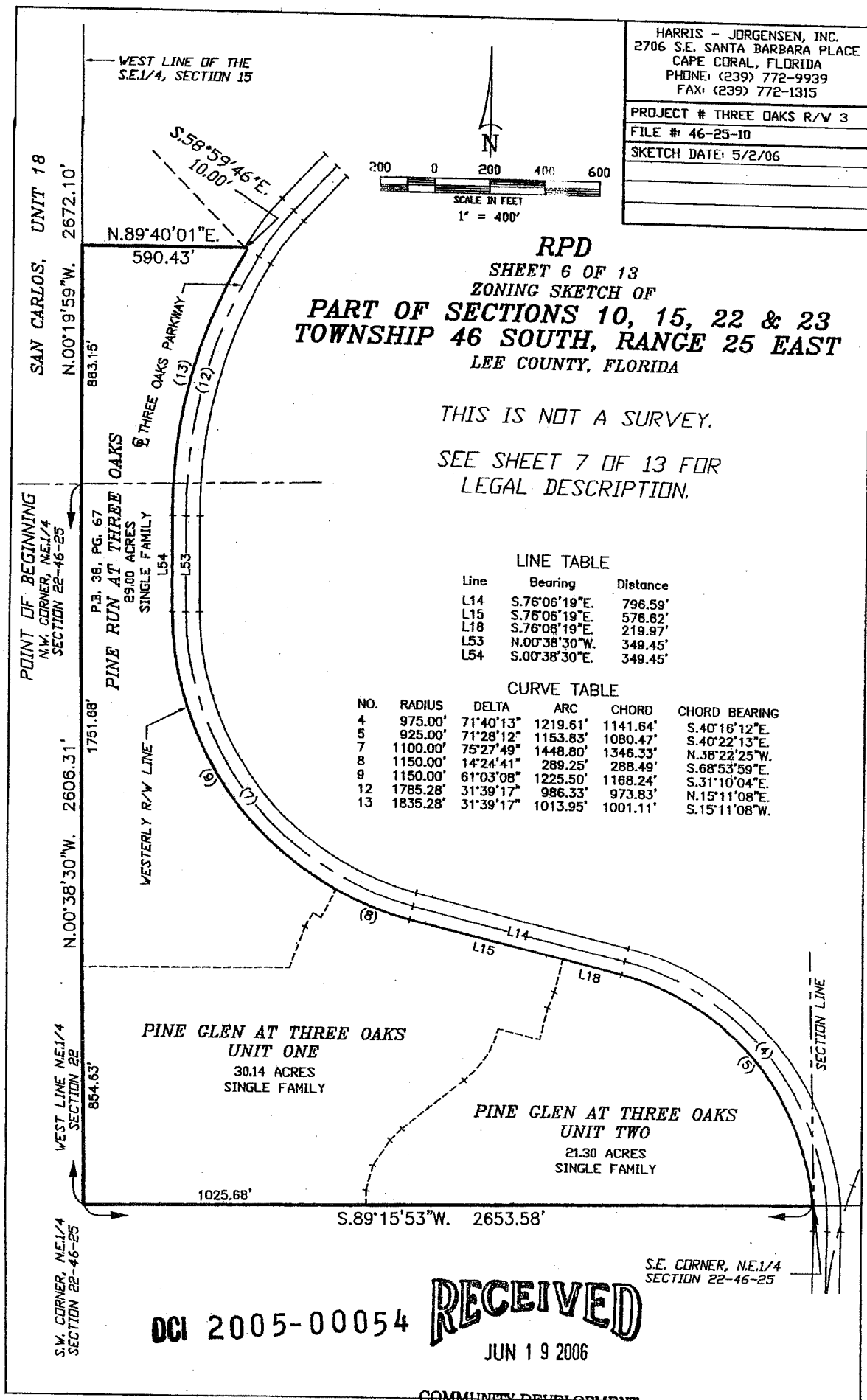
Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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SHEET 7 OF 13

