

# CALOOSAHATCHEE CREEKS PRESERVE

## Land Management Plan

Second Edition



Prepared by the Conservation 20/20 Land Stewardship Section of  
Lee County's Department of Parks and Recreation

Approved by the Lee County Board of County Commissioners: **3/6/2018**

## **Acknowledgements**

Thank you to the Lee County Conservation Lands staff and members of Management Sub-Committee of the Conservation Lands Acquisition and Stewardship Advisory Committee for assisting with the development and review of this plan.

Lee Waller

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## List of Acronyms

ADA	Americans with Disabilities Act
BOCC	Board of County Commissioners
CLASAC	Conservation Land Acquisition and Stewardship Advisory Committee
C20/20	Conservation 20/20
CCP	Caloosahatchee Creeks Preserve
DHR	Division of Historical Resources
DOC	Department of Corrections
FCT	Florida Communities Trust
FDACS	Florida Department of Agriculture and Consumer Services
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEI	Florida Environmental, Inc.
FFS	Florida Forest Service
FLEPPC	Florida Exotic Pest Plant Council
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IRC	Institute for Regional Conservation
LCDNR	Lee County Division of Natural Resources
LCDP	Lee County Division of Planning
LCEC	Lee County Electric Cooperative
LCDCL	Lee County Division of County Lands
LIDAR	Light Detection and Ranging
LMP	Land Management Plan
LSOM	Land Stewardship Operations Manual
MU	Management Unit
NCCPCP	North Caloosahatchee Creeks Preserve County Preserve
NFMSWMP	North Fort Myers Surface Water Master Plan
NWI	National Wetlands Inventory
PARI	Piper Archaeological Research, Inc.

PP	Photo Point
SFWMD	South Florida Water Management District
STRAP	Section-Township-Range-Area-Block.Lot
USACOE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service

## **VISION STATEMENT**

It is the vision of the Lee County Department of Parks and Recreation and the Conservation 20/20 Program to restore Caloosahatchee Creeks Preserve to a productive, functional and viable ecosystem. The conservation goals for the management of this preserve will enhance hydrologic features, control invasive non-native species and thus improve wildlife habitat and water quality. Maintaining the upland ecosystem with prescribed fire and removing invasive exotic plants and animals are objectives for the management of this preserve. The preserve will continue to serve as refuge and foraging habitat for wading birds, gopher tortoises and other wildlife species, while providing quality opportunities for resourced-based recreation to a wide variety of Lee County residents and visitors.

## I. EXECUTIVE SUMMARY

Caloosahatchee Creeks Preserve (CCP) is a 1,308.55 acre preserve located north of the Caloosahatchee River, south of Bayshore Road (State Road 78), and on both sides of Interstate 75, North Fort Myers, in north central Lee County. The preserve is broken into the “east side” and “west side” based on which side of Interstate 75 it falls. The preserve has eleven acquired parcels (82, 108, 124, 174, 175, 188, 225, 362, 472, 515, and 158-2) that were acquired between 2000 and 2017 through the Conservation 20/20 Program for a total of \$8,175,700.

The Conservation 20/20 Program was established in 1996 when Lee County voters approved a referendum that increased taxes by up to 0.5 mil for the purpose of purchasing and protecting environmentally sensitive lands. Conservation 20/20 staff develop a land management plan for each Conservation 20/20 preserve that explains its natural resources and ecosystems as well as laying out the plans for possible public recreation and restoration projects that may be needed. These plans are rewritten every 10 years with updated information, maps, and additional information explaining the work that has been completed and what projects remain. An initial incomplete Land Management Plan was done for some parcels for the Florida Communities Trust grant in 2002. In 2007, an updated plan was written that incorporated the South Florida Water Management District parcel that is divided by I-75. CCP had its first management plan approved in 2007. This plan is the first 10 year revision or second edition.

Natural trends and disturbances influencing native communities and management at CCP include the pattern of wet and dry periods, flooding, occasional freezes, hurricanes, wildfire, and fluctuations in salinity. Lee County is located within the Gulf Coastal Lowlands of Florida that extend around the coastal periphery of the state where elevations are generally below 100 feet. The elevations at CCP range from sea level in southern portions to over twelve feet above sea level in northeastern areas of the preserve. The contour lines in the area of the preserve indicate that the area is sloped gradually to the south toward the Caloosahatchee River.

There are thirteen different soil types found at CCP. Common relationships for all of these soil types is that their slopes range from 0-2 percent and have all been identified as having severe limitations; either ponding, wetness or too sandy. Covering nearly one-third of the preserve (29 percent), Wulfert Muck, a wetland soil, is the most common soil type. Caloosa Fine Sand is the second most common soil type covering 26 percent of CCP. Covering 14 percent is Wabasso Sand soil type, while the other ten soil types cover the remaining one-third of the preserve.

The name “Caloosahatchee Creeks Preserve” is derived from its location along the Caloosahatchee River and since it has six creeks that exist within its boundary. CCP is in the North Central Caloosahatchee basin and is separated by portions of seven different identified watersheds. The watersheds include Daughtrey’s Creek, Cohn Branch, Chapel Branch, Bayshore Creek, Popash Creek, Stroud Creek and Palm Creek. There are tidally influenced areas of the preserve both east and west of I-75.

The preserve consists of 28 natural or altered plant communities described by the Florida Natural Areas Inventory of which 53% are wetland communities. Freshwater



tidal marsh is the most common plant community (28%). CCP's ecosystems were dramatically impacted by internal modifications and surrounding land uses that changed the composition of the plant communities. The flow of the Caloosahatchee River has been altered by multiple causes, including dredging, an increase in freshwater discharges from Lake Okeechobee, an increase in freshwater runoff directed into tributaries, and the creation of canal and ditches that channelize sheet flow. Over time, these alterations have converted the salt marshes into freshwater tidal marshes.

At the time of acquisition, approximately 500 acres of the preserve were identified as containing 75-100% coverage of invasive exotic vegetation. The 56 acres of the South Florida Water Management District (SFWMD) parcel and North Caloosahatchee Creeks Preserve County Preserve (NCCPCP) parcels also had 75-100% coverage of invasive exotic vegetation. Through herbicide and mechanical treatments invasive exotic vegetation coverage has been dramatically reduced to less than 15% across the entire preserve.

The lands that make up CCP have had a variety of uses. It is presumed that the Calusa Indians once occupied the site; however, strong evidence of occupation has not been discovered on the site. It is possible that the widening of the Caloosahatchee River and the subsequent dumping of vast amounts of dredged materials on the site could have hidden any evidence of these possible settlements.

Since the 1950s, portions of CCP were used for agriculture (citrus groves and cattle grazing) however many of these elements left behind from these activities (i.e. irrigation pipes, fencing, and culverts) have been removed. The first dredging of the Caloosahatchee River began near CCP in 1887 with subsequent dredge and spoil activities in the 1960s affecting 25 percent of the preserve. Additional land uses include ditching and drainage activities, a major power line easement with an elevated road, adjacent railroad tracks, urban development, local roadways, and the construction of I-75. These internal and external features have altered the historic hydrologic regime of the preserve and left remaining native plant communities vulnerable to exotic plant invasion.

CCP was originally classified as a Limited Use preserve. Since the preserve is sizeable and has undergone extensive disturbance, staff proposed and received matching grant funding sources to allow additional recreational activities beyond the usual hiking, bird watching, nature photography and nature study that are allowed at all Conservation 20/20 preserves. These areas of the preserve were reclassified in 2008 as a Primary Use Preserve, while the remaining areas retain their Limited Use classification. This was the first C20/20 preserve with resource-based public use amenities. CCP now features public use facilities on both sides of I-75 that meet the Americans with Disabilities Act requirements. Both locations include parking areas, hiking trails, boardwalks, composting toilets (Clivus Multrum), informational kiosks, picnic shelters and tables, bike racks, and wildlife resistant trash receptacles.

In 2005, Land Management staff completed the CCP Restoration Plan. Restoration activities on the preserve are on-going, but began with grant funding to remove exotic plants and replant areas with native vegetation. A hydrological restoration project was completed in 2009 with the South Florida Water Management District and the US Fish

and Wildlife Service. The project installed ditch plugs and breaks in the berm surrounding Management Unit 18 to recreate a direct hydrologic connection between the Caloosahatchee River and upstream creeks and flow ways. In 2016, a second hydrologic restoration project was completed. The project successfully involved reinstalling a sinuous channel through an area that had been a creek prior to being filled with river dredge spoil, and involved reconnecting a flow way that had been cut off by the installation of a berm along the channelized portion of Popash Creek close to the river.

The goal of this land management plan is to identify preserve resources, develop strategies to protect the resources, and implement restoration activities to restore CCP to a productive, functional and viable ecosystem while ensuring that the preserve will be managed in accordance with the Lee County Parks and Recreation's Land Stewardship Operations Manual. Restoration and management activities at CCP will focus on maintaining upland ecosystems with prescribed fire, controlling invasive exotic plant and animal species, debris removal, and enhancing hydrologic features and wildlife habitat. A Management Action Plan outlines restoration and management goals by defining these goals and strategies, explaining how the goals will be accomplished, and providing a timetable for completion. This land management plan will be revised in ten years (2027).

**Table 1: Management Work Summary (2007-2017)**

**Natural Resource Management**

- ✓ Invasive exotic plant species have been treated throughout the preserve, which is now at maintenance level. See below for additional exotic treatments. This work was completed using both Conservation 20/20 funding, grant money from the Florida Communities Trust, and funding from the Florida Fish and Wildlife Commission, US Fish and Wildlife Service, etc.
- ✓ Conservation 20/20 staff wrote, and was awarded, large grants from the US Fish and Wildlife Service to complete two hydrologic restoration projects.
- ✓ Three prescribed burns have been conducted on the preserve by Conservation 20/20 staff.
- ✓ Mechanical brush reduction has been used on several upland plant communities to improve habitat and reduce fuel loads.

**Large Scale Restoration Projects**

- ✓ A total of 2,976 acres of initial and maintenance exotic plant treatments.
- ✓ Completion of a large hydrologic improvement project impacting approx. 200 acres on the East side in 2009.
- ✓ Completion of a two part hydrological improvement project impacting at least 25 acres on the West side in 2016.

**Overall Protection**

- ✓ Small debris has been removed from the preserve, during staff and volunteer workdays.
- ✓ Perimeter boundary signs and trail/educational signs have been replaced as needed.
- ✓ Tri-annual site inspections have been conducted.

**Public Use**

- ✓ Two designated public access points with amenities were installed with funding from a large grant from the Florida Communities Trust.
- ✓ Trail systems for both entrances were also funded with the Florida Communities Trust grant and were then expanded further on the East side.
- ✓ A Conservation 20/20 maintenance position was created in 2008 to care for the public amenities at this site and Prairie Pines Preserve.
- ✓ On average, the preserve provides 30,208 visitors annually.

**Volunteers**

- ✓ Many individual volunteers, volunteer groups, students, and community service workers have assisted in all types of amenity and trail maintenance, exotic plant control, and debris removal in numerous volunteer workdays.
- ✓ Trained volunteers lead monthly guided nature walks along the preserve boardwalks and trail systems during the winter season.

### III. INTRODUCTION

Caloosahatchee Creeks Preserve was acquired in numerous nominations between February 23, 2000 and the most recent purchase on May 22, 2017 through the Lee County's Conservation 20/20 (C20/20) Program. It totals 1,308.55 acres in size and is located in North Fort Myers on both sides of Interstate 75 between the north shore of the Caloosahatchee River and Bayshore Road in northern Lee County. Two additional parcels are included in this plan, a 53.5 acre South Florida Water Management parcel adjacent to CCP and a 2.4 acre Lee County Preserve named the NCCPCP also adjacent to CCP. From west to east the total distance is approximately four miles.

Many changes to what is now CCP happened before the advent of aerial photography; however evidence from other sources show that the land and river itself were dramatically altered during the late 1800s and early 1900s. Available historic aerial photography from 1940 - 2016 shows evidence of several anthropogenic influences on the preserve; these range from agricultural uses in the northern part of the preserve to the dumping of spoil and continued alteration of the Caloosahatchee itself. More recently, land uses include continued agricultural use, easements for utilities, drainage, and roadways. Review of historic aerial photography prior to 1950 shows the railroad grade running through the preserve and land being cleared for agricultural purposes. Roadways developed from the 1950s through the 1980s when Interstate 75 (I-75) was installed, bisecting the preserve. The Land Use History section of this plan shows the progression of residential and commercial uses popping up around the preserve as well as the dredging that occurred to straighten, deepen, and widen the Caloosahatchee River.

Land management activities for the site will include additional invasive exotic plant and animal control, brush reduction, prescribed fire in fire-dependent plant communities, enhancing hydrologic features and wildlife habitat, and debris removal. Caloosahatchee Creeks Preserve has amenities such as trails, boardwalks, picnic pavilions, a restroom, and a parking lot, installed on both sides of the property to provide the public with additional passive recreational opportunities. These are further discussed in the Public Access and Resource-Based Recreation section.

The preserve consists of 28 natural or altered plant communities described by the Florida Natural Areas Inventory (FNAI), of which 53% are wetland communities. Freshwater tidal marsh is the most common plant community, covering 28% of the preserve. CCP's ecosystems were dramatically impacted by internal alterations and surrounding land uses that changed the composition of the plant communities. Flow of the Caloosahatchee River has been altered by multiple causes, including: dredging, an increase in freshwater discharges from Lake Okeechobee, an increase in freshwater runoff directed into tributaries, and the creation of canal and ditches that channelize sheet flow. Over time, this alteration has converted the salt marshes into freshwater tidal marshes.

At the time of acquisition, approximately 500 acres of the preserve were identified as containing 75-100% coverage of invasive exotic vegetation. The 56 acres of SFWMD and NCCPCP parcels were also 75-100% coverage of invasive exotic vegetation.

Through herbicide and mechanical treatment invasive exotic vegetation coverage has been significantly reduced to less than 15% across the entire preserve.

Land management activities for the site will include continued invasive exotic plant control, mechanical brush reduction, prescribed fire, and debris removal. Work done to date on the preserve involved treatment of invasive exotic vegetation, prescribed burns, hydrologic restorations, installation and maintenance of public use amenities, and debris removal.

The purpose of this management plan is to define conservation goals for the preserve and have it serve as a guide for the Lee County Department of Parks and Recreation to use best management practices to ensure proper management and protection of the preserve. A significant number of field surveys were conducted along with reviewing scientific literature and historical records to understand how the preserve functions in the ecosystem, which wildlife and plants are found within its boundaries and how it has been impacted by humans. This allows the plan to serve as a reference guide for anyone interested to learn more about the preserve and the land management efforts in Lee County.

#### **IV. LOCATION AND SITE DESCRIPTION**

Caloosahatchee Creeks Preserve is located in northern Lee County, on the north shore of the Caloosahatchee River, extending north to Bayshore Road on both sides of Interstate 75. CCP has multiple addresses relating to its different parcels. Each address below is located in North Fort Myers, Florida 33917.

**Nomination 188**

10940 Bayshore Road

**Nomination 82**

7599 Bonita Boulevard

**Nomination 225**

16251 Sabal Way

**Nomination 108 (East Side entrance)**

10130 Bayshore Road

**Nomination 108 Lots**

16810 Pelican Way

**Nomination 108 (West Side entrance)**

17100 McDowell Drive

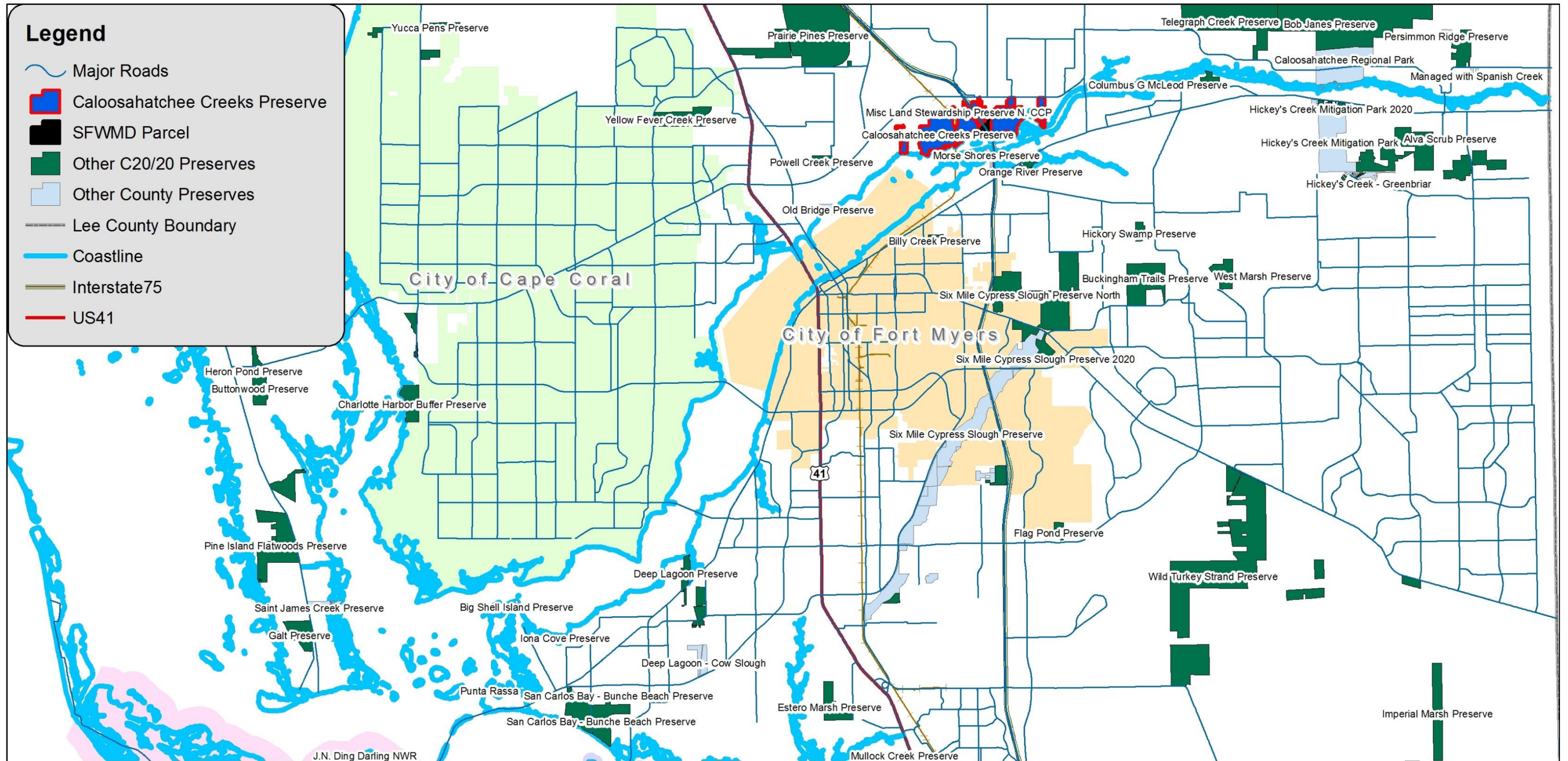
17000 East Lake Drive

17100 Pelican Way

CCP is in Sections 21, 22, 23, 26, 27, 28, 29, 32, and 35 of Township 43, Range 25 East (Figure 1). The site is bordered by private properties and Bayshore Road to the north, private land to the east, the Caloosahatchee River to the south, and Daughtrey Creek and private land to the west. Figure 2 identifies the boundaries of CCP as well as NCCPCP and the SFWMD on a 2017 aerial photograph. Neither the NCCPCP or SFWMD parcel have addresses associated with them. The deed for the NCCPCP parcel is located in Appendix A. The partnership agreement for managing the SFWMD parcel as part of CCP is located in Appendix B.



Figure 1: Location Map

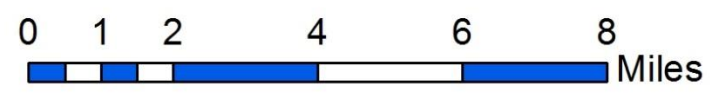


**Legend**

- Major Roads
- Caloosahatchee Creeks Preserve
- SFWMD Parcel
- Other C20/20 Preserves
- Other County Preserves
- Lee County Boundary
- Coastline
- Interstate 75
- US41



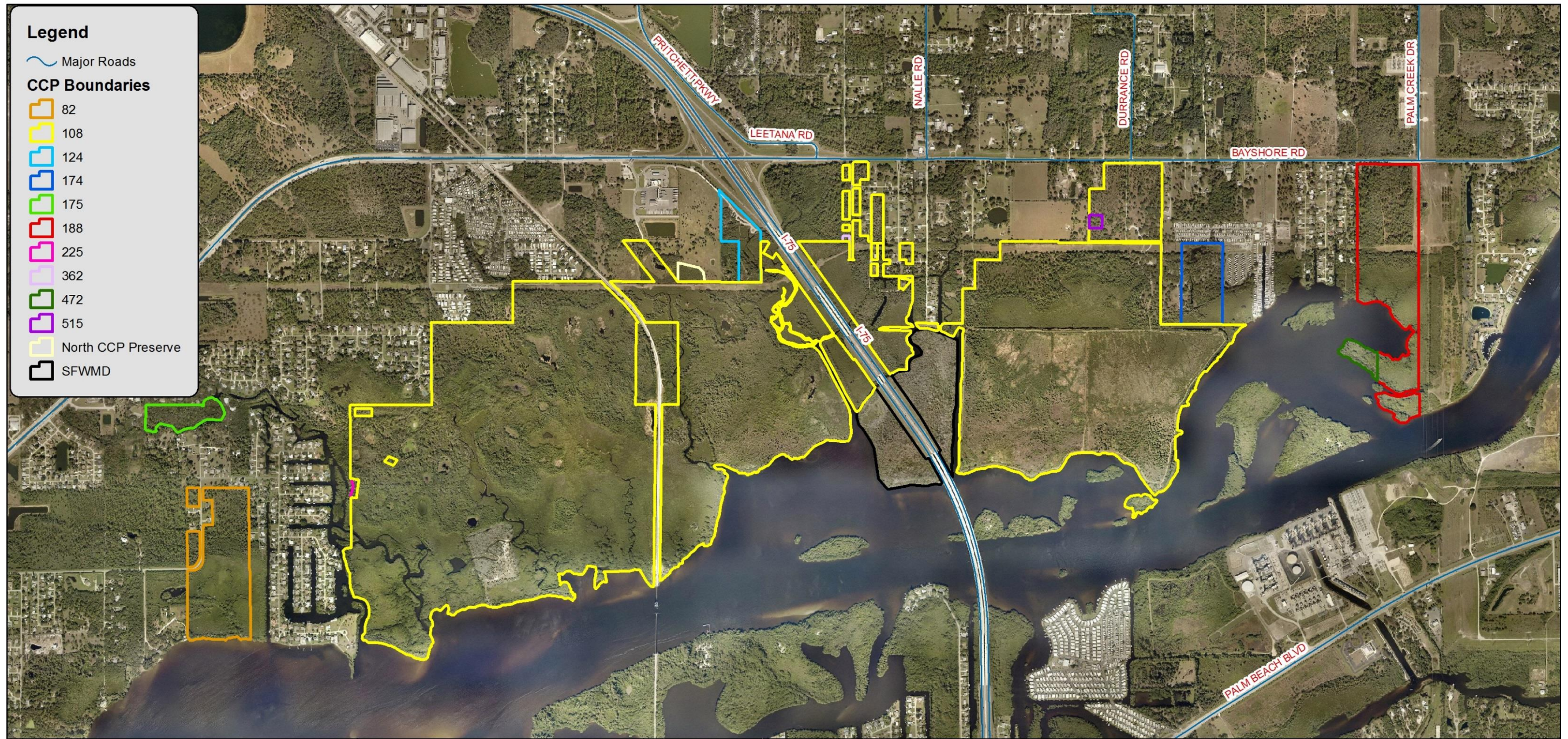
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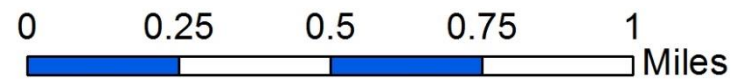
This is not a survey.  
Land Stewardship Staff has prepared this map  
for informational and planning purposes.



Figure 2: 2017 Aerial Map



## Caloosahatchee Creeks Preserve



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## **V. NATURAL RESOURCES DESCRIPTION**

### **A. Physical Resources**

#### ***i. Climate***

General information on the climate of southwest Florida is located in the Land Stewardship Operations Manual's (LSOM) Land Stewardship Plan Development and Supplemental Information section.

#### ***ii. Geology***

Specific information on the geologic features such as physiographic regions, formations and maps, can be found in the LSOM's Land Stewardship Plan Development and Supplemental Information section.

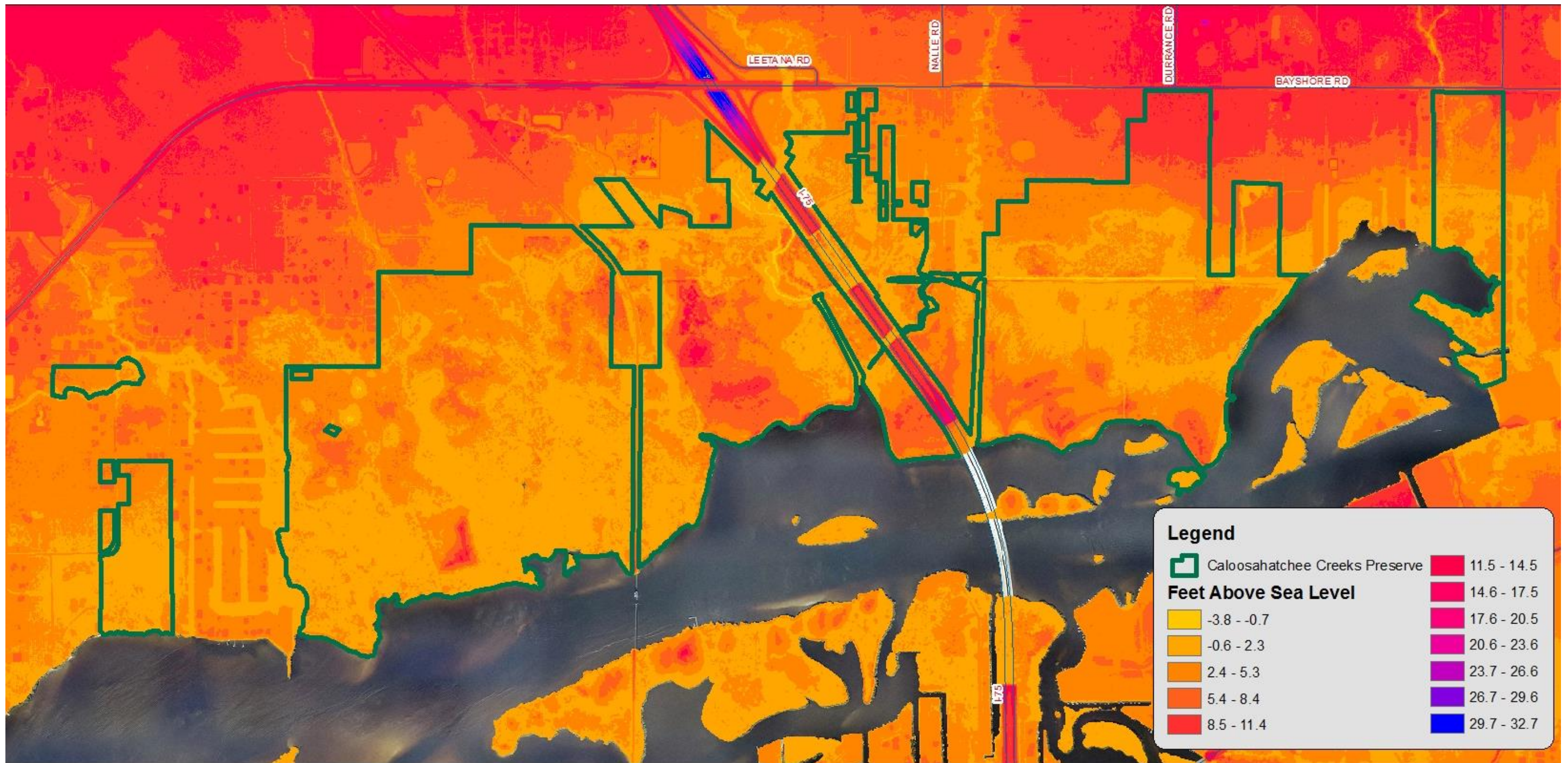
#### ***iii. Topography***

Elevations at CCP range from sea-level to 12.56 ft above sea-level. Throughout much of the site the natural elevations have been altered by human influence, these include the digging of ditches and borrow pits and the addition of spoil sediments from the dredging of the Caloosahatchee River.

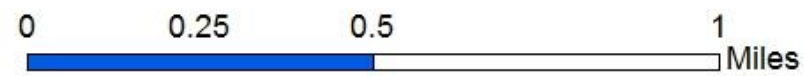
The following topographic map (Figure 3) uses Light Detecting and Ranging (LiDAR) data, which is an optical remote sensing technology that measures properties of scattered light to find range or other information of a distant target. These data were flown in 2007 and represent the published 5 foot digital elevation model. The change in color gradient visually demonstrates the relative flatness of CCP, but shows areas of elevated spoil piles up along the shoreline.



Figure 3: LiDAR Map



### Caloosahatchee Creeks Preserve



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#### ***iv. Soils***

According to the 1984 'Soil Survey of Lee County, Florida' (Henderson, 1984), there are thirteen different soil types found at CCP (Table 2 and Figure 4), all of which are described as nearly level with slopes generally ranging between 0 and 2 percent. They are also predominantly described as poorly drained, being saturated for much of the year and having the water table close to the soil surface. Table 1 shows the percentage of each soil type that makes up the preserve, its associated acreage, and some general characteristics of each soil type. Water is listed as a soil type in order to total to the appropriate acreages since the boundary includes many creeks and other small areas of water.

**Table 2: Soil Attributes**

Soil Types	Map Symbol	Total Acres	% of Preserve	Physical Attributes						Biological Attributes				Limitations for Recreational Paths & Trails	
				Habitats (Range Sites)	Wetland Class	Hydrologic Group	Surface Permeability	Water Table within 10" of surface	Water Table below 10-40" of surface	% Organic Matter	Potential as habitat for wildlife in--				
											Openland	Woodland	Wetland		Rangeland
Anclote Sand, Depressional	40	9.6	1	freshwater marshes/ponds	P	B/D *	rapid	> 6 months (ponded)		2-10%	very poor	very poor	good	--	Severe: ponding
Boca Fine Sand	13	2.9	< 1	south Florida flatwoods		B/D	rapid	2-4 months	6 months	1-3%	fair	poor	fair	good	Severe: wetness, too sandy
Caloosa Fine Sand	66	347.8	26			B	slow		2 - 4 months		very poor	very poor	poor	--	Severe: too sandy
Copeland Sandy Loam, Depressional	45	45.10	3	freshwater marshes/ponds	P	D *	rapid	3-6 months (ponded)	3-6 months	2-6%	very poor	very poor	good	--	Severe: ponding
Felda Fine Sand	12	161.3	12	slough	S	B/D	rapid	2-4 months	~ 6 months	1-4%	fair	poor	fair	--	Severe: wetness, too sandy
Immokalee Sand	28	70.4	6	south Florida flatwoods		B/D	rapid	1-3 months	2-6 months	1-2%	poor	poor	poor	--	Severe: wetness, too sandy
Malabar Fine Sand	34	5.5	< 1	slough	S	B/D	rapid	2-4 months	> 6 months	1-2%	poor	poor	fair	--	Severe: wetness, too sandy
Myakka Fine Sand	11	25.3	2	south Florida flatwoods		B/D	rapid	1-3 months	2-6 months	<2%	fair	poor	poor	--	Severe: wetness, too sandy
Oldsmar Sand	33	75.7	5	south Florida flatwoods		B/D	rapid	1-3 months	> 6 months	1-2%	fair	fair	poor	--	Severe: wetness, too sandy
Pompano Fine Sand, Depressional	27	5.6	< 1	freshwater marshes/ponds		B/D *	rapid	2-4 months (ponded 3 mo.)	> 5 months	1-5%	very poor	poor	good	--	Severe: ponding, too sandy
Wabasso Sand	35	191.0	14	south Florida flatwoods		B/D	rapid	2-4 months	> 6 months	1-4%	poor	fair	poor	--	Severe: wetness, too sandy
Wabasso Sand, Limestone Substratum	42	3.3	< 1	south Florida flatwoods		B/D	rapid	2-4 months	> 6 months	1-4%	poor	fair	poor	--	Severe: wetness, too sandy
Wulfert Muck	23	388.3	29	salt water marsh	F	D	rapid	tidal		--	very poor	very poor	fair	--	Severe: wetness, excessive humus
Water	99	9.4	1												

**Abbreviation Key:**

Wetland Class (1)

P - Ponding: Standing water on soils in closed depressions. The water can be removed only by percolation or evapotranspiration.

F - Flooding: The temporary inundation of an area caused by overflowing streams, runoff from adjacent slopes or tides.

S- Slough: Broad nearly level, poorly defined drainage way that is subject to sheet-flow in the rainy season.

Hydrologic Group (2) \* Water table is above the surface of soil.

B - Soils having a moderate infiltration rate (low to moderate runoff potential) when thoroughly wet.

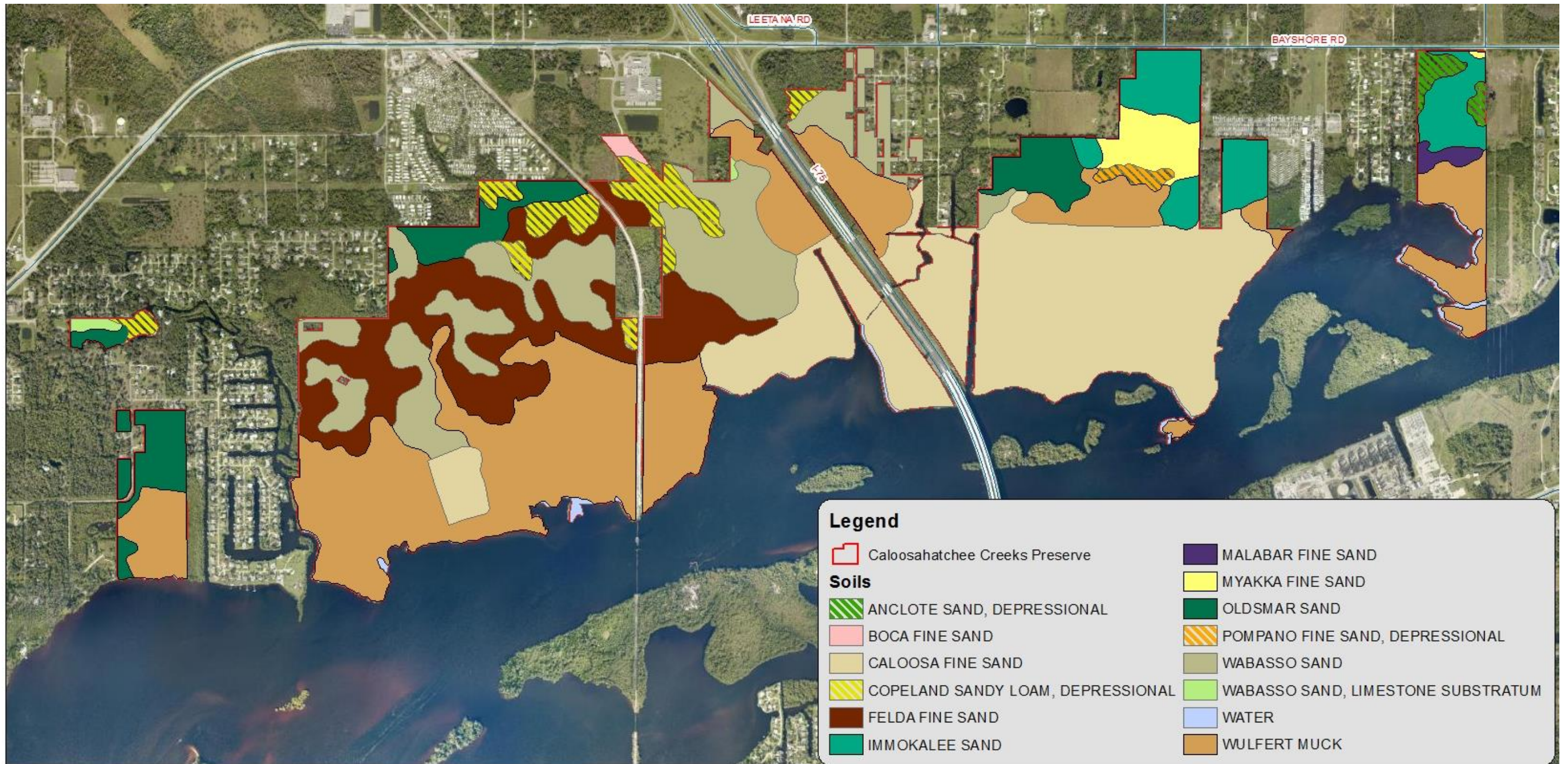
D - Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet.

**Color Key:**

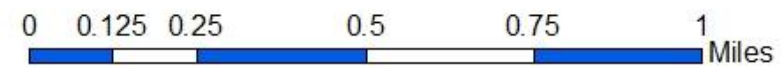
Dry
Wet
Wetter
Wettest
Saturated



Figure 4: Soils Map



## Caloosahatchee Creeks Preserve



This is not a survey.  
Land Stewardship Staff has prepared this map  
for informational and planning purposes.



## ***v. Hydrologic Components and Watershed***

Caloosahatchee Creeks Preserve has several creeks running through the preserve and along its boundaries. The entire preserve is in the 1,400 square-mile North Central Caloosahatchee basin (SFWMDa 2000) and is separated by portions of seven different identified watersheds, each associated with one of the major creeks running through the preserve (Figure 5). From west to east, the watersheds include Daughtrey's Creek (approx. 34 sq. miles), Cohn Branch (approx. ½ sq. mile), Chapel Branch (slightly less than 2.5 sq. miles), Bayshore Creek (approx. 3 sq. miles), Popash Creek (approx. 9 sq. miles), Stroud Creek (approx. 9 sq. miles), and Palm Creek (slight less than 2 sq. miles) with the largest influencing watersheds being that of Daughtrey's Creek, Popash Creek, and Stroud Creek. In addition, there are areas within CCP that are considered to be influenced by the river itself as opposed to a specific creek system, and are identified as 'Tidal Caloosahatchee'.

Besides the named creeks hydrological features include several unnamed natural water flow channels, canals dug for access to residential estates and drainage ditches constructed to control flooding in the neighboring communities.

One of the biggest hydrological influences on the preserve is the Caloosahatchee River, also known as C43, which conveys both freshwater from inland Florida and tidal water from the gulf. In the past the natural flow of the Caloosahatchee River and the ebbs and surges of the tide would have sustained tidal marshes and mangrove swamps. However, since alteration to the river channel and control of the natural water flows have occurred the influence of the Caloosahatchee River has been diminished. In addition, through the various Caloosahatchee River widening/deepening projects the natural landscape of the riverbank has been drastically altered by the creation of berms from piled spoil, that border the river. These berms and the addition of dredged material have significantly increased elevations within the preserve and altered natural hydrological flows.

In addition to the dredged material from the Caloosahatchee River, other spoil piles have been created in many places throughout the preserve (Figure 6) as a result of the channelization of water flows and in some cases the straightening of the natural creek beds. The effect of these hydrological alterations is twofold, firstly and most obviously the redirection of natural water flows, but secondly the spoil piles can act to hold water behind them and alter the distributions of natural wetland areas.

The most significant man-made/altered hydrological elements is the canalization of Stroud Creek to provide boat access to a residential community neighboring the preserve, the channelization and straightening of Palm Creek for flood protection, and the addition of several laterally orientated (east – west) ditches, again to aid in flood protection for neighboring properties.

