

SURVEYOR'S PLAT EXHIBIT "B" TO CONDOMINIUM DECLARATION

WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

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

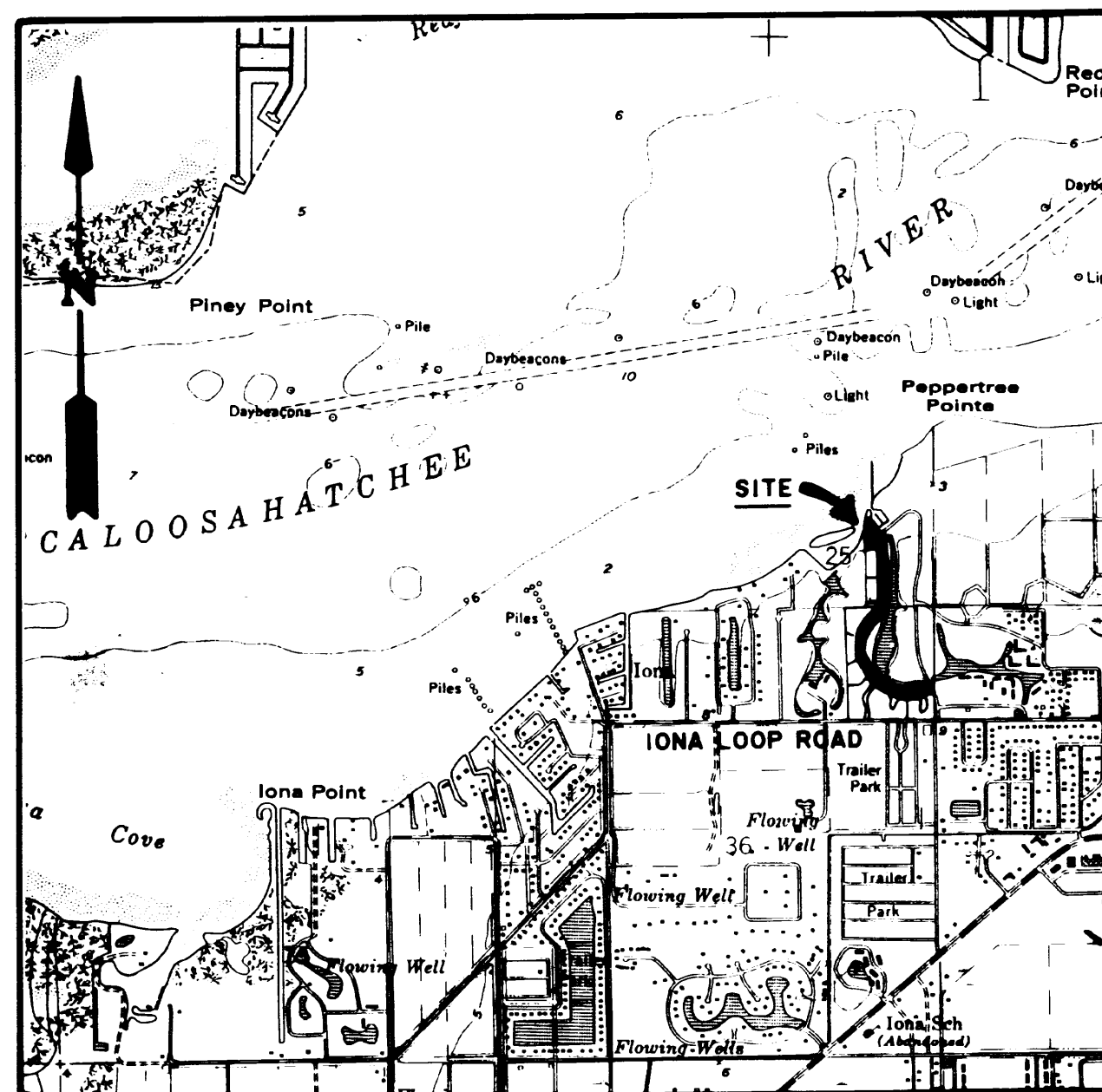
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

Inst. # 3769873
O.R. # 2597
B. 3444
Thru 3540
Date 5/5/95

SHEET 1 OF 10

SUBSTANTIALLY COMPLETE

PHASE	DATE
1	MARCH 16, 1995
2	
3	



VICINITY SKETCH SCALE: 1" = 2000'

CERTIFICATE

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4)(c), Florida Statutes, hereby certifies that construction of the improvements comprising Phase 1, Units 1 through 13 are substantially complete so that the Surveyor's Plat (Exhibit "B") to the Declaration of Condominium of Water's Edge Three 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 16TH day of MARCH, 1995.

Michael W. Norman
Michael W. Norman (For The Firm)
Professional Land Surveyor
Florida Certificate No. 4500

Not valid unless signed, dated and embossed with Surveyor's seal.

NOTES:

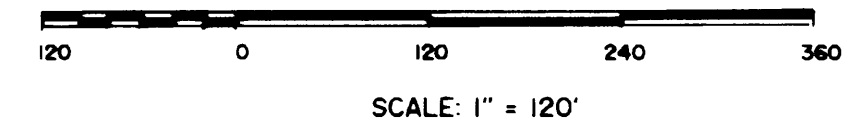
1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WATER'S EDGE ONE AT PEPPERTREE POINTE, A CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 19 AT PAGES 4 THROUGH 15, LEE COUNTY PUBLIC RECORDS. THE EAST LINE OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 23 EAST, BEARS N 01°04'12" W.
2. POC = POINT OF COMMENCEMENT.
3. POB = POINT OF BEGINNING.
4. DESC. = DESCRIPTION.
5. OR = OFFICIAL RECORD BOOK.
6. COND. = CONDOMINIUM
7. ALL DIMENSIONS SHOWN HEREON ARE IN FEET.
8. USE OF THE PROPERTY IS RESIDENTIAL.
9. SEE SHEETS 9 AND 10 FOR BOUNDARY SURVEY OF PROJECT SITE.
10. THE UNITS: THERE ARE 45 UNITS. EACH OF WHICH IS IDENTIFIED WITH A NUMBER IN THIS EXHIBIT AND IS GRAPHICALLY DEPICTED THEREON.
11. THE UNIT BOUNDARY IS A CLOSED PERIMETER AROUND EACH UNIT AND IS AS DESCRIBED IN THE DECLARATION OF THE CONDOMINIUM.
12. ALL IMPROVEMENTS ARE PROPOSED.
13. ALL SIDE LINES OF UNITS ARE NON-RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
14. IN ADDITION TO THE EASEMENTS SHOWN GRAPHICALLY, THERE IS A UTILITY & DRAINAGE EASEMENT 12 FEET WIDE CENTERED ON THE SIDE LINES OF ALL UNITS.

