

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

WHEREAS, an application was filed by the property owner, Galleria at Corkscrew, LLC., to rezone 9.94 +/- acres from Residential Planned Development (RPD) and Commercial Planned Development (CPD) to Commercial Planned Development (CPD) in reference to Galleria at Corkscrew, LLC; and

WHEREAS, a public hearing was advertised and held on May 4, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00049; and

WHEREAS, a second public hearing was advertised and held on August 15, 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 9.94 +/- acres from RPD and CPD to CPD, to allow up to 100,000 square feet of commercial uses, including retail and office. Maximum building heights proposed are 45 feet/three stories. No development blasting is proposed. The property is located in the Suburban 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 entitled "Galleria at Corkscrew," stamped RECEIVED SEP 02 2005, except as modified by the conditions below. 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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:
 - a. Schedule of Uses

ACCESSORY USES AND STRUCTURES

ADMINISTRATIVE OFFICES
ATM
BANKS AND FINANCIAL ESTABLISHMENTS, GROUPS I AND II
BROADCASTING STUDIO
BUILDING MATERIAL SALES
BUSINESS SERVICES, GROUPS I AND II - EXCLUDING ARMORED CAR
SERVICES & AUTOMOBILE REPOSSESSING SERVICES.
CLEANING & MAINTENANCE SERVICES
CLOTHING STORES, GENERAL.
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES, INDOOR ONLY. IN CONJUNCTION WITH A
GROUP III RESTAURANT ONLY. OUTDOOR CONSUMPTION ON
PREMISES WILL REQUIRE SPECIAL EXCEPTION APPROVAL (PUBLIC
HEARING REQUIRED).
CONTRACTORS AND BUILDERS, GROUP I
CULTURAL FACILITIES LIMITED TO ART GALLERIES AND MUSEUMS
DAY CARE CENTER, ADULT, CHILD
DRIVE THROUGH FACILITY, LIMITED TO BANKS, DRUG STORE/PHARMACY
AND DRY CLEANERS.
DRUGSTORE, PHARMACY
ESSENTIAL SERVICES, GROUP I
EXCAVATION, WATER RETENTION - NO BLASTING. THE REMOVAL OF
EXCAVATED MATERIAL OFF SITE IS PROHIBITED.
FENCES, WALLS
FOOD STORE, GROUPS I AND II
GIFT AND SOUVENIR SHOP
HARDWARE STORE
HEALTH CARE FACILITIES, GROUPS I AND II
HOBBY, TOY AND GAME SHOP
HOUSEHOLD AND OFFICE FURNISHINGS
INSURANCE COMPANIES
LAUNDRY AND DRY CLEANING, GROUPS I AND II - NO PROCESSING
PLANTS.
LAWN AND GARDEN SUPPLY STORES
LIBRARY
MEDICAL OFFICE
MOTION PICTURE PRODUCTION STUDIO
NONSTORE RETAILER
PARCEL AND EXPRESS SERVICES NO WAREHOUSE/
DISTRIBUTION CENTER
PACKAGE STORE, LIMITED TO 1. NO STAND ALONE. ONLY WHEN LOCATED
IN A MULTIPLE-OCCUPANCY COMPLEX. NOT PERMITTED IN
BUILDING "A".
PAINT, GLASS, AND WALLPAPER
PARKING LOT, ACCESSORY, TEMPORARY

PERSONAL SERVICES, GROUPS I, II, III, IV - EXCLUDING ESCORT SERVICES,
 STEAM OR TURKISH BATHS, PALM READERS, FORTUNE TELLERS OR CARD
 READERS, AND TATTOO PARLORS
 PET SERVICES, NO OUTDOOR RUNS.
 PET SHOPS, NO OUTDOOR RUNS
 PHOTOFINISHING LABORATORY
 PRINTING AND PUBLISHING
 REAL ESTATE SALES OFFICE
 RECREATIONAL FACILITIES, GROUP I
 RENTAL OR LEASING ESTABLISHMENTS, GROUP I
 REPAIR SHOP, GROUPS I AND II
 RESEARCH AND DEVELOPMENT LABORATORY, GROUP II
 RESTAURANT, GROUPS I, II, III, AND IV. NO FAST FOOD.
 RETAIL AND WHOLESALE SALES WHEN CLEARLY INCIDENTAL AND
 SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME
 PREMISES.
 SCHOOLS, COMMERCIAL
 SIGNS, PER CHAPTER 30
 SOCIAL SERVICES GROUP I
 SPECIALTY RETAIL SHOP, GROUPS I, II, AND III
 STORAGE, INDOOR ONLY
 STUDIOS
 TEMPORARY USES
 USED MERCHANDISE STORE, GROUPS I AND II
 VARIETY STORE
 WHOLESALE ESTABLISHMENT, GROUP III.

b. Site Development Regulations

The project may be developed with a total of 70,000 square feet of retail uses, and 30,000 square feet of office uses as set out in Condition 13 below.

