

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, D.R. Horton, Inc. filed an application on behalf of the property owner, Talon Ventures, LLC, to rezone a 342.68± acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) in reference to Owl Creek Reserve Minor RPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on June 23, 2022; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2021-00011 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised for August 17, 2022, before the Lee County Board of Commissioners. Prior to commencing the hearing, at the request of staff and the applicant, the Board of County Commissioners continued the hearing until September 7, 2022. On September 7, 2022, the second public hearing was held; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 342.68± acre parcel from AG-2 to RPD, to allow development of a clustered residential community containing up to 380 dwelling units with single-family and two-family attached dwellings, a 96 multi-slip docking facility and amenities. Maximum building height is 35 feet.

The property is located in the Rural and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP). Development project must be consistent with the three-page MCP entitled "Owl Creek Reserve Minor RPD," prepared by Banks Engineering, Inc., dated June 23, 2022, except where modified by conditions below.

Consistency with Lee Plan and LDC. Development must comply with Lee Plan and Lee County LDC at the time of local development order, except where deviations have been granted to the planned development. Subsequent changes to the MCP may require further development approvals.

Approved Development Parameters. Development limited to up to 380 dwelling units, accessory uses, a boat ramp for paddle craft, and 96 private boat slips within a multi-slip docking facility.

2. Permitted Uses and Site Development Regulations.

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Boat dockage
Boat ramp, limited to paddle craft
Clubs, private
Community Gardens
Community Residential Home
Consumption on Premises, clubhouse (indoor and outdoor)
Dwelling Unit -
 Single-Family
 Two-Family Attached (limited to Tract 1)
Entrance Gate and Gatehouse
Essential Services
Essential Service Facilities, Group I only
Excavation, Water Retention
Fences, Walls
Home care facility
Home occupation
Models: Display center, display group, model home
Multi-slip docking facility (Private on-site recreation facility only)
Parks, Group I
Parking Lot: Accessory
Real Estate Sales Office
Recreational Facilities: Personal, Private-on-site
Residential accessory uses
Signs
Stable: Boarding, Private, limited to lots 40,000 SF or greater in area
Temporary Uses, temporary construction trailers and equipment storage sheds

b. Site Development Regulations

Development Perimeter Setback: 50 feet

Minimum Open Space: 60%, of which 50% must be indigenous

Single Family

Minimum lot size: 6,500 square feet
Minimum lot width: 40 feet
Minimum lot depth: 100 feet

Minimum Setbacks:

Private Street: 20 feet (15 feet for side-loading garage)
Public Street: 20 feet

Side: 5 feet
Rear: 20 feet (5 feet for accessory structure)
Waterbody: 25 feet
Preserve: 20 feet (10 feet for accessory structure), 30 feet for communities subject to fire

Maximum building height: 35 feet
Maximum lot coverage: 55 percent

Setback from Owl Creek Boat Works Property Boundary: 100 feet to internal residential lot lines

Two-Family Attached

Minimum lot size: 3,750 square feet
Minimum lot width: 32 feet
Minimum lot depth: 100 feet

Minimum Setbacks:

Private Street: 20 feet (15 feet for side-loading garage)
Public Street: 20 feet
Side: 5 feet (0 feet for common wall unit)
Rear: 20 feet (5 feet for accessory structure)
Waterbody: 25 feet
Preserve: 20 feet (10 feet for accessory structure), 30 feet for communities subject to fire

Maximum building height: 35 feet
Maximum lot coverage: 55 percent

Setback from Owl Creek Boat Works Property Boundary: 100 feet to internal residential lot lines

Recreation Area

Minimum lot size: N/A
Minimum lot width: N/A
Minimum lot depth: N/A

Minimum Setbacks:

Private Street: 20 feet
Public Street: 20 feet
Side: 5 feet
Rear: 20 feet (5 feet for accessory structure)
Waterbody: 25 feet
Preserve: 20 feet (10 feet for accessory structure), 30 feet for communities subject to fire

Maximum building height: 35 feet
Maximum lot coverage: 55 percent

Parking for Private Multi-Slip Docking Facility: 1 parking space for every 3.5 slips

3. Density Derived from Rare and Unique Habitat

Developer may plat up to 339 residential lots upon recording a conservation easement over a minimum of 106.36 acres of preserved wetlands and 15.16 acres of Rare & Unique upland areas consistent with MCP Sheet 2 Density Exhibit.

Plat approval for the remaining 41 dwelling units may not be issued until:

- a. Restoration Complete. Preservation and restoration of 41.28 acres of Rare & Unique upland restoration shown on MCP Sheet 2 Density Exhibit is complete and Lee County issues a Certificate of Completion;
- b. Conservation Easement. Developer records a conservation easement over 41.28 acres of Rare & Unique upland restoration areas; and
- c. Optional Bond. In the alternative, developer may bond the cost of restoration work on the 41.28 ac. restoration area to permit plat approval of the additional 41 dwelling units.

4. Owl Creek Drive Access

- a. Access Easement. Prior to development order approval, developer must provide an access easement subject to approval by the County Attorney's Office. The easement must provide access for existing development currently utilizing Owl Creek Road. Prior to development order approval, the easement must be recorded in the public records of Lee County at Developer's expense.
- b. Owl Creek Drive Entrance. The project entrance gate on North River Road at Owl Creek Drive must remain open to allow public access during daylight hours. The entrance gate must allow access to Owl Creek Boatworks and the existing single-family residence 24 hours a day.

5. Secondary Access Signage

As part of the local development order approval proposing the second access from North River Road, the developer must provide signage stating the secondary access on North River Road is limited to resident use and direct all other traffic to the main entrance to the west.

6. FEMA Floodway

At the time of local development order approval, areas located in FEMA Regulatory floodways must provide a FEMA No Rise analysis, or the site plan must be revised to avoid the floodway.

7. Open Space

Development order plans must depict 168.41 acres of indigenous open space and 1.62 acres of upland restoration consistent with the MCP and consistent with the following:

- a. Rare and Unique Upland Preservation 15.16 acres;
- b. Rare and Unique Upland Restoration 41.28 acres;
- c. Upland Restoration 1.62 acres;
- d. Wetland Preservation 23.56 acres;
- e. Wetland Restoration 82.80 acres; and
- f. Surface Waters 5.61 acres.

8. Open Space Phasing

Development order plans must depict 60% open space consistent with Condition 7 and provide a phasing schedule demonstrating how the open space requirement will be met to support the proposed dwelling units.

9. Recording of Conservation Easement

Developer must record a conservation easement over all areas used to achieve the density incentive. Conservation easements must be dedicated to an appropriate maintenance entity that provides third party enforcement rights to Lee County or other public agency acceptable to Lee County. Conservation easements must be recorded within five years of the first development order approval.

10. Wetland Impacts

Developer must submit a copy of the mitigation receipt of payment or mitigation plans for wetland impacts to the County Department of Community Development prior to approval of a development order that proposes wetland impacts (up to 13.95 acres).

11. Indigenous Habitat Management Plan

- a. Development order plans must substantially comply with the Indigenous Habitat Management Plan received March 15, 2022.
- b. Development order plans must include a schedule for the indigenous preservation and restoration to be completed within five consecutive years.
- c. Development order plans must include a map depicting the location of mechanical and hand-removal methods of exotic vegetation.
- d. Developer must submit survey point maps depicting preservation and restoration areas and mechanical clearing limits with the vegetation removal permit.
- e. Developer must submit a surveyed point map depicting the flushing canal and littoral marsh clearing limits with the vegetation removal permit application.

12. Northern Buffer Planting Material

Development order plans must depict a 25-foot-wide buffer within the restoration area that includes 14-foot-in-height native canopy trees, spaced approximately 25-feet-on-center to comply with LDC §33-1673.

13. Surface and Ground Water Monitoring

Prior to local development order approval, developer must provide the Surface Water and Groundwater Monitoring Plan on file with this zoning case subject to the following modifications:

- a. The Surface Water and Groundwater Monitoring Plan submitted for review and approval by the Lee County Division of Natural Resources must establish the following:
 - i. Goals and objectives of the Plan;
 - ii. Outfall monitoring schedule during “wet” season of June through September and “dry” season of October through May, for Total Kjeldahl Nitrogen, Ammonia, Total Nitrogen, Nitrite, Nitrate, Chlorophyll A, Total Phosphorus, Chloride, Total Dissolved Solids, Florida PRO, Arsenic, Copper, Mercury, Lead, E. coli, Total Hardness, Field Temperature, Specific Conductance, pH, Dissolved Oxygen, Lake Stage, Water Table Aquifer Elevation, and Sandstone Aquifer Elevation Turbidity and Stage.
 - iii. Baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.
 - iv. Identify monitoring point locations
 - v. Water quality monitoring data must be provided to the Division of Natural Resources annually for a minimum of 5 years and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. After five years of meeting or exceeding state water quality monitoring standards, Developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.
 - vi. A contingency plan to be implemented following discovery of an exceedance of State Water Quality Standards. The contingency plan must include notification to impacted residents and applicable authorities.

14. Utility Connection

Development plans must demonstrate connection to public water and wastewater utility service.

15. Drainage and Access Easement

Developer must submit a draft drainage and access easement in favor of Lee County with the first development order application. The drainage and access easement must permit Lee County access to the floodway to allow the right, but not the obligation, to maintain the floodway per LDC §10-328. The draft easement will be subject to review by the County Attorney's Office. Developer must execute a County approved easement prior to issuance of a certificate of completion for the project.

16. Maximum Boat Slips

The proposed multi-slip docking facility is limited to 96 boat slips. Developer may not convert the remaining 234 boat slips permitted under the Manatee Protection Plan into slip credits.

17. Manatee Protection Plan

Developer must demonstrate the following prior to issuance of a development order for the multi-slip docking facility:

- a. Compliance with standard manatee construction conditions;
- b. Provide a manatee education program; and
- c. Prior to issuance of a dock and shore permit, Developer must pay \$546 per slip for enhanced marine law enforcement.

18. Indigenous Habitat Management Plan

Developer must update the littoral marsh plant list in the Indigenous Habitat Management Plan received March 15, 2022, to include red mangroves installed at 1 gallon 8-foot on center around the perimeter of the tidal lagoon prior to issuance of a local development order for the multi-slip docking facility.

19. Great Calusa Blueway Designation

Developer must demonstrate that the boat ramp, limited to kayak and canoe launch, has been included on The Great Calusa Blueway Map prior to issuance of a certificate of completion for the boat ramp. Developer must install signs within the project and along North River Road (if permitted by Lee Department of Transportation) to assist public access to the boat ramp. The kayak and canoe launch boat ramp must remain open to the public during daylight hours.

SECTION C. DEVIATIONS:

1. Entrance Gate and Gatehouses.

Deviation (1) seeks relief from the LDC §34-1748(5), which requires a paved turn-around, having a turning radius sufficient to accommodate a U-turn for a single unit truck vehicle as specified in the AASHTO Green Book current addition to be provided on the ingress side of the gate or gatehouse, to allow a paved turn-around, having a

turning radius sufficient to accommodate a passenger car as specified in the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) current edition at the eastern resident only gate on North River Road.”

This deviation is APPROVED, SUBJECT TO the following conditions:

- a. As part of development order approval, developer must provide signage stating the eastern access point is a resident only access.
- b. Prior to development order approval that includes the resident only access gate, developer must submit a letter of no objection from the Bayshore Fire Protection and Rescue Service District.

2. Street Design and Construction Standards – Cul-de-Sac.

Deviation (2) seeks relief from the LDC §10-296(k)(1), which requires dead-end streets to provide a circular turnaround, to allow a dead-end street with a T-intersection in Tract 1 shown on the MCP.

This deviation is APPROVED.

3. Landscape Standards – Development Abutting Natural Waterway.

Deviation (3) seeks relief from the LDC §10-416(d)(9), which requires a 50-foot-wide vegetative buffer landward of non-seawalled natural waterways, to allow the following encroachments shown on the MCP:

- 3A – Tributary to Owl Creek: Tract 3 access road crossing and necessary improvements on North River Road;
- 3B – Trout Creek: Tract 7 access bridge crossing and existing bridge;
- 3C – Natural basin of Caloosahatchee River: Flushing connection; and
- 3D – Trout Creek: Flushing connection.

This deviation is APPROVED, SUBJECT TO the following conditions:

- a. 3A - Prior to approval of a development order that includes impacts to the Owl Creek natural waterway and its tributaries, the development order plans must provide detail drawings (including cross sections) of the impacts, limited to 140 feet on the east side and 145 feet on the west side of the Owl Creek tributary accessing Tract 3 and impacts of 25 feet to the east and west of the Owl Creek tributary along North River Road in substantial compliance with MCP sheet 2 and sheet 3.
- b. 3B - Prior to approval of a development order that includes impacts to Trout Creek natural waterway, development order plans must provide detail drawings of the proposed bridge and existing bridge (including cross sections) in substantial compliance with MCP sheet 2 and 3. The impacts for the new bridge

are limited to 190-feet on the north side and 170 feet along the south side of Trout Creek.

- c. 3C - Prior to approval of a development order that includes impacts to Trout Creek and/or the Caloosahatchee River, the development order plans must be in substantial compliance with the Private Multi-Slip Docking Facility Tidal Lagoon attached as Exhibit D.
- d. 3D - Prior to approval of a development order that includes impacts to Trout Creek and/or the Caloosahatchee River, development order plans must be in substantial compliance with the Private Multi-Slip Docking Facility Tidal Lagoon attached as Exhibit D.

4. Landscape Standards – Development Abutting Project Drives.

Deviation (4) seeks relief from the LDC §10-416(d)(6), which requires where proposed roads, drives, or parking areas are located less than 125 feet from existing single-family residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet or a 30-foot wide Type F buffer with the hedge planted a minimum of 20 feet from the abutting property; to allow no buffer where the proposed internal road will be constructed within 125' of the adjacent single family lot as shown on the MCP.

This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Private Multi-Slip Docking Facility Tidal Lagoon

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

- 1. The requested Owl Creek RPD zoning is consistent with the Lee Plan. Lee Plan Goals 2, 4, 5, 27, 29, 59, 60, 61, 79, 82, 124; Objectives 1.5, 1.6, 2.2, 4.1, 27.1, 27.3, 27.5, 29.1, 29.2, 29.4, 29.5, 29.7, 29.8, 29.10, 29.11, 79.1, 158.1, and Policies 1.1.11, 1.5.1, 5.1.6, 27.1.1, 27.1.2, 27.3.1, 29.2.1, 29.2.4, 29.3.4, 79.1.2, 123.7.3, 123.7.5, 124.1.1, 128.4.12, 128.5.15; Lee Plan Maps 1-B, 4-A, 4-E and Table 1(a).
- 2. As conditioned, the RPD zoning designation:
 - a. Is consistent with the Land Development Code or qualifies for deviations. LDC §§ 33-1661 *et seq.*, 34-341(a), 34-373(a)(9), 34-411, 34-413, 34-491, 34-612(2);

- b. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 27.1, 27.3, 29.1, 29.2, 29.5, 29.9, 158.1, and Policies, 5.1.5, 5.2.4, 29.1.1, 29.9.1, 29.9.3, 29.11.3, 135.9.5, 158.1.7; LDC §34-413, and
 - c. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 59, 60, 61, 123, 125, Objectives 27.3, 29.7, 29.8, 60.4, 60.5, 61.2, 61.3, 123.1, 123.2, 124.1, 126.2, Policies 1.5.1, 1.6.1, 27.4.3, 27.7.2, 29.8.2, 29.11.3, 59.1.6, 60.4.1, 60.4.3, 60.4.5, 60.5.1, 60.5.2, 60.5.3, 61.2.4, 61.3.3, 61.3.6, 61.3.8, 61.3.11, 61.3.12, 123.2.4, 123.2.8, 123.2.9, 123.2.11, 123.2.15, 123.3.1, 123.3.3, 125.1.1, 125.1.2, 125.1.3, 126.2.1, 143.2.2, 158.1.7, and Standard 4.1.4.
- 3. There is sufficient road access to support the proposed development intensity.
- 4. The expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objectives 27.4, 29.5, 39.1, Policies 27.4.1, 38.1.1, 38.1.5, 39.1.1; LDC §§ 2-261 *et seq.*, 34-411(d) and (e).
- 5. Public services and infrastructure will be available to serve the development, notwithstanding its Rural designation. Goals 4, 151, Objective 4.1, Policy 1.4.1, Standards 4.1.1, 4.1.2.
- 6. The proposed uses are appropriate at the subject location. Lee Plan Goals 2, 5, 27, 29; Objective 29.2, Policies 1.4.1, 27.1.1, 29.1.1, 29.2.1, 124.1.1.
- 7. The County regulations and recommended conditions of approval provide sufficient safeguards to protect the public interest. Lee Plan Policies 5.1.1, 5.1.2, 5.1.5, 5.2.2, 29.1.1, 29.2.2, 61.3.8, 123.7.5, 135.9.6; LDC §§ 34-377(a)(3), and 34-411.
- 8. The recommended conditions reasonably relate to the impacts expected from the proposed development. Lee Plan Goals 79, 82, Objectives 29.6, 79.1, Policies 5.1.5, 29.6.2, 29.6.3, 61.3.3, 79.1.2, 82.1.2, 123.2.9, 135.9.5, 158.1.7; LDC §§ 34-145(d)(4)a.2.(b), 34-411, and 34-932(c).
- 9. Deviations recommended for approval enhance the planned development and preserve the intent of the LDC to protect the public health, safety and welfare. LDC §§ 34-373(a)(9), 34-377(a)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Hamman made a motion to adopt the foregoing resolution, seconded by Commissioner Ruane. The vote was as follows:

Adopted by unanimous consent.