DESCRIPTON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundaries of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundaries of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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SHEET 8 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
 SEE SHEET 9 OF 13 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
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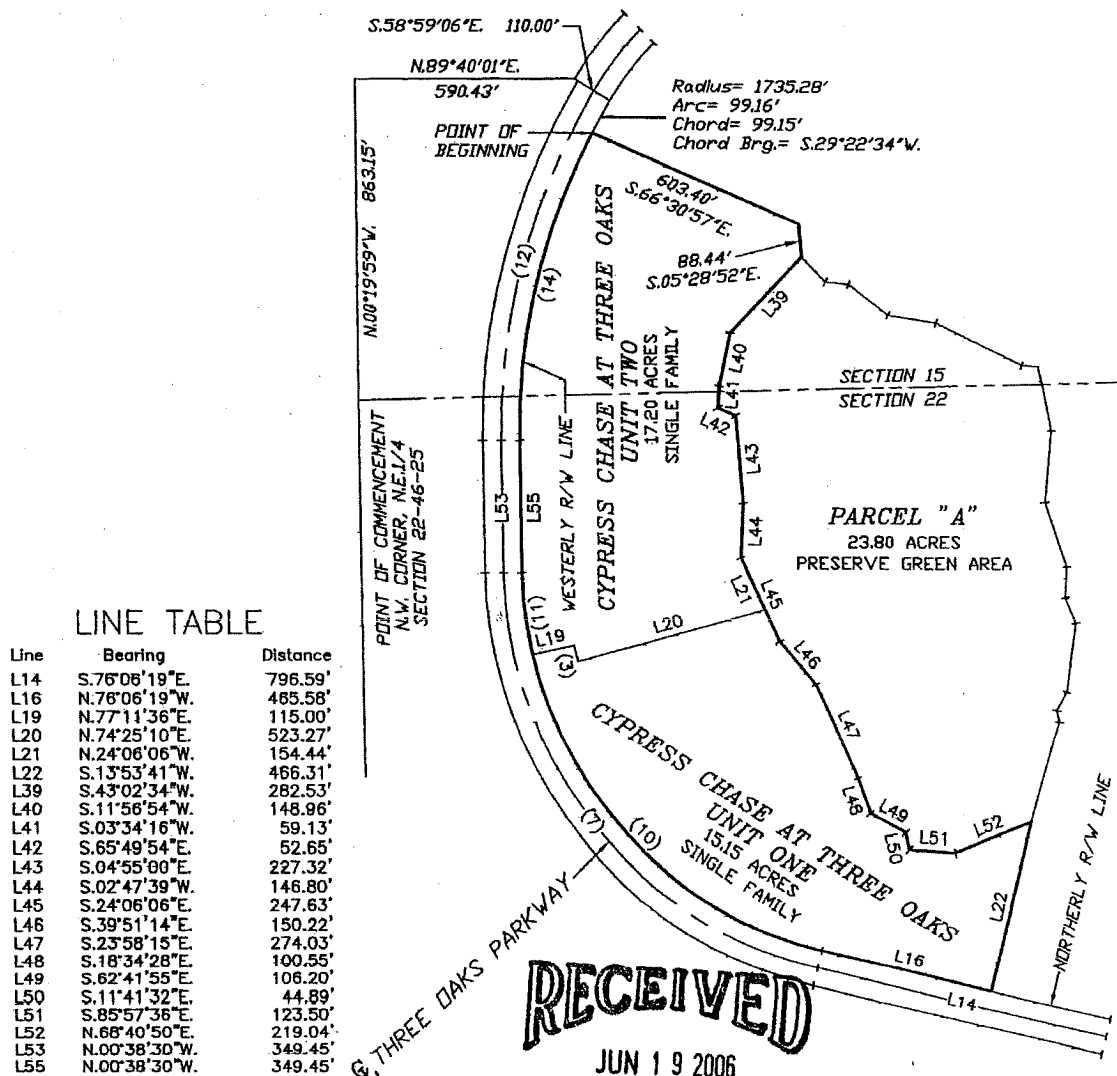
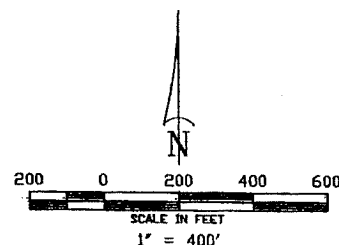
PROJECT # THREE OAKS R/W 4

FILE # 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.08°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.78°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'

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SHEET 9 OF 13

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southwesterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39°51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54", a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundaries of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

