

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00070

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Hans Wilson and Associates, Inc. filed an application for an administrative amendment for lake restoration in a Residential Planned Development known as Water's Edge at Peppertree Pointe to:

1. Request a deviation (deviation #1) from Land Development Code (LDC) 10-329(d)(4), to increase the lake bank slope from 6:1 to 4:1; and
2. Request a deviation (deviation #2) from Land Development Code (LDC) Section 10-418(3), to allow 33 percent (1,600 linear feet) of the lake shoreline to be comprised of rip-rap revetment adjacent to single-family homes; and

WHEREAS, the property is located at Water's 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 Resolution Z-94-035; and

WHEREAS, the subject property is in the Suburban Future Land Use Category designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Land Development Section (LDC) 10-329(f) allows restoration of existing bank slopes that have eroded over time and no longer meet the minimum slope design criteria applicable at the time that lakes were excavated; and

WHEREAS, LDC Section 10-329(f) allows restoration plans to be reviewed and approved through a Type D limited development order that includes plans depicting slope protection measures meeting the slope and littoral requirements per previously approved plans; and

WHEREAS, the applicant has indicated that restoration of the lake bank slopes to the permitted 6:1 slope per DOS-86-008.00D will not stabilize the slope to protect the abutting properties; and

WHEREAS, the amount of fill and construction equipment needed to access the areas to be rehabilitated will create more disturbance to the compromised lake bank slope than initially anticipated; and

WHEREAS, the applicant is proposing to increase the lake bank slope to 4:1, install turf reinforcement mats or rip-rap revetment and enhanced littoral plants to stabilize the 4:1 slope (see Exhibit "B"); and

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

WHEREAS, the applicant has requested Deviation #1 from LDC Section 10-329(d)(4) to allow a 4:1 lake bank slope along certain segments of lakes within the planned development where a 6:1 slope is required (see Exhibit "D"); and

WHEREAS, the applicant has requested Deviation #2 from LDC Section 10-418(3) to allow 33 percent (1,600 linear feet) of the lake shoreline to be comprised of rip-rap revetment adjacent to single-family homes (see Exhibit "D"); and

WHEREAS, the applicant proposes to install eight (8) information signs stating "Steep Lake Bank") in the areas where the rip rap revetment is proposed to protect the residents; 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 feet of shoreline (a total of 4,830 littoral plants) and 2.5 littoral plants per one linear feet of rip-rap revetment (a total of 4,000 littoral plants) (see Exhibit "B"); 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 does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Residential Planned Development 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. **Deviations #1 and #2 are APPROVED with the following condition:**

- a. Prior to development order approval, the development order plans must depict one littoral plant per one linear foot of shoreline (4,830 littorals) and 2.5 littoral plants per one linear foot of rip-rap revetment (4,000 littorals).
3. The terms and conditions of the original zoning resolution 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: ADD2024-00070

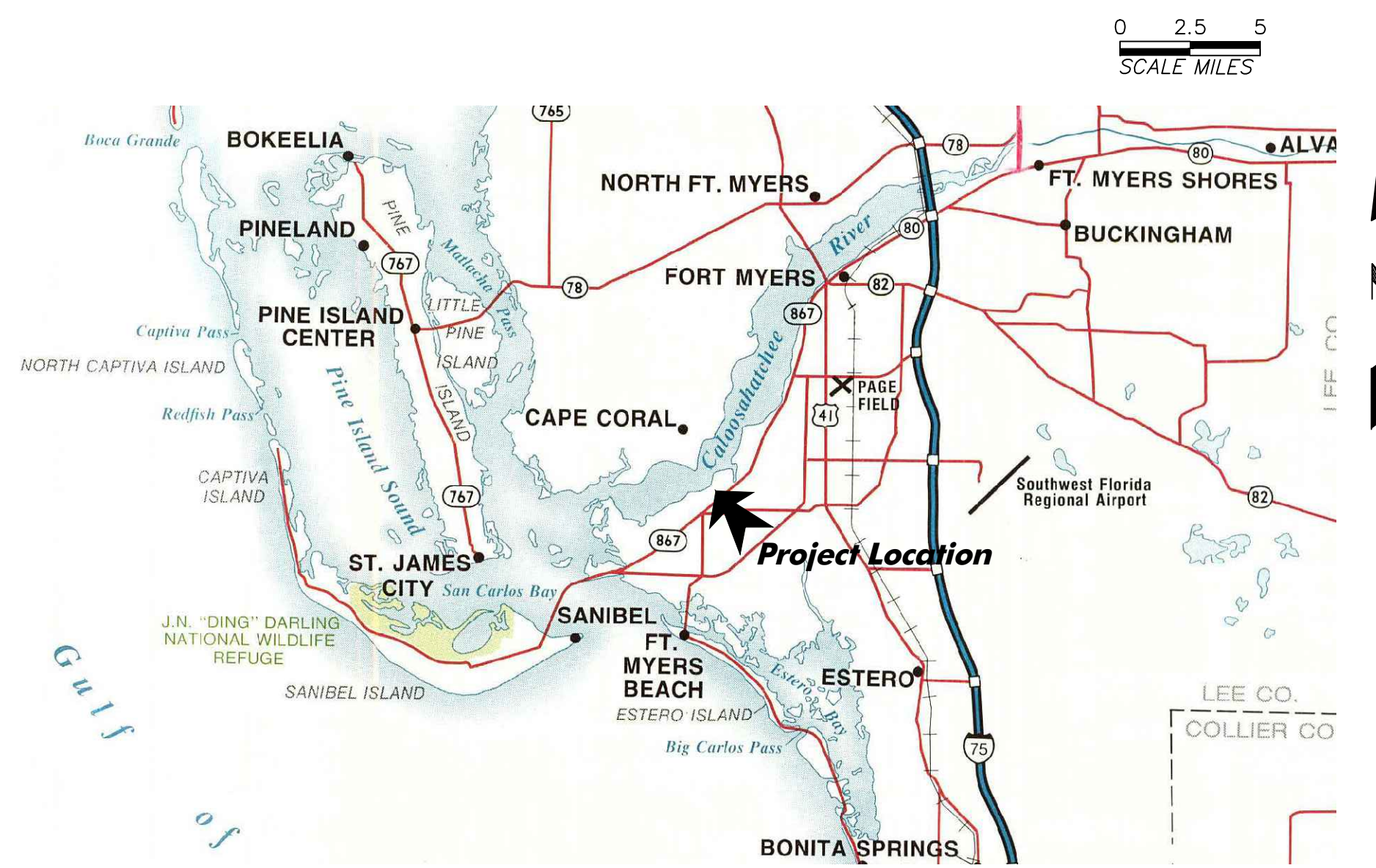
### STRAP NUMBERS

25-45-23-00-00001.1ACE

36-45-23-00-00016.1ACE

**REVIEWED**  
**ADD2024-00070**  
**Sophia Ludlam, GIS Planner**  
**Lee County**  
**5/8/2024**

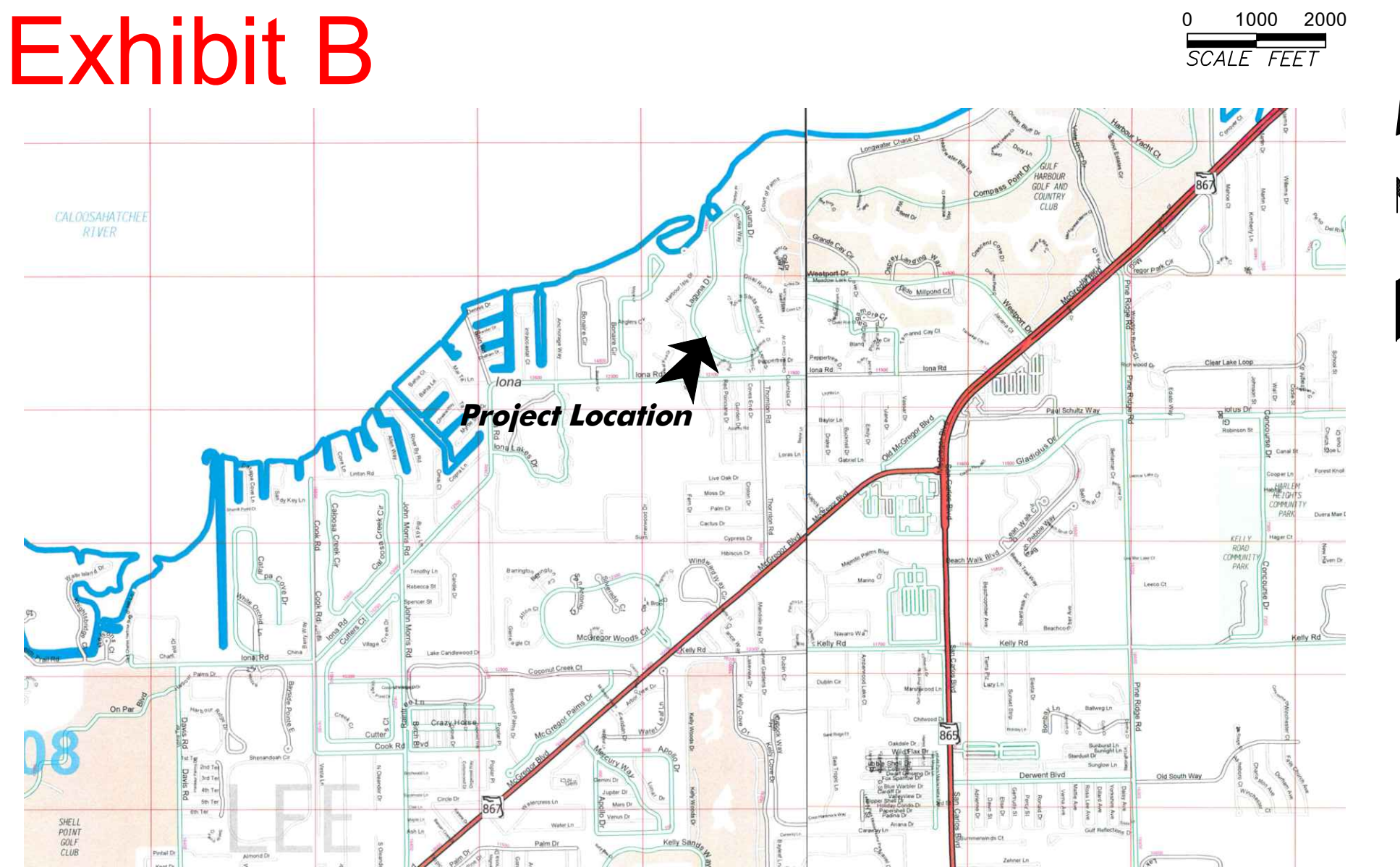
SECTION: 36  
TOWNSHIP: 45 S  
RANGE: 23 E



