

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20050468

1. ACTION REQUESTED/PURPOSE: Approve the Resolution of Necessity for the acquisition and condemnation of parcels in Phase III, required for the Three Oaks Parkway South Extension Project (East Terry Street north to within the Brooks Subdivision), No. 4043.

2. WHAT ACTION ACCOMPLISHES: Allows the County to proceed with condemnation, if necessary, so parcels can be acquired for the Three Oaks Parkway South Extension Project (East Terry Street north to within the Brooks Subdivision), No. 4043.

3. MANAGEMENT RECOMMENDATION: Management recommends Board approve the Action Requested.

4. Departmental Category: 12 <i>A12a</i>		5. Meeting Date: <i>4-26-05</i>
6. Agenda: <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)	
	<input checked="" type="checkbox"/> Statute	<i>73,74,125,127</i>
	<input type="checkbox"/> Ordinance	
	<input type="checkbox"/> Admin. Code	
	<input type="checkbox"/> Other	
		8. Request Initiated:
		Commissioner _____
		Department <u>County Attorney</u>
		Division <u>Litigation</u>
		By: <u>John Renner, Assistant County Attorney</u>

9. Background:

The Three Oaks Parkway South Extension Project, No. 4043 provides for the construction of a six-lane roadway, from East Terry Street north to a connection point within The Brooks Subdivision, with sidewalks, bike paths, stormwater drainage, and utilities.

Approval of the Resolution of Necessity is required, should condemnation proceedings be necessary for the acquisition of parcels required for the project.

Attachments: Resolution, Location Map (Acquisition Area-Phase III)

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services /				County Manager/P.W. Director
			<i>Co. Lands</i>						
			<i>KF</i>	<i>[Signature]</i>	Analyst <i>RK 4/18</i>	Risk <i>[Signature] 4/26/05</i>	Grants <i>[Signature] 4/13/05</i>	Mgr. <i>[Signature] 4/13/05</i>	<i>[Signature]</i>

11. Commission Action:
 Approved
 Deferred
 Denied
 Other

Rec. by CoAtty

Date: *4/13/05*

Time: *3:00*

Forwarded To:

RECEIVED
 COUNTY ADMIN.
7/8/05

RECEIVED BY
 COUNTY ADMIN: *KF*

4-8-05 *BU2*

11:15 am

COUNTY ADMIN
 FORWARDED TO: *PP*

4-14-05

JDM

**RESOLUTION OF NECESSITY
OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

WHEREAS, after consideration of the availability of alternative routes, the costs of the project, environmental factors, long range area planning, and safety concerns, The Board of County Commissioners of Lee County, Florida, desires to exercise its right to condemn property for public use or purpose, and that the property to be condemned is necessary for that use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA, that:

The Capital Improvement Project provides for the construction of the **Three Oaks Parkway South Extension, Project No. 4043**, by acquiring the necessary right-of-way for construction of an arterial roadway from East Terry Street in Bonita Springs, north to the existing Three Oaks Parkway connection within The Brooks subdivision.

SECTION ONE: USE, NECESSITY AND DESCRIPTION OF PROPERTY

The Board of County Commissioners finds that the fee simple rights in the property described in attached Exhibit "A", slope easement rights in the property described in attached Exhibit "B", and drainage easement rights in the property described in attached Exhibit "C", are all necessary for the **Three Oaks Parkway South Extension Project, Phase III**, and are being acquired for the following specific public use or purpose:

To improve traffic flow and transportation safety by providing right-of-way for an increased traffic flow for public as well as private vehicles, and improvement of evacuation routes. Provides for an additional north/south corridor from East Terry Street in Bonita Springs to a point of connection with the existing Three Oaks Parkway within The Brooks Subdivision. Three Oaks Parkway will be an arterial roadway with sidewalk, bike path, stormwater drainage, and utilities. Exhibit "A" consists of Parcels 264, 266 and 267; Exhibit "B" consists of Parcels 264A-SE, 264B-SE, 266A-SE and 266B-SE; Exhibit "C" consists of Parcels 263-DE and 264-DE.

SECTION TWO: AUTHORITY AND ESTATE

By virtue of the authority granted to the Board of County Commissioners of Lee County by Chapters 73, 74, 125 and 127, Florida Statutes, and all other statutory or common law which grant to the Board of County Commissioners the power to institute and proceed with acquiring

Resolution of Necessity

Page 2

property under the exercise of the power of eminent domain, the Board of County Commissioners hereby authorizes and directs the County Attorney's Office to commence and prosecute any and all proceedings necessary to acquire the fee simple interest in, the slope or drainage easement rights in the properties described in Exhibits "A", "B" and "C", respectively, for the above described public use or purpose.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote was as follows:

Bob Janes	_____
Douglas St. Cerny	_____
Ray Judah	_____
Tammy Hall	_____
John E. Albion	_____

DULY PASSED AND ADOPTED this _____ day of _____, 20__.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

Chairman

APPROVED AS TO FORM:

Office of County Attorney



March 4, 2005

THREE OAKS PARKWAY

PARCEL 264

**A PARCEL LYING IN
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A parcel or tract of land lying in the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

Commence at the northeast corner of the Northeast Quarter (NE-1/4) of said Section 23; thence run S 02° 52' 09" E along the east line of said Northeast Quarter (NE-1/4) for 1,233.18 feet to the Point of Beginning.

From said Point of Beginning thence continue S 02° 52' 09" E along said east line of said Northeast Quarter (NE-1/4) for 383.84 feet to an intersection with a non-tangent curve to the right; thence run northerly along the arc of said curve to the right, having a radius of 6,007.66 feet, (delta 10° 17' 12") (chord bearing N 22° 25' 31" W) (chord 1,077.15 feet) for 1,078.60 feet to an intersection with the south line of lands described and recorded in Official Records Book 4602 at Page 2365 of the Public Records of Lee County, Florida; thence run N 87° 54' 33" E along said north line for 25.77 feet to the southeast corner of said lands; thence run N 02° 33' 31" W along the east line of said lands for 604.94 feet to an intersection with a non-tangent curve to the left; thence run southerly along the arc of said curve to the left, having a radius of 5,857.66 feet, (delta 12° 32' 23") (chord bearing S 17° 53' 09" E) (chord 1,279.45 feet) for 1,282.00 feet to the Point of Beginning.

Containing 167,035.31 square feet or 3.83 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the east line of the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East to bear S 02°52'09" E.

Exhibit "A"

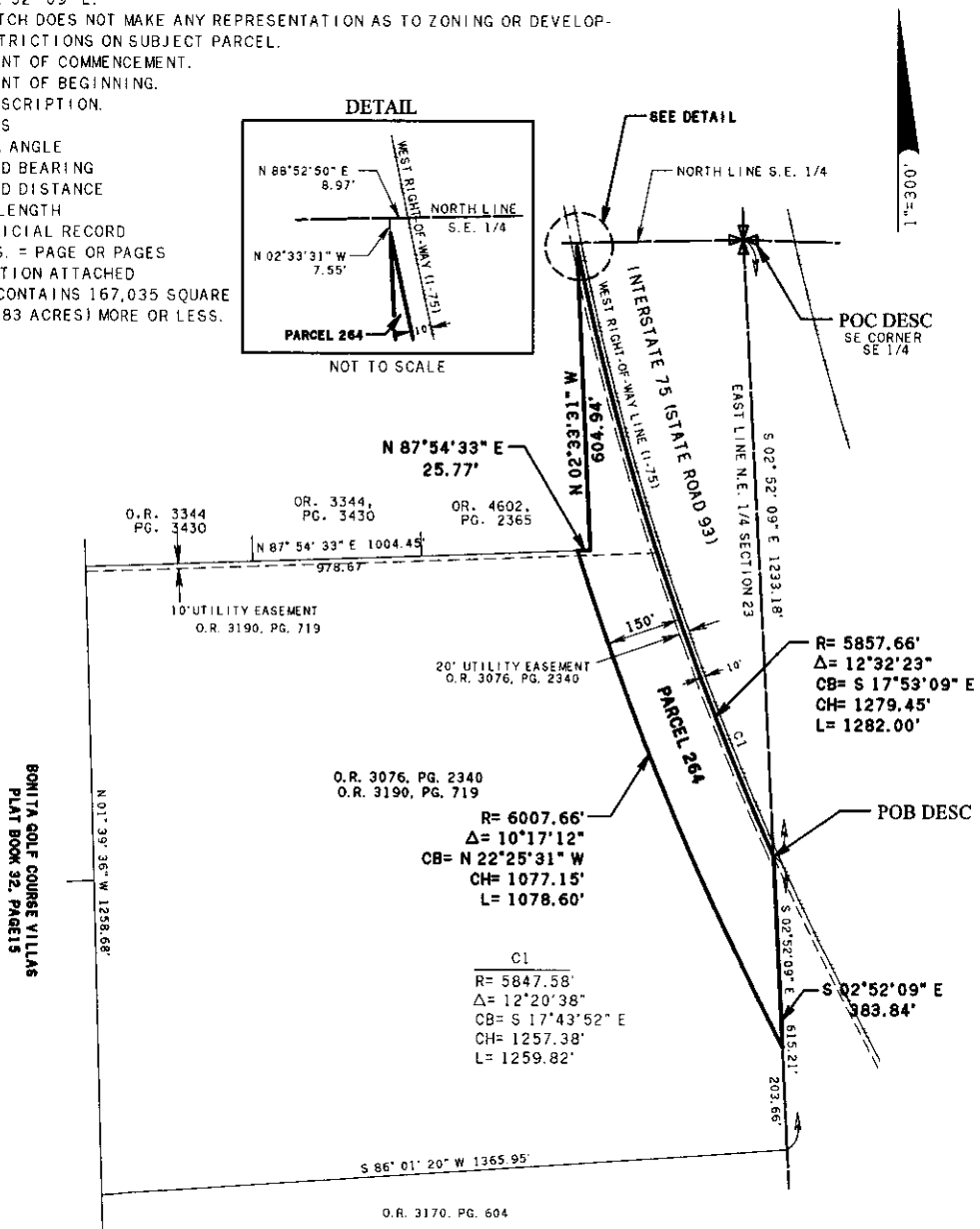
Page 1 of 6

20013033 Parcel 264 030405

SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST

NOTES:

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 02°52' 09" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING.
5. DESC = DESCRIPTION.
6. R = RADIUS
7. Δ = DELTA ANGLE
8. CB = CHORD BEARING
9. CH = CHORD DISTANCE
10. L = ARC LENGTH
11. OR = OFFICIAL RECORD
12. PG. / PGS. = PAGE OR PAGES
13. DESCRIPTION ATTACHED
14. PARCEL CONTAINS 167,035 SQUARE FEET (3.83 ACRES) MORE OR LESS.



AREA TABLE		
OWNER	ROBERT B. & JILL E. SMEJA	
STRAP NO.	23-47-25-B2-00002.0000	
AREA	SQUARE FEET	ACRES
PARENT TRACT	1,651,954.95	37.92
TAKEN AREA	167,035.31	3.83
REMAINDER	1,484,919.64	34.09

THIS IS NOT A SURVEY

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FORM LB 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5247

DATE SIGNED: 3/2/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

PARCEL 264 - THREE OAKS PARKWAY

PARCEL IN
SECTION 23, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA



2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02-28-05	20013033	23-47-25	1"=300'	1 OF 2

Exhibit "A"

Page 2 of 6



January 5, 2005

THREE OAKS PARKWAY

PARCEL 266

**LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Southeast Quarter (SE-1/4) of said Section 14 run S 88° 48' 21" W along the north line of said Southeast Quarter (SE-1/4) for 442.24 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34' 01" E for 1545.52 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left, having a radius of 5857.66 feet (delta 09° 58' 26") (chord bearing S 06° 33' 14" E)(chord 1018.41 feet) for 1019.70 feet; thence run S 88° 52' 50" W for 152.45 feet to an intersection with a non-tangent curve; thence run northwesterly along the arc of said curve to the right, having a radius of 6007.66 feet (delta 09° 42' 40")(chord bearing N 06° 25' 21" W)(chord 1017.01 feet) for 1018.23 feet to a point of tangency; thence run N 01° 34' 01" W for 1546.50 feet to an intersection with the north line of said Southeast Quarter (SE-1/4); thence run along said north line N 88° 48' 21" E for 150.00 feet to the Point of Beginning.

Containing 384,746.28 square feet or 8.83 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Southeast Quarter (SE-1/4) of Section 14, Township 47 South, Range 25 East to bear S 88° 48' 21" W.

Exhibit "A"

Page 3 of 6

SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST

NOTES:

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE NORTH LINE OF THE SE 1/4 OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 88° 48' 21" W.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING.
5. DESC = DESCRIPTION.
6. R = RADIUS.
7. Δ = DELTA ANGLE.
8. CB = CHORD BEARING.
9. CH = CHORD DISTANCE.
10. L = ARC LENGTH.
11. OR = OFFICIAL RECORD.
12. PG. / PGS. = PAGE OR PAGES.
13. DESCRIPTION ATTACHED.
14. PARCEL CONTAINS 384,746 SQUARE FEET (8.83 ACRES) MORE OR LESS.
15. NE / N.E. = NORTHEAST.
16. SE / S.E. = SOUTHEAST.
17. NW / N.W. = NORTHWEST.
18. SW / S.W. = SOUTHWEST.

23-47-25-B1-0050A.0000
TRACT A
PLATINUM COAST FINANCIAL CORP
PG 30, PG 83 & 131
OR 2587, PG 950

23-47-25-B1-0050A.0000
TRACT A
PLATINUM COAST FINANCIAL CORP
PG 30, PG 83 & 131
OR 2587, PG 950

THIS IS NOT A SURVEY

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FIRM) 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 55247
DATE SIGNED: 11/10/04
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER.

PARCEL 266 - THREE OAKS PARKWAY

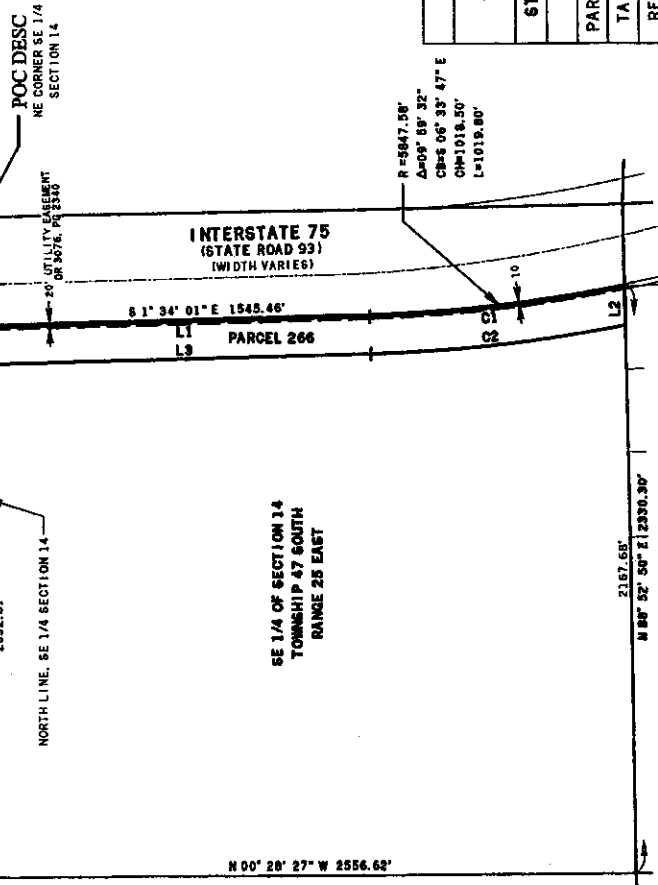
JOHNSON
ENGINEERING

2156 JOHNSON STREET
P.O. BOX 1850
FORT MYERS, FLORIDA 33902-1850
PHONE: (813) 334-9546
FAX: (813) 334-9546
E.S. 642 & L.B. 642

SAN CARLOS ESTATES
(UNRECORDED)
OR 387, PG 384-388

N 88° 48' 21" E 2192.82'
2032.81'

NORTH LINE, SE 1/4 SECTION 14



L1 = S 01° 34' 01" E 1545.52'
L2 = S 88° 52' 50" W 152.83'
L3 = N 01° 34' 01" W 1546.50'
L4 = N 88° 48' 21" E 150.00'

C1
R = 5857.66'
Δ = 09° 58' 26"
CB = S 06° 33' 14" E
CH = 1018.41'
L = 1019.70'

C2
R = 6007.66'
Δ = 09° 42' 40"
CB = N 06° 25' 21" W
CH = 1017.01'
L = 1018.23'

AREA TABLE	
OWNER	ROBERT B & JILL E SWEJA
STRAP NO.	14-47-25-B3-00001.0010
AREA	SQUARE FEET
PARENT TRACT	5,701,255.16
TAKEN AREA	384,746.28
REMAINDER	5,316,508.88
	ACRES
	130.88
	8.83
	122.05

PARCEL IN
SECTION 14, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
11-10-04	20013033	14-47-25	1"=600'	1 OF 2

23-47-25-B2-00002.0020
NEIL POPPER
OR 1591, PG 567

23-47-25-B2-00002.0070
TESONE DEVELOPMENT LLC
OR 3344, PG 3430

23-47-25-B2-00002.0010
TESONE DEVELOPMENT LLC
OR 3344, PG 3430



November 04, 2004

THREE OAKS PARKWAY

PARCEL 267

**LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 23, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Northeast Quarter (NE-1/4) of said Section 23 run S 88° 52' 50" W along the north line of said Northeast Quarter (NE-1/4) for 663.24 feet to the Point of Beginning.

From said Point of Beginning run S 02° 15' 13" E for 618.09 feet; thence run S 87° 54' 33" W for 114.65 feet; thence run N 01° 07' 10" W for 619.91 feet to an intersection with the north line of said Northeast Quarter (NE-1/4); thence run N 88° 52' 50" E for 102.40 feet to the Point of Beginning.