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

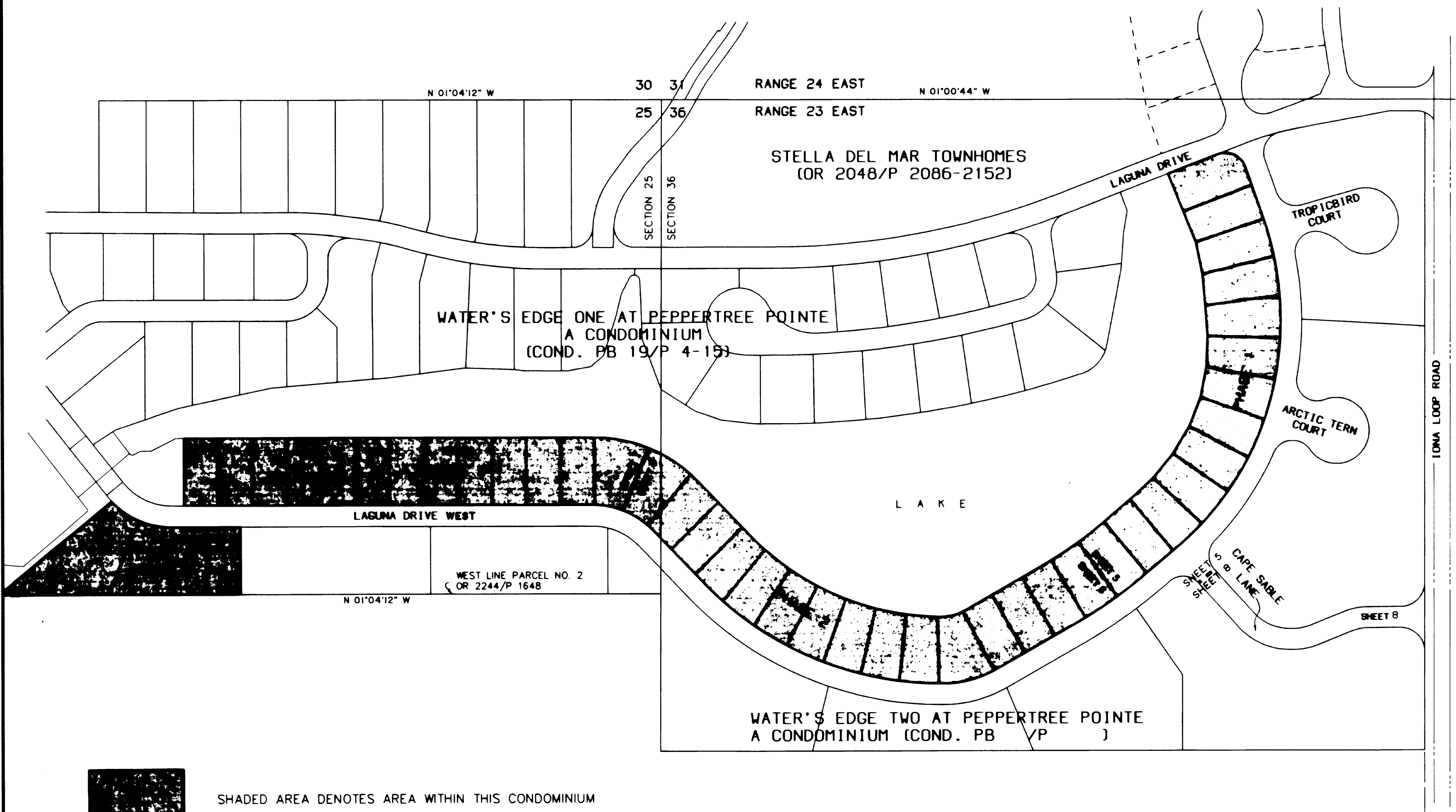
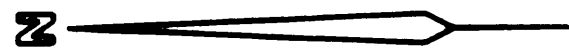
WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

CONDOMINIUM PLAT BOOK 21 PAGE 77

SHEET 2 OF 10



INDEX SHEET



JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM DESCRIPTIONS

SHEET 3 OF 10

DESCRIPTION

PHASE 1

WATER'S EDGE THREE 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 1 THROUGH 13

From the northeast corner of Section 36, Township 45 South, Range 23 East run S 01° 00' 44" E along the east line of said Section 36 for 853.09 feet; thence run S 88° 59' 16" W, perpendicular to said Section line for 123.83 feet to an intersection with the westerly right-of-way (ROW) line of Laguna Drive (ingress/egress and utility easement) as shown on the Plat of Water's Edge One at Peppertree Pointe, A Condominium, as recorded in Condominium Plat Book 19 at Pages 4 through 15, Lee County Public Records; said intersection being the Point of Beginning.

From said Point of Beginning run S 22° 05' 40" E for 91.06 feet to a point of curvature of the northerly ROW line of an ingress/egress and utility easement; thence run Southerly along said curved ROW line to the right of radius 35.00 feet (chord bearing S 23° 35' 23" W) (chord 50.08 feet) (delta 91° 22' 05") for 55.81 feet to a point of tangency; thence run S 69° 16' 25" W for 87.45 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 513.62 feet (chord bearing S 85° 51' 41" W) (chord 293.26 feet) (delta 33° 10' 32") for 297.40 feet to a point of compound curvature; thence run Northwesterly along an arc of a curve to the right of radius 482.50 feet (chord bearing N 59° 18' 27" W) (chord 302.10 feet) (delta 36° 29' 13") for 307.26 feet to a point of tangency; thence run N 41° 03' 50" W for 73.60 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 782.50 feet (chord bearing N 38° 53' 31" W) (chord 59.31 feet) (delta 04° 20' 38") for 59.33 feet to a point on a non-tangent line; thence departing said ROW line run N 53° 03' 37" E for 112.00 feet to a point on a non-tangent curve; thence run Southeasterly along an arc of a curve to the left of radius 670.50 feet (chord bearing S 38° 52' 25" E) (chord 51.25 feet) (delta 04° 22' 50") for 51.26 feet to a point of tangency; thence run S 41° 03' 50" E for 72.54 feet; thence run S 44° 26' 10" E for 41.76 feet; thence run S 51° 42' 32" E for 52.08 feet; thence run S 59° 26' 42" E for 53.12 feet; thence run S 69° 44' 58" E for 52.28 feet; thence run S 80° 06' 19" E for 51.58 feet; thence run S 88° 33' 59" E for 51.86 feet; thence run N 84° 54' 03" E for 50.83 feet; thence run N 83° 35' 10" E for 52.59 feet; thence run N 77° 16' 18" E for 53.62 feet; thence run N 66° 37' 58" E for 55.44 feet; thence run N 66° 37' 58" E for 68.02 feet to the Point of Beginning.

Containing 92,415 square feet (2.12 acres), more or less.

DESCRIPTION

PHASE 2

WATER'S EDGE THREE 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 & 36, Township 45 South, Range 23 East, Lee County, Florida which tract or parcel is described as follows:

UNITS 14 THROUGH 28

From an intersection with the south line of Section 25, Township 45 South, Range 23 East with the west line of Parcel No. 2 as described in deed recorded in Official Record Book 2244 at Pages 1648, Lee County Public Records said line also being 822.00 feet west of (as measured on a perpendicular) and parallel with the east line of said Section 25 run N 89° 09' 48" E along said south line for 91.42 feet to an intersection with the easterly right-of-way (ROW) line of an ingress/egress and utility easement said intersection being the Point of Beginning.

From said Point of Beginning run N 44° 35' 59" E along said ROW for 18.39 feet a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 142.50 feet (chord bearing N 32° 04' 59" E) (chord 61.77 feet) (delta 25° 02' 01") for 62.26 feet to a point on a non-tangent line; thence departing said ROW line run S 67° 25' 00" E for 113.21 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 246.37 feet (chord bearing S 29° 55' 35" W) (chord 77.03 feet) (delta 17° 59' 17") for 77.35 feet to a point of tangency; thence run S 38° 55' 13" W for 5.60 feet; thence run S 44° 35' 59" W for 138.01 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 509.26 feet (chord bearing S 42° 21' 56" W) (chord 39.71 feet) (delta 04° 28' 06") for 39.72 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the left of radius 451.58 feet (chord bearing S 21° 29' 28" W) (chord 288.67 feet) (delta 37° 16' 49") for 293.83 feet to a point of tangency; thence run S 02° 51' 04" W for 10.00 feet; thence run S 01° 47' 05" W for 13.47 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 87.11 feet (chord bearing S 14° 27' 37" E) (chord 48.74 feet) (delta 32° 29' 24") for 49.39 feet to a point of tangency; thence run S 30° 42' 19" E for 150.62 feet to a point on a non-tangent curve; thence run Southeasterly along an arc of a curve to the left of radius 670.50 feet (chord bearing S 33° 41' 40" E) (chord 69.92 feet) (delta 05° 58' 40") for 69.96 feet to a point on a non-tangent line; thence run S 53° 03' 37" W for 112.00 feet to an intersection with said ROW line and a point on a non-tangent curve; thence run Northwesterly along the arc of said curve to the right of radius 782.50 feet (chord bearing N 33° 42' 46" W) (chord 82.10 feet) (delta 06° 00' 52") for 82.14 feet to a point of tangency; thence run N 30° 42' 19" W for 154.19 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 182.50 feet (chord bearing N 15° 52' 02" W) (chord 93.47 feet) (delta 29° 40' 35") for 94.53 feet to a point of tangency; thence run N 01° 01' 44" W for 4.57 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 557.50 feet (chord bearing N 21° 47' 08" E) (chord 432.34 feet) (delta 45° 37' 43") for 443.98 feet to a point of tangency; thence run N 44° 35' 59" E for 104.20 feet to the Point of Beginning.

