

**ORDINANCE NO. 20-10**

**AN ORDINANCE CONSENTING TO AND AUTHORIZING THE MODIFICATION OF BOUNDARIES OF THE ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT AS SET FORTH IN FLORIDA STATUTES §190.046; PROVIDING FOR ORDINANCE AUTHORITY; AUTHORIZATION TO MODIFY BOUNDARIES; STATUTORY PROVISIONS GOVERNING THE DISTRICT; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Esplanade Lake Club Community Development District was established in accordance with Florida Statutes §190.005(2) resulting in Lee County Ordinance No. 18-21 being adopted by the Lee County Board of County Commissioners on September 18, 2018; and

WHEREAS, Esplanade Lake Club Community Development District has petitioned the Lee County Board of County Commissioners for authorization to modify its boundaries pursuant to Florida Statutes §190.046; and

WHEREAS, an established community development district may modify its boundaries only after the Lee County Board of County Commissioners consent to such a modification of district's boundaries; and

WHEREAS, Esplanade Lake Club Community Development District specifically requests permission to add the lands set forth in attached Exhibit "A" to the District, remove the lands set forth in attached Exhibit "B" from the District and resulting in the new District boundary as set forth in attached Exhibit "C"; and

WHEREAS, staff review of the request to modify the boundaries of the Esplanade Lake Club Community Development District and all related information indicates there is no rational basis to refuse the requests set forth in the District's petition; and

WHEREAS, the requested modification of the District's boundaries is not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and are activities of the District.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:**

**SECTION ONE:      ORDINANCE AUTHORITY**

This ordinance is adopted in accordance with Florida Statutes Chapter 190 and other applicable provisions of law governing County Ordinances.

**SECTION TWO: AUTHORIZATION TO MODIFY BOUNDARIES**

The Lee County Board of County Commissioners consent to and authorize modification of the Esplanade Lake Club Community Development District boundaries as set forth in Florida Statutes §190.046.

Specifically, the Esplanade Lake Club Community Development District boundaries are to be modified as follows:

1. The lands described in attached Exhibit "A," comprising of approximately 20.359 acres, are added to the District.
2. The lands described in attached Exhibit "B," comprising of approximately 2.208 acres, are removed from the District.
3. The resulting new 797.08-acre District boundary is described in attached Exhibit "C."

**SECTION THREE: STATUTORY PROVISIONS GOVERNING THE DISTRICT**

The Esplanade Lake Club Community Development District will continue to be governed by the provisions of Florida Statutes, Chapter 190.

**SECTION FOUR: MODIFICATION**

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

**SECTION FIVE: CONFLICT AND SEVERABILITY**

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

**SECTION SIX: EFFECTIVE DATE**

This Ordinance becomes effective upon filing with the Office of the Secretary of the Florida Department of State.

Commissioner Pendergrass made a motion to adopt the foregoing ordinance, seconded by Commissioner Manning. The vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED THIS 6th day of October, 2020.

ATTEST:  
LINDA DOGGETT, CLERK

By: *Linda Doggett*  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: *Brian Hamman*  
Brian Hamman, Chair

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY:

By: *Clayton Glid*  
Office of County Attorney

Exhibit A: New acreage added to the District  
Exhibit B: Acreage Removed from the District  
Exhibit C: The new District boundary



THOSE CERTAIN LANDS IDENTIFIED IN THE LEGAL DESCRIPTION BELOW AS "EXPANSION PARCEL":

**RHODES & RHODES LAND SURVEYING, INC**

88100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRINGS, FLORIDA 34135  
PHONE (889) 405-8166 FAX (889) 405-8163

**ESPLANADE LAKE CLUB CDD, AS AMENDED**

**ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY**

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 RUN N89°43'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN S01°00'21"E ALONG SAID NORTHERLY PROLONGATION AND CONTINUING ALONG SAID EASTERLY LINE OF LANDS FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015000025953, LEE COUNTY RECORDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THREE (3) COURSES: S89°43'01"E FOR 2,243.03 FEET; N88°58'52"E FOR 2,674.00 FEET AND N89°27'22" E FOR 1,065.43 FEET; THENCE RUN S00°32'38" E FOR 408.17 FEET; THENCE RUN S17°15'51" W FOR 835.69 FEET; THENCE RUN S16°27'38" E FOR 126.05 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA 94°29'05") (CHORD BEARING S63°42'10" E) (CHORD 73.42 FEET) FOR 82.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 615.00 FEET (DELTA 25°21'45") (CHORD BEARING N81°44'10" E) (CHORD 270.02 FEET) FOR 272.24 FEET TO A POINT OF TANGENCY; THENCE RUN S85°34'57" E FOR 257.22 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 335.00 FEET (DELTA 20°59'28") (CHORD BEARING N83°55'19" E) (CHORD 122.05 FEET) FOR 122.73 FEET TO A POINT OF TANGENCY; THENCE RUN N73°25'35" E FOR 101.88 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 1,250.00 FEET (DELTA 07°35'07") (CHORD BEARING S12°46'52" E) (CHORD 165.36 FEET) FOR 165.48 FEET TO A POINT OF TANGENCY; THENCE RUN S16°34'25" E FOR 31.50 FEET; THENCE RUN N73°25'35" E FOR 291.52 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 718.50 FEET (DELTA 15°43'39") (CHORD BEARING N81°17'24" E) (CHORD 196.61 FEET) FOR 197.22 FEET TO A POINT OF TANGENCY; THENCE RUN N89°09'13" E FOR 229.65 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 90°00'00") (CHORD BEARING S45°50'47" E) (CHORD 28.28 FEET) FOR 31.42 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 20.40 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 400.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 161.23 FEET) FOR 162.34 FEET TO A POINT OF TANGENCY; THENCE RUN S24°06'02" E FOR 109.25 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 300.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 120.92 FEET) FOR 121.76 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 690.09 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 247.10 FEET) FOR 249.22 FEET TO A POINT OF TANGENCY; THENCE RUN S26°48'32" E FOR 85.62 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 450.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 202.17 FEET) FOR 203.91 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 2,423.60 FEET; THENCE RUN S89°09'13" W FOR 893.46 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RUN N20°03'48" W FOR 267.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,150.00 FEET (DELTA 35°48'07") (CHORD BEARING N02°09'45"W) (CHORD 1,321.71 FEET) FOR 1,343.46 FEET; THENCE RUN S89°09'13"W ALONG A NON-TANGENT LINE FOR 563.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 2,000.00 FEET (DELTA 06°22'28") (CHORD BEARING S04°16'59"W) (CHORD 222.39 FEET) FOR 222.51 FEET TO A POINT OF TANGENCY; THENCE RUN S01°05'46"W FOR 292.24 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,000.00 FEET (DELTA 06°33'04") (CHORD BEARING S04°22'18"W) (CHORD 228.56 FEET) FOR 228.68 FEET TO A POINT OF TANGENCY; THENCE RUN S07°38'50"W FOR 351.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3345, AT PAGE 815, LEE COUNTY RECORDS; THENCE RUN S88°10'32"W ALONG THE NORTHERLY LINE OF SAID LANDS AND CONTINUING ALONG THE WESTERLY PROLONGATION THEREOF FOR 1,980.90 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN ALONG THE NORTHERLY AND