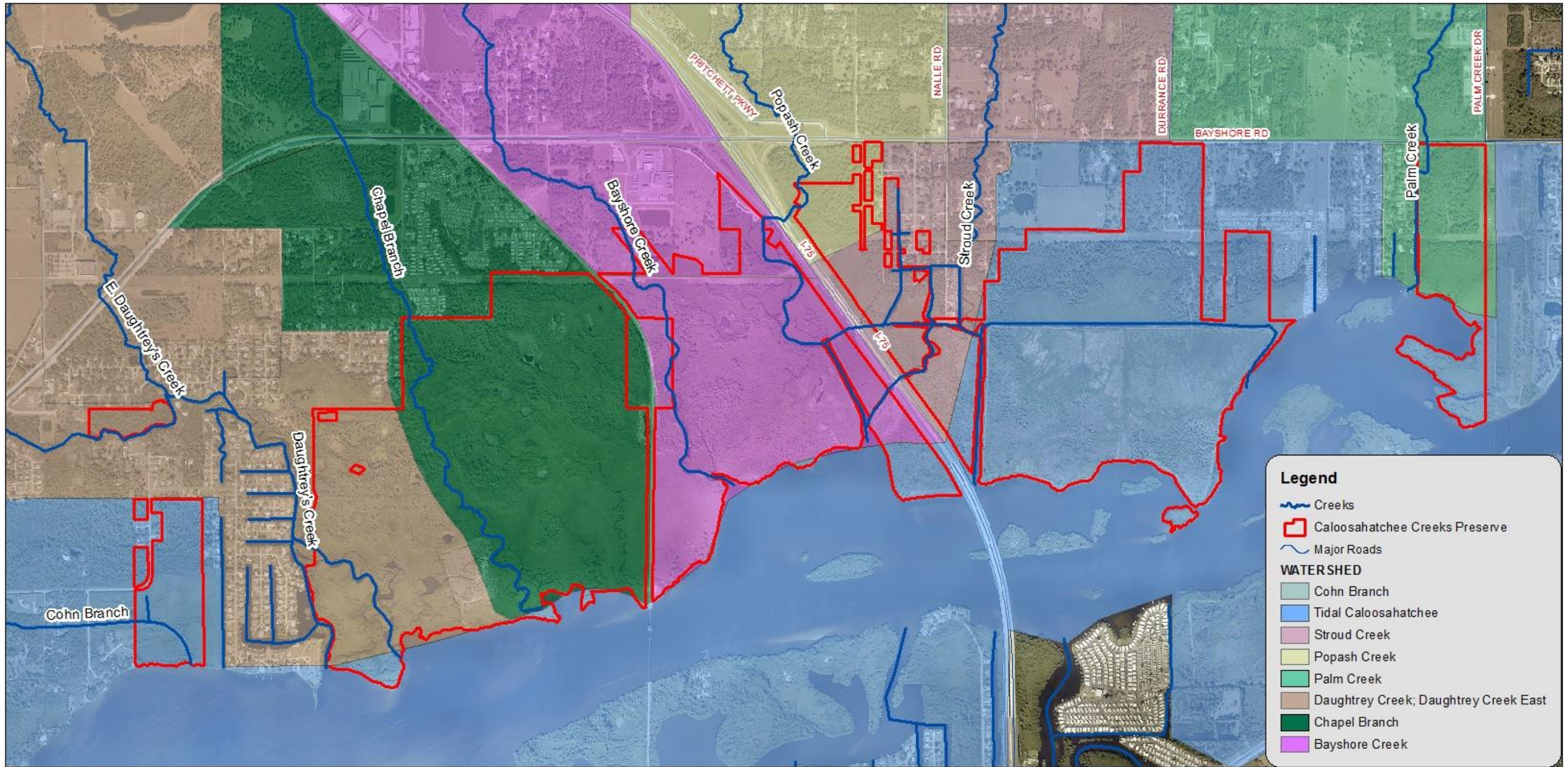
Two hydrologic restoration projects have been undertaken at CPP in order to reduce the effect of historic alterations. The first hydrological restoration project was completed in 2009 in cooperation with the United States Fish and Wildlife Service and the South Florida Water Management District. Berms were removed and ditches were filled to restore sheet flow in Management Unit CCP 18 (formerly Management Units 108-1 and 108-2) and exotic invasive plants were removed. The project reestablishes a direct

hydrologic connection between the Caloosahatchee and upstream creeks and flow ways. In 2016, a second hydrologic restoration project was completed, which included the creation of a flow way in the western portion of the preserve to restore natural water flows to the adjacent wetland habitats. The project also included three areas of berm removal and exotic plant removal. Two berms were removed in the western portion of CCP within the southern extent of Daughtry's Creek, and one berm was removed in the eastern portion of CCP within the southern extent of Popash Creek. The removal of the berms restored flows to historic tidal creeks.

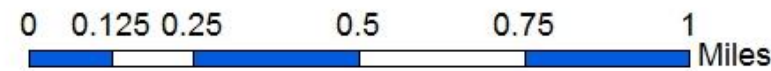
In 1974, the USFWS directed its Office of Biological Services to conduct an inventory of the nation's wetlands. Wetlands were identified on aerial photography by vegetation, visible water features and geography, and subsequently classified in general accordance with the Classification of Wetlands and Deep Water Habitats of the United States (Cowardin et al. 1979). More information about the different classifications can be found there, or in the LSOM's Land Stewardship Plan Development and Supplemental Information section. Based on the federal National Wetlands Inventory (NWI) evaluation, approximately 620 acres of the preserve is classified as wetlands (Figure 6). A majority of the wetlands found on the preserve are shown as estuarine environments. The site also contains palustrine wetlands in the northern portion of the site. Many of the wetlands have a mix of open water, emergent, scrub-shrub, mangrove, and forested vegetation communities. These wetlands are important in improving water quality, controlling flooding, and reducing erosion, while providing habitat for a wide variety of plants and animals.



Figure 5: Watershed Map



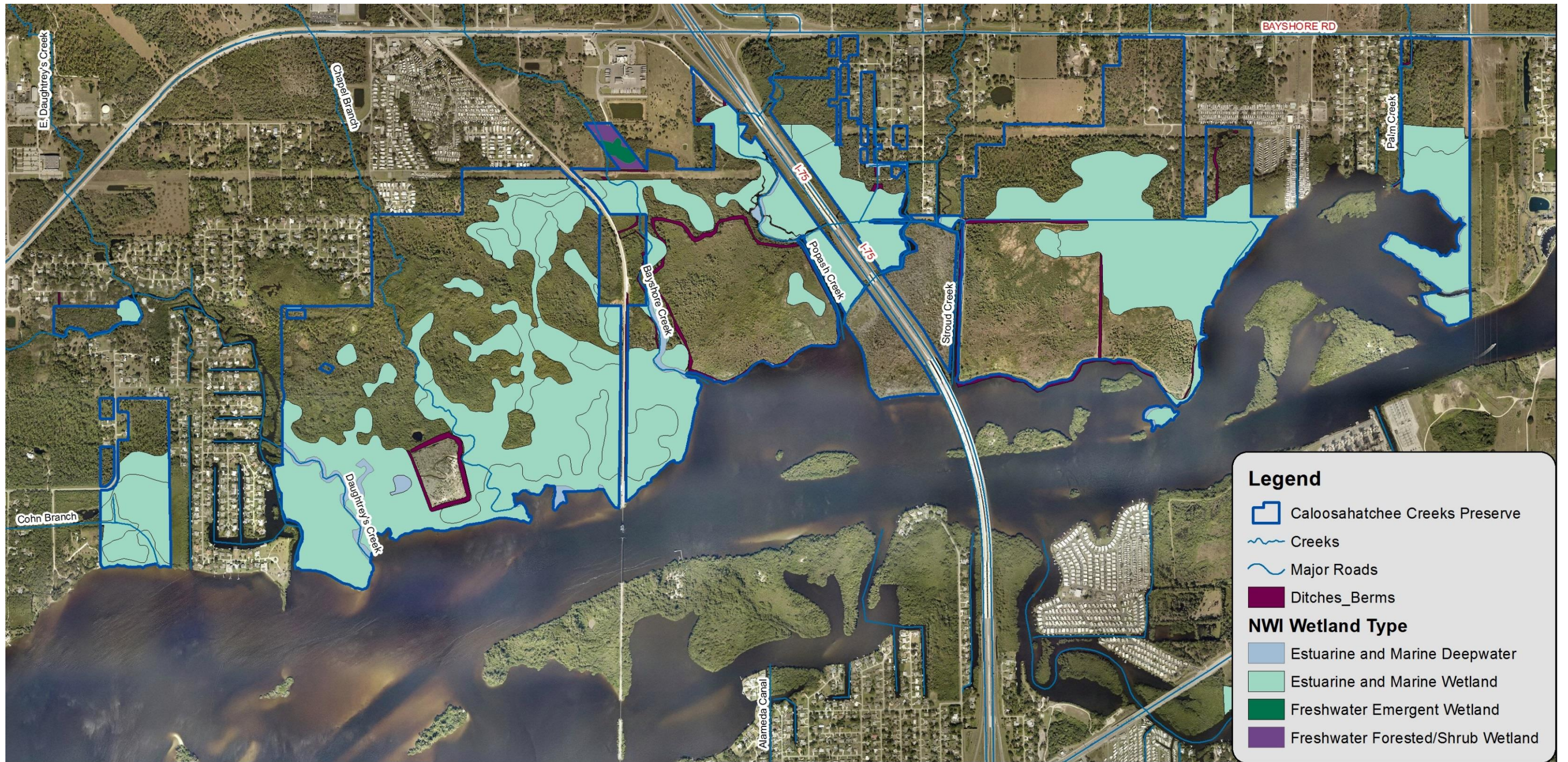
### Caloosahatchee Creeks Preserve



This is not a survey. Land Stewardship Staff has prepared this map for informational and planning purposes.



Figure 6: Hydrological Components Map



**Legend**

- Caloosahatchee Creeks Preserve
- Creeks
- Major Roads
- Ditches\_Berms

**NWI Wetland Type**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland



## Caloosahatchee Creeks Preserve



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## B. Biological Resources

### i. Ecosystem Function

Estuarine wetlands are typically dominated by mangrove forests and swamps that line the boundary between the coastlines, and can extend into the uplands. The mangroves at CCP tend to just line the Caloosahatchee River shoreline and the edges of the numerous creeks. Mangrove plant communities will grow in low, flat lands that are typically inundated with both saline and brackish waters. Soils are anaerobic, and are typically covered in a layer of peat from mangrove leaves. The dominant plants in CCP are red mangroves (*Rhizophora mangle*), but scattered black mangroves (*Avicennia germinans*), white mangroves (*Laguncularia racemosa*), and buttonwood (*Conocarpus erectus*) do occur. Mangrove species distribution is relative to the varying ranges of tidal influence, salinity, wave energy, and substrate. Mangroves can grow in differentiated monospecific zones; generally red mangroves grow closest to the coast, followed by black mangroves, then white mangroves, with buttonwood typically growing in the ecotone, or transitional zone between ecosystems (FNAI & FDEP 2010).

Mangrove swamps provide a wide variety of ecosystem services to nearby ecosystems, and wildlife communities. The prop roots of red mangroves, pneumatophores of black mangroves, and dense root mats of white mangroves all trap sediments, protecting the coastlines from wave and tidal erosion, as well as protect coastlines by absorbing the brunt of tropical storms and hurricanes. Sediment entrapment also contributes to island formation or land stabilization (FNAI & FDEP 2010). Tidal swamps can act like filter marshes in that they slow the movement of water from the uplands, and can help filter excess nutrients and pollutants out of water coming from uplands, and urban runoff. Tidal swamps function as nursery grounds for many of Florida's commercially and recreationally important fish and shellfish. Red mangrove prop roots serve as protection for juvenile fish, and an intertidal substrate for many shellfish, and invertebrates. Leaves shed by mangroves collect and form a large peat mat above the soil; this becomes a primary detritus base for the food web, and accounts for as much as 80 percent of the total organic material available. Mangrove plant communities are one of the most productive forests in the world (FNAI & FDEP 2010).

Mangrove swamps, and isolated mangrove islands provide essential nesting areas for a wide variety of wading birds, shore birds, and other animals (FNAI & FDEP 2010). Several bird species are dependent on mangroves communities including mangrove cuckoos (*Coccyzus minor*), black-whiskered vireos (*Vireo altiloquus*), and gray kingbirds (*Tyrannus dominicensis*). Wading birds including the wood stork (*Mycteria americana*), white ibis (*Eudocimus albus*), and roseate spoonbill (*Platalea ajaja*) have all been documented nesting in mangroves. Many species are endemic and specialize to live in the mangrove forest such as mangrove salt marsh snakes (*Nerodia clarkii compressicauda*) and at least two butterfly species, the mangrove skipper (*Phocides pigmalion*) and the black mangrove buckeye (*Junonia evarete*), which depend on mangroves as a larval food source (Postmus, per.comm.).

Freshwater tidal marshes make up much of Caloosahatchee Creek Preserve's acreage along the river. These freshwater marsh systems act as filtration systems cleaning water flowing quickly off the land into the river. Chemicals, nutrients, and other

pollutants would be dumped directly into the river where it can quickly be taken out into the Gulf of Mexico causing issues such as red tide, blue-green algae, and other environmental problems. Tidal movement of water from the river being pushed into and then drained back out of the tidal marshes can also cleanse the water already in the river. At CCP, pond apple (*Annona glabra*), cordgrass (*Spartina bakeri*), and giant leather fern (*Acrostichum danaeifolium*) are common plant species in the freshwater tidal marsh plant community. These freshwater tidal marshes are often used by many wildlife species including birds, fish, and mammals. Young fish may use the marsh's shallow waters and many hidden areas beneath plant branches and root systems as cover from predators. More open areas of the marsh systems can be used as excellent foraging grounds for many shorebird species such as the yellow crowned night heron (*Nyctanassa violacea*).

Lee County's preserves contain a diversity of plant communities that provide habitat for numerous plant and animal species. Individual preserves are not islands of habitat, but are pieces of a larger conservation effort striving to create and maintain a healthy and viable ecosystem. Ecosystem function information is located in the LSOM Land Stewardship Plan Development and Supplemental Information section.

## **ii. Natural Plant Communities**

CCP contains a combination of wetland and upland communities that serve as important habitat for a variety of wildlife. The preserve consists of 28 natural or altered plant communities described by the Florida Natural Areas Inventory (FNAI) of which 53% are wetland communities. Freshwater tidal marsh is the most common plant community (28%). CCP's ecosystems were dramatically impacted by internal modifications and surrounding land uses that changed the composition of the plant communities. Flow of the Caloosahatchee River has been altered by multiple causes, including: dredging, an increase in freshwater discharges from Lake Okeechobee, an increase in freshwater runoff directed into tributaries, and the creation of canal and ditches that channelize sheet flow. Over time, this alteration has converted the salt marshes into freshwater tidal marshes. The 1940 aerial (Figure 8) shows the historic expanse of the salt marsh community that once existed across CCP.

At the time of acquisition, approximately 500 acres of the preserve and the combined 56 acres of the SFWMD and NCCPCP parcels were identified as containing 75-100% coverage of invasive exotic vegetation. Through herbicide and mechanical treatments, invasive exotic vegetation coverage has been brought to less than 15% across the entire preserve. The large areas of melaleuca and Brazilian pepper have been eliminated. The lygodium (*Lygodium microphyllum*), rosary pea (*Abrus precatorius*), shoebutton ardisia (*Ardisia elliptica*), cogongrass (*Imperata cylindrica*), and guinea grass (*Panicum maximum*) will continue to require treatment as patches are discovered by staff.

Acres and percent of cover for each community identified in 2017 are listed below, followed by a breakdown of plant communities by acquired parcel number. Descriptions of the plant communities and characteristic animals found within each community, as well as management suggestions are located in the LSOM. A complete list of plant species identified during site inspections to CCP is located in Appendix C. This list may

be updated seasonally to identify plants in their inflorescence phase. Figure 7 shows the location of the plant communities found at CCP.

**Table 3: CCP Natural Plant Communities Acreages**

<b>Community Type</b>	<b>Acres</b>
<b>CCP Total Plant Community Acreage (not including NCCPCP and SFWMD parcel)</b>	
Abandoned Pasture	9.48
Basin Marsh	4.39
Blackwater Stream	2.26
Canal/Ditch	8.60
Clearing/Regeneration	14.05
Depression Marsh	99.97
Developed	4.40
Freshwater Tidal Marsh	356.15
Hydric Hammock	43.08
Hydric Hammock- disturbed	8.70
Impoundment/artificial pond	0.60
Invasive Exotic Monoculture	3.68
Mangrove Swamp	22.72
Mangrove Swamp Creek	0.17
Mesic Flatwoods	55.2
Mesic Flatwoods- disturbed	10.12
Mesic Hammock	20.10
Mesic Hammock- disturbed	2.45
Prairie Mesic Hammock	29.42
Restoration	286.43
Road	1.54
Salt Marsh Creek	18.99
Scrubby Flatwoods	39.27
Scrubby Flatwoods- disturbed	22.61
Utility Corridor	31.66
Wet Flatwoods- disturbed	6.16
Xeric Hammock	193.31

Xeric Hammock- disturbed 7.78

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**Site 82**

Freshwater Tidal Marsh 20.12

Mangrove Swamp 8.97

Mesic Flatwoods 12.94

Mesic Hammock 2.49

Wet Flatwoods- disturbed 6.16

This community is disturbed due to lack of fire regime.

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**Site 108**

Abandoned Pasture 9.48

Basin Marsh 0.96

Blackwater Stream 1.94

Canal/Ditch 7.86

Clearing/Regeneration 12.11

Depression Marsh 99.97

Developed 1.73

Freshwater Tidal Marsh 306.33

Hydric Hammock 35.96

Impoundment/artificial pond 0.30

Invasive Exotic Monoculture 6.08

Mangrove Swamp 2.48

Mesic Flatwoods 41.03

Mesic Flatwoods- disturbed 3.30

This community is disturbed due to lack of fire regime that has allowed the understory to become dense and lacking in diversity. The small size and proximity to adjacent residential properties will likely cause this unit to be managed with mechanical fuels reduction instead of prescribed fire.

Mesic Hammock 9.11

Prairie Mesic Hammock 24.17

Restoration 286.43

Road 1.54

Salt Marsh Creek 18.11

Scrubby Flatwoods 39.27

Utility Corridor 24.51

Xeric Hammock 159.1

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**Site 124**

Developed (amenities)	2.67
Clearing/Regeneration	1.94
Freshwater Tidal Marsh	3.81
Salt Marsh Creek	0.54
Prairie Mesic Hammock	2.99
Mesic Hammock	0.55

**Site 158**

Hydric Hammock- disturbed	5.27
Invasive Exotic Monoculture	0.55
Mesic Hammock- disturbed	2.45
Mesic Flatwoods- disturbed	4.14
Blackwater Stream	0.11
Freshwater Tidal Marsh	0.46

**Site 174**

Basin Marsh	3.43
Canal/Ditch	0.37
Impoundment/Artificial Pond	0.30
Prairie Mesic Hammock	2.26
Scrubby Flatwoods- disturbed	9.73

This community is disturbed due to lack of fire regime. Understory vegetation is dense and lacking diversity.

Utility Corridor	2.35
Xeric Hammock	1.33

**Site 175**

Hydric Hammock	2.06
Mesic Hammock	7.95

**Site 188**

Blackwater Stream	0.32
Canal/Ditch	0.37
Freshwater Tidal Marsh	24.88
Hydric Hammock	5.06
Hydric Hammock- disturbed	3.40

This community is disturbed due to long term lack of fire which has allowed scattered pines

and other trees to become established.

Mangrove Swamp 7.39

Mangrove Swamp Creek 0.17

Mesic Flatwoods- disturbed 2.67

This community is disturbed due to lack of fire regime.

Salt Marsh Creek 0.34

Scrubby Flatwoods- disturbed 12.88

This community is disturbed due to lack of fire regime. Understory vegetation is dense and lacking diversity and vines are overtaking some areas.

Utility Corridor 4.80

Xeric Hammock- disturbed 7.48

This community is disturbed due to long term lack of regular fire which has allowed scattered pines and other trees to become established. Exotics continue to be an issue in this community.

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**Site 225**

Freshwater Tidal Marsh 0.34

Xeric Hammock- disturbed 0.30

Site 362

Mesic Flatwoods 0.22

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**Site 472**

Freshwater Tidal Marsh 0.67

Mangrove Swamp 3.88

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**Site 515**

Mesic Flatwoods 1.01

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**NCCPCP**

Invasive Exotic Monoculture (Brazilian pepper) 2.43

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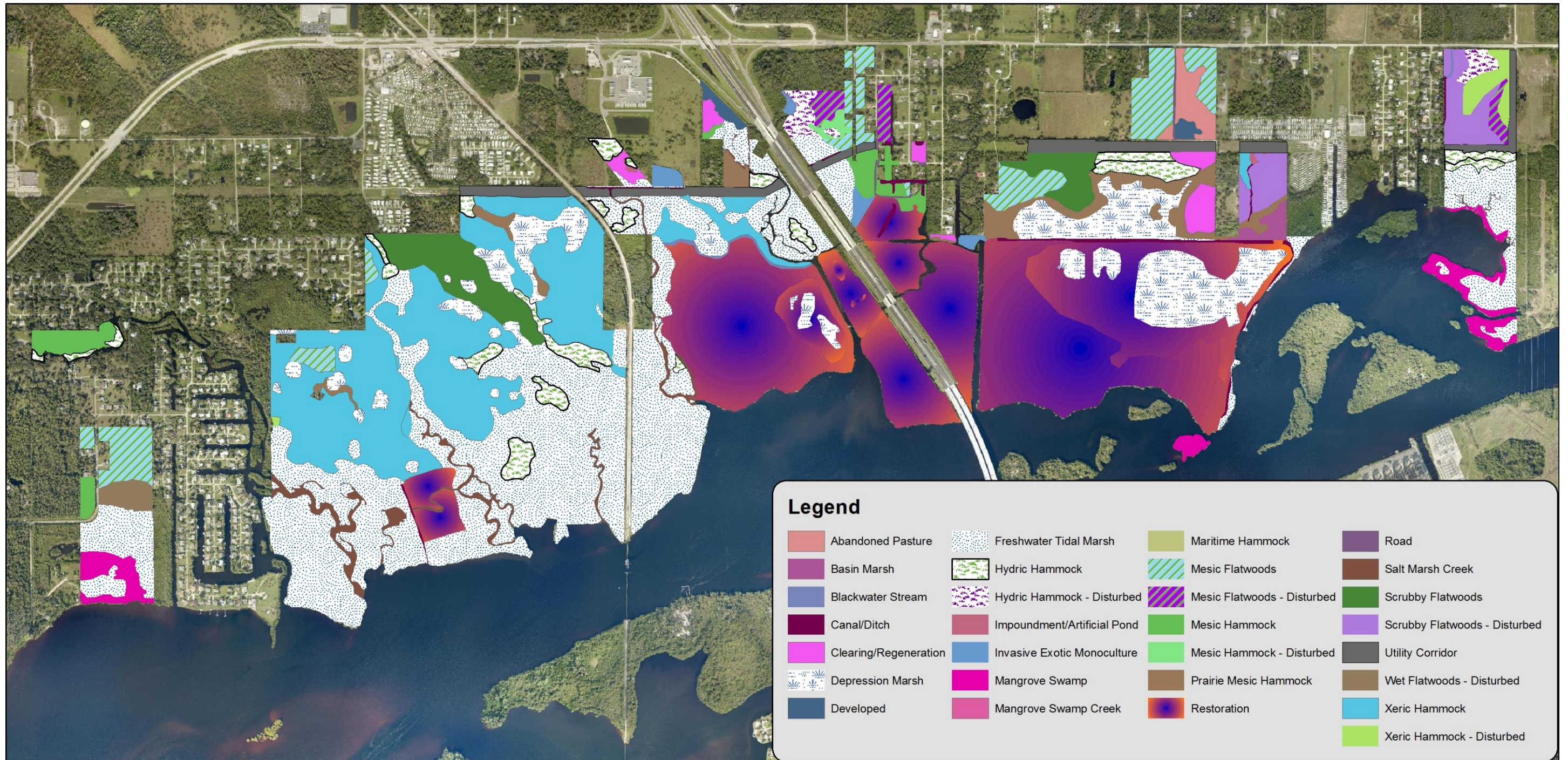
**SFWMD Parcel**

Restoration 53.5

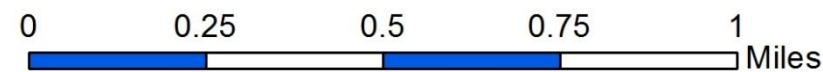
This parcel had over 75% coverage of Brazilian pepper and other invasive exotic plants. An initial herbicide treatment was completed in the summer of 2017. Staff has learned from past experience that recovery and regeneration of native vegetation after a large scale treatment takes several years to become a distinct native plant community. Additional restoration work may take place in this unit as funding allows.



Figure 7: Plant Communities Map



## Caloosahatchee Creeks Preserve



This is not a survey.  
Land Stewardship Staff has prepared this map  
for informational and planning purposes.



### iii. Fauna

Wildlife diversity at CCP is high largely because of the varied natural communities. The tidal swamps at CCP provide excellent foraging and nesting grounds for wading birds, including great egret, white ibis, little blue heron, and tricolored heron. Gopher tortoises have been documented in upland plant communities on the preserve. Appendix D shows a list of wildlife species documented at the preserve. The list includes 159 species of mammals, birds, reptiles and amphibians, 10 species of fish, 19 species of insects and arachnids, and 2 species of crustaceans. Wildlife species were recorded during site inspections, from biological consultant site visits, volunteer surveys entered into eBird.org, and the field work for developing this plan. Future sightings from site inspections and Lee County Bird Patrol volunteers will continue to be recorded.

Ten exotic fish and wildlife species have been documented at the preserve (Table 4). Of highest concern is the feral hog because of its ability to uproot native vegetation and disturb the natural landscape. Hog trapping and hunting may be used on C20/20 sites where it is safe and when there is a need.

**Table 4: Exotic Wildlife Documented at CCP**

<b>Scientific Name</b>	<b>Common Name</b>
<b><i>Cichlasoma urophthalmus</i></b>	Mayan cichlid
<b><i>Oreochromis aureus</i></b>	blue tilapia
<b><i>Eleutherodactylus planirostris</i></b>	greenhouse frog
<b><i>Osteopilus septentrionalis</i></b>	Cuban treefrog
<b><i>Anolis sagrei</i></b>	brown anole
<b><i>Dasyopus novemcinctus</i></b>	nine-banded armadillo
<b><i>Sus scrofa</i></b>	feral hog
<b><i>Sturnus vulgaris</i></b>	European starling
<b><i>Zenaida asiatica</i></b>	white-winged dove
<b><i>Boreioglycaspis melaleucae</i></b>	melaleuca psyllid
<b><i>Lilioceris cheni</i></b>	air potato leaf beetle

Wildlife management at the preserve will focus on providing optimal habitat for native species. Restoration of the disturbed areas, control of invasive exotic plants and application of prescribed fire will be critical restoration components to provide improved habitat for wildlife. CCP is part of a countywide tri-annual site inspection program for all Conservation 20/20 preserves. These inspections allow staff to monitor for impacts and/or changes to each preserve and include lists of all animal sightings and new plant species that are found. If, during these inspections, staff finds listed species, they will be reported using the appropriate forms.



#### ***iv. Designated Species***

There are a variety of designated animal and plant species (Appendix C and D) found at CCP. Although all native plant and animal species found at the preserve have some protection due to the preservation of this property, certain species need additional attention. For management purposes, all plants and animals listed by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), Florida Department of Agriculture and Consumer Services (FDACS), the Institute for Regional Conservation (IRC), and FNAI will be given special consideration.

Typically, designated species will benefit from proper management of the biological communities in which they occur. However, some species may require additional measures to ensure their protection. Practices likely to benefit wildlife and plants at CCP include exotic plant control, protecting water resources, prescribed fire, trash removal, wildlife monitoring, feral and exotic animal control, and enforcement of no littering, no hunting, and no motorized vehicles regulations.

#### **Wildlife**

The following are brief summaries of select federally designated and state listed wildlife species, and reasons for their decline. Unless otherwise stated, causes for decline and management recommendations (if available) were obtained from “Field Guide to the Rare Animals of Florida” (Hipes et al. 2001).

One species that has not yet been added to the preserve species list, and will not be included below, is the smalltooth sawfish (*Pristis pectinata*). This federally-listed endangered species is found in shallow brackish water or saltwater and has been observed in other parts of the Caloosahatchee River within Lee County, so it is possible that there are individuals within the creeks and mangrove swamps of CCP. In addition, CCP is within the area designated as Critical Habitat for the species by the National Oceanic and Atmospheric Administration in 2009. A lack of fish surveys conducted around the preserve, the high turbidity/low visibility of the river water, and the rarity of the endangered species are some reasons that the species has not yet been observed at the preserve. For these same reasons, it is unlikely that a smalltooth sawfish will be observed in the future within close proximity of the preserve. However, C20/20 will continue to search for the species while conducting tri-annual site inspections, and will edit the species lists if one is observed.

#### **American Alligator – Threatened (Similarity of Appearance to the American Crocodile**

American alligators (*Alligator mississippiensis*) have recovered dramatically from overhunting since the 1960s but remain listed by USFWS as threatened by similarity of appearance to the American crocodile (*Crocodylus acutus*) and by FWC as species of special concern. There are even some populations large enough to support limited harvests. Pollution and destruction of wetlands are currently threats to this species. Another threat becoming more prevalent in the southwest Florida area is loss of habitat from the development and uneducated humans either feeding alligators or feeling threatened by their presence. Many alligators are relocated or killed by wildlife officials or authorized trappers because of their size or close proximity to homes adjacent to freshwater wetland ponds.

### Gopher Tortoise - Threatened

Gopher tortoises (*Gopherus polyphemus*) are in decline throughout their range due to loss and degradation of habitat and are state listed as a species of special concern. As a species dependent on dry, upland communities much of their habitat has been lost to urban and residential development, agriculture, mining, and pine plantations. Additional threats include a highly contagious respiratory disease and human consumption.

### West Indian Manatee - Threatened

Manatees (*Trichechus manatus*) occur in the Caloosahatchee River. Their slow migration to warmer inland waters in the winter makes them susceptible to collisions with boats, which can be fatal. Although the manatee's overall population appears steady, it is threatened by increased boat traffic and expanding development in Florida. In June 2002, Florida Environmental Inc. staff members noted a manatee as it swam within one of the preserve's tributaries, just north of the Caloosahatchee River. In 2017, the manatee's endangered listing was downgraded to threatened.

### Little Blue Heron and Tricolored Heron - Threatened

The little blue heron's (*Egretta caerulea*) and tricolored heron's (*Egretta tricolor*) decline are due to loss of freshwater wetlands and alteration of their natural hydroperiod. There is also some indication that pesticides and heavy metal contamination may affect this heron.

### Wood Stork - Threatened

Wood storks (*Mycteria americana*) are very sensitive to water levels in freshwater wetlands, as they require high concentrations of fish in fairly shallow water for foraging. Unnaturally high water levels during nesting seasons and extended droughts are both threats that wood storks face.

### Least Tern - Threatened

The least tern (*Sterna antillarum*) is the smallest North American tern and is listed by the state as threatened. They prefer coastal areas throughout Florida, including beaches, lagoons, bays, and estuaries and are increasing using artificial nesting sites such as gravel rooftops, dredge spoil islands or other dredged material deposits, construction sites, causeways, and mining lands. Typically, nesting areas have a substrate of well-drained sand or gravel and usually little vegetation. Nesting sites are subject to human use and development, destructive storm events, and predation by birds and mammals.

## **Plants**

In addition to designated wildlife, CCP provides habitat for several listed plant species. IRC, which is not a regulatory agency, maintains a separate listing of threatened plant species. The scientists working for this institute have documented plants occurring in conservation areas in the 10 southernmost counties of Florida. This initial floristic inventory allowed the IRC to rank plant species to indicate how rare or common these plants are in protected areas. For information on the parameters used to rank these

species, refer to the IRC's publication "Rare Plants of South Florida: Their History, Conservation and Restoration" (Gann 2002).

In the IRC publication, the authors provide recommendations to restore south Florida's rare plant diversity. Several of these recommendations, particularly those that protect plants on the preserve and relate to management practices, will be followed. More information on the specific restoration and preservation techniques used will be discussed in the Management Action Plan. The following list highlights those recommendations by IRC that will be incorporated into the management of CCP.

- Prohibit recreational activities such as off-road vehicle and equestrian use to avoid impacts to rare plant populations.
- Ensure preserve improvements and management activities do not needlessly threaten or destroy rare plant populations.
- Prevent illegal poaching of rare plants, and prosecute poachers to the fullest extent of the law.
- Continue to implement an exotic pest plant control program.
- Educate exotic plant control crews about rare plants to ensure they avoid non-target damage.
- If noted trap feral hogs, to prevent destruction of vegetation and disturbance of soil due to rooting (feeding).

The following includes a brief summary of state-listed plant species as identified by FDACS, including reasons for their decline and typical plant communities in which they can be found. A complete list of plant species observed at CCP, including designated species, can be found in Appendix C.

#### Cinnamon and Royal Ferns

Both cinnamon fern (*Osmunda cinnamomea*) and royal fern (*Osmunda regalis* var. *spectabilis*) are listed as commercially exploited by FDACS. They have been located in several plant communities under hydric to mesic environmental conditions.

#### Golden Leather Fern

Golden leather fern (*Acrostichum aureum*) is listed as threatened by the FDACS. It is found in mangrove swamps, saltwater and brackish marshes and coastal hammocks. Its range is restricted to the southern coastal regions of Florida. It has been documented in several portions of CCP.

In some areas of the Preserve, this plant is mixed with exotic plant species. During exotic plant removal or other restoration activities, staff will survey these areas before work commences to avoid using heavy equipment and only use hand crews.

#### Northern Needleleaf, Cardinal and Giant Airplants

The northern needleleaf (*Tillandsia balbisiana*) is a threatened species listed by FDACS that is occasionally found in a variety of habitats including pinelands, hammocks and mangroves. Cardinal airplant or stiff-leaved wild pine (*Tillandsia fasciculata* var. *densispica*) is an endangered species listed by FDACS. Giant airplant or giant wild-pine

(*Tillandsia utriculata*) is a bromeliad considered to have been quite common in Florida before the arrival of the Mexican bromeliad weevil (*Metamasius callizana*) and is now also listed as endangered by FDACS. These bromeliads have been documented throughout tidal swamp and hammock areas of the Preserve.

Threats to these bromeliads include illegal collecting, the exotic Mexican bromeliad weevil and habitat destruction (Save 2003). Currently, scientists are researching biological control agents for the exotic Mexican bromeliad weevil. Staff will keep current with the research developments and work with scientists in the future if it is determined that the weevils are affecting epiphytes and the United States Department of Agriculture (USDA) is in need of release sites.

During exotic plant removal or construction of any public use areas, staff will survey the area before work commences to look for and mark, if necessary, areas to avoid. Plants growing on invasive exotic vegetation to be destroyed will be relocated on-site if economically feasible.

#### Florida Butterfly Orchid

Although locally abundant (Brown 2002), the Florida butterfly orchid (*Encyclia tampensis*) is designated as commercially exploited by the FDACS. A plant that is designated as "Commercially Exploited" is considered to be threatened by commercial use.

#### Florida Loosestrife

Florida loosestrife (*Lythrum flagellare*) is listed as endangered by FDACS. It is a terrestrial perennial herb and is rare (locally common) at CCP having only been found in two locations: two adjacent wetland marshes and disturbed wetland beneath a powerline easement in a water reclamation field (IRC 2006). Special attention should be made towards dry downs in depression marshes and wet disturbed areas and monitor distribution on an annual basis in the spring.

#### Simpson's Stopper

Simpson's stopper (*Myrcianthes fragrans*) was said to originally be used by Native Americans and early settlers as an anti-diarrheal treatment (hence the name "stopper") (IFAS 2006). These trees are found scattered in hammock communities of the preserve and are listed as threatened by FDACS.

### **v. Biological Diversity**

Biodiversity at CCP varies depending on the community. The plant communities range from native drier scrubby flatwoods to tidally influenced mangrove swamps to disturbed upland/wetland spoil areas and excavated borrow ponds. This range of plant communities contributes to the high diversity throughout the preserve. Protection of and management for native plants across the landscape will enhance the overall biodiversity of the preserve.

Many species of animals not only inhabit, but also frequently visit the preserve. Currently 539 plant species (124 exotic) and 157 fauna species (10 non-natives) have been documented. Sixty of the 124 exotic plant species (48%) are on the Florida Exotic Pest Plant Council's 2017 List of Invasive Species (FLEPPC 2017).

The integrity and diversity of CCP must be protected when and where possible. Land Management staff will perform the following actions in this regard:

- Control of invasive exotic vegetation followed by annual maintenance to provide more suitable habitat for native aquatic and terrestrial species.
- Maintain boundaries with fencing and signs to eliminate illegal access to the preserve and protect fragile ecosystems.
- Enhance wetlands and borrow ponds to create improved feeding grounds for wading birds.
- Implement a prescribed fire program to closely mimic the natural fire regimes for different plant communities to increase plant diversity and ensure the canopies remain open.
- Install perimeter fire breaks to protect resources on the preserve and surrounding neighbors.
- Remove any debris and prevent future dumping on site.
- Control invasive exotic animal populations to reduce their impacts on the herbaceous plants, native animals and soils.
- Conduct on-going species surveys utilizing volunteers and staff to catalog and monitor the diversity that is present.
- Post signs along boardwalk/trails to inform visitors of potential hazards (i.e. poison ivy, venomous snakes, alligators, feral hogs) and that any plant and/or animal collection (or harassment) will be prosecuted.
- Enhance hydrologic conditions to improve historic sheetflow and/or hydroperiods within wetland areas by modifying existing man-made features both off-site (upstream of CCP) and on-site.

General information on the climate of southwest Florida is located in the LSOM Land Stewardship Plan Development and Supplemental Information section.

## **C. Cultural Resources**

### ***i. Archaeological Features***

In 1987, Piper Archaeological Research, Inc. (PARI) conducted an archaeological site inventory of Lee County. They were able to identify an additional 53 sites increasing the total number of known archaeological sites in Lee County to 204. PARI created a site predictive model and archaeological sensitivity map for the county that highlighted potential areas likely to contain additional archaeological sites. The majority (1255 acres) of CCP and the SFWMD parcel and NCCPCP lie within the study's "Sensitivity Level 2" area (Figure 8). The study defines this level as "areas that contain known archaeological sites that have not been assessed for significance and/or conform to the site predictive model in such a way that there is a high likelihood that unrecorded sites of potential significance are present. If these areas are to be impacted, then they should be subjected to a cultural resource assessment survey by a qualified

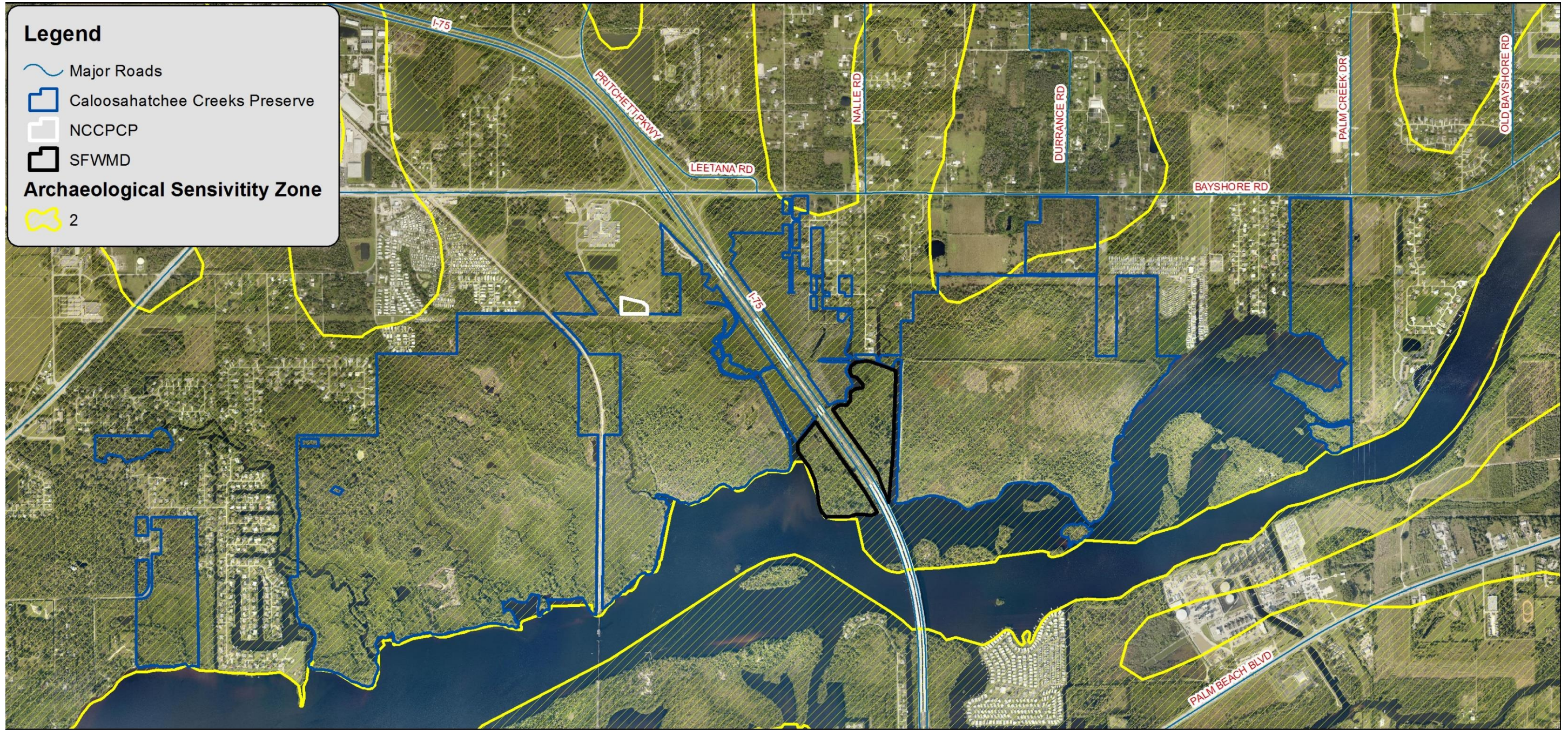
professional archaeologist in order to 1) determine the presence of any archaeological sites in the impact area and/or 2) assess the significance of these sites” (Austin 1987).

