

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00072

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Alagold Communities, Ltd. filed an application for administrative approval to a Manufactured Home Planned Development on a project known as Bonita Fairways/Carousel Cove for to allow an increase in the maximum allowable lot coverage for single-family residences in the from forty-percent to 53-percent on property located on the north side of East Terry Street, 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 96-06-116.03Z01.02 (with subsequent amendments in case numbers DCI2000-00050, Z-89-2-14-2(DCI)a; ADD2003-00168 and LDO2002-00373, LDO2003-00401); 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, the request is to allow an increase in the maximum allowable lot coverage for single-family residences in the from forty-percent to fifty-three-percent in the Mobile Home Planned Development zoning district; and

WHEREAS, the increase in lot coverage from forty-percent to fifty-three-percent will create an increase in impervious area that will be less than one-percent of the entire site and can be deemed an insignificant increase in impervious area; and

WHEREAS, the increased lot coverage will allow for single-family detached residences to be placed where mobile homes are removed; and

WHEREAS, the single-family detached residences are permitted in the Mobile Home Planned Development zoning district

WHEREAS, the increase in lot coverage is limited to those lots as indicated on the Master Concept Plan attached as Drawing 2 of Attachment 'A'; 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 Manufactured Home 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 March 18, 2004, stamped received by the Zoning Counter on March 29, 2004. Master Concept Plan for ADD2004-00072 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, except as amended herein.**
3. **The increase in lot coverage is limited to those lots as shown on the Master Concept Plan, attached hereto as Drawing 2 of Attachment 'A'.**

DULY SIGNED this 20th day of May, A.D., 2004.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

PROPERTY DESCRIPTION**BONITA FAIRWAYS REVISED PARCEL PERMIT COUNTER**

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; THENCE RUN NORTH 28°57'16" EAST FOR A DISTANCE OF 4.93 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 28°52'29" WEST, A DISTANCE OF 199.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 199.00 FEET, THROUGH A CENTRAL ANGLE OF 20°11'31", SUBTENDED BY A CHORD OF 69.77 FEET AT A BEARING OF NORTH 71°13'21" WEST, FOR AN ARC LENGTH OF 70.13 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS S 16°39'58" W, A DISTANCE OF 322.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 322.50 FEET; THROUGH A CENTRAL ANGLE OF 29°42'28"; SUBTENDED

ADD 2004-00072

(CONTINUED)

*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B.

SHEET: 1 OF 5

FILE #: 27-47-25

Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134PHONE : (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, 2003

DRAWING: B-2288-5A

EXHIBIT:

RECEIVED
APR 09 2004

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARCEL
(CONTINUED)

PERMIT COUNTER

BY A CHORD OF 165.35 FEET AT A BEARING OF NORTH 88°11'37" WEST, FOR AN ARC LENGTH OF 167.22 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 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

(CONTINUED)

ADD 2004-00072*** 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.
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 PARCEL
SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2003

DRAWING: B-2288-5A

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EXHIBIT:

PROPERTY DESCRIPTION **ADD 2004-00072**
BONITA FAIRWAYS REVISED PARCEL
 (CONTINUED)

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 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 22.024 ACRES, MORE OR LESS.

Applicant's Legal Checked

by Aug. 12 April 04**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 11-5-03

STEPHEN V. BURGESS

P.S.M. #6408

STATE OF FLORIDA

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PERMIT COUNTER*** NOT A SURVEY ***JOB CODE: BFCDRAWN BY: S.B. SHEET: 3 OF 5 FILE #: 27-47-25

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

DATE: NOVEMBER, 2003 DRAWING: B-2288-5A

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SKETCH TO ACCOMPANY BONITA FAIRWAYS REVISED PARCEL SECTION 26 & 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA	
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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'	167.22'	165.35'	N 88°11'37" W	29°42'28"
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"
C13	199.00'	70.13'	69.77'	N 71°13'21" W	20°11'31"