Z:\CENTERPLACE - ESPLANADE LAKE CLUB\CDD Boundary\CDD CONSENT AND JOINDER SKETCH AND LEGAL\2020-162 ESPLANADE LAKES CDD AS AMENDED DESC.docx

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UPDATED 06/18/20

Exhibit A

**RHODES & RHODES LAND SURVEYING, INC**

26100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRING, FLORIDA 34135  
PHONE (888) 605-8108 FAX (888) 605-8108

EASTERLY LINE OF SAID LANDS THE FOLLOWING FIFTEEN (15) COURSES: N21°30'12"W FOR 81.17 FEET; S88°02'24"W FOR 612.22 FEET; N87°09'14"W FOR 469.81 FEET; N19°42'33"W FOR 157.74 FEET; N88°10'13"W FOR 1,363.08 FEET; N77°09'26"W FOR 573.01 FEET; N24°26'51"W FOR 150.17 FEET; N88°53'18"W FOR 216.95 FEET; N19°01'18"W FOR 249.76 FEET; N40°48'12"W FOR 322.81 FEET; S88°47'46"W FOR 376.79 FEET; N00°16'17"W FOR 606.52 FEET; N00°39'26"W FOR 1,432.24 FEET; N04°19'45"E FOR 1,091.78 FEET AND N01°00'21"W FOR 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,930,196 SQUARE FEET OR 778.930 ACRES, MORE OR LESS.

**LESS AND EXCEPT**

**CONTRACTION PARCEL**

BEGINNING AT AFORESAID REFERENCE POINT "A" AS NOTED IN ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY: THENCE NORTH 20°03'48" WEST, A DISTANCE OF 267.98 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°09'45" WEST, 1,321.71 FEET; THENCE SOUTH 74°15'41" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 1,305.96 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,090.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,284.82 FEET; THENCE SOUTH 20°03'48" EAST, A DISTANCE OF 288.90 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 63.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,189 SQUARE FEET OR 2.208 ACRES, MORE OR LESS.

**TOGETHER WITH**

**EXPANSION PARCEL**

COMMENCE AT AFORESAID REFERENCE POINT "A" AS NOTED IN ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY: THENCE NORTH 89°09'13" EAST, A DISTANCE OF 63.54 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°09'13" EAST, A DISTANCE OF 829.91 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 115.22 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 1,393.41 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 41.92 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 179.83 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 567.95 FEET, THROUGH A CENTRAL ANGLE OF 18°08'31" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 80°04'58" WEST, 179.08 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 54.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 358.73 FEET, THROUGH A CENTRAL ANGLE OF 08°39'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 67°27'03" WEST, 54.15 FEET; THENCE NORTH 25°27'42" WEST, A DISTANCE OF 197.59 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 470.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,990.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'15" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 22°45'48" WEST, 470.48 FEET; THENCE NORTH 20°03'48" WEST, A DISTANCE OF 996.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 886,858 SQUARE FEET OR 20.359 ACRES, MORE OR LESS.


CONTAINING 34,720,865 SQUARE FEET OR 797.081 ACRES, MORE OR LESS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	125.03'	S 01'00"21" E
L2	2243.03'	S 89'43'01" E
L3	2674.00'	N 88'58'52" E
L4	1065.43'	N 89'27'22" E
L5	408.17'	S 00'32'38" E
L6	835.68'	S 17'15'51" W
L7	126.05'	S 16'27'38" E
L8	257.22'	S 85'34'57" E
L9	101.88'	N 73'25'35" E
L10	31.50'	S 16'34'25" E
L11	291.52'	N 73'25'35" E
L12	229.65'	N 89'09'13" E
L13	20.40'	S 00'50'47" E
L14	109.25'	S 24'06'02" E
L15	690.09'	S 00'50'47" E
L16	85.62'	S 26'48'32" E
L17	2423.60'	S 00'50'47" E
L18	893.46'	S 89'09'13" W
L19	267.98'	N 20'03'48" W
L20	563.00'	S 89'09'13" W
L21	292.24'	S 01'05'46" W
L22	351.57'	S 07'38'50" W
L23	1980.90'	S 88'10'32" W
L24	81.17'	N 21'30'12" W

