

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00206

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Coconut Point Developers, LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point M.P.D. **to change the buffer along US 41 to permit "landscape view corridors"** within the project located on the east side of US41 between Williams and Coconut Roads, described more particularly as:

LEGAL DESCRIPTION: In Section 04 and 09, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number Z-02-009; DRI2000-00015 and DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B) and DOS2004-00059, and DOS2004-00038); 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 changes proposed involve elements discussed and agreed on between the applicant, the Estero community, and the Lee County Board of County Commissioners; and

WHEREAS, it was determined by staff that the applicant should present these changes to the Estero community, to hear the community's thoughts and concerns; and

WHEREAS, the applicant presented the proposed changes to the community during a public information meeting; and

WHEREAS, the community during this information meeting was in general agreement with the changes proposed; 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, Environmental Sciences has reviewed this request and has offered no objection to the granting of this request consistent with the plans received and with the approval by the Estero Community Planning Panel; 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 within the Mixed Use Planned Development to **change the buffer along US 41 to permit "landscape view corridors"** is **APPROVED**.

Approval is subject to the following conditions:

1. The only change approved in this amendment is for the modification of the landscaping buffer along US 41 to provide for "view corridors". Development of this buffer must be in compliance with the two-page plan Plans entitled "Coconut Point MPD, Existing Landscaped View Corridors" and "Coconut Point MPD, Proposed Landscape View Corridors" stamped received on October 8, 2004. The approved Plan for ADD2004-00206 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 7th day of March, A.D., 2005.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

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NOV 12 2004**PERMIT COUNTER****LEGAL DESCRIPTION**

A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,733.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN N.10°32'05"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 971.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,605.39 FEET, THROUGH A CENTRAL ANGLE OF 04°03'11", SUBTENDED BY A CHORD OF 396.43 FEET AT A BEARING OF N.08°30'30"W., FOR A DISTANCE OF 396.52 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°07'51"E. FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.82°31'42"E., A DISTANCE OF 3,909.60 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,909.60 FEET, THROUGH A CENTRAL ANGLE OF 08°29'31", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N.03°13'32"W., FOR A DISTANCE OF 579.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 583.09 FEET; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 47.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.10°26'58"W., A DISTANCE OF 2,025.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°12'27", SUBTENDED BY A CHORD OF 325.07 FEET AT A BEARING OF N.74°56'48"E., FOR A DISTANCE OF 325.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 487.89 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 488.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 238.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN S.00°59'47"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,869.10 FEET TO THE POINT OF BEGINNING; CONTAINING 95.885 ACRES, MORE OR LESS.

AND

A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,021.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,692.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN

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HM PROJECT #1995085

1/17/01

REF. DWG. #A-994-3

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N.00°56'59"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,590.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,641.38 FEET, THROUGH A CENTRAL ANGLE OF 09°31'27", SUBTENDED BY A CHORD OF 936.68 FEET AT A BEARING OF N.05°42'42"W., FOR A DISTANCE OF 937.76 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°28'26"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 98.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.88°20'53"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,029.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'00", SUBTENDED BY A CHORD OF 369.09 FEET AT A BEARING OF S.89°50'53"W., FOR A DISTANCE OF 369.14 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°39'07"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 674.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S.04°52'41"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'50", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S.00°53'44"E., FOR A DISTANCE OF 549.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 225.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,710.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 626.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,584.73 FEET, THROUGH A CENTRAL ANGLE OF 06°24'13", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S.03°28'03"E., FOR A DISTANCE OF 1,294.76 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°15'56"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 274.74 FEET; THENCE RUN S.46°02'16"E., FOR A DISTANCE OF 577.44 FEET; THENCE RUN S.01°57'26"E. FOR A DISTANCE OF 25.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY; THENCE RUN N.88°02'34"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 32.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,875.00 FEET, THROUGH A CENTRAL ANGLE OF 17°41'59", SUBTENDED BY A CHORD OF 576.92 FEET AT A BEARING OF N.79°11'34"E., FOR A DISTANCE OF 579.22 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,175.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 512.09 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 512.65 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING; CONTAINING 386.536 ACRES, MORE OR LESS.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

