

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

January 31, 2012

MR GARY MULLER
1482 ARGYLE DR
FORT MYERS FL 33919

Re: CYPRESS VIEW CPD
BCCR11-10-01 Extension (F)
DCI2011-00055

Dear MR GARY MULLER:

In accord with BCCR11-10-01, development permits meeting certain criteria are entitled to one 4-year extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution, Z-05-099, DCI2005-00002, CYPRESS VIEW CPD, is hereby extended for the following:

APPROVAL OF A 4-YEAR EXTENSION FROM JUNE 12, 2011 TO JUNE 12, 2015 FOR CYPRESS VIEW CPD.

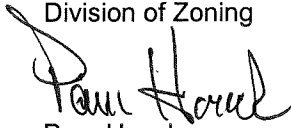
No additional extensions under BCCR11-10-01 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under BCCR11-10-01, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Department of Community Development
Division of Zoning


Pam Houck
Director

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

WHEREAS, Koreshan-Cypress View, L.L.C. filed an application on behalf of the property owner, David Howard Goldberg, Trustee, to rezone a 9.98± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Cypress View CPD; and

WHEREAS, a public hearing was advertised and held on January 19, and March 30, 2006, before the Lee County Zoning Hearing Examiner, Richard Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2005-00002; and

WHEREAS, a second public hearing was advertised and held on June 12, 2006, 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 9.98± acre parcel from AG-2 to CPD, to allow for development of a 119,774-square-foot mixed-use commercial center consisting of 47,328 square feet of retail, 67,446 square feet of office, and 5,000 square feet for outdoor seating area. Maximum building height of 35 feet/two stories. Blasting is not requested. The applicant indicates that both sewer and water are available to the site from Lee County Utilities. The property is located in the Urban Community Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B 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 1-page Master Concept Plan (MCP), entitled "Cypress View CPD," date stamped "Received June 14, 2006," except as modified by the conditions below.

2. The following limits apply to the project and uses:

a. SCHEDULE OF USES

Accessory Uses and Structures
Administrative Offices

*** Animals: Clinic or Kennel (completely enclosed only)

- Assisted Living Facility
- *** ATM (Automatic Teller Machine)
- *** Auto Parts Store (limited to one)
- *** Banks and Financial Establishments - Groups I and II
- Business Services - Groups I and II
- *** Clothing Stores, General
- Clubs, Commercial, Fraternal, Membership Organization and Private
- * Consumption on Premises (restaurant use only per LDC §34-1264(b)(2)(b) and
Administrative Approval for outdoor seating will be required)
- **** Day Care Center - Child, Adult
- ** Drive-Through Facility for any permitted use
- *** Drugstore, Pharmacy (limited to one)
- Essential Services
- Essential Services Facilities - Group I
- Fences, Walls
- *** Food Stores - Group I
- *** Gift and Souvenir Shop
- *** Hardware Store (limited to one)
- Health Care Facilities - Groups I, II and III
- *** Hobby, Toy and Game Shops
- *** Household and Office Furnishings - All Groups
- Insurance Companies
- *** Laundry and Dry Cleaning - Group I
- Medical Offices
- Package Store, in accordance with LDC §34-1263 (A variance may be required to
implement this use.)
- *** Paint, Glass and Wallpaper Store
- Parking Lot, Accessory
- Personal Services- All Groups
- *** Pet Services
- *** Pet Shop
- Place of Worship
- *** Post Office
- Printing and Publishing
- Real Estates Sales Office
- *** Recreational Facilities, Commercial - Groups I, II and IV
- Religious Facilities
- *** Rental and Leasing Establishments - All Groups
- Repair Shops - Groups I and II
- * Restaurants - Fast Food
- * Restaurants - Groups II, III, and IV
- *** Retail and Wholesale Sales
- *** Schools, Commercial and Non-Commercial
- Signs in accordance with Chapter 30
- Social Services - Groups I and II
- *** Specialty Retail Shops - All Groups
- Storage - indoor only

Asterisk Key:

- * Limited to parcel on the east side of Cypress View Drive and to the building in the southeast corner of the parcel on the west side of Cypress View Drive.
- ** No drive-through facility for fast food restaurant on the west side of Cypress View Drive.
- *** Limited to the parcel on east side of Cypress View Drive and to the buildings located on the west side of Cypress View Drive that meet the site location standards requirement.
- **** Use may not be located within 500 feet of an establishment with Consumption on Premises per LDC §34-1264(b)(1)(3). If a Child Day Care Center is established in any of those buildings, a restaurant with Consumption on Premises will not be permitted within the planned development.

