

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CONSENTING TO AND AUTHORIZING THE MODIFICATION OF BOUNDARIES OF THE ESPLANADE LAKE CLUB 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 Esplanade Lake Club Community Development District was established in accordance with Florida Statutes §190.005(2) resulting in Lee County Ordinance No. 18-21 being adopted by the Lee County Board of County Commissioners on September 18, 2018; and

WHEREAS, the boundaries of the Esplanade Lake Club Community Development District were previously modified through Lee County Ordinance No. 20-10 being adopted by the Lee County Board of County Commissioners on October 6, 2020; and

WHEREAS, Esplanade Lake Club 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, Esplanade Lake Club 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 Esplanade Lake Club 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 Esplanade Lake Club Community Development District boundaries as set forth in Florida Statutes §190.046.

Specifically, the Esplanade Lake Club Community Development District boundaries are to be modified as follows:

1. The lands described in attached Exhibit "A," comprising of approximately 46.293 acres, are added to the District.
2. The resulting new 843.374-acre District boundary is described in attached Exhibit "B."

**SECTION THREE: STATUTORY PROVISIONS GOVERNING THE DISTRICT**

The Esplanade Lake Club 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 2nd day of April 2024.

ATTEST:  
KEVIN C. KARNES  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mike Greenwell, 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

***RHODES & RHODES LAND SURVEYING, INC.***

*28100 BONITA GRANDE DRIVE #107 NAPLES, FLORIDA 34135  
PHONE (239) 405-8166 FAX (239) 405-8163*

LEGAL DESCRIPTION  
(FGCU PARCEL)

BEING A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "W5-6", ESPLANADE LAKE CLUB PHASE 1 AS RECORDED IN INSTRUMENT NUMBER 2019000189935 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "W5-6", THE FOLLOWING 4 COURSES; (COURSE 1) NORTH 07°38'50" EAST, A DISTANCE OF 351.57 FEET TO A POINT OF CURVATURE; (COURSE 2) NORTHERLY, 228.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 06°33'04" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'18" EAST, 228.56 FEET; (COURSE 3) NORTH 01°05'46" EAST, A DISTANCE OF 292.24 FEET TO A POINT OF CURVATURE; (COURSE 4) NORTHERLY, 66.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 01°54'57" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°03'14" EAST, 66.88 FEET TO THE SOUTHEAST CORNER OF TRACT "O30", ESPLANADE LAKE CLUB PHASE 2 AS RECORDED IN INSTRUMENT NUMBER 2020000075347 SAID POINT BEING A POINT OF COMPOUND CURVATURE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT "O30", NORTHERLY, 155.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°27'30" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 05°14'28" EAST, 155.59 FEET TO THE SOUTHWEST CORNER OF TRACT "F1, ESPLANADE LAKE CLUB PLAT THREE AS RECORDED IN INSTRUMENT NUMBER 2021000173051 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID PLAT THREE, THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 89°09'13" EAST, A DISTANCE OF 563.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; (COURSE 2) SOUTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,321.71 FEET; (COURSE 3) SOUTH 20°03'48" EAST, A DISTANCE OF 1,285.37 FEET TO A POINT OF CURVATURE; (COURSE 4) SOUTHEASTERLY, 476.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5,050.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 22°45'52" EAST, 475.96 FEET; (COURSE 5) SOUTH 25°27'56" EAST, A DISTANCE OF 198.92 FEET TO A POINT ON THE BOUNDARY LINE OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN INSTRUMENT NUMBER 2008000036958 OF SAID LEE COUNTY, FLORIDA SAID POINT BEING A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 3 COURSES; (COURSE 1) WESTERLY, 150.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'33" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 81°09'56" WEST, 149.76 FEET; (COURSE 2) NORTH 89°46'43" WEST, A DISTANCE OF 516.04 FEET; (COURSE 3) NORTH 15°43'44" WEST, A DISTANCE OF 920.90 FEET TO THE SOUTHEAST CORNER OF TRACT "0-3", MIROMAR LAKES UNIT XI-PENINSULA AS RECORDED IN INSTRUMENT NUMBER 2006000456819 OF SAID LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 5 COURSES; (COURSE 1) NORTH 15°43'44" WEST, A DISTANCE OF 57.53 FEET; (COURSE 2) NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; (COURSE 3) NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; (COURSE 4)

