

Application No.
PP-15-07-02
(Preliminary Plat)

Applicant
**Edgewater Opportunity Fund II, LP/
Island Lake Estates**

Quasi-judicial

Commission Dist. III



Community Development

CHARLOTTE COUNTY

Location Map for PP-15-07-02

Charlotte County Government

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16/41/20 West County

This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guaranties, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or it is to be used for design. Reflected Dimensions are for informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents. Created By: Land Information-D. Vance 7041 Date Saved: 7/28/2015 11:11:13 AM

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NOT TO SCALE



Community Development

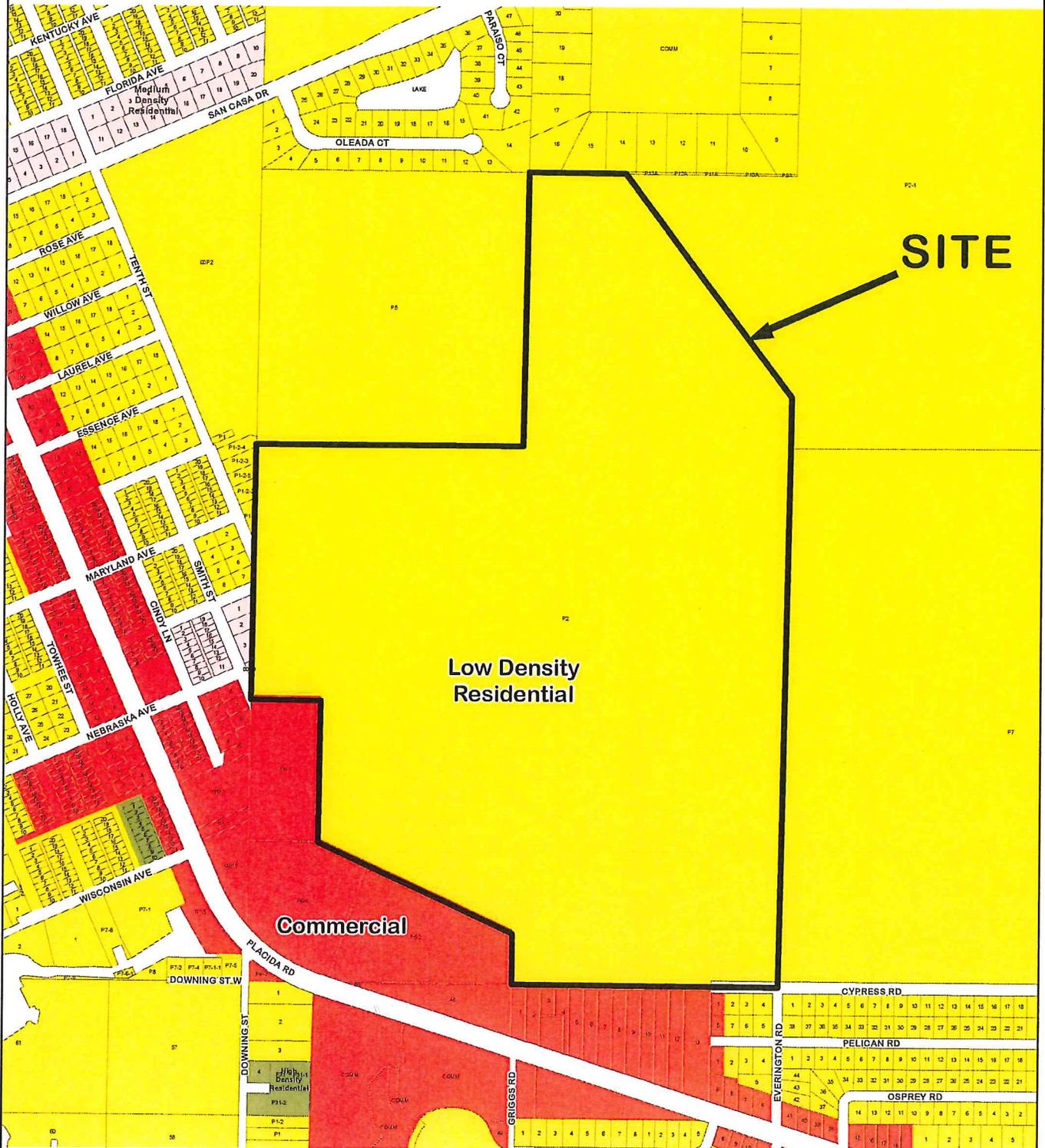
CHARLOTTE COUNTY

Future Land Use Map for PP-15-07-02

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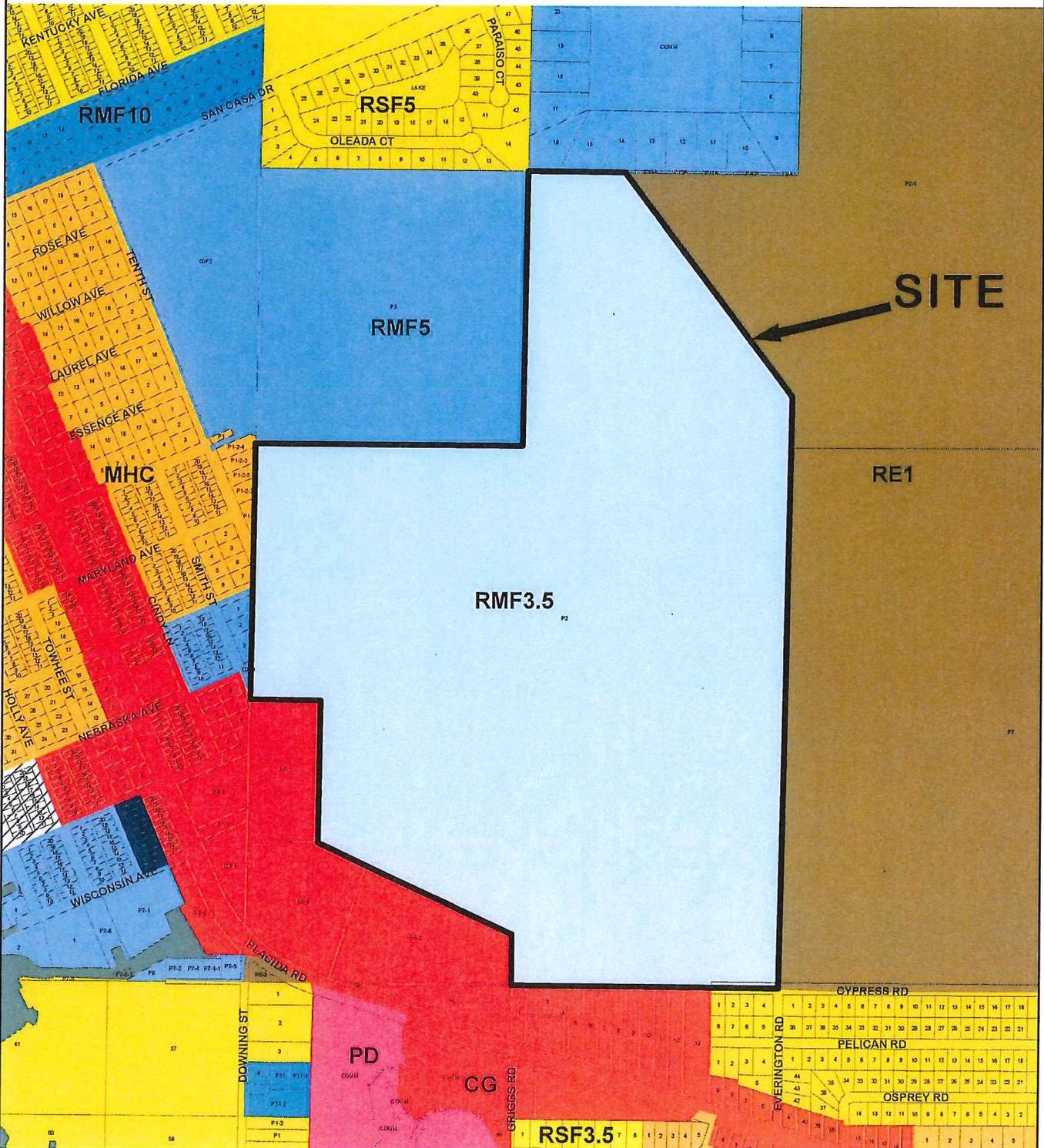
Community Development

CHARLOTTE COUNTY Zoning Map for PP-15-07-02

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MEMORANDUM

Date: August 25, 2015

To: Charlotte County Board of County Commissioners,
Planning and Zoning Board

From: Steven A. Ellis, Planner II *SAE*
Community Development / Zoning

Subject: PP-15-07-02, Island Lake Estates

Edgewater Opportunity Fund II, LP has requested Preliminary Plat approval for a subdivision to be named, Island Lake Estates, consisting of 400 single-family lots. The site is 169.68 acres, more or less, and is located south of San Casa Drive, north of Cypress Road, east of Placida Road, and west of Winchester Boulevard, in Section 16, Township 41 S, Range 20 E, in Commission District III.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is Low Density Residential. The Zoning District is Residential Multi-family 3.5 (RMF-3.5). The project lies in Flood Zones 10 AE and 11 AE, and in Storm Surge Evacuation Zones A and B.

Per Ordinance 2007-026, the property is limited to a maximum of four hundred (400) units of density. The portion of the property that is located within the Coastal High Hazard Area is limited to 3.5 units per acre.

Departmental Review –

Addressing has reviewed the application and had the following comments.

In review of the engineering drawings there are no street names indicated. The Addressing Section requires that the streets must be named prior to final plat approval. Please submit a list of street names in writing to the Addressing Section to be checked for availability, verification and approval. Prior to submitting a list of street names there are guidelines for naming streets and the guidelines must be followed.

CCU has reviewed the application and had the following comments:

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning Division

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941-764-4954 | Fax: 941-743-1598

Approved by CCU. Not our service area.

Charlotte County Public Schools has reviewed the application and had the following comments:

Charlotte County Public School District staff has reviewed the proposed Island Lakes Estates, preliminary plat application dated July 20, 2015, submitted to you and received in my office via e mail on July 21, 2015, located on 169 acres in Section 16 of Township 41S, Range 20E. Based on the proposed 400 single-family units and the projected student population that will be generated from this development and using the Charlotte County Public Schools (CCPS) and Inter-local Agreement (ILA) generation rate of 0.065 for elementary schools, 0.036 for middle schools, and 0.051 for high schools, this development could possibly generate 26 elementary, 14 middle school and 20 high school students.

In reference to the School District's Utilization Table as shown in the 2013 ILA, if a site plan, subdivision plan, plat, or the functional equivalent for a new residential development existed today, then the School District could accommodate the 26 elementary students at Vineland Elementary, the 14 middle school students at LA Ainger Middle School and could NOT accommodate the 20 high school students at Lemon Bay High School.

In accordance with Section 11.2 of the ILA, when an applicant submits an application for a site plan, subdivision plan, or the functional equivalent for a new residential development, then the applicant is required to prepare and submit to the local government its School Impact Analysis (SIA). Once the SIA has been submitted, then the school concurrency review process begins.

Please note: This is not a final determination of capacity or an official School Capacity Availability Determination Letter (SCADL) since one was not "officially" asked for following the guidelines set forth in the approved 2013 ILA. As a courtesy, School Board staff has identified that capacity exists or NOT within the adopted Level of Service (LOS) and provides only that school facilities are currently available or NOT.

Finally, as you know, capacity will not be reserved for the applicant's proposed development until the Local Government issues a Certificate of Concurrency (COC). Between the receipt of this email, request for an SIA, the SCADL and the time of COC, be aware that school capacity may change causing the applicant to be offered the option of mitigation with the School District.

Comprehensive Planning has reviewed the application and had the following comments:

The Comprehensive Planning Section recommends approval with the following condition:

PA-05-11-76-LS has an annotation that states "The 170 +/- acres of property that is the subject of Petition PA-05-11-76-LS and Ordinance 2007-026, which carries the Low Density Residential designation on the FLUM, shall maintain a maximum of 400 units of density, and the portion of the property that is located within the Coastal High Hazard Area shall be limited to 3.5 units per acre". Please provide documentation stating that the proposed development complies with PA-05-11-76-LS and the portion of the property located within the Coastal High Hazard area does not exceed a density of 3.5 units per acre.

Engineering has reviewed the application and had no comments.

Environmental Health has reviewed the application and had no comments.

GIS has reviewed the application and had the following comments:

After correcting the right-of-way error in the GIS layers, the boundary of Island Lake Estates inserts into Parcel 2 with no issues. I do not see any issues with Island Lake Estates Preliminary Plat.

LIS has reviewed the application and had no comments.

Land Development has reviewed the application and had no comments.

Property Appraiser's Office has reviewed the application and had no comments.

Real Estate Services has reviewed the application and had no comments.

Transportation has reviewed the application and had no comments.

Zoning/Current Planning has reviewed the application and had the following comments:

Current Planning Staff finds that the proposed 400-lot cluster subdivision does comply with Charlotte County's future land use designation, zoning classification, and minimum lot size requirements and therefore has no objections to the proposed preliminary plat.

Zoning/Environmental has reviewed the application and had no comments.

RECOMMENDATION

Community Development recommends approval of Petition #PP-15-07-02 with the following five (5) conditions:

1. Prior to Final Plat application, all streets must be given names approved by the Addressing Section of Land Information Services.
2. When the Final Plat mylar is submitted, the unlabeled tract between Lot 340 and Lot 341 on Sheet 14 must be labeled with the proper designation.
3. When the Final Plat mylar is submitted, the back line on Lot 186 that separates it from Tract C-5 on Sheet 17 must be closed.
4. The 170 acres of property that is the subject of Petition PA-05-11-76-LS and Ordinance 2007-026, which carries the Low Density Residential designation on the Future Land Use Map, shall maintain a maximum of 400 units of density, and the portion of the property that is located within the Coastal High Hazard Area shall be limited to 3.5 units per acre.

5. Applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from the Charlotte County Public School District indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting Final Plat application.



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MEMORANDUM

Date: July 30, 2015
To: Steven Ellis, Planner II
From: Elizabeth Nocheck, Planner II
Subject: PP-15-07-02 Island Lake Estates

The Comprehensive Planning Section recommends approval with the following condition:

PA-05-11-76-LS has an annotation that states "The 170 +/- acres of property that is the subject of Petition PA-05-11-76-LS and Ordinance 2007-026, which carries the Low Density Residential designation on the FLUM, shall maintain a maximum of 400 units of density, and the portion of the property that is located within the Coastal High Hazard Area shall be limited to 3.5 units per acre". Please provide documentation stating that the proposed development complies with PA-05-11-76-LS and the portion of the property located within the Coastal High Hazard area does not exceed a density of 3.5 units per acre.

COMMUNITY DEVELOPMENT DEPARTMENT

Comprehensive Planning Section
18400 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.764.4920 | Fax: 941.764.4180

Ellis, Steven

From: Pederzolli, Gary
Sent: Wednesday, August 05, 2015 3:12 PM
To: Ellis, Steven
Subject: RE: PP-15-07-02, Island Lake Estates

Steven,

After correcting the right of way error in the GIS Layers. The boundary of Island Lake Estates inserts into Parcel 2 with no issues.

I do not see any issues with Island Lake Estates Preliminary Plat.

From: Ellis, Steven
Sent: Tuesday, July 21, 2015 2:07 PM
To: Matarese, Monte <Monte.Matarese@charlottecountyfl.gov>; Vattikuti, Venkat <Venkat.Vattikuti@charlottecountyfl.gov>; Pederzolli, Gary <Gary.Pederzolli@charlottecountyfl.gov>; Quillen, Ken <Ken.Quillen@charlottecountyfl.gov>; Nocheck, Elizabeth <Elizabeth.Nocheck@charlottecountyfl.gov>; Scudera, Jamie <Jamie.Scudera@charlottecountyfl.gov>; Gilbreath, Gina <Gina.Gilbreath@charlottecountyfl.gov>; Olivo, Jerry <jerry.olivo@yourcharlotteschools.net>; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net) <richard.duckworth@yourcharlotteschools.net>; MacDonald, John <John.MacDonald@charlottecountyfl.gov>; Horton, Maggie <Maggie.Horton@charlottecountyfl.gov>; Collins, Gerry <Gerry.Collins@charlottecountyfl.gov>; Alexander, Debbie <Debbie.Alexander@charlottecountyfl.gov>; DUrso, Chris <Chris.DUrso@charlottecountyfl.gov>; Hunter, Judy <Judy.Hunter@charlottecountyfl.gov>; Anspach, Dawn <Dawn.Anspach@charlottecountyfl.gov>
Cc: Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Clim, Diane <Diane.Clim@charlottecountyfl.gov>
Subject: PP-15-07-02, Island Lake Estates

Please review attachments.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov

Ellis, Steven

From: Vance, David
Sent: Wednesday, July 29, 2015 3:04 PM
To: Ellis, Steven
Subject: PP-15-07-02

Hi Steven, when working with the graphics the engineers sent to us it appears they failed to close the line on lot 186 that separates it from Tract C-5 on sheet 17.

David R. Vance, Land Information Design Technician
Community Development Department
18400 Murdock Circle, Port Charlotte, FL 33948-1094
(PH) 941.743.1500 (fax) 941.743.1598
David.Vance@charlottecountyfl.gov

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DOWNLOAD OUR BROCHURE [HERE](#)

www.CharlotteCountyFL.com

*Please visit our **Smart Charlotte 2050 website** to view the adopted Comprehensive Plan.*

INTEROFFICE MEMORANDUM
Development Review Division

To: Steven Ellis

From: Gerry M. Collins
Design Technician - Addressing

Date: July 22, 2015

RE: Addressing Comments

PP-15-07-02 – Island Lake Estates

In review of the engineering drawings there are no street names indicated. The Addressing Department requires that the streets must be named prior to final plat approval. Please submit a list of street names in writing to the Addressing Department to be checked for availability, verification and approval. Prior to submitting a list of street names there are guidelines for naming streets and the **guidelines must be followed**. A copy of the Guidelines for New Street Naming can be obtained from the Addressing Department by sending an email to: Gerry.Collins@CharlotteCountyFL.gov

Ellis, Steven

From: Hunter, Judy
Sent: Thursday, July 23, 2015 3:38 PM
To: Ellis, Steven
Subject: RE: PP-15-07-02, Island Lake Estates

Approved by CCU. Not our service area.

Judy Hunter, AA
Engineering Services
Charlotte County Utilities
941.764.4539
Judy.hunter@charlottefl.com
www.charlottecountyfl.gov

"To Exceed Expectations in Delivery of Public Services"

From: Ellis, Steven
Sent: Tuesday, July 21, 2015 2:07 PM
To: Matarese, Monte; Vattikuti, Venkat; Pederzoli, Gary; Quillen, Ken; Nocheck, Elizabeth; Scudera, Jamie; Gilbreath, Gina; Olivo, Jerry; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net); MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; D'Urso, Chris; Hunter, Judy; Anspach, Dawn
Cc: Cullinan, Shaun; Clim, Diane
Subject: PP-15-07-02, Island Lake Estates

Please review attachments.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov



MEMORANDUM

Date: August 11, 2015
To: Steven Ellis, Planner II
From: Ken Quillen, AICP, Planner III
Subject: Review of proposed Preliminary Plat; file number: PP-15-07-02

The Zoning Division has the following comments regarding the proposed preliminary subdivision plat called "**Island Lake Estates**" located at 4275 Placida Road in Section 16, Township 41 South, Range 20 East.

Project Summary: This Preliminary Plat proposes dividing 169.68 acres into 400 lots using the Cluster Housing development standards of section 3-9-67. Cluster Housing developments are a permitted use in the Residential Multifamily-3.5 zoning district.

Zoning: This property has an existing zoning classification of *Residential Multifamily-3.5 (RMF-3.5)*. The minimum lot size requirement in this zoning district is 7,500 square feet of land area and there is an 80-foot minimum lot width. However, these minimum lot size standards can be reduced in a Cluster Housing development. The applicant has chosen to use a minimum lot width of 40 feet and a minimum lot size of 4,500 square feet in area. However, a majority of the proposed lots appear to be 50 feet or wider in width.

FLUM: This property lies within the "*Urban Service Area*" and has a Future Land Use Map (FLUM) designation of *Low Density Residential*.

Flood Zone: This property has a Flood Zone classification of "**10 and 11 AE**", which means the land has a 10- to 11-foot base flood elevation. This property is also located in Zone "B" of the Storm Surge Evacuation Zones.

Finding: Staff finds that the proposed 400-lot cluster subdivision does comply with Charlotte County's future land use designation, zoning classification, and minimum lot size requirements and therefore has no objections to the proposed preliminary plat.

cc: Shaun Cullinan, Zoning Official
File

Community Development Department – Zoning Division

18400 Murdock Circle, Port Charlotte, FL 33948

Phone: 941.743.1964 | Fax: 941.743.1598



August 5, 2015

Stan Irish
Land Development Coordinator
Public Works
Right of Way/Stormwater
18400 Murdock Circle
Port Charlotte, FL 33948-1074

Re: SV-15-08-02

Mr. Irish,

After review your request to vacate the Easement, SV-15-08-02.

It has been determined that Comcast Cable does not object to the request to vacate the easements in question. Comcast cable has no facilities in this easement. Comcast is located in front ROW.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 730-0600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Drackett'.

