VILLAGE OF ESTERO, FLORIDA

RESOLUTION NO. 2026-12

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, APPROVING THE RELEASE OF PORTIONS OF TWO CONSERVATION EASEMENTS LOCATED AT WEST BAY CLUB, AND ACCEPTANCE OF TWO ALTERNATE CONSERVATION EASEMENTS ALSO LOCATED AT WEST BAY CLUB, ALL OF WHICH ARE MORE PARTICUARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN, AS CONSTITUTING AN EASEMENT "SWAP" FOR WEST BAY CLUB COMMUNITY ASSOCIATION, INC.; AND WEST BAY GOLF CLUB, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Bay Community Association and the West Bay Golf Club, Inc. have requested approval for the Village to release portions of two conservation easements and grant the Village two alternative conservation easements (the "Swap") for particular parcels located within West Bay, located generally around 4606 West Bay Boulevard, Estero, FL; and

WHEREAS, the original West Bay Club rezoning (formerly known as Estero Pointe) was approved by Lee County via Resolution Z-96-005, and amended by Lee County Resolution Z-05-010, and further amended by Estero Village Council Ordinance 2021-12; and

WHEREAS, as part of the rezoning as described in Resolution Z-96-005, a conservation easement was required and granted in favor of Lee County. The conservation easement was recorded on April 30, 1998, prior to the Village's incorporation in 2014; and

WHEREAS, pursuant to § 704.06, Fla. Stat., which provides that "conservation easements shall run with the land and be binding on all subsequent owners of the servient estate … [and] may be released by the holder of the easement to the holder of the fee even though the holder of the fee may not be a governmental body or a charitable corporation or trust"; and

WHEREAS, upon the Village's incorporation in 2014, the certain conservation easement granted to Lee County via Resolution Z-96-005, which runs with the land, transferred favor to the Village; and

WHEREAS, the Village has the authority to release the conservation easement granted to it by virtue of Resolution Z-96-005; and

WHEREAS, West Bay Golf Club, Inc., due to public safety concerns relative to the length, configuration, and layout of its golf course driving range and short-game area, desires to expand the area by removing two parcels from the conservation easement; and

WHEREAS, two new areas will be added to the conservation easement for a total of 3.71 new acres of conservation area, in exchange for the release of the 2.5 acres of conservation area currently subject to the easement at issue, all more particularly described in **"Exhibit A"**, for a net increase of 1.21 acres to the overall conservation area in favor of the Village; and

WHEREAS, the Swap will not affect wetlands and will result in equivalent environmental habitat value.

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

Section 1. The above "whereas" clauses are hereby incorporate and adopted herein.

Section 2. The Village Council hereby releases portions of two conservation easements and accepts two alternative conservation easements, approving the Conservation Easement "Swap" in West Bay Club.

Section 3. All covenants and conditions contained in this Resolution shall be binding upon and shall run with the land.

Section 4. If any section, subsection, paragraph, sentence, clause, or phrase in this Resolution is held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions of this Resolution.

Section 5. A section or provision in any other Resolution adopted by the Village or Lee County concerning the subject matter herein that conflicts with the provisions of this Resolution are hereby superseded.

Section 6. This Resolution shall take effect immediately upon adoption.

Section 7. Exhibits

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

Exhibit A Conservation Easement Legal Description of parcels to be added and parcels to be removed.

Exhibit B Project Location Map showing release parcels and added parcels.

ADOPTED BY THE VILLAGE COUNCIL of the Village of Estero, Florida on this 2nd day of July, 2026.

Attest:

By: _____
Carol Sacco, Village Clerk

VILLAGE OF ESTERO, FLORIDA

By: _____
Joanne Ribble, Mayor

Exhibit A

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

DESCRIPTION OF
ADDITIONAL PARCEL A (CONSERVATON EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

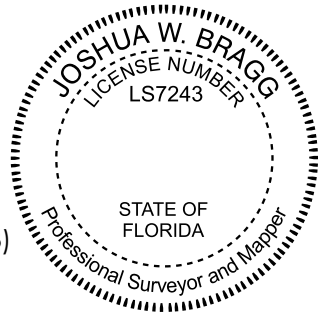
An easement area abutting the northerly line of *TRACT C-6 – CONSERVATION EASEMENT – AREA NO. 3*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

Commencing at 4" x 4" concrete monument (PRM PLS 4446), as depicted on said plat of West Bay Club, on the south line of the northwest quarter of said Section 5, Township 47 South, Range 25 East; thence, S89°07'45"W, along the south line of the northwest quarter of Section 5, for 771.34 feet to the west corner of said *TRACT C-6 – CONSERVATION EASEMENT – AREA NO. 3*; thence, N65°16'29"E along the north line of said *Tract C-6 Conservation Easement Area No. 3*, for 16.84 feet, to the **Point of Beginning**; thence, leaving said north line of *Tract C-6 Conservation Easement Area No 3.* and along the following courses, N10°56'01"E for 15.67 feet; N03°10'45"E for 26.58 feet; N14°57'21"E for 1.89 feet; N67°09'36"E for 24.86 feet; N08°26'25"W for 13.15 feet; thence, along a **non-tangent** curve to the left with a radius of 65.98 feet and a central angle of 18°13'38", for 20.99 feet, said curve being further defined by a long chord bearing N7416'17"E a distance of 20.90 feet; thence, N65°09'28"E for 30.53 feet; thence, along a curve to the right with a radius of 681.90 feet and a central angle of 07°01'19", for 83.57 feet; thence, N72°10'46"E for 22.99 feet; thence along a curve to the left with a radius of 167.05 feet and a central angle of 27°35'07", for 167.05 feet; thence, along a reverse curve to the right with a radius of 49.72 feet and a central angle of 28°08'13", for 24.42 feet; thence, N72°43'52"E for 56.78 feet; thence, along a curve to the left with a radius of 104.25 feet and a central angle of 11°05'35", for 20.18 feet; thence, N61d38'17"E for 16.41 feet; thence, along a curve to the right with a radius of 354.23 feet and a central angle of 07°54'03", for 48.85 feet; thence N69°32'20"E for 68.58 feet; thence, along a curve to the left with a radius of 79.53 feet and a central angle of 22°34'06", for 31.32 feet; thence along a reverse curve to the right with a radius of 95.75 feet and a central angle of 09°57'18", for 16.64 feet; thence, N56°55'32"E for 92.50 feet; thence, along a curve to the right with a radius of 55.75 feet and a central angle of 35°39'48", for 34.70 feet; thence, along a reverse curve to the left with a radius of 103.06 feet and a central angle of 38°43'03", for 69.65 feet; thence along a compound curve to the left with a radius of 3,119.13 feet and a central angle of 01°55'55", for 105.18 feet; thence, along a reverse curve to the right with a radius of 95.30 feet and a central angle of 32°32'08", for 54.12 feet; thence, N84°28'30"E for 39.49 feet; thence, along a curve to the left with a radius of 69.09 feet and a central angle of 48°56'34", for 59.02 feet; thence, along a reverse curve to the right with a radius of 31.99 feet and a central angle of 48°45'34", for 31.99 feet;