No individual retail building in this development may exceed 30,000 square feet.

No outdoor storage or display of merchandise is permitted.

Minimum lot area and dimensions:

Lot Size:	21,780 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks:

Corkscrew Road	in accordance with the Corkscrew Main Street Overlay District
Sandy Lane	25 feet (minimum)

Street - private roads	20 feet
Side	10 feet
Rear	15 feet
Waterbody	25 feet
Accessory Structures	Per LDC §34-1174

Maximum height: 45 feet/3 stories

Maximum lot coverage: 40 percent

Minimum open space: 30 percent

3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
4. **AGRICULTURAL USES.** Existing bona fide agricultural uses on this site is allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses that are in existence at the time this resolution is approved and as shown on Exhibit E attached hereto may continue until approval of a local development order for the area of the project containing those uses.
 - b. Additional clearing or grading of existing agricultural uses is prohibited. This prohibition is not intended to preclude County approved requests for the removal of exotic species.
 - c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The agricultural use must cease by December 31st of the calendar year in which the local development order is issued. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.
5. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
6. Approval of this rezoning 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.
7. 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.
8. Accessory uses must be located on the same tract, parcel or outparcel where a principal

use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

9. All required buffers must use 100 percent native vegetation.
10. Prior to local development order approval, the plans must identify the heritage live oak tree closest to the Corkscrew Road right-of-way and demonstrate that this oak tree is being preserved in place. The landscape plans must include a statement that the tree will be pruned by a certified arborist in coordination with Division of Environmental Sciences and the plans must detail appropriate protection techniques. No excavation or fill may occur within three quarters of the drip-line of the heritage tree.
11. Prior to approval of local development order, the landscape plans must specify that four live oak trees with a minimum height of 20 feet must be planted to replace the heritage oak trees that will be removed. At least two of the replacement trees must be planted within the Corkscrew Road right-of-way buffer.
12. Prior to approval of local development order, a minimum of 30 percent of common open space must be delineated on the development order plans.
13. Commercial retail square footage will be limited to a maximum of 30,000 square feet consistent with the Minor Commercial standards set out in Policy 6.1.2 of the Lee Plan. At such time that Sandy Lane is improved from a local road to a collector road, the development may qualify as a Neighborhood Commercial Center, but is restricted to 70,000 square feet of retail uses and 30,000 square feet of office uses.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-416(d)(6), requirement to provide a solid wall or wall/berm combination not less than eight feet in height must be constructed not less than 25 feet from the abutting property line and landscaped (between the wall and the abutting property) with a minimum of five trees, and 18 shrubs per 100 linear feet if roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, to allow a solid wall or combination berm and solid wall not less than eight feet in height constructed not less than 15 feet from the abutting property line to the north and landscaped (between the wall and the abutting property) with a double staggered row hedge maintained at 60 inches and 10 trees per 100 linear feet.
2. Deviation (2) seeks relief from the LDC §34-1044 (b), requirement to provide a 20-foot-wide buffer with 10 trees and 30 shrubs per 100 linear feet with an 8-foot-high solid wall, to allow a 15-foot-wide buffer and solid wall or combination berm and solid wall not less than eight feet in height constructed not less than 15 feet from the abutting property line and landscaped (between the wall and the abutting property) with a double staggered row hedge maintained at 60 inches and 10 trees per 100 linear feet.

Deviations 1 and 2 are APPROVED, SUBJECT TO THE following condition:

Prior to approval of any development order, the landscape plans must specify that, at least, one-half of the 10 trees per 100-linear-foot requirement on the northern boundary will be canopy type trees, with a 16-foot minimum height, 4-inch caliper (no palms) at planting.

