

ORDINANCE NO. _____

AN ORDINANCE CONSENTING TO AND AUTHORIZING THE MODIFICATION OF BOUNDARIES OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT AS SET FORTH IN FLORIDA STATUTES §190.046; PROVIDING FOR ORDINANCE AUTHORITY; AUTHORIZATION TO MODIFY BOUNDARIES; STATUTORY PROVISIONS GOVERNING THE DISTRICT; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Saltleaf Community Development District was established in accordance with Florida Statutes §190.005(2) resulting in Lee County Ordinance No. 23-16 being adopted by the Lee County Board of County Commissioners on June 20, 2023; and

WHEREAS, Saltleaf Community Development District has petitioned the Lee County Board of County Commissioners for authorization to modify its boundaries pursuant to Florida Statutes §190.046; and

WHEREAS, an established community development district may modify its boundaries only after the Lee County Board of County Commissioners consent to such a modification of district's boundaries; and

WHEREAS, Saltleaf Community Development District specifically requests permission to add the lands set forth in attached Exhibit "A" to the District, and resulting in the new District boundary as set forth in attached Exhibit "B"; and

WHEREAS, staff review of the request to modify the boundaries of the Saltleaf Community Development District and all related information indicates there is no rational basis to refuse the requests set forth in the District's petition; and

WHEREAS, the requested modification of the District's boundaries is not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and are activities of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: ORDINANCE AUTHORITY

This ordinance is adopted in accordance with Florida Statutes Chapter 190 and other applicable provisions of law governing County Ordinances.

SECTION TWO: AUTHORIZATION TO MODIFY BOUNDARIES

The Lee County Board of County Commissioners consent to and authorize modification of the Saltleaf Community Development District boundaries as set forth in Florida Statutes §190.046.

Specifically, the Saltleaf Community Development District boundaries are to be modified as follows:

1. The lands described in attached Exhibit "A," comprising of approximately 11.96 acres, are added to the District.
2. The resulting new 209.32-acre District boundary is described in attached Exhibit "B."

SECTION THREE: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The Saltleaf Community Development District will continue to be governed by the provisions of Florida Statutes, Chapter 190.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION SIX: EFFECTIVE DATE

This Ordinance becomes effective upon filing with the Office of the Secretary of the Florida Department of State.

Commissioner _____ made a motion to adopt the foregoing ordinance, seconded by Commissioner _____. The vote was as follows:

Kevin Ruane _____
Cecil L Pendergrass _____
Raymond Sandelli _____
Brian Hamman _____
Mike Greenwell _____

DULY PASSED AND ADOPTED THIS 5th day of December, 2023.

ATTEST:
CLERK OF CIRCUIT COURT
KEVIN C. KARNES, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
_____, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

By: _____
Office of County Attorney

Exhibit A: New acreage added to the District
Exhibit B: The new District boundary

CAO Draft 10/17/2023 8:58:32 AM

DESCRIPTION

Parcel in
Section 6, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Section 6, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being a portion of those lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to an intersection with the Southerly line of said lands; thence run along said Southerly line the following courses: N35°37'13"W for 153.86 feet and S58°57'13"W for 342.32 feet to the POINT OF BEGINNING.

From said Point of Beginning run along the Southerly, Westerly, Northerly and Easterly line of said lands the following courses: S58°57'13"W for 194.96 feet; N31°41'08"W for 104.97 feet; N05°57'36"E for 410.85 feet; N36°08'20"W for 280.13 feet; N06°21'18"E for 453.60 feet; N19°00'07"W for 182.05 feet; N03°46'53"W for 151.03 feet; N16°47'03"E for 216.81 feet; N66°15'38"E for 491.36 feet; S69°40'02"E for 229.14 feet; S25°28'33"E for 76.93 feet; S64°24'50"E for 35.54 feet and S20°50'26"E for 124.09 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 3, as described in a deed recorded in Instrument Number 2019000287737, Lee County Records; thence run along the Northerly line of said Phase 3 the following courses: S67°27'15"W for 13.11 feet; S22°32'45"E for 125.49 feet; S64°31'27"W for 128.50 feet; N66°02'09"W for 78.97 feet and S56°35'09"W for 14.27 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 1, as described in a deed recorded in Official Records Book 4033, at Page 3816, Lee County Records; thence run N33°24'51"W along said Northerly line and continue along the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 4, as described in a deed recorded in Instrument Number 2023000146465, Lee County Records, for 27.61 feet to a point of curvature; thence run along the Northerly and Westerly line of said Phase 4 the following courses: Northwesterly along an arc of a curve to the left of radius 434.00 feet (delta 17°15'08") (chord bearing N42°02'25"W) (chord 130.19 feet) for 130.68 feet to a point of compound curvature; Westerly along an arc of a curve to the left of radius 184.00 feet (delta 56°21'48") (chord bearing N78°50'53"W) (chord 173.79 feet) for 181.01 feet to a point of compound curvature; Southwesterly along an arc of a curve to the left of radius 393.00 feet (delta 23°04'02") (chord bearing S61°26'12"W) (chord 157.15 feet) for 158.22 feet to a point of compound curvature; Southwesterly along an arc of a curve to the left of radius 134.00 feet (delta 16°26'18") (chord bearing S41°41'02"W) (chord 38.31 feet) for 38.45 feet to a point of compound curvature and Southerly along an arc of a curve to the left of radius 204.00 feet (delta 54°36'02") (chord bearing S06°09'52"W) (chord 187.13 feet) for 194.40 feet to a point of tangency; thence run S21°08'09"E along said Westerly line and continuing along the Westerly line of said Phase 1 for 101.90 feet to

