

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Quattrone & Associates, Inc., filed an application on behalf of the property owner, Gator Recreational Complex, LLC to rezone a 7.1± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Gator Recreation Complex; and

WHEREAS, a public hearing was advertised and held on May 26, 2005 and July 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00087; and

WHEREAS, a second public hearing was advertised and held on October 3, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 7.1± acre parcel from AG-2 to CPD, to allow for the development of the 60,400 square-foot Gator Recreation Complex, which includes uses such as a 40-lane bowling alley, video arcade, restaurant, bar, convention center, and a 1.56-acre out parcel with 21,000 square feet of office and/or retail uses. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one page Master Concept Plan (MCP) entitled "Gator Recreation Complex," stamped received November 7, 2005, last revised January 31, 2005, except as modified by the conditions below:

The MCP specifies a maximum of 81,400 square feet of building space divided into two lots: the "Main Parcel" is limited to a 60,400-square-foot building; "Out Parcel" is limited to a 21,000-square-foot building.

2. The following limits apply to the project and uses (any Note referenced below is taken from LDC §34-934):

COPY

a. Schedule of Uses

Main Parcel: Gator Recreation Complex

Accessory Uses and Structures: Note (1), §34-1171 *et seq.*, §34-2441 *et seq.*,
§§ 34-1863, 34-2141 *et seq.*, §34-3106

Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11

ATM (automatic teller machine ancillary to buildings principle use)

Bar or Cocktail Lounge limited to one per bowling alley and one per restaurant
Groups III and IV (§34-1261 *et seq.*) as ancillary use

Business Services (§34-622(c))(5)): Groups I and II

Clubs: Commercial

Private (§34-2111 *et seq.*)

Cultural Facilities (§34-622(c))(10))

Consumption on Premises (§34-1261 *et seq.*): limited to bowling alley and restaurant

Drive-Through Facility for any permitted use

Emergency Operations Center

Essential Services (Note 1, §§ 34-1611, 34-1741)

Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-
1741, 34-2141)

Fences, Walls

Food and Beverage Service, Limited (Note 1)

Gift and Souvenir Shop (ancillary to bowling alley)

Health Care Facilities (§34-622(c))(20)): Groups I (Note 28) and II (Note 28)

Hobby, Toy and Game Shops (§34-622(c))(21))

Parking lot: Accessory

Temporary (§34-2022)

Recreation Facilities:

Commercial (§34-622(c))(38)): Groups I, III and IV

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel)

Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted
principal use on the same premises (limited to Main Parcel - Recreational
Facilities, Commercial [(§34-622(c))(38)): Groups I, III and IV] uses)

Signs (in accordance with Chapter 30, Note 1)

Specialty Retail Shops (§34-622(c))(47)): Groups I, II, and III (ancillary to bowling
alley)

Storage: Indoor only (Note 1, §34-3001 *et seq.*)

Theater, Indoor (Note 32, §34-2471 *et seq.*)

Used Merchandise Stores (§34-622(c))(54)): Group I

Warehouse: Mini-warehouse

Private

Public

Wholesale Establishments (§34-622(c))(56)): Group III

Out Parcel

Accessory Uses and Structures: Note (1), §34-1171 *et seq.*, §34-2441 *et seq.*,
§§ 34-1863, 34-2141 *et seq.*, §34-3106

Administrative Offices: Note (1)

