

**CITY OF BONITA SPRINGS, FLORIDA**

**ORDINANCE NO. 16-02**

**AN ORDINANCE AMENDING ORDINANCE NO. 08-02, ENACTED BY THE CITY OF BONITA SPRINGS, FLORIDA ON FEBRUARY 20, 2008 ESTABLISHING THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT, AMONG OTHER MATTERS, TO CONTRACT THE EXTERNAL BOUNDARIES OF THE DISTRICT AND DESCRIBE THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on February 20, 2008, the City Council enacted Ordinance No. 08-02 (the "Prior Ordinance") establishing the East Bonita Beach Road Community Development District (the "District") as a community development district pursuant to Chapter 190, Florida Statutes (the "Act") and its external boundaries, among other matters. The external boundaries of the District currently contain approximately 294.85 ± acres of real property located entirely within the jurisdictional boundaries of the City.

**WHEREAS**, pursuant to Section 190.046(1) of the Act, the Board of Supervisors of the District has submitted a petition (the "Petition") to the City requesting that the boundaries of the District be contracted, so that thereafter approximately 126.40 ± acres of real property will be located within the external boundaries of boundaries of the District. The Petition also requests that the City amend the Prior Ordinance to reflect the revised boundaries of the District.

**WHEREAS**, the City Council, after proper published notice, conducted a local public information gathering ordinance hearing as required by law and finds as follows:

1. The Petition is complete in that it meets the requirements of Section 190.046(1), Florida Statutes and all statements contained within the Petition are true and correct.
2. Bonita Springs Community Development ("Planning Department") has reviewed and approved the Petition for the contraction of the District boundaries.
3. The land to be deleted from within the District does not exceed 50% of the acres initially located within the District and the Board of Supervisors of the District has not previously petitioned the City for the expansion or contraction of the District's boundaries.

4. The costs to the City and government agencies from contraction of the District are nominal. There is no adverse impact on competition or employment from District contraction. The persons affected by the contraction are the future landowners, present landowners, the City and its taxpayers and the State of Florida. There is a net economic benefit flowing to these persons from District boundary contraction as the District will manage and finance the statutory services identified to the area to be included in the District. The impact of District contraction and function on competition and the employment market is marginal and generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including as assessment of less costly and less intrusive methods and of probable costs and benefits of not approving the contraction, is as economically viable as approving the contraction. The statement of estimated regulatory costs for this Petition is adequate.

5. Contraction of the District's boundaries is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective City comprehensive plan.

6. The area of land within the proposed revised boundaries of the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable with the balance of the District as one functional interrelated community.

7. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

8. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

9. The area that will be served by the District following contraction of the District's boundaries is amenable to separate special district government.

10. All notice requirements of law were met and complete notice was timely given.

**THE CITY OF BONITA SPRINGS HEREBY ORDAINS:**

**SECTION ONE: AUTHORITY FOR ORDINANCE.**

This Ordinance is adopted pursuant to §190.046(1), Florida Statutes and other applicable provisions of law governing City ordinances.

**SECTION TWO: GRANT OF PETITION; AMENDMENT TO PRIOR ORDINANCE TO**

ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT.

The City hereby grants the Petition. Section 3 of the Prior Ordinance is hereby amended to contract the external boundaries of the District by deleting Exhibit A to the Prior Ordinance in its entirety and replacing it with Exhibit A attached hereto.

SECTION THREE: CONFLICT OF SEVERABILITY.

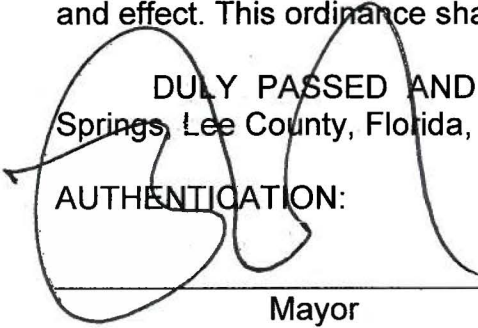
In the event this Ordinance conflicts with any other City ordinance or other applicable law, the more restrictive will apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct, and independent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


SECTION FOUR: EFFECTIVE DATE.

Except as expressly amended hereby, the Prior Ordinance remains in full force and effect. This ordinance shall take effect thirty (30) days from the date of adoption.

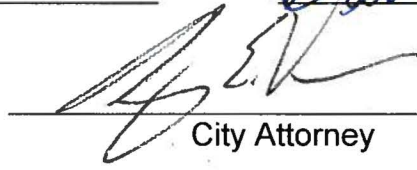
DULY PASSED AND ENACTED by the City Council of the City of Bonita Springs, Lee County, Florida, this 2<sup>nd</sup> day of March, 2016.