a point of curvature; thence run along said Westerly line of Phase 1 the following courses: Southerly along an arc of a curve to the right of radius 266.00 feet (delta $26^{\circ}11'54''$) (chord bearing $S08^{\circ}02'12''E$) (chord 120.57 feet) for 121.63 feet to a point of tangency; $S05^{\circ}03'45''W$ for 277.10 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 214.00 feet (delta $40^{\circ}41'43''$) (chord bearing $S15^{\circ}17'07''E$) (chord 148.82 feet) for 152.00 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 966.00 feet (delta $10^{\circ}36'14''$) (chord bearing $S30^{\circ}19'52''E$) (chord 178.53 feet) for 178.78 feet to a point of compound curvature; Southerly along an arc of a curve to the right of radius 266.00 feet (delta $20^{\circ}49'18''$) (chord bearing $S14^{\circ}37'05''E$) (chord 96.14 feet) for 96.67 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 182.00 feet (delta $20^{\circ}03'07''$) (chord bearing $S14^{\circ}14'00''E$) (chord 63.37 feet) for 63.69 feet; $S56^{\circ}53'26''W$ along a non-tangent line for 107.37 feet; $S13^{\circ}25'10''E$ for 70.59 feet; $S00^{\circ}03'40''W$ for 125.64 feet and $S31^{\circ}02'47''E$ for 44.76 feet to the POINT OF BEGINNING.

Containing 11.96 acres, more or less.

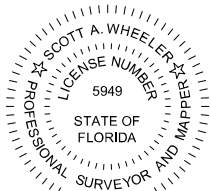
Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear $N01^{\circ}34'27''W$. (Grid/Ground Scale factor = 0.999945)

Digitally signed
by Scott A.