**Vicinity Map**

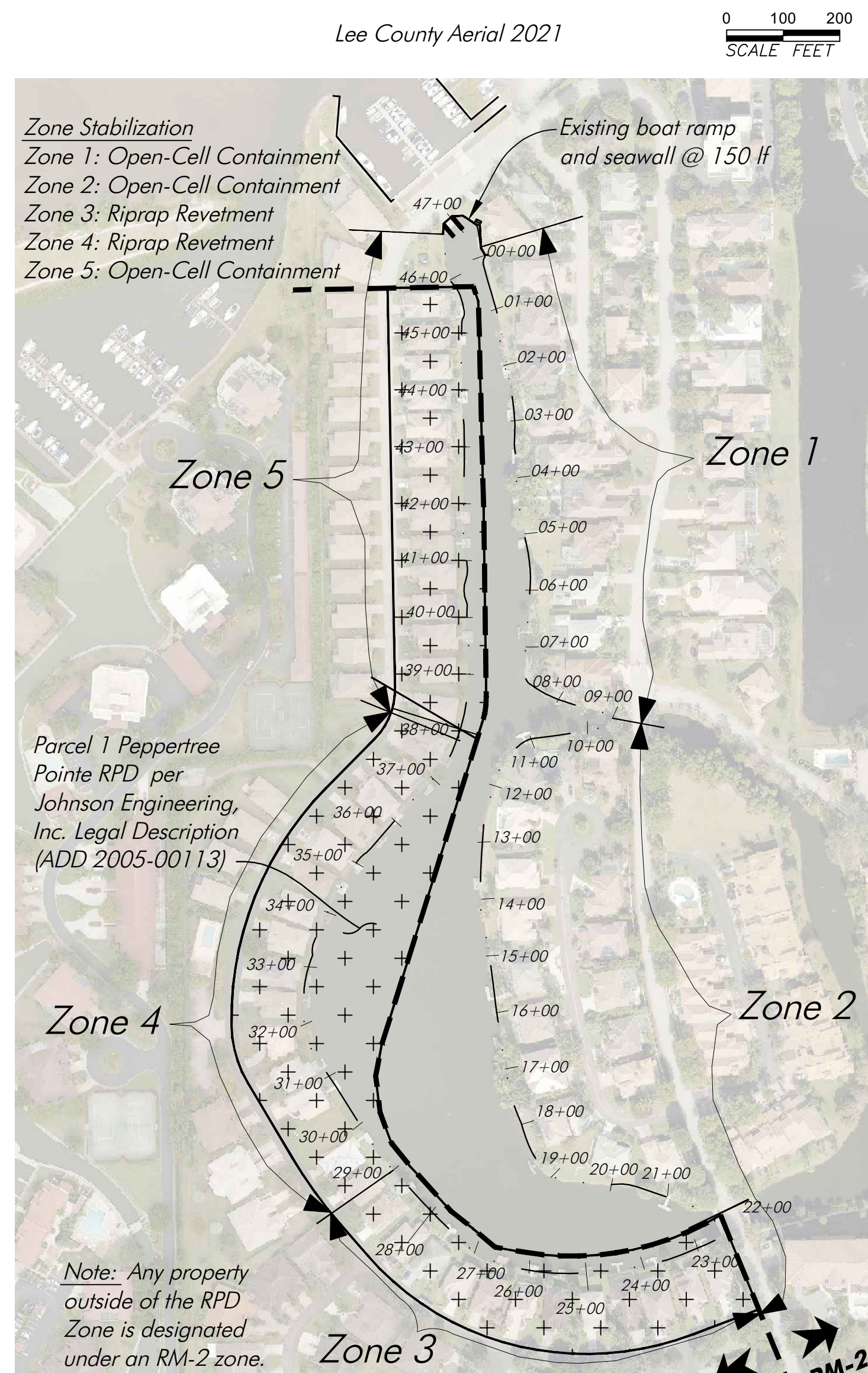
SCALE: 1" = 5 mi.

## Exhibit B



**Location Map**

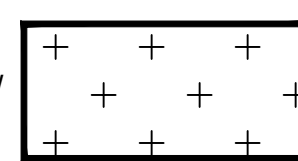
SCALE: 1" = 2,000'



**Existing Site Plan**

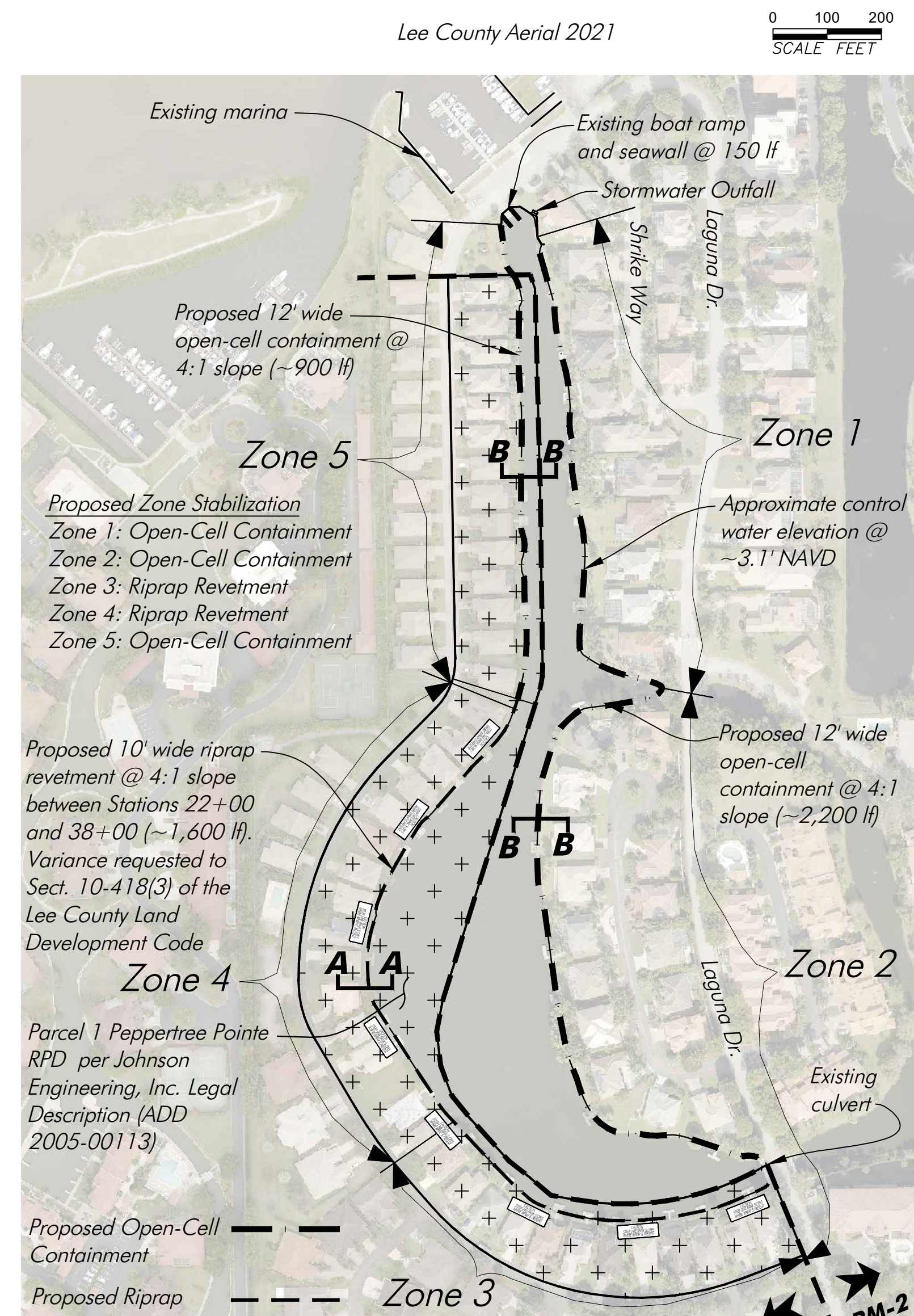
SCALE: 1" = 200'

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.

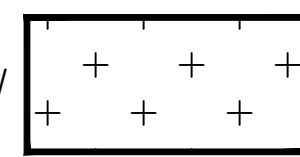
ADMINISTRATIVE DEVIATION PLANS, NOT FOR CONSTRUCTION



**Proposed Site Plan**

SCALE: 1" = 200'

