

FINAL P.U.D. APPROVAL

LEE COUNTY, FLORIDA

WHEREAS, Ronald O. Glass, P.E., of Wilson, Miller, Barton and Peek, Inc., authorized representative of Columbia-Breckenridge Development Corporation has filed an application to seek administrative final PUD approval for Phase II-A and Phase II-B portion of a project known as Breckenridge, on property located in Estero, off U.S. 41 South, described more particularly as:

LEGAL DESCRIPTION: In Section 29, Township 46 South, Range 25 East, Lee County, Florida:

PHASE TWO AREA FOR BRECKENRIDGE FINAL PUD

A tract or parcel of land in the Northeast Quarter (NE¼) of Section 29, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

From the Northeast corner of said Section 29, run S00°46'20"E along the East line of said Section 29 for 1,086.99 feet;
THENCE run S89°13'40"W for 65.00 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S89°13'40"W for 32.43 feet;
THENCE run S79°48'10"W for 277.29 feet;
THENCE run S00°46'20"E for 181.54 feet;
THENCE run S23°49'03"W for 51.99 feet to a point on a curve;
THENCE run Northwesterly along the arc of a curve to the right of radius 312.00 feet (delta angle of 09°07'26" - chord distance of 49.63 feet - chord bearing of N61°37'14"W) for 49.68 feet to the Point of Tangency;
THENCE run N57°03'31"W for 52.85 feet;
THENCE run S32°56'29"W for 8.58 feet;
THENCE run N85°55'00"W for 83.12 feet;
THENCE run N70°01'08"W along a radial line for 203.87 feet to a point on a curve and the Easterly right-of-way of Breckenridge Drive;
THENCE run Southerly along said Easterly right-of-way and the arc of a curve to the left of radius 370.00 feet (delta angle of 46°32'43" - chord distance of 292.38 feet - chord bearing of S03°17'30"E) for 300.58 feet to a Point of Reverse Curvature;
THENCE run Southerly along the arc of a curve to the right of radius 290.00 feet (delta angle of 10°33'02" - chord distance of 53.33 feet - chord bearing of S21°17'20"E) for 53.40 feet;
THENCE run S59°55'20"E for 501.72 feet;
THENCE run N08°06'23"E for 200.00 feet;
THENCE run N89°13'40"E for 200.00 feet;
THENCE run N00°46'20"W parallel with and 65.00 feet East of (as measured at right angles to) the East line of said Section 29, for 550.32 feet to the POINT OF BEGINNING.
CONTAINING 7.506 acres.

AND,

A tract or parcel of land in the Northeast Quarter (NE¼) of Section 29, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Continued ...

From the Northeast corner of said Section 29 run S88°30'00"W along

the North line of said Section 29 for 1,985.73 feet;
THENCE run S00°25'19"E along the West line of the East Half (E½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 29 for 704.81 feet;
THENCE run S76°47'13"E for 25.73 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S76°47'13"E for 145.70 feet;
THENCE run S88°57'16"E for 423.75 feet;
THENCE run S31°48'55"E for 140.94 feet;
THENCE run S04°07'36"E for 399.60 feet;
THENCE run S88°59'07"W parallel with and 25.00 feet North of (as measured at right angles to) the South line of said East Half (E½) for 664.48 feet;
THENCE run N00°25'19"W parallel with and 25.00 feet East of (as measured at right angles to) the West line of said East Half (E½) for 571.15 feet to the POINT OF BEGINNING.
CONTAINING 7.823 acres.

AND,

A tract or parcel of land in the Northeast Quarter (NE¼) of Section 29, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

From the Northeast corner of said Section 29 run S88°30'00"W along the North line of said Section 29 for 1,985.73 feet;
THENCE run S00°25'19"E along the West line of the East Half (E½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 29 for 503.39 feet;
THENCE run N89°34'41"E for 62.88 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run S11°03'05"E for 137.75 feet;
THENCE run N45°17'51"E for 243.04 feet to a Point of Curvature;
THENCE run Northerly along the arc of a curve to the left of radius 140.00 feet (delta angle of 48°55'03" - chord distance of 115.93 feet - chord bearing of N20°50'20"E) for 119.53 feet to a Point of Compound Curvature;
THENCE run Northerly along the arc of a curve to the left of radius 215.00 feet (delta angle of 24°15'40" - chord distance of 90.36 feet - chord bearing of N15°45'01"W) for 91.04 feet;
THENCE run S62°07'09"W along a radial line for 110.00 feet;
THENCE run S00°16'07"E for 61.95 feet;
THENCE run S45°17'51"W for 167.31 feet to the POINT OF BEGINNING.
CONTAINING 0.906 acre.