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'
L21	N 28°57'16" E	4.93'

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

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LINE AND CURVE TABLES

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

DATE: NOVEMBER, 2003 DRAWING: B-2288-5A

EXHIBIT: _____

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 830.72 FEET AT A BEARING OF N 50°42'30" E, FOR AN ARC LENGTH OF 834.11 FEET TO THE END OF SAID CURVE. 8. N 41°42'22" E FOR A DISTANCE OF 466.59 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 31°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 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 36°01" E FOR A DISTANCE OF 178.39

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*** NOT A SURVEY ***

JOB CODE: BFC

DRAWN BY: S.B. SHEET: 1 OF 6 FILE #: 27-47-25

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

DATE: NOVEMBER, 2003 DRAWING: B-2288A

RECEIVED
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EXHIBIT: _____

PROPERTY DESCRIPTION

BONITA FAIRWAYS REVISED PARENT PARCEL APR 09 2004

(CONTINUED)

RECEIVED

PERMIT COUNTER

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; THENCE RUN NORTH 28°57'16" EAST FOR A

(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, 2003

DRAWING: B-2288A

PROPERTY DESCRIPTION
BONITA FAIRWAYS REVISED PARENT PARCEL
 (CONTINUED)

DISTANCE OF 4.93 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 28°52'29" WEST, A DISTANCE OF 199.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 199.00 FEET, THROUGH A CENTRAL ANGLE OF 20°11'31", SUBTENDED BY A CHORD OF 69.77 FEET AT A BEARING OF NORTH 71°13'21" WEST, FOR AN ARC LENGTH OF 70.13 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS S 16°39'58" W, A DISTANCE OF 322.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 322.50 FEET; THROUGH A CENTRAL ANGLE OF 29°42'28"; SUBTENDED BY A CHORD OF 165.35 FEET AT A BEARING OF NORTH 88°11'37" WEST, FOR AN ARC LENGTH OF 167.22 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

(CONTINUED)

* NOT A SURVEY *

JOB CODE: BFC

DRAWN BY: S.B. SHEET: 3 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, 2003 DRAWING: B-2288A

ADD 2000-00070

EXHIBIT:

PROPERTY DESCRIPTION**BONITA FAIRWAYS REVISED PARENT PARCEL**

(CONTINUED)

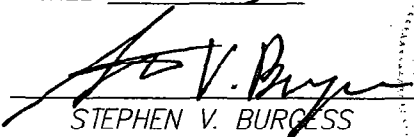
Applicant's Legal Checked
by ASST 12 APRIL 04

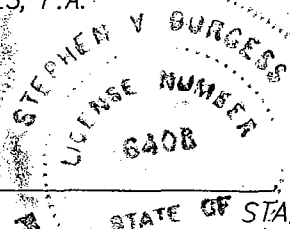
RIGHT, HAVING A RADIUS OF 112.50 FEET; THROUGH A CENTRAL ANGLE OF 06°28'13"; SUBTENDED BY A CHORD OF 12.70 FEET AT A BEARING OF SOUTH 09°10'56" WEST, FOR AN ARC LENGTH OF 12.70 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 83°34'15" EAST FOR A DISTANCE OF 54.85 FEET TO THE BEGINNING OF A TANGENTIAL 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 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 162.154 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 11-5-03


STEPHEN V. BURGESS


P.S.M. #6408

STATE OF FLORIDA

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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
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

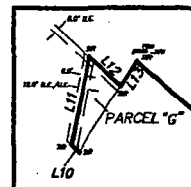
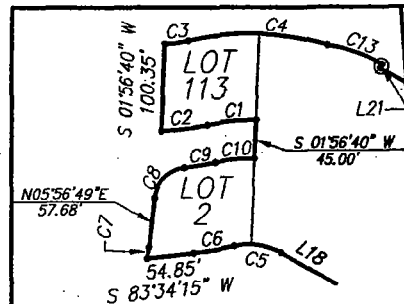
DATE: NOVEMBER, 2003 DRAWING: B-2288A