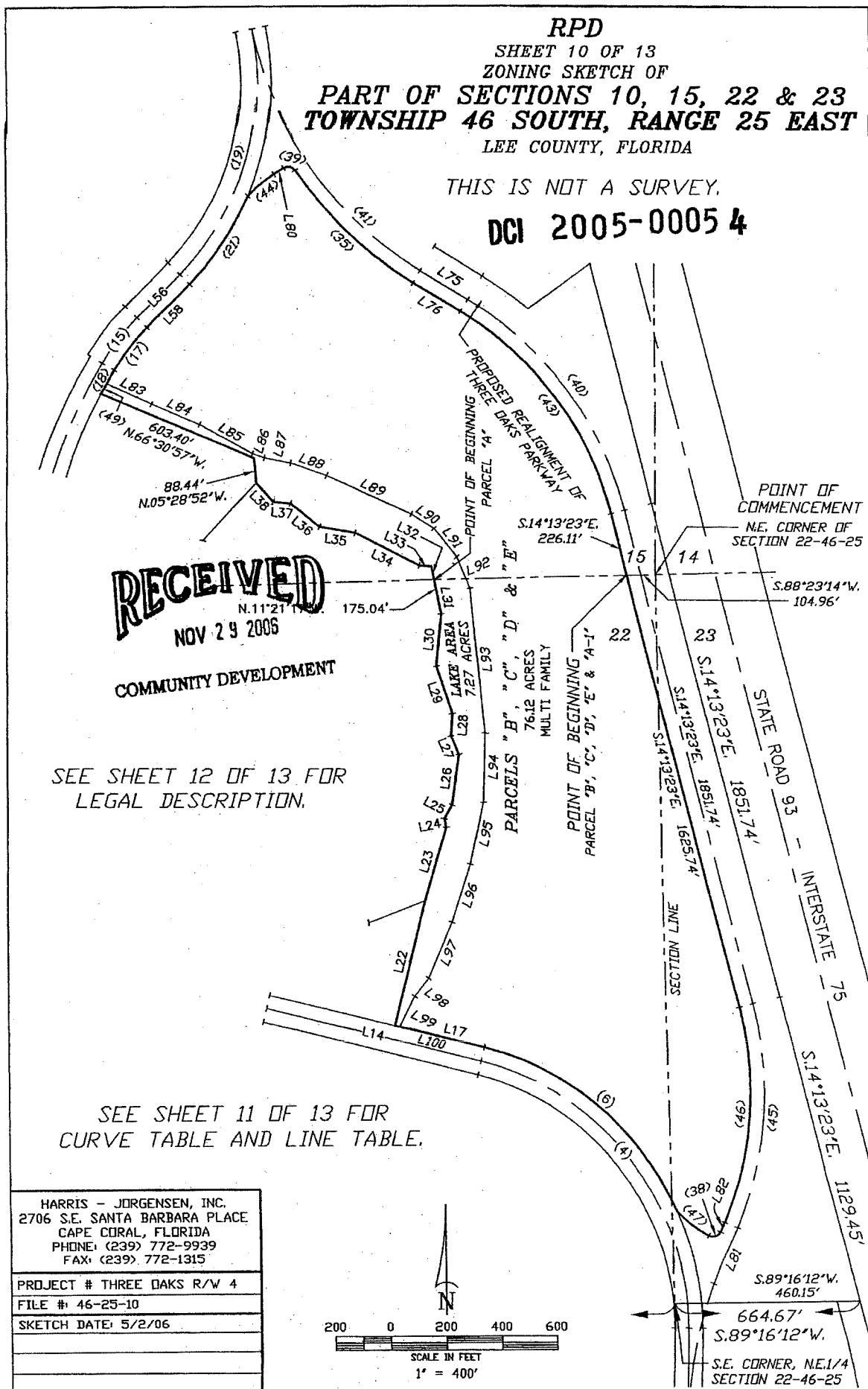
Said tract contains 32.35 acres.

EXHIBIT A
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RPD
SHEET 11 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
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 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	866.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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SHEET 12 OF 13

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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EXHIBIT A

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SHEET 13 OF 13

of 810.00 feet, a delta of $13^{\circ}39'14''$, a chord bearing of $N.37^{\circ}51'19''E.$ and a chord distance of 192.57 feet to a point of tangency; thence run $N.44^{\circ}40'01''E.$ along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of $21^{\circ}15'10''$, a chord bearing of $N.34^{\circ}02'00''E.$ and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of $15^{\circ}02'16''$ ($14^{\circ}58'31''$ per right-of-way map), a chord bearing of $N.51^{\circ}02'10''E.$ ($N.51^{\circ}04'03''E.$ per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run $N.58^{\circ}33'18''E.$ along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of $87^{\circ}30'29''$, a chord bearing of $S.77^{\circ}41'27''E.$ and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of $24^{\circ}52'19''$, a chord bearing of $S.46^{\circ}22'22''E.$ and a chord distance of 581.44 feet to a point of tangency; thence run $S.58^{\circ}48'32''E.$ along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of $44^{\circ}35'13''$, a chord bearing of $S.36^{\circ}30'56''E.$ and a chord distance of 910.44 feet to a point of tangency; thence run $S.14^{\circ}13'23''E.$ along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

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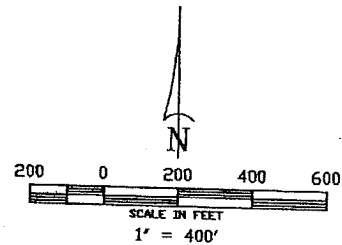
**ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
THIS IS NOT A SURVEY.**

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS ROW	
FILE #: 46-25-10	
SKETCH DATE: 10/26/06	
SHEET 1 OF 5	

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.