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

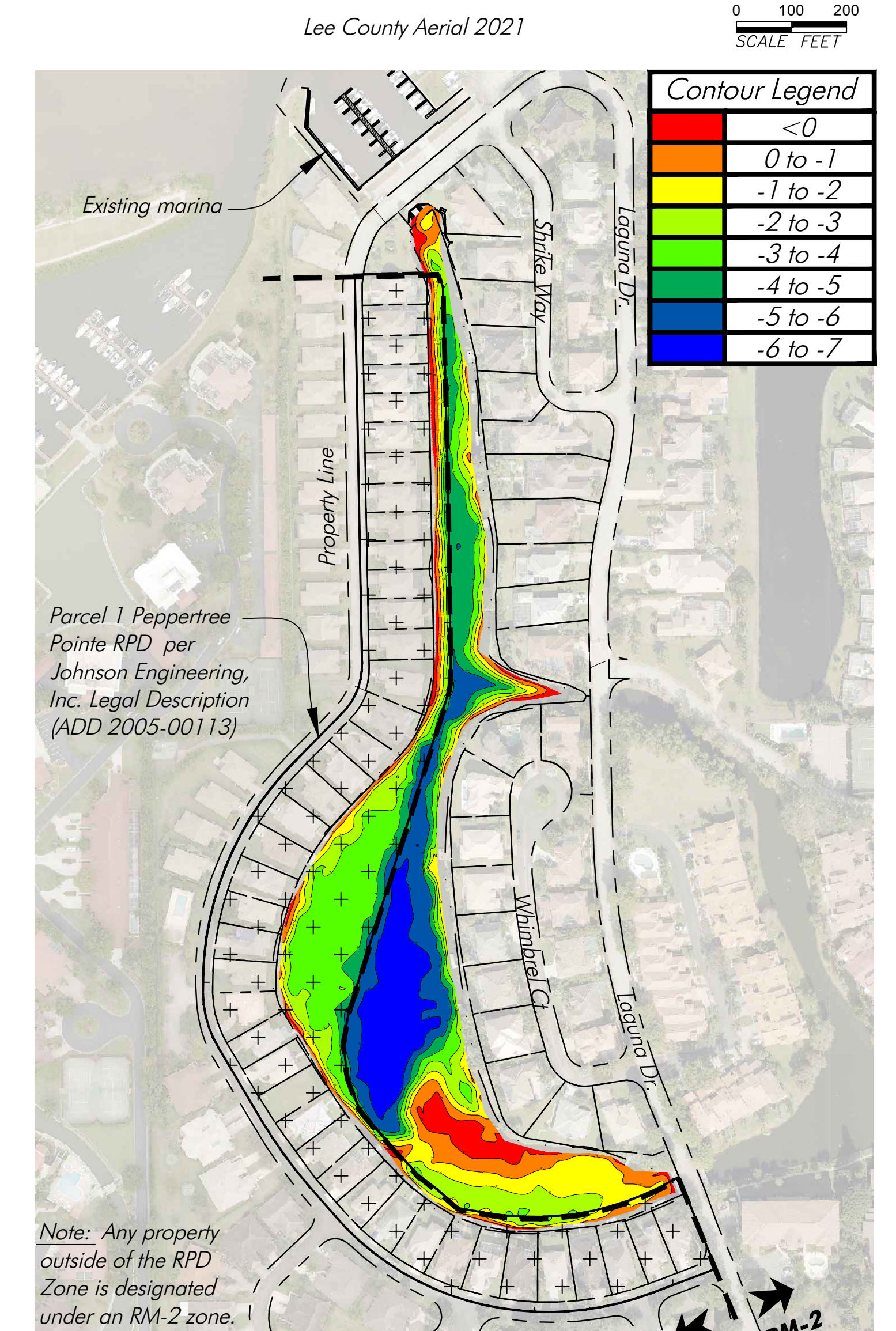


Hans JM  
Wilson

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

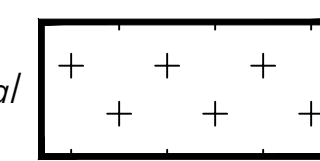
HANS J.M. WILSON  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 39680  
CA. LIC. NO. 6519  
DATE: NOV. 21, 2024, 4:48:28 p.m.  
Drawing: WATERSEDESMASTER.DWG



**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.

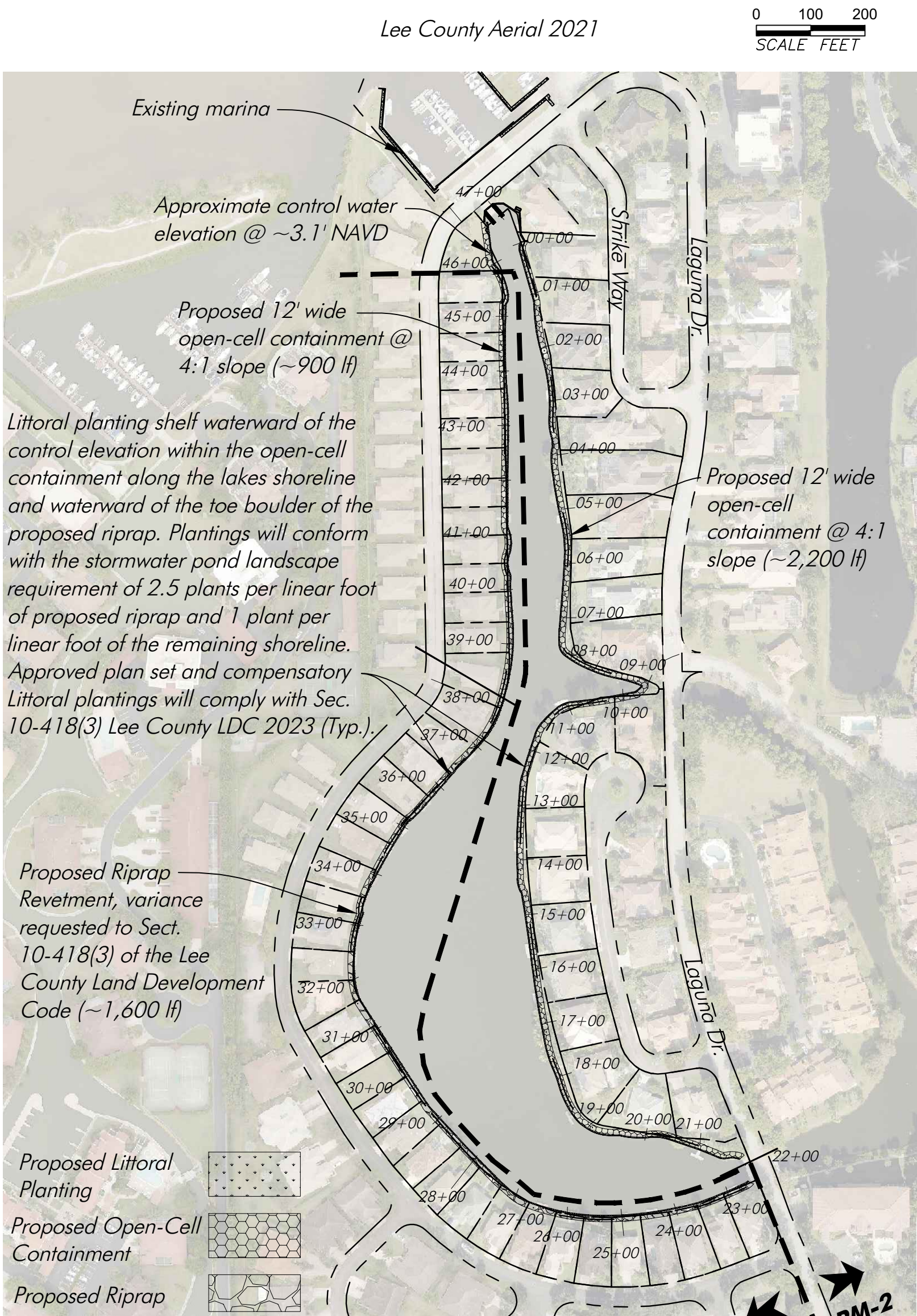
Administrative Deviation Request  
Water's Edge at Peppertree Pointe  
Shoreline Stabilization

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



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

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

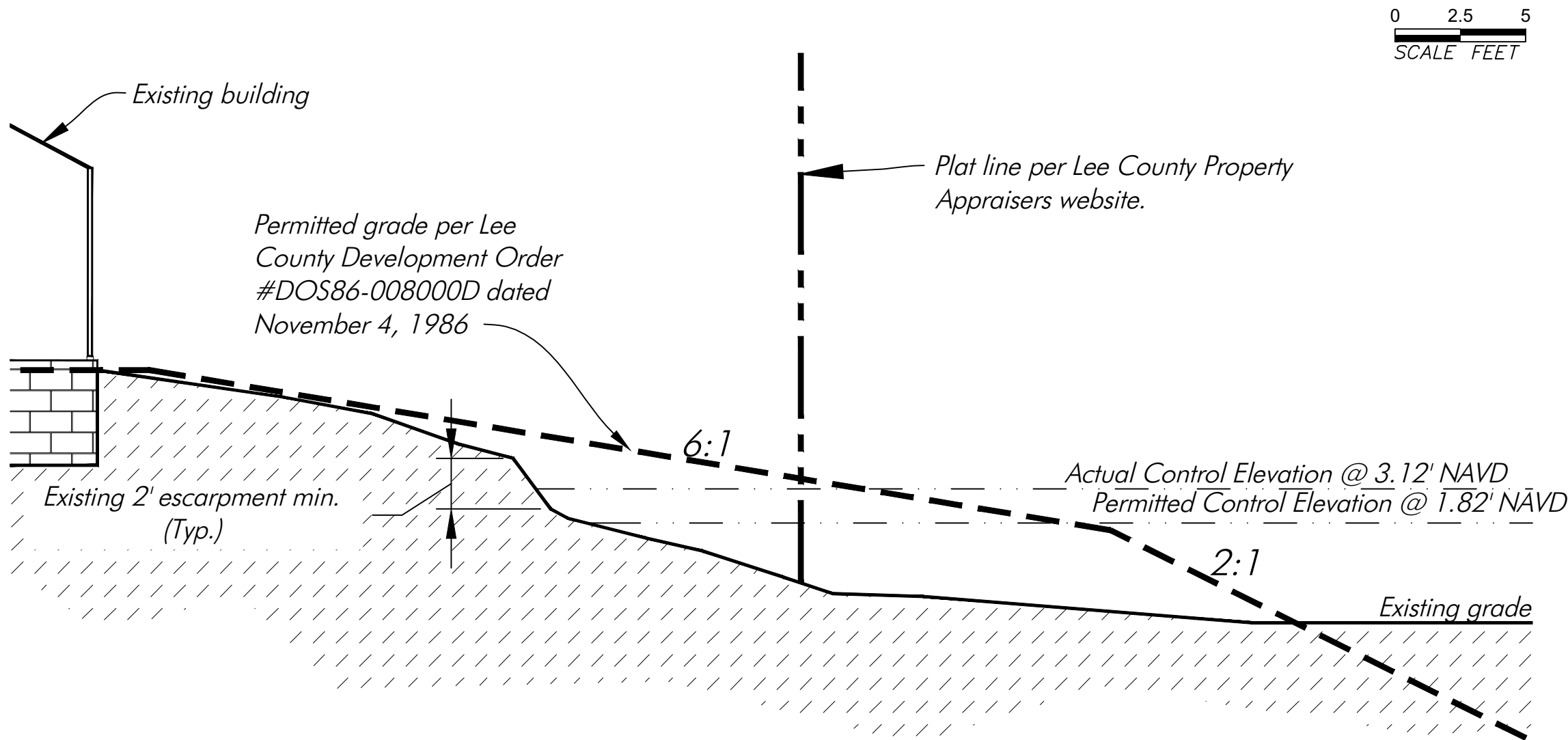
Control Elevation(s) per design:  
Lake Development= 3.0' NGVD (1.82' NAVD)

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.

