

ADMINISTRATIVE AMENDMENT (ASV) ADD2024-00071

ADMINISTRATIVE VARIANCE
LEE COUNTY, FLORIDA

WHEREAS, Hans Wilson and Associates, Inc. filed an application for an administrative deviation for lake restoration on a project known as Water's Edge at Peppertree Pointe to request relief from Land Development Code (LDC) Section 10-329(d)(4), to increase the lake bank slope from 6:1 to 4:1; and

WHEREAS, the property is located at Waters Edge at Peppertree Pointe, STRAP Numbers: 25-45-23-00-00001.1ACE and 36-45-23-00-00016.1ACE (see Exhibit "A"); and

WHEREAS, the property was originally rezoned by Special Permit SP-87-031 and Resolution Z-72-088; and

WHEREAS, the subject property is in the Suburban Future Land Use Category designated by the Lee Plan and zoned Residential (RM-2); and

WHEREAS, the Water's Edge at Peppertree Pointe was approved with the required 20-foot-wide lake maintenance easement within the residential lots (see Exhibit "C"); and

WHEREAS, the applicant has requested a deviation from LDC Section 10-329(d)(4) to allow a 4:1 lake bank slope with open cell containment system to stabilize the lake banks that have a 12-to-24-inch escarpment along certain segments of lakes within the RM-2 zoning district, where a 6:1 slope is required (see Exhibit "D"); and

WHEREAS, the applicant states that the rip-rap revetment will fit within the existing single-family lots while providing substantial support to stabilize a +/-24" escarpment along the shoreline; and

WHEREAS, the applicant proposes to provide one littoral plant per one linear foot of shoreline (for a total of 4,813 littorals) (see Exhibit "B"); and

WHEREAS, the Lee County Land Development Code (LDC) provides for administrative deviations on conventionally-zoned property in accordance with LDC Section 10-104(a)(12) that meet the criteria per LDC Section 10-104(b); and

WHEREAS, the applicant has provided a signed and sealed engineer site plan and narrative that states that the 4:1 slope with open cell containment system will stabilize the lake slope to protect public health, safety and welfare for the surrounding landowners, which meets the criteria to grant an administrative variance; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment is based on sound engineering practices; is no less consistent with the health, safety, and welfare of abutting landowners and the general public; the granting of the deviation is not inconsistent with the Lee Plan or LDC; and the application is the most appropriate and minimum stabilization technique necessary as designed by the licensed professional engineer.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for an administrative deviation from LDC Section 10-329(d)(4) to allow a 4:1 lake bank slope with appropriate stabilization measures in a Residential Multiple Family (RM-2) zoning district is **APPROVED subject to the following conditions:**

1. **The restoration of the existing lakes must be in compliance with the Water's Edge at Peppertree Pointe Shoreline Stabilization Plan, a reduced copy of which is attached hereto as Exhibit B.**
2. **Prior to development order approval, the development order plans must depict one littoral plant per one linear feet of shoreline (4,830 littorals).**
3. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 2/7/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits:

- A. Legal Description
- B. Water's Edge Peppertree Pointe Shoreline Stabilization Plan
- C. Water's Edge Peppertree Pointe Condominium Plat
- D. Request Statement

Exhibit A

CASE NUMBER: ADD2024-00071

STRAP NUMBERS

25-45-23-00-00001.1ACE

36-45-23-00-00016.1ACE

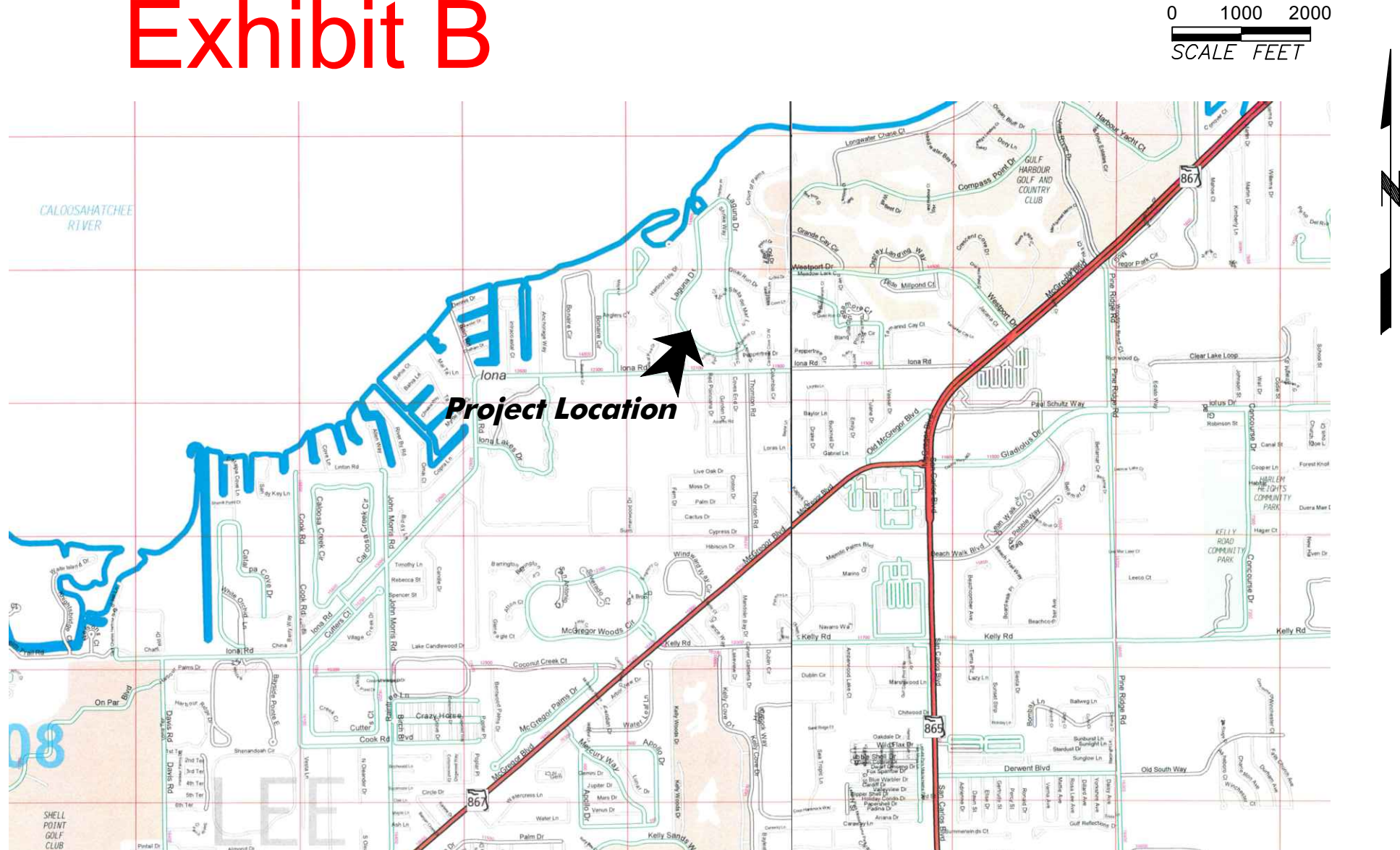
***REVIEWED
ADD2024-00071
Sophia Ludlam, GIS Planner
Lee County
5/13/2024***

SECTION: 36
TOWNSHIP: 45 S
RANGE: 23 E



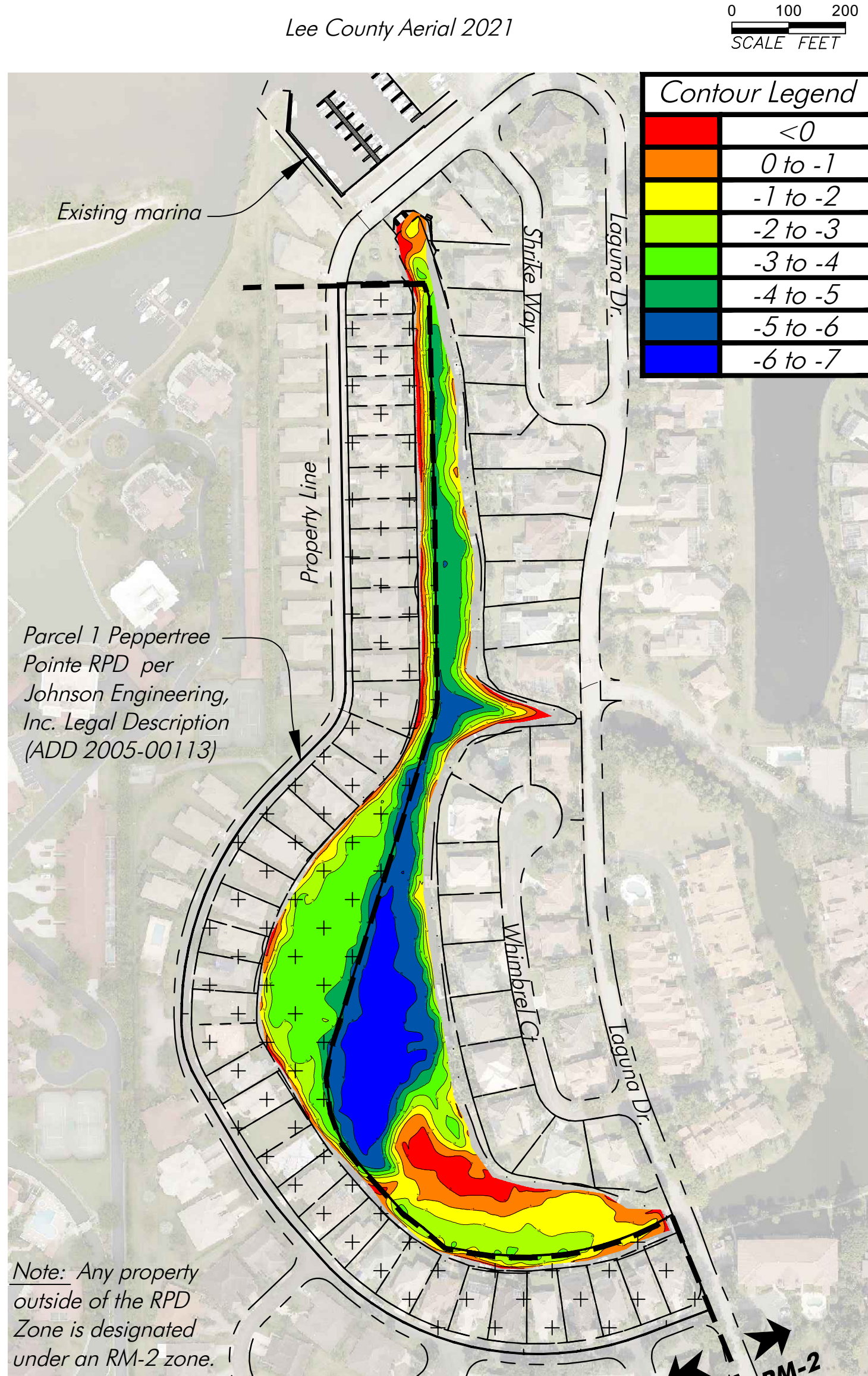
Vicinity Map

SCALE: 1" = 5 mi.



Location Map

SCALE: 1" = 2,000'



Bathymetric Survey

SCALE: 1" = 200'

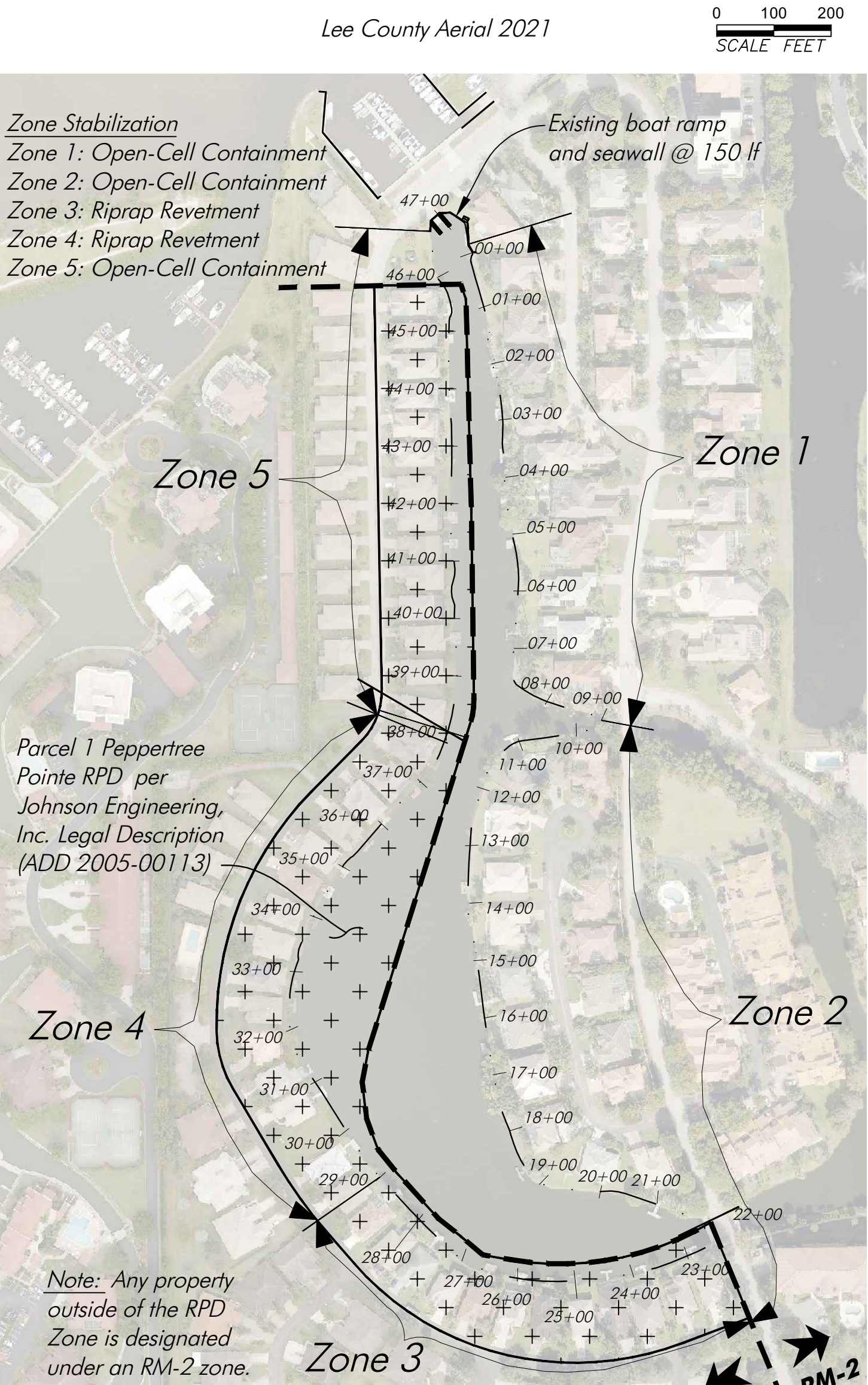
Parcel 1 Peppertree Pointe RPD
per Johnson Engineering, Inc. Legal
Description (ADD 2005-00113)

Note:
SFWMD Permit No. 36-90022-S
and Application No. 05166-E
SFWMD Permit Mod. No. 36-00683-S

Control Elevation(s) per design:
Lake Development = 3.0' NGVD (1.82' NAVD)

NGVD to NAVD Conversion Factor = -1.18'
Ex: 5.00' NGVD = 3.82' NAVD

Property lines per Lee County Property Appraiser.
Bathymetric survey completed by HWA, Inc. on
3-22-22. Depths reference NAVD.