POINT OF COMMENCEMENT N.89°18'02"E. 835.53'
N.W. CORNER, S.E.1/4 SECTION 10-46-25



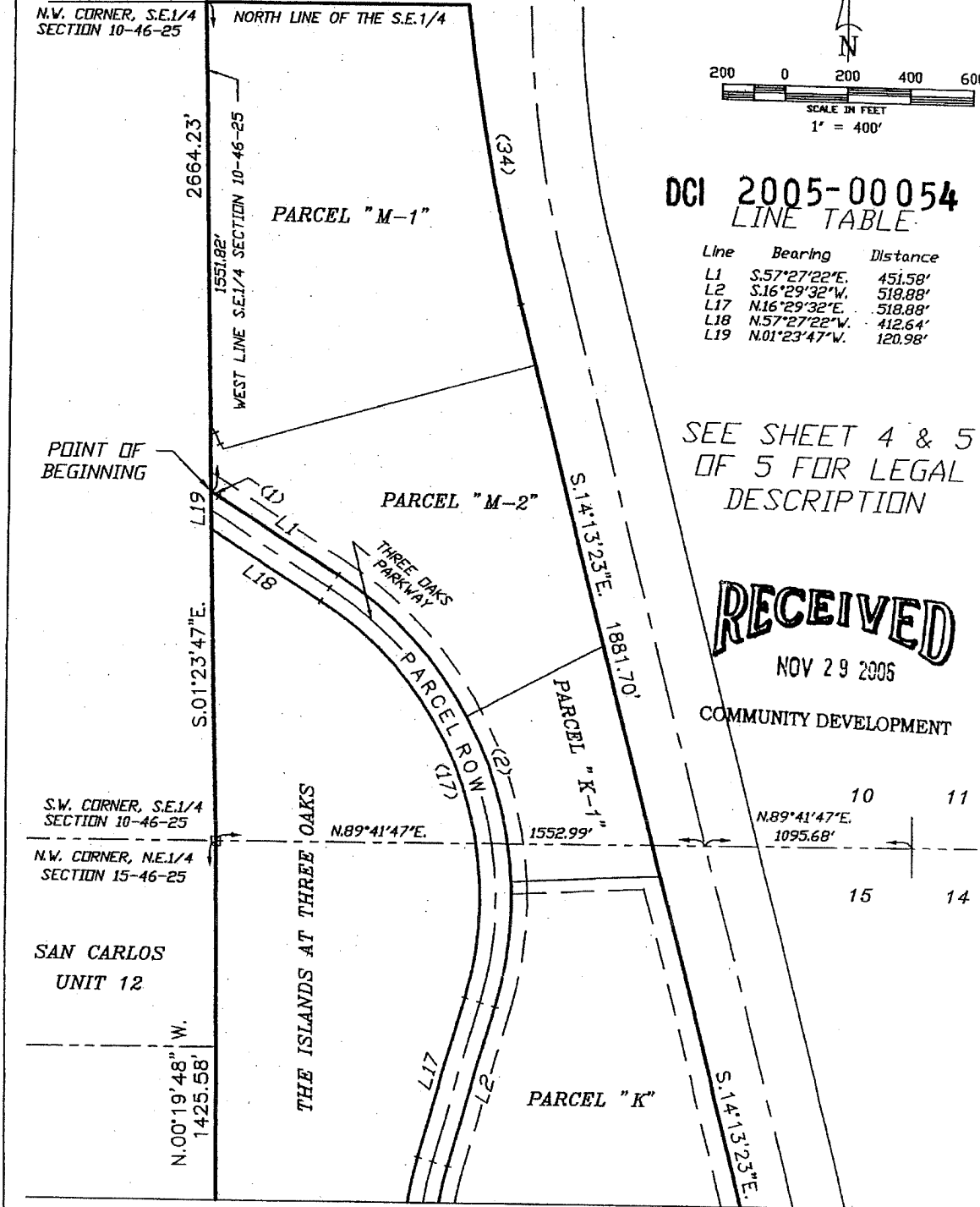
**DCI 2005-00054
LINE TABLE**

Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

SEE SHEET 4 & 5
OF 5 FOR LEGAL
DESCRIPTION

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MATCH TO SHEET 2 OF 5