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0' 300' 600'
SCALE: 1" = 600'

SEE DETAIL "A"
IMPERIAL HARBOR
UNIT NO. 1
PLAT BOOK 11
PAGES 56-57



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 = 1530'00"
R = 77.50'
CH = 20.90'
L = 20.97'
CH BRG. = S 06°56'59" W

BONITA FAIRWAYS

REMAINING PARENT PARCEL
± 162.154 ACRES

PARCEL SPLITS
SEE DETAIL "C"

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
BLVD. BOULEVARD
N.T.S. NOT TO SCALE

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

Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

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BONITA SPRINGS, FLORIDA 34134

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

SKETCH TO ACCOMPANY

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

DATE: NOVEMBER, 2003 DRAWING: B-2288A

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APR 09 2004

PERMIT COUNTER

Applicant's Legal Checked
by *[Signature]* 12 APRIL 04

POB
POC
S.E. CORNER
SECTION 27-47-25

* NOT A SURVEY *

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'	167.22'	165.35'	N 88°11'37" W	29°42'28"
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"
C13	199.00'	70.13'	69.77'	N 71°13'21" W	20°11'31"

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'
L21	N 28°57'16" E	4.93'

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ADD 2004-00072

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

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CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LINE AND CURVE TABLES

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

DATE: NOVEMBER, 2003 DRAWING: B-2288A

BONITA Fairways

A Country Club Community

A RESIDENTIAL / MOBILE HOME PLANNED DEVELOPMENT LOCATED IN SECTIONS 26 AND 27, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA ZONING ADMINISTRATIVE AMENDMENT

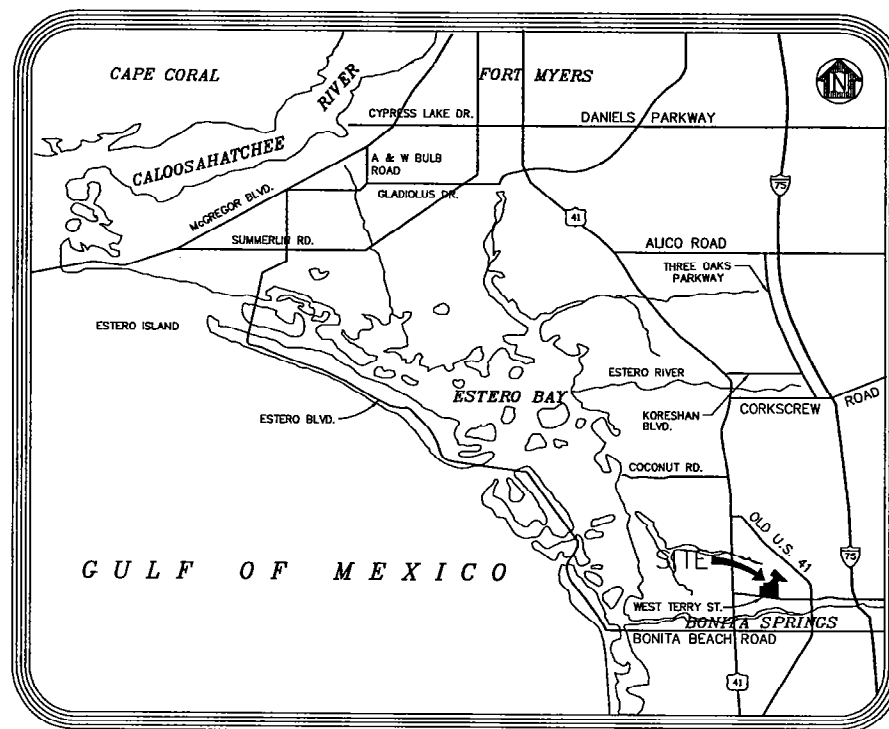
CONSULTANTS

CIVIL ENGINEER
Q. GRADY MINOR & ASSOCIATES, P.A.
3800 VIA DEL REY
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(941) 947-1144