LINE TABLE		
LINE	LENGTH	BEARING
L25	612.22'	S 88'02'24" W
L26	469.81'	N 87'09'14" W
L27	157.74'	N 19'42'33" W
L28	1363.08'	N 88'10'13" W
L29	573.01'	N 77'09'26" W
L30	150.17'	N 24'26'51" W
L31	216.95'	N 88'53'18" W
L32	249.76'	N 19'01'18" W
L33	322.81'	N 40'48'12" W
L34	376.79'	S 88'47'46" W
L35	606.52'	N 00'16'17" W
L36	1432.24'	N 00'39'26" W
L37	1091.78'	N 04'19'45" E
L38	832.93'	N 01'00'21" W
L39	60.00'	S 74'15'41" E
L40	288.90'	S 20'03'48" E
L41	63.54'	(N)S 89'09'13" W(E)
L42	829.91'	N 89'09'13" E
L43	115.22'	S 00'50'47" E
L44	25.00'	N 89'09'13" E
L45	1393.41'	S 00'50'47" E
L46	41.92'	S 89'09'13" W
L47	197.59'	N 25'27'42" W
L48	996.30'	N 20'03'48" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	94'29'05"	82.45'	73.42'	S 63'42'10" E
C2	615.00'	25'21'45"	272.24'	270.02'	N 81'44'10" E
C3	335.00'	20'59'28"	122.73'	122.05'	N 83'55'19" E
C4	1250.00'	7'35'07"	165.48'	165.36'	S 12'46'52" E
C5	718.50'	15'43'39"	197.22'	196.61'	N 81'17'24" E
C6	20.00'	90'00'00"	31.42'	28.28'	S 45'50'47" E
C7	400.00'	23'15'15"	162.34'	161.23'	S 12'28'24" E
C8	300.00'	23'15'15"	121.76'	120.92'	N 12'28'24" W
C9	550.00'	25'57'46"	249.22'	247.10'	S 13'49'40" E
C10	450.00'	25'57'46"	203.91'	202.17'	S 13'49'40" E
C11	2150.00'	35'48'07"	1343.46'	1321.71'	N 02'09'45" W
C12	2000.00'	6'22'28"	222.51'	222.39'	S 04'16'59" W
C13	2000.00'	6'33'04"	228.68'	228.56'	N 04'22'18" E
C14	2090.00'	35'48'07"	1305.96'	1284.82'	S 02'09'45" E
C15	567.95'	18'08'31"	179.83'	179.08'	S 80'04'58" W
C16	358.73'	8'39'24"	54.20'	54.15'	S 67'27'03" W
C17	4990.00'	5'24'15"	470.65'	470.48'	N 22'45'48" W

SKETCH FOR DESCRIPTION		PSM: JSR
TABLES		Drawn: RWC
		checked: MMR
 RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		view: SKETCH
date: JUNE 11, 2020 scale: N/A cadd file: 2020-163 ESPLANADE COD SKETCH AMENDMENT		project: 2820-162
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		sheet #: 4 of 4

\*NOT A SURVEY\*

THOSE CERTAIN LANDS IDENTIFIED IN THE LEGAL DESCRIPTION BELOW AS "CONTRACTION PARCEL":

**RHODES & RHODES LAND SURVEYING, INC.**

88100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRINGS, FLORIDA 34135  
PHONE (850) 405-8168 FAX (850) 405-8163

**ESPLANADE LAKE CLUB CDD, AS AMENDED**

**ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY**

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 RUN N89°43'01"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2,244.43 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN S01°00'21"E ALONG SAID NORTHERLY PROLONGATION AND CONTINUING ALONG SAID EASTERLY LINE OF LANDS FOR 125.03 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD, BEING 125 FEET SOUTH AS MEASURED PERPENDICULAR TO THE CENTER LINE THEREOF, AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015000025953, LEE COUNTY RECORDS AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THREE (3) COURSES: S89°43'01"E FOR 2,243.03 FEET; N88°58'52"E FOR 2,674.00 FEET AND N89°27'22" E FOR 1,065.43 FEET; THENCE RUN S00°32'38" E FOR 408.17 FEET; THENCE RUN S17°15'51" W FOR 835.69 FEET; THENCE RUN S16°27'38" E FOR 126.05 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA 94°29'05") (CHORD BEARING S63°42'10" E) (CHORD 73.42 FEET) FOR 82.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 615.00 FEET (DELTA 25°21'45") (CHORD BEARING N81°44'10" E) (CHORD 270.02 FEET) FOR 272.24 FEET TO A POINT OF TANGENCY; THENCE RUN S85°34'57" E FOR 257.22 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 335.00 FEET (DELTA 20°59'28") (CHORD BEARING N83°55'19" E) (CHORD 122.05 FEET) FOR 122.73 FEET TO A POINT OF TANGENCY; THENCE RUN N73°25'35" E FOR 101.88 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 1,250.00 FEET (DELTA 07°35'07") (CHORD BEARING S12°46'52" E) (CHORD 165.36 FEET) FOR 165.48 FEET TO A POINT OF TANGENCY; THENCE RUN S16°34'25" E FOR 31.50 FEET; THENCE RUN N73°25'35" E FOR 291.52 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 718.50 FEET (DELTA 15°43'39") (CHORD BEARING N81°17'24" E) (CHORD 196.61 FEET) FOR 197.22 FEET TO A POINT OF TANGENCY; THENCE RUN N89°09'13" E FOR 229.65 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 90°00'00") (CHORD BEARING S45°50'47" E) (CHORD 28.28 FEET) FOR 31.42 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 20.40 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 400.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 161.23 FEET) FOR 162.34 FEET TO A POINT OF TANGENCY; THENCE RUN S24°06'02" E FOR 109.25 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 300.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 120.92 FEET) FOR 121.76 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 690.09 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 247.10 FEET) FOR 249.22 FEET TO A POINT OF TANGENCY; THENCE RUN S26°48'32" E FOR 85.62 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 450.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 202.17 FEET) FOR 203.91 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 2,423.60 FEET; THENCE RUN S89°09'13" W FOR 893.46 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RUN N20°03'48" W FOR 267.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,150.00 FEET (DELTA 35°48'07") (CHORD BEARING N02°09'45"W) (CHORD 1,321.71 FEET) FOR 1,343.46 FEET; THENCE RUN S89°09'13"W ALONG A NON-TANGENT LINE FOR 563.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 2,000.00 FEET (DELTA 06°22'28") (CHORD BEARING S04°16'59"W) (CHORD 222.39 FEET) FOR 222.51 FEET TO A POINT OF TANGENCY; THENCE RUN S01°05'46"W FOR 292.24 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,000.00 FEET (DELTA 06°33'04") (CHORD BEARING S04°22'18"W) (CHORD 228.56 FEET) FOR 228.68 FEET TO A POINT OF TANGENCY; THENCE RUN S07°38'50"W FOR 351.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3345, AT PAGE 815, LEE COUNTY RECORDS; THENCE RUN S88°10'32"W ALONG THE NORTHERLY LINE OF SAID LANDS AND CONTINUING ALONG THE WESTERLY PROLONGATION THEREOF FOR 1,980.90 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN ALONG THE NORTHERLY AND