Bruce Drackett
Project Manager



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PRELIMINARY PLAT APPLICATION

Date Received: 7/20/15	Log-in Date: 7/20/15
Petition #: PP-15-07-02	CAP# PPX-15-00009
Receipt #: 182026	Amount Paid: \$6,630.00

1. Name of proposed subdivision: Island Lake Estates

2. Parties involved in the application:

A. Name of Applicant: Edgewater Opportunity Fund II, LP

Mailing Address: 300 East Bay Heights Road

City: Englewood

State: FL

Zip Code: 34223

Phone Number: (941) 416-4055

Fax Number:

Email Address:

B. Name of Agent: Banks Engineering

Mailing Address: 12653 SW County Rd. 769, Suite B

City: Lake Suzy

State: FL

Zip Code: 34269

Phone Number: (941) 625-1165

Fax Number: (941) 625-1149

Email Address:

C. Owner of Record*: Edgewater Opportunity Fund II, LP

Mailing Address: 300 East Bay Heights Road

City: Englewood

State: FL

Zip Code: 34223

Phone Number: (941) 416-4055

Fax Number:

Email Address:

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

D. Name of Surveyor: Meridian Group of South Florida, Inc.

Mailing Address: 493 Barger Drive, Suite A

City: Port Charlotte

State: FL

Zip Code: 33953

Phone Number: (941) 766-0011

Fax Number: (941) 766-0012

Email Address: mgsf@embarqmail.com

E. Name of Engineer: Banks Engineering

Mailing Address: 12653 SW County Rd. 769, Suite B

City: Lake Suzy

State: FL

Zip Code: 34269

Phone Number: (941) 625-1165

Fax Number: (941) 625-1149

Email Address:

F. Name of Attorney: N/A

Mailing Address:

City:

State:

Zip Code:

Phone Number:

Fax Number:

Email Address:

3. Property Location

Section: 16 Township: 41S Range: 20E

Property ID #: 412016300001

Commission District: 3

4. Total acreage: 169.68

5. Has the property ever been the subject of a public hearing?

X Yes No

If Yes:

<i>Hearing Held by:</i>	<i>Date:</i>	<i>Petition #:</i>
<u>X</u> Board of County Commissioners	<u>4/22/14</u>	<u>Z-14-01-01</u>
<u>X</u> Planning and Zoning Board	<u>3/10/14</u>	<u>Z-14-01-01</u>
<u> </u> Board of Zoning Appeals	<u> </u>	<u> </u>
<u> </u> Other (Describe) <u> </u>	<u> </u>	<u> </u>

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

Please see the attached Preliminary Site Plan Approval Letter.

6. Has an administrative interpretation ever been applied for or received for the subject property?

Yes No

If Yes, Date: _____ Type: _____

PROVIDE A COPY OF THIS INTERPRETATION.

7. Has this property been platted before?

Yes No

If Yes, in what name? N/A

Date recorded: _____

Has the previous plat been vacated? Yes No

8. *Zoning designation(s): RMF 3.5

*Future Land Use Map designation(s): Low Density Residential

*if more than one, provide acreage of each

Number of lots allowed: 400

Number of lots proposed: 400

Minimum lot size: 4,500 SF

Minimum lot dimension: 40' x 120'

Total density: 2.36

9. Type of proposed development:

Single family Mobile home Institutional

Multi-family Commercial

Industrial Mixed Use

10. Is any variance from the subdivision requirements anticipated or requested per Article II, Section 3-7-21, of the County Code?

Yes No

If Yes, ATTACH a description of the variance request.

11. Is this proposed plat part of a Development of Regional Impact (DRI)?

Yes No

If Yes, name the DRI: N/A

12. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?
 X Yes No

If Yes, please specify: 10 & 11 AE

13. What is the proposed minimum elevation of road crown and of the lots?

Road: 9.60 feet above sea level Lots: 10.84 feet above sea level

Existing elevation ranges from an average low of 8.5 to an average high of 10.5 feet above sea level.

Elevations based on: NGVD – 1929 NGVD – 1988

14. What type of potable water and sanitary sewer facilities will service this plat?

Wells Septic Tanks

X Central Water X Central Sewer

ATTACH:

- Utility letters proving service is available **Please see the attached Letter of Utility Availability from Englewood Water District.**

or

- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision.

15. Is development of utility infrastructure proposed prior to final plat?

Yes X No

16. Rights-of-way for this proposed subdivision are intended to be:

dedicated X private existing dedicated roads

Indicate which of the processes you will be following for roadway construction: N/A

X Not constructing roadways prior to final plat. (note: bonding is required - show proof that applicant has met with County Engineer to ensure the rights-of-way will be constructed under the supervision of the County Engineer.)

Constructing roadways prior to final plat. (note: documentation must be submitted with final plat showing that the rights-of-way have been constructed under the supervision of the County Engineer and approved.)

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.

ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS

17. Is any excavation activity proposed as part of this subdivision? Yes No
If so, indicate if the applicant will need to file for an exemption from the Excavation and Earthmoving Code or what excavation Group # will be applied for: _____

18. Will the subdivision be constructed in phases? Yes No
If Yes, please specify:

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF FLORIDA, COUNTY OF Desoto

The foregoing instrument was acknowledged before me this 16th day of July, 2015, by Ronald Greenland who is personally known to me or has/have produced N/A as identification and who did/did not take an oath.

Heather L. Polito

Notary Public Signature

Ronald Greenland

Signature of Applicant/Agent

Heather L. Polito

Notary Printed Signature

Ronald Greenland, Vice President

Printed Signature of Applicant/Agent

Notary

Title

300 East Bay Heights Road

Address

EE 158561

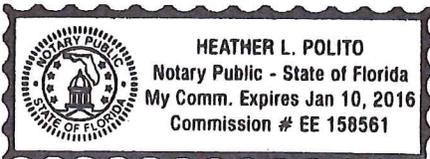
Commission Code

Englewood, FL 34223

City, State, Zip

(941) 416-4055

Telephone Number



APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Preliminary Plat of the property described and which is the subject matter of the proposed hearing.

I give authorization for Banks Engineering to be my agent for this application.

STATE OF FLORIDA, COUNTY OF Desoto

The foregoing instrument was acknowledged before me this 16th day of July, 2015, by Ronald Greenland, Vice President of Edgewater Opportunity Fund II, LP who is personally known to me or has/have produced N/A as identification and who did/did not take an oath.

<u>Heather L. Polito</u> Notary Public Signature	<u>Ronald Greenland</u> Signature of Applicant
<u>Heather L. Polito</u> Notary Printed Signature	Ronald Greenland, Vice President Printed Signature of Applicant
<u>Notary</u> Title	300 East Bay Heights Road Address
<u>EE 158561</u> Commission Code	Englewood, FL 34223 City, State, Zip
	(941) 416-4055 Telephone Number



LETTER OF AUTHORIZATION

The undersigned hereby acknowledges himself to be the owner of otherwise unified control of the real property described below and further authorizes Banks Engineering to act as agent in obtaining information and permits for this real property.

Edgewater Opportunity Fund II, LP
Ronald Greenland, Vice President

By: [Signature]
(signature)

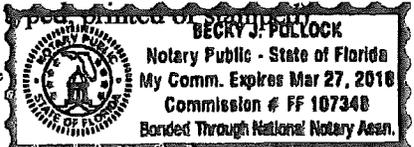
Property Description: Parcel ID: 412016300001
4275 Placida Rd.
Englewood, FL 34224

ATTEST/NOTARY

STATE OF Florida
COUNTY OF SARASOTA

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 1-27-15 by Ronald Greenland of Edgewater Opportunity Fund, a Florida Texas corporation, on behalf of the corporation. He/she is personally known to me or has produced P. Known as identification.

[Signature]
(Signature of person taking acknowledgment)

(Name) Becky J. Pollock




Professional Engineers, Planners & Land Surveyors

LEGAL DESCRIPTION

DESCRIPTION: (FURNISHED BY CLIENT, CHARLOTTE COUNTY O.R. BOOK 1930, PAGE 493)

A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF NORTH 89 DEGREES 30 MINUTES 59 SECONDS WEST, A DISTANCE OF 1321.63 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 01 SECONDS EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 65 DEGREES 14 MINUTES 07 SECONDS WEST, A DISTANCE OF 1065.29 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 698.00 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 345.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1254.88 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 05 SECONDS EAST ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE WEST LINE TO THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1324.86 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1348.41 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 18 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 476.75 FEET; THENCE SOUTH 37 DEGREES 04 MINUTES 34 SECONDS EAST TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1378.23 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 09 SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 250.00 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 2654.13 FEET TO THE POINT OF BEGINNING. CONTAINING 169.68 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ONLY OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, LYING 40 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 497.11 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 775; THENCE NORTH 72 DEGREES 13 MINUTES 09 SECONDS WEST, A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 17 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 575.51 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE, SAID POINT OF TERMINUS LYING ON A LINE WHICH BEARS SOUTH 65 DEGREES 14 MINUTES 07 SECONDS EAST. (SIDE LINES TO BE SHORTENED OR LENGTHENED AS NECESSARY.)

S:\Jobs\38xx\3891\Documents\County\Preliminary Plat\3891 legal description.docx

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12653 SW County Rd. 769, Suite B, Lake Suzy, FL 34269 • (941) 625-1165 • Fax (941) 625-1149
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CHARLOTTE COUNTY CLERK OF THE CIRCUIT COURT OR BOOK 3876, PGS 1969-1972 4
pg(s) INSTR # 2274025 Doc Type D, Recorded 06/16/2014 at 10:49 AM Deed Doc:
\$17850.00 Rec. Fee: \$35.50 Cashier By: DENISES



JOHN M BRUNSNO
4250 CENTRAL AVE
SAINT PETERSBURG, FL 33711

After Recording, Return To:

Edward G. Milgrim, Esq.
The Law Office Of Edward G. Milgrim, P.A.
1155 Louisiana Avenue, Suite 200
Winter Park, Florida 32789
(407) 790-4966

Parcel I.D.# 412016300001

THIS SPACE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 3 day of June, 2014, by ADC REO-FL LAND, LLC, a Delaware limited liability company, having an address at c/o Colony Capital, LLC, 2450 Broadway, 6th Floor, Santa Monica, CA 90404 Attention: Director of Legal ("Grantor"), to EDGEWATER OPPORTUNITY FUND II LP, a Texas limited partnership, having an address at c/o Mr. Ronald S. Greenland, 300 East Bay Heights, Englewood, FL 34223 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to the instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.):

WITNESSETH:

THAT GRANTOR, FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all that certain land situate in Charlotte County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

SUBJECT TO: Taxes for the current tax year and all subsequent years; conditions, restrictions, limitations and easements of record; zoning ordinances and governmental regulations, if any, provided that the foregoing reference shall not operate to reimpose the same.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the date and year first stated above.

[Signature on the next page]

Signed, sealed and delivered
in the presence of:

Katharine Harrison

Print Name: Katharine Harrison

Natalie Lokos

Print Name: Natalie Lokos

ADC REO-FL LAND, LLC,
a Delaware limited liability company

By: [Signature]

Name: ED DAILEY
As authorized signatory for
ADC REO-FL LAND, LLC

Date: 6/3/14

ACKNOWLEDGMENT

State of California

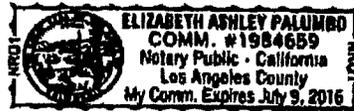
County of Los Angeles

On June 3, 2014 before me, Elizabeth Ashley Palumbo, Notary Public
(insert name and title of the officer)

Personally appeared EA Daily
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature EA Palumbo (Seal)

EXHIBIT A – LEGAL DESCRIPTION

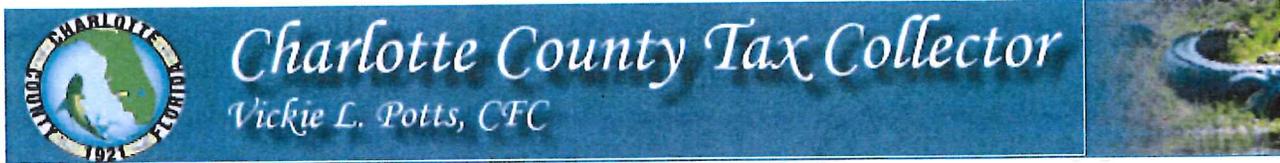
A parcel of land lying in the West Half of Section 16, Township 41 South, Range 20 East, Charlotte County, Florida, being more particularly described as follows:

Begin at the Southeast corner of the Southwest Quarter of said Section 16; thence along the South line of said Southwest Quarter on an assumed bearing of North 89 degrees 30 minutes 59 seconds West, a distance of 1321.63 feet; thence North 00 degrees 29 minutes 01 seconds East, a distance of 250.00 feet; thence North 65 degrees 14 minutes 07 seconds West, a distance of 1065.29 feet; thence North 00 degrees 50 minutes 14 seconds East, a distance of 698.00 feet; thence North 89 degrees 09 minutes 46 seconds West to the West line of the Southwest Quarter of said Section 16, a distance of 345.00 feet; thence North 00 degrees 50 minutes 14 seconds East along said West line to the South line of the Southwest Quarter of the Northwest Quarter of said Section 16, a distance of 1254.88 feet; thence South 89 degrees 45 minutes 05 seconds East along said South line of said Southwest Quarter of the Northwest Quarter to the West line of the Southeast Quarter of the Northwest Quarter of said Section 16, a distance of 1324.86 feet; thence North 00 degrees 55 minutes 16 seconds East along said West line to the South line of the Northeast Quarter of the Northwest Quarter of said Section 16, a distance of 1348.41 feet; thence South 89 degrees 28 minutes 18 seconds East along said South line, a distance of 476.75 feet; thence South 37 degrees 04 minutes 34 seconds East to the East line of the Southeast Quarter of the Northwest Quarter, a distance of 1378.23 feet; thence South 01 degrees 00 minutes 09 seconds West along said East line of the Southeast corner thereof, a distance of 250.00 feet; thence South 01 degrees 00 minutes 09 seconds West along the East line of the Southwest Quarter of said Section 16, a distance of 2654.13 feet to the Point of Beginning. Containing 169.68 acres, more or less.

TOGETHER WITH a non-exclusive easement for ingress and egress only over the following described property:

A portion of Section 16, Township 41 South, Range 20 East, Charlotte County, Florida, lying 40 feet each side of the following described centerline.

Commencing at the Southwest corner of said Section 16; thence South 89 degrees 30 minutes 59 seconds East along the South line of said Section 16, a distance of 497.11 feet to the Northerly Right-of-Way line of State Road No. 775; thence North 72 degrees 13 minutes 09 seconds West, a distance of 40.0 feet to the Point of Beginning of said centerline; thence North 17 degrees 46 minutes 51 seconds East, a distance of 575.51 feet to the Point of Terminus of said centerline, said Point of Terminus lying on a line which bears South 65 degrees 14 minutes 07 seconds East. (Side lines to be shortened or lengthened as necessary.)



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

Accuracy of the information provided on this web site is not guaranteed for legal purposes. Changes may occur daily and to get the most current information, please contact The Tax Collector's Office.

2014 Roll Details — Real Estate Account At 4275 PLACIDA RD, ENGLEWOOD

Real Estate Account #412016300001

[Parcel details](#) [Latest bill](#) [Full bill history](#)

2014	2013	2012	2011	...	2000
PAID	PAID	PAID	PAID		PAID

[Get Bills by Email](#)

Owner: EDGEWATER OPPORTUNITY FUND II
 %RONALD S GREENLAND
 300 EAST BAY HEIGHTS
 ENGLEWOOD, FL 34223
 Situs: 4275 PLACIDA RD
 ENGLEWOOD

PAID 2014-11-04 \$17,280.58
 Receipt #230-00000027

Account number: **412016300001**
 Alternate Key: 10003486213
 Millage code: 002
 Millage rate: 17.29290

Assessed value: 576,912
 School assessed value: 576,912

Location is not guaranteed to be accurate.

[Property Appraiser - GIS](#)

2014 annual bill

Ad valorem: \$9,976.48
 Non-ad valorem: \$8,024.12
 Total Discountable: 18000.60
 No Discount NAVA: 0.00
 Total tax:

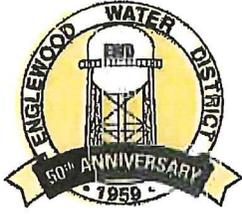
[View](#)

Legal description

ZZZ 164120 P2 16 41 20 P-2
 169.68 AC. M/L BEG AT SE COR OF
 SW1/4 TH W 1321.63 FT N 250 FT
 NW 1065.29 FT N 698 FT W 345 FT
 TO W LN OF SEC 16 TH N 1254.88FT
 E 1324.86 FT N 48.41 FT E 476.75
 FT SE 1378.23 FT S 250 FT TO SE
 COR OF NW1/4 TH CONT S 2654.13

Location

Book, page, item: --
 Geo number: 0069995-000000-2
 Range: 20
 Township: 41
 Section: 16
 Neighborhood: ZZZ
 Total acres: 0.000



Board of Supervisors

Steven Samuels, Chair
Eric Fogo, Vice-Chair
Sydney B. Crampton
Phyllis Wright
Taylor Meals

Michael J. Ray
Administrator

May 12, 2015

Jonathan Cole, PE, President
Giffels-Webster Engineers, Inc.
900 Pine Street, Suite 225
Sarasota, FL 34223

Sent Via Email: jcole@gwefl.com

SUBJECT: PID# 412016300001, Island Lake Estates (fka Steak and Stone),
Englewood, FL

Issued: May 12, 2015

Expires: May 12, 2018

Dear Mr. Jonathan Cole, PE:

Please be advised that the Englewood Water District hereinafter called "District", as a political subdivision and body corporate has the authority and duty to provide sewer and water service for property located within the District.

Based upon information supplied, the subject property lies within the boundaries of the District and there are existing water and sanitary sewer mains within the vicinity of the property. A twelve inch water main is available on Placida Road, a 6 inch water main on Maryland Avenue and a 6 inch water main on Everington Road. Sewer service is available through an existing ten inch vacuum sewer main on 10th Street.

This statement does not constitute a contract for service. The District will provide service when the owner builds the necessary utility improvements, has an approved EWD utility service agreement, pays the applicable rates, fees, and charges and complies with the rules and regulations of the District.

If you have any questions, please let me know.

Sincerely,

Patrick Zoeller

Patrick Zoeller, PE
Technical Support Manager

/pz

xc: Teresa Herzog, Administrative Assistant
Susan Franklin, Business Office Manager

Englewood Water District

201 Selma Avenue
Englewood, FL 34223-3443

Phone: 941-474-3217
Toll Free: 866-460-1080
Fax: 941-460-1025
Email: info@englewoodwater.com
Website: englewoodwater.com



Charlotte County Government

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www.CharlotteCountyFL.com

June 4, 2015

Banks Engineering
Attn: Ronald M. Hay, Jr., P.E.
12653 SW County Rd. 769 Ste. B
Lake Suzy FL 34269

Re: DRC-P-15-10pp Preliminary Site Plan
Island Lake Estates- June 11, 2015 agenda

Dear Ronald:

County staff has reviewed your Preliminary Site Plan for Island Lake Estates. This project consists of the construction of a clustered 400 lot single family residential subdivision. This 170.84 +/- acre site is located at 4275 Placida Road on Parcel P-2 in Section 16, Township 41 South, Range 20 East in Englewood, Florida.

It is the decision of the Zoning Official to approve the Preliminary Site Plan for DRC-P-15-10pp. The following conditions must be met:

1. Stormwater Plan approval per Charlotte County Ordinance 89-37 is required for the subject project (this does not preclude Preliminary Site Plan Approval). The applicant may contact Mr. Phil Aiuto, P.E., for details regarding this permit. Phil Aiuto - Stormwater
2. If the Charlotte County Public Works Traffic Engineer concurs with the traffic impact statement that no improvements to Placida Road (C.R. 775) are warranted, there appears that no work will be performed within County maintained right-of-way, thus no comments are forthcoming. Bill Searfoss - Construction Services
3. It is noted that there are no sidewalks proposed for the development. Why not? I believe those are requirements under the subdivision regulations. Bill Searfoss - Construction Services
4. Future comments may be forthcoming pending DRC group findings. Bill Searfoss - Construction Services
5. Over plotting of text makes reading Benchmark data impossible as well as some of the courses are overplotting with other text and line work. Under "Survey Sketch" the disclaimers says that "Wetlands were not located" when they clearly were located as flagged by EarthBalance. (Each sheet has this disclaimer.) Spot shots shown to the hundredth do not follow the industry standard of practice to show ground shots to only the nearest tenth. Steven Ford - County Surveyor

COMMUNITY DEVELOPMENT

Zoning | Current Planning

18400 Murdock Circle, Port Charlotte, FL 33948-1068

Phone: 941.743.1964 | Fax: 941.743.1598

6. The Standard of Practice is to show the different Flood Zone Lines graphically on the Sketch of Survey not just state there are 2 flood zones on the property. Steven Ford – County Surveyor
7. Existing easements on property are private. Additional comments may be needed as additional plans or plats are submitted. Debra Alexander – Real Estate Services
8. Charlotte County owns and maintains buried fiber optics facilities within the rights-of-way of this proposed development. These facilities are in very close proximity to this project and are not reflected on the plan sheets. Any alteration, relocation, or repair, whether identified prior to construction or unforeseen made necessary by this application, will be made by Charlotte County or forces contracted by Charlotte County to all applicable standards at the **developers** expense. Richard Doll – Lighting Division
9. In the event a cable is cut or damaged, a splice will not be permitted. The cable shall be completely replaced from point to point. Point to point is defined as the closest original termination or splice point within the run. The permit holder must make every effort to avoid damage to these facilities. Richard Doll – Lighting Division
10. In the event conduit damage occurs, the use of split duct pipe will not be accepted. The applicant shall be responsible for all costs associated to remove the cable(s) from the conduit, the necessary repairs made to the conduit, and the re-installation of the cable(s), including any terminations. Richard Doll – Lighting Division
11. In the event alterations, relocations, or repairs become necessary, the applicant shall cease work within the right-of-way and apply for a signal permit. Specific stipulations or conditions will be imposed at the time of permit application. All work toward the damaged facility will be performed or supervised by Charlotte County's Lighting District staff. Richard Doll – Lighting Division
12. The applicant should be made aware that Charlotte County maintains buried junction boxes for fiber optic facilities within the rights-of-way of this project. These facilities will be clearly identified when the contractor calls for utility locates. Extreme care should be used not to damage these boxes. Any alteration, relocation, or repair to these facilities, whether identified prior to construction or unforeseen made necessary by this permit, will be made by Charlotte County or forces contracted by Charlotte County to all applicable standards at the developer's expense. Richard Doll – Lighting Division
13. Prior to any excavations, the excavator must contact the Sunshine State One Call System and adhere to all conditions of Florida Statutes Chapter 556. The applicant shall notify the Charlotte County Lighting District (941.575.3648 or 941.628.9300) a minimum of 48 hours prior to the start of any work. Richard Doll – Lighting Division

14. Spoke with Todd at Banks Engineering and they will add the required second emergency entrance/exit. (Scott Morris – Fire)
15. Fire hydrants shall be no more than 1000 feet in a residential subdivision. (Scott Morris – Fire)
16. The applicant has submitted a Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and updated protected species assessment by Earth Balance dated March 27, 2014 documenting at least 27 Gopher Tortoise burrows on site. A complete protected species assessment for the entire site will be required prior to final site plan review approval. An approved Florida Fish and Wildlife Conservation Commission (FWCC) gopher tortoise relocation permit must be obtained prior to the commencement of the development (at the time of clearing permit application) along with verification of successful off site relocation. If additional listed species are identified through the requested protected species assessment, FWCC/FWS permits may need to be provided to staff prior to and the issuance of county permits and land clearing activities.
17. The project must comply with Chapter 3-5, Article XV, Upland Buffer Zone requirements of the County Code. Preliminary site plans document a 25' naturally vegetated upland buffer along the perimeter of all wetlands and natural surface waters. Final site and landscape plans must also document a 25' naturally vegetated upland buffer along the perimeter of all wetlands.
18. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
19. The project must comply with Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust requirements of the County Code. Preliminary site plans indicate all of the wetlands located on site (10.24+/- acres) will remain preserved and used towards the open space/habitat preservation requirements. Final site and landscape plans must clearly label ALL preservation areas as preserved, in perpetuity with calculations shown to meet the 5% requirement.
20. Notation on the plan states that a revised plan will be submitted for Final Site Plan Review. Please ensure all references and standards meet the current Buffers, Landscaping, and Tree Requirements Code, Section 3-9-100.
21. For Final Site Plan Review, replace the "Irrigation" note with Section 3-9-100(g) Maintenance on the revised landscape plans.
22. The revised plan submitted for Final Site Plan Review will contain landscaping plans for the amenity center, as stated on the landscape plans submitted for Preliminary Site Plan Review. If the entrance to the development is to be landscaped, please include this in the revised landscape plans. The revised plans

will also contain detailed information including tree point locations and calculations.