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area - West Parcel	5.03± acres
East Parcel	4.95± acres
Width - West Parcel along Estero Parkway	618± feet
East Parcel along Estero Parkway	617± feet
Depth - West Parcel along Cypress View Drive	328± feet
East Parcel along Cypress View Drive	348± feet

Minimum Building Setbacks:

Estero Parkway	30 feet
Cypress View Drive	25 feet
Private Street	20 feet
Side	15 feet
Rear	20 feet
Water Body	25 feet

Maximum Height	35 feet
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Maximum Lot Coverage	30 Percent
Minimum Open Space	30 Percent
Minimum Building Separation	20 feet

3. A 30-foot-wide Type "D" buffer must be provided along Estero Parkway.
4. 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:
 - (1) 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:
 - (a) the date the agricultural uses ceased;
 - (b) the legal description of the property subject to the development order approval;
 - (c) 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,
 - (d) 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.
 - (2) 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.
5. 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.
6. 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.

7. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
8. The applicant must obtain an Administrative Approval for Consumption on Premises with outdoor seating area.
9. The outdoor seating area is limited to the location and size shown on the MCP.
10. Retail uses on the west side of Cypress View Drive can only be permitted when in compliance with the 330 feet site location standards in Policy 6.1.2 of the Lee Plan.
11. Retail uses may not be permitted on the east side of Cypress View Drive until Koreshan 36 Drive is developed.

SECTION C. 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 (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Affidavit of bona fide agricultural uses

The applicant has indicated that the STRAP numbers for the subject property are: 22-46-25-00-01001.1010 and 22-46-25-00-01001.1090.

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.

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	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Absent

DULY PASSED AND ADOPTED this 12th day of June 2006.

ATTEST:
CHARLIE GREEN, CLERK

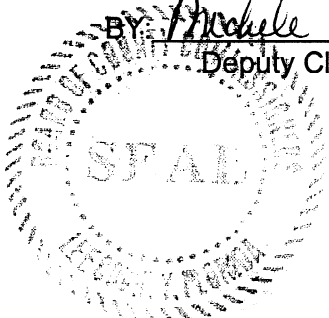
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Michele L. Cooper
Deputy Clerk

BY: Tammara Hall
Tammara Hall
Chairwoman

Approved as to form by:

Dawn E. Perry-Lennert
Dawn E. Perry-Lennert
County Attorney's Office

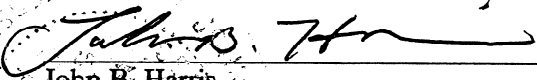


DESCRIPTION: (Tract "B")

Part of the Southeast Quarter (S.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida described as follows:

Commencing at the Southwest corner of the Southeast Quarter (S.E.1/4) of said Section 22; thence run N.00°39'00"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 22 for 74.35 feet to the North right-of-way line of Koreshan Boulevard (150 feet right-of-way) and the point of beginning; thence continue N.00°39'00"W. along the West line of said Southeast Quarter (S.E.1/4) for 356.84 feet; thence run N.89°15'50"E. for 623.47 feet to a point on the West right-of-way line of Cypress View Drive; thence run Southerly for 23.56 feet along the arc of a curve to the left with a radius of 649.28 feet and a delta of 02°04'46"; thence run thence run S.00°06'38"W. along said right-of-way line for 326.01 feet to the North right-of-way line of Koreshan Boulevard; thence run S.88°38'46"W. along said right-of-way for 468.85 feet to a point of curvature; thence run Westerly for 149.60 feet along the arc of a curve to the left with a radius of 17,075.00 feet and a delta of 00°30'07" to the point of beginning.

Said tract contains 5.03 acres, more or less, and is subject to easements, restrictions and reservations of record.