LAND PLANNER
CORRAL-HOWARD COLLABORATIVE
2801 PONCE DE LEON BLVD., SUITE 200
CORAL GABLES, FLORIDA 33134
(305) 446-1544

GOLF COURSE ARCHITECT
GORDON G. LEWIS
5980 18TH AVENUE N.W.
NAPLES, FLORIDA 34119
(941) 597-4448

ENVIRONMENTAL CONSULTANTS
BOYLAN ENVIRONMENTAL
10231 METRO PARKWAY, SUITE 202
FORT MYERS, FLORIDA 33912
(941) 418-0671



LOCATION MAP

N.T.S.

INDEX OF DRAWINGS

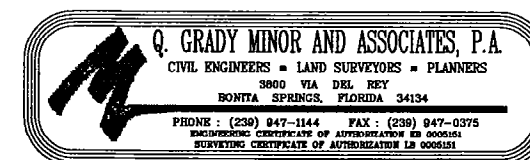
DWG. NO.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	MASTER CONCEPT PLAN
3	SCHEDULE OF USES, DEVIATIONS AND DETAILS

ADD 2004-00072

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2004-00072
Date 5/20/04

RECEIVED
MAR 29 2004
ZONING COUNCIL

APPLICANT:
ALAGOLD COMMUNITIES, LTD.
P.O. DRAWER 2448
BONITA SPRINGS, FLORIDA 34133
(941) 495-2000

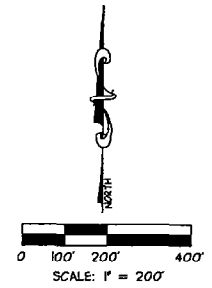


DATE: JUNE, 2000
REVISION DATE: 3/18/04
FILE: DFZ ADM AMEND 04
DRAWING NUMBER: 1 OF 3

BONITA Fairways

A Country Club Community

MASTER CONCEPT PLAN



ADD 2004-00072

RECEIVED
MAR 29 2004

ZONING COUNTER

SITE PLANNING DATA

LEE PLAN DESIGNATION:	URBAN COMMUNITY
EXISTING ZONING DESIGNATION:	MHPD, 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 D.U.)
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 1.25 CREDIT WHERE APPLICABLE)