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ESPLANADE LAKES CDD AS AMENDED DESC.docx

PAGE 1 OF 4

**Exhibit B**

**UPDATED 06/18/20**

**RHODES & RHODES LAND SURVEYING, INC.**

88100 PONTA GRANDE DRIVE SUITE 107  
PONTA GRANDE, FLORIDA 32165  
PHONE (888) 408-8188 FAX (888) 408-8188

EASTERLY LINE OF SAID LANDS THE FOLLOWING FIFTEEN (15) COURSES: N21°30'12"W FOR 81.17 FEET; S88°02'24"W FOR 612.22 FEET; N87°09'14"W FOR 469.81 FEET; N19°42'33"W FOR 157.74 FEET; N88°10'13"W FOR 1,363.08 FBET; N77°09'26"W FOR 573.01 FEET; N24°26'51"W FOR 150.17 FEET; N88°53'18"W FOR 216.95 FEET; N19°01'18"W FOR 249.76 FEET; N40°48'12"W FOR 322.81 FEET; S88°47'46"W FOR 376.79 FEET; N00°16'17"W FOR 606.52 FBET; N00°39'26"W FOR 1,432.24 FEET; N04°19'45"E FOR 1,091.78 FBET AND N01°00'21"W FOR 832.93 FBET TO THE POINT OF BEGINNING.

CONTAINING 33,930,196 SQUARE FEET OR 778.930ACRES, MORE OR LESS.

**LESS AND EXCEPT**

**CONTRACTION PARCEL**

BEGINNING AT AFORESAID REFERENCE POINT "A" AS NOTED IN ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY; THENCE NORTH 20°03'48" WEST, A DISTANCE OF 267.98 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°09'45" WEST, 1,321.71 FEET; THENCE SOUTH 74°15'41" EAST, A DISTANCE OF 60.00 FBET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 1,305.96 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,090.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,284.82 FBET; THENCE SOUTH 20°03'48" EAST, A DISTANCE OF 288.90 FBET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 63.54 FBET TO THE POINT OF BEGINNING.

CONTAINING 96,189 SQUARE FEET OR 2.208 ACRES, MORE OR LESS.