AUTHENTICATION:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

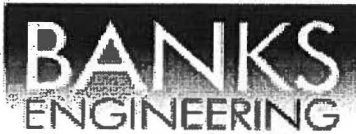
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

Vote:

Nelson	Aye	Simmons	Aye
McIntosh	Aye	Gibson	Aye
Martin	Aye	Lonkart	Aye
Slachta	Aye		

Date filed with City Clerk: 3/8/16



Professional Engineers, Planners & Land Surveyors

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN

SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

(AS RECORDED IN INSTRUMENT NUMBER 2005000070029)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1787.92 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N.89°18'12"E., ALONG SAID NORTH LINE A DISTANCE OF 843.12 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N.89°19'10"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,629.54 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,062.89 FEET; THENCE S.00°43'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°18'00", A CHORD BEARING OF S.29°24'23"W., AND A CHORD LENGTH OF 16.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 43.50 FEET, A CENTRAL ANGLE OF 17°08'57", A CHORD BEARING OF S.20°59'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 421.93 FEET, A CENTRAL ANGLE OF 05°20'50", A CHORD BEARING OF S.38°28'14"W., AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 24°38'12", A CHORD BEARING OF S.22°59'43"W., AND A CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.85 FEET TO THE END OF SAID CURVE; THENCE S.40°41'37"W., A DISTANCE OF 16.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL ANGLE OF 24°38'11", A CHORD BEARING OF S.01°36'28"E., AND A CHORD LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 63.23 FEET, A CENTRAL ANGLE OF 41°28'44", A CHORD BEARING OF S.06°29'41"W., AND A CHORD LENGTH OF 44.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 45.76 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 25°52'54", A CHORD BEARING OF S.41°01'00"W., AND A CHORD LENGTH OF 23.91 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 12°21'38", A CHORD BEARING OF S.41°17'15"W., AND A CHORD LENGTH OF 23.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.34 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 286.61 FEET.

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A CENTRAL ANGLE OF 19°37'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'35"W., AND A CHORD LENGTH OF 18.99 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 17.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 41°09'49", A CHORD BEARING OF S.28°37'38"W., AND A CHORD LENGTH OF 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 97.33 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.10°49'38"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°56'51"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 53°27'49", A CHORD BEARING OF S.56°00'49"W., AND A CHORD LENGTH OF 19.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 20.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°11'10", A CHORD BEARING OF S.06°35'58"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.51°53'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 18°42'18", A CHORD BEARING OF S.48°12'21"W., AND A CHORD LENGTH OF 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.99 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°47'30", A CHORD BEARING OF S.15°57'17"W., AND A CHORD LENGTH OF 16.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.65 FEET TO THE END OF SAID CURVE; THENCE S.00°03'23"W., A DISTANCE OF 99.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 25°23'50", A CHORD BEARING OF S.12°45'17"W., AND A CHORD LENGTH OF 37.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.66 FEET TO THE END OF SAID CURVE; THENCE S.25°27'12"W., A DISTANCE OF 72.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 19°17'07", A CHORD BEARING OF S.15°48'39"W., AND A CHORD LENGTH OF 22.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.89 FEET TO THE END OF SAID CURVE; THENCE S.06°11'05"W., A DISTANCE OF 39.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 11°01'31", A CHORD BEARING OF S.00°39'10"W., AND A CHORD LENGTH OF 8.94 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 8.95 FEET TO THE END OF SAID CURVE; THENCE S.04°51'46"E., A DISTANCE OF 76.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 12°06'24", A CHORD BEARING OF S.01°11'26"W., AND A CHORD LENGTH OF 61.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 61.28 FEET TO THE END OF SAID CURVE; THENCE S.07°14'38"W., A DISTANCE OF 38.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 23°46'45", A CHORD BEARING OF S.19°08'00"W., AND A CHORD LENGTH OF 19.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39", A CHORD BEARING OF S.35°35'13"W., AND A CHORD LENGTH OF 74.76 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.32°37'17"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE END OF SAID CURVE; THENCE S.25°05'32"W., A DISTANCE OF 134.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD BEARING OF S.06°09'38"W., AND A CHORD LENGTH OF 63.06 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 64.59 FEET TO THE END OF SAID CURVE; THENCE S.12°46'16"E., A DISTANCE OF 27.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 29.97 FEET, A CENTRAL ANGLE OF 60°21'58", A CHORD BEARING OF S.81°12'00"E., AND A CHORD LENGTH OF 30.14 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 76°48'36", A CHORD BEARING OF S.32°58'41"E., AND A CHORD LENGTH