INFORMATION RELATING TO BOUNDARY DATA OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH THE LOCATION OF THE US HIGHWAY #41 RIGHT-OF-WAY, WAS OBTAINED FROM A SURVEY OF THE SWEETWATER RANCH PREPARED BY DENI ASSOCIATES HAVING ORDER NUMBER 8409031, DATED 9/14/84. INFORMATION RELATING TO THE LOCATION OF COCONUT ROAD

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AND ADJOINING EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY DESCRIPTIONS PROVIDED BY CLIENT.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE, MONTES, INC.

CERTIFICATE OF AUTHORIZATION LB #1772

BY


JERRY L. RIFFELMACHER


P.S.M. #6130

STATE OF FLORIDA

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Applicant's Legal Checked

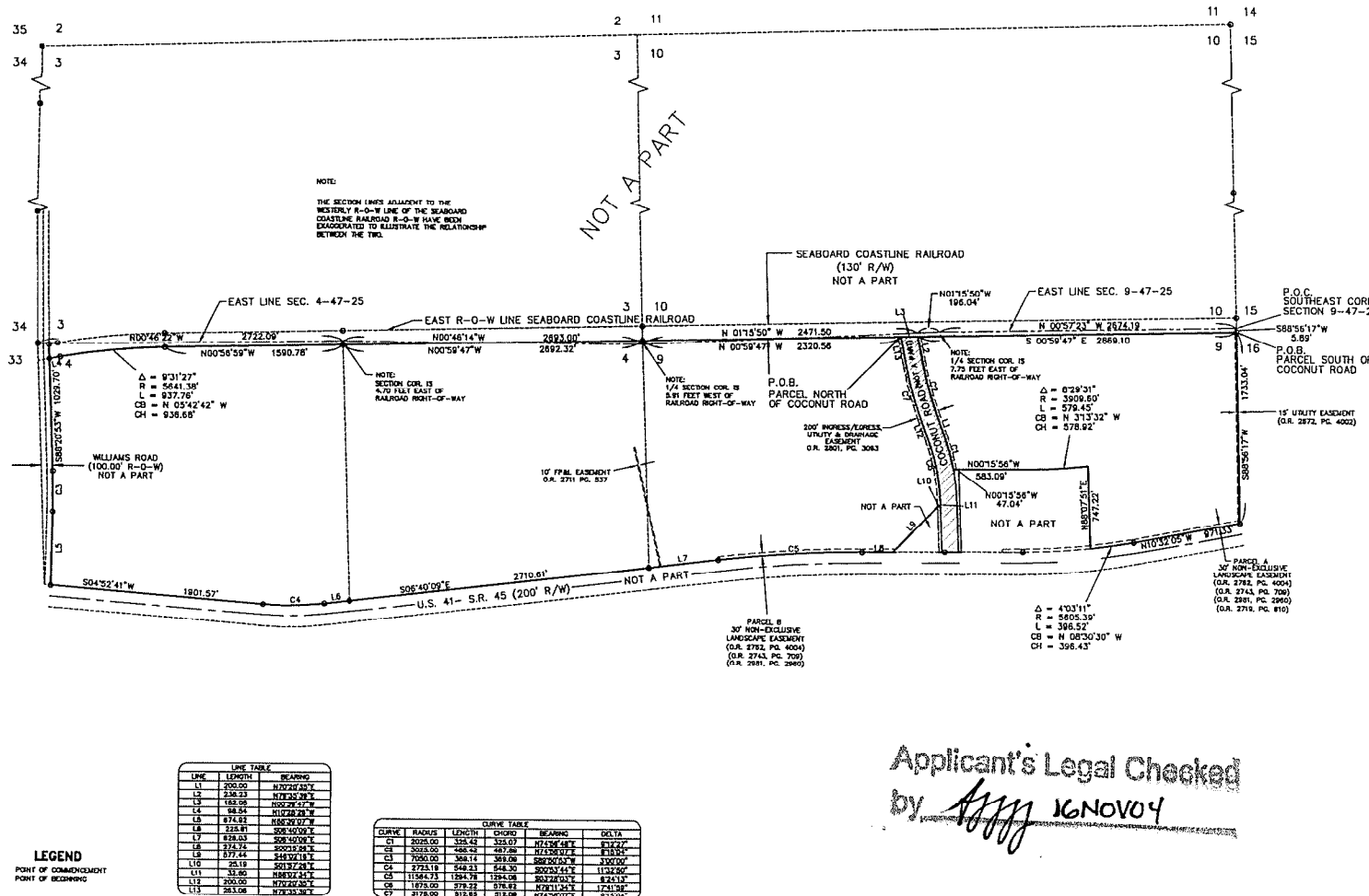
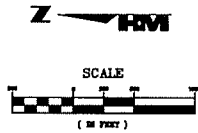
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ADD 2004-00206