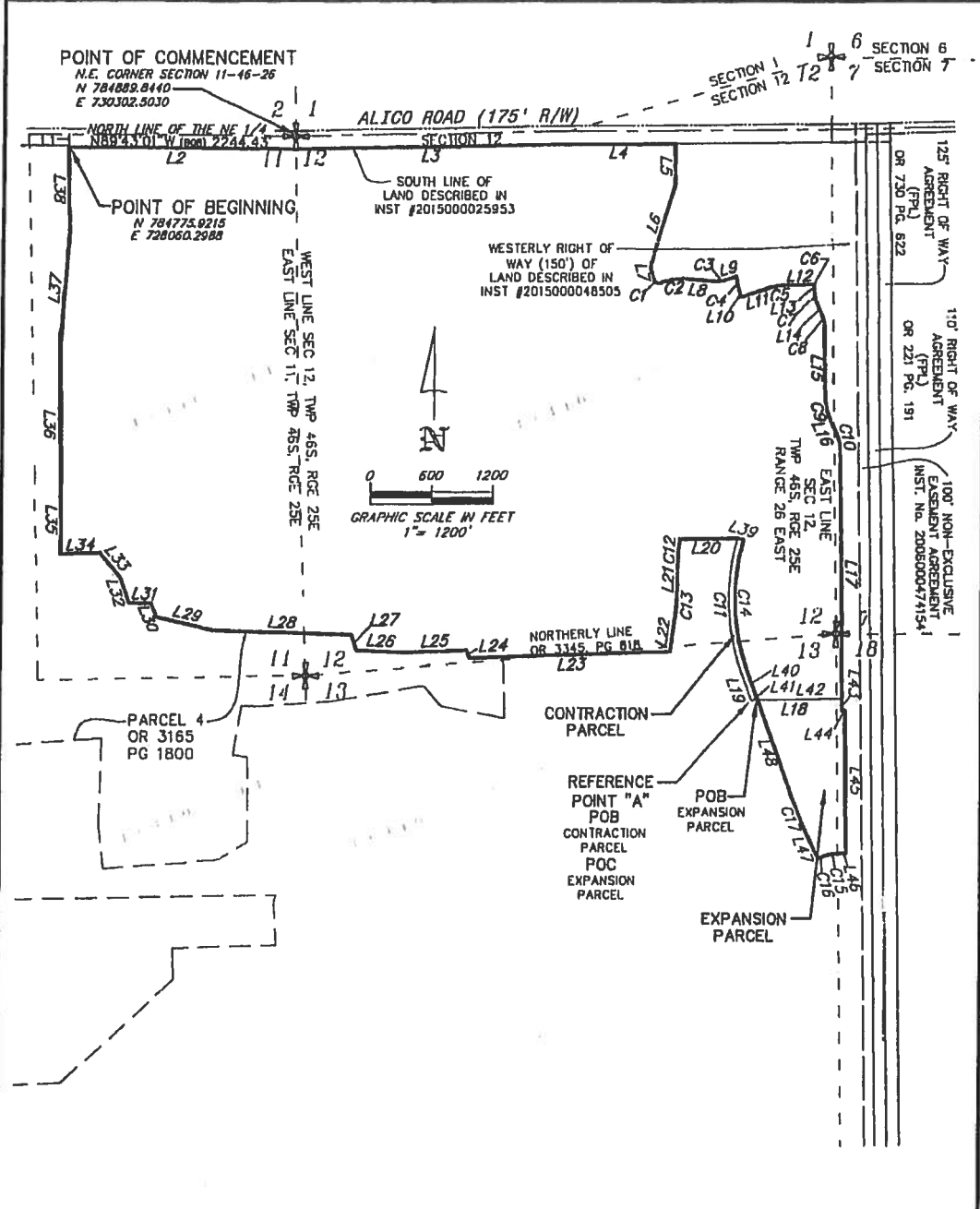
**TOGETHER WITH**

**EXPANSION PARCEL**

COMMENCE AT AFORESAID REFERENCE POINT "A" AS NOTED IN ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 63.54 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°09'13" EAST, A DISTANCE OF 829.91 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 115.22 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 25.00 FBET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 1,393.41 FBET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 41.92 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 179.83 FBET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 567.95 FEET, THROUGH A CENTRAL ANGLE OF 18°08'31" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 80°04'58" WEST, 179.08 FBET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 54.20 FBET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 358.73 FBET, THROUGH A CENTRAL ANGLE OF 08°39'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 67°27'03" WEST, 54.15 FBET; THENCE NORTH 25°27'42" WEST, A DISTANCE OF 197.59 FBET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 470.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,990.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'15" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 22°45'48" WEST, 470.48 FBET; THENCE NORTH 20°03'48" WEST, A DISTANCE OF 996.30 FBET TO THE POINT OF BEGINNING.

CONTAINING 886,858 SQUARE FEET OR 20.359 ACRES, MORE OR LESS.

CONTAINING 34,720,865 SQUARE FEET OR 797.081 ACRES, MORE OR LESS.



**ABBREVIATIONS**

- P.O.C = POINT OF COMMENCEMENT
- P.O.B = POINT OF BEGINNING
- B.O.B = BASIS OF BEARING
- P.S.M = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- LI = LINE NUMBER
- CI = CURVE NUMBER
- INST. = INSTRUMENT NUMBER
- PGS. = PAGES
- OR = OFFICIAL RECORD

**NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'21" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

\*NOT A SURVEY\*



<p>SKETCH FOR DESCRIPTION</p> <p>CDD FROM R/W SKETCH AS AMENDED</p>		<p>PSM: JSR</p>
<p>date: JUNE 11, 2020</p> <p>scale: 1" = 1200'</p> <p>add file: 2020-187 ESPLANADE CDD SKETCH AMENDED</p>		<p>drawn: RWC</p>
<p>RHODES &amp; RHODES LAND SURVEYING, INC. LICENSE #LB 6897</p> <p>28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8186 (239) 405-8183 FAX</p>		<p>checked: MMR</p> <p>view: SKETCH</p> <p>project: 2020-187</p> <p>sheet #: 3 of 4</p>

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.03'	S 01'00"21" E
L2	2243.03'	S 89'43"01" E
L3	2674.00'	N 88'58"52" E
L4	1065.43'	N 89'27"22" E
L5	408.17'	S 00'32"38" E
L6	835.68'	S 17'15"51" W
L7	126.05'	S 16'27"38" E
L8	257.22'	S 85'34"57" E
L9	101.88'	N 73'25"35" E
L10	31.50'	S 16'34"25" E
L11	291.52'	N 73'25"35" E
L12	229.65'	N 89'09"13" E
L13	20.40'	S 00'50"47" E
L14	109.25'	S 24'06"02" E
L15	690.09'	S 00'50"47" E
L16	85.62'	S 26'48"32" E
L17	2423.60'	S 00'50"47" E
L18	893.46'	S 89'09"13" W
L19	267.98'	N 20'03"48" W
L20	563.00'	S 89'09"13" W
L21	292.24'	S 01'05"46" W
L22	351.57'	S 07'38"50" W
L23	1980.90'	S 88'10"32" W
L24	81.17'	N 21'30"12" W

LINE TABLE		
LINE	LENGTH	BEARING
L25	612.22'	S 88'02"24" W
L26	469.81'	N 87'09"14" W
L27	157.74'	N 19'42"33" W
L28	1363.08'	N 88'10"13" W
L29	573.01'	N 77'09"26" W
L30	150.17'	N 24'26"51" W
L31	216.95'	N 88'53"18" W
L32	249.76'	N 19'01"18" W
L33	322.81'	N 40'48"12" W
L34	376.79'	S 88'47"46" W
L35	606.52'	N 00'16"17" W
L36	1432.24'	N 00'39"26" W
L37	1091.78'	N 04'19"45" E
L38	832.93'	N 01'00"21" W
L39	60.00'	S 74'15"41" E
L40	288.90'	S 20'03"48" E
L41	63.54'	(N)S 89'09"13" W(E)
L42	829.91'	N 89'09"13" E
L43	115.22'	S 00'50"47" E
L44	25.00'	N 89'09"13" E
L45	1393.41'	S 00'50"47" E
L46	41.92'	S 89'09"13" W
L47	197.59'	N 25'27"42" W
L48	996.30'	N 20'03"48" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	94'29"05"	82.45'	73.42'	S 63'42"10" E
C2	615.00'	25'21"45"	272.24'	270.02'	N 81'44"10" E
C3	335.00'	20'59"28"	122.73'	122.05'	N 83'55"19" E
C4	1250.00'	7'35"07"	165.48'	165.36'	S 12'46"52" E
C5	718.50'	15'43"39"	197.22'	196.61'	N 81'17"24" E
C6	20.00'	90'00"00"	31.42'	28.28'	S 45'50"47" E
C7	400.00'	23'15"15"	162.34'	161.23'	S 12'28"24" E
C8	300.00'	23'15"15"	121.76'	120.92'	N 12'28"24" W
C9	550.00'	25'57"46"	249.22'	247.10'	S 13'49"40" E
C10	450.00'	25'57"46"	203.91'	202.17'	S 13'49"40" E
C11	2150.00'	35'48"07"	1343.46'	1321.71'	N 02'09"45" W
C12	2000.00'	6'22"28"	222.51'	222.39'	S 04'16"59" W
C13	2000.00'	6'33"04"	228.68'	228.56'	N 04'22"18" W
C14	2090.00'	35'48"07"	1305.96'	1284.82'	S 02'09"45" E
C15	567.95'	18'08"31"	179.83'	179.08'	S 80'04"58" W
C16	358.73'	8'39"24"	54.20'	54.15'	S 67'27"03" W
C17	4990.00'	5'24"15"	470.65'	470.48'	N 22'45"48" W