Contains 101,599 square feet (2.33 acres), more or less.

REVISED DESCRIPTION

PHASE 3

WATER'S EDGE THREE 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 29 THROUGH 41

From an intersection with the south line of said Section 25, Township 45 South, Range 23 East with the west line of Parcel No. 2 as described in deed recorded in Official Record Book 2244 at Page 1648, Lee County Public Records said line also being 822.00 feet west of (as measured on a perpendicular) and parallel with the east line of Section 25, run N 01° 04' 12" W along said west line for 710.69 feet; thence run N 88° 54' 48" E for 147.50 feet to an intersection with the easterly right-of-way (ROW) line of an ingress/egress and utility easement and the Point of Beginning.

From said Point of Beginning run N 01° 04' 12" W for 96.39 feet; thence departing said ROW line run N 88° 55' 48" E for 112.50 feet; thence run S 01° 04' 12" E for 696.00 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 246.37 feet (chord bearing S 09° 55' 52" W) (chord 94.03 feet) (delta 22° 00' 08") for 94.61 feet to a point on a non-tangent line; thence run N 67° 25' 00" W for 113.21 feet to a point on a non-tangent curve; thence run Northerly along an arc of a curve to

the left of radius 142.50 feet (chord bearing N 09° 14' 53" E) (chord 51.05 feet) (delta 20° 38' 11") for 51.32 feet to a point of tangency; thence run N 01° 04' 12" W for 596.27 feet to the Point of Beginning.

Containing 86,351 square feet (1.98 acres), more or less.

AND

UNITS 42 THROUGH 45

From an intersection with the south line of Section 25, Township 45 South, Range 23 East with the west line of Parcel No. 2 as described in deed recorded in Official Record Book 2244 at Pages 1648, Lee County Public Records said line also being 822.00 feet west of (as measured on a perpendicular) and parallel with the east line of said Section 25 run N 01° 04' 12" W along said west line for 710.69 feet to the Point of Beginning.

From said Point of Beginning continue N 01° 04' 12" W along said line for 409.30 feet; thence run S 40° 03' 44" E for 246.54 feet to an intersection with the westerly right-of-way (ROW) line of an ingress/egress and utility easement, said intersection being a point on a non-tangent curve to the left of radius 141.97 feet (chord bearing S 21° 43' 38" W) (chord 110.01 feet) (delta 45° 35' 39") for 112.97 feet to a point of tangency; thence run S 01° 04' 12" E for 116.26 feet; thence departing said ROW line run S 88° 55' 48" W for 147.50 feet to the Point of Beginning.

Containing 40,693 square feet (0.93 acres), more or less.

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

SHEET 4 OF 10

DESCRIPTION INGRESS/EGRESS & UTILITY EASEMENT WATER'S EDGE PHASE TWO & THREE 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 & 36, Township 45 South, Range 23 East, Lee County, Florida which tract or parcel is described as follows:

From the northeast corner of said Section 36, run S 01° 00' 44" E along the east line of said Section for 962.08 feet to an intersection with the centerline of Duckbill Court as shown on the Plat of Water's Edge One at Peppertree Pointe, A Condominium as recorded in Condominium Plat Book 19 at Pages 4 through 15, Lee County Public Records; thence run S 69° 16' 25" W along the centerline of said Duckbill Court for 76.38 feet to an intersection with the curved westerly right-of-way (ROW) line of Laguna Drive as shown on said Water's Edge One and the Point of Beginning.

From said Point of Beginning run Southerly along the said curved ROW line to the right of radius 528.15 feet (chord bearing S 18° 34' 27" E) (chord 55.70 feet) (delta 06° 02' 42") for 55.72 feet to a point of cusp; thence run Northwesterly departing the ROW line of said Laguna Drive along an arc of a curve to the left of radius 35.00 feet (chord bearing N 63° 08' 20" W) (chord 51.68 feet) (delta 95° 10' 29") for 58.14 feet to a point of tangency; thence run S 69° 16' 25" W for 56.34 feet to a point of curvature; thence run Southwestly along an arc of a curve to the left of radius 35.00 feet (chord bearing S 26° 18' 06" W) (chord 47.71 feet) (delta 85° 56' 38") for 52.50 feet to a point of tangency; thence run S 16° 40' 13" E for 97.37 feet to a point of curvature; thence run Southerly, Westerly and Northerly along an arc of a curve to the right of radius 55.00 feet (chord bearing N 77° 04' 19" W) (chord 95.65 feet) (delta 239° 11' 48") for 229.61 feet to a point of reverse curvature; thence run Northeastly along an arc of a curve to the left of radius 90.00 feet (chord bearing N 28° 49' 44" E) (chord 42.62 feet) (delta 27° 23' 43") for 43.03 feet to a point of compound curvature; thence run Northerly and Westerly along an arc of a curve to the left of radius 35.00 feet (chord bearing N 43° 30' 52" W) (chord 59.78 feet) (delta 117° 17' 28") for 71.65 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 548.62 feet (chord bearing S 88° 21' 26" W) (chord 200.28 feet) (delta 21° 02' 03") for 201.41 feet to a point of reverse curvature; thence run Westerly and Southerly along an arc of a curve to the left of radius 35.00 feet (chord bearing S 38° 24' 28" W) (chord 60.90 feet) (delta 120° 55' 58") for 73.87 feet to a point of reverse curvature; thence run Southerly, Westerly and Northerly along an arc of a curve to the right of radius 55.00 feet (chord bearing N 73° 56' 20" W) (chord 86.54 feet) (delta 256° 14' 21") for 245.97 feet to a point of reverse curvature; thence run Northerly and Northwesterly along an arc of a curve to the left of radius 35.00 feet (chord bearing N 06° 12' 38" W) (chord 60.86 feet) (delta 120° 46' 58") for 73.78 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 517.50 feet (chord bearing N 56° 45' 06" W) (chord 177.06 feet) (delta 19° 42' 03") for 177.94 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 35.00 feet (chord bearing S 89° 47' 07" W) (chord 48.02 feet) (delta 86° 37' 37") for 52.92 feet to a point of tangency; thence run S 46° 28' 19" W for 97.24 feet to a point of curvature;