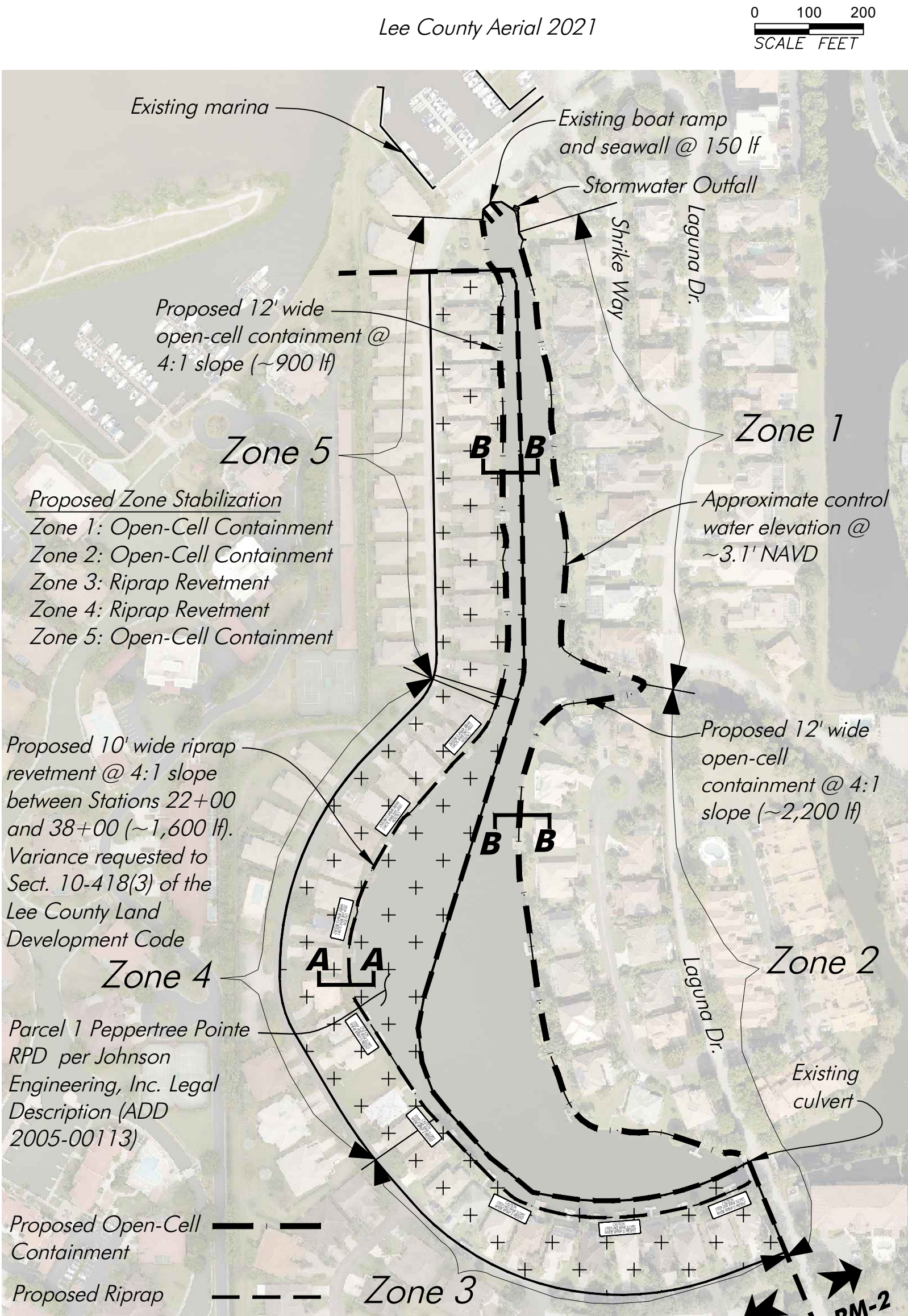
Existing Site Plan

SCALE: 1" = 200'

Parcel 1 Peppertree Pointe RPD
per Johnson Engineering, Inc. Legal
Description (ADD 2005-00113)

Note: The scale of these plans may have changed due to reproduction.

ADMINISTRATIVE DEVIATION PLANS, NOT FOR CONSTRUCTION



Proposed Site Plan

SCALE: 1" = 200'

Parcel 1 Peppertree Pointe RPD
per Johnson Engineering, Inc. Legal
Description (ADD 2005-00113)



Hans JM
Wilson

Digitally signed by
Hans JM Wilson
Date: 2024.05.02
15:47:37 -04'00'

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
CA. LIC. NO. 6519
DATE: NOV. 21, 2024, 4:46:28 p.m.
Drawing: WATERSEDESMASTER.DWG

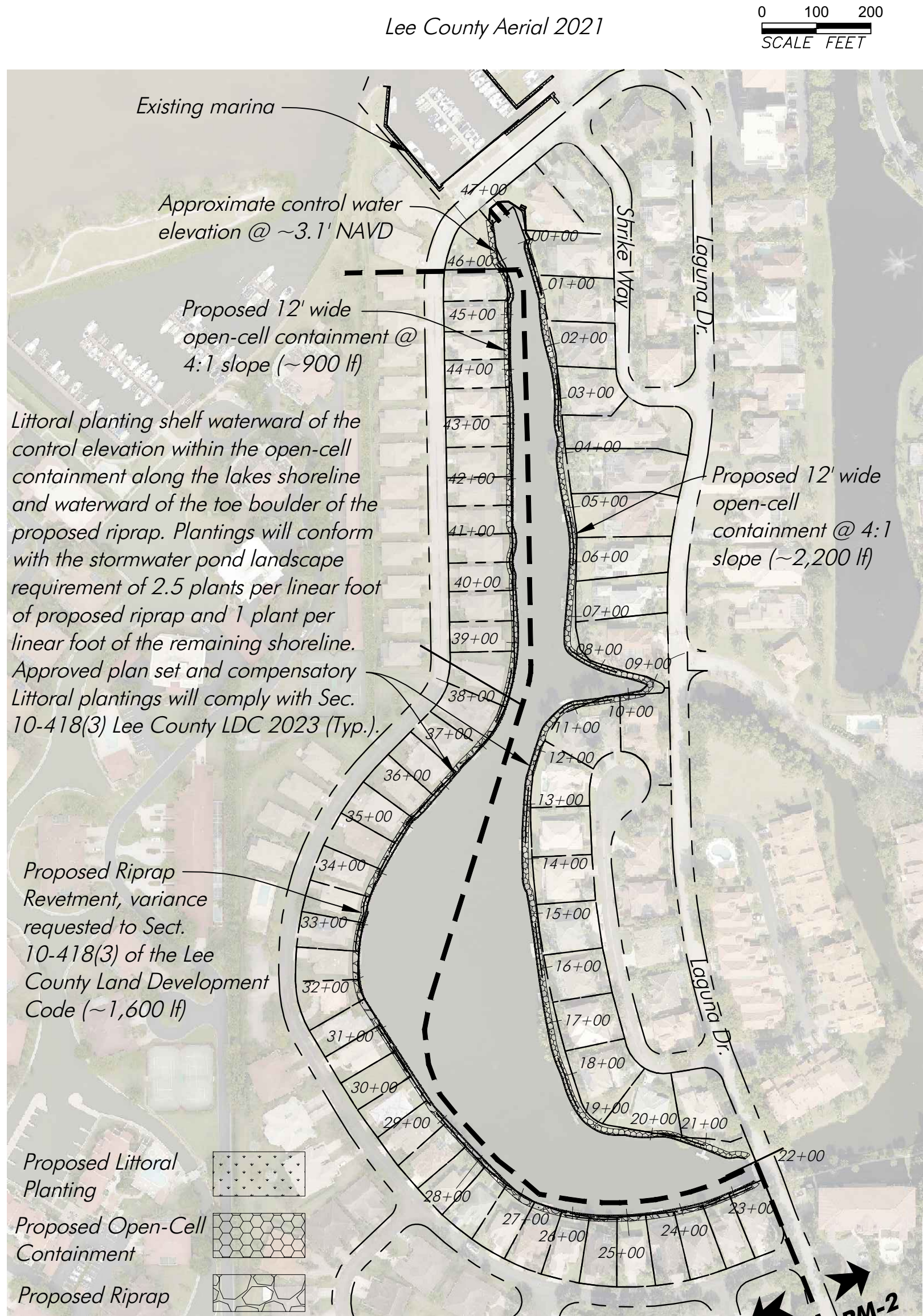


1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

Administrative Deviation Request
Water's Edge at Peppertree Pointe
Shoreline Stabilization

DATE: 5-1-24	FILE: WatersEdge-3	SCALE: as noted
DRAFTER: JWA	DATUM: as noted	SHEET: 1 of 2

SECTION: 36
TOWNSHIP: 45 S
RANGE: 23 E



Littoral Planting Plan

SCALE: 1" = 200'

Note: Plantings must be installed in clusters at set intervals. Clusters to contain a minimum of 25 plants within a 50 sf area. There will be at least 6 clusters of 25 plants (or large clusters with at least 150 plants) per lot line along the shoreline to meet the Total Littoral Planting requirement.

Note:
SFWMD Permit No. 36-90022-S
and Application No. 05166-E
SFWMD Permit Mod. No. 36-00683-S

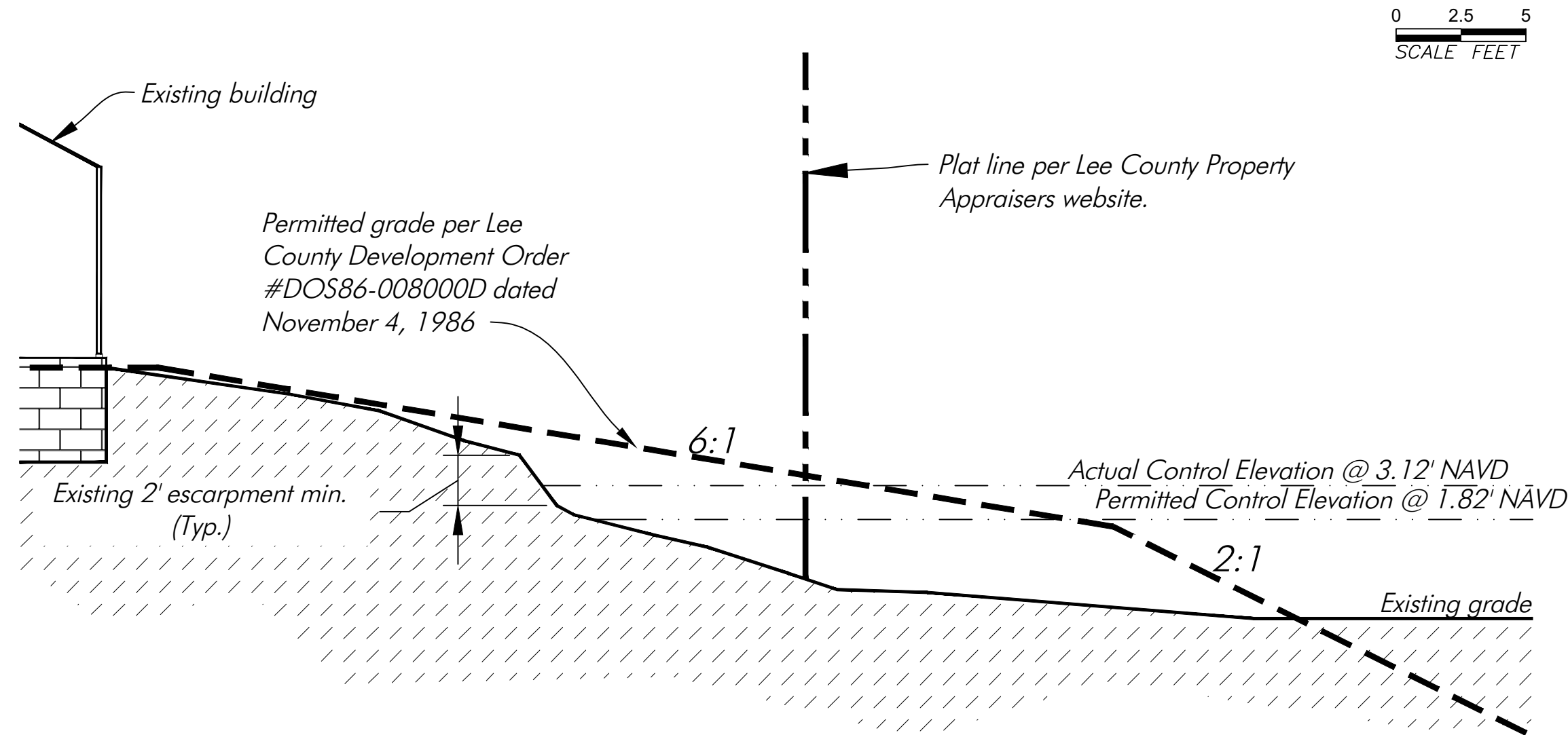
Control Elevation(s) per design:
Lake Development= 3.0' NGVD (1.82' NAVD)

NGVD to NAVD Conversion Factor = -1.18'
Ex: 5.00' NGVD = 3.82' NAVD

Property lines per Lee County Property Appraiser.
Bathymetric survey completed by HWA, Inc. on 3-22-22. Depths reference NAVD.

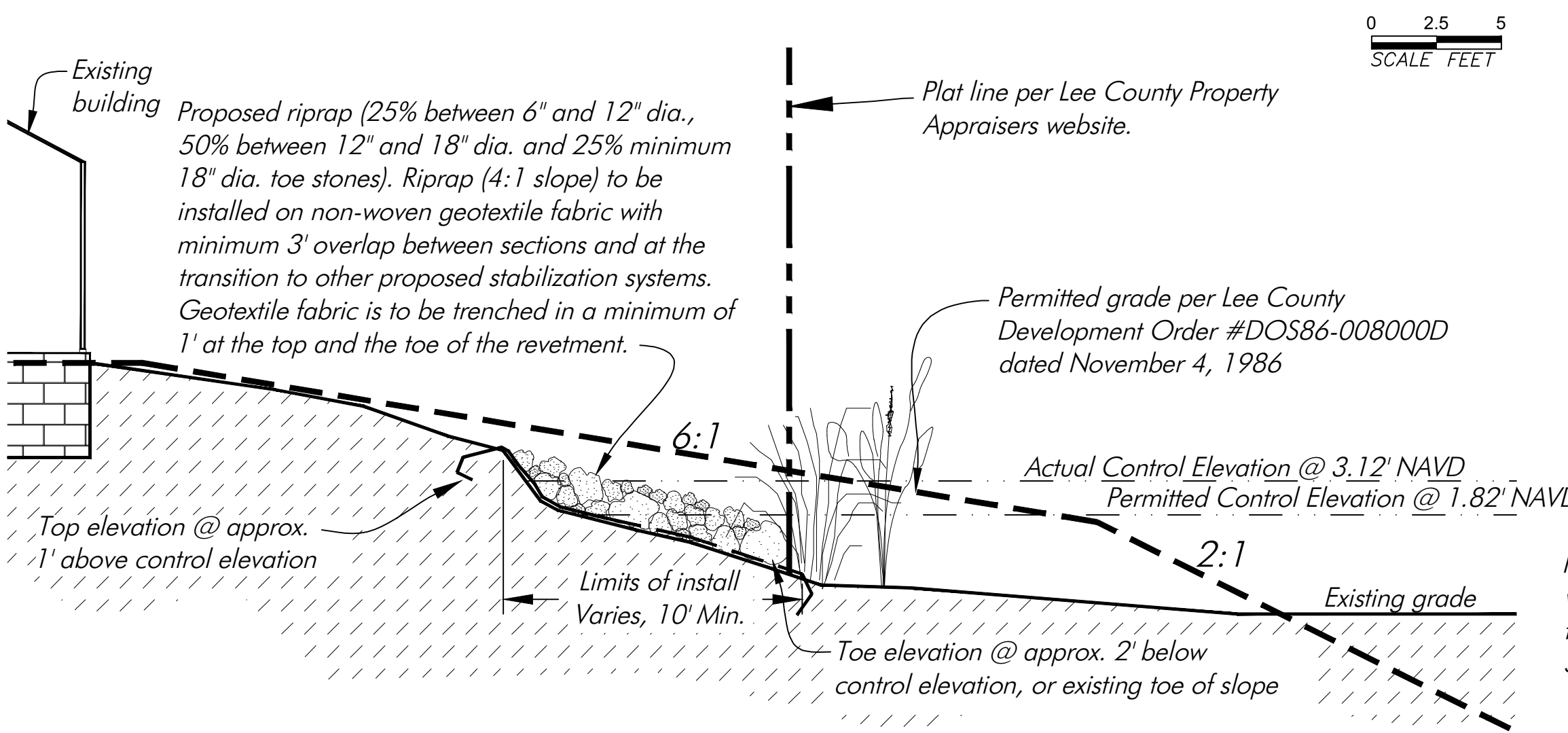
Note: The scale of these plans may have changed due to reproduction.

