



**VILLAGE OF ESTERO
VACATION REVIEW
Staff Report**

PROJECT NAME: Arcos Executive Center
CASE TYPE: Easement Vacation
CASE NUMBER: VAC2017-E002
PLANNING & ZONING BOARD DATE: April 17, 2018
COUNCIL DATE: May 9, 2018

REQUEST

The applicant has requested Council approval for the vacation of a drainage detention easement located adjacent to Arcos Avenue and identified as Parcels B and C in the Plaza Del Sol Subdivision. The vacation is being requested because the storm water management detention for the development of this site, will exist outside of the easement. The proposed development is a three story office building with a total of 66,000 square feet. Village of Estero Ordinance No. 2015-01 provides that the Planning and Zoning Board makes a recommendation to the Village Council.

This request for a vacation is associated with a proposed zoning amendment which was presented to the Planning and Zoning Board on March 20, 2018. The Board recommended approval of the amendment with conditions. On April 17, 2018, the Planning and Zoning Board recommended approval of the Arcos Avenue easement vacation.

PROPERTY DESCRIPTION

The existing detention area easement runs along the east side of Parcels B and C (adjacent to Arcos Avenue) of Plaza Del Sol, a subdivision plat recorded in Plat Book 80, Pages 74 through 76, Lee County Records. The existing detention area easement was created and recorded in OR Book 04574, Pages 0914 through 1024, Lee County Records and attached herein as Exhibit A1 through A6.

STRAP NUMBERS

35-46-25-E1-3100B.0000 and 35-46-25-E1-3100C.0000

ZONING

Commercial Planned Development (CPD)

FUTURE LAND USE DESIGNATION

Urban Community (Proposed - Transitional Mixed Use)

TAXES

The Lee County Property Appraiser's website identifies the taxes for the 2016 and 2017 calendar year for the subject site (Parcels B and C) as being paid in full.

STAFF ANALYSIS

The completed Application for Vacation was submitted by J.R. Evans Engineering on August 24, 2017. Village Staff reviewed the proposed vacation for legal description and sketch, proof of paid taxes, proof of ownership, proof of notification of affected property owners, and letter of "no objection" from the Plaza Del Sol Property Owners Association (Attached) who is the entity that the easement is dedicated to. Village Staff also reviewed the proposed vacation for conformance with the Florida Statutes and the Village of Estero Administrative Code 13-1. Both Staff and the Village Attorney deemed the vacation to be complete on September 29, 2017.

The Village Attorney and Staff confirm that the vacation meets the requirements of Chapter 177 of the Florida Statutes (Land Boundaries), and the requirements of the Administrative Code 13-1 for Vacation of Plats or Easements created through the platting process.

EXHIBITS

- "A1 through A6" Legal Descriptions and Sketches for easement
- "B" Attorney Memorandum dated September 29, 2017
- "C" Part of Plaza Del Sol Plat with subject easement vacation delineated
- "D" Plaza Del Sol Property Owners Association "Letter of No Objection"

Exhibits A1 through A6



INSTR # 6625083
 OR BK 04574 Pgs 0914 - 1024; (111pgs)
 RECORDED 01/31/2005 03:43:50 PM
 CHARLIE GREEN, CLERK OF COURT
 LEE COUNTY, FLORIDA
 RECORDING FEE 945.00
 DEPUTY CLERK J Miller

PREPARED BY and RETURN TO:

*James M. Costello, Esq.
 Law Offices of James M. Costello, P.L.
 Courthouse Box #922
 Post Office Box 549
 Fort Myers, FL 33902*

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR
 PLAZA DEL SOL**

SOL PROPERTY DEVELOPMENT, INC., a Texas corporation, hereinafter called the Declarant, is the owner in fee simple of certain real property located in Lee County, Florida, known by official plat designation as PLAZA DEL SOL, a subdivision of Lee County pursuant to a plat recorded in the Public Records of Lee County, Florida and more particularly described in Exhibit "A", attached hereto.

For the purposes of enhancing and protecting the value, attractiveness, and desirability of the lots or tracts constituting such subdivision, the Declarant hereby declares that all of the real property described above and each part thereof shall be held, sold, and conveyed only subject to the following easements, covenants, conditions and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the above-described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I. DEFINITIONS.

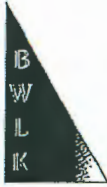
Section 1. The "Association" shall mean and refer to the PLAZA DEL SOL PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns. The initial Articles of Incorporation and Bylaws for the Association are attached hereto as Exhibits "C" and "D", respectively.

Section 2. The "Common Areas" shall mean all real property owned by the Association for the common use and enjoyment of the owners and shall include, without limitation: the roadways, easements, surface water management system and public utility easements. The portions of common area to be owned by the Association in fee simple at the time of conveyance of the first lot is described as "Tracts" and shown on Exhibit "B.1", attached hereto.