Agricultural Use, in accord with Condition 11
 ATM (automatic teller machine)
 Auto Parts Store (no installation)
 Banks and Financial Establishments (§34-622(c))(3)): Groups I and II
 Bar or Cocktail Lounge limited to one per bowling alley and one per Restaurant
 Groups III and IV (§34-1261 *et seq.*) as ancillary use
 Boat Parts Store (no installation)
 Broadcast Studio, Commercial Radio and Television (§34-1141 *et seq.*)
 Business Services (§34-622(c))(5)): Groups I and II
 Cleaning and Maintenance Services (§34-622(c))(7))
 Clothing Stores, General (§34-622(c))(8))
 Clubs: Commercial
 Fraternal, Membership Organization (§34 2111 *et seq.*)
 Private (§34-2111 *et seq.*)
 Cultural Facilities (§34-622(c))(10))
 Consumption on Premises (§34-1261 *et seq.*): limited to Bowling Alley and
 Restaurant
 Day Care Center, Child, Adult (Note 28)
 Drive-Through Facility for any permitted use
 Drugstore, Pharmacy
 Emergency Operations Center
 Essential Services (Note 1, §§ 34-1611, 34-1741)
 Essential Service Facilities (§34-622(c))(13)): Group I (Note 1, §§ 34-1611, 34-
 1741, 34-2141)
 Fences, Walls
 Food and Beverage Service, Limited (Note 1)
 Food Stores (§34-622(c))(16)): Group I
 Gift and Souvenir Shop
 Hardware Store
 Hobby, Toy and Game Shops (§34-622(c))(21))
 Household and Office Furnishings
 Insurance Companies (§34-622(c))(23))
 Laundry or Dry Cleaning (§34-622(c))(24)): Group I
 Medical Office
 Nonstore Retailers (§34-622(c))(30)), Groups I and II
 Paint, Glass and Wallpaper
 Parking Lot: Accessory
 Temporary (§34-2022)
 Personal Services (§34-622(c))(33)): Groups I (§34-3021), II and III (excluding
 Turkish baths and massage parlors)
 Pet Services
 Pet Shop
 Place of Worship (Note 28, §34-2051)
 Rental or Leasing Establishment (§34-622(c))(39)): Group I (§§ 34-1352, 34-3001
 et seq.), II (§34-1201 *et seq.*, §§ 34-1352, 34-3001 *et seq.*), III (§§ 34-1352,
 34-3001 *et seq.*), Group IV (§34-1201 *et seq.*, §§ 34-1352, 34-3001 *et seq.*)
 Repair Shops (§34-622(c))(40)): Groups I and II
 Restaurant, Fast Food (out parcel only)

Restaurants (§34-622(c))(43)): Groups I, II, III, and IV (limited to one per parcel and by Condition 4)
 Signs (in accordance with Chapter 30, Note 1)
 Social Services (§34-622(c))(46)): Groups I, II, III (Note 28), IV (Note 28)
 Specialty Retail Shops (§34-622(c))(47)): Groups I, II, III, IV
 Studios (§34-622(c))(49))
 Used Merchandise Stores (§34-622(c))(54)): Group I
 Variety Store

b. Site Development Regulations

Minimum Lot Area and Dimensions: Main Parcel

Area	5.5 acres
Width	200 feet
Depth	300 feet

Minimum Lot Area and Dimensions: Out Parcel

Area	1.5 acres
Width	100 feet
Depth	100 feet

Minimum Building Setbacks:

Street	25 feet
Side	25 feet
Rear	25 feet
Water	25 feet

Accessory Structures*	5 feet
Accessory Structures* (Water)	20 feet

Maximum Height:

Main Parcel, Gator Rec. Complex	45 feet/3 stories
Out Parcel	35 feet/2 stories

Maximum Lot Coverage	25 percent
Minimum Open Space	2.13 acres

*Accessory Use and Structure setbacks must comply with LDC §34-1171 *et seq.*

- Ingress to project from Six Mile Cypress Parkway is limited to south-bound right-in and north-bound left-in, while egress is limited to right-out only (Controlled Access Resolution

93-09-5, as amended by Resolution 00-04-09, and identified as Designated Access Point #452+50).

4. The out parcel is limited to 21,000 square feet of office/retail uses with a minimum of 70 parking spaces. If the applicant wishes to use the out parcel for a restaurant, the maximum building size is limited to 6,500 square feet with a minimum of 91 parking spaces and will require an Administrative Amendment to the MCP.
5. The Type "D" vegetation buffer along Six Mile Cypress Parkway is to be enhanced, doubling the required trees to 10 per 100 lineal feet. All trees must be 100 percent native species. Non-native trees can be used in excess to these requirements. This enhancement follows similar landscaping improvements required of projects along Six Mile Cypress Parkway: Daniels Crossing CPD (north of the project at the Daniels Road and Six Mile Cypress Parkway intersection) requiring a 20-foot-wide buffer with double Type "D" vegetation (10 trees per 100 lineal feet and hedge planted in double staggered rows); International Center (parcels along Six Mile Cypress south of Daniels Crossing) requiring 10-foot-wide landscape strip containing native species of eight trees and 24 shrubs per 100 linear feet; and similar enhancements to the Lee County Sports Complex.
6. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
7. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
8. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
9. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
10. Blasting activities are not permitted a part of this action.
11. **AGRICULTURAL USES:** Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