ADMINISTRATIVE DEVIATION PLANS, NOT FOR CONSTRUCTION



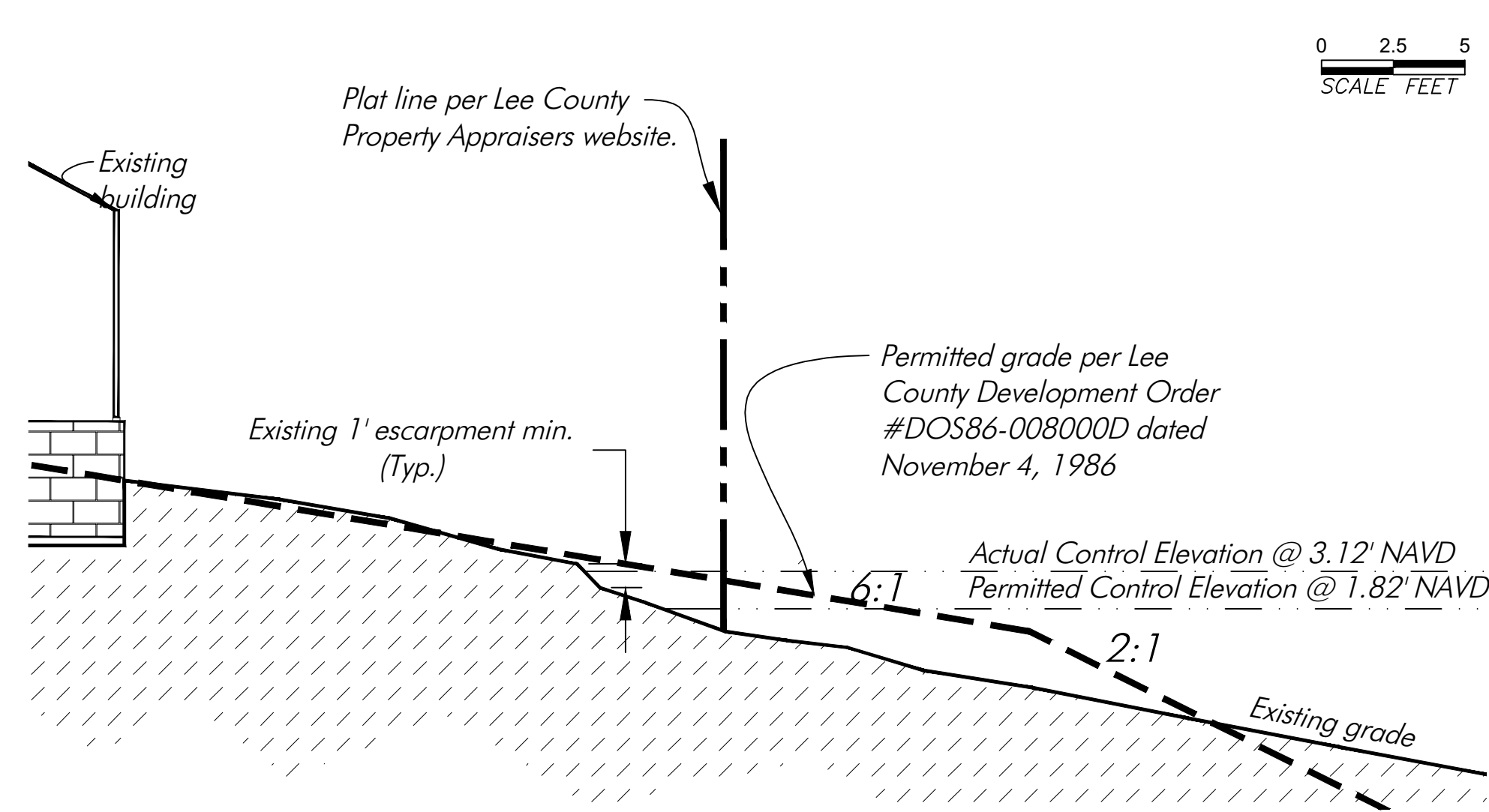
Existing Cross Section A-A (RPD Only)

SCALE: 1" = 5'



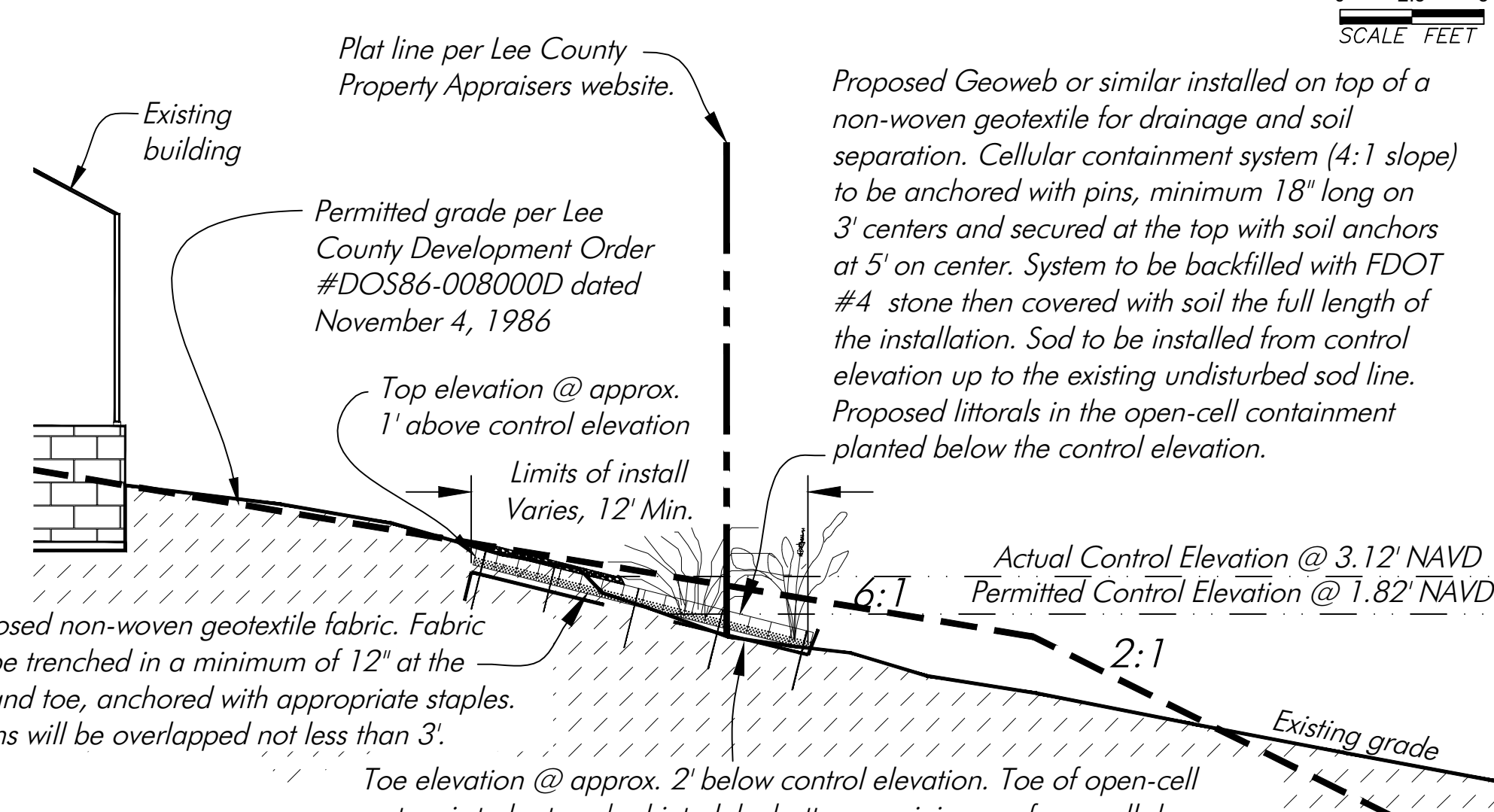
Proposed Cross Section A-A (RPD Only)

SCALE: 1" = 5'



Existing Cross Section B-B (RPD and RM-2)

SCALE: 1" = 5'



Proposed Cross Section B-B (RPD and RM-2)

SCALE: 1" = 5'

Note: The permitted control elevation @ 1.82' NAVD is used for the design parameters of the littoral planting and shoreline stabilization. Littoral planting will be waterward of the control elevation for the proposed open-cell containment and riprap revetment. The littorals will be planted within the cells of the open-cell containment as well as planted waterward of the toe boulder for the riprap. Plantings will conform with the stormwater pond landscape requirement of 2.5 plants per linear foot of proposed riprap and 1 plant per linear foot of the remaining shoreline. Approved plan set and compensatory Littoral plantings will comply with Sec. 10-418(3) Lee County LDC 2023 (Typ.).

Littoral Planting Schedule for RM-2 Zone Shoreline Stabilization

Lake Shoreline Linear Feet	Structural Shoreline Linear Feet	Structural Shoreline Percentage	Compensatory Littoral Plantings	Total Littoral Plantings
Lake	Number of Plants*	Linear Feet	Percentage	Plantings
Water's Edge	4,830	0	0	0

Littoral Planting Schedule for RPD Zone Shoreline Stabilization

Lake Shoreline Linear Feet and	Structural Shoreline Linear Feet	Structural Shoreline Percentage	Compensatory Littoral Plantings	Total Littoral Plantings
Lake	Number of Plants*	Linear Feet	Percentage	Plantings
Water's Edge	4,830	1,600	33%	4,000

Littoral Vegetation:

- 1) Plantings will conform with the stormwater pond landscape requirement of 1 plant per linear foot of shoreline and 2.5 additional plants per linear foot for structural shoreline.
- 2) Littoral planting shelf will be waterward of the lake's shoreline control elevation.
- 3) Plantings must be installed in clusters at set intervals. Clusters to contain a minimum of 25 plants within a 50 sf area.
- 4) The littoral plantings will include a minimum of 4 native species and will be minimum 2-inch liner container plants.
- 5) The littoral plantings will be equal quantities of at least four species from the following: Duck Potato (*Sagittaria* spp.), Spikerush (*Eleocharis* spp.), Softtush (*Juncus Effesus*), Swamp Lily (*Crinum Americanum*), Golden Canna (*Canna Flaccida*), Arrowhead (*Sagittaria Lancifolia*), Pickerelweed (*Pontederia Cordata*), Blueflag Iris (*Iris Virginicus*), Sand Cordgrass and Smooth Cordgrass (*Spartina Bakerii*).
- 6) Any existing littorals in place at the time of stabilization completion will not require new plantings. Littorals (new and existing) must be at a minimum equal to the total plantings before the stabilization work can be certified complete.

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. 39650
CA. LIC. NO. 8519
DATE: Nov. 02, 2024, 10:36:19 a.m.
Drawing: WATERSEDGEMASTER.DWG



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

Administrative Deviation Request Water's Edge at Peppertree Pointe Shoreline Stabilization

DATE: 5-2-24

FILE: WatersEdge-3

SCALE: as noted

DRAFTER: JWA

DATUM: as noted

SHEET: 2 of 2

Exhibit CCONDOMINIUM PLAT BOOK 19 PAGE 4

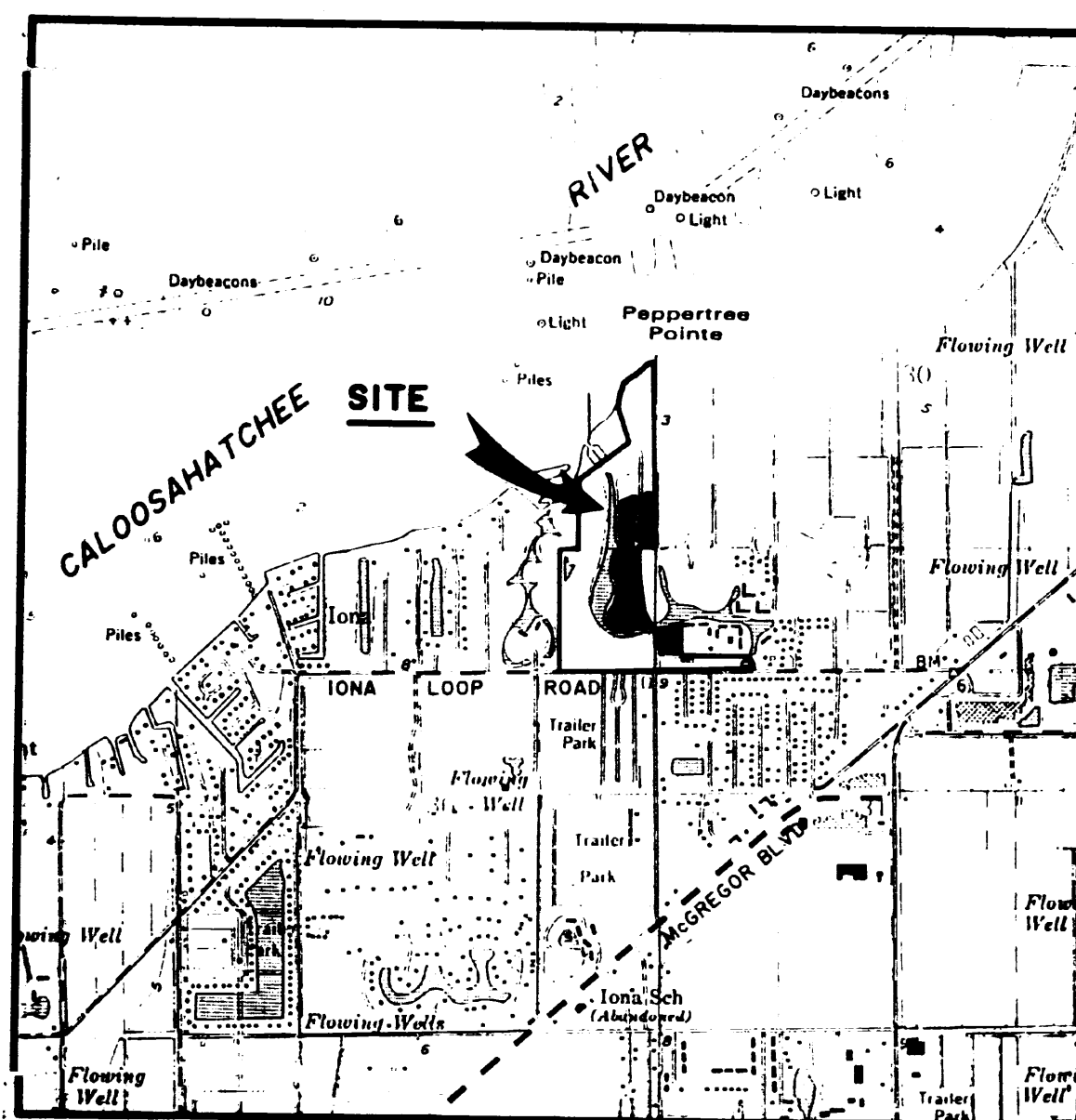
SURVEYOR'S PLAT EXHIBIT " B " TO CONDOMINIUM DECLARATION

SHEET 1 OF 12

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

 BTZ 2297-PGS 1719-1826
3197645

 SECTIONS 25 AND 36, TOWNSHIP 45 SOUTH, RANGE 23 EAST
AND
SECTION 31, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

 JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
FORT MYERS, FLORIDA

 VICINITY MAP
SCALE = 1" = 2000'
CERTIFICATE

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4)(e), Florida Statutes, hereby certifies that construction of the improvements comprising Phase I, Units 6 through 16 and Units 18 through 22 are substantially complete so that the Surveyor's Plat (Exhibit "B") to the Declaration of Condominium of Water's Edge One at Peppertree Pointe, A Condominium, is substantially complete.