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Abstain
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 7th day of September 2022.

ATTEST:
KEVIN C. KARNES, CLERK

BY: Melina Butler
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Cecil L Pendergrass, Chair
Vice

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

[Signature]
Amanda L. Swindle
Assistant County Attorney, Senior
County Attorney's Office

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MB
2022 SEP 15 PM 3:52

BBL SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA 34135
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

LEGAL DESCRIPTION

OWL CREEK

A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°16'39"W., ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 50.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORTH RIVER ROAD (STATE ROAD 78), A 100 FOOT WIDE RIGHT OF WAY, THE SAME BEING THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.88°52'22"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 2,392.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 11,509.16 FEET THROUGH A CENTRAL ANGLE OF 00°53'50", SUBTENDED BY A CHORD OF 180.24 FEET, AT A BEARING OF S.89°19'16"E., FOR A DISTANCE OF 180.24 FEET TO THE END OF SAID CURVE, THE SAME BEING A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE RUN S.00°23'24"W., ALONG SAID EAST LINE, FOR A DISTANCE OF 2,608.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE RUN S.00°20'37"W., ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1,447.29 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT "A"**, THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN S.63°09'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.12 FEET; THENCE RUN S.66°53'17"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 63.33 FEET; THENCE RUN S.70°27'15"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.63 FEET; THENCE RUN S.64°37'58"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.06 FEET; THENCE RUN S.77°10'24"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.94 FEET; THENCE RUN S.67°19'24"W., ALONG

SHEET 1 OF 15

SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 49.00 FEET; THENCE
 RUN S.66°42'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A
 DISTANCE OF 31.31 FEET; THENCE RUN S.80°37'35"W., ALONG SAID MEAN
 HIGH WATER LINE, FOR A DISTANCE OF 23.70 FEET; THENCE RUN
 S.49°00'39"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF
 25.62 FEET; THENCE RUN S.65°48'12"W., ALONG SAID MEAN HIGH WATER
 LINE, FOR A DISTANCE OF 63.16 FEET; THENCE RUN S.74°36'11"W., ALONG
 SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 79.06 FEET; THENCE
 RUN S.73°49'33"W., ALONG SAID MEAN HIGH WATER LINE, FOR A
 DISTANCE OF 76.39 FEET; THENCE RUN S.77°28'30"W., ALONG SAID MEAN
 HIGH WATER LINE, FOR A DISTANCE OF 81.85 FEET; THENCE RUN
 S.82°44'45"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF
 86.96 FEET; THENCE RUN S.69°49'00"W., ALONG SAID MEAN HIGH WATER
 LINE, FOR A DISTANCE OF 63.53 FEET; THENCE RUN S.83°38'00"W., ALONG
 SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 84.05 FEET; THENCE
 RUN N.64°43'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A
 DISTANCE OF 10.65 FEET; THENCE RUN N.10°04'22"W., ALONG SAID MEAN
 HIGH WATER LINE, FOR A DISTANCE OF 17.28 FEET; THENCE RUN
 N.67°36'56"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF
 63.76 FEET; THENCE RUN N.75°31'42"E., ALONG SAID MEAN HIGH WATER
 LINE, FOR A DISTANCE OF 84.91 FEET; THENCE RUN N.67°43'57"E., ALONG
 SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.46 FEET; THENCE
 RUN N.48°46'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A
 DISTANCE OF 15.77 FEET; THENCE RUN N.22°03'58"E., ALONG SAID MEAN
 HIGH WATER LINE, FOR A DISTANCE OF 53.88 FEET; THENCE RUN
 N.67°46'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF
 56.48 FEET; THENCE RUN N.53°42'12"E., ALONG SAID MEAN HIGH WATER
 LINE, FOR A DISTANCE OF 56.78 FEET; THENCE RUN N.09°10'30"E., ALONG
 SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 71.37 FEET; THENCE
 RUN N.18°38'24"W., ALONG SAID MEAN HIGH WATER LINE, FOR A
 DISTANCE OF 45.27 FEET; THENCE RUN N.36°09'14"E., ALONG SAID MEAN
 HIGH WATER LINE, FOR A DISTANCE OF 54.90 FEET; THENCE RUN
 N.35°53'09"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF
 55.09 FEET; THENCE RUN N.01°19'19"E. ALONG SAID MEAN HIGH WATER
 LINE, FOR A DISTANCE OF 23.41 FEET; THENCE RUN N.32°33'04"W., ALONG
 SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.20 FEET; THENCE
 RUN N.07°39'06"E., ALONG SAID MEAN HIGH WATER LINE, FOR A
 DISTANCE OF 57.91 FEET; THENCE RUN N.06°39'11"W., ALONG SAID MEAN
 HIGH WATER LINE, FOR A DISTANCE OF 79.50 FEET; THENCE RUN
 N.36°15'06"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE
 OF 133.80 FEET; THENCE RUN N.13°17'04"E., ALONG SAID MEAN HIGH
 WATER LINE, FOR A DISTANCE OF 69.67 FEET; THENCE RUN N.51°38'20"E.,
 ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 56.94 FEET;
 THENCE RUN N.09°17'06"W., ALONG SAID MEAN HIGH WATER LINE, FOR A
 DISTANCE OF 57.33 FEET; THENCE RUN S.47°33'50"W., ALONG SAID MEAN
 HIGH WATER LINE, FOR A DISTANCE OF 52.48 FEET; THENCE RUN

S.52°35'15"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 71.39 FEET; THENCE RUN S.26°00'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 44.07 FEET; THENCE RUN S.05°32'36"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 123.25 FEET; THENCE RUN S.35°01'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 91.33 FEET; THENCE RUN S.50°35'34"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 85.61 FEET; THENCE RUN S.10°34'53"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.93 FEET; THENCE RUN S.21°26'11"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.72 FEET; THENCE RUN S.40°17'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.23 FEET; THENCE RUN S.35°18'25"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.17 FEET; THENCE RUN S.42°33'03"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.18 FEET; THENCE RUN S.41°13'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.71 FEET; THENCE RUN S.18°57'53"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 40.71 FEET; THENCE RUN S.02°39'27"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 43.57 FEET; THENCE RUN S.18°07'05"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.46 FEET; THENCE RUN S.67°10'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 48.51 FEET; THENCE RUN S.75°56'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.05 FEET; THENCE RUN S.56°00'26"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 40.96 FEET; THENCE RUN S.04°07'53"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 15.13 FEET; THENCE RUN S.02°20'53"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.76 FEET; THENCE RUN S.83°41'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.10 FEET; THENCE RUN N.81°54'26"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 32.46 FEET; THENCE RUN S.72°46'26"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.87 FEET; THENCE RUN N.79°37'03"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 77.30 FEET; THENCE RUN S.43°53'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.96 FEET; THENCE RUN S.64°51'44"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.22 FEET; THENCE RUN S.67°25'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.97 FEET; THENCE RUN S.63°29'01"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 21.10 FEET; THENCE RUN S.63°09'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.02 FEET; THENCE RUN S.55°16'21"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 81.31 FEET; THENCE RUN S.61°20'10"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 66.81 FEET; THENCE RUN S.67°49'59"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 48.47 FEET; THENCE RUN S.72°10'03"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 58.79 FEET; THENCE RUN S.78°14'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 49.72 FEET; THENCE

RUN S.64°42'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.28 FEET; THENCE RUN S.38°23'32"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 10.59 FEET; THENCE RUN N.89°16'27"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.26 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN N.00°43'09"E., FOR A DISTANCE OF 121.86 FEET; THENCE RUN N.07°03'43"E., FOR A DISTANCE OF 300.00 FEET; THENCE RUN N.02°16'53"E., FOR A DISTANCE OF 100.00 FEET; THENCE RUN N.07°27'32"W., FOR A DISTANCE OF 299.99 FEET; THENCE RUN N.01°23'52"W., FOR A DISTANCE OF 100.00 FEET; THENCE RUN N.13°23'08"E., FOR A DISTANCE OF 100.00 FEET; THENCE RUN N.23°42'08"E., FOR A DISTANCE OF 99.22 FEET; THENCE RUN N.88°52'07"W., FOR A DISTANCE OF 500.00 FEET; THENCE RUN S.01°07'53"W., FOR A DISTANCE OF 1,252.34 FEET TO SAID MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN S.59°33'49"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 66.58 FEET; THENCE RUN S.19°55'43"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.96 FEET; THENCE RUN S.53°18'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.47 FEET; THENCE RUN S.26°06'00"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 82.56 FEET; THENCE RUN S.05°34'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.70 FEET; THENCE RUN S.07°11'04"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.90 FEET; THENCE RUN S.07°54'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 11.85 FEET; THENCE RUN S.12°21'57"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 78.12 FEET; THENCE RUN S.10°40'48"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.89 FEET; THENCE RUN S.21°15'12"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.19 FEET; THENCE RUN S.10°05'07"W. ALONG SAID MEAN HIGH WATER LINE,, FOR A DISTANCE OF 34.32 FEET; THENCE RUN S.16°26'09"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.67 FEET; THENCE RUN S.20°15'30"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.82 FEET; THENCE RUN S.18°57'28"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.38 FEET; THENCE RUN S.15°47'44"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 34.13 FEET; THENCE RUN S.16°28'26"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 59.42 FEET; THENCE RUN S.12°32'34"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.60 FEET; THENCE RUN S.23°08'17"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 62.09 FEET; THENCE RUN S.15°16'02"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 33.53 FEET; THENCE RUN S.18°12'29"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 115.02 FEET; THENCE RUN S.03°19'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 4.78 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN N.47°23'44"W., FOR A DISTANCE OF 78.47 FEET; THENCE RUN N.24°12'11"W., FOR A DISTANCE OF 91.43 FEET; THENCE RUN

N.03°48'12"W., FOR A DISTANCE OF 29.62 FEET; THENCE RUN N.06°50'11"W., FOR A DISTANCE OF 34.61 FEET; THENCE RUN N.08°54'45"W., FOR A DISTANCE OF 28.95 FEET; THENCE RUN N.12°43'52"W., FOR A DISTANCE OF 39.18 FEET; THENCE RUN N.28°20'46"W. ,FOR A DISTANCE OF 39.90 FEET; THENCE RUN N.32°06'08"W., FOR A DISTANCE OF 30.67 FEET; THENCE RUN N.45°59'51"W., FOR A DISTANCE OF 43.84 FEET; THENCE RUN N.40°53'39"W., FOR A DISTANCE OF 33.01 FEET; THENCE RUN N.53°48'26"W., FOR A DISTANCE OF 60.20 FEET; THENCE RUN N.75°05'44"W., FOR A DISTANCE OF 54.64 FEET; THENCE RUN N.71°07'07"W., FOR A DISTANCE OF 40.46 FEET; THENCE RUN N.62°42'59"W., FOR A DISTANCE OF 34.22 FEET; THENCE RUN N.66°57'30"W., FOR A DISTANCE OF 51.84 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE RUN N.00°16'39"E., ALONG SAID WEST LINE, AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 5,052.72 FEET TO THE **POINT OF BEGINNING**. CONTAINING 11,154,906 SQUARE FEET OR 256.083 ACRES, MORE OR LESS.

AND

COMMENCE AT THE AFOREMENTIONED **POINT "A"**; THENCE RUN S.00°20'37"W., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 77.70 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988) ;THENCE LEAVING SAID MEAN HIGH WATER LINE RUN S.00°20'37"W., FOR A DISTANCE OF 1,134.17 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE RUN S.00°18'34"W., ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 2,480.58 FEET TO THE NORTHERLY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL 43 RIGHT OF WAY (A 800.00 FOOT WIDE RIGHT OF WAY); THENCE RUN S.71°02'37"W., ALONG SAID NORTHERLY LINE, FOR A DISTANCE OF 384.61 FEET TO THE MEAN HIGH WATER LINE OF THE CALOOSAHAATCHEE RIVER (ELEVATION 0.23 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN N.52°44'09"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 86.87 FEET; THENCE RUN N.23°50'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.13 FEET; THENCE RUN N.10°38'48"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.58 FEET; THENCE RUN N.09°06'55"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.95 FEET; THENCE RUN N.32°14'07"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.88 FEET; THENCE RUN N.43°39'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.79 FEET; THENCE RUN N.34°08'38"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 41.08 FEET; THENCE RUN N.54°52'16"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 60.65 FEET;

THENCE RUN N.87°04'33"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 55.75 FEET; THENCE RUN N.49°55'04"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.69 FEET; THENCE RUN N.28°07'43"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 46.00 FEET; THENCE RUN N.56°19'58"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 17.93 FEET; THENCE RUN S.36°51'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.99 FEET; THENCE RUN S.71°55'20"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.45 FEET; THENCE RUN S.89°48'27"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.16 FEET; THENCE RUN N.63°29'40"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.19 FEET; THENCE RUN S.77°12'19"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 81.07 FEET; THENCE RUN S.87°13'04"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 71.51 FEET; THENCE RUN S.86°14'38"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 51.39 FEET; THENCE RUN N.32°39'35"W. ALONG SAID MEAN HIGH WATER LINE,, FOR A DISTANCE OF 39.89 FEET; THENCE RUN N.46°07'12"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 55.49 FEET; THENCE RUN N.48°12'13"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 67.15 FEET; THENCE RUN N.30°38'49"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.85 FEET; THENCE RUN N.25°28'33"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 64.46 FEET; THENCE RUN N.28°26'17"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 48.85 FEET; THENCE RUN N.24°27'43"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 67.21 FEET; THENCE RUN N.23°43'59"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 68.49 FEET; THENCE RUN N.44°29'30"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.93 FEET; THENCE RUN N.32°47'22"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 39.03 FEET; THENCE RUN N.37°30'31"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 53.12 FEET; THENCE RUN N.72°02'02"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 37.99 FEET; THENCE RUN N.66°54'09"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.25 FEET; THENCE RUN N.76°40'16"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.57 FEET; THENCE RUN N.62°41'50"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.07 FEET; THENCE RUN N.57°22'45"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.85 FEET; THENCE RUN S.81°19'58"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.79 FEET; THENCE RUN S.86°10'29"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 20.72 FEET; THENCE RUN N.68°13'44"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 70.32 FEET; THENCE RUN N.62°52'25"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 25.24 FEET; THENCE RUN N.76°26'43"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 42.82 FEET; THENCE RUN N.86°37'33"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE

OF 23.07 FEET; THENCE RUN N.66°30'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.15 FEET; THENCE RUN N.59°53'05"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.24 FEET; THENCE RUN N.63°30'36"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 30.41 FEET; THENCE RUN N.56°41'32"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 40.31 FEET; THENCE RUN N.61°46'56"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 24.48 FEET; THENCE RUN N.71°57'11"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.15 FEET; THENCE RUN N.60°34'35"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 28.45 FEET; THENCE RUN N.52°43'10"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.94 FEET; THENCE RUN N.40°26'58"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 13.97 FEET; THENCE RUN N.69°12'09"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.97 FEET; THENCE RUN N.75°09'23"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.53 FEET; THENCE RUN N.71°05'34"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 29.39 FEET; THENCE RUN N.50°55'57"W., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 7.35 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN N.48°06'50"E., FOR A DISTANCE OF 270.43 FEET; THENCE RUN N.42°11'10"W., FOR A DISTANCE OF 184.68 FEET; THENCE RUN N.03°40'10"W., FOR A DISTANCE OF 86.00 FEET; THENCE RUN N.44°50'41"E., FOR A DISTANCE OF 140.43 FEET; THENCE RUN N.48°53'50"E., FOR A DISTANCE OF 266.81 FEET; THENCE RUN N.37°56'50"E., FOR A DISTANCE OF 235.27 FEET; THENCE RUN N.28°49'50"E., FOR A DISTANCE OF 219.46 FEET; THENCE RUN N.15°00'10"W., FOR A DISTANCE OF 137.17 FEET; THENCE RUN S.74°59'50"W., FOR A DISTANCE OF 18.55 FEET; THENCE RUN N.15°00'10"W., FOR A DISTANCE OF 53.03 FEET; THENCE RUN N.44°37'10"W., FOR A DISTANCE OF 466.55 FEET; THENCE RUN N.29°52'10"W., FOR A DISTANCE OF 128.59 FEET; THENCE RUN N.24°50'50"E., FOR A DISTANCE OF 318.05 FEET; THENCE RUN N.13°28'44"W., FOR A DISTANCE OF 177.41 FEET TO SAID MEAN HIGH WATER LINE OF TROUT CREEK (ELEVATION 0.03 FEET-NORTH AMERICAN VERTICAL DATUM OF 1988); THENCE RUN N.68°36'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 118.44 FEET; THENCE RUN N.64°26'22"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 31.89 FEET; THENCE RUN N.64°03'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 59.04 FEET; THENCE RUN N.75°59'50"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 70.51 FEET; THENCE RUN N.73°52'12"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 36.64 FEET; THENCE RUN N.81°37'22"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 38.71 FEET; THENCE RUN N.76°10'56"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 61.09 FEET; THENCE RUN N.81°10'49"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 43.63 FEET; THENCE RUN N.79°19'30"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.70 FEET; THENCE RUN N.76°16'15"E., ALONG SAID MEAN

HIGH WATER LINE, FOR A DISTANCE OF 54.20 FEET; THENCE RUN N.78°48'20"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 120.20 FEET; THENCE RUN N.79°41'31"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 52.54 FEET; THENCE RUN N.75°23'35"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 99.29 FEET; THENCE RUN N.71°46'47"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 45.73 FEET; THENCE RUN N.77°14'48"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 27.77 FEET; THENCE RUN N.73°38'17"E. ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 131.49 FEET; THENCE RUN N.64°38'32"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 113.85 FEET; THENCE RUN N.64°07'37"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 23.99 FEET; THENCE RUN N.64°53'28"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 84.52 FEET; THENCE RUN N.64°11'02"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 86.91 FEET; THENCE RUN N.64°11'54"E., ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 80.97 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 3,772,203 SQUARE FEET OR 86.598 ACRES, MORE OR LESS.

TOTAL AREA OR PROPERTY DESCRIBED HEREIN IS 14,927,109 SQUARE FEET OR 342.68 ACRES, MORE OR LESS.

BEARINGS REFER TO THE WEST LINE THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF S.00°16'39"W.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

Stephen Berry

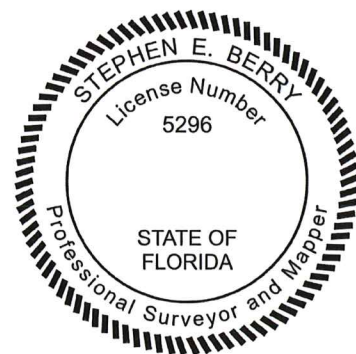
Digitally signed by Stephen Berry
DN: c=US, ou=L5 5296, o=BBL5
Surveyors, Inc., cn=Stephen Berry,
email=sberry@bbbsinc.net
Date: 2021.11.16 15:31:52 -05'00'

04/15/21

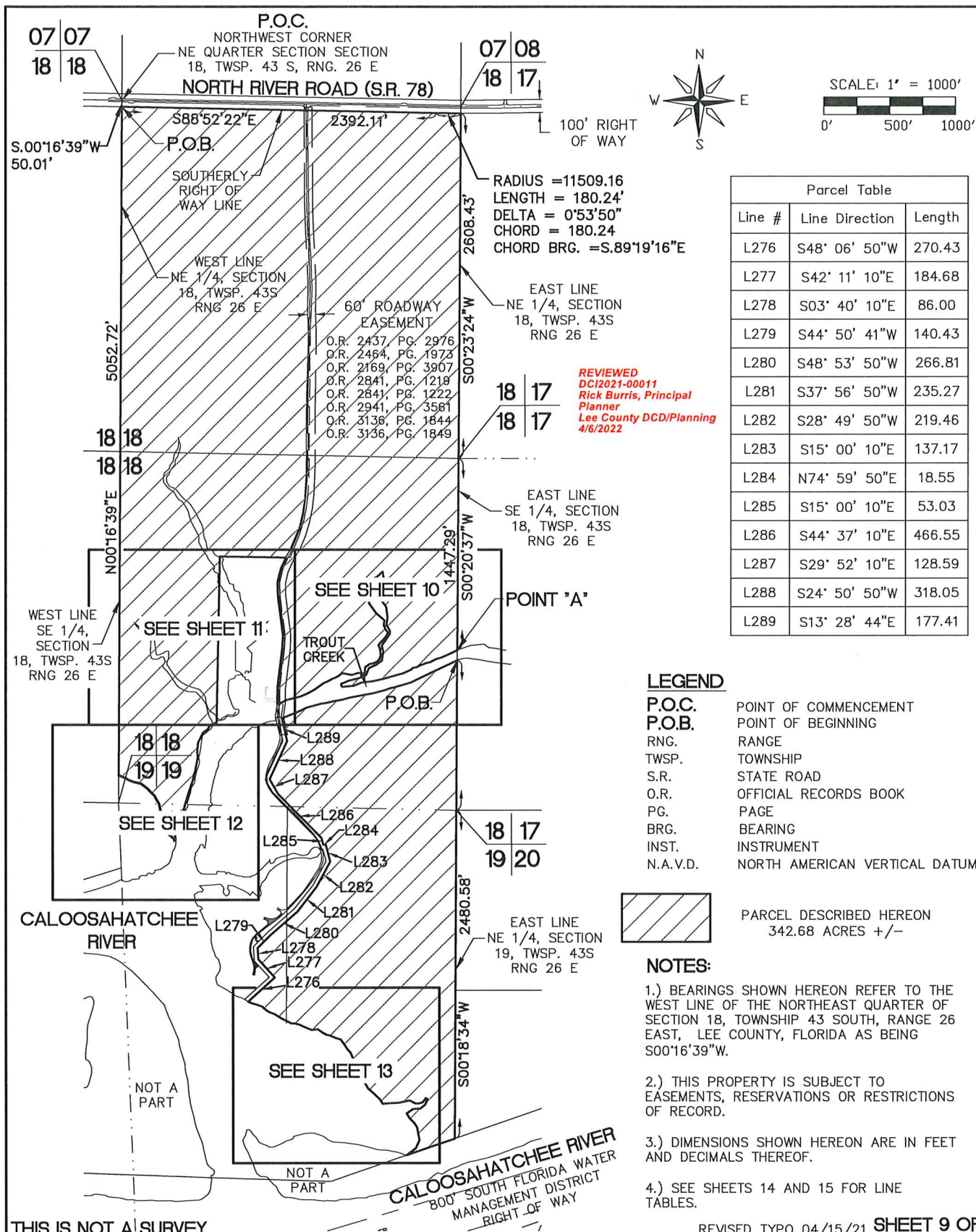
STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)
BBL5 SURVEYORS, INC., (L.B. #8033)

PROOFED BY SEB
REVISED TYPO 04 15 21
REVISED CURVE 11 16 21

REVIEWED
DCI2021-00011
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/6/2022



SEE ATTACHED SKETCH (SHEET 9 OF 15 THROUGH SHEET 15 OF 15)



THIS IS NOT A SURVEY

Parcel Table		
Line #	Line Direction	Length
L276	S48° 06' 50"W	270.43
L277	S42° 11' 10"E	184.68
L278	S03° 40' 10"E	86.00
L279	S44° 50' 41"W	140.43
L280	S48° 53' 50"W	266.81
L281	S37° 56' 50"W	235.27
L282	S28° 49' 50"W	219.46
L283	S15° 00' 10"E	137.17
L284	N74° 59' 50"E	18.55
L285	S15° 00' 10"E	53.03
L286	S44° 37' 10"E	466.55
L287	S29° 52' 10"E	128.59
L288	S24° 50' 50"W	318.05
L289	S13° 28' 44"E	177.41

LEGEND

P.O.C.

P.O.B.

RNG.

TWSP.

S.R.

O.R.

PG.

BRG.

INST.

N.A.V.D.

POINT OF COMMENCEMENT

POINT OF BEGINNING

RANGE

TOWNSHIP

STATE ROAD

OFFICIAL

PAGE

BEARING

INSTRUMENT

NORTH AMERICAN VERTICAL DATUM

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S00°16'39"W.

2.) THIS PROPERTY IS SUBJECT TO
EASEMENTS, RESERVATIONS OR RESTRICTIONS
OF RECORD.

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

4.) SEE SHEETS 14 AND 15 FOR LINE
TABLES.

SEE SHEET 1

18 17
18 17SCALE: 1" = 200'
0' 100' 200'EAST LINE
SE 1/4, SECTION
18, TWP. 43S
RNG 26 E**LEGEND****P.O.C.**
P.O.B.POINT OF COMMENCEMENT
POINT OF BEGINNING

RNG.

RANGE

TWP.

TOWNSHIP

S.R.

STATE ROAD

O.R.

OFFICIAL RECORDS BOOK

PG.

PAGE

BRG.

BEARING

INST.

INSTRUMENT

N.A.V.D.

NORTH AMERICAN VERTICAL DATUM

P.O.C.
"POINT 'A'"S.00°20'37"W
77.70'**P.O.B.**PARCEL DESCRIBED HEREON
342.68 ACRES +/-**NOTES:**

1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S00°16'39"W.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

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

4.) SEE SHEETS 14 AND 15 FOR LINE TABLES.

18 17
19 20

SEE SHEET 1

SHEET 10 OF 15

THIS IS NOT A SURVEY

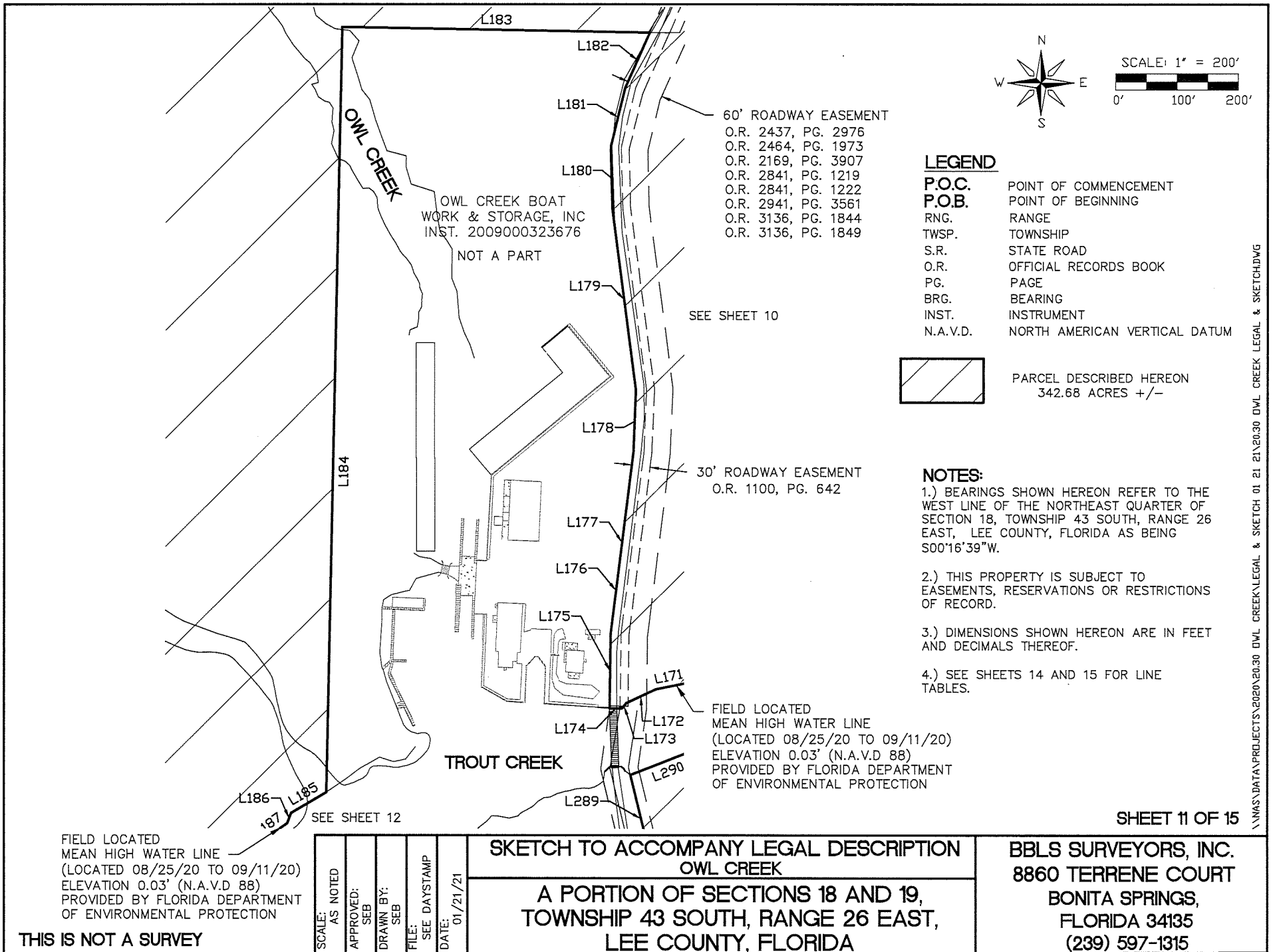
SCALE:	AS NOTED
APPROVED:	SEB
DRAWN BY:	SEB
FILE:	SEE DAYSTAMP
DATE:	01/21/21

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OWL CREEK

A PORTION OF SECTIONS 18 AND 19,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

BBLs SURVEYORS, INC.
8860 TERRENE COURT
BONITA SPRINGS,
FLORIDA 34135
(239) 597-1315

\\NAS\DATA\PROJECTS\2020\2020.30 DVL CREEK\LEGAL & SKETCH\DWG



SEE SHEET 9

SEE SHEET 11

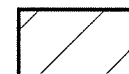


SCALE: 1" = 200'

0' 100' 200'

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
RNG. RANGE
TWSP. TOWNSHIP
S.R. STATE ROAD
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
BRG. BEARING
INST. INSTRUMENT
N.A.V.D. NORTH AMERICAN VERTICAL DATUM



PARCEL DESCRIBED HEREON
342.68 ACRES +/-

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING $500^{\circ}16'39''$ W.
- 2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4.) SEE SHEETS 14 AND 15 FOR LINE TABLES.