Section 3. The "Conservation Easement" or "Conservation Area(s)" shall mean any lands, or easement interests therein, conveyed or declared by the Association, the Declarant or either of their successors to the perpetual use of conservation. The portions of the common areas initially to be dedicated to conservation easement purposes are more particularly described in Exhibit "B.2", attached hereto.

Exhibit "G" to Declaration

**WATER DETENTION AREAS WITHIN
PARCELS "A" THROUGH "H",
PLAZA DEL SOL SUBDIVISION**



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email - fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land Lying in Section 35, Township 46 South, Range 25 East Lee County, Florida Plaza del Sol - Detention Area Easement - Parcel "B"

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 35, Township 46 South, Range 25 East, and being part of Parcel "B" of the proposed plat of Plaza del Sol and further described as follows:

Commencing at the northwest corner of said Section 35; thence N89°42'56"E along the north line of said Section 35 for 120.66 feet to an intersection with the east right-of-way of Three Oaks Parkway (120 feet wide, more or less); thence S01°16'00"E along the east right-of-way of said Three Oaks Parkway and the west line of the proposed plat of Plaza del Sol for 596.08 feet to the northwest corner of Parcel "B" according to said proposed plat of Plaza del Sol; thence N89°51'32"E along the north line of said Parcel "B" for 218.60 feet to the Point of Beginning; thence continue N89°51'32"E along the north line of said Parcel "B" for 25.00 feet to an intersection with the west right-of-way of Arcos Avenue (50 feet wide) according to said proposed plat of Plaza del Sol; thence S00°08'28"E along the east line of said Parcel "B" and the west right-of-way of said Arcos Avenue for 149.11 feet to the beginning of a curve to the left having a radius of 125.00 feet; thence southeasterly along the arc of said curve through a central angle of 44°35'25" for 97.28 feet to the southeast corner of said Parcel "B"; thence S45°16'07"W along the southeasterly line of said Parcel "B" for 25.00 feet to an intersection with a curve to the right concave to the northeast having a radius of 150.00 feet and to which point a radial line bears S45°16'07"W; thence northwesterly and northerly along the arc of said curve through a central angle of 44°35'25" for 116.74 feet to a point of tangency; thence N00°08'28"W for 149.11 feet to the Point of Beginning.

Parcel contains 0.15 acres (6,403 square feet), more or less.

Bearings are State Plane Coordinate (Florida West Zone - N.A.D. 1983) with the north line of Section 35, Township 46 South, Range 25 East being N89°42'56"E.

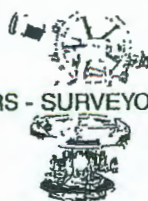
Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

Charles Donald Knight, P.S.M. 6056

31451DESC-PARCEL B 1/20/04

Sheet 1 of 2



CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

PRINCIPALS:

WILLIAM E. BEAN, PSM, CHAIRMAN
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

ASSOCIATES:

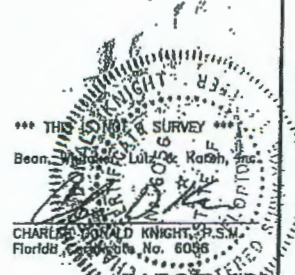
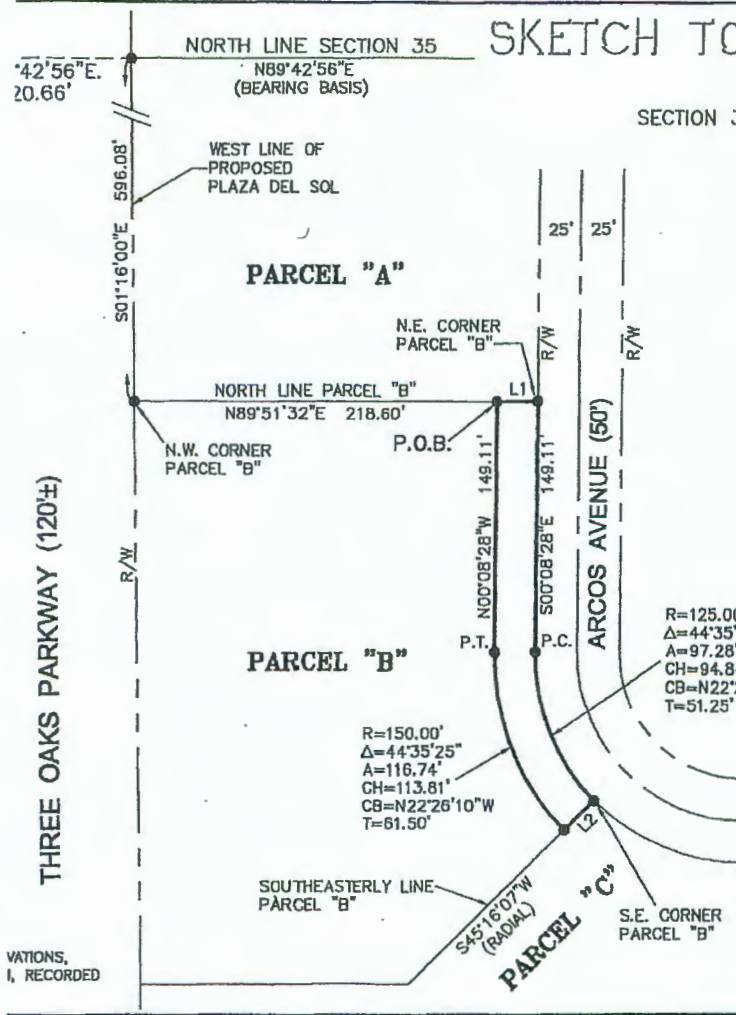
TRACY N. BEAN, AICP
CHARLES D. KNIGHT, PSM
W. BRITT POMEROY, JR., PSM
STEPHEN H. SKORUPSKI, PSM
ELWOOD FINEFIELD, PSM
JAMES A. HESSLER, PSM
JAMES R. COLEMAN, PSM
RUDOLF A. NORMAN, PE

SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND
 LYING IN
 SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA.

LINE	BEARING	DISTANCE
L1	N89°51'32"E	25.00'
L2	S45°16'07"W	25.00'

P.C. = POINT OF CURVE
 P.T. = POINT OF TANGENCY
 R/W = RIGHT-OF-WAY
 P.O.B. = POINT OF BEGINNING



PLAZA DEL SOL - DETENTION EASEMENT

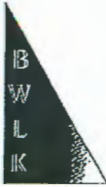
Bean, Whitaker, Lutz & Karih, Inc. (LW 4019)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MOOREBORO BOULEVARD, FORT MYERS, FLORIDA 33919-0910 (239) 481-1331

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
1-15-04	31451	CDK	1" = 80'	2 OF 2	35-46-25

VATIONS,
 I, RECORDED



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email - fmooffice@bwk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land Lying in Section 35, Township 46 South, Range 25 East Lee County, Florida Plaza del Sol - Detention Area Easement - Parcel "C"

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 35, Township 46 South, Range 25 East, and being part of Parcel "C" of the proposed plat of Plaza del Sol and further described as follows:

Commencing at the northwest corner of said Section 35; thence N89°42'56"E along the north line of said Section 35 for 120.66 feet to an intersection with the east right-of-way of Three Oaks Parkway (120 feet wide, more or less); thence S01°16'00"E along said east right-of-way and the west line of the proposed plat of Plaza del Sol for 596.08 feet to the northwest corner of Parcel "B" according to the proposed plat of Plaza del Sol; thence N89°51'32"E along the north line of said Parcel "B" for 243.60 feet to an intersection with the west right-of-way of Arcos Avenue (50 feet wide) according to the proposed plat of Plaza del Sol; thence S00°08'28"E along said west right-of-way and the east line of said Parcel "B" for 149.11 feet to the beginning of a curve concave to the northeast having a radius of 125.00 feet; thence southeasterly along said curve through a central angle of 44°35'25" for 97.28 feet to the southeast corner of said Parcel "B" and the Point of Beginning; thence continue southeasterly along said curve having a radius of 125.00 feet, along the southwesterly right-of-way of said Arcos Avenue and the northeasterly line of Parcel "C" according to the proposed plat of Plaza del Sol through a central angle of 28°42'00" for 62.61 feet to the northeast corner of said Parcel "C"; thence S00°08'28"E along the east line of said Parcel "C" for 25.67 feet; thence S85°15'55"W for 13.49 feet; thence S47°47'28"W for 13.49 feet; thence S29°03'15"W for 24.40 feet; thence N60°56'45"W for 48.00 feet; thence N29°03'15"E for 24.16 feet; thence N10°22'07"E for 13.46 feet; thence N29°49'56"W for 15.85 feet to an intersection with the southeasterly line of said parcel "B"; thence N45°16'07"E along the southeasterly line of said Parcel "B" for 25.00 feet to the Point of Beginning.

Parcel contains 0.09 acres (3,873 square feet), more or less.