- b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - (1) the date the agricultural uses ceased;
 - (2) the legal description of the property subject to the development order approval;
 - (3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,
 - (4) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.
 - ii. Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.
- 12. Prior to issuance of a local development order allowing vertical construction of either phase identified on the attached MCP, the developer must submit proof acceptable to Development Services, that the surrounding road system has sufficient capacity to accommodate the proposed development. This documentation must demonstrate the project's compliance with the transportation concurrency and level-of-service standards as set forth in the Lee Plan and the LDC.

SECTION C. DEVIATIONS:

Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide a 330 feet connection separation between the project's two entrances onto Plantation Road, to allow a 238-foot

separation between the two ingress/egress points for the Gator Recreation Complex CPD. This deviation is APPROVED, as depicted on the MCP.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Ag Use Affidavit

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Albion, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:


Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Nay
Tammy Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of October 2005.

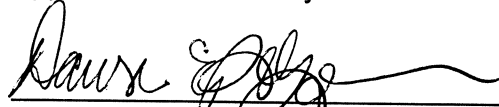
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


Dawn E. Perry-Lehnert
County Attorney's Office





January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesternly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

Applicant's Legal Checked
by Lgm 2/23/2005

RECEIVED
FEB 10 2005

PERMIT COUNTER

DCI2004-00087

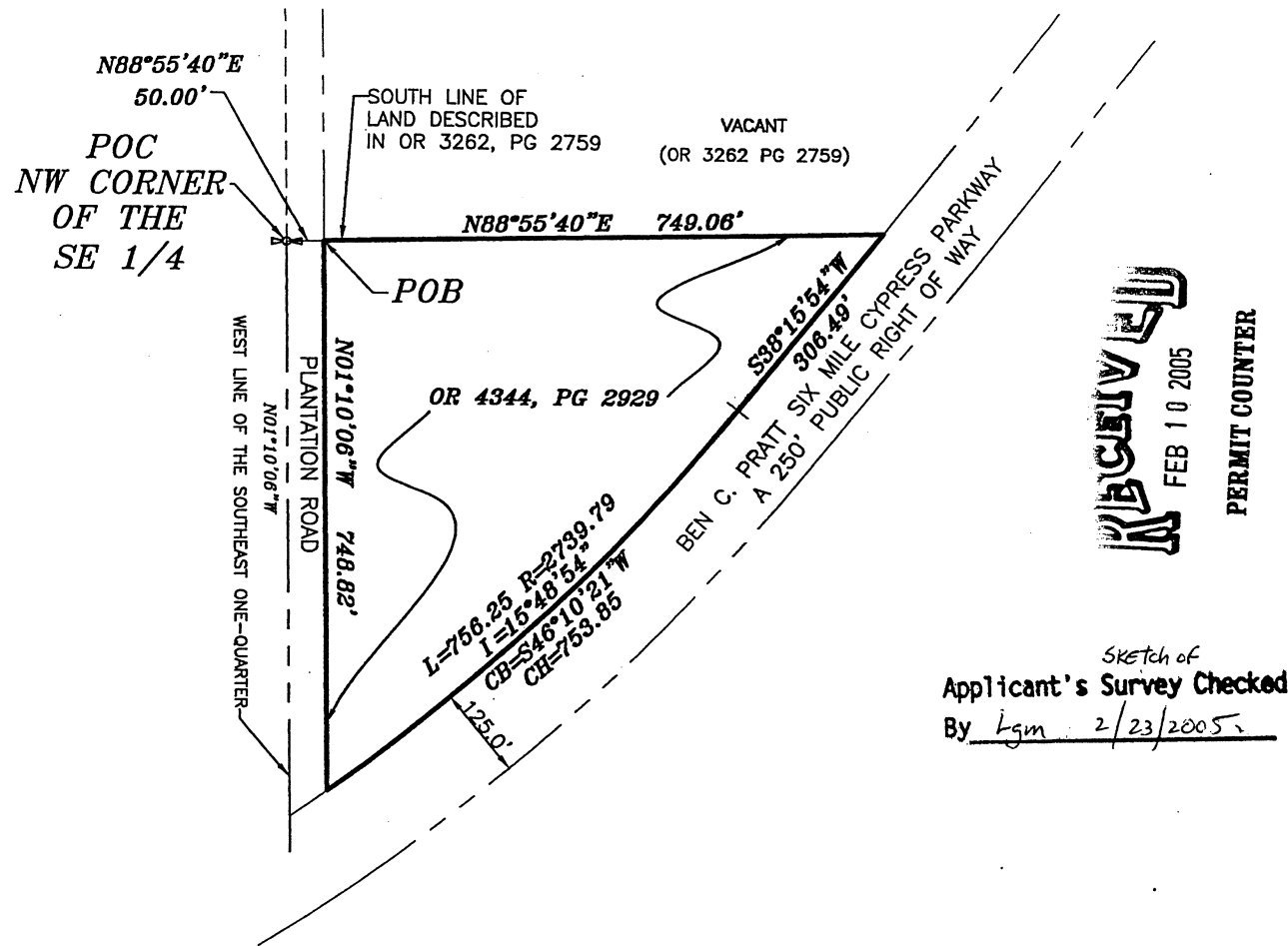
MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301
DATE SIGNED: 1/24/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT A
Page 1 of 2

