

ADMINISTRATIVE APPROVAL COP2008-00103

ADMINISTRATIVE APPROVAL  
CONSUMPTION ON PREMISES  
LEE COUNTY, FLORIDA

WHEREAS, Tony Sacco's Estero, LLC. filed an application for administrative approval for Consumption on Premises for a 2-COP Alcoholic Beverage License in conjunction with indoor and outdoor seating on a project known as Tony Sacco's Coal Oven Pizza; and

WHEREAS, the subject property is located at 8001 Plaza Del Lago Drive #109, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit A.

WHEREAS, the applicant has indicated the property's current STRAP number is 04-47-25-36-000SC.0010; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property is zoned Mixed-Use Planned Development (MPD); and

WHEREAS, Coconut Point Developers, LLC, the owner of the subject parcel, has authorized Kathy Long, to act as agent to pursue this application; and

WHEREAS, Tony Sacco's Coal Oven Pizza is a Group III Restaurant under the Lee County Land Development Code (LDC); and

WHEREAS, the Group III Restaurant has an indoor seating area of approximately 2,688 square feet with available seating for 78 persons and an outdoor seating area of approximately 600 square feet with available seating for 44 persons (see Furniture Plan, attachment A); and

WHEREAS, parking calculations have been provided for the entire Shops at Coconut Point based on a multi-occupancy complex; and

WHEREAS, the hours of operation for Tony Sacco's Coal Oven Pizza are from 11:00 am to 1:00 am daily; and

WHEREAS, the Lee County Land Development Code provides for certain administrative approvals for Consumption on Premises; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

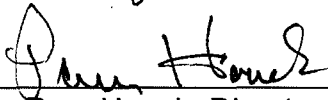
WHEREAS, there will be no apparent deleterious effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises; and

WHEREAS, the premises are suitable in regard to their location, site characteristics and intended purpose. Lighting on the permitted premises must be shuttered and shielded from surrounding properties.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for a 2-COP Alcoholic Beverage License in conjunction with Consumption on Premises for indoor and outdoor seating is **APPROVED, subject to the following conditions:**

1. **The approval is limited to a Group III Restaurant.**
2. **The sale of beer and wine for consumption on premises may only occur during the hours of 11:00 am to 1:00 am daily.**
3. **Indoor seating is limited to approximately 2,688 square feet and 78 seats and outdoor seating is limited to approximately 600 square feet and 44 seats as shown on the Furniture Plan, attachment A.**
4. **Music for the outdoor seating area must be piped, and is limited to the hours of 11:00 am to 10:00 pm daily. The volume must be at or below conversation level.**
5. **This approval is limited to a 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.**

DULY SIGNED this 5<sup>th</sup> day of May, A.D., 2008.

BY:   
Pam Houck, Director  
Division of Zoning  
Department of Community Development

Attachments:  
A - Furniture Site Plan

Exhibits:  
A - Legal Description



**LEGAL DESCRIPTION**

A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,733.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN N.10°32'05"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 971.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,605.39 FEET, THROUGH A CENTRAL ANGLE OF 04°03'11", SUBTENDED BY A CHORD OF 396.43 FEET AT A BEARING OF N.08°30'30"W., FOR A DISTANCE OF 396.52 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°07'51"E. FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.82°31'42"E., A DISTANCE OF 3,909.60 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,909.60 FEET, THROUGH A CENTRAL ANGLE OF 08°29'31", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N.03°13'32"W., FOR A DISTANCE OF 579.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 583.09 FEET; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 47.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.10°26'58"W., A DISTANCE OF 2,025.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°12'27", SUBTENDED BY A CHORD OF 325.07 FEET AT A BEARING OF N.74°56'48"E., FOR A DISTANCE OF 325.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 487.89 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 488.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 238.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN S.00°59'47"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,869.10 FEET TO THE POINT OF BEGINNING; CONTAINING 95.885 ACRES, MORE OR LESS.

AND

A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE

COP 2008-00103

Naples • Fort Myers • Venice

Applicant's Legal Checked

by BJ 4/25/08

WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,021.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,692.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°56'59"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,590.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,641.38 FEET, THROUGH A CENTRAL ANGLE OF 09°31'27", SUBTENDED BY A CHORD OF 936.68 FEET AT A BEARING OF N.05°42'42"W., FOR A DISTANCE OF 937.76 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°28'26"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 98.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.88°20'53"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,029.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'00", SUBTENDED BY A CHORD OF 369.09 FEET AT A BEARING OF S.89°50'53"W., FOR A DISTANCE OF 369.14 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°39'07"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 674.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S.04°52'41"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'50", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S.00°53'44"E., FOR A DISTANCE OF 549.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 225.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,710.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 626.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,584.73 FEET, THROUGH A CENTRAL ANGLE OF 06°24'13", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S.03°28'03"E., FOR A DISTANCE OF 1,294.76 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°15'56"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 274.74 FEET; THENCE RUN S.46°02'16"E., FOR A DISTANCE OF 577.44 FEET; THENCE RUN S.01°57'26"E. FOR A DISTANCE OF 25.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY; THENCE RUN N.88°02'34"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 32.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,875.00 FEET, THROUGH A CENTRAL ANGLE OF 17°41'59", SUBTENDED BY A CHORD OF 576.92 FEET AT A BEARING OF N.79°11'34"E., FOR A DISTANCE OF 579.22 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE

SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,175.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 512.09 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 512.65 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING; CONTAINING 386.536 ACRES, MORE OR LESS.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

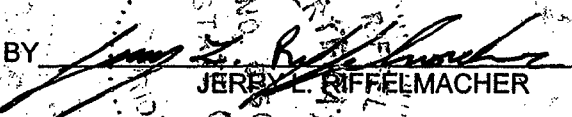
TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

INFORMATION RELATING TO BOUNDARY DATA OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH THE LOCATION OF THE US HIGHWAY #41 RIGHT-OF-WAY, WAS OBTAINED FROM A SURVEY OF THE SWEETWATER RANCH PREPARED BY DENI ASSOCIATES HAVING ORDER NUMBER 8409031, DATED 9/14/84. INFORMATION RELATING TO THE LOCATION OF COCONUT ROAD AND ADJOINING EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY DESCRIPTIONS PROVIDED BY CLIENT.

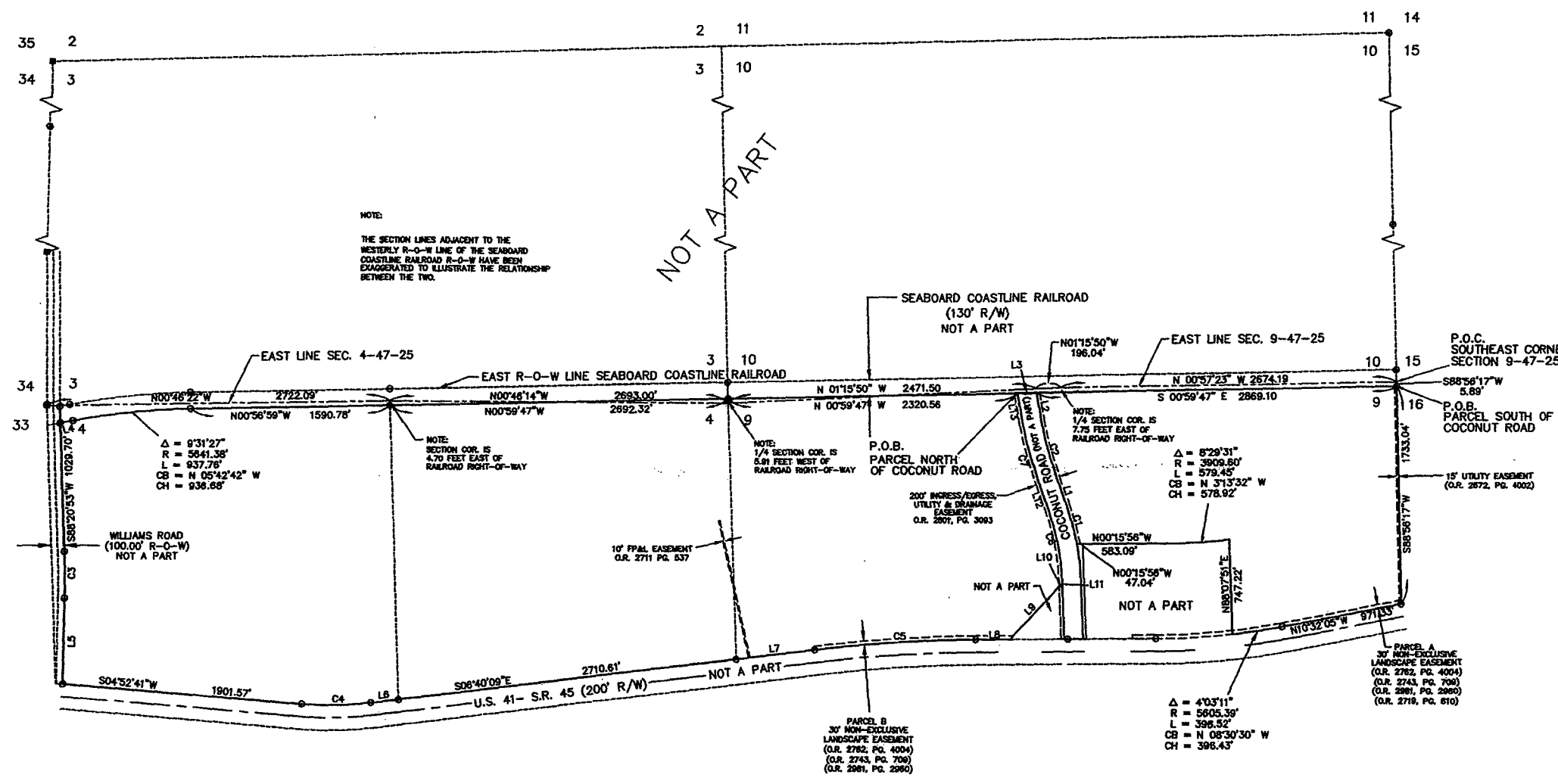
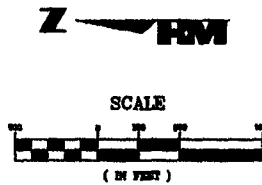
BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION LB #1772