Bearings are State Plane Coordinate (Florida West Zone - N.A.D. 1983) with the north line of Section 35, Township 46 South, Range 25 East being N89°42'56"E.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

31451DESC-PARCEL C 1/20/04

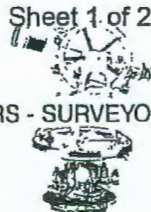
Charles Donald Knight, P.S.M. 6056

Sheet 1 of 2

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CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

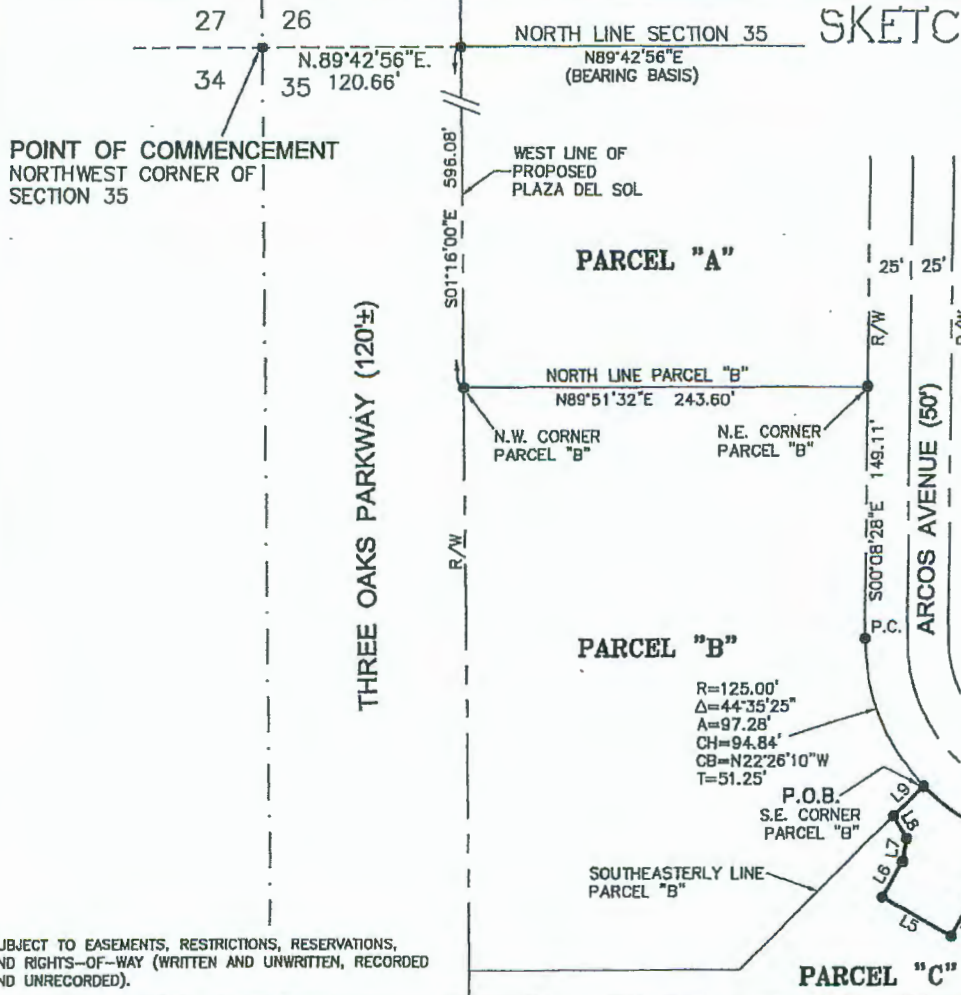


ASSOCIATES:

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CHARLES D. KNIGHT, PSM
W. BRITT POMEROY, JR., PSM
STEPHEN H. SKORUPSKI, PSM
ELWOOD FINEFIELD, PSM
JAMES A. HESSLER, PSM
JAMES R. COLEMAN, PSM
RUDOLF A. NORMAN, PE

SKETCH TO ACCOMPANY

OF A PARCEL OF LAND
LYING IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE
LEE COUNTY, FLORIDA.



LINE	BEARING
L1	S00°08'28\"E
L2	S85°15'55\"W
L3	S47°47'28\"W
L4	S29°03'15\"W
L5	N60°56'45\"W
L6	N29°03'15\"E
L7	N10°22'07\"E
L8	N29°49'56\"W
L9	N45°16'07\"E

P.C. = POINT OF CURV
P.T. = POINT OF TANG
R/W = RIGHT-OF-WAY

R=125.00'
Δ=44°35'25\"
A=97.28'
CH=94.84'
CB=N22°26'10\"W
T=51.25'

R=125.00'
Δ=28°42'00\"
A=62.61'
CH=61.96'
CB=N59°04'53\"W
T=31.98'

PLAZA DEL SOL -
Bean, Whitaker, Lu
CIVIL ENGINEERS - SURVEY
13041-1 MOOREBOR BOULEVARD

SK31451_DET_C.DWG	DATE	PROJECT NO.	DRAWN BY	SCALE
	1-15-04	31451	CDK	1\"=

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS,
AND RIGHTS-OF-WAY (WRITTEN AND UNWRITTEN, RECORDED
AND UNRECORDED).