thence, along a reverse curve to the left with a radius of 408.58 feet and a central angle of 18°15'06", for 130.15 feet; thence, along a compound curve to the left with a radius of 97.13 feet and a central angle of 14°21'38", for 24.34 feet; thence, N51°40'46"E for 22.46 feet; thence, along a curve to the right with a radius of 325.23 feet and a central angle of 13°42'03", for 77.77 feet; thence, N65°22'50"E for 87.37 feet; thence, along a curve to the right with a radius of 330.77 feet and a central angle of 10°16'29", for 59.32 feet; thence, S14°20'41"E for 8.15 feet to a point on the north line of said *Tract C-6 Conservation Easement Area No. 3*; thence, S12°35'25"W, along the north line of said *Tract C-6 Conservation Easement Area No. 3*, for 50.68 feet; thence, S65°16'29"W, along said north line of *Tract C-6 Conservation Easement Area No. 3*, for 1,403.22 feet to the **Point of Beginning**.

The above-described easement area encompasses 68,325 sq. ft. (1.57 acres), more or less.

Bearings described herein refer to Grid North, Florida West Zone (0902), Reference Frame: NAD 83 (2011) with the south line of the northwest quarter of Section 5 bearing S89°07'45"W.



Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

NOTES:

1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) – REFERENCE FRAME: NAD 83 (2011) WITH THE SOUTH LINE OF TRACT C–6 – CONSERVATION EASEMENT – AREA NO. 3 (ALSO BEING THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 5) BEARING S89°07'45"W.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

LEGEND:

DESCRIPTION	
PRESERVE SIGN	o
OUT OF BOUNDS MARKER	•
EASEMENT BOUNDARY	
PROPERTY LINE	
EDGE OF SAND	
EDGE OF CONCRETE	
TREE LINE	