John B. Harris
P.S.M. #4631
September 8, 2005

Applicant's Legal Checked
by Lgm 10/17/2005
(Page 1 of 2)

SEP 30 2005

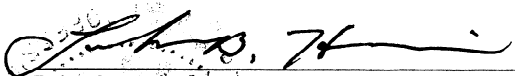
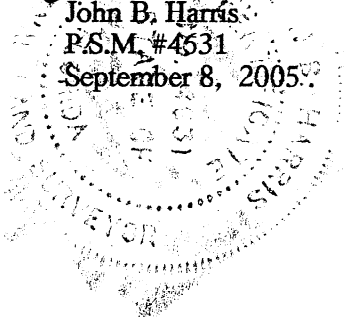
DCI 2005-00002

DESCRIPTION: (Tract "C")

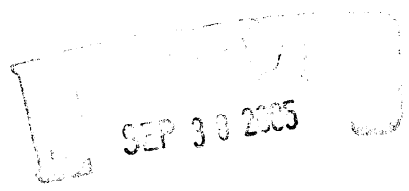
A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Southwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°39'00"W. along the West line of said Southeast Quarter (S.E.1/4) for 74.35 feet to a point on a curve, said point being on the North right-of-way line of Koreshan Boulevard (150 foot right-of-way); thence run Northeasterly along said right-of-way line for 149.60 feet along the arc of a curve concave Southeasterly, with a radius of 1705.00 feet, a chord bearing and distance of N.88°23'42"E. for 149.59 feet to a point of tangency; thence run N.88°38'46"E. along said right-of-way line for 528.87 feet to a point on the East right-of-way line of Cypress View Drive and the point of beginning; thence run N.00°06'38"E. along said right-of-way for 324.48 feet to a point of curvature; thence run Northeasterly along said right-of-way line for 24.45 feet along the arc of a curve concave Southeasterly, having a radius of 589.28 feet and a delta of 02°22'40"; thence run N.88°38'46"E. for 617.51 feet to the East line of the West One Half(W.1/2) of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°06'38"W. along said East line for 348.91 feet to the North right-of-way line of Koreshan Boulevard; thence run S.88°38'46"W. along said right-of-way line for 618.02 feet to the point of beginning.

Said tract contains 4.95 acres, more or less and is subject to easements, restrictions and reservations of record.


John B. Harris
P.S.M. #4531
September 8, 2005


Applicant's Legal Checked
by Lgm 10/17/2005
(Page 2 of 2)



DCI 2005-00002

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (941) 772-9939
 FAX: (941) 772-1315

SKETCH OF
**A PARCEL OF LAND LYING IN
 THE S.E. 1/4 OF
 SECTION 22**
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DESCRIPTION: (Tract "B")

Part of the Southeast Quarter (S.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida described as follows:

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Said tract contains 5.03 acres, more or less, and is subject to easements, restrictions and reservations of record.

DESCRIPTION: (Tract "C")