Containing 67,173.61 square feet or 1.54 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East to bear S 88° 52' 50" W.

20013033/Parcel 267

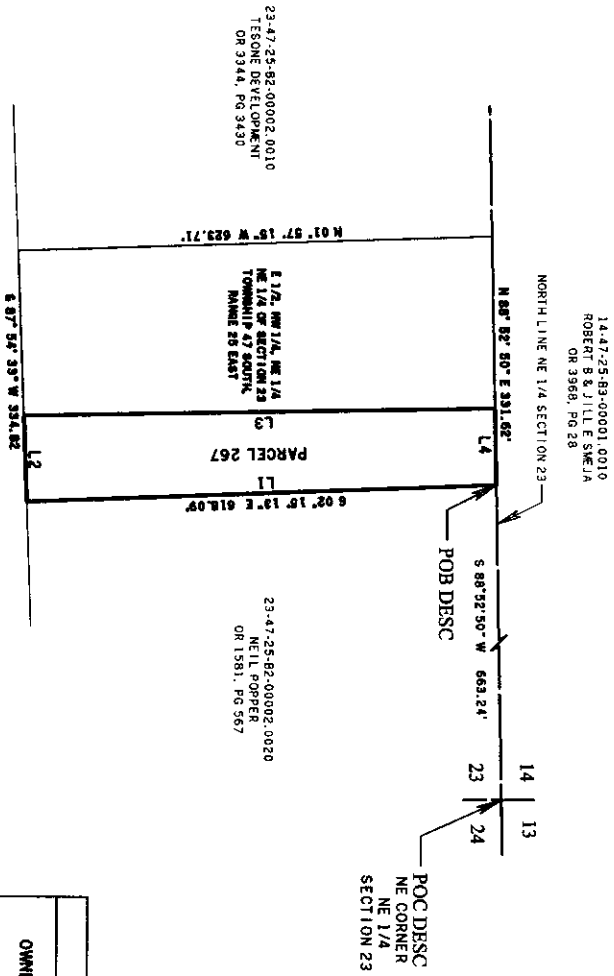
Exhibit "A"

Page 5 of 6

NOTES:

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 88°52'50" W.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING.
5. DESC = DESCRIPTION.
6. R = RADIUS
7. = DELTA ANGLE
8. CB = CHORD BEARING
9. CH = CHORD DISTANCE
10. L = ARC LENGTH
11. OR = OFFICIAL RECORD
12. PG. / PGS. = PAGE OR PAGES
13. DESCRIPTION ATTACHED
14. PARCEL CONTAINS 67.174 SQUARE FEET (1.54 ACRES) MORE OR LESS.
15. NE / N.E. = NORTHEAST
16. SE / S.E. = SOUTHEAST
17. NW / N.W. = NORTHWEST
18. SW / S.W. = SOUTHWEST

SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST



AREA TABLE	
OWNER	TESONE DEVELOPMENT, LLC
STRAP NO.	23-47-25-82-00002.0070
AREA	SQUARE FEET
PARENT TRACT	206,879.51
TAKEN AREA	67,173.61
REMAINER	139,705.90
	ACRES
	4.75
	1.54
	3.21

THIS IS NOT A SURVEY
Mark G. Wentzel
MARK G. WENTZEL (FOR THE FIRM) (B 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5247
DATE SIGNED: 11/11/04
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER REDESEALED BY A FLORIDA SURVEYOR AND MAPPER

L1 = S 02° 15' 13" E 618.09'
L2 = S 87° 54' 33" W 114.65'
L3 = N 01° 07' 10" W 619.91'
L4 = N 88° 52' 50" E 102.40'

23-47-25-83-00002.0000
ROBERT B. K. JILL & SWEJA
OR 3968, PG 28

23-47-25-82-00002.0010
TESONE DEVELOPMENT
OR 3344, PG 3430

23-47-25-82-00002.0010
TESONE DEVELOPMENT
OR 3344, PG 3430

23-47-25-82-00002.0020
NEILL POPPER
OR 1581, PG 567



PARCEL IN
SECTION 23, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

PARCEL 267 - THREE OAKS PARKWAY

JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 450
FORT WENDELL, FLORIDA 32902-1350
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10-25-04	20013093	23-47-25	1"=200'	1 OF 2



March 4, 2005

THREE OAKS PARKWAY

PARCEL 264 A-SE

**A PARCEL LYING IN
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A parcel or tract of land lying in the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 23 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

Commence at the northeast corner of the Northeast Quarter (NE-1/4) of said Section 23; thence run S 02° 52' 09" E along the east line of said Northeast Quarter (NE-1/4) for 1,205.47 feet to the Point of Beginning.

From said Point of Beginning; thence continue S 02° 52' 09" E along said east line for 27.71 feet to an intersection with a non-tangent curve to the right; thence run northerly along the arc of said curve, having a radius of 5,857.66 feet, (delta 12° 32' 23") (chord bearing N 17° 53' 09" W) (chord 1,279.45 feet) for 1,282.00 feet to an intersection with the east line of lands described and recorded in Official Records Book 4602 at Page 2365 of the Public Records of Lee County, Florida; thence run N 02° 33' 32" W along said east line for 7.55 feet to the northeast corner of said lands; thence run N 88° 52' 49" E along the north line of said Northeast Quarter (NE-1/4) for 8.97 feet to an intersection with a non-tangent curve to the left; thence run southerly along the arc of said curve having a radius of 5,847.58 feet, (delta 12° 20' 38") (chord bearing S 17° 43' 52" E) (chord 1,257.38 feet) for 1,259.82 feet to the Point of Beginning.

Containing 12,745.48 square feet or 0.29 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the east line of the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East to bear S 02°52'09" E.

Exhibit "B"

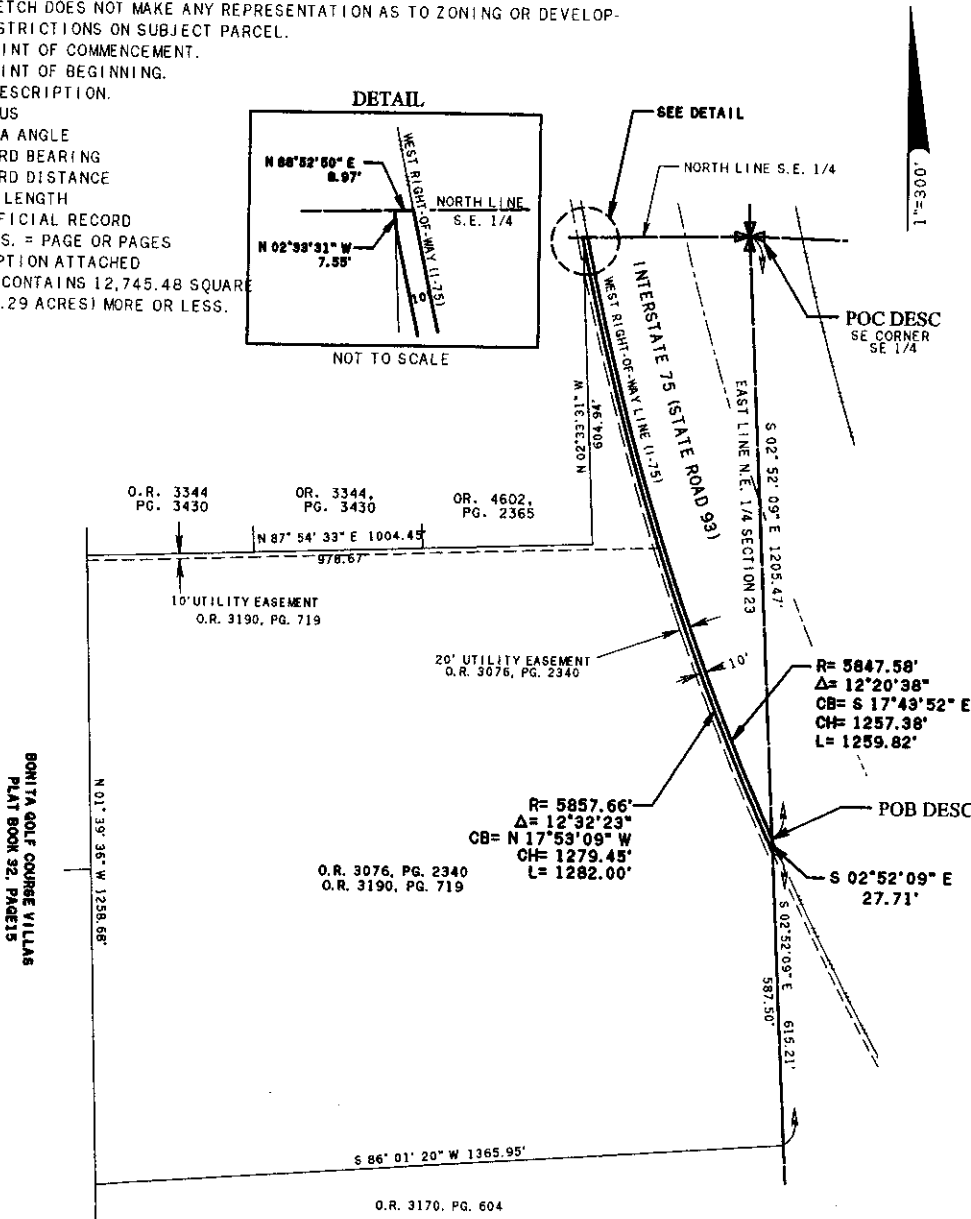
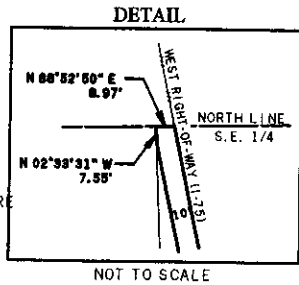
Page 1 of 8

20013033 Parcel 264 A-SE 030405

NOTES:

SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 02°52' 09" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
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13. DESCRIPTION ATTACHED
14. PARCEL CONTAINS 12,745.48 SQUARE FEET (0.29 ACRES) MORE OR LESS.