SKETCH TO ACCOMPANY DESCRIPTION

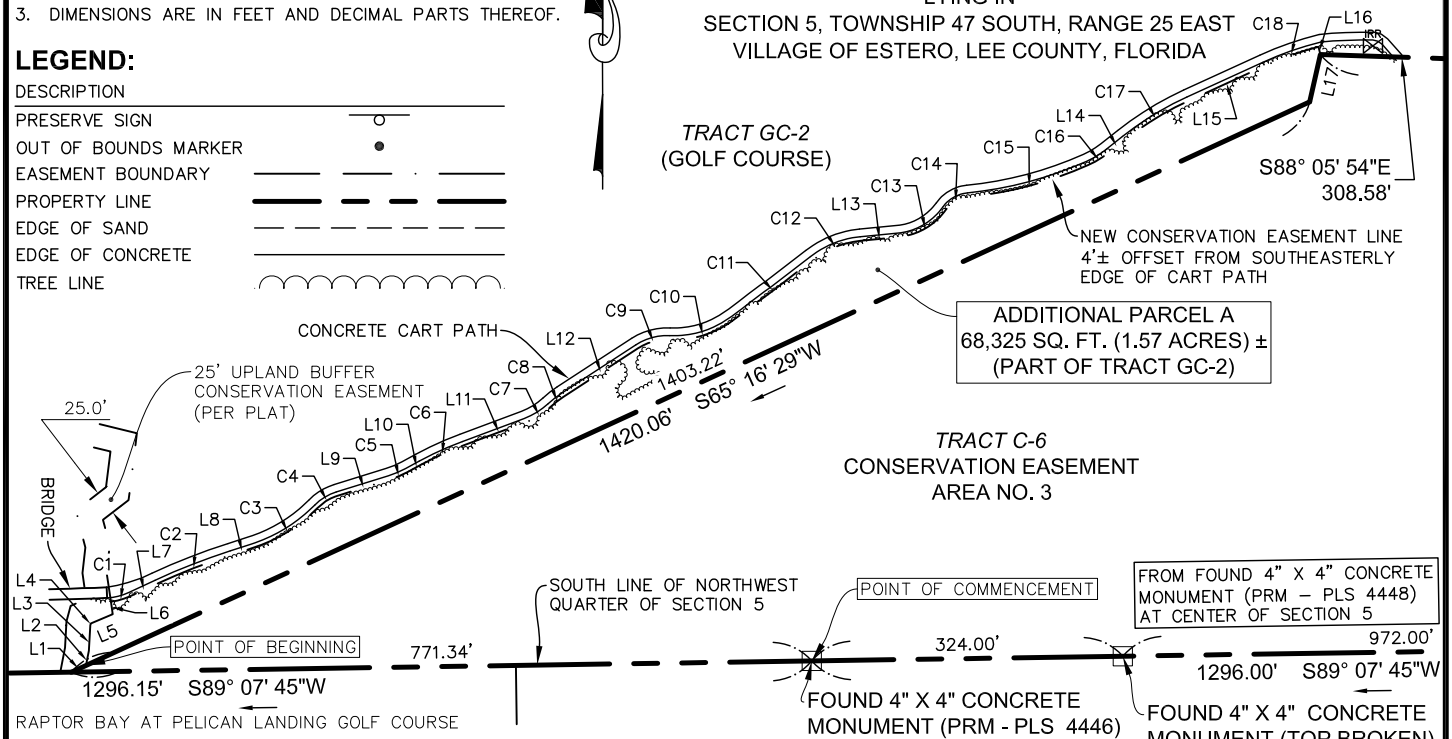
OF

PROPOSED ADDITIONAL PARCEL A

ADJOINING CONSERVATION EASEMENT TRACT C-6 - AREA NO. 3
ACCORDING TO PLAT OF

WEST BAY CLUB

AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	65.98'	20.99'	18°13'38"	N74°16'17"E	20.90'
C2	681.90'	83.57'	7°01'19"	N68°40'07"E	83.52'
C3	167.05'	80.43'	27°35'07"	N58°23'13"E	79.65'
C4	49.72'	24.42'	28°08'13"	N58°39'46"E	24.17'
C5	104.25'	20.18'	11°05'35"	N67°11'05"E	20.15'
C6	354.23'	48.85'	7°54'03"	N65°35'18"E	48.81'
C7	79.53'	31.32'	22°34'06"	N58°15'17"E	31.12'
C8	95.75'	16.64'	9°57'18"	N51°56'53"E	16.62'
C9	55.75'	34.70'	35°39'48"	N74°45'27"E	34.14'
C10	103.06'	69.65'	38°43'03"	N73°13'49"E	68.33'
C11	3119.13'	105.18'	1°55'55"	N52°54'20"E	105.17'
C12	95.30'	54.12'	32°32'08"	N68°12'26"E	53.39'
C13	69.09'	59.02'	48°56'34"	N60°00'13"E	57.24'
C14	31.99'	27.23'	48°45'34"	N59°54'43"E	26.41'
C15	408.58'	130.15'	18°15'06"	N75°09'57"E	129.60'
C16	97.13'	24.34'	14°21'38"	N58°51'35"E	24.28'
C17	325.23'	77.77'	13°42'03"	N58°31'48"E	77.59'
C18	330.77'	59.32'	10°16'29"	N70°31'04"E	59.24'

Line Table		
Line #	Direction	Length
L1	N65° 16' 29"E	16.84
L2	N10° 56' 01"E	15.67
L3	N3° 10' 45"E	26.58
L4	N14° 57' 21"E	1.89
L5	N67° 09' 36"E	24.86
L6	N8° 26' 25"W	13.15
L7	N65° 09' 28"E	30.53
L8	N72° 10' 46"E	22.99
L9	N72° 43' 52"E	56.78
L10	N61° 38' 17"E	16.41
L11	N69° 32' 20"E	68.58
L12	N56° 55' 32"E	92.50
L13	N84° 28' 30"E	39.49
L14	N51° 40' 46"E	22.46
L15	N65° 22' 50"E	87.37
L16	S14° 20' 41"E	8.15
L17	S12° 35' 25"W	50.68

*****THIS IS NOT A SURVEY*****

(REFER TO PAGES 1 AND 2 FOR DESCRIPTION)

JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)

0 100 200

BY: MD/JWB	PAGE: 3 OF 3
DATE: 2026.06.24	
JN: 2012634.001	S.T.R NO. 05-47-25
SCALE: 1" = 200'	

HALEY WARD
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Florida@haleyward.com

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

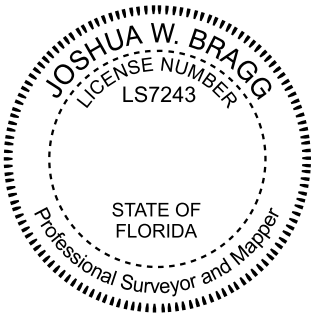
DESCRIPTION OF
ADDITIONAL PARCEL B (CONSERVATION EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

An easement area abutting the northerly line of *TRACT C-3 – CONSERVATION EASEMENT – AREA NO. 4*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

Commencing at a 4" x 4" concrete monument (PRM PLS 4448) at the northeast corner of *TRACT GC-9*, as depicted on said plat of West Bay Club; thence, S00°58'16"E, along the east line of said *TRACT GC-9*, for 998.86 feet to the northeast corner of said *TRACT C-3 - CONSERVATION EASEMENT - AREA NO. 4* and the **Point of Beginning** of the herein described easement area; thence, S76°26'34"W, along the northerly line of said *TRACT C-3 - CONSERVATION EASEMENT AREA - NO. 4*, for 319.43 feet; thence, leaving said TRACT C-3 - CONSERVATION EASEMENT AREA - NO. 4, and along the following courses: N49°26'38"W for 10.77 feet; N59°51'49"W for 62.50 feet; N57°31'44"E for 21.90 feet; N22°22'49"E for 30.89 feet; N16°51'30"E for 57.93 feet; N32°00'19"E for 47.55 feet; N56°58'34"E for 40.07 feet; N40°48'54"E for 48.84 feet; N19°26'25"E for 60.57 feet; N15°04'06"E for 45.24 feet; N36°52'11"E for 42.00 feet; N60°47'28"E for 43.43 feet; N89°01'44"E 134.63 feet to the **Point of Beginning**.

The above-described easement area encompasses 93,336 sq. ft. (2.14 acres), more or less.