NOV 12 2004

PERMIT COUNTER



LEGAL DESCRIPTION

A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN S 86°56'17" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, 1,280.00 FEET NORTH-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 86°56'17" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1,280.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 42), A 200.00 FOOT RIGHT-OF-WAY, THENCE RUN N 10°32'07" E, ALONG SAID EASTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 871.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTWARD, THENCE RUN NORTHERLY, ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,060.38 FEET, THROUGH A CENTRAL ANGLE OF 0°51'27", SUBTENDED BY A CHORD OF 394.43 FEET AT A BEARING OF N 0°52'37" W, FOR A DISTANCE OF 344.52 FEET TO THE END OF SAID CURVE, THENCE RUN N 84°07'51" E, FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTWARD, WHOSE RADIUS POINT BEARS N 82°31'42" E, A DISTANCE OF 3,908.80 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,908.80 FEET, THROUGH A CENTRAL ANGLE OF 0°29'31", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N 0°52'37" W, FOR A DISTANCE OF 578.45 FEET TO THE END OF SAID CURVE, THENCE RUN N 10°32'07" E, FOR A DISTANCE OF 583.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEAST, WHOSE RADIUS POINT BEARS N 10°32'07" E, A DISTANCE OF 2,022.00 FEET THEREFROM; THENCE RUN EASTWARD, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,022.00 FEET, THROUGH A CENTRAL ANGLE OF 0°17'27", SUBTENDED BY A CHORD OF 323.47 FEET AT A BEARING OF N 7°54'48" E, FOR A DISTANCE OF 323.47 FEET TO THE END OF SAID CURVE, THENCE RUN N 10°32'07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTWARD, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,028.00 FEET, THROUGH A CENTRAL ANGLE OF 0°19'54", SUBTENDED BY A CHORD OF 488.88 FEET AT A BEARING OF N 7°54'48" E, FOR A DISTANCE OF 488.88 FEET TO THE END OF SAID CURVE, THENCE RUN N 10°32'07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 238.23 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, THENCE RUN S 0°05'47" E, ALONG SAID WESTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,985.10 FEET TO THE POINT OF BEGINNING, CONTAINING 59.885 ACRES, MORE OR LESS.

AND:

A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN N 10°32'07" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, 1,280.00 FEET NORTH-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 10°32'07" E, ALONG SAID WESTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,280.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 42), A 200.00 FOOT RIGHT-OF-WAY, THENCE RUN N 10°32'07" E, ALONG SAID EASTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 871.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTWARD, THENCE RUN NORTHERLY, ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,060.38 FEET, THROUGH A CENTRAL ANGLE OF 0°51'27", SUBTENDED BY A CHORD OF 394.43 FEET AT A BEARING OF N 0°52'37" W, FOR A DISTANCE OF 344.52 FEET TO THE END OF SAID CURVE, THENCE RUN N 84°07'51" E, FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTWARD, WHOSE RADIUS POINT BEARS N 82°31'42" E, A DISTANCE OF 3,908.80 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,908.80 FEET, THROUGH A CENTRAL ANGLE OF 0°29'31", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N 0°52'37" W, FOR A DISTANCE OF 578.45 FEET TO THE END OF SAID CURVE, THENCE RUN N 10°32'07" E, FOR A DISTANCE OF 583.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEAST, WHOSE RADIUS POINT BEARS N 10°32'07" E, A DISTANCE OF 2,022.00 FEET THEREFROM; THENCE RUN EASTWARD, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,022.00 FEET, THROUGH A CENTRAL ANGLE OF 0°17'27", SUBTENDED BY A CHORD OF 323.47 FEET AT A BEARING OF N 7°54'48" E, FOR A DISTANCE OF 323.47 FEET TO THE END OF SAID CURVE, THENCE RUN N 10°32'07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTWARD, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,028.00 FEET, THROUGH A CENTRAL ANGLE OF 0°19'54", SUBTENDED BY A CHORD OF 488.88 FEET AT A BEARING OF N 7°54'48" E, FOR A DISTANCE OF 488.88 FEET TO THE END OF SAID CURVE, THENCE RUN N 10°32'07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 238.23 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, THENCE RUN S 0°05'47" E, ALONG SAID WESTERN RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,985.10 FEET TO THE POINT OF BEGINNING, CONTAINING 59.885 ACRES, MORE OR LESS.

Applicant's Legal Checked
by *[Signature]* 16 NOV 04

LINE TABLE

LINE	LENGTH	BEARING
L1	200.00	N 0°05'47" E
L2	238.23	N 10°32'07" E
L3	181.01	N 10°32'07" E
L4	871.33	N 10°32'07" E
L5	323.47	N 7°54'48" E
L6	578.45	N 0°52'37" W
L7	583.09	N 10°32'07" E
L8	238.23	N 10°32'07" E
L9	181.01	N 10°32'07" E
L10	200.00	N 0°05'47" E
L11	32.18	N 0°05'47" E
L12	200.00	N 0°05'47" E
L13	238.23	N 10°32'07" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5060.38	344.52	394.43	N 0°52'37" W	0°51'27"
C2	5060.38	344.52	394.43	N 0°52'37" W	0°51'27"
C3	3028.00	323.47	323.47	N 7°54'48" E	0°17'27"
C4	3028.00	323.47	323.47	N 7°54'48" E	0°17'27"
C5	3028.00	323.47	323.47	N 7°54'48" E	0°17'27"
C6	3028.00	323.47	323.47	N 7°54'48" E	0°17'27"
C7	3028.00	323.47	323.47	N 7°54'48" E	0°17'27"

LEGEND
POC POINT OF COMMENCEMENT
POP POINT OF BEGINNING

FIELD BOOK

REVISION	DATE

PARTY CHECK

DATE	BY
01/18/01	BA
01/19/01	TJG

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

"NOT A SURVEY"



