

**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2025-06**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE  
VILLAGE OF ESTERO, FLORIDA, APPROVING WITH  
CONDITIONS REZONING FOR PROPERTY BOUNDED BY  
THE SEMINOLE GULF RAILWAY RIGHT OF WAY ON THE  
WEST, BROADWAY AVENUE EAST ON THE NORTH,  
SANDY LANE ON THE EAST AND 20920/922 SANDY LANE  
ON THE SOUTH, ALL IN THE VILLAGE OF ESTERO,  
FLORIDA; PROVIDING FOR SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, LENNAR HOMES, LLC**, represented by RESPEC Company, LLC. (the “Applicant”), filed an application to rezone property on 7.34+/- acres (the “Property”) for a 17-lot single family residential development; and

**WHEREAS**, the property consists of two (2) separate parcels and are legally described in Exhibit D attached hereto, and

**WHEREAS**, the 5.54 +/- acre parcel is zoned Residential Planned Development as approved by Lee County Board of County Commissioners on February 19, 2007 by Zoning Resolution Z-06-073; and

**WHEREAS**, the 2.183 +/- acre parcel is zoned Agricultural; and

**WHEREAS**, both properties are now under the jurisdiction of the Village of Estero; and

**WHEREAS**, the zoning case number is DCI2024-E008; and

**WHEREAS**, the Applicant proposes a 17-lot single family development, with a Master Concept Plan, supplemental Pattern Book, and two deviations; and

**WHEREAS**, a noticed Public Information Meeting was held on October 29, 2024 at the Planning Zoning and Design Board; and

**WHEREAS**, a duly noticed public hearing was held at the Planning Zoning and Design Board on May 13, 2025; and

**WHEREAS**, a duly noticed first reading was held before the Village Council on June 4, 2025; and

**WHEREAS**, a duly noticed second reading and public hearing was held before the Village Council on June 18, 2025, at which time the Village Council gave consideration to the evidence presented by the Applicant and the Village staff, the recommendations of the Planning Zoning and Design Board, and the comments of the public.

48           **NOW, THEREFORE**, be it ordained by the Village Council of the Village of Estero,  
49 Florida:

50  
51           **Section 1. Rezoning.**

52  
53           The Village Council approves the rezoning from Agricultural and Residential Planned  
54 Development to Residential Planned Development with the following conditions.

55  
56           **Section 2. Conditions.**

57  
58           1.   Master Concept Plan

59  
60           The development of this project must be consistent with the Master Concept Plan titled  
61 “Mayfair Village Master Concept Plan” date stamped received June 11, 2025, attached  
62 as Exhibit A. If changes to the Master Concept Plan are subsequently pursued,  
63 appropriate approvals will be necessary.  
64

65           2.   Typical Sections

66  
67           The development of this project must be consistent with the cross-section document  
68 entitled “Mayfair Village Typical Sections” date stamped received May 28, 2025,  
69 attached as Exhibit B. This development shall provide an 8-foot-wide sidewalk  
70 easement to the Village of Estero along Broadway Avenue East as shown by cross-  
71 sections A, B, and C. If changes to the Typical Sections are subsequently pursued,  
72 appropriate approvals will be necessary  
73

74           3.   Pattern Book

75  
76           The development of this project must be substantially consistent with the Pattern Book  
77 entitled “Mayfair Village RPD Pattern Book” date stamped received June 11, 2025,  
78 attached as Exhibit C. If changes to the Pattern Book are subsequently pursued,  
79 appropriate approvals will be necessary. The fence shown in the Pattern Book must  
80 be maintained by the Property Owner and/or Homeowner Association. Applicant  
81 agrees that all homes will be of the Lennar “Manor Home” quality.  
82

83           4.   Prior Zoning Resolution

84  
85           Lee County Zoning Resolution Z-06-073 shall be null and void.  
86

87           5.   Approved Uses

88  
89           The following limits apply to the project and uses:

- 90  
91           a.   Residential Single Family Detached (limited to 17 dwelling units)  
92  
93           b.   Fences and walls

c. Accessory Uses

6. Site Development Regulations

a. Minimum Lot Area: 6,500 sq. ft.

b. Minimum Lot Width: 60 feet

c. Minimum Lot Depth: 120 feet

d. Minimum Front Setback: 20 feet

e. Minimum Rear Setback: 15 feet

f. Minimum Side Setback: 5 feet

g. Maximum Building Height: 35 feet (2 stories)

h. Single-family homes on lot numbers 1, 13, and 17 as indicated on the Master Concept Plan shall be restricted to single story. Lots 1 and 17 shall have the garages located on the south side of the respective lots.

7. Environmental Conditions

a. Prior to Development Order approval, Applicant shall furnish an approved Florida Fish and Wildlife tortoise relocation permit.

b. The project shall meet all flood regulations of the Village of Estero in force at the time of Development Order approval.

c. No pile driving or blasting shall be permitted during infrastructure or home construction.

d. The Developer shall work with the Village of Estero and cooperate in potential cost-sharing agreements related to the Broadway Avenue West sewer project.

e. Surface Water Management dedication and maintenance covenants shall be provided prior to Development Order approval.