The Surveyor's Plat (Exhibit "B"), together with the provisions of the Declaration describing the condominium property is an accurate representation of, and there can be determined from these materials the location and dimension of the units and common elements.

All planned improvements including, but not limited to, the landscaping, utility services and access to the units and common element facilities have been substantially completed.

Done this 12TH day of MARCH, 1992.

Michael W. Norman
Michael W. Norman
Professional Land Surveyor
Florida Certificate No. 4500

NOTES

1. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHTS-OF-WAY, UNLESS OTHERWISE NOTED.
2. THE UNITS: THERE ARE 50 UNITS, EACH OF WHICH IS IDENTIFIED WITH A NUMBER IN THIS EXHIBIT AND IS GRAPHICALLY DEPICTED THEREON.
3. THE UNIT BOUNDARY IS A CLOSED PERIMETER AROUND EACH UNIT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 23 EAST TO BEAR N 01° 04' 12" W.
5. IN ADDITION TO THE EASEMENTS SHOWN GRAPHICALLY, THERE IS A UTILITY & DRAINAGE EASEMENT 12 FEET WIDE CENTERED ON THE SIDE LINES OF ALL UNITS.
6. ALL DIMENSIONS SHOWN HEREON ARE IN FEET.
7. ALL IMPROVEMENTS ARE PROPOSED, EXCEPT FOR PHASE I.
8. USE OF THE PROPERTY IS RESIDENTIAL.
9. SEE SHEET 12 OF 12 FOR BOUNDARY SURVEY OF PROJECT SITE.

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS- LAND SURVEYORS
FORT MYERS, FLORIDA

CONDOMINIUM PLAT BOOK 19 PAGE 5

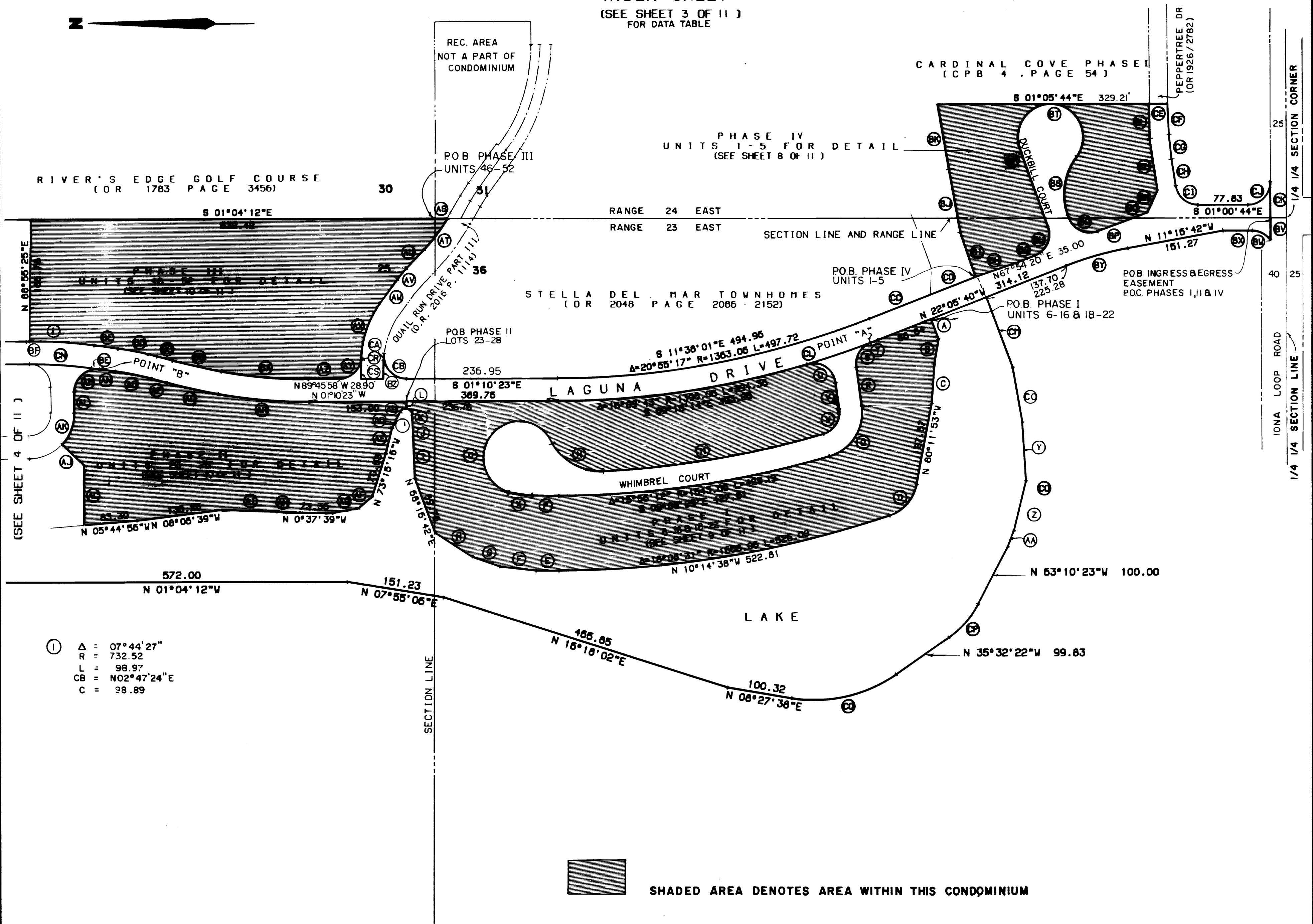
WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

SHEET 2 OF 12

OR 2297 PGS 1719-1826

SCALE: 1"=100'

INDEX SHEET
(SEE SHEET 3 OF 11)
FOR DATA TABLE



WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

DATA TABLES FOR INDEX SHEET
(SEE SHEET 2 OF 11)

DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(A)	S 68°08'07"W		32.89			
(B)	N 81°12'57"W		37.56			
(C)	N 86°58'55"W		60.63			
(D)	60°52'59"	63.17	67.13	37.13	N 49°45'24" W	64.02
(E)	N 0°35'47"W		35.54			
(F)	N 05°06'42"E		56.11			
(G)	N 17°43'40"E		46.52			
(H)	N 31°13'50"E		68.88			
(I)	N 86°53'48"E		64.58			
(J)	N 86°11'20"E		33.43			
(K)	83°45'44"	9.32	13.63	8.36	N 44°18'28"E	12.44
(L)	S 87°34'24"E		10.68			
(M)	13°15'00"	1508.06	348.75	175.16	S 10°29'05"E	347.97
(N)	64°01'11"	90.00	100.56	56.26	N 28°09'01"E	95.41
(O)	231°04'13"	55.00	221.81	115.13	S 55°22'30"E	99.26
(P)	S 01°10'23"E		38.49			
(Q)	81°59'05"	70.00	100.16	60.83	S 58°06'07"E	91.83
(R)	N 80°54'20"E		59.63			
(S)	77°29'27"	35.00	47.34	28.09	S 60°20'57"E	43.81
(T)	0°29'27"	1398.06	11.98	5.99	S 21°50'57"E	11.97
(U)	98°14'26"	35.00	60.01	40.43	S 31°47'07"W	52.93
(V)	S 80°54'20"W		40.41			
(W)	81°59'05"	35.00	50.08	30.42	N 58°06'07"W	45.92
(X)	10°15'47"	180.00	32.24	16.16	S 03°57'31"W	32.20
(Y)	S 85°22'49"W		92.28			
(Z)	N 77°14'22"W		76.75			
(AA)	N 69°52'10"W		27.50			
(AB)	66°24'48"	9.32	10.80	6.10	N 30°46'48"W	10.21
(AC)	N 88°55'25"E		92.48			
(AD)	N 63°59'12"W		29.47			
(AE)	N 77°13'09"W		37.30			
(AF)	N 41°09'41"W		28.24			
(AG)	N 10°57'16"W		40.64			
(AH)	N 05°44'47"E		14.60			
(AI)	N 0°55'40"E		83.70			
(AJ)	N 42°11'38"E		46.73			
(AK)	43°15'50"	70.00	52.86	27.76	S 69°26'17"E	51.61
(AL)	N 88°55'48"E		32.46			
(AM)	97°43'49"	35.00	59.70	40.07	S 42°12'18"E	52.72
(AN)	S 06°39'37"W		25.12			
(AO)	07°00'00"	473.00	57.79	28.93	S 10°09'37"W	57.75
(AP)	S 13°39'37"W		25.00			
(AQ)	04°30'00"	1035.57	81.33	40.69	S 11°24'37"W	81.31
(AR)	10°20'00"	791.66	142.78	71.58	S 03°59'37"W	142.58
(AS)	S 01°00'44"E		19.19			
(AT)	12°44'10"	268.72	59.73	29.99	N 53°32'18"W	59.61
(AU)	N 47°10'13"W		40.34			
(AV)	07°22'29"	172.65	22.22	11.13	N 50°51'27"W	22.21
(AW)	N 54°32'42"W		45.66			

DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(AX)	33°36'32"	151.90	89.10	45.87	N 71°20'58"W	87.83
(AY)	86°58'51"	35.00	53.13	33.20	N 44°39'49"W	48.18
(AZ)	N 01°10'23"W		47.48			
(BA)	10°20'00"	756.66	136.46	68.42	N 03°59'37"E	136.28
(BB)	04°30'00"	1000.57	78.58	39.31	N 11°24'37"E	78.56
(BC)	N 13°39'37"E		25.00			
(BD)	07°00'00"	508.00	62.06	31.07	N 10°09'37"E	62.02
(BE)	N 06°39'37"E		38.00			
(BF)	08°00'00"	732.53	102.28	51.22	S 02°39'37" W	102.20
(BG)	N 22°13'35"W		19.82			
(BH)	N 19°46'42"W		71.69			
(BI)	N 70°00'24"E		71.07			
(BJ)	N 78°39'15"E		97.83			
(BK)	N 79°01'33"E		103.09			
(BL)	S 88°02'28"W		55.23			
(BM)	S 80°11'24"W		78.09			
(BN)	N 66°28'08"W		37.68			
(BO)	N 21°45'00"W		40.00			
(BP)	N 21°06'36"W		49.51			
(BQ)	95°32'30"	35.00	58.36	38.56	N 26°39'39"E	51.83
(BR)	N 69°16'25"E		124.31			
(BS)	55°58'34"	90.00	87.93	47.83	S 77°34'49"E	84.47
(BT)	241°08'03"	55.00	231.47	93.12	S 09°50'27"W	94.71
(BU)	88°30'00"	35.00	54.06	34.10	N 66°28'35"W	48.85
(BV)	S 89°07'44"W		34.52			
(BW)	54°49'04"	35.00	33.49	18.15	N 26°23'48"E	32.22
(BX)	N 01°00'44"W		45.00			
(BY)	10°48'58"	528.15	99.70	50.00	N 16°41'11"W	99.55
(BZ)	S 89°45'58"E		28.04			
(CA)	05°29'46"	116.90	11.21	5.61	S 87°01'05"E	11.21
(CB)	96°54'11"	35.00	59.19	39.49	S 47°16'43"W	52.39
(CC)	S 22°05'40"E		98.84			
(CD)	S 22°06'40"E		77.58			
(CE)	S 01°05'44"E		28.50			
(CF)	S 86°16'18"W		49.33			
(CG)	S 82°39'52"W		37.48			
(CH)	S 79°49'16"W		39.66			
(CI)	80°50'00"	35.00	49.38	29.80	S 39°24'16"W	45.38
(CJ)	90°05'00"	35.00	55.03	35.05	S 46°03'14"E	49.53
(CK)	S 88°54'16"W		55.05			
(CL)	20°26'50"	1398.06	498.52	251.94	N 11°23'18"W	495.88
(CM)	S 68°08'08"W		114.19			
(CN)	08°00'00"	697.53	97.39	48.78	N 02°39'37"E	97.31
(CO)	S 78°51'03"W		84.37			
(CP)	27°38'01"	143.34	69.13	35.25	N 49°21'23"W	68.46
(CQ)	44°00'00"	222.76	171.07	90.00	N 13°32'22"W	166.89
(CR)	01°36'44"	151.90	4.27	2.14	N 88°57'36"W	4.27
(CS)	S 01°10'23"E		35.01			
(CT)	04°16'08"	1398.06	104.06	52.11	S 19°28'09"E	104.14

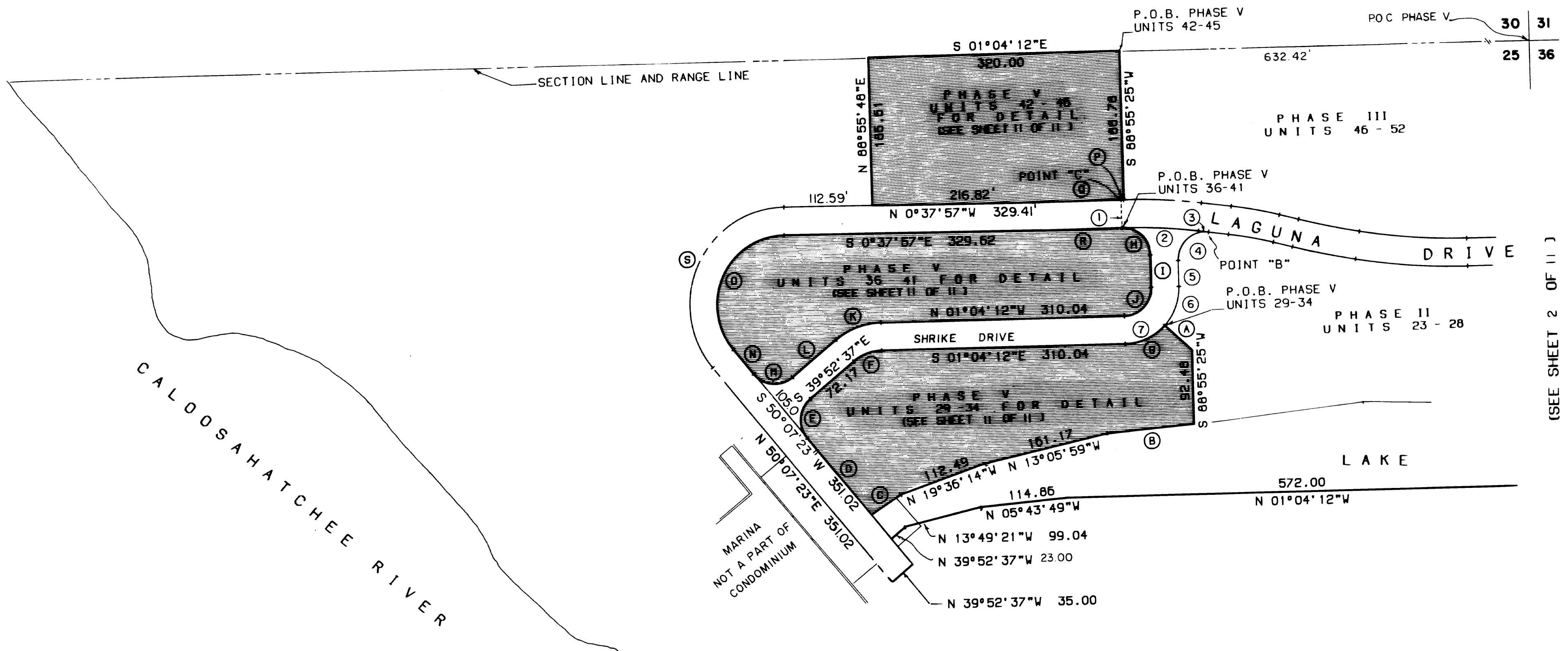
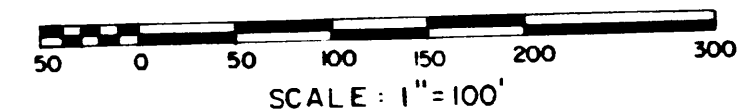
JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS- LAND SURVEYORS
FORT MYERS, FLORIDA