BY

  
JERRY L. RIFFELMACHER

P.S.M. #6130  
STATE OF FLORIDA



NOTE:  
THE SECTION LINES ADJACENT TO THE WESTERLY R-O-W LINE OF THE SEABOARD COASTLINE RAILROAD R-O-W HAVE BEEN ENLARGED TO ILLUSTRATE THE RELATIONSHIP BETWEEN THE TWO.

NOTE:  
SECTION COR. IS 4.70 FEET EAST OF RAILROAD RIGHT-OF-WAY

NOTE:  
1/4 SECTION COR. IS 6.81 FEET WEST OF RAILROAD RIGHT-OF-WAY

NOTE:  
1/4 SECTION COR. IS 7.75 FEET EAST OF RAILROAD RIGHT-OF-WAY

LINE	LENGTH	BEARING
L1	300.00	N70°22'35"E
L2	338.23	N73°32'30"E
L3	182.00	N00°29'47"W
L4	188.54	N88°30'07"W
L5	574.92	N88°30'07"W
L6	225.81	S88°30'07"W
L7	628.03	S88°30'07"W
L8	274.74	S07°12'58"E
L9	877.44	S49°13'18"E
L10	25.19	S07°37'29"E
L11	33.80	N88°10'34"E
L12	200.00	N70°22'35"E
L13	263.08	N73°32'30"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2028.00	325.41	325.07	N74°58'48"E	81°22'
C2	2028.00	486.42	487.88	N74°58'48"E	81°20'
C3	7050.00	388.14	388.09	S88°30'33"W	57°00'
C4	2728.18	149.53	148.30	S88°30'33"W	113°26'
C5	11584.73	1284.76	1284.08	S88°30'33"W	67°43'
C6	1878.00	578.22	578.92	N72°11'24"E	174°18'
C7	3176.00	812.86	812.08	N74°58'48"E	81°20'

**LEGEND**  
POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING

Applicant's Survey Checked By CSG 4/25/08

COP 2008-00103

LEGAL DESCRIPTION  
A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°58'17"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 5.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S88°58'17"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, FOR A DISTANCE OF 1,733.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN N10°32'05"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 971.53 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°03'11", SUBTENDED BY A CHORD OF 366.43 FEET AT A BEARING OF N00°30'30"W, FOR A DISTANCE OF 366.43 FEET TO THE END OF SAID CURVE; THENCE RUN N88°30'33"E, FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N88°30'33"E, A DISTANCE OF 3,800.00 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,800.00 FEET, THROUGH A CENTRAL ANGLE OF 00°23'11", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N01°15'50"W, FOR A DISTANCE OF 578.92 FEET TO THE END OF SAID CURVE; THENCE RUN N01°15'50"W, FOR A DISTANCE OF 2,471.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N10°32'05"W, A DISTANCE OF 2,025.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 00°12'27", SUBTENDED BY A CHORD OF 325.07 FEET AT A BEARING OF N74°58'48"E, FOR A DISTANCE OF 325.07 FEET TO THE END OF SAID CURVE; THENCE RUN N74°58'48"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2,025.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN S88°58'17"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,733.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N00°29'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N00°29'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N00°29'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,850.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,850.78 FEET, THROUGH A CENTRAL ANGLE OF 08°31'27", SUBTENDED BY A CHORD OF 83.04 FEET AT A BEARING OF N08°42'42"W, FOR A DISTANCE OF 83.04 FEET TO THE END OF SAID CURVE; THENCE RUN N08°42'42"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,025.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S88°58'17"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,028.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°07'00", SUBTENDED BY A CHORD OF 386.00 FEET AT A BEARING OF S88°58'17"W, FOR A DISTANCE OF 386.00 FEET TO THE END OF SAID CURVE; THENCE RUN N88°58'17"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 874.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S04°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'00", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S00°42'42"E, FOR A DISTANCE OF 548.30 FEET TO THE END OF SAID CURVE; THENCE RUN S00°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 225.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S00°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,748.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S00°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 626.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,294.73 FEET, THROUGH A CENTRAL ANGLE OF 00°24'15", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S02°28'03"E, FOR A DISTANCE OF 1,294.08 FEET TO THE END OF SAID CURVE; THENCE RUN S00°15'58"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 574.92 FEET; THENCE RUN S88°58'17"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,028.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,850.78 FEET, THROUGH A CENTRAL ANGLE OF 17°41'00", SUBTENDED BY A CHORD OF 378.92 FEET AT A BEARING OF N72°11'24"E, FOR A DISTANCE OF 378.92 FEET TO THE END OF SAID CURVE; THENCE RUN N72°11'24"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,176.00 FEET, THROUGH A CENTRAL ANGLE OF 00°50'04", SUBTENDED BY A CHORD OF 812.08 FEET AT A BEARING OF N74°58'48"E, FOR A DISTANCE OF 812.08 FEET TO THE END OF SAID CURVE; THENCE RUN N74°58'48"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING, CONTAINING 366.43 ACRES, MORE OR LESS.