Exhibit B

239-598-3601
DEREK.ROONEY@GRAY-ROBINSON.COM

MEMORANDUM

TO: Walter McCarthy, Development Review Manager
CC: Ross Morgan, Development Review Specialist
FROM: Derek Rooney, Assistant Village Attorney
DATE: September 29, 2017
SUBJECT: Village of Estero Plat Vacation
Arcos Executive Center – VAC2017-E002

Mr. McCarthy,

I have completed my review of the above-referenced drainage easement vacation on and found that the application meets the requirements of Chapter 177, Part I, Florida Statutes, and the requirements of the Village of Estero's Administrative Code Section 13-01. This application is ready for noticing and transmittal to the Village Council.

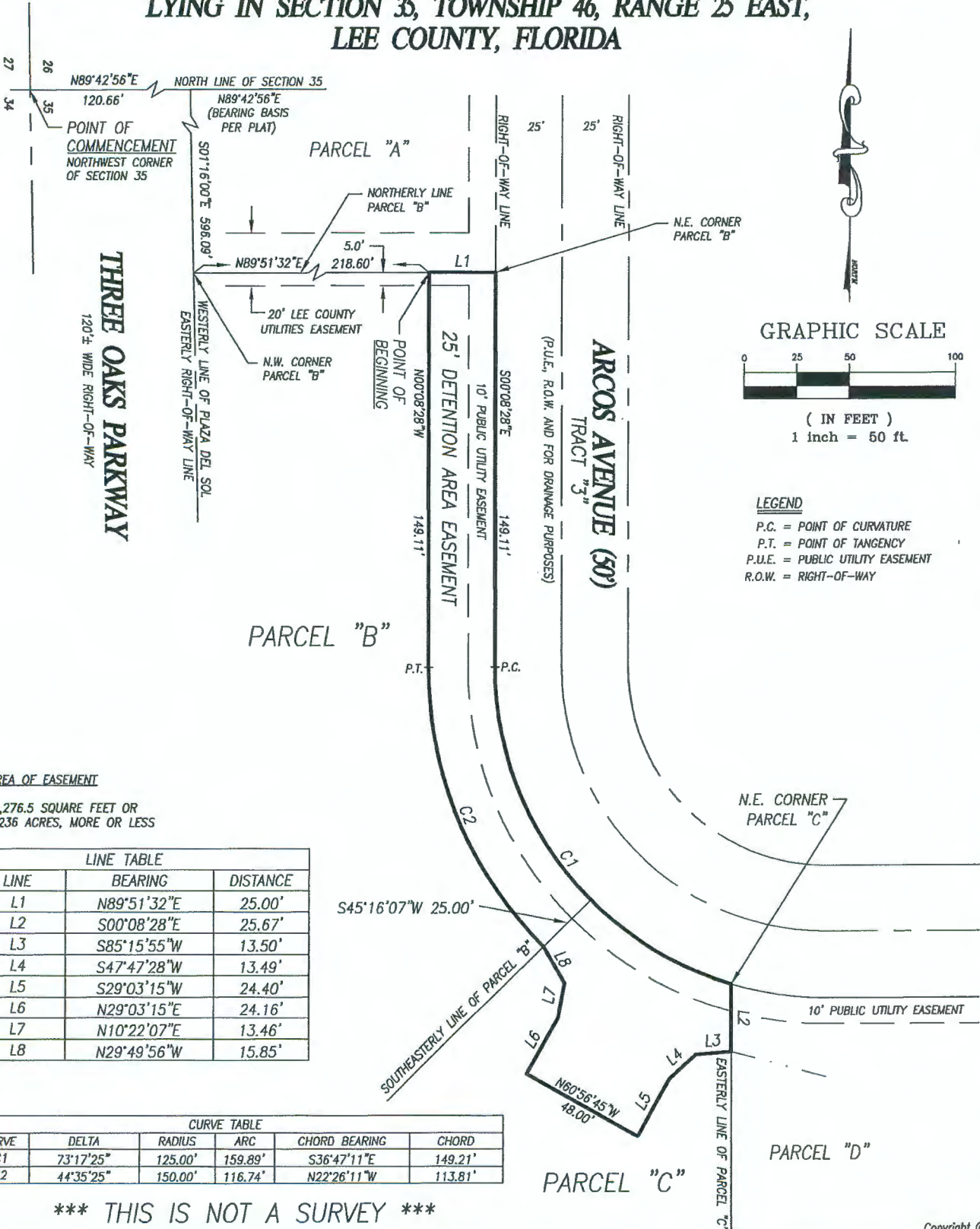
Sincerely,

/s/ Derek Rooney

Assistant Village Attorney

Exhibit C

**SKETCH OF DESCRIPTION OF A DETENTION AREA EASEMENT
BEING A PORTION OF PARCELS "B" AND "C", PLAZA DEL SOL SUBDIVISION,
LYING IN SECTION 35, TOWNSHIP 46, RANGE 25 EAST,
LEE COUNTY, FLORIDA**