8. Transportation Conditions

a. Secondary Emergency Access to the south is required to be constructed in conformance with the Fire Code.

139 9. Concurrency

140  
141 Approval of this rezoning does not constitute a finding that the proposed project meets  
142 the concurrency requirements in the Village of Estero Land Development Code. The  
143 developer is required to demonstrate compliance with all mandatory concurrency  
144 requirements prior to the approval of the Development Order.  
145

146 10. Hurricane Preparedness

147  
148 A Hurricane Preparedness Plan or mitigation will be required at time of local  
149 development order per Land Development Code, Sections 7-504 and 7-505.  
150

151 11. Subdivision Plat

152  
153 Prior to issuance of building permits on an individual lot, except for model homes, a  
154 Subdivision Plat of the subject property that creates no more than 17 lots must be  
155 submitted, reviewed, and approved.  
156

157 12. Land Development Code (LDC)

158  
159 Where the Village LDC is referenced in these conditions of approval for  
160 implementation of the condition at the time of development order issuance, the LDC  
161 in effect at the time of the local development order shall be applicable.  
162

163 13. Electric Power

164  
165 As agreed to by the applicant, the developer shall be responsible to provide  
166 underground residential electric service to the existing drop at 20590 Sandy Lane.  
167

168 **Section 3. Deviations.**

- 169  
170 1. Deviation 1 seeks relief from the Estero LDC Section 5-304.A.1.A. requirement  
171 regarding minimum center-to-center roadway connection separation distance of 330 on  
172 collector roads, to allow for a roadway connection of 293 feet on Broadway Avenue  
173 East.  
174

175 Deviation 1 is approved.  
176

- 177 2. Deviation 2 seeks relief from Estero LDC Section 5-304.A.4.C. which specifies two  
178 means of ingress/egress to residential developments of more than five acres, to allow  
179 to one primary ingress/egress and a secondary emergency access.  
180

181 Deviation 2 is approved.  
182  
183



**Section 4. Findings and Conclusions.**

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.
2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code.
3. The Planned Development Amendment will address a community need.
4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.
5. The Planned Development Amendment will result in a logical and orderly development pattern.
6. The Planned Development Amendment will not adversely affect the property values in the area.
7. The Planned Development Amendment will result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities).
8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

**Section 5. Exhibits.**

The following exhibits are attached to this Ordinance and incorporated by reference:

- Exhibit A “Mayfair Village Master Concept Plan” date stamped received June 11, 2025
- Exhibit B “Mayfair Village Typical Sections” date stamped received May 28, 2025
- Exhibit C “Mayfair Village RPD Pattern Book” date stamped received June 11, 2025
- Exhibit D Legal Description

**Section 6. Severability.**

Should any section, paragraph, sentence, clause, phrase, or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

**Section 7. Effective Date.**


This Ordinance shall take effect immediately upon adoption.

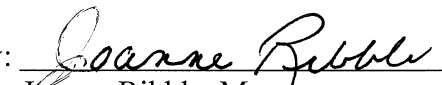
**PASSED** on first reading the 4th day of June, 2025.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida on second reading this 18th day of June, 2025.

Attest:

**VILLAGE OF ESTERO, FLORIDA**

By:   
Carol Sacco, Village Clerk

By:   
Joanne Ribble, Mayor

Reviewed for legal sufficiency:

By:   
Nancy E. Stroud, Village Land Use Attorney

Vote:	AYE	NAY
Mayor Ribble	<u>X</u>	_____
Councilmember Hunt	<u>X</u>	_____
Councilmember McLain	<u>X</u>	_____
Councilmember Fayhee	<u>X</u>	_____
Councilmember Lopez	<u>X</u>	_____
Councilmember Ward	<u>X</u>	_____
Vice Mayor Zalucki	<u>X</u>	_____