Wheeler, PSM

Date: 2023.09.27

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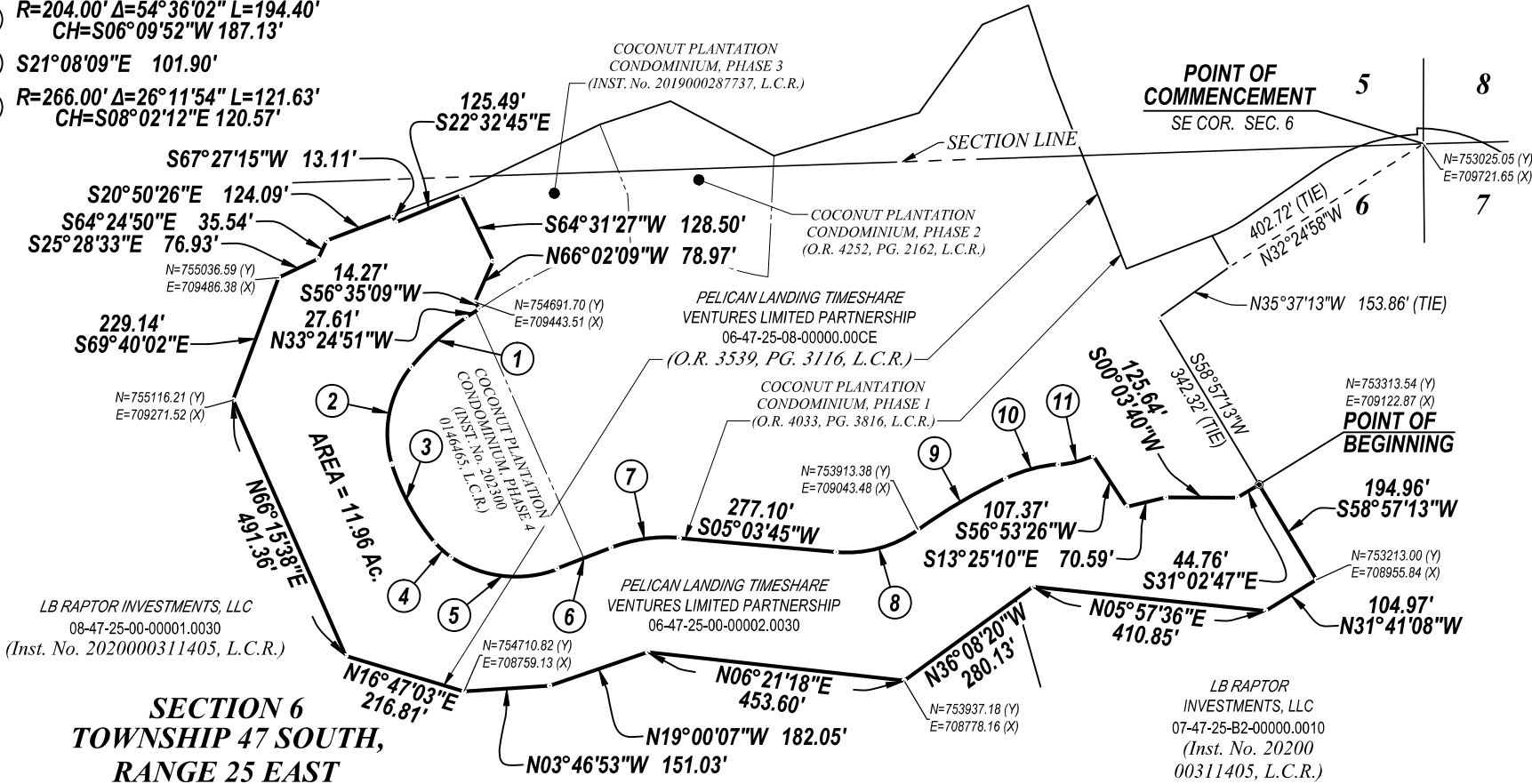


Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

COURSE INFORMATION

- ① R=434.00' Δ=17°15'08" L=130.68'
CH=N42°02'25"W 130.19'
- ② R=184.00' Δ=56°21'48" L=181.01'
CH=N78°50'53"W 173.79'
- ③ R=393.00' Δ=23°04'02" L=158.22'
CH=S61°26'12"W 157.15'
- ④ R=134.00' Δ=16°26'18" L=38.45'
CH=S41°41'02"W 38.31'
- ⑤ R=204.00' Δ=54°36'02" L=194.40'
CH=S06°09'52"W 187.13'
- ⑥ S21°08'09"E 101.90'
- ⑦ R=266.00' Δ=26°11'54" L=121.63'
CH=S08°02'12"E 120.57'
- ⑧ R=214.00' Δ=40°41'43" L=152.00'
CH=S15°17'07"E 148.82'
- ⑨ R=966.00' Δ=10°36'14" L=178.78'
CH=S30°19'51"E 178.53'
- ⑩ R=266.00' Δ=20°49'18" L=96.67'
CH=S14°37'05"E 96.14'
- ⑪ R=182.00' Δ=20°03'07" L=63.69'
CH=S14°14'00"E 63.37'

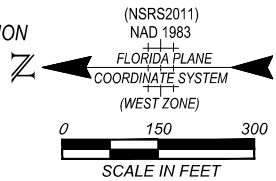
**SECTION 5
TOWNSHIP 47 SOUTH,
RANGE 25 EAST**



**SECTION 6
TOWNSHIP 47 SOUTH,
RANGE 25 EAST**

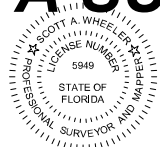
LB RAPTOR INVESTMENTS, LLC
07-47-25-B2-00000.0010
(Inst. No. 20200)

- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.9999445 TO OBTAIN GROUND DISTANCES.
 - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - (P) - DENOTES PLAT.
 - P.B. - DENOTES PLAT BOOK.
 - PG. - DENOTES PAGE.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND BASED ON THE EAST LINE OF THE GOVERNMENT LOT 2 OF SECTION 7 TO BEAR N01°34'27"W.
 - DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

Digitally signed
by Scott A.
Wheeler, PSM
Date: 2023.09.27
'11:28:19 -04'00



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
IBI
LONDON BAY HOMES
889 111th AVENUE NORTH
NAPLES, FLORIDA 34108-1805
PHONE (239) 592-1400
FAX (239) 592-1413
WWW.LONDONBAY.COM
PROJECT DESCRIPTION