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

INDEX SHEET

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OR 2297 PGS 1719-1826
SHEET 4 OF 12

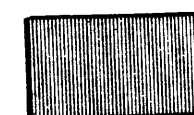


DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(A)	S 42°11'38"W		46.73			
(B)	N 05°44'56"W		111.24			
(C)	N 33°38'21"W		45.31			
(D)	N 50°07'23"E		126.10			
(E)	90°00'00"	35.00	54.98	35.00	S 84°52'37"E	49.50
(F)	38°48'25"	57.04	38.63	20.09	S 20°28'24"E	37.90
(G)	46°44'10"	70.00	57.10	30.25	S 24°26'17"E	55.53
(H)	90°16'11"	35.00	55.14	35.17	S 43°47'43"W	49.61
(I)	S 88°55'48"W		40.21			
(J)	90°00'00"	35.00	54.98	35.00	N 46°04'12"W	49.50
(K)	38°48'25"	92.04	62.34	32.42	N 20°28'24"W	61.15
(L)	N 39°52'37"W		72.17			
(M)	90°00'00"	35.00	54.98	35.00	N 05°07'23"E	49.50
(N)	N 50°07'23"E		40.00			
(O)	129°14'40"	86.86	195.93	183.11	S 65°15'17"E	156.95
(P)	0°15'33"	732.53	3.31	1.66	N 01°12'36"W	3.31
(Q)	N 01°20'23"W		99.89			
(R)	S 01°20'23"E		100.11			
(S)	129°14'40"	121.86	274.88	256.89	S 65°15'17"E	220.20

DATA

○	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(1)	S 88°39'37"W		35.00			
(2)	08°00'00"	697.53	97.39	48.78	S 02°39'37"W	97.31
(3)	S 06°39'37"W		12.88			
(4)	97°43'49"	35.00	59.70	40.07	N 42°12'18"W	52.72
(5)	S 88°55'48"W		32.46			
(6)	43°15'50"	70.00	52.86	27.76	N 69°26'17"W	51.61
(7)	90°00'00"	70.00	109.96	70.00	N 46°04'12"W	98.99



SHADED AREA DENOTES AREA WITHIN THIS CONDOMINIUM

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS- LAND SURVEYORS
FORT MYERS, FLORIDA

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

THIRD REVISED DESCRIPTION
INGRESS-EGRESS & UTILITY EASEMENT
WATER'S EDGE ONE
AT PEPPERTREE POINTE CONDOMINIUM
SECTIONS 25 & 36, T. 45 S., R. 23 E.
AND
SECTION 31, T. 45 S., R. 24 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 25 and 36, Township 45 South, Range 23 East and Section 31, Township 45 South, Range 24 East, Lee County, Florida which tract or parcel is described as follows:

Begin at the intersection of the northerly right-of-way line of Iona Loop Road (50 feet wide) with the common range and section line of said Sections 31 and 36 run S 89° 07' 44" W along said northerly right-of-way line for 34.52 feet to an intersection with a curve; thence run northeasterly along the arc of said curve to the left of radius 35.00 feet (delta 54° 49' 05") (chord bearing N 26° 23' 48" E) (chord 32.22 feet) for 33.49 feet to a point of tangency; thence run N 01° 00' 44" W for 45.00 feet; thence run N 11° 16' 42" W for 151.27 feet to a point of curvature; thence run northwesterly along the arc of a curve to the left of radius 528.15 feet (delta 10° 48' 58") (chord bearing N 16° 41' 11" W) (chord 99.55 feet) for 99.70 feet to a point of tangency; thence run N 22° 05' 40" W for 314.12 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 1398.06 feet (delta 00° 29' 27") (chord bearing N 21° 50' 57" W) (chord 11.97 feet) for 11.98 feet to a point designated "A"; thence continue along said curve to the right of radius 1398.06 feet (delta 20° 25' 50") (chord bearing N 11° 23' 18" W) (chord 495.88 feet) for 498.52 feet to a point of tangency; thence run N 01° 10' 23" W for 389.76 feet to a point of curvature; thence run northeasterly along the arc of said curve to the right of 791.66 feet (delta 10° 20' 00") (chord bearing N 03° 59' 37" E) (chord 142.58 feet) for 142.78 feet to a point of compound curvature; thence run northeasterly along the arc of said curve to the right of radius 1035.57 feet (delta 04° 30' 00") (chord bearing N 11° 24' 37" E) (chord 81.31 feet) for 81.33 feet to a point of tangency; thence run N 13° 39' 37" E for 25.00 feet to a point of curvature; thence run northeasterly along the arc of said curve to the left of radius 473.00 feet (delta 07° 00' 00") (chord bearing N 10° 09' 37" E) (chord 57.75 feet) for 57.79 feet to a point of tangency; thence run N 06° 39' 37" E for 25.12 feet to a point designated "B"; thence continue N 06° 39' 37" E for 12.88 feet to a point of curvature; thence run northeasterly along the arc of said curve to the left of radius 697.53 feet (delta 08° 00' 00") (chord bearing N 02° 39' 37" E) (chord 97.31 feet) for 97.39 feet to a point of tangency; thence run N 01° 20' 23" W for 100.11 feet; thence run N 00° 37' 57" W for 329.62 feet to a point of curvature; thence run northerly and northwesterly along the arc of said curve to the left of radius 86.86 feet (delta 129° 14' 40") (chord bearing N 65° 15' 17" W) (chord 156.95 feet) for 195.93 feet to a point of tangency; thence run S 50° 07' 23" W for 351.02 feet; thence run N 39° 52' 37" W for 35.00 feet; thence run N 50° 07' 23" E for 351.02 feet to a point of curvature; thence run northeasterly, easterly and southerly along the arc of said curve to the right of radius 121.86 feet (delta 129° 14' 40") (chord bearing S 65° 15' 17" E) (chord 220.20 feet) for 274.88 feet to a point of tangency; thence run S 00° 37' 57" E for 329.41 feet; thence run S 01° 20' 23" E for 99.89 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 732.53 feet (delta 08° 00' 00") (chord bearing S 02° 39' 37" W) (chord 102.20 feet) for 102.28 feet to a point of tangency; thence run S 06° 39' 37" W for 38.00 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 508.00 feet (delta 07° 00' 00") (chord bearing S 10° 09' 37" W) (chord 62.02 feet) for 62.06 feet to a point of tangency; thence run S 13° 39' 37" W for 25.00 feet to a point of curvature; thence run southwesterly along the arc of said curve to the left of radius 1000.57 feet (delta 04° 30' 00") (chord bearing S 11° 24' 37" W) (chord 78.56 feet) for 78.58 feet to a point of compound curvature; thence run southwesterly along the arc of said curve to the left of radius 756.66 feet (delta 10° 20' 00") (chord bearing S 03° 59' 37" W) (chord 136.28 feet) for 136.46 feet to a point of tangency; thence run S 01° 10' 23" E for 47.49 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 35.00 feet (delta 86° 58' 51") (chord bearing S 44° 39' 49" E) (chord 48.18 feet for 53.13 feet to a point of cusp on the northerly curved line of Quail Run Drive Part III as described in deed recorded in Official Record Book 2016 at Page 1114, Lee County Records; thence run southwesterly along the arc of said curve to the left of

radius 151.90 feet (delta 01° 36' 44") (chord bearing N 88° 57' 36" W) (chord 4.27 feet) for 4.27 feet to a point of tangency; thence run N 89° 45' 58" W along said north line for 28.90 feet; thence run S 01° 10' 23" E continuing along said Quail Run Drive as recorded in said deed for 35.01 feet to an intersection with the southerly line of said Quail Run Drive; thence run S 89° 45' 58" E along said south line for 28.04 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 116.90 feet (delta 05° 29' 46") (chord bearing S 87° 01' 05" E) (chord 11.21 feet) for 11.21 feet to a point of cusp; thence run westerly, southwesterly and southerly along the arc of said curve to the left of radius 35.00 feet (delta 96° 54' 11") (chord bearing S 47° 16' 43" W) (chord 52.39 feet) for 59.19 feet to a point of tangency and an intersection with the northerly prolongation of the westerly boundary of Stella Del Mar Townhomes as described in deed recorded in Official Record Book 2048 at Page 2086, Lee County Records; thence run S 01° 10' 23" E along said prolongation for 236.95 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 1363.06 feet (delta 20° 55' 17") (chord bearing S 11° 38' 01" E) (chord 494.96 feet) for 497.72 feet to a point of tangency; thence run S 22° 05' 40" E for 98.84 feet to the southwesterlymost corner of said Stella Del Mar Townhomes; thence continue S 22° 05' 40" E for 77.58 feet; thence run S 19° 46' 42" E for 71.69 feet; thence run S 22° 13' 35" E for 19.82 feet to a point of curvature; thence run southeasterly and easterly along the arc of said curve to the left of radius 35.00 feet (delta 88° 30' 00") (chord bearing S 66° 28' 35" E) (chord 48.85 feet) for 54.06 feet to a point of tangency; thence run N 69° 16' 25" E for 124.31 feet to a point of curvature; thence run easterly, southerly, southwesterly and westerly along the arc of said curve to the right of radius 55.00 feet (delta 241° 08' 03") (chord bearing S 09° 50' 27" W) (chord 94.71 feet) for 231.47 feet to a point of reverse curvature; thence run northwesterly and westerly along the arc of said curve to the left of radius 90.00 feet (delta 55° 58' 34") (chord bearing N 77° 34' 49" W) (chord 84.47 feet for 87.93 feet to a point of compound curvature; thence run southwesterly and southerly along the arc of said curve to the left of radius 35.00 feet (delta 95° 32' 30") (chord bearing S 26° 39' 39" W) (chord 51.83 feet) for 58.36 feet to a point of tangency; thence run S 21° 06' 36" E for 49.51 feet; thence run S 21° 45' 00" E for 40.00 feet; thence run S 66° 28' 08" E for 37.68 feet; thence run N 80° 11' 24" E for 78.09 feet; thence run N 88° 02' 28" E for 55.23 feet to an intersection with the west line of Cardinal Cove Phase I Condominium as recorded in Condomium Plat Book 4 at Page 54, Lee County, Records; thence run S 01° 05' 44" E for 0.50 feet to the northwest corner of Peppertree Drive as recorded in Official Record Book 1926 at Page 2782, said Lee County Records; thence continue S 01° 05' 44" E for 28.00 feet; thence run S 86° 16' 18" W for 49.33 feet; thence run S 82° 39' 52" W for 37.48 feet; thence run S 79° 49' 16" W for 39.66 feet to a point of curvature; thence run southwesterly and southerly along the arc of said curve to the left of radius 35.00 feet (delta 80° 50' 00") (chord bearing S 39° 24' 16" W) (chord 45.38 feet) for 49.38 feet to a point of tangency; thence run S 01° 00' 44" E for 77.83 feet to a point of curvature; thence run southerly and easterly along the arc of said curve to the left of radius 35.00 (delta 90° 05' 00") (chord bearing S 46° 03' 14" E) (chord 49.53 feet) for 55.03 feet to a point of cusp and a point on the northerly right-of-way line of Iona Loop Road (50 feet wide); thence run S 88° 54' 16" W along said northerly right-of-way line for 55.05 feet to an intersection with the east line of said Section 36 and the Point of Beginning.

Containing 2.94 acres more or less.

AND

From the hereinabove point designated "A" run northerly and northwesterly along the arc of a curve to the left of radius 35.00 feet (delta 77° 29' 27") (chord bearing N 60° 20' 57" W) (chord 43.81 feet) for 47.34 feet to a point of tangency; thence run S 80° 54' 20" W for 59.63 feet to a point of curvature; thence run northwesterly and northerly along the arc of said curve to the right of radius 70.00 feet (delta 81° 59' 05") (chord bearing N 58° 06' 07" W) (chord 91.83 feet for 100.16 feet to a point of compound curvature; thence run northwesterly along the arc of said curve to the right of radius

1543.06 feet (delta 15° 56' 12") (chord bearing N 09° 08' 29" W) (chord 427.81 feet) for 429.19 feet to a point of tangency; thence run N 01° 10' 23" W for 38.49 feet to a point of curvature; thence run northeasterly along the arc of said curve to the right of radius 180.00 feet (delta 10° 15' 47") (chord bearing N 03° 57' 31" E) (chord 32.20 feet) for 32.24 feet to a point of compound curvature; thence run northerly, easterly and southerly along the arc of said curve to the right of radius 55.00 feet (delta 231° 04' 13") (chord bearing S 55° 22' 30" E) (chord 99.26 feet) for 221.81 feet to a point of reverse curvature; thence run southeasterly along said curve to the left of radius of 90.00 feet (delta 64° 01' 11") (chord bearing S 28° 09' 01" W) (chord 95.41 feet) for 100.56 feet to a point of compound curvature; thence run southeasterly along the arc of said curve to the left of radius 1508.06 feet (delta 13° 15' 00") (chord bearing S 10° 29' 05" E) (chord 347.97 feet) for 348.75 feet to a point of compound curvature; thence run southeasterly and easterly along the arc of said curve to the left of radius 35.00 feet (delta 81° 59' 05") (chord bearing S 58° 06' 07" E) (chord 45.92 feet) for 50.08 feet to a point of tangency; thence run N 80° 54' 20" E for 40.41 feet to a point of curvature; thence run easterly and northerly along the arc of said curve to the left of radius 35.00 feet (delta 98° 14' 26") (chord bearing N 31° 47' 07" E) (chord 52.93 feet) for 60.01 feet to a point of cusp; thence run southeasterly along the arc of said curve to the left of radius 1398.06 feet (delta 04° 16' 08") (chord bearing S 19° 28' 09" E) (chord 104.14 feet) for 104.16 feet to the Point of Beginning. Containing 0.74 acres more or less.