***RHODES & RHODES LAND SURVEYING, INC.***

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NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET; (COURSE 5) SOUTH 88°10'32" WEST, A DISTANCE OF 3.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,562 SQUARE FEET OR 40.004 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

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JOHN SCOTT RHODES, PSM #5739  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA



Rhodes and Rhodes Land Surveying  
28100 Bonita Grande Drive, STE 107  
Bonita Springs, FL 34135  
239-405-8166

## LEGAL DESCRIPTION

BEING ALL OF LOTS 550 THROUGH 554, PORTION OF LOTS 549, TRACTS "O42" AND "R", ESPLANADE LAKE CLUB PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2021000402902, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 46 SOUTH RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH  $00^{\circ}50'47''$  EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,146.77 FEET TO A POINT ON THE NORTH LINE OF TRACT "O42", ESPLANADE LAKE CLUB PLAT FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2021000402902 OF THE PUBLIC RECORDS OF LEE COUNTY, FLOIRDA AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "O42" FOR THE FOLLOWING 2 COURSES, COURSE (1) NORTH  $89^{\circ}09'13''$  EAST, 55.00 FEET; COURSE (2) SOUTH  $00^{\circ}50'47''$  EAST, 352.35 FEET TO A POINT ON THE EASTERLY PROLONGATION LINE OF LOT 549, OF SAID ESPLANADE LAKE CLUB PLAT FOUR; THENCE SOUTH  $89^{\circ}09'13''$  WEST ALONG THE SOUTHERN BOUNDARY LINE AND THE EASTERLY PROLONGATION LINE OF SAID LOT 549, A DISTANCE OF 164.00 FEET; THENCE LEAVING THE SAID SOUTHERLY LOT LINE OF LOT 549 NORTH  $24^{\circ}06'02''$  WEST, A DISTANCE OF 106.15 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 162.34 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET, THROUGH A CENTRAL ANGLE OF  $23^{\circ}15'15''$  AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH  $12^{\circ}28'24''$  WEST, 161.23 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "O42"; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "O42" FOR THE FOLLOWING 2 COURSES, COURSE (1) NORTH  $00^{\circ}50'47''$  WEST, 96.90 FEET; COURSE (2) NORTH  $89^{\circ}09'13''$  EAST, 183.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,107 SQUARE FEET OR 1.770 ACRES, MORE OR LESS.





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## ESPLANADE LAKE CLUB CDD, AS AMENDED 2023