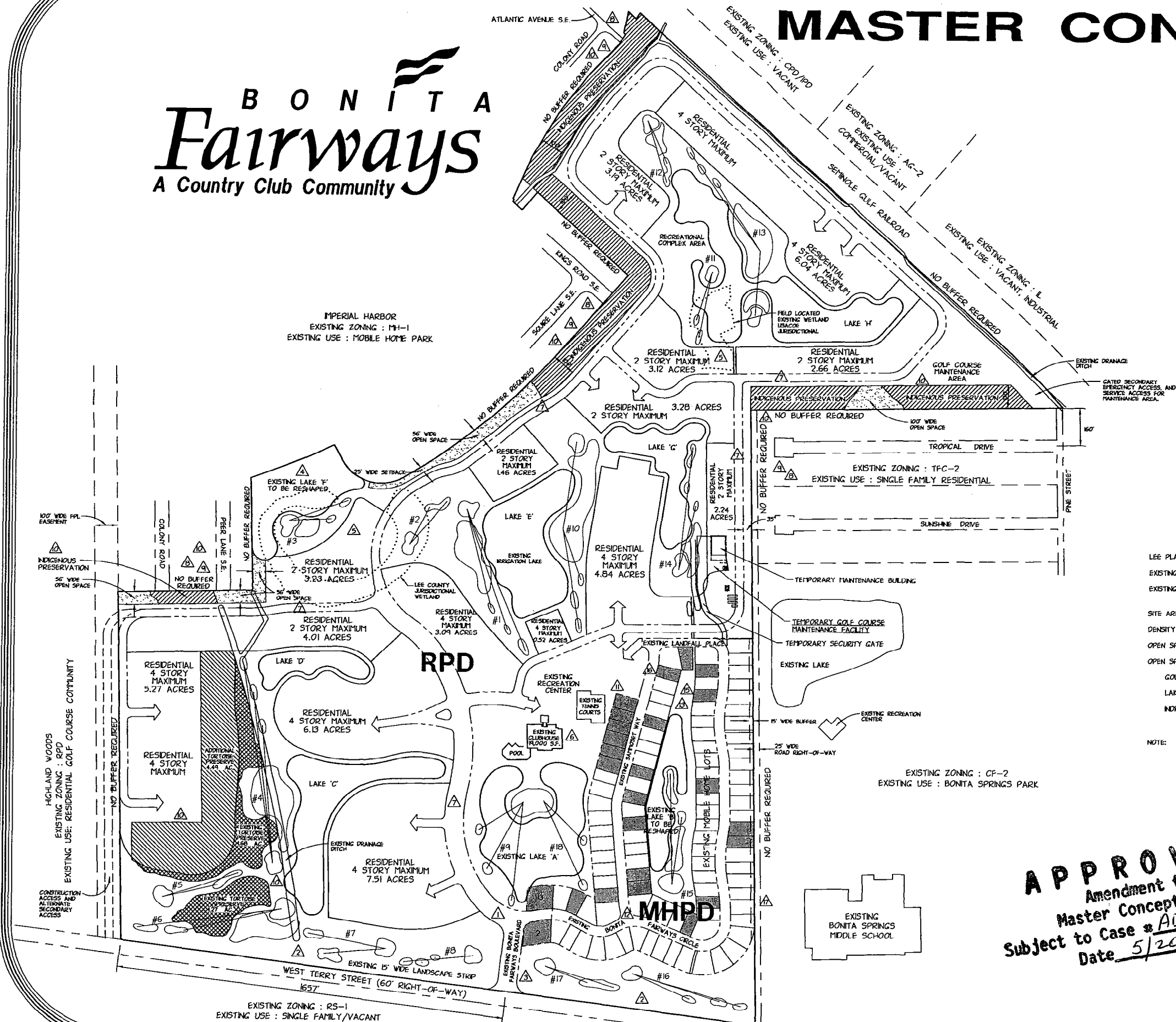
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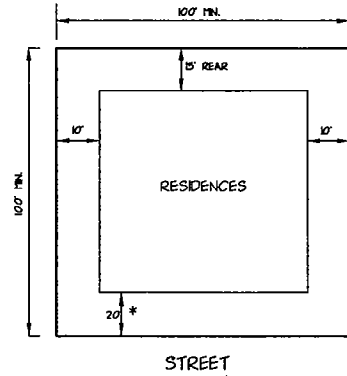
APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2004-00072
Date 5/20/04