There is one site of archaeological importance that has been reported and recorded within the preserve. The site was reported in 1947, however no evidence of the site has been found by land management staff at the location reported. Since there has already been significant soil disturbance within CCP, from the creation of ditches and spoil mounds dumped from the dredging and widening of the Caloosahatchee the reported site may no longer be evident and other potential archaeological sites may have already sustained damage.

If evidence of shell middens or other artifacts are found in the area, the Division of Historical Resources (DHR) will be immediately contacted and protection procedures will comply with the provision of Chapter 267, Florida Statutes, Sections 267.061 2(a) and (b). Collection of artifacts and/or any disturbance of the archaeological site will be prohibited unless prior authorization has been obtained from the DHR. Potential sites will be managed in coordination with recommendations from the DHR and, if necessary, the site will be kept confidential with periodic monitoring for impacts.



Figure 8: Archaeological Features Map



## Caloosahatchee Creeks Preserve



This is not a survey.  
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for informational and planning purposes.



## ***ii. Land Use History***

The land that makes up CCP has had a variety of uses over time. It is strongly suspected by historians that in the past it was once home to the Calusa people; however, no strong evidence has been documented onsite. It is possible that the action of widening the Caloosahatchee and the subsequent dumping of vast amounts of dredged materials on the site could have hidden evidence of these settlements.

The Calusas were the first people to inhabit southwest Florida. Their arrival was approximately 3,500 years ago and they had almost disappeared by the 1780s. Although they primarily lived along the coast, they had inland camps along the river. According to Powell (1997), temporary hunting and fishing camps would have been set up along the banks of the river that may have been used during periods when less food was available on the coast. Another hypothesis is that they may have also traveled inland after hurricanes. Evidence of shell middens and remnant canals still exist much further upstream between LaBelle and Moore Haven.

Anglo settlers were known in southwest Florida when the Calusas still controlled the land, but they started arriving in bigger numbers in the mid 1800s. Abundant food, productive soils and pleasant weather were all attractive for settlers. For hundreds of years, the Caloosahatchee River was the only way for the Calusas and settlers to travel inland. The 44-mile stretch between Fort Myers and La Belle had 82 bends in the river. The channel was very narrow in spots and covered by a canopy of trees. It was challenging if not impossible for larger boats to travel the river. In addition to navigation, flooding was a problem for early settlers and inhabited permanent agricultural and residential development inland (Antonini 2002).

Flooding and navigation concerns started the first of many attempts by the U.S. Army Corps of Engineers to “improve” the Caloosahatchee. They surveyed the Caloosahatchee River between 1887-1893 as well as completed the first federal project to dredge the river channel between Fort Myers and Fort Thompson (east of LaBelle) four feet deep and 35 feet wide. In addition, all snags and overhanging trees were removed.

Two devastating hurricanes in the 1920s motivated the Federal Government to initiate another round of flood control efforts. Between 1930 and 1937, the river was dredged again. In 1935, dredging began on the “Cross-Florida Waterway, “which included dredging a seven-foot deep channel between Fort Myers and Fort Thompson. “By 1937, the date of the official opening of the waterway, the Caloosahatchee River was unrecognizable. Little resemblance to the original river remains, except for a few off channel oxbows” (Powell 1997).

Available historic aerial photography from 1940 - present (Figures 9-21) shows evidence of several anthropomorphic influences on the preserve; these range from agricultural uses in the northern part of the preserve to the dumping of spoil and continued alteration of the Caloosahatchee itself. In the mid-1950s the channel created in the previous dredging was enlarged to a width of 250 feet and a depth of 8 feet. Bridge crossings were either replaced or relocated (Foster & Wessel 2004). The 1940 aerial shows the existing railroad grade cutting through the western half of the preserve



as well as all of the natural sinuous creeks that would later be straightened or filled in years later.

Since the late 1950s, various parts of the preserve have been used for agriculture including an orange grove (constructed on site 174 in the late 1950s) and more commonly throughout the preserve as pastoral land (located in the northern upland parts). Cattle leases have been active on some areas within the preserve since the County acquired the land including the power line easement running through the west portion of site 108. These lease agreements have subsequently been discontinued as management goals were reached. Evidence of these agricultural uses exists today in the form of irrigation pipes, a small storage building (on site 174) and cattle wells throughout the preserve.

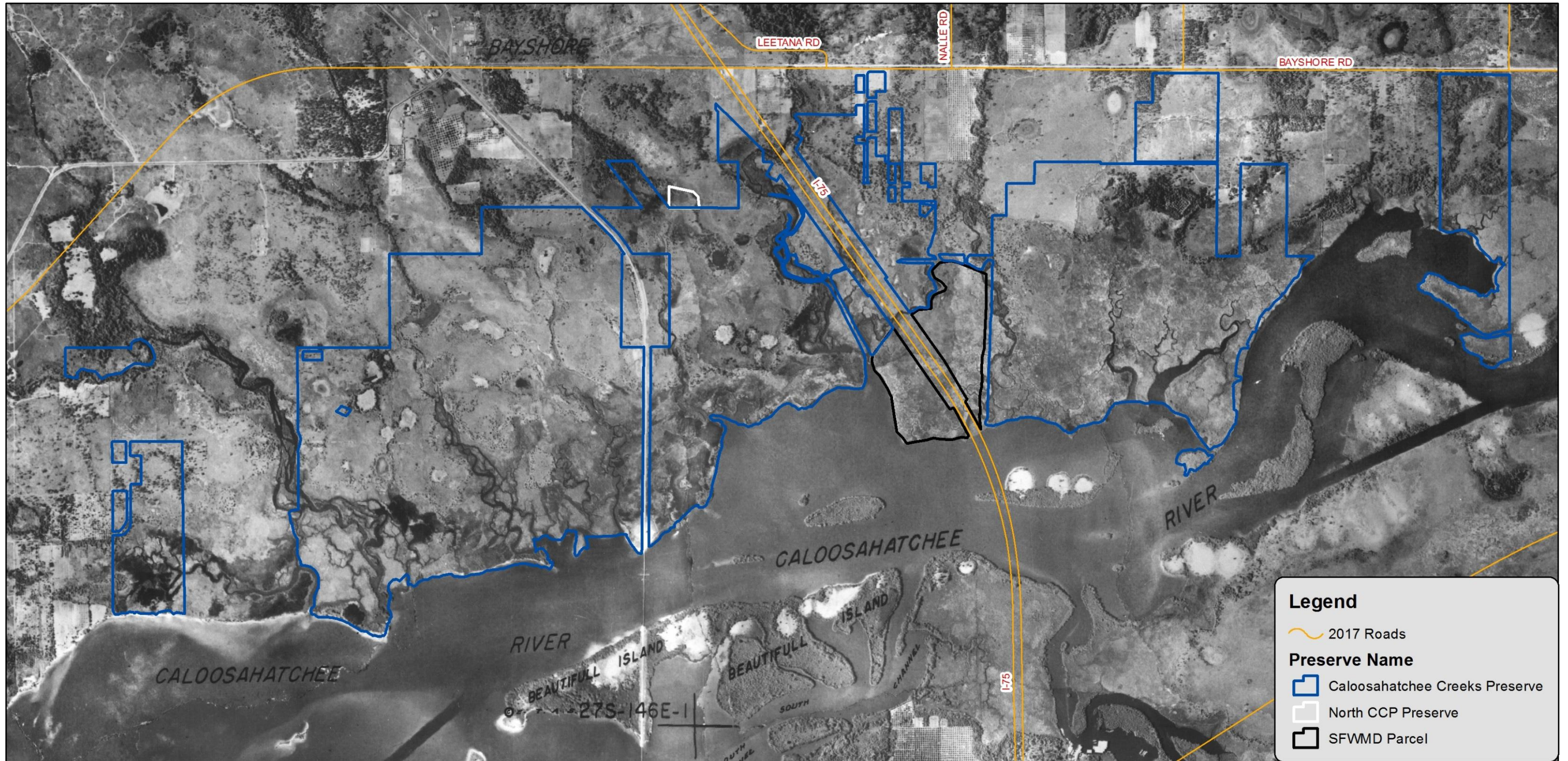
By 1972, the small orange grove had expanded its operation into the eastern part of site 108, dug a small borrow pit (most likely to retain water for agricultural use) and constructed several residences, however, little evidence of this expansion currently exists. By the late 1980s, the orange grove appears to become overgrown. Other areas of the preserve that had at some point shown signs of residences include the northern parts of both east and west 108.

The construction of various paths of travel is evident in many of the historic aerial photographs from the development of permanent roads including Interstate 75, which was finished in 1979 and bisects the preserve into its east and west portions to more temporary construction roads (associated with I-75) and jeep trails. Other land uses that existed within the preserve include the use of a small area of land as a spray field for waste water, the easement for a high voltage power line running east to west through the preserve, and the construction of various piers, docks jetties, and boat ramps (indicating the historic recreational uses in this area for fishing and boating).

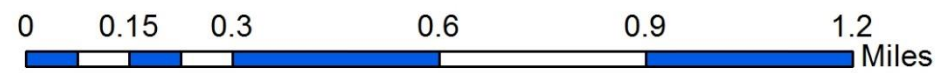
Information on site improvements since acquisition can be found in the Management Work to Date section of this plan.



Figure 9: 1940 Aerial Map



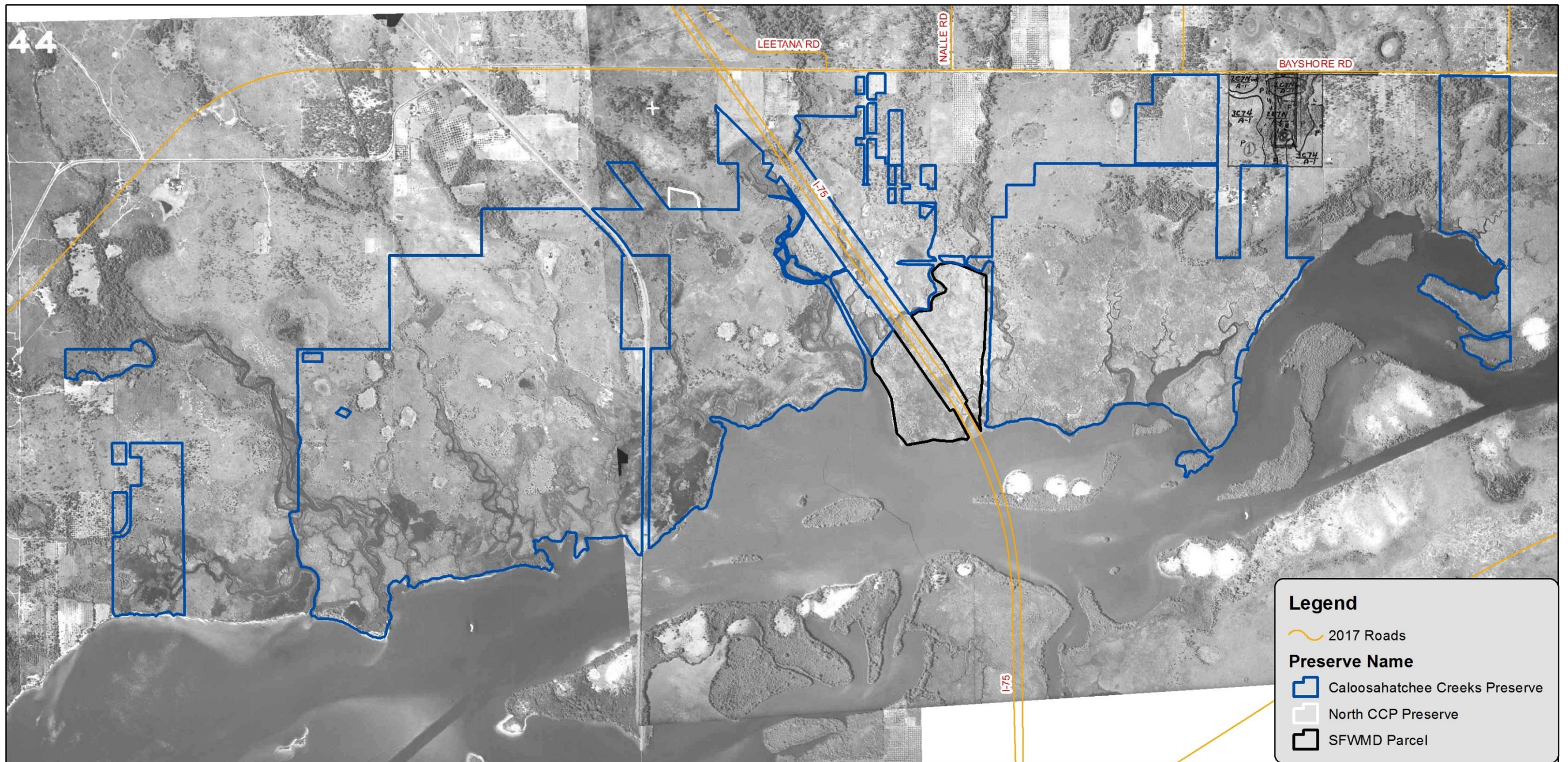
## Caloosahatchee Creeks Preserve



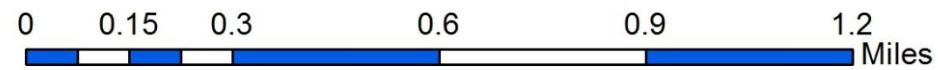
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Figure 10: 1944 Aerial Map



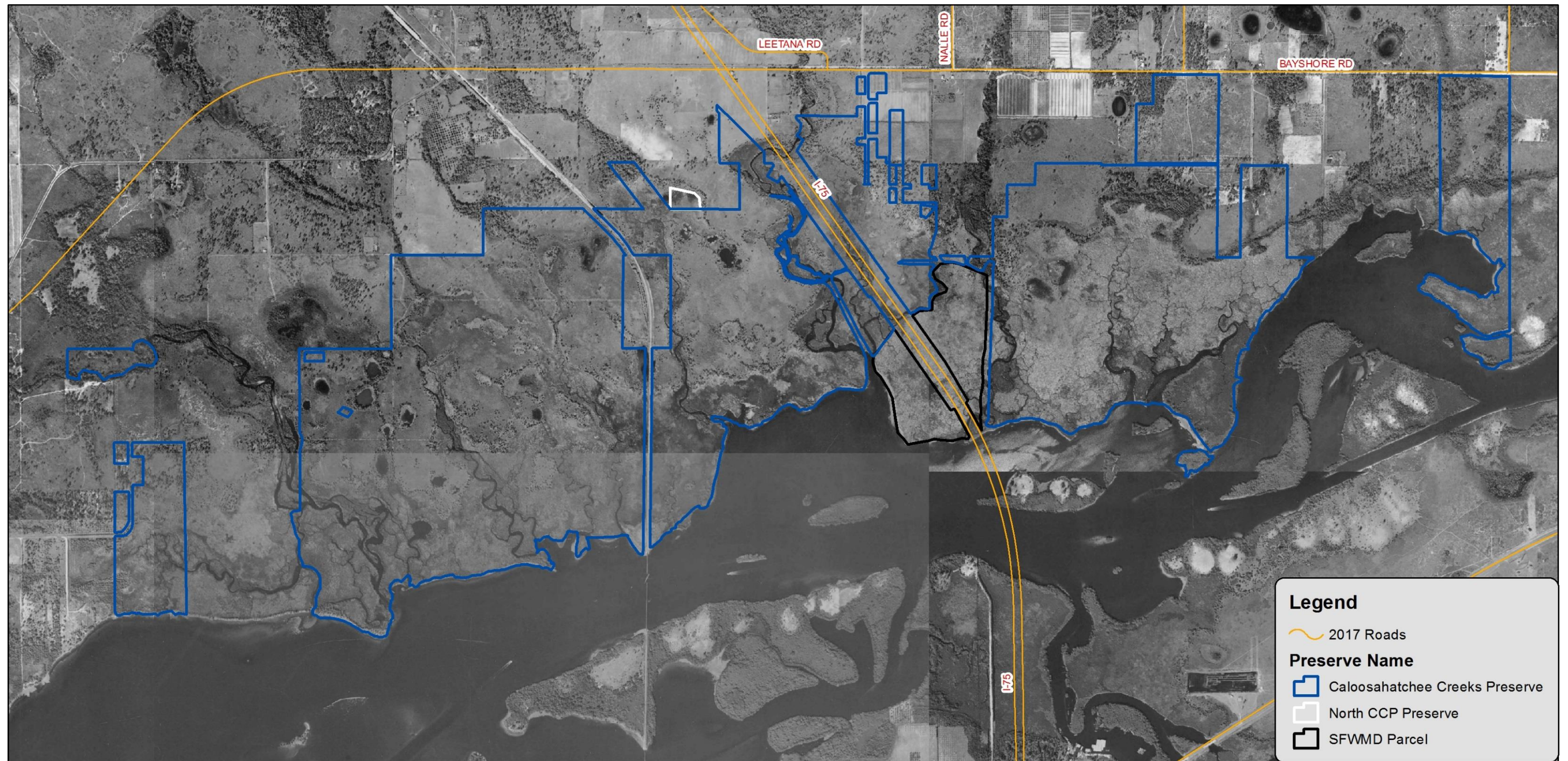
### Caloosahatchee Creeks Preserve



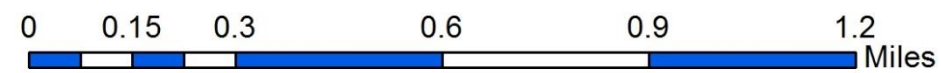
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Figure 11: 1953 Aerial Map



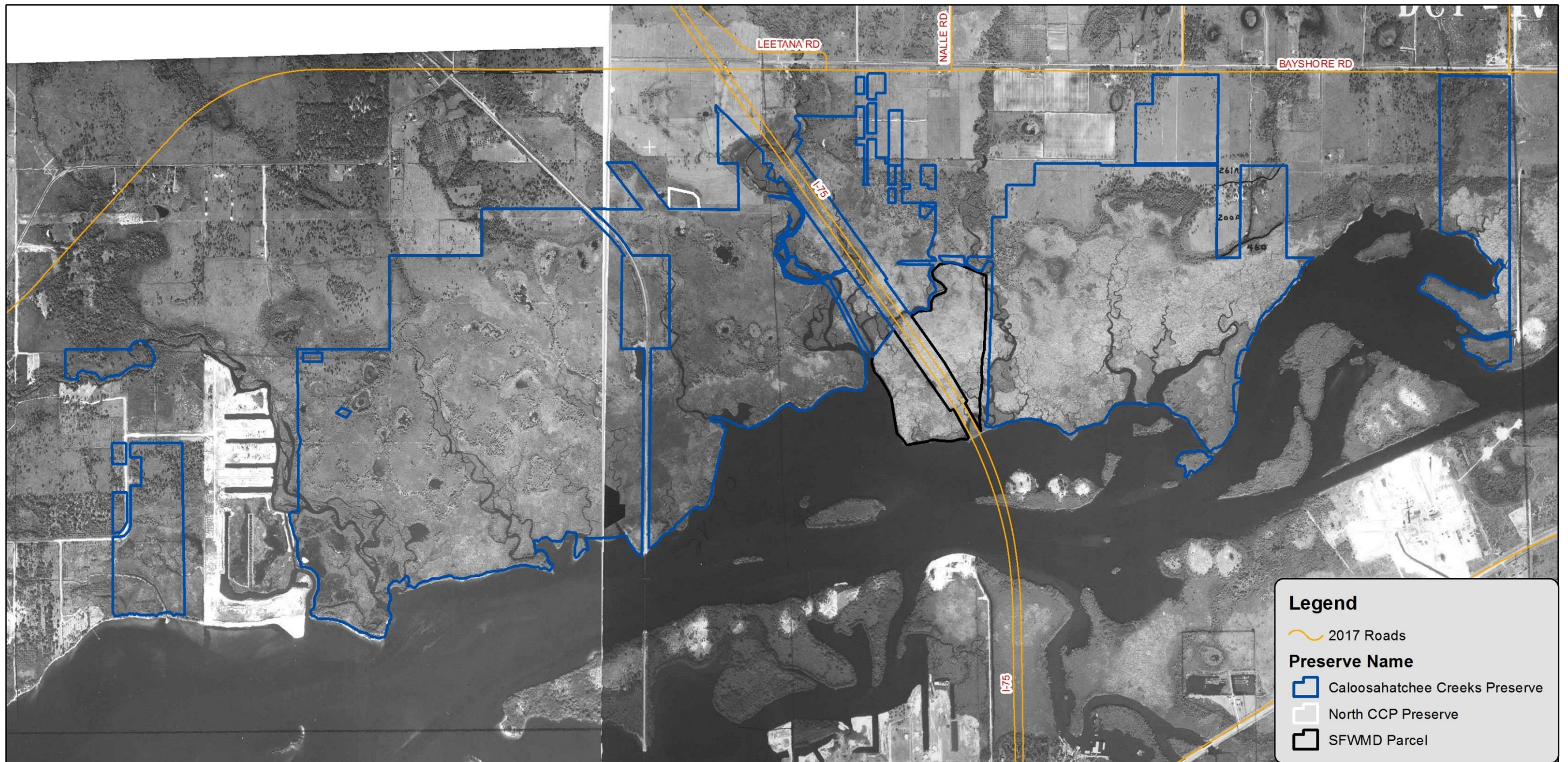
## Caloosahatchee Creeks Preserve



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Figure 12: 1958 Aerial Map

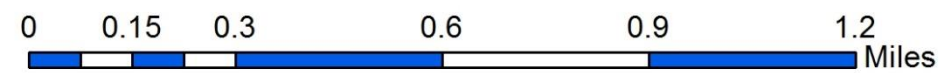


**Legend**

-  2017 Roads
- Preserve Name**
-  Caloosahatchee Creeks Preserve
-  North CCP Preserve
-  SFWMD Parcel



## Caloosahatchee Creeks Preserve



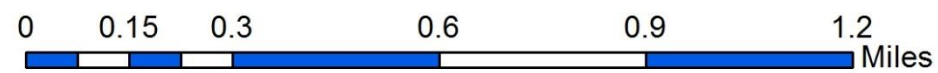
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Figure 13: 1972 Aerial Map



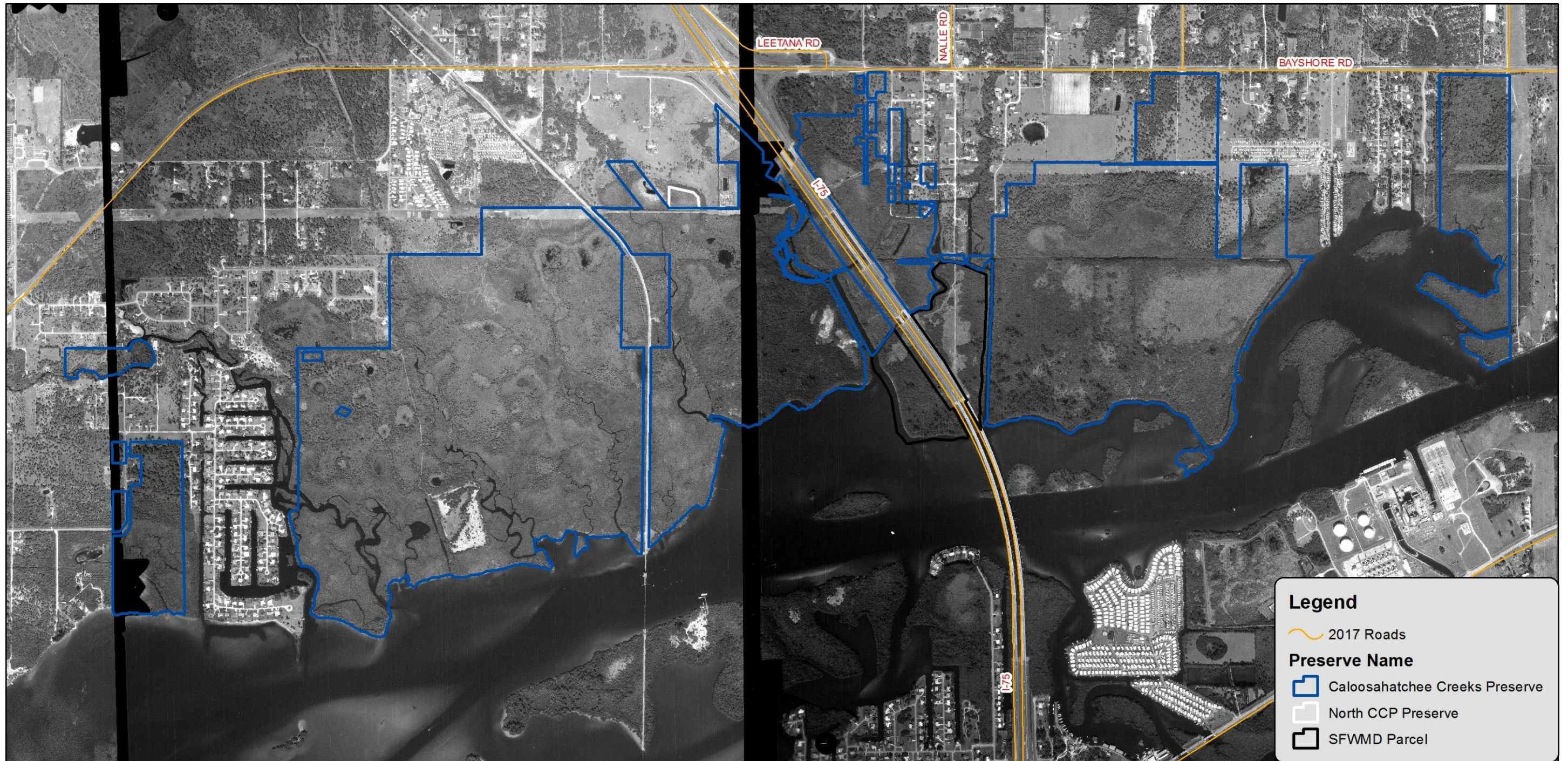
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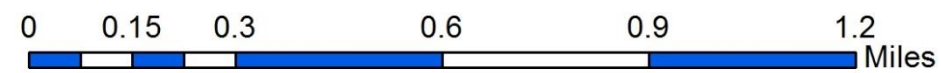
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Figure 14: 1986 Aerial Map



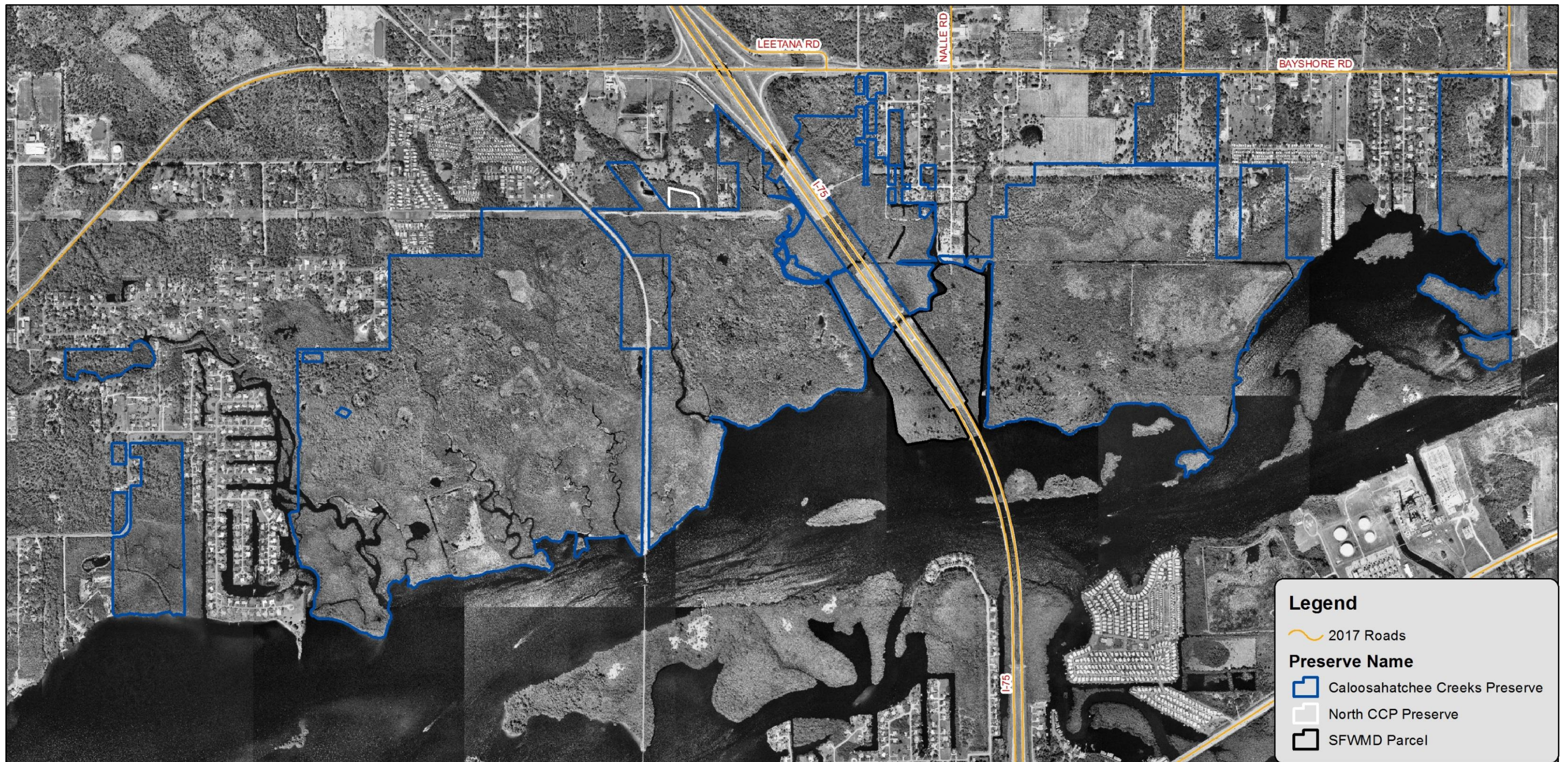
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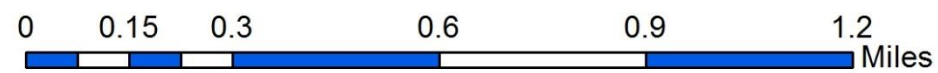
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Figure 15: 1998 Aerial Map



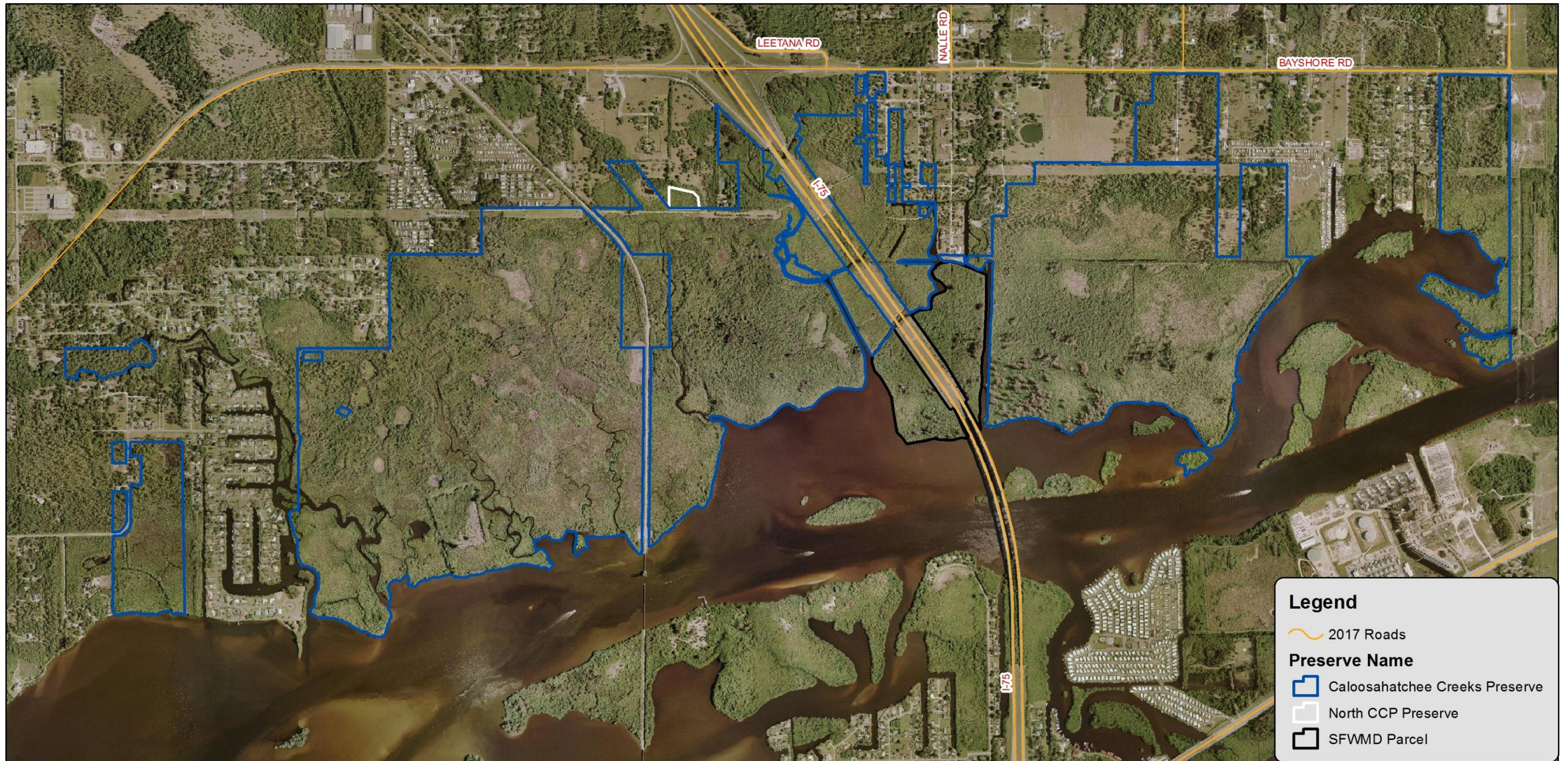
## Caloosahatchee Creeks Preserve



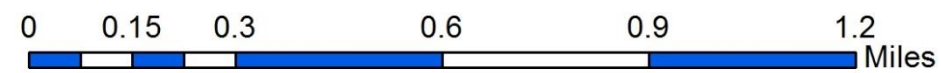
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Figure 16: 2002 Aerial Map



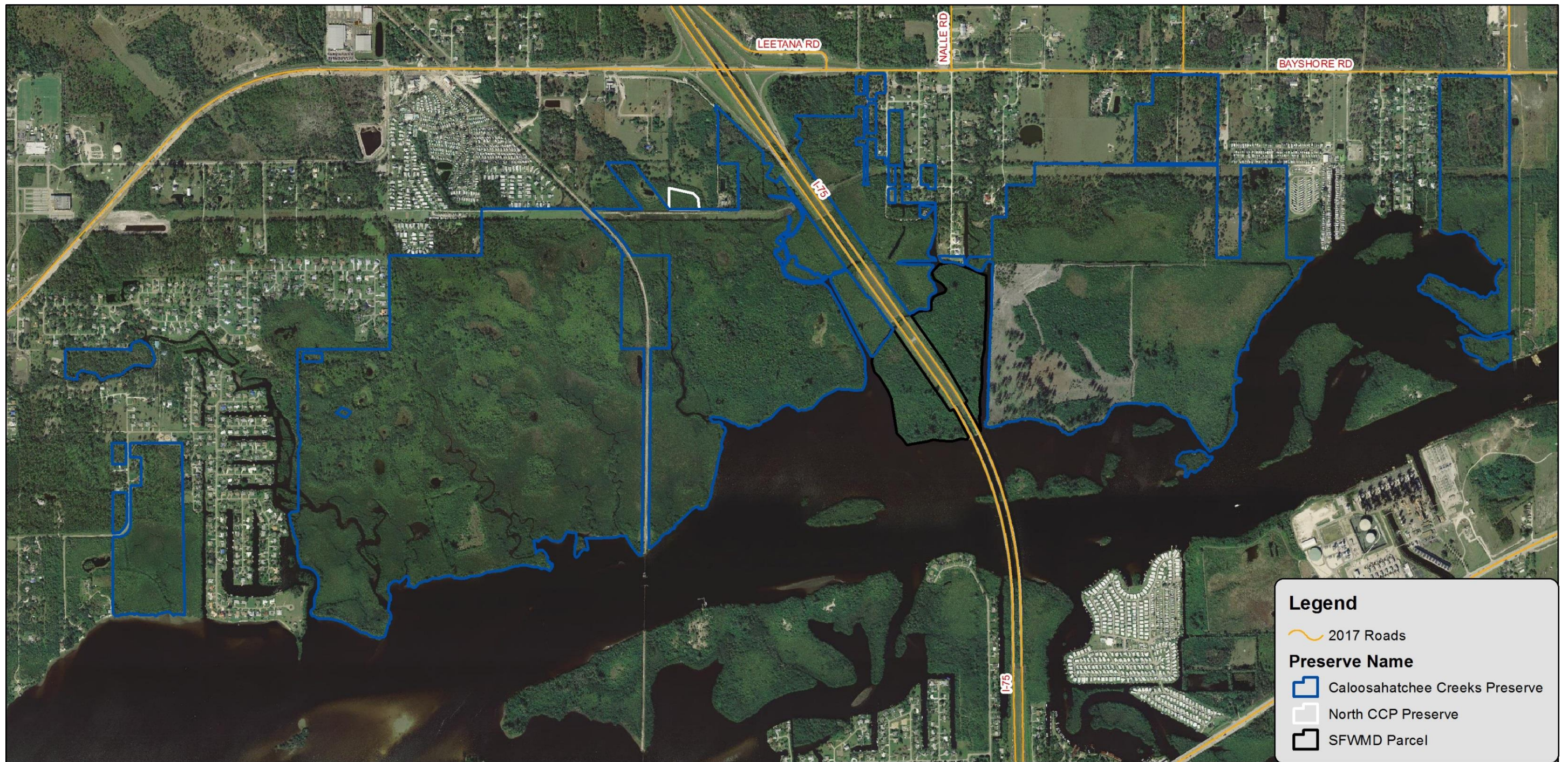
## Caloosahatchee Creeks Preserve



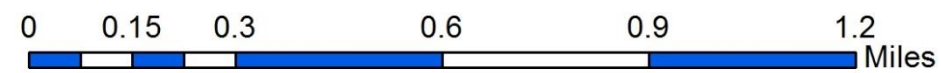
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Figure 17: 2005 Aerial Map