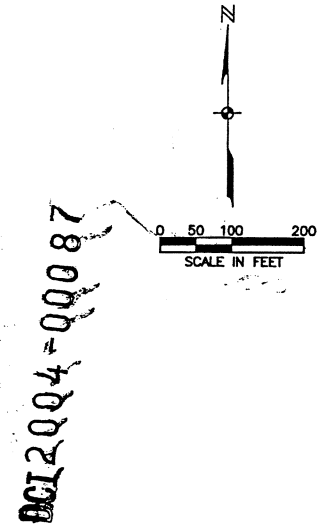
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Sheet 1 of 2

S:\044719\044719-METES-BOUND-SKETCH.dwg (Layout2-Layout1) JHS Jan 21, 2005 - 2:20pm



SKETCH of
Applicant's Survey Checked
By Lgm 2/23/2005



METES & BOUNDS FOR LANDS RECORDED IN
OFFICIAL RECORDS BOOK 4344, PAGE 2929
PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL "A"

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/21/2005	20044719	30-45-25	AS SHOWN	2 OF 2

ZONING INTAKE MAP

4/27/2005

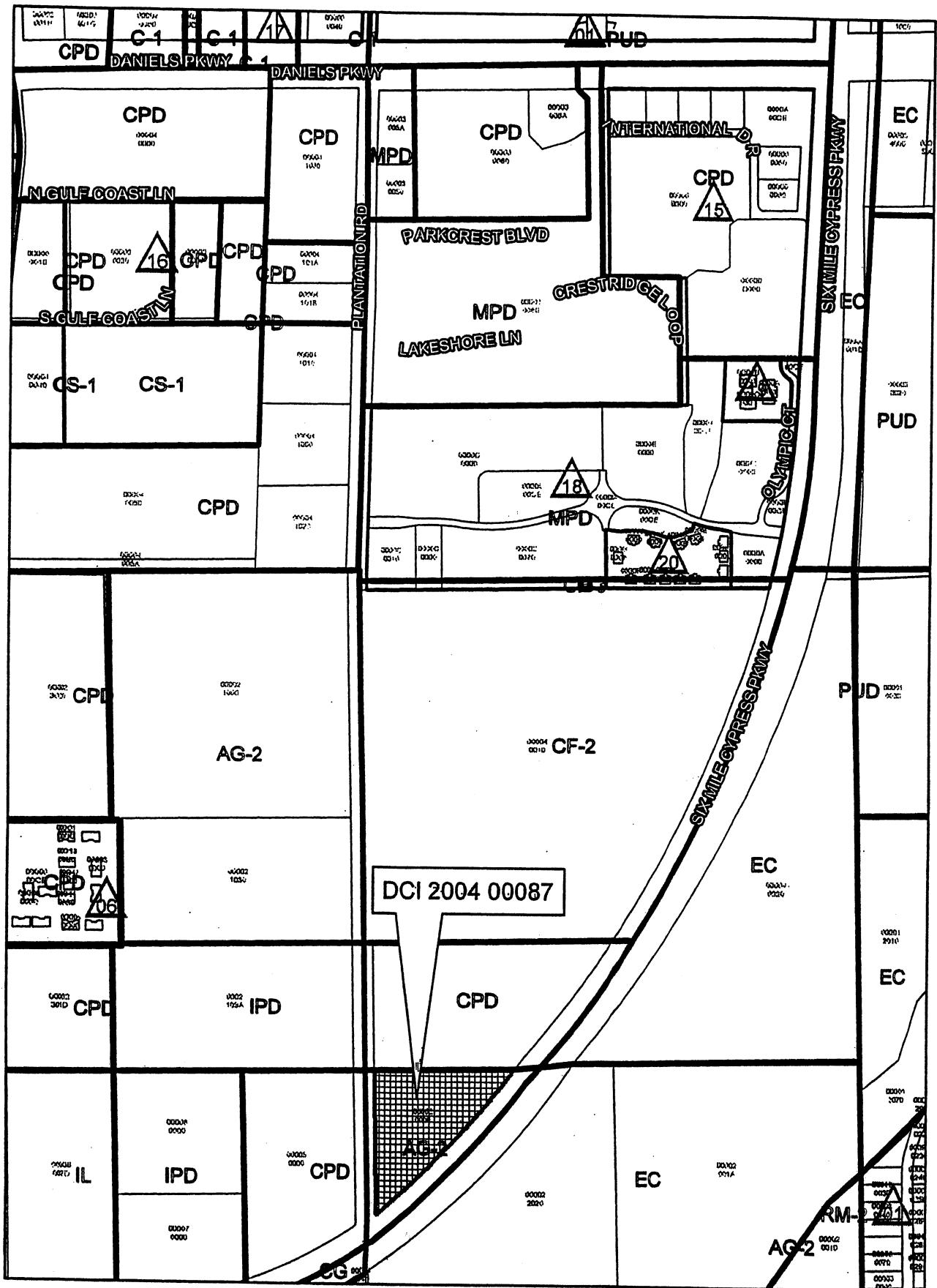
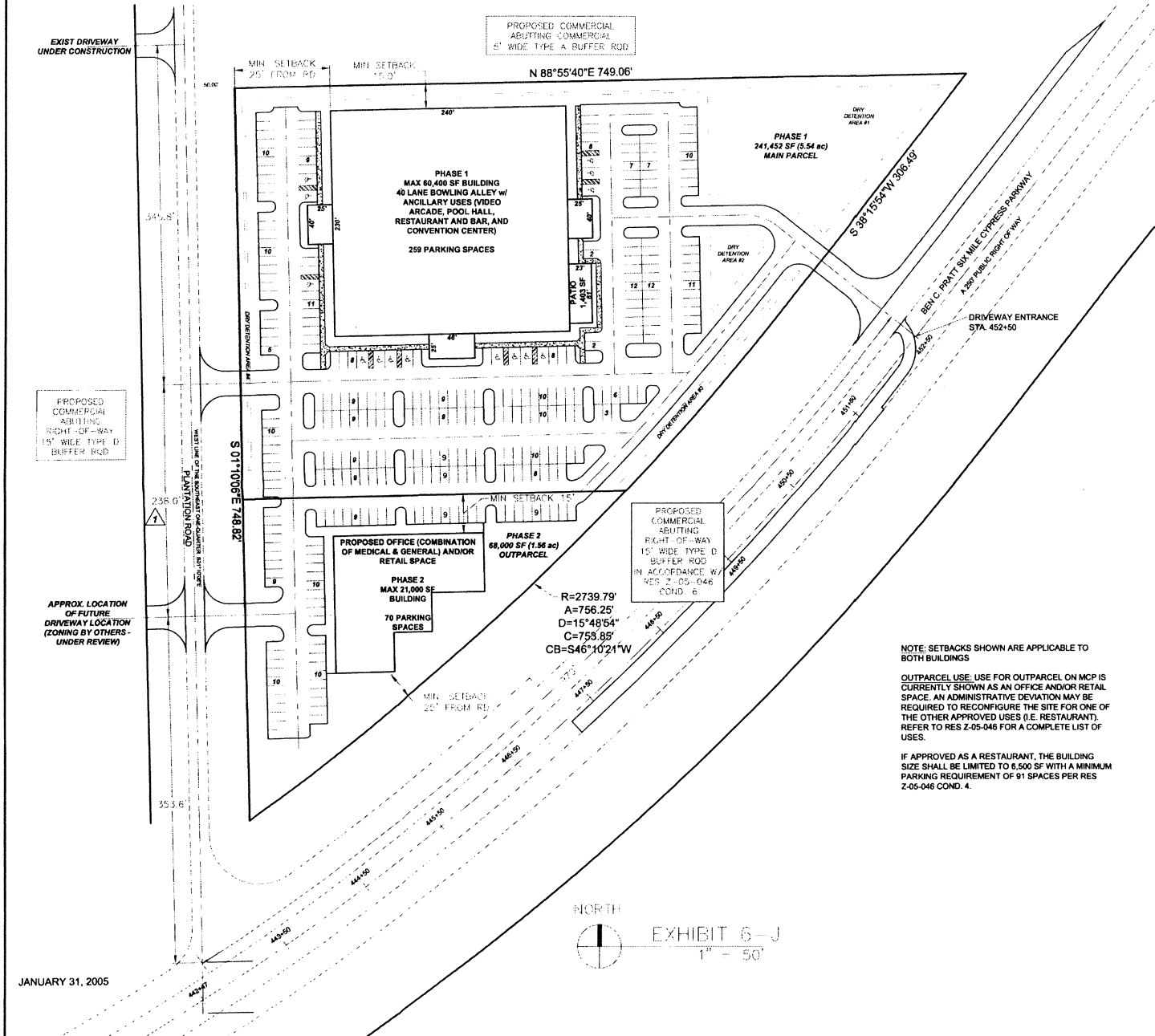
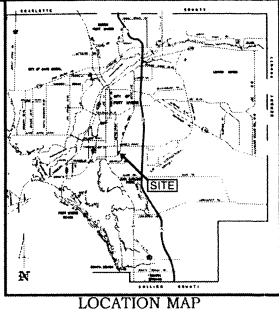