AND

From the hereinabove point designated "B" and the point of curvature run northwesterly and westerly along the arc of said curve to the left of radius 35.00 feet (delta 97° 43' 49") (chord bearing N 42° 12' 18" W) (chord 52.72 feet) for 59.70 feet to a point of tangency; thence run S 88° 55' 48" W for 32.46 feet to a point of curvature; thence run westerly and northerly along the arc of said curve to the right of radius 70.00 feet (delta 90° 00' 00") (chord bearing N 46° 04' 12" W) (chord 98.99 feet) for 109.96 feet to a point of tangency; thence run N 01° 04' 12" W for 310.04 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 57.04 feet (delta 38° 48' 25") (chord bearing N 20° 28' 25" W) (chord 37.90 feet for 38.63 feet to a point of tangency; thence run N 39° 52' 37" W for 72.17 feet to a point of curvature; thence run northwesterly and westerly along the arc of said curve to the left of radius 35.00 feet (delta 90° 00' 00") (chord bearing N 84° 52' 37" W) (chord 49.50 feet) for 54.98 feet to a point of tangency and a point of cusp; thence run N 50° 07' 23" E for 105.00 feet to a point of cusp and the beginning of a curve; thence run southwesterly and southerly along the arc of said curve to the left of radius 35.00 feet (delta 90° 00' 00") (chord bearing S 05° 07' 23" W) (chord 49.50 feet) for 54.98 feet to a point of tangency; thence run S 39° 52' 37" E for 72.17 feet to a point of curvature; thence run southeasterly and southerly along the arc of said curve to the right of radius 92.04 feet (delta 38° 48' 25") (chord bearing S 20° 28' 25" E) (chord 61.15 feet) for 62.34 feet to a point of tangency; thence run S 01° 04' 12" W for 310.04 feet to a point of curvature; thence run southerly and easterly along the arc of said curve to the left of radius 35.00 feet (delta 90° 00' 00") (chord bearing S 46° 04' 12" E) (chord 49.50 feet) for 54.98 feet to a point of tangency; thence run N 88° 55' 48" E for 40.21 feet to a point of curvature; thence run easterly, northeasterly and northerly along the arc of said curve to the left of radius 35.00 feet (delta 90° 16' 11") (chord bearing N 43° 47' 43" E) (chord 49.61 feet) for 55.14 feet to a point of cusp and a point on a curve; thence run southwesterly along the arc of said curve to the right of radius 697.53 feet (delta 08° 00' 00") (chord bearing S 02° 39' 37" W) (chord 97.31 feet) for 97.39 feet to a point of tangency; thence run S 06° 39' 37" W for 12.88 feet to the Point of Beginning.

Containing 0.53 acres more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the east line of Section 25, Township 45 South, Range 23 East, to bear N 01° 04' 12" W.

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS- LAND SURVEYORS
FORT MYERS, FLORIDA

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

CONDOMINIUM PLAT BOOK 19 PAGE 9

OTC 2297 PGS 1719-1826
SHEET 6 OF 12

REVISED DESCRIPTION PHASE I

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM
SECTIONS 25 & 36, T. 45 S., R. 23 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 25 and 36, Township 45 South, Range 23 East, Lee County, Florida which tract or parcel is described as follows:

UNITS 6 THROUGH 16 AND 18 THROUGH 22

From an intersection of the northerly right-of-way line of Iona Loop Road (50 feet wide) with the east line of said Section 36 run S 89° 07' 44" W for 34.52 feet to an intersection with a curve, said point also being the westerly line of an ingress-egress utility easement; thence run the following courses and distances along said west line, northeasterly along the arc of said curve to the left of radius 35.00 feet (delta 54° 49' 04") (chord bearing N 26° 23' 48" E) (chord 32.22 feet) for 33.49 feet to a point of tangency; thence run N 01° 00' 44" W for 45.00 feet; thence run N 11° 16' 42" W for 151.27 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 528.15 feet (delta 10° 48' 58") (chord bearing N 16° 41' 11" W) (chord 99.55 feet) for 99.70 feet to a point of tangency; thence run N 22° 05' 40" W for 225.28 feet to the southeast corner of Unit No. 6, Phase I, of said Water's Edge One and the Point of Beginning.

From said Point of Beginning run S 68° 08' 07" W departing said ingress and egress line for 32.89 feet; thence run N 81° 12' 57" W for 37.56 feet; thence run N 86° 58' 55" W for 60.63 feet; thence run N 80° 11' 53" W for 127.57 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 63.17 feet (delta 60° 52' 59") (chord bearing N 49° 45' 24" W) (chord 64.02 feet) for 67.13 feet to a point of compound curvature; thence run northerly along the arc of said curve to the right of radius 1658.06 feet (delta 18° 08' 31") (chord bearing N 10° 14' 38" W) (chord 522.81 feet) for 525.00 feet to a point of tangency; thence run N 00° 35' 47" W for 35.54 feet; thence run N 05° 06' 42" E for 56.11 feet; thence run N 17° 43' 40" E for 46.52 feet; thence run N 31° 13' 50" E for 68.88 feet; thence run N 68° 16' 42" E for 89.76 feet; thence run N 86° 53' 49" E for 64.58 feet; thence run N 86° 11' 20" E for 33.43 feet to a point of curvature; thence run northeasterly along the arc of said curve to the left of radius 9.32 feet (delta 83° 45' 44") (chord bearing N 44° 18' 28" E) (chord 12.44 feet) for 13.63 feet to the end of said curve; thence run S 87° 34' 24" E departing said curve for 10.68 feet to an intersection with the westerly line of said ingress-egress utility easement; thence run S 01° 10' 23" E along said westerly line for 236.76 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 1398.06 feet (delta 16° 09' 43") (chord bearing S 09° 15' 14" E) (chord 393.05 feet) for 394.36 feet to a point of reverse curvature; thence run southwesterly and westerly along the arc of said curve to the right of radius 35.00 feet (delta 98° 14' 26") (chord bearing S 31° 47' 07" W) (chord 52.93 feet) for 60.01 feet to a point of tangency; thence run S 80° 54' 20" W for 40.41 feet to a point of curvature; thence run westerly and northwesterly along the arc of said curve to the right of radius 35.00 feet (delta 81° 59' 05") (chord bearing N 58° 06' 07" W) (chord 45.92 feet) for 50.08 feet to a point of compound curvature; thence run northwesterly along the arc of said curve to the right of radius 1508.06 feet (delta 13° 15' 00") (chord bearing N 10° 29' 05" W) (chord 347.97 feet) for 348.75 feet to a point of compound curvature; thence run northeasterly along the arc of said curve to the right of radius 90.00 feet (delta 64° 01' 11") (chord bearing N 28° 09' 01" E) (chord 95.41 feet) for 100.56 feet to a point of reverse curvature; thence run northwesterly, westerly and southwesterly along the arc of said curve to the left of radius 55.00 feet (chord bearing N 55° 22' 30" W) (chord 99.26 feet) for 221.81 feet to a point of compound curvature; thence run southwesterly along the arc of said curve to the left of radius 180.00 feet (delta 10° 15' 47") (chord bearing S 03° 57' 31" W) (chord 32.20 feet) for 32.24 feet to a point of tangency; thence run S 01° 10' 23" E for 38.49 feet to a point of curvature; thence run southerly along the arc of said

curve to the left of radius 1543.06 feet (chord bearing S 09° 08' 29" E) (chord 427.81 feet) for 429.19 feet to a point of compound curvature; thence run southeasterly and easterly along the arc of said curve to the left of radius 70.00 feet (delta 81° 59' 05") (chord bearing S 58° 06' 07" E) (chord 91.83 feet) for 100.16 feet to a point of tangency; thence run N 80° 54' 20" E for 59.63 feet to a point of curvature; thence run easterly and southeasterly along the arc of said curve to the right of radius 35.00 feet (delta 77° 29' 27") (chord bearing S 60° 20' 57" E) (chord 43.81 feet) for 47.34 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the left of radius 1398.06 feet (delta 00° 29' 27") (chord bearing S 21° 50' 57" E) (chord 11.97 feet) for 11.98 feet to a point of tangency; thence run S 22° 45' 40" E for 88.84 feet to the Point of Beginning.

Containing 3.99 acres more or less.

Bearings hereinabove mentioned are based on the east line of Section 25, Township 45 South, Range 23 East to bear N 01° 04' 12" W.

DESCRIPTION

PHASE II

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM
SECTION 25, T. 45 S., R. 23 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 25, Township 45 South, Range 23 East, Lee County, Florida which tract or parcel is described as follows:

UNITS 23 THROUGH 28

From an intersection of the northerly right-of-way line of Iona Loop Road (50 feet wide) and the east line of Section 36, Township 45 South, Range 23 East, Lee County, Florida run S 89° 07' 45" W along said northerly right-of-way line for 34.52 feet to an intersection with a curved westerly line of an ingress-egress utility easement; thence run northeasterly along the arc of said curve to the left of radius 35.00 feet (delta 54° 49' 04") (chord bearing N 26° 23' 48" E) (chord 32.22 feet) for 33.49 feet to a point of tangency; thence run N 01° 00' 44" W for 45.00 feet; thence run N 11° 16' 42" W for 151.27 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 528.15 feet (delta 10° 48' 58") (chord bearing N 16° 41' 11" W) (chord 99.55 feet) for 99.70 feet to a point of tangency; thence run N 22° 05' 40" W for 314.12 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 1398.06 feet (delta 20° 55' 17") (chord bearing N 11° 38' 02" W) (chord 507.67 feet) for 510.50 feet to a point of tangency; thence run N 01° 10' 23" W for 236.76 feet, the southeast corner of Unit No. 23 and the Point of Beginning.

From said Point of Beginning run N 87° 34' 24" W for 10.68 feet to a point on a curve; thence run northwesterly along the arc of said curve to the left of radius 9.32 feet (delta 66° 24' 48") (chord bearing N 30° 46' 48" W) (chord 10.21 feet) for 10.80 feet to a point of tangency; thence run N 63° 59' 12" W for 29.47 feet; thence run N 77° 13' 09" W for 37.30 feet; thence run N 73° 15' 16" W for 70.53 feet; thence run N 41° 09' 41" W for 28.24 feet; thence run N 10° 57' 16" W for 40.64 feet; thence run N 00° 37' 39" W for 73.35 feet; thence run N 05° 44' 47" E for 14.60 feet; thence run N 00° 55' 40" E for 83.70 feet; thence run

N 08° 06' 39" W for 136.25 feet; thence run N 05° 44' 56" W for 83.30 feet; thence run N 88° 55' 25" E for 92.48 feet; thence run N 42° 11' 38" E for 46.73 feet to an intersection with an ingress-egress and utility easement and a point on a curve; thence run southeasterly along the arc of said curve to the left of radius 70.00 feet (delta 43° 15' 50") (chord bearing S 69° 26' 17" E) (chord 51.61 feet) for 52.56 feet to a point of tangency; thence run N 88° 55' 48" E for 32.46 feet to a point of curvature; thence run easterly and southeasterly along the arc of said curve to the right of radius 35.00 feet (delta 97° 43' 49") (chord bearing S 42° 12' 18" E) (chord 52.72 feet) for 59.70 feet to a point of tangency; thence run S 06° 39' 37" W for 25.12 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 473.00 feet (delta 07° 00' 00") (chord bearing S 10° 09' 37" W) (chord 52.72 feet) for 59.70 feet to a point of tangency; thence run S 06° 39' 37" W for 25.12 feet to a point of curvature; thence run southwesterly along the arc of said curve to the right of radius 473.00 feet (delta 07° 00' 00") (chord bearing S 10° 09' 37" W) (chord 52.72 feet) for 59.70 feet to a point of tangency; thence run S 13° 39' 37" W for 25.00 feet to a point of curvature; thence run southwesterly along the arc of said curve to the left of radius 1035.57 feet (delta 04° 30' 00") (chord bearing S 11° 24' 37" W) (chord 81.31 feet) for 81.33 feet to a point of compound curvature; thence run southwesterly along the arc of said curve to the left of radius 791.66 feet (delta 10° 20' 00") (chord bearing S 03° 59' 37" W) (chord 142.58 feet) for 142.78 feet to a point of tangency; thence run S 01° 10' 23" E for 153.00 feet to the Point of Beginning.

Containing 2.10 acres more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the east line of Section 25, Township 45 South, Range 23 East to bear N 01° 04' 12" W.

REVISED DESCRIPTION

PHASE III

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM
SECTIONS 25 & 36, T. 45 S., R. 23 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 25 and 36, Township 45 South, Range 23 East, Lee County, Florida which tract or parcel is described as follows:

UNITS 46 THROUGH 52

From the southeast corner of said Section 25 run S 01° 00' 44" E along the east line of said Section 36 for 19.19 feet to an intersection with the curved northerly line of Quail Run Drive Part III as described in deed recorded in Official Record Book 2016 at Page 1114, Lee County Records; thence run the following courses and distances along said northerly line of Quail Run Drive Part III, northwesterly along the arc of a curve to the right of radius 268.72 feet (delta 12° 44' 10") (chord bearing N 53° 32' 18" W) (chord 59.61 feet) for 59.73 feet to a point of tangency; thence run N 47° 10' 13" W for 40.34 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 172.65 feet (delta 07° 22' 29") (chord bearing N 50° 51' 27" W) (chord 22.21 feet) for 22.22 feet to a point of tangency; thence run N 54° 32' 42" W for 45.66 feet to a point of curvature; thence run along the arc of said curve to the left of radius 151.90 feet (delta 33° 36' 32") (chord bearing N 71° 20' 58" W) (chord 87.83 feet) for 89.10 feet to a point of reverse curvature; thence run northwesterly and northerly along the arc of said curve to the right of radius 35.00 feet (delta 86° 58' 51") (chord bearing N 44° 39' 49" W) (chord 48.18 feet) for 53.13 feet to a point of tangency; thence run N 01° 10' 23" W for 47.49 feet to a point of curvature; thence run northeasterly along the arc of said curve to the right of radius 756.66 feet (delta 10° 20' 00") (chord bearing N 03° 59' 37" E) (chord 136.28 feet) for 136.46 feet to a point of compound curvature; thence run northeasterly along the arc of said curve to the right of radius 1000.57 feet (delta 04° 30' 00") (chord bearing N 11° 24' 37" E) (chord 78.56 feet) for 78.58 feet to a point of tangency; thence run N 13° 39' 37" E for 25.00 feet to a point of curvature; thence run

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FORT MYERS, FLORIDA

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

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SHEET 7 OF 12

northeasterly along the arc of said curve to the left of radius 508.00 feet (delta 07° 00' 00") (chord bearing N 10° 09' 37" E) (chord 62.02 feet) for 62.06 feet to a point of tangency; thence run N 06° 39' 37" E for 38.00 feet to a point of curvature; thence run northeasterly along the arc of said curve to the left of radius 732.53 feet (delta 07° 44' 27") (chord bearing N 02° 47' 24" E) (chord 98.89 feet) for 98.97 feet to the end of said curve and the northwest corner of Unit No. 46 Phase III; thence run N 88° 55' 25" E along the north line of said Unit for 186.78 feet to an intersection with the east line of said Section 25; thence run S 01° 04' 12" E along the east line of said Section 25 for 632.42 feet to the Point of Beginning.

Containing 2.88 acres more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the east line of Section 25, Township 45 South, Range 23 East to bear N 01° 04' 12" W.

REVISED DESCRIPTION PHASE IV

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM
SECTION 36, T. 45 S., R. 23 E.

AND

SECTION 31, T. 45 S., R. 24 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 36, Township 45 South, Range 23 East and Section 31, Township 45 South, Range 24 East, Lee County, Florida which tract or parcel is described as follows:

UNITS 1 THROUGH 5

From an intersection with the north right-of-way line of Iona Loop Road (50 feet wide) with the east line of said Section 36 run S 89° 07' 44" W along said northerly right-of-way line for 34.52 feet to an intersection with the curved westerly line of an ingress-egress utility easement; thence run northeasterly along the arc of said curve departing said northerly right-of-way line to the left of radius 35.00 feet (delta 54° 49' 04") (chord bearing N 26° 23' 48" E) (chord 32.22 feet) for 33.49 feet to a point of tangency; thence run N 01° 00' 44" W for 45.00 feet; thence run N 11° 16' 42" W for 151.27 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 528.15 feet (delta 10° 48' 58") (chord bearing N 16° 41' 11" W) (chord 99.55 feet) for 99.70 feet to a point of tangency; thence run N 22° 05' 40" W for 137.70 feet; thence run N 67° 54' 20" E departing said westerly line for 35.00 feet to an intersection with the easterly line of said ingress-egress utility easement and the northwest corner of Unit One, Phase IV, Water's Edge One at Peppertree Pointe A Condominium and the Point of Beginning.