23. The plan states that one segment of the buffer on the East property line is a 20' wide "Type B" buffer, but is drawn as 15' wide. Please correct this inconsistency.
24. For Final Site Plan Review, please identify any and all underground and overhead utility lines, including power and water lines on the revised landscape plan.
25. Provide a completed Tree Permit Application as appropriate for this site, along with four copies of a tree inventory of location, types, sizes of trees overlaid on a site plan of the building, parking, and other site amenities. Identify the trees proposed to be removed and preserved. All trees to be preserved or removed must be in accordance with Section 3-9-100.3, Tree Requirements, of the County Code. Tree permits must be obtained prior to any land clearing/ fill activity or the issuance of any building permits.
26. The cluster development standards specified on sheet 3 of the engineering plans are approved for this development.
27. Do you plan to develop the area labeled "amenity center" on the landscaping plans? If so, show the development details on the engineering plans submitted for Final Site Plan review.

Preliminary Site Plan approval is valid for 12 months. If you wish to request a 12 month extension, you must make this request in written form a minimum of 30 days prior to the expiration date. Final site plan approval will not be granted until all conditions are met. No permits to build will be issued until final approval. If you have any questions regarding the review, please call the listed reviewer.

Sincerely,



Shaun Cullinan
Zoning Official

SC/dlc

cc: Edgewater Opportunity Fund II LP
300 East Bay Heights Road
Englewood FL 34223



EarthBalance®

Corporate Office

2579 North Toledo Blade Boulevard

North Port, FL 34289

941.426.7878

941.426.8778 fax

www.earthbalance.com

April 7, 2015

Mr. Ron Greenland.
P.O. Box 1505
Englewood, FL 34295

**Subject: Protected Species Survey
Island Lake Estates
PID. 412016300001 / ±169 acres
Section 16, Township 41S, Range 20E
Charlotte County, Florida**

Dear Mr. Greenland:

On March 27, 2015, EarthBalance® conducted an updated protected species survey of the above-referenced property. The purpose of the survey was to identify protected wildlife species and their habitat, and to note any changes in wildlife occurrence documented during the previous survey conducted in January 2014. This survey included a preliminary 15% survey of suitable gopher tortoise habitat.

METHODOLOGY

An informal wetland determination by the Southwest Florida Water Management District (SWFWMD) was conducted in August 2014. The following methods were employed to assess the parcel:

- Field inspection of the site for evidence of protected species or other sensitive environmental features
- Recent photograph interpretation of the subject property
- Review of the Soil Survey of Charlotte County, Florida (<http://websoilsurvey.nrcs.usda.gov>)
- Research of the Florida Natural Areas Inventory (FNAI) for documented occurrence and potential occurrence of protected wildlife species on or near the site (<http://www.fnai.org/biodiversitymatrix/index.html>)
- Florida Wildlife Conservation Commission (FWC) Eagle Nest Locator (<https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx>)
- Charlotte County Scrub Jay Property Search (<http://www.charlottecountyfl.gov/services/scrubjay/Pages/default.aspx>), and
- Water bird colonies (<http://atoll.floridamarine.org/waterBirds/>).

No topographic or wetland/surface water boundary data were collected during this protected species survey.

HABITATS

The attached FLUCCS map details the habitats identified on the site. A pedestrian survey of the site was conducted in order to identify any changes to the conditions of the site based on January 2014 assessment or observations made during the determination of the wetland boundaries in August 2014.

Pine Flatwoods (FLUCCS 411)

The majority of the site, 84.95 acres, is comprised of pine flatwoods habitat. This habitat is vegetated with slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), and sparse cabbage palm (*Sabal palmetto*). Brazilian pepper (*Schinus terebinthifolius*) is found throughout this habitat; in areas it is the dominant species to the exclusion of native species. While Brazilian pepper is most common in previously disturbed areas, native areas are overgrown and significantly fire suppressed with an overgrown shrub layer of saw palmetto, shrubs, and vines. Patches of cogongrass (*Imperata cylindrica*) are beginning to appear as well, particularly around the banks of the reservoirs. A portion of this habitat has been disturbed by the construction of trails and the disposal of asphalt debris. Numerous mounds of asphalt debris were observed throughout the site, but particularly along the entrance trail.

Scrubby Pine Flatwoods (FLUCCS 412)

Approximately 17.01 acres of the site were identified as scrubby pine flatwoods. This habitat occurs along the southeast and western boundaries of the site. This habitat type is characterized by a sparse canopy of slash pine, occasional longleaf pine (*Pinus palustris*), and a sparse understory of saw palmetto with numerous open sandy patches. Small amounts of dwarf live oak (*Quercus minima*) occur in the shrub layer with wire grass (*Aristida* sp.), fetterbush (*Lyonia lucida*), and pawpaw (*Asimina* sp.) in the understory. This habitat has been disturbed by trails and previous clearing activities.

Upland Cut Ditch (FLUCCS 510)

Approximately 0.52 acre of upland cut ditch habitat occurs on site. The bottom of the ditch is sparsely vegetated. The banks of the ditch are vegetated with saw palmetto and dense Brazilian pepper.

Reservoirs (Borrow Ponds) (FLUCCS 530)

Four borrow ponds occur on the site. The ponds comprise approximately 49.94 acres of the site. The four larger borrow ponds are vegetated with Brazilian pepper, slash pine, and wax myrtle along the top of bank. The shoreline of each is vegetated with sporadic swamp fern (*Blechnum serrulatum*), Carolina willow (*Salix caroliniana*), and previously treated cattail (*Typha* spp.).

The borrow ponds are jurisdictional surface waters for the State; further research is needed to determine their federal jurisdiction. Wetland habitat along the shoreline is generally of poor quality due to the dominance and density of nuisance vegetation, particularly Brazilian pepper, and lack of open marsh habitat.

The bulk of the borrow ponds is open water with no visible structure or submerged or emergent vegetation (such as water lilies).

Vegetated Non-forested Wetlands (FLUCCS 640)

This habitat comprises approximately 10.27 acres of the site. This habitat occurs near the northern boundary and in the northeastern portion of the site. Emergent wetland vegetation observed included arrowhead (*Sagittaria* sp.) and swamp fern. Other species observed included bushy bluestem (*Andropogon glomeratus*), sawgrass (*Cladium jamaicense*), and the exotic species torpedo grass (*Panicum repens*). Canopy vegetation observed included occasional slash pine, Carolina willow, cabbage palm, and a few red maple (*Acer rubrum*). Brazilian pepper is the dominant exotic observed in this habitat, excluding native vegetation in some areas. Shrub and ground cover included wax myrtle, salt bush (*Baccharis halimifolia*), swamp fern, and chain fern (*Woodwardia virginica*). This habitat appears to be a remnant herbaceous slough system that is now drained as a result of surrounding development that has reduced the historic drainage basin and altered the wetlands hydroperiod. In addition, the lack of a natural fire regime has contributed to a change in the expected cover for this habitat type allowing for a dense shrub and vine layer.

Disturbed Land (FLUCCS 740)

Disturbed lands comprise 6.72 acre of the site. This area is a large sand pile, with sparse patches of vegetation.

WILDLIFE

The majority of the site has been altered thereby reducing the amount of natural habitat available for wildlife. The aquatic resources of the site (the borrow ponds and the wetlands) provide marginal suitable foraging habitat for the federally threatened wood stork (*Mycteria americana*). The site is within the core foraging area of documented wood stork colonies. No nesting or roosting areas for state listed wading birds were observed nor are there any previously documented water bird colonies on site.

Although scrub oaks occur within the scrubby pine flatwoods habitat, the site is not within a scrub jay review area, per Charlotte County's scrub jay property search. Therefore, no consultation would be required for impacts to scrubby pine flatwoods habitat located on site.

A review of the FWC's eagle nest locator did not identify any known nest on the site. The closest verified nest (CH031), last surveyed in 2013, is located well outside the 660-foot buffer zone. This nest is located west of Placida road. No eagle nests were observed on the site. Particular care was taken to inspect mature pine trees of sufficient size capable of supporting an eagle nest.

Mr. Ron Greenland
April 7, 2015
Island Lake Estates
Page 4

The eastern indigo snake (*Drymarchon corais couperi*) is listed by the US Fish and Wildlife Service (FWS) as threatened. Upland habitat on the site could potentially be used by this species. No evidence of the presence of this species was noted. The Standard Protection Measures for the Eastern Indigo Snake should be implemented prior to construction activities.

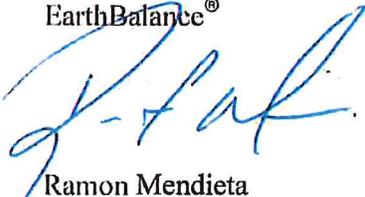
A 15% gopher tortoise burrow survey was performed over suitable habitat. As stated by the FWC, acceptable conditions for tortoises in most suitable natural communities in Florida include canopy cover of no more than 60% and native herbaceous groundcover at 30% cover or greater.

Twenty seven (27) potentially occupied gopher tortoise burrows were identified during the survey. The burrows were identified within the pine flatwoods habitat; generally this area was more open and contained a reduced amount of Brazilian pepper and more available grass forage. A large number of potentially occupied burrows were observed along the berms of the borrow ponds as well. Many of these were not formally marked as they fell out of the designated survey area. Based on the 15% burrow survey the FWC estimated number of tortoises present on the site is 86.

A Gopher Tortoise Relocation Permit from the FWC will be required prior to development of the site. A conservation permit will be needed from the FWC because the total number of burrows to be excavated during relocation activities is likely to be greater than 10. Each burrow identified will need to be excavated to determine occupancy; any gopher tortoises captured will have to be relocated. A suitable long-term recipient site capable of accepting relocated tortoises is located in Sarasota County. Gopher tortoise burrow surveys are only valid for 90 days. A 100% survey of suitable gopher tortoise habitat will be required during the permitting process with the FWC.

The purpose of this assessment was to update the wildlife survey performed in January 2014. Should you have any questions about this report, please contact me at (941) 426-7878 or via email at rmendieta@earthbalance.com.

Sincerely,
EarthBalance®



Ramon Mendieta
Biologist

Enc: FLUCCS Map, GT Survey Area Map, GT Burrow Location Map
cc: File 14007

● GT Location
 [Dotted Pattern] GT Survey Area (15.94 ac.)
 [Red Outline] Parcel Boundary (169.41 ac.)
 [Yellow Outline] FLUCCS

Code, Description, Acreage

411	PINE FLATWOODS	(84.95 ac.)
412	SCRUBBY PINE FLATWOODS	(17.01 ac.)
510	DITCH	(0.52 ac.)
530	RESERVOIRS	(49.94 ac.)
640	VEGETATED NON-FORESTED WETLANDS	(10.27 ac.)
740	DISTURBED LAND	(6.72 ac.)

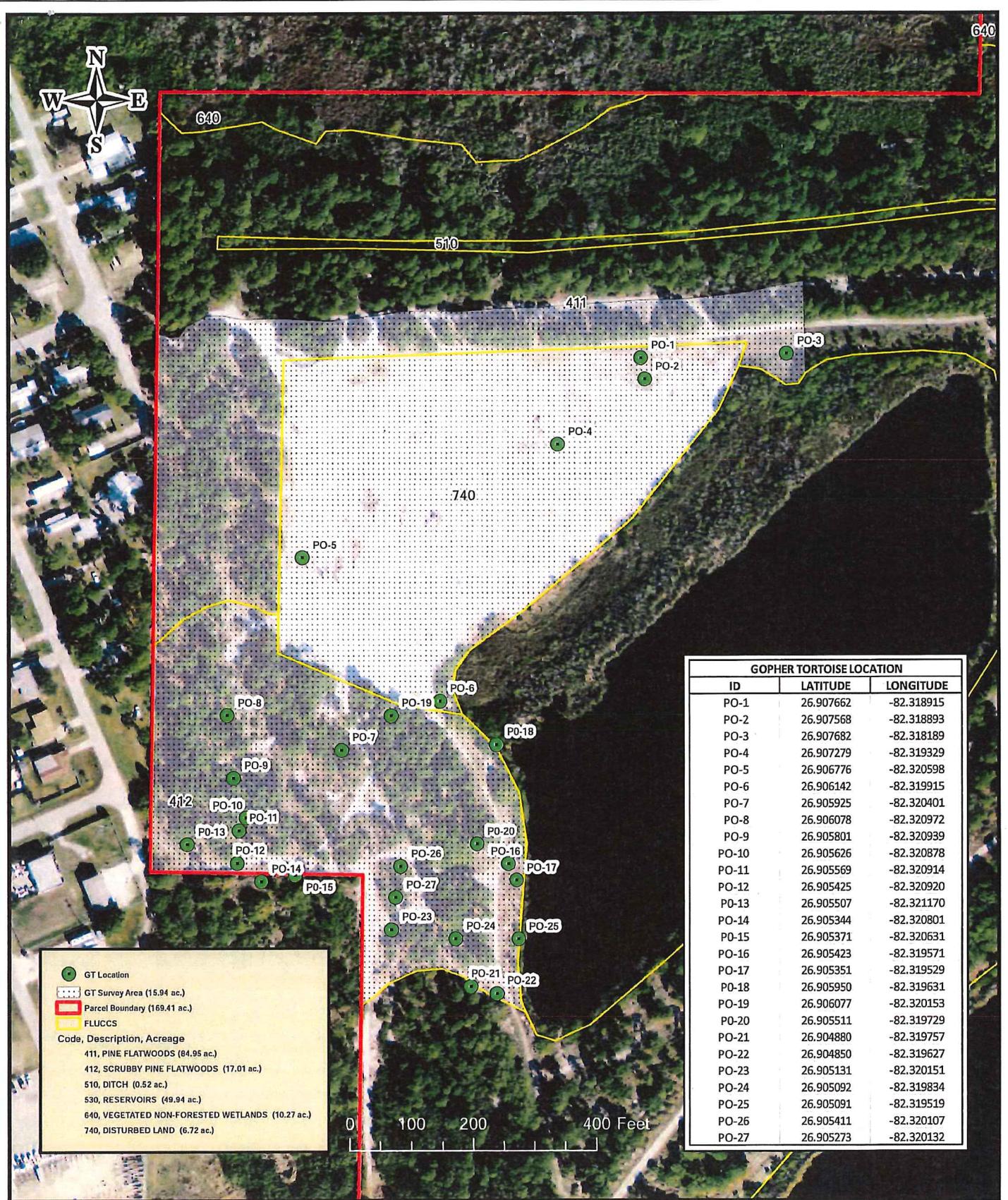


DATE: 04-03-2015
 FILE: GT Location Map 04-03-2015
 PROJECT NO: 14007
 AERIAL: 2011 NC 1ft SWFWMD
 PROJECTION: 83SPW0902
 SCALE : 1:6,000 1" = 500'
 GIS: 2015 EarthBalance@/ gspchn

PLACIDA PARCEL
GOPHER TORTOISE HABITAT LOCATION MAP
CHARLOTTE COUNTY, FLORIDA



EarthBalance[™]
 2579 North Toledo Blade Blvd.
 North Port, FL 34289
 Tel (941) 426-7878
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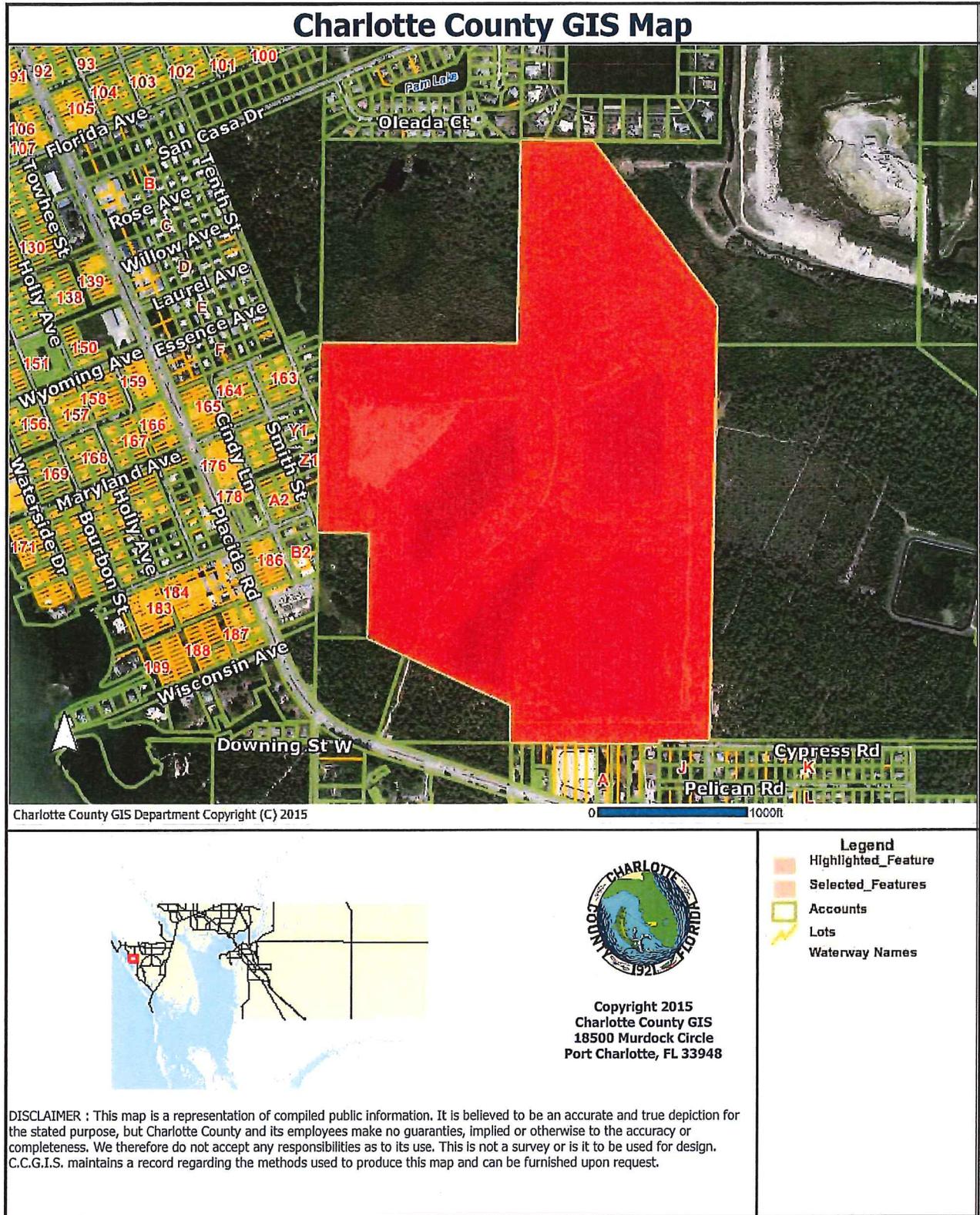
GOPHER TORTOISE LOCATION		
ID	LATITUDE	LONGITUDE
PO-1	26.907662	-82.318915
PO-2	26.907568	-82.318893
PO-3	26.907682	-82.318189
PO-4	26.907279	-82.319329
PO-5	26.906776	-82.320598
PO-6	26.906142	-82.319915
PO-7	26.905925	-82.320401
PO-8	26.906078	-82.320972
PO-9	26.905801	-82.320939
PO-10	26.905626	-82.320878
PO-11	26.905569	-82.320914
PO-12	26.905425	-82.320920
PO-13	26.905507	-82.321170
PO-14	26.905344	-82.320801
PO-15	26.905371	-82.320631
PO-16	26.905423	-82.319571
PO-17	26.905351	-82.319529
PO-18	26.905950	-82.319631
PO-19	26.906077	-82.320153
PO-20	26.905511	-82.319729
PO-21	26.904880	-82.319757
PO-22	26.904850	-82.319627
PO-23	26.905131	-82.320151
PO-24	26.905092	-82.319834
PO-25	26.905091	-82.319519
PO-26	26.905411	-82.320107
PO-27	26.905273	-82.320132

● GT Location
 ■ GT Survey Area (15.94 ac.)
 ■ Parcel Boundary (169.41 ac.)
 ■ FLUCCS
 Code, Description, Acreage
 411, PINE FLATWOODS (84.95 ac.)
 412, SCRUBBY PINE FLATWOODS (17.01 ac.)
 510, DITCH (0.52 ac.)
 530, RESERVOIRS (49.94 ac.)
 640, VEGETATED NON-FORESTED WETLANDS (10.27 ac.)
 740, DISTURBED LAND (6.72 ac.)