**A PARCEL OF LAND IN
SECTION 6
TOWNSHIP 47 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA**

PROJECT SURVEYOR

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

FILE NAME	2410202.DWG
LAYOUT	3
LOCATION	J:\2410202\W01SURVEY\INGIS\K1CH
PLOT DATE	TUE, 5-23-2023 - 5:03 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	05-23-2023
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
24102	3 OF 3
6-47-25	

EXHIBIT B

DESCRIPTION

Parcel in
Sections 5, 6, 7 and 8, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of Government Lot 2, of said Section 7 run N01°34'27"W along the East line of said Government Lot 2 for 40.02 feet; thence run S89°43'05"E for 25.01 feet to an intersection with the East right of way line of Coconut Road as described in a County Commissioners Minutes Book 6, at Page 288, Lee County Records, and the POINT OF BEGINNING.

From said Point of Beginning run N01°34'27"W along said East line for 424.66 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run along said Northerly right of way line the following three (3) courses: S89°06'16"W for 288.98 feet; S89°09'28"W for 666.22 feet and S89°06'16"W for 247.49 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.49 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 511.94 feet; thence run N21°20'24"E for 260.38 feet; thence run N04°28'03"E for 270.90 feet; thence run N27°03'41"W for 168.94 feet to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 257.63 feet to an intersection with the Easterly line of lands described in a deed recorded in Instrument No. 2013000240450, Lee County Records; thence run along said Easterly line the following twenty-three (23) courses: N39°36'41"W for 105.41 feet; N09°02'32"E for 80.80 feet; N89°00'08"E for 230.82 feet; N13°37'57"E for 52.21 feet; N04°32'08"W for 50.65 feet; N05°12'32"W for 50.79 feet; N29°06'14"W for 59.23 feet; N03°26'02"E for 49.83 feet; N10°16'42"W for 51.40 feet; N11°13'24"E for 49.00 feet; N41°15'02"W for 70.64 feet; N21°13'24"W for 54.88 feet; N25°50'13"W for 21.40 feet; N09°20'00"E for 55.12 feet; N25°52'22"W for 51.13 feet; N24°52'17"W for 50.48 feet; N04°21'29"W for 50.65 feet; N11°27'49"E for 56.18 feet; N10°24'54"W for 50.55 feet; N28°04'28"W for 51.29 feet; N18°52'38"W for 49.96 feet; N13°36'38"W for 49.89 feet and N02°48'29"W for 247.54 feet to an intersection with the North line of Government Lot 1, said Section 7; thence run S89°20'35"W along said North line for 1.00 feet to an intersection with the Westerly line of a Conservation Easement described in a deed recorded in Official Records Book 3627, at Page 2061, Lee County Records; thence run along said Westerly line the following twenty-two (22) courses: N46°11'03"W for 61.03 feet; N17°54'30"W for 56.94 feet; N20°31'47"W for 72.71 feet; N15°30'26"E for 84.12 feet; N02°32'45"E for 50.98 feet; N12°16'28"W for 49.94 feet; N35°06'58"W for 59.36 feet; N19°11'46"W for 52.20 feet; N14°29'27"W for 88.09 feet; N04°01'02"W for 63.86 feet; N10°27'59"W for 50.49 feet; N28°08'16"W for 55.46 feet; N31°44'44"W for 57.31 feet; N52°41'29"W for 78.10 feet; N18°08'21"W for 51.92 feet; N26°14'47"W for 54.63 feet; N02°29'49"W for 50.00 feet; N36°09'47"E for 64.03 feet; N13°48'24"W for 50.99 feet; N68°35'55"E for 154.32 feet; N20°14'29"W for 105.00 feet and N04°39'14"W for 104.21 feet to an intersection with the North line of Government Lot 4, said Section 6; thence run N89°14'26"E along said North line for 199.41 feet to an intersection with the Westerly line of lands described in a deed recorded in Official Records