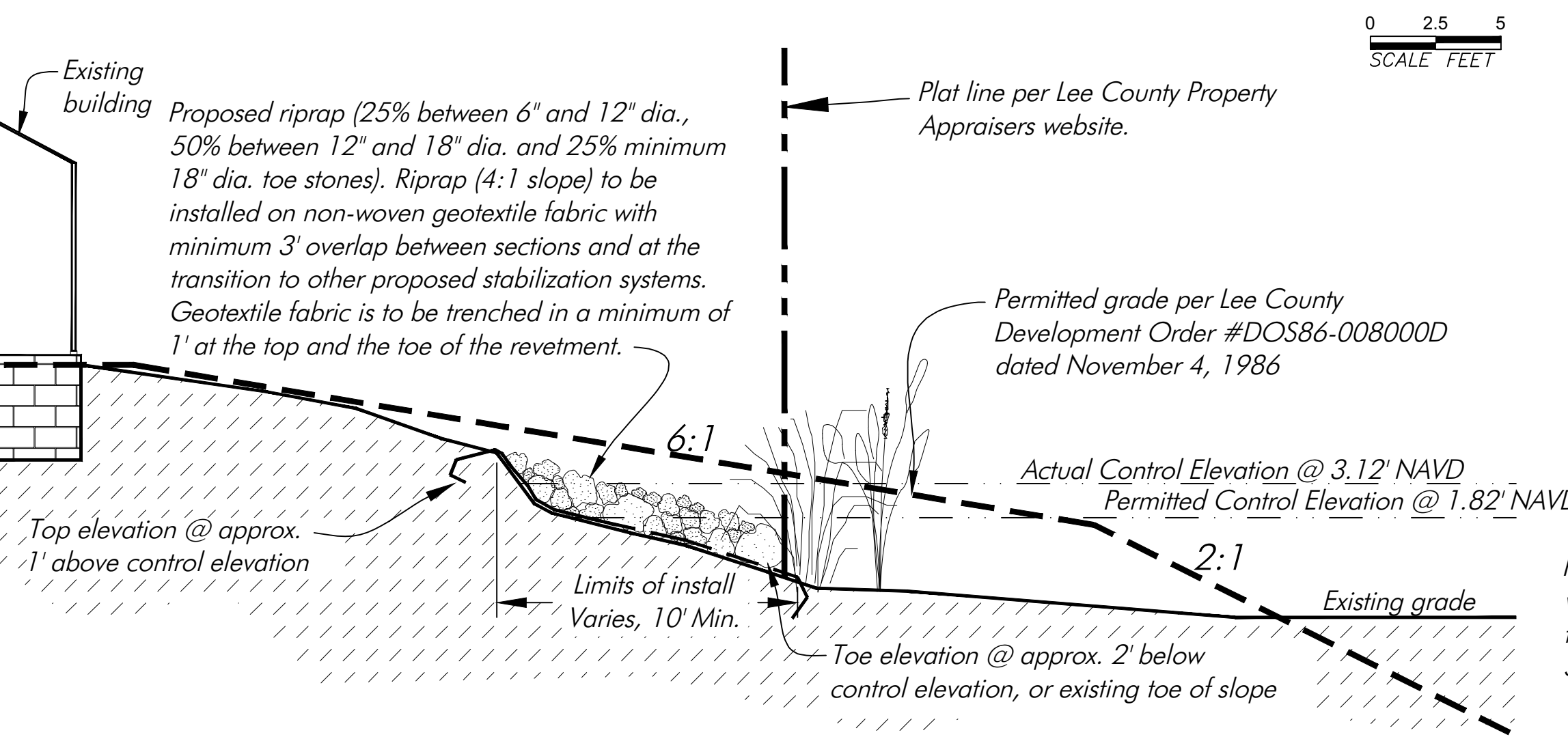
Note: The scale of these plans may have changed due to reproduction.

ADMINISTRATIVE DEVIATION PLANS, NOT FOR CONSTRUCTION



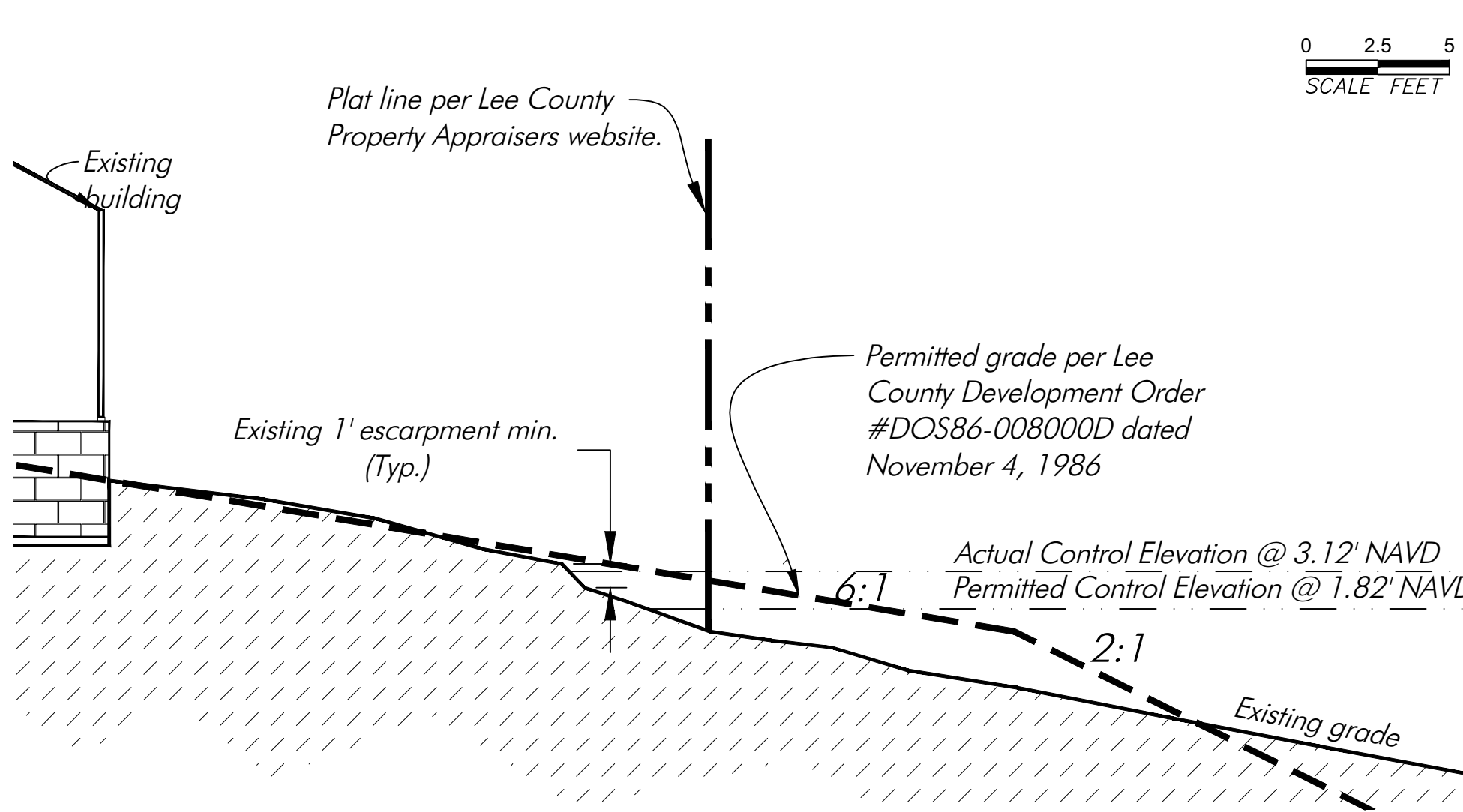
### Existing Cross Section A-A (RPD Only)

SCALE: 1" = 5'



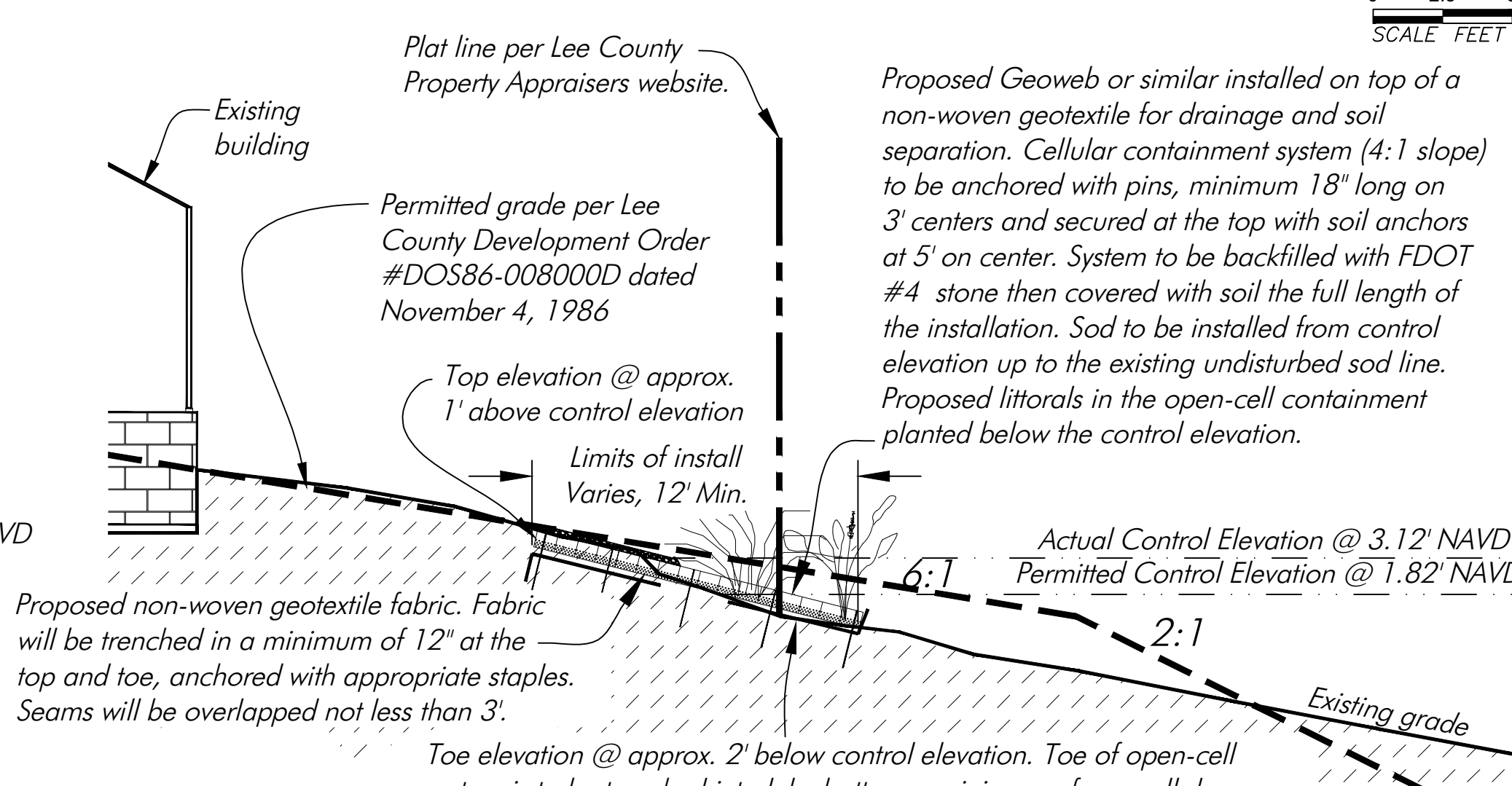
### Proposed Cross Section A-A (RPD Only)