**ENGINEER OF RECORD:**  
JOHN T. WOJDAK, P.E.  
FLORIDA P.E. NO. 58217

## BROADWAY CROSSING

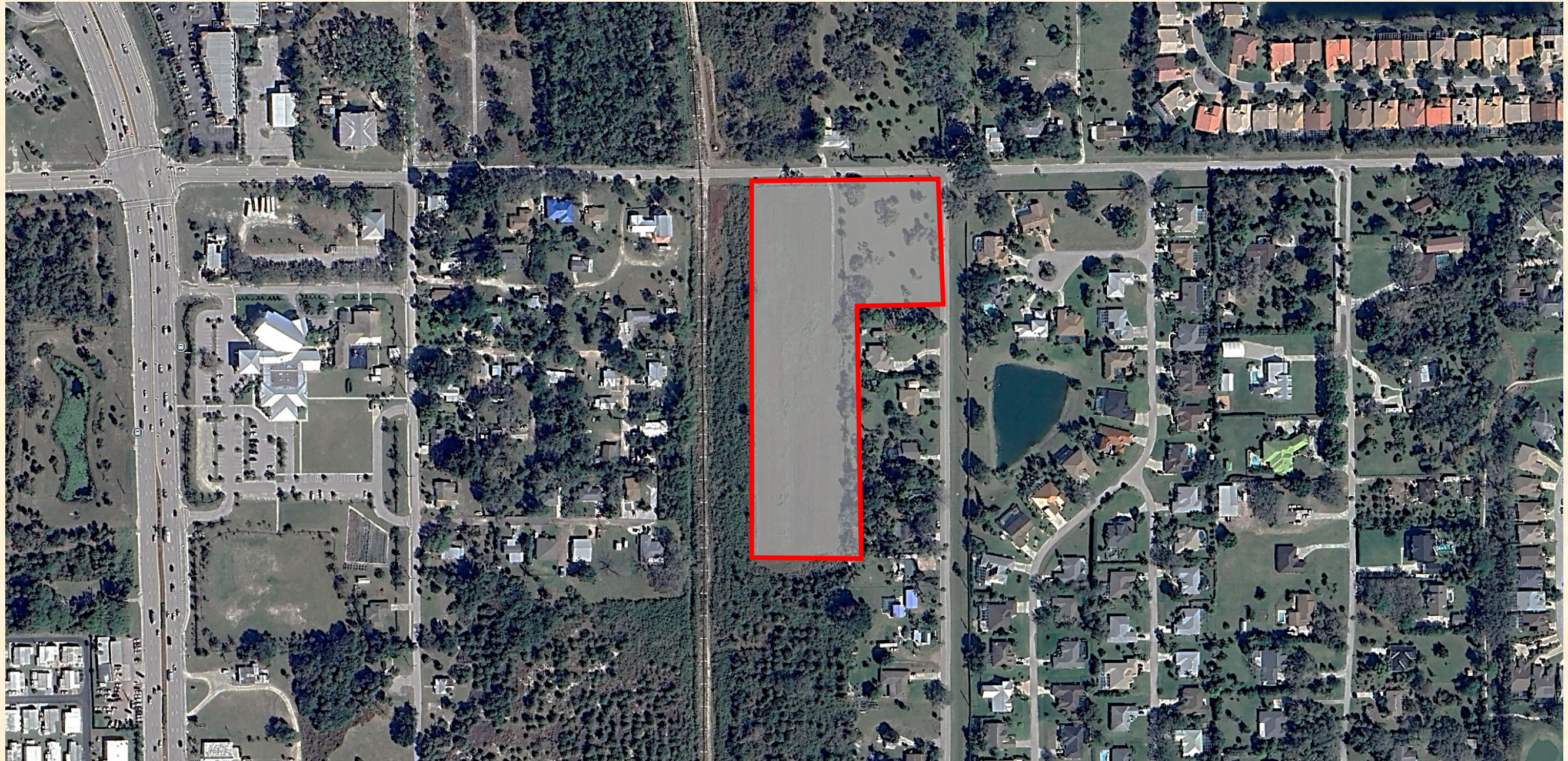
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Sheet Number:	8
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# Mayfair Village RPD