From said Point of Beginning run N 70° 00' 24" E departing said ingress-egress utility easement for 71.07 feet; thence run N 78° 39' 15" E for 97.83 feet; thence run N 79° 01' 33" E for 103.09 feet to an intersection with the west line of Cardinal Cove Phase I Condominium as recorded in Condominium Plat Cove 4 at Page 54, Lee County Records; thence run S 01° 05' 44" E along said line for 329.21 feet; thence run S 88° 02' 28" W for 55.23 feet; thence run S 80° 11' 24" W for 78.09 feet; thence run N 66° 28' 08" W for 37.68 feet; thence run N 21° 45' 00" W for 40.00 feet; thence run

N 21° 06' 36" W for 49.51 feet to a point of curvature; thence run northeasterly and easterly along the arc of said curve to the right of radius 35.00 feet (delta 95° 32' 30") (chord bearing N 26° 39' 39" E) (chord 51.83 feet) for 58.36 feet to a point of compound curvature; thence run southeasterly along the arc of said curve to the right of radius 90.00 feet (delta 55° 58' 34") (chord bearing S 77° 34' 49" E) (chord 84.47 feet) for 87.93 feet to a point of reverse curvature; thence run southeasterly, easterly, northeasterly, northerly, northwesterly and westerly along the arc of said curve to the left of radius 55.00 feet (delta 241° 08' 03") (chord bearing N 09° 50' 27" E) (chord 94.71 feet) for 231.47 feet to a point of tangency; thence run S 69° 16' 25" W for 124.31 feet to a point of curvature; thence run westerly and northwesterly along the arc of said curve to the right of radius 35.00 feet (delta 88° 30' 00") (chord bearing N 66° 28' 35" W) (chord 48.85 feet) for 54.06 feet to a point of tangency; thence run N 22° 13' 35" W for 19.82 feet; thence run N 19° 46' 42" W for 71.69 feet to the Point of Beginning.

Containing 1.22 acres more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the east line of Section 25, Township 45 South, Range 23 East to bear N 01° 04' 12" W.

DESCRIPTION

PHASE V

WATER'S EDGE ONE

AT PEPPERTREE POINTE A CONDOMINIUM

SECTION 25, T. 45 S., R. 23 E.

LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 25, Township 45 South, Range 23 East, Lee County, Florida which tract or parcel is described as follows:

UNITS 42-45

From the southeast corner of said Section 25 run N 01° 04' 12" W along the east line of said section for 632.42 feet to the Point of Beginning.
From said Point of Beginning run S 88° 55' 25" W along the common line between Phase III and V for 186.78 feet to an intersection with the curved easterly line of an ingress-egress utility easement; thence run northwesterly along the arc of said curve to the left of radius 732.53 feet (delta 00° 15' 33") (chord bearing N 01° 12' 36" W) (chord 3.31 feet) for 3.31 feet to a point of tangency and a point designated "C"; thence run N 01° 20' 23" W for 99.89 feet; thence run N 00° 37' 57" W for 216.82 feet; thence run N 88° 55' 48" E for 185.61 feet to an intersection with the east line of said Section 25; thence run S 01° 04' 12" E along said east line for 320.00 feet to the Point of Beginning.

Containing 1.37 acres more or less.

AND

UNITS 36-41

From the hereinabove point designated "C" run S 88° 39' 37" W for 35.00 feet to an intersection with the east line of an ingress-egress easement, also being a point on a curve and the Point of Beginning.
From said Point of Beginning run southerly and westerly along the arc of said curve to the right of radius 35.00 feet (delta 90° 16' 11") (chord bearing S 43° 47' 43" W) (chord 49.61 feet) for 55.14 feet to a point of tangency; thence run S 88° 55' 48" W for 40.21 feet to a point of curvature; thence run westerly and northerly along the arc of said curve to the right of radius 35.00 feet (delta 90° 00' 00") (chord bearing N 46° 04' 12" W) (chord 49.50 feet) for 54.98 feet to a point of

tangency; thence run N 01° 04' 12" W for 310.04 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 92.04 feet (delta 38° 48' 25") (chord bearing N 20° 28' 24" W) (chord 61.15 feet) for 62.34 feet to a point of tangency; thence run N 39° 52' 37" W for 72.17 feet to a point of curvature; thence run northerly and northeasterly along the arc of said curve to the right of radius 35.00 feet (delta 90° 00' 00") (chord bearing N 05° 07' 23" E) (chord 49.50 feet) for 54.98 feet to a point of tangency; thence run N 50° 07' 23" E for 40.00 feet to a point of curvature; thence run northeasterly, easterly and southerly along the arc of said curve to the right of radius 86.86 feet (delta 129° 14' 40") (chord bearing S 65° 15' 17" E) (chord 156.95 feet) for 195.93 feet to a point of tangency; thence run S 00° 37' 57" E for 329.62 feet; thence run S 01° 20' 23" E for 100.11 feet to the Point of Beginning.

Containing 1.54 acres more or less.

AND

UNITS 29-34

From the hereinabove point designated "C" run S 88° 39' 37" W for 35.00 feet to an intersection with the east line of an ingress-egress easement and a point on a curve; thence run southwesterly along the arc of said curve to the right of radius 697.53 feet (delta 08° 00' 00") (chord bearing S 02° 39' 37" W) (chord 97.31 feet) for 97.39 feet to a point of tangency; thence run S 06° 39' 37" W for 12.88 feet to a point of cusp and a beginning of a curve; thence run northerly and westerly along the arc of said curve to the left of radius 35.00 feet (delta 97° 44' 12") (chord bearing N 42° 12' 29" W) (chord 52.72 feet) for 59.70 feet to a point of tangency; thence run S 88° 55' 25" W for 32.46 feet to a point of curvature; thence run westerly and northwesterly along the arc of said curve to the right of radius 70.00 feet (delta 43° 15' 50") (chord bearing N 69° 26' 17" W) (chord 51.61 feet) for 52.86 feet to the Point of Beginning.

From said Point of Beginning run S 42° 11' 38" W along the line common between Phases III and V for 46.73 feet; thence run S 88° 55' 25" W along said common line for 92.48 feet; thence run N 05° 44' 56" W for 111.24 feet; thence run N 13° 05' 59" W for 161.17 feet; thence run N 19° 36' 14" W for 112.49 feet; thence run N 33° 38' 21" W for 45.31 feet; thence run N 50° 07' 23" E for 126.10 feet to a point of curvature; thence run easterly and southeasterly along the arc of said curve to the right of radius 35.00 feet (delta 90° 00' 00") (chord bearing S 84° 52' 37" E) (chord 49.50 feet) for 54.98 feet to a point of tangency; thence run S 39° 52' 37" E for 72.17 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 57.04 feet (delta 38° 48' 25") (chord bearing S 20° 28' 25" E) (chord 37.90 feet) for 38.63 feet to a point of tangency; thence run S 01° 04' 12" E for 310.04 feet to a point of curvature; thence run southerly and southeasterly along the arc of said curve to the left of radius 70.00 feet (delta 46° 44' 10") (chord bearing S 24° 26' 17" E) (chord 55.53 feet) for 57.10 feet to the Point of Beginning.

Containing 1.55 acres more or less.

SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the east line of Section 25, Township 45 South, Range 25 East to bear N 01° 04' 12" W.

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WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

PHASE IV

PROPOSED

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OR 2297 PGS 1719-1826
SHEET 8 OF 12

SCALE: 1" = 50'

N

(SEE SHEET 9 OF 11)

STELLA DEL MAR TOWNHOMES
2086 - 2152

LAKE

POB PHASE IV
UNITS 1-5

20' LAKE MAINTENANCE EASEMENT

CARDINAL COVE PHASE I
(CPB 4, PAGE 54)

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	N 22°13'35"W		19.82	
(B)	N 78°39'15"E		7.67	
(C)	88°30'00"	35.00	54.06	34.10
(D)	N 78°39'15"E		9.08	
(E)	109°37'51"	55.00	105.24	78.01
(F)	241°08'03"	55.00	231.47	93.12
(G)	131°30'13"	55.00	126.23	122.11
(H)	S 80°11'24"W		30.00	
(I)	N 12°45'43"E		20.31	
(J)	95°32'30"	35.00	58.36	38.56
(K)	S 69°16'25"W		124.31	
(L)	55°58'34"	90.00	87.93	47.83
(M)	N 66°28'08"W		37.68	
(N)	N 21°45'00"W		40.00	
(O)	N 21°06'36"W		49.51	
(P)	S 89°07'44"W		34.52	
(Q)	54°49'04"	35.00	33.49	18.15
(R)	N 01°00'44"W		45.00	
(S)	10°48'58"	528.15	99.70	50.00
(T)	S 01°05'44"E		28.50	
(U)	S 86°16'18"W		49.33	
(V)	S 82°39'52"W		37.48	
(W)	S 79°49'16"W		39.66	
(X)	80°50'00"	35.00	49.38	29.80
(Y)	90°05'00"	35.00	55.03	35.05
(Z)	S 88°54'16"W		55.05	

POC PHASE I, II & IV

DUCKBILL COURT
INGRESS, EGRESS &
UTILITY EASEMENT

10' UTILITY EASEMENT

PEPPERTREE DRIVE
(OR 1928 P 2182)

NORTHERLY R/W LINE

IONA LOOP ROAD

1/4 1/4 SECTION LINE
S89°07'44"W

1/4 1/4 SECTION CORNER

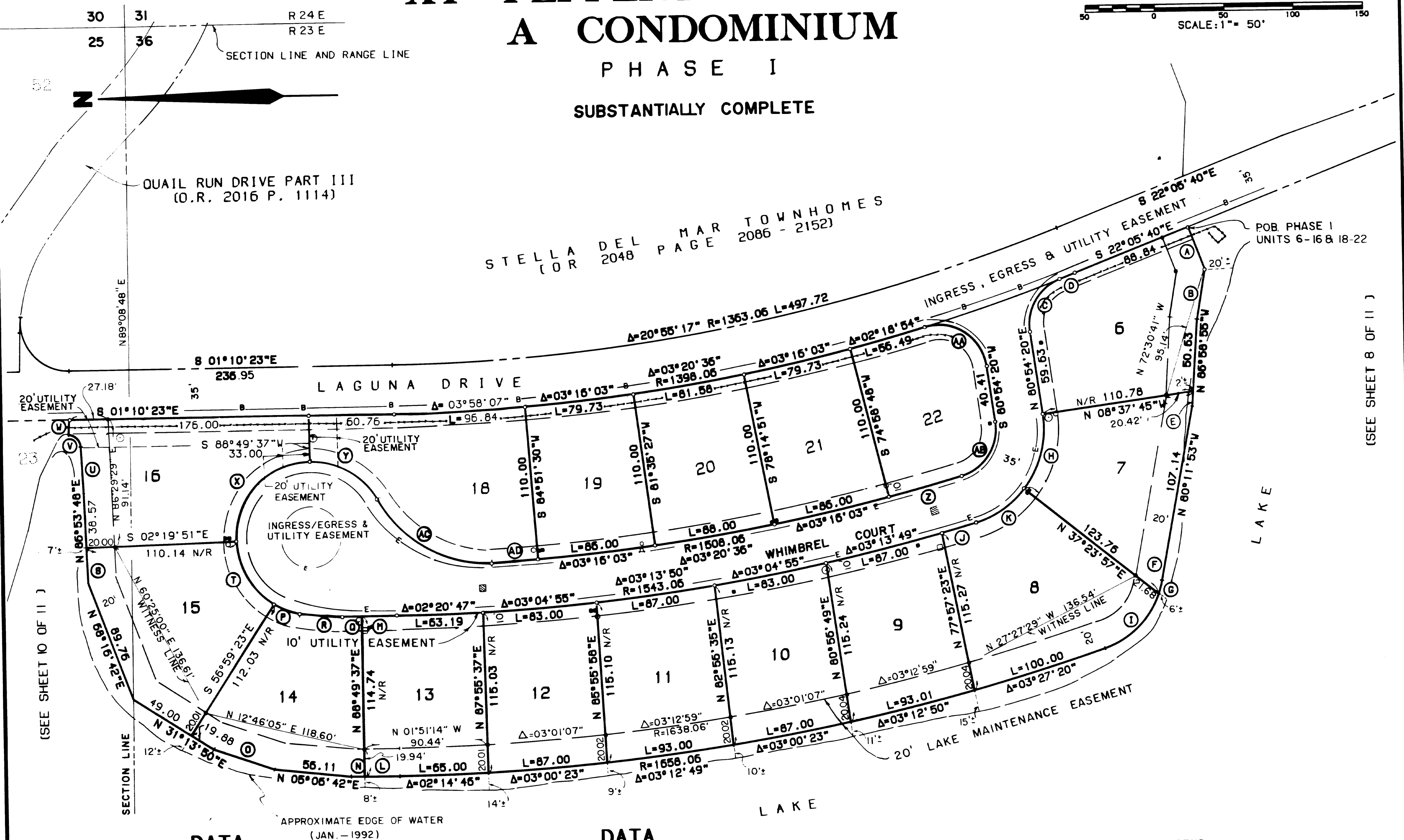
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FORT MYERS, FLORIDA

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

P H A S E I

SUBSTANTIALLY COMPLETE

SCALE: 1" = 50'



DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
S 68°08'07"W		32.89	
N 81°12'57"W		37.56	
77°29'27"	35.00	47.34	28.09
0°29'27"	1398.06	11.98	5.99
N 86°58'55"W		10.00	
N 80°11'53"W		20.43	
09°04'10"	63.17	10.00	5.01
46°29'37"	70.00	56.80	30.07
51°48'49"	63.17	57.13	30.68
0°57'56"	1543.06	26.00	13.00
35°29'28"	70.00	43.36	22.40
N 0°35'47"W		26.76	
S 01°10'23"E		26.76	
N 0°35'47"W		9.78	
N 17°43'40"E		46.52	

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
20°50'05"	55.00	20.00	10.11
S 01°10'23"E		12.73	
10°15'47"	180.00	32.24	16.16
N 86°53'48"E		26.01	
57°36'30"	55.00	55.30	30.24
N 86°11'20"E		33.43	
83°45'44"	9.32	13.63	8.36
S 87°34'24"E		10.68	
91°17'37"	55.00	87.64	56.26
61°20'00"	55.00	58.88	32.61
02°05'23"	1508.06	55.00	27.50
98°14'26"	35.00	60.01	40.43
81°59'05"	35.00	50.08	30.42
64°01'11"	90.00	100.56	56.26
01°16'56"	1508.06	33.75	16.88

LEGEND

- = SET 3/4" PIPE W/CAP STAMPED LB. 642
- = SET 3/4" PIPE W/CAP STAMPED REF.COR. LB.642.
- ⊙ = SANITARY SEWER MANHOLE
- = ELECTRIC SERVICE
- = WATER METER
- ≡ = INLET
- = ELECTRIC ON SLAB 4.58' X 4.0'
- △ = FIRE HYDRANT
- = WATER VALVE IN CONC.
- = 6' HIGH CONC BLOCK WALL.
- N/R = NON-RADIAL
- E = EDGE OF PAVEMENT
- B = BACK OF CURB

REVISION: PHASE I, FINAL JAN. 1992.