Bearings described herein refer to Grid North, Florida West Zone (0902), Reference Frame: NAD 83 (2011) with the east line of *TRACT GC-9* and *TRACT C-3 - CONSERVATION EASEMENT AREA - NO. 4* bearing S00°58'16"E.



Joshua W. Bragg
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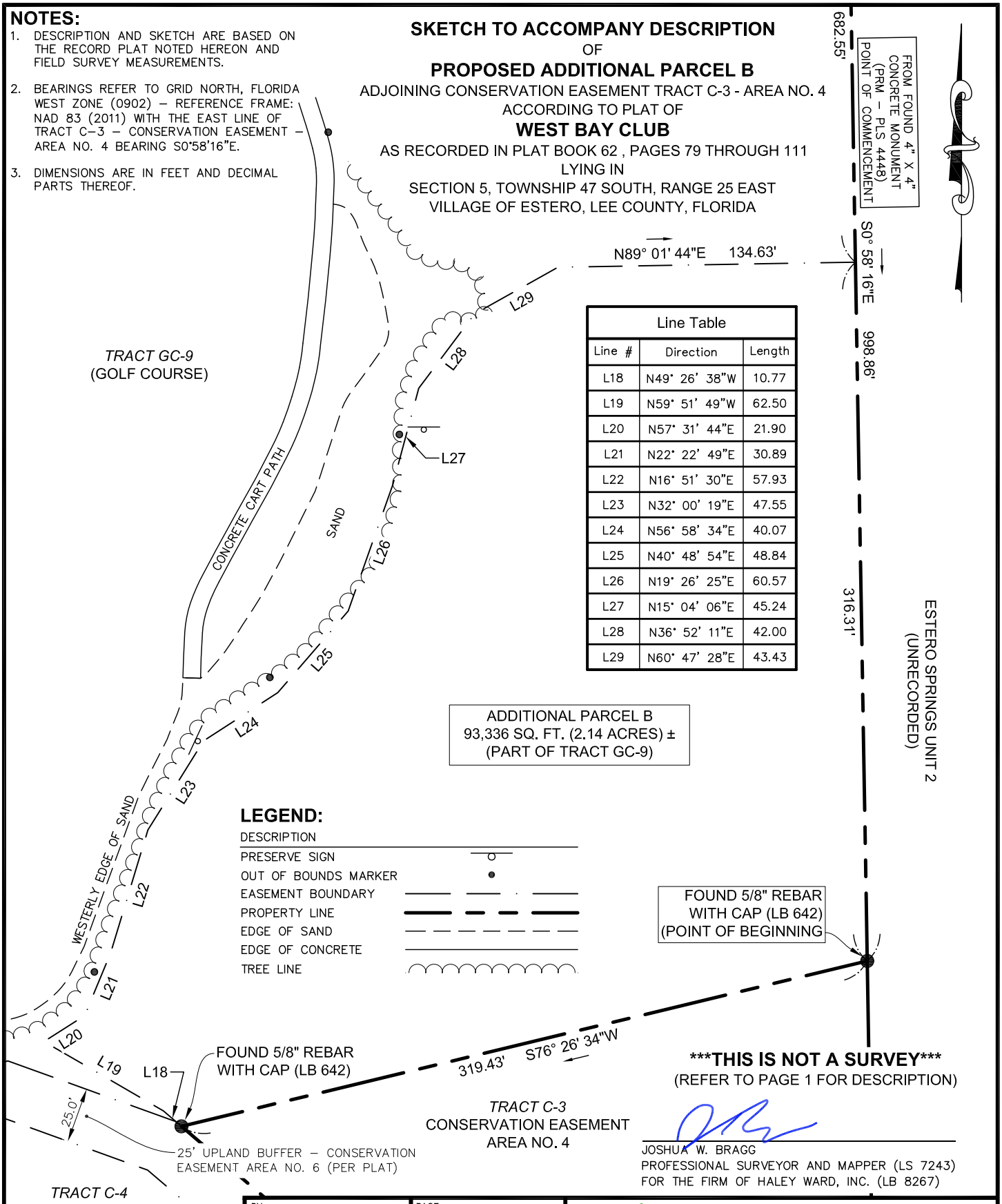
13041 McGregor Boulevard, Fort Myers, FL 33919
T: 239.481.1331 | HALEYWARD.COM

NOTES:

1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO GRID NORTH, FLORIDA WEST ZONE (0902) – REFERENCE FRAME: NAD 83 (2011) WITH THE EAST LINE OF TRACT C–3 – CONSERVATION EASEMENT – AREA NO. 4 BEARING S0°58'16"E.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

SKETCH TO ACCOMPANY DESCRIPTION
OF
PROPOSED ADDITIONAL PARCEL B
ADJOINING CONSERVATION EASEMENT TRACT C-3 - AREA NO. 4
ACCORDING TO PLAT OF
WEST BAY CLUB
AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



Line Table		
Line #	Direction	Length
L18	N49° 26' 38"W	10.77
L19	N59° 51' 49"W	62.50
L20	N57° 31' 44"E	21.90
L21	N22° 22' 49"E	30.89
L22	N16° 51' 30"E	57.93
L23	N32° 00' 19"E	47.55
L24	N56° 58' 34"E	40.07
L25	N40° 48' 54"E	48.84
L26	N19° 26' 25"E	60.57
L27	N15° 04' 06"E	45.24
L28	N36° 52' 11"E	42.00
L29	N60° 47' 28"E	43.43

LEGEND:

DESCRIPTION
PRESERVE SIGN
OUT OF BOUNDS MARKER
EASEMENT BOUNDARY
PROPERTY LINE
EDGE OF SAND
EDGE OF CONCRETE
TREE LINE

*****THIS IS NOT A SURVEY*****
(REFER TO PAGE 1 FOR DESCRIPTION)

JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)