DESCRIPTIONS

thence run Southerly along an arc of a curve to the left of radius 82.50 feet (chord bearing S 22° 43' 17" W) (chord 66.45 feet) (delta 47° 30' 03") for 68.40 feet to a point of tangency; thence run S 01° 01' 44" E for 5.53 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 82.50 feet (chord bearing S 11° 59' 47" E) (chord 31.39 feet) (delta 21° 56' 06") for 31.58 feet to a point of tangency; thence run S 22° 57' 50" E for 58.95 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 117.50 feet (chord bearing S 11° 59' 47" E) (chord 44.71 feet) (delta 21° 56' 06") for 44.98 feet to a point of tangency; thence run S 01° 01' 44" E for 52.77 feet to a point of curvature; thence run Southeastly along an arc of a curve to the left of radius 40.00 feet (chord bearing S 45° 57' 00" E) (chord 56.49 feet) (delta 89° 50' 32") for 62.72 feet to a point of tangency and a point of cusp being an intersection with a line 40.00 feet north of (as measured on a perpendicular) and parallel with the south line of the north half (N-1/2) of the northeast quarter (NE-1/4) of said Section 36; thence run S 89° 07' 44" W along said parallel line for 115.00 feet to a point of cusp; thence departing said parallel line run Northeastly along an arc of a curve to the left of radius 40.00 feet (chord bearing N 44° 03' 00" E) (chord 56.65 feet) (delta 90° 09' 28") for 62.94 feet to a point of tangency; thence run N 01° 01' 44" W for 52.46 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 82.50 feet (chord bearing N 11° 59' 47" W) (chord 31.39 feet) (delta 21° 56' 06") for 31.58 feet to a point of tangency; thence run N 22° 57' 50" W for 58.95 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 117.50 feet (chord bearing N 11° 59' 47" W) (chord 44.71 feet) (delta 21° 56' 06") for 44.98 feet to a point of tangency; thence run N 01° 01' 44" W for 5.53 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 117.50 feet (chord bearing N 22° 43' 17" E) (chord 94.65 feet) (delta 47° 30' 03") for 97.41 feet to a point of tangency; thence run N 46° 28' 19" E for 98.89 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 35.00 feet (chord bearing N 02° 42' 14" E) (chord 48.42 feet) (delta 87° 32' 09") for 53.47 feet to a point of tangency; thence run N 41° 03' 50" W for 24.82 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 817.50 feet (chord bearing N 35° 53' 05" W) (chord 147.60 feet) (delta 10° 21' 31") for 147.80 feet to a point of tangency; thence run N 30° 42' 19" W for 154.19 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 217.50 feet (chord bearing N 15° 52' 02" W) (chord 111.40 feet) (delta 29° 40' 35") for 112.65 feet to a point of tangency; thence run N 01° 01' 44" W for 4.57 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 592.50 feet (chord bearing N 21° 47' 08" E) (chord 459.48 feet) (delta 45° 37' 43") for 471.85 feet to a point of tangency; thence run N 44° 35' 59" E for 122.59 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 107.50 feet (chord bearing N 21° 45' 54" E) (chord 83.44 feet) (delta 45° 40' 11") for 85.69 feet to a point of tangency; thence run N 01° 04' 12" W for 712.53 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 141.97 feet (chord bearing N 24° 31' 36" E) (chord 122.67 feet) (delta

51° 11' 35") for 126.85 feet to a point of tangency being the northwest corner of the northwesterly end of Laguna Drive as shown in said plat of "Water's Edge One"; thence run S 39° 52' 37" E along and across the end of said ROW line for 35.00 feet to a point on a non-tangent curve being the southwest corner of the northwesterly end of said ROW; thence run Southerly along an arc of a curve to the left of radius 106.97 feet (chord bearing S 24° 31' 36" W) (chord 92.42 feet) (delta 51° 11' 35") for 95.57 feet to a point of tangency; thence run S 01° 04' 12" E for 712.53 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 142.50 feet (chord bearing S 21° 45' 54" W) (chord 110.60 feet) (delta 45° 40' 11") for 113.58 feet to a point of tangency; thence run S 44° 35' 59" W for 122.59 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 557.50 feet (chord bearing S 21° 47' 08" W) (chord 432.34 feet) (delta 45° 37' 43") for 443.98 feet to a point of tangency; thence run S 01° 01' 44" E for 4.57 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 182.50 feet (chord bearing S 15° 52' 02" E) (chord 93.47 feet) (delta 29° 40' 35") for 94.53 feet to a point of tangency; thence run S 30° 42' 19" E for 154.19 feet to a point of curvature; thence run Southeastly along an arc of a curve to the left of radius 782.50 feet (chord bearing S 35° 53' 05" E) (chord 141.28 feet) (delta 10° 21' 31") for 141.47 feet to a point of tangency; thence run S 41° 03' 50" E for 73.60 feet to a point of curvature; thence run Southeastly along an arc of a curve to the left of radius 482.50 feet (chord bearing S 59° 18' 27" E) (chord 302.10 feet) (delta 36° 29' 13") for 307.26 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 513.62 feet (chord bearing N 85° 51' 41" E) (chord 293.26 feet) (delta 33° 10' 32") for 297.40 feet to a point of tangency; thence run N 69° 16' 25" E for 87.45 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 35.00 feet (chord bearing N 23° 35' 23" E) (chord 50.08 feet) (delta 91° 22' 05") for 55.81 feet to a point of cusp and an intersection with the westerly ROW line of Laguna Drive as shown on said plat of Water's Edge One; thence run S 22° 05' 40" E along said easement line for 48.76 feet to a point of curvature; thence continuing along said easement line Southerly along an arc of a curve to the right of radius 528.15 feet (chord bearing S 21° 50' 44" E) (chord 4.59 feet) (delta 00° 29' 52") for 4.59 feet to the Point of Beginning.

Containing 140,118 square feet (3.22 acres), more or less.