## Pattern Book June 2025

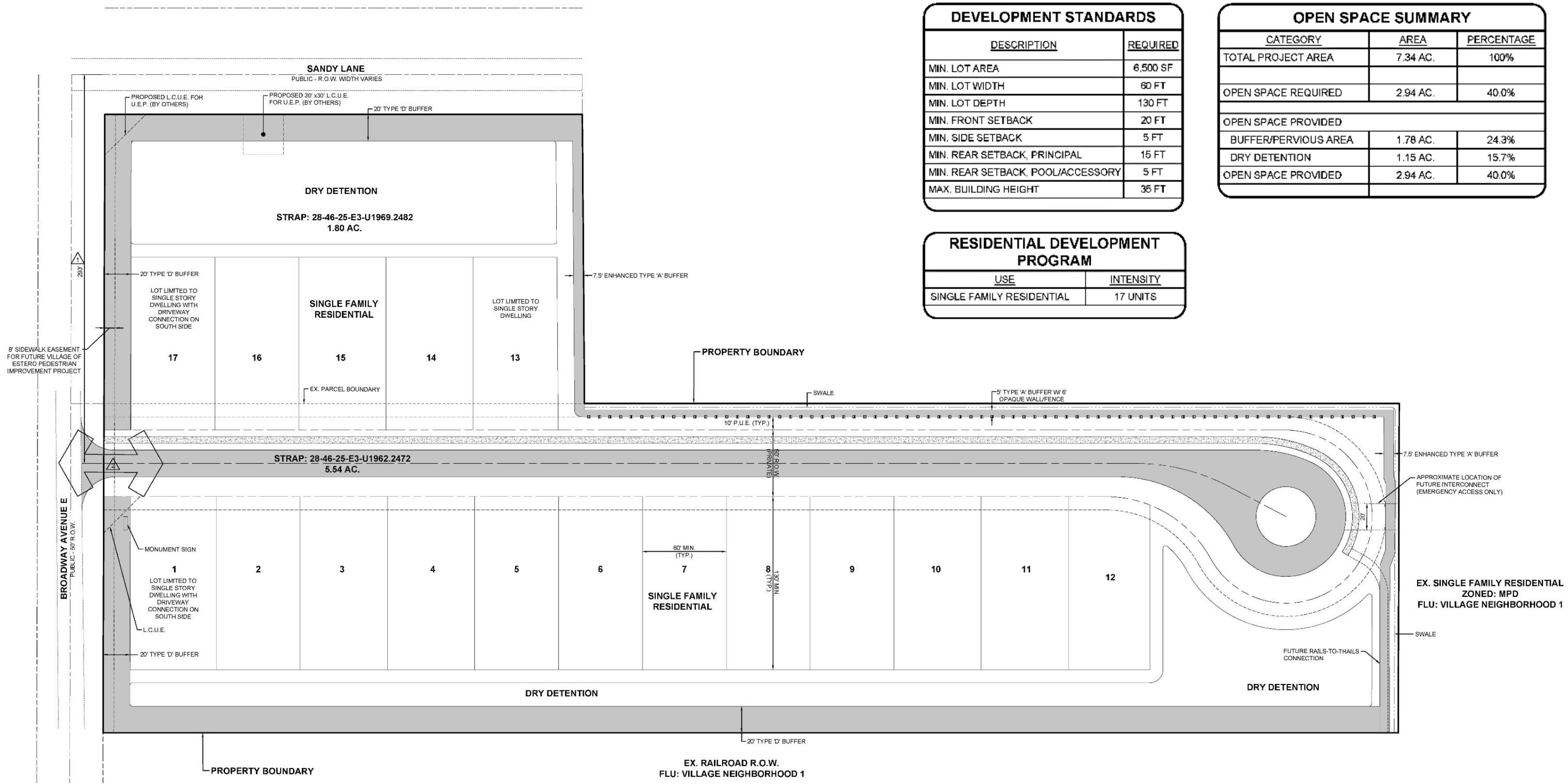
Exhibit C

Received June 11, 2025  
Village of Estero

(revised per May 13, 2025 PZDB & June 4, 2025 Council 1<sup>st</sup> reading)



# Master Concept Plan



DEVELOPMENT STANDARDS	
DESCRIPTION	REQUIRED
MIN. LOT AREA	6,500 SF
MIN. LOT WIDTH	60 FT
MIN. LOT DEPTH	130 FT
MIN. FRONT SETBACK	20 FT
MIN. SIDE SETBACK	5 FT
MIN. REAR SETBACK, PRINCIPAL	15 FT
MIN. REAR SETBACK, POOL/ACCESSORY	5 FT
MAX. BUILDING HEIGHT	35 FT

OPEN SPACE SUMMARY		
CATEGORY	AREA	PERCENTAGE
TOTAL PROJECT AREA	7.34 AC.	100%
OPEN SPACE REQUIRED	2.94 AC.	40.0%
OPEN SPACE PROVIDED		
BUFFER/PERVIOUS AREA	1.78 AC.	24.3%
DRY DETENTION	1.15 AC.	15.7%
OPEN SPACE PROVIDED	2.94 AC.	40.0%

RESIDENTIAL DEVELOPMENT PROGRAM	
USE	INTENSITY
SINGLE FAMILY RESIDENTIAL	17 UNITS



# Open Space and Buffers

**OPEN SPACE:** Approximately 2.9 acres of total open space within the development.

**STORMWATER MANAGEMENT AREAS:** Located along the west and east property lines.

**BUFFERS:** Enhanced 7.5-foot Type 'A' against ex. residential (side); 5' Type 'A' w/ 6' wall/fence against ex. residential (rear); 20-foot Type 'D' abutting right-of-way.