BY: MD/JWB	PAGE: 2 OF 2
DATE: 2026.06.24	
JN: 2012634.001	S.T.R NO. 05-47-25
SCALE: 1" = 60'	

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Florida@haleyward.com

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

DESCRIPTION OF
PROPOSED RELEASE PARCEL A (RELEASE OF CONSERVATION EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

An area being part of *TRACT C-8 – CONSERVATION EASEMENT – AREA NO. 2*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

Commencing at the northwest corner of *TRACT PR-1,* as depicted on said plat of West Bay Club; thence N51°37'27"E, along the northwesterly line of said *TRACT PR-1* for 84.43 feet, to the **Point of Beginning** of the herein described parcel; thence, leaving said *TRACT PR-1* and along the following courses: N42°41'07"W for 93.69 feet; N09°43'38"W for 51.19 feet; N35°18'26"E for 20.50 feet; N06°07'43"E for 41.90 feet; N24°35'54"W for 67.46 feet; N63°38'31"E for 235.95 feet; S52°27'44"E for 15.33 feet; S26°45'17"E for 68.19 feet; S39°40'42"E for 33.94 feet; S47°51'42"E for 75.84 feet, to the northeasterly corner of said *TRACT PR-1*; thence, S51°37'27"W, along the northwesterly line of said *TRACT PR-1*, for 316.65 feet, to the **Point of Beginning**.

The above-described released area encompasses 62,161 sq. ft. (1.43 acres), more or less.

Bearings described herein refer to plat of West Bay Club, which notes "The East Line of The Southwest Quarter (SW – 1/4) of section 32 to bear S00°56'02"E".

Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

JOSHUA W. BRAGG
LICENSE NUMBER
LS7243
STATE OF
FLORIDA
Professional Surveyor and Mapper

NOTES:

1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO THE PLAT WEST BAY CLUB, WHICH NOTES "THE EAST LINE OF THE SOUTHWEST QUARTER (SW – 1/4) OF SECTION 32 TO BEAR S 00°56'02" E".
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