SKETCH FOR DESCRIPTION		PSN: JSR
TABLES		drawn: RWC
date: JUNE 11, 2020 scale: N/A cadd file: 2020-182 ESPANADE CDD SKETCH AMENDED		checked: MMR
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897	28100 BOWTA GRANDE DRIVE SUITE 107 BOWTA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX	view: SKETCH project #: 2020-182 sheet #: 4 of 4

\*NOT A SURVEY\*

**RHODES & RHODES LAND SURVEYING, INC.**

22100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRINGS, FLORIDA 34135  
PHONE (839) 405-8166 FAX (839) 405-8163

**ESPLANADE LAKE CLUB CDD, AS AMENDED**

**ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY**

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND SECTIONS 7 AND 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FROM SAID POINT OF BEGINNING RUN ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING THREE (3) COURSES: S89°43'01"E FOR 2,243.03 FEET; N88°58'52"E FOR 2,674.00 FEET AND N89°27'22" E FOR 1,065.43 FEET; THENCE RUN S00°32'38" E FOR 408.17 FEET; THENCE RUN S17°15'51" W FOR 835.69 FEET; THENCE RUN S16°27'38" E FOR 126.05 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA 94°29'05") (CHORD BEARING S63°42'10" E) (CHORD 73.42 FEET) FOR 82.45 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 615.00 FEET (DELTA 25°21'45") (CHORD BEARING N81°44'10" E) (CHORD 270.02 FEET) FOR 272.24 FEET TO A POINT OF TANGENCY; THENCE RUN S85°34'57" E FOR 257.22 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 335.00 FEET (DELTA 20°59'28") (CHORD BEARING N83°55'19" E) (CHORD 122.05 FEET) FOR 122.73 FEET TO A POINT OF TANGENCY; THENCE RUN N73°25'35" E FOR 101.88 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 1,250.00 FEET (DELTA 07°35'07") (CHORD BEARING S12°46'52" E) (CHORD 165.36 FEET) FOR 165.48 FEET TO A POINT OF TANGENCY; THENCE RUN S16°34'25" E FOR 31.50 FEET; THENCE RUN N73°25'35" E FOR 291.52 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 718.50 FEET (DELTA 15°43'39") (CHORD BEARING N81°17'24" E) (CHORD 196.61 FEET) FOR 197.22 FEET TO A POINT OF TANGENCY; THENCE RUN N89°09'13" E FOR 229.65 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 90°00'00") (CHORD BEARING S45°50'47" E) (CHORD 28.28 FEET) FOR 31.42 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 20.40 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 400.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 161.23 FEET) FOR 162.34 FEET TO A POINT OF TANGENCY; THENCE RUN S24°06'02" E FOR 109.25 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 300.00 FEET (DELTA 23°15'15") (CHORD BEARING S12°28'24" E) (CHORD 120.92 FEET) FOR 121.76 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 690.09 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 550.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 247.10 FEET) FOR 249.22 FEET TO A POINT OF TANGENCY; THENCE RUN S26°48'32" E FOR 85.62 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 450.00 FEET (DELTA 25°57'46") (CHORD BEARING S13°49'40" E) (CHORD 202.17 FEET) FOR 203.91 FEET TO A POINT OF TANGENCY; THENCE RUN S00°50'47" E FOR 2,423.60 FEET; THENCE RUN S89°09'13" W FOR 893.46 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RUN N20°03'48" W FOR 267.98 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,150.00 FEET (DELTA 35°48'07") (CHORD BEARING N02°09'45"W) (CHORD 1,321.71 FEET) FOR 1,343.46 FEET; THENCE RUN S89°09'13"W ALONG A NON-TANGENT LINE FOR 563.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 2,000.00 FEET (DELTA 06°22'28") (CHORD BEARING S04°16'59"W) (CHORD 222.39 FEET) FOR 222.51 FEET TO A POINT OF TANGENCY; THENCE RUN S01°05'46"W FOR 292.24 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 2,000.00 FEET (DELTA 06°33'04") (CHORD BEARING S04°22'18"W) (CHORD 228.56 FEET) FOR 228.68 FEET TO A POINT OF TANGENCY; THENCE RUN S07°38'50"W FOR 351.57 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3345, AT PAGE 815, LEE COUNTY RECORDS; THENCE RUN S88°10'32"W ALONG THE NORTHERLY LINE OF SAID LANDS AND CONTINUING ALONG THE WESTERLY PROLONGATION THEREOF FOR 1,980.90 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3165, AT PAGE 1800, LEE COUNTY RECORDS; THENCE RUN ALONG THE NORTHERLY AND

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ESPLANADE LAKES CDD AS AMENDED DESC.docx

PAGE 1 OF 4

Exhibit C

UPDATED 06/18/20

**RHODES & RHODES LAND SURVEYING, INC.**

22100 BONITA GRANDE DRIVE SUITE 107  
BONITA SPRINGS, FLORIDA 34135  
PHONE (830) 405-8168 FAX (830) 405-8163

EASTERLY LINE OF SAID LANDS THE FOLLOWING FIFTEEN (15) COURSES: N21°30'12"W FOR 81.17 FEET; S88°02'24"W FOR 612.22 FEET; N87°09'14"W FOR 469.81 FEET; N19°42'33"W FOR 157.74 FEET; N88°10'13"W FOR 1,363.08 FEET; N77°09'26"W FOR 573.01 FEET; N24°26'51"W FOR 150.17 FEET; N88°53'18"W FOR 216.95 FEET; N19°01'18"W FOR 249.76 FEET; N40°48'12"W FOR 322.81 FEET; S88°47'46"W FOR 376.79 FEET; N00°16'17"W FOR 606.52 FEET; N00°39'26"W FOR 1,432.24 FEET; N04°19'45"E FOR 1,091.78 FEET AND N01°00'21"W FOR 832.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,930,196 SQUARE FEET OR 778.930 ACRES, MORE OR LESS.