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

PHASE 1

CONDOMINIUM PLAT BOOK 21 PAGE 77

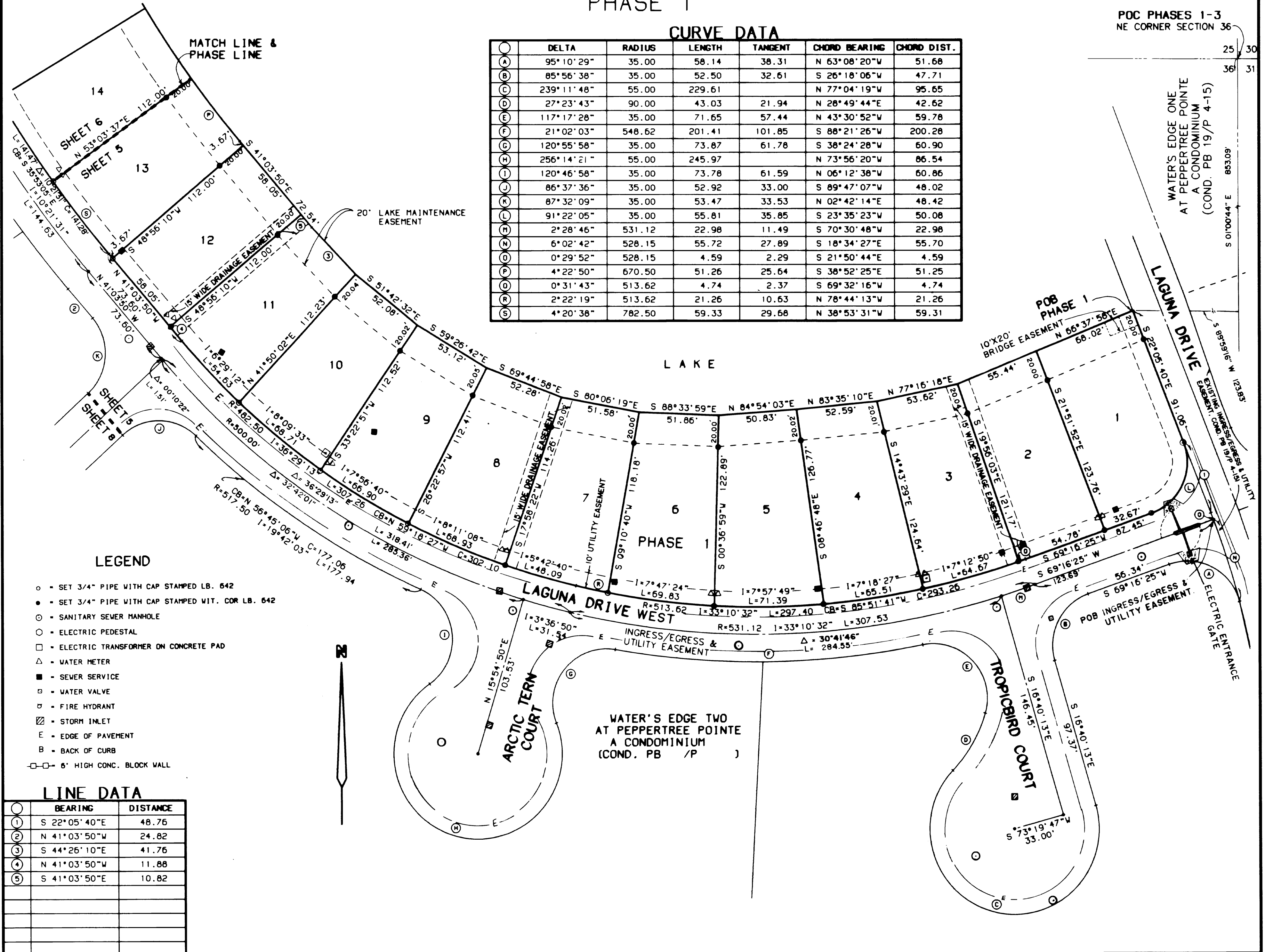
SHEET 5 OF 10

40 0 40 80 120
SCALE: 1" = 40'
SUBSTANTIALLY COMPLETE

POC PHASES 1-3
NE CORNER SECTION 36

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
A	95°10'29"	35.00	58.14	38.31	N 63°08'20"W	51.68
B	85°56'38"	35.00	52.50	32.61	S 26°18'06"W	47.71
C	239°11'48"	55.00	229.61		N 77°04'19"W	95.65
D	27°23'43"	90.00	43.03	21.94	N 28°49'44"E	42.62
E	117°17'28"	35.00	71.65	57.44	N 43°30'52"W	59.78
F	21°02'03"	548.62	201.41	101.85	S 88°21'26"W	200.28
G	120°55'58"	35.00	73.87	61.78	S 38°24'28"W	60.90
H	256°14'21"	55.00	245.97		N 73°56'20"W	86.54
I	120°46'58"	35.00	73.78	61.59	N 06°12'38"W	60.86
J	86°37'36"	35.00	52.92	33.00	S 89°47'07"W	48.02
K	87°32'09"	35.00	53.47	33.53	N 02°42'14"E	48.42
L	91°22'05"	35.00	55.81	35.85	S 23°35'23"W	50.08
M	2°28'46"	531.12	22.98	11.49	S 70°30'48"W	22.98
N	6°02'42"	528.15	55.72	27.89	S 18°34'27"E	55.70
O	0°29'52"	528.15	4.59	2.29	S 21°50'44"E	4.59
P	4°22'50"	670.50	51.26	25.64	S 38°52'25"E	51.25
Q	0°31'43"	513.62	4.74	2.37	S 69°32'16"W	4.74
R	2°22'19"	513.62	21.26	10.63	N 78°44'13"W	21.26
S	4°20'38"	782.50	59.33	29.68	N 38°53'31"W	59.31



LEGEND

- = SET 3/4" PIPE WITH CAP STAMPED LB. 642
- = SET 3/4" PIPE WITH CAP STAMPED WIT. COR LB. 642
- ⊙ = SANITARY SEWER MANHOLE
- = ELECTRIC PEDESTAL
- = ELECTRIC TRANSFORMER ON CONCRETE PAD
- △ = WATER METER
- = SEWER SERVICE
- ▣ = WATER VALVE
- ▢ = FIRE HYDRANT
- ▤ = STORM INLET
- E = EDGE OF PAVEMENT
- B = BACK OF CURB
- = 6" HIGH CONC. BLOCK WALL

LINE DATA

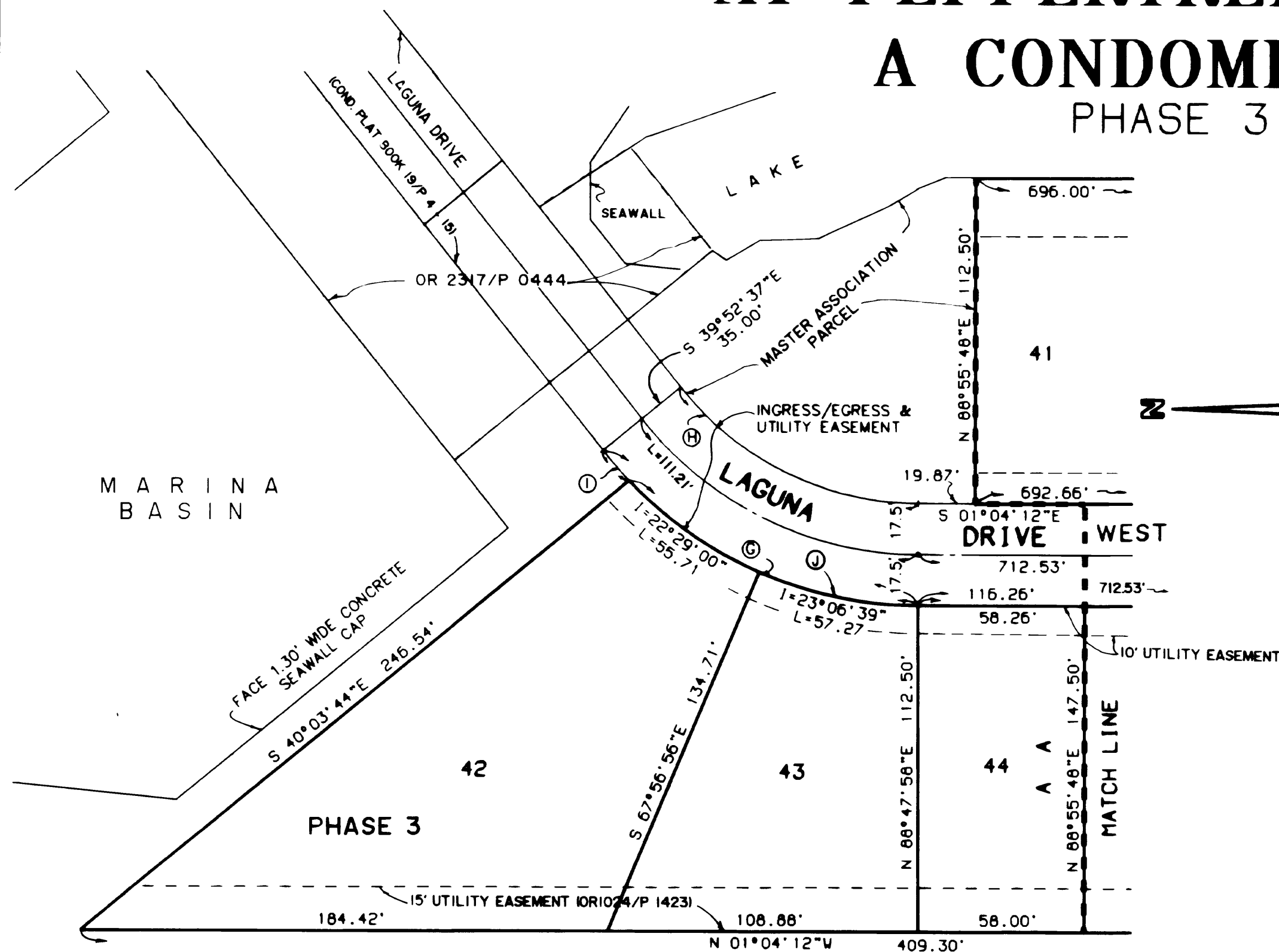
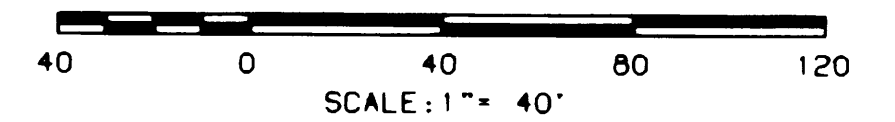
	BEARING	DISTANCE
1	S 22°05'40"E	48.76
2	N 41°03'50"W	24.82
3	S 44°26'10"E	41.76
4	N 41°03'50"W	11.88
5	S 41°03'50"E	10.82

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM PHASE 3 (PROPOSED)