EXHIBIT B

870 435 0 870 Feet

MASTER CONCEPT PLAN FOR: GATOR RECREATION COMPLEX - REZONING TO CPD
LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



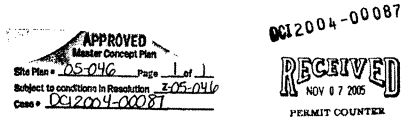
PROJECT SUMMARY:

- 1.) STRAP NUMBER:
30-45-25-00-00002.0000
- 2.) OPEN SPACE:
REQUIRED (PER L.C.L.D.C.):
MAIN PARCEL X 0.30 = 5.54 AC. X 30% = 1.66 AC. (72,436 SF)
OUTPARCEL X 0.30 = 1.56 AC. X 30% = 0.47 AC. (20,400 SF)
TOTAL OPEN SPACE REQUIRED: = 2.13 AC. (92,836 SF)
- 3.) INDIGENOUS OPEN SPACE:
THERE IS CURRENTLY A SCATTERING OF EXISTING TREES, PREDOMINANTLY SLASH PINES, LOCATED ON THE SITE. MOST OF THESE OCCUR ALONG THE NORTHERN BOUNDARY OF THE SITE. THE PROPOSED CONSTRUCTION WILL NECESSITATE THE REMOVAL OF THE MAJORITY OF THESE TREES; HOWEVER, THE LANDSCAPING OF THE SITE WILL UTILIZE INDIGENOUS, NATIVE PLANTINGS WHEREVER POSSIBLE.

NOTE: SETBACKS SHOWN ARE APPLICABLE TO BOTH BUILDINGS

OUTPARCEL USE: USE FOR OUTPARCEL ON MCP IS CURRENTLY SHOWN AS AN OFFICE AND/OR RETAIL SPACE. AN ADMINISTRATIVE DEVIATION MAY BE REQUIRED TO RECONFIGURE THE SITE FOR ONE OF THE OTHER APPROVED USES (I.E. RESTAURANT). REFER TO RES Z-05-046 FOR A COMPLETE LIST OF USES.

IF APPROVED AS A RESTAURANT, THE BUILDING SIZE SHALL BE LIMITED TO 6,500 SF WITH A MINIMUM PARKING REQUIREMENT OF 91 SPACES PER RES Z-05-046 COND. 4.



