

ADMINISTRATIVE AMENDMENT (PD) ADD2002-00172

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Alagold Communities, LTD filed an application for administrative approval to a Residential Planned Development/Mobile Home Planned Development on a project known as Bonita Fairways RPD/MHPD to modify the boundary of the MHPD area on property located on the north side of West Terry Street, east of US 41 in Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 47 South, Range 25 East, Lee County, Florida:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number 89-02-14-02 DCI, and subsequently amended by Case Numbers 96-06-116.03Z and DCI2000-00050; 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, City of Bonita Springs Zoning Resolution No. 01-03 amended the existing Residential Mobile Home Planned Development (Resolution Z-96-063); and

WHEREAS, the amendment permitted an increased of 3 units for the portion of the project planned for single family and mobiles (Mobile Home Planned Development area); and

WHEREAS, a revised master concept plan was not approved in Resolution No. 01-03, to show the reconfigured boundary to the Mobile Home Planned Development area; and

WHEREAS, the area permitting single-family and mobile homes is designated mobile home planned development (MHPD) on the master concept plan; and

WHEREAS, the applicant is proposing to amend the master concept plan to modify the boundary of the MHPD area to address the boundary reconfiguration approved in Resolution No. 01-03; 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

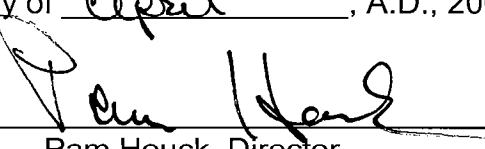
space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated June 1996, Printed November 18, 2002, and received by Community Development on December 6, 2002. Master Concept Plan for ADD2002-00172 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 16th day of April, A.D., 2003.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT: A

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL

A PARCEL OF LAND LYING IN SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27 TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N 00°48'18" W, ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 30.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST TERRY STREET (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE RUN N 83°02'59" W, ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 2733.57 FEET TO A POINT ON THE EASTERLY LINE OF A 100.00 FOOT WIDE FLORIDA POWER & LIGHT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2213 AT PAGES 4695 THROUGH 4697 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°59'55" W, ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 1487.23 FEET; THENCE RUN N 88°35'50" E FOR A DISTANCE OF 5.65 FEET TO THE SOUTHWEST CORNER OF IMPERIAL HARBOR UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35 AT PAGES 130 THRU 131 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING EIGHT COURSES: 1. N 88°35'50" E FOR A DISTANCE OF 570.00 FEET 2. N 01°25'30" W FOR A DISTANCE OF 481.35 FEET 3. N 69°36'08" E FOR A DISTANCE OF 154.98 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST 4. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2404.01 FEET, THROUGH A CENTRAL ANGLE OF 05°28'46"; SUBTENDED BY A CHORD OF 229.83 FEET AT A BEARING OF N 66°51'45" E, FOR AN ARC LENGTH OF 229.91 FEET TO THE END OF SAID CURVE; 5. S 28°55'09" E FOR A DISTANCE OF 72.59 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHEAST 6. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 91°23'23", SUBTENDED BY A CHORD OF 271.94 FEET AT A BEARING OF S 74°37'37" E, FOR AN ARC LENGTH OF 303.06 FEET TO A POINT OF COMPOUND CURVATURE; 7. NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2663.99 FEET, THROUGH A CENTRAL ANGLE OF 17°56'23", SUBTENDED BY A CHORD OF 830.71 FEET AT A BEARING OF N 50°42'30" E, FOR AN ARC LENGTH OF 834.12 FEET TO THE END OF SAID CURVE 8. N 41°42'22" E FOR A DISTANCE OF 466.60 FEET TO THE SOUTHEAST CORNER OF SAID IMPERIAL HARBOR UNIT NO. 7; THENCE ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 7 THE FOLLOWING FOUR COURSES: 1. N 48°17'38" W FOR A DISTANCE OF 525.00 FEET 2. S 41°42'22" W FOR A DISTANCE OF 100.00 FEET 3. N 48°17'38" W FOR A DISTANCE OF 53.61 FEET 4. N 33°59'47" E FOR A DISTANCE OF 10.09 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL "F" OF IMPERIAL HARBOR UNIT NO. 1, AS RECORDED IN PLAT BOOK 11 AT PAGES 56 THRU 57 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 48°16'19" W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "F", FOR A DISTANCE OF 5.88 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "F" THE FOLLOWING FOUR COURSES: 1. N 24°36'01" E FOR A DISTANCE OF 195.93 FEET 2. N 31°10'51" E FOR A DISTANCE OF 237.63 FEET 3. N 38°59'41" E FOR A DISTANCE OF 191.18 FEET 4. N 44°36'01" E FOR A DISTANCE OF 178.39