LESS AND EXCEPT

**CONTRACTION PARCEL**

BEGINNING AT AFORESAID REFERENCE POINT "A" AS NOTED IN ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY; THENCE NORTH 20°03'48" WEST, A DISTANCE OF 267.98 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 1,343.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,150.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 02°09'45" WEST, 1,321.71 FEET; THENCE SOUTH 74°15'41" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 1,305.96 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2,090.00 FEET, THROUGH A CENTRAL ANGLE OF 35°48'07" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 02°09'45" EAST, 1,284.82 FEET; THENCE SOUTH 20°03'48" EAST, A DISTANCE OF 288.90 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 63.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,189 SQUARE FEET OR 2.208 ACRES, MORE OR LESS.

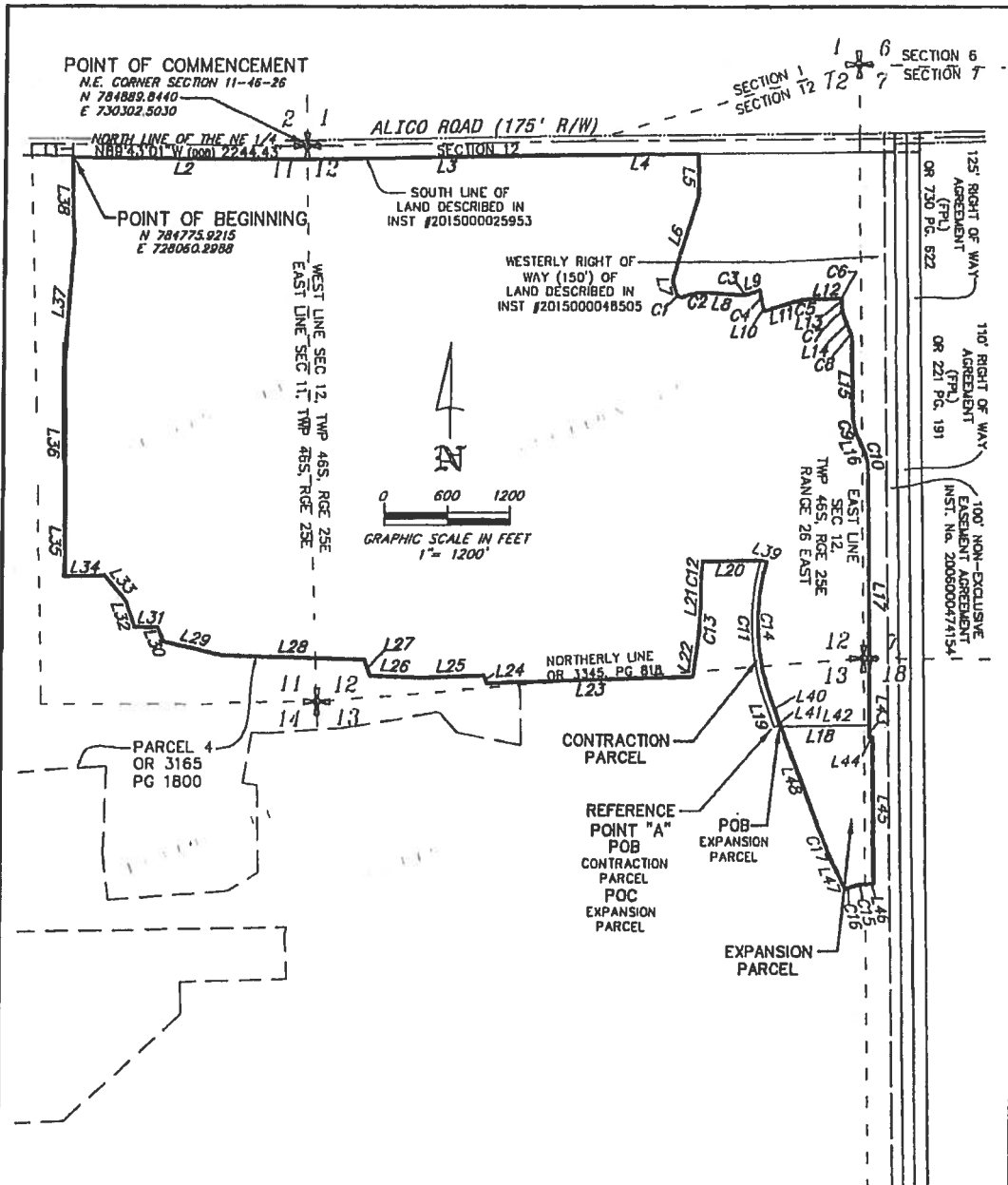
TOGETHER WITH

**EXPANSION PARCEL**

COMMENCE AT AFORESAID REFERENCE POINT "A" AS NOTED IN ESPLANADE LAKE CLUB ORIGINAL CDD BOUNDARY; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 63.54 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°09'13" EAST, A DISTANCE OF 829.91 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 115.22 FEET; THENCE NORTH 89°09'13" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°50'47" EAST, A DISTANCE OF 1,393.41 FEET; THENCE SOUTH 89°09'13" WEST, A DISTANCE OF 41.92 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 179.83 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 567.95 FEET, THROUGH A CENTRAL ANGLE OF 18°08'31" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 80°04'58" WEST, 179.08 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 54.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 358.73 FEET, THROUGH A CENTRAL ANGLE OF 08°39'24" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 67°27'03" WEST, 54.15 FEET; THENCE NORTH 25°27'42" WEST, A DISTANCE OF 197.59 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 470.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4,990.00 FEET, THROUGH A CENTRAL ANGLE OF 05°24'15" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 22°45'48" WEST, 470.48 FEET; THENCE NORTH 20°03'48" WEST, A DISTANCE OF 996.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 886,858 SQUARE FEET OR 20.359 ACRES, MORE OR LESS.