DATE: JUNE, 1996
REVISION DATE: 3/15/04
FILE: BPZ MCP ADM AMEND 04
DRAWING NUMBER: 2 OF 3

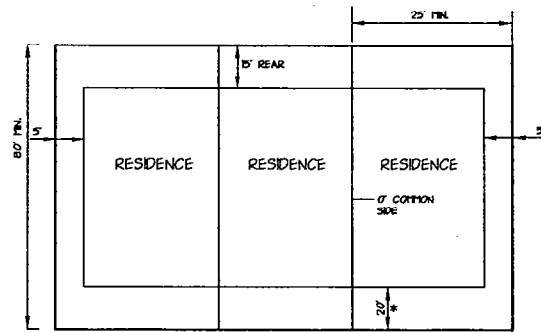
**EXHIBIT IV-E-1
EXHIBIT IV-F**

G:\dwgs\BFAIR\ZONING\BZF MCP ADM AMEND 04.DWG, 03/25/2004 02:30:02 PM

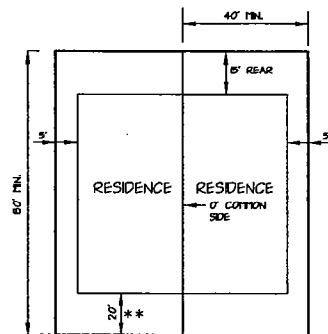




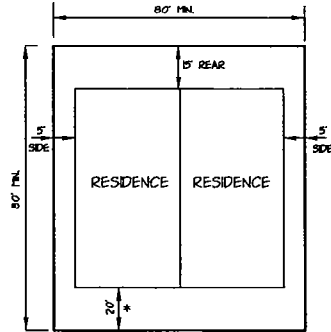
RPD MULTIPLE FAMILY UNIT
N.T.S.
* 15' TO SIDE LOADED GARAGES



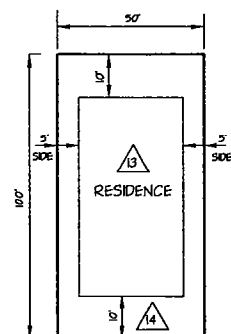
RPD TOWNHOUSE
N.T.S.
* 15' TO SIDE LOADED GARAGES



RPD TWO FAMILY ATTACHED
N.T.S.
** 15' TO SIDE LOADED GARAGES



RPD DUPLEX
N.T.S.
* 15' TO SIDE LOADED GARAGES



MHPD MOBILE HOME OR SINGLE FAMILY
N.T.S.

DEVELOPMENT REGULATIONS

1. TOTAL UNITS MAY NOT EXCEED 1105 DWELLING UNITS WITHIN THIS PLANNED DEVELOPMENT.
2. ALL DEVELOPMENT WITHIN THIS PLANNED DEVELOPMENT MUST BE IN ACCORDANCE WITH THE FOLLOWING:

RPD

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ. FT.)	WIDTH	DEPTH
TWO FAMILY ATTACHED	3,200	40 FEET	80 FEET
DUPLEX	6,400	80 FEET	80 FEET
TOWNHOUSE	2,000	25 FEET	80 FEET
MULTIPLE FAMILY AND ALL OTHER USES	10,000	100 FEET	100 FEET

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
TWO FAMILY ATTACHED	20'	5'	0'/5'	15'	25'	10'
DUPLEX	20'	5'	5'	15'	25'	10'
TOWNHOUSE	20'	5'	5'	15'	25'	10'
MULTIFAMILY	20'	5'	10'	15'	25'	20'

* 15' TO SIDE LOADED GARAGES

MAXIMUM HEIGHT

TWO FAMILY ATTACHED	35 FEET, 2 STORY
DUPLEX	35 FEET, 2 STORY
TOWNHOUSE	35 FEET, 2 STORY
MULTIFAMILY	45 FEET, 4 STORY
CLUBHOUSE	40 FEET, 2 STORY