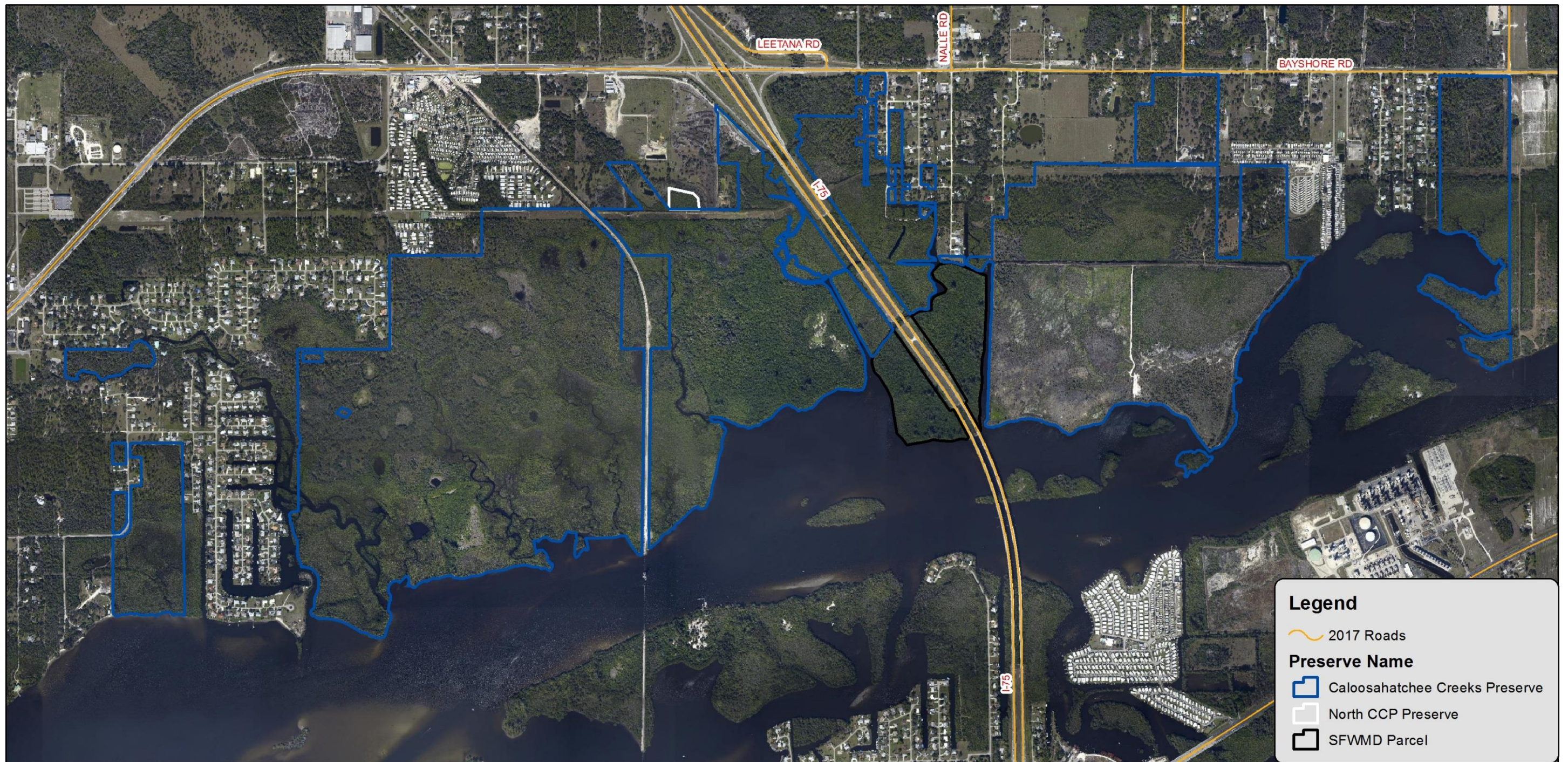
## Caloosahatchee Creeks Preserve



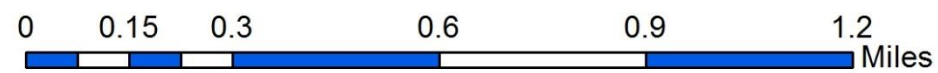
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Figure 18: 2008 Aerial Map



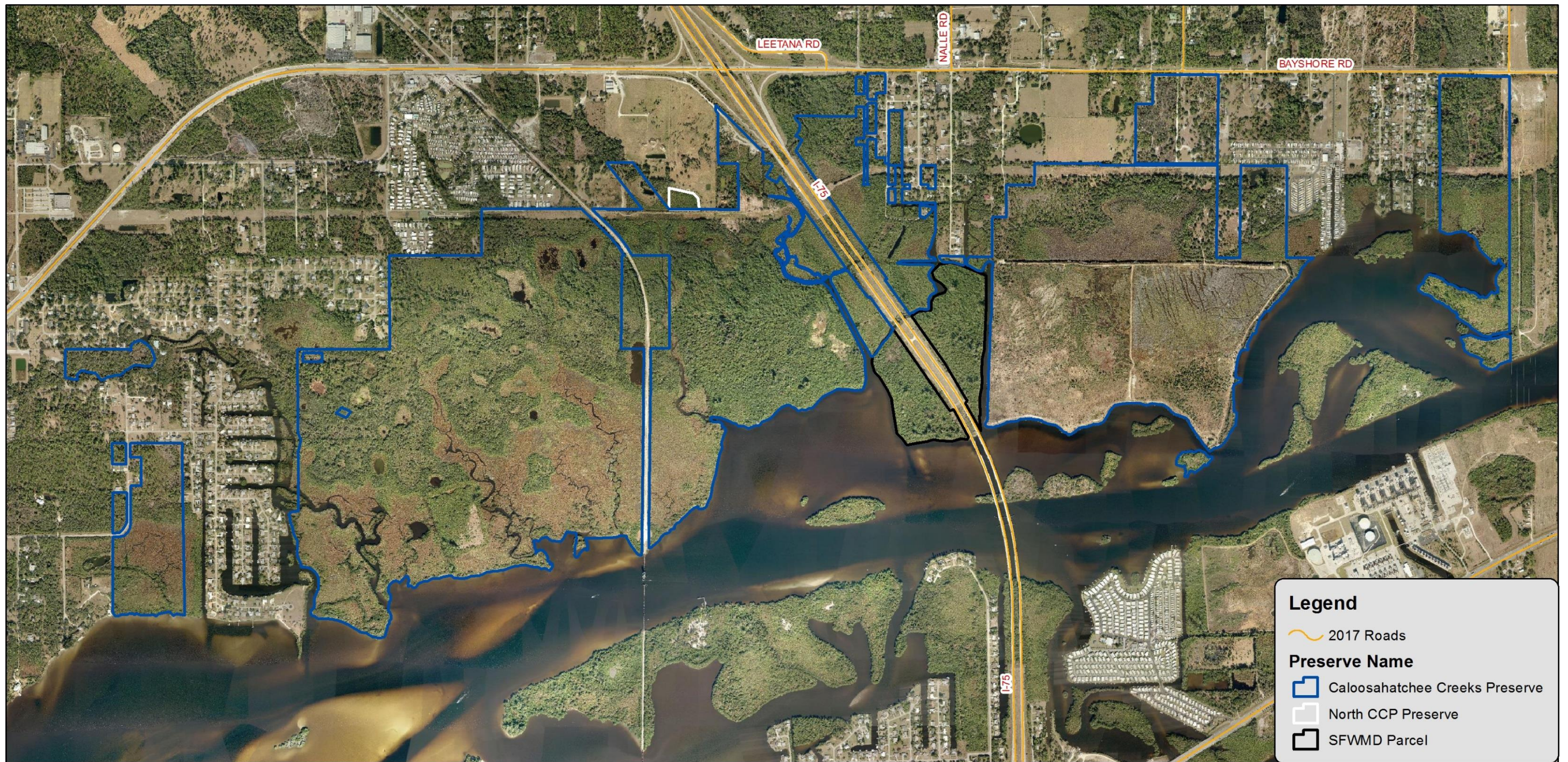
## Caloosahatchee Creeks Preserve



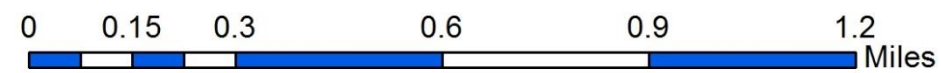
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Figure 19: 2010 Aerial Map



### Caloosahatchee Creeks Preserve



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for informational and planning purposes.



Figure 20: 2012 Aerial Map

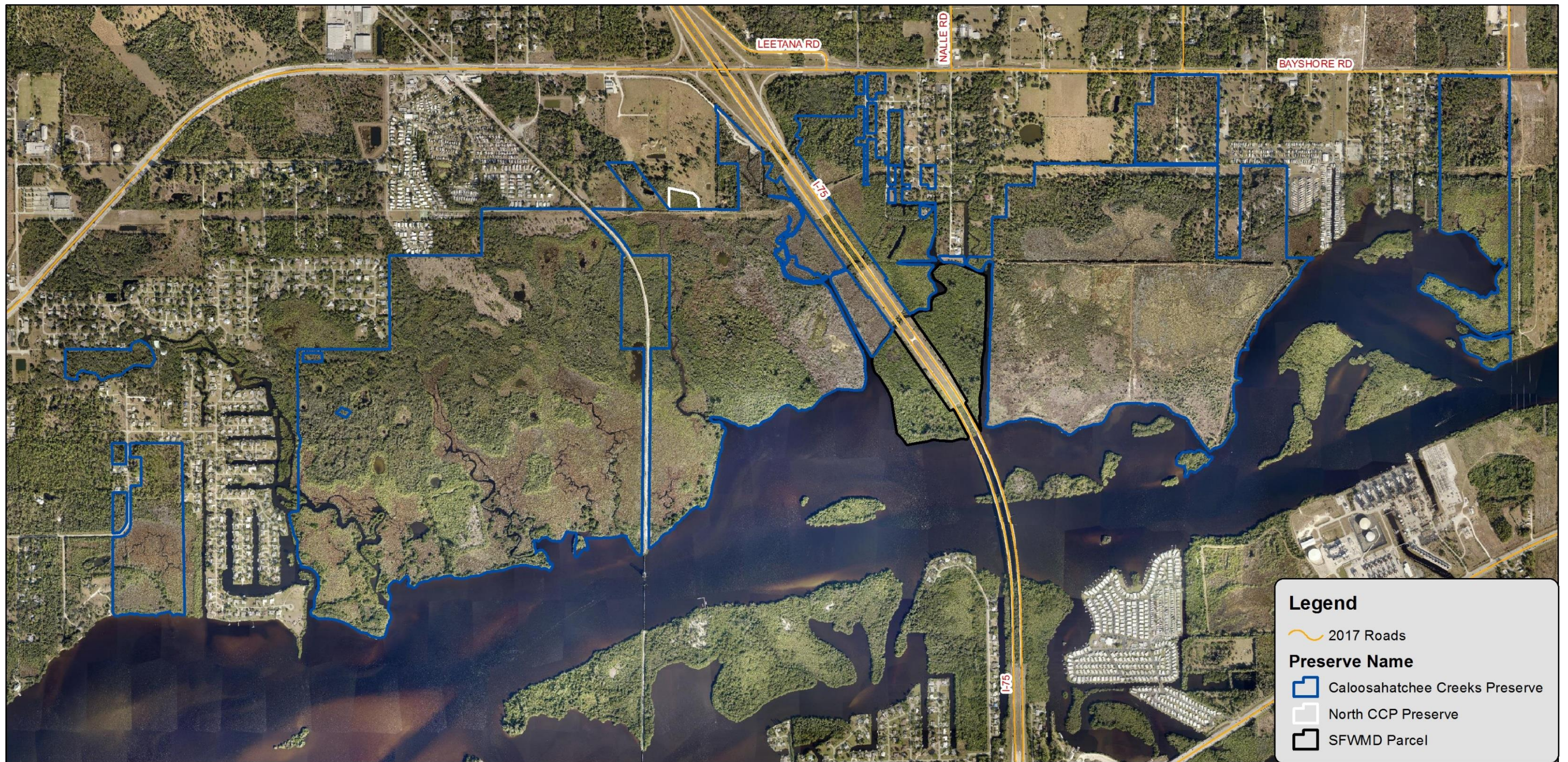
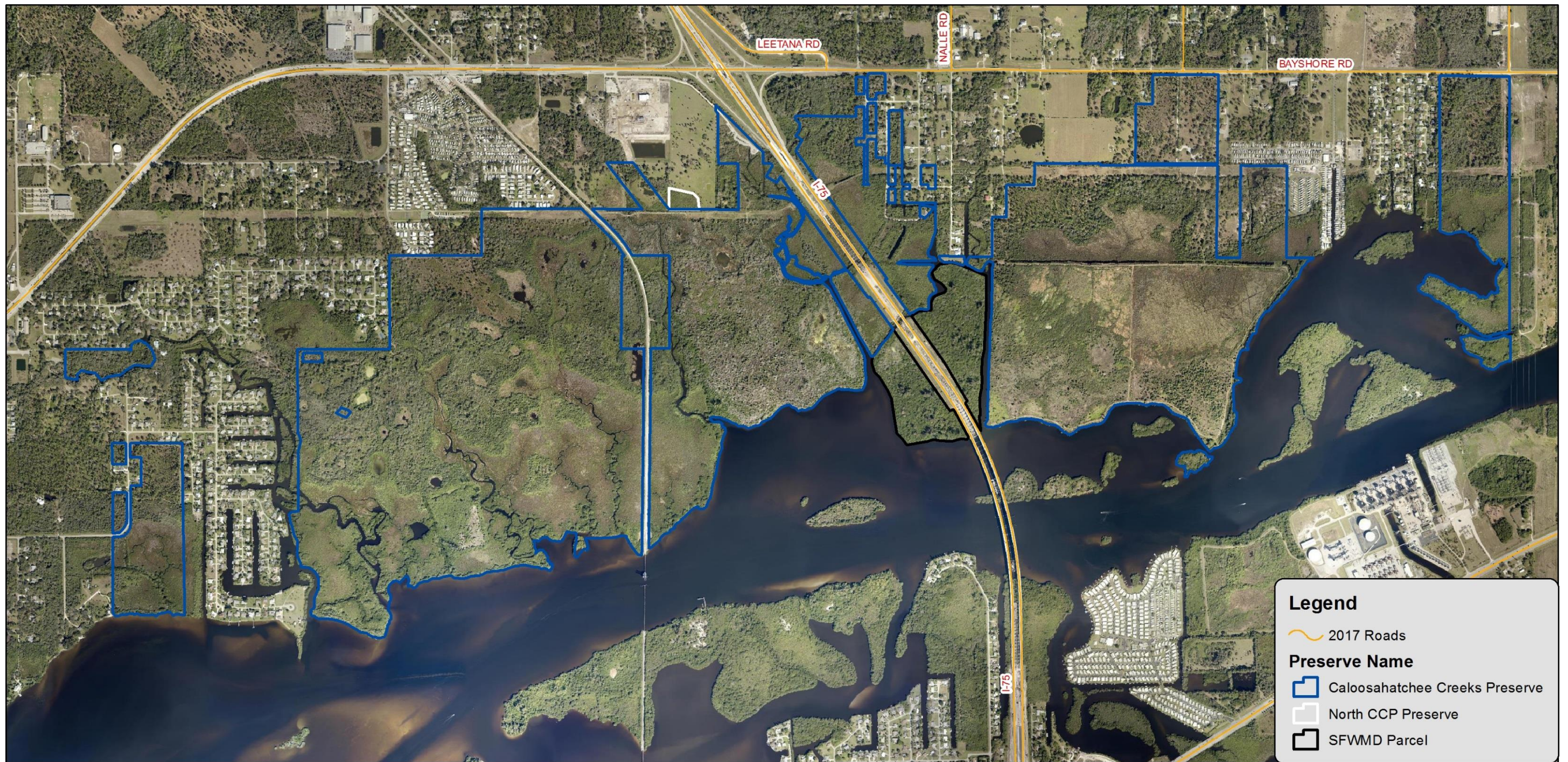
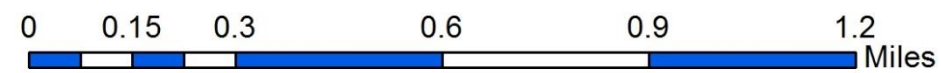




Figure 21: 2014 Aerial Map



## Caloosahatchee Creeks Preserve



This is not a survey.  
Land Stewardship Staff has prepared this map  
for informational and planning purposes.



### ***iii. Public Interest***

Caloosahatchee Creeks Preserve is bisected by I-75 and is bordered by several different types of residential communities (single family homes, mobile home parks, etc.) and small areas of commerce (some still to be potentially developed). CCP was purchased for its environmentally sensitive lands, potential to provide water quality enhancements and potential to provide resource based recreational opportunities. Its proximity to the population centers of the county make it of public interest since portions of the preserve are easily accessed from major roads.

In 2008, the trails within the preserve were opened for hiking, bird watching, and photography. CCP west also includes a canoe/kayak launch into Popash Creek. Visitor usage is, in general, trending upward every year. In 2011, volunteers began leading Saturday guided walks at CCP east for the general public and tourists. The attendance on the guided walks, and the number of walks scheduled, has also increased. In 2012, 17 people attended three guided walks. In 2016, there were 179 people for the seven scheduled guided walks.

Refer to the Public Access and Resource-Based Recreation section for additional information. When the opportunity arises, staff will work with neighboring residents who wish to volunteer to protect the preserve. Information concerning this and all C20/20 preserves can be found online ([www.leegov.com/conservation2020](http://www.leegov.com/conservation2020)) along with copies of their associated management plans, when available.

## **VI. FACTORS INFLUENCING MANAGEMENT**

### **A. Natural Trends and Disturbances**

Natural trends and disturbances influencing native communities and management of CCP include the pattern of wet and dry periods, flooding, occasional freezes, hurricanes, wildfire and fluctuations in salinity. Implementation of the Management Action Plan will take into consideration the possibility of these factors and their influence on projects and plant communities at the preserve. For example, a tropical storm or hurricane could damage large amounts of vegetation. It may be necessary to remove or mulch downed vegetation following a hurricane if it increases the chance of negative impacts to wildlife habitat from a wildfire.

Wildfires caused by lightning strikes are natural occurrences in Florida. The Florida Forest Service (FFS) – Caloosahatchee District - and Lee County Department of Parks and Recreation staff have developed a wildland firefighting protocol for County preserves. Due to the large area of wildland urban interface along the boundaries of CCP, it is likely wildfires will be suppressed with plow lines and other land altering activities that will need rehabilitation after the fire is contained.

Management (exotic plant control, prescribed burning, etc.) of CCP is influenced by seasonal hydroperiods. The LSOM exotic plant prescription form will define the conditions for control activities. The use of heavy equipment will be limited to the dry season for the majority of the site. The timing of prescribed burns will also be influenced by seasonal rain, weather and wind patterns.



General information on natural trends and disturbances influencing natural communities is located in the LSOM.

## **B. Internal Influences**

Numerous human influences have caused land alterations across the many parcels that comprise CCP, NCCPCP, and the SFWMD parcel. These alterations include ditches and berms, power line and road easements, fire lines, and fencing. Each of these influences can redirect water as it flows across the land. They are often sources of soil disturbance which allow invasive exotic plants to take hold and spread into the surrounding natural areas. Roads, railroads, and power lines can make prescribed burning more difficult as they are all smoke sensitive zones which strongly limit the weather conditions needed to safely conduct burns.

Also common in many of the parcels is the threat of exotic animal species and invasive exotic plant species. Animals such as hogs (*Sus scrofa*), alter their surroundings by rutting up the landscape damaging native plant species while encouraging non-native plant species by leaving behind exposed soils. Their digging can damage and destroy native wildlife nests and burrows.

On Management Unit (MU) 20, the concrete shell remnants of a small storage building used by the previous owners to store products and tools associated with their orange grove located on the property.

The three large areas of spoil in MUs 5, 10, and 18, are a significant internal influence. Ditches and berms were often created surrounding these spoil areas. The additional soil piled up creates highly disturbed upland plant communities which are drastically different than the wetlands with creeks which naturally occurred in these areas. This foreign soil quickly recruits invasive exotic plant species that, without regular treatment, become monocultures. The spoil also disrupts water flow across the site and removes areas of marsh that can help with improving water quality. The clay texture also makes vehicular access more difficult especially in the rainy season.

The boardwalks and other public amenities on the preserve are an internal influence since they need to be protected from prescribed fire.

Due to the difficulty in managing isolated natural areas within residential developments, and ongoing encroachment issues by neighbors, there are approximately 13 acres of detached parcels that land management staff would like to surplus. These isolated parcels are building lots within the residential East Lake Colony subdivision and were part of the larger purchase of site number 108. The disposition of these parcels is “conditional” in that we would still maintain legal access to adjacent areas of the preserve. As a condition of the Florida Communities Trust (FCT) grant, LCDCL staff is looking for adjacent environmentally sensitive parcels to acquire in exchange for removing the detached residential parcels from the CCP boundary.

## **C. External Influences**

*“When we try to pick out anything by itself, we find it hitched to everything else in the Universe.” – John Muir, 1911*



CCP cannot be considered in isolation. A number of factors exist outside the preserve boundary that can greatly influence the ecosystems within and the land management actions necessary to protect and maintain the preserve.

Climate change exerts an external influence on the preserve. Whether it is through the natural cycles in global climate or through anthropomorphic influence on current climatic conditions, the changing environment affects the ecosystems within the preserve and the surrounding area by altering plant communities, wildlife patterns, hydrological flows and persisting soil types.

Human population growth is the source of many of the external influences on the preserve. As more people are born into and move to Lee County, they place a greater demand upon the lands surrounding CCP. Increased population demand increases development and leads to greater amounts of traffic and many other environmental pressures that can influence the preserve. More specifically the associated infrastructure (e.g. roads, utilities & public works) impact the local hydrological systems, interrupt wildlife corridors, and place increased pressure on the natural ecosystems within the preserve and the surrounding area.

The neighborhoods surrounding the preserve range from residential communities including RV/mobile home parks, to commercial areas including the potential future construction of a commercial park along I-75 at the Bayshore Road intersection. These neighbors can have a negative influence on the preserve through unauthorized access and illegal dumping of garden waste and trash. However, positive influences can also be present when the neighboring community takes an active interest in the preserve through the creation of a “friends” group or reports information to staff.

The presence of I-75 itself is a major external influence on the preserve with the constant noise and air pollution created by the increasing amount of traffic.

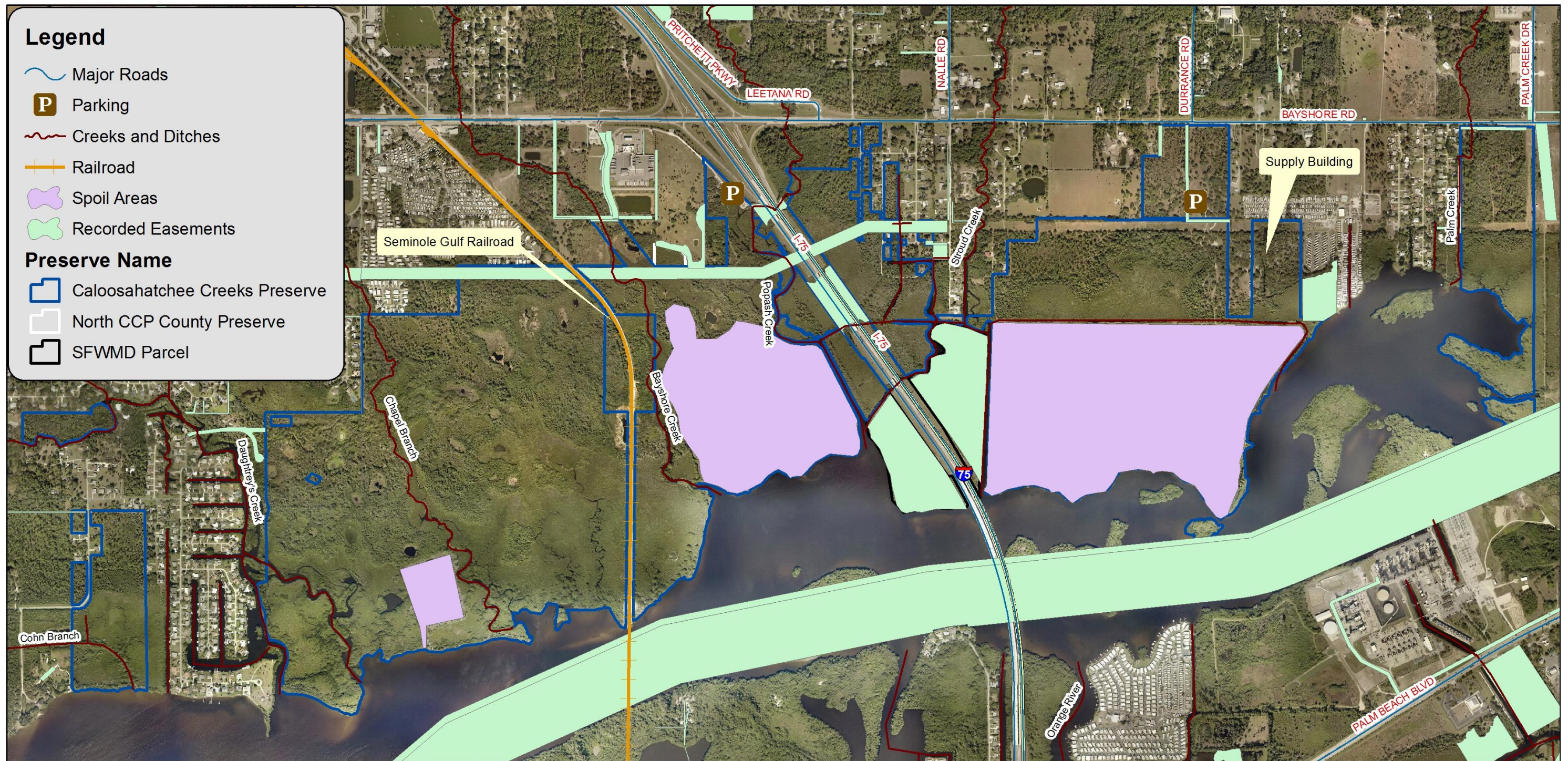
External influences can limit the potential for utilizing prescribed fires in the preserve as land management tool. Residential developments, I-75, and transmission power lines pose smoke management challenges. In order to burn, specific winds are required in order to keep smoke away from these types of smoke sensitive areas.

Greatly altered from its natural course, the Caloosahatchee River is controlled by the Moore Haven and Franklin Locks and Dams. The purpose of these locks and the alterations in the natural course of the river is to allow navigation and to better convey floodwater to the Gulf of Mexico. As such, the river flows experienced along the boundaries of the preserve that border the Caloosahatchee River can vary greatly and are reliant on the work of the SFWMD and the U.S. Army Corps of Engineers (USACOE).

Various watershed catchments throughout the preserve have also been altered through the development of the surrounding communities. Closely associated with the internal influences on the preserve, these altered drainages affect the hydrological components of the preserve (Figure 22). The future management of these watersheds will greatly affect the hydrologic features of the preserve.



Figure 22: Internal and External Influences Map



**Legend**

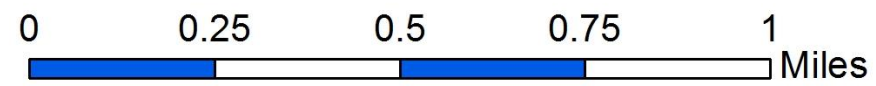
- Major Roads
- Parking
- Creeks and Ditches
- Railroad
- Spoil Areas
- Recorded Easements

**Preserve Name**

- Caloosahatchee Creeks Preserve
- North CCP County Preserve
- SFWMD Parcel



**Caloosahatchee Creeks Preserve**



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Land Stewardship Staff has prepared this map  
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## **D. Legal Obligations and Constraints**

### ***i. Permitting***

Land management activities at CCP may involve obtaining permits from several regulatory agencies. Any proposed hydrologic improvements to the site may require obtaining permits from the Florida Department of Environmental Protection (FDEP), the USACOE, and SFWMD. Consultants, associated with the public use project area, applied for an Environmental Resource Permit (Application Number: 060626-2) from SFWMD. A Standard General Permit was issued by SFWMD (No. 36-06163-P) and a seven-acre mitigation area was identified in the permit. The requirements for this permit have all been satisfied. All SFWMD permits can be searched by using the following URL: <http://my.sfwmd.gov/ePermitting/PopulateLOVs.do?flag=1>

The use of prescribed fire will require obtaining a FFS burn permit. Tree removal will require notification to Lee County Division of Environmental Sciences, and soil disturbance will require a Certificate to Dig permit from Lee County Division of Planning (LCDP).

### ***ii. Other Legal Constraints***

The 1996 Mangrove Trimming and Preservation Act (Sections 403.9321 - 403.9333) applies to all mangrove cutting and trimming. There is a large power line easement running through the preserve that limits activities and facilities, such as trails, going across the easement. A 60 foot access easement run across the northern boundary of Management Unit (MU) 8 (Appendix E). The SFWMD parcel has a United States Army Corp maintenance easement across its entire 53.5 acres. This easement allows for access onto and across the site and allows usage of the site to pipe in additional spoil if the river needed to be dredged deeper and/or wider. Information about this recorded easement can be found online through the Lee County Clerk of Courts Official Records Public Web Search website (<https://or.leeclerk.org/OR/showdetails.aspx?cfn=3835213>).

### ***iii. Relationship to Other Plans***

Lee County Division of Natural Resources hired a consultant in October 2005 to develop the North Fort Myers Surface Water Master Plan (NFMSWMP), which covers the area between U. S. Highway 41 and State Road 31 in the North Fort Myers area. This plan, updated in 2012, provides suggestions for water storage and drainage within several watersheds. Land Management staff will continue to provide input on future hydrological restoration projects that affect water storage, sheet flow or water flow ways (natural or man-made) on C20/20 preserves.

The Lee Plan, Lee County's comprehensive plan, is written to depict Lee County as it will appear in the year 2030. Several themes have been identified as having "great importance as Lee County approaches the planning horizon" (LCDCD 2016). These themes are:

- The growth patterns of the county will continue to be dictated by the Future Land Use map
- The continued protection of the county's natural resource base
- The diversification of the county's traditional economic base



- The expansion of cultural, educational, and recreational opportunities
- A significant expansion in the county's physical and social infrastructure

The entire Lee Plan can be found online

(<http://www.leegov.com/dcd/Documents/Planning/LeePlan/Leeplan.pdf>) and sections of the plan which may pertain to C20/20 preserves have been identified in the LSOM.

### **E. Management Constraints**

The principle management constraints for CCP include limited funding, limited vehicular access, the brief dry season for conducting land management activities and increasing urbanization pressures adjacent to the preserve. Although C20/20 has funding allocated each year by the Board of County Commissioners (BoCC), efforts to obtain additional funding through grants and monies budgeted for mitigation of public infrastructure projects will be pursued when possible. These funds will be used to supplement the operations budget to meet the restoration goals in a timely manner.

A large proportion of the preserve is classified as wetland, some of which is tidally influenced. Parts of these tidal areas remain wet year-round, while closely associated tidal marshes and the other wetland areas within the preserve may have standing water for over 8 months of the year. The remaining plant communities at CCP are typically driest between January and April, so most management activities will be conducted during these months. If access is necessary for management when water levels are high, vehicles such as an ATV may be used, otherwise staff will travel on foot.

Urbanization pressures increasingly affect management activities and boundary security. Prescribed fire is a vital tool used to keep fuel loads down, to ensure biological diversity, and to maintain functional habitat value for wildlife. Smoke management will be one of the key factors in planning prescribed fires. Prescribed fire parameters become more restrictive with expanding residential and commercial development and increased traffic on nearby roadways. Power lines, which run through the northern region of the preserve will also pose a challenge to prescribed fire and smoke management.

Currently, vehicular access to some areas of the preserve is limited (western edge of 108 and tidal areas) and staff must depend on the permission of adjacent landowners for access to these areas. In other areas of the preserve, unauthorized access poses a problem and these areas will be restricted as deemed necessary.

Management unit CCP 13 is comprised of multiple quarter-acre lots that cannot be managed with prescribed fire and mechanical work can be disruptive to homeowners. These lots are also difficult to protect from encroachment and dumping because they are not fenced. Fencing is not being proposed, but surplus may be considered.

### **F. Public Access and Resource-Based Recreation**

Caloosahatchee Creeks Preserve opened its amenities to the public in May of 2008. Those amenities included two entrances with paved parking areas, Clivus composting restrooms, informational signage, trail systems, bicycle racks, trash and recycling receptacles, entry gates, and pavilions with multiple picnic tables. The two entrances



allow access onto both east and west halves of the preserve and are therefore referred to as the East and West entrances.

The East entrance is located at 10130 Bayshore Road, North Fort Myers, FL 33917. It features more than 4 miles of trail system consisting of the following surfaces:

- 0.88 miles of boardwalk and asphalt trail
- 0.61 miles of at-grade trail
- 2.60 miles of primitive trail

The West side entrance of the preserve is located at 17100 McDowell Drive, North Fort Myers, FL 33917 and it includes about one-third of a mile of trail system consisting of the following:

- 0.12 miles of boardwalk trail
- 0.26 miles of at grade trail

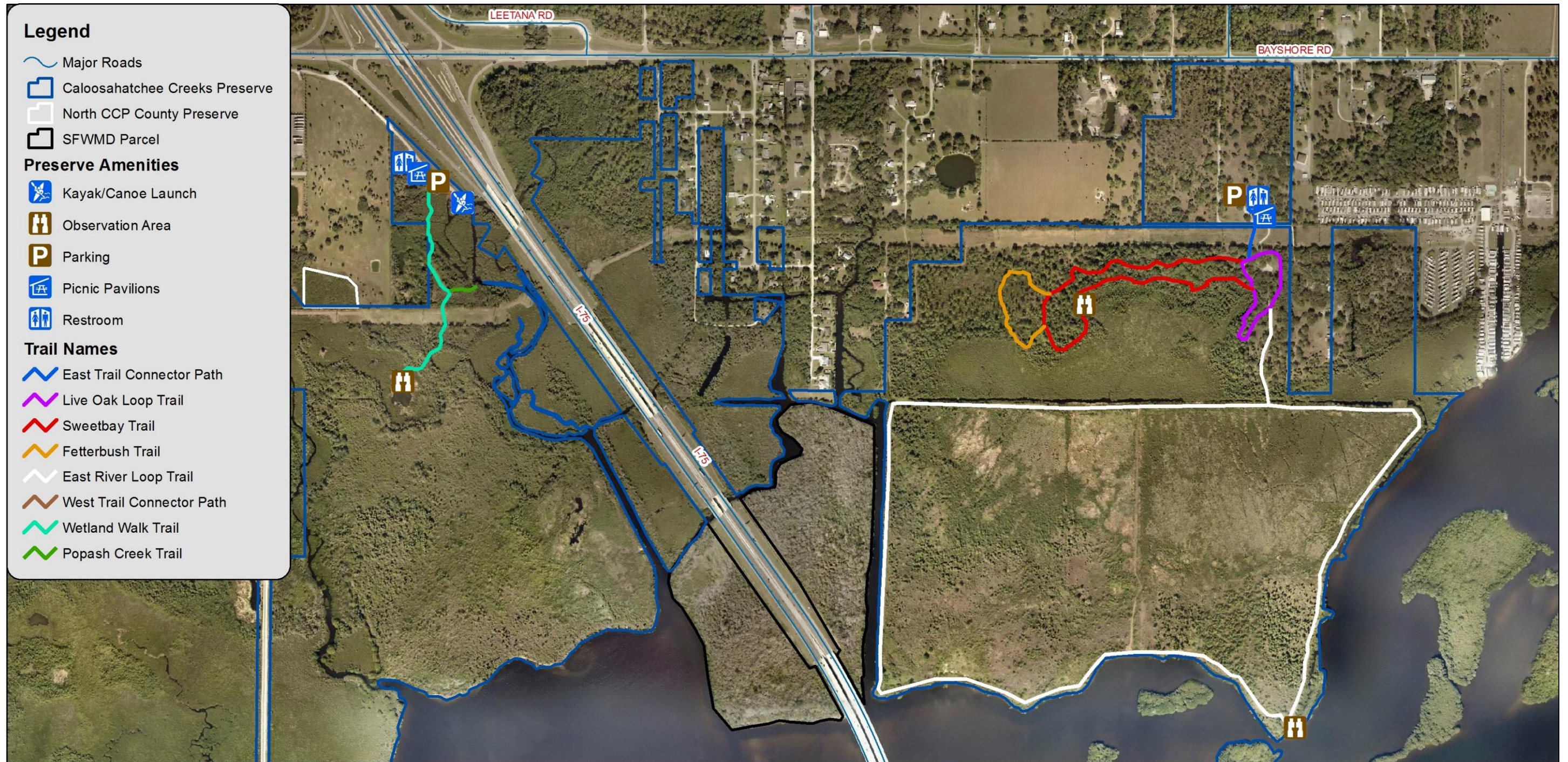
Since the opening of the preserve in 2008, visitation has climbed steadily and recently leveled off. Vehicle counting began in 2013 and is based on Lee County's fiscal year, which runs from October 1st through September 31st. The total units of service are derived using a formula to estimate the number of people visiting the site based on the number of vehicles that enter the preserve. Below are the units of service for both entrances of Caloosahatchee Creeks Preserve, per complete year of records:

<u>Fiscal Year</u>	<u>Visitor Units of Service</u>
• 2013/2014	26,034
• 2014/2015	32,521
• 2015/2016	32,068

Up to this point, bicycling has only been allowed as a form of transportation to the entrances as bikes are not permitted on any of the boardwalks or at-grade trails. Upon BoCC approval of this management plan, staff will add bicycling as an allowable use for the preserve when changing the East River Loop Trail to both a bicycling and hiking trail. That will provide approximately 3 miles of moderately difficult off road riding on a grassy earthen trail around the MU 18 and along the shoreline of the Caloosahatchee River. Cyclists will be required to stay on the trail at all times, follow all state of Florida cycling laws, and the trail will not be modified to add or subtract any mileage.



Figure 23: Public Amenities Map



## Caloosahatchee Creeks Preserve



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## **G. Acquisition**

CCP was initially acquired as seven parcels from 2000-2004, for a total cost of just over \$8.0 million for 1,308.55 acquisition acres. As is common with large waterfront parcels, the GIS acreage does not exactly match the acquisition/survey acreage listed. Matching grant funding from FCT was used to offset acquisition costs for CCP. CCP will continue to be managed in accordance with the Grant Award Agreement (FCT Project #01-031-FF1), in conjunction with the purpose of the C20/20 Program. The total amount awarded from FCT Florida Forever was \$3,243,132.50. Refer to the initial Caloosahatchee Creeks Preserve Management Plan (FEI 2002) for additional information. Acquisition of four additional parcels from 2008 to 2017 added an additional 18.51 acres for \$53,700. The latest acquisition, nomination 158-2, was purchased in May 2017. Table 5 provides information on acquired parcels that are referred to as CCP. The legal descriptions for CCP, NCCPCP, and the SFWMD parcel are located in Appendix E.

Over time, a few of the acquisition parcels have been combined under one (Section-Township-Range-Area-Block Lot (STRAP) number. For example, Site 174 was combined with Site 108 (Figure 26).

Lee County has an agreement with the SFWMD to include 53.5 acres of their property within the preserve. As part of this agreement, no C20/20 funds will be used in the land management activities on this site. Lee County is currently pursuing acquisition of the parcels through the C20/20 program. If successful, the agreement will end and the parcels will be eligible for funding by C20/20. In addition to the SFWMD land, another 2.4 acres of county owned conservation land is included. The Bonita 75 Corporation donated the parcel to Lee County in 1985. The transfer of this parcel to Conservation 20/20 has not occurred, and it remains as a Lee County Conservation Lands parcel. The deed for the NCCPCP parcel is located in Appendix A. The partnership agreement for managing the SFWMD parcel as part of CCP is located in Appendix B.

In 2012, two lots, totaling just over one acre, located on East Lake Drive that were part of Site 108 were sold to Florida Department of Transportation (FDOT) for a storm water treatment pond for an I-75 widening project. FDOT owns the parcels but did not build the pond.

Due to the difficulty in managing isolated natural areas within residential developments, and ongoing encroachment issues by neighbors, there is approximately 13 acres of detached parcels that Land management staff would consider selling if that option became available. These isolated parcels are within the residential East Lake Colony subdivision and were part of the larger purchase of site number 108. As a condition of the FCT grant, LCDCL staff is looking for adjacent environmentally sensitive parcels to acquire in exchange for removing the detached residential parcels from the CCP boundary.

As parcels are nominated for consideration to be acquired by C20/20, they are given a nomination number to be used as a property ID. Parcel nominations started at 0 and continue to climb as properties are brought forward. The following parcels on the east side of I-75 were nominated but not selected by the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) and then withdrawn from consideration:



- Nomination 205 for 4.8 acres
- Nomination 445 for 10 acres
- Nomination 447 for 40.52 acres

The following parcels on the west side of I-75 were nominated but were not selected by CLASAC and were withdrawn:

- Nomination 133-2 for 5 acres
- Nomination 140 for 24 acres
- Nomination 167 for 14.24 acres
- Nomination 523 for 7.2 acres
- Nominations 228 and 229 for two 0.25 acre parcels
- Nomination 231 for 0.37 acres
- Nomination 227 for 0.63 acres
- Nomination 424 for 8 acres
- Nomination 423 for 50 acres

Excluding the most recently acquired parcel (nomination 158-2) purchased in May 2017, C20/20 staff have updated the future land use for the preserve to the “Conservation Lands” designation (Figure 24). The majority of the preserve is zoned as “Environmentally Critical” which adds a layer of protection while restricting the development and use of the property. The recently purchased parcel and the SFWMD parcels are zoned “Agricultural,” and the NCCPCP piece is zoned “Commercial” (Figure 25). C20/20 staff will work with Department of Community Development staff to change the future land use and zoning on all parcels to Conservation Lands and Environmentally Critical.