SHEET 12 OF 15

THIS IS NOT A SURVEY

SCALE:	AS NOTED
APPROVED:	SEB
DRAWN BY:	SEB
FILE:	SEE DAYSTAMP
DATE:	01/21/21

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OWL CREEK

A PORTION OF SECTIONS 18 AND 19,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

BBLs SURVEYORS, INC.
8860 TERRENE COURT
BONITA SPRINGS,
FLORIDA 34135
(239) 597-1315

WEST LINE
SE 1/4, SECTION
18, TWSP. 43S
RNG 26 E

FIELD LOCATED
MEAN HIGH WATER LINE
(LOCATED 08/25/20 TO 09/11/20)
ELEVATION 0.03' (N.A.V.D 88)
PROVIDED BY FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

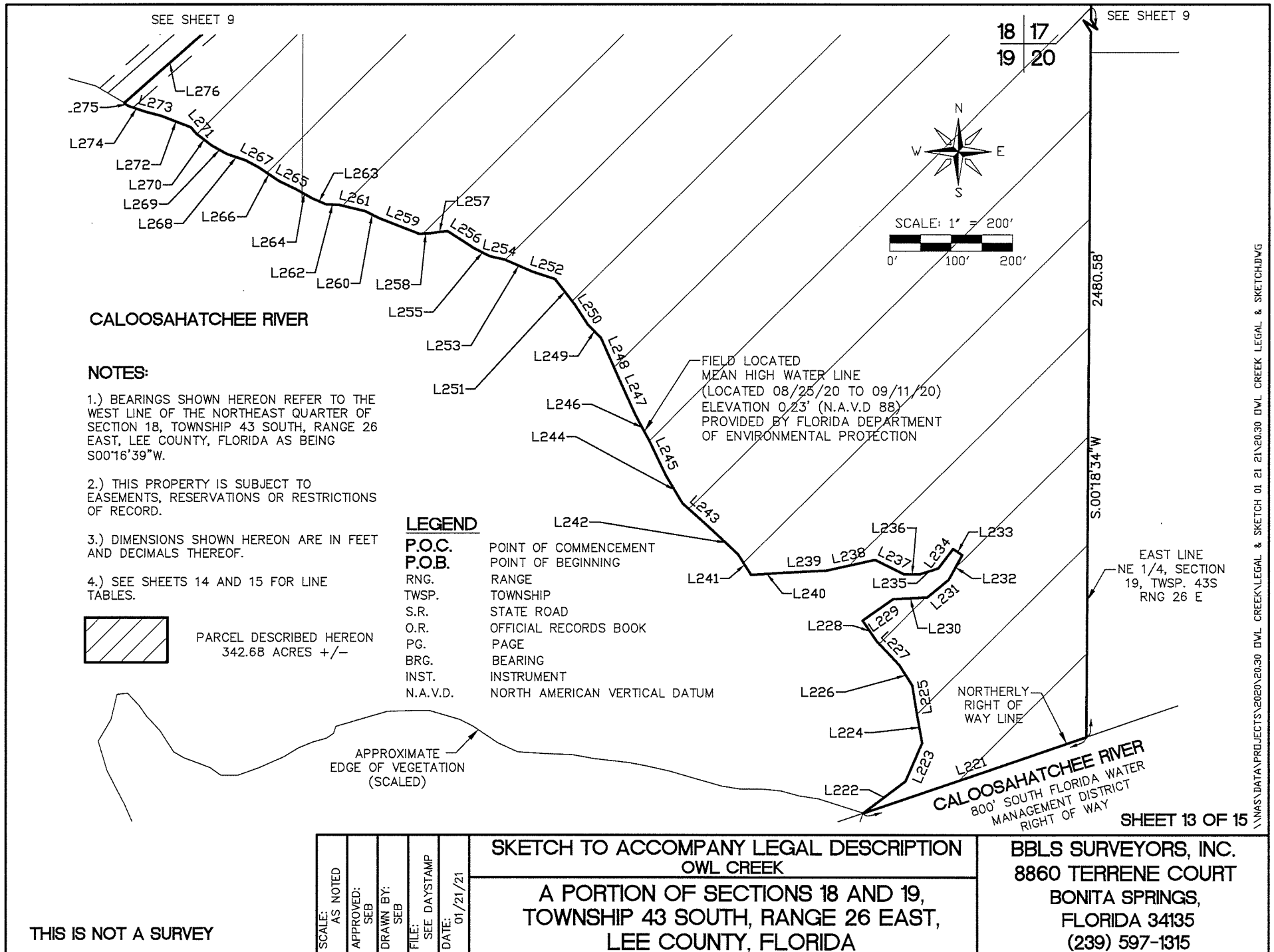
18 18
19 19

WEST LINE
NE 1/4, SECTION
19, TWSP. 43S
RNG 26 E

LAWSON
DONALD
INST. 2012000208045
(NOT A PART)

APPROXIMATE
EDGE OF VEGETATION
(SCALED)

\\NAS\DATA\PROJECTS\2020\2030 DVL CREEK\LEGAL & SKETCH 01 21 21\2030 DVL CREEK LEGAL & SKETCH.DWG



Parcel Table		
Line #	Line Direction	Length
L100	S63° 09' 11"W	68.12
L102	S66° 53' 17"W	63.33
L103	S70° 27' 15"W	39.63
L104	S64° 37' 58"W	53.06
L105	S77° 10' 24"W	31.94
L106	S67° 19' 24"W	49.00
L107	S66° 42' 36"W	31.31
L108	S80° 37' 35"W	23.70
L109	S49° 00' 39"W	25.62
L110	S65° 48' 12"W	63.16
L111	S74° 36' 11"W	79.06
L112	S73° 49' 33"W	76.39
L113	S77° 28' 30"W	81.85
L114	S82° 44' 45"W	86.96
L115	S69° 49' 00"W	63.53
L116	S83° 38' 00"W	84.05
L117	N64° 43' 19"W	10.65
L118	N10° 04' 22"W	17.28
L119	N67° 36' 56"E	63.76
L120	N75° 31' 42"E	84.91

Parcel Table		
Line #	Line Direction	Length
L121	N67° 43' 57"E	42.46
L122	N48° 46' 12"E	15.77
L123	N22° 03' 58"E	53.88
L124	N67° 46' 02"E	56.48
L125	N53° 42' 12"E	56.78
L126	N09° 10' 30"E	71.37
L127	N18° 38' 24"W	45.27
L128	N36° 09' 14"E	54.90
L129	N35° 53' 09"E	55.09
L130	N01° 19' 19"E	23.41
L131	N32° 33' 04"W	51.20
L132	N07° 39' 06"E	57.91
L133	N06° 39' 11"W	79.50
L134	N36° 15' 06"W	133.80
L135	N13° 17' 04"E	69.67
L136	N51° 38' 20"E	56.94
L137	N09° 17' 06"W	57.33
L138	S47° 33' 50"W	52.48
L139	S52° 35' 15"W	71.39
L140	S26° 00' 04"W	44.07

Parcel Table		
Line #	Line Direction	Length
L141	S05° 32' 36"E	123.25
L142	S35° 01' 53"E	91.33
L143	S50° 35' 34"E	85.61
L144	S10° 34' 53"W	33.93
L145	S21° 26' 11"E	36.72
L146	S40° 17' 20"E	33.23
L147	S35° 18' 25"W	42.17
L148	S42° 33' 03"W	45.18
L149	S41° 13' 28"W	30.71
L150	S18° 57' 53"E	40.71
L151	S02° 39' 27"E	43.57
L152	S18° 07' 05"W	39.46
L153	S67° 10' 19"W	48.51
L154	S75° 56' 36"W	27.05
L155	S56° 00' 26"W	40.96
L156	S04° 07' 53"W	15.13
L157	S02° 20' 53"W	30.76
L158	S83° 41' 22"W	17.10
L159	N81° 54' 26"W	32.46
L160	S72° 46' 26"W	51.87

Parcel Table		
Line #	Line Direction	Length
L161	N79° 37' 03"W	77.30
L162	S43° 53' 28"W	29.96
L163	S64° 51' 44"W	33.22
L164	S67° 25' 22"E	27.97
L165	S63° 29' 01"W	21.10
L166	S63° 09' 28"W	50.02
L167	S55° 16' 21"W	81.31
L168	S61° 20' 10"W	66.81
L169	S67° 49' 59"W	48.47
L170	S72° 10' 03"W	58.79
L171	S78° 14' 00"W	49.72
L172	S64° 42' 00"W	53.28
L173	S38° 23' 32"W	10.59
L174	N89° 16' 27"W	20.26
L175	N00° 43' 09"E	121.86
L176	N07° 03' 43"E	300.00
L178	N02° 16' 53"E	100.00
L179	N07° 27' 32"W	299.99

Parcel Table		
Line #	Line Direction	Length
L180	N01° 23' 52"W	100.00
L181	N13° 23' 08"E	100.00
L182	N23° 42' 08"E	99.22
L183	N88° 52' 07"W	500.00
L184	S01° 07' 53"W	1252.34
L185	S59° 33' 49"W	66.58
L186	S19° 55' 43"W	17.96
L187	S53° 18' 36"W	53.47
L188	S26° 06' 00"W	82.56
L189	S05° 34' 19"W	68.70
L190	S07° 11' 04"E	29.90
L191	S07° 54' 16"E	11.85
L192	S12° 21' 57"W	78.12
L193	S10° 40' 48"W	33.89
L194	S21° 15' 12"W	20.19
L195	S10° 05' 07"W	34.32
L196	S16° 26' 09"W	51.67
L197	S20° 15' 30"W	28.82
L198	S18° 57' 28"W	36.38
L199	S15° 47' 44"W	34.13

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S00°16'39"W.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

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

THIS IS NOT A SURVEY

SCALE:	AS NOTED
APPROVED:	SEB
DRAWN BY:	SEB
FILE:	SEE DAYSTAMP
DATE:	01/21/21

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OWL CREEK

**A PORTION OF SECTIONS 18 AND 19,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

BBLs SURVEYORS, INC.
8860 TERRENE COURT
BONITA SPRINGS,
FLORIDA 34135
(239) 597-1315

SHEET 14 OF 15

\\NAS\DATA\PROJECTS\2020\2030 DVL CREEK\LEGAL & SKETCH 01 21\2030 DVL CREEK LEGAL & SKETCH.DWG

Parcel Table		
Line #	Line Direction	Length
L200	S16° 28' 26"W	59.42
L201	S12° 32' 34"W	53.60
L202	S23° 08' 17"W	62.09
L203	S15° 16' 02"W	33.53
L204	S18° 12' 29"W	115.02
L205	S03° 19' 16"E	4.78
L206	N47° 23' 44"W	78.47
L207	N24° 12' 11"W	91.43
L208	N03° 48' 12"W	29.62
L209	N06° 50' 11"W	34.61
L210	N08° 54' 45"W	28.95
L211	N12° 43' 52"W	39.18
L212	N28° 20' 46"W	39.90
L213	N32° 06' 08"W	30.67
L214	N45° 59' 51"W	43.84
L215	N40° 53' 39"W	33.01
L216	N53° 48' 26"W	60.20
L217	N75° 05' 44"W	54.64
L218	N71° 07' 07"W	40.46
L219	N62° 42' 59"W	34.22

Parcel Table		
Line #	Line Direction	Length
L220	N66° 57' 30"W	51.84
L221	S71° 02' 37"W	384.61
L222	N52° 44' 09"E	86.87
L223	N23° 50' 54"E	68.13
L224	N10° 38' 48"W	52.58
L225	N09° 06' 55"W	42.95
L226	N32° 14' 07"W	39.88
L227	N43° 39' 22"W	52.79
L228	N34° 08' 38"W	41.08
L229	N54° 52' 16"E	60.65
L230	N87° 04' 33"E	55.75
L231	N49° 55' 04"E	45.69
L232	N28° 07' 43"E	46.00
L233	N56° 19' 58"W	17.93
L234	S36° 51' 22"W	39.99
L235	S71° 55' 20"W	31.45
L236	S89° 48' 27"W	25.16
L237	N63° 29' 40"W	53.19
L238	S77° 12' 19"W	81.07
L239	S87° 13' 04"W	71.51

Parcel Table		
Line #	Line Direction	Length
L240	S86° 14' 38"W	51.39
L241	N32° 39' 35"W	39.89
L242	N46° 07' 12"W	55.49
L243	N48° 12' 13"W	67.15
L244	N30° 38' 49"W	52.85
L245	N25° 28' 33"W	64.46
L246	N28° 26' 17"W	48.85
L247	N24° 27' 43"W	67.21
L248	N23° 43' 59"W	68.49
L249	N44° 29' 30"W	30.93
L250	N32° 47' 22"W	39.03
L251	N37° 30' 31"W	53.12
L252	N72° 02' 02"W	37.99
L253	N66° 54' 09"W	50.25
L254	N76° 40' 16"W	23.57
L255	N62° 41' 50"W	29.07
L256	N57° 22' 45"W	52.85
L257	S81° 19' 58"W	24.79

Parcel Table		
Line #	Line Direction	Length
L258	S86° 10' 29"W	20.72
L259	N68° 13' 44"W	70.32
L260	N62° 52' 25"W	25.24
L261	N76° 26' 43"W	42.82
L262	N86° 37' 33"W	23.07
L263	N66° 30' 11"W	23.15
L264	N59° 53' 05"W	31.24
L265	N63° 30' 36"W	30.41
L266	N56° 41' 32"W	40.31
L267	N61° 46' 56"W	24.48
L268	N71° 57' 11"W	31.15
L269	N60° 34' 35"W	28.45
L270	N52° 43' 10"W	31.94
L271	N40° 26' 58"W	13.97
L272	N69° 12' 09"W	50.97
L273	N75° 09' 23"W	27.53
L274	N71° 05' 34"W	29.39
L275	N50° 55' 57"W	7.35
L276	N48° 06' 50"E	270.43
L277	N42° 11' 10"W	184.68

Parcel Table		
Line #	Line Direction	Length
L278	N03° 40' 10"W	86.00
L279	N44° 50' 41"E	140.43
L280	N48° 53' 50"E	266.81
L281	N37° 56' 50"E	235.27
L282	N28° 49' 50"E	219.46
L283	N15° 00' 10"W	137.17
L284	S74° 59' 50"W	18.55
L285	N15° 00' 10"W	53.03
L286	N44° 37' 10"W	466.55
L287	N29° 52' 10"W	128.59
L288	N24° 50' 50"E	318.05
L289	N13° 28' 44"W	177.41
L290	N68° 36' 37"E	118.44
L291	N64° 26' 22"E	31.89
L292	N64° 03' 20"E	59.04
L293	N75° 59' 50"E	70.51
L294	N73° 52' 12"E	36.64
L295	N81° 37' 22"E	38.71
L296	N76° 10' 56"E	61.09
L297	N81° 10' 49"E	43.63

Parcel Table		
Line #	Line Direction	Length
L298	N79° 19' 30"E	27.70
L299	N76° 16' 15"E	54.20
L300	N78° 48' 20"E	120.20
L301	N79° 41' 31"E	52.54
L302	N75° 23' 35"E	99.29
L303	N71° 46' 47"E	45.73
L304	N77° 14' 48"E	27.77
L305	N73° 38' 17"E	131.49
L306	N64° 38' 32"E	113.85

Parcel Table		
Line #	Line Direction	Length
L307	N64° 07' 37"E	23.99
L308	N64° 53' 28"E	84.52
L309	N64° 11' 02"E	86.91
L310	N64° 11' 54"E	80.97

THIS IS NOT A SURVEY

SCALE:	AS NOTED
APPROVED:	SEB
DRAWN BY:	SEB
FILE:	SEE DAYSTAMP
DATE:	01/21/21

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OWL CREEK**

**A PORTION OF SECTIONS 18 AND 19,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

**BBLs SURVEYORS, INC.
8860 TERRENE COURT
BONITA SPRINGS,
FLORIDA 34135
(239) 597-1315**

NOTES:

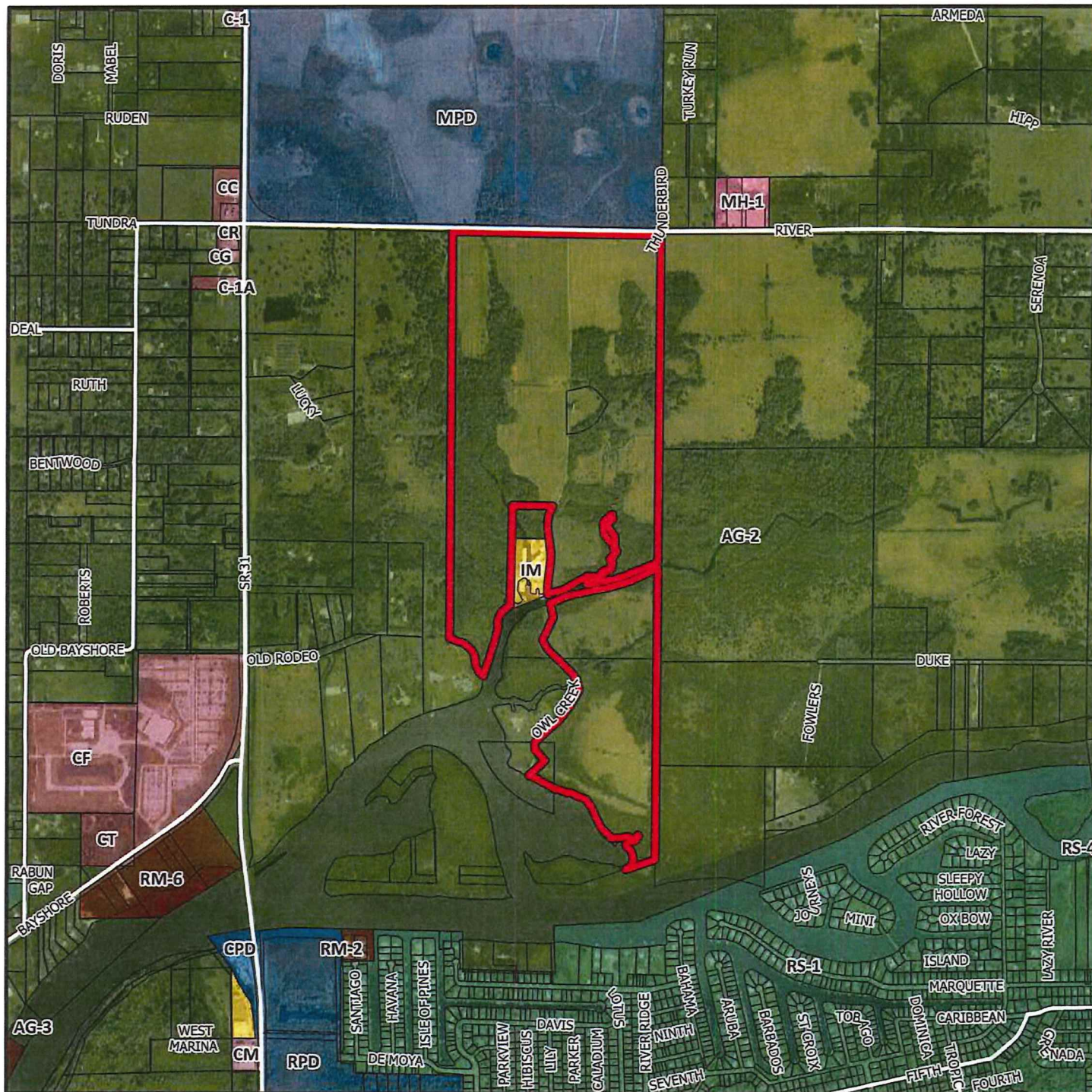
1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S00°16'39"W.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

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

SHEET 15 OF 15

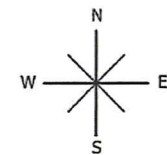
\\NAS\DATA\PROJECTS\2020\2030 DVL CREEK\LEGAL & SKETCH\01 21\21\2030 DVL CREEK LEGAL & SKETCH.DWG



DCI2021-00011

Zoning

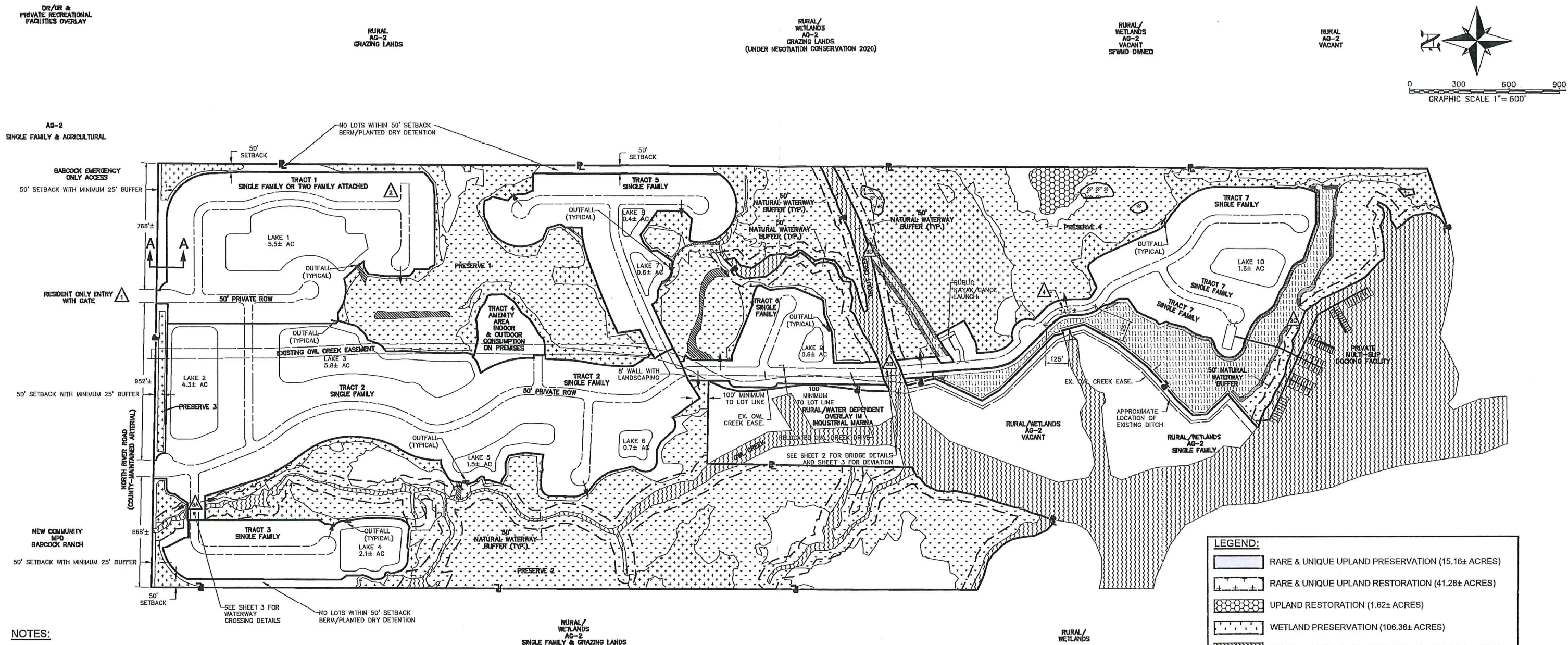
 Subject Property



0 1,000 2,000 3,000
Feet



Lee County
Southwest Florida



NOTES:

SITE AREA: 342.68± ACRES

REQUIRED OPEN SPACE PER POLICY 29.2.4.1: 60% OF WHICH 50% MUST BE INDIGENOUS

OPEN SPACE PROVIDED: MINIMUM 60% 342.68 X 0.6= 205.6± ACRES

MINIMUM 50% INDIGENOUS REQUIRED: $\pm 205.6 \times 0.5 = 102.8 \pm$ ACRES

INDIGENOUS PROVIDED:

WETLANDS: (23.56± AC PRESERVED & 82.80± AC RESTORED) = 106.36± AC

RARE & UNIQUE UPLAND HABITAT: (15.16± AC PRESERVED & 41.28± AC RESTORED) = 56.44± AC

PRESERVED SURFACE WATER/FLOWWAY: 5.61± AC

TOTAL INDIGENOUS PROVIDED: 168.41± AC

MAXIMUM 25% OR 51.4 AC OF OPEN SPACE AREAS PROVIDED BY LAKE: 23.3± ACRES

MINIMUM 54% (186.10± AC) CONSERVATION EASEMENT (SEE LEGEND)

OPEN SPACE PROVIDED: 209.4± ACRES

DENSITY PER PENDING CPA2020-00004 & CPA2020-00005 TRANSFERRING PRESERVED WETLAND DENSITY & ADDING 1 DU/ACRE FOR PRESERVED OR RESTORED RARE & UNIQUE UPLANDS:

UPLANDS (212.24± AC) & MANMADE DITCHES/LAKE (4.39± AC)=216.63 AT 1 DU/AC:	216.63 DU
**PRESERVED WETLANDS 106.36± AC TRANSFERRED TO ADJACENT UPLANDS AT 1 DU/AC:	106.36 DU
**IMPACTED WETLANDS 13.95± AC AT 1 DU/20 AC:	0.70 DU
5.74± AC NATURAL OPEN WATER NOT ELIGIBLE FOR DENSITY	
**ADDITIONAL 1 DU/AC PRESERVED RARE AND UNIQUE UPLAND HABITAT 15.16± AC:	15.16 DU
**ADDITIONAL 1 DU/AC FOR RESTORED RARE AND UNIQUE UPLAND HABITAT 41.28± AC:	41.28 DU
(**SEE DENSITY EXHIBIT ON PAGE 2)	
TOTAL MAXIMUM DENSITY:	380 DWELLING UNITS

Approved as Exhibit C
MCP Page 1 of 3
Revision # 2-22-022

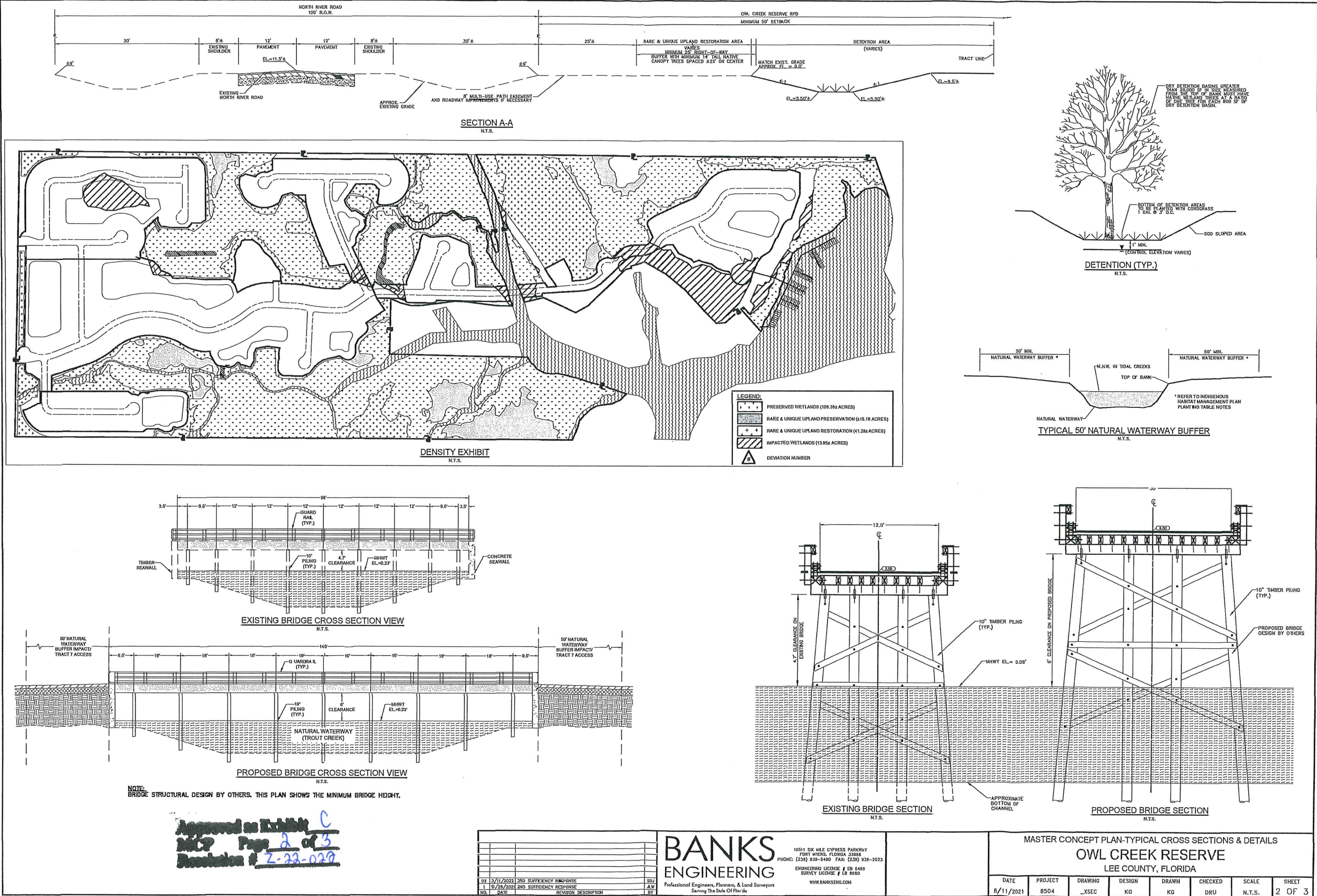
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D3	3/11/2022	3RD SUFFICIENCY RESPONSE	SDJ
D2	10/25/2021	2ND SUFFICIENCY RESPONSE	JLW
D1	8/11/2021	1ST SUFFICIENCY RESPONSE	KG