(CONTINUED)

*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 1 OF 6

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARENT PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002

DRAWING: B-2288

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL
 (CONTINUED)

FEET TO THE SOUTHWESTERLY CORNER OF PARCEL "A", OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'51" E, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", FOR A DISTANCE OF 50.46 FEET TO THE SOUTHERLYMOST CORNER OF PARCEL "G" OF SAID IMPERIAL HARBOR UNIT NO.1; THENCE RUN N 48°16'19" W, ALONG THE SOUTHERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 10.00 FEET; THENCE RUN N 11°43'41" E, ALONG THE WESTERLY LINE OF SAID TRACT "G", FOR A DISTANCE OF 92.38 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "G"; THENCE RUN S 48°16'19" E, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "G", FOR A DISTANCE OF 45.32 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL "G" AND A POINT ON THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1; THENCE RUN N 33°59'47" E, ALONG THE EASTERLY LINE OF SAID IMPERIAL HARBOR UNIT NO. 1, FOR A DISTANCE OF 30.28 FEET TO THE NORTHEASTERLY CORNER OF SAID IMPERIAL HARBOR UNIT NO. 1 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEMINOLE GULF RAILROAD; THENCE RUN S 48°14'59" E, ALONG THE SOUTHERLY LINE OF SAID RIGHT- OF-WAY, FOR A DISTANCE OF 2016.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3754.83 FEET, THROUGH A CENTRAL ANGLE OF 06°53'57", SUBTENDED BY A CHORD OF 451.87 FEET AT A BEARING OF S 44°48'49" E, FOR AN ARC LENGTH OF 452.13 FEET TO THE END OF SAID CURVE; THENCE RUN S 89°07'54" W, ALONG THE SOUTHERLY LINE OF LOTS 5 AND 6 OF THE HELFENSTEIN ESTATES, AS RECORDED IN PLAT BOOK 8 AT PAGE 40 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR A DISTANCE OF 1334.34 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE RUN S 00°48'18" E, ALONG THE WEST LINE OF SAID SECTION 26, FOR A DISTANCE OF 967.43 FEET; THENCE RUN S 89°11'59" W, FOR A DISTANCE OF 475.00 FEET; THENCE RUN S 00°49'12" E FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S 00°48'01" E, A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 45°48'01" E, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 00°48'01" E FOR A DISTANCE OF 17.50 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 15°30'00", SUBTENDED BY A CHORD OF 20.90 FEET AT A BEARING OF S 06°56'59" W, FOR AN ARC LENGTH OF 20.97 FEET TO THE END OF SAID CURVE; THENCE RUN S 14°41'59" W FOR A DISTANCE OF 164.00 FEET; THENCE RUN N 75°18'01" W FOR A DISTANCE OF 100.00 FEET; THENCE RUN S 14°41'59" W FOR A DISTANCE OF 430.15 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 272.50 FEET, THROUGH A CENTRAL ANGLE OF 19°44'43", SUBTENDED BY A CHORD OF 93.44 FEET AT A BEARING OF S 04°49'37" W, FOR AN ARC LENGTH OF 93.91 FEET TO THE END OF SAID CURVE; THENCE RUN S 05°02'44" E FOR A DISTANCE OF 370.34 FEET; THENCE RUN N 61°02'44" W FOR A DISTANCE OF 36.37 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE

(CONTINUED)

*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 2 OF 6

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

3800 VIA DEL REY

BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375

CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARENT PARCEL

SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002

DRAWING: B-2288

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL
 (CONTINUED)

CONCAVE SOUTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 322.50 FEET; THROUGH A CENTRAL ANGLE OF 42°00'07"; SUBTENDED BY A CHORD OF 231.16 FEET AT A BEARING OF NORTH 82°02'48" WEST, FOR AN ARC LENGTH OF 236.42 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 13°02'44" WEST, A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 09°02'09", SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF SOUTH 81°28'21" WEST, FOR AN ARC LENGTH OF 27.99 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°56'40" WEST FOR A DISTANCE OF 100.35 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 01°51'36" WEST, A DISTANCE OF 277.50 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 11°11'08", SUBTENDED BY A CHORD OF 54.09 FEET AT A BEARING OF NORTH 82°32'50" EAST, FOR AN ARC LENGTH OF 54.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'33", SUBTENDED BY A CHORD OF 58.06 FEET AT A BEARING OF NORTH 84°27'03" EAST, FOR AN ARC LENGTH OF 58.22 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°56'40" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 01°56'52" WEST, A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'36", SUBTENDED BY A CHORD OF 46.32 FEET AT A BEARING OF SOUTH 84°27'04" WEST, FOR AN ARC LENGTH OF 46.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 06°36'59", SUBTENDED BY A CHORD OF 37.22 FEET AT A BEARING OF SOUTH 80°15'46" WEST, FOR AN ARC LENGTH OF 37.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 77°37'25", SUBTENDED BY A CHORD OF 50.14 FEET AT A BEARING OF SOUTH 44°45'32" WEST, FOR AN ARC LENGTH OF 54.19 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 05°56'49" WEST FOR A DISTANCE OF 57.68 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET; THROUGH A CENTRAL ANGLE OF 06°28'13"; SUBTENDED BY A CHORD OF 12.70 FEET AT A BEARING OF SOUTH 09°10'56" WEST, FOR AN ARC LENGTH OF 12.70 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 83°34'15" EAST FOR A DISTANCE OF 54.85 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 422.50 FEET; THROUGH A CENTRAL ANGLE OF