MINIMUM LOT AREA AND DIMENSIONS

USE	AREA (SQ. FT.)	WIDTH	DEPTH
MHPD	5,000	50 FEET	100 FEET

MINIMUM SETBACKS

USE	FRONT	CORNER	SIDE	REAR	WATER	BETWEEN STRUCTURES
MHPD	10 FEET	10 FEET	5 FEET	10 FEET	20 FEET	10 FEET

MAXIMUM HEIGHT

25 FEET, 1 STORY

MAXIMUM LOT COVERAGE

53% FOR THOSE LOTS DEPICTED ON EXHIBIT IV-E-I, IV-F MASTER CONCEPT PLAN

SCHEDULES OF USES

RPD

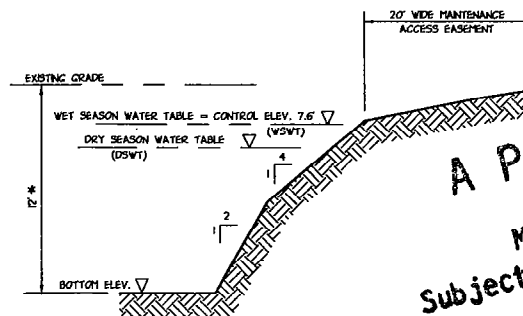
ADMINISTRATIVE OFFICE
CLUBS: COUNTRY, PRIVATE
CONSUMPTION ON PREMISES
RESTAURANTS, GROUP I AND II
SPECIALTY RETAIL SHOPS, GROUPS I AND II
DWELLING UNIT: DUPLEX, TWO FAMILY ATTACHED,
MULTIPLE FAMILY, TOWNHOUSE
(NOT TO EXCEED A TOTAL OF 999 D.U.)

ESSENTIAL SERVICES FACILITIES, GROUP I
ENTRANCE GATES AND GATE HOUSE
EXCAVATION WATER RETENTION
FENCES, WALLS
GOLF COURSE
GOLF DRIVING RANGE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE

MHPD

DWELLING UNIT: SINGLE FAMILY, MOBILE HOME
(NOT TO EXCEED A TOTAL OF 106 D.U.)

EXCAVATION WATER RETENTION
FENCES, WALLS
GOLF COURSE
MODEL HOME, UNIT, DISPLAY CENTER
RESIDENTIAL ACCESSORY USES
SIGNS
TEMPORARY REAL ESTATE SALES OFFICE



TYPICAL LAKE SECTION

* LAKES A AND E ARE APPROVED FOR 20' DEPTH - SEE RESOLUTION ZB9-021.

SCHEDULE OF DEVIATIONS

RPD

- WITHDRAWN 1. REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.15.C.4.B) TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. (L.D.C. SECTION 10-1)
2. REQUIREMENT THAT ACCESS STREETS BE CONSTRUCTED PARALLELING CERTAIN ARTERIAL AND COLLECTOR STREETS (LDC SECTIONS C.3.J (2) AND C.3.O.1) TO REQUIRE NO ACCESS ROAD. (L.D.C. SECTION 10-283 (A))
- WITHDRAWN 3. REQUIREMENT THAT WHEN PRACTICAL, A RESIDENTIAL DEVELOPMENT LARGER THAN 5 ACRES SHALL PROVIDE 2 OR MORE MEANS OF INGRESS OR EGRESS (LDC SECTION 6.2.D. (4)) TO ALLOW ONLY ONE ACCESS. (L.D.C. SECTION 10-241 (3))
4. MINIMUM WATER RETENTION EXCAVATION SETBACKS TO A PRIVATE PROPERTY LINE OF 50 FEET (505.C.4), 10 0 (ZERO) FEET. (L.D.C. SECTION 10-329 (E) (1)(3))
- WITHDRAWN 5. REQUIREMENT THAT PROPERTIES WHICH EXHIBIT SOILS HYDROLOGY AND VEGETATION CHARACTERISTICS OF SALTWATER INUNDATION OR FRESHWATER PONDING BE SUBJECT TO CERTAIN ADDITIONAL REGULATIONS AND ORDINANCES (202.15.D.1, D30 SECTION C.I.D. (4), AND ORDINANCE 06-31 SECTION 6.03) TO ALLOW DEVELOPMENT OF WETLANDS AND WETLAND SOILS AS PER THE SITE PLAN. (L.D.C. SECTION 14-243 (6))
6. PARKING REQUIREMENT FOR MEMBERSHIP ORGANIZATIONS OF 1 SPACE PER 300 SQUARE FEET AND 6 SPACES PER GOLF HOLE (SECTIONS 202.15.J.4.E. AND H), 10 PROVIDE A TOTAL OF 100 PARKING SPACES FOR THE CLUBHOUSE/SHELTER AND GOLF COURSE. (L.D.C. SECTION 34-2020 (4) D.)
7. REQUIREMENT THAT A TEN-FOOT-WIDE UTILITY EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF NEW LOCAL ROADS (LDC SECTIONS 10-355 (A) (1) AND 10-715) TO ALLOW A MINIMUM FIVE FOOT WIDE PLANTING AREA TO BE LOCATED BETWEEN THE LOCAL ROAD RIGHT-OF-WAY AND THE TEN-FOOT-WIDE UTILITY EASEMENT.
8. REQUIREMENT THAT STREETS IN A PROPOSED DEVELOPMENT SHALL BE CONNECTED TO THE STREETS IN THE ADJACENT AREA (LDC SECTION 10-294) TO SHALL NOT BE CONNECTED TO STREETS IN THE ADJACENT AREA.
9. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-245) TO NO STREET STUBS.
10. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) (LDC SECTION 10-413 (C) (1)) TO PROVIDE 18.53 ACRES ON SITE.
11. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE RESIDENTIAL PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT (SECTION 34-935 (B) (1) (B)) TO ZERO FEET.