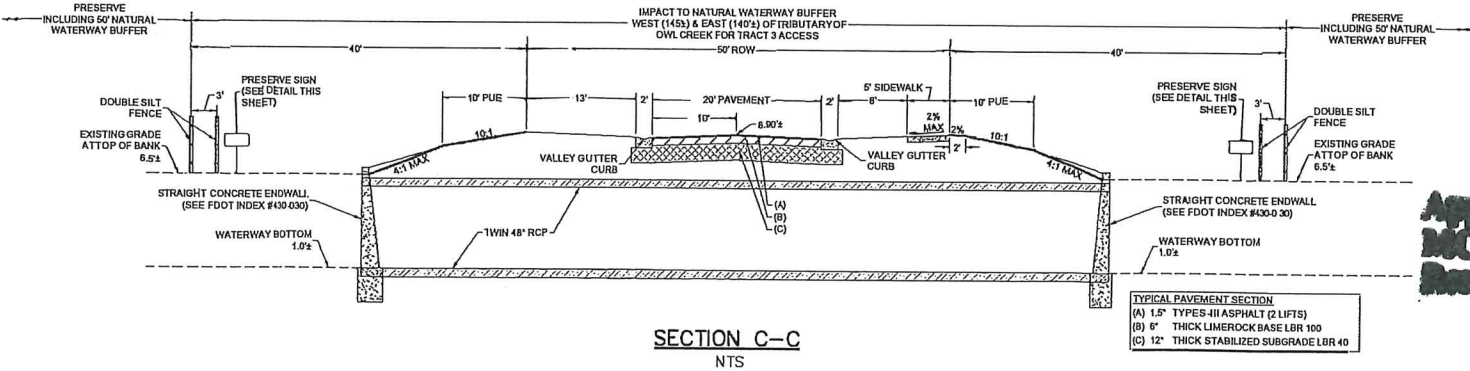
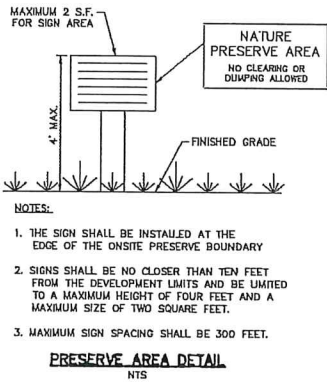
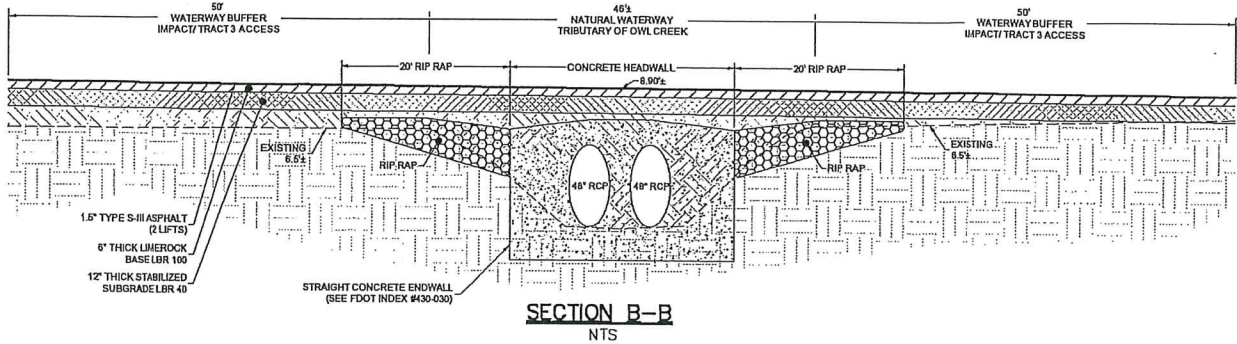
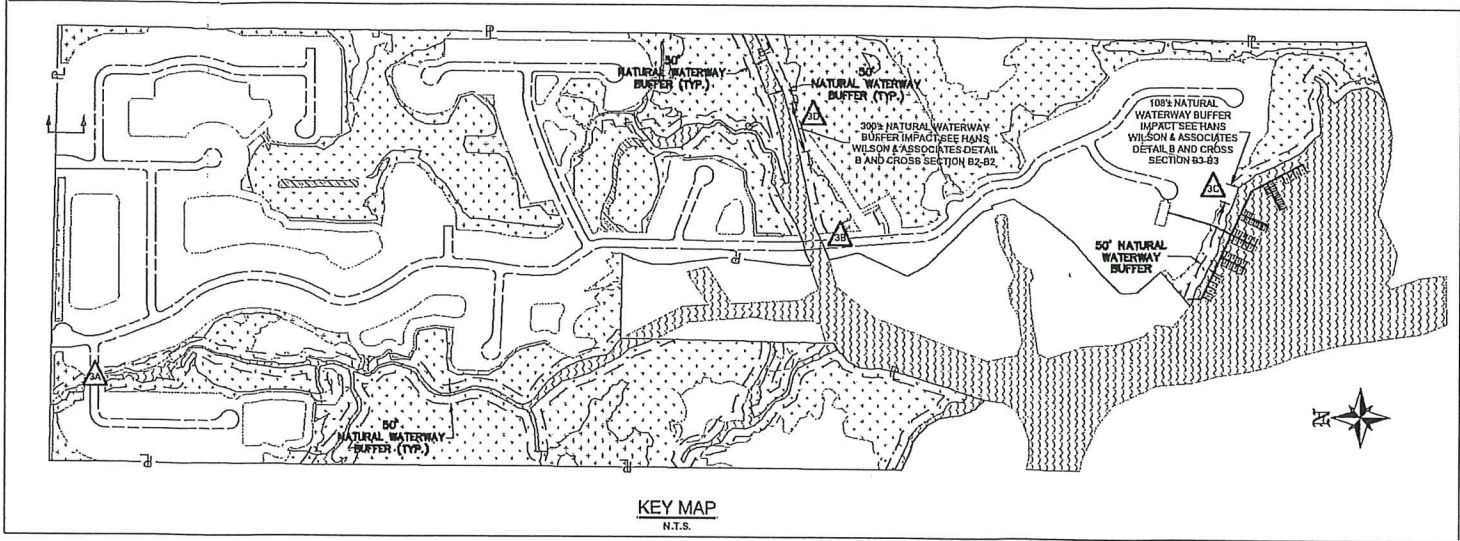
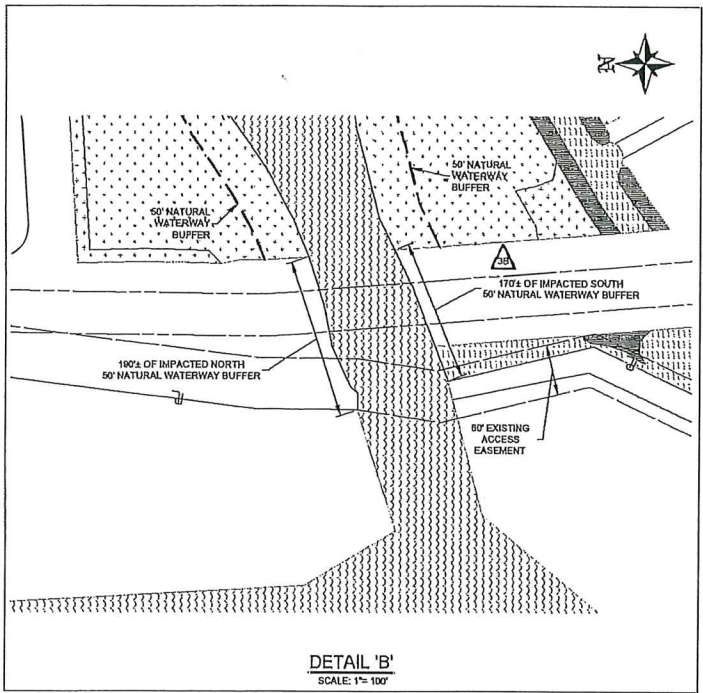
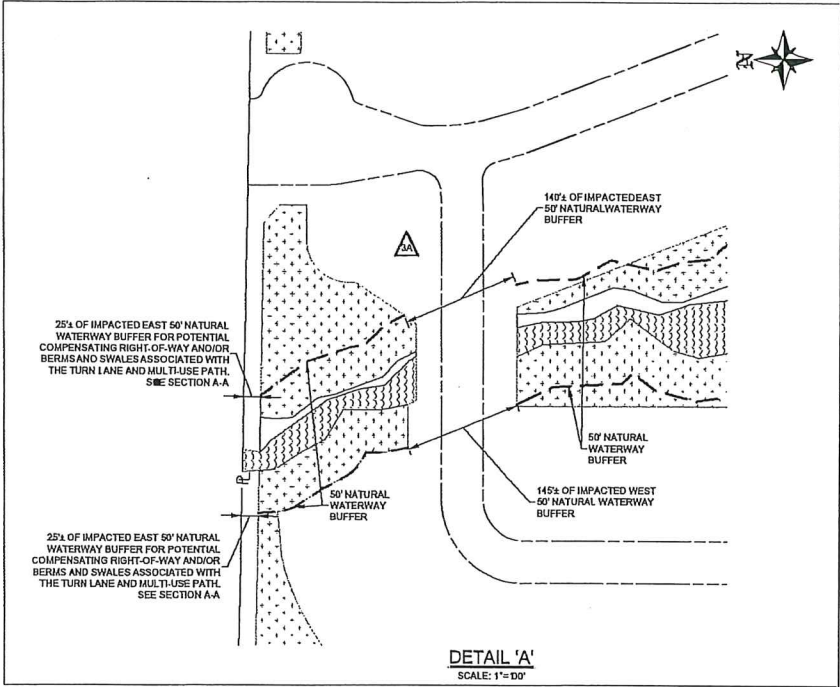
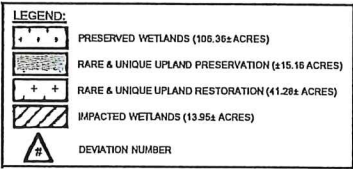
BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving the State of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33905
PHONE: (239) 939-5490 FAX: (239) 939-2533
ENGINEERING LICENSE # EB 6450
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

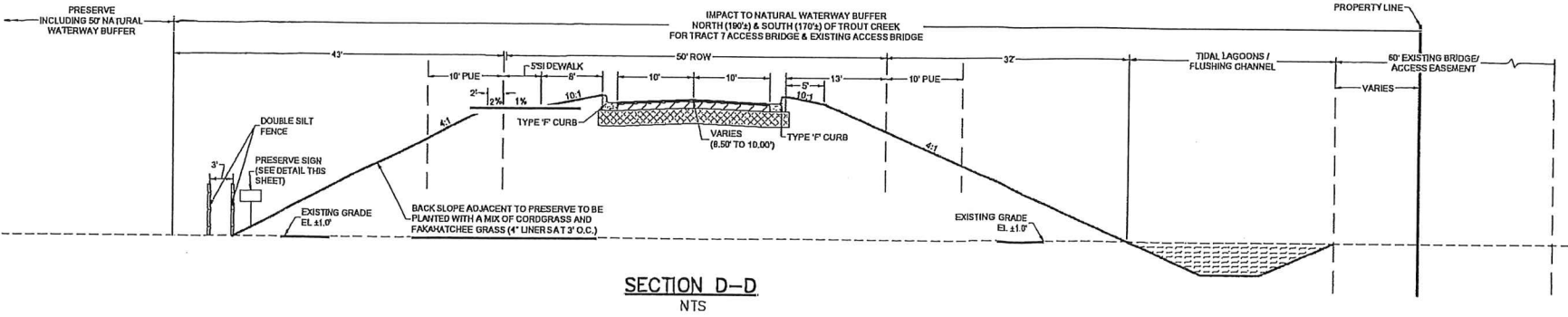
MASTER CONCEPT PLAN
OWL CREEK RESERVE MINOR RPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
07/12/2021	B504	_MCP	KG	KG	DRU	AS SHOWN	1 OF 3





Approved as Exhibit C
MCP Page 3 of 3
Revision 1 2-22-022



NO.	DATE	REVISION	DESCRIPTION	BY
02	3/11/2022	3RD SUFFICIENCY RESPONSE		SOJ
01	10/26/2021	2ND SUFFICIENCY RESPONSE		J.W.

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

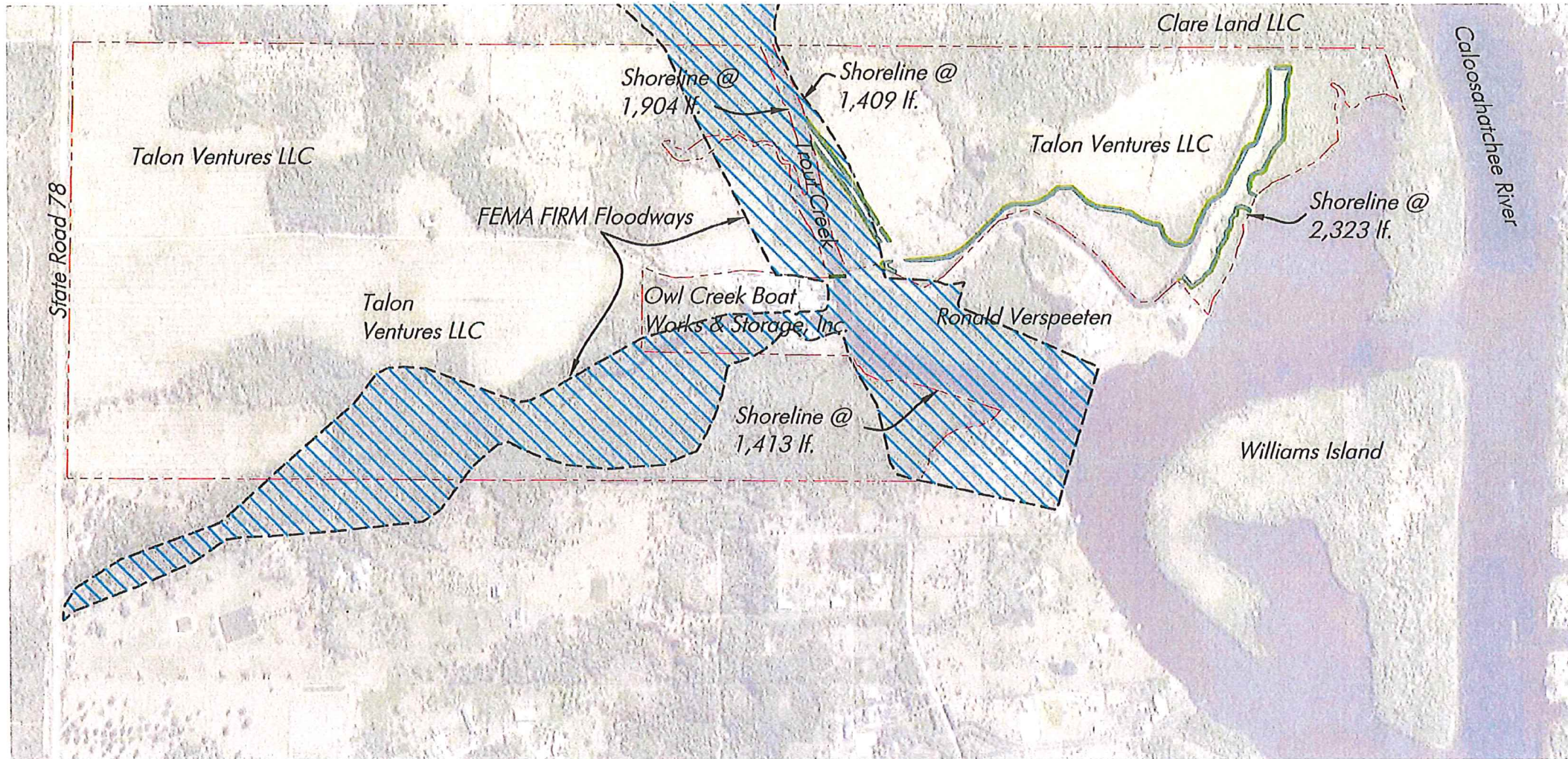
10511 SW WILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6590
WWW.BANKSENG.COM

MASTER CONCEPT PLAN-TYPICAL CROSS SECTIONS & DETAILS									
OWL CREEK RESERVE									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
8/11/2021	B504	_XSEC	KG	KG	DRU	N.T.S.	3 OF 3		

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East



2021 Lee County Aerial



Overall Site Plan

SCALE: 1" = 1,000'

This item has been digitally signed and sealed by
Hans J.M. Wilson on the date adjacent to the seal.
Printed copies of this document are not considered
signed and sealed and the signature must be
verified on any electronic copies.

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: March 14, 2022 4:18:08 p.m.
Drawing: HORTON3MASTER.DWG

Total project shoreline @ 7,049 lf.

Note: Property lines per Lee County Property Appraiser

PERMIT PLANS, NOT FOR CONSTRUCTION



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

3-14-22

JWA

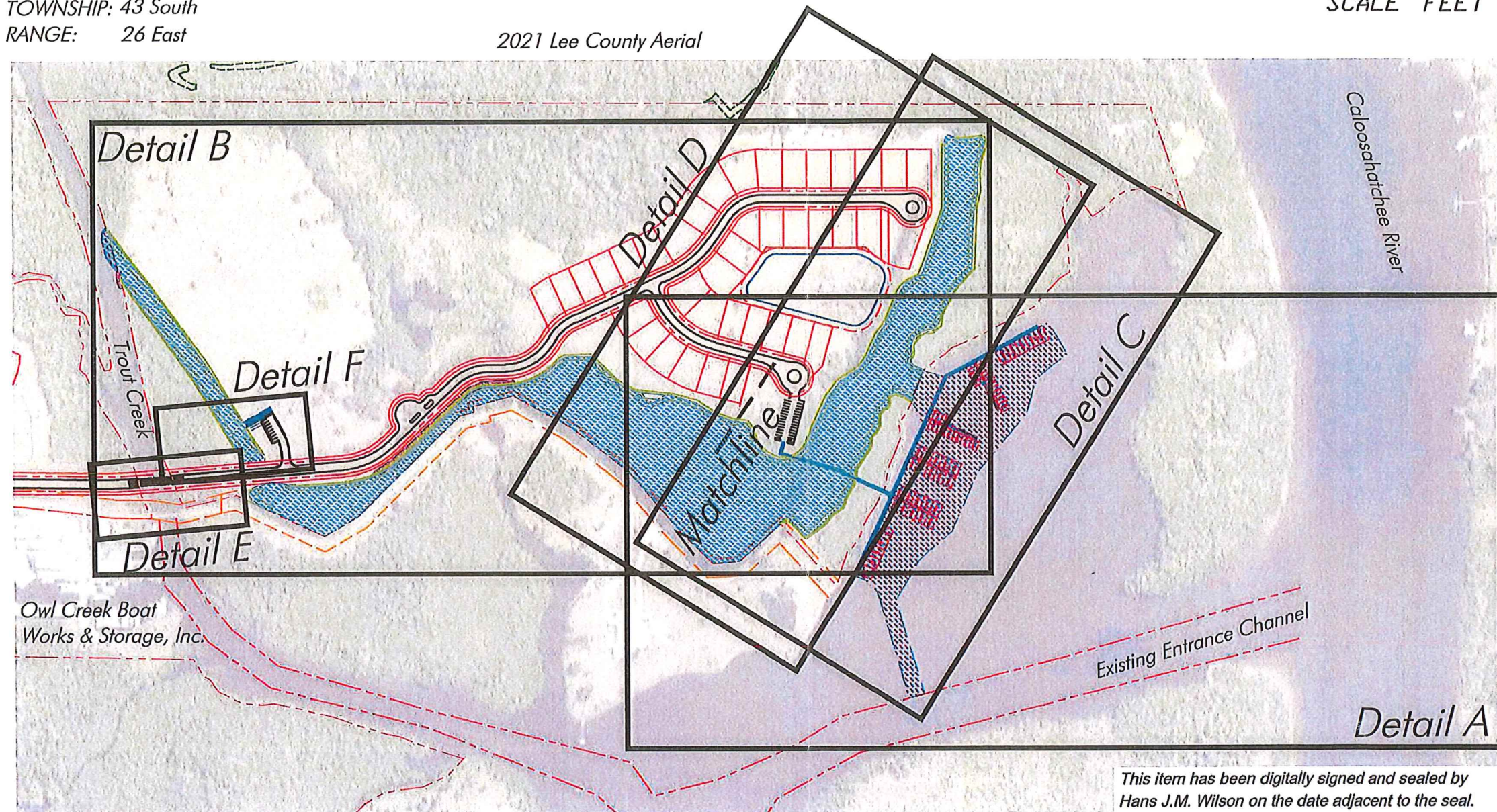
D R Horton

SHEET
2-21

EXHIBIT **D**

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

2021 Lee County Aerial



This item has been digitally signed and sealed by
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Total project shoreline @ 7,049 lf.