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 89°43'01" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE SOUTH 01°00'21" EAST, ALONG SAID NORTHERLY PROLONGATION AND CONTINUING ALONG SAID EASTERLY LINE OF LANDS FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 2015000025953, LEE COUNTY RECORDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THREE (3) COURSES: COURSE NO. 1: SOUTH 89°43'01" EAST, 2,243.03 FEET; COURSE NO. 2: NORTH 88°58'52" EAST, 2,674.00 FEET; COURSE NO. 3: NORTH 89°27'22" EAST, 1,065.43 FEET; THENCE SOUTH 00°32'38" EAST, A DISTANCE OF 408.17 FEET; THENCE SOUTH 17°15'51" WEST, A DISTANCE OF 835.68 FEET; THENCE SOUTH 16°27'38" EAST, A DISTANCE OF 126.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 82.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 94°29'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 63°42'10" EAST, A DISTANCE OF 73.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY, 272.24 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 615.00 FEET, THROUGH A CENTRAL ANGLE OF 25°21'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°44'10" EAST, A DISTANCE OF 270.02 FEET; THENCE SOUTH 85°34'57" EAST, A DISTANCE OF 257.22 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 122.73 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 20°59'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°55'19" EAST, A DISTANCE OF 122.05 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 101.88 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 165.48 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,250.00 FEET, THROUGH A CENTRAL ANGLE OF 07°35'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°46'52" EAST, A DISTANCE OF 165.36 FEET; THENCE SOUTH 16°34'25" EAST, A DISTANCE OF 31.50 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 126.42 FEET; THENCE NORTH 73°25'35" EAST, A DISTANCE OF 165.10 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 197.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 718.50 FEET, THROUGH A CENTRAL ANGLE OF 15°43'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°17'24" EAST, A DISTANCE OF 196.61 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 229.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°50'47" EAST, A DISTANCE OF 28.28 FEET; THENCE NORTH 00°50'47" WEST, A DISTANCE OF 76.50 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 238.40 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 352.35 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 164.00 FEET; THENCE SOUTH 24°06'02" EAST, A DISTANCE OF 3.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 121.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 23°15'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°28'24" EAST, A DISTANCE OF 120.92 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 690.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 249.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 25°57'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°49'40" EAST, A DISTANCE OF 247.10 FEET; THENCE SOUTH 26°48'32" EAST, A DISTANCE OF 85.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 203.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 25°57'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°49'40" EAST, A DISTANCE OF 202.17 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 2,538.82 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 1,393.41 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 41.92 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 294.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 567.95 FEET, THROUGH A CENTRAL ANGLE OF 29°40'11" AND BEING SUBTENDED BY A CHORD