SKETCH TO ACCOMPANY DESCRIPTION

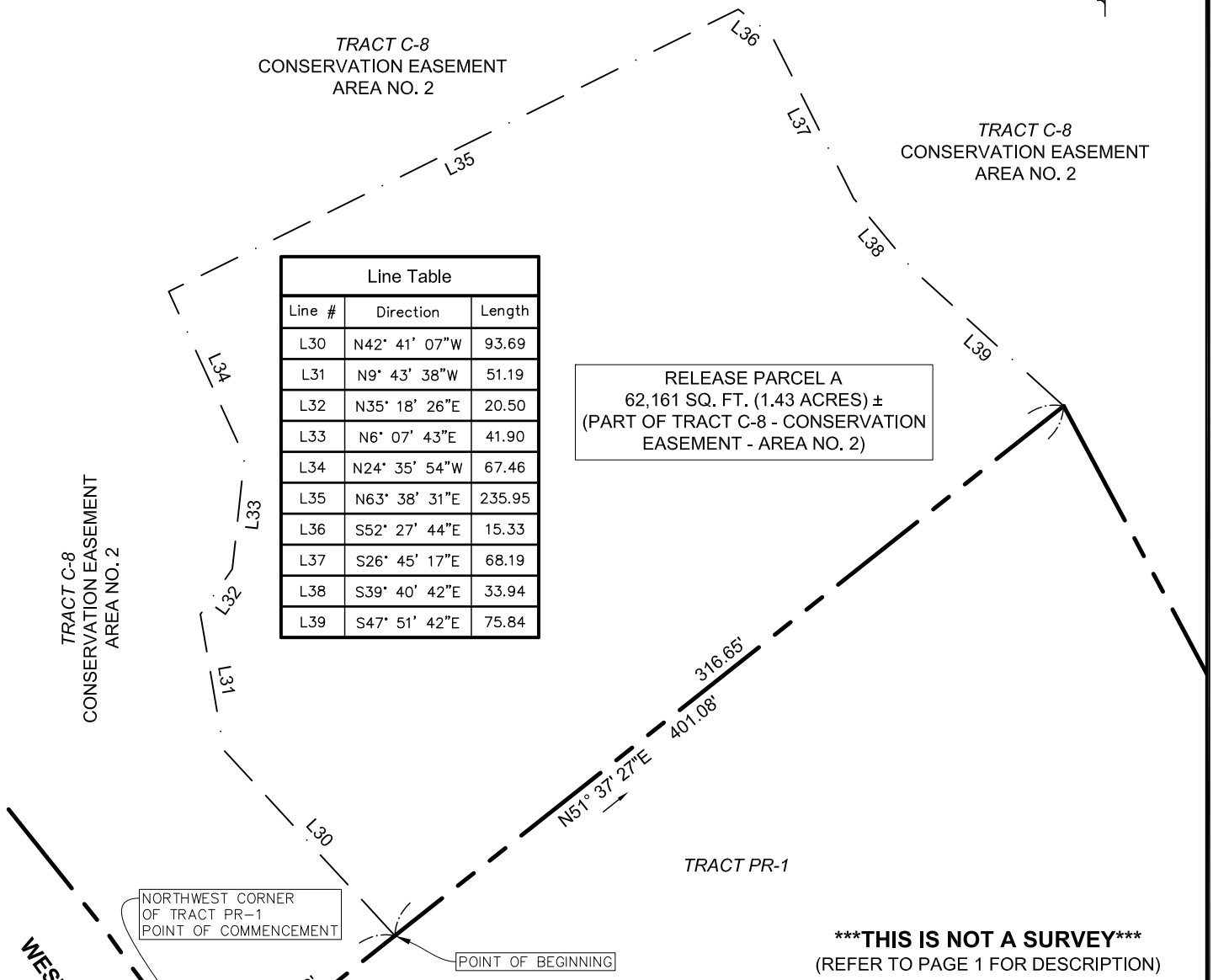
OF

PROPOSED RELEASE PARCEL A

BEING A PART OF CONSERVATION EASEMENT TRACT C-8 - AREA NO. 2
ACCORDING TO PLAT OF

WEST BAY CLUB

AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



Line Table		
Line #	Direction	Length
L30	N42° 41' 07"W	93.69
L31	N9° 43' 38"W	51.19
L32	N35° 18' 26"E	20.50
L33	N6° 07' 43"E	41.90
L34	N24° 35' 54"W	67.46
L35	N63° 38' 31"E	235.95
L36	S52° 27' 44"E	15.33
L37	S26° 45' 17"E	68.19
L38	S39° 40' 42"E	33.94
L39	S47° 51' 42"E	75.84

LEGEND:

DESCRIPTION	
EASEMENT BOUNDARY	
PROPERTY LINE	

*****THIS IS NOT A SURVEY*****
(REFER TO PAGE 1 FOR DESCRIPTION)

JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)

0 30 60

BY: MD/JWB	PAGE: 2 OF 2
DATE: 2026.06.23	
JN: 2012634.001	S.T.R NO. 05-47-25
SCALE: 1" = 60'	

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CERTIFICATE OF AUTHORIZATION NO.
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Fort Myers, Florida 33919
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HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

DESCRIPTION OF
PROPOSED RELEASE PARCEL B (RELEASE OF CONSERVATION EASEMENT)
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

An area being part of *TRACT C-8 – CONSERVATION EASEMENT – AREA NO. 2*, as depicted on the plat of West Bay Club, recorded in Plat Book 62, Pages 79 through 111 of the Public Records of Lee County, Florida, situated in Section 5, Township 47 South, Range 25 East, and further described as follows:

Commencing at the southwest corner of *TRACT PR-1,* as depicted on said plat of West Bay Club; thence N61°05'53"E along the southeasterly line of said *Tract PR-1* and the northwesterly line of *Tract CC-1 (Golf Course)*, for 300.00 feet to the **Point of Beginning** of the herein described parcel; thence, N28°08'19"W, along the easterly line of said *TRACT PR-1*, for 225.00 feet; thence, leaving the easterly line of said *TRACT PR-1* and along the following courses: S42°55'52"E 127.39 feet; N69°19'51"E for 25.37 feet; N48°47'24"E for 48.56 feet; N71°32'08"E for 34.51 feet; S77°43'26"E for 38.26 feet; S59°43'33"E for 42.08 feet; S71°58'46"E for 37.25 feet; S51°41'46"E for 29.81 feet; S28°28'14"E for 30.92 feet; S13°15'33"E for 36.42 feet; S23°07'15"W for 26.09 feet; S11°56'48"W for 28.97 feet; S16°54'47"W for 58.89 feet; S16°31'44"W for 22.82 feet; S25°01'38"W for 9.87 feet; S32°30'38"W for 11.46 feet to a point on the northeasterly line of said *TRACT CC-1 (GOLF COURSE)*; thence, N57°29'22"W, along said northeasterly line of said *TRACT CC-1 (GOLF COURSE)*, for 212.35 feet, to the **Point of Beginning**.

The above-described released area encompasses 46,617 sq. ft. (1.07 acres), more or less.

Bearings described herein refer to plat of West Bay Club, which notes "The East Line of The Southwest Quarter (SW – 1/4) of section 32 to bear S00°56'02"E".

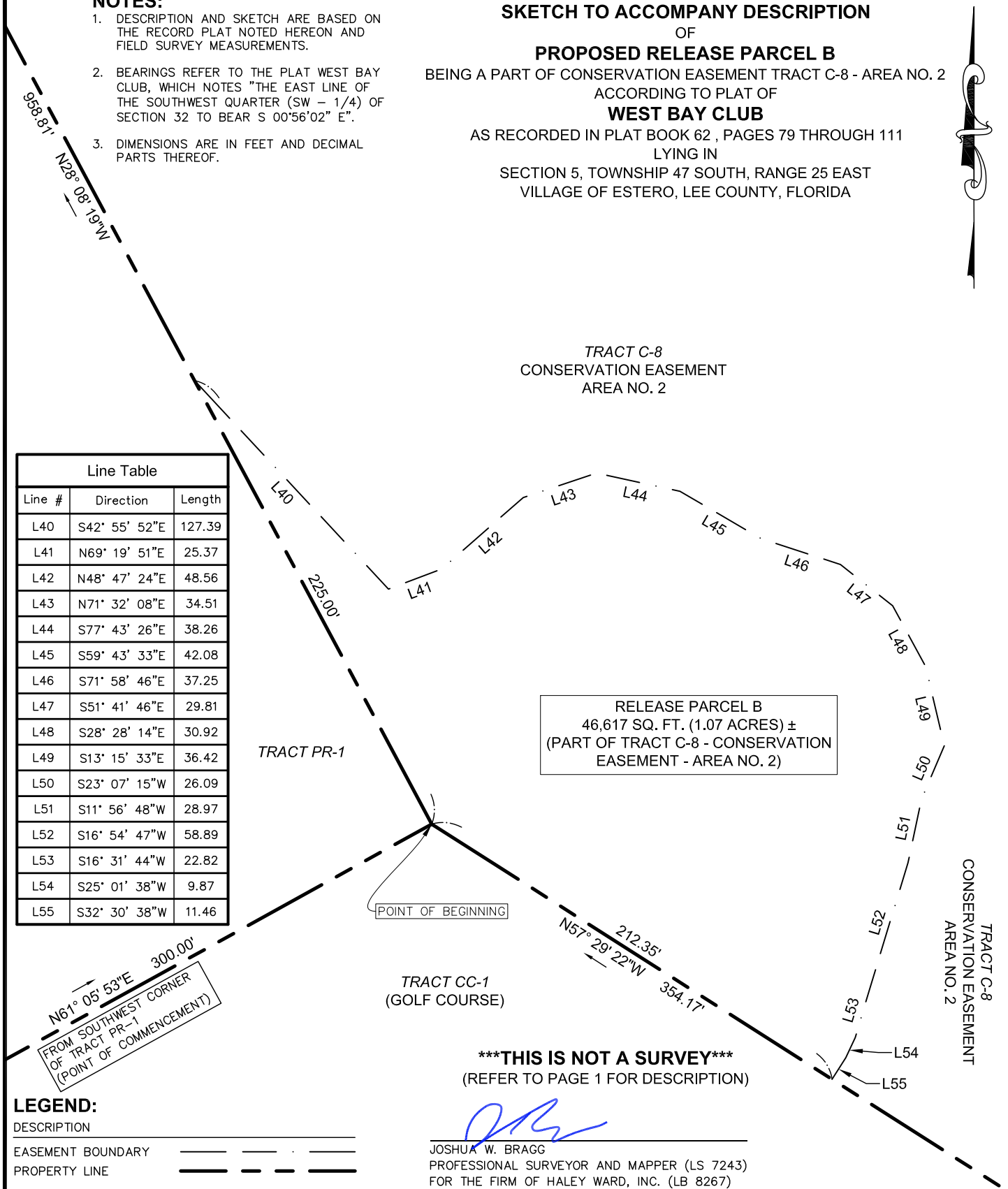
Joshua W. Bragg
Professional Surveyor and Mapper (LS 7243)
For the Firm of Haley Ward, Inc. (LB 8267)