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

##### Littoral Vegetation:

- 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.
- Littoral planting shelf will be waterward of the lake's shoreline control elevation.
- Plantings must be installed in clusters at set intervals. Clusters to contain a minimum of 25 plants within a 50 sf area.
- The littoral plantings will include a minimum of 4 native species and will be minimum 2-inch liner container plants.
- 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*).
- 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 C

CONDOMINIUM PLAT BOOK 21 PAGE 73

SURVEYOR'S PLAT EXHIBIT "B" TO CONDOMINIUM DECLARATION

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

SHEET 1 OF 10

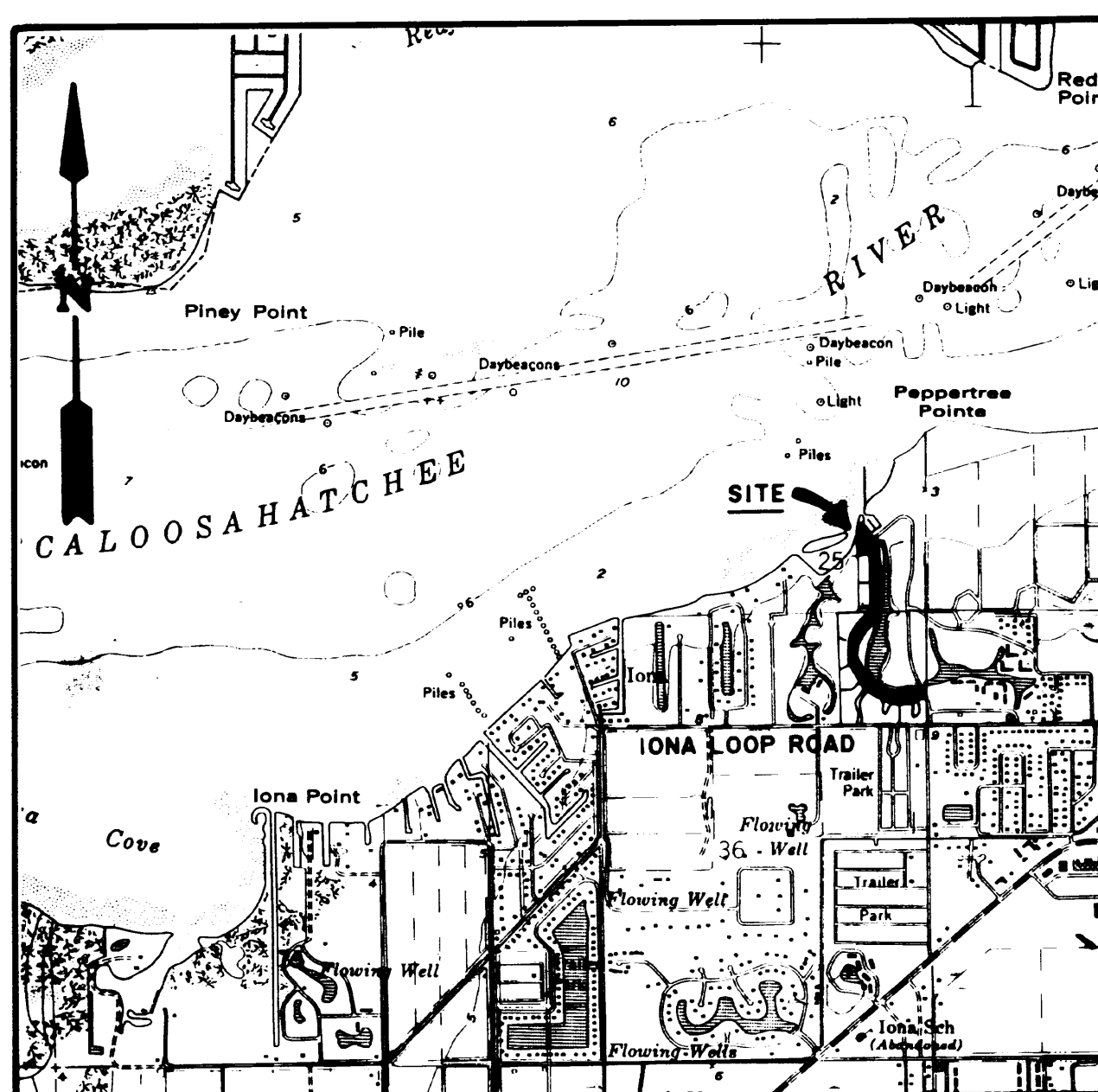
# WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

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

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

**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 16<sup>TH</sup> 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:**

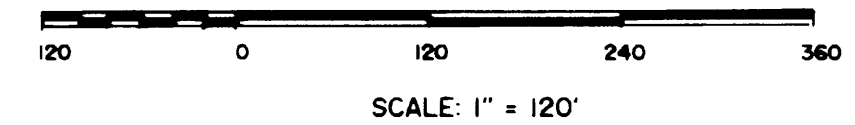
1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WATER'S EDGE ONE AT PEPPERTREE POINTE, A CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 19 AT PAGES 4 THROUGH 15, LEE COUNTY PUBLIC RECORDS. THE EAST LINE OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 23 EAST, BEARS N 01°04'12" W.
2. POC = POINT OF COMMENCEMENT.
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

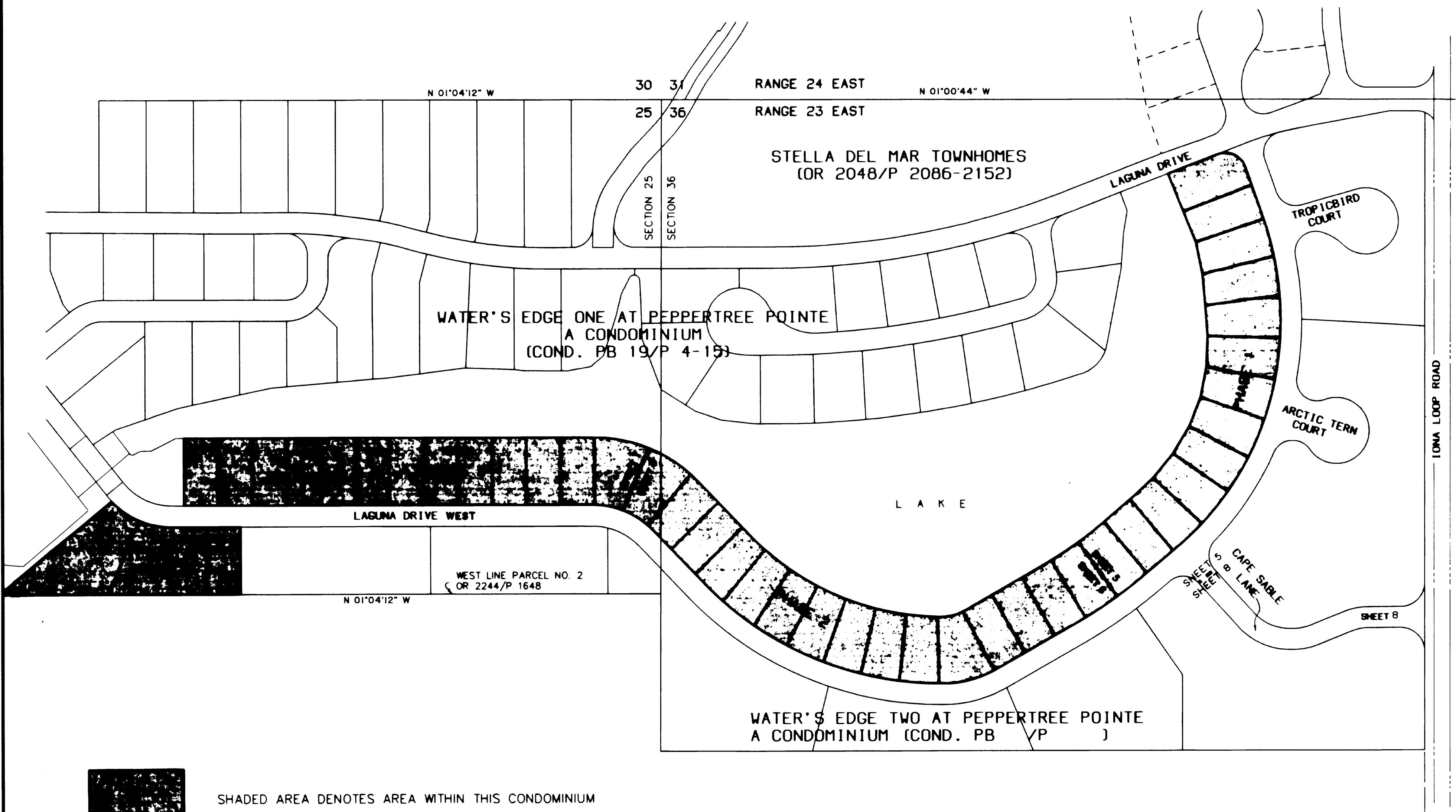
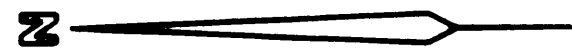
# WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

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

## DESCRIPTIONS

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 Southwesterly 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;

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 Southeasterly 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 Southeasterly 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 Southeasterly 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