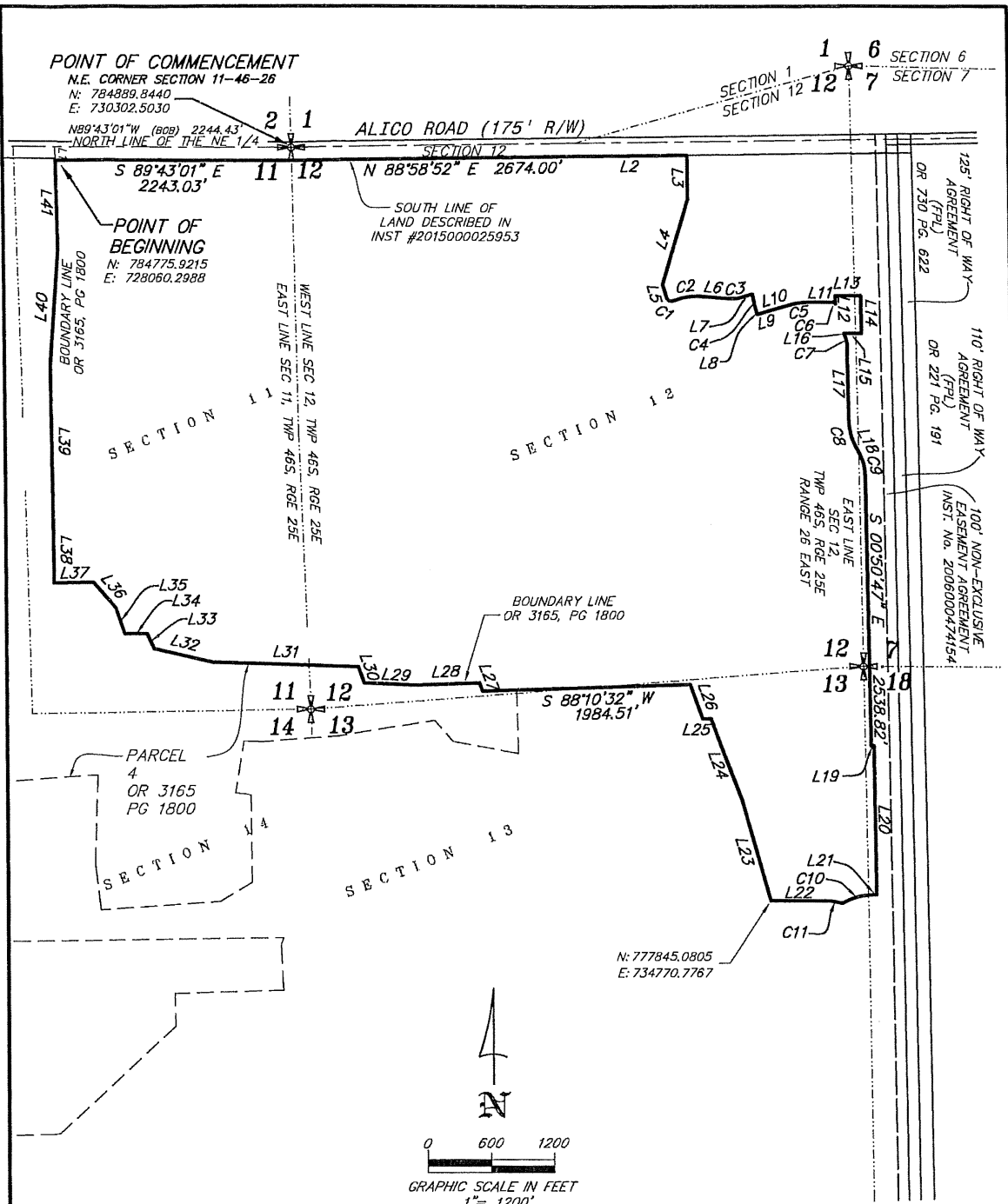


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WHICH BEARS SOUTH 74°19'08" WEST, A DISTANCE OF 290.83 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 150.33 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 17°13'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°09'56" WEST, A DISTANCE OF 149.76 FEET; THENCE NORTH 89°46'43" WEST, A DISTANCE OF 516.03 FEET; THENCE NORTH 15°43'44" WEST, A DISTANCE OF 978.43 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 807.57 FEET; THENCE NORTH 89°48'06" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 20°09'57" WEST, A DISTANCE OF 344.08 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF A BOUNDARY LINE OF THOSE AFOREMENTIONED LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE SOUTH 88°10'32" WEST, ALONG SAID EASTERLY PROLONGATION AND ALONG SAID BOUNDARY LINE, A DISTANCE OF 1,984.51 FEET; THENCE RUN THE FOLLOWING FIFTEEN (15) COURSE ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 21°30'12" WEST, 81.17 FEET; COURSE NO. 2: SOUTH 88°02'24" WEST, 612.22 FEET; COURSE NO. 3: NORTH 87°09'14" WEST, 469.81 FEET; COURSE NO. 4: NORTH 19°42'33" WEST, 157.74 FEET; COURSE NO. 5: NORTH 88°10'13" WEST, 1,363.08 FEET; COURSE NO. 6: NORTH 77°09'26" WEST, 573.01 FEET; COURSE NO. 7: NORTH 24°26'51" WEST, 150.17 FEET; COURSE NO. 8: NORTH 88°53'18" WEST, 216.95 FEET; COURSE NO. 9: NORTH 19°01'18" WEST, 249.76 FEET; COURSE NO. 10: NORTH 40°48'12" WEST, 322.81 FEET; COURSE NO. 11: SOUTH 88°47'46" WEST, 376.79 FEET; COURSE NO. 12: NORTH 00°16'17" WEST, 606.52 FEET; COURSE NO. 13: NORTH 00°39'26" WEST, 1,432.24 FEET; COURSE NO. 14: NORTH 04°19'45" EAST, 1,091.78 FEET; COURSE NO. 15: NORTH 01°00'21" WEST, 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 843.374 ACRES, MORE OR LESS.