Note: Property lines per Lee County Property Appraiser

PERMIT PLANS, NOT FOR CONSTRUCTION

Proposed Site Plan

SCALE: 1" = 500'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: March 14, 2022 4:18:08 p.m.
Drawing: HORTON3MASTER.DWG



1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

3-14-22

JWA

D R Horton

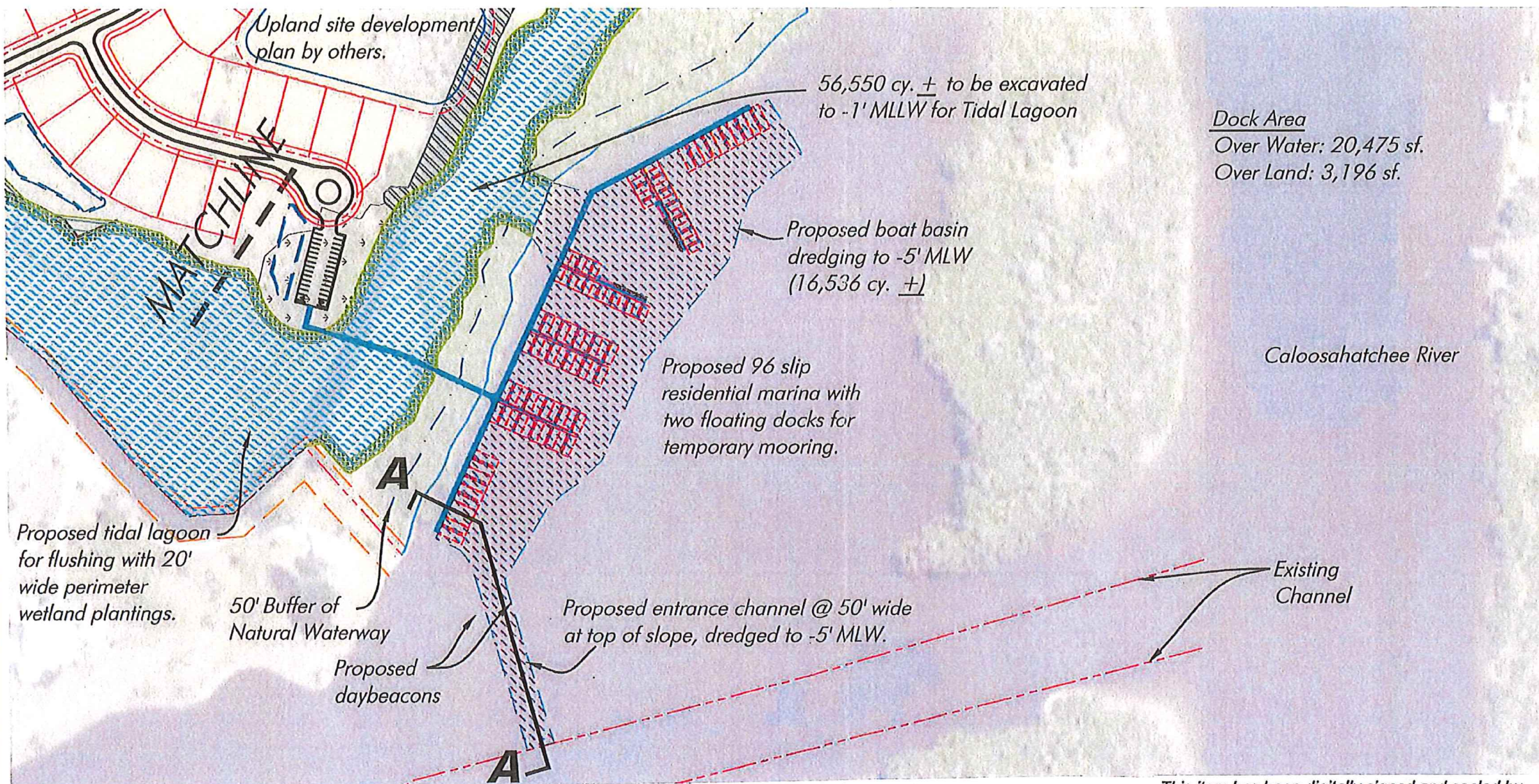
SHEET
4-21

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

2021 Lee County Aerial



0' 150' 300'
SCALE FEET



Detail A - Proposed Dock Plan

SCALE: 1" = 300'

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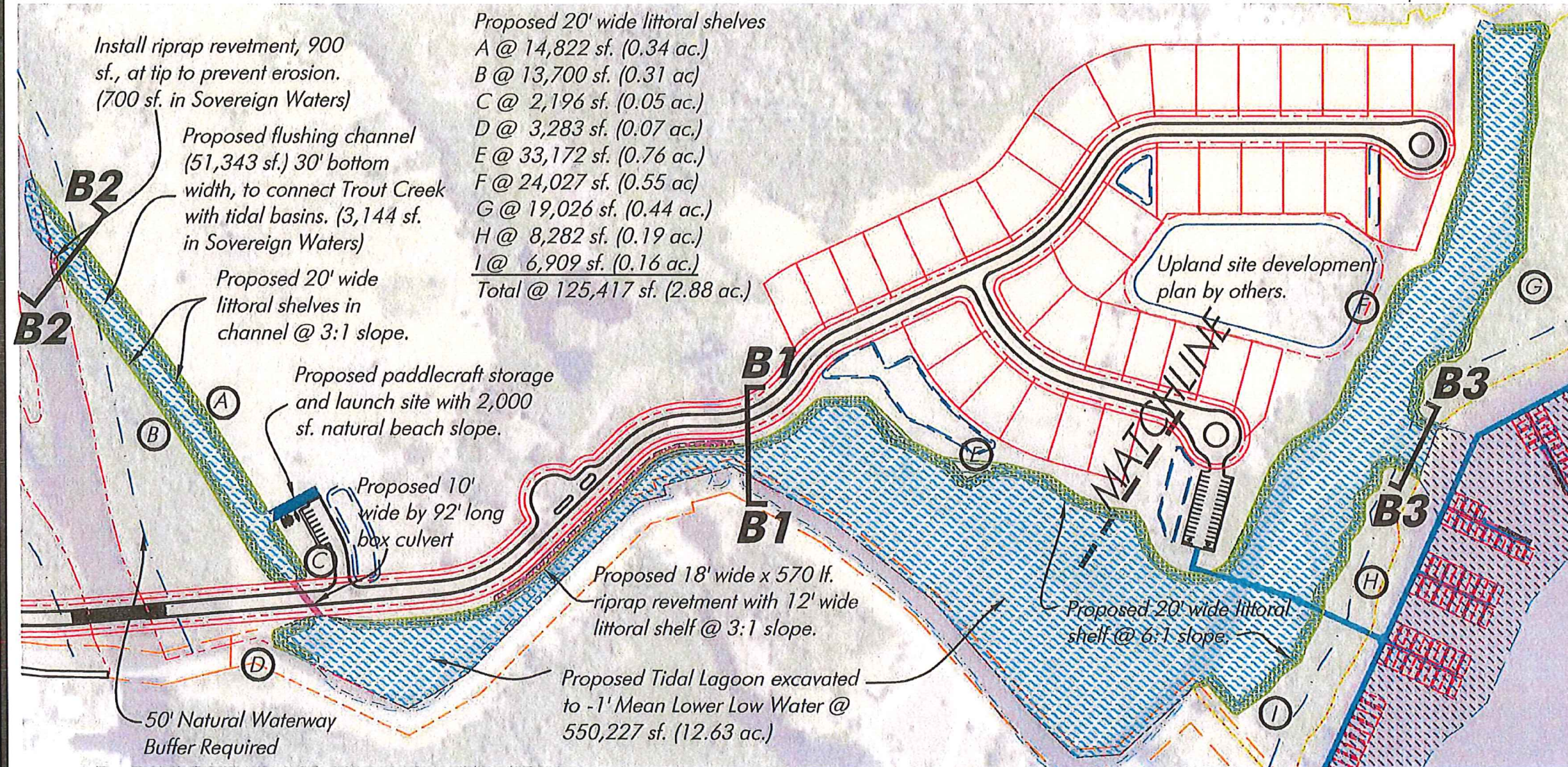
JWA

D R Horton

SHEET
5-21

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

2021 Lee County Aerial



Notes: Depths reference MLW based on DEP Tide Station 872-5520.
MHW @ 0.06' NAVD.
MLW -0.89' NAVD
MLLW @ -1.04' NAVD.

Note: Property lines per Lee County Property Appraiser

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Detail B - Tidal Lagoon/Tidal Channel

SCALE: 1" = 300'

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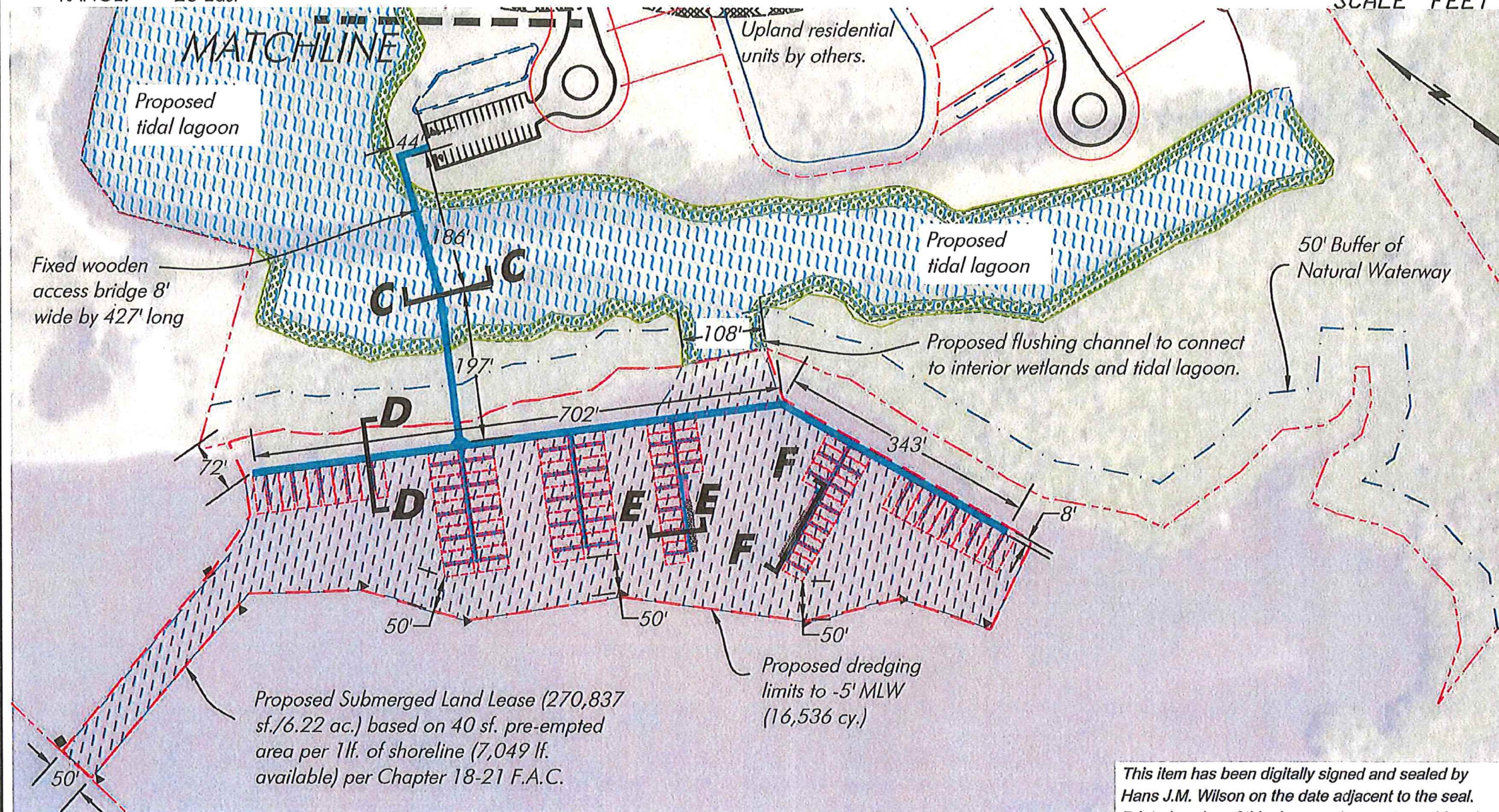
D R Horton

SHEET
6-21

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

2021 Lee County Aerial

0 100 200
SCALE FEET



Detail C - Proposed Dredging Plan

SCALE: 1" = 200'

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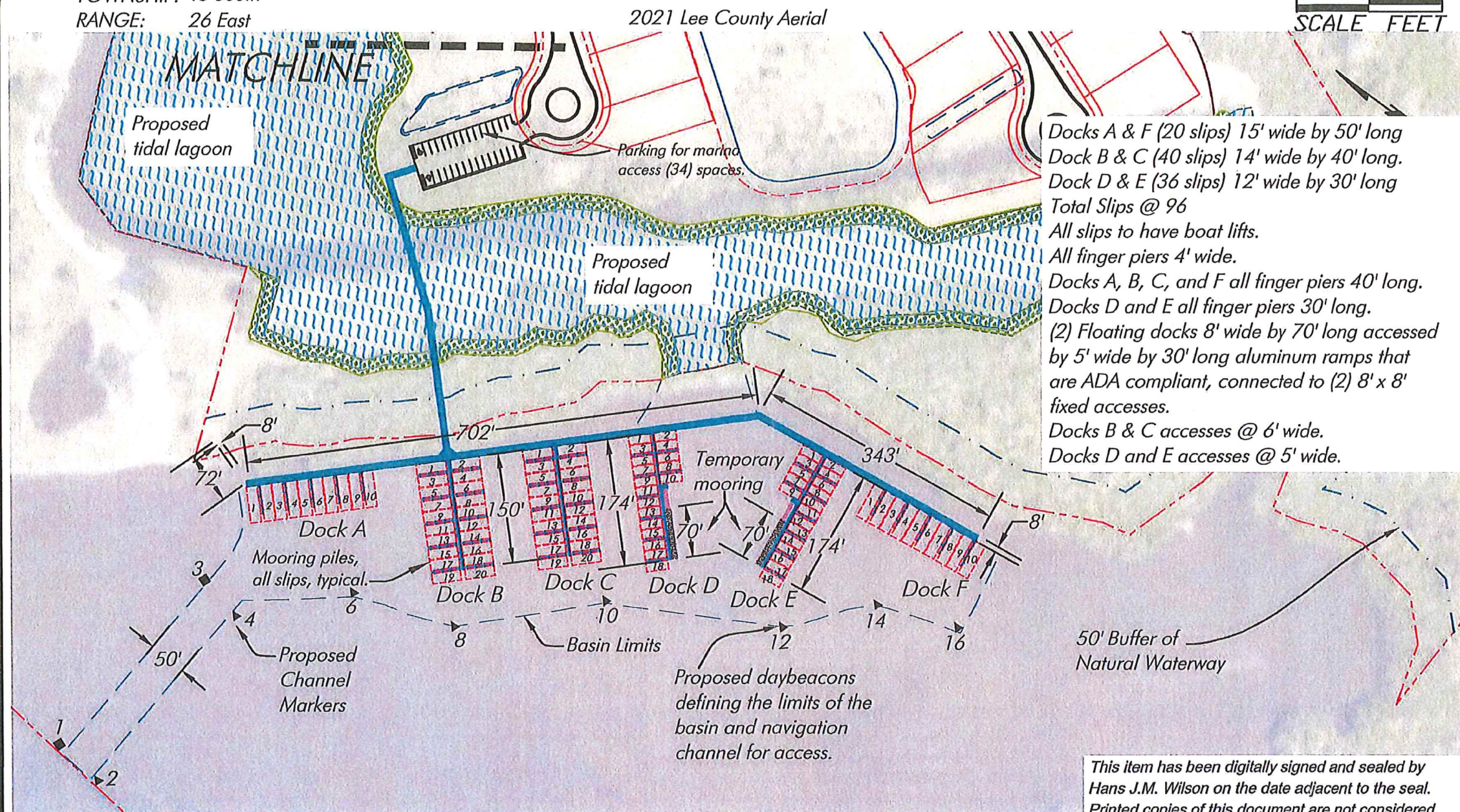
JWA