AREA TABLE		
OWNER	ROBERT B. & JILL E. SMEJA	
STRAP NO.	23-47-25-B2-00002.0000	
AREA	SQUARE FEET	ACRES
PARENT TRACT	1,651,954.95	37.92
TAKEN AREA	12,745.48	0.29

THIS IS NOT A SURVEY

Mal G. Wentzel

MARK G. WENTZEL (FOR THE FIRM L6642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5247

DATE SIGNED: 3/4/05
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
SURVEYOR AND MAPPER.

PARCEL 264A-SE - THREE OAKS PARKWAY

PARCEL IN
SECTION 23, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

Exhibit "B"

Page 2 of 2

**JOHNSON
ENGINEERING**

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. *642 & L.B. *642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02-28-05	20013033	23-47-25	1"=300'	1 OF 2



March 4, 2005

THREE OAKS PARKWAY

PARCEL 264B-SE

**A PARCEL LYING IN
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A parcel or tract of land lying in the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

Commence at the northeast corner of the Northeast Quarter (NE-1/4) of said Section 23; thence run S 02° 52' 09" E along the east line of said Northeast Quarter (NE-1/4) for 1,158.49 feet; thence run S 87° 07' 51" W along a line perpendicular to said east line for 188.38 feet to the Point of Beginning.

From said Point of Beginning thence run S 67° 09' 37" W for 20.00 feet to an intersection with a non-tangent curve to the right; thence run northerly along the arc of said curve, having a radius of 6,027.66 feet, (delta 05° 36' 34") (chord bearing N 20° 02' 06" W) (chord 589.88 feet) for 590.11 feet to an intersection with the south line of lands described and recorded in Official Records Book 4602 at Page 2365 of the Public Records of Lee County, Florida; thence run N 87° 54' 32" E along said south line for 20.72 feet to an intersection with a non-tangent curve to the left; departing said south line run southerly along the arc of said curve, having a radius of 6,007.66 feet, (delta 05° 33' 28") (chord bearing S 20° 03' 39" E) (chord 582.52 feet) for 582.74 feet to the Point of Beginning.

Containing 11,728.57 square feet or 0.27 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the east line of the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East to bear S 02° 52' 09" E.

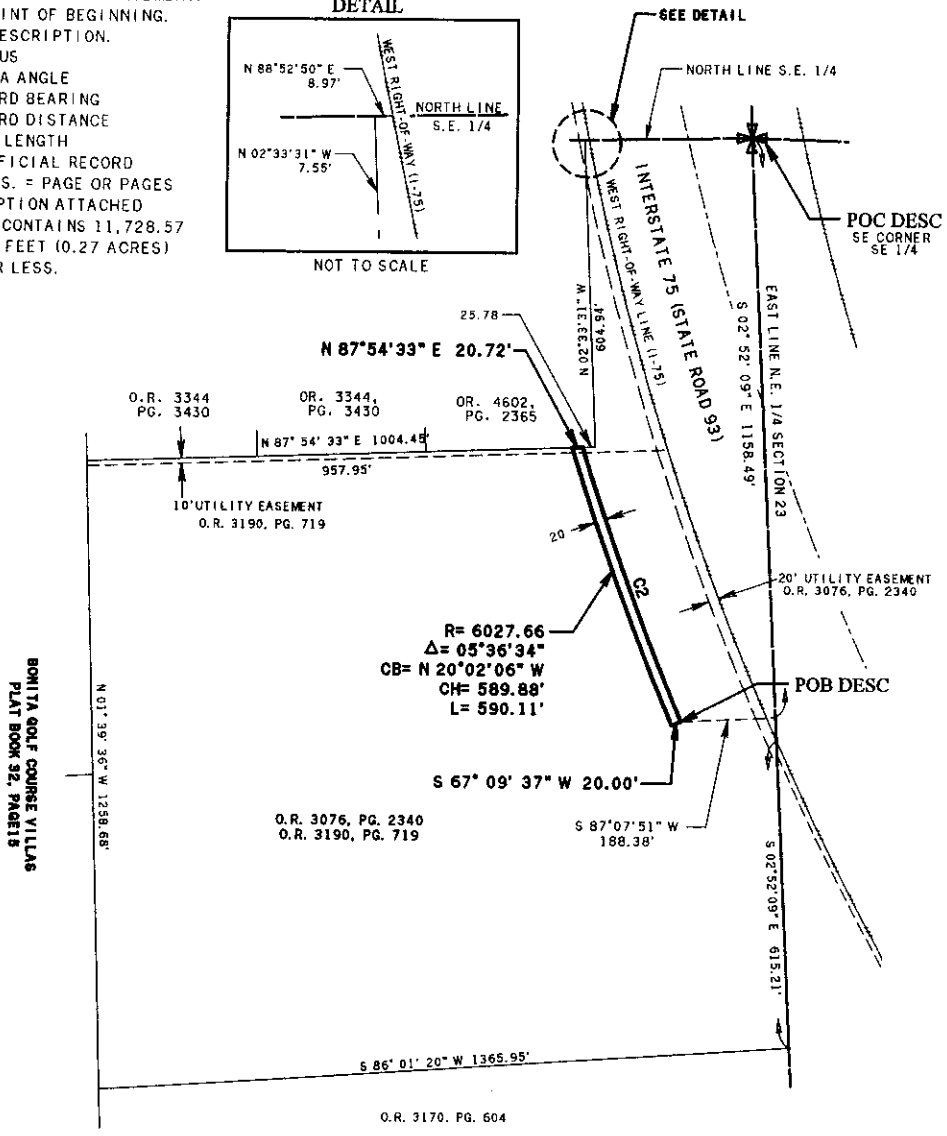
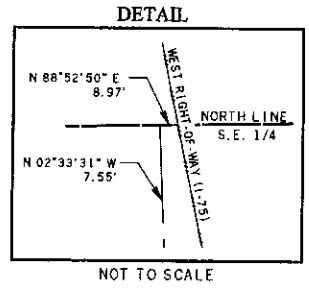
Exhibit "B"

Page 3 of 8

20013033 Parcel 264 B-SE 030405

NOTES: SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 02°52' 09" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING.
5. DESC = DESCRIPTION.
6. R = RADIUS
7. Δ = DELTA ANGLE
8. CB = CHORD BEARING
9. CH = CHORD DISTANCE
10. L = ARC LENGTH
11. OR = OFFICIAL RECORD
12. PG. / PGS. = PAGE OR PAGES
13. DESCRIPTION ATTACHED
14. PARCEL CONTAINS 11,728.57 SQUARE FEET (0.27 ACRES) MORE OR LESS.



C2
 R= 6007.66'
 Δ= 05°33'28"
 CB= S 20°03'39" E
 CH= 582.52'
 L= 582.74'

AREA TABLE		
OWNER	ROBERT B. & JILL E. SMEJA	
STRAP NO.	23-47-25-B2-00002.0000	
AREA	SQUARE FEET	ACRES
PARENT TRACT	1,651,954.95	37.92
TAKEN AREA	11,728.57	0.27

THIS IS NOT A SURVEY
Mark G. Wentzel
 MARK G. WENTZEL, (FOR THE FIRM LB 642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 5247

DATE SIGNED: 3/3/05
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 SURVEYOR AND MAPPER.

PARCEL 264B-SE - THREE OAKS PARKWAY

PARCEL IN
 SECTION 23, TOWNSHIP 47 SOUTH,
 RANGE 25 EAST
 CITY OF BONITA SPRINGS
 LEE COUNTY, FLORIDA

Exhibit "B"
 Page 4 of 8



2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02-28-05	20013033	23-47-25	1"=300'	1 OF 2



November 04, 2004

THREE OAKS PARKWAY

PARCEL 266A SE

**LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Southeast Quarter (SE-1/4) of said Section 14 run S 88° 48' 21" W along the north line of said Southeast Quarter (SE-1/4) for 432.24 feet to the westerly right-of-way line of Interstate 75 (State Road 93)(road width varies) and the Point of Beginning.