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

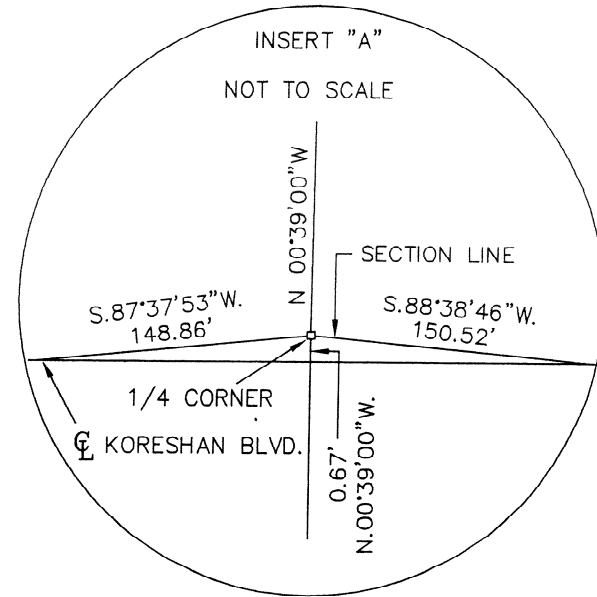
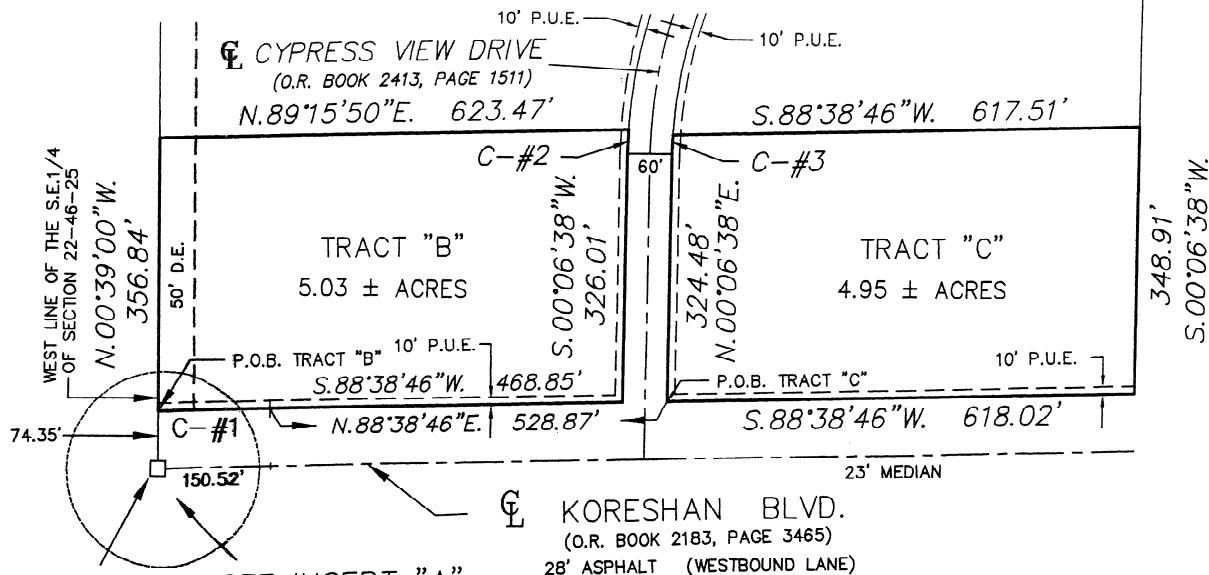
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Said tract contains 4.95 acres, more or less and is subject to easements, restrictions and reservations of record.

LEGEND:

- | | | | | | |
|--------|------------------------------|------|--------------------|--------|-----------------------|
| N. | NORTH | E. | EAST | P.O.B. | POINT OF BEGINNING |
| S. | SOUTH | W. | WEST | P.O.C. | POINT OF COMMENCEMENT |
| ● | SET IRON PIN (CAP #4631) | P.C. | POINT OF CURVATURE | O.R. | OFFICIAL RECORDS BOOK |
| ○ | FOUND IRON PIN (FND.I.R.) | D | DELTA OF CURVE | R | RADIUS OF CURVE |
| □ | CONCRETE MONUMENT (C.M.) | A | ARC OF CURVE | C | CHORD LENGTH |
| ▨ | CONCRETE (CONC.) | C-# | CURVE NUMBER | | |
| P.R.M. | PERMANENT REFERENCE MONUMENT | | | | |
| P.C.P. | PERMANENT CONTROL POINT | | | | |

SKETCH
 OF
Applicant's Survey Checked
 By Lgm 10/17/2005



CURVE DATA

CURVE #1
RADIUS = 17075.00'
ARC = 149.60'
DELTA = 00°30'07"
CURVE #2
RADIUS = 649.28'
ARC = 23.56'
DELTA = 02°04'46"
CURVE #3
RADIUS = 589.28'
ARC = 24.45'
DELTA = 02°22'40"