(CONTINUED)

* NOT A SURVEY *

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 3 OF 6

FILE #: 27-47-25

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PHONE : (239) 947-1144 FAX : (239) 947-0375

CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARENT PARCEL

SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002

DRAWING: B-2286

EXHIBIT: A

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL

(CONTINUED)

06°36'59"; SUBTENDED BY A CHORD OF 48.76 FEET AT A BEARING OF NORTH 80°15'46" EAST, FOR AN ARC LENGTH OF 48.79 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 13°02'44" EAST, A DISTANCE OF 77.50 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 41°59'57", SUBTENDED BY A CHORD OF 55.55 FEET AT A BEARING OF SOUTH 82°02'46" EAST, FOR AN ARC LENGTH OF 56.81 FEET; THENCE RUN S 61°02'52" E FOR A DISTANCE OF 75.01 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 56°29'52", SUBTENDED BY A CHORD OF 210.62 FEET AT A BEARING OF S 89°17'48" E, FOR AN ARC LENGTH OF 219.40 FEET TO THE END OF SAID CURVE; THENCE RUN N 62°27'16" E FOR A DISTANCE OF 40.00 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 27.50 FEET, THROUGH A CENTRAL ANGLE OF 51°00'00", SUBTENDED BY A CHORD OF 23.68 FEET AT A BEARING OF N 87°57'16" E, FOR AN ARC LENGTH OF 24.48 FEET TO THE END OF SAID CURVE; THENCE RUN S 66°32'44" E FOR A DISTANCE OF 207.29 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 114°15'34", SUBTENDED BY A CHORD OF 373.76 FEET AT A BEARING OF N 56°19'29" E, FOR AN ARC LENGTH OF 443.71 FEET TO THE END OF SAID CURVE, ALSO A POINT ON THE EAST LINE OF THE AFOREMENTIONED SECTION 27, THENCE RUN S 00°48'18" E FOR A DISTANCE OF 436.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 162.159 ACRES, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; AS BEING N 00°48'18" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED

Eric V. Sandoval

ERIC V. SANDOVAL

Applicant's Legal Checked
by *[Signature]* 16 APR 03

RECEIVED

APR 15 2003

COMMUNITY DEVELOPMENT

2002-00172

*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 4 OF 6

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.

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3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

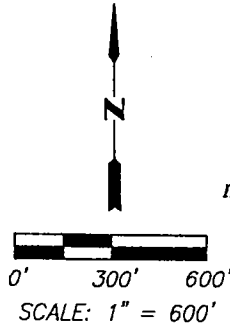
PHONE : (239) 947-1144 FAX : (239) 947-0375
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LEGAL DESCRIPTION

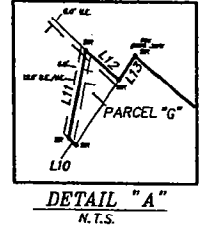
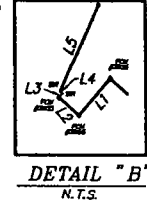
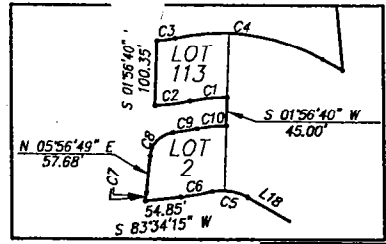
BONITA FAIRWAYS REVISED PARENT PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002

DRAWING: B-2286



SEE DETAIL "A"
IMPERIAL HARBOR
UNIT NO. 1
PLAT BOOK 11
PAGES 66-67



SEE DETAIL "B"
IMPERIAL HARBOR UNIT NO. 7
PLAT BOOK 35 PAGES 130-131

PLAT
D = 0528'30"
R = 2404.01'
L = 229.72'
CH = 229.63'
MEASURED
D = 0528'46"
R = 2404.01'
L = 229.91'
CH = 229.83'
CHB = N 66°51'45" E