From said Point of Beginning run the following two (2) courses along said west right-of-line of Interstate 75 (State Road 93) S 01° 34' 01" E for 1545.46 feet to a point of curvature; southeasterly along the arc of said curve to the left, having a radius of 5847.58 feet (delta 09° 59' 32")(chord bearing S 06° 33' 47" E)(chord 1018.50 feet) for 1019.80 feet; thence run S 88° 52' 50" W for 10.17 feet to an intersection with a non-tangent curve; thence run northwesterly along the arc of said curve to the right, having a radius of 5857.66 feet (delta 09° 58' 26")(chord bearing N 06° 33' 14" W)(chord 1018.41 feet) for 1019.40 feet to a point of tangency; thence run N 01° 34' 01" W for 1545.52 feet to an intersection with the north line of said Southeast Quarter (SE-1/4); thence run along said north line N 88° 48' 21" E for 10.00 feet to the Point of Beginning.

Containing 25,655.13 square feet or 0.59 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Southeast Quarter (SE-1/4) of Section 14, Township 47 South, Range 25 East to bear S 88° 48' 21" W.

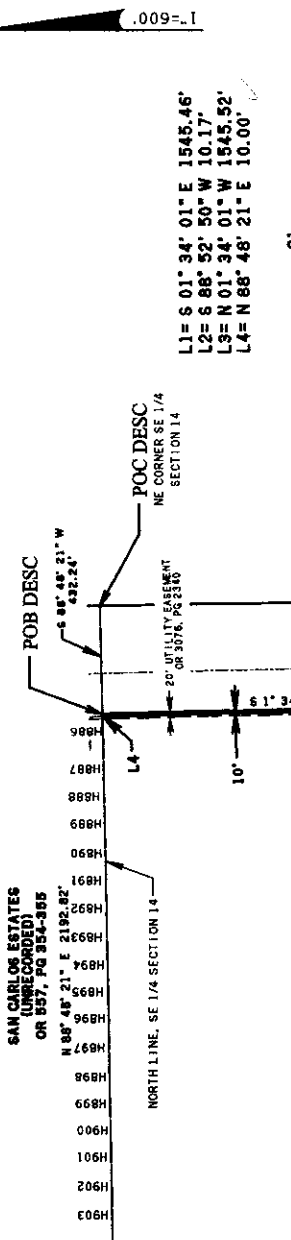
20013033/Parcel 266A SE

Exhibit "B"

Page 5 of 8

SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST

POB DESC
 POB CORNER SE 1/4 SECTION 14



C1
 R=5847.58'
 Δ=09° 59' 33"
 CB=6 06' 33' 47" E
 CH=1018.50'
 L=1019.80'

C2
 R=5857.66'
 Δ=09° 58' 26"
 CB=N 06° 33' 14" W
 CH=1018.41'
 L=1019.40'

AREA TABLE

OWNER	ROBERT B & JILL E SWEJA	
STRAP NO.	14-47-25-83-00001.0010	
AREA	SQUARE FEET	ACRES
PARENT TRACT	5,701,255.16	130.88
TAKEN AREA	25,655.13	0.59

PARCEL IN
 SECTION 14, TOWNSHIP 47 SOUTH,
 RANGE 25 EAST
 CITY OF BONITA SPRINGS
 LEE COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION

- NOTES:**
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE NORTH LINE OF THE SE 1/4 OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 88° 48' 21" W.
 - THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
 - POC = POINT OF COMMENCEMENT.
 - POB = POINT OF BEGINNING.
 - DESC = DESCRIPTION.
 - R = RADIUS
 - Δ = DELTA ANGLE
 - CH = CHORD BEARING
 - CB = CHORD DISTANCE
 - L = ARC LENGTH
 - OR = OFFICIAL RECORD
 - PG. / PGS. = PAGE OR PAGES
 - DESCRIPTION ATTACHED
 - PARCEL CONTAINS 25,655 SQUARE FEET (10.59 ACRES) MORE OR LESS.
 - NE / N.E. = NORTHEAST
 - SE / S.E. = SOUTHEAST
 - NW / N.W. = NORTHWEST
 - SW / S.W. = SOUTHWEST

23-47-25-81-0050A.0000
 PLATINUM COAST FINANCIAL CORP
 PB 30, PG 83 & 131
 OR 2587, PG 950

23-47-25-82-0220B.0000
 S/R MICHAELS PLACE
 HOMEOWNERS ASS. INC.
 PB 67, PG 94-97
 OR 3733, PG 866

23-47-25-82-00002.0010
 TESONE DEVELOPMENT LLC
 OR 3344, PG 3430

23-47-25-82-00002.0070
 TESONE DEVELOPMENT LLC
 OR 3344, PG 3430

23-47-25-82-00002.0020
 NEIL POPPER
 OR 1581, PG 567

THIS IS NOT A SURVEY
Mark G. Wentzel
 MARK G. WENTZEL (FOR THE FIRM LB 642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NUMBER 5247

DATE SIGNED: 11/11/04
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

2158 JOHNSON STREET
 FORT WALTER, GA 30428-1550
 PHONE (478) 334-0046
 FAX (478) 334-9661
 E.B. 642 & L.B. 642

JOHNSON ENGINEERING

PARCEL 266A SE - THREE OAKS PARKWAY

11-10-04
 PROJECT NO. 20013033
 FILE NO. 14-47-25
 SCALE 1"=600'
 SHEET 1 OF 2

Exhibit "B"

Page 6 of 9



November 4, 2004

THREE OAKS PARKWAY

PARCEL 266B SE

**LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Southeast Quarter (SE-1/4) of said Section 14 run S 88° 48' 21" W along the north line of said Southeast Quarter (SE-1/4) for 592.25 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34' 01" E for 1546.50 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left, having a radius of 6007.66 feet (delta 09° 42' 40") (chord bearing S 06° 25' 21" E)(chord 1017.01 feet) for 1018.23 feet; thence run S 88° 52' 50" W for 20.32 feet to an intersection with a non-tangent curve; thence run northwesterly along the arc of said curve to the right, having a radius of 6027.66 feet (delta 09° 40' 37")(chord bearing N 06° 24' 20" W)(chord 1016.83 feet) for 1018.04 feet to a point of tangency; thence run N 01° 34' 01" W for 1546.63 feet to an intersection with the north line of said Southeast Quarter (SE-1/4); thence run along said north line N 88° 48' 21" E for 20.00 feet to the Point of Beginning.

Containing 51,294.18 square feet or 1.18 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Southeast Quarter (SE-1/4) of Section 14, Township 47 South, Range 25 East to bear S 88° 48' 21" W.

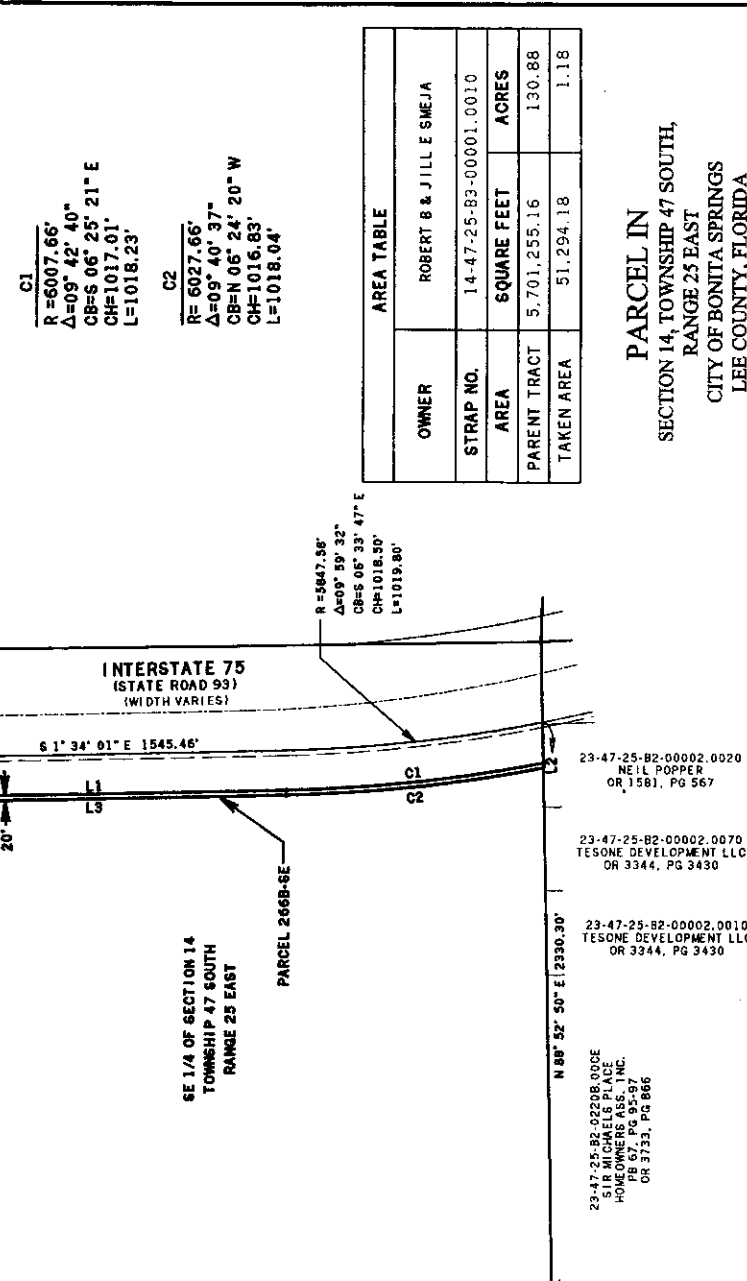
20013033/Parcel 266B SE

Exhibit "B"