AND  
A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°58'17"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN N00°29'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N00°29'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N00°29'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N00°29'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,850.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,850.78 FEET, THROUGH A CENTRAL ANGLE OF 08°31'27", SUBTENDED BY A CHORD OF 83.04 FEET AT A BEARING OF N08°42'42"W, FOR A DISTANCE OF 83.04 FEET TO THE END OF SAID CURVE; THENCE RUN N08°42'42"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,025.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S88°58'17"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,028.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°07'00", SUBTENDED BY A CHORD OF 386.00 FEET AT A BEARING OF S88°58'17"W, FOR A DISTANCE OF 386.00 FEET TO THE END OF SAID CURVE; THENCE RUN N88°58'17"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 874.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S04°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'00", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S00°42'42"E, FOR A DISTANCE OF 548.30 FEET TO THE END OF SAID CURVE; THENCE RUN S00°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 225.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S00°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,748.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S00°42'42"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 626.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,294.73 FEET, THROUGH A CENTRAL ANGLE OF 00°24'15", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S02°28'03"E, FOR A DISTANCE OF 1,294.08 FEET TO THE END OF SAID CURVE; THENCE RUN S00°15'58"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 574.92 FEET; THENCE RUN S88°58'17"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,028.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,850.78 FEET, THROUGH A CENTRAL ANGLE OF 17°41'00", SUBTENDED BY A CHORD OF 378.92 FEET AT A BEARING OF N72°11'24"E, FOR A DISTANCE OF 378.92 FEET TO THE END OF SAID CURVE; THENCE RUN N72°11'24"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,176.00 FEET, THROUGH A CENTRAL ANGLE OF 00°50'04", SUBTENDED BY A CHORD OF 812.08 FEET AT A BEARING OF N74°58'48"E, FOR A DISTANCE OF 812.08 FEET TO THE END OF SAID CURVE; THENCE RUN N74°58'48"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING, CONTAINING 366.43 ACRES, MORE OR LESS.

NOTES:  
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.  
TOTAL PROPERTY AREA 482.421 ACRES MORE OR LESS.  
INFORMATION RELATING TO BOUNDARY DATA OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH THE LOCATION OF THE US HIGHWAY RIGHT-OF-WAY, WAS OBTAINED FROM A SURVEY OF THE SWEETWATER RANCH PREPARED BY DOW ASSOCIATES HAVING ORDER NUMBER 848031, DATED 9/14/84. INFORMATION RELATING TO THE LOCATION OF COCONUT ROAD AND ADJOINING EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY DESCRIPTIONS PROVIDED BY CLIENT.  
BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S88°58'17"W.  
HOLE, MONTES, INC.  
CERTIFICATE OF AUTHORIZATION LB 1772

BY LETTY L. BEFFELMACHER P.S.M. #6130  
STATE OF FLORIDA

FIELD BOOK	REVISIONS	DATE

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY ORDER: BA  
DATE: 01/18/01  
CHECKED BY: TJG  
DATE: 01/19/01  
VERTICAL SCALE: HORIZONTAL SCALE 1" = 300'

850 Encore Way  
Naples, FL 34110  
Phone: (941) 254-2000  
Florida Certificate of Authorization No. 1772

**SKETCH AND LEGAL DESCRIPTION**  
OF A PORTION OF SECTIONS  
3, 4, 9 AND 10,  
TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

DRAWING NO. **A-894-3**  
PROJECT NO. **19970798**  
REFERENCE NO. **SWEETREVS**