JOSHUA W. BRAGG
LICENSE NUMBER
LS7243
STATE OF
FLORIDA
Professional Surveyor and Mapper

NOTES:

1. DESCRIPTION AND SKETCH ARE BASED ON THE RECORD PLAT NOTED HEREON AND FIELD SURVEY MEASUREMENTS.
2. BEARINGS REFER TO THE PLAT WEST BAY CLUB, WHICH NOTES "THE EAST LINE OF THE SOUTHWEST QUARTER (SW – 1/4) OF SECTION 32 TO BEAR S 00°56'02" E".
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

SKETCH TO ACCOMPANY DESCRIPTION
OF
PROPOSED RELEASE PARCEL B
BEING A PART OF CONSERVATION EASEMENT TRACT C-8 - AREA NO. 2
ACCORDING TO PLAT OF
WEST BAY CLUB
AS RECORDED IN PLAT BOOK 62 , PAGES 79 THROUGH 111
LYING IN
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA



Line Table		
Line #	Direction	Length
L40	S42° 55' 52"E	127.39
L41	N69° 19' 51"E	25.37
L42	N48° 47' 24"E	48.56
L43	N71° 32' 08"E	34.51
L44	S77° 43' 26"E	38.26
L45	S59° 43' 33"E	42.08
L46	S71° 58' 46"E	37.25
L47	S51° 41' 46"E	29.81
L48	S28° 28' 14"E	30.92
L49	S13° 15' 33"E	36.42
L50	S23° 07' 15"W	26.09
L51	S11° 56' 48"W	28.97
L52	S16° 54' 47"W	58.89
L53	S16° 31' 44"W	22.82
L54	S25° 01' 38"W	9.87
L55	S32° 30' 38"W	11.46

*****THIS IS NOT A SURVEY*****
(REFER TO PAGE 1 FOR DESCRIPTION)

LEGEND:

DESCRIPTION

EASEMENT BOUNDARY

PROPERTY LINE

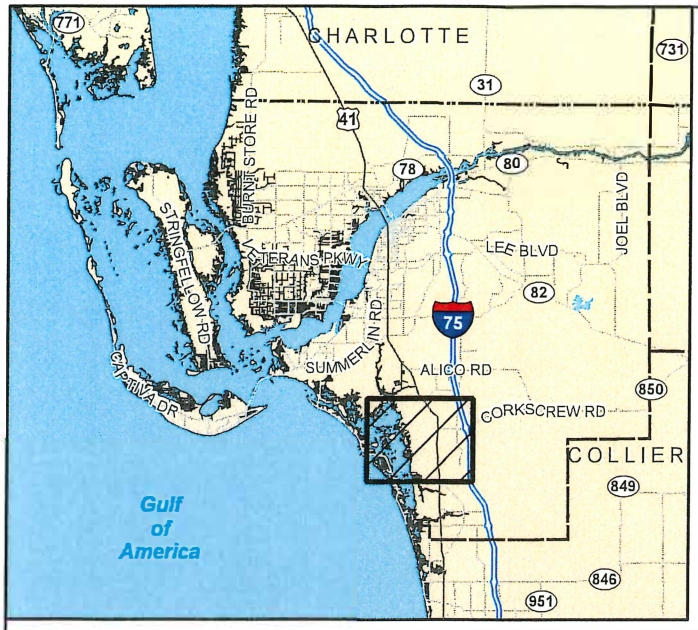
JOSHUA W. BRAGG
PROFESSIONAL SURVEYOR AND MAPPER (LS 7243)
FOR THE FIRM OF HALEY WARD, INC. (LB 8267)