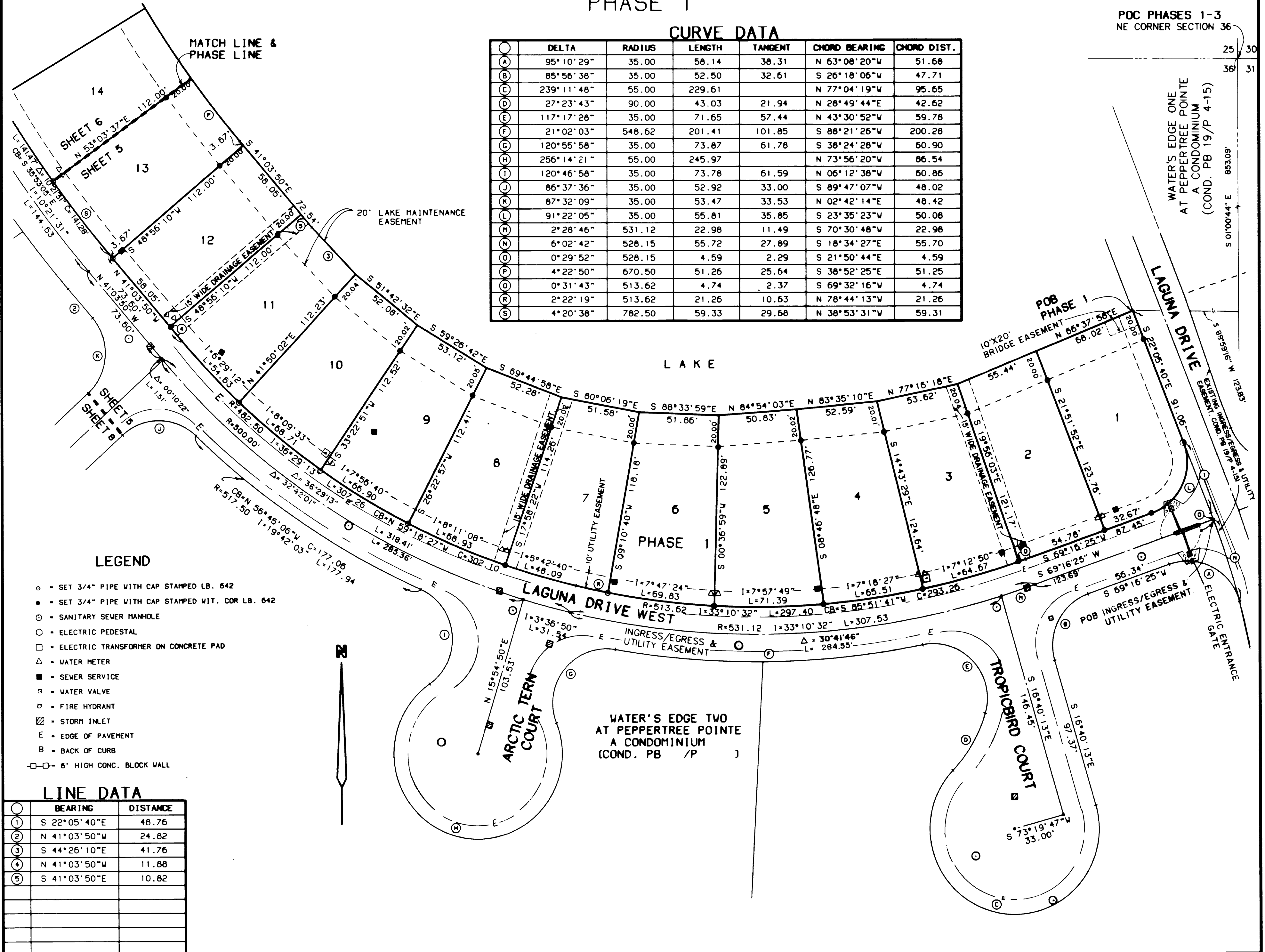
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SUBSTANTIALLY COMPLETE

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    |
|   |              |          |
|   |              |          |
|   |              |          |
|   |              |          |
|   |              |          |

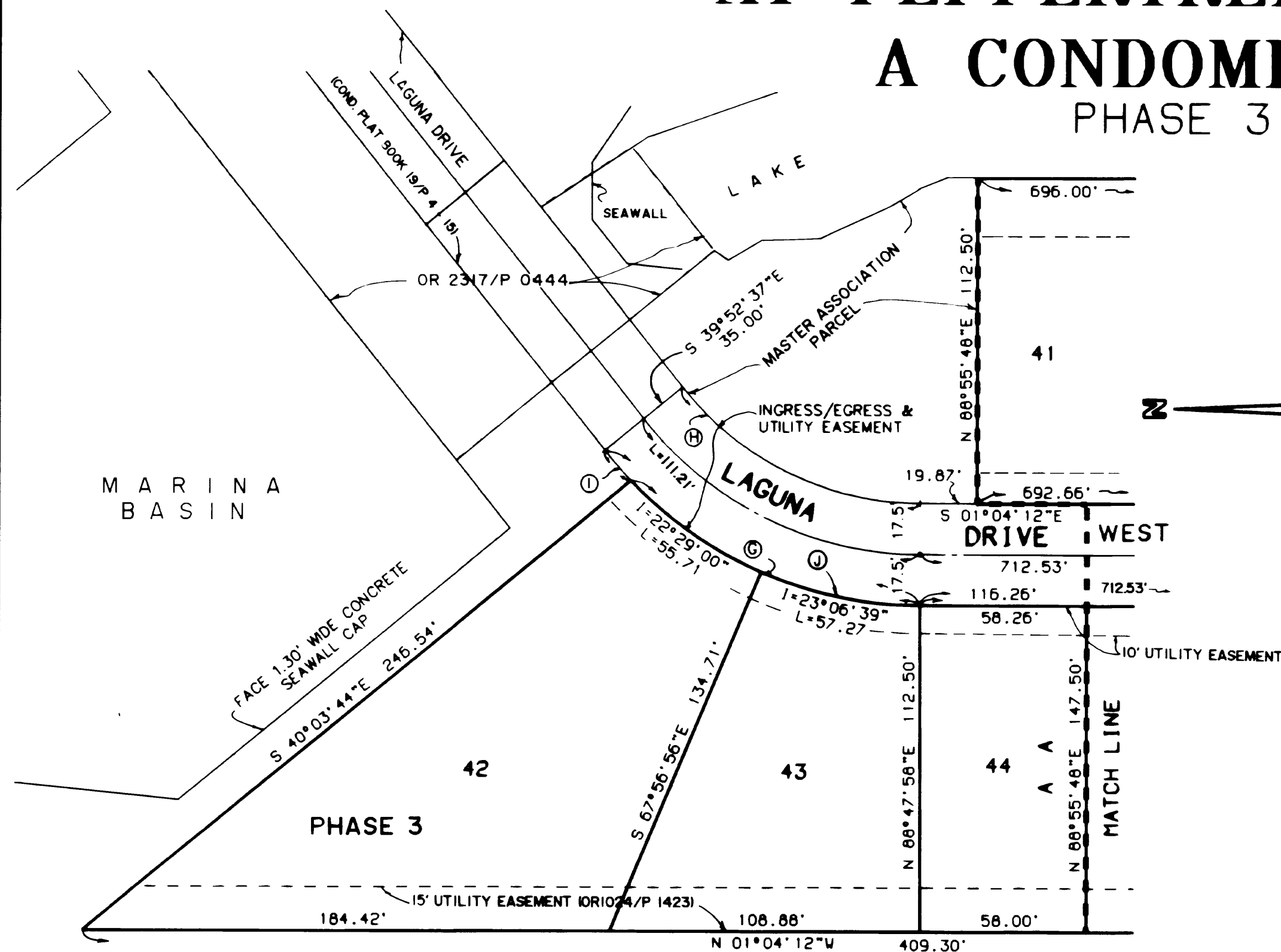
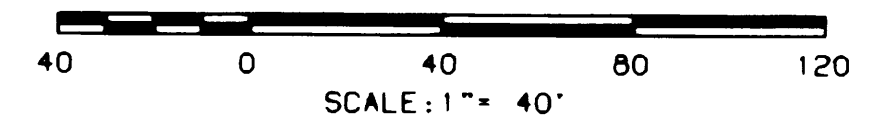