SUBJECT TO any easements, restrictions, reservations, or rights-of-way of record.

Phase Two area containing 16.235 total net acres.

WHEREAS, the property was originally rezoned to Preliminary PUD by Resolution Z-82-38, a one-year extension was granted by Resolution ZAB-84-194; amendments to the Preliminary PUD and partial Final PUD approval were granted by Resolution ZAB-85-129. Phases of Final PUD have been approved in PUD Approval Numbers 88-001, 89-001, 89-002, 89-003, 90-001, and 90-002.

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 preliminary P.U.D. approval granted in Resolution ZAB-85-129; and

WHEREAS, the Lee County Zoning Ordinance provides, in Section 484.D.3.f, that an applicant holding a valid preliminary P.U.D. plan may elect to seek final P.U.D. approval through the administrative mechanism established for other "planned developments" in Section 804.03.J; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the applicant's exhibit referenced below, reduced copies of which are attached and designated as Site Plans 90-003, are approved, and the applicant may proceed to obtain final site plan approval through the review processes applicable to all development in Lee County. This approval does not waive any development regulations of Lee County, does not grant any DSO approvals and is subject to the following conditions:

- (a) Approval is limited to the applicant's submittal entitled "Phase II for Breckenridge," prepared by Wilson, Miller, Barton, et al, date stamped "Received July 3, 1991," printed July 2, 1991, identified as job #1510, sheets 1-4 of 10.
- (b) The number of residential units for these portions of the project (Phases II-A&B) is limited to 117 as shown on sheet 2 of 10. In no case shall this project exceed 617 units total.
- (c) No open space shown on this plan shall qualify as open space for any other phase; each phase shall provide the required open space/landscape area.
- (d) The terms and conditions of the original zoning resolution and any applicable subsequent approval documents remain in full force and effect.

DULY SIGNED this 24th day of July, A.D., 1991.

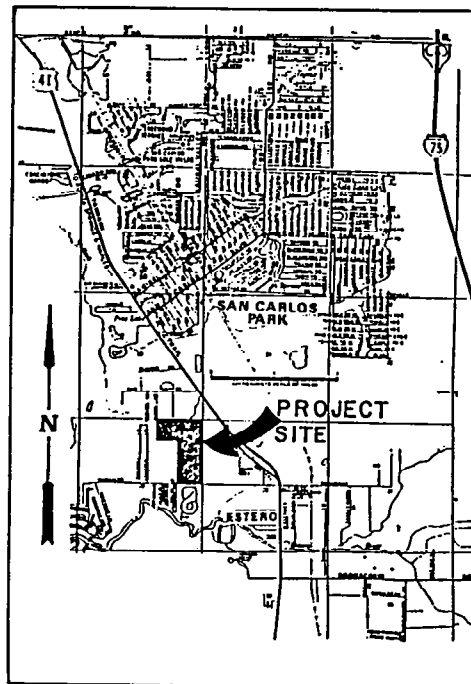
BY: Mary Gibbs
Mary Gibbs
Acting Director
Department of Community Development

PUD PHASE II FOR BRECKENRIDGE

SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

A DEVELOPMENT BY BRECKENRIDGE LTD.

19850 S. TAMiami TRAIL, ESTERO, FLORIDA 33928
(813) 992-8000



LOCATION MAP
N.T.S.