AREA OF EASEMENT
10,276.5 SQUARE FEET OR
0.236 ACRES, MORE OR LESS

LINE	BEARING	DISTANCE
L1	N89°51'32"E	25.00'
L2	S00°08'28"E	25.67'
L3	S85°15'55"W	13.50'
L4	S47°47'28"W	13.49'
L5	S29°03'15"W	24.40'
L6	N29°03'15"E	24.16'
L7	N10°22'07"E	13.46'
L8	N29°49'56"W	15.85'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	73°17'25"	125.00'	159.89'	S36°47'11"E	149.21'
C2	44°35'25"	150.00'	116.74'	N22°26'11"W	113.81'

*** THIS IS NOT A SURVEY ***

- LEGEND**
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY

Exhibit D

Plaza Del Sol Property Owners Association, Inc.

*c/o Vesta Property Services, Inc.
27180 Bay Landing Drive, Suite 4
Bonita Springs, Florida 34135*

April 5, 2018

Kristina Johnson, PE
J.R. Evans Engineering, PA.
9351 Corkscrew Road, Suite 102
Estero, FL 33928

**Re: Letter of No Objection to Vacate portion of Drainage Easement:
Plaza Del Sol - Parcels 'B' and 'C'**

To whom it may concern:

The undersigned has received and reviewed the Request for a Letter of No Objection for the vacating of the existing Drainage Easement, as shown on the Plat of Plaza Del Sol (recorded in OR. Book 4574, Page 914, Public Records of Lee County, Florida) specifically as located on Parcels 'B' and 'C' of the Plat.

The Association has no objection to the vacating of the existing platted Drainage Easement over the portions of Parcels B and C as shown.

Sincerely,

PLAZA DEL SOL PROPERTY OWNERS ASSOCIATION, INC.

By: _____


Roseanne Giordani, *President*

Resolution No. 2018-07

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VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2018 - 07

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, APPROVING THE
VACATION OF A DRAINAGE DETENTION AREA
EASEMENT FOR THE ARCOS EXECUTIVE CENTER
PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Petitioner, Richard Losee, filed an application for vacation (VAC2017-E002) as part of a drainage detention area easement on a project known as Arcos Executive Center; and

WHEREAS, the drainage easement to be vacated is wholly within the property known as Parcels B and C of Plaza Del Sol, a subdivision plat recorded in Plat Book 80, Pages 74 through 76, Lee County Records, and having STRAP Nos. 35-46-25-E1-3100B.0000 and 35-46-25-E1-3100C.0000; and

WHEREAS, the Petitioner has fee simple title ownership to the underlying property sought to be vacated; and

WHEREAS, the property was rezoned to Commercial Planned Development (CPD) on December 5, 1994 for a commercial subdivision project (Resolution No. Z-94-050); and

WHEREAS, Florida Statutes, Chapter 177 and Administrative Code (AC-13-1) delineate vacation procedures; and

WHEREAS, the Village of Estero Planning and Zoning Board recommended approval of the partial vacation on April 17, 2018; and

WHEREAS, the notice of the vacation was properly advertised in the Fort Myers News Press on April 7, 2018 and April 14, 2018; and

WHEREAS, the legal description of the vacated drainage detention area easement is attached as Exhibit A and the sketch of the description is attached as Exhibit B.

NOW, THEREFORE, be it resolved by the Village Council of the Village of Estero, Florida:

Section 1. The above recitals are true and correct and are incorporated herein.

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Section 2. The following findings are hereby made:

1. The partial vacation was reviewed by technical staff and meets the technical requirements of Chapter 177, Part 1 Florida Statutes and the technical requirements of Administrative Code AC-13-1.
2. The application was reviewed by the Village Attorney and meets legal requirements of Chapter 177, Part 1, Florida Statutes and Administrative Code AC-13-1.
3. The Petitioner has provided notice to all affected property owners concerning the intent of the Petition to Vacate in accordance with Florida Statutes.
4. A legally sufficient Affidavit of Publication regarding the Notice of Public Hearing on this Petition to Vacate has been provided.
5. There were no objections by the reviewing entities.
6. Adequate and appropriate drainage facilities will be provided as part of pending development order No. DOS2017-E006.
7. The Planning and Zoning Board recommended approval on April 17, 2018.