JOHNSON ENGINEERING, INC.  
ENGINEERS, SURVEYORS AND ECOLOGISTS  
FORT MYERS, FLORIDA

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

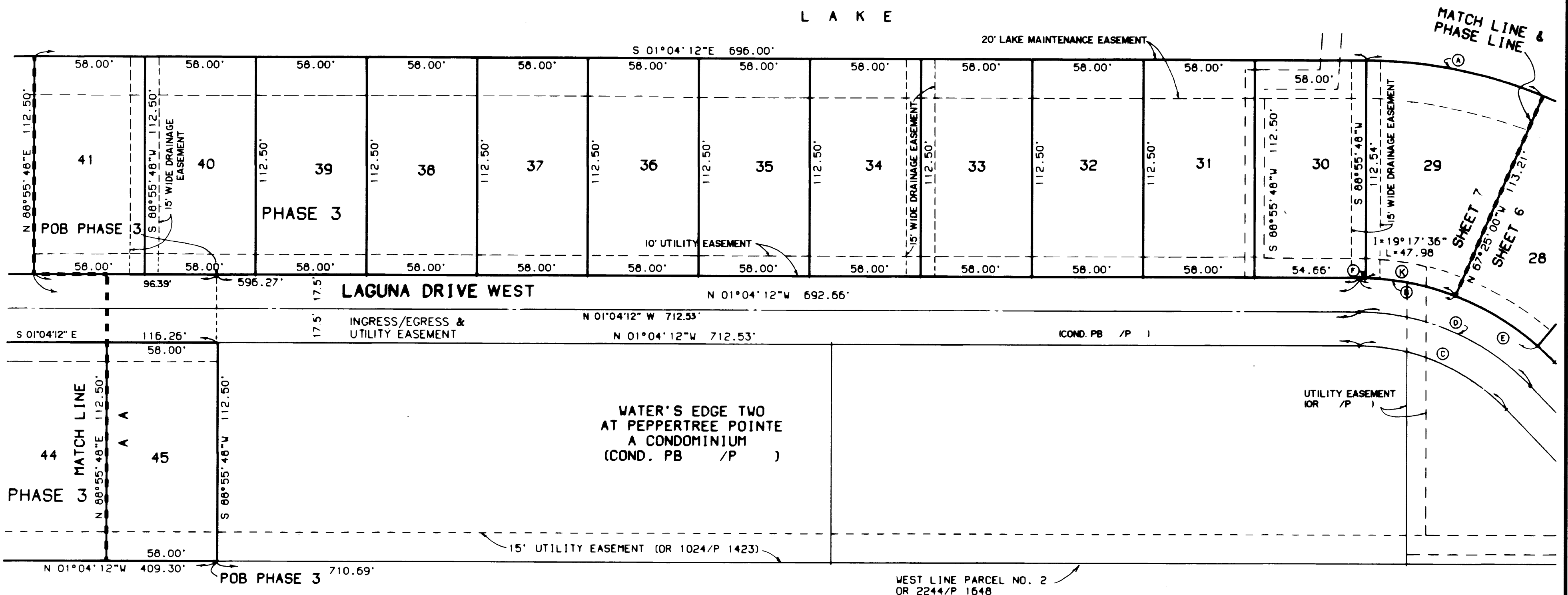
CONDOMINIUM PLAT BOOK 21 PAGE 79

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       |

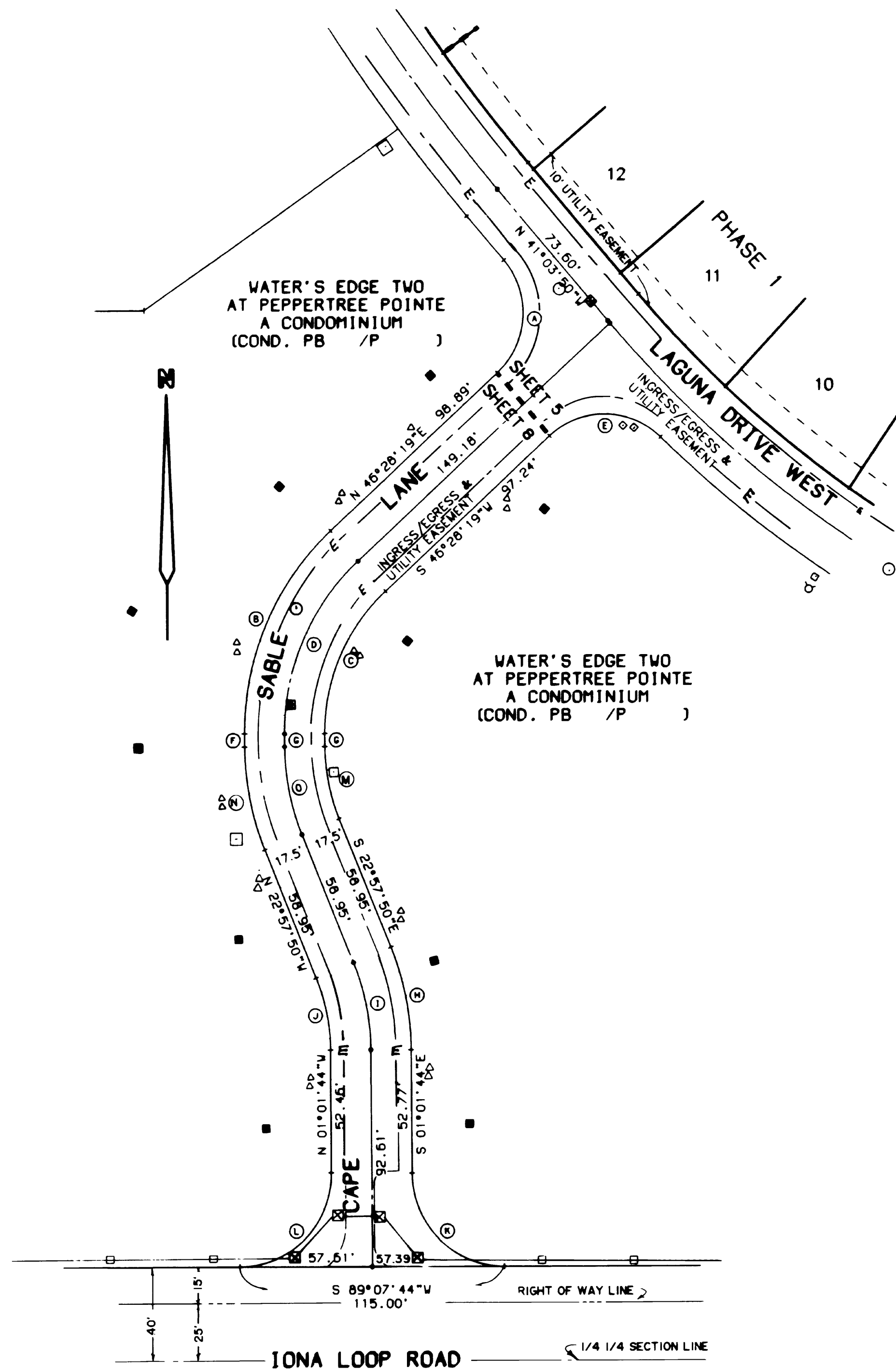
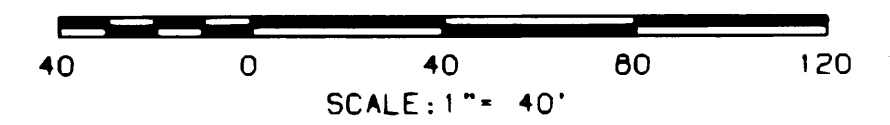


JOHNSON ENGINEERING, INC.  
ENGINEERS, SURVEYORS AND ECOLOGISTS  
FORT MYERS, FLORIDA

# WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

CONDOMINIUM PLAT BOOK 21 PAGE 80

SHEET 8 OF 10



## 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

## DATA

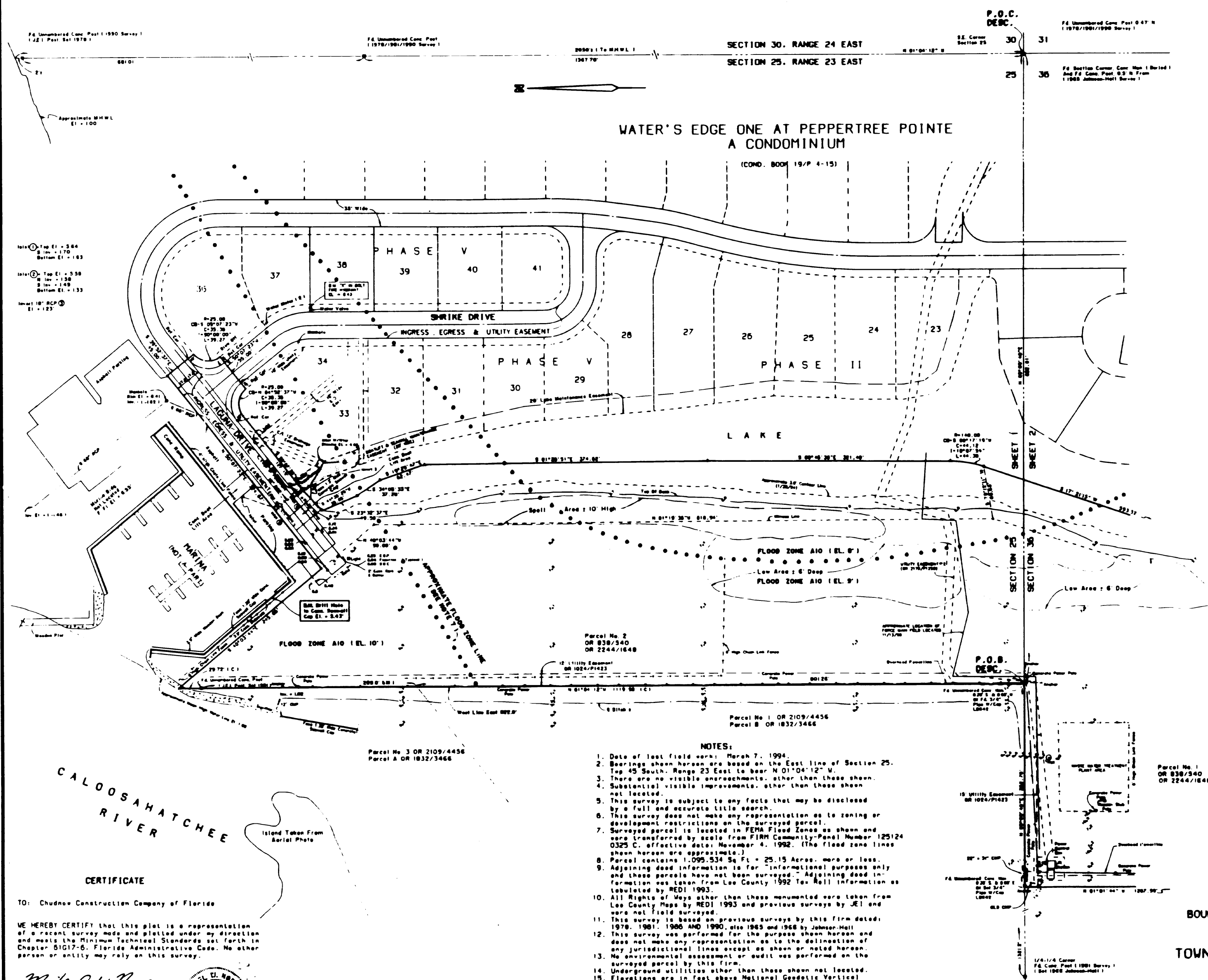
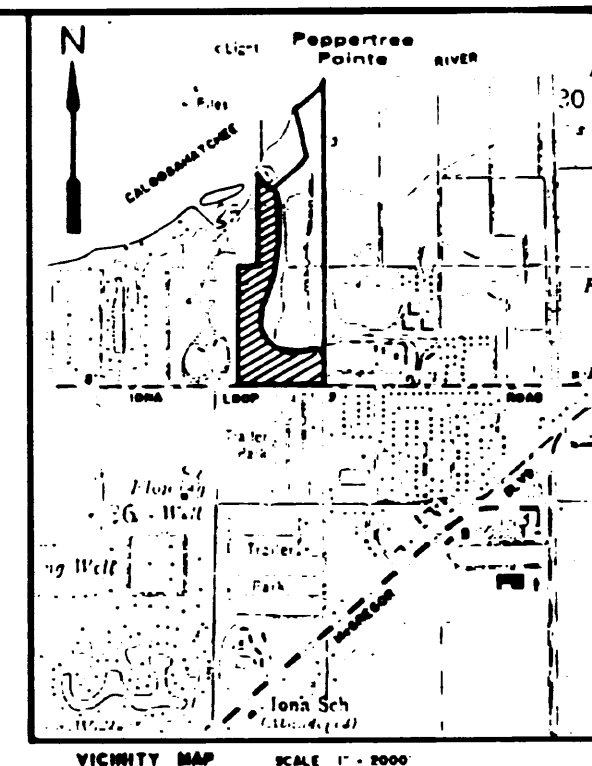
| POINT | DELTA/BEARING | RADIUS | LEN./DIST. | TANGENT | CHORD BEARING | CHORD DIST. |
|-------|---------------|--------|------------|---------|---------------|-------------|
| A     | 87°32'09"     | 35.00  | 53.47      | 33.53   | N 02°42'14"E  | 48.42       |
| B     | 47°30'03"     | 117.50 | 97.41      | 51.70   | N 22°43'17"E  | 94.65       |
| C     | 47°30'03"     | 82.50  | 68.40      | 36.30   | S 22°43'17"W  | 66.45       |
| D     | 47°30'03"     | 100.00 | 82.90      | 44.00   | S 22°43'17"W  | 80.55       |
| E     | 86°37'36"     | 35.00  | 52.92      | 33.00   | S 89°47'07"W  | 48.02       |
| F     | N 01°01'44"W  |        | 5.53       |         |               |             |
| G     | S 01°01'44"E  |        | 5.53       |         |               |             |
| H     | 21°56'06"     | 117.50 | 44.98      | 22.77   | S 11°59'47"E  | 44.71       |
| I     | 21°56'06"     | 100.00 | 38.28      | 19.38   | S 11°59'47"E  | 38.05       |
| J     | 21°56'06"     | 82.50  | 31.58      | 15.99   | N 11°59'47"W  | 31.39       |
| K     | 89°50'32"     | 40.00  | 62.72      | 39.89   | S 45°57'00"E  | 56.49       |
| L     | 90°09'28"     | 40.00  | 62.94      | 40.11   | N 44°03'00"E  | 56.65       |
| M     | 21°56'06"     | 82.50  | 31.58      | 15.99   | N 11°59'47"W  | 31.39       |
| N     | 21°56'06"     | 117.50 | 44.98      | 22.77   | S 11°59'47"E  | 44.71       |
| O     | 21°56'06"     | 100.00 | 38.28      | 19.38   | S 11°59'47"E  | 38.05       |