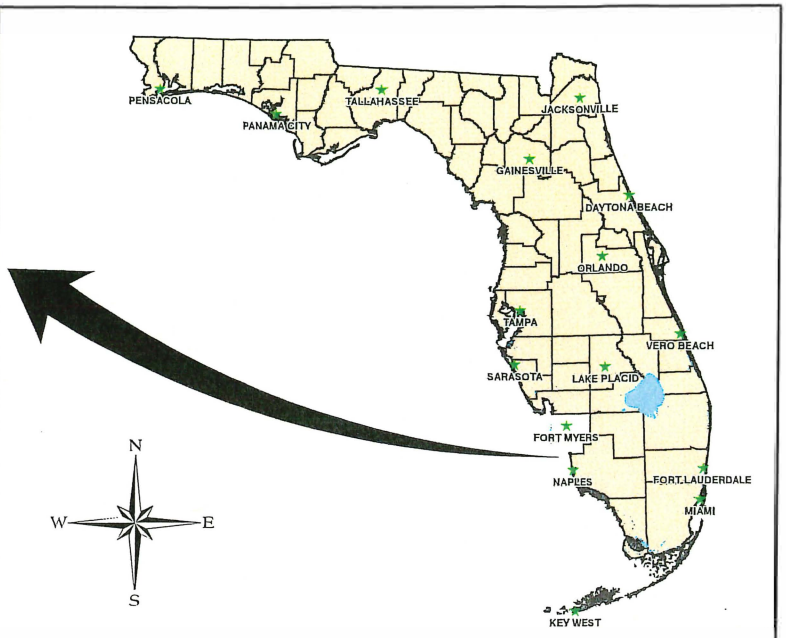
0 30 60

BY: MD/JWB	PAGE: 2 OF 2
DATE: 2026.06.23	
JN: 2012634.001	S.T.R NO. 05-47-25
SCALE: 1" = 60'	

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
CERTIFICATE OF AUTHORIZATION NO. EB32664 & LB8267
13041 McGregor Boulevard
Fort Myers, Florida 33919
239.481.1331
Florida@haleyward.com

Exhibit B





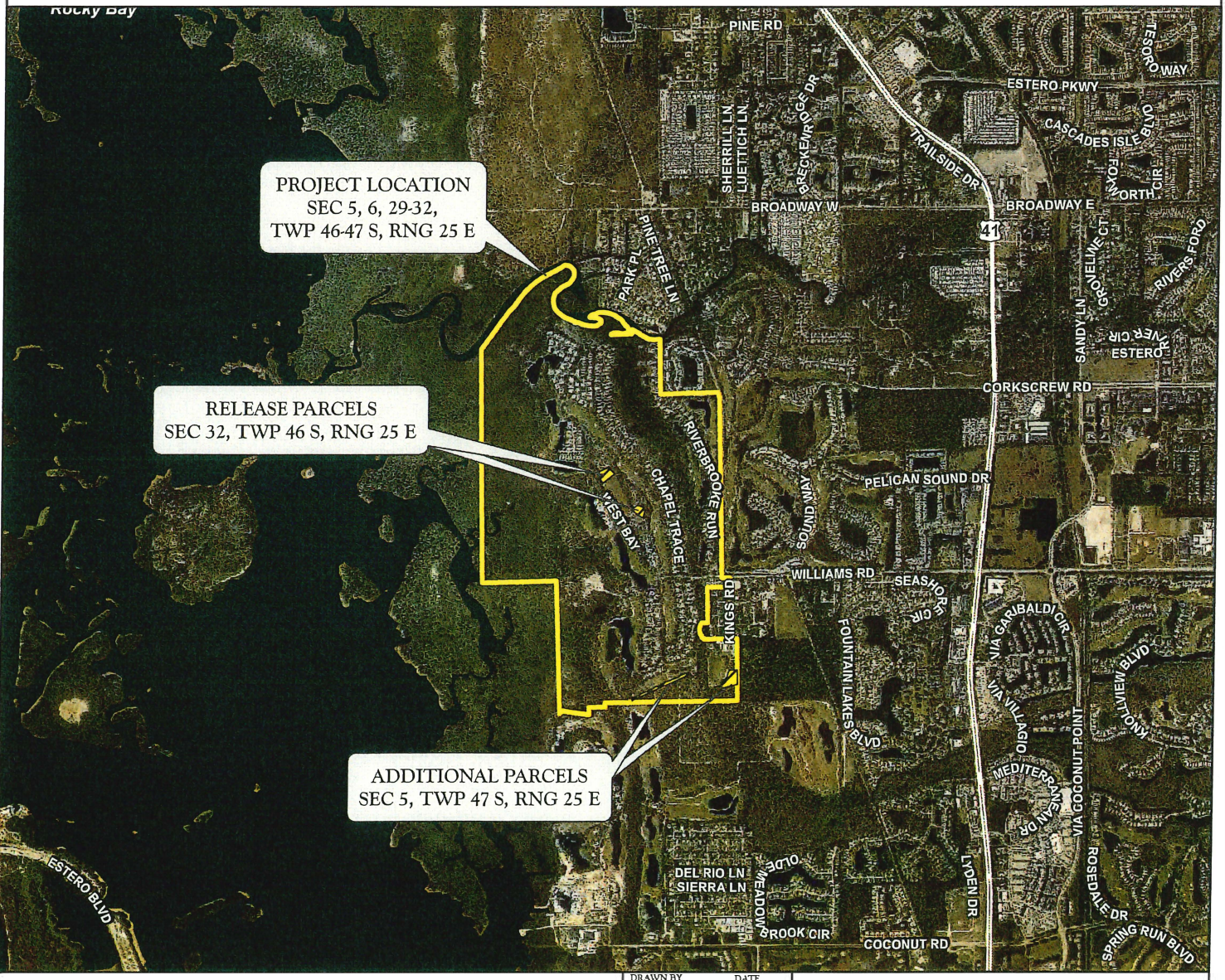


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EXHIBIT 1. PROJECT LOCATION MAP
WEST BAY CLUB

DRAWN BY	DATE
C.O.	01/05/26
REVIEWED BY	DATE
B.T.	01/05/26
REVISED	DATE

PASSARELLA & ASSOCIATES, INC.
Consulting Ecologists