# Dwelling Concepts



## Key Features

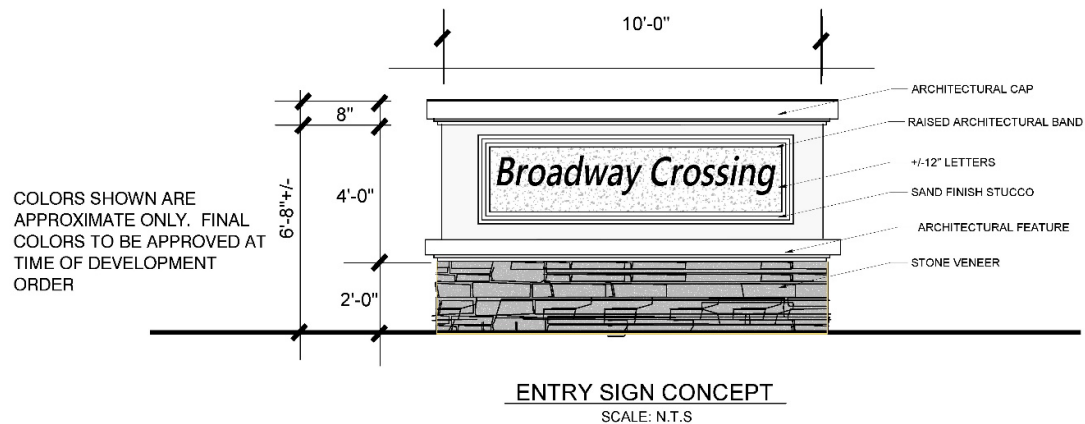
- Tile Roof
- 3-Car Garage
- Paver Driveway
- CBS Construction



**Note: Elevations are representative of architectural style, colors and materials for the 6 +/- floor plans to be offered, each available in left/right orientation with multiple front elevation options.**



# Monument Sign and Landscaping



COLORS SHOWN ARE APPROXIMATE ONLY. FINAL COLORS TO BE APPROVED AT TIME OF DEVELOPMENT ORDER

## SITE DEVELOPMENT DATA

TOTAL SITE = 7.34 Ac. (319,730 S.F.)

**OPEN SPACE REQUIREMENTS**  
40% OPEN SPACE REQUIRED  
319,730 X 40% = 127,892 SF (2.94AC) REQUIRED.  
OPEN SPACE PROVIDED  
DRY DETENTION: 1.15 AC  
BUFFERS/PERVIOUS AREA: 1.78  
OPEN SPACE PROVIDED: 2.94

**HERITAGE TREES**  
ONE EXISTING HERITAGE PINE IS LOCATED ON THE SITE. A TREE SURVEY SHALL BE PROVIDED AT TIME OF DEVELOPMENT ORDER TO CONFIRM LOCATION. IF REMOVAL IS REQUIRED DUE TO FILL REQUIREMENTS, REPLACEMENT HERITAGE TREE SHALL BE PER LDC REQUIREMENTS.

**GENERAL TREE REQUIREMENTS**  
1 TREE PER 3,000 SF OF SITE AREA  
319,730 / 3,000 = 107 TREES REQUIRED AND 107 PROVIDED.  
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%.

A MAXIMUM OF 50 -16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES

## WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:  
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM

## BUFFER REQUIREMENTS:

### PROJECT EAST BUFFER

RPD - R.O.W.  
20' TYPE 'D' BUFFER  
WITH 5 TREES AND DOUBLE HEDGE  
ROW PER 100 L.F.  
350 LF / 100 X 5 = 18 TREES  
350 LF / 100 X 66 = 231 SHRUBS

### PROJECT NORTH BUFFER

RPD - R.O.W.  
20' TYPE 'D' BUFFER  
WITH 5 TREES AND DOUBLE HEDGE  
ROW PER 100 L.F.  
425 LF / 100 X 5 = 21 TREES  
425 LF / 100 X 66 = 280 SHRUBS

### PROJECT WEST BUFFER

RPD - R.O.W.  
20' TYPE 'D' BUFFER  
WITH 5 TREES AND DOUBLE HEDGE  
ROW PER 100 L.F.  
950 LF / 100 X 5 = 48 TREES  
950 LF / 100 X 66 = 627 SHRUBS

### PROJECT SOUTH BUFFER

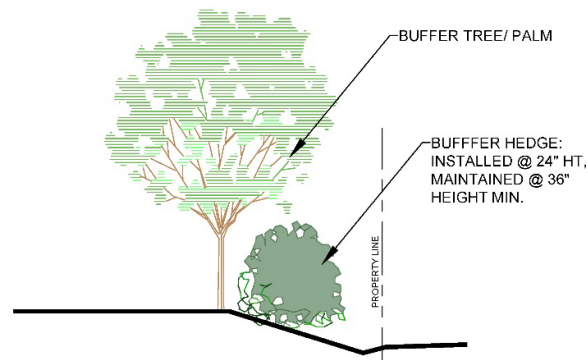
S.F. - S.F.  
7.5' ENHANCED BUFFER  
REQUIRED, W/  
4 TREES PER 100 LINEAL FOOT & HEDGE ROW PROVIDED.  
220 L.F. / 100 x 4 = 9 TREES  
74 SHRUBS