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



**LEGEND**  
 P = Plot  
 M = Measured  
 D = Dred  
 C = Calculated  
 F = Found  
 Desc. = Description  
 CL = Centerline  
 R/W = Right-of-Way  
 W = Width  
 C = Concrete  
 M = Mastic  
 B.R. = Bench Mark  
 EL. = Elevation  
 M.C. = Method of Commencement  
 PDB = Point of Beginning  
 POF = Point of Filing  
 PCP = Permanent Control Point  
 PUE = Public Utility Easement  
 H.P. = High Pressure Light Duty  
 R.R. = Railroad  
 I.B. = Improved  
 RCP = Reinforced Concrete Pipe  
 CL = Chord  
 B = Bearing  
 R = Radius  
 L = Length  
 PP = Power Pole  
 P = Pole  
 PUE = Public Utility Easement  
 OF = Official Record Book  
 R.C. = Reference Corner  
 COND. = Condominium  
 \* = Fe Pipe M/Cap LB 542  
 M.W. = Man Holes W/Cap LB 542  
 \* = Fe Pipe W/Cap LB 542

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: Z-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 JOHNSON STREET, POST OFFICE BOX 1980, FORT MYERS, FLORIDA. 33902-1980. PHONE (813) 334-0044

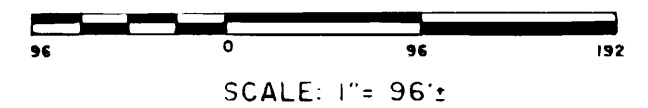
TITLE FOR SURVEY - 15710.51261PF; 20106 156 23-Jul-94 02:03 PM / 20106-1

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

# WATER'S EDGE THREE AT PEPPERTREE POINTE A CONDOMINIUM

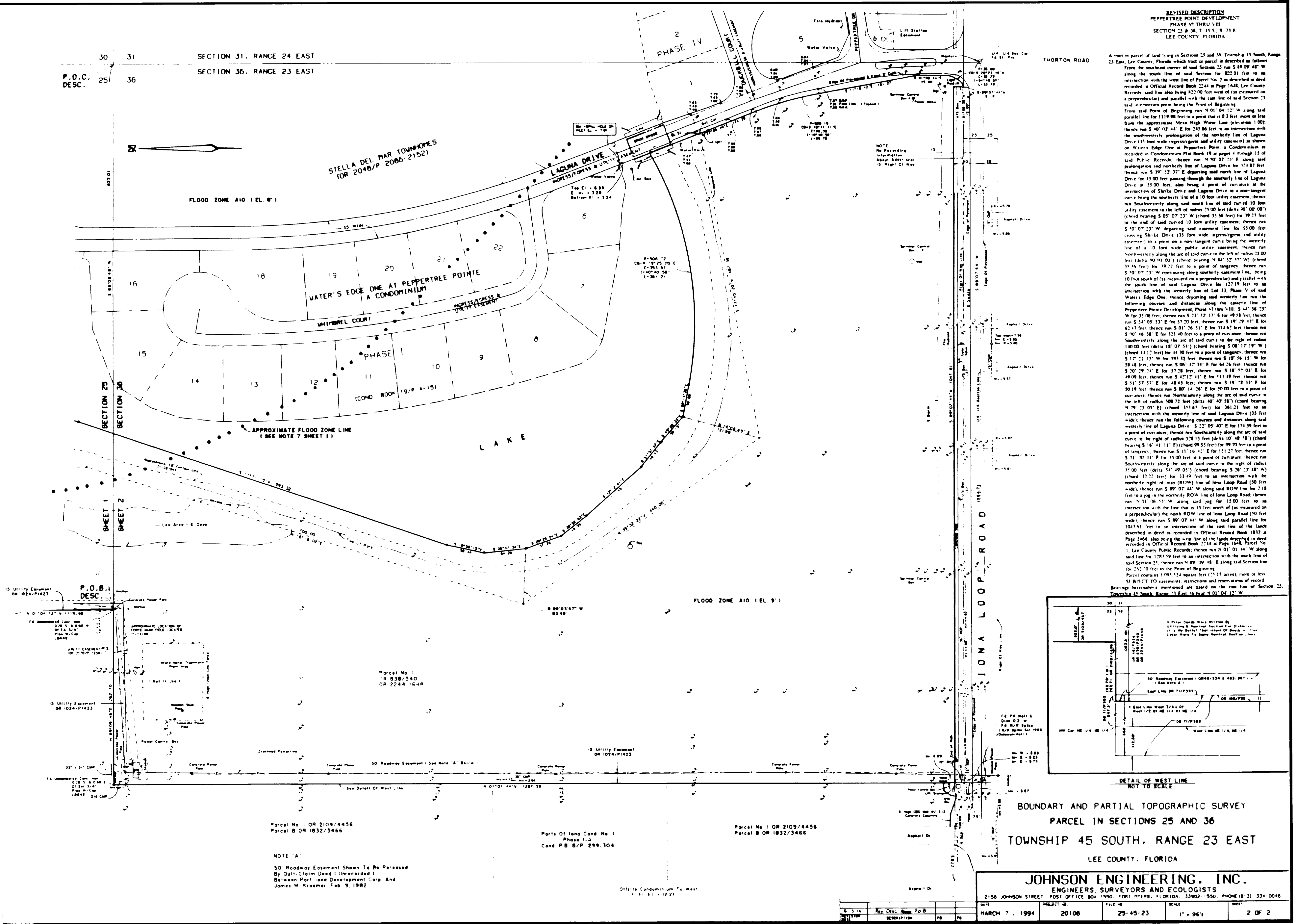
CONDOMINIUM PLAT BOOK 21 PAGE 82

SHEET 10 OF 10



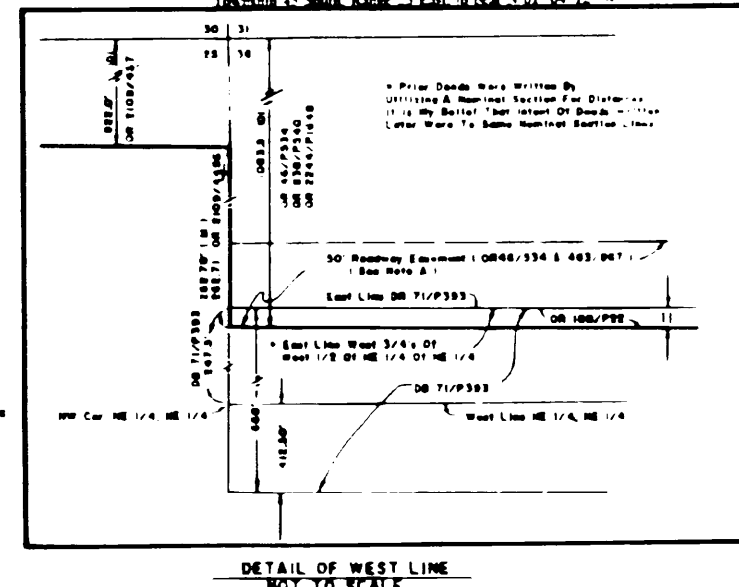
NOTE:  
THIS BOUNDARY SURVEY IS A REDUCTION OF  
A SURVEY PREPARED AT 1"=60' SCALE.

## 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 Pointe 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 133.81 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 10° 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 10° 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 14° 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 100° 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 374.39 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 16° 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 reservations 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  
2156 JOHNSON STREET, POST OFFICE BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (813) 334-0046

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

Exhibit D

**Narrative for Lake Bank Stabilization  
Administrative Amended To RPD 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 riprap revetment will not exceed a slope of 4:1 (Horizontal: Vertical). This is the minimum slope that is necessary for providing a stable shoreline while also preserving the backyards of the lake's homeowners. The proposed 4:1 slope for the riprap revetment is to fit within the existing space of the single-family residence's backyards while providing substantial support to stabilize a +24" escarpment shoreline.**

This is a request for relief from Sec. 10-418. (3) "...hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline... and ...structures cannot be used adjacent to single-family residential uses... To: **The RPD zone (Administrative Amendment PD-98-044) was established to allow for all the housing units to change the waterbody setback requirement from 25' to 20' as well as placing the spacing limits between the homes to 10'. The RPD zone allows for an administrative deviation request. The applicant proposes a riprap revetment for approximately 1,600 linear feet (33%) of shoreline to stabilize the extreme escarpments caused by the constructed units adjacent to the 20' lake easement. The proposed revetment must be along the units because there are no alternatives for stabilizing a +24" escarpment.**