PROJECT #
JOB # KORESHAN-4625
SKETCH OF: 3/29/04

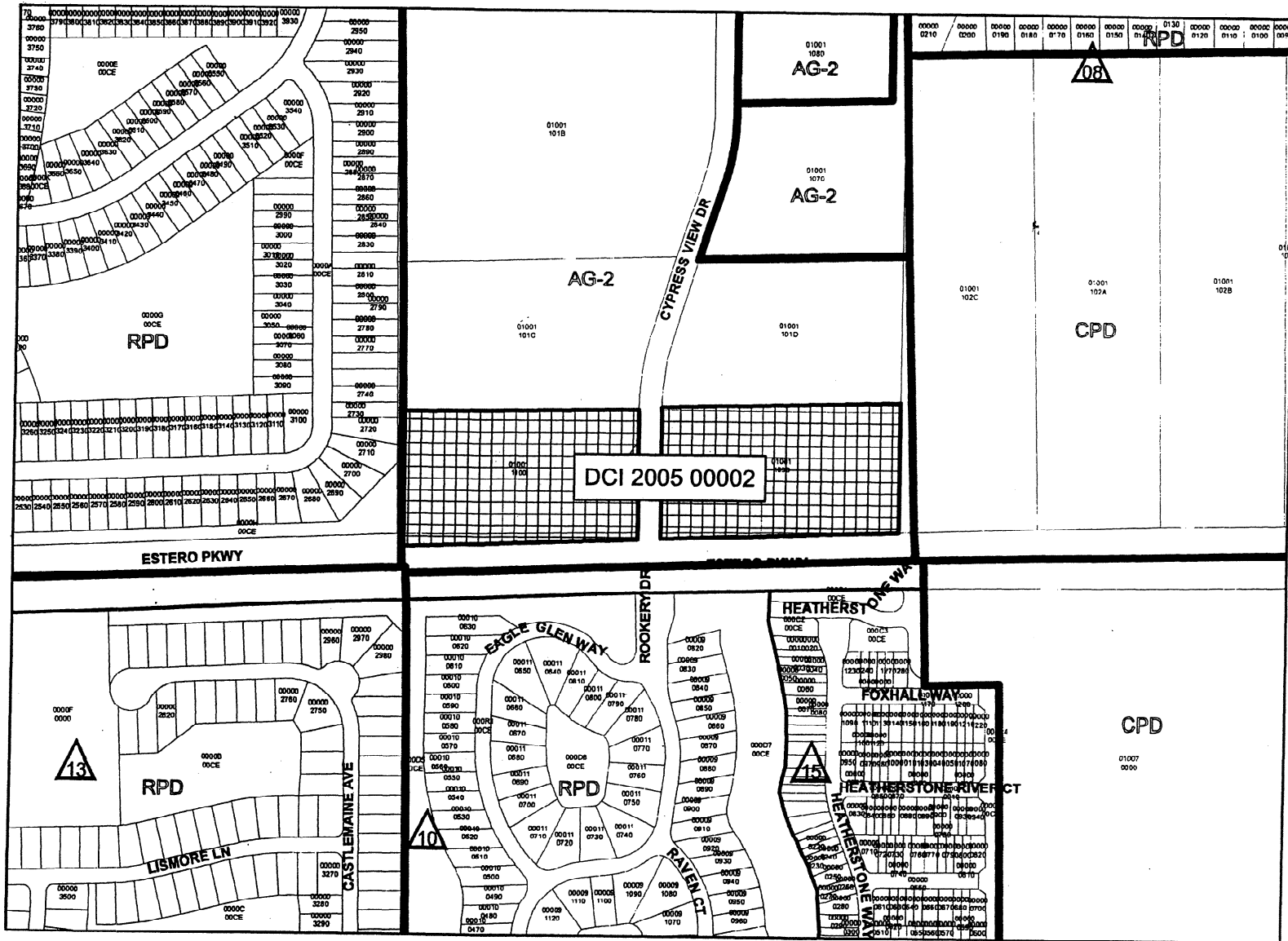
JOHN B. HARRIS
 CERTIFICATE
 No. 4631
 STATE OF
 FLORIDA
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI2005-00000

ZONING INTAKE MAP

11/9/2005

EXHIBIT B



390 195 0 390 Feet

RECEIVED
1:12 PM
DEC 05 2005

AFFIDAVIT

COMMUNITY DEVELOPMENT

BEFORE ME this day appeared STEPHANIE MILLER, who being first duly sworn, deposed and says:

1. She is the Managing Member of Koreshan/Cypress View LLC, the owner of the property that is part of Application DCI 2005-0002.
2. A copy of the boundary sketch of this parcel to be rezoned is attached as Exhibit "A". The subject property is identified by STRAP # 22-46-25-00-01001.1090 and consists of 4.95 acres.
3. The entire parcel described in Exhibit "A" has been cleared and was previously used for grazing purposes and is currently being used for grazing purposes.
4. The undersigned owner, 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 1st day of December, 2005.

KORESHAN/CYPRESS VIEW LLC

By: Stephanie Miller
Stephanie Miller

Its: Managing Member

STATE OF FLORIDA
COUNTY OF LEE

SWORN TO AND SUBSCRIBED before me this 1st day of December, 2005, by STEPHANIE MILLER, who is personally known to me or who has produced _____ as identification.