Z:\CENTERPLACE - ESPLANADE LAKE CLUB\CDD Boundary\2023 CDD BOUNDARY\2023-742 ESPLANADE LAKES CDD SKETCH 2023.dwg BNDRY 10/31/2023 08:10:57



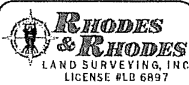
**ABBREVIATIONS**

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- INST. = INSTRUMENT NUMBER
- PGS. = PAGES
- OR = OFFICIAL RECORD

**NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY:  
JOHN SCOTT RHODES PSM #5739

<b>SKETCH FOR DESCRIPTION</b>		PSM: JSR
<b>CDD BOUNDARY SKETCH AS AMENDED 2023</b>		drawn: RWC
		checked: JSR
	date: OCTOBER 30, 2023	view: SKETCH
	scale: 1" = 1200'	project#: 2023-742
cadd file: 2023-742 ESPLANADE CDD SKETCH 2023		sheet #: 3 of 4
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		

**\*NOT A SURVEY\***

## CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	94°29'05"	82.45'	73.42'	S 63°42'10" E
C2	615.00'	25°21'45"	272.24'	270.02'	N 81°44'10" E
C3	335.00'	20°59'28"	122.73'	122.05'	N 83°55'19" E
C4	1250.00'	7°35'07"	165.48'	165.36'	S 12°46'52" E
C5	718.50'	15°43'39"	197.22'	196.61'	N 81°17'24" E
C6	20.00'	90°00'00"	31.42'	28.28'	S 45°50'47" E
C7	300.00'	23°15'15"	121.76'	120.92'	S 12°28'24" E
C8	550.00'	25°57'46"	249.22'	247.10'	S 13°49'40" E
C9	450.00'	25°57'46"	203.91'	202.17'	S 13°49'40" E
C10	567.95'	29°40'11"	294.10'	290.83'	S 74°19'08" W
C11	500.00'	17°13'35"	150.33'	149.76'	N 81°09'56" W

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°00'21" E	125.03'
L2	N 89°27'22" E	1065.43'
L3	S 00°32'38" E	408.17'
L4	S 17°15'51" W	835.68'
L5	S 16°27'38" E	126.05'
L6	S 85°34'57" E	257.22'
L7	N 73°25'35" E	101.88'
L8	S 16°34'25" E	31.50'
L9	N 73°25'35" E	126.42'
L10	N 73°25'35" E	165.10'
L11	N 89°09'13" E	229.65'
L12	N 00°50'47" W	76.50'
L13	N 89°09'13" E	238.40'
L14	S 00°50'47" E	352.35'
L15	S 89°09'13" W	164.00'
L16	S 24°06'02" E	3.10'
L17	S 00°50'47" E	690.09'
L18	S 26°48'32" E	85.62'
L19	N 89°09'13" E	25.00'
L20	S 00°50'47" E	1393.41'
L21	S 89°09'13" W	41.92'
L22	N 89°46'43" W	516.03'
L23	N 15°43'44" W	978.43'
L24	N 20°09'57" W	807.57'
L25	N 89°48'06" W	80.00'
L26	N 20°09'57" W	344.08'
L27	N 21°30'12" W	81.17'
L28	S 88°02'24" W	612.22'
L29	N 87°09'14" W	469.81'
L30	N 19°42'33" W	157.74'
L31	N 88°10'13" W	1363.08'
L32	N 77°09'26" W	573.01'
L33	N 24°26'51" W	150.17'
L34	N 88°53'18" W	216.95'
L35	N 19°01'18" W	249.76'
L36	N 40°48'12" W	322.81'
L37	S 88°47'46" W	376.79'
L38	N 00°16'17" W	606.52'
L39	N 00°39'26" W	1432.24'
L40	N 04°19'45" E	1091.78'
L41	N 01°00'21" W	832.93'

THIS INSTRUMENT PREPARED BY:  
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& RHODES**  
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