PHASE I - 142 (0.5126) PF: 18688 91 13-Dec-90 12:37 PM / 18735-1

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SHEET 10 OF 12

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

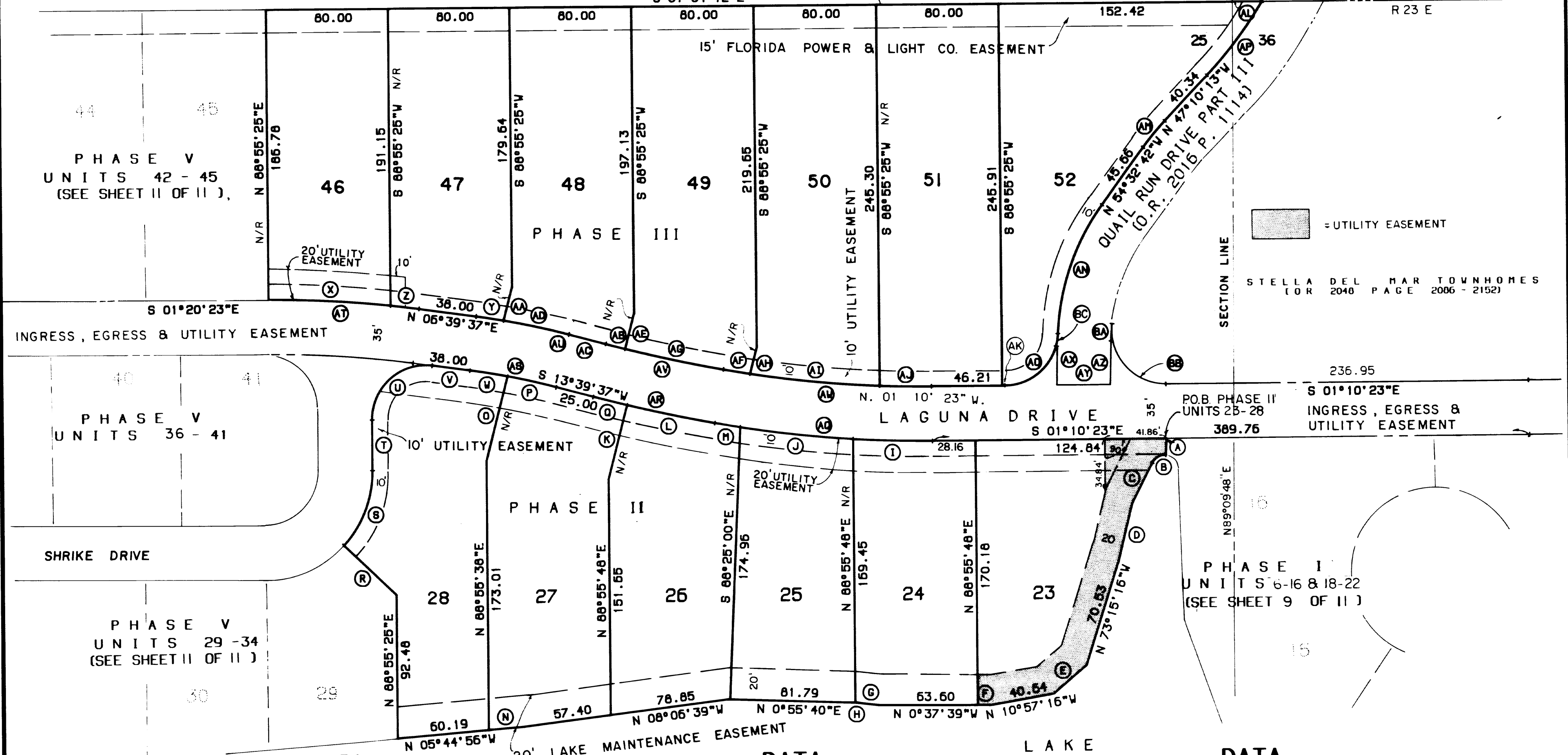


SCALE: 1" = 50'

RIVER'S EDGE GOLF COURSE
(OR 1783 PAGE 3456)

PHASE II & III
PROPOSED

POB PHASE III
UNITS 46-52



DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
A	N 87°34'24"W		10.68	
B	66°24'48"	9.32	10.80	6.10
C	N 63°59'12"W		29.47	
D	N 77°13'09"W		37.30	
E	N 41°09'41"W		28.24	
F	N 0°37'39"W		9.75	
G	N 0°44'47"E		14.60	
H	N 0°55'40"E		1.91	
I	03°45'16"	791.66	51.88	25.95
J	05°21'53"	791.66	74.12	37.09
K	S 76°20'23"E		49.23	
L	03°14'22"	1035.57	58.55	29.28
M	01°12'51"	791.66	16.78	8.39
N	N 05°44'56"W		23.11	
O	S 76°20'23"E		56.16	
P	03°58'18"	473.00	32.79	16.40
Q	01°15'38"	1035.57	22.78	11.39
R	N 42°11'38"E		46.73	
S	43°15'50"	70.00	52.86	27.76

DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
T	N 88°55'48"E		32.46	
U	97°43'49"	35.00	59.70	40.07
V	S 06°39'37"W		25.12	
W	03°01'42"	473.00	25.00	12.50
X	06°16'11"	732.53	80.16	40.12
Y	02°03'06"	508.00	18.19	9.10
Z	01°28'16"	732.53	18.81	9.40
AA	N 76°20'23"W		22.42	
AB	0°44'40"	1000.57	13.00	6.50
AC	N 13°39'37"E		25.00	
AD	04°56'54"	508.00	43.87	21.95
AE	N 76°20'23"W		23.87	
AF	01°20'16"	756.66	17.67	8.83
AG	03°45'20"	1000.57	65.58	32.80
AH	N 76°20'23"W		17.84	
AI	06°26'11"	756.66	85.00	42.54
AJ	02°33'33"	756.66	33.80	16.90
AK	N 01°10'23"W		1.26	
AL	S 01°00'44"E		19.19	

L A K E

DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
AN	07°22'29"	172.65	22.22	11.13
AO	33°36'32"	151.90	89.10	45.87
AP	86°58'51"	35.00	53.13	33.20
AQ	12°44'10"	268.72	59.73	30.00
AR	10°20'00"	791.66	142.78	71.58
AS	04°30'00"	1035.57	81.33	40.69
AT	07°00'00"	473.00	57.79	28.93
AU	08°00'00"	732.53	102.28	51.22
AV	07°00'00"	508.00	62.06	31.07
AW	04°30'00"	1000.57	78.58	39.31
AX	10°20'00"	756.66	136.46	68.42
AY	N 89°45'58"W		28.90	
AZ	S 01°10'23"E		35.01	
BA	S 89°45'58"E		28.04	
BB	05°29'46"	116.90	11.21	5.61
BC	96°54'11"	35.00	59.19	39.49
BD	01°36'44"	151.90	4.27	2.14

JOHNSON ENGINEERING, INC.
CIVIL ENGINEERS- LAND SURVEYORS
FORT MYERS, FLORIDA

WATER'S EDGE ONE AT PEPPERTREE POINTE A CONDOMINIUM

PHASE V
PROPOSED

CONDOMINIUM PLAT BOOK 19 PAGE 14

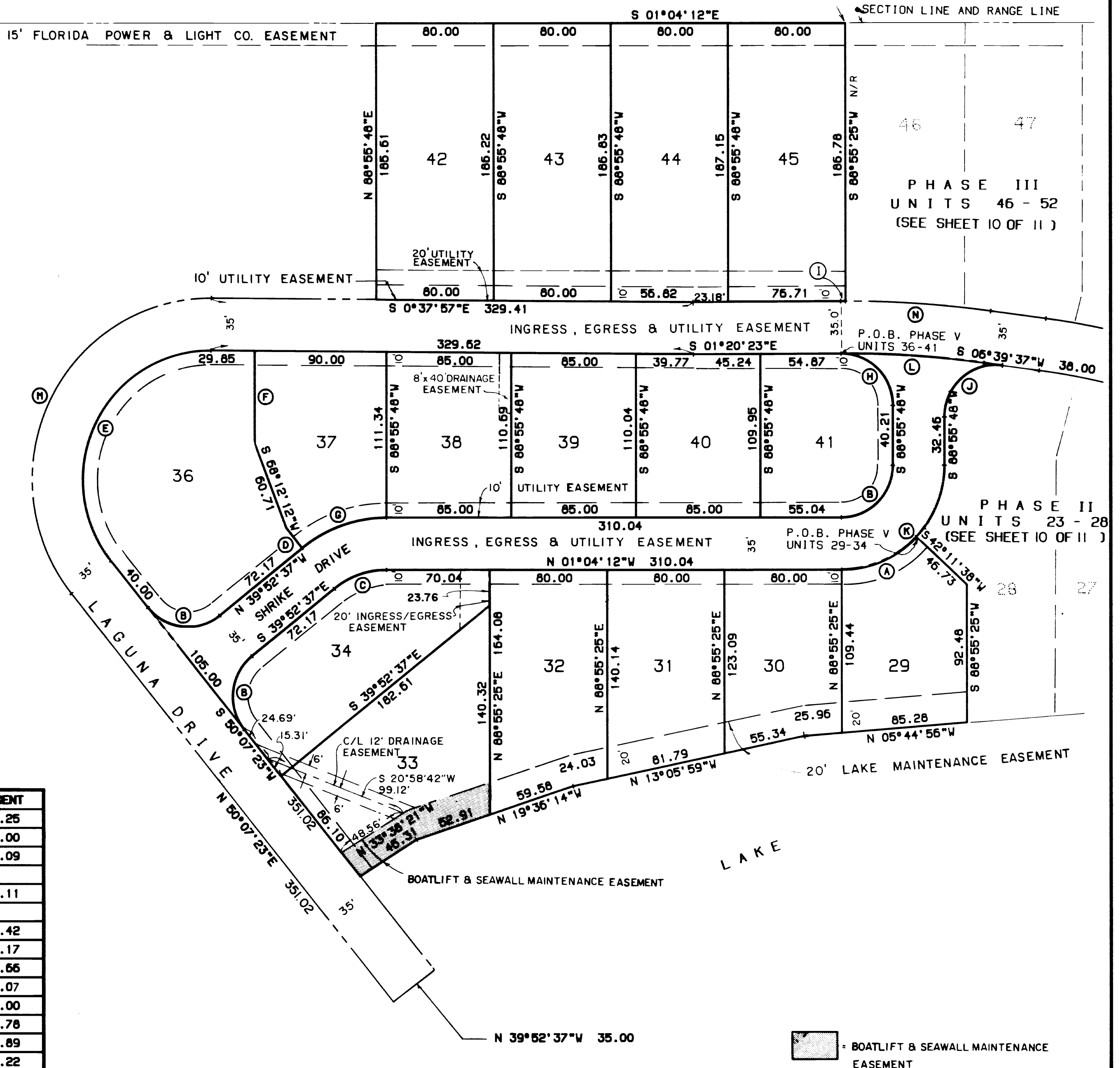
OK 2297 Pcs 1719-1826

SHEET 11 OF 12

SCALE: 1" = 50'

P.O.B. PHASE V
UNITS 42-45

N



DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	45°44'10"	70.00	57.10	30.25
(B)	90°00'00"	35.00	54.98	35.00
(C)	38°48'25"	57.04	38.63	20.09
(D)	S 50°07'23"W		17.29	
(E)	129°14'40"	86.86	196.93	183.11
(F)	S 88°55'48"W		62.09	
(G)	38°48'25"	92.04	62.34	32.42
(H)	90°16'11"	35.00	55.14	35.17
(I)	0°15'33"	732.53	3.31	1.66
(J)	97°43'49"	35.00	59.70	40.07
(K)	90°00'00"	70.00	109.96	70.00
(L)	08°00'00"	697.53	97.39	48.78
(M)	129°14'40"	121.86	274.88	256.89
(N)	08°00'00"	732.53	102.28	51.22

BOATLIFT & SEAWALL MAINTENANCE
EASEMENT

**WATER'S EDGE ONE
AT PEPPERTREE POINTE
A CONDOMINIUM**

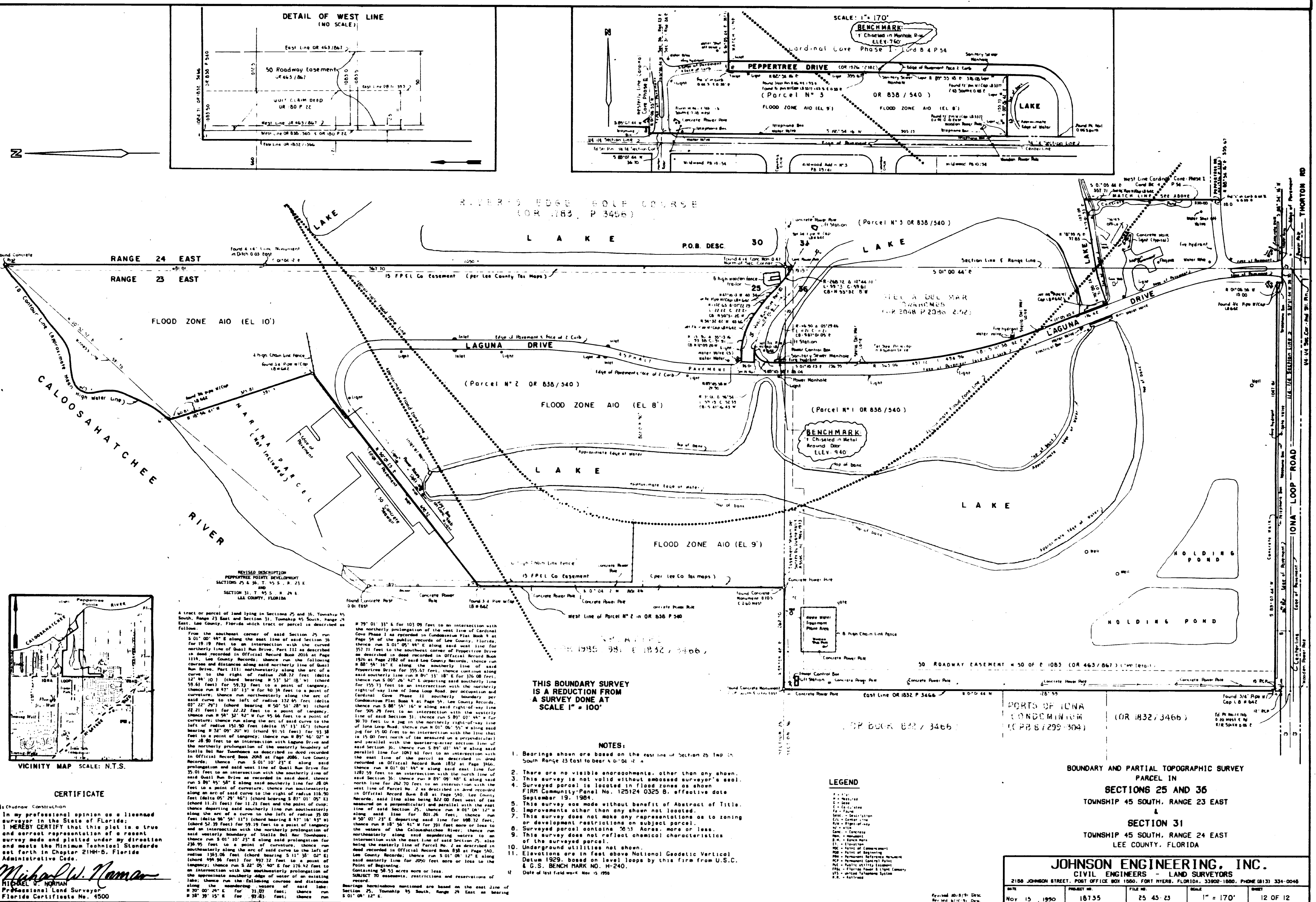
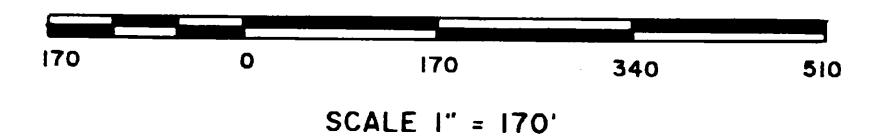


Exhibit D

**Narrative for Lake Bank Stabilization
Administrative Deviation to RM-2 Zoning
Water's Edge Fort Myers, Inc.
Action Requested
March 2024**

This request is for relief from Sec. 10-329(d)(4) "...the required six to one slope... to allow a slope no steeper than four to one..." To: **The proposed open-cell containment design will not exceed a 4:1 slope (Horizontal: Vertical). The proposed open cell containment design is in areas where the bank's slopes exist at approximately 4:1 (H: V) with an approximate escarpment of 12"-24". The proposed open-cell containment at a 4:1 slope will also stabilize the shoreline to prevent future erosion.**