3. Deviation (3) - WITHDRAWN
4. Deviation (4) seeks relief from the LDC §10-416(d)(3) and (4) and LDC §34-1044, which requires a Type "D" buffer along a public right-of-way, to eliminate the Type "D" buffer along Sandy Lane. This deviation is APPROVED, SUBJECT TO the condition that:

Prior to approval of a local development order, the right-of-way buffer planting along Sandy Lane must be in substantial compliance with the conceptual landscape plan "Galleria at Corkscrew-Enlargement" stamp dated April 12, 2005 (Exhibit D).

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: Landscape Plan stamp dated April 12, 2005
- Exhibit E: Agricultural uses at time of rezoning

The applicant has indicated that the STRAP number for the subject property is:
34-46-25-00-00002.0010

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,

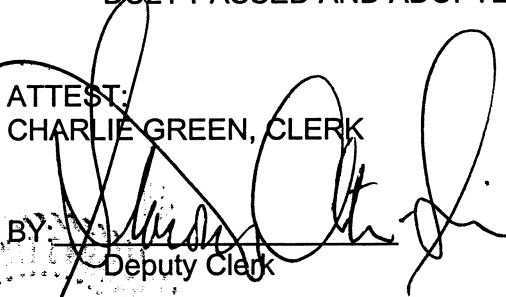
- e. will not adversely affect environmentally critical areas or natural resources.
- 3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations 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 Judah, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

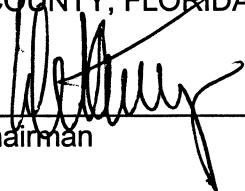
Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Tammy Hall	Aye
John E. Albion	Absent

DULY PASSED AND ADOPTED this 15th day of August 2005.

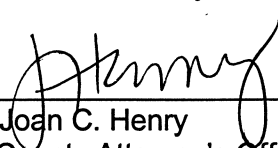
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


Joan C. Henry
County Attorney's Office

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

(9.94 ACRE PARCEL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

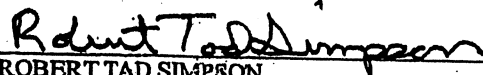
BEGINNING AT THE SOUTHWEST CORNER OF THE ESTATES AT ESTERO RIVER, A SUBDIVISION RECORDED IN PLAT BOOK 76, PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°50'12"E. ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 757.16 FEET; THENCE S.01°07'24"E. FOR 566.33 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF TAKING 100-3 AS RECORDED IN OFFICIAL RECORD BOOK 3487, PAGES 379 THROUGH 382 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°37'03"W. ALONG SAID NORTHERLY LINE FOR 183.88 FEET TO THE NORTHWEST CORNER OF SAID TAKING; THENCE S.00°22'57"E. ALONG THE WEST LINE OF SAID TAKING FOR 10.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD (S.R. S-850); THENCE S.89°37'03"W. ALONG SAID NORTH LINE FOR 161.34 FEET TO THE SOUTHEAST CORNER OF TAKING 100-2 AS RECORDED IN SAID OFFICIAL RECORD BOOK 3487, PAGES 379 THROUGH 382; THENCE N.79°04'21"W. ALONG THE NORTHERLY LINE OF SAID TAKING FOR 50.99 FEET; THENCE S.89°37'03"W. ALONG SAID NORTHERLY LINE FOR 341.11 FEET TO THE SOUTHEASTERLY CORNER OF TAKING 100-1 AS RECORDED IN SAID OFFICIAL RECORD BOOK 3487, PAGES 379 THROUGH 382; THENCE N.45°47'23"W. ALONG THE NORTHEASTERLY LINE OF SAID TAKING FOR 28.48 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID SUBDIVISION; THENCE N.01°11'39"W. ALONG SAID PROLONGATION FOR 553.56 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 9.94 ACRES, MORE OR LESS.

SUBJECT TO BASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY OF RECORD AND TAKINGS 100-1, 100-2, AND 100-3 AS RECORDED IN OFFICIAL RECORD BOOK 3487, PAGES 379 THROUGH 382 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ASSUMED NORTH BASED ON THE WEST LINE OF THE ESTATES AT ESTERO RIVER, A SUBDIVISION RECORDED IN PLAT BOOK 76, PAGES 82 THROUGH 85 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEARING S.01°11'39"E.