MEASURED
D = 1756'23"
R = 2663.99'
L = 834.11'
CH = 830.72'
CHB = N 50°42'30" E
PLAT
D = 1756'38"
R = 2664.01'
L = 834.31'
CH = 830.91'

D = 9123'23"
R = 190.00'
L = 303.06'
CH = 271.94'
CHB = S 74°37'37" E

D = 15'30'00"
R = 77.50'
CH = 20.90'
L = 20.97'
CH BRG. = S 06°56'59" W

CAROUSEL COVE
PLAT BOOK 60,
PAGES 13-15
D = 1944'43"
R = 272.50'
CH = 93.44'
CH BRG. = S 4°49'37" E

D = 56°29'52"
R = 222.50'
CH = 210.62'
L = 219.40'
CH BRG. = S 89°17'48" E

D = 114°15'34"
R = 222.50'
CH = 373.76'
L = 443.71'
CH BRG. = N 56°19'29" E

BONITA FAIRWAYS
REMAINING PARENT PARCEL
± 162.159 ACRES

PARCEL SPLITS
SEE DETAIL "C"

WEST TERRY SREET
(60.00' R / W)

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- BLVD. BOULEVARD

GENERAL NOTES

SEE SHEET 6 FOR LINE AND CURVE TABLES

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 5 OF 6

FILE #: 27-47-25

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SKETCH TO ACCOMPANY
BONITA FAIRWAYS REVISED PARENT PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
DATE: NOVEMBER, 2002 DRAWING: B-228

2002-00172

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APR 15 2003

COMMUNITY DEVELOPMENT

POB

POC

S.E. CORNER
SECTION 27-47-25

* NOT A SURVEY *

3: \DWGS\B-DWGS\B-2288.dwg, 12/03/2002 09:19:25 AM

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	222.50'	58.22'	58.06'	N 84°27'03" E	14°59'33"
C2	277.50'	54.17'	54.09'	N 82°32'50" E	11°11'08"
C3	177.50'	27.99'	27.96'	S 81°28'21" W	09°02'09"
C4	322.50'	236.42'	231.16'	N 82°02'48" W	42°00'07"
C5	77.50'	56.81'	55.55'	S 82°02'46" E	41°59'57"
C6	422.50'	48.79'	48.76'	N 80°15'46" E	06°36'59"
C7	112.50'	12.70'	12.70'	S 09°10'56" W	06°28'13"
C8	40.00'	54.19'	50.14'	S 44°45'32" W	77°37'25"
C9	322.50'	37.24'	37.22'	S 80°15'46" W	06°36'59"
C10	177.50'	46.45'	46.32'	S 84°27'04" W	14°59'36"
C11	30.00'	47.12'	42.43'	S 45°48'01" E	90°00'00"
C12	27.50'	24.48'	23.68'	N 87°57'16" E	51°00'00"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 41°42'22" W	100.00'
L2	N 48°17'38" W	53.61'
L3	N 33°59'47" E	10.11'
L4	N 48°16'19" W	5.88'
L5	N 24°36'01" E	195.93'
L6	N 31°10'51" E	237.63'
L7	N 38°59'41" E	191.18'
L8	N 44°36'01" E	178.39'
L9	N 33°59'51" E	50.46'
L10	N 48°16'19" W	10.00'
L11	N 11°43'41" E	92.38'
L12	S 48°16'19" E	45.32'
L13	N 33°59'47" E	30.28'
L14	S 00°49'12" E	45.00'
L15	S 00°48'01" E	17.50'
L16	N 75°18'01" W	100.00'
L17	N 61°02'44" W	36.37'
L18	S 61°02'52" E	75.01'
L19	N 62°27'16" E	40.00'
L20	N 00°48'18" W	30.28'

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
BLVD. BOULEVARD

* NOT A SURVEY *

JOB CODE: BFC

DRAWN BY: S.B. SHEET: 6 OF 6 FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.
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CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LINE AND CURVE TABLES