**Table 5: CCP Nominations Acquisition Summary**

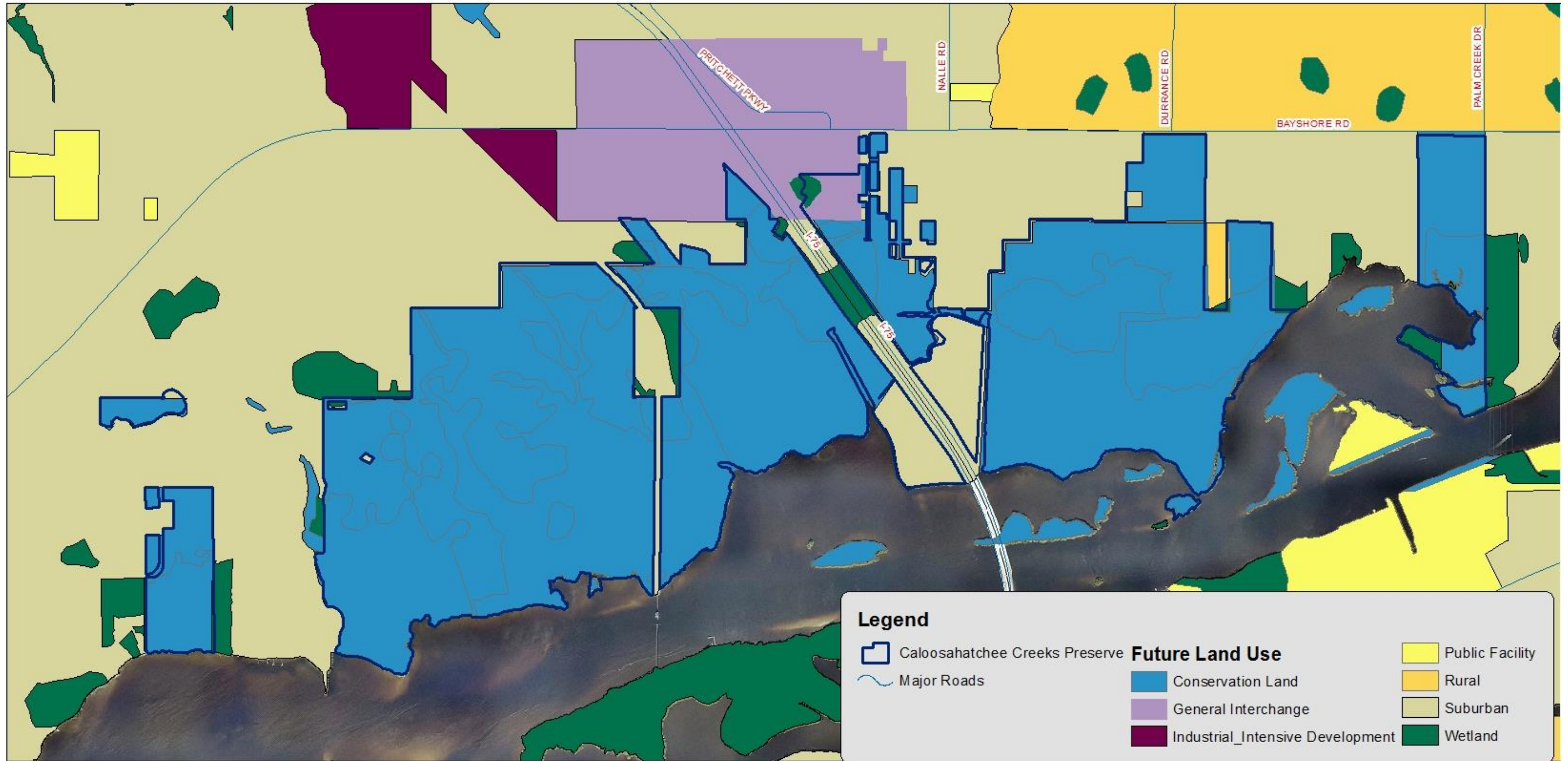
Site ID	Acres	Acquisition Cost	Acquisition Date	Details	STRAP Numbers
# 82	50.7	\$650,000	2/23/2000	West of I-75	29-43-25-02-00007.0090; 29-43-25-02-00007.0100; 29-43-25-02-00007.0050; 32-43-25-00-00005.0000
# 108	1102.3	\$6,400,000.00	12/29/2000	Multiple parcels on both sides of the Interstate	26-43-25-00-00001.0000; 23-43-25-00-00034.0000; 27-43-25-00-00001.0020; 22-43-25-00-00017.0140; 22-43-25-00-00017.0270; 22-43-25-00-00017.0320; 22-43-25-00-00017.0310; 27-43-25-00-00001.0070; 22-43-25-00-00017.0000; 22-43-25-00-00017.0000; 22-43-25-00-00017.0340; 22-43-25-00-00017.0330; 22-43-25-00-00017.0350; 27-43-25-02-0000B.0080; 27-43-25-00-00001.0010; 29-43-25-00-00007.0000; 33-43-25-00-00009.0000
# 124	12.48	\$210,000.00	3/15/2002	West of I-75	27-43-25-00-00001.0010; 28-43-25-00-00005.0020
# 174	19.78	\$78,500.00	8/19/2002	East of I-75	26-43-25-00-00001.0000
# 175	9.99	\$200,000	7/5/2002	West of I-75	29-43-25-02-00003.0010; 29-43-25-02-00003.0170; 29-43-25-02-00002.1000
# 188	69.76	\$495,000.00	7/1/2002	East of I-75	23-43-25-00-00018.0000; 26-43-25-00-00007.0000
# 225	0.64	\$13,500.00	2/2/2004	West of I-75	29-43-25-00-00007.0100
North CCP Preserve	2.4*	Donated		Lee County Parks and Recreation acquired the land in 1985 via donation	28-43-25-00-00005.0030
SFWMD	53.5*	Memorandum of Agreement		Conservation 20/20 monies will not be used to manage these areas	27-43-25-00-00001.001A; 27-43-25-00-00001.001B
# 362	0.21	\$9,000.00	7/16/2008	East of I-75	22-43-25-00-00017.0140
# 472	4.54	\$14,700.00	3/14/2012	East of I-75	26-43-25-00-00007.0020
# 515	1.00	\$5,000.00	6/24/2015	East of I-75	23-43-25-00-00034.0050
# 158-2	12.76	\$100,000	5/22/2017	East of I-75	22-43-25-00-00024.0000; 22-43-25-00-00017.0270
<b>Totals</b>	<b>1284.2</b>	<b>\$8,175,700</b>			

\*Acreage not included in total

GIS acreage does not always match official survey acreage numbers primarily due to water bodies not being included



Figure 24: Future Land Uses Map



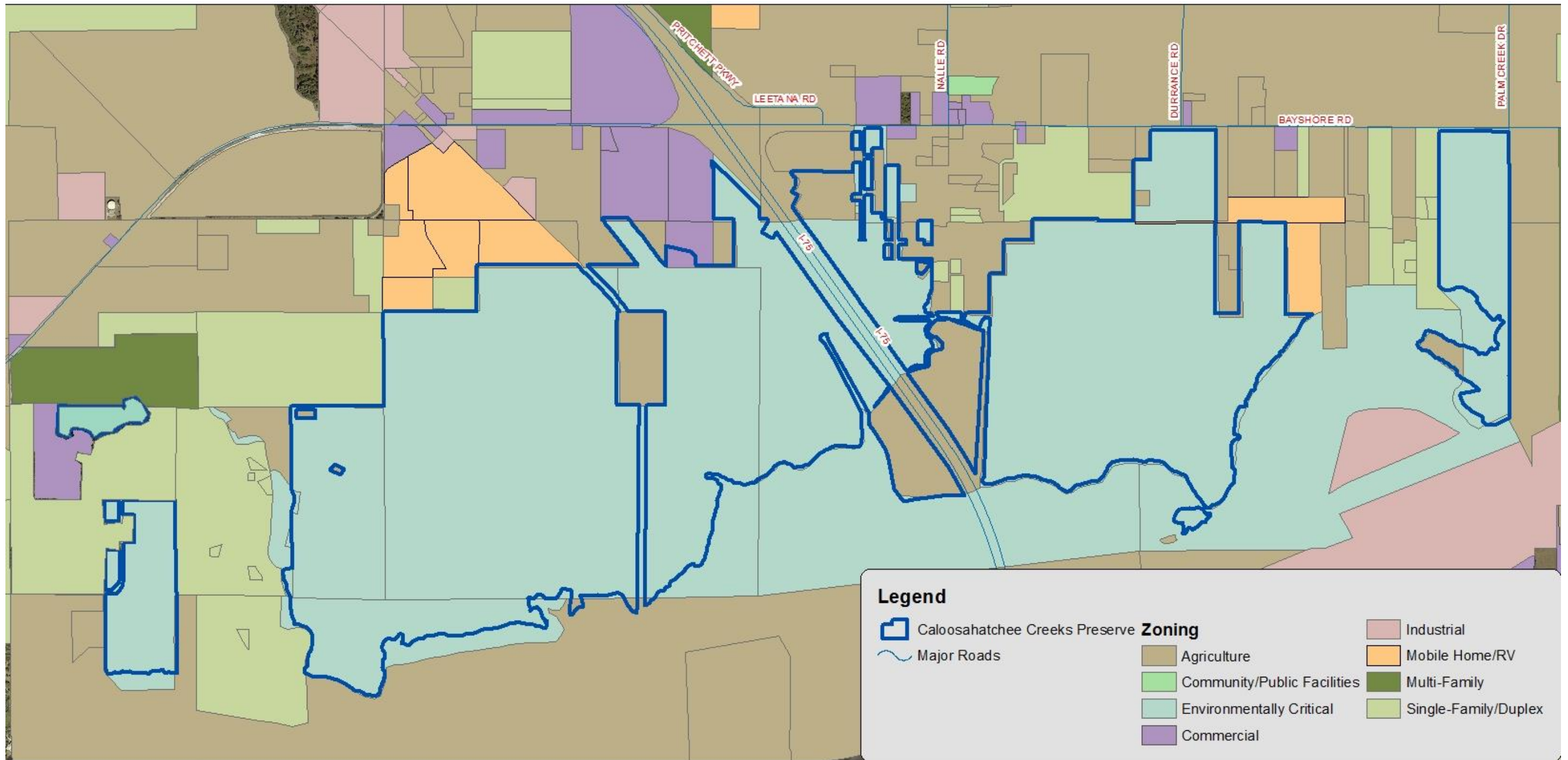
## Caloosahatchee Creeks Preserve



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Figure 25: Zoning Map



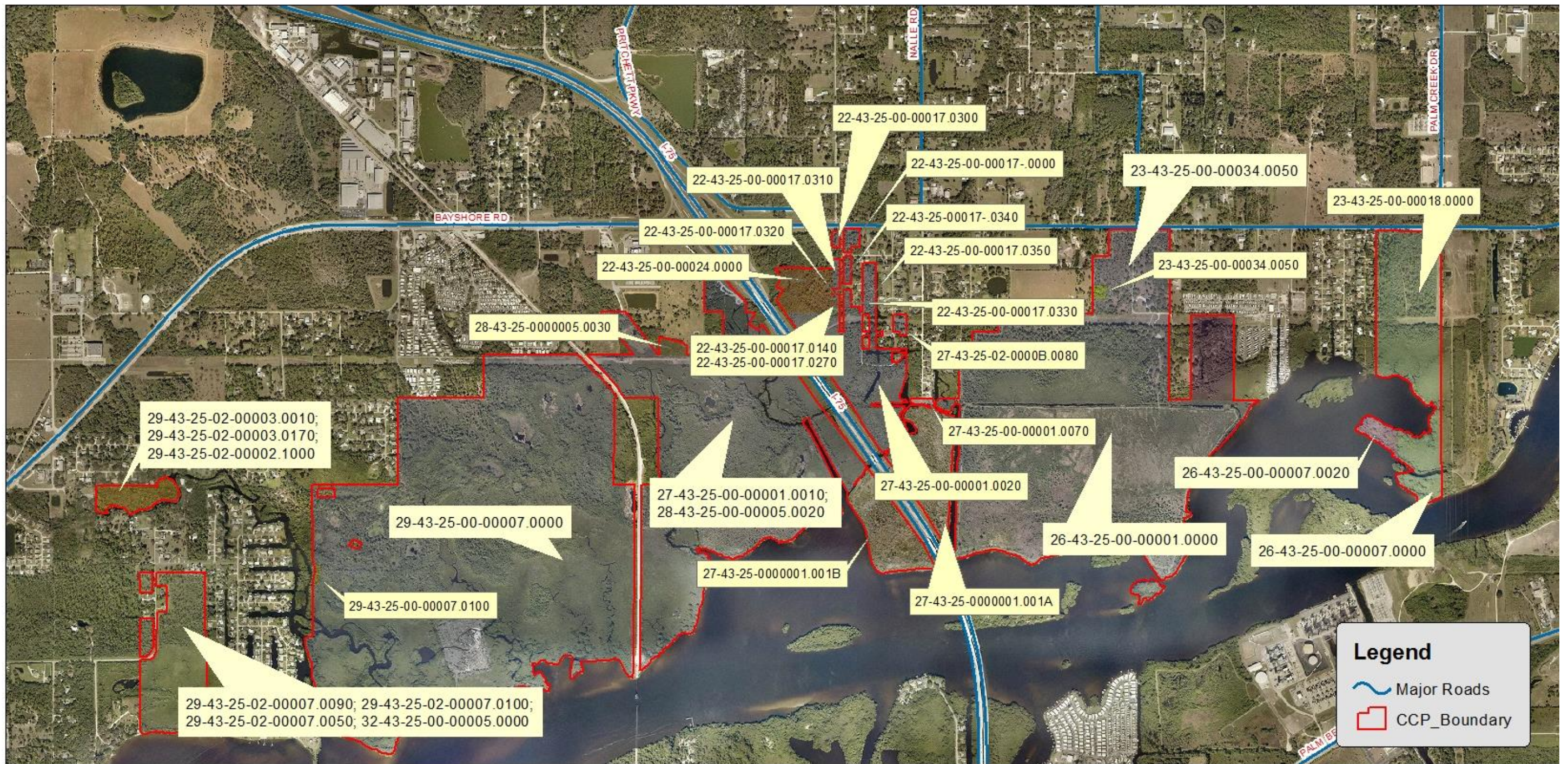
## Caloosahatchee Creeks Preserve



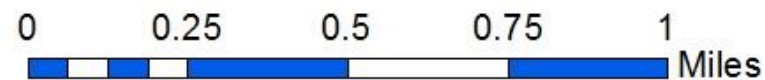
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Figure 26: STRAP Map



## Caloosahatchee Creeks Preserve



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## **VII. MANAGEMENT ACTION PLAN**

### **A. Management Unit Descriptions**

Caloosahatchee Creeks Preserve is a consolidation of several detached parcels that span approximately 4 miles from east to west between Bayshore Road and the Caloosahatchee River. CCP has been divided into 22 Management Units (MUs) which are delineated based on parcel boundaries, man-made infrastructures and/or impacts and natural community features to better organize and achieve management goals and strategies (see Figure 27). In addition to the MUs for the C20/20 land, two additional MUs are shown on the map related to the SFWMD parcel and the NCCPCP parcel. For specific work completed in each MU refer to the Management Work to Date section of this LMP. Work planned for each MU during the 10-year span of this LMP is outlined in the Projected Timetable for Implementation section of this LMP.

#### Management Unit CCP 1 (9.94 acres)

This management unit consists of mesic and hydric hammock. Old World climbing fern has been noted on the western boundary and melaleuca, air potato, earleaf acacia and Brazilian pepper are sparsely scattered throughout the unit. Encroachment is an ongoing problem along the northern boundary of this unit. A detailed boundary survey was performed in 2005 and perimeter fence will be installed to allow for continued passive neighborhood access from a designated point if encroachment issues continue. Daughtrey's Creek runs along the southern and eastern boundary, to the north is the Daughtrey's Creek residential development and to the west is a church. Historically the flow of Daughtrey's Creek cut through this unit but has since altered flow to only the eastern edge. The LiDAR map in the topography section of this plan shows the change in elevation associated with the original flow pattern.

#### Management Unit CCP 2 (20.43 acres)

This unit consists of three pieces separated by Bonita Road and private residential properties. Plant communities consist of mesic hammock, mesic flatwoods, and wet flatwoods that are disturbed due to lack of fire regime. The northern boundary runs just south of Winston Road, behind a row of houses, the western boundary borders private undeveloped land, the eastern boundary abuts private homes and MU CCP 3 is to the south. One active gopher tortoise burrow is in this unit. The largest piece of this MU is fenced.

Wildfires occurred in this MU in 2000 (2 acres) and 2003 (9 acres) and plow lines were installed to contain the fire. Prescribed burns were conducted on portions of this unit in 2009 and 2010. Department of Corrections crews (DOC) treated melaleuca on a portion of this MU in 2001.

#### Management Unit CCP 3 (30.27 acres)

This unit is mangrove swamp and freshwater tidal marsh that has been disturbed by digging of mosquito ditches and a drainage ditch. The Cohn Branch flowway enters this unit from the west then exits through a mosquito ditch into the river. Brazilian pepper was heavy along the northern portion of the unit and on the berms associated with the mosquito ditch prior to treatment in 2011. The southern boundary of this unit is the



Caloosahatchee River, the eastern boundary is presently undeveloped and the western boundary is adjacent to a few homes.

Management Unit CCP 4 (66.68 acres)

This unit is bisected by Daughtry's Creek and bordered by ditches on all sides. MU 6 is located to the north, a ditch and residential development to the west, MU 5 to the east and the Caloosahatchee River to the south. It is comprised of freshwater tidal marsh and a series of salt marsh creeks. Initial treatment of invasive exotic plants occurred across this MU in the summer of 2017.

Management Unit CCP 5 (33.26 acres)

A portion of this unit was used as a spoil deposit area during river dredging and has a very high elevation with exposed oyster shells and fossils. A recorded archaeological site is located within this unit. Portions of this unit have a man-made ditch along northern and western edges. There is a natural waterway (Chapel Branch) on the east side and the Caloosahatchee River is to the south. In 2016 a sinuous connector creek was dug to restore historic flow from Chapel Branch into the marsh in MU 4.

Management Unit CCP 6 (287.52 acres)

This unit is comprised of coastal hydric hammock, depression marsh, hydric hammock, prairie mesic hammock, restoration areas, freshwater tidal marsh, a salt marsh creek, scrubby flatwoods and xeric hammock. It is bordered by power lines/utility corridor and mobile homes to the north, single family residential and private land to the west, MU 7 to the east and the Caloosahatchee River to the south. Chapel Creek bisects this unit and two privately owned outparcels are located in the western portion of the MU.

Management Unit CCP 7 (132.31 acres)

This MU is bisected by railroad tracks, bordered by Bayshore Creek and undeveloped railroad property to the east, mobile homes, an un-named natural waterway to the west, power lines/utility corridor to the north, and the Caloosahatchee River to the south. It is comprised of xeric and hydric hammock, prairie mesic hammock, depression marsh, coastal hydric hammock, freshwater tidal marsh and a small patch of scrubby flatwoods.

Management Unit CCP 8 (5.90 acres)

This MU consists of coastal hydric hammock, a borrow pond, a small patch of semi-improved pasture, and a one acre area of salt marsh that is completely isolated from marsh to the south by a utility corridor. It is bordered by private property on three sides, with the power lines/utility corridor and MU 10 to the south. In April 2007, four acres of this unit were illegally cleared by the adjacent property owner including wetland areas on their property and along Bayshore Creek for cattle grazing.

Management Unit CCP 9 (12.48 acres)

This unit is comprised of prairie mesic hammock, freshwater tidal marsh and a clearing/regeneration area. The canal was straightened in the 1950s and at time of purchase the entire unit was infested with invasive exotic plants, such as large eucalyptus trees (*Eucalyptus spp.*), Brazilian pepper, melaleuca, rosary pea (*Abrus precatorius*), caesarweed (), earleaf acacia (*Acacia auriculiformis*) and many others. A



portion of the unit was historically used to grow exotic palm trees. Some of the palms were still present at time of purchase. Several of these desired exotic palms were stolen from the property and the incident reported to Lee County Attorney's Office. A paved parking area, canoe launch, Clivus restroom and pavilion were constructed on this unit as the main public access point (referred to as CCP West) since this unit was so highly disturbed. Popash Creek cuts through the eastern side of the unit and leads to the Caloosahatchee River. This unit is west of I-75 and south of Bayshore Road. McDowell Drive runs along the west side with a single-family home along the southwest side of the unit.

#### Management Unit CCP 10 (157.79 acres)

This unit consists of freshwater tidal marsh, hydric hammock, xeric hammock, a utility corridor, and a large restoration area on spoil areas created during river dredging. Hiking trails are also located in this MU. This unit is bordered by power lines to the north, the railroad property and Bayshore Creek to the west, the Caloosahatchee River to the south and a navigable waterway to the east. Work in the restoration area involved treating pepper and climbing cassia in 2001. In 2016, a hydrologic restoration project involving a berm cutout initiated water flowing from Popash Creek into MU10 then back into the creek.

#### Management Unit CCP 11 (24.17 acres)

This MU consists of freshwater tidal marsh, hydric hammock and a restoration area. Restoration work in this unit involved treatment of Brazilian pepper in 2011. This unit is bordered by ditches, I-75 to the east, and Popash Creek.

#### Management Unit CCP 12 (14.39 acres)

This unit consists of mesic flatwoods, freshwater tidal marsh, and hydric/mesic hammocks with invasive exotics growing in them. Plow lines are present on this site from a wildfire that happened before acquisition. Popash Creek flows through the northwest corner of this unit. Private undeveloped land borders this MU to the north, the right of way for I-75 parallels the western boundary and parcels of CCP adjoin it on the south and east boundaries. As the newest acquisition, this parcel will require initial treatment of exotics.

#### Management Unit CCP 13 (11.74 acres)

This unit is a compilation of the detached residential lots within the East Lake Colony subdivision. The lots range from less than ¼ acre to three acres. Several incidents of encroachment, dumping, and ATV use has occurred on some portions. The disjointed nature of these lots limits most management activities such as prescribed burning that would normally be conducted in the mesic flatwoods so mowing and roller chopping will be used periodically to reduce fuel loads. Some lots may need to be mowed to keep the grass height to an appropriate level for the neighborhood. Some of these lots may be surplus if agreed upon by Lee County and FCT in exchange for adjacent environmentally sensitive lands.



#### Management Unit CCP 14 (42.36 acres)

This unit is comprised of freshwater tidal marsh, mesic hammock, a restoration area and a small invasive exotic monoculture of pepper. A power line runs roughly east/west through the northern portion of the unit. Interstate 75 borders this unit to the west, undeveloped land to the north, residential development to the east and a creek to the south. Work in the restoration area involved treatment of Brazilian pepper and climbing cassia in 2015.

#### Management Unit CCP 15 (30.53 acres)

This unit consists of mesic flatwoods, abandoned pasture, and the developed public amenities which include paved parking, pavilions, and hiking trails (referred to as CCP East). Bayshore Road borders this unit to the north, private property to the east and west and a utility corridor to the south. McSpadden Road bisects this MU and is used as the entrance driveway as well as to access private property. The eastern half of this MU was prescribed burned in January of 2010.

#### Management Unit CCP 16 (66.03 acres)

This unit is comprised of hydric hammock, mesic flatwoods, prairie mesic hammock, scrubby flatwoods and a utility corridor. In 2004, most of the upland portion was cleared of Brazilian pepper with heavy equipment. During 2006 and 2007, initial exotic plant control efforts were completed and follow-up treatments were done in 2011, 2012, 2014 and 2015. In 2006 Brazilian pepper was removed from the wetland fringe along the boundary of MU 17 as mitigation for the impacts associated with construction of the public use amenities. The majority of this MU borders private land.

#### Management Unit CCP 17 (27.58 acres)

This unit consists of a large depression marsh with a tiny prairie mesic hammock on the eastern side. It is surrounded by prairie mesic hammock to the north, west and east with a ditch along the south boundary.

#### Management Unit CCP 18 (201.69 acres)

This unit was used as a spoil stockpile area when the Caloosahatchee River was dredged in the early 1960s. Plant communities include three distinct depression marshes and approximately 150 acres of restoration and a fringe of freshwater tidal marsh on the eastern edge. In 2004, most of the upland portion of the western half of this MU was cleared of Brazilian pepper using heavy equipment. In the spring of 2005, most of the upland on the eastern half of this MU was mechanically cleared of Brazilian pepper. Staff burned the resulting vegetation piles in 2006. During 2006 and 2007, initial exotic plant control efforts were completed with follow-up efforts beginning.

In 2009, hydrologic restoration work involved installation of ditch plugs and berm cuts to allow water from the Caloosahatchee River to flow into this MU. The East River Loop Trail was installed in 2013.

Ditches on the west and north side, an oxbow of the Caloosahatchee River to the east and the river to the south border this MU.



#### Management Unit CCP 19 (2.48 acres)

This unit is a small mangrove island with a minimal amount of exotic plants. Based on historical aerials, it appears that this area may have been connected to the mainland prior to dredging, but is now an island in the Caloosahatchee River.

#### Management Unit CCP 20 (19.79 acres)

The plant communities include basin marsh, impoundment/artificial pond, prairie mesic hammock, scrubby flatwoods, and xeric hammock. Gopher tortoises have been documented in this unit. A borrow pit with an outfall from the mobile home park occurs in the northern part of the unit. From the borrow pit, the once meandering unnamed creek was straightened and deepened and eventually leads to a man-made ditch. The furrows from the old grove funnel the water from the preserve into the altered creek. Brazilian pepper, air potato (*Dioscorea bulbifera*) and Old World climbing fern are growing along the creek. The walls of a concrete shed are located on the west side of the creek. The privately owned Up River RV Resort community is located along the north and part of the eastern boundary while the remainder of the east line and all of the west line abut private property. The MU connects to CCP 18 on the south line. A Lee County Electric Cooperative (LCEC) power line easement runs through the northern portion of this MU. Ten acres of this MU was burned in October of 2010.

#### Management Unit CCP 21 (32.09 acres)

This unit consists of disturbed hydric hammock, disturbed mesic and scrubby flatwoods, and disturbed xeric hammock. The disturbances to this unit are due to lack of fire and alteration of water flow patterns. The altered Palm Creek runs through the west side of the unit and electrical transmission lines run along the east and south boundaries. Bayshore Road runs along the north boundary and to the west of the unit is a housing development. This unit was prescribed burned in January of 2011 and a patch of snags was created from fire-killed pines. Large pines, a thick duff layer and lack of regular fire mean the next prescribed burn in this unit is likely to kill additional pines.

#### Management Unit CCP 22 (37.68 acres)

This unit is comprised of freshwater tidal marsh, hydric hammock, mangrove swamp, a salt marsh creek and a mangrove swamp creek. A housing development and a portion of the river is to the west, property owned by Florida Power and Light is to the east and the Caloosahatchee River borders the unit to the south. The southernmost portion of this MU is separated from the northern portion of the MU by a ditch.

#### Management Unit NCCPCP (2.47 acres)

This unit is north of MU CCP 10, east of MU CCP 8 and bordered by private property to the north, west and east. It is a monoculture of Brazilian pepper with scattered cabbage palms. This is a county preserve acquired September 1, 1985. Due to its proximity to CCP it will be managed as part of the preserve.

#### Management Unit SFWMD (53.47 acres)

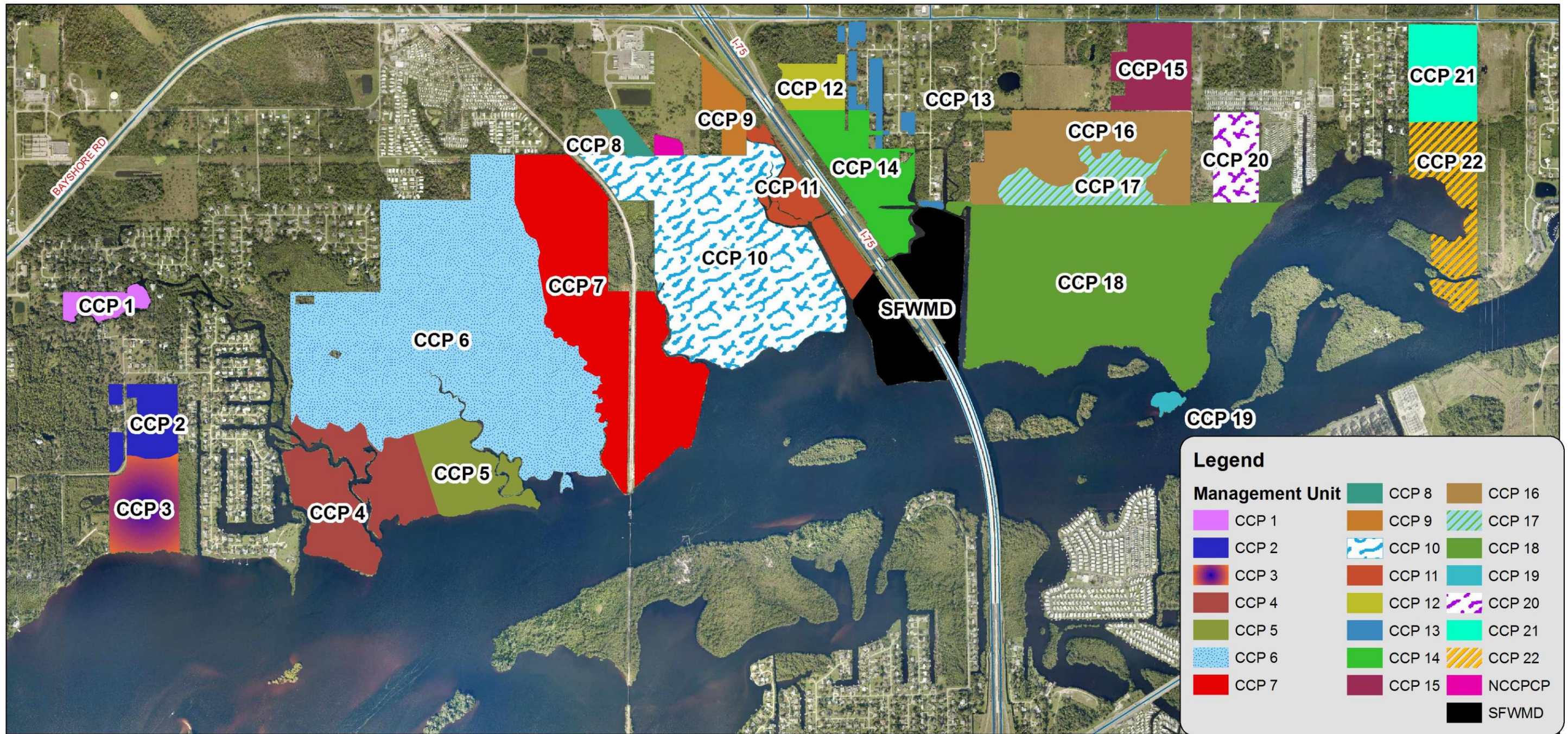
This SFWMD unit was used as a spoil area when the Caloosahatchee River was dredged in the early 1960s and is primarily covered with exotic plants. This unit is bisected by I-75. A flowway separates it from MU CCP 11 and 14 to the northwest and



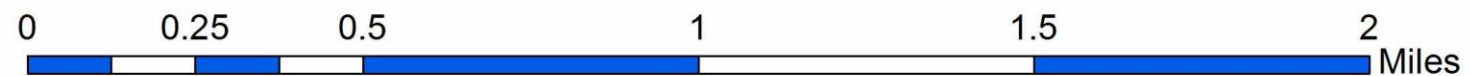
CCP MU 13 and 18 to the north while the channelized Stroud Creek separates it from CCP 18 to the east. The Caloosahatchee River abuts the south and southwest boundary. Work in this unit will involve treatment of FLEPPC listed exotic plants and possible hydrologic restoration similar to other projects done on CCP's spoil areas.



Figure 27: Management Units Map



## Caloosahatchee Creeks Preserve



This is not a survey. Land Stewardship Staff has prepared this map for informational and planning purposes.



## **B. Management Work to Date**

Caloosahatchee Creeks Preserve has benefitted from numerous projects ranging from regular exotic plant control to multiple hydrologic improvement projects in addition to the public amenities built on it. Management projects began on this preserve in 2004 with hog trapping and contractors being hired to do the initial exotic plant control in MU 18 along the shoreline of the Caloosahatchee River on the East side of the preserve. This work of mulching and plucking mature exotic trees, primarily Brazilian pepper and Australian pine continued into 2005 in these 200 acres. Many loads of debris were collected and removed from the site in addition to hazard tree removal related to Hurricane Charley in 2004.

In 2006, fire lines were installed on CCP-E and design and planning began for the public use amenities which would be installed in 2008. Treatment and retreatment of exotic plant species began on CCP-E and worked progressively toward the west over the years. The first retreatment in MU 18 occurred in 2007. More fencing occurred in 2008 along with additional exotic control. In 2009, more debris was removed from the site along with more hog trapping, exotic plant treatments and retreatments, and a pine thinning project in MUs 15 and 16. Installation of fencing along Bayshore Road and around MU 20 along with a hydrologic restoration occurred on the east side during 2009. This project was on MU 18 and involved installing ditch plugs and breaks in the berm surrounding the unit to allow water to flow into the unit during high tide or storm events.

The exotic plant control and hog trapping continued in 2010. A planting project to help vegetation fill in a restoration area near the west side entrance occurred in 2012. In 2014, another substantial exotics retreatment project over the entire east side. In 2015, a contractor was hired to control the explosive growth of grape vine (*Vitis cinerea var. floridana*) on portions of the east side. The grape vine was growing up and across palmetto (*Serenoa repens*) and even full size slash pines (*Pinus elliottii*), smothering them. Two additional initial treatment of exotics plants occurred on the west side also occurred and the shell entrance road into the east side public entrance was paved.

In 2016, CCP-W underwent a hydrologic restoration. One project involved reinstalling a sinuous channel through an area that had been a creek but was filled with spoil from river dredging and widening in the 1960s. The second part of this project involved reconnecting a flowway that had been cut off by the installation of a berm along the channelized portion of Popash Creek close to the river. Both projects were designed to create the historic water flow which will provide better wildlife habitat and improve the water quality going into the Caloosahatchee River. Later on in 2016, the crushed shell trails on both the east and west sides were replaced with asphalt due to maintenance issues and to improve their Americans with Disabilities Act (ADA) accessibility. In 2017, a contractor was hired to trim back tree branches that were interfering with the public amenities such as the kiosk and restroom as well as large trucks driving through the parking lot of the east side. Also, a large 488 acre exotic plant treatment which includes completion of initial treatment of the site.

## **C. Goals and Strategies**

The following are the on-going and long-term goals for the preserve.



## Natural Resource Management

- Exotic plant control and maintenance
- Habitat and hydrologic restoration
- Prescribed fire management
- Mechanical brush reduction
- Monitor and protect listed species
- Photo point monitoring
- Exotic and feral animal removal
- Stewardship Report for FCT grant

## Overall Protection

- Install/maintain fire breaks
- Debris removal and prevention of dumping
- Boundary fence and boundary sign maintenance
- Change zoning categories and future land use for parcel 158-2

## Public Use

- Public access and maintenance
- Educational sign installation

## Volunteers

- Assist volunteer group(s)

The following is a description of how each of these goals will be implemented, the success criteria used to measure accomplishments of each goal and a projected timetable outlining the management units in which each activity will take place.

### **Natural Resource Management**

#### Exotic plant control and maintenance

The most current FLEPPC “List of Invasive Species” will be consulted in determining the invasive exotic plants to be controlled in each MU. The goal is to continue to control these exotic species by conducting semi-annual or “as needed” treatments of exotic plant regrowth and initial treatments of newly discovered species. This goal will maintain the entire preserve at a maintenance level of exotic species, defined as having less than 5% invasive exotic plant coverage. Contracted treatments have been included in the projected financial considerations to occur three times over the next ten years to treat exotic vegetation re-growth, and C20/20 staff will conduct maintenance treatments for exotic vegetation on an annual basis. Each contracted project requires a completed Herbicide Prescription Form to be filled out by C20/20 staff, and then completed by the contractor as work is completed; copies of these forms are available in the LSOM. Completed forms are kept by land managers and used to help prepare future treatments.

#### Habitat and Hydrologic Restoration

Hydrologic restoration projects have been implemented on both the west and east side of CCP. Additional hydrologic restoration projects may take place based on



coordination with LCDNR and SFWMD. All future hydrologic restoration projects will be evaluated based on the potential benefit to the native plant communities and wildlife in the preserve.

There is the potential for habitat restoration projects within MUs that contain disturbed or nonnative habitats including remnant spoil pile or abandoned agricultural/citrus grove areas.

#### Prescribed fire management

A prescribed fire program is being implemented that closely mimics the natural fire regimes for the different plant communities to increase plant diversity and ensure tree canopies remain open. In management units that contain fire dependent communities, the timing of prescribed burning will be influenced by seasonal rain, staff and equipment availability, listed species requirements, wind patterns, and burn regime for the community.

With the close proximity of several smoke sensitive areas, including residential structures, transmission power lines, and major roads, burning opportunities are limited. Due to these limitations, mechanical brush reduction may be prioritized over prescribed fire management. However, when weather conditions are right, staff will close the public use amenities with very short notice. All designated access gates will be closed during the burn and may remain closed for several days afterwards during mop-up to ensure the site is safe for visitors.

Due to a lack of a regular fire regime on the preserve in the past, introducing fire into the system after fire has been excluded for long periods of time will often “reset the system”, and results in a lot of overstory mortality. Staff is working to slowly introduce fire into the preserve. Prescribed fires have been conducted in several Management Units (i.e. MUs 2, 20, and 21). With regular burning young pines will become acclimated to burning and have higher survival rates long-term.

#### Mechanical brush reduction

Before a prescribed fire is conducted in pine flatwoods or other fire dependent communities of the preserve, fuel loads may need to be reduced. Pines and/or invading oaks may need to be thinned mechanically in overgrown areas to achieve desired results and to prevent crown fires or intense fires from occurring. Mechanical work, including roller chopping and mowing, has been and will continue to be used to reduce vegetation height which in turn will reduce fuel loads across the site. Mechanical work also encourages plant diversity and decreases shrub and hardwood growth. This is important for gopher tortoises and other native species.

#### Monitor and protect listed species

As discussed in the Designated Species section, there are several listed species that have been documented on the preserve including gopher tortoises, tricolored herons, and alligators. These species will benefit from restoration activities, such as hydrologic improvements and exotic plant control activities. During management activities, efforts will be made to minimize any negative impact to listed species. Specific examples of this will include utilizing heavy equipment in the cooler months near gopher tortoise



burrows when tortoises are less active and avoid or relocate listed plant species found on the preserve.

CCP is part of a countywide tri-annual site inspection program conducted for all Conservation 20/20 Preserves. The site inspection spreadsheet is available on the LCPR's computer server ("S" drive). These inspections allow staff to monitor for impacts and/or changes on the site and to update lists of animal sightings and plant species that are found. If, during these inspections, staff finds FNAI listed species not previously documented, they will be reported using the appropriate forms.

#### Photo point monitoring

Six photo points (PPs) were originally established, with two that had already been created for the FCT grant. The PPs were created at restoration project sites before work began. Additional follow-up restoration photos were taken during the growing season for five years from completion of the project to document transformations. Currently, the number of photo points has been reduced to two. Photos will be taken at least once per year until staff feels that they are no longer necessary. PPs were installed in these MUs for the following objectives:

- **Unit 18** – Habitat restoration/exotic plant removal, native recruitment, and hydrological restoration.
- **Unit 9** – Popash Creek alignment and native plant recruitment.

#### Exotic and feral animal removal

Ten exotic animal species have been recorded on CCP (see Fauna section). Although melaleuca psyllids are non-native animals, they are beneficial biological control agents targeting the invasive melaleuca tree. The exotic animal species Land Management staff is primarily concerned with is the feral hog. Hog trapping and contracted hunting are both approved methods of hog removal on C20/20 preserves when staff notices hog sign. Removing all hogs is an unreasonable goal; therefore a control program will need to be continuous on a long-term basis. If practical, a methodology will be established and implemented against other unwanted exotic animal species.

Although not noted at CCP, this preserve, like other C20/20 preserves, does not contain nor will it support feral cat colonies. FWC's Feral and Free Ranging Cats policy is "*To protect native wildlife from predation, disease, and other impacts presented by feral and free-ranging cats*" (FWC 2003). Any feral cats will be trapped and taken to Lee County Animal Services. C20/20 staff will continue to work with the Animal Services staff to prevent establishment of feral cat colonies adjacent to preserves.

Land management staff will continue to investigate the feasibility to control other exotic species listed in Table 4: Exotic Wildlife located in the Fauna section of this plan. If practical, a methodology will be established and implemented.

#### Annual Stewardship Report

As part of complying with the FCT grant contract for CCP (see FCT Project #01-031-FF1), a land management staff member is responsible for preparing an Annual Management Report. Based on the amount of time that has passed since the initial grant funding, in the near future with approval by FCT, land management staff will



submit reports every five years. The Stewardship Report evaluates the implementation of the Management Plan created for the grant. Land Management staff will seek FCT's approval for any proposed modification to the CCP Management Plan and/or prior to undertaking any site alterations or physical improvements that are not addressed in the approved plan.

## **Overall Protection**

### Install/maintain firebreaks

Existing perimeter fire breaks will be maintained by staff through either mowing or disking. New fire breaks will be installed as needed on new parcels or as prescribed fires are planned by the Land management staff on specific MUs. When burns are planned the burn boss will evaluate the need for disking temporary lines. Wherever possible firebreaks will be installed on existing trails or other disturbed areas to minimize impact to plant communities and prevent water flow alteration.