DESCRIPTION PREPARED May 25, 2004
DESCRIPTION REVISED September 14, 2004


ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

RECEIVED
FEB 01 2005

PERMIT COUNTER

DCI 2004-00049

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SHEET 1 OF 2
EXHIBIT A

10511 Six Mile

1 • Fax (239) 939-2923

OF
 A TRACT OR PARCEL OF LAND LYING IN
 SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA
 (9.94 ACRE PARCEL)

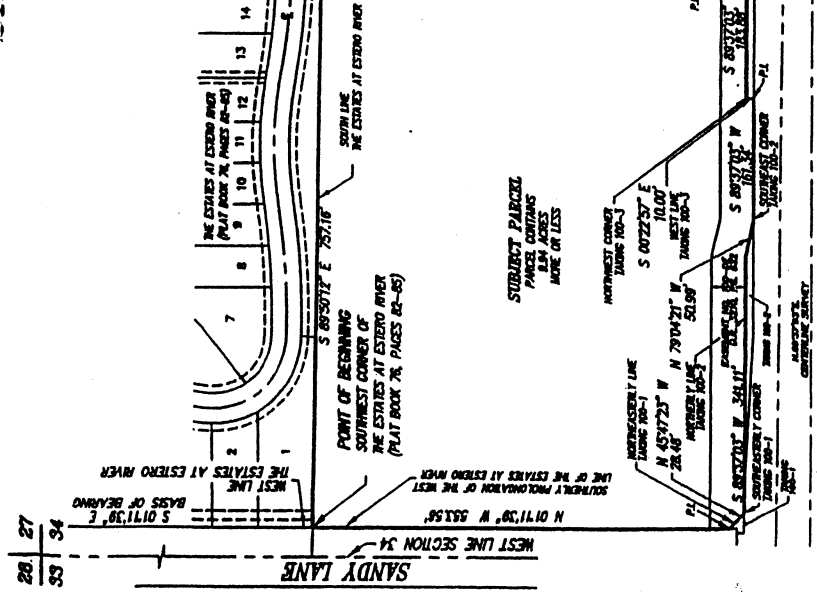


EXHIBIT A

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY OF RECORD, AND TAKINGS 100-1, 100-2, AND 100-3 AS RECORDED IN OFFICIAL RECORD BOOK 3487, PAGES 379 THROUGH 382 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
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PREPARED 05-26-04
 REVISED 09-14-04
 SHEET 2 OF 2

LEGEND:

- PG. INDICATES PAGE
- NO. INDICATES NUMBER
- E. INDICATES CENTERLINE
- P.L. INDICATES POINT OF INTERSECTION
- ORB. INDICATES OFFICIAL RECORDS BOOK
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- E.A.E. INDICATES EMERGENCY ACCESS EASEMENT

SEE SHEET 1 FOR COMPLETE
 METES AND BOUNDS DESCRIPTION.
 THIS SKETCH OF DESCRIPTION
 IS NOT A BOUNDARY SURVEY

Robert T. Simpson
 ROBERT TAD SIMPSON
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5559

- THIS SKETCH OF DESCRIPTION IS NOT VALID
 WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ZONING INTAKE MAP: DCI2004-00049 GALLERIA