PREPARED BY: Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 Fort Myers, Florida 33912 • 231-936-0222

JANUARY 31, 2005

EXHIBIT 6-J
1" = 50'

EXHIBIT C

EXHIBIT

Agricultural Uses at time of Zoning Application

I, Kevin J. Walsh certify that I am the Managing Member of Gator Recreation Complex, LLC.; that Gator Complex, LLC is the owner of the property described on the attached exhibit, and that the property is currently being used for agricultural purposes. More specifically, the 7.1 acre parcel is currently being used for cattle grazing. All agricultural uses will cease upon site development construction.

Kevin J. Walsh
Signature of Owner or Owner-authorized Agent

May 16 2005

Date

**Kevin J. Walsh, Managing Member of
Gator Complex LLC.**

Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 16th day of May 2005,
By Kevin J. Walsh, as Managing Member of Gator Complex, LLC, on behalf of the limited liability company who is personally known to me or who has
produced _____ as identification.

(SEAL)



Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Iniavette Ramirez
Signature of notary public

Iniavette Ramirez

Printed name of notary public

DCI 2004-00087

RECEIVED
MAY 16 2005



DCI 2004 00087



PERMIT COUNTER

January 21, 2005

**DESCRIPTION
PARCEL "A"
LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 30, Township 46 South, Range 25 East, Lee County, Florida, described as follows in Official Records Book 4344, page 2929, Lee County Records, Lee County, Florida:

All that part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 45 South, Range 25 East, lying Northwesternly of the Six Mile Parkway in Lee County, Florida.

Being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (NE ¼) of Section 30, run North 88°55'40" East along the South Line of land Described in Official Records Book 3262, Page 2761, Lee County Records, Lee County, Florida for a distance of 50.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue easterly along said line, for a distance of 749.06 feet; To a point of intersection with the Westerly Right Of Way Line of Ben C. Pratt Six Mile Cypress Parkway, a 250 feet wide Public Right of Way; thence departing said South line run South 38°15'54" West along said Westerly Right Of Way, for a distance of 306.49 feet to a point of curvature; thence run southwesterly along an arc of a curve to the right of radius 2,739.79 feet (delta 15°48'54") (chord bearing South 46°10'21" West) (chord 753.85 feet) for a distance of 756.25 feet to a point of intersection with the Easterly Right Of Way Line of Plantation Road; thence run North 01°10'06" West along said Easterly Right Of Way line for a distance of 748.82 feet to the POINT OF BEGINNING.

Containing 309,452 square feet or 7.104 acres, more or less.

Bearings shown hereon are based on the West line of the Southeast Quarter Section 30 to bear North 01°10'06" West.

MICHAEL A. WARD (FOR THE FIRM LB-642) PROFESSIONAL
SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5301

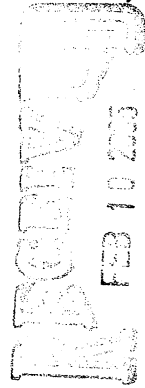
DATE SIGNED: 1/24/05

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT D
Page 3 of 3

DCI 2004 00087

N88°55'40"E
50.00'
POC
NW CORNER
OF THE
SE 1/4



PERMIT COUNTER

WEST LINE OF THE SOUTHEAST ONE-QUARTER

N01°10'06"W

PLANTATION ROAD

N01°10'06"W 748.82'

SOUTH LINE OF
LAND DESCRIBED
IN OR 3262, PG 2759

VACANT
(OR 3262 PG 2759)

N88°55'40"E 749.06'

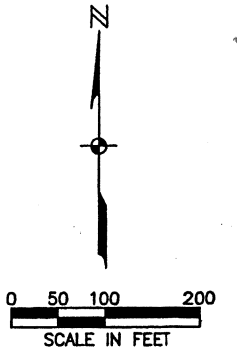
POB

OR 4344, PG 2929

L=756.25 R=2739.79
I=15°48'54"
CB=646°10'21"W
CH=753.85

125.0'

S38°15'54"W 306.49'
BEN C. PRATT SIX MILE CYPRESS PARKWAY
A 250' PUBLIC RIGHT OF WAY



[Signature] 1/24/05

METES & BOUNDS FOR LANDS RECORDED IN
OFFICIAL RECORDS BOOK 4344, PAGE 2929

PARCEL LYING IN
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL "A"

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
01/21/2005	20044719	30-45-25	AS SHOWN	2 OF 2