### Debris removal and prevent dumping

Debris removal will be an ongoing project at CCP. If necessary, debris clean-ups will be organized with Land management staff and volunteers. During site inspections, small objects that are encountered will be removed. Conservation 20/20 Rangers will also assist with removing small items when they are on patrol at the preserve.

### Boundary fence installation and repair

The preserve perimeter boundary is fenced. Where needed, additional boundary fencing and signage will be added to further protect areas of the preserve. Any new fences and/or gates installed within the LCEC power line easement will require prior approval and coordination with power company representatives.

### Boundary and preserve sign installation

Boundary signs have been installed to further protect and delineate the preserve. Missing or damaged signs will be replaced. C20/20 rangers or staff will check for boundary signs during the patrols and replace them immediately if possible or report the problem to the C20/20 supervisor. Boundary signs will be placed every 200-300' along roadsides and 500' elsewhere.

Change zoning categories and future land use for recently acquired parcels.

The recently purchased parcel 158-2 is zoned "Agricultural". The zoning will be changed to "Environmentally Critical" which adds a layer of protection while restricting the development and use of the property.

## **Public Use**

### Public access and maintenance

Amenities discussed in the recreation section of this plan include two park-like facilities built on either side of I-75, complete with hiking trails (with both ADA and primitive trail components), parking lots, observation decks and boardwalks, restroom facilities, and a canoe/kayak launch (west side only). See this plan's Public Access and Resource-



Based Recreation section for additional details. Trail maintenance will be coordinated with land management staff as needed.

## **Volunteers**

### Assist volunteer group(s)

The LSOM identifies the Land Management Volunteer Program's mission statement as: "To aid in the management and preservation of Lee County resource-based public parks and preserves and to provide volunteers with rewarding experiences in nature." Staff will continue to work with volunteer groups for CCP to assist with the many diverse stewardship activities that will be associated with this preserve such as trail maintenance, trash removal, wildlife monitoring, and other land management projects. Seasonal guided naturalist walks occur monthly and are led by trained volunteers.



**VIII. PROJECTED TIMETABLE FOR IMPLEMENTATION**

The following timetable is based on obtaining necessary funding for numerous land management projects. Implementation of these goals may be delayed due to changes in staff, extreme weather conditions, or a change in priorities on properties managed by Lee County. Details on each management activity are found in the Management Action Plan section.

**Table 6: Timetable for Implementation**

Management Activity	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Natural Resource Management</b>											
Exotic Plant Control	X		X		X		X		X		X
Continued Habitat and Hydrologic Restoration	East		West		East		West		East		West
Continued Prescribed Fire Management	Conducted as needed	→	→	→	→	→	→	→	→	→	→
Mechanical Brush Reduction	Conducted as needed	→	→	→	→	→	→	→	→	→	→
Continue Monitoring Designated Species	On-going	→	→	→	→	→	→	→	→	→	→
Photo Point Monitoring	On-going	→	→	→	→	→	→	→	→	→	→
Exotic/Feral Animal Removal	Conducted as needed	→	→	→	→	→	→	→	→	→	→
FCT Grant Reporting Changed to 5 Year Reporting	X (Currently 1 Year Reporting)					5 Year Report					5 Year Report
<b>Overall Protection</b>											
Replace missing boundary signs	On-going	→	→	→	→	→	→	→	→	→	→
Change Zoning Code and FLUM for # 158-2			X								
Debris Removal	On-going	→	→	→	→	→	→	→	→	→	→
Install/Maintain Fire Breaks	On-going	→	→	→	→	→	→	→	→	→	→
Boundary Sign and Fence Line Maintenance	On-going	→	→	→	→	→	→	→	→	→	→
<b>Public Use</b>											
Public Access and Amenities Maintenance	On-going	→	→	→	→	→	→	→	→	→	→
<b>Volunteers</b>											
Assist Volunteer Groups	On-going	→	→	→	→	→	→	→	→	→	→

→ = project continues



## **IX. FINANCIAL CONSIDERATIONS**

The Conservation 20/20 program is funded by the county's general fund in accordance with ordinance 06-26 (as amended). This annual allocation funds restoration maintenance of the preserves, and C20/20 staff costs. Funds not used in the annual allocation roll over to the following year for maintenance and restoration.

Other possible funding sources for exotic plant treatments and restoration projects may be requested through grant opportunities from agencies such as SFWMD, FDEP, FWC, and USFWS or include additional opportunities. Expended and projected cost and funding sources are listed in Appendix F.

## X. LITERATURE CITED

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- Classification of Wetlands and Deepwater Habitats of the United States. Washington, D.C.: DOI. 131 p. Available from: Superintendent of Documents, U.S. Government Printing Office, Washington, D.C.: FWS/OBS-79/31.
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- Powell SW. 1997. Down the Hatchee. Fort Myers Beach: Shoeless Publishing. 125 p.



## **XI. APPENDICES**

Appendix A: Deed to Lee County - NCCPCP parcel

Appendix B: Partnership Agreement with SFWMD

Appendix C: Plant Species List

Appendix D: Wildlife Species List

Appendix E: Legal Descriptions

Appendix F: Expended and Projected Costs and Funding Sources

Appendix A: Deed to Lee County - NCCPCP Parcel



S 28 T 43 R 25 A 00 P 00005 PS 0030 USE CODE PA

ADDRESS 17050 Williams Rd

ACREAGE 2.47 WETLANDS IMPROVED No SITE INSPECTION

REMARKS DSO Acquired

ACQUISITION DATE 9/6/85 GRANTOR BONITA 75 CORP

AGENDADATE 10/23/85 BLUE SHEET ITEM

INSTRUMENT WD OR 1815 - 1640 TOTAL PURCHASE PRICE

CCMB 163-83

LEGAL DESC Pcl in NE/4 28-43-25

SEARCH

PURCHASE PRICE 1 PRICE/ACRE

AGENDA DATE 2 BLUE SHEET 2

AGENDA DATE 3 BLUE SHEET 3

PRIOR STRAP

PCL

ITEM 2

ITEM 3

ASSESSED VALUE \$107,590.00 VALUE DATE 3/16/00

PURCHASE PRICE 2 CCMB 2

PURCHASE PRICE 3 CCMB 3

9-21-85  
50 P.

# This Indenture, OFF 1815 PG 1640

Made this 6<sup>th</sup> day of September, A.D. 1985,

Between, **BONITA 75 CORPORATION**,  
a corporation existing under the laws of the State of Florida, having its  
principal place of business in the County of Lee and State of Florida  
party of the first part, and **LEE COUNTY**, a Political Subdivision  
Of the State of Florida  
whose address is: Lee County Court House, Fort Myers

of the County of Lee and State of Florida 33901 party  
of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of  
**TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS** Dollars, to it in hand  
paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised,  
released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise,  
release, convey and confirm unto the said party of the second part, and its  
heirs and assigns forever, all that certain parcel of land lying and being in the County of  
Lee and State of Florida, more particularly described as follows:

All of those certain 2.47 acres lying in Section 28, Township 43,  
Range 25, Lee County, Florida, as specifically described in the  
attached legal description, marked Exhibit "A" and made a part  
hereof

THIS INSTRUMENT PREPARED BY:  
RALPH A. RICHARDSON, ATTORNEY AT LAW,  
P. O. BOX 1779, 27390 OLD 41 ROAD,  
BONITA SPRINGS, FLORIDA 33923

RECORD VERIFIED - CHARLIE GREEN, CLERK  
BY: H. FERNSTROM, D.C.

Documentary Tax Pd. \$ 50  
Intangible Tax Pd.  
\$ \_\_\_\_\_  
CHARLIE GREEN, CLERK, LEE COUNTY  
By H. Fernstrom Deputy Clerk

Together with all the tenements, hereditaments and appurtenances, with every privilege,  
right, title, interest and estate, reversion, remainder and easement thereto belonging or in any-  
wise appertaining:

To Have and to Hold the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part  
that it is lawfully seized of the said premises; that they are free of all incumbrances, and that  
it has good right and lawful authority to sell the same; and the said party of the first part does  
hereby fully warrant the title to said land, and will defend the same against the lawful claims  
of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused  
these presents to be signed in its name by its <sup>Vice</sup> President, and its corp-  
orate seal to be affixed, attested by its xx  
the day and year above written.



BONITA 75 CORPORATION

Signed, Sealed and Delivered in Our Presence:  
Margaret Healy  
Witness  
Ralph A. Richardson  
Witness

By [Signature]  
JOEL E. METTS  
Vice President.

10/2/85 146





- (d) Board approve the issuance of a credit memo to Star Gifts of Orlando, Inc. (d/b/a Star Game Room) in the amount of \$490.67 for the period 2/7/84 (opening date) - 9/30/84. The requested credit is calculated as follows: Due County \$8,060.98; Paid by Game Room \$8,551.65; credit due \$490.67 (overpayment). CREDIT MEMO -
- (e) Board approval to increase P.O. 602281 to \$30,003 and increase P.O. 602278 to \$20,000 payable to Gallagher Bassett Insurance Service. INCREASE PURCHASE ORDER -
- (f) Board approve award of quote for annual supply of lubricants for the Department of General Services (Fleet Maintenance) to the low bidder meeting specifications, Edison Oil Company, for all items as indicated on the Lee County Quote Tabulation. Funds are available in Account #954-063-59102-5210. AWARD QUOTE -
- (g) Board approve award of quote for annual supply of concrete for the Department of Transportation to the low bidder, Lee County Concrete, meeting specifications for all items as indicated on the Lee County Quote Tabulation. Funds are available in Account #175-152-54108-5340-000-000-00. AWARD QUOTE -
- (i) Board approve the renewal of the Certificate of Public Convenience and Necessity for the Boca Grande Health Clinic, Inc. to be effective November 21, 1985. CERTIFICATE  
FOR PHOTO COPY OF CERTIFICATE SEE PAGES 84-A thru 84-B
- (j) Board approve the Duplicate Tax/Overbid Money List. OVERBID TAX  
FOR PHOTO COPY OF LIST SEE PAGES 84-C
- (k) Board approve the Miscellaneous Obligation List for payment. SPECIAL BILLS -  
FOR PHOTO COPY OF LIST SEE PAGES 84-D
- (l) Board acceptance of a Deed for Wetlands dedication for the proposed Development known as "Bayshore Park" submitted by Bonita 75 Corporation in accordance with the Development Standards Ordinance, #82-42, as amended. \$28, T43S, R25E DEED
- (m) Board approval of Request for Transfer of Funds for FY85. TRANSFER OF FUNDS -  
FOR PHOTO COPY OF LIST SEE PAGES 84-E
- (n) Board approval for Request for Transfer of Funds for FY86. TRANSFER OF FUNDS -  
FOR PHOTO COPY OF LIST SEE PAGES 84-F
- (o) Board adopt a Budget Amendment Resolution on the General Fund #001 for \$70,000 for unanticipated revenue from the West Coast Inland Navigation District Grant and the appropriation of a similar amount for a grant to the Department of natural Resources for PY86. BUDGET AMENDMENT RESOLUTION  
FOR PHOTO COPY OF RESOLUTION SEE PAGE 84-G
- (p) Board adopt a resolution amending the FY85 budget of the Occupational License Fund 1158 to incorporate additional revenues of \$25,000 from Unappropriated Fund Balance and an appropriation of a like amount of Contributions to Enterprise Funds (Lee Civic Center) due to the repayment of Interfund Advances by the Civic BUDGET AMENDMENT RESOLUTION



Appendix B: Partnership Agreement with SFWMD

**PARTNERSHIP AGREEMENT  
CALOOSAHATCHEE CREEKS PRESERVE  
LEE COUNTY**

THIS PARTNERSHIP AGREEMENT (“Agreement”) is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2007 by and between THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, whose mailing address is P O BOX 24680, West Palm Beach, Florida 33416-4680 (the “DISTRICT”) and LEE COUNTY, a political subdivision of the State of Florida, whose mailing address is P O BOX 398, Fort Myers, Florida, 33902-0398 (“THE COUNTY”);

**WITNESSETH:**

**WHEREAS**, the COUNTY is owner in fee simple of approximately 1290 acres of land known as the Caloosahatchee Creeks Preserve, located in Lee County south of State Road 78 and east and west of Interstate 75, as depicted in Exhibit “A” attached hereto and by this reference made a part hereof, (“PROPERTY A”); and

**WHEREAS** the DISTRICT is owner in fee simple of approximately 47 acres of land south of SR 78 and east of I-75 (both sides of I-75) as depicted in Exhibit “B” and described in Exhibit “C” attached hereto by this reference made a part hereof, (“PROPERTY B”); and

**WHEREAS**, the COUNTY currently manages PROPERTY A for conservation, recreation, and mitigation; and

**WHEREAS**, the COUNTY desires to manage PROPERTY B which is surrounded by PROPERTY A on all land boundaries, in conjunction with PROPERTY A.

**WHEREAS**, the DISTRICT PROPERTY was purchased by the DISTRICT for the conservation and protection of the water resources, consistent with section 373.139 Florida Statutes; and

**WHEREAS**, the DISTRICT recognizes that in addition to water resource protection and management purposes, the DISTRICT PROPERTY has potential for other uses if properly managed; and

**NOW THEREFORE**, for and in consideration of mutual covenants and agreements hereinafter contained, the DISTRICT and the COUNTY do hereby agree as follows:

1. The purpose of this Agreement shall be to designate the COUNTY as the lead management entity for the provision of conservation, protection, management, and enhancement of natural resources within the DISTRICT PROPERTY, along with other allowable uses as described and provided herein.
2. The term of this Agreement is for a period of thirty (30) years, commencing on \_\_\_\_\_, 2007, THE EFFECTIVE DATE OF THIS Agreement, and ending on \_\_\_\_\_, 2037. The Agreement will thereafter be



automatically renewed in twenty (20) year increments, unless terminated as otherwise set forth herein.

3. The COUNTY will develop a Stewardship Plan (the "Plan") for the DISTRICT PROPERTY within twelve (12) months of the effective date of this Agreement.
  - a. The Plan shall include COUNTY and DISTRICT PROPERTY comprising the Caloosahatchee Creeks Preserve.
  - b. The Plan, and all future revisions of the Plan, shall include strategies for native communities, ecological and fire management, long-term management, public recreational uses, access and use of existing roads, and establishment of environmental education programs.
  - c. The Plan shall reference the Lee County Natural Resource Division's North Lee County Surface Water Management Study. Water quality and storage projects outlined in the subject study summary may be implemented on Parcels A and/or B if agreed upon by Lee County and the South Florida Water Management District.
  - d. The Plan shall also include a maintenance/control plan for invasive/exotic species.
  - e. Amendments to the Plan with respect to the DISTRICT PROPERTY may be proposed by either party to this Amendment at any time; however, both parties must agree in writing to the amendments.
4. The DISTRICT and COUNTY mutually agree that any use or development of the DISTRICT PROPERTY shall be subject to the minimum conditions and guidelines outlined below:
  - a. The function and condition of the DISTRICT PROPERTY with respect to management of water and other natural resources, water supply and the conservation and protection of water resources will be maintained in their present condition or enhanced;
  - b. The DISTRICT PROPERTY shall be managed for multiple uses, including hiking ,educational purposes, native communities and fire management, as set forth in the Plan;
  - c. The DISTRICT may engage in construction or other activities necessary for water management purposes on the PROPERTIES A and B if such construction or activities are consistent with the approved Stewardship Plan;
  - d. All educational and recreational uses and activities on the DISTRICT PROPERTY shall be consistent with the water management purposes of the DISTRICT as provided in Chapter 373, Florida Statutes, and all uses are subordinate to DISTRICT responsibility under Chapter 373, Florida Statutes, to manage the water resources;
  - e. It is understood by both parties that there shall be no facilities on the DISTRICT PROPERTY.
5. The DISTRICT hereby designates the COUNTY as the lead management agency for public recreation and the conservation, protection, management, and enhancement of natural resources on the DISTRICT PROPERTY.
6. The DISTRICT will assist the COUNTY as requested for the purposes of fire management.

7. Any structures, improvements and facilities placed upon or moved in or upon the DISTRICT PROPERTY by the DISTRICT or the COUNTY shall be at the sole cost, expense and liability of the initiating party, and shall be identified in the approved Plan. The COUNTY shall not be liable for damage to structures, improvements and facilities initiated by the DISTRICT; nor shall the DISTRICT be liable for damage to structures, improvements and facilities initiated by the COUNTY.
8. In the event of a boundary discrepancy or dispute with respect to the DISTRICT PROPERTY, resolution of said discrepancy or dispute is solely the DISTRICT's responsibility.
9. Nothing contained in this Agreement or in the Plan prepared pursuant to this Agreement shall be construed as a waiver of or contract with respect to the regulatory or permitting authority of the DISTRICT or COUNTY as it now or hereafter exists under applicable laws, rules and regulations.
10. Each party shall pay all lawful debts incurred by that party with respect to the DISTRICT PROPERTY and shall satisfy all lawful and properly established liens of contractors, subcontractors, mechanics, laborers, and material men in respect to any construction alteration and repair in and on the DISTRICT PROPERTY, and any improvements thereon authorized by such party, its agents or employees, and shall be responsible for its own legal costs and charges, including reasonable attorney's fees on appeal, in any suite involving any claims, liens, judgments or encumbrances suffered by that party as a result of the use or occupancy of the DISTRICT PROPERTY or any part thereof by such party, its agents or employees.
11. Neither the DISTRICT nor COUNTY shall use or permit the DISTRICT PROPERTY to be used in violation of any valid present or future laws, ordinances, rules or regulations of any public or governmental authority at any time applicable thereto relating to sanitation or the public health, safety or welfare, or relating to archeological and historical sites with respect to either party's activities in, and use of, the DISTRICT PROPERTY during development of improvements to the DISTRICT PROPERTY.
12. The County, with concurrence of the DISTRICT, may seek to amend the Lee County Comprehensive Plan to assign the DISTRICT PROPERTY a future land use classification of either Conservation or other appropriate classification. In addition, the COUNTY, with concurrence of the DISTRICT, may rezone the DISTRICT PROPERTY to a corresponding classification.
13. The DISTRICT and the COUNTY may enter into agreements with third parties to develop and implement the Plan or to subcontract day-to-day management responsibilities upon DISTRICT PROPERTY to private consultants or contractors, environmental, educational or governmental organizations and agencies consistent with the approved Plan; provided however, that any such third party agreements entered into by the contracting party shall be subject to the prior written approval of the other party, and such third parties shall agree to comply with the terms and conditions of this Agreement. Neither the DISTRICT nor the COUNTY shall unreasonably withhold approval of such third party agreements to be entered into by the other. Any such third party agreements necessary for routine maintenance or



previously agreed upon minor improvement of DISTRICT PROPERTY shall not require the DISTRICT's or COUNTY's written approval.

14. The DISTRICT, the COUNTY, and other governmental agencies or organizations involved in management related activities on the DISTRICT PROPERTY, shall throughout the term of this Agreement, provide, maintain, and keep in force a program of insurance or self-insurance covering its liabilities as prescribed by Section 768.28, Florida Statutes. The DISTRICT's liability is further limited by the provisions of Section 373.1395, Florida Statutes. Nothing in this Agreement shall be construed as a waiver of the COUNTY's or the DISTRICT'S sovereign immunity under Section 768.28, Florida Statutes or any other provision of law.
15. Either party may terminate this Agreement with or without cause by giving ninety (90) days notice in writing of its intent to do so.
16. All notices, consents, approvals, waivers and elections which any party shall be required or shall desire to make or give under this Agreement, shall be in writing and/or shall be sufficiently made or given (i) when mailed by Certified Mail, postage prepaid, return receipt requested, or (ii) by hand delivery to the named individuals below, or (iii) by private parcel delivery services or (iv) facsimile transmission for which a receipt is provided to the notifying party addressed as follows to the parties listed below or to such other address as any party hereto shall designate by like notice given to the other party hereto:

DISTRICT:           SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
                          P O BOX 24680  
                          WEST PALM BEACH, FL 33416-4680

COUNTY:            COUNTY OF LEE  
                          P O BOX 398  
                          FORT MYERS, FL 33902-0398

Notices, consents, approvals, waivers and elections given or made as aforesaid shall be deemed to have been given and received on the date of the mailing, delivery or transmission thereof as aforesaid.

19. Whenever used herein the terms "DISTRICT" and "COUNTY" include all parties to this instrument, their employees, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, public bodies, and quasi-public bodies.
20. The Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein. The Agreement may not be modified, changed or amended, except in writing signed by the parties hereto or their authorized representatives.
21. This Agreement shall be construed and interpreted according to the laws of the State of Florida.
22. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel

one of the parties, it being recognized that both the DISTRICT and COUNTY have contributed substantially and materially to the preparation hereof.

23. For all purposes of this Agreement, the Effective Date hereof shall mean the date when the last of the DISTRICT or COUNTY has executed the same, and that date shall be inserted at the top of the first page hereof.



**IN WITNESS WHEREOF**, the parties hereto have duly executed this Agreement, on the date and year first above written.

**SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT**

By: \_\_\_\_\_  
Carol Wehle  
Executive Director  
By authority of Section 373.083 (5),  
Florida Statutes, and SFWMD Policy  
No. 90-16 (Cooperative Agreements)

APPROVED:

\_\_\_\_\_  
Office of General Counsel  
SJRWMD

Signed, sealed and delivered

\_\_\_\_\_  
Print/Type Witness Name

\_\_\_\_\_  
Print/Type Witness Name

**LEE COUNTY, FLORIDA**

By: \_\_\_\_\_  
Robert Janes  
County Chairperson

By: \_\_\_\_\_  
Donald Stillwell  
County Manager

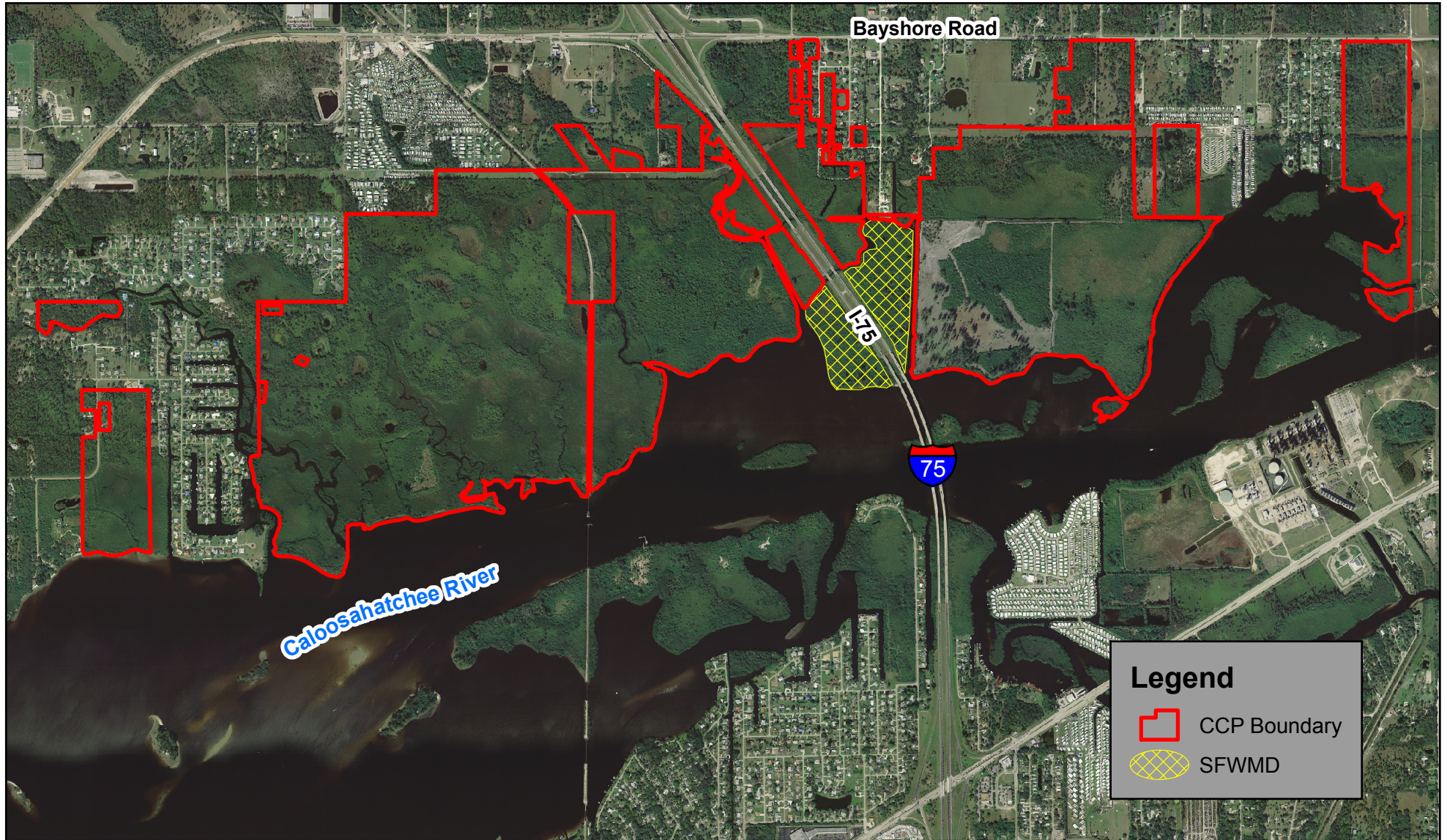
Executed on \_\_\_\_\_ 2007

APPROVED BY:

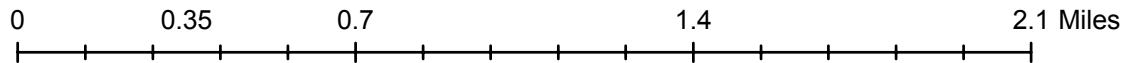
\_\_\_\_\_  
County Attorney



# Exhibit "A" PROPERTY A - CCP Boundary



## Caloosahatchee Creeks Preserve

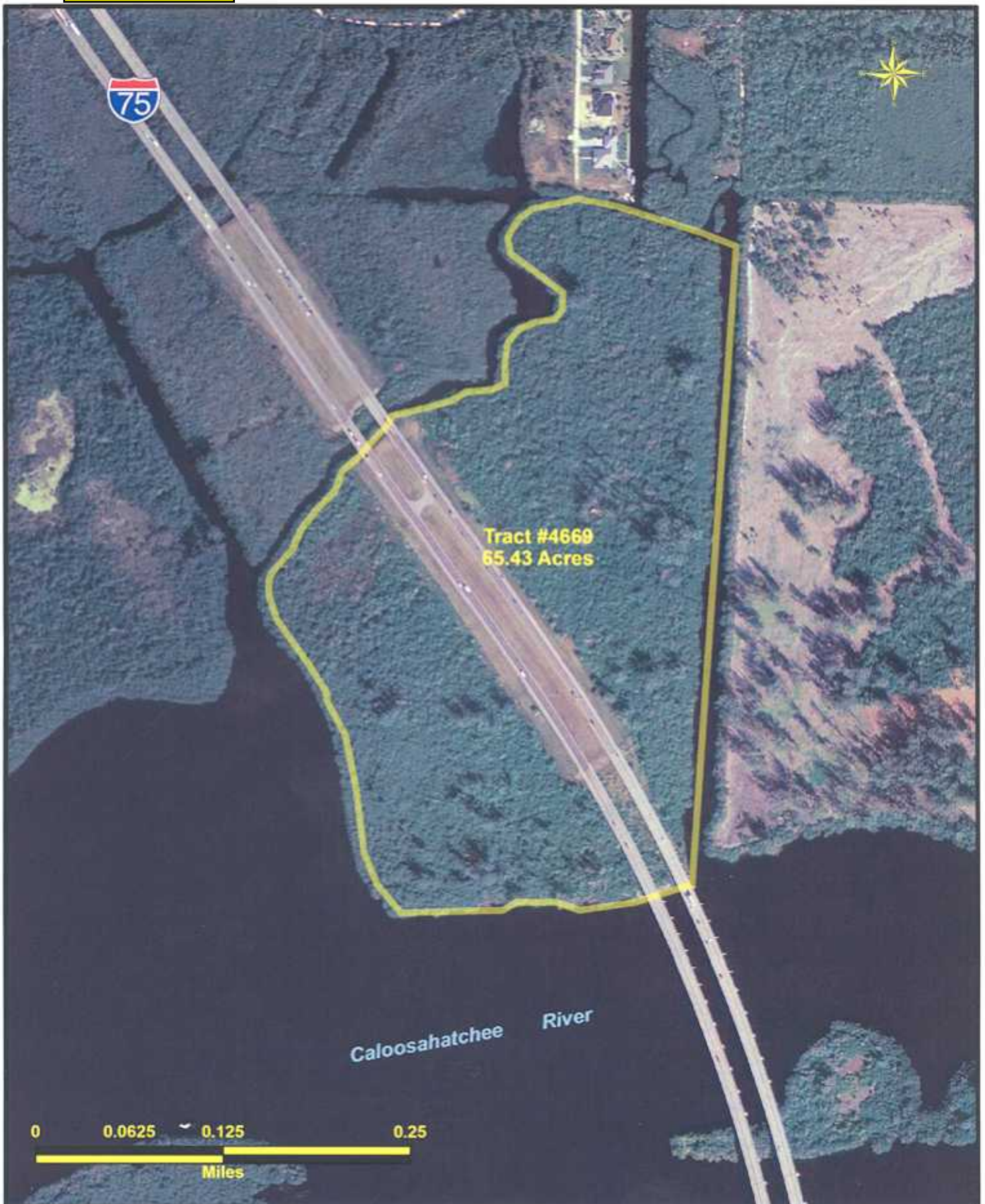


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Map Prepared On: 01/18/07 by sfurnari@leegov.com

This is not a survey. Land Stewardship Staff has prepared this map for informational and planning purposes.





**SFWMD Tract# 4669 - Proposed Lease to Lee County**  
(With 2004 1 Meter Resolution 'Natural Color' USGS DOQQs)

## Appendix C: Plant Species List



## Appendix A: Plant Species List for Caloosahatchee Creeks Preserve

Scientific and Common names from this list were obtained from Wunderlin 2003.

Scientific Name	Common Name	Native/Exotic	EPPC	FDACS	IRC	FNAI
<b>Family: Azollaceae (mosquito fern)</b>						
<i>Azolla caroliniana</i>	Carolina mosquito fern	native			R	
<b>Family: Blechnaceae (mid-sorus fern)</b>						
<i>Blechnum serrulatum</i>	swamp fern	native				
<i>Woodwardia virginica</i>	Virginia chain fern	native			R	
<b>Family: Dennstaedtiaceae (cuplet fern)</b>						
<i>Pteridium aquilium</i> var. <i>caudatum</i>	lacy bracken fern	native				
<i>Pteridium aquilium</i> var. <i>pseudocaudatum</i>	tailed bracken fern	native			R	
<b>Family: Nephrolepidaceae (sword fern)</b>						
<i>Nephrolepis cordifolia</i>	tuberous sword fern	exotic	I			
<i>Nephrolepis exaltata</i>	wild Boston fern	native				
<i>Nephrolepis multiflora</i>	Asian sword fern	exotic	I			
<b>Family: Osmundaceae (royal fern)</b>						
<i>Osmunda cinnamomea</i>	cinnamon fern	native		CE	R	
<i>Osmunda regalis</i> var. <i>spectabilis</i>	royal fern	native		CE	R	
<b>Family: Polypodiaceae (polypody)</b>						
<i>Phlebodium aureum</i>	golden polypody	native				
<i>Pleopeltis polypodioides</i> var. <i>michauxiana</i>	resurrection fern	native				
<b>Family: Psilotaceae (whisk-fern)</b>						
<i>Psilotum nudum</i>	whisk-fern	native				
<b>Family: Pteridaceae (brake fern)</b>						
<i>Acrostichum danaeifolium</i>	giant leather fern	native				
<i>Acrostichum aureum</i>	golden leather fern	native		T	R	G3/S3
<i>Ceratopteris thalictroides</i>	watersprite	exotic				
<i>Pteris vittata</i>	Chinese ladder brake	exotic	II			
<b>Family: Salviniaceae (floating fern)</b>						
<i>Salvinia minima</i>	water spangles	exotic				
<b>Family: Schizaeaceae (curly-grass)</b>						
<i>Lygodium microphyllum</i>	Old World climbing fern	exotic	I			
<b>Family: Thelypteridaceae (marsh fern)</b>						
<i>Thelypteris dentata</i>	downy maiden fern	exotic				
<i>Thelypteris kunthii</i>	widespread maiden fern	native				
<i>Thelypteris ovata</i>	ovate maiden fern	native				
<i>Thelypteris palustris</i> var. <i>pubescens</i>	marsh fern	native				
<b>Family: Vittariaceae (shoestring fern)</b>						
<i>Vittaria lineata</i>	shoestring fern	native				
<b>Family: Cupressaceae (cedar)</b>						
<i>Juniperus virginiana</i>	red cedar	native				
<i>Taxodium ascendens</i>	pond cypress	native				
<b>Family: Pinaceae (pine)</b>						
<i>Pinus elliotii</i> var. <i>densa</i>	south Florida slash pine	native				
<b>Family: Agavaceae (agave)</b>						
<i>Yucca aloifolia</i>	Spanish bayonet	native				
<b>Family: Amaryllidaceae (amaryllis)</b>						
<i>Crinum americanum</i>	string-lily	native				
<i>Crinum asiaticum</i>	poisonbulb	exotic				
<i>Hymenocallis palmeri</i>	alligatorlily	native				
<b>Family: Araceae (arum)</b>						
<i>Arisaema triphyllum</i>	Jack-in-the-pulpit	native			CI	
<i>Colocasia esculenta</i>	wild taro	exotic	I			
<i>Epipremnum pinnatum</i> cv. <i>Aureum</i>	golden pothos	exotic	II			

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Scientific Name	Common Name	Native/Exotic	EPPC	FDACS	IRC	FNAI
<i>Lemna obscura</i>	little duckweed	native			R	
<i>Lemna valdiviana</i>	valdivia duckweed	native				
<i>Peltandra virginica</i>	green arum	native				
<i>Pistia stratiotes</i>	water-lettuce	exotic	I			
<i>Syngonium podophyllum</i>	American evergreen	exotic	I			
<i>Wolffia columbiana</i>	Columbian water meal	exotic				
<i>Xanthosoma sagittifolium</i>	arrowleaf elephantear	exotic	II			
<b>Family: Arecaceae (palm)</b>						
<i>Dypsis lutescens</i>	areca palm	exotic				
<i>Phoenix reclinata</i>	Senegal date palm	exotic	II			
<i>Roystonea regia</i>	royal palm	exotic				
<i>Sabal palmetto</i>	cabbage palm	native				
<i>Serenoa repens</i>	saw palmetto	native				
<i>Syagrus romanzoffiana</i>	queen palm	exotic	II			
<i>Washingtonia robusta</i>	Washington fan palm	exotic	II			
<b>Family: Bromeliaceae (pineapple)</b>						
<i>Ananas comosus</i>	pineapple	exotic				
<i>Bromelia pinguin</i>	pinquin	exotic				
<i>Tillandsia balbisiana</i>	northern needleleaf	native		T		
<i>Tillandsia fasciculata var. densispica</i>	cardinal airplant	native		E		
<i>Tillandsia recurvata</i>	ballmoss	native				
<i>Tillandsia setacea</i>	southern needleleaf	native				
<i>Tillandsia usneoides</i>	Spanish moss	native				
<i>Tillandsia utriculata</i>	giant air plant	native		E		
<b>Family: Cannaceae (canna)</b>						
<i>Canna flaccida</i>	golden canna	native				
<b>Family: Commelinaceae (spiderwort)</b>						
<i>Callisia repens</i>	basket plant	exotic				
<i>Commelina diffusa</i>	dayflower	exotic				
<i>Commelina erecta</i>	whitemouth dayflower	native				
<i>Commelina gambiae</i>	Gambian dayflower	exotic				
<i>Murdannia spirata</i>	Asiatic dewflower	exotic				
<b>Family: Cyperaceae (sedge)</b>						
<i>Bulbostylis ciliatifolia</i>	densetuft hairsedge	native			R	
<i>Carex longii</i>	Long's sedge	native			I	
<i>Carex lupuliformis</i>	false hop sedge	native			I	
<i>Carex vexans</i>	Florida hammock sedge	native			I	
<i>Carex verrucosa</i>	warty sedge	native			CI	
<i>Cladium jamaicense</i>	Jamaica swamp sawgrass	native				
<i>Cyperus articulatus</i>	jointed flatsedge	native			I	
<i>Cyperus croceus</i>	Baldwin's flatsedge	native				
<i>Cyperus flavescens</i>	yellow flatsedge	native			R	
<i>Cyperus haspan</i>	haspan flatsedge	native				
<i>Cyperus involucratus</i>	umbrella plant	exotic	II			
<i>Cyperus ligularis</i>	swamp flatsedge	native				
<i>Cyperus odoratus</i>	fragrant flatsedge	native				
<i>Cyperus polystachyos</i>	manyspike flatsedge	native				
<i>Cyperus pumilus</i>	low flatsedge	native				
<i>Cyperus retrorsus</i>	pinebarren flatsedge	native			R	
<i>Cyperus rotundus</i>	nutgrass	native				
<i>Cyperus surinamensis</i>	tropical flatsedge	native				



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<i>Cyperus tetragonus</i>	fourangle flatsedge	native			I	
<i>Eleocharis baldwinii</i>	Baldwin's spikerush	native			R	
<i>Eleocharis cellulosa</i>	Gulf Coast spikerush	native				
<i>Eleocharis interstincta</i>	knotted spikerush	native				
<i>Fimbristylis autumnalis</i>	slender fimbry	native			R	
<i>Fimbristylis cymosa</i>	hurricanegrass	native				
<i>Fimbristylis puberula</i>	hairy fimbry	native			I	
<i>Fimbristylis schoenoides</i>	ditch fimbry	exotic				
<i>Fimbristylis spadicea</i>	marsh fimbry	native				
<i>Kyllinga brevifolia</i>	shortleaf spikesedge	exotic				
<i>Lipocarpa aristulata</i>	awned halfchaff sedge	exotic				
<i>Rhynchospora colorata</i>	starrush whitetop	native				
<i>Rhynchospora divergens</i>	spreading beaksedge	native				
<i>Rhynchospora fascicularis</i>	fascicled beaksedge	native			R	
<i>Rhynchospora globularis</i>	globe beaksedge	native			I	
<i>Rhynchospora innundata</i>	narrowfruit horned beaksedge	native			R	
<i>Rhynchospora megalocarpa</i>	sandyfield beaksedge	native			R	
<i>Rhynchospora microcarpa</i>	southern beaksedge	native			R	
<i>Rhynchospora miliacea</i>	millet beaksedge	native			R	
<i>Rhynchospora odorata</i>	fragrant beaksedge	native			R	
<i>Rhynchospora plumosa</i>	plumed beaksedge	native			R	
<i>Scirpus robustus</i>	saltmarsh bulrush	native			CI	
<i>Scirpus tabernaemontani</i>	softstem bulrush	native			R	
<i>Scleria georgiana</i>	slenderfruit nutrush	native			I	
<i>Scleria triglomerata</i>	whip nutrush	native			R	
<i>Scleria verticillata</i>	low nutrush	native			R	
<b>Family: Dioscoreaceae (yam)</b>						
<i>Dioscorea bulbifera</i>	air-potato	exotic	I			
<b>Family: Eriocaulaceae (pipewort)</b>						
<i>Lachnocaulon anceps</i>	whitehead bogbutton	native			R	
<i>Syngonanthus flavidulus</i>	yellow hatpins	native			R	
<b>Family: Haemodoraceae (bloodwort)</b>						
<i>Lachnanthes carolina</i>	bloodroot, Carolina redroot	native				
<b>Family: Iridaceae (iris)</b>						
<i>Iris hexagona</i>	dixie iris	native			I	
<i>Sisyrinchium rosulatum</i>	annual blueeyed-grass	exotic				
<b>Family: Juncaceae (rush)</b>						
<i>Juncus effusus</i> var. <i>solutus</i>	soft rush	native			I	
<i>Juncus marginatus</i>	shore rush	native			R	
<i>Juncus roemerianus</i>	black needle rush	native			R	
<i>Juncus scirpoides</i>	needlepod rush	native			I	
<b>Family: Juncaginaceae (arrowgrass)</b>						
<i>Triglochin striata</i>	arrowgrass	native			I	
<b>Family: Orchidaceae (orchid)</b>						
<i>Encyclia tampensis</i>	Florida butterfly orchid	native		CE		
<i>Eulophia alta</i>	wild-coco	native				
<i>Habenaria floribunda</i>	toothpetal false reinorchid	native				
<i>Habenaria quinqueseta</i>	longhorn false reinorchid	native			R	
<i>Spiranthes praecox</i>	greenvein ladiestresses	native			CI	
<b>Family: Poaceae (grass)</b>						
<i>Andropogon glomeratus</i> var. <i>glaucopsis</i>	purple bluestem	native			R	