LEGEND

GENERAL

BC OR BS	BACK OF CURB OR BACK OF GUTTER
DE	DRAINAGE EASEMENT
ELEV OR EL	ELEVATION
FP&L	FLORIDA POWER & LIGHT COMPANY
INV	INVERT
LAY	LATERAL
LM FT OR LF	LINEAL FEET
NOVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
ROW OR R/W	RIGHT OF WAY
SB	SOIL BORING
STA	STATION
STR	STRUCTURE
TV	TELEVISION
UE	UTILITY EASEMENT
UP	UTILITY POLE
UTS	UNITED TELEPHONE SERVICE
BL OR	BASE LINE
CL OR	CENTER LINE
FL OR	FLOW LINE
FEET LEFT (RIGHT) OF BASE LINE	
PAV OR GRADE	PAVEMENT OR GRADE, PROPOSED ELEVATION
EXISTING ELEVATION	
LENGTH, SIZE, TYPE & SLOPE	
STO OR STS	STORM SEWER
WAT OR W	WATER
SAN OR SS	SANITARY SEWER

PIPE

ACP	ASBESTOS CEMENT PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
ARV	AIR RELEASE VALVE
BFV	BUTTERFLY VALVE
GV	GATE VALVE
	FIRE HYDRANT WITH GATE VALVE & BOX
	BACTERIAL SAMPLING POINT
	PERM BLOW-OFF & BACTERIAL SAMPLING
	TEMPORARY BLOW-OFF
PV	PLUG VALVE
W	WATER LINE
CO	SANITARY SEWER CLEANOUT
	SANITARY SEWER LATERAL
PE	PIPE END
	PLANNED END
	PIPE PLUG

STRUCTURES

HDWL	HEADWALL
PS	PUMP STATION
MH	MANHOLE (PROPOSED)
MH	MANHOLE (EXISTING)
CB	CATCH BASIN (PROPOSED)
CB	CATCH BASIN (EXISTING)
JB	JUNCTION BOX (PROPOSED)
JB	JUNCTION BOX (EXISTING)
XB	CONFLICT BOX (PROPOSED)
XB	CONFLICT BOX (EXISTING)
	DIRECTION OF FLOW
	SWALE
	UNDERDRAIN

PAVING & STRIPING

	VALLEY GUTTER
	MODIFIED DOT TYPE CURB & GUTTER
	DOT TYPE CURB
	SKIP TRAFFIC STRIPE
	SOLID TRAFFIC STRIPE
	OPEN SPACE
	ASPHALT PAVEMENT
	BUFFER AREA
	PIKE ACCESS LAINE

SHEET INDEX

TITLE	NO.
COVER SHEET	1
GENERAL NOTES & SITE DATA	2
GREENWOOD VILLAGE SITE PLAN	3
VILLAGES OF COURTSIDE LAKE SITE PLAN	4
UTILITY PROFILES	5-6
PAVING & DRAINAGE DETAILS	7
WATER DISTRIBUTION DETAILS	8
SANITARY SEWER SYSTEMS DETAILS	9
LAKE PLANTING PLAN	10

APPROVED	
Subject to conditions in Resolution PUD-90-003	
Issued by: [Signature]	
DATE	DESCRIPTION