Page 7 of 8

SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST

- NOTES:**
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE NORTH LINE OF THE SE 1/4 OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 88° 48' 21" W.
 - THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
 - POB = POINT OF BEGINNING.
 - DESC = DESCRIPTION.
 - R = RADIUS
 - Δ = DELTA ANGLE
 - CB = CHORD BEARING
 - CH = CHORD DISTANCE
 - L = ARC LENGTH
 - OR = OFFICIAL RECORD
 - PG. / PGS. = PAGE OR PAGES
 - DESCRIPTION ATTACHED
 - PARCEL CONTAINS 51,294 SQUARE FEET (1.18 ACRES) MORE OR LESS.
 - NE / N.E. = NORTHEAST
 - SE / S.E. = SOUTHEAST
 - NW / N.W. = NORTHWEST
 - SW / S.W. = SOUTHWEST



POB DESC
NE CORNER SE 1/4 SECTION 14

POC DESC
NE CORNER SE 1/4 SECTION 14

INTERSTATE 75
(STATE ROAD 93)
(WIDTH VARIES)

PARCEL 266B-SE

SE 1/4 OF SECTION 14
TOWNSHIP 47 SOUTH
RANGE 25 EAST

23-47-25-82-0220B.0000
TRACT A
PLATINUM COAST FINANCIAL CORP
PB 30, PG 83 & 131
OR 2587, PG 950

23-47-25-82-0220B.0000
SIR MICHAELS PLACE
HOMEOWNERS ASS. INC.
PB 57, PG 95-97
OR 3733, PG 866

23-47-25-82-00002.0020
NEIL POPPER
OR 1581, PG 567

23-47-25-82-00002.0070
TESONE DEVELOPMENT LLC
OR 3344, PG 3430

23-47-25-82-00002.0010
TESONE DEVELOPMENT LLC
OR 3344, PG 3430

23-47-25-82-00002.0020
NEIL POPPER
OR 1581, PG 567

AREA TABLE

OWNER	ROBERT B & JILL E SMEJA
STRAP NO.	14-47-25-83-00001.0010
AREA	SQUARE FEET
PARENT TRACT	5,701,255.16
TAKEN AREA	51,294.18
	ACRES
	130.88
	1.18

PARCEL IN
SECTION 14, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION

DATE: 11-10-04
PROJECT NO.: 20013033
FILE NO.: 14-47-25
SCALE: 1"=600'
SHEET: 1 OF 2

2198 JOHNSON STREET
FORT WARE, FL 32032-1550
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

JOHNSON ENGINEERING

PARCEL 266B SE - THREE OAKS PARKWAY

THIS IS NOT A SURVEY

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FIRM) (B 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5247

DATE SIGNED: 11/11/04

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

Exhibit "B"

Page 8 of 8



February 28, 2005

THREE OAKS PARKWAY

PARCEL 263-DE

**A PARCEL
LYING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A parcel or tract of land lying in the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 23 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

Commence at the southeast corner of the Northeast Quarter (NE-1/4) of said section run N 02° 52' 09" W along the east line of said Northeast Quarter (NE-1/4) for 303.45 feet to the southeast corner of the North Half (N-1/2) of the South Half (S-1/2) of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of said Section 23 as described and recorded in the Public Records of Lee County, Florida in Official Records Book 849, at Page 677; thence continue N 02° 52' 09" W along said east line of said Northeast Quarter (NE-1/4) for 276.42 feet to a point of intersection with a non-tangent curve to the right and the Point of Beginning.

From said Point of Beginning; run northwesterly along the arc of said curve to the right, having a radius of 6,107.66 feet, (delta 00° 16' 51") (chord bearing N 29° 23' 42" W) (chord 29.93 feet) for 29.93 feet to an intersection with the north line of said fraction; thence run N 86° 01' 20" E along said north line for 13.37 feet to the east line of said Northeast Quarter (NE-1/4) and the northeast corner of said fraction; thence run S 02° 52' 09" E along said east line for 27.03 feet to the Point of Beginning.

Containing 181.02 square feet or 0.004 acres, more or less.

EXHIBIT "C"

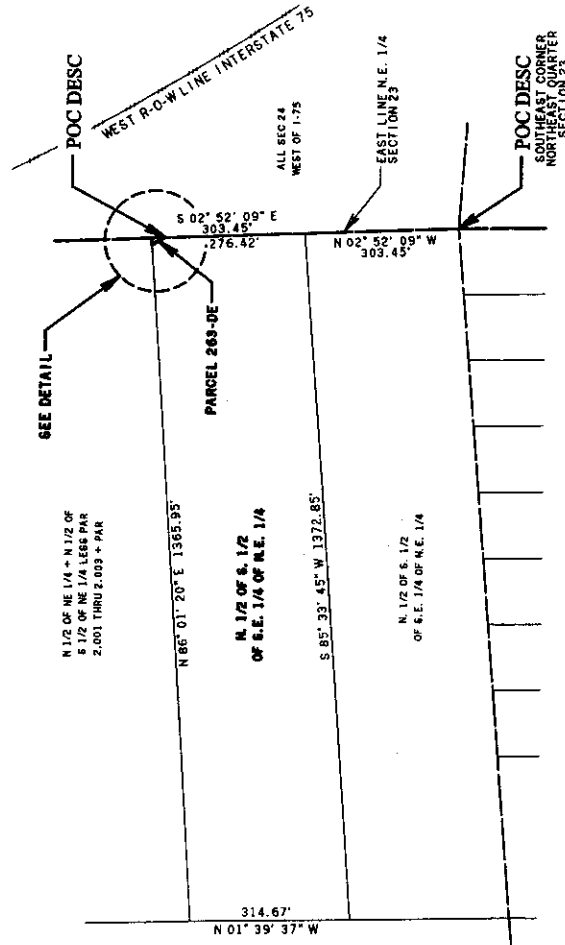
Page 1 of 4

20013033 Parcel 263-DE 022805

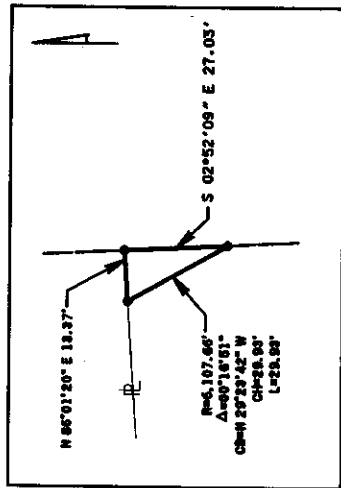
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST

NOTES:

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR N 02° 52' 09" W.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING.
5. DESC = DESCRIPTION.
6. R = RADIUS.
7. Δ = DELTA ANGLE.
8. CB = CHORD BEARING.
9. CH = CHORD DISTANCE.
10. L = ARC LENGTH.
11. OR = OFFICIAL RECORD.
12. PG. / PGS. = PAGE OR PAGES.
13. DESCRIPTION ATTACHED.
14. PARCEL CONTAINS 181.02 SQUARE FEET (0.004 ACRES) MORE OR LESS.
15. NE / N.E. = NORTHEAST.
16. SE / S.E. = SOUTHEAST.
17. NW / N.W. = NORTHWEST.
18. SW / S.W. = SOUTHWEST.



DETAIL
NOT TO SCALE



PARCEL IN
SECTION 23, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

AREA TABLE	
STRAP NO.	23-47-25-B2-00002.004A
OWNER	HARRY HENE
AREA	SQUARE FEET ACRES
PARENT TRACT	422,954.18 9.71
EASEMENT AREA	181.02 0.004

JOHNSON
ENGINEERING

2159 JOHNSON STREET
FORT WORTH, TEXAS 76102-1550
PHONE (817) 334-0046
FAX (817) 334-3661
E.B. #642 & L.B. #642

PARCEL 263-DE - THREE OAKS PARKWAY

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02-25-05	20013033	23-47-25	1"=300'	1 OF 2

THIS IS NOT A SURVEY
Mark G. Wentzel
MARK G. WENTZEL (FOR THE FIRM LB 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5247
DATE SIGNED: 2/28/05
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
SURVEYOR AND MAPPER.

EXHIBIT "C"

Page 2 of 4



March 4, 2005

THREE OAKS PARKWAY

PARCEL 264-DE

**A PARCEL LYING IN
SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A parcel or tract of land lying in the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

Commence at the northeast corner of the Northeast Quarter (NE-1/4) of said Section 23; thence run S 02° 52' 09" E along the east line of said Northeast Quarter (NE-1/4) for 1,205.47 feet to an intersection with the westerly right-of-way line of Interstate Seventy-Five (I-75); thence continue S 02° 52' 09" E along said east line for 411.55 feet to the Point of Beginning.