Book 1762, at Page 4172, Lee County Records; thence run along the Westerly and Northerly line of said lands the following five (5) courses: N01°15'33"W for 775.71 feet; N45°44'29"E for 523.57 feet; S81°48'03"E for 600.65 feet; N01°16'23"W for 162.43 feet and N88°43'54"E for 349.45 feet to an intersection with the West line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N01°54'31"W along said West line for 92.62 feet to the Northwest Corner of said Southwest Quarter (SW-1/4); thence run N89°07'39"E along the North line of said Southwest Quarter (SW-1/4) for 364.44 feet to an intersection with the Easterly line of said Conservation Easement; thence run along said Easterly line the following fifty-one (51) courses: S17°17'04"E for 44.28 feet; S12°53'12"E for 275.03 feet; S10°01'41"E for 113.67 feet; S08°08'35"E for 91.06 feet; S17°08'47"E for 137.48 feet; S17°18'43"E for 88.19 feet; S18°09'28"E for 215.81 feet; S52°49'03"E for 117.72 feet; S36°00'58"E for 30.20 feet; S15°19'13"E for 189.16 feet; S13°46'49"E for 68.98 feet; S03°50'59"E for 149.01 feet; S06°56'04"E for 151.69 feet; S25°09'05"E for 139.30 feet; S00°26'00"E for 99.47 feet; S04°02'24"E for 83.95 feet; S10°33'02"E for 53.63 feet; S16°45'11"W for 81.09 feet; S13°24'20"W for 99.81 feet; S00°12'02"W for 111.16 feet; S00°52'33"E for 19.20 feet; S02°40'03"E for 62.35 feet; S04°22'37"W for 36.69 feet; S08°48'24"E for 66.07 feet; S01°31'20"E for 56.66 feet; S27°45'47"E for 36.77 feet; S01°53'49"E for 40.39 feet; S09°48'23"E for 43.89 feet; S25°36'11"W for 126.65 feet; S00°21'49"W for 70.76 feet; S03°40'54"E for 99.02 feet; S36°58'20"E for 65.66 feet; S35°27'44"E for 80.56 feet; S06°21'08"E for 64.02 feet; S05°15'21"W for 183.55 feet; S14°17'46"W for 86.23 feet; S15°45'25"W for 96.56 feet; S26°25'19"E for 48.98 feet; S02°20'03"E for 40.55 feet; S02°26'12"W for 65.00 feet; S08°45'28"W for 139.88 feet; S05°55'58"W for 214.01 feet; S10°55'48"W for 131.88 feet; S01°38'29"E for 165.82 feet; S17°59'48"W for 154.60 feet; S01°55'49"E for 270.39 feet; S12°47'40"E for 240.61 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 57,646.43 feet (delta 00°08'39") (chord bearing S12°49'15"E) (chord 145.00 feet) for 145.00 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the left of radius 133.52 feet (delta 11°06'42") (chord bearing S19°13'34"E) (chord 25.85 feet) for 25.89 feet; S34°59'52"W along a non-tangent line for 70.52 feet and S01°17'23"W for 139.46 feet to an intersection with the North line of the South 40 feet of the Northwest Quarter (NW 1/4) of said Section 8; thence run N89°43'05"W along said North line for 641.20 feet to the POINT OF BEGINNING. Containing 230.76 acres, more or less.

LESS AND EXCEPT a portion of those lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to the POINT OF BEGINNING.

From said Point of Beginning run along the Southerly line of said lands the following courses: N35°37'13"W for 153.86 feet and S58°57'13"W for 342.32 feet an intersection with the Westerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 1, as described in a deed recorded in Official Records Book 4033, at Page 3816, Lee County Records; thence run along said Westerly line the following courses: N31°02'47"W for 44.76 feet; N00°03'40"E for 125.64 feet; N13°25'10"W for 70.59 feet; N56°53'26"E for 107.37 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 182.00 feet (delta 20°03'07") (chord bearing N14°14'00"W) (chord 63.37 feet) for 63.69 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 266.00 feet (delta 20°49'18") (chord bearing N14°37'05"W) (chord 96.14 feet) for 96.67 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 966.00 feet (delta 10°36'14") (chord bearing N30°19'52"W) (chord 178.53 feet) for 178.78 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 214.00 feet