REVISIONS

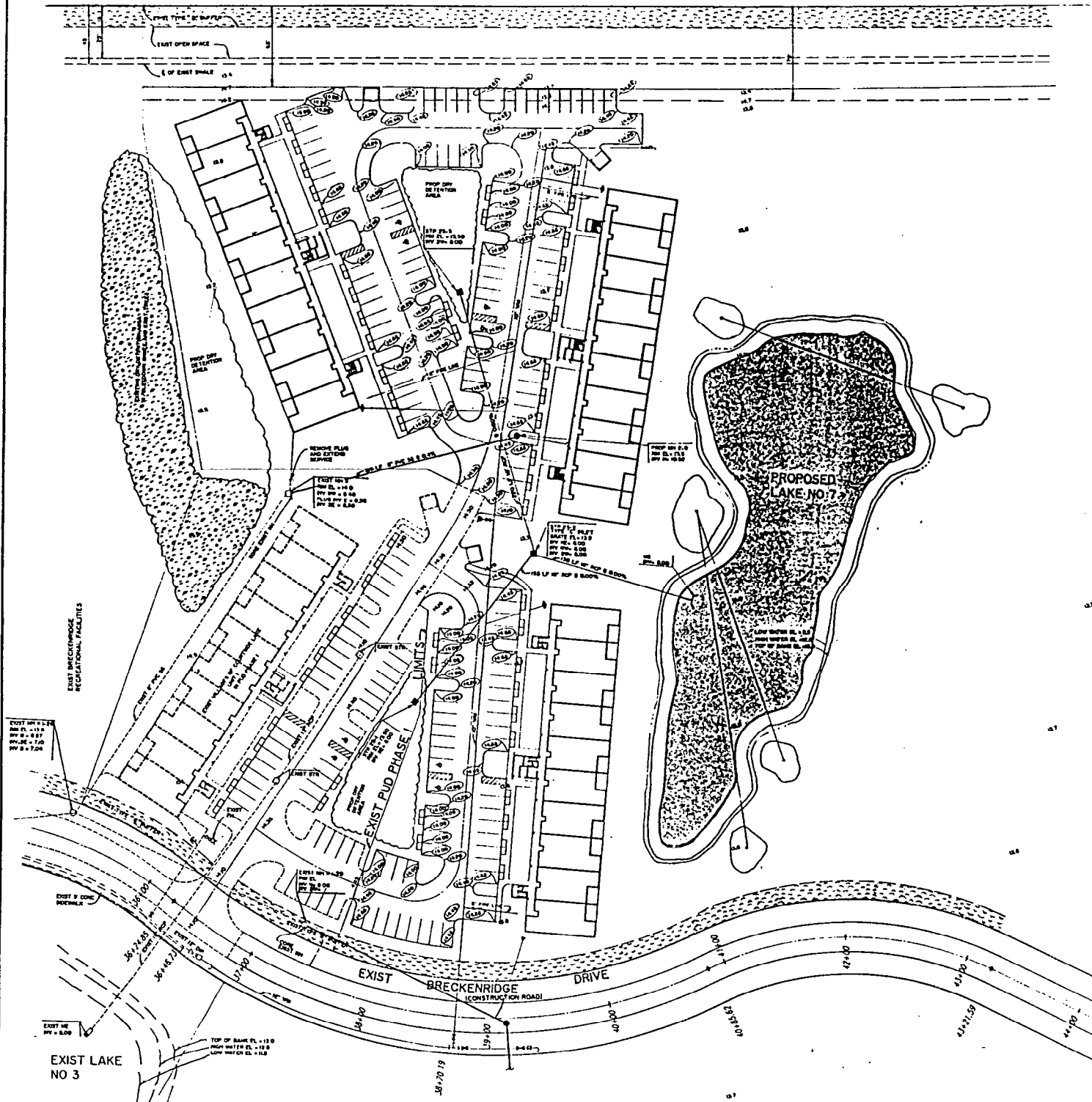
PROJECT MANAGER	PROJECT ENGINEER	PROJECT SURVEYOR
Ronald D. Glass, P.E.	Ronald D. Glass, P.E.	N/A

CHECKED BY DATE

PRINTED
WILSON, MILLER, BARTON
& PEEK, INC.
JUL - 8 1991
4573 COLONIAL BLVD.
FT. MYERS, FL 33918
ZONING COUNTER

JOB NUMBER	DATE	FILE NUMBER
1510	APRIL, 1991	D-1510-1

WILSON, MILLER, BARTON, SOLL & PEEK, INC.
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
NAPLES, FLORIDA (813) 643-4545 - FORT MYERS, FLORIDA (813) 939-1020



APPROVED

Amendment to
Master Concept Plan
Subject to conditions in Resolution 2002-00-003
Zoning Case # 2002-00-003
Date 7/1/02

Date: <u>JUNE, 1999</u> Scale: <u>1"=40'</u> Drawn by: <u>WMB</u> Check: <u>766</u> P.B. Pages: <u>1</u> Work Order No. <u>1510</u>		Client: <u>BRECKENRIDGE, LTD.</u> 19850 SOUTH TAMPAH TRAIL, ESTERO, FLORIDA 33928 813/992-8000 Title: <u>VILLAGES ON COURT SIDE LAKE</u> <u>PHASE II AMENDMENT SITE PLAN</u> <u>SECTION 29, TWP. 46S, RGE. 25E., LEE COUNTY, FLORIDA</u> Engineer: <u>WILSON-MILLER-BARTON & PEEK, INC.</u> 4374 COLUMBIA BOULEVARD, FORT MYERS, FLORIDA 33912 (813) 939-1000 FAX (813) 939-1478 Reference: <u>1112/1510/1697/1703</u>		Sheet <u>4</u> of <u>10</u> Drawing Number <u>D-1510-1</u>	
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