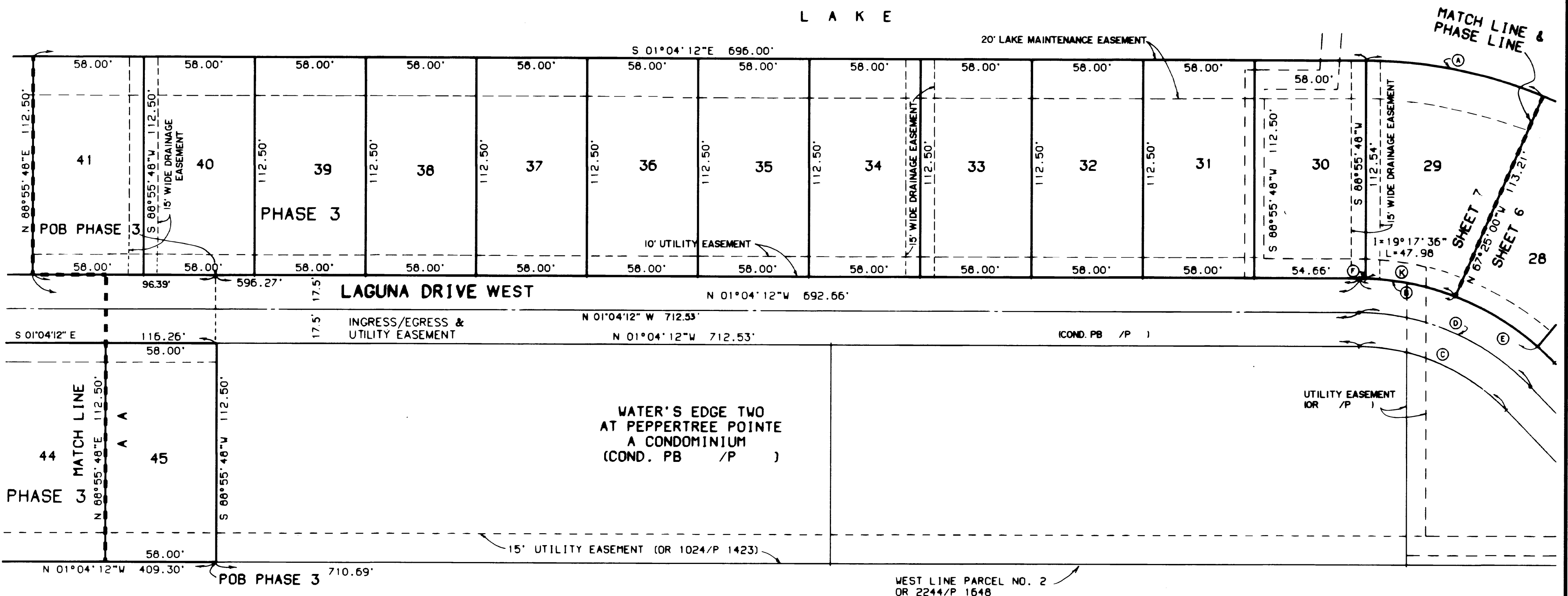
CONDOMINIUM PLAT BOOK 21 PAGE 79

SHEET 7 OF 10



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(A)	22°00'08"	246.37	94.61	47.89	S 09°55'52"W	94.03
(B)	20°38'11"	142.50	51.32	25.94	N 09°14'53"E	51.05
(C)	45°40'11"	107.50	85.69	45.27	N 21°45'54"E	83.44
(D)	45°40'11"	125.00	99.64	52.63	N 21°45'54"E	97.02
(E)	45°40'11"	142.50	113.58	60.00	S 21°45'54"W	110.60
(F)	1°20'35"	142.50	3.34	1.67	S 00°23'54"E	3.34
(G)	45°35'39"	141.97	112.97		S 21°43'38" W	110.01'
(H)	51°11'35"	106.97	95.57	51.24	S 24°31'36" W	92.42
(I)	05°35'56"	141.97	13.87	6.94	N 47°19'25" E	13.87
(J)	51°11'35"	141.97	126.85	68.01	N 24°31'36" E	122.67
(K)	19°17'35"	142.50	47.98	47.76	N 09°55'11" E	47.76

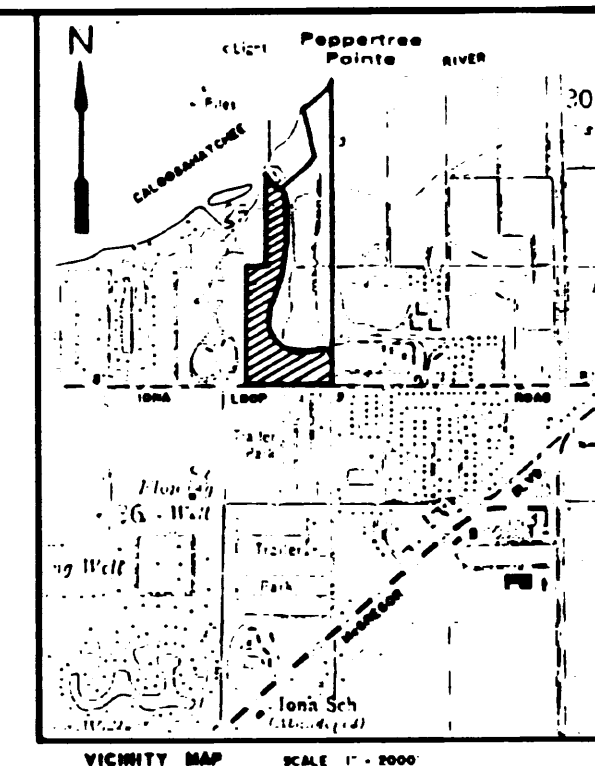
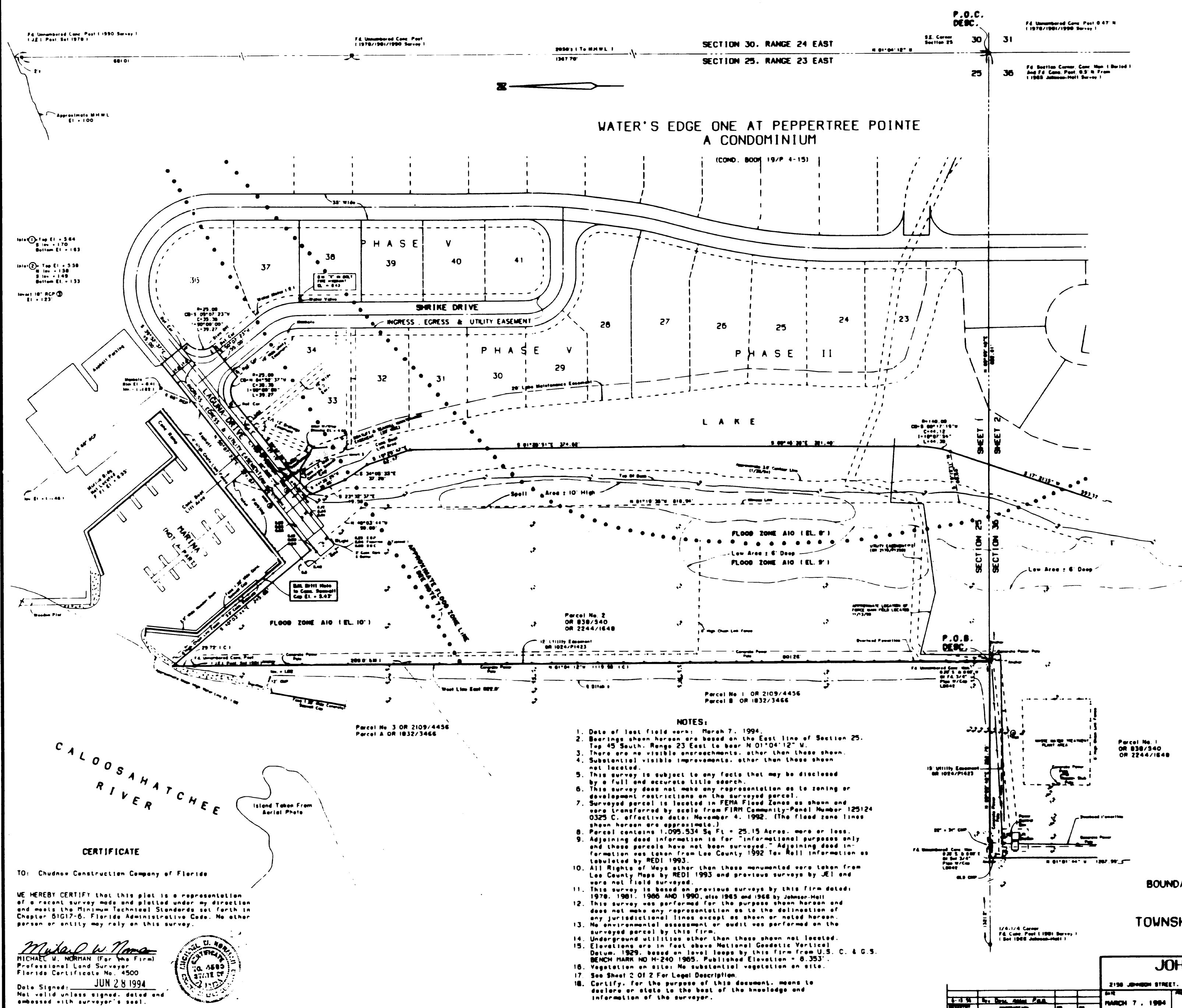
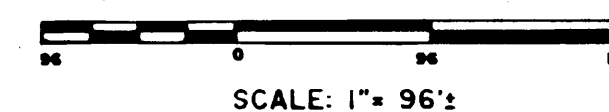