### PROJECT SOUTH BUFFER #2

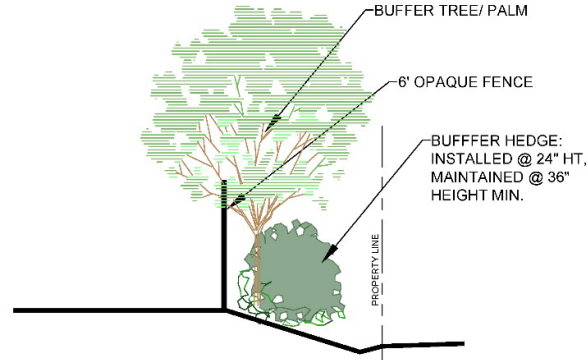
S.F. - S.F.  
7.5' ENHANCED BUFFER  
REQUIRED, W/  
& 4 TREES PER 100 LINEAL FOOT HEDGE ROW PROVIDED.  
200 L.F. / 100 x 4 = 8 TREES  
67 SHRUBS

### PROJECT EAST BUFFER #2

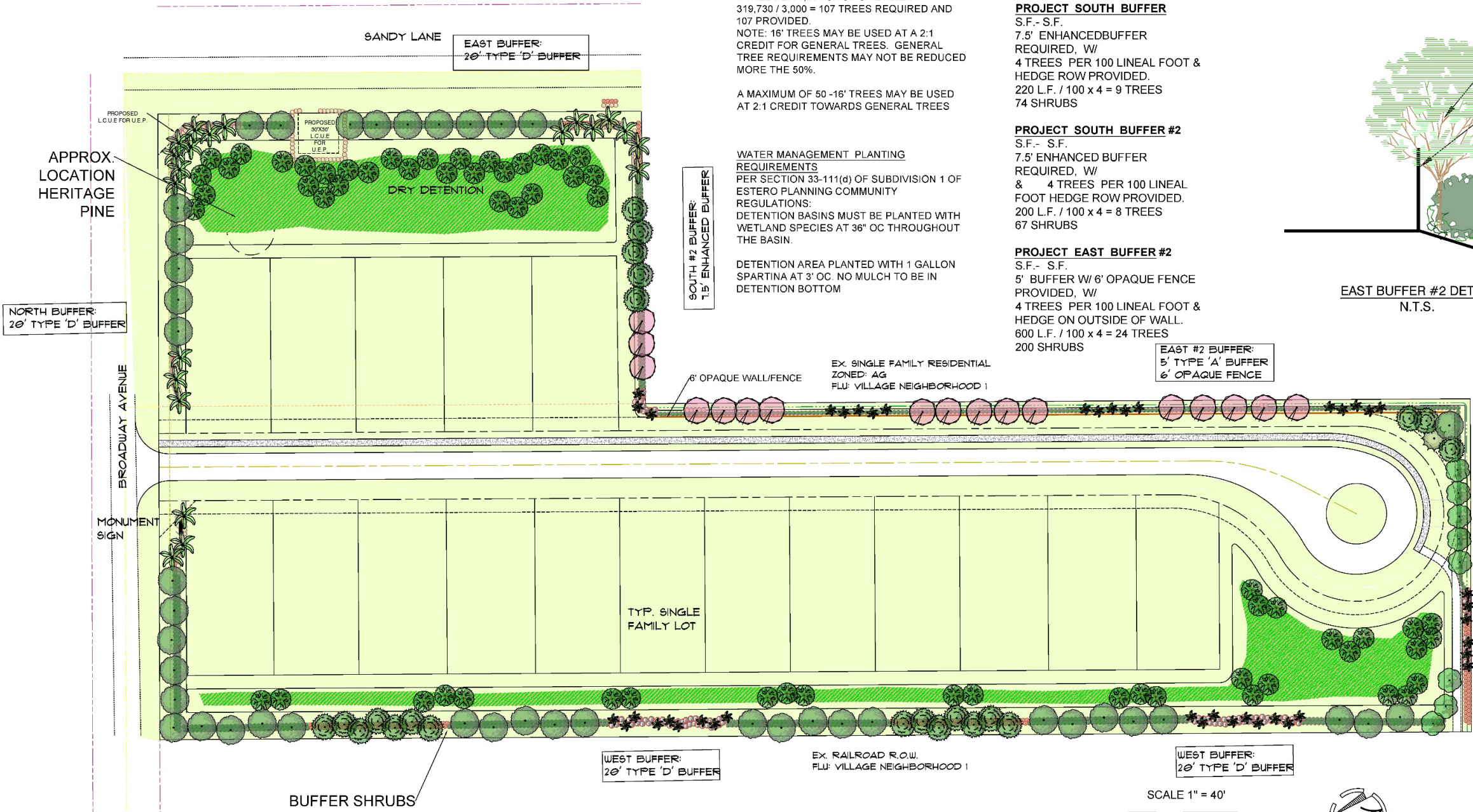
S.F. - S.F.  
5' BUFFER W/ 6' OPAQUE FENCE PROVIDED, W/  
4 TREES PER 100 LINEAL FOOT & HEDGE ON OUTSIDE OF WALL.  
600 L.F. / 100 x 4 = 24 TREES  
200 SHRUBS



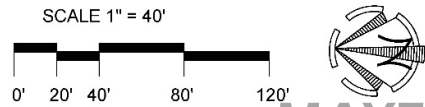
**SOUTH & SOUTH BUFFER #2 DETAIL**  
N.T.S.