MHPD

12. REQUIREMENT THAT THE LOT WIDTHS ON CURVILINEAR STREETS MEASURED AT THE REQUIRED SETBACK LINE (SECTION 202.15.C.4.B) TO ALLOW THE WIDTH TO BE MEASURED AT MIDPOINT OF THE SIDE LOT LINE. (L.D.C. SECTION 10-1)
- WITHDRAWN 13. MINIMUM SETBACKS FROM A MOBILE HOME UNIT FROM A SIDE PROPERTY LINE OF 7 FEET, A REAR PROPERTY LINE OF 15 FEET, AND A BODY OF WATER OF 25 FEET (SECTIONS 34-935 AND 34-936) TO 5 FEET FROM A SIDE PROPERTY LINE, 10 FEET FROM A REAR PROPERTY LINE, AND 20 FEET FROM A WATER BODY. (L.D.C. SECTIONS 34-736 AND 34-2194 (B))
- WITHDRAWN 14. MINIMUM SETBACKS BETWEEN STRUCTURES AND THE CENTERLINE OF A PRIVATE STREET OF 1/2 (ROW) (OR STREET EASEMENT) PLUS 20 FEET (202.15.B.2.A), TO 1/2 (ROW) PLUS 10 FEET. (L.D.C. SECTION 34-2192 (A))
15. REQUIREMENT THAT 50 PER CENT OF THE REQUIRED OPEN SPACE AREA MUST BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION (36.86 ACRES) (LDC SECTION 10-413 (C) (1)) TO PROVIDE 18.53 ACRES ON SITE.
16. REQUIREMENT THAT A MINIMUM 15 FOOT SETBACK FOR BUILDINGS, STRUCTURES AND PAVEMENT WHEN THE MOBILE HOME PLANNED DEVELOPMENT IS ADJACENT TO LAND THAT IS VACANT, AND REGARDLESS OF ZONING, CONTROLLED BY THE APPLICANT (SECTION 34-935 (B) (1) (B)) TO ZERO FEET.
17. REQUIREMENT THAT STREET STUBS TO ADJOINING PROPERTY SHALL BE PROVIDED (LDC SECTIONS 10-245) TO NO STREET STUBS.

ADD 2004-00072
RECEIVED

MAR 29 2004

BONITA
Fairways
A Country Club Community

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2004-00072
Date 5/20/04

Q. GRADY MINOR AND ASSOCIATES, P.A.
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3800 TIA DEL. REST
BONITA SPRINGS, FLORIDA 34134
PHONE: (238) 947-1144 FAX: (238) 947-0275
EXPIRING CERTIFICATE OF AUTHORIZATION 10 0000181
SUSPENDING CERTIFICATE OF AUTHORIZATION 10 0000181

DATE: JUNE, 2000
REVISION DATE: 3/18/04
FILE: BZF NOTE ADM AMEND 04
DRAWING NUMBER: 3 OF 3

EXHIBIT IV-F