DATE: 04-03-2015
 FILE: GT Location Map 04-03-2015 v2
 PROJECT NO: 14007
 AERIAL: 2011 NC 1ft SWFWMD
 PROJECTION: 83SPW0902
 SCALE: 1:2,400 1" = 200'
 GIS: 2015 EarthBalance@/ gsprehn

PLACIDA PARCEL
 GOPHER TORTOISE HABITAT LOCATION
 DETAIL MAP
 CHARLOTTE COUNTY, FLORIDA


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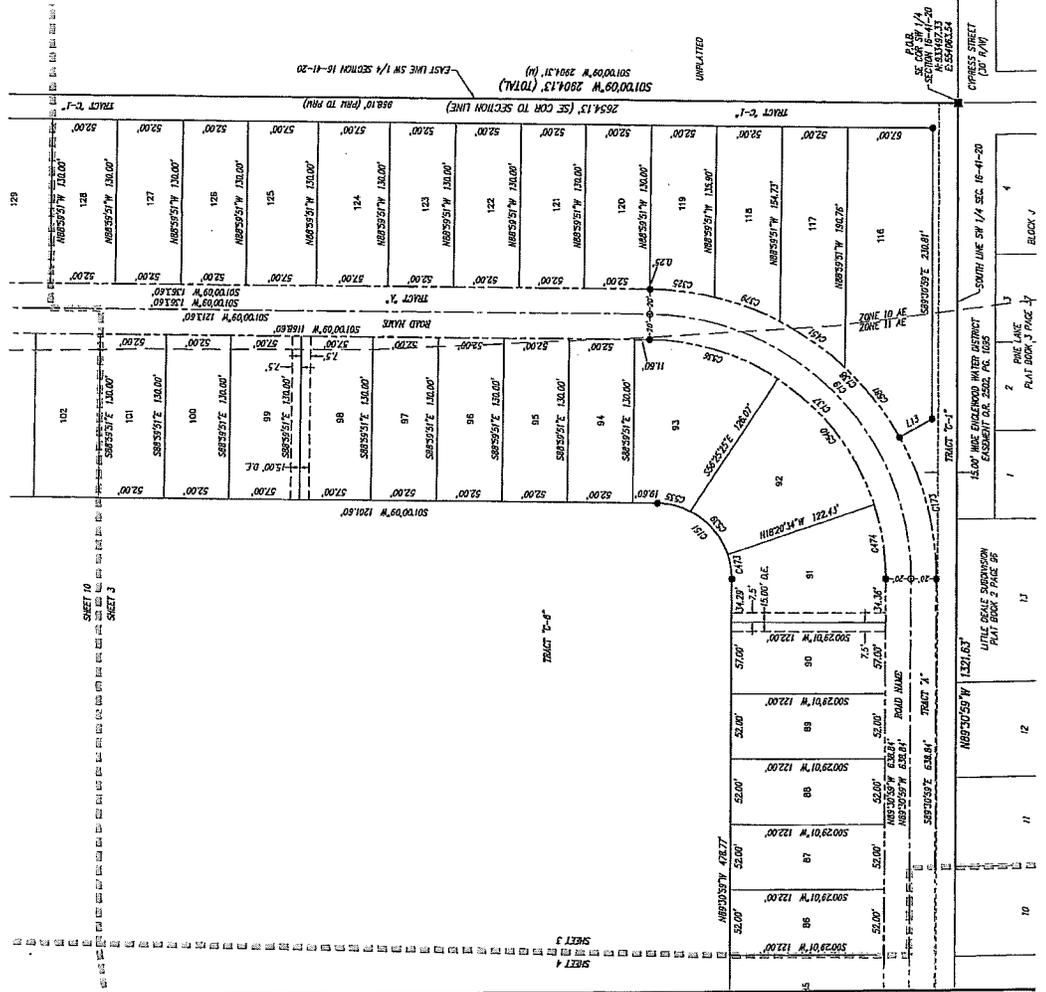


GRAPHIC SCALE 1" = 60'

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SURVEY LICENSE # LB 6680
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LINE TABLE

LINE	BEARING	DISTANCE
L13	S28°52'40"E	29.32'

CURVE TABLE

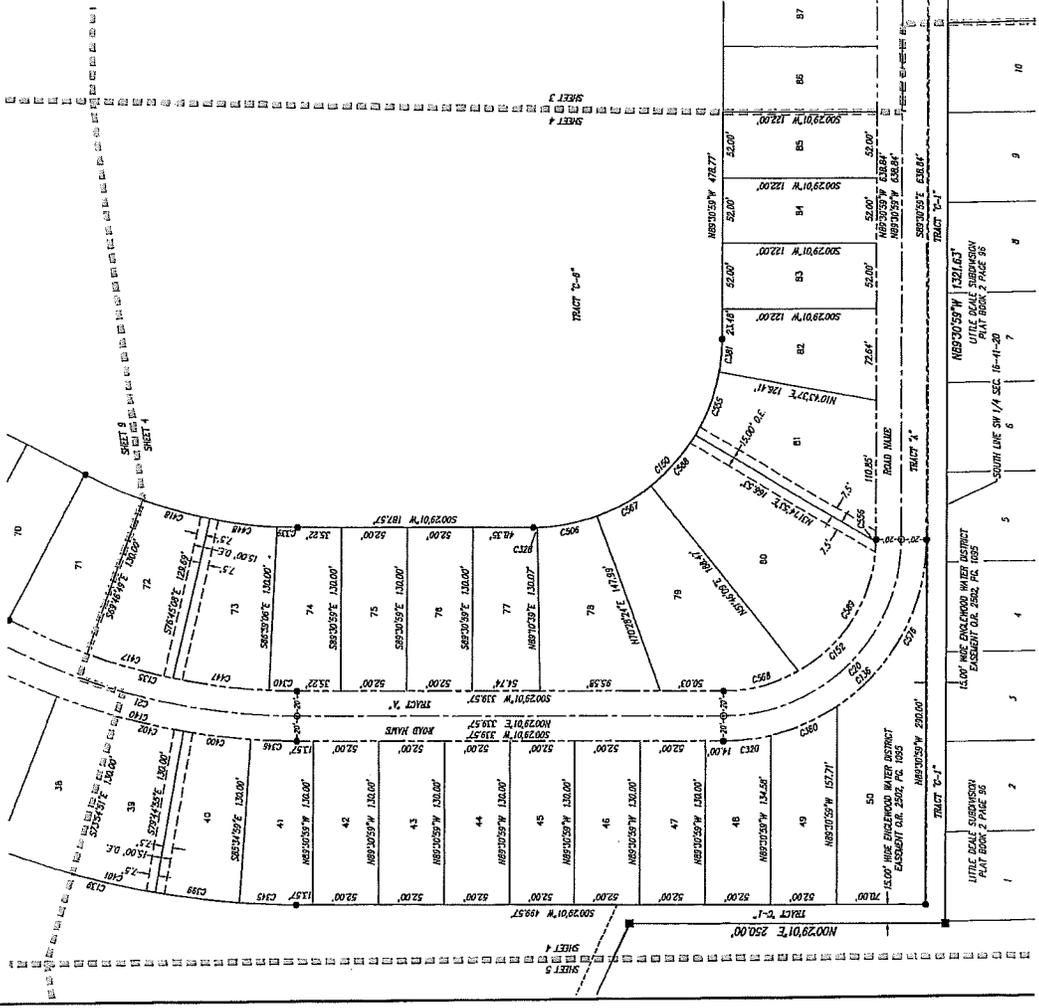
CURVE	BAROUS	ARC	CHORD	CHORD BEARING	DELTA
C19	210.00'	37.157'	254.64'	S45°44'15"E	69°28'52"
C17	150.00'	256.71'	267.48'	N45°44'15"E	69°28'52"
C18	230.00'	352.20'	371.79'	N45°44'15"E	69°28'52"
C15	60.00'	91.70'	84.47'	N45°44'15"E	69°28'52"
C173	230.00'	117.68'	116.59'	N75°40'08"E	29°21'51"
C28	230.00'	52.20'	52.09'	S07°30'14"W	13°00'11"
C79	230.00'	35.44'	35.31'	S07°30'14"W	13°00'11"
C91	60.00'	16.27'	16.13'	S07°30'14"W	13°00'11"
C44	180.00'	49.28'	55.53'	N01°28'12"E	16°48'15"
C33	60.00'	27.12'	27.12'	S14°03'49"W	26°10'21"
C55	150.00'	104.02'	105.57'	N171°72'2"E	32°34'26"
C29	60.00'	46.63'	45.47'	S49°22'28"W	41°31'55"
C94	150.00'	126.93'	126.47'	N51°00'59"E	36°32'47"
C51	230.00'	70.22'	65.95'	S22°22'21"W	17°29'37"

ISLAND LAKE ESTATES

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CURVA TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DETA
C20	140.00'	218.37'	197.59'	N44°30'59"W	50°00'00"
C21	500.00'	849.40'	247.02'	N14°12'25"E	27°28'48"
C15	500.00'	235.81'	237.52'	S14°12'25"W	27°28'48"
C16	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C17	170.00'	321.18'	216.62'	S14°12'25"W	27°28'48"
C18	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C19	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C20	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C21	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C22	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C23	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C24	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C25	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C26	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C27	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C28	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C29	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C30	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C31	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C32	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C33	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C34	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C35	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C36	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C37	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C38	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C39	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C40	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C41	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C42	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C43	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C44	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C45	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C46	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C47	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C48	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C49	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C50	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C51	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C52	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C53	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C54	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C55	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C56	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C57	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C58	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C59	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"
C60	160.00'	251.33'	228.57'	S44°30'59"E	50°00'00"

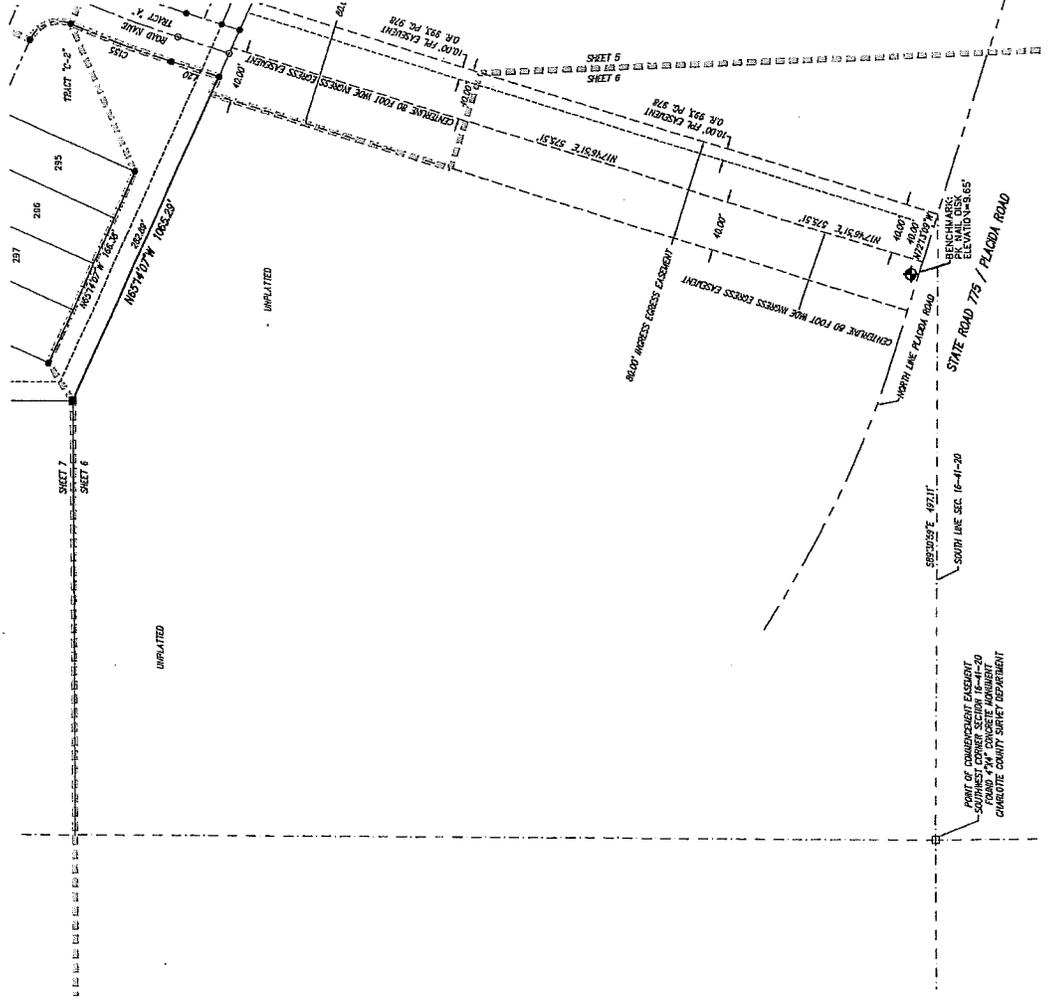
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LINE TABLE

LINE	BEARING	DISTANCE
L20	S77°45'21" W	46.07'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C105	840.00'	85.93'	520.42457 W	551.49°	

FORM OF CONCRETE PAVED
-SQUARE CORNER SECTIONS 16-11-20
FRAMED 5" W/ CONCRETE MANHOLE
CHARLOTTE COUNTY SURVEY DEPARTMENT

SECTION 16-11-20
SOUTH LINE SEC. 16-11-20

STATE ROAD 775 / PALADIA ROAD
ELEVATION 41.85'
P.C. WILL BESS
P.T. WILL BESS

840' IMPASS EGRESS EXHAUST

MINORITE EXHAUST

100' TR. EXHAUST
ON 993' PG. 978

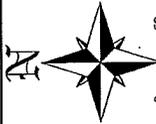
UNPLATTED

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SHEET 7
SHEET 6

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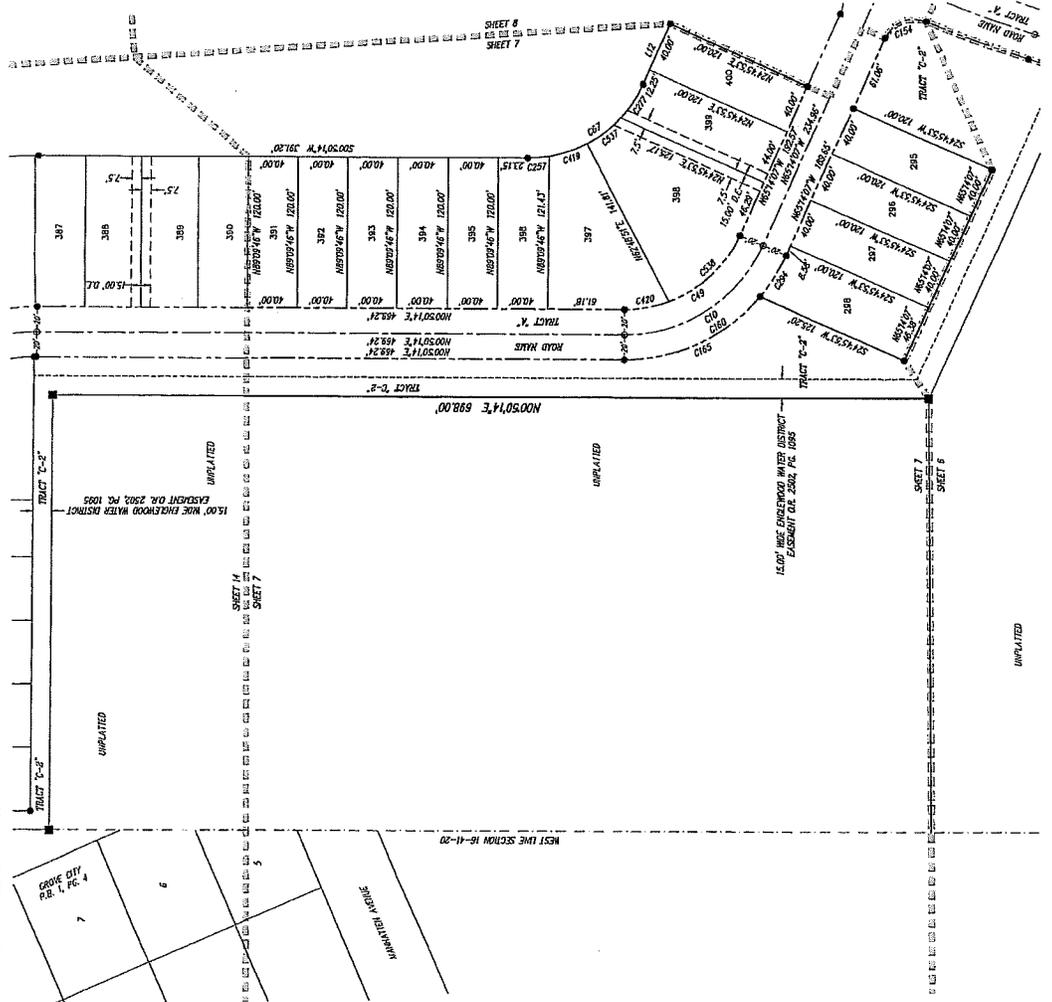
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°46'51"E	43.37'
L2	S65°14'07"E	52.25'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C10	100.00'	138.39'	130.84'	N27°11'56"W	65°14'21"
C49	100.00'	115.32'	109.03'	N27°11'56"W	65°14'21"
C57	100.00'	115.32'	109.03'	S32°11'57"E	65°14'21"
C154	25.00'	38.78'	35.01'	N29°47'44"W	83°52'27"
C160	140.00'	161.45'	122.85'	S32°11'56"E	65°14'21"
C165	140.00'	123.17'	119.24'	S24°22'45"E	52°27'14"
C257	100.00'	92.31'	89.17'	N55°56'47"W	18°04'41"
C264	140.00'	38.97'	38.15'	N52°24'15"W	15°38'47"
C419	100.00'	31.97'	31.64'	N16°01'13"W	18°19'13"
C420	100.00'	36.37'	36.17'	S09°34'53"E	20°50'15"
C537	100.00'	34.10'	33.64'	N36°57'18"W	19°52'17"
C538	100.00'	78.85'	76.92'	S42°37'04"E	45°14'06"



ISLAND LAKE ESTATES

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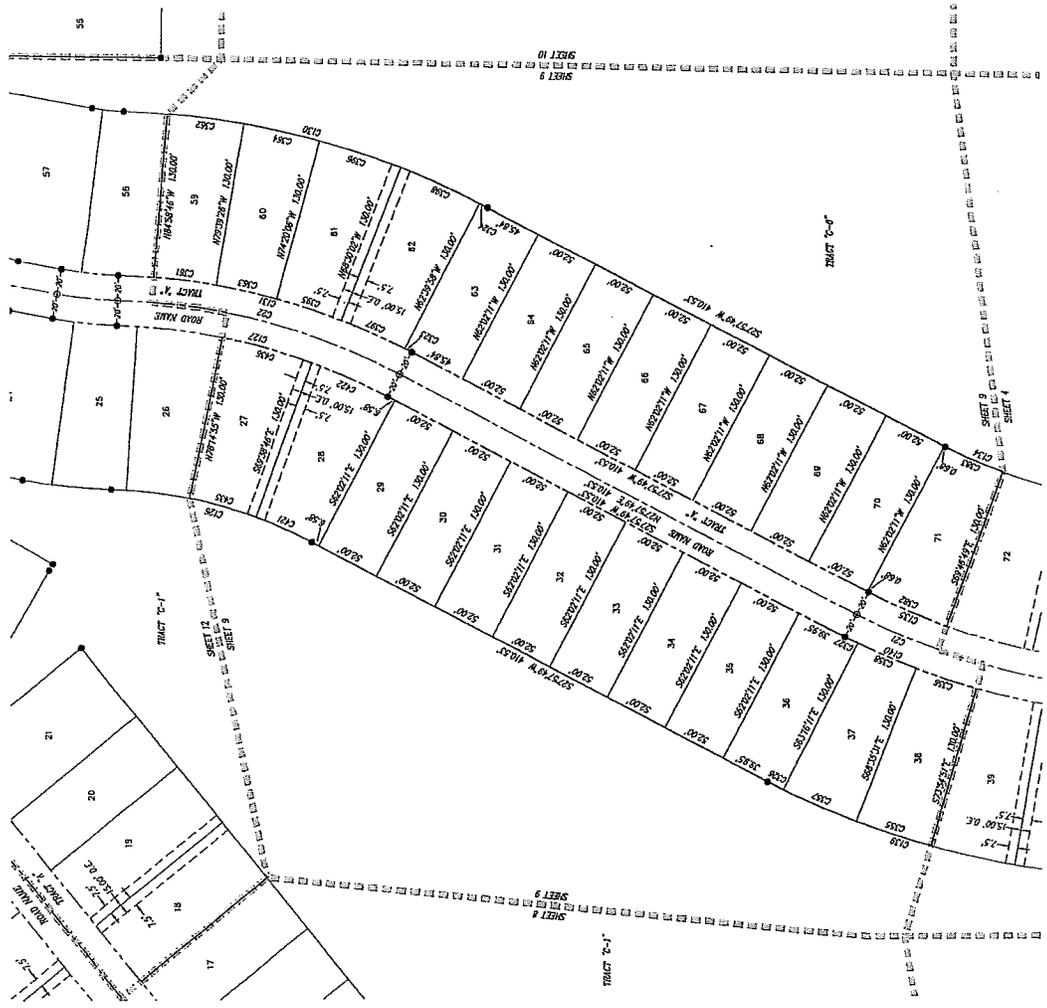


GRAPHIC SCALE 1" = 60'

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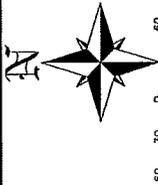


CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C21	560.00'	248.40'	247.00'	N41°13'25"E	27284.48'
C22	560.00'	235.05'	233.05'	N5°00'52"E	25533.54'
C23	370.00'	167.24'	165.80'	N5°00'52"E	25533.54'
C24	560.00'	228.00'	224.00'	N5°00'52"E	25533.54'
C25	560.00'	244.00'	240.00'	N5°00'52"E	25533.54'
C26	560.00'	172.45'	170.76'	S14°13'25"W	27284.48'
C27	560.00'	238.81'	237.53'	S14°13'25"W	27284.48'
C28	560.00'	271.54'	270.27'	S14°13'25"W	27284.48'
C29	560.00'	258.85'	256.52'	S14°13'25"W	27284.48'
C30	560.00'	5.94'	5.94'	S87°39'55"W	03747.47'
C31	670.00'	7.35'	7.35'	N97°26'55"E	03747.47'
C32	670.00'	14.42'	14.42'	S27°20'49"W	17410.94'
C33	670.00'	16.56'	16.56'	S54°14'05"W	19120.94'
C34	540.00'	50.15'	50.14'	N18°14'49"E	5192.20'
C35	540.00'	50.15'	50.14'	N18°14'49"E	5192.20'
C36	670.00'	62.24'	62.21'	S24°14'09"E	5192.20'
C37	540.00'	50.15'	50.14'	N24°04'09"E	5192.20'
C38	540.00'	50.15'	50.14'	S27°40'54"E	5192.20'
C39	540.00'	50.15'	50.14'	S13°00'14"E	5192.20'
C40	500.00'	67.58'	67.53'	S4°05'30"W	741.88'
C41	540.00'	54.00'	54.00'	S18°34'55"W	5507.04'
C42	540.00'	68.23'	68.20'	S24°25'07"W	5507.04'
C43	670.00'	68.23'	68.20'	N24°25'07"E	5507.04'
C44	500.00'	66.11'	66.39'	N24°09'32"E	736.55'
C45	370.00'	55.55'	54.50'	S16°03'10"W	636.09'
C46	500.00'	75.07'	75.00'	N16°03'10"E	636.09'

ISLAND LAKE ESTATES

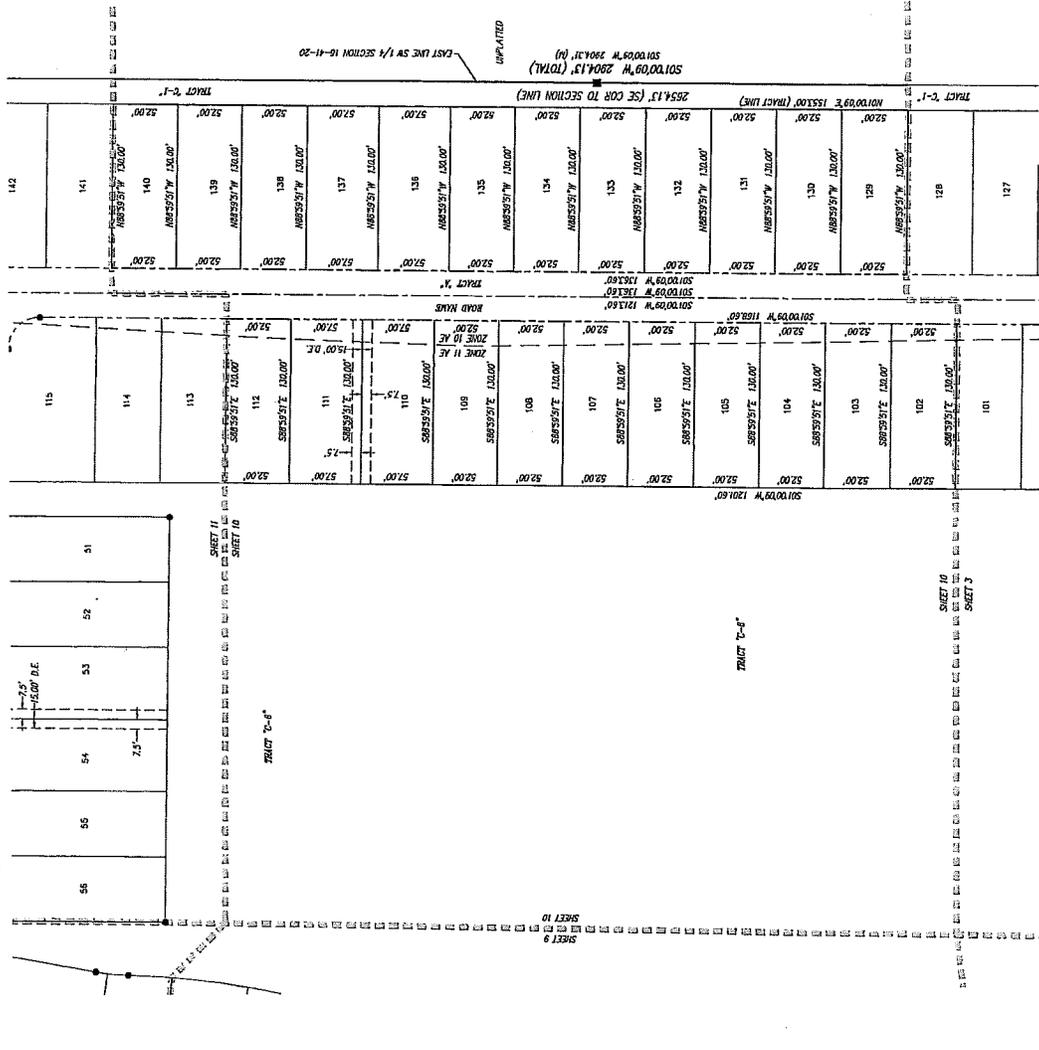
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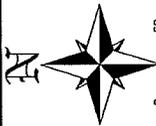


SHEET 9
SHEET 10
SHEET 11
SHEET 12

SHEET 10
SHEET 11
SHEET 12

ISLAND LAKE ESTATES

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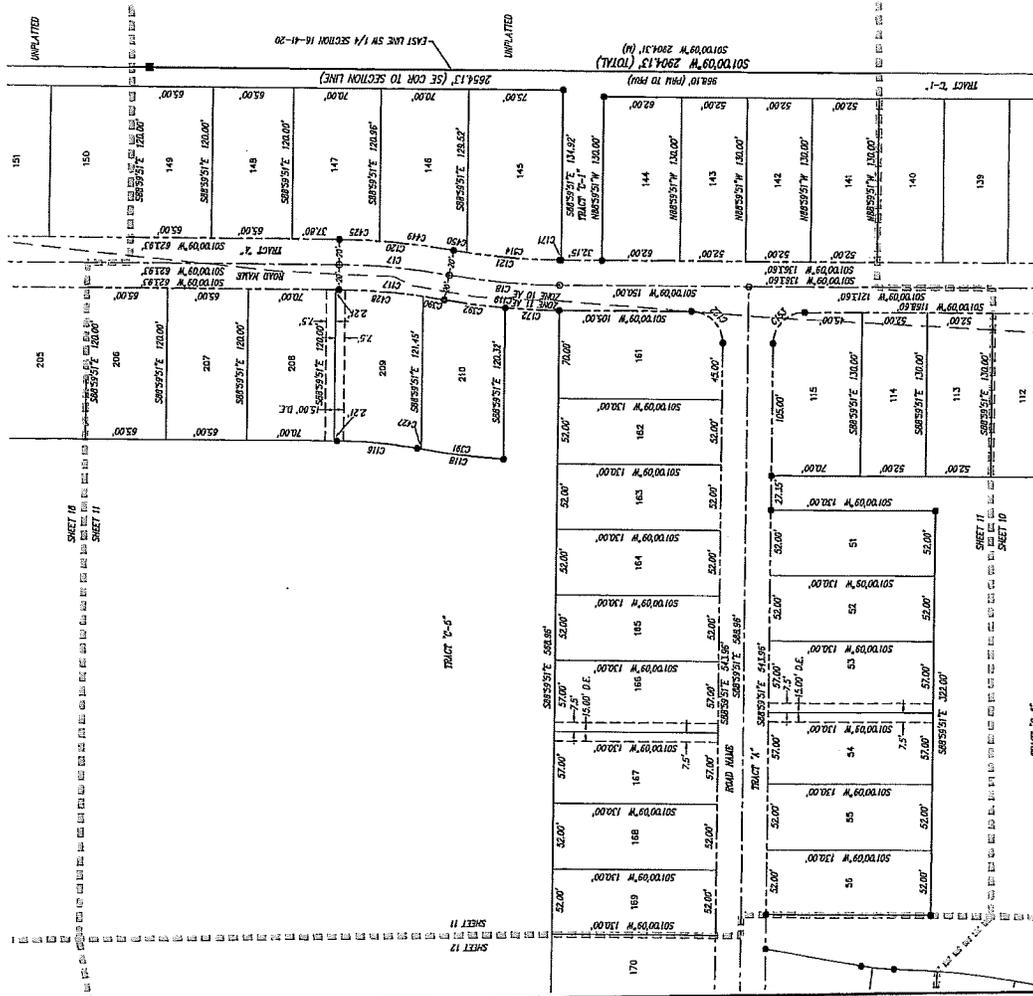


GRAPHIC SCALE 1" = 60'

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CURVE TABLE

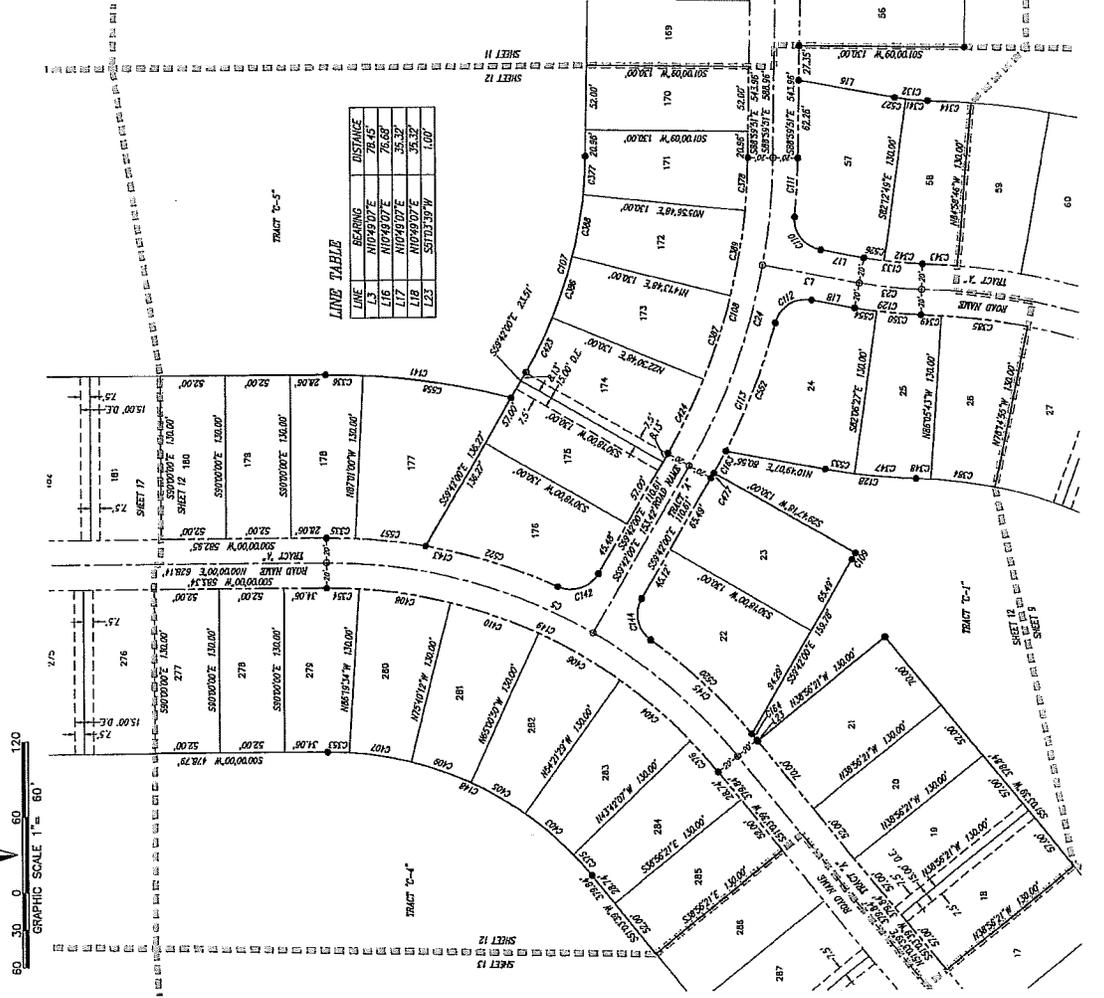
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C17	520.00'	88.42'	88.32'	S09°32'26"W	944.55'
C18	520.00'	88.42'	88.32'	S09°32'26"W	944.55'
C16	520.00'	84.59'	84.59'	N05°32'26"E	944.55'
C17	520.00'	84.59'	84.59'	N05°32'26"E	944.55'
C18	520.00'	84.59'	84.59'	N05°32'26"E	944.55'
C19	520.00'	84.59'	84.59'	N05°32'26"E	944.55'
C20	520.00'	84.59'	84.59'	N05°32'26"E	944.55'
C21	520.00'	84.59'	84.59'	N05°32'26"E	944.55'
C22	25.00'	39.27'	39.35'	N46°00'09"E	5070.00'
C23	25.00'	39.27'	39.35'	N46°00'09"E	5070.00'
C71	520.00'	1.20'	1.20'	S09°55'02"W	008.15'
C72	520.00'	4.26'	4.24'	S09°55'02"W	008.15'
C73	520.00'	7.03'	7.03'	N05°46'12"E	157.04'
C74	520.00'	7.03'	7.03'	N05°46'12"E	157.04'
C75	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C76	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C77	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C78	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C79	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C80	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C81	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C82	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C83	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C84	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C85	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C86	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C87	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C88	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C89	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C90	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C91	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C92	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C93	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C94	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C95	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C96	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C97	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C98	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C99	520.00'	39.27'	39.27'	S09°55'02"W	008.15'
C100	520.00'	39.27'	39.27'	S09°55'02"W	008.15'

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SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA



TRACT "A-5"

LINE	BEARING	DISTANCE
L1	N10°45'07"E	78.45'
L2	N10°45'07"E	78.45'
L3	N10°45'07"E	78.45'
L4	N10°45'07"E	78.45'
L5	S01°13'39"W	110.0'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	450.00'	374.25'	352.03'	N53°31'50"E	51°03'38"
C2	350.00'	46.69'	46.84'	N05°26'31"E	6°45'11"
C3	500.00'	255.67'	252.89'	S74°20'55"E	29°17'51"
C4	350.00'	178.97'	172.02'	S74°20'55"E	29°17'51"
C5	480.00'	245.44'	242.78'	S74°20'55"E	29°17'51"
C6	650.00'	5.80'	5.80'	S89°57'21"E	0°50'42"
C7	25.00'	37.20'	33.06'	S53°27'02"W	65°15'39"
C8	35.00'	37.20'	33.06'	S53°27'02"W	65°15'39"
C9	50.00'	37.20'	33.06'	S53°27'02"W	65°15'39"
C10	50.00'	133.62'	133.45'	S87°04'22"E	1°44'42"
C11	340.00'	51.94'	51.69'	S06°26'31"W	6°45'11"
C12	170.00'	25.97'	25.95'	S06°26'31"W	6°45'11"
C13	300.00'	45.83'	45.79'	S06°26'31"W	6°45'11"
C14	570.00'	146.63'	146.29'	N07°23'16"E	15°52'39"
C15	440.00'	36.89'	36.89'	S72°23'16"E	8°28'46"
C16	440.00'	36.89'	36.89'	S72°23'16"E	8°28'46"
C17	440.00'	36.89'	36.89'	S72°23'16"E	8°28'46"
C18	440.00'	116.78'	116.44'	N43°22'55"E	51°22'22"
C19	270.00'	240.62'	238.23'	N25°31'50"E	51°03'38"
C20	400.00'	356.47'	344.79'	N25°31'50"E	51°03'38"
C21	500.00'	20.00'	20.00'	S51°18'49"E	37°17'14"
C22	440.00'	6.35'	6.35'	S51°18'49"E	37°17'14"
C23	440.00'	28.91'	28.91'	S51°18'49"E	37°17'14"
C24	570.00'	28.69'	28.69'	N07°23'16"E	15°52'39"
C25	170.00'	16.97'	16.97'	N04°33'31"E	3°41'16"
C26	500.00'	23.85'	23.85'	S03°13'35"E	3°51'19"
C27	570.00'	34.58'	34.58'	N03°13'35"E	3°51'19"
C28	470.00'	42.80'	42.78'	S04°35'05"W	5°49'39"
C29	570.00'	11.88'	11.88'	S02°35'05"W	3°02'22"
C30	500.00'	16.05'	16.05'	N02°35'05"E	3°02'22"
C31	340.00'	34.59'	34.59'	N04°35'04"E	5°49'39"
C32	270.00'	73.31'	73.31'	S01°50'13"W	3°40'26"
C33	400.00'	24.65'	24.64'	N01°50'13"E	3°40'26"
C34	270.00'	22.14'	22.14'	N04°30'45"E	4°44'46"
C35	350.00'	30.20'	30.19'	N06°31'31"W	4°58'39"
C36	480.00'	41.42'	41.41'	S09°31'17"E	4°58'39"
C37	570.00'	50.67'	50.63'	S07°49'41"W	7°50'48"
C38	500.00'	68.47'	68.42'	N07°49'41"E	7°50'48"
C39	480.00'	66.60'	66.55'	N17°13'42"W	8°17'00"
C40	480.00'	66.39'	66.33'	N19°54'42"W	8°17'00"
C41	480.00'	66.39'	66.33'	N19°54'42"W	8°17'00"
C42	470.00'	63.39'	63.37'	S08°59'14"E	10°39'22"
C43	270.00'	34.36'	34.36'	N46°28'14"E	10°39'22"
C44	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C45	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C46	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C47	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C48	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C49	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C50	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C51	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C52	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C53	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C54	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C55	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C56	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C57	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C58	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"
C59	270.00'	50.22'	50.14'	N30°18'50"W	10°59'22"
C60	400.00'	74.39'	74.29'	N30°18'50"W	10°59'22"

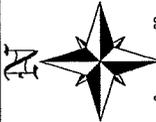
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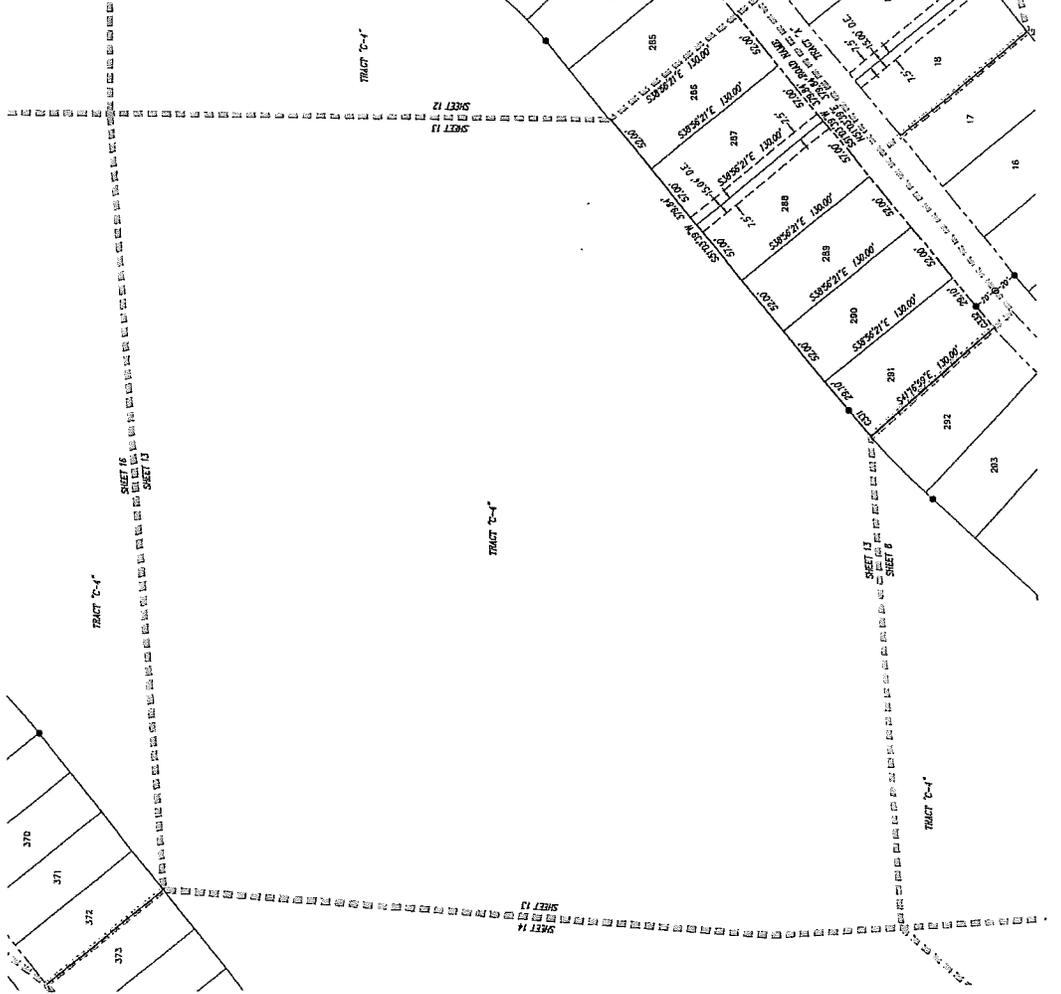
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GRAPHIC SCALE 1" = 60'



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C151	674.00'	27.41'	27.41'	S49°53'20"W	270.35°
C152	546.00'	22.09'	22.09'	N46°53'20"E	270.35°