Section 3. The Arcos Executive Center vacation of the drainage detention area easement is approved.

Section 4. This Resolution shall take effect immediately upon adoption.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida this 9th day of May, 2018.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: _____
Kathy Hall, MMC, Village Clerk

By: _____
James R. Boesch, Mayor

Reviewed for legal sufficiency:

By: _____
Burt Saunders, Esq., Village Attorney

- Exhibits:
- A - Legal Description
 - B - Sketch of Description

EXHIBIT A

**DESCRIPTION OF A DETENTION AREA EASEMENT BEING
A PORTION OF PARCELS "B" AND "C", PLAZA DEL SOL SUBDIVISION,
LYING IN SECTION 35, TOWNSHIP 46, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

LEGAL DESCRIPTION

A DETENTION AREA EASEMENT OVER A PORTION OF PARCELS "B" AND "C", PLAZA DEL SOL SUBDIVISION, AS RECORDED IN PLAT BOOK 80, PAGES 74 THROUGH 76, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N89°42'56"E , ALONG THE NORTH LINE OF SAID SECTION 35, 120.66 FEET, TO INTERSECT WITH THE EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY, AS SHOWN ON THE PLAT OF PLAZA DEL SOL, AS RECORDED IN PLAT BOOK 80, PAGES 74 THROUGH 76, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S01°16'00"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF THE PLAZA DEL SOL SUBDIVISION, FOR 596.09 FEET, TO THE NORTHWEST CORNER OF PARCEL "B"; THENCE N89°51'32"E, ALONG THE NORTHERLY LINE OF SAID PARCEL "B", FOR 218.60 FEET, FOR A POINT OF BEGINNING OF THE HEREIN DESCRIBED DETENTION AREA EASEMENT; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL "B", N89°51'32"E FOR 25.00 FEET, TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARCOS AVENUE (50 FEET WIDE), S00°08'28"E FOR 149.11 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 159.89 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 73°17'25", THE CURVE OF WHICH IS SUBTENDED BY THE CHORD BEARING, S36°47'11"E FOR A CHORD DISTANCE OF 149.21 FEET, TO THE NORTHEAST CORNER OF PARCEL "C"; THENCE S00°08'28"E, ALONG THE EASTERLY LINE OF OF PARCEL "C", FOR 25.67 FEET; THENCE LEAVING SAID EASTERLY LINE OF PARCEL "C", THE SEVEN FOLLOWING COURSES:

- 1.) S85°15'55"W FOR 13.50 FEET;
- 2.) S47°47'28"W FOR 13.49 FEET;
- 3.) S29°03'15"W FOR 24.40 FEET;
- 4.) N60°56'45"W FOR 48.00 FEET;
- 5.) N29°03'15"E FOR 24.16 FEET;
- 6.) N10°22'07"E FOR 13.46 FEET;
- 7.) N29°49'56"W FOR 15.85 FEET, TO INTERSECT WITH THE SOUTHEASTERLY LINE OF PARCEL "B"; THENCE NORTHWESTERLY 116.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 44°35'25", THE CURVE OF WHICH IS SUBTENDED BY THE CHORD BEARING N22°26'11"W FOR A CHORD DISTANCE OF 113.81 FEET, TO A POINT OF TANGENCY; THENCE N00°08'28"W FOR 149.11 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10,276.5 SQUARE FEET OR 0.236 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

BEARINGS ARE BASED UPON THE RECORD PLAT OF PLAZA DEL SOL SUBDIVISION AS RECORDED IN PLAT BOOK 80, PAGES 74 THROUGH 76 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