D R Horton

SHEET
8-21

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

0 100 200
SCALE FEET



Detail C - Proposed Marina Plan

SCALE: 1" = 200'

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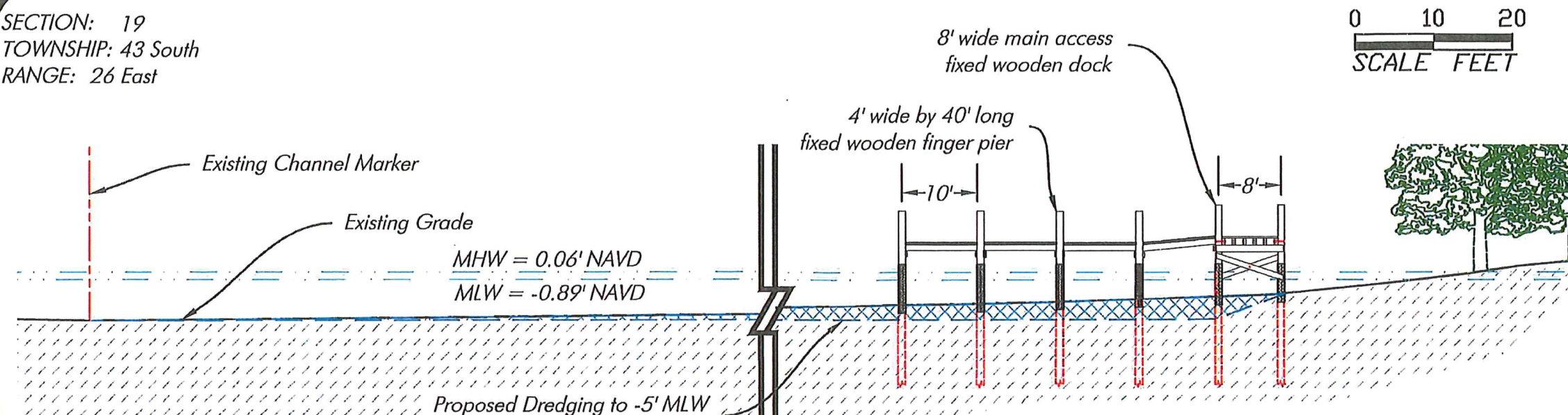
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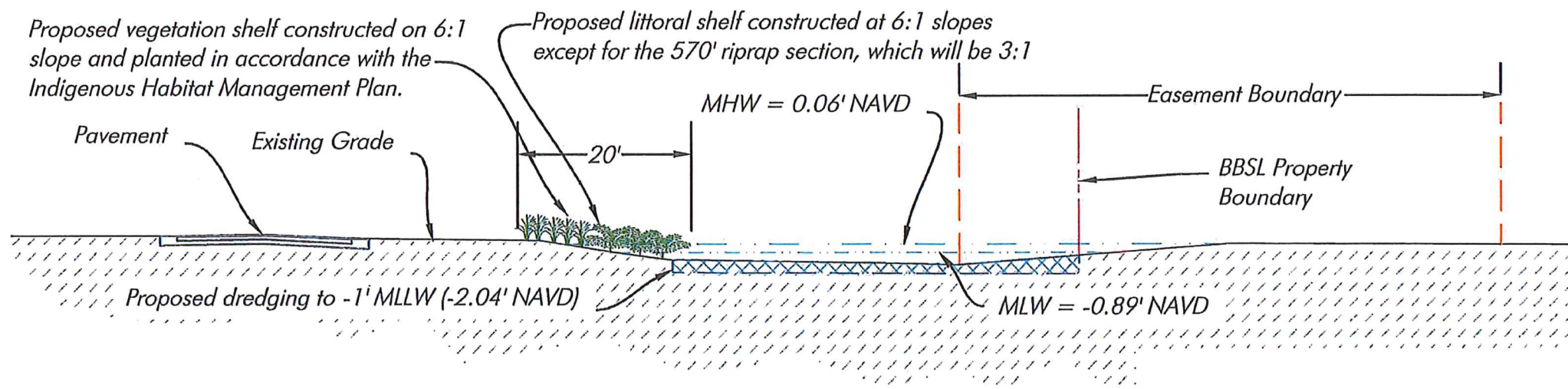
SHEET
9-21

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East



Cross Section A-A

SCALE: 1" = 20'



Cross Section B1-B1

SCALE: 1" = 20'

Notes: Depths reference MLW based
on DEP Tide Station 872-5520.
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MLW -0.89' NAVD
MLLW @ -1.04' NAVD.

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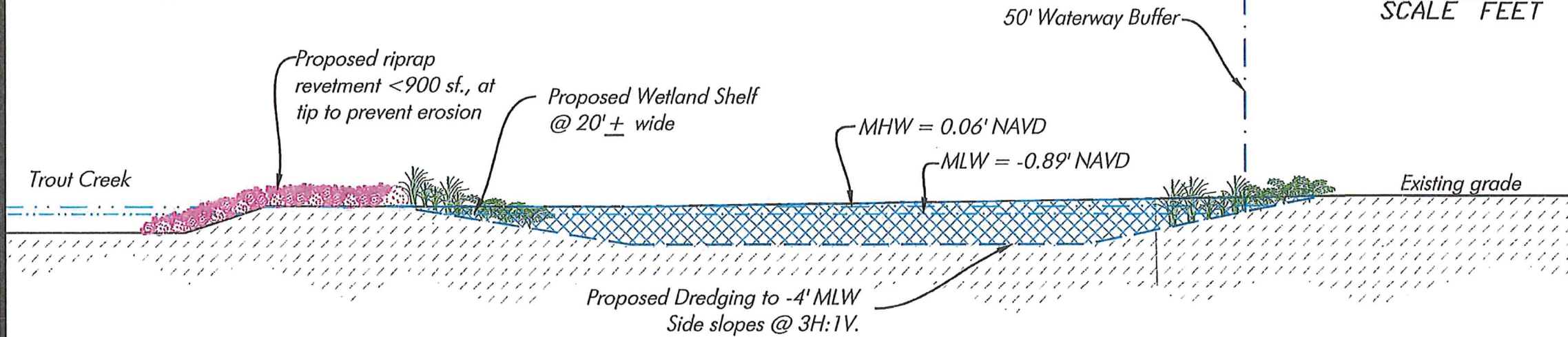
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SHEET
13-21

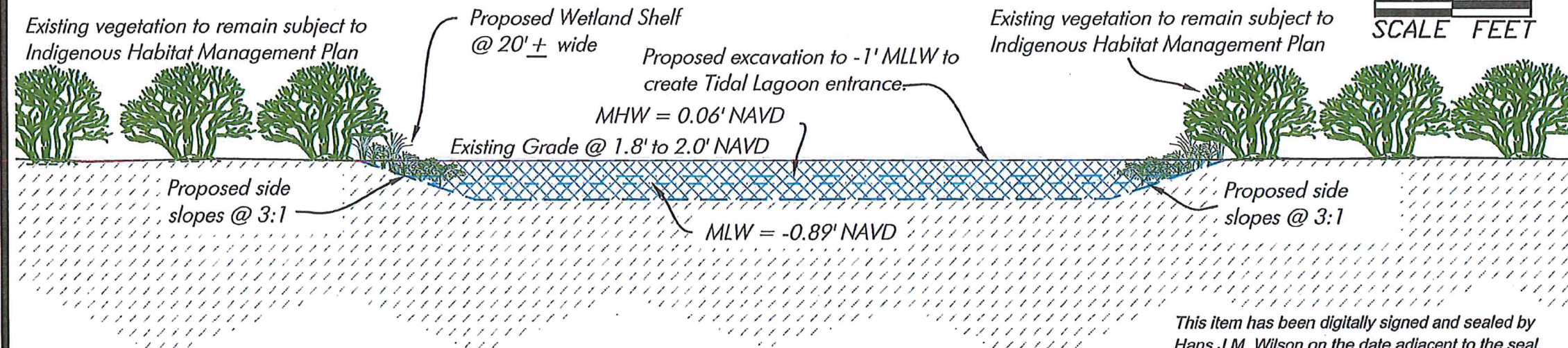
SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

0 10 20
SCALE FEET



Cross Section B2-B2

SCALE: 1" = 20'



Cross Section B3-B3

SCALE: 1" = 20'

Notes: Depths reference MLW based
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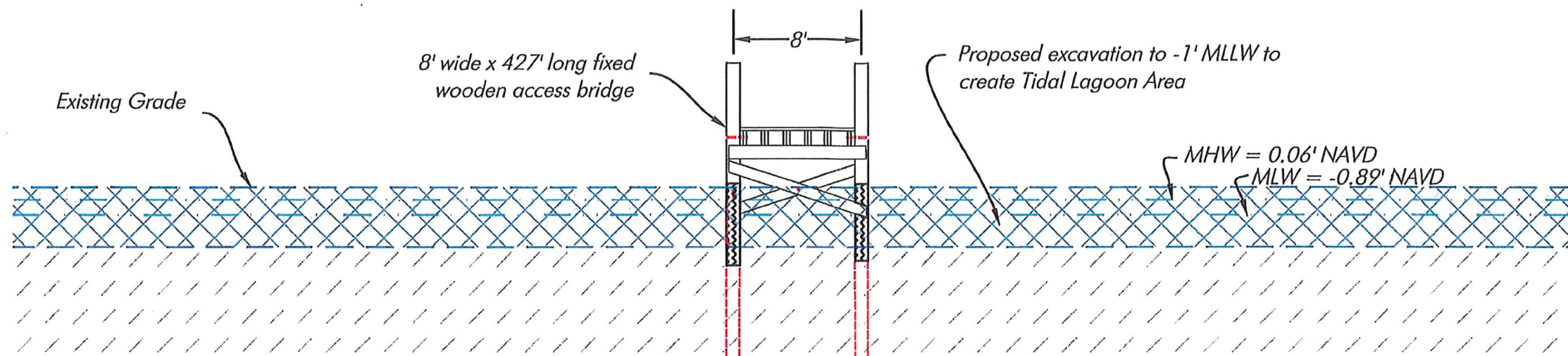
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SHEET
14-21

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

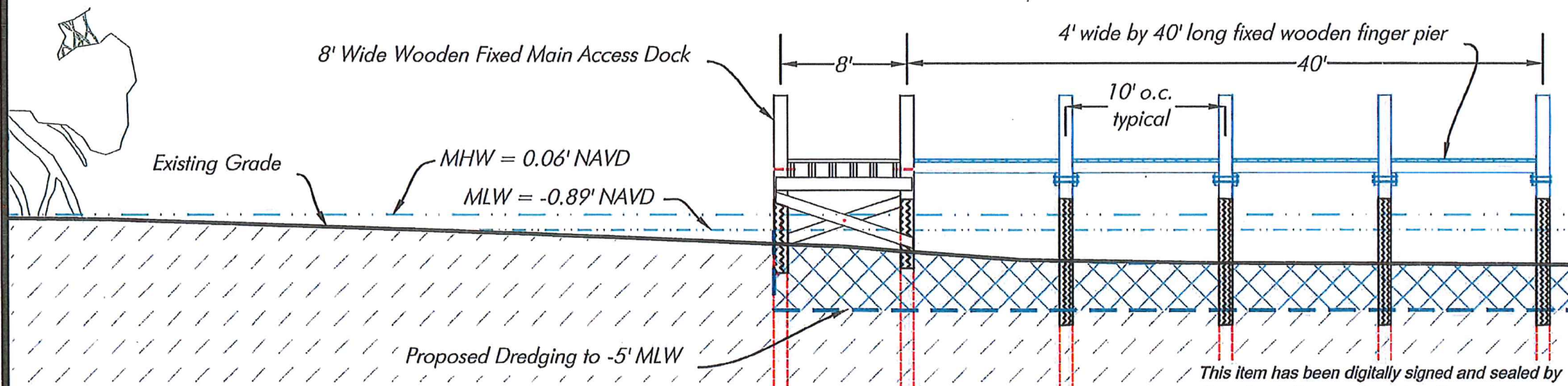
0 5 10
SCALE FEET



Cross Section C-C

SCALE: 1" = 10'

0 5 10
SCALE FEET



Cross Section D-D

SCALE: 1" = 10'

Notes: Depths reference MLW based
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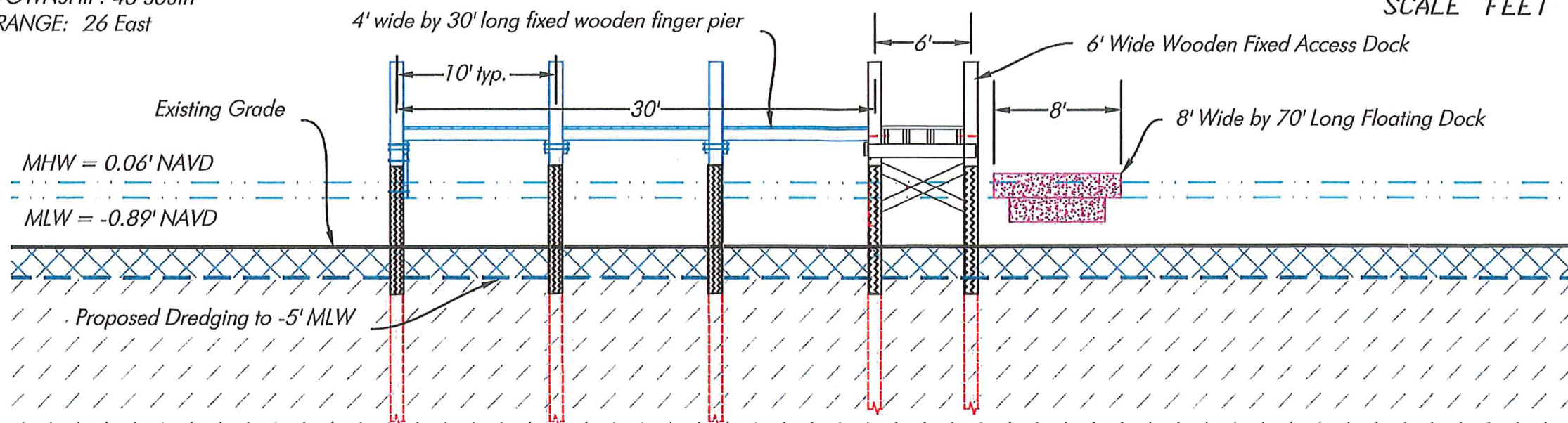
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SHEET
15-21

SECTION: 19
TOWNSHIP: 43 South
RANGE: 26 East

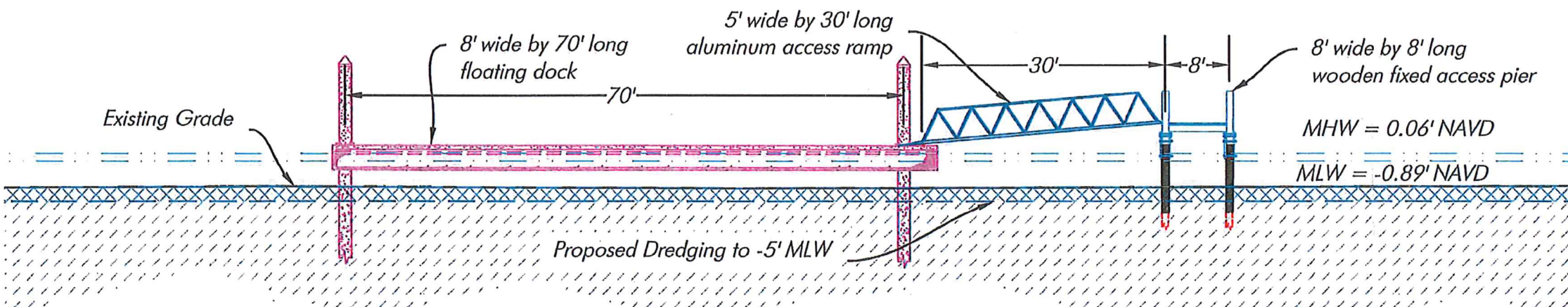
0 5 10
SCALE FEET



Cross Section E-E

SCALE: 1" = 10'

0 10 20
SCALE FEET



Cross Section F-F

SCALE: 1" = 20'

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3-14-22

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SHEET

16-21