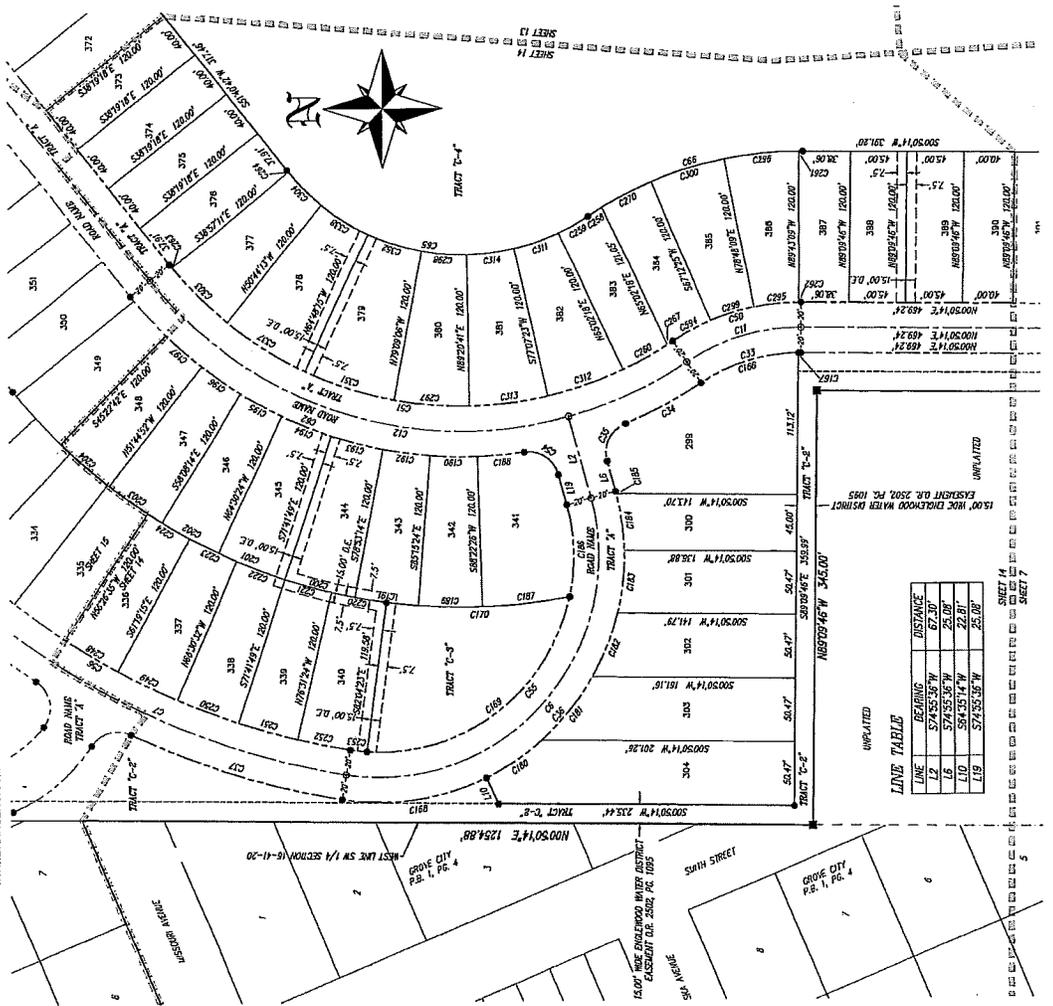
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A RESIDENTIAL SUBDIVISION LYING IN
 SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST
 CHARLOTTE COUNTY, FLORIDA

GRAPHIC SCALE 1" = 60'
 0 30 60 120



UNPERT

LINE	BEARING	DISTANCE
1	S74°55'55"W	25.00'
2	S74°55'55"W	25.00'
3	S74°55'55"W	25.00'
4	S74°55'55"W	25.00'
5	S74°55'55"W	25.00'
6	S74°55'55"W	25.00'
7	S74°55'55"W	25.00'
8	S74°55'55"W	25.00'
9	S74°55'55"W	25.00'
10	S74°55'55"W	25.00'
11	S74°55'55"W	25.00'
12	S74°55'55"W	25.00'
13	S74°55'55"W	25.00'
14	S74°55'55"W	25.00'
15	S74°55'55"W	25.00'
16	S74°55'55"W	25.00'
17	S74°55'55"W	25.00'
18	S74°55'55"W	25.00'
19	S74°55'55"W	25.00'
20	S74°55'55"W	25.00'

PLAT BOOK SHEET 14 OF 22 PAGE

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARINGS	DELTA
C1	175.00'	208.16'	204.00'	N67°24'56"W	114°18'57"
C2	600.00'	644.33'	634.30'	N65°21'28"W	342°22'11"
C3	300.00'	476.59'	431.60'	N69°01'46"E	65°12'21"
C4	140.00'	64.19'	82.93'	N16°23'28"W	342°22'11"
C5	340.00'	64.03'	67.82'	N27°51'14"W	112°50'
C6	195.00'	389.05'	372.67'	N65°25'52"W	62°53'05"
C7	600.00'	177.40'	176.80'	N17°29'22"E	114°18'57"
C8	180.00'	108.25'	106.52'	N16°23'28"W	342°22'11"
C9	300.00'	146.51'	145.10'	N13°28'03"E	62°53'05"
C10	155.00'	302.25'	291.45'	N42°54'55"W	114°18'57"
C11	500.00'	429.58'	418.82'	N50°27'37"E	42°28'10"
C12	340.00'	354.09'	338.30'	S71°30'35"W	59°40'12"
C13	180.00'	267.97'	243.50'	S59°01'46"W	85°17'51"
C14	300.00'	189.41'	177.71'	S56°23'28"E	342°22'11"
C15	140.00'	82.27'	81.09'	N16°47'05"W	33°40'08"
C16	140.00'	1.92'	1.92'	N00°28'37"E	0°47'15"
C17	180.00'	172.84'	161.16'	S36°19'10"E	33°40'08"
C18	195.00'	2.02'	2.02'	N72°19'23"E	0°55'39"
C19	195.00'	73.86'	72.86'	S65°33'41"W	47°29'02"
C20	600.00'	37.07'	37.07'	S04°48'42"E	62°53'05"
C21	460.00'	31.14'	31.11'	N04°33'51"E	62°21'10"
C22	340.00'	37.00'	37.28'	N01°33'31"E	62°21'10"
C23	340.00'	37.00'	37.28'	N07°55'41"E	62°21'10"
C24	340.00'	42.67'	42.64'	N14°42'28"E	71°12'25"
C25	340.00'	37.80'	37.78'	N28°40'41"E	62°21'10"
C26	340.00'	37.80'	37.78'	N41°20'11"E	62°21'10"
C27	460.00'	57.23'	57.60'	S14°42'28"W	71°12'25"
C28	460.00'	57.23'	57.60'	S21°53'54"W	71°12'25"
C29	460.00'	51.14'	51.11'	N28°40'41"E	62°21'10"
C30	460.00'	51.30'	51.27'	N32°04'27"E	62°21'10"
C31	460.00'	51.14'	51.11'	S41°26'13"W	62°21'10"
C32	460.00'	44.55'	44.54'	N16°42'07"E	52°28'59"
C33	460.00'	38.75'	38.74'	N16°53'24"E	44°49'35"
C34	460.00'	41.85'	41.84'	N28°40'41"E	51°11'7"
C35	460.00'	39.16'	39.15'	N31°07'05"E	42°40'0"
C36	580.00'	49.30'	49.36'	N31°07'05"E	42°40'0"
C37	580.00'	52.52'	52.50'	N26°09'07"E	51°11'7"
C38	580.00'	52.52'	52.50'	N26°53'50"E	51°11'7"
C39	580.00'	48.85'	48.84'	N15°32'24"E	44°49'35"
C40	580.00'	42.85'	42.85'	N17°21'54"E	47°49'04"
C41	580.00'	13.32'	13.32'	S09°46'49"W	45°50'08"
C42	580.00'	13.07'	13.07'	N32°22'58"W	62°53'05"
C43	580.00'	40.12'	40.06'	S28°17'54"E	71°12'25"
C44	300.00'	2.91'	2.91'	N00°33'53"E	0°43'23"
C45	180.00'	1.25'	1.25'	S00°54'53"W	0°43'23"
C46	300.00'	3.31'	3.31'	S21°21'45"W	0°27'53"
C47	180.00'	1.90'	1.98'	N49°17'45"E	0°27'53"
C48	300.00'	5.21'	5.21'	S31°07'18"E	0°59'43"
C49	300.00'	43.67'	43.63'	N26°57'48"W	67°00'26"
C50	180.00'	36.06'	36.00'	S09°27'30"E	112°28'42"
C51	300.00'	60.10'	60.00'	N02°27'30"W	112°28'42"
C52	180.00'	36.14'	36.08'	N03°03'48"E	112°28'42"
C53	180.00'	36.43'	36.37'	S09°58'43"E	112°28'42"
C54	300.00'	61.70'	60.51'	N16°56'43"E	112°28'42"
C55	180.00'	37.00'	36.96'	N45°09'18"W	114°18'57"
C56	180.00'	37.00'	37.89'	N16°55'09"W	12°05'05"
C57	300.00'	63.28'	63.16'	S16°55'09"W	12°05'05"
C58	300.00'	63.69'	63.67'	S08°45'58"E	12°13'18"
C59	180.00'	36.40'	36.24'	S08°45'58"E	12°13'18"
C60	180.00'	44.81'	44.68'	N12°14'46"E	14°04'00"
C61	300.00'	75.12'	74.93'	S16°01'15"W	142°00'51"
C62	180.00'	44.07'	44.05'	N10°17'19"E	142°00'51"
C63	180.00'	34.01'	33.95'	N26°12'22"W	10°49'35"

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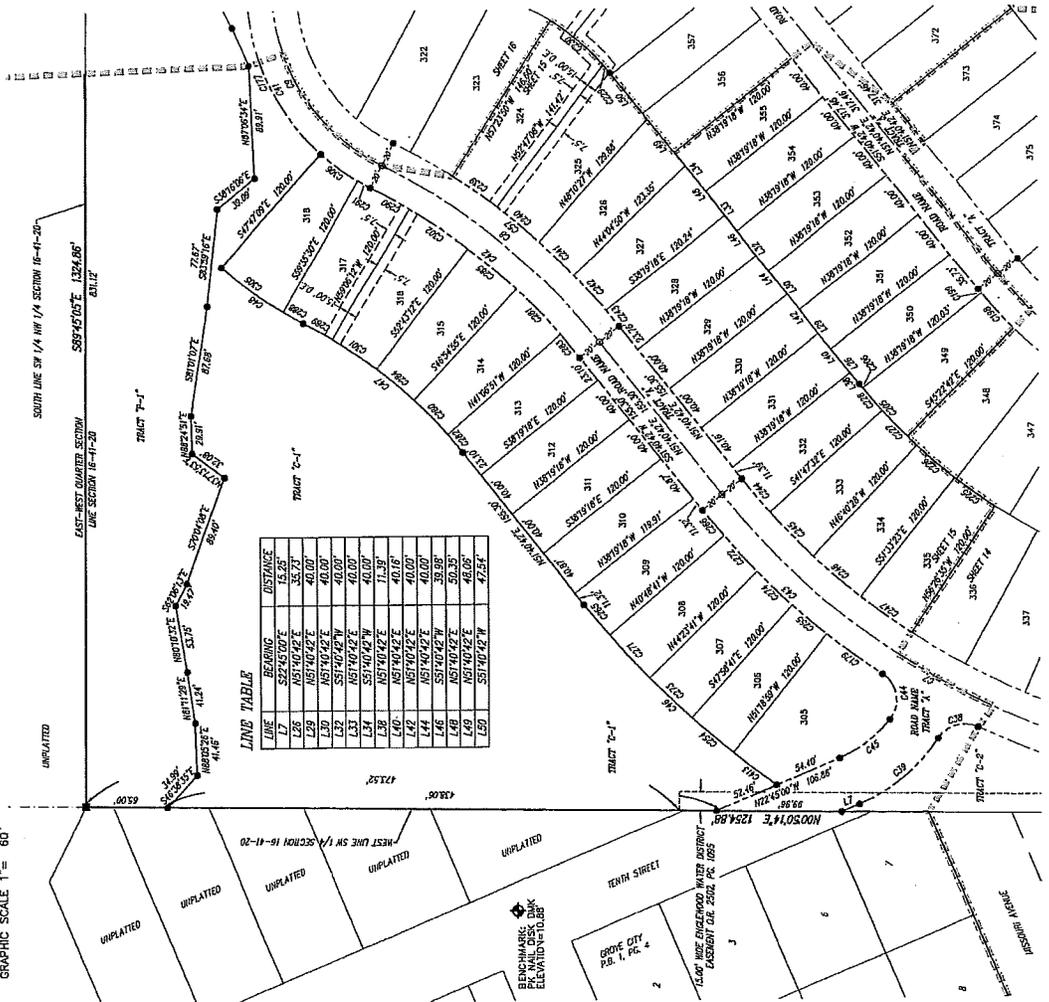
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GRAPHIC SCALE 1" = 60'



LINE TABLE

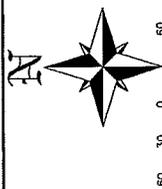
LINE	BEARING	DISTANCE
L17	S22°45'00"E	15.25
L26	N57°40'42"E	35.73
L29	N57°40'42"E	40.00
L30	N57°40'42"E	40.00
L32	S57°40'42"W	40.00
L33	N57°40'42"E	40.00
L34	N57°40'42"E	40.00
L35	N57°40'42"E	40.18
L40	N57°40'42"E	40.18
L42	N57°40'42"E	40.00
L44	N57°40'42"E	40.00
L46	S57°40'42"W	39.98
L48	N57°40'42"E	50.35
L49	N57°40'42"E	46.05
L50	S57°40'42"W	42.54

CURVE TABLE

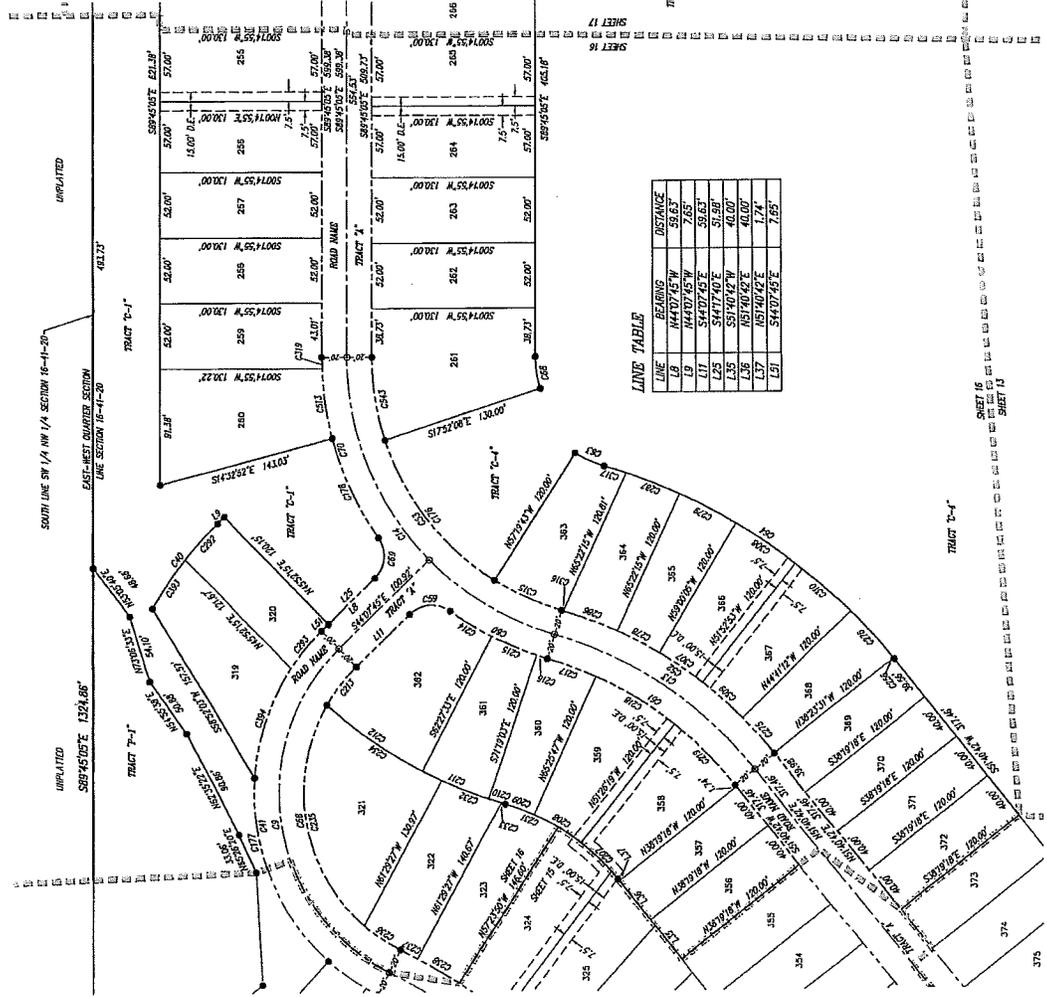
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C7	600.00'	444.39'	424.30'	N89°27'37"E	42°26'10"
C8	500.00'	225.17'	221.41'	N89°16'25"E	24°48'35"
C9	150.00'	35.63'	35.64'	N89°16'25"E	18°08'02"
C10	150.00'	35.63'	35.64'	N89°16'25"W	18°08'02"
C11	140.00'	62.25'	61.20'	N29°58'25"W	33°42'50"
C12	150.00'	34.44'	34.10'	S81°22'11"W	16°02'00"
C13	500.00'	216.51'	214.82'	S39°16'26"W	24°48'35"
C14	620.00'	194.78'	193.58'	S49°46'42"W	17°59'55"
C15	100.00'	50.67'	50.13'	N37°16'02"W	29°02'04"
C16	740.00'	210.52'	208.23'	N36°32'32"E	24°48'35"
C17	300.00'	80.35'	80.11'	N34°02'36"E	15°20'44"
C18	540.00'	213.63'	213.00'	N30°12'26"E	24°48'35"
C19	180.00'	151.19'	151.66'	S67°11'19"W	51°55'42"
C20	620.00'	54.16'	54.14'	N36°10'52"E	57°01'19"
C21	340.00'	37.60'	37.58'	S47°47'24"W	62°01'12"
C22	340.00'	4.37'	4.37'	S87°18'06"W	0°43'13"
C23	460.00'	52.39'	52.39'	N47°33'02"E	6°31'28"
C24	460.00'	4.27'	4.27'	S57°24'44"W	0°21'26"
C25	460.00'	36.23'	36.17'	N36°10'52"E	51°55'42"
C26	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C27	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C28	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C29	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C30	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C31	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C32	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C33	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C34	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C35	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C36	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C37	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C38	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C39	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C40	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C41	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C42	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C43	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C44	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C45	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C46	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C47	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C48	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C49	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C50	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C51	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C52	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C53	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C54	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C55	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C56	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C57	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C58	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C59	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C60	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C61	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C62	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C63	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C64	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C65	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C66	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C67	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C68	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C69	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C70	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C71	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C72	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C73	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C74	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C75	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C76	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C77	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C78	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C79	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C80	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C81	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C82	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C83	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C84	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C85	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C86	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C87	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C88	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C89	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C90	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C91	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C92	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C93	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C94	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C95	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C96	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C97	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C98	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C99	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"
C100	460.00'	36.23'	36.17'	N36°10'52"E	43°26'56"

ISLAND LAKE ESTATES

A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA



BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
12653 SW COUNTY ROAD 769 - SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6680
WWW.BANKSENG.COM



LAND TABLE

LINE	BEARING	DISTANCE
L1	N44°07'45"W	59.63'
L2	N44°07'45"W	7.65'
L3	S74°07'45"E	36.63'
L4	S51°17'45"E	40.00'
L5	N51°10'42"E	40.00'
L6	N51°10'42"E	17.74'
L7	S44°07'45"E	7.65'