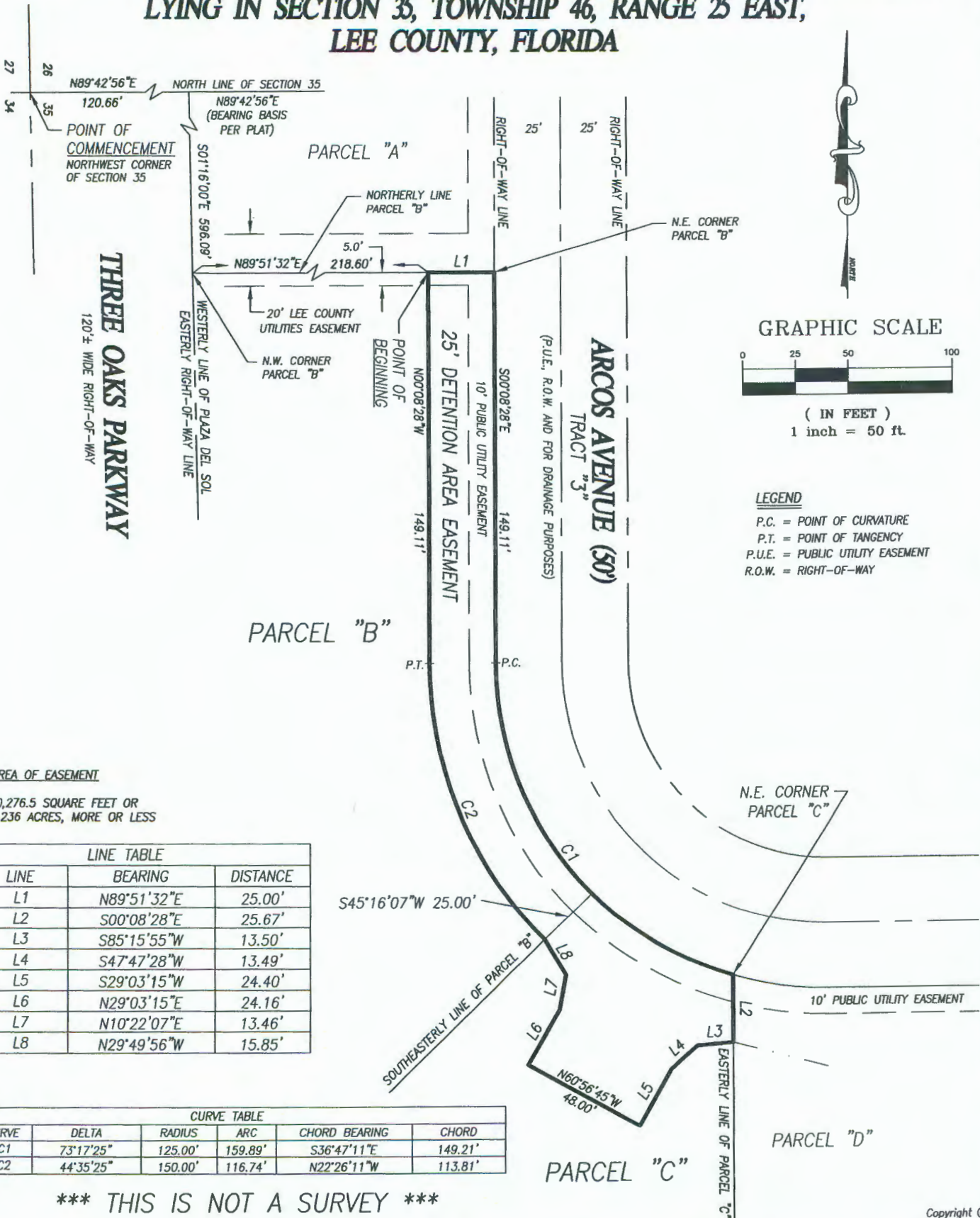
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<small>THIS MAP PREPARED BY:</small> DAVID S. DAGOSTINO, PSM <small>CERTIFICATE OF AUTHORIZATION NO. LR 8886 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>	<small>COMPILED FILED:</small> 17080 DESC <small>DRAWN BY:</small> DSD <small>DATE:</small> 05/20/2017 <small>REVISION DATE:</small> 05/ /2017	<small>ENGINEER SCALE:</small> N/A <small>REVISION BY:</small> <small>REVISION DATE:</small> 	D&W DAGOSTINO & WOOD, INC. Professional Surveying & Mapping 5415 Jaeger Road Suite A Naples, FL 34109 Phone: (239) 352-6085 Website: www.dwsurveys.com	<small>ORDER NO.:</small> ETK <small>ORDERED BY:</small> DSD <small>FIELD NO.:</small> N/A	CERTIFIED TO:	JOB NO. 17080
						SHEET NO. 1 OF 2

EXHIBIT B

**SKETCH OF DESCRIPTION OF A DETENTION AREA EASEMENT
BEING A PORTION OF PARCELS "B" AND "C", PLAZA DEL SOL SUBDIVISION,
LYING IN SECTION 35, TOWNSHIP 46, RANGE 25 EAST,
LEE COUNTY, FLORIDA**



AREA OF EASEMENT
10,276.5 SQUARE FEET OR
0.236 ACRES, MORE OR LESS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°51'32"E	25.00'
L2	S00°08'28"E	25.67'
L3	S85°15'55"W	13.50'
L4	S47°47'28"W	13.49'
L5	S29°03'15"W	24.40'
L6	N29°03'15"E	24.16'
L7	N10°22'07"E	13.46'
L8	N29°49'56"W	15.85'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	73°17'25"	125.00'	159.89'	S36°47'11"E	149.21'
C2	44°35'25"	150.00'	116.74'	N22°26'11"W	113.81'

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