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<i>Andropogon glomeratus</i> var. <i>hirsutior</i>	hairy bushy bluestem	native				
<i>Andropogon glomeratus</i> var. <i>pumilus</i>	bushy bluestem	native				
<i>Andropogon longiberbis</i>	hairy bluestem	native			R	
<i>Andropogon ternarius</i>	splitbeard bluestem	native				
<i>Andropogon virginicus</i>	broomsedge bluestem	native			I	
<i>Andropogon virginicus</i> var. <i>decipiens</i>	broomsedge bluestem	native			I	
<i>Andropogon virginicus</i> var. <i>glaucus</i>	chalky bluestem	native			R	
<i>Aristida patula</i>	tall threeawn	native			R	
<i>Aristida spiciformis</i>	bottlebrush threeawn	native			R	
<i>Aristida stricta</i>	wiregrass	native				
<i>Axonopus compressus</i>	tropical carpetgrass	native			I	
<i>Axonopus fissifolius</i>	common carpetgrass	native			R	
<i>Axonopus furcatus</i>	big carpetgrass	native				
<i>Cenchrus compressus</i>	southern sandbur	native				
<i>Cenchrus incertus</i>	coastal sandbur	native				
<i>Chasmanthium nitidum</i>	shiny woodoats	native				
<i>Chrysopogon pauciflorus</i>	Florida false beardgrass	native			I	
<i>Cynodon dactylon</i>	Bermudagrass	exotic				
<i>Dactyloctenium aegyptium</i>	Durban crowfootgrass	exotic	II			
<i>Dichanthelium aciculare</i>	needleleaf witchgrass	native				
<i>Dichanthelium commutatum</i>	variable witchgrass	native			R	
<i>Dichanthelium dichotomum</i>	cypress witchgrass	native			R	
<i>Dichanthelium ensifolium</i>	cypress witchgrass	native				
<i>Dichanthelium laxiflorum</i>	openflower witchgrass	native			I	
<i>Dichanthelium portoricense</i>	hemlock witchgrass	native				
<i>Dichanthelium strigosum</i> var. <i>glabrescens</i>	glabrescent roughhair witchgrass	native				
<i>Digitaria ciliaris</i>	southern crabgrass	native				
<i>Digitaria insularis</i>	sourgrass	native				
<i>Echinochloa colona</i>	jungle rice	exotic				
<i>Echinochloa walteri</i>	coast cockspur	native				
<i>Eleusine indica</i>	Indian goosegrass	exotic				
<i>Eragrostis amabilis</i>	feather lovegrass	exotic				
<i>Eragrostis atrovirens</i>	thalia lovegrass	exotic				
<i>Eragrostis elliotii</i>	Elliott's lovegrass	native				
<i>Eragrostis virginica</i>	coastal lovegrass	native			I	
<i>Eremochloa ophiuroides</i>	centipedegrass	exotic				
<i>Eustachys glauca</i>	saltmarsh fingergrass	native				
<i>Eustachys petraea</i>	pinewoods fingergrass	native				
<i>Imperata brasiliensis</i>	Brazilian satintail	native				
<i>Imperata cylindrica</i>	cogongrass	exotic	I			
<i>Neyraudia reynaudiana</i>	Burmareed	exotic	I			
<i>Oplismenus hirtellus</i>	woodsgrass	native				
<i>Panicum dichotomiflorus</i> var. <i>bartowense</i>	fall panicgrass	native			R	
<i>Panicum hemitomon</i>	maidencane	native				
<i>Panicum hians</i>	gaping panicum	native			R	
<i>Panicum maximum</i>	Guineagrass	exotic	II			
<i>Panicum repens</i>	torpedograss	exotic	I			
<i>Panicum rigidulum</i>	redtop panicum	native				
<i>Panicum virgatum</i>	switchgrass	native				
<i>Paspalum geminatum</i>	Egyptian paspalidium	native			I	
<i>Paspalum conjugatum</i>	hilograss	native				



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<i>Paspalum dissectum</i>	mudbank crowngrass	native				
<i>Paspalum floridanum</i>	Florida paspalum	native			I	
<i>Paspalum monostachyum</i>	gulfdune paspalum	native			R	
<i>Paspalum notatum</i>	Bahiagrass	exotic				
<i>Paspalum setaceum</i>	thin paspalum	native				
<i>Paspalum urvillei</i>	vaseygrass	exotic				
<i>Pennisetum purpureum</i>	elephantgrass, napier grass	exotic	I			
<i>Phragmites australis</i>	common reed	native			R	
<i>Rhynchelytrum repens</i>	rose natalgrass	exotic	I			
<i>Saccharum giganteum</i>	sugarcane plumegrass	native				
<i>Sacciolepis indica</i>	Indian cupscale	exotic				
<i>Sacciolepis striata</i>	American cupscale	native			R	
<i>Schizachyrium sanguineum</i>	crimson bluestem	native				
<i>Setaria parviflora</i>	knotroot foxtail	native				
<i>Sorghastrum secundum</i>	lopsided Indiangrass	native				
<i>Spartina bakeri</i>	sand cordgrass	native				
<i>Sporobolus domingensis</i>	coral dropseed	native				
<i>Sporobolus indicus var. pyramidalis</i>	West Indian dropseed	exotic	I			
<i>Sporobolus junceus</i>	pinewoods dropseed	native				
<i>Stenotaphrum secundatum</i>	St. Augustinegrass	native				
<i>Tripsacum dactyloides</i>	Fakahatcheegrass	native			R	
<i>Urochloa mutica</i>	paragrass	exotic	I			
<i>Zizaniopsis miliacea</i>	southern wild rice	native				
<b>Family: Pontederiaceae (pickerelweed)</b>						
<i>Eichhornia crassipes</i>	common water-hyacinth	exotic	I			
<i>Pontederia cordata</i>	pickerelweed	native				
<b>Family: Ruscaceae (butcher's broom)</b>						
<i>Sansevieria hyacinthoides</i>	bowstring hemp	exotic	II			
<b>Family: Smilacaceae (smilax)</b>						
<i>Smilax auriculata</i>	earleaf greenbrier	native				
<i>Smilax bona-nox</i>	saw greenbrier	native			R	
<i>Smilax laurifolia</i>	laurel greenbrier	native				
<i>Smilax tamnoides</i>	bristly greenbrier	native			I	
<b>Family: Typhaceae (cattail)</b>						
<i>Typha domingensis</i>	southern cattail	native				
<b>Family: Xyridaceae (yelloweyed grass)</b>						
<i>Xyris brevifolia</i>	shortleaf yelloweyed grass	native			I	
<i>Xyris caroliniana</i>	Carolina yelloweyed grass	native			R	
<i>Xyris difformis var. floridana</i>	Florida yelloweyed grass	native				
<i>Xyris elliotii</i>	Elliott's yelloweyed grass	native			R	
<i>Xyris smalliana</i>	Small's yelloweyed grass	native			I	
<b>Family: Acanthaceae (acanthus)</b>						
<i>Blechum pyramidatum</i>	Browne's blechnum	exotic	II			
<i>Ruellia succulenta</i>	thickleaf wild petunia	native			R	
<i>Ruellia tweediana</i>	Britton's wild petunia	exotic	I			
<b>Family: Adoxaceae (moschatel)</b>						
<i>Sambucus nigra subsp. canadensis</i>	elderberry	native				
<i>Viburnum obovatum</i>	Walter's viburnum	native			I	
<b>Family: Aizoaceae (mesembryanthemum)</b>						
<i>Sesuvium portulacastrum</i>	shoreline seapurslane	native				
<b>Family: Amaranthaceae (amaranth)</b>						

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<i>Achyranthus aspera</i>	devil's horsewhip	exotic				
<i>Alternanthera philoxeroides</i>	alligatorweed	exotic	II			
<i>Amaranthus australis</i>	southern amaranth	native			R	
<i>Amaranthus blitum</i>	purple amaranth	exotic				
<i>Gomphrena serrata</i>	globe amaranth	exotic				
<i>Iresine diffusa</i>	Juba's bush	native				
<b>Family: Anacardiaceae (cashew)</b>						
<i>Mangifera indica</i>	mango	exotic				
<i>Rhus copallinum</i>	winged sumac	native				
<i>Schinus terebinthifolius</i>	Brazilian pepper	exotic	I			
<i>Toxicodendron radicans</i>	eastern poison ivy	native				
<b>Family: Annonaceae (custard-apple)</b>						
<i>Annona glabra</i>	pondapple	native				
<i>Asimina reticulata</i>	netted pawpaw	native				
<b>Family: Apiaceae (carrot)</b>						
<i>Cicuta maculata</i>	spotted water hemlock	native			I	
<i>Eryngium aromaticum</i>	fragrant eryngo	native			R	
<i>Eryngium baldwinii</i>	Baldwin's eryngo	native			R	
<i>Eryngium yuccifolium</i>	button rattlesnakemaster	native			R	
<i>Ptilimnium capillaceum</i>	mock bishopsweed	native				
<b>Family: Apocynaceae (dogbane)</b>						
<i>Asclepias curassavica</i>	scarlet milkweed	exotic				
<i>Asclepias pedicellata</i>	Savannah milkweed	native			I	
<i>Cynanchum scoparium</i>	leafless swallowwort	native			R	
<i>Rhabdadenia biflora</i>	mangrove rubbervine	native			R	
<i>Sarcostemma clausum</i>	white twinevine	native				
<b>Family: Aquifoliaceae (holly)</b>						
<i>Ilex cassine</i>	dahoon	native				
<i>Ilex glabra</i>	gallberry	native				
<b>Family: Araliaceae (ginseng)</b>						
<i>Centella asiatica</i>	spadeleaf	native				
<i>Hydrocotyle umbellata</i>	manyflower marshpennywort	native			R	
<i>Hydrocotyle verticillata</i>	whorled marshpennywort	native			R	
<i>Schefflera actinophylla</i>	Australian umbrella tree	exotic	I			
<b>Family: Asteraceae (aster)</b>						
<i>Ageratina jucunda</i>	hammock snakeroot	native			I	
<i>Ambrosia artemisiifolia</i>	common ragweed	native				
<i>Baccharis angustifolia</i>	saltwater falsewillow	native			R	
<i>Baccharis glomeruliflora</i>	silverling	native				
<i>Baccharis halimifolia</i>	groundsel tree	native				
<i>Balduina angustifolia</i>	coastalplain honeycombhead	native			R	
<i>Bidens alba var. radiata</i>	beggerticks	native				
<i>Carphephorus corymbosus</i>	Florida paintbrush	native			R	
<i>Carphephorus odoratissimus var. subtropicanus</i>	false vanillaleaf	native			I	
<i>Chromolaena odorata</i>	Jack-in-the-bush	native				
<i>Cirsium nuttallii</i>	Nuttall's thistle	native			I	
<i>Conyza canadensis var. pusilla</i>	dwarf Canadian horseweed	native				
<i>Coreopsis floridana</i>	Florida tickseed	native			I	
<i>Coreopsis leavenworthii</i>	Leavenworth's tickseed	native				
<i>Cyanthillium cinereum</i>	little ironweed	native				
<i>Eclipta prostrata</i>	false daisy	native				
<i>Elephantopus elatus</i>	tall elephantsfoot	native			R	



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Scientific Name	Common Name	Native/Exotic	EPPC	FDACS	IRC	FNAI
<i>Emilia fosbergii</i>	Florida tasselflower	exotic				
<i>Emilia sonchifolia</i>	lilac tasselflower	native				
<i>Erechtites hieracifolia</i>	fireweed	native				
<i>Erigeron quercifolius</i>	oakleaf fleabane	native				
<i>Erigeron vernus</i>	early whitetop fleabane	native			R	
<i>Eupatorium capillifolium</i>	dogfennel	native				
<i>Eupatorium leptophyllum</i>	falsefennel	native			R	
<i>Eupatorium mikanioides</i>	semaphore thoroughwort	native			R	
<i>Eupatorium rotundifolia</i>	roundleaf thoroughwort	native			I	
<i>Eupatorium serotinum</i>	lateflowering thoroughwort	native			R	
<i>Euthamia caroliniana</i>	slender flattop goldenrod	native				
<i>Euthamia graminifolia</i> var. <i>hirtipes</i>	flattop goldenrod	native			CI	
<i>Flavaria linearis</i>	narrowleaf yellowtops	native			I	
<i>Flaveria trinervia</i>	clustered yellowtops	native				
<i>Gamochaeta falcata</i>	narrowleaf purple everlasting	native			R	
<i>Helianthus angustifolius</i>	narrowleaf sunflower	native			I	
<i>Heterotheca subaxillaris</i>	camphorweed	native				
<i>Liatris tenuifolia</i> var. <i>quadriflora</i>	shortleaf gayfeather	native			I	
<i>Lygodesmia aphylla</i>	rose-rush	native			R	
<i>Melanthera nivea</i>	snow squarestem	native			R	
<i>Mikania cordifolia</i>	Florida Key's hempvine	native			R	
<i>Mikania scandens</i>	climbing hempvine	native				
<i>Packera glabella</i>	butterweed	native			R	
<i>Palafoxia feeayi</i>	Feay's palafox	native			R	
<i>Pectis prostrata</i>	spreading cinchweed	native				
<i>Pityopsis graminifolia</i>	narrowleaf silkgrass	native				
<i>Pluchea carolinensis</i>	cure-for-all	native				
<i>Pluchea foetida</i>	stinking camphorweed	native			R	
<i>Pluchea odorata</i>	sweetscent	native				
<i>Pluchea rosea</i>	rosy camphorweed	native				
<i>Pseudognaphalium obtusifolium</i>	rabbit tobacco	native			R	
<i>Pterocaulon pycnostachyum</i>	blackroot	native				
<i>Rudbeckia hirta</i>	blackeyed Susan	native			R	
<i>Solidago fistulosa</i>	pinebarren goldenrod	native			R	
<i>Solidago leavenworthii</i>	Leavenworth's goldenrod	native			R	
<i>Solidago odora</i> var. <i>chapmanii</i>	Chapman's goldenrod	native				
<i>Solidago sempervirens</i>	seaside goldenrod	native			R	
<i>Solidago stricta</i>	wand goldenrod	native				
<i>Solidago tortifolia</i>	twistedleaf goldenrod	native			I	
<i>Sonchus asper</i>	spiny sowthistle	exotic				
<i>Sphagneticola trilobata</i>	creeping oxeye	exotic	II			
<i>Symphyotrichum carolinianum</i>	climbing aster	native			R	
<i>Symphyotrichum subulatum</i>	annual saltmarsh aster	native				
<i>Verbesina virginica</i>	white crownbeard; frostweed	native				
<i>Vernonia blodgettii</i>	Florida ironweed	native			R	
<i>Youngia japonica</i>	Oriental false hawksbeard	exotic				
<b>Family: Avicenniaceae (black mangrove)</b>						
<i>Avicennia germinans</i>	black mangrove	native				
<b>Family: Bignoniaceae (trumpet creeper)</b>						
<i>Campsis radicans</i>	trumpet creeper	native			CI	
<b>Family: Brassicaceae (mustard)</b>						
<i>Rorippa teres</i>	southern marsh yellowcress	native			I	

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Scientific Name	Common Name	Native/Exotic	EPPC	FDACS	IRC	FNAI
<b>Family: Burseraceae (gumbo-limbo)</b>						
<i>Bursera simaruba</i>	gumbo-limbo	native				
<b>Family: Cactaceae (cactus)</b>						
<i>Opuntia humifusa</i>	pricklypear	native				
<b>Family: Campanulaceae (bellflower)</b>						
<i>Lobelia glandulosa</i>	glade lobelia	native				
<b>Family: Caricaceae (papaya)</b>						
<i>Carica papaya</i>	papaya	exotic				
<b>Family: Casuarinaceae (sheoak)</b>						
<i>Casuarina equisetifolia</i>	Australian-pine	exotic	I			
<b>Family: Caryophyllaceae (pink)</b>						
<i>Drymaria cordata</i>	drymary	native				
<b>Family: Celtidaceae (hackberry)</b>						
<i>Celtis laevigata</i>	hackberry	native				
<b>Family: Cistaceae (rockrose)</b>						
<i>Helianthemum corymbosum</i>	pinebarren frostweed	native			R	
<i>Lechea sessiliflora</i>	pineland pinweed	native			I	
<i>Lechea torreyi</i>	pedmont pinweed	native			R	
<b>Family: Clusiaceae (mangosteen)</b>						
<i>Hypericum cistifolium</i>	roundpod St. John's-wort	native				
<i>Hypericum crux-andreae</i>	St. Peter's wort	native			CI	
<i>Hypericum hypericoides</i>	St. Andrew's-cross	native				
<i>Hypericum mutilum</i>	dwarf St. John's wort	native			I	
<i>Hypericum reductum</i>	Atlantic St. John's wort	native				
<i>Hypericum tetrapetalum</i>	fourpetal St. John's-wort	native				
<b>Family: Combretaceae (combretum)</b>						
<i>Laguncularia racemosa</i>	white mangrove	native				
<b>Family: Convolvulaceae (morning-glory)</b>						
<i>Dichondra caroliniensis</i>	Carolina ponysfoot	native				
<i>Ipomoea alba</i>	moonflowers	native				
<i>Ipomoea indica var. acuminata</i>	oceanblue morning-glory	native				
<i>Ipomoea sagittata</i>	saltmarsh morning-glory	native				
<b>Family: Cornaceae (dogwood)</b>						
<i>Cornus foemina</i>	swamp dogwood	native			R	
<b>Family: Crassulaceae (orpine)</b>						
<i>Kalanchoe pinnata</i>	life plant	exotic	II			
<b>Family: Cucurbitaceae (gourd)</b>						
<i>Melothria pendula</i>	creeping cucumber	native				
<i>Momordica charantia</i>	balsampear	exotic				
<b>Family: Ebenaceae (ebony)</b>						
<i>Diospyros virginiana</i>	common persimmon	native			R	
<b>Family: Ericaceae (heath)</b>						
<i>Bejaria racemosa</i>	tarflower	native			R	
<i>Gaylussacia dumosa</i>	dwarf huckleberry	native			R	
<i>Lyonia fruticosa</i>	coastalplain staggerbush	native				
<i>Lyonia lucida</i>	fetterbush	native				
<i>Vaccinium myrsinites</i>	shiny blueberry	native				
<i>Vaccinium stamineum</i>	deerberry	native				
<b>Family: Euphorbiaceae (spurge)</b>						
<i>Acalypha gracilens</i>	slender threeseed mercury	native			I	
<i>Bischofia javanica</i>	bishopwood	exotic	I			



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<i>Chamaesyce hirta</i>	pillpod sandmat	native				
<i>Chamaesyce hypericifolia</i>	graceful sandmat	native				
<i>Chamaesyce hyssopifolia</i>	hyssopleaf sandmat	native				
<i>Chamaesyce thymifolia</i>	gulf sandmat	native			I	
<i>Cnidoscolus stimulosus</i>	tread-softly	native				
<i>Croton glandulosus</i>	vente conmigo	native			I	
<i>Euphorbia polyphylla</i>	lesser Florida spurge	native				
<i>Manihot esculenta</i>	tapioca	exotic				
<i>Pedilanthus tithymaloides</i> subsp. <i>Smallii</i>	Jacob's ladder	exotic				
<i>Phyllanthus urinaria</i>	chamber bitter	exotic				
<i>Ricinus communis</i>	castorbean	exotic	II			
<i>Sapium sebiferum</i>	Chinese tallowtree	exotic	I			
<b>Family: Fabaceae (pea)</b>						
<i>Abrus precatorius</i>	rosary pea	exotic	I			
<i>Acacia auriculiformis</i>	earleaf acacia	exotic	I			
<i>Aeschynomene americana</i>	shyleaf	native			R	
<i>Albizia lebeck</i>	woman's tongue	exotic	I			
<i>Amorpha fruticosa</i>	bastard false indigobush	native			I	
<i>Apios americana</i>	groundnut	native				
<i>Caesalpinia bonduc</i>	gray nicker	native				
<i>Canavalia rosea</i>	baybean	native				
<i>Centrosema virginianum</i>	spurred butterfly pea	native				
<i>Chamaecrista fasciculata</i>	partridge pea	native				
<i>Chamaecrista nictitans</i> var. <i>aspera</i>	sensitive pea	native				
<i>Crotalaria pallida</i> var. <i>obovata</i>	smooth rattlebox	exotic				
<i>Crotalaria rotundifolia</i>	rabbitbells	native				
<i>Crotalaria spectabilis</i>	showy rattlebox	exotic				
<i>Dalbergia ecastaphyllum</i>	coinvine	native				
<i>Dalbergia sissoo</i>	Indian rosewood	exotic	II			
<i>Desmodium incanum</i>	zarzabcoa comun	exotic				
<i>Desmodium paniculatum</i>	panicled ticktrefoil	native				
<i>Desmodium triflorum</i>	threeflower ticktrefoil	exotic				
<i>Enterolobium contortisiliquum</i>	earpod tree	exotic				
<i>Erythrina herbacea</i>	coralbean	native				
<i>Galactia Elliottii</i>	Elliott's milkpea	native			R	
<i>Galactia regularis</i>	eastern milkpea	native			R	
<i>Galactia volubilis</i>	downy milkpea	native				
<i>Indigofera hirsuta</i>	hairy indigo	exotic				
<i>Indigofera spicata</i>	trailing indigo	exotic				
<i>Leucaena leucocephala</i>	white leadtree	exotic	II			
<i>Macroptilium lathyroides</i>	wild bushbean	exotic				
<i>Pongamia pinnata</i>	karum tree	exotic				
<i>Senna alata</i>	candlestick	exotic				
<i>Senna pendula</i> var. <i>glabrata</i>	valamuerto	exotic	I			
<i>Sesbania herbacea</i>	danglepod	native				
<i>Sesbania punicea</i>	rattlebox	exotic	II			
<i>Vicia acutifolia</i>	fourleaf vetch	native				
<i>Vigna luteola</i>	hairpod cowpea	native				
<i>Pithecellobium unguis-cati</i>	catclaw blackbead				R	
<b>Family: Fagaceae (beech)</b>						
<i>Quercus chapmanii</i>	Chapman's oak	native				

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<i>Quercus geminata</i>	sand live oak	native				
<i>Quercus laurifolia</i>	laurel oak	native				
<i>Quercus minima</i>	dwarf live oak	native			R	
<i>Quercus myrtifolia</i>	myrtle oak	native				
<i>Quercus pumila</i>	running oak	native			R	
<i>Quercus virginiana</i>	live oak	native				
<b>Family: Gentianaceae (gentian)</b>						
<i>Sabatia brevifolia</i>	shortleaf rosegentian	native			I	
<i>Sabatia calycina</i>	coastal rosegentian	native			I	
<b>Family: Geraniaceae (geranium)</b>						
<i>Geranium carolinianum</i>	Carolina cranesbill	native				
<b>Family: Juglandaceae (walnut)</b>						
<i>Carya aquatica</i>	water hickory	native			I	
<b>Family: Lamiaceae (mint)</b>						
<i>Callicarpa americana</i>	American beautyberry	native				
<i>Clerodendrum speciosissimum</i>	Javanese glorybower	exotic				
<i>Hyptis alata</i>	musky mint	native				
<i>Hyptis pectinata</i>	comb bushmint	native				
<i>Hyptis spicigera</i>	marubio	exotic				
<i>Hyptis verticillata</i>	John Charles	exotic				
<i>Piloblephis rigida</i>	wild pennyroyal	native			R	
<i>Scutellaria integrifolia</i>	Florida scrub skullcap	native			CI	
<i>Trichostema dichotomum</i>	forked bluecurls	native				
<b>Family: Lauraceae (laurel)</b>						
<i>Persea palustris</i>	swamp bay	native				
<b>Family: Lentibulariaceae (bladderwort)</b>						
<i>Pinguicula pumila</i>	small butterwort	native			R	
<i>Utricularia gibba</i>	humped bladderwort	native			I	
<i>Utricularia subulata</i>	zigzag bladderwort	native			R	
<b>Family: Loganiaceae (logania)</b>						
<i>Mitreola petiolata</i>	lax hornpod	native				
<b>Family: Lythraceae (loosestrife)</b>						
<i>Ammannia coccinea</i>	valley redstem	native				
<i>Ammannia latifolia</i>	pink redstem	native			R	
<i>Cuphea carthagenensis</i>	Columbian waxweed	exotic				
<i>Lythrum alatum</i> var. <i>lanceolatum</i>	winged loosestrife	native			R	
<i>Lythrum flagellare</i>	Florida loosestrife	native		E	SF1	G2/S2
<i>Lythrum lineare</i>	wand loosestrife	native				
<i>Rotala ramosior</i>	lowland rotala; toothcup	native			I	
<b>Family: Magnoliaceae (magnolia)</b>						
<i>Magnolia virginiana</i>	sweetbay	native				
<b>Family: Malvaceae (mallow)</b>						
<i>Hibiscus furcellatus</i>	lindenleaf rosemallow	native				
<i>Hibiscus grandiflorus</i>	swamp rosemallow	native				
<i>Hibiscus rosa-sinensis</i> var. <i>schizopetalus</i>	fringed rosemallow	exotic				
<i>Kosteletzkya virginica</i>	Virginia saltmarsh mallow	native				
<i>Malachra urens</i>	roadside leafbract	native			CI	
<i>Melochia spicata</i>	bretonica peluda	native			I	
<i>Sida acuta</i>	common wireweed	native				
<i>Sida cordifolia</i>	llima	exotic				
<i>Sida rhombifolia</i>	Cuban jute	native				



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<i>Talipariti tiliaceum</i> var. <i>tiliaceum</i>	sea hibiscus; mahoe	exotic	II			
<i>Urena lobata</i>	caeserweed	exotic	I			
<b>Family: Melastomataceae (melastome)</b>						
<i>Rhexia cubensis</i>	West Indian meadowbeauty	native			I	
<i>Rhexia mariana</i>	pale meadowbeauty	native			R	
<i>Rhexia nuttallii</i>	Nuttall's meadowbeauty	native			I	
<b>Family: Meliaceae (mahogany)</b>						
<i>Melia azedarach</i>	Chinaberrytree	exotic	II			
<i>Swietenia mahogoni</i>	West Indian mahogany	exotic				
<b>Family: Moraceae (mulberry)</b>						
<i>Ficus altissima</i>	council tree	exotic	II			
<i>Ficus aurea</i>	strangler fig	native				
<i>Ficus microcarpa</i>	Indian laurel	exotic	I			
<i>Morus rubra</i>	red mulberry	native				
<b>Family: Myricaceae (bayberry)</b>						
<i>Myrica cerifera</i>	wax myrtle	native				
<b>Family: Myrsinaceae (myrsine)</b>						
<i>Ardisia elliptica</i>	shoebuttton	exotic	I			
<i>Ardisia escallonioides</i>	marlberry	native				
<i>Rapanea punctata</i>	myrsine	native				
<b>Family: Myrtaceae (myrtle)</b>						
<i>Eucalyptus grandis</i>	grand eucalyptus	exotic				
<i>Eugenia axillaris</i>	white stopper	native				
<i>Eugenia foetida</i>	Spanish stopper	native				
<i>Eugenia uniflora</i>	Surinam cherry	exotic	I			
<i>Melaleuca quinquenervia</i>	punktree	exotic	I			
<i>Myrcianthes fragrans</i>	Simpson's stopper	native		T	R	
<i>Psidium cattleianum</i>	strawberry guava	exotic	I			
<i>Psidium guajava</i>	guava	exotic	I			
<i>Syzygium cumini</i>	Java plum	exotic	I			
<i>Syzygium jambos</i>	Malabar plum; rose apple	exotic	II			
<b>Family: Nymphaeaceae (waterlily)</b>						
<i>Nymphaea elegans</i>	tropical royalblue waterlily	native			I	
<b>Family: Olacaceae (olax)</b>						
<i>Ximenia americana</i>	hog plum	native				
<b>Family: Oleaceae (olive)</b>						
<i>Forestiera segregata</i>	Florida swampprivet	native				
<i>Fraxinus caroliniana</i>	pop ash	native			R	
<b>Family: Onagraceae (eveningprimrose)</b>						
<i>Gaura angustifolia</i>	southern beeblossom	native				
<i>Ludwigia alata</i>	winted primrosewillow	native			R	
<i>Ludwigia maritima</i>	seaside primrosewillow	native			R	
<i>Ludwigia octovalvis</i>	Mexican primrosewillow	native				
<i>Ludwigia peruviana</i>	Peruvian primrosewillow	exotic	I			
<i>Ludwigia repens</i>	creeping primrosewillow	native				
<b>Family: Orobanchaceae (broomrape)</b>						
<i>Buchnera americana</i>	American bluehearts	native				
<i>Seymeria pectinata</i>	Piedmont blacksenna	native			R	
<b>Family: Oxalidaceae (woodworrel)</b>						
<i>Oxalis corniculata</i>	common yellow woodworrel	native				
<b>Family: Passifloraceae (passionflower)</b>						

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<i>Passiflora suberosa</i>	corkstem passionflower	native				
<b>Family: Phytolaccaceae (pokeweed)</b>						
<i>Phytolacca americana</i>	American pokeweed	native				
<b>Family: Plantaginaceae (plantain)</b>						
<i>Plantago virginica</i>	Virginia plantain	native				
<b>Family: Polygalaceae (milkwort)</b>						
<i>Polygala grandiflora</i>	showy milkwort	native				
<i>Polygala lutea</i>	orange milkwort	native			I	
<i>Polygala nana</i>	candyroot	native			R	
<i>Polygala polygama</i>	racemed milkwort	native			CI	
<b>Family: Polygonaceae (buckwheat)</b>						
<i>Coccoloba uvifera</i>	sea grape	native				
<i>Polygonella polygama</i>	wideleaf October flower	native				
<i>Polygonum densiflorum</i>	denseflower knotweed	native				
<i>Polygonum hydropiperoides</i>	swamp smartweed	native			R	
<i>Polygonum punctatum</i>	dotted smartweed	native				
<i>Rumex verticillatus</i>	swamp dock	native			I	
<b>Family: Primulaceae (primrose)</b>						
<i>Anagallis pumila</i>	Florida pimpernel	native			CI	
<i>Samolus ebracteatus</i>	water pimpernel	native				
<i>Samolus valerandi</i> subsp. <i>Parviflorus</i>	pineland pimpernel	native			R	
<b>Family: Rhizophoraceae (mangrove)</b>						
<i>Rhizophora mangle</i>	red mangrove	native				
<b>Family: Rosaceae (rose)</b>						
<i>Rubus cuneifolius</i>	sand blackberry	native			I	
<i>Rubus trivialis</i>	southern dewberry	native			R	
<b>Family: Rubiaceae (madder)</b>						
<i>Cephalanthus occidentalis</i>	common buttonbush	native				
<i>Chiococca parvifolia</i>	pineland snowberry	native				
<i>Diodia teres</i>	poor Joe	native			R	
<i>Diodia virginiana</i>	Virginia buttonweed	native			R	
<i>Galium hispidulum</i>	coastal bedstraw	native				
<i>Houstonia procumbens</i>	innocence, roundleaf bluet	native			R	
<i>Oldenlandia uniflora</i>	clustered mille grains	native			I	
<i>Psychotria nervosa</i>	wild coffee	native				
<i>Psychotria sulzneri</i>	shortleaf wild coffee	native				
<i>Randia aculeata</i>	white indigoberry	native				
<i>Richardia brasiliensis</i>	tropical Mexican clover	exotic				
<i>Spermacoce assurgens</i>	woodland false buttonweed	native				
<i>Spermacoce verticillata</i>	shrubby false buttonweed	exotic				
<b>Family: Rutaceae (citrus)</b>						
<i>Citrus aurantium</i>	sour orange	exotic				
<i>Zanthoxylum fagara</i>	wild lime	native				
<b>Family: Salicaceae (willow)</b>						
<i>Salix caroliniana</i>	Carolina willow	native				
<b>Family: Sapindaceae (soapberry)</b>						
<i>Acer rubrum</i>	red maple	native				
<i>Cupaniopsis anacardioides</i>	carrotwood	exotic	I			
<b>Family: Sapotaceae (sapodilla)</b>						
<i>Sideroxylon foetidissimum</i>	false mastic	native				
<i>Sideroxylon reclinatum</i>	Florida bully	native			R	



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<b>Family: Saururaceae (lizard's tail)</b>						
<i>Saururus cernuus</i>	lizard's tail	native				
<b>Family: Solanaceae (nightshade)</b>						
<i>Lycopersicon esculentum</i>	garden tomato	exotic				
<i>Physalis pubescens</i>	husk tomato	native			R	
<i>Solanum americanum</i>	American black nightshade	native				
<i>Solanum tampicense</i>	aquatic soda apple	exotic	I			
<i>Solanum torvum</i>	turkeyberry	exotic	II			
<i>Solanum viarum</i>	tropical soda apple	exotic	I			
<b>Family: Tetrachondraceae (tetrachondra)</b>						
<i>Polypremum procumbens</i>	rustweed	native				
<b>Family: Urticaceae (nettle)</b>						
<i>Boehmeria cylindrica</i>	false nettle	native				
<i>Parietaria floridana</i>	Florida pellitory	native				
<b>Family: Verbenaceae (vervain)</b>						
<i>Lantana camara</i>	lantana	exotic	I			
<i>Phyla nodiflora</i>	turkey tangle fogfruit	native				
<i>Verbena brasiliensis</i>	Brazilian vervain	exotic				
<i>Verbena scabra</i>	sandpaper vervain	native			R	
<b>Family: Veronicaceae (speedwell)</b>						
<i>Bacopa monnieri</i>	herb-of-grace, water hyssop	native				
<i>Gratiola hispida</i>	rough hedgehyssop	native			I	
<i>Linaria canadensis</i>	Canada toadflax	native			R	
<i>Lindernia crustacea</i>	Malaysian false-pimpernel	exotic				
<i>Lindernia grandiflora</i>	Savannah false-pimpernel	native			I	
<i>Scoparia dulcis</i>	sweetbroom	native				
<b>Family: Violaceae (violet)</b>						
<i>Viola sororia</i>	common blue violet	native			I	
<b>Family: Zamiaceae (coontie)</b>						
<i>Zamia pumila</i> L.	coontie	native				
<b>Family: Vitaceae (grape)</b>						
<i>Ampelopsis arborea</i>	peppervine	native				
<i>Cissus verticillata</i>	possum grape	native				
<i>Parthenocissus quinquefolia</i>	Virginia creeper	native				
<i>Vitis cinerea</i> var. <i>floridana</i>	Florida grape	native				
<i>Vitis rotundifolia</i>	muscadine	native				
<i>Vitis shuttleworthii</i>	Calusa grape	native			R	

# Appendix A: Plant Species List for Caloosahatchee Creeks Preserve

Scientific and Common names from this list were obtained from Wunderlin 2003.

Scientific Name	Common Name	Native/Exotic	EPPC	FDACS	IRC	FNAI
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## Key

### Florida EPPC Status

I = species that are invading and disrupting native plant communities

II = species that have shown a potential to disrupt native plant communities

### FDACS (Florida Department of Agriculture and Consumer Services)

E = Endangered

T = Threatened

CE = Commercially Exploited

### IRC (Institute for Regional Conservation)

CI = Critically Imperiled

I = Imperiled

R = Rare

### FNAI (Florida Natural Areas Inventory)

G= Global Status

T= Threatened

CE= Commercially Exploited

1= Critically imperiled because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.

2= Imperiled because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.

3= Either very rare and local throughout its range (21-200 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.