BONITA FAIRWAYS REVISED PARENT PARCELS
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002 DRAWING: B-228

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARCEL

A PARCEL OF LAND LYING IN SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27 TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N 00°48'18" W, ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 30.28 FEET; THENCE CONTINUE N 00°48'18" W, ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 436.63 FEET; THENCE CONTINUE N 00°48'18" W, ALONG THE EAST LINE OF SAID SECTION 27, FOR A DISTANCE OF 1222.52 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE RUN S 89°11'59" W, FOR A DISTANCE OF 475.00 FEET; THENCE RUN S 00°49'12" E FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S 00°48'01" E, A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 45°48'01" E, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 00°48'01" E FOR A DISTANCE OF 17.50 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 15°30'00", SUBTENDED BY A CHORD OF 20.90 FEET AT A BEARING OF S 06°56'59" W, FOR AN ARC LENGTH OF 20.97 FEET TO THE END OF SAID CURVE; THENCE RUN S 14°41'59" W FOR A DISTANCE OF 164.00 FEET; THENCE RUN N 75°18'01" W FOR A DISTANCE OF 100.00 FEET; THENCE RUN S 14° 41'59" W FOR A DISTANCE OF 430.15 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 272.50 FEET, THROUGH A CENTRAL ANGLE OF 19°44'43", SUBTENDED BY A CHORD OF 93.44 FEET AT A BEARING OF S 04°49'37" W, FOR AN ARC LENGTH OF 93.91 FEET TO THE END OF SAID CURVE; THENCE RUN S 05°02'44" E FOR A DISTANCE OF 370.34 FEET; THENCE RUN N 61°02'44" W FOR A DISTANCE OF 36.37 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 322.50 FEET; THROUGH A CENTRAL ANGLE OF 42°00'07"; SUBTENDED BY A CHORD OF 231.16 FEET AT A BEARING OF NORTH 82°02'48" WEST, FOR AN ARC LENGTH OF 236.42 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 13°02'44" WEST, A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 09°02'09", SUBTENDED BY A CHORD OF 27.96 FEET AT A BEARING OF SOUTH

(CONTINUED)

*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 1 OF 5

FILE #: 27-47-25

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 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARCEL

SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002

DRAWING: B-2288-5

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARCEL
 (CONTINUED)

81°28'21" WEST, FOR AN ARC LENGTH OF 27.99 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°56'40" WEST FOR A DISTANCE OF 100.35 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTH, WHOSE RADIUS POINT BEARS NORTH 01°51'36" WEST, A DISTANCE OF 277.50 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 11°11'08", SUBTENDED BY A CHORD OF 54.09 FEET AT A BEARING OF NORTH 82°32'50" EAST, FOR AN ARC LENGTH OF 54.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'33", SUBTENDED BY A CHORD OF 58.06 FEET AT A BEARING OF NORTH 84°27'03" EAST, FOR AN ARC LENGTH OF 58.22 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°56'40" WEST FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 01°56'52" WEST, A DISTANCE OF 177.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 177.50 FEET, THROUGH A CENTRAL ANGLE OF 14°59'36", SUBTENDED BY A CHORD OF 46.32 FEET AT A BEARING OF SOUTH 84°27'04" WEST, FOR AN ARC LENGTH OF 46.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 322.50 FEET, THROUGH A CENTRAL ANGLE OF 06°36'59", SUBTENDED BY A CHORD OF 37.22 FEET AT A BEARING OF SOUTH 80°15'46" WEST, FOR AN ARC LENGTH OF 37.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 77°37'25", SUBTENDED BY A CHORD OF 50.14 FEET AT A BEARING OF SOUTH 44°45'32" WEST, FOR AN ARC LENGTH OF 54.19 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 05°56'49" WEST FOR A DISTANCE OF 57.68 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET; THROUGH A CENTRAL ANGLE OF 06°28'13"; SUBTENDED BY A CHORD OF 12.70 FEET AT A BEARING OF SOUTH 09°10'56" WEST, FOR AN ARC LENGTH OF 12.70 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 83°34'15" EAST FOR A DISTANCE OF 54.85 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 422.50 FEET; THROUGH A CENTRAL ANGLE OF 06°36'59"; SUBTENDED BY A CHORD OF 48.76 FEET AT A BEARING OF NORTH 80°15'46" EAST, FOR AN ARC LENGTH OF 48.79 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 13°02'44" EAST, A DISTANCE OF 77.50 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 41°59'57", SUBTENDED BY A CHORD OF 55.55 FEET AT A BEARING OF SOUTH 82°02'46" EAST, FOR AN ARC LENGTH OF 56.81 FEET; THENCE RUN S 61°02'52" E FOR A DISTANCE OF 75.01

(CONTINUED)

*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 2 OF 5

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.