JOHNSON ENGINEERING, INC
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

NOTE:
THIS BOUNDARY SURVEY IS A REDUCTION OF
A SURVEY PREPARED AT 1"=60' SCALE

BOUNDARY SURVEY



LEGELO

P = Plot
M = Measured
D = Dred
C = Contaminated
F = Fenced
Desc. = Description
C/L = Containing
R/W = Right-of-Way
M = With
Cnc = Concrete
Mnt = Mound
B.M. = Bench Mark
El. = Elevation
M.C. = Point of Commencement
M.B. = Point of Beginning
P.P. = Point of Beginning
PCP = Permanent Control Point
PUE = Public Utility Easement
PUE = Pipe Under Light Cement
R.R. = Railroad
JMS =
RCP = Reinforced Concrete Pipe
Ch. = Chord
B = Bearing
R = Radius
L = Length
PP = Power Pole
F = Fenced
PUE = Public Utility Easement
Off. = Official Record Book
PL = Professional Land Surveyor
CND = Condominium
Ref. = Reference Corner
+ = Fa Pipe M/Cap LB 642
M.W. = Manhole W/ Cap LB 642
+ = Slot Pipe W/Cap LB 642

* = Unable to set corner. falls to

J.E.I. = Johnson Engineering
S.O.P. = End of Payment

OWNER / DEVELOPER:
CHUDNOW CONSTRUCTION
COMPANY OF FLORIDA
11780 IONA ROAD
FORT MYERS, FLORIDA
(813) 481-4157

STRAP NUMBERS:
25-45-23-00-00001-0000
36-45-23-00-00016-0000

ZONING: RM-2
RESOLUTION: 7-72-88

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
PARCEL IN SECTIONS 25 AND 36
TOWNSHIP 45 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC
ENGINEERS, SURVEYORS AND ECOLOGISTS

2150 JENNISON STREET, POST OFFICE BOX 1980, FORT MYERS, FLORIDA. 33902-1980. PHONE (813) 334-0800

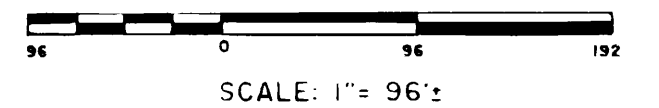
TITLE FOR SURVEY - 19710.81261PF; 20106 156 23-Jul-94 02:03 PM / 20106-1