4/4/2005

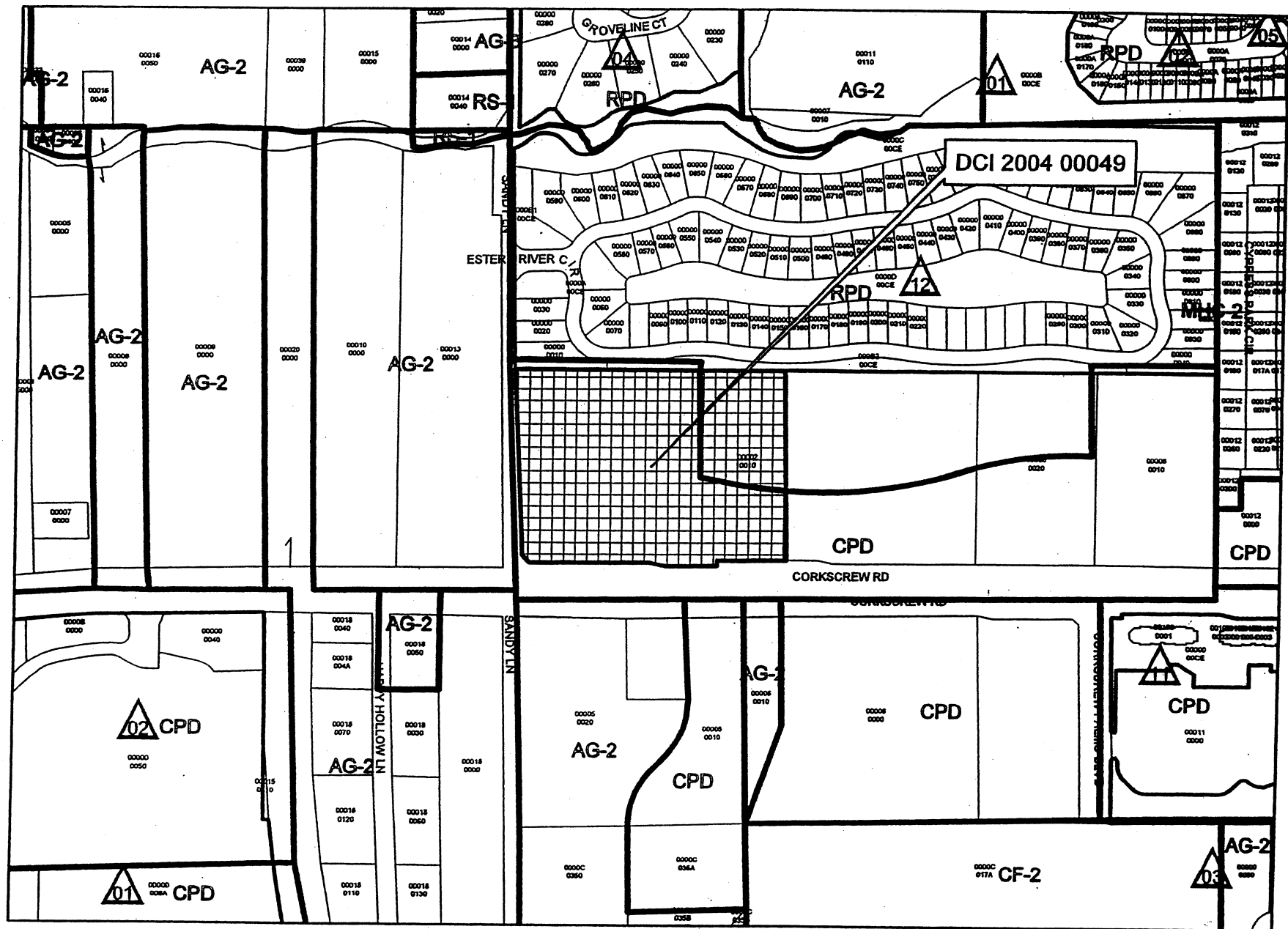
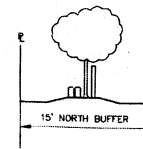


EXHIBIT B



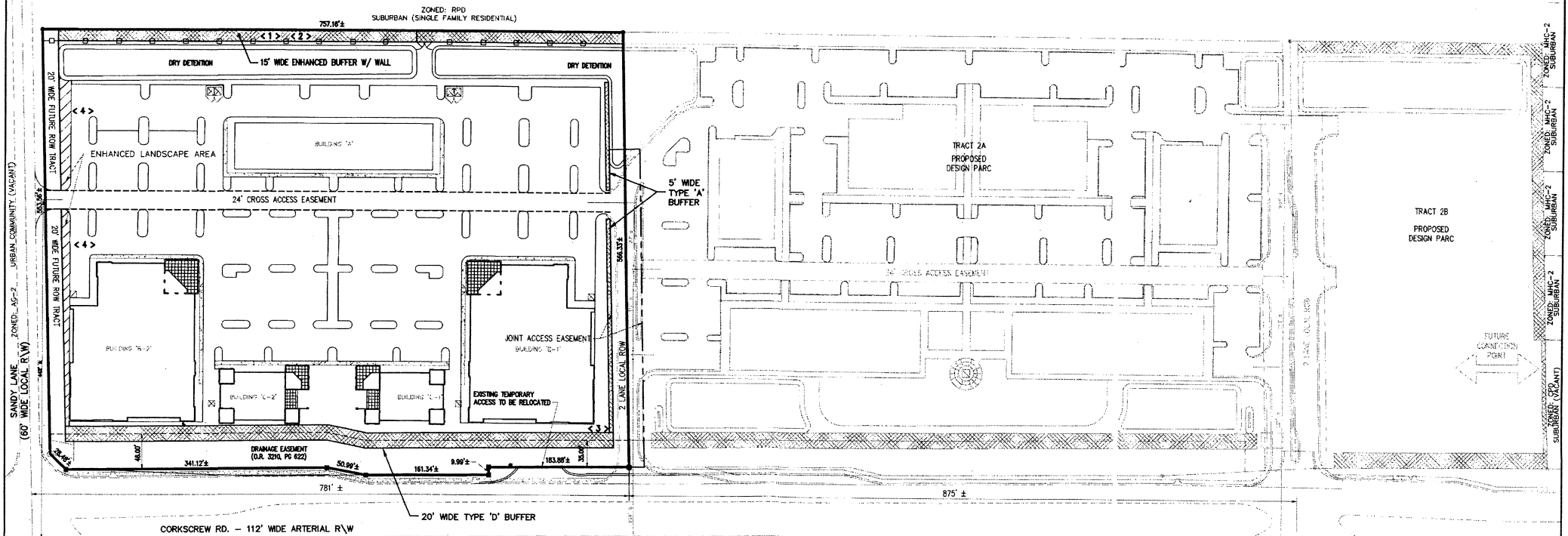
NOTES:

COMMERCIAL SUBDIVISION WITH A MAXIMUM OF 100,000 SF OF NEIGHBORHOOD COMMERCIAL AND OFFICE USES.

< # > DEVIATION

MAXIMUM LOT COVERAGE: 40%
MINIMUM OPEN SPACE: 30%

-  - BRICK PAVERS
-  - SIDE WALKS



ZONED: AG-2 SUBURBAN (PASTURE) ZONED: AG-2 SUBURBAN (PASTURE) ZONED: CPD SUBURBAN (PASTURE) ZONED: AG-2 SUBURBAN (PASTURE) ZONED: CPD SUBURBAN (PASTURE) ZONED: CPD SUBURBAN (PASTURE) ZONED: CPD SUBURBAN (PASTURE) ZONED: CPD SUBURBAN (PASTURE)

APPROVED
Master Concept Plan
Site Plan # 05-038, Page 1 of 1
Subject to conditions in Resolution 2005-038
Case # DC12004-60049

DCI 2004-00049
RECEIVED
SEP 17 2005
PERMIT CENTER

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
10511 SW 15th Avenue, Suite 101
Fort Myers, Florida 33912
PHONE: (238) 879-3440 FAX: (238) 879-2523
ENGINEERING LICENSE # 18 6460
SURVEY LICENSE # 18 6680

MASTER CONCEPT PLAN
GALLERIA AT CORKSCREW
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-22-04	12186GAL	MCP-11A	EPB	EPB	JGH	1"=60'	1	1	34-46-25