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3800 VIA DEL REY

BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARCEL

SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002

DRAWING: B-2288-5

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARCEL
 (CONTINUED)

FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 56°29'52", SUBTENDED BY A CHORD OF 210.62 FEET AT A BEARING OF S 89°17'48" E, FOR AN ARC LENGTH OF 219.40 FEET TO THE END OF SAID CURVE; THENCE RUN N 62°27'16" E FOR A DISTANCE OF 40.00 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 27.50 FEET, THROUGH A CENTRAL ANGLE OF 51°00'00", SUBTENDED BY A CHORD OF 23.68 FEET AT A BEARING OF N 87°57'16" E, FOR AN ARC LENGTH OF 24.48 FEET TO THE END OF SAID CURVE; THENCE RUN S 66°32'44" E FOR A DISTANCE OF 207.29 FEET TO THE BEGINNING OF TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 222.50 FEET, THROUGH A CENTRAL ANGLE OF 114°15'34", SUBTENDED BY A CHORD OF 373.76 FEET AT A BEARING OF N 56°19'29" E, FOR AN ARC LENGTH OF 443.71 FEET TO THE END OF SAID CURVE, ALSO A POINT ON THE EAST LINE OF THE AFOREMENTIONED SECTION 27, THENCE RUN N 00°48'18" W FOR A DISTANCE OF 1,222.52 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 22.019 ACRES, MORE OR LESS.

RECEIVED

APR 15 2003

ADD 2002-00172

NOTES

COMMUNITY DEVELOPMENT

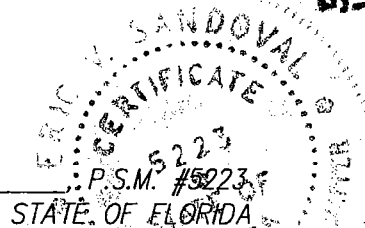
1. BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; AS BEING N 00°48'18" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 12-5-02

Eric V. Sandoval

ERIC V. SANDOVAL



Applicant's Legal Checked
 by *[Signature]* 16 APR 03

*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B. SHEET: 3 OF 5 FILE #: 27-47-25

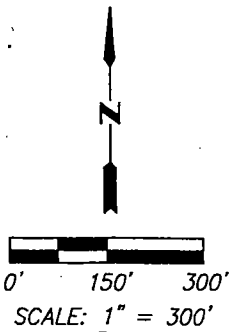
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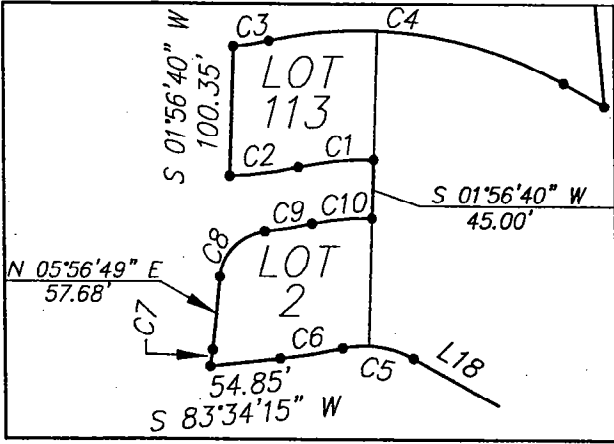
LEGAL DESCRIPTION

BONITA FAIRWAYS REVISED PARCEL
 SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002 DRAWING: B-2288-5



$D = 15^{\circ}30'00''$
 $R = 77.50'$
 $CH = 20.90'$
 $L = 20.97'$
 $CH\ BRG. = S\ 06^{\circ}56'59''W$



DETAIL "A"
N.T.S.

BONITA FAIRWAYS

REMAINING PARCEL
 ± 162.159 ACRES

PARCEL SPLITS
 SEE DETAIL "A"

RECEIVED

APR 15 2003

COMMUNITY DEVELOPMENT

WEST TERRY SREET
 (60.00' R / W)