From said Point of Beginning continue S 02° 52' 09" E along said east line for 203.66 feet to the northeast corner of lands described and recorded in Official Records Book 3170 at Page 604 of the Public Records of Lee County, Florida; thence run S 86° 01' 20" W along the north line of said lands for 13.37 feet to an intersection with a non-tangent curve to the right; thence run northwesterly long the arc of said curve, having a radius of 6,107.66 feet, (delta 06° 24' 53") (chord bearing N 26° 02' 50" W) (chord 683.46 feet) for 683.82 feet to a point of tangency; thence run N 67° 09' 37" E for 100.00 feet to an intersection with a non-tangent curve to the left; thence run southerly along the arc of said curve, having a radius of 6,007.66 feet, (delta 04° 43' 44") (chord bearing S 25° 12' 15" E) (chord 495.71 feet) for 495.85 feet to the Point of Beginning.

Containing 60,420.57 square feet or 1.39 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the east line of the Northeast Quarter (NE-1/4) of Section 23, Township 47 South, Range 25 East to bear S 02°52'09" E.

EXHIBIT "C"

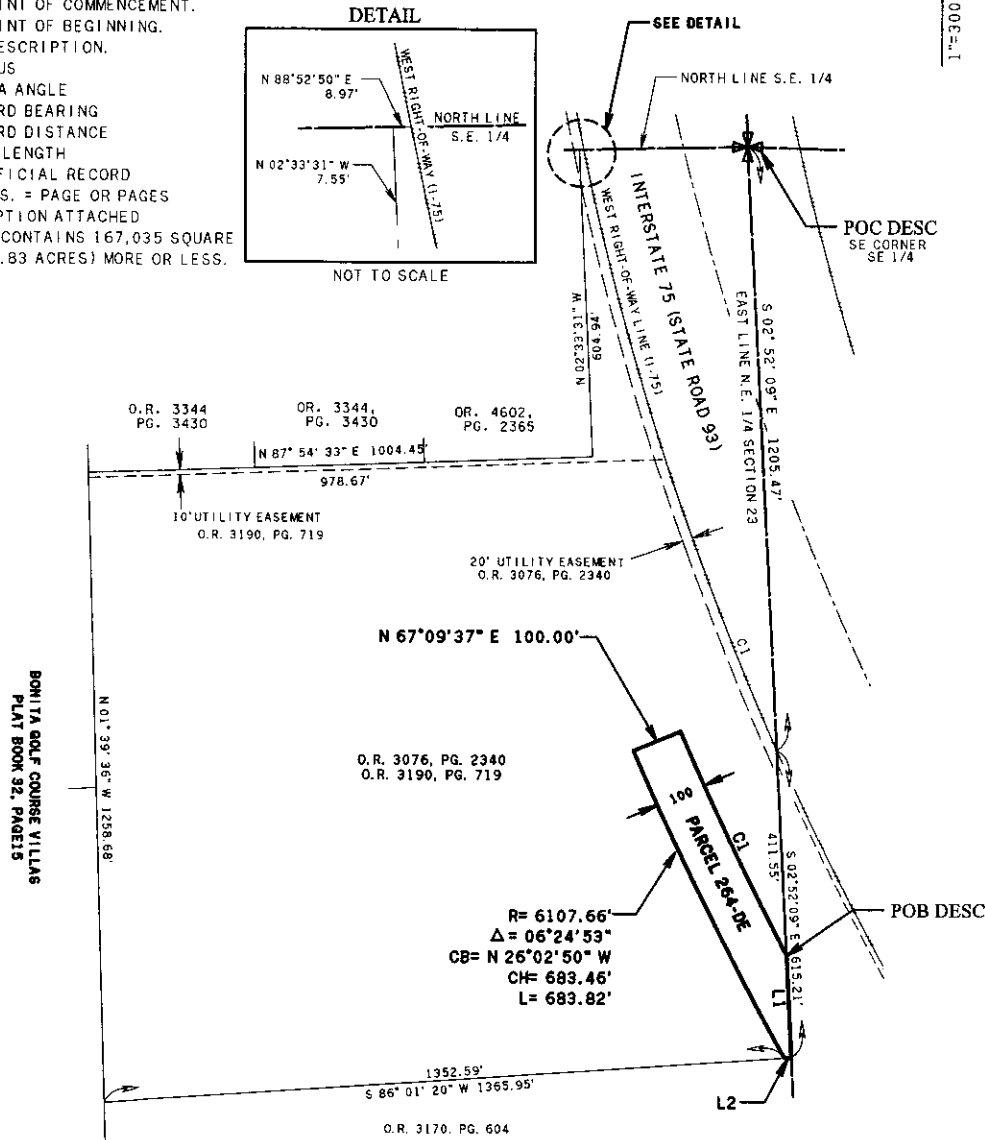
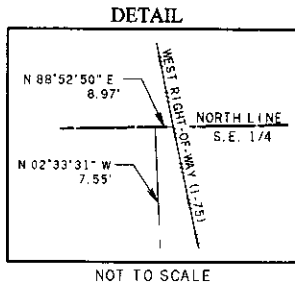
Page 3 of 4

20013033 Parcel 264-DE 030405

NOTES:

SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 25 EAST TO BEAR S 02°52' 09" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING.
5. DESC = DESCRIPTION.
6. R = RADIUS
7. Δ = DELTA ANGLE
8. CB = CHORD BEARING
9. CH = CHORD DISTANCE
10. L = ARC LENGTH
11. OR = OFFICIAL RECORD
12. PG. / PGS. = PAGE OR PAGES
13. DESCRIPTION ATTACHED
14. PARCEL CONTAINS 167,035 SQUARE FEET (3.83 ACRES) MORE OR LESS.



1"=300'

C1
R= 6007.66'
Δ= 04°43'44"
CB= S 25°12'15" E
CH= 495.71'
L= 495.85'
L1=S 02°52'09" E 203.66'
L2=S 86°01'20" W 13.37'

AREA TABLE		
OWNER	ROBERT B. & JILL E. SMEJA	
STRAP NO.	23-47-25-82-00002.0000	
AREA	SQUARE FEET	ACRES
PARENT TRACT	1,651,954.95	37.92
TAKEN AREA	60,420.57	1.39

THIS IS NOT A SURVEY

Mark G. Wentzel
MARK G. WENTZEL (FOR THE FIRM LB 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5247

DATE SIGNED: 3/4/05
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

PARCEL 264-DE - THREE OAKS PARKWAY

PARCEL IN
SECTION 23, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

EXHIBIT "C"

Page 4 of 4



2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. *642 & L.B. *642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02-28-05	20013033	23-47-25	1"=300'	1 OF 2