My Commission Expires:



GWEN R. MESSERSMITH
MY COMMISSION # DD 212108
EXPIRES: June 13, 2007
Bonded Thru Budget Notary Services

Gwen R. Messersmith
Notary Public

Print/Type Name of Notary

EXHIBIT D
Page 1 of 3

RECEIVED
DEC 06 2005

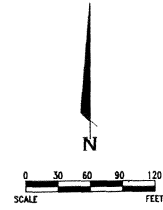
DCI 2005-00002 COMMUNITY DEVELOPMENT

RECEIVED

JUN 14 2006

COMMUNITY DEVELOPMENT

EXHIBIT 6-K



LEGEND
 [Hatched Box] INDIGENOUS PRESERVE AREA
 [Star Symbol] GENERAL LOCATION OF SERVICE AREA

SITE DATA
 TOTAL SITE AREA: 9.98 ACRES
 RETAIL FLOOR AREA: 47,328 S.F.
 OFFICE FLOOR AREA: 67,446 S.F.
 OUTDOOR SEATING AREA: 5,000 S.F.
 TOTAL FLOOR AREA: 119,774 S.F.
 MINIMUM OPEN SPACE: 2.99 ACRES¹
 INDIGENOUS PRESERVE AREA: 0.20 ACRES
 MAXIMUM BUILDING HEIGHT: 35 FEET

¹ONLY 0.29 ACRES OF EXISTING INDIGENOUS VEGETATION PRESENTLY EXIST ON SITE.

FILE #	DATE	SCALE	NOTED
0405MCP	06/06		
			DESIGN GFM
			DRAWN GFM
			CHECK GFM

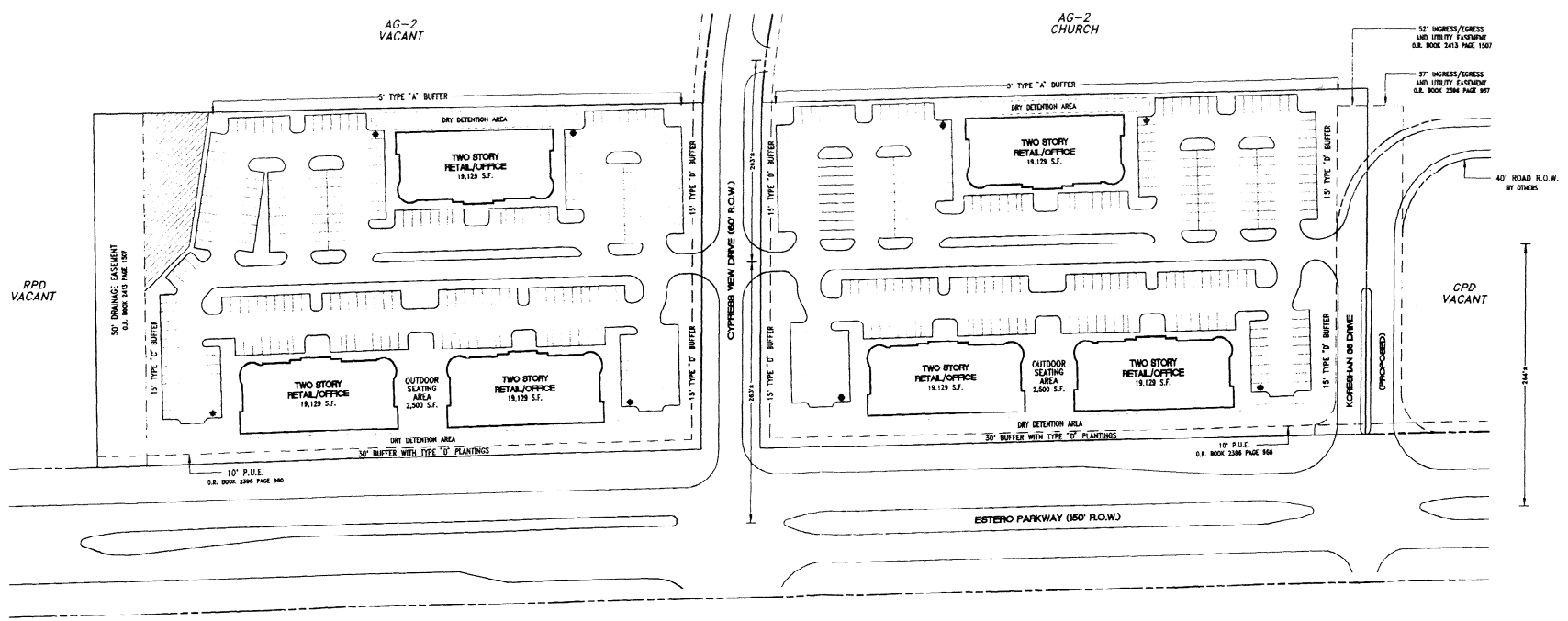
GARY F. MULLER, AICP
 1482 AMBLE DRIVE • FT. WATKINS, FLORIDA 32819 • (321) 324-0111