APR 12 2005

DCI 2804-00049

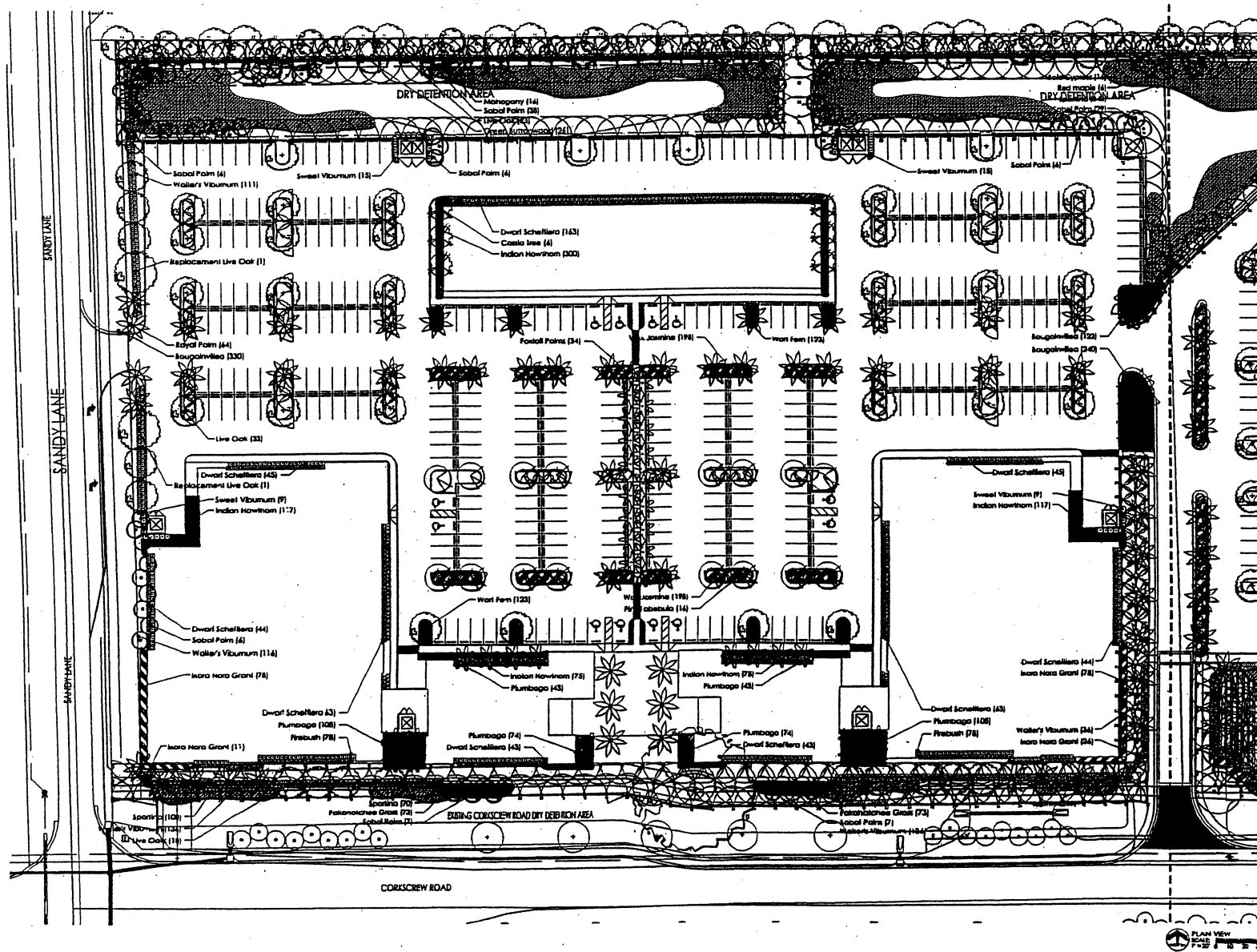


Figure 1

J. Roland Lieber, PLLC LANDSCAPE ARCHITECTS
Landscape Design, Planning and Management

Galleria of Corkscrew - Enlargement!

WESTERO, FLORIDA

STATE "SIGNATURE"
[Signature]
DATE
L2
OF 4
FOUR TWO SIX TWO
FEDERAL BUREAU OF INVESTIGATION

EXHIBIT D

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME this day appeared THIES PICKENPACK who, being first duly sworn, deposes and says:

1. He is the Managing Member of Galleria at Corkscrew, LLC, the owner of the property that is the subject of Application DCI 2004-00049.
2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 9.94± acres.
3. A portion of the parcel described in Exhibit "A" is being used for grazing purposes.
4. Galleria at Corkscrew, LLC, or its successors in interest, intend to continue this use upon the approval of the rezoning until approval of a Local Development Order for the area of the project, upon which the cattle grazing use exists.

EXECUTED this 25 day of August, 2004.

GALLERIA AT CORKSCREW, LLC

By: [Signature]

Thies Pickenpack

Its: Managing Member

SWORN TO AND SUBSCRIBED before me this 25th day of August, 2004,
by THIES PICKENPACK, who is personally known to me or who has produced
_____ as identification.

My Commission Expires:



Mary C Gagnon
My Commission DD067084
Expires January 27, 2006

[Signature]
Notary Public

Mary C. Gagnon
Print/Type Name of Notary

EXHIBIT E

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

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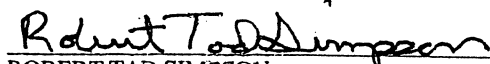
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PERMIT COUNTER