ADD 2002-00172

LEGEND

POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 BLVD. BOULEVARD

GENERAL NOTES

SEE SHEET 5 FOR LINE AND CURVE TABLES

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 4 OF 5

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.
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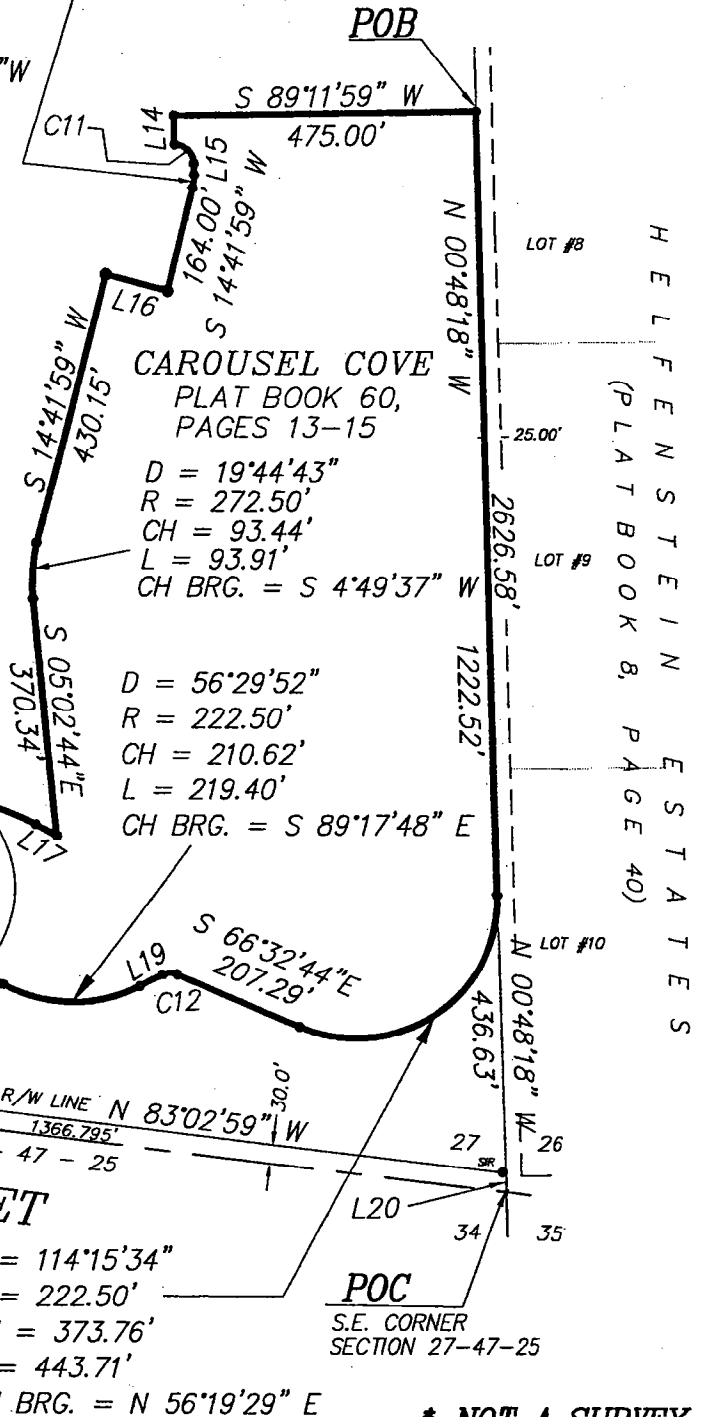
PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY

BONITA FAIRWAYS REVISED PARCEL
 SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2002

DRAWING: B-2288-



HELFENSSTEIN
 (PLAT BOOK 8, PAGE 40)

*** NOT A SURVEY ***

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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	222.50'	58.22'	58.06'	N 84°27'03" E	14°59'33"
C2	277.50'	54.17'	54.09'	N 82°32'50" E	11°11'08"
C3	177.50'	27.99'	27.96'	S 81°28'21" W	09°02'09"
C4	322.50'	236.42	231.16	N 82°02'48" W	42°00'07"
C5	77.50'	56.81'	55.55'	S 82°02'46" E	41°59'57"
C6	422.50'	48.79'	48.76'	N 80°15'46" E	06°36'59"
C7	112.50'	12.70'	12.70'	S 09°10'56" W	06°28'13"
C8	40.00'	54.19'	50.14'	S 44°45'32" W	77°37'25"
C9	322.50'	37.24'	37.22'	S 80°15'46" W	06°36'59"
C10	177.50'	46.45'	46.32'	S 84°27'04" W	14°59'36"
C11	30.00'	47.12'	42.43'	S 45°48'01" E	90°00'00"
C12	27.50'	24.48'	23.68'	N 87°57'16" E	51°00'00"

LINE TABLE

LINE	DIRECTION	DISTANCE
L14	S 00°49'12" E	45.00'
L15	S 00°48'01" E	17.50'
L16	N 75°18'01" W	100.00'
L17	N 61°02'44" W	36.37'
L18	S 61°02'52" E	75.01'
L19	N 62°27'16" E	40.00'
L20	N 00°48'18" W	30.28'

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
BLVD. BOULEVARD

* NOT A SURVEY *

JOB CODE: BFC

DRAWN BY: S.B. SHEET: 5 OF 5 FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.
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CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LINE AND CURVE TABLES