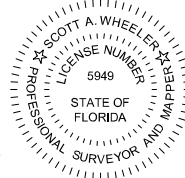
(delta 40°41'43") (chord bearing N15°17'07"W) (chord 148.82 feet) for 152.00 feet to a point of tangency; N05°03'45"E for 277.10 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 266.00 feet (delta 26°11'54") (chord bearing N08°02'12"W) (chord 120.57 feet) for 121.63 feet TO A POINT OF TANGENCY; thence run N21°08'09"W along said Westerly line and continuing along the Westerly and Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 4, as described in a deed recorded in Instrument Number 2023000146465, Lee County Records, for 101.90 feet to a point of curvature; thence run along the Westerly and Northerly line of said Phase 4 the following courses: Northerly along an arc of a curve to the right of radius 204.00 feet (delta 54°36'02") (chord bearing N06°09'52"E) (chord 187.13 feet) for 194.40 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 134.00 feet (delta 16°26'18") (chord bearing N41°41'02"E) (chord 38.31 feet) for 38.45 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 393.00 feet (delta 23°04'02") (chord bearing N61°26'12"E) (chord 157.15 feet) for 158.22 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 184.00 feet (delta 56°21'48") (chord bearing S78°50'53"E) (chord 173.79 feet) for 181.01 feet to a point of compound curvature and Southeasterly along an arc of a curve to the right of radius 434.00 feet (delta 17°15'08") (chord bearing S42°02'25"E) (chord 130.19 feet) for 130.68 feet to a point of tangency; thence run S33°24'51"E along the Northerly line of said Phase 4 and continuing along the Northerly line of said Phase 1 for 27.61 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 3, as described in a deed recorded in Instrument Number 2019000287737, Lee County Records; thence run along the Northerly line of said Phase 3 the following courses: N56°35'09"E for 14.27 feet; S66°02'09"E for 78.97 feet; N64°31'27"E for 128.50 feet; N22°32'45"W for 125.49 feet and N67°27'15"E for 13.11 feet to an intersection with the Easterly line of said lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records; thence run along the Easterly and Southerly line of said lands the following courses: S20°50'26"E for 152.26 feet; S25°28'33"E for 245.21 feet; S18°20'32"E for 130.83 feet; S27°46'07"W for 205.73 feet; S16°30'00"E for 265.70 feet; S54°23'52"E for 190.76 feet; S22°38'40"E for 87.71 feet; S71°46'53"W for 131.17 feet; S68°44'48"W for 363.26 feet; S21°12'13"E for 161.13 feet and S60°06'03"W for 62.68 feet to the POINT OF BEGINNING.

Containing 21.44 acres, more or less.

Containing a net area of 209.32 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear N01°34'27"W. (Grid/Ground Scale factor = 0.999945)

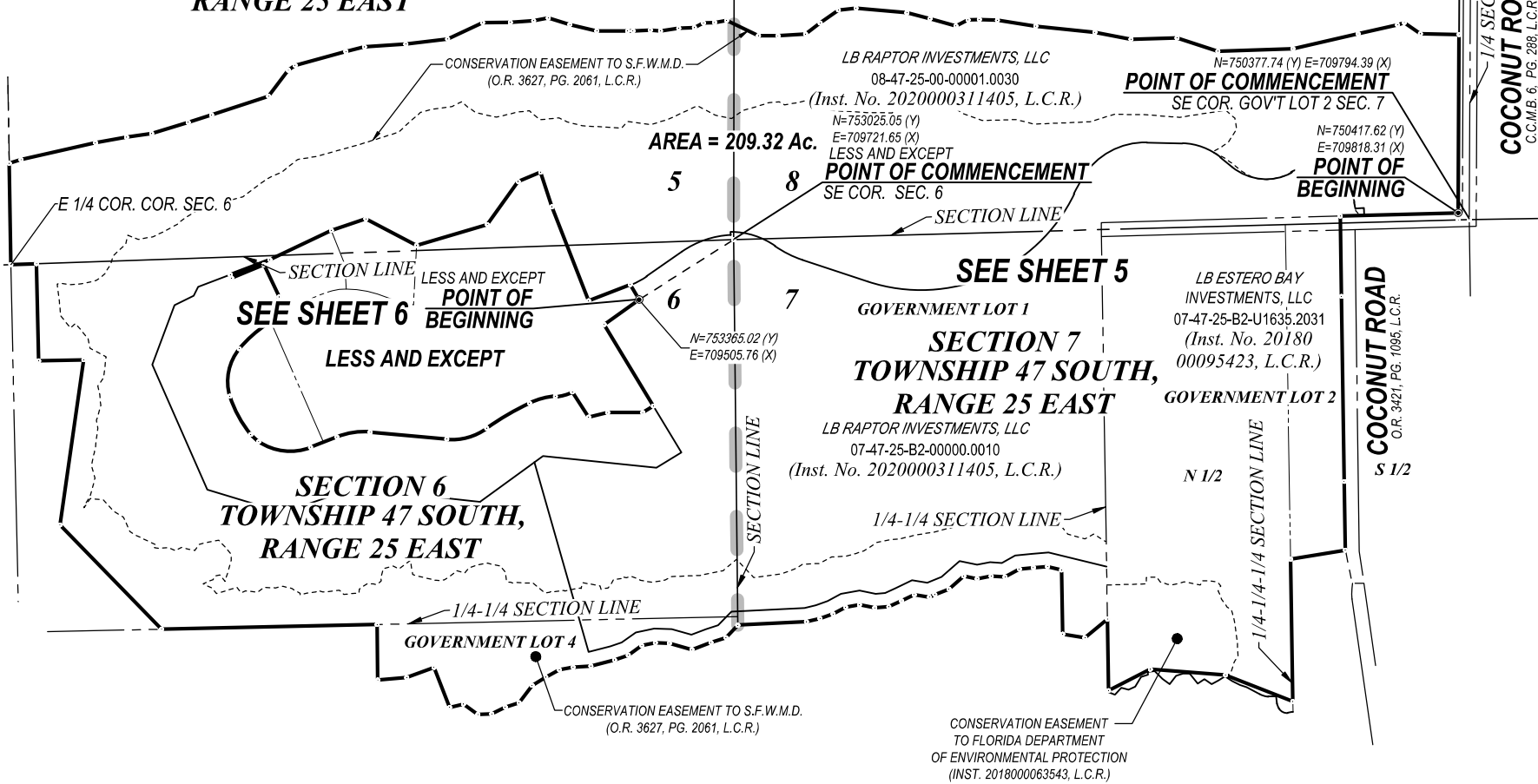
Digitally signed
by Scott A.
Wheeler, PSM
Date: 2023.09.27
'11:29:21 -04'00



Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

SW 1/4
SECTION 5
TOWNSHIP 47 SOUTH,
RANGE 25 EAST

NW 1/4
SECTION 8
TOWNSHIP 47 SOUTH,
RANGE 25 EAST



1/4 SECTION LINE
COCONUT ROAD
 C.C.M.B. 6, PG. 288, L.C.R.

COCONUT ROAD
 O.R. 3421, PG. 1095, L.C.R.
 S 1/2

Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING
 www.barraco.net
 2271 MCGREGOR BLVD., SUITE 100
 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170
 FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LONDON BAY HOMES
 889 111th AVENUE NORTH
 NAPLES, FLORIDA 34108-1805

PHONE (239) 592-1400
 FAX (239) 592-1413
 WWW.LONDONBAY.COM
 PROJECT DESCRIPTION

**A PARCEL OF LAND IN
 SECTIONS 5, 6, 7 AND 8
 TOWNSHIP 47 SOUTH,
 RANGE 25 EAST,
 LEE COUNTY, FLORIDA**

PROJECT SURVEYOR

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

FILE NAME	24102SK01.DWG
LAYOUT	4
LOCATION	J:\24102\DWG\SURVEY\INGISKE1CH
PLOT DATE	FRI, 5-19-2023 - 3:31 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-09-2022
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=400'
FIELD BOOK	

PLAN REVISIONS	
02-06-2023	REV. BOUNDARY, ADD COORDINATES
05-19-2023	REVISE LESS AND EXCEPT BOUNDARY

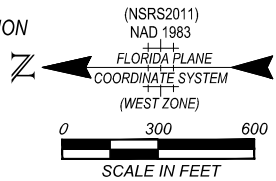
STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24102 7-47-25	4 OF 6

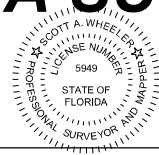
- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.9999445 TO OBTAIN GROUND DISTANCES.
 - INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - (P) - DENOTES PLAT.
 - P.B. - DENOTES PLAT BOOK.
 - PG. - DENOTES PAGE.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND BASED ON THE EAST LINE OF THE GOVERNMENT LOT 2 OF SECTION 7 TO BEAR N01°34'27"W.
 - DESCRIPTION IS ATTACHED.