CONTAINING 34,720,865 SQUARE FEET OR 797.081 ACRES, MORE OR LESS.

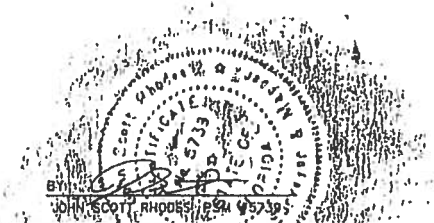


**ABBREVIATIONS**

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- B.O.B. = BASIS OF BEARING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B.# = LICENSED BUSINESS NUMBER
- L# = LINE NUMBER
- C# = CURVE NUMBER
- INST. = INSTRUMENT NUMBER
- PDS. = PAGES
- OR = OFFICIAL RECORD

**NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALICO ROAD (RIGHT OF WAY WIDTH VARIES), BEING SOUTH 89°27'22" WEST, AND RELATE TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.



<p><b>SKETCH DESCRIPTION</b></p> <p>CDIMENSIONED SKETCH AS AMENDED</p>		<p>PSM: JSR</p> <p>drawn: RHC</p> <p>checked: MMR</p> <p>view: SKETCH</p> <p>project: 2020-112</p> <p>sheet: 3 of 4</p>
<p>RHODES &amp; RHODES LAND SURVEYING, INC. LICENSE #18 8897</p>	<p>date: JUNE 11, 2020</p> <p>scale: 1" = 1200'</p> <p>code: 2020-112 EXPLANATION CD SKETCH AMENDED</p>	
<p>28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX</p>		

\*NOT A SURVEY\*

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.03'	S 01'00'21" E
L2	2243.03'	S 89'43'01" E
L3	2674.00'	N 88'58'52" E
L4	1065.43'	N 89'27'22" E
L5	408.17'	S 00'32'38" E
L6	835.68'	S 17'15'51" W
L7	126.05'	S 16'27'38" E
L8	257.22'	S 85'34'57" E
L9	101.88'	N 73'25'35" E
L10	31.50'	S 16'34'25" E
L11	291.52'	N 73'25'35" E
L12	229.65'	N 89'09'13" E
L13	20.40'	S 00'50'47" E
L14	109.25'	S 24'06'02" E
L15	690.09'	S 00'50'47" E
L16	85.62'	S 26'48'32" E
L17	2423.60'	S 00'50'47" E
L18	893.46'	S 89'09'13" W
L19	267.98'	N 20'03'48" W
L20	563.00'	S 89'09'13" W
L21	292.24'	S 01'05'46" W
L22	351.57'	S 07'38'50" W
L23	1980.90'	S 88'10'32" W
L24	81.17'	N 21'30'12" W


LINE TABLE		
LINE	LENGTH	BEARING
L25	612.22'	S 88'02'24" W
L26	469.81'	N 87'09'14" W
L27	157.74'	N 19'42'33" W
L28	1363.08'	N 88'10'13" W
L29	573.01'	N 77'09'26" W
L30	150.17'	N 24'26'51" W
L31	216.95'	N 88'53'18" W
L32	249.76'	N 19'01'18" W
L33	322.81'	N 40'48'12" W
L34	376.79'	S 88'47'46" W
L35	606.52'	N 00'16'17" W
L36	1432.24'	N 00'39'26" W
L37	1091.78'	N 04'19'45" E
L38	832.93'	N 01'00'21" W
L39	60.00'	S 74'15'41" E
L40	288.90'	S 20'03'48" E
L41	63.54'	(N)S 89'09'13" W(E)
L42	829.91'	N 89'09'13" E
L43	115.22'	S 00'50'47" E
L44	25.00'	N 89'09'13" E
L45	1393.41'	S 00'50'47" E
L46	41.92'	S 89'09'13" W
L47	197.59'	N 25'27'42" W
L48	996.30'	N 20'03'48" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	94'29'05"	82.45'	73.42'	S 63'42'10" E
C2	615.00'	25'21'45"	272.24'	270.02'	N 81'44'10" E
C3	335.00'	20'59'28"	122.73'	122.05'	N 83'55'19" E
C4	1250.00'	7'35'07"	165.48'	165.36'	S 12'46'52" E
C5	718.50'	15'43'39"	197.22'	196.61'	N 81'17'24" E
C6	20.00'	90'00'00"	31.42'	28.28'	S 45'50'47" E
C7	400.00'	23'15'15"	162.34'	161.23'	S 12'28'24" E
C8	300.00'	23'15'15"	121.76'	120.92'	N 12'28'24" W
C9	550.00'	25'57'46"	249.22'	247.10'	S 13'49'40" E
C10	450.00'	25'57'46"	203.91'	202.17'	S 13'49'40" E
C11	2150.00'	35'48'07"	1343.46'	1321.71'	N 02'09'45" W
C12	2000.00'	6'22'28"	222.51'	222.39'	S 04'16'59" W
C13	2000.00'	6'33'04"	228.68'	228.56'	N 04'22'18" E
C14	2090.00'	35'48'07"	1305.96'	1284.82'	S 02'09'45" E
C15	567.95'	18'08'31"	179.83'	179.08'	S 80'04'58" W
C16	358.73'	8'39'24"	54.20'	54.15'	S 67'27'03" W
C17	4990.00'	5'24'15"	470.65'	470.48'	N 22'45'48" W

\*NOT A SURVEY\*

SKETCH FOR DESCRIPTION		PSM:
TABLES		JSR
		drawn:
		RWC
		checked:
		MJR
		view:
		SKETCH
		PT01001F:
		2020-102
		sheet #:
		4 of 4

 RHODES & RHODES LAND SURVEYING, INC. LICENSE #LD 6887	date:	JUNE 11, 2020
	scale:	N/A
	add file:	2020-102 ESPLANADE COD SKETCH AMENDED
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		

# STATE OF FLORIDA DEPARTMENT OF STATE

I, LAUREL M. LEE, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Lee County Ordinance No. 20-10, which was filed in this office on October 8, 2020, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.



Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
8th day of October, A.D., 2020.

*Laurel M. Lee*  
Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2" x 11" document.