CURVED TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	165.00'	304.35'	260.32'	N87°27'11"E	109°00'00"
C2	320.00'	192.79'	192.70'	N54°09'19"E	55°02'48"
C3	230.00'	243.32'	274.87'	N63°29'25"E	67°37'55"
C4	180.00'	341.44'	353.00'	S67°17'11"W	109°00'00"
C5	140.00'	202.67'	204.74'	N34°09'19"E	55°02'48"
C6	210.00'	263.82'	251.64'	N63°29'25"E	71°17'01"
C7	140.00'	266.34'	277.95'	N87°27'11"E	109°00'00"
C8	250.00'	351.16'	323.37'	S63°50'17"E	60°14'55"
C9	300.00'	183.50'	182.65'	S54°09'19"W	35°02'48"
C10	360.00'	121.50'	121.01'	S34°09'19"W	25°02'48"
C11	420.00'	81.30'	81.11'	S24°09'19"W	18°07'03"
C12	480.00'	55.36'	55.33'	S14°09'19"E	13°03'55"
C13	540.00'	39.27'	39.27'	S04°09'19"E	9°04'55"
C14	600.00'	27.24'	27.24'	S00°00'00"W	6°00'00"
C15	660.00'	19.21'	19.21'	S00°00'00"W	4°00'00"
C16	720.00'	13.65'	13.65'	S00°00'00"W	3°00'00"
C17	780.00'	10.24'	10.24'	S00°00'00"W	2°30'00"
C18	840.00'	7.68'	7.68'	S00°00'00"W	2°00'00"
C19	900.00'	5.76'	5.76'	S00°00'00"W	1°30'00"
C20	960.00'	4.32'	4.32'	S00°00'00"W	1°00'00"
C21	1020.00'	3.24'	3.24'	S00°00'00"W	0°45'00"
C22	1080.00'	2.43'	2.43'	S00°00'00"W	0°30'00"
C23	1140.00'	1.82'	1.82'	S00°00'00"W	0°22'30"
C24	1200.00'	1.37'	1.37'	S00°00'00"W	0°17'00"
C25	1260.00'	1.03'	1.03'	S00°00'00"W	0°12'30"
C26	1320.00'	0.77'	0.77'	S00°00'00"W	0°09'00"
C27	1380.00'	0.58'	0.58'	S00°00'00"W	0°06'30"
C28	1440.00'	0.43'	0.43'	S00°00'00"W	0°04'45"
C29	1500.00'	0.32'	0.32'	S00°00'00"W	0°03'30"
C30	1560.00'	0.24'	0.24'	S00°00'00"W	0°02'30"
C31	1620.00'	0.18'	0.18'	S00°00'00"W	0°01'45"
C32	1680.00'	0.14'	0.14'	S00°00'00"W	0°01'15"
C33	1740.00'	0.10'	0.10'	S00°00'00"W	0°00'52"
C34	1800.00'	0.08'	0.08'	S00°00'00"W	0°00'36"
C35	1860.00'	0.06'	0.06'	S00°00'00"W	0°00'24"
C36	1920.00'	0.04'	0.04'	S00°00'00"W	0°00'16"
C37	1980.00'	0.03'	0.03'	S00°00'00"W	0°00'10"
C38	2040.00'	0.02'	0.02'	S00°00'00"W	0°00'06"
C39	2100.00'	0.02'	0.02'	S00°00'00"W	0°00'04"
C40	2160.00'	0.01'	0.01'	S00°00'00"W	0°00'03"
C41	2220.00'	0.01'	0.01'	S00°00'00"W	0°00'02"
C42	2280.00'	0.01'	0.01'	S00°00'00"W	0°00'01"
C43	2340.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C44	2400.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C45	2460.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C46	2520.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C47	2580.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C48	2640.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C49	2700.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C50	2760.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C51	2820.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C52	2880.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C53	2940.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C54	3000.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C55	3060.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C56	3120.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C57	3180.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C58	3240.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C59	3300.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C60	3360.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C61	3420.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C62	3480.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C63	3540.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C64	3600.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C65	3660.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C66	3720.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C67	3780.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C68	3840.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C69	3900.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C70	3960.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C71	4020.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C72	4080.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C73	4140.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C74	4200.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C75	4260.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C76	4320.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C77	4380.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C78	4440.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C79	4500.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C80	4560.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C81	4620.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C82	4680.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C83	4740.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C84	4800.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C85	4860.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C86	4920.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C87	4980.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C88	5040.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C89	5100.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C90	5160.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C91	5220.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C92	5280.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C93	5340.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C94	5400.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C95	5460.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C96	5520.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C97	5580.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C98	5640.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C99	5700.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C100	5760.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C101	5820.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C102	5880.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C103	5940.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C104	6000.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C105	6060.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C106	6120.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C107	6180.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C108	6240.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C109	6300.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C110	6360.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C111	6420.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C112	6480.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C113	6540.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C114	6600.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C115	6660.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C116	6720.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C117	6780.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C118	6840.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C119	6900.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C120	6960.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C121	7020.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C122	7080.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C123	7140.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C124	7200.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C125	7260.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C126	7320.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C127	7380.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C128	7440.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C129	7500.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C130	7560.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C131	7620.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C132	7680.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C133	7740.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C134	7800.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C135	7860.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C136	7920.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C137	7980.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C138	8040.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C139	8100.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C140	8160.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C141	8220.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C142	8280.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C143	8340.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C144	8400.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C145	8460.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C146	8520.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C147	8580.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C148	8640.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C149	8700.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C150	8760.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C151	8820.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C152	8880.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C153	8940.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C154	9000.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C155	9060.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C156	9120.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C157	9180.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C158	9240.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C159	9300.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C160	9360.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C161	9420.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C162	9480.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C163	9540.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C164	9600.00'	0.00'	0.00'	S00°00'00"W	0°00'00"
C165	9660.00'	0.00'	0.00'	S00°00'00"W	0°00'00"

ISLAND LAKE ESTATES
 A RESIDENTIAL SUBDIVISION LYING IN
 SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST
 CHARLOTTE COUNTY, FLORIDA

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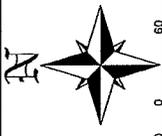
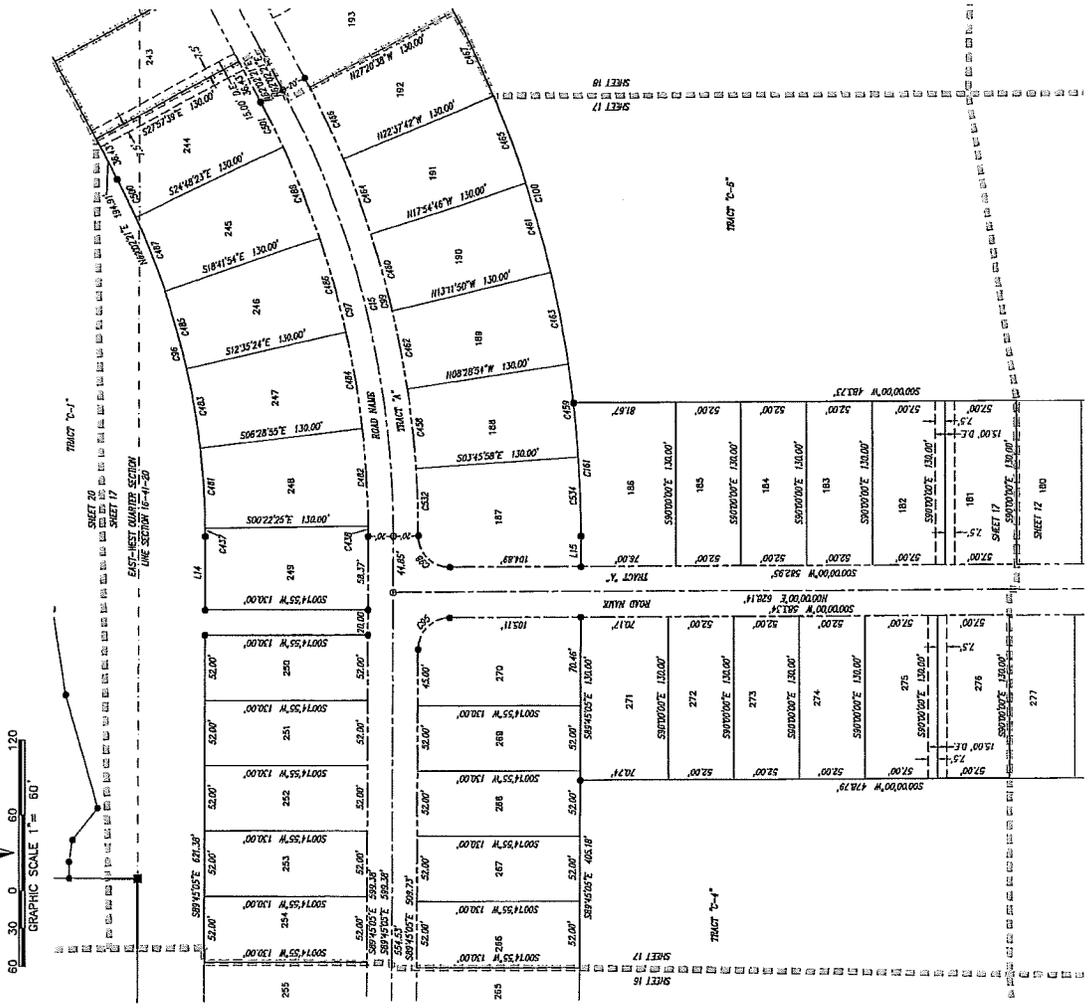
12653 SW COUNTY ROAD 769 - SUITE B
 LAKE SUZY, FLORIDA 34269
 PHONE: (941) 625-1165 FAX: (941) 625-1149
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6580
 WWW.BANKSENG.COM

LINE TABLE

LINE	BEARING	DISTANCE
L14	S89°43'05"E	51.37'
L15	S89°43'05"E	24.20'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C55	215.00'	33.05'	35.93'	144°52'32"W	89°43'05"
C56	600.00'	285.41'	292.43'	175°08'38"E	287°23'54"
C57	720.00'	359.41'	355.80'	175°08'38"E	287°23'54"
C58	25.00'	39.37'	35.42'	54°05'42"W	89°17'04"
C59	770.00'	378.77'	374.56'	176°07'53"E	297°17'59"
C60	500.00'	337.09'	335.12'	172°46'08"E	272°27'55"
C61	500.00'	105.02'	105.98'	105°29'28"E	84°42'59"
C62	600.00'	6.58'	6.58'	365°58'19"W	0°39'20"
C63	720.00'	63.37'	63.35'	58°52'34"W	44°25'56"
C64	900.00'	74.07'	74.05'	57°42'42"W	44°25'56"
C65	900.00'	63.37'	63.35'	57°09'19"W	44°25'56"
C66	720.00'	74.07'	74.05'	172°09'38"E	44°25'56"
C67	900.00'	74.07'	74.05'	55°43'06"W	44°25'56"
C68	900.00'	63.37'	63.35'	58°52'34"W	44°25'56"
C69	600.00'	51.07'	51.05'	56°34'20"E	60°27'29"
C70	230.00'	77.82'	77.78'	105°54'20"E	60°27'29"
C71	600.00'	63.95'	63.93'	56°27'50"W	60°27'29"
C72	230.00'	77.82'	77.78'	109°27'50"E	60°27'29"
C73	600.00'	63.95'	63.93'	57°42'21"W	60°27'29"
C74	720.00'	77.82'	77.79'	174°21'21"E	60°27'29"
C75	600.00'	63.95'	63.93'	56°14'32"E	60°27'29"
C76	600.00'	33.05'	33.05'	365°58'19"W	0°39'20"
C77	720.00'	35.93'	35.93'	365°58'19"W	0°39'20"
C78	720.00'	35.93'	35.93'	365°58'19"W	0°39'20"
C79	500.00'	61.05'	61.05'	109°14'26"E	49°03'31"



ISLAND LAKE ESTATES

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CHARLOTTE COUNTY, FLORIDA



GRAPHIC SCALE 1" = 60'

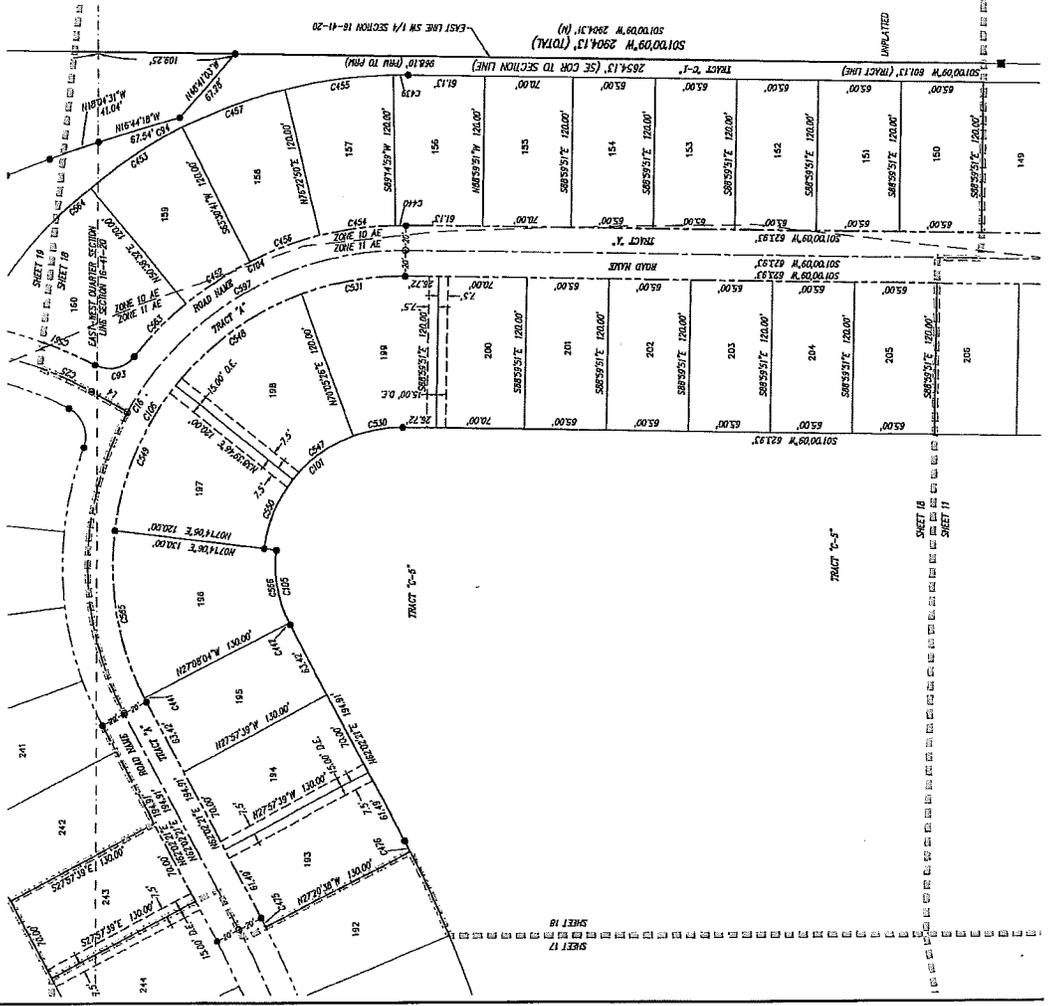
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LAKE SUZY, FLORIDA 34269
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6660
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LINE TABLE

LINE	BEARING	DISTANCE
L4	N89°25'04"E	33.03'



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C18	250.00'	518.08'	436.73'	S59°28'45"E	118°57'48"
C25	300.00'	477.49'	428.08'	N10°10'46"W	91°11'40"
C31	350.00'	438.81'	392.81'	S20°20'25"E	78°58'00"
C37	400.00'	402.81'	360.81'	S30°30'10"W	67°31'00"
C43	450.00'	369.81'	332.81'	N40°39'50"W	57°00'00"
C49	500.00'	339.81'	308.81'	N50°49'35"W	47°30'00"
C55	550.00'	312.81'	288.81'	N60°59'20"W	38°30'00"
C61	600.00'	288.81'	272.81'	N71°08'55"W	29°30'00"
C67	650.00'	266.81'	260.81'	N81°18'40"W	20°30'00"
C73	700.00'	247.81'	252.81'	N91°28'25"W	11°30'00"
C79	750.00'	231.81'	248.81'	N101°38'10"W	2°30'00"
C85	800.00'	218.81'	246.81'	N111°47'55"W	0°30'00"
C91	850.00'	208.81'	246.81'	N121°57'40"W	0°00'00"
C97	900.00'	201.81'	247.81'	N132°07'25"W	0°00'00"
C103	950.00'	196.81'	249.81'	N142°17'10"W	0°00'00"
C109	1000.00'	193.81'	252.81'	N152°26'55"W	0°00'00"
C115	1050.00'	192.81'	256.81'	N162°36'40"W	0°00'00"
C121	1100.00'	193.81'	261.81'	N172°46'25"W	0°00'00"
C127	1150.00'	196.81'	267.81'	N182°56'10"W	0°00'00"
C133	1200.00'	201.81'	274.81'	N193°05'55"W	0°00'00"
C139	1250.00'	208.81'	282.81'	N203°15'40"W	0°00'00"
C145	1300.00'	218.81'	292.81'	N213°25'25"W	0°00'00"
C151	1350.00'	231.81'	304.81'	N223°35'10"W	0°00'00"
C157	1400.00'	247.81'	318.81'	N233°44'55"W	0°00'00"
C163	1450.00'	266.81'	334.81'	N243°54'40"W	0°00'00"
C169	1500.00'	288.81'	352.81'	N254°04'25"W	0°00'00"
C175	1550.00'	312.81'	372.81'	N264°14'10"W	0°00'00"
C181	1600.00'	339.81'	394.81'	N274°23'55"W	0°00'00"
C187	1650.00'	369.81'	418.81'	N284°33'40"W	0°00'00"
C193	1700.00'	402.81'	444.81'	N294°43'25"W	0°00'00"
C199	1750.00'	438.81'	472.81'	N304°53'10"W	0°00'00"
C205	1800.00'	477.49'	502.81'	N315°02'55"W	0°00'00"
C211	1850.00'	518.08'	534.81'	N325°12'40"W	0°00'00"
C217	1900.00'	560.81'	568.81'	N335°22'25"W	0°00'00"
C223	1950.00'	605.81'	604.81'	N345°32'10"W	0°00'00"
C229	2000.00'	653.81'	642.81'	N355°41'55"W	0°00'00"
C235	2050.00'	704.81'	682.81'	N365°51'40"W	0°00'00"
C241	2100.00'	758.81'	724.81'	N376°01'25"W	0°00'00"
C247	2150.00'	815.81'	768.81'	N386°11'10"W	0°00'00"
C253	2200.00'	876.81'	814.81'	N396°20'55"W	0°00'00"
C259	2250.00'	941.81'	862.81'	N406°30'40"W	0°00'00"
C265	2300.00'	1010.81'	912.81'	N416°40'25"W	0°00'00"
C271	2350.00'	1083.81'	964.81'	N426°50'10"W	0°00'00"
C277	2400.00'	1160.81'	1018.81'	N437°00'55"W	0°00'00"
C283	2450.00'	1241.81'	1074.81'	N447°11'40"W	0°00'00"
C289	2500.00'	1326.81'	1132.81'	N457°22'25"W	0°00'00"
C295	2550.00'	1415.81'	1192.81'	N467°33'10"W	0°00'00"
C301	2600.00'	1508.81'	1254.81'	N477°43'55"W	0°00'00"
C307	2650.00'	1605.81'	1318.81'	N487°54'40"W	0°00'00"
C313	2700.00'	1707.81'	1384.81'	N498°05'25"W	0°00'00"
C319	2750.00'	1814.81'	1452.81'	N508°16'10"W	0°00'00"
C325	2800.00'	1926.81'	1522.81'	N518°26'55"W	0°00'00"
C331	2850.00'	2043.81'	1594.81'	N528°37'40"W	0°00'00"
C337	2900.00'	2166.81'	1668.81'	N538°48'25"W	0°00'00"
C343	2950.00'	2295.81'	1744.81'	N548°59'10"W	0°00'00"
C349	3000.00'	2430.81'	1822.81'	N559°09'55"W	0°00'00"
C355	3050.00'	2571.81'	1902.81'	N569°20'40"W	0°00'00"
C361	3100.00'	2718.81'	1984.81'	N579°31'25"W	0°00'00"
C367	3150.00'	2871.81'	2068.81'	N589°42'10"W	0°00'00"
C373	3200.00'	3030.81'	2154.81'	N599°52'55"W	0°00'00"
C379	3250.00'	3195.81'	2242.81'	N609°63'40"W	0°00'00"
C385	3300.00'	3366.81'	2332.81'	N619°14'25"W	0°00'00"
C391	3350.00'	3543.81'	2424.81'	N628°25'10"W	0°00'00"
C397	3400.00'	3726.81'	2518.81'	N637°35'55"W	0°00'00"
C403	3450.00'	3915.81'	2614.81'	N646°46'40"W	0°00'00"
C409	3500.00'	4110.81'	2712.81'	N655°57'25"W	0°00'00"
C415	3550.00'	4312.81'	2812.81'	N665°08'10"W	0°00'00"
C421	3600.00'	4521.81'	2914.81'	N674°18'55"W	0°00'00"
C427	3650.00'	4737.81'	3018.81'	N683°29'40"W	0°00'00"
C433	3700.00'	4960.81'	3124.81'	N692°40'25"W	0°00'00"
C439	3750.00'	5190.81'	3232.81'	N701°51'10"W	0°00'00"
C445	3800.00'	5427.81'	3342.81'	N711°01'55"W	0°00'00"
C451	3850.00'	5671.81'	3454.81'	N720°12'40"W	0°00'00"
C457	3900.00'	5922.81'	3568.81'	N729°23'25"W	0°00'00"
C463	3950.00'	6180.81'	3684.81'	N738°34'10"W	0°00'00"
C469	4000.00'	6445.81'	3802.81'	N747°44'55"W	0°00'00"
C475	4050.00'	6718.81'	3922.81'	N756°55'40"W	0°00'00"
C481	4100.00'	7000.81'	4044.81'	N766°06'25"W	0°00'00"
C487	4150.00'	7290.81'	4168.81'	N775°17'10"W	0°00'00"
C493	4200.00'	7588.81'	4294.81'	N784°27'55"W	0°00'00"
C499	4250.00'	7894.81'	4422.81'	N793°38'40"W	0°00'00"
C505	4300.00'	8208.81'	4552.81'	N802°49'25"W	0°00'00"
C511	4350.00'	8530.81'	4684.81'	N811°60'10"W	0°00'00"
C517	4400.00'	8860.81'	4818.81'	N820°10'55"W	0°00'00"
C523	4450.00'	9200.81'	4954.81'	N829°21'40"W	0°00'00"
C529	4500.00'	9550.81'	5092.81'	N838°32'25"W	0°00'00"
C535	4550.00'	9910.81'	5232.81'	N847°43'10"W	0°00'00"
C541	4600.00'	10280.81'	5374.81'	N856°53'55"W	0°00'00"
C547	4650.00'	10660.81'	5518.81'	N866°04'40"W	0°00'00"
C553	4700.00'	11050.81'	5664.81'	N875°15'25"W	0°00'00"
C559	4750.00'	11450.81'	5812.81'	N884°26'10"W	0°00'00"
C565	4800.00'	11860.81'	5962.81'	N893°36'55"W	0°00'00"
C571	4850.00'	12280.81'	6114.81'	N902°47'40"W	0°00'00"
C577	4900.00'	12710.81'	6268.81'	N911°58'25"W	0°00'00"
C583	4950.00'	13150.81'	6424.81'	N921°09'10"W	0°00'00"
C589	5000.00'	13600.81'	6582.81'	N930°20'55"W	0°00'00"
C595	5050.00'	14060.81'	6742.81'	N939°32'40"W	0°00'00"
C601	5100.00'	14530.81'	6904.81'	N948°44'25"W	0°00'00"
C607	5150.00'	15010.81'	7068.81'	N957°56'10"W	0°00'00"
C613	5200.00'	15500.81'	7234.81'	N967°07'55"W	0°00'00"
C619	5250.00'	16000.81'	7402.81'	N976°19'40"W	0°00'00"
C625	5300.00'	16510.81'	7572.81'	N985°31'25"W	0°00'00"
C631	5350.00'	17030.81'	7744.81'	N994°43'10"W	0°00'00"
C637	5400.00'	17560.81'	7918.81'	N1003°54'55"W	0°00'00"
C643	5450.00'	18100.81'	8094.81'	N1013°06'40"W	0°00'00"
C649	5500.00'	18650.81'	8272.81'	N1022°18'25"W	0°00'00"
C655	5550.00'	19210.81'	8452.81'	N1031°30'10"W	0°00'00"
C661	5600.00'	19780.81'	8634.81'	N1040°41'55"W	0°00'00"
C667	5650.00'	20360.81'	8818.81'	N1049°53'40"W	0°00'00"
C673	5700.00'	20950.81'	9004.81'	N1059°05'25"W	0°00'00"
C679	5750.00'	21550.81'	9192.81'	N1068°17'10"W	0°00'00"
C685	5800.00'	22160.81'	9382.81'	N1077°28'55"W	0°00'00"
C691	5850.00'	22780.81'	9574.81'	N1086°40'40"W	0°00'00"
C697	5900.00'	23410.81'	9768.81'	N1095°52'25"W	0°00'00"
C703	5950.00'	24050.81'	9964.81'	N1105°04'10"W	0°00'00"
C709	6000.00'	24700.81'	10162.81'	N1114°15'55"W	0°00'00"
C715	6050.00'	25360.81'	10362.81'	N1123°27'40"W	0°00'00"
C721	6100.00'	26030.81'	10564.81'	N1132°39'25"W	0°00'00"
C727	6150.00'	26710.81'	10768.81'	N1141°51'10"W	0°00'00"
C733	6200.00'	27400.81'	10974.81'	N1151°02'55"W	0°00'00"
C739	6250.00'	28100.81'	11182.81'	N1160°14'40"W	0°00'00"
C745	6300.00'	28810.81'	11392.81'	N1169°26'25"W	0°00'00"
C751	6350.00'	29530.81'	11604.81'	N1178°38'10"W	0°00'00"
C757	6400.00'	30260.81'	11818.81'	N1187°50'55"W	0°00'00"
C763	6450.00'	31000.81'	12034.81'	N1197°03'40"W	0°00'00"
C769	6500.00'	31750.81'	12252.81'	N1206°16'25"W	0°00'00"
C775	6550.00'	32510.81'	12472.81'	N1215°29'10"W	0°00'00"
C781	6600.00'	33280.81'	12694.81'	N1224°41'55"W	0°00'00"
C787	6650.00'	34060.81'	12918.81'	N1233°54'40"W	0°00'00"
C793	6700.00'	34850.81'	13144.81'	N1243°07'25"W	0°00'00"
C799	6750.00'	35650.81'	13372.81'	N1252°20'10"W	0°00'00"
C805	6800.00'	36460.81'	13602.81'	N1261°32'55"W	0°00'00"
C811	6850.00'	37280.81'	13834.81'	N1270°45'40"W	0°00'00"
C817	6900.00'	38110.81'	14068.81'	N1279°58'25"W	0°00'00"
C823	6950.00'	38950.81'	14304.81'	N1289°11'10"W	0°00'00"
C829	7000.00'	39800.81'	14542.81'	N1298°23'55"W	0°00'00"
C835	7050.00'	40660.81'	14782.81'	N1307°36'40"W	0°00'00"
C841	7100.00'	41530.81'	15024.81'	N1316°49'25"W	0°00'00"
C847	7150.00'	42410.81'	15268.81'	N1325°62'10"W	0°00'00"
C853	7200.00'	43300.81'	15514.81'	N1334°14'55"W	0°00'00"
C859	7250.00'	44200.81'	15762.81'	N1343°27'40"W	0°00'00"
C865	7300.00'	45110.81'	16012.81'	N1352°40'25"W	0°00'00"
C871	7350.00'	46030.81'	16264.81'	N1361°53'10"W	0°00'00"
C877	7400.00'	46960.81'	16518.81'	N1371°05'55"W	0°00'00"
C883	7450.00'	47900.81'	16774.81'	N1380°18'40"W	0°00'00"
C889	7500.00'	48850.81'	17032.81'	N138	