SEC 22, TWP 46S., RGE 25E
 LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
 CYPRESS VIEW CPD

DWG. NO.
0405

EXHIBIT C



Approved as Exhibit
 MCP Page 1 of 1
 Resolution # 2-05-099

DCI 2005-00002

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (941) 772-9939
 FAX: (941) 772-1315

Agricultural Uses at Time of
 Zoning Application

SKETCH OF
**A PARCEL OF LAND LYING IN
 THE S.E. 1/4 OF
 SECTION 22**

TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DESCRIPTION: (Tract "B")

Part of the Southeast Quarter (S.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida described as follows:

Commencing at the Southwest corner of the Southeast Quarter (S.E.1/4) of said Section 22; thence run N.00°39'00"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 22 for 74.35 feet to the North right-of-way line of Koreshan Boulevard (150 feet right-of-way) and the point of beginning; thence continue N.00°39'00"W. along the West line of said Southeast Quarter (S.E.1/4) for 356.84 feet; thence run N.89°15'50"E. for 623.47 feet to a point on the West right-of-way line of Cypress View Drive; thence run Southerly for 23.56 feet along the arc of a curve to the left with a radius of 649.28 feet and a delta of 02°04'46"; thence run S.00°06'38"W. along said right-of-way line for 326.01 feet to the North right-of-way line of Koreshan Boulevard; thence run S.88°38'46"W. along said right-of-way line for 468.85 feet to a point of curvature; thence run Westerly for 149.60 feet along the arc of a curve to the left with a radius of 17,075.00 feet and a delta of 00°30'07" to the point of beginning.

Said tract contains 5.03 acres, more or less, and is subject to easements, restrictions and reservations of record.

DESCRIPTION: (Tract "C")