SHEET 2 OF 4

OF 109.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 117.97 FEET TO THE END OF SAID CURVE; THENCE S.05°25'37"W., A DISTANCE OF 70.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 13°08'17", A CHORD BEARING OF S.00°27'52"E., AND A CHORD LENGTH OF 13.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 13.23 FEET TO THE END OF SAID CURVE; THENCE S.06°40'40"E., A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°46'33", A CHORD BEARING OF S.16°45'02"W., AND A CHORD LENGTH OF 129.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 131.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 94°14'47", A CHORD BEARING OF S.11°29'05"E., AND A CHORD LENGTH OF 190.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 213.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°51'42", A CHORD BEARING OF S.38°40'38"E., AND A CHORD LENGTH OF 17.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.39 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 98.14 FEET, A CENTRAL ANGLE OF 22°30'22", A CHORD BEARING OF S.07°29'36"E., AND A CHORD LENGTH OF 38.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.53 FEET TO THE END OF SAID CURVE; THENCE S.01°20'37"E., A DISTANCE OF 54.56 FEET; THENCE S.11°33'05"E., A DISTANCE OF 26.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23°56'39", A CHORD BEARING OF S.00°25'15"W., AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 28°30'04", A CHORD BEARING OF S.01°31'23"E., AND A CHORD LENGTH OF 42.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.28 FEET TO THE END OF SAID CURVE; THENCE S.16°06'30"E., A DISTANCE OF 104.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 20°01'46", A CHORD BEARING OF S.06°05'37"E., AND A CHORD LENGTH OF 30.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.41 FEET TO THE END OF SAID CURVE; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 35°38'16", A CHORD BEARING OF S.13°53'52"E., AND A CHORD LENGTH OF 34.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.83 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 25°40'29", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.81 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.08°42'31"E., A DISTANCE OF 70.09 FEET; THENCE S.00°04'22"W., A DISTANCE OF 38.50 FEET; THENCE S.89°25'46"W., A DISTANCE OF 1,787.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 66°53'44", A CHORD BEARING OF N.56°57'22"W., AND A CHORD LENGTH OF 1,052.75 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,115.01 FEET TO THE END OF SAID CURVE; THENCE N.23°30'29"W., A DISTANCE OF 1553.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1081.00 FEET, A CENTRAL ANGLE OF 67°11'18", A CHORD BEARING OF N.57°06'09"W., AND A CHORD LENGTH OF 1,196.25 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,267.65 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 106.45 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

RICHARD M. RITZ  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATION NO. 4009  
 DATE SIGNED 6-11-2015

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SHEET 3 OF 4

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**LEGEND:**

- LB INDICATES LICENSED BUSINESS
- LI# INDICATES INSTRUMENT NUMBER
- L1 INDICATES LINE 1 FROM LINE TABLE
- C1 INDICATES CURVE 1 FROM CURVE TABLE

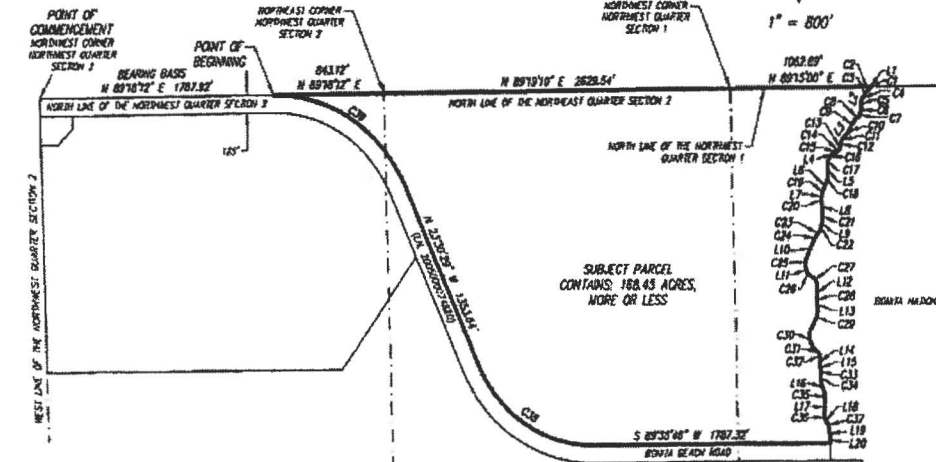


**SKETCH OF DESCRIPTION**

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 28 EAST,  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

**NOTES:**

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST AND AS (CORR.) WHEN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 28 EAST BEARS N 89°12' E.