ISLAND LAKE ESTATES

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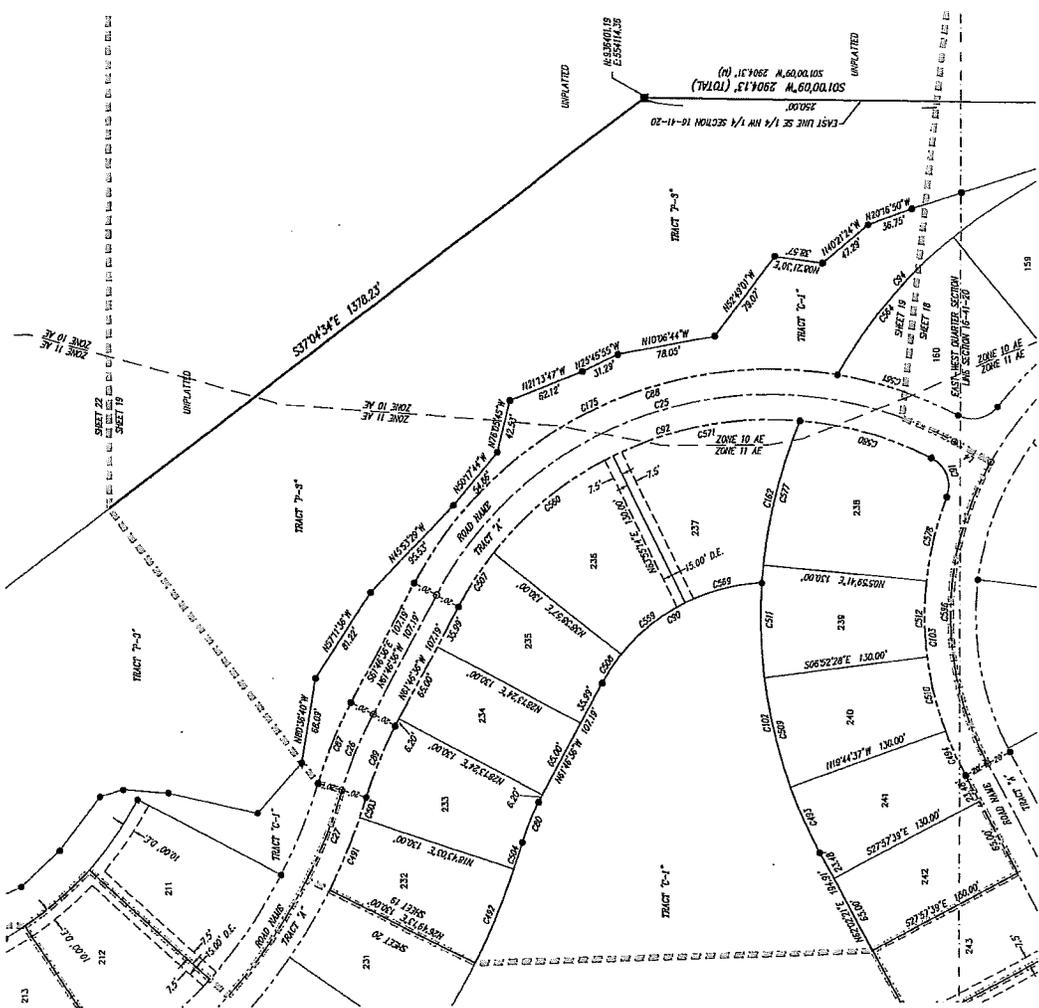
12653 SW COUNTY ROAD 769 - SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

LINE TABLE

LINE	BEARING	DISTANCE
L4	N22°25'04"E	33.03'

CURVE TABLE

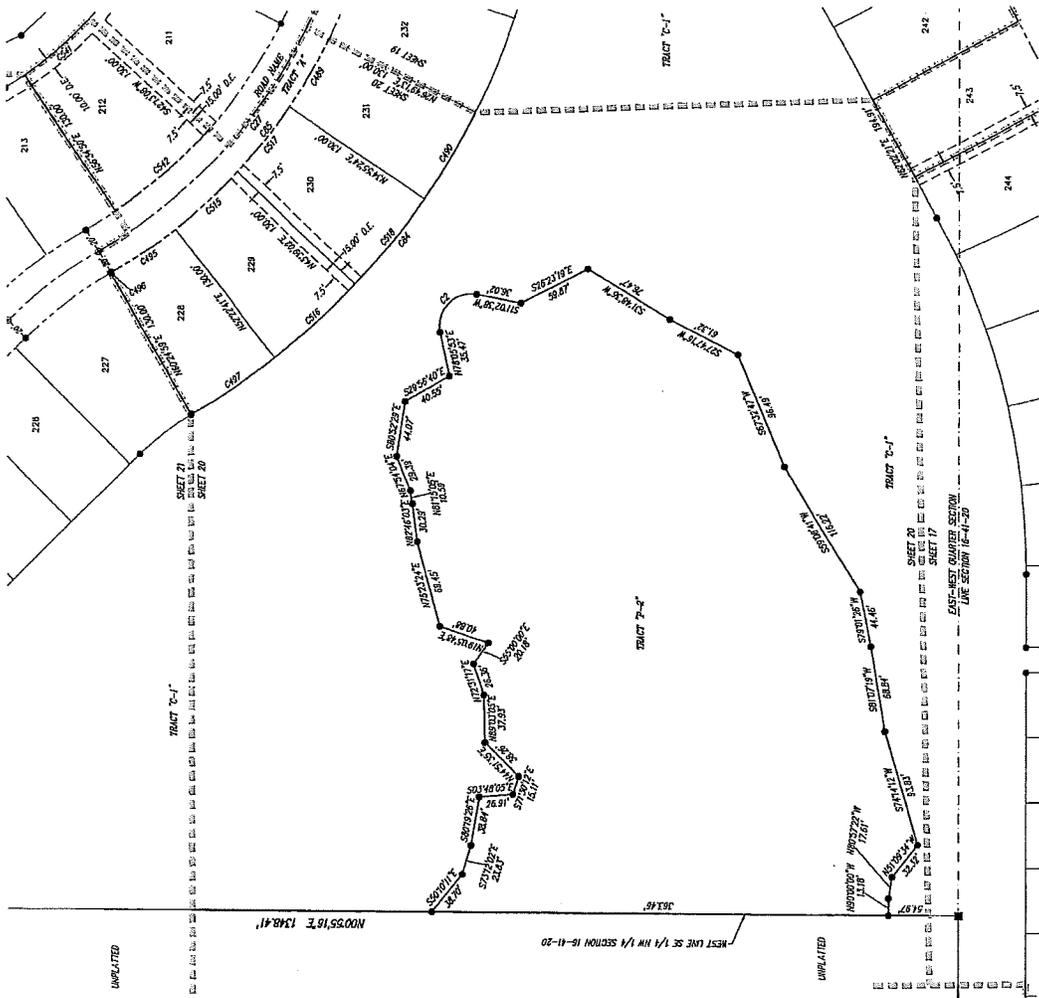
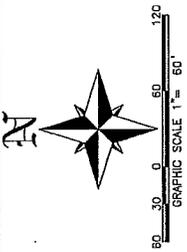
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C23	300.00'	477.49'	428.68'	N15°10'46"W	91°11'40"
C26	320.00'	65.69'	65.56'	N67°39'22"W	11°45'33"
C27	440.00'	322.68'	314.48'	N67°39'22"W	44°45'33"
C28	320.00'	69.26'	68.65'	S67°39'22"E	11°45'33"
C29	320.00'	501.41'	461.67'	S16°53'16"E	89°46'39"
C30	300.00'	61.57'	61.46'	N67°39'22"W	11°45'33"
C31	150.00'	156.57'	146.56'	N31°52'23"W	59°46'26"
C32	280.00'	436.33'	393.59'	N17°09'07"W	69°17'09"
C34	390.00'	417.60'	397.93'	S29°40'22"E	61°21'02"
C35	440.00'	226.94'	219.97'	S67°39'22"E	44°45'33"
C36	440.00'	331.17'	313.56'	N26°10'14"W	16°14'33"
C37	320.00'	400.36'	374.67'	N25°56'36"W	71°40'00"
C38	440.00'	62.23'	62.17'	N67°13'52"W	6°06'10"
C42	570.00'	80.61'	80.54'	S67°13'52"E	6°06'10"
C43	400.00'	57.37'	57.32'	S65°05'52"W	6°13'02"
C44	270.00'	36.79'	36.69'	N65°05'52"E	6°13'02"
C50	440.00'	17.30'	17.30'	N22°43'37"W	2°15'12"
C51	570.00'	22.41'	22.41'	S22°43'37"E	2°15'12"
C52	280.00'	36.59'	36.58'	S62°33'6"E	10°55'33"
C53	400.00'	60.64'	60.66'	S26°41'27"E	12°52'09"
C54	270.00'	60.64'	60.52'	N26°41'27"E	12°52'09"
C55	400.00'	60.64'	60.66'	S69°43'56"W	12°52'09"
C56	270.00'	60.64'	60.52'	N69°43'56"E	12°52'09"
C57	150.00'	66.16'	65.63'	S16°42'24"E	25°16'17"
C58	280.00'	124.50'	122.50'	N16°42'24"E	25°16'17"
C59	390.00'	101.19'	100.23'	S16°56'47"W	16°06'39"
C60	390.00'	142.89'	142.08'	N16°56'47"W	20°59'25"
C61	150.00'	63.17'	62.98'	S17°33'53"E	31°21'46"
C62	400.00'	116.65'	116.59'	N25°32'08"W	17°02'21"
C63	270.00'	66.80'	66.71'	S26°41'11"E	14°57'16"
C64	280.00'	104.62'	103.94'	N16°23'46"E	27°13'34"
C65	250.00'	250.35'	240.03'	N86°15'16"W	57°24'43"



ISLAND LAKE ESTATES
A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

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SURVEY LICENSE # EB 6469
STATE LICENSE # CB 6680
WWW.BANKSENG.COM



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C2	25.00'	49.29'	41.65'	S45°29'44"E	117°56'45"
C27	420.00'	322.66'	314.79'	N57°31'39"E	44°01'00"
C84	570.00'	437.89'	427.21'	S57°31'39"E	44°01'00"
C85	440.00'	336.02'	326.77'	S57°31'39"E	44°01'00"
C89	440.00'	62.23'	62.17'	N59°27'47"W	8°06'10"
C90	570.00'	66.61'	66.54'	S59°27'47"W	8°06'10"
C91	440.00'	62.23'	62.17'	N59°27'47"W	8°06'10"
C92	570.00'	66.61'	66.54'	S59°27'47"W	8°06'10"
C49	570.00'	80.84'	80.77'	S33°33'33"E	8°07'30"
C55	440.00'	67.02'	66.96'	N41°59'09"E	8°43'39"
C56	570.00'	66.62'	66.74'	S41°59'09"E	8°43'39"
C57	440.00'	67.02'	66.96'	N50°42'47"W	8°43'39"
C58	570.00'	66.62'	66.74'	S50°42'47"E	8°43'39"
C54	270.00'	67.69'	67.59'	N40°59'07"W	14°21'41"
C52	400.00'	102.28'	102.02'	S40°59'07"E	14°21'41"

ISLAND LAKE ESTATES

A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

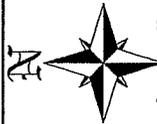
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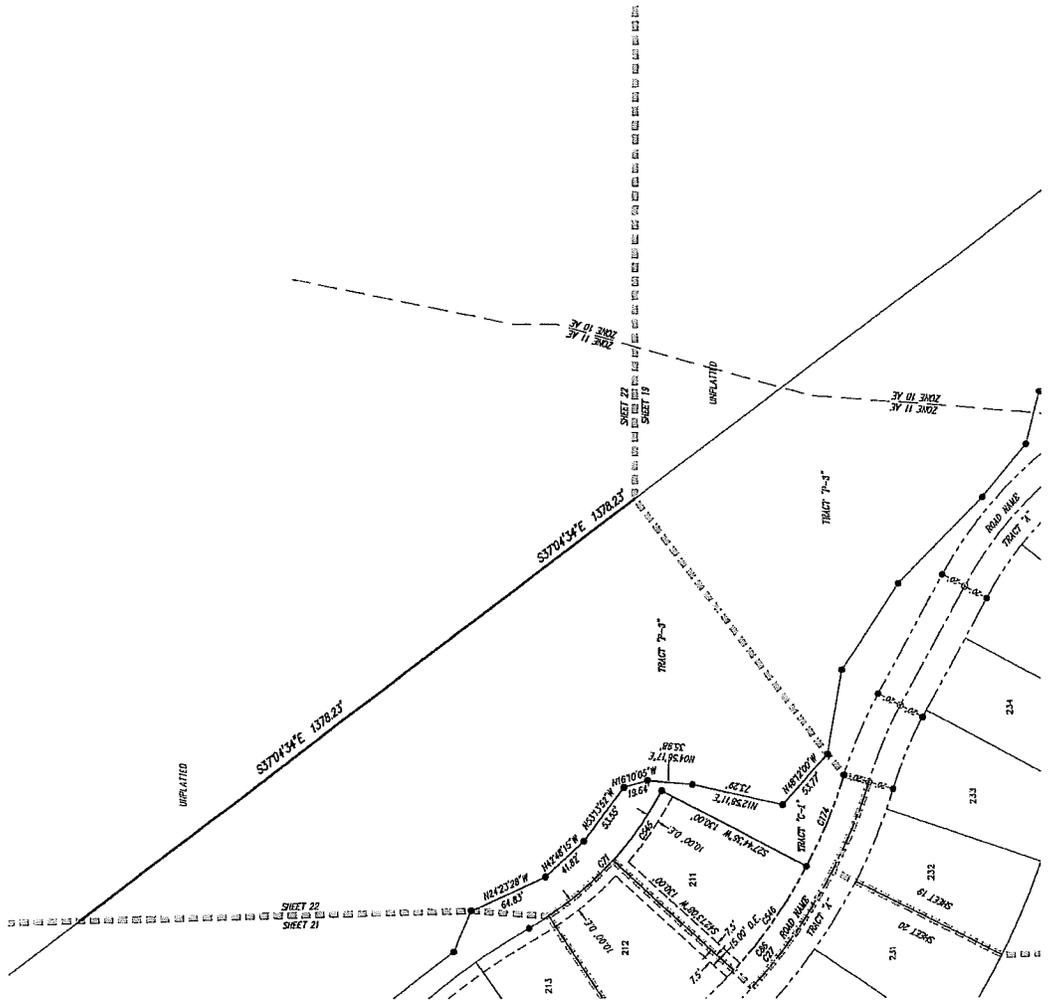
12653 SW COUNTY ROAD 789 - SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (841) 625-1165 FAX: (841) 625-1148
ENGINEERING LICENSE # EB 6469
SURVEYING LICENSE # CB 6690
WWW.BANKSENG.COM

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C27	400.00'	322.65'	314.28'	N51°31'39"W	44°01'00"
C71	270.00'	154.27'	152.18'	N45°53'16"W	32°44'15"
C86	400.00'	307.29'	299.79'	S51°31'39"E	44°01'00"
C174	400.00'	76.74'	76.62'	S87°53'46"E	11°16'45"
C545	270.00'	68.27'	68.03'	N55°01'08"W	14°28'32"
C546	400.00'	101.06'	100.29'	N55°01'08"E	14°28'32"



GRAPHIC SCALE 1" = 60'





Charlotte County Government

"To exceed expectations in the delivery of public services"

www.charlottecountyfl.gov

OFFICIAL RECEIPT

Trans Number : 182026

Date Issued. : 07/20/2015

Application No. : PPX-15-00009

Project Name : N/A

Received From : Edgewater Opportunity Fund II, LP

Applicant : Edgewater Opportunity Fund II, LP
DBA : Edgewater Opportunity Fund II, LP
Address : 300 East Bay Heights Road
Englewood, FL, 34223

PAYMENT INFO

Table with 4 columns: Method of Payment Fee / Description, Ref Doc, Amount Paid, Comment. Includes rows for PRELIM_PLAT, PRE_PLAT_LOT, and a Total Check row.

Total Receipt Amount: \$6,630.00

Change Due: \$0.00

Cashier ID : KNOEBELW

APPLICATION INFO

Table with 4 columns: Application #, Invoice #, Invoice Amt, Job Address

Total Amount : \$0.00

Community Development Department

Permitting | Licensing | Building Code | Plans Examiner | Inspections
18400 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1201 | Fax: 941.743.1213



Professional Engineers, Planners & Land Surveyors

July 20, 2015

Mr. Steven Ellis
Charlotte County Land Development
18400 Murdock Circle
Port Charlotte, Florida 33948

Reference: **ISLAND LAKE ESTATES
PRELIMINARY PLAT SUBMITTAL**

Dear Mr. Ellis:

On behalf of our client, Edgewater Opportunity Fund II, LP, we are requesting Preliminary Plat approval for the above-referenced project. Please find attached the following documents provided in support of this application.

- 1) One (1) filing fee of \$6,630.00 made payable to "Charlotte Co. BOCC"
- 2) One (1) original Application with Affidavit (signed & notarized)
- 3) One (1) copy of the Letter of Authorization (Edgewater Opportunity to Banks Eng.)
- 4) One (1) copy of the Legal Description
- 5) One (1) copy of the Warranty Deed
- 6) One (1) copy of Proof of all Taxes Paid
- 7) One (1) copy of the Letter of Utility Availability from Englewood Water District
- 8) One (1) copy of the Preliminary Site Plan Approval Letter
- 9) One (1) copy of the Protected Species Assessment incl. FLUCCS Map
- 10) One (1) original Boundary & Topographic Survey (signed & sealed)
- 11) Five (5) sets of the Preliminary Plat (11 x 17)
- 12) Five (5) sets of the Preliminary Plat (18 x 24)
- 13) One (1) disc of .DXF files
- 14) One (1) disc of .PDF files

Please review the information to your satisfaction, and contact our office if you should have any additional questions or comments.

Sincerely,
BANKS ENGINEERING

Heather Polito
Permit Technician

Attachments

Cc: file, Ron Greenland

S:\Jobs\38xx\3891\Documents\County\Preliminary Plat\PP Cover Letter.docx

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