KEY MAP



THIS IS NOT A SURVEY

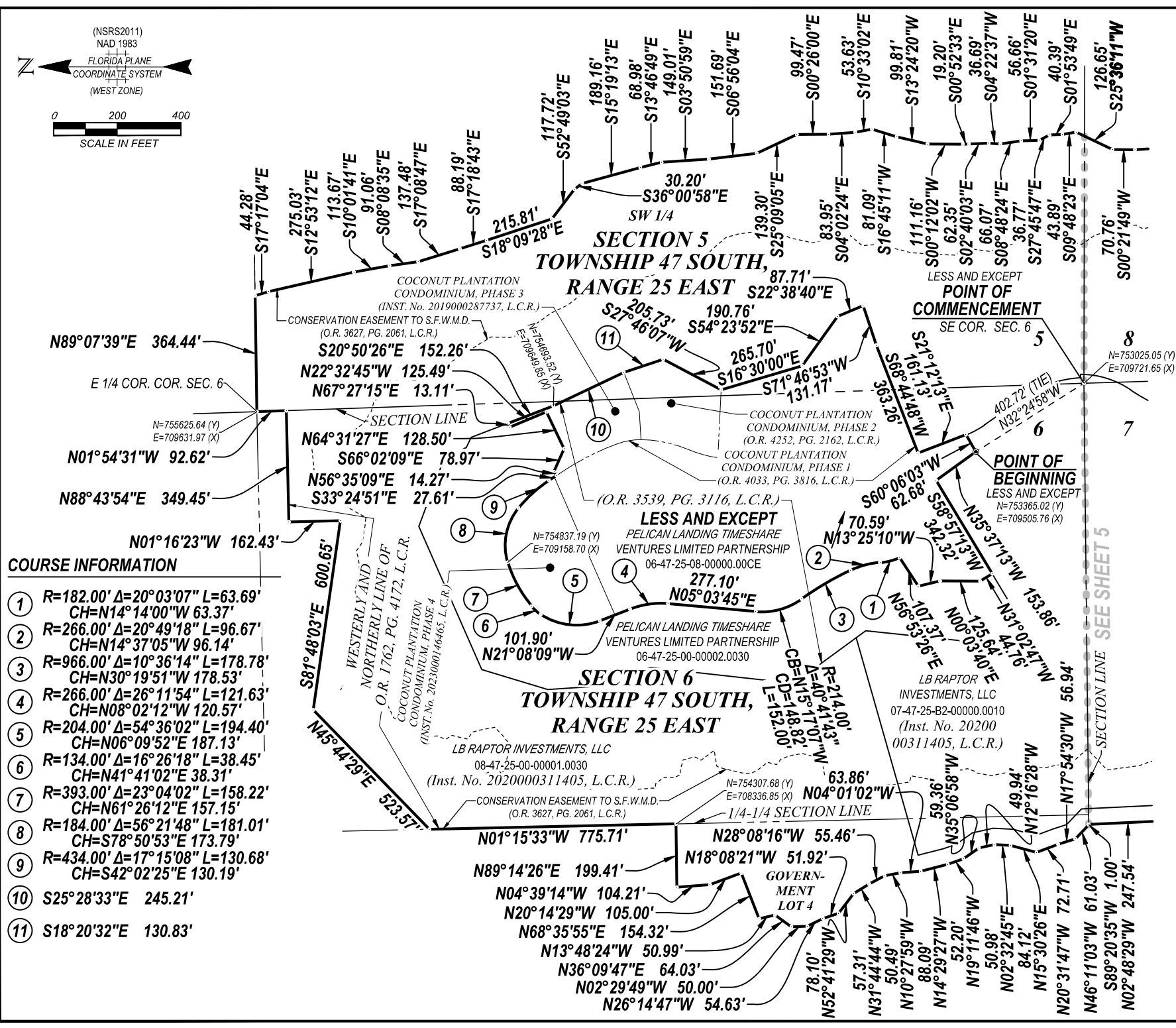
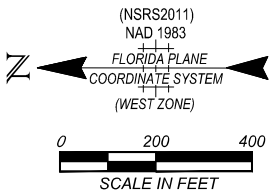
Digitally signed by
 Scott A. Wheeler,
 PSM
 Date: 2023.09.27
 '11:29:37 -04'00



SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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



COURSE INFORMATION

- ① R=182.00' Δ=20°03'07" L=63.69'
CH=N14°14'00"W 63.37'
- ② R=266.00' Δ=20°49'18" L=96.67'
CH=N14°37'05"W 96.14'
- ③ R=966.00' Δ=10°36'14" L=178.78'
CH=N30°19'51"W 178.53'
- ④ R=266.00' Δ=26°11'54" L=121.63'
CH=N08°02'12"W 120.57'
- ⑤ R=204.00' Δ=54°36'02" L=194.40'
CH=N06°09'52"E 187.13'
- ⑥ R=134.00' Δ=16°26'18" L=38.45'
CH=N41°41'02"E 38.31'
- ⑦ R=393.00' Δ=23°04'02" L=158.22'
CH=N61°26'12"E 157.15'
- ⑧ R=184.00' Δ=56°21'48" L=181.01'
CH=S78°50'53"E 173.79'
- ⑨ R=434.00' Δ=17°15'08" L=130.68'
CH=S42°02'25"E 130.19'
- ⑩ S25°28'33"E 245.21'
- ⑪ S18°20'32"E 130.83'

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PROJECT DESCRIPTION

A PARCEL OF LAND IN
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TOWNSHIP 47 SOUTH,
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PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NUMBER
5949
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR

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

FILE NAME	24102S01.DWG
LAYOUT	5
LOCATION	J:\24102DWG\SURVEY\INGISKEI.CH
PLOT DATE	FRI, 5-16-2023 - 3:32 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	12-09-2020
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=400'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	24102
SHEET NUMBER	6 OF 6