950 Encore Way
Naples, FL 34110
Phone: (941) 254-2000
Florida Certificate of Authorization No. 1772

SKETCH AND LEGAL DESCRIPTION

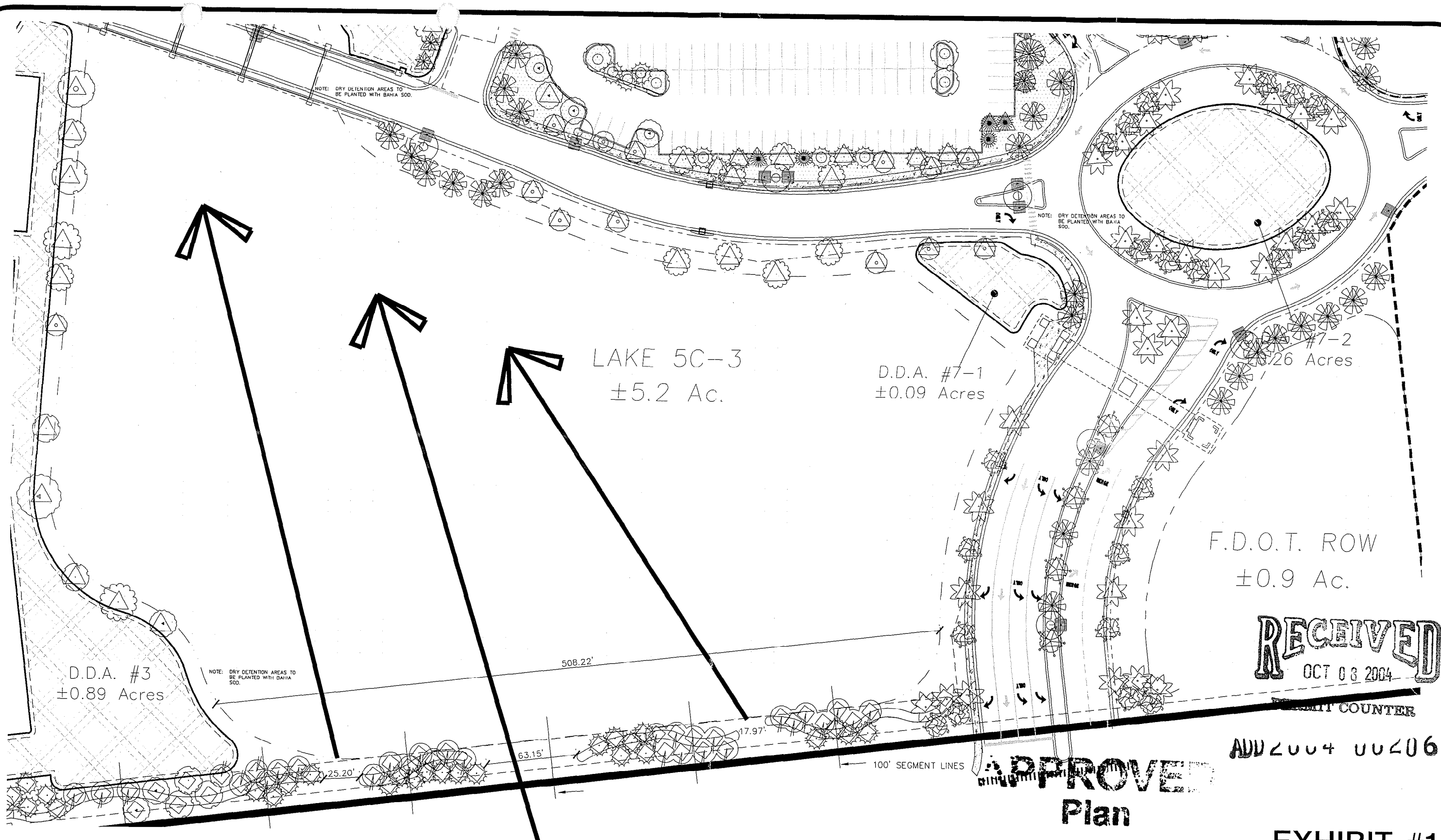
OF A PORTION OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DRAWING NO.
A-984-3