DCI 2004-00049

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EXHIBIT E

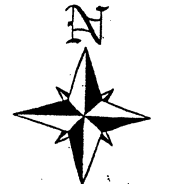
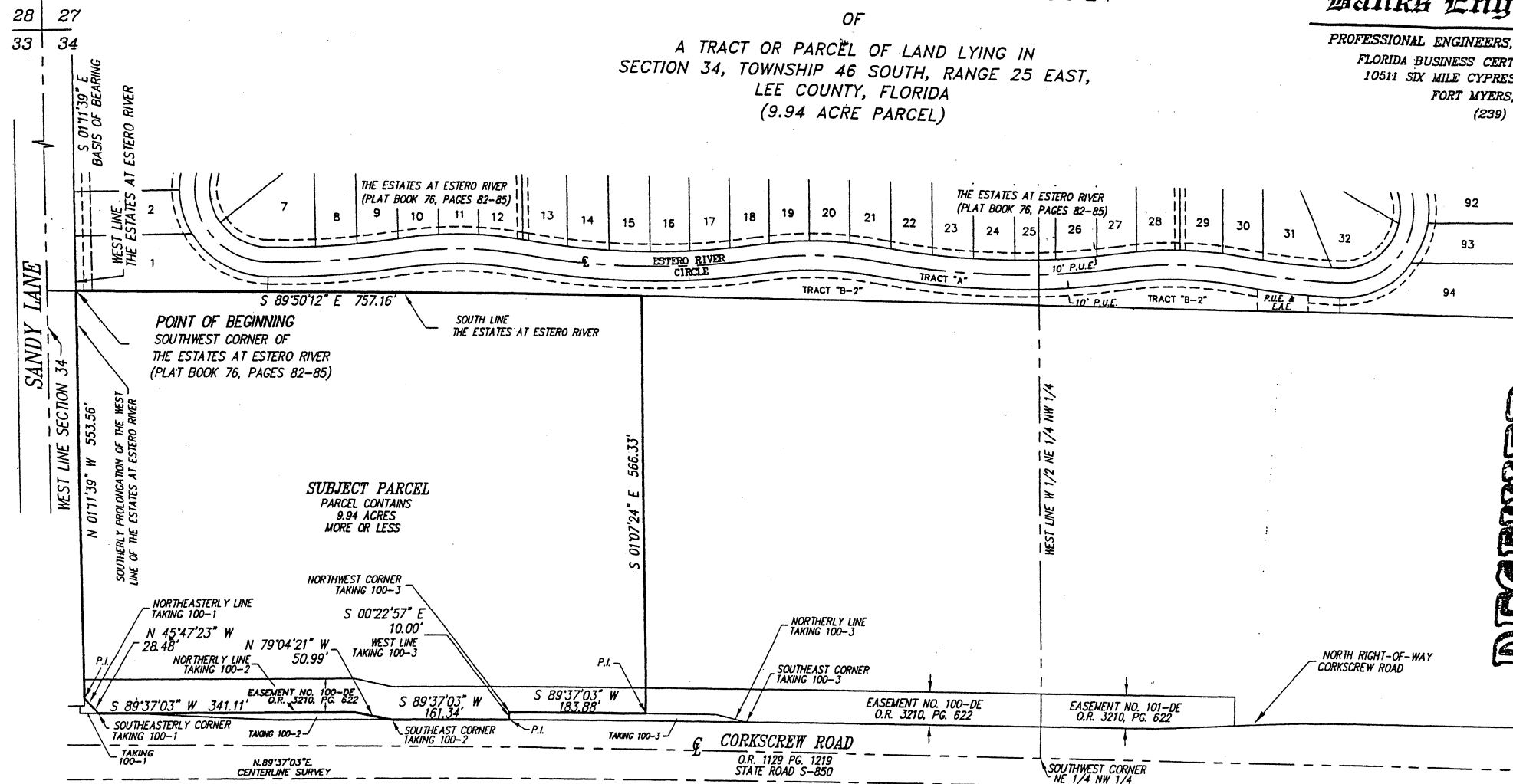
SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
(9.94 ACRE PARCEL)

Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 8890
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490



1" = 20'

RECEIVED

FEB 01 2005

PERMIT COUNTER
DCI 2004-00049

EXHIBIT E

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY OF RECORD, AND TAKINGS 100-1, 100-2, AND 100-3 AS RECORDED IN OFFICIAL RECORD BOOK 3487, PAGES 379 THROUGH 382 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 2.) ASSUMED NORTH BASED ON THE WEST LINE OF THE ESTATES AT ESTERO RIVER, A SUBDIVISION RECORDED IN PLAT BOOK 76, PAGES 82-85 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AS BEARING S.01°11'39"E.

LEGEND:

PG. INDICATES PAGE
NO. INDICATES NUMBER
C INDICATES CENTERLINE
P.I. INDICATES POINT OF INTERSECTION
ORB INDICATES OFFICIAL RECORDS BOOK
P.U.E. INDICATES PUBLIC UTILITY EASEMENT
E.A.E. INDICATES EMERGENCY ACCESS EASEMENT

SEE SHEET 1 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Robert Tad Simpson
ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 05-26-04
REVISED 09-14-04
SHEET 2 OF 2