SEE SHEETS 1 THRU 3 OF 4 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

**THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY**

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
- DATE SIGNED 6-11-2015  
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°43'00" E	7.13
L2	S 10°41'30" W	16.05
L3	S 41°56'30" W	62.84
L4	S 31°51'17" W	18.18
L5	S 00°13'22" W	89.80
L6	S 25°27'42" W	72.68
L7	S 07°07'00" W	38.87
L8	S 04°52'40" E	76.89
L9	S 07°14'30" W	38.05
L10	S 25°05'50" W	134.68

**LINE TABLE**

LINE	BEARING	DISTANCE
L11	S 12°48'30" E	27.97
L12	S 03°29'30" W	70.20
L13	S 08°40'40" E	49.18
L14	S 09°20'37" E	54.50
L15	S 11°31'05" E	28.00
L16	S 16°06'50" E	104.81
L17	S 02°55'30" N	114.57
L18	S 31°12'00" E	22.00
L19	S 08°42'30" E	70.00
L20	S 02°04'22" W	38.50

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	16.00'	00°10'50"	16.04'	16.00'	S 29°24'25" W
C2	61.50'	17°00'30"	24.99'	24.90'	S 30°20'21" W
C3	691.80'	00°20'50"	46.74'	46.72'	S 34°20'14" W
C4	56.00'	24°36'12"	24.05'	23.86'	S 23°50'43" W
C5	77.50'	24°36'11"	33.30'	33.02'	S 01°36'20" E
C6	63.8'	47°28'44"	45.76'	44.77'	S 08°58'40" W
C7	60.00'	20°53'54"	28.17'	27.91'	S 41°02'02" W
C8	117.50'	12°21'30"	25.35'	25.30'	S 48°17'15" W
C9	706.80'	10°57'14"	69.82'	69.31'	S 22°07'46" W
C10	55.00'	18°17'20"	19.00'	18.90'	S 32°02'25" W
C11	34.50'	41°50'40"	24.53'	24.63'	S 20°51'20" W
C12	97.10'	16°13'45"	28.42'	28.32'	S 10°40'20" W
C13	173.00'	10°28'14"	31.43'	31.50'	S 23°50'50" W
C14	22.00'	51°27'40"	20.15'	19.75'	S 36°02'40" W
C15	43.70'	26°18'10"	21.61'	21.25'	S 34°05'50" W
C16	147.00'	18°42'18"	42.89'	42.78'	S 41°22'20" W
C17	30.00'	31°47'50"	16.45'	16.44'	S 15°57'17" W
C18	65.00'	25°23'50"	37.66'	37.57'	S 12°45'17" W
C19	68.00'	19°17'07"	32.80'	32.70'	S 15°40'30" W
C20	46.30'	11°01'51"	8.93'	8.84'	S 00°30'10" W
C21	200.00'	12°06'24"	61.20'	61.16'	S 00°11'20" W
C22	47.50'	23°48'45"	19.71'	19.57'	S 19°08'00" W
C23	669.77'	00°07'30"	74.84'	74.76'	S 35°20'13" W
C24	47.50'	15°03'30"	12.40'	12.45'	S 30°37'17" W
C25	128.00'	37°51'40"	64.50'	63.60'	S 06°06'30" W
C26	28.97'	00°27'50"	31.50'	30.14'	S 47°12'00" E
C27	65.00'	20°48'30"	117.97'	109.35'	S 32°56'41" E
C28	63.00'	21°09'17"	13.75'	13.72'	S 00°27'00" E
C29	300.00'	37°46'53"	131.86'	128.49'	S 04°53'00" W
C30	130.00'	04°14'47"	213.64'	180.53'	S 17°20'00" E
C31	25.00'	30°31'40"	17.30'	17.04'	S 38°40'30" E
C32	68.11'	22°30'22"	38.59'	38.20'	S 07°20'00" E
C33	75.00'	23°58'50"	31.34'	31.12'	S 00°35'15" W
C34	82.00'	20°30'04"	43.26'	42.83'	S 01°51'00" E
C35	87.00'	20°01'46"	30.41'	30.46'	S 08°05'37" E
C36	56.00'	35°30'18"	34.83'	34.27'	S 13°53'52" E
C37	110.00'	23°00'20"	64.17'	63.80'	S 20°22'40" E
C38	833.00'	05°53'44"	1163.00'	1082.75'	N 50°57'22" W
C39	1081.80'	07°11'10"	1287.65'	1196.25'	N 57°00'00" W

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