PROJECT NO.
19970798

REFERENCE
SWEETREYS

BY JERRY L. RIFELMACHER P.S.M. #6130
STATE OF FLORIDA



RECEIVED
OCT 03 2004

ADD 2004 00206

APPROVED
Plan

Subject to Case # ADD2004-00206

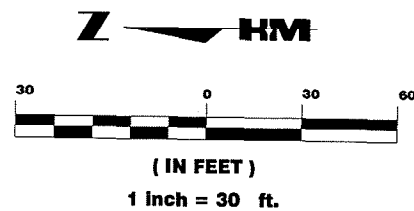
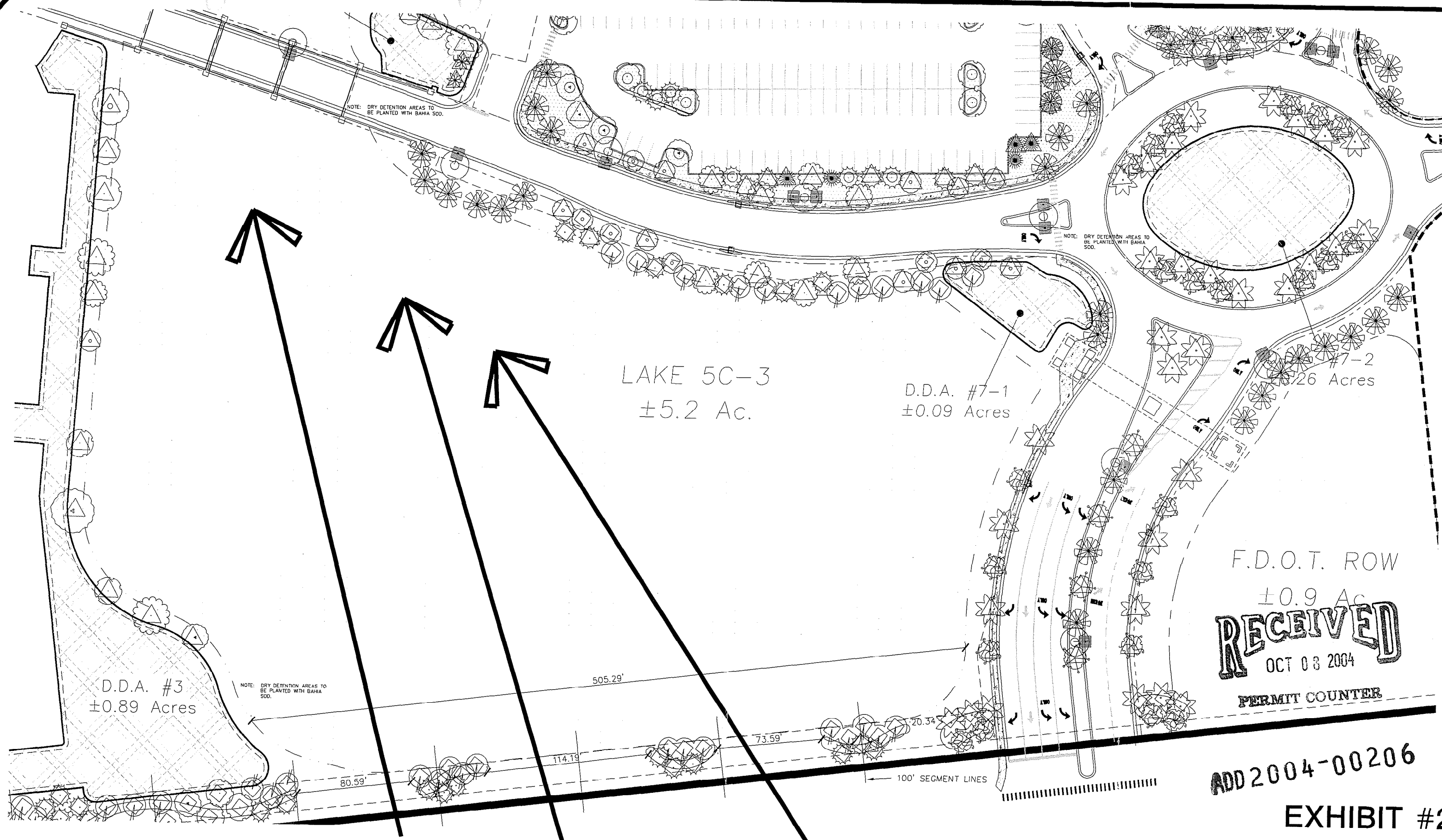
Date 3/7/05
H&M
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

EXHIBIT #1

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

COCONUT POINT MPD
Existing Landscaped View Corridors
(as required in Res. #Z-02-009)

Z **HM**
0
1" = ft.
(IN FEET)



COCONUT POINT MPD

Proposed Landscaped View Corridors

HM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL. 33919
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Authorization No.1772