**EAST BUFFER #2 DETAIL**  
N.T.S.

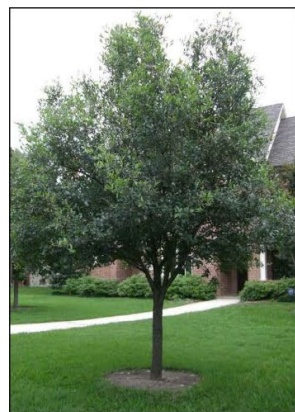


## LANDSCAPE CALCULATIONS





# Landscaping Planting Palette



*Quercus virginiana*-Live Oak



*Bucida buceras* 'Shady Lady' Black Olive



*Bursera simaruba*- Gumbo Limbo



*Roystonea elata* - Royal Palm



*Sabal palmetto*

## LARGE CANOPY TREES

## PALMS



*Pinus elliotii densa*



*Tabebuia impetiginos* Pink Tabebuia



*Lagerstroemia indica*



*Taxodium distichum*



*Conocarpus erectus*-Green Buttonwood

## CANOPY TREES

## DETENTION PLANTINGS



*Clusia*



*Hamelia patens*  
Fire Bush & Dwarf Firebush



*Serenia repens* 'Cinerea'  
Silver Palmetto



*Chrysobalanus icaco*  
Cocoplum

## BUFFER SHRUBS



*Spartina bakeri*  
Cord Grass



*Muhlenbergia capillaris*  
Muhly Grass



*Tripsacum flondanum*  
Dwarf Fakahatchee Grass

## DETENTION PLANTINGS

### NOTES:

- \* ADDITIONAL SPECIES COMPLYING WITH LDC REQUIREMENTS MAY BE ACCEPTABLE.
- \* FIL COUNTS AND SPECIES TO BE DETERMINED AT TIME OF DEVELOPMENT



" EXHIBIT D "

**SKETCH AND DESCRIPTION**  
OF A PARCEL LYING IN SECTION 28, TOWNSHIP 46 SOUTH  
RANGE 25 EAST, LEE COUNTY, FLORIDA

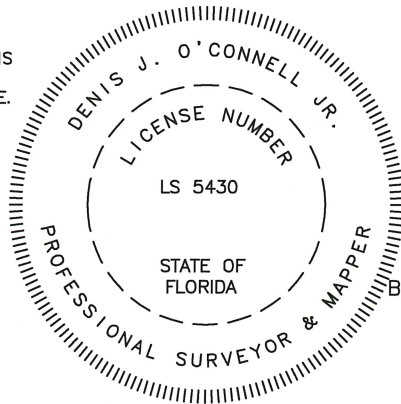
**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A COMBINATION OF THE PARCELS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT #2022000246783 AND WARRANTY DEED RECORDED AS INSTRUMENT #2025000027926, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE S.89°51'30"W., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION AND THE CENTERLINE OF BROADWAY EAST, A VARIABLE WIDTH RIGHT OF WAY, FOR A DISTANCE OF 30.00 FEET; THENCE S.00°17'55"E., FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.00°17'55"E., ALONG THE WEST RIGHT OF WAY LINE OF SANDY LANE, AN 80 FOOT RIGHT OF WAY (30' FROM FROM THE SECTION LINE) FOR A DISTANCE OF 358.26 FEET; THENCE S.89°15'56"W. FOR A DISTANCE OF 217.50 FEET; THENCE S.00°17'55"E. FOR A DISTANCE OF 615.29 FEET; THENCE S.89°51'30"W. FOR A DISTANCE OF 247.50 FEET; THENCE N.00°17'55"W. FOR A DISTANCE OF 975.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID BROADWAY EAST; THENCE N.89°51'30"E., ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.34 ACRES, MORE OR LESS

THIS SKETCH & DESCRIPTION HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENIS J. O'CONNELL, Jr. USING A DIGITAL SIGNATURE AND DATE. PRINT COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Denis J.  
O'Connell  
Jr.

Digitally signed  
by Denis J.  
O'Connell Jr.  
Date: 2025.05.15  
08:07:31 -04'00'


BY: \_\_\_\_\_  
DENIS J. O'CONNELL Jr.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS# 5430

**NOTES:**

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S.00°17'55"E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