BONITA FAIRWAYS REVISED PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

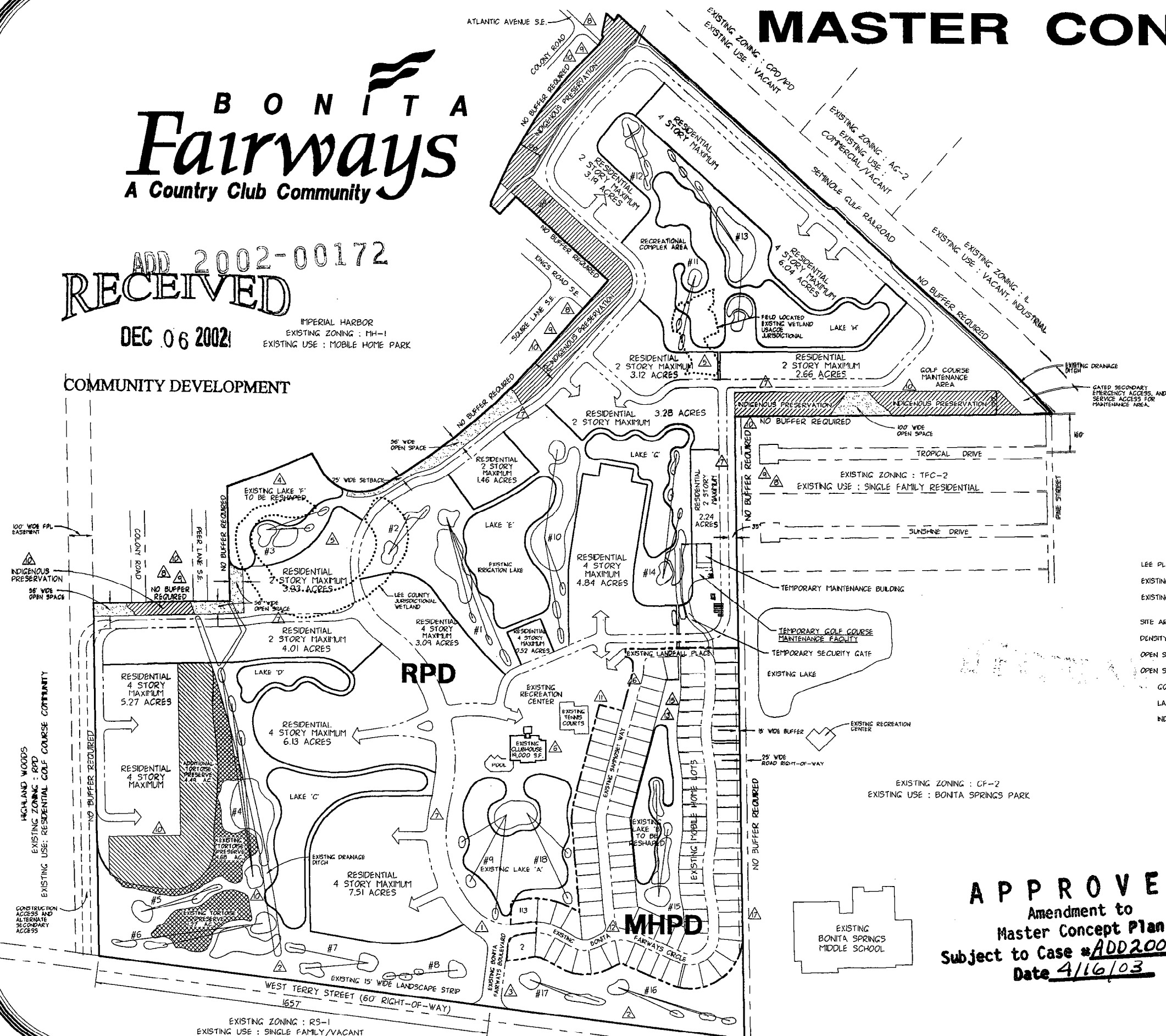
DATE: NOVEMBER, 2002 DRAWING: B-2288-

MASTER CONCEPT PLAN

DEC 06 2002

IMPERIAL HARBOR
EXISTING ZONING : MH-1
EXISTING USE : MOBILE HOME PARK

COMMUNITY DEVELOPMENT



SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
EXISTING ZONING DESIGNATION:	M40D, RPD
EXISTING LAND USE:	MOBILE HOME, SINGLE FAMILY, MULTIPLE FAMILY, GOLF COURSE, VACANT
SITE AREA:	184.28 ACRES
DENSITY (GROSS):	6.0 DWELLING UNITS/ACRE (1105 DUJ)
OPEN SPACE (REQUIRED):	73.71 ACRES (40%)
OPEN SPACE (PROVIDED):	87.03 ACRES (47.2%)
GOLF COURSE:	50.07 ACRES
LAKES (25% OF REQUIRED OPEN SPACE):	18.43 ACRES
INDIGENOUS:	18.54 ACRES (INCLUDES 125 CREDIT WHERE APPLICABLE)

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APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2002-00172
Date 4/16/03

DATE: JUNE, 1996
REVISION DATE : 11/18/02
FILE: BF2ZMCP
DRAWING NUMBER: 2 OF 3

EXHIBIT IV-E-1
EXHIBIT IV-F