**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

144725B3000010010

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

234725B2000020000

WOOD IBIS AVE

LANDAULT

HANKENY LN

234725B200002004A



**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

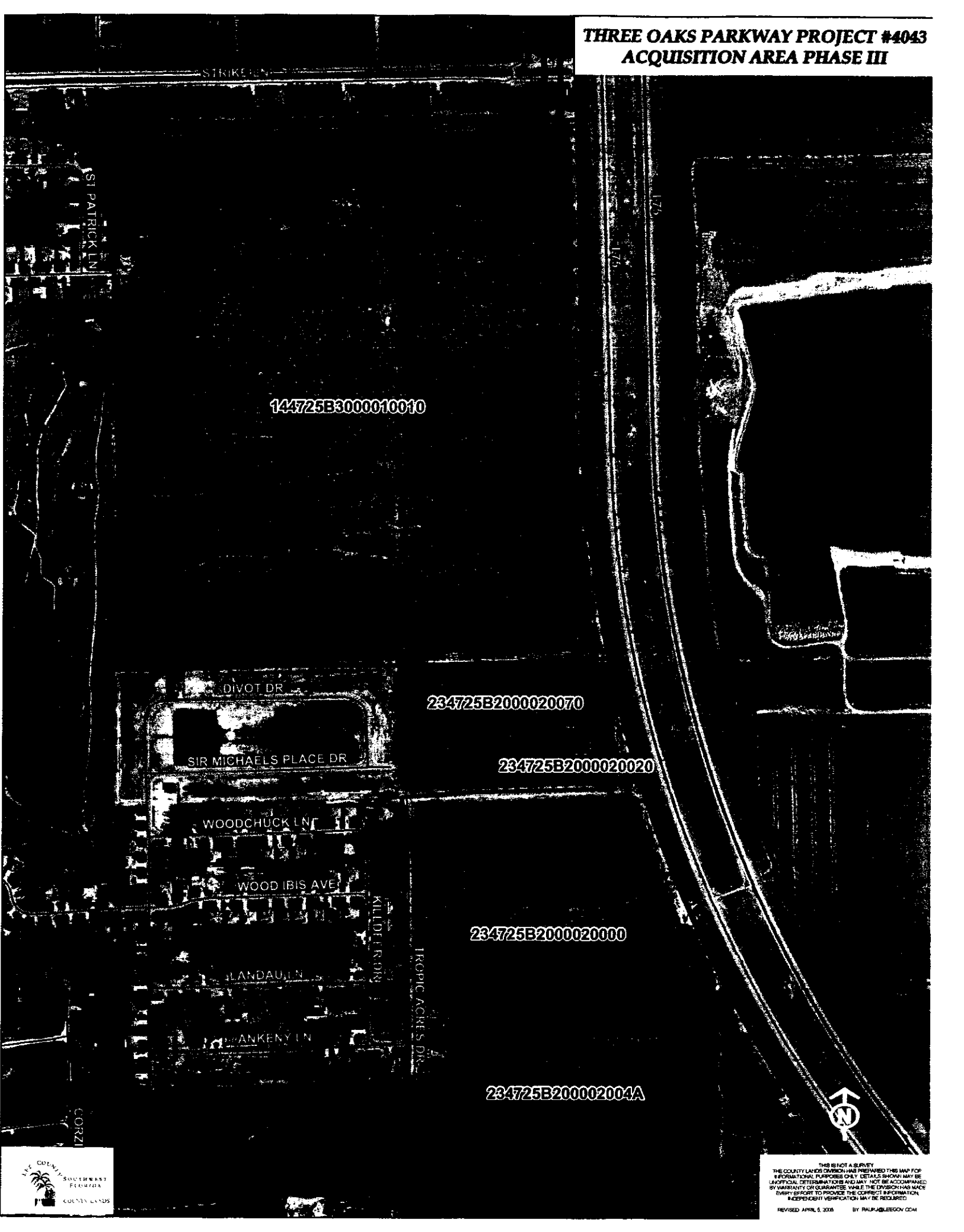
144725B3000010010

234725B2000020070

234725B2000020020

234725B2000020000

234725B200002004A



THIS IS NOT A SURVEY.
THE COUNTY LANDS DIVISION HAS PREPARED THIS MAP FOR
INFORMATIONAL PURPOSES ONLY. DETAILS SHOWN MAY BE
UNOFFICIAL DETERMINATIONS AND MAY NOT BE ACCOMPANIED
BY WARRANTY OR GUARANTEES. WHILE THE DIVISION HAS MADE
EVERY EFFORT TO PROVIDE THE CORRECT INFORMATION,
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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

144725B3000010010

234725B2000020070

234725B2000020020

234725B2000020000

234725B200002004A

DIVOT DR
SIR MICHAEL'S PLACE DR

WOODCHUCK LN
WOOD IBIS AVE

LANDAUL N
ANKENY LN

KILDETRON

TROPIC ACRES DR



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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725E3000010010

L75

L75

DIVOT DR

234725B2000020070

SIR MICHAELS PLACE DR

234725B2000020020

WOODCHUCK LN

WOOD IBIS AVE

234725B2000020000

KILDEER DR

TROPIC ACRES DR

LANDAU LN

PANKENY LN

234725B200002004A

CORZI



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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

175

175

144725B3000010010

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

234725B2000020000

WOOD IBIS AVE

KILDEER DR

TROPIC ACRES DR

LANDAU LN

ANKENY LN

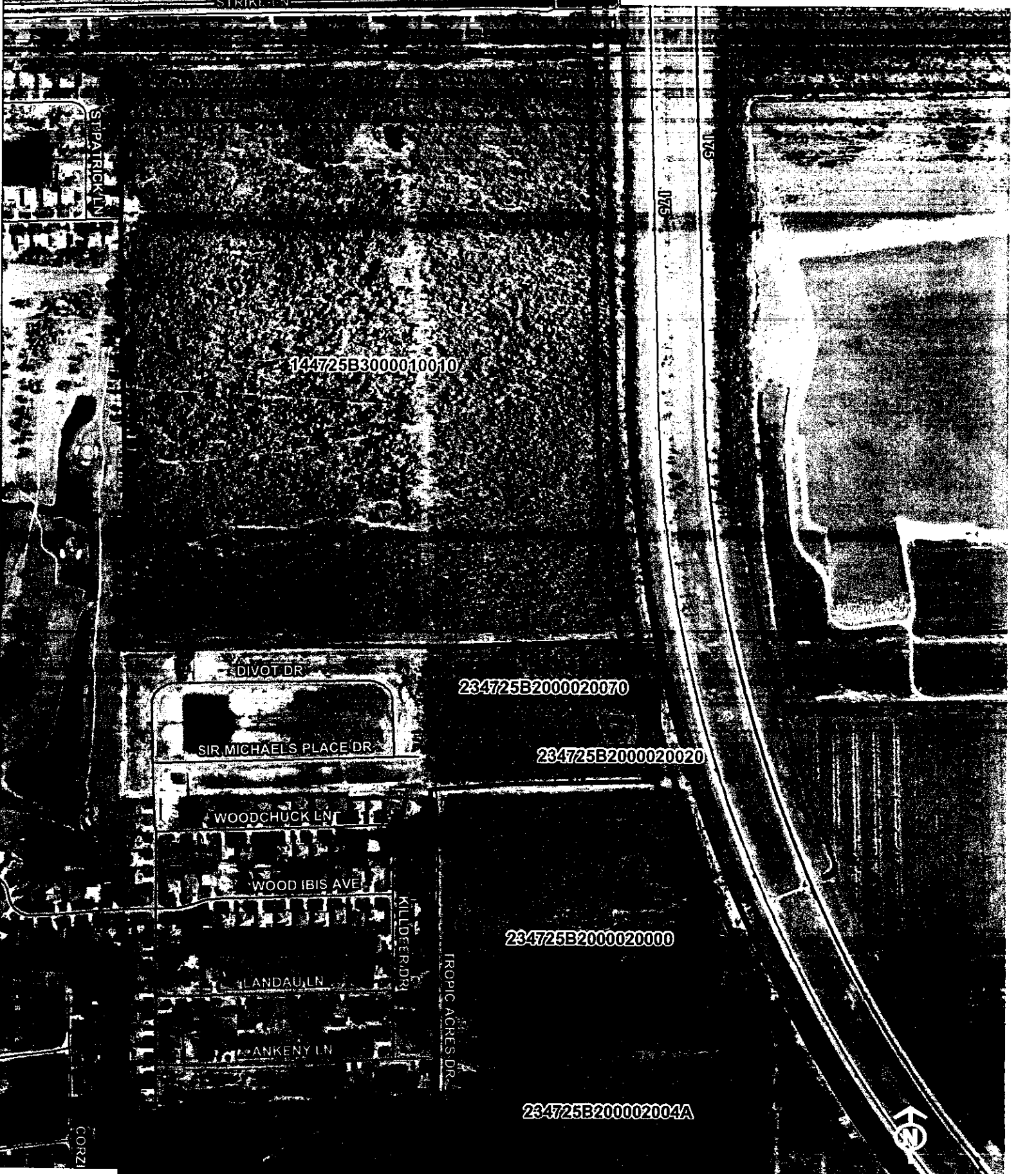
234725B200002004A

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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**



144725B3000010010

234725B2000020070

234725B2000020020

234725B2000020000

234725B200002004A



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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725B3000010010

175

175

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

234725B2000020000

WOOD IBIS AVE

KILDEER DR

TROPIC ACRES DR

LANDAU LN

FRANKENY LN

234725B200002004A

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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

175

175

144725B3000010010

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

WOOD IBIS AVE

KILDEER DR

234725B2000020000

LANDAU LN

TROPIC ACRES DR

ANKENY LN

234725B200002004A

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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725B3000010010

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

WOOD IBIS AVE

234725B2000020000

LANDAU LN

PANKENY LN

234725B200002004A

KILDEER DR

TROPIC ACRES DR

CORZI



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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725B3000010010

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

234725B2000020000

WOOD IBIS AVE

LANDAU LN

ANKENY LN

KILDEE DR

TROPIC ACRES DR

234725B200002004A

CORZI



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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725B3000010010

DIVOT DR

234725B2000020070

SIR MICHAELS PLACE DR

234725B2000020020

WOODCHUCK LN

WOOD IBIS AVE

234725B2000020000

LANDAU LN

ANKENY LN

234725B200002004A

KILLDEER DR

TROPIC ACRES DR

CORZI



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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725B3000010010

175

175

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

WOOD IBIS AVE

234725B2000020000

LEANDAU LN

KILLDEER DR

TROPIC ACRES DR

ANKENY LN

234725B200002004A

CORZI



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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE:EN

ST PATRICK LN

144725E3000010010

175

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

WOOD IBIS AVE

234725B2000020000

LANDAU LN

KILDFER DR

TROPIC ACRES DR

ANKENY LN

234725B200002004A

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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725B3000010010

ADIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

234725B2000020020

WOODCHUCK LN

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WOOD IBIS AVE

LANDAU LN

ANKENY LN

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KILDFER DR

TROPIC ACRES DR

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**THREE OAKS PARKWAY PROJECT #4043
ACQUISITION AREA PHASE III**

STRIKE LN

ST PATRICK LN

144725E3000010010

175

175

DIVOT DR

234725B2000020070

SIR MICHAEL'S PLACE DR

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WOODCHUCK LN

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