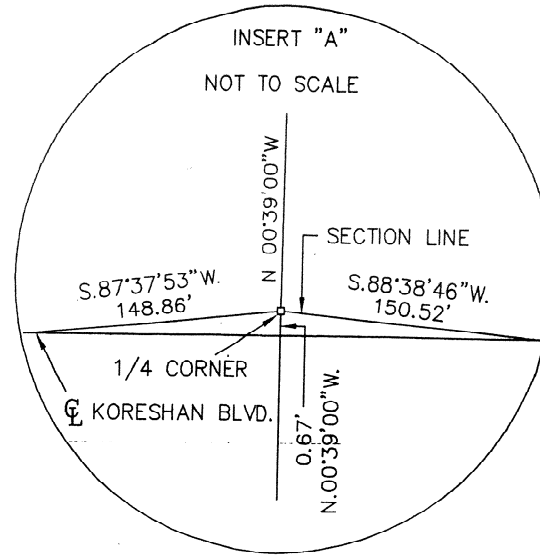
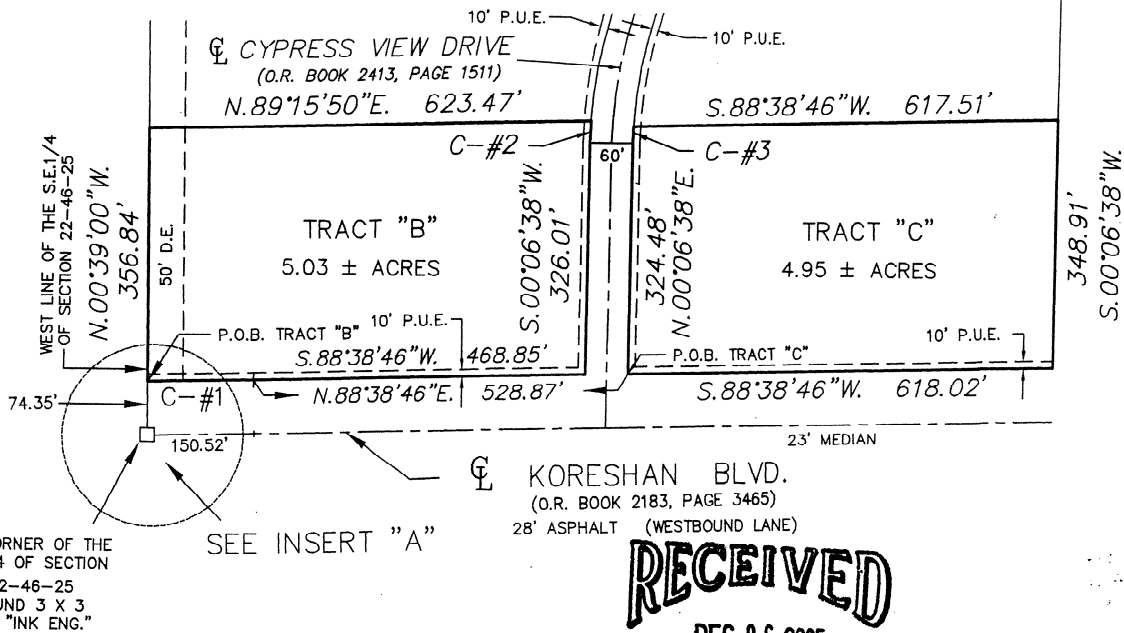
A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Southwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°39'00"W. along the West line of said Southeast Quarter (S.E.1/4) for 74.35 feet to a point on a curve, said point being on the North right-of-way line of Koreshan Boulevard (150 foot right-of-way); thence run Northeasterly along said right-of-way line for 149.60 feet along the arc of a curve concave Southeasterly, with a radius of 1705.00 feet, a chord bearing and distance of N.88°23'42"E. for 149.59 feet to a point of tangency; thence run N.88°38'46"E. along said right-of-way line for 528.87 feet to a point on the East right-of-way line of Cypress View Drive and the point of beginning; thence run N.00°06'38"E. along said right-of-way line for 324.48 feet to a point of curvature; thence run Northeasterly along said right-of-way line for 24.45 feet along the arc of a curve concave Southeasterly, having a radius of 589.28 feet and a delta of 02°22'40"; thence run N.88°38'46"E. for 617.51 feet to the East line of the West One Half (W.1/2) of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°06'38"W. along said East line for 348.91 feet to the North right-of-way line of Koreshan Boulevard; thence run S.88°38'46"W. along said right-of-way line for 618.02 feet to the point of beginning.

Said tract contains 4.95 acres, more or less and is subject to easements, restrictions and reservations of record.

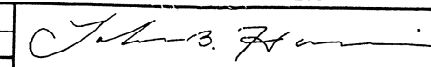
LEGEND:

- | | | | | | |
|--------|------------------------------|----|------|--------|-----------------------|
| N. | NORTH | E. | EAST | P.O.B. | POINT OF BEGINNING |
| S. | SOUTH | W. | WEST | P.O.C. | POINT OF COMMENCEMENT |
| ● | SET IRON PIN (CAP #4631) | | | P.C. | POINT OF CURVATURE |
| ○ | FOUND IRON PIN (FND.I.R.) | | | O.R. | OFFICIAL RECORDS BOOK |
| □ | CONCRETE MONUMENT (C.M.) | | | D | DELTA OF CURVE |
| ▣ | CONCRETE (CONC.) | | | R | RADIUS OF CURVE |
| P.R.M. | PERMANENT REFERENCE MONUMENT | | | A | ARC OF CURVE |
| P.C.P. | PERMANENT CONTROL POINT | | | C | CHORD LENGTH |
| | | | | C-# | CURVE NUMBER |



CURVE DATA

CURVE #1	RADIUS = 17075.00'
	ARC = 149.60'
	DELTA = 00°30'07"
CURVE #2	RADIUS = 649.28'
	ARC = 23.56'
	DELTA = 02°04'46"
CURVE #3	RADIUS = 589.28'
	ARC = 24.45'
	DELTA = 02°22'40"

PROJECT #	
JOB #	KORESHAN-4625
SKETCH OF:	3/29/04
 Sept 8 2005 JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921	

RECEIVED
 DEC 06 2005

COMMUNITY DEVELOPMENT

DCI 2005-00002