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
FORT MYERS, FLORIDA

WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

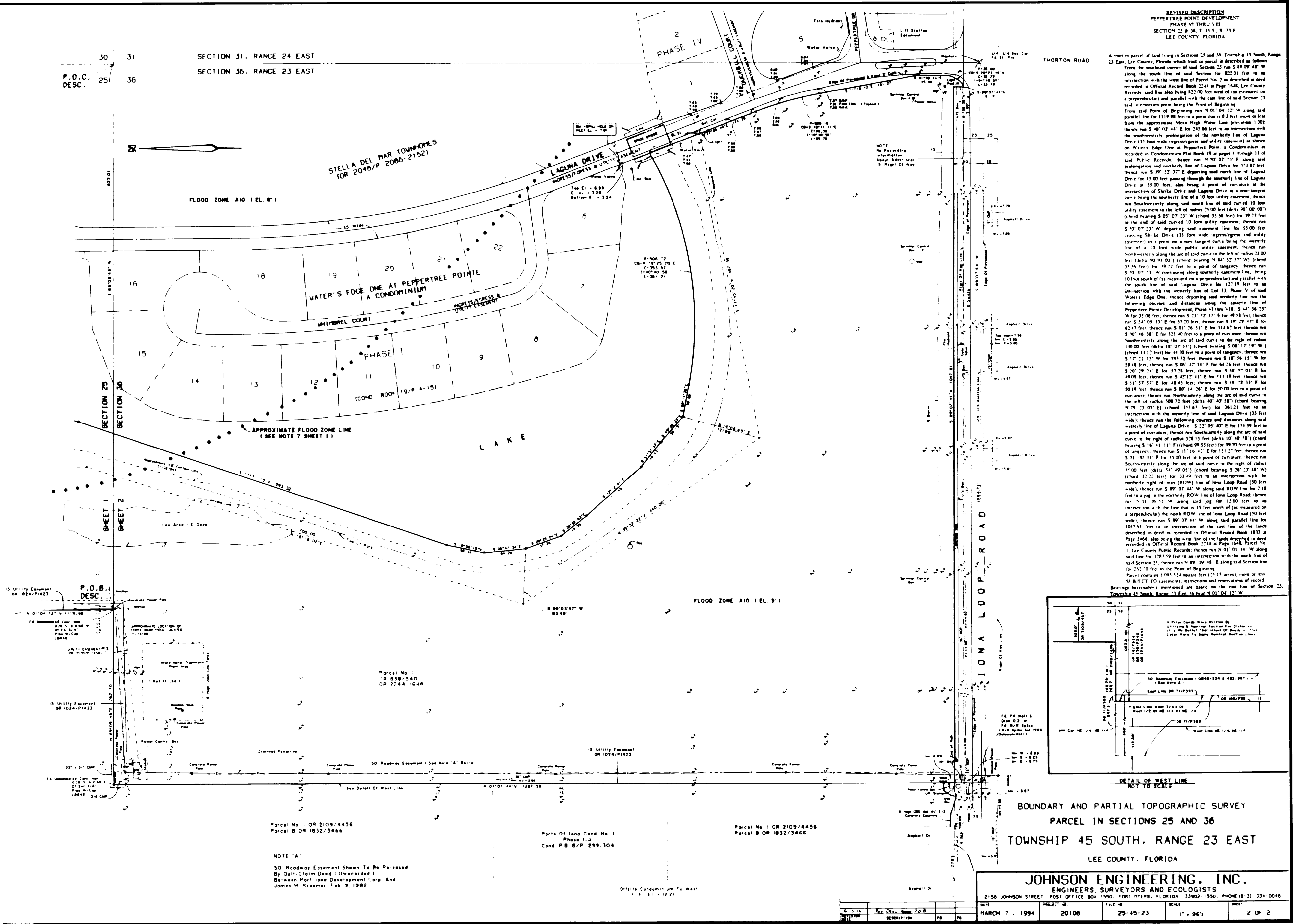
CONDOMINIUM PLAT BOOK 21 PAGE 82

SHEET 10 OF 10



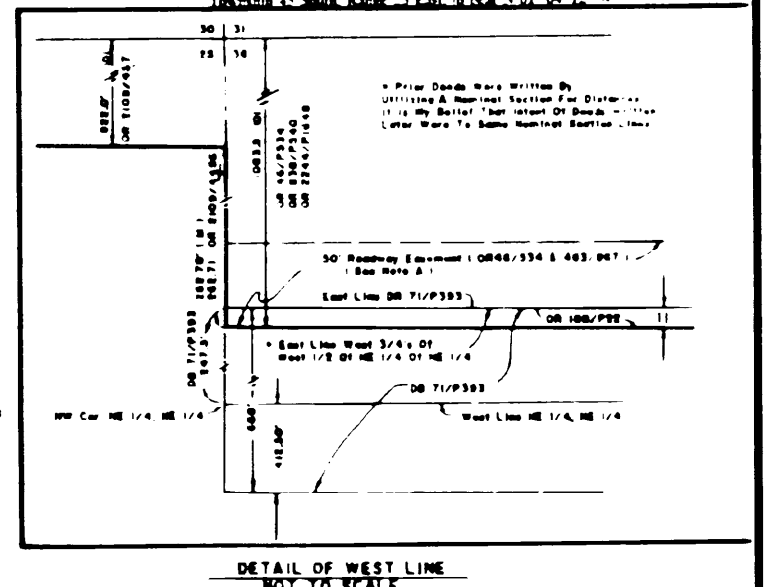
NOTE:
THIS BOUNDARY SURVEY IS A REDUCTION OF
A SURVEY PREPARED AT 1"=60' SCALE.

BOUNDARY SURVEY



REVISED DESCRIPTION
PEPPERTREE POINT DEVELOPMENT
PHASE VI THRU VIII
SECTION 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:
From the southeast corner of said Section 25 run S 89° 09' 48" W along the south line of said Section for 822.01 feet to an intersection with the west line of Parcel No. 2 as described in deed recorded in Official Record Book 2244 at Page 1644, Lee County Records, said line also being 822.00 feet wide of (as measured on a perpendicular) and parallel with the east line of said Section 25 said intersection point being the Point of Beginning.
From said Point of Beginning run N 01° 04' 12" W along said parallel line for 1119.98 feet to a point that is 0.3 feet more or less from the approximate Mean High Water Line (between 1:00); there run S 80° 02' 44" E for 245.86 feet to an intersection with the southwesterly prolongation of the northerly line of Laguna Drive (35 foot wide impervious and utility easement) as shown on Water's Edge One at Peppertree Point, a Condominium as recorded in Condominium Plat Book 19 at pages 4 through 15 of said Public Records, thence run N 50° 07' 23" E along said prolongation and northerly line of Laguna Drive for 133.87 feet; thence run S 30° 12' 32" E departing said north line of Laguna Drive for 45.00 feet passing through the southerly line of Laguna Drive at 35.00 feet, also being a point of curvature at the intersection of Shark Drive and Laguna Drive to a non-tangent curve being the southerly line of a 10 foot utility easement; thence run Southwesterly along said south line of said curved 10 foot utility easement to the left of radius 25.00 feet (delta 90° 00' 00") (chord bearing S 07° 07' 23" W (chord 35.36 feet) for 39.27 feet to the end of said curved 10 foot utility easement; thence run S 40° 07' 23" W departing said easement line for 55.00 feet crossing Shark Drive (35 foot wide impervious and utility easement) to a point on a non-tangent curve being the westerly line of a 10 foot wide public utility easement; thence run Northwesterly along the arc of said curve to the left of radius 25.00 feet (delta 90° 00' 00") (chord bearing N 84° 32' 33" W (chord 34.36 feet) for 39.27 feet to a point of tangency; thence run S 40° 07' 23" W continuing along southerly easement line, being 10 feet south of (as measured on a perpendicular) and parallel with the south line of said Laguna Drive for 127.19 feet to an intersection with the westerly line of Lot 33, Phase V of said Water's Edge One; thence departing said westerly line run the following courses and distances along the easterly line of Peppertree Pointe Development, Phase VI thru VIII: S 44° 36' 23" W for 37.06 feet; thence run S 23° 12' 37" E for 49.58 feet; thence run S 34° 05' 33" E for 37.20 feet; thence run S 19° 29' 47" E for 62.47 feet; thence run S 01° 26' 51" E for 374.62 feet; thence run S 70° 46' 38" E for 321.40 feet to a point of curvature; thence run Southwesterly along the arc of said curve to the right of radius 44.30 feet (delta 18° 57' 53") (chord bearing S 08° 17' 18" W) (chord 44.12 feet) for 44.30 feet to a point of tangency; thence run S 17° 21' 15" W for 593.32 feet; thence run S 10° 56' 15" W for 38.48 feet; thence run S 00° 47' 34" E for 64.26 feet; thence run S 30° 39' 14" E for 57.28 feet; thence run S 38° 52' 03" E for 49.09 feet; thence run S 42° 12' 41" E for 111.49 feet; thence run S 11° 57' 57" E for 48.43 feet; thence run S 49° 29' 33" E for 50.18 feet; thence run S 80° 14' 26" E for 50.00 feet to a point of curvature; thence run Northwesterly along the arc of said curve to the left of radius 408.72 feet (delta 40° 40' 58") (chord bearing N 70° 25' 05" E) (chord 353.53 feet) for 341.21 feet to an intersection with the westerly line of said Laguna Drive (35 feet wide); thence run the following courses and distances along said westerly line of Laguna Drive: S 22° 09' 40" E for 174.39 feet to a point of curvature; thence run Southwesterly along the arc of said curve to the right of radius 578.15 feet (delta 10° 48' 48") (chord bearing S 18° 41' 11" E) (chord 99.55 feet) for 99.70 feet to a point of tangency; thence run S 11° 13' 42" E for 151.27 feet; thence run S 01° 10' 44" E for 41.00 feet to a point of curvature; thence run Southwesterly along the arc of said curve to the right of radius 34.00 feet (delta 42° 49' 01") (chord bearing S 26° 23' 48" W) (chord 32.22 feet) for 33.49 feet to an intersection with the northerly right-of-way (ROW) line of Iona Loop Road (50 feet wide); thence run S 89° 07' 44" W along said ROW line for 2.18 feet to a jog in the northerly ROW line of Iona Loop Road; thence run N 01° 06' 55" W along said jog line 15.00 feet to an intersection with the line that is 15 feet north of (as measured on a perpendicular) the north ROW line of Iona Loop Road (50 feet wide); thence run S 89° 07' 44" W along said parallel line for 1047.61 feet to an intersection of the east line of the lands described in deed as recorded in Official Record Book 1832 at Page 1346, also being the west line of the lands described in deed recorded in Official Record Book 2244 at Page 1644, Parcel No. 1, Lee County Public Records; thence run N 01° 01' 44" W along said line for 1287.19 feet to an intersection with the north line of said Section 25; thence run N 89° 09' 48" E along said Section line for 252.70 feet to the Point of Beginning.
Parcel contains 1,065,434 square feet (25.15 acres), more or less.
51 BJECT TO easements, restrictions and encumbrances of record.
Bearings hereinafter mentioned are based on the east line of Section 25, Township 45 South, Range 23 East to bear N 01° 04' 12" W.



BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
PARCEL IN SECTIONS 25 AND 36
TOWNSHIP 45 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2150 JOHNSON STREET, POST OFFICE BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (813) 334-0040

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MARCH 7, 1994	20106	25-45-23	1" = 96'±	2 OF 2

TITLE FOR SURVEY - 15710.51261PF; 20106 156 23-Jul-94 02:03 PM / 20106-1