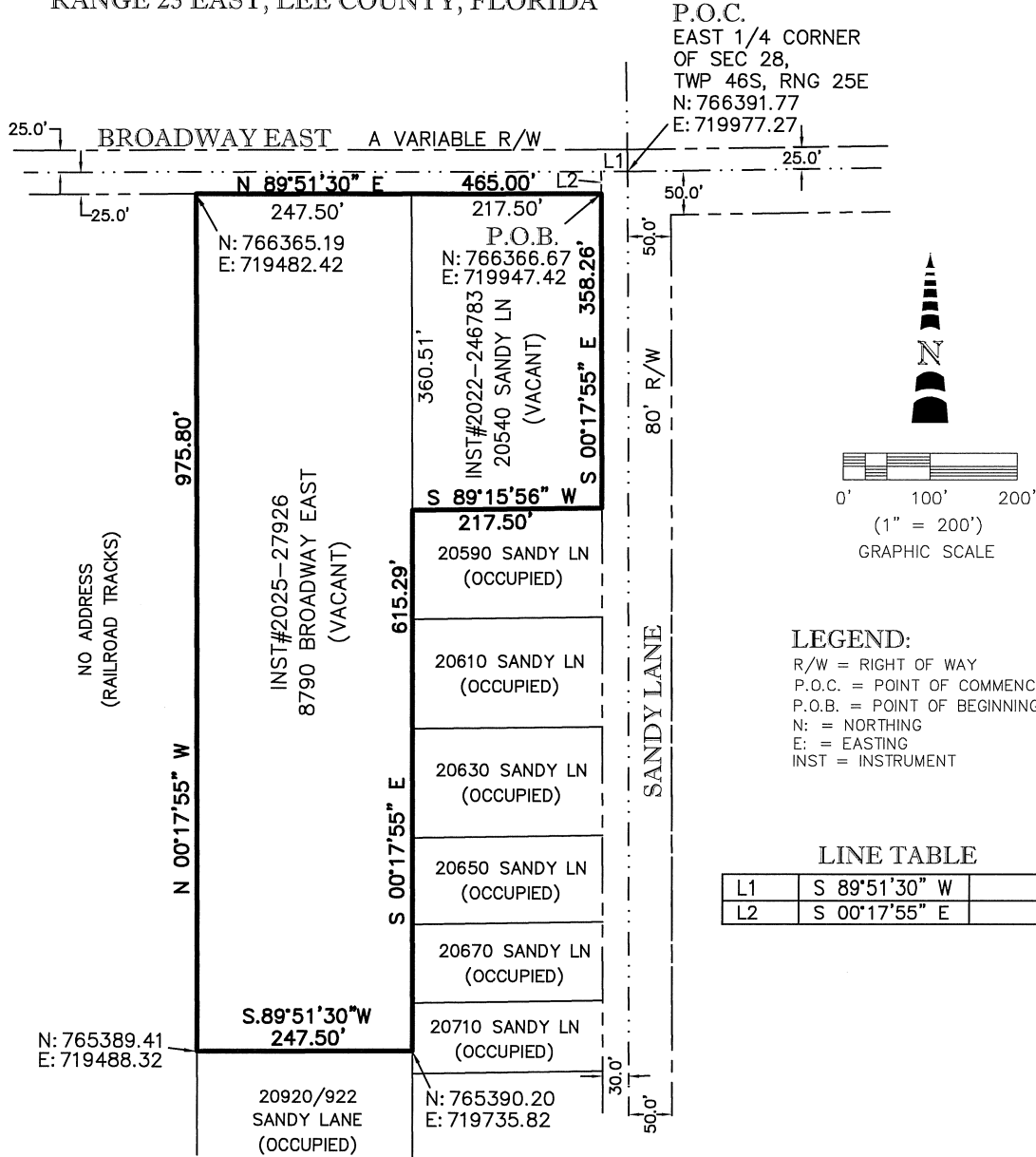
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

\* THIS IS NOT A SURVEY \*

TITLE: LEGAL DESCRIPTION				
 <b>KEYSTONE</b> A CLS COMPANY www.keystoneconsultants.net		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 LB #8331		
		FILE NAME: 155270A SK.DWG	FIELD BOOK/PAGE: 744/43	PROJECT NO.: 15431/15527
EXHIBIT DATE: 5/08/2025	DRAWN BY: BUD	SCALE: 1" = 200'	CHECKED BY: DJO	FILE NO. (S-T-R) 28-46-25

# SKETCH AND DESCRIPTION

OF A PARCEL LYING IN SECTION 28, TOWNSHIP 46 SOUTH  
RANGE 25 EAST, LEE COUNTY, FLORIDA



## LEGEND:

R/W = RIGHT OF WAY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
N = NORTHING  
E = EASTING  
INST = INSTRUMENT

## LINE TABLE

L1	S 89°51'30" W	30.00'
L2	S 00°17'55" E	25.00'

## NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S.00°17'55"E.
- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
- THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

\* THIS IS NOT A SURVEY \*

TITLE: SKETCH OF DESCRIPTION			
 <b>KEYSTONE</b> A C L S COMPANY www.keystoneconsultants.net		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 LB #8331	
FILE NAME: 155270A SK.DWG	FIELD BOOK/PAGE: 744/43	PROJECT NO.: 15431/15527	SHEET: 2 OF 2
EXHIBIT DATE: 5/08/25	DRAWN BY: BUD	SCALE: 1" = 200'	CHECKED BY: DJO
		FILE NO. (S-T-R)	28-46-25