

2685454

FINAL P.U.D. APPROVAL

LEE COUNTY, FLORIDA

WHEREAS, E. Bruce Lawson of Wilson, Miller, Barton, Soll and Peek, Inc. authorized representative of Breckenridge, Ltd., has filed an application for administrative final P.U.D. approval for a portion of a project known as Breckenridge, on property located in Estero, off U.S. 41 South, described more particularly as:

LEGAL DESCRIPTION (of entire "recreation area" parcel): In Section 29, Township 46 South, Range 25 East, Lee County, Florida:

Commencing at the Northeast corner of said Section 29; THENCE S.00°46'20"E. (basis of bearings from deed recorded in Official Record Book 1515, page 62, of the Public Records of Lee County, Florida) along the East line of said Section 29 for 520.50 feet to the POINT OF BEGINNING of herein described parcel; THENCE continue S.00°46'20"E. for 175.00 feet; THENCE S.89°13'40"W. leaving said East line for 208.92 feet; THENCE S.71°59'20"W. for 157.08 feet; THENCE S.51°43'11"W. for 115.00 feet; THENCE S.75°43'12"W. (a radial line) for 185.00 feet to the East Right-of-way line of Breckenridge Drive (60 feet wide) and a non-tangent curve; THENCE Northwesterly along said East line and along the arc of the curve concave to the Southwest (radius = 310.00 feet, interior angle = 43°17'03", chord bearing and distance = N.35°55'19"W., 228.66 feet) for 234.19 feet to a point of reverse curvature; THENCE Northwesterly and Northeasterly along the arc of the curve concave to the East (Radius = 230.00 feet, interior angle = 103°41'26", chord bearing and distance = N.05°43'07"W., 361.72 feet) for 416.24 feet to a point of tangency; THENCE N.46°07'35"E. for 144.96 feet to a point of curvature; THENCE Northeasterly along the arc of the curve concave to the Northwest (radius = 275.00 feet, interior angle = 19°59'51", chord bearing and distance = N.36°07'39"E., 95.49 feet) for 95.98 feet to a non-tangent line; THENCE S.15°57'41"E. leaving aforesaid East right-of-way line of Breckenridge Drive for 103.80 feet; THENCE S.60°43'33"E. for 85.90 feet; THENCE N.59°59'53"E. for 96.98 feet; THENCE N.80°25'48"E. for 101.12 feet; THENCE N.82°33'05"E. for 81.15 feet; THENCE S.19°22'18"E. for 213.17 feet; THENCE S.00°46'20"E. for 115.00 feet; THENCE N.89°13'40"E. for 195.00 feet to the POINT OF BEGINNING. Containing 8.37 acres, more or less.

WHEREAS, the Lee County Zoning Ordinance provides, in Section 484.D.3.f, than 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

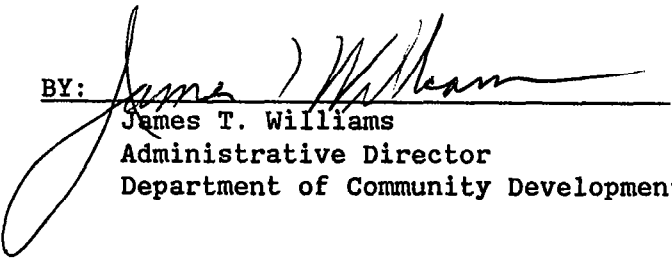
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the preliminary P.U.D. approval granted in Resolution ZAB-85-129.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the applicant's two-page final P.U.D plan, a reduced copy of which is attached and designated as Site Plan 89-001, is 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, and is subject to the following requirement:

- (a) Approval is limited to the proposed tennis court portion only (of the above-described legal) designated on the site plan as "Phase I-B Proposed Tennis Courts (6)" on the Breckenridge Tennis Court Site Development Plan, prepared by Wilson, Miller, Barton, Soll & Peek, Inc., Project No. 1112, dated February, 1989, and stamped "Received March 31, 1989, Zoning Counter."

DULY SIGNED this 14th day of April, A.D., 1989

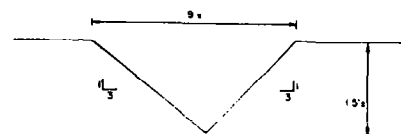
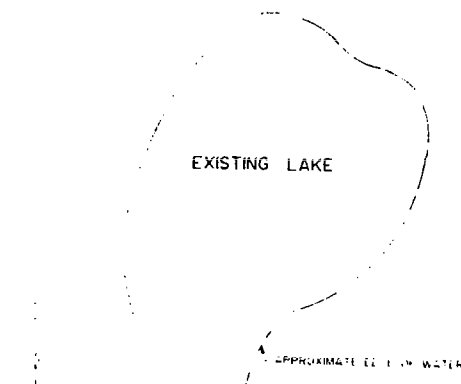
BY:


James T. Williams

Administrative Director

Department of Community Development

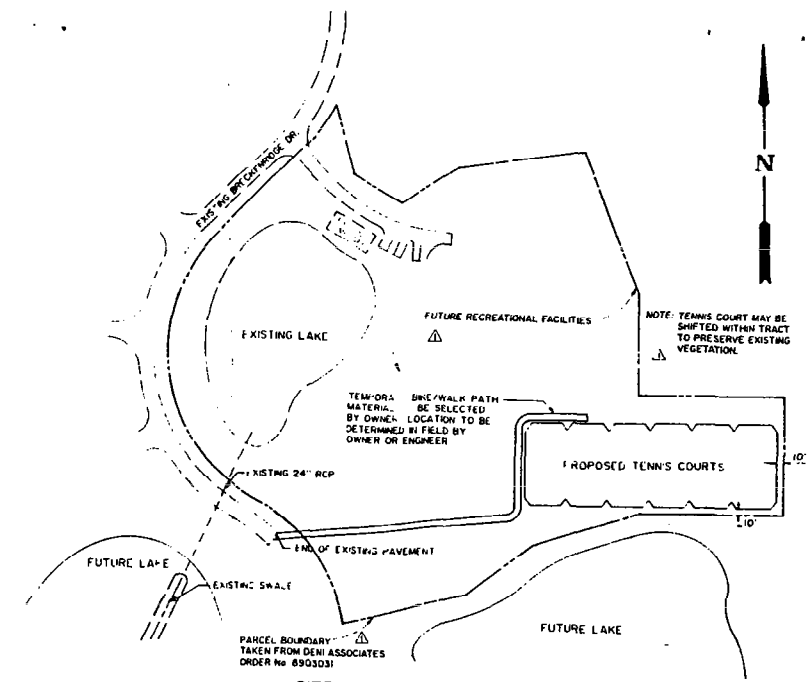
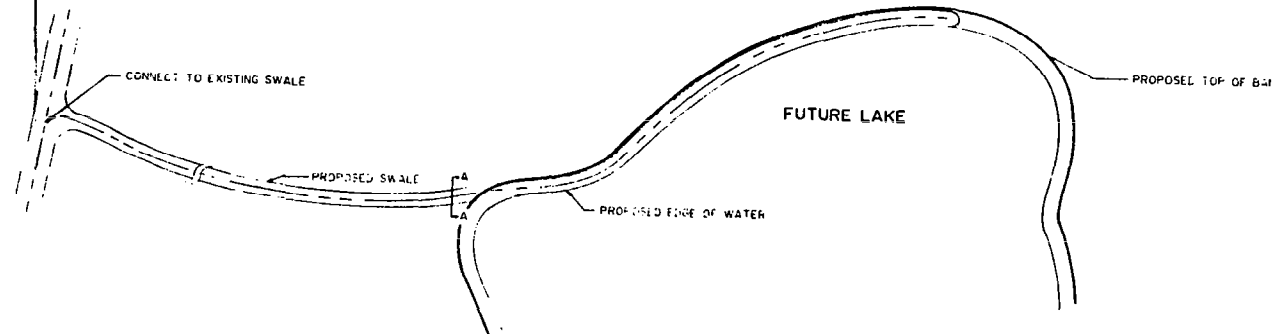
OR2084 Pg2183



TYPICAL SWALE SECTION A-A
NTS

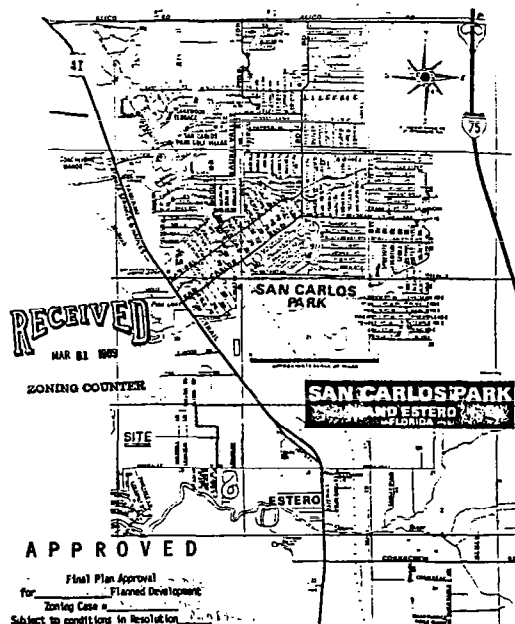
NOTE: TENNIS COURT MATERIAL IS HAR-TRUO,
A QUICK-DRYING PERVIOUS MATERIAL.

PHASE I - B
PROPOSED TENNIS COURTS (6)



SITE LOCATION SKETCH

SCALE 1 • 100



PROJECT LOCATION MAP

[illegible]

MAY 21 1968 WILSON - MILLER - BARTON - SOLL & PEEK, INC. ENGINEERS, PLANNERS & LAND SURVEYORS	DATE	BRECKENRIDGE, LTD.		
	SCALE	BRECKENRIDGE TENNIS COURT		
	PERSONEL	SITE DEVELOPMENT PLAN		
	DRAWN	SEC. 29, T46S, R25E		
	CHECKED	LEE COUNTY, FLORIDA		
APPROVED	BY PG	WILSON - MILLER - BARTON - SOLL & PEEK, INC. ENGINEERS, PLANNERS & LAND SURVEYORS FT. MYERS, FLORIDA		
	PROJECT	REFERENCE	SHEET	TITLE