4= Apparently secure

5= Demonstrably secure



## Appendix D: Wildlife Species List

## Appendix D: Wildlife Species List for Caloosahatchee Creeks Preserve

Scientific Name	Common Name	Designated Status		
		FWC	FWS	FNAI
<b>MAMMALS</b>				
<b>Family: Didelphidae (opossums)</b>				
<i>Didelphis virginiana</i>	Virginia opossum			
<b>Family: Dasypodidae (armadillos)</b>				
<i>Dasypus novemcinctus</i>	nine-banded armadillo *			
<b>Family: Trichechidae (manatees)</b>				
<i>Trichechus manatus</i>	West Indian manatee	FE	E	G2/S2
<b>Family: Sciuridae (squirrels and their allies)</b>				
<i>Sciurus carolinensis</i>	eastern gray squirrel			
<b>Family: Muridae (mice and rats)</b>				
<i>Sigmodon hispidus</i>	hispid cotton rat			
<b>Family: Leporidae (rabbits and hares)</b>				
<i>Sylvilagus palustris</i>	marsh rabbit			
<i>Sylvilagus floridanus</i>	eastern cottontail			
<b>Family: Talpidae (moles)</b>				
<i>Scalopus aquaticus</i>	eastern mole			
<b>Family: Felidae (cats)</b>				
<i>Lynx rufus</i>	bobcat			
<b>Family: Ursidae (bears)</b>				
<i>Ursus americanus floridanus</i>	Florida black bear			G5T2/S2
<b>Family: Procyonidae (raccoons)</b>				
<i>Procyon lotor</i>	raccoon			
<b>Family: Mustelidae (weasels, otters and relatives)</b>				
<i>Lutra canadensis</i>	northern river otter			
<b>Family: Suidae (old world swine)</b>				
<i>Sus scrofa</i>	feral hog *			
<b>BIRDS</b>				
<b>Family: Anatidae (swans, geese and ducks)</b>				
<b>Subfamily: Dendrocygninae (dabbling ducks)</b>				
<i>Dendrocygna autumnalis</i>	black-bellied whistling duck			
<b>Subfamily: Anatinae</b>				
<i>Aix sponsa</i>	wood duck			
<i>Anas fulvigula</i>	mottled duck			
<b>Family: Ciconiidae (storks)</b>				
<i>Mycteria americana</i>	wood stork	FT	T	G4/S2
<b>Family: Phalacrocoracidae (cormorants)</b>				
<i>Phalacrocorax auritus</i>	double-crested cormorant			
<b>Family: Anhingidae (anhingas)</b>				
<i>Anhinga anhinga</i>	anhinga			
<b>Family: Pelecanidae (pelicans)</b>				
<i>Pelecanus occidentalis</i>	brown pelican			G4/S3
<b>Family: Ardeidae (herons, egrets, bitterns)</b>				
<i>Ardea herodias</i>	great blue heron			
<i>Ardea alba</i>	great egret			
<i>Egretta thula</i>	snowy egret			G5/S3
<i>Egretta caerulea</i>	little blue heron	T		G5/S4
<i>Egretta tricolor</i>	tricolored heron	T		G5/S4
<i>Bubulcus ibis</i>	cattle egret			
<i>Butorides virescens</i>	green heron			
<i>Nycticorax nycticorax</i>	black-crowned night heron			G5/S3
<i>Nyctanassa violacea</i>	yellow-crowned night heron			G5/S3
<b>Family: Threskiornithidae (ibises and spoonbills)</b>				
<b>Subfamily: Threshiornithinae</b>				
<i>Eudocimus albus</i>	white ibis			G5/S4
<i>Plegadis falcinellus</i>	glossy ibis			G5/S3



## Appendix D: Wildlife Species List for Caloosahatchee Creeks Preserve

Scientific Name	Common Name	Designated Status		
		FWC	FWS	FNAI
<b>Subfamily: Plataleinae</b>				
<i>Platalea ajaja</i>	roseate spoonbill	T		G5/S2
<b>Family: Cathartidae (new world vultures)</b>				
<i>Coragyps atratus</i>	black vulture			
<i>Cathartes aura</i>	turkey vulture			
<b>Family: Pandionidae (ospreys)</b>				
<i>Pandion haliaetus</i>	osprey			G5/S3S4
<b>Family: Accipitridae (hawks, kites, accipiters, harriers, eagles)</b>				
<i>Elanoides forficatus</i>	swallow-tailed kite			G5/S2
<i>Circus cyaneus</i>	northern harrier			
<i>Accipiter striatus</i>	sharp-shinned hawk			
<i>Accipiter cooperii</i>	Cooper's hawk			G5/S3
<i>Haliaeetus leucocephalus</i>	bald eagle	T		G5/S3
<i>Buteo lineatus</i>	red-shouldered hawk			
<i>Buteo jamaicensis</i>	red-tailed hawk			
<b>Family: Rallidae (coots and gallinules)</b>				
<i>Gallinula chloropus</i>	common moorhen			
<b>Family: Aramidae (limpkins)</b>				
<i>Aramus guarauna</i>	limpkin			G5/S3
<b>Family: Charadriidae (plovers)</b>				
<b>Subfamily: Charadriinae</b>				
<i>Charadrius vociferus</i>	killdeer			
<b>Family: Scolopacidae (sandpipers and phalaropes)</b>				
<b>Subfamily: Scolopacinae</b>				
<i>Tringa melanoleuca</i>	greater yellowlegs			
<i>Calidris minutilla</i>	least sandpiper			
<i>Gallinago delicata</i>	Wilson's snipe			
<i>Scolopax minor</i>	American woodcock			
<b>Family: Laridae (gulls)</b>				
<b>Subfamily: Sterninae (terns)</b>				
<i>Sterna antillarum</i>	least tern	T		G4/S3
<b>Family: Columbidae (pigeons and doves)</b>				
<i>Columbina passerina</i>	common ground-dove			
<i>Zenaida asiatica</i>	white-winged dove *			
<i>Zenaida macroura</i>	mourning dove			
<b>Family: Cuculidae (cuckoos and their allies)</b>				
<b>Subfamily: Cuculinae</b>				
<i>Coccyzus americanus</i>	yellow-billed cuckoo			
<i>Coccyzus minor</i>	mangrove cuckoo			G5/S3
<b>Family: Strigidae (true owls)</b>				
<i>Bubo virginianus</i>	great horned owl			
<b>Family: Caprimulgidae (goatsuckers)</b>				
<b>Subfamily: Chordeilinae</b>				
<i>Chordeiles minor</i>	common nighthawk			
<b>Subfamily: Caprimulginae</b>				
<i>Caprimulgus carolinensis</i>	chuck-will's-widow			
<b>Family: Apodidae (swifts)</b>				
<b>Subfamily: Chaeturinae</b>				
<i>Chaetura pelagica</i>	chimney swift			
<b>Family: Trochilidae (hummingbirds)</b>				
<b>Subfamily: Trochilinae</b>				
<i>Archilochus colubris</i>	ruby-throated hummingbird			
<b>Family: Alcedinidae (kingfishers)</b>				
<i>Ceryle alcyon</i>	belted kingfisher			

## Appendix D: Wildlife Species List for Caloosahatchee Creeks Preserve

Scientific Name	Common Name	Designated Status		
		FWC	FWS	FNAI
<b>Family: Picidae (woodpeckers)</b>				
<b>Subfamily: Picinae</b>				
<i>Melanerpes erythrocephalus</i>	red-headed woodpecker			
<i>Melanerpes carolinus</i>	red-bellied woodpecker			
<i>Sphyrapicus varius</i>	yellow-bellied sapsucker			
<i>Picoides pubescens</i>	downy woodpecker			
<i>Picoides villosus</i>	hairy woodpecker			G5/S3
<i>Colaptes auratus</i>	northern flicker			
<i>Dryocopus pileatus</i>	pileated woodpecker			
<b>Family: Falconidae (falcons)</b>				
<b>Subfamily: Caracarinae (caracaras)</b>				
<i>Polyborus plancus audubonii</i>	Audubon's crested caracara	T	T	G5/S2
<b>Subfamily: Falconinae (falcons)</b>				
<i>Falco sparverius</i>	American kestrel			
<b>Family: Tyrannidae (tyrant flycatchers)</b>				
<b>Subfamily: Fluvicolinae</b>				
<i>Sayornis phoebe</i>	eastern phoebe			
<i>Myiarchus cinerascens</i>	great-crested flycatcher			
<i>Empidonax</i>	Empidonax sp.			
<i>Tyrannus tyrannus</i>	eastern kingbird			
<b>Family: Laniidae (shrikes)</b>				
<i>Lanius ludovicianus</i>	loggerhead shrike			
<b>Family: Vireonidae (vireos)</b>				
<i>Vireo griseus</i>	white-eyed vireo			
<i>Vireo flavifrons</i>	yellow-throated vireo			
<i>Vireo solitarius</i>	blue-headed vireo			
<i>Vireo olivaceus</i>	red-eyed vireo			
<b>Family: Corvidae (crows, jays, etc.)</b>				
<i>Cyanocitta cristata</i>	blue jay			
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	FT	T	G2/S2
<i>Corvus brachyrhynchos</i>	American crow			
<i>Corvus ossifragus</i>	fish crow			
<b>Family: Hirundinidae (swallows)</b>				
<b>Subfamily: Hirundinidae</b>				
<i>Progne subis</i>	purple martin			
<i>Tachycineta bicolor</i>	tree swallow			
<i>Hirundo rustica</i>	barn swallow			
<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow			
<b>Family: Paridae (chickadees and titmice)</b>				
<i>Poecile carolinensis</i>	Carolina chickadee			
<i>Baeolophus bicolor</i>	tufted titmouse			
<b>Family: Troglodytidae (wrens)</b>				
<i>Troglodytes aedon</i>	house wren			
<i>Cistothorus palustris</i>	marsh wren			
<i>Thryothorus ludovicianus</i>	Carolina wren			
<b>Family: Polioptilidae</b>				
<i>Polioptila caerulea</i>	blue-gray gnatcatcher			
<b>Family: Regulidae (kinglets)</b>				
<i>Regulus calendula</i>	ruby-crowned kinglet			
<b>Family: Turdidae (thrushes)</b>				
<i>Catharus fuscescens</i>	veery			
<i>Catharus ustulatus</i>	Swainson's thrush			
<i>Catharus guttatus</i>	hermit thrush			
<i>Hylocichla mustelina</i>	wood thrush			
<i>Turdus migratorius</i>	American robin			



## Appendix D: Wildlife Species List for Caloosahatchee Creeks Preserve

Scientific Name	Common Name	Designated Status		
		FWC	FWS	FNAI
<b>Family: Mimidae (mockingbirds and thrashers)</b>				
<i>Dumetella carolinensis</i>	gray catbird			
<i>Toxostoma rufum</i>	brown thrasher			
<i>Mimus polyglottos</i>	northern mockingbird			
<b>Family: Sturnidae (starlings)</b>				
<i>Sturnus vulgaris</i>	European starling *			
<b>Family: Bombycillidae (waxwings)</b>				
<i>Bombycilla cedrorum</i>	cedar waxwing			
<b>Family: Parulidae (wood-warblers)</b>				
<i>Seiurus aurocapillus</i>	ovenbird			
<i>Helmitheros vermivorus</i>	worm-eating warbler			
<i>Vermivora pinus</i>	blue-winged warbler			
<i>Mniotilta varia</i>	black-and-white warbler			
<i>Geothlypis tristis</i>	common yellowthroat			
<i>Wilsonia citrina</i>	hooded warbler			
<i>Setophaga ruticilla</i>	American redstart			
<i>Parula americana</i>	northern parula			
<i>Dendroica magnolia</i>	magnolia warbler			
<i>Dendroica castanea</i>	bay-breasted warbler			
<i>Dendroica pensylvanica</i>	chestnut-sided warbler			
<i>Dendroica caerulescens</i>	black-throated blue warbler			
<i>Dendroica palmarum</i>	palm warbler			
<i>Dendroica pinus</i>	pine warbler			
<i>Dendroica coronata</i>	yellow-rumped warbler			
<i>Dendroica dominica</i>	yellow-throated warbler			
<i>Dendroica discolor</i>	prairie warbler			
<i>Dendroica virens</i>	black-throated green warbler			
<b>Family: Emberizine (sparrows and their allies)</b>				
<i>Pipilo erythrophthalmus</i>	eastern towhee			
<i>Passerculus sandwichensis</i>	Savannah sparrow			
<i>Ammodramus savannarum</i>	grasshopper sparrow			
<i>Melospiza georgiana</i>	swamp sparrow			
<b>Family: Cardinalidae (cardinals, some grosbeaks, new world buntings, etc.)</b>				
<i>Piranga rubra</i>	summer tanager			
<i>Piranga olivacea</i>	scarlet tanager			
<i>Cardinalis cardinalis</i>	northern cardinal			
<i>Pheucticus ludovicianus</i>	rose-breasted grosbeak			
<i>Passerina cyanea</i>	indigo bunting			
<i>Passerina ciris</i>	painted bunting			
<b>Family: Icteridae (blackbirds, orioles, etc.)</b>				
<i>Agelaius phoeniceus</i>	red-winged blackbird			
<i>Sturnella magna</i>	eastern meadowlark			
<i>Quiscalus quiscula</i>	common grackle			
<i>Quiscalus major</i>	boat-tailed grackle			
<b>REPTILES</b>				
<b>Family: Alligatoridae (alligator and caiman)</b>				
<i>Alligator mississippiensis</i>	American alligator	FT	T(SA)	G5/S4
<b>Family: Chelydridae (snapping turtles)</b>				
<i>Chelydra serpentina osceola</i>	Florida snapping turtle			
<b>Family: Emydidae (box and water turtles)</b>				
<i>Pseudemys peninsularis</i>	peninsula cooter			
<i>Terrapene carolina bauri</i>	Florida box turtle			
<b>Family: Testudinidae (gopher tortoises)</b>				
<i>Gopherus polyphemus</i>	gopher tortoise	T		G3/S3

## Appendix D: Wildlife Species List for Caloosahatchee Creeks Preserve

Scientific Name	Common Name	Designated Status		
		FWC	FWS	FNAI
<b>Family: Trionychidae (softshell turtles)</b>				
<i>Apalone ferox</i>	Florida softshell			
<b>Family: Polychridae (anoles)</b>				
<i>Anolis carolinensis</i>	green anole			
<i>Anolis sagrei</i>	brown anole *			
<b>Family: Scincidae (skinks)</b>				
<i>Plestiodon inexpectatus</i>	five-lined southern skink			
<b>Family: Colubridae (harmless egg-laying snakes colubrids)</b>				
<i>Cemophora coccinea coccinea</i>	Florida scarlet snake			
<i>Coluber constrictor priapus</i>	southern black racer			
<i>Opheodrys aestivus</i>	rough green snake			
<i>Pantherophis guttatus</i>	eastern corn snake			
<i>Scotophis alleghaniensis</i>	eastern rat snake			
<i>Lampropeltis elapsoides</i>	scarlet kingsnake			
<b>Family: Crotalidae (pitvipers)</b>				
<i>Crotalus adamanteus</i>	eastern diamondback rattlesnake			G4/S3
<b>AMPHIBIANS</b>				
<b>Family: Hylidae (treefrogs and their allies)</b>				
<i>Acris gryllus dorsalis</i>	Florida cricket frog			
<i>Eleutherodactylus planirostris</i>	greenhouse frog*			
<i>Hyla cinerea</i>	green treefrog			
<i>Hyla squirella</i>	squirrel treefrog			
<i>Osteopilus septentrionalis</i>	Cuban treefrog *			
<b>Family: Microhylidae (narrowmouth toads)</b>				
<i>Gastrophryne carolinensis</i>	eastern narrowmouth toad			
<b>FISHES</b>				
<b>Family: Dasyatidae (stingrays)</b>				
<i>Rhinoptera bonasus</i>	cownose ray			
<b>Family: Achiridae (American soles)</b>				
<i>Trinectes maculatus</i>	hogchoker			
<b>Family: Lepisosteidae (gar fish)</b>				
<i>Lepisosteus platyrhincus</i>	Florida gar			
<b>Family: Fundulidae (topminnows and killfishes)</b>				
<i>Lucania parva</i>	rainwater killifish			
<b>Family: Poeciliidae (livebearers)</b>				
<i>Poecilia latipinna</i>	sailfin molly			
<i>Gambusia spp.</i>	mosquitofish			
<b>Family: Centropomidae (snooks)</b>				
<i>Centropomus undecimalis</i>	common snook			
<b>Family: Elopidae (tenpounders)</b>				
<i>Elops saurus</i>	ladyfish			
<b>Family: Cichlidae (cichlids)</b>				
<i>Cichlasoma urophthalmus</i>	Mayan cichlid *			
<i>Oreochromis aureus</i>	blue tilapia *			
<b>INSECTS</b>				
<b>Family: Libellulidae (skimmer dragonflies)</b>				
<i>Erythemis simplicicollis</i>	eastern pondhawk			
<i>Triacanthagyna trifida</i>	phantom darner			
<i>Erythrodiplax berenice</i>	seaside dragonlet			
<i>Pachydiplax longipennis</i>	blue dasher			
<b>Family: Acrididae (grasshoppers)</b>				
<i>Romalea microptera</i>	eastern lubber grasshopper			
<b>Family: Psyllidae (psyllids)</b>				
<i>Boreioglycaspis melaleuca</i>	melaleuca psyllid *			



## Appendix D: Wildlife Species List for Caloosahatchee Creeks Preserve

Scientific Name	Common Name	Designated Status		
		FWC	FWS	FNAI
<b>Family: Papilionidae (swallowtails)</b>				
<i>Papilio polyxenes</i>	black swallowtail			
<i>Papilio troilus</i>	spicebush swallowtail			
<b>Family: Pieridae (whites and sulphurs)</b>				
<b>Subfamily: Coliadinae (sulphurs)</b>				
<i>Phoebis sennae</i>	cloudless sulphur			
<i>Phoebis agarithe</i>	large orange sulphur			
<b>Family: Nymphalidae (brushfoots)</b>				
<b>Subfamily: Heliconiinae (longwings)</b>				
<i>Agraulis vanillae</i>	gulf fritillary			
<b>Subfamily: Nymphalinae (brushfoots)</b>				
<i>Junonia coenia</i>	common buckeye			
<i>Anartia jatrophae</i>	white peacock			
<b>Subfamily: Danaidae (milkweed butterfly)</b>				
<i>Danaus plexippus</i>	monarch			
<b>Family: Hesperidae (skippers)</b>				
<b>Subfamily: Pyrginae (open-winged skippers)</b>				
<i>Phocides pigmalion</i>	mangrove skipper			
<i>Urbanus proteus proteus</i>	long-tailed skipper			
<i>Hylephila phyleus</i>	fiery skipper			
<b>ARACHNIDS</b>				
<b>Family: Araneidae (orb weavers)</b>				
<i>Gasteracantha elipsoides</i>	crablike spiny orb weaver			
<i>Nephila clavipes</i>	golden-silk spider			
<b>Family: Oxyopidae (lynx spiders)</b>				
<i>Peucetia viridans</i>	green lynx spider			
<b>CRUSTACEANS</b>				
<b>Family: Grapsidae (marsh, shore and talon crabs)</b>				
<i>Aratus pisoni</i>	mangrove tree crab			
<b>Family: Menippidae (stone crab)</b>				
<i>Menippe mercenaria</i>	Florida stone crab			

### KEY:

**FWC = Florida Fish & Wildlife Conservation Commission**

**FWS = U.S. Fish & Wildlife Service**

E - Endangered

T - Threatened

SSC - Species of Special Concern

**FNAI = Florida Natural Areas Inventory**

G - Global rarity of the species

S - State rarity of the species

T - Subspecies of special population

1 - Critically imperiled

2 - Imperiled

3 - Rare, restricted or otherwise vulnerable to extinction

4 - Apparently secure

5 - Demonstrably secure

\* = Non-native

## Appendix E: Legal Descriptions



Parcel 82

Conservation 20/20 Nom 82

COMMERCIAL RESIDENTIAL NEW HOME SALE RESALE FORECLOSURE OTHER 

# First American Title Insurance Company

## SCHEDULE A

Issuing Office File No.: T99-28395

Policy No. FA-35-486419

Date of Policy: **February 24, 2000** ✓  
10:21:00 AM

Amount of Insurance \$ 650,000.00 ✓

1. Name of Insured:  
**LEE COUNTY, a political subdivision of the State of Florida** ✓
  
2. The estate or interest in the land which is covered by this policy is:  
**Fee Simple**
  
3. Title to the estate or interest in the land is vested in:  
**LEE COUNTY, a political subdivision of the State of Florida** ✓
  
4. The land referred to in this policy is described as follows:  
  
**See attached Schedule A continued...**

**First American Title-Fort Myers**

(Insert above line name of Agent)

By:

*Maryanne Scoppettulo*

Authorized Signatory



**First American Title Insurance Company****SCHEDULE     A     (Continued)**

Agent's

File No.: **T99-28395**

Commitment No. FA-CC-

Policy No.: **FA-35-486419**

A TRACT OF LAND LYING IN SECTIONS 29 AND 32, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID TRACT BEING IN TWO PARCELS AND DESCRIBED AS FOLLOWS:

**PARCEL NO. 1**

PART OF LOT 7 AND THE WEST HALF (W 1/2) OF LOT 8, KAUNE'S SUBDIVISION OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29, ACCORDING TO THE MAP OR PLAT THEREOF FILED AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUN N 89°52'58" EAST ALONG THE NORTH LINE OF SAID LOTS 7 AND 8 FOR 999.29 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF SAID LOT 8; THENCE RUN SOUTH 0°24'15" EAST ALONG THE EAST LINE OF SAID WEST HALF (W 1/2) FOR 1326.89 FEET TO THE SOUTH LINE OF SAID SECTION 29; THENCE RUN WEST ALONG SAID SOUTH LINE FOR 999.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE RUN NORTH 0°23'13" WEST ALONG THE WEST LINE OF SAID LOT 7 FOR 624.84 FEET; THENCE RUN NORTH 89°36'47" EAST FOR 200.00 FEET; THENCE RUN NORTH 0°23'13" WEST FOR 200.00 FEET; THENCE RUN SOUTH 89°36'47" WEST FOR 200.00 FEET TO SAID WEST LINE; THENCE RUN NORTH 0°23'13" WEST ALONG SAID WEST LINE FOR 500.00 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT**

THE SOUTH 33 FEET OF LOT 7 AND THE SOUTH 33 FEET OF THE WEST HALF (W 1/2) OF LOT 8, KAUNE'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF FILED AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID AREA WAS CONVEYED TO LEE COUNTY IN OFFICIAL RECORD BOOK 108, PAGE 217, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES ONLY.

**LESS AND EXCEPT**

A PARCEL OR TRACT OF LAND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 25 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF LOT 7, KAUNE'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF FILED AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; RUN SOUTH ALONG THE

**First American Title Insurance Company****SCHEDULE     A     (Continued)**

Agent's

File No.: T99-28395

Commitment No. FA-CC-

Policy No.: FA-35-486419

WEST LINE OF SAID LOT 7 FOR 300.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH ALONG SAID WEST LINE OF LOT 7 FOR 200.00 FEET; THENCE RUN EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 7 ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 41, PAGE 39 OF SAID PUBLIC RECORDS FOR 200 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF BONITA BOULEVARD; THENCE RUN NORTH PARALLEL WITH SAID WEST LINE OF LOT 7 ALONG SAID WEST RIGHT-OF-WAY OF BONITA BOULEVARD FOR 200.00 FEET; THENCE RUN WEST PARALLEL WITH SAID NORTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

LESS AND EXCEPT

FROM THE NORTHWEST CORNER OF SAID LOT 7; RUN NORTH 89°52'58" EAST ALONG THE NORTH LINE OF SAID LOT 7 FOR 260.0 FEET; THENCE RUN SOUTH 0°23'13" EAST FOR 200.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°36'47" EAST FOR 150.00 FEET; THENCE RUN SOUTH 0°23'13" EAST FOR 400.00 FEET; THENCE RUN SOUTH 89°36'47" WEST FOR 150.00 FEET; THENCE RUN NORTH 0°23'13" WEST FOR 400.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THAT PORTION OF COUNTY ROAD KNOWN AS BONITA BOULEVARD, AS REFERRED TO IN BOARD OF COUNTY COMMISSIONERS MINUTE BOOK 12, PAGE 97, LEE COUNTY, FLORIDA.

PARCEL NO. 2

PART OF THE WEST THREE QUARTERS (W 3/4) OF GOVERNMENT LOT 3 IN SAID SECTION 32, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 1057.6 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 43°24'32" EAST FOR 50 FEET, MORE OR LESS, TO THE WATERS OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG SAID WATERS FOR 1006 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST THREE QUARTERS (W 3/4) OF SAID GOVERNMENT LOT 3; THENCE RUN NORTH 0°57'13" WEST ALONG SAID EAST LINE FOR 1095 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 32; THENCE RUN WEST ALONG SAID NORTH LINE FOR 999.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE NORTH 33 FEET OF THE WEST THREE QUARTERS (W 3/4) OF GOVERNMENT LOT 3, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 25 EAST,



# First American Title Insurance Company

Conservation 20/20 Nom 82

SCHEDULE     A     (Continued)

Agent's

File No.: **T99-28395**

Commitment No. FA-CC-

Policy No.: **FA-35-486419**

LEE COUNTY, FLORIDA. SAID AREA WAS CONVEYED TO LEE COUNTY IN  
OFFICIAL RECORD BOOK 108, PAGE 217, PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA FOR ROAD RIGHT-OF-WAY PURPOSES ONLY.

Parcel 108



OWNER'S TITLE INSURANCE POLICY

Attorneys' Title Insurance Fund, Inc.

ORLANDO, FLORIDA

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, ATTORNEYS' TITLE INSURANCE FUND, INC., a Florida corporation, herein called The Fund, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

- 1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
- 2. Any defect in or lien or encumbrance on the title;
- 3. Unmarketability of the title;
- 4. Lack of a right of access to and from the land.

The Fund will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, ATTORNEYS' TITLE INSURANCE FUND, INC. has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.



Attorneys' Title Insurance Fund, Inc.

By *Charles J. Kovaleski*

Charles J. Kovaleski  
President

SERIAL

OPM - 1873544

**ATTORNEYS' TITLE INSURANCE FUND, INC.**  
**OWNER'S POLICY**  
**Schedule A**

Policy No.:  
OPM-1873544

Effective Date:  
July 9, 2001 @ 03:57 PM ✓

Agent's File Reference:  
DKF REALTY

Amount of Insurance: \$6,400,000.00 ✓

1. Name of Insured: LEE COUNTY, a political subdivision of the State of Florida ✓
2. ✓ The estate or interest in the land described herein and which is covered by this policy is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instruments recorded in Official Records Book 3344, Page 4169, and Official Records Book 3446, Page 1063, of the Public Records of Lee County, Florida.

3. The land referred to in this policy is described as follows:

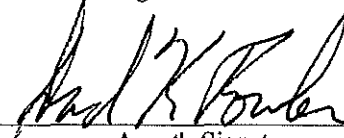
SEE EXHIBIT "A" ATTACHED HERETO.

Together with that certain Easement as described in O.R. Book 1576 at page 404, Public Records of Lee County, Florida.

Together with a non-exclusive access and utility easement over and across the property as described in Exhibit "B" attached hereto.

Issuing Agent:  
**HENDERSON, FRANKLIN, STARNES &  
HOLT, P.A.**

Agent No.: 0200



Agent's Signature  
David K. Fowler, Esq.  
Attorney at Law





Signed, sealed and delivered in our presence:

Linda Bianco  
Witness Name: Linda Bianco

Maria F. DeSilva  
Witness Name: MARIA F. DASILVA

Linda Bianco  
Witness Name: Linda Bianco

Maria F. DeSilva  
Witness Name: MARIA F. DASILVA

Linda Bianco  
Witness Name: Linda Bianco

Maria F. DeSilva  
Witness Name: MARIA F. DASILVA

Linda Bianco  
Witness Name: Linda Bianco

Maria F. DeSilva  
Witness Name: MARIA F. DASILVA

State of New Jersey  
County of UNION

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by ROBERT W. KEAN, JR. Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

Robert W. Kean, Jr.  
ROBERT W. KEAN, Jr.  
Trustee

Hamilton F. Kean  
HAMILTON F. KEAN  
Trustee

Stewart B. Kean  
STEWART B. KEAN  
Trustee

John Kean, Jr.  
JOHN KEAN, Jr.  
Trustee

State of New Jersey  
County of UNION

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by HAMILTON F. KEAN Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

Pamela D. Carter  
Notary Public

Printed Name: PAMELA D. CARTER

My Commission Expires: PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 8, 2001

Pamela D. Carter  
Notary Public

Printed Name: PAMELA D. CARTER

My Commission Expires: PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 8, 2001

Acquisition approved by the Lee County Board of Commissioners action on 10-10-00 and accepted on behalf of the board by [Signature] on 6-29-00 in accordance with AS 20000921



State of New Jersey  
County of UNION

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by STEWART B. KEAN, Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

Pamela D Carter  
Notary Public  
Printed Name: PAMELA D CARTER  
My Commission Expires: PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 6, 2001

State of New Jersey  
County of UNION

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by JOHN KEAN, Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

Pamela D Carter  
Notary Public  
Printed Name: PAMELA D CARTER  
My Commission Expires: PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 6, 2001

DR BK 00344 PG 4171

**EXHIBIT A**

**PARCEL #1:** (survey parcel XIV) STRAP: 22-43-25-00-00017.0000

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East,

LESS: The East 6.00 feet thereof; and

LESS: that portion conveyed to the State of Florida known as State Road 78; and

LESS: parcel # 148.1R as described in OR Book 1145, Page 1706, Public Records of Lee County, Florida; and

LESS: Lot 1, Pelican Way, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run South 00°28'02" West, a distance of 60.09 feet to the Southerly right-of-way of Bayshore Road; thence run North 89°17'23" West along the Southerly right-of-way, a distance of 250.00 feet; thence run South 00°28'02" West, a distance of 282.24 feet to the Point of Beginning; thence continue South 00°28'02" West, a distance of 65.02 feet to the point of curvature of a curve to the right, said curve having as its elements, a central angle of 89°57'08" and a radius of 25.00 feet, thence along the arc of said curve to the right a distance of 39.25 feet to a point of tangency; thence run North 89°34'50" West, a distance of 105.02 feet; thence run North 00°28'02" East, a distance of 90.00 feet; thence run South 89°34'50" East, a distance of 130.00 feet to the Point of Beginning, and

LESS: Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10, Pelican Way, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run South 00°28'02" West along the Easterly line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) a distance of 60.09 feet to the Southerly right-of-way of State Road 78 (Bayshore Road); thence run North 89°17'23" West along said Southerly right-of-way, a distance of 250.00 feet thence run South 00°28'02" West, a distance of 422.22 feet to the Point of Beginning; thence continue South 00°28'02" West, a distance of 770.00 feet; thence run North 89°34'50" West a distance of 130.00 feet; thence run North 00°28'02" East, a distance of 770.00 feet; thence run South 89°34'50" East, a distance of 130.00 feet to the Point of Beginning, and

LESS: Lots 18, 19, 20, 21 and 22, Pelican Way, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, thence run South 00°28'02" West a distance of 60.09 feet thence run North 89°17'23"



West, a distance of 6.00 feet to the Point of Beginning; thence continue North 89°17'23" West, a distance of 194.00 feet; thence run South 00°28'02" West a distance of 525.00 feet; thence run South 89°17'23" East a distance of 194.00 feet; thence run North 00°28'02" East, a distance of 525.00 feet to the Point of Beginning, and

LESS: Lots 1 and 2, Swan Way, more particularly described as follows: Commence at the Northwest corner of the West Half, (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, thence run South 00°20'53" West, a distance of 351.99 feet to the Point of Beginning; thence continue South 00°20'53" West, a distance of 180.00 feet thence run South 89°34'50" East, a distance of 112.33 feet, thence run North 00°28'02" East, a distance of 180.00 feet; thence run North 89°34'50" West, a distance of 112.71 feet to the Point of Beginning, and

LESS: Lot 8, Swan Way, EAST LAKE COLONY, unrecorded, more particularly described as follows: Commence at the Southwest corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North 00°20'53" East along the Westerly line of said West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), a distance of 265.00 feet to the Point of Beginning; thence continue North 00°20'53" East, a distance of 90.00 feet; thence run South 89°34'50" East, a distance of 111.40 feet; thence run South 00°28'02" West, a distance of 90.00 feet; thence run North 89°34'50" West, a distance of 111.21 feet to the Point of Beginning, and

LESS: Lot 10, Swan Way, EAST LAKE COLONY, unrecorded plat more particularly described as follows: Begin at the Southwest corner of the West half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North 00°20'53" East along the West line of said West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 22, a distance of 85.00 feet; to the Point of Beginning; thence continue North 00°20'53" East a distance of 90.0 feet; thence run South 89°34'50" East, a distance of 111.02 feet; thence run South 00°28'02" West a distance of 90,00 feet thence run North 89°34'50" West a distance of 110.84 feet to the Point of Beginning, and

LESS: Lot 11, Swan Way, EAST LAKE COLONY, unrecorded plat, more particularly described as follows: Begin at the Southwest corner of the West half (W 1/2) of the Southeast Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North 00°20'53" East along the West line of said West Half of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), a distance of 85.00 feet; thence run South 89°34'50" East a distance of 110.84 feet; thence run South 00°28'02" West, a distance of 85.00 feet; thence run North 89°34'50" West, a distance of 110.66 feet to the Point of Beginning, and

LESS: Lot 16, Swan Way, EAST LAKE COLONY, unrecorded plat, more particularly

described as follows: Commence at the Southeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $89^{\circ}34'50''$  West along the Southerly line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), a distance of 380.00 feet to the Point of Beginning; thence run North  $00^{\circ}28'02''$  East for a distance of 340.00 feet to the Point of Beginning; thence continue North  $00^{\circ}28'02''$  East, a distance of 85.00 feet; thence run North  $89^{\circ}34'50''$  West, a distance of 120.00 feet; thence run South  $00^{\circ}28'02''$  West, a distance of 85.00 feet thence run South  $89^{\circ}34'50''$  East, a distance of 120.00 feet to the Point of Beginning.

LESS: Swan Way Extension: Commence at the Northeast corner, Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $89^{\circ}30'05''$  West, along the Northerly line of said Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4), a distance of 460.00 feet; thence run South  $00^{\circ}35'10''$  West along the Westerly right-of-way of East Lake Drive, as recorded in Plat Book 16, page 36, Public Records of Lee County, Florida, a distance of 401.07 feet to the Point of Beginning and also the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}50'$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.20 feet to the point of tangency; thence run North  $89^{\circ}34'50''$  West, a distance of 352.67 feet to a point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency; thence run South  $00^{\circ}28'02''$  West, a distance of 110.00 feet to the point of curvature of a curve concave to the Southeast, said curve having as its elements a central angle of  $89^{\circ}57'08''$  and a radius of 25.00 feet; thence run Northwardly and Eastwardly along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run South  $89^{\circ}34'50''$  East, a distance of 352.44 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}10'$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.34 feet to the point of tangency; thence run North  $00^{\circ}35'10''$  East, a distance of 110.00 feet to the Point of Beginning.

LESS: Swan Way right-of-way, EAST LAKE COLONY, unrecorded. Commence at the Northwest corner of the West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, thence run South  $00^{\circ}20'53''$  West along the West line of said West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4), a distance of 57.63 feet to the Southerly right-of-way of State Road 78; thence run South  $89^{\circ}17'23''$  East along said right-of-way, a distance of 88.43 feet to the Point of Beginning and the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}45'25''$  and a radius of 25.00 feet thence along the arc of said curve, a distance of 39.16 feet to the point of tangency; thence run South  $00^{\circ}28'02''$  West, a distance of 1443.91 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}57'06''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.25 feet to the point of tangency and the



Northerly right-of-way of a Westerly extension of Colony Boulevard, as recorded in Plat Book 16, page 36, Public Records of Lee County, Florida; thence run South  $89^{\circ}34'50''$  East, a distance of 100.00 feet to the point of curvature of a curve concave to the Northeast, said curve having as its elements, a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence run Westwardly and Northwardly along the arc of said curve, a distance of 39.29 feet to the point of tangency; thence run North  $00^{\circ}28'02''$  East, a distance of 1105.00 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}57'08''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run South  $89^{\circ}34'50''$  East, a distance of 200.00 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency; thence run North  $00^{\circ}26'02''$  East, a distance of 100.00 feet to the point of curvature of a curve concave to the Northwest, said curve having as its elements a central angle of  $89^{\circ}57'08''$  and a radius of 25.00 feet; thence run Southwardly and Westwardly along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run North  $89^{\circ}34'50''$  West, a distance of 200.00 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency; thence North  $00^{\circ}28'02''$  East, a distance of 323.40 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}14'35''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.36 feet to the point of tangency and the Southerly right-of-way of State Road 78; thence run North  $89^{\circ}17'23''$  West along the Southerly right-of-way, a distance of 100.00 feet to the Point of Beginning.

LESS: Pelican Way right-of-way, EAST LAKE COLONY, unrecorded: Commence at the Northeast corner of the West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run South  $00^{\circ}28'02''$  West, along the Easterly line of said West Half (W 1/2), a distance of 60.09 feet to the Southerly right-of-way of Bayshore Road; thence run North  $89^{\circ}17'23''$  West along said Southerly right-of-way, a distance of 168.89 feet to the Point of Beginning and also the point of curvature of a curve to the left, said curve having as its elements a central angle of  $90^{\circ}14'35''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.38 feet to the point of tangency; thence run South  $00^{\circ}28'02''$  West along a line 194.00 feet West of and parallel with the Easterly line of the West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of said Section 22, a distance of 1526.86 feet to the point of curvature of a curve to the left, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency and the Northerly right-of-way of a Westerly extension of Colony Boulevard, as recorded in Plat Book 16, Page 36, Public Records of Lee County, Florida; thence run North  $89^{\circ}34'50''$  West, a distance of 100.00 feet to the point of curvature of a curve concave to the Northwest; thence run Eastwardly and Northwardly along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run

North 00°28'02" East, 50.00 feet West of and parallel with the Easterly described line, a distance of 1527.37 feet to the point of curvature of a curve to the left, said curve having as its elements a central angle of 89°45'25" and a radius of 25.00 feet; thence along the arc of said curve a distance of 39.16 feet to the point of tangency; thence run South 89°17'23" East, a distance of 100.00 feet to the Point of Beginning.

**PARCEL #2** (survey parcel XIII) STRAP: 22-43-25-02-0000A.0080

Lot 8, Block A, East Lake Colony, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court in Plat Book 16, Page 36, Public Records of Lee County, Florida.

**PARCEL #3** (survey parcel XIII) STRAP: 22-43-25-02-0000A.0090

Lot 9, Block A, East Lake Colony, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court in Plat Book 16, Page 36, Public Records of Lee County, Florida.

**PARCEL #4** (survey parcel I) STRAP: 23-43-25-00-00034.0000 and 23-43-25-00.00034.0020

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 43 South, Range 25 East,

LESS: State Road Department Right-of-Way Parcel, more particularly described as follows: Begin at the Northwest corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 23; thence run Southwardly along the Westerly line of said Section 23, a distance of 72.32 feet to the Southerly right of way of State Road 78 (Bayshore Road); thence run Eastward along said Southerly right-of-way, a distance of 1,325.60 feet to the Easterly line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 23; thence run Northwardly along said Easterly line, a distance of 66.74 feet to the Northeasterly corner of the previously described Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence run Westwardly along the Northerly line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), a distance of 1325.61 feet to the Point of Beginning.

LESS: Commence at the Southwest corner of Section 23, Township 43 South, Range 25 East; thence run North 00°58'40" East along the Westerly line of said Section 23, a distance of 210.65 feet to the Point of Beginning of land herein excepted; continue North 00°58'40" East, a distance of 211.02 feet; thence South 89°26'40" East a distance of 208.00 feet; thence South 00°58'40" West, a distance of 211.02 feet; thence North



89°26'40" West, a distance of 208.00 feet to the Point of Beginning, and

LESS: The Northerly 416.00 feet of the Westerly 233.00 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 23, said 416.00 feet to start at the South right-of-way line of State Road 78 and not at the Northern Quarterly Section Mark,

LESS: Commence at the Northeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 43 South, Range 25 East; thence run South 00°46'25" West, along the East line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), a distance of 66.73 feet to the Southerly right-of-way of Bayshore Road (SR 78) and the Point of Beginning; thence continue South 00°46'25" West, a distance of 1262.37 feet to the Southerly line of said Section 23; thence run North 89°27'55" West along said Southerly line, a distance of 159.29 feet; thence run North 00°58'25" East, a distance of 1262.79 feet to the Southerly right-of-way of Bayshore Road (SR 78); thence run North 89°33'30" East along said Southerly right-of-way, a distance of 154.67 feet to the Point of Beginning.

**PARCEL #5** (survey parcel III) STRAP: 26-43-25-00-00001.0000

Government Lot Five (5), in Section 26, Township 43 South, Range 25 East, Lee County, Florida.

**PARCEL #6** (survey parcel II) STRAP: 26-43-25-01-00005.0000

Lots 5, 6, 7, and 8, McSpaddens Acres, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 6, Page 26, Public Records of Lee County, Florida.

**PARCEL #7** (survey parcel VIII) STRAP: 27-43-25-02-0000B.0080

Lots 8 and 9, Block B, East Lake Colony, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 16, Page 36, Public Records of Lee County, Florida.

Parcels #8, 9, 10 and 11: STRAPS 27-43-25-00-00001.0000; 27-43-25-00-00001.0010; 27-43-25-00-00001.0020; 27-43-25-00-00001.0110

**PARCEL #8** (survey parcel IV)

Government Lots 1 and 2, in Section 27, Township 43 South, Range 25 East LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East Lee County, Florida, bounded as follows: On the Northeast by the Westerly right-of-way of I-75 (State Road 93); on the South and West by the Caloosahatchee River; on the Northwest by a tributary of Stroud Creek; and

LESS and EXCEPT The parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #9** (survey parcel V)

The Northeast Quarter (NE 1/4) of Section 27, Township 43 South, Range 25 East, and including Lot 9 in that certain subdivision known as MCSPADDENS ACRES, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 6, Page 26; and

LESS: The West 610.00 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); and

LESS: The North 760.00 feet of the West 810.00 feet, less the West 610.00 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); and

LESS: The following described parcel: Commence at the Northwest corner of the Northeast Quarter (NE 1/4) of Section 27, Township 43 South, Range 25 East; thence run South 89°34'20" East along the Northerly line of said Northeast Quarter (NE 1/4), a distance of 810.00 feet to the Point of Beginning; thence continue South 89°34'20" East, a distance of 400.00 feet; thence run South 00°32'25" West, a distance of 300.00 feet; thence run North 89°34'20" West, a distance of 400.00 feet; thence run North 00°32'25" East, a distance of 300.00 feet to the Point of Beginning.

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #10** (survey parcel VI)

Government Lot 3, in Section 27, Township 43 South, Range 25 East LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East Lee County, Florida, bounded as follows: On the Northeast by the Westerly right-of-way of I-75 (State Road 93); on the South and West by the Caloosahatchee River; on the Northwest by a tributary of Stroud Creek; and

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #11** (survey parcel VII)

The Northwest Quarter (NW 1/4) of Section 27, Township 43 South, Range, 25 East.

LESS: The East 194.00 feet of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); and

LESS: Lot 58, Colony Boulevard, more particularly described as follows: Commence at the Southwest corner of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence North  $89^{\circ}34'50''$  West along the South line of the Southwest Quarter (SW 1/4) of said Section 22, a distance of 6.00 feet; thence South  $00^{\circ}28'02''$  West, a distance of 360.00 feet; thence North  $89^{\circ}34'50''$  West, parallel to the South line of said Southwest Quarter (SW 1/4), a distance of 100.00 feet to the Point of Beginning; thence continue North  $89^{\circ}34'50''$  West a distance of 100.00 feet; thence South  $00^{\circ}28'02''$  West, a distance of 198.00 feet to the center of a waterway; thence South  $89^{\circ}34'50''$  East along the center of said waterway, a distance of 100.00 feet; thence North  $00^{\circ}28'02''$  East a distance of 198.00 feet to the Point of Beginning; and

LESS: Lot 4, Colony Boulevard, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 43 South, Range 25 East; thence run South  $00^{\circ}28'02''$  West, a distance of 30.00 feet; thence run North  $89^{\circ}34'50''$  West, a distance of 103.00 feet to the Point of Beginning; thence continue North  $89^{\circ}34'50''$  West, a distance of 97.00 feet; thence run South  $00^{\circ}28'02''$  West, a distance of 270.00 feet; thence run South  $89^{\circ}34'50''$  East, a distance of 97.00 feet; thence run North  $00^{\circ}28'02''$  East, a distance of 270.00 feet to the Point of Beginning; and

LESS: Lot Five (5), Heron Way, also described as Lot Sixty-three (63) East Lake Colony Section 1 - Unit 4, more particularly described as follows: Commence at the Southwest corner of the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $89^{\circ}34'50''$  West along the South line of the Southwest quarter (SW 1/4) of said Section 22, a distance of 6 feet; thence run South  $0^{\circ}28'02''$  West a distance of 360 feet; thence run North  $89^{\circ}34'50''$  West parallel to the South line of said Southwest quarter (SW 1/4), a distance of 200 feet; thence South  $0^{\circ}28'02''$  West, a distance of 423 feet; thence run South  $89^{\circ}34'50''$  East, a distance of 430 feet to the arc of a curve concave to the Southwest, having a radius of 50 feet; thence run Northeasterly along the arc of said curve, a distance of 27 feet to the Point of Beginning; thence continue along the arc of said curve a distance of 80 feet; thence run North  $40^{\circ}25'$  East, a distance of 210 feet, more or less, to the thread of an



existing waterway; thence run Northerly and Westerly, a distance of 190 feet, more or less, to a point which bears North  $0^{\circ} 28' 02''$  East from the Point of Beginning; thence run South  $0^{\circ} 28' 02''$  West, a distance of 175 feet to the Point of Beginning; and

LESS: A tract or parcel of land lying in the Northwest Quarter (NW 1/4) of Section 27, Township 43 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows: From the Southwest corner of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East run North  $89^{\circ} 34' 50''$  West along the South line of said Southwest Quarter (SW 1/4) for a distance of 6.00 feet; thence run South  $00^{\circ} 28' 02''$  West for a distance of 360.00 feet; thence run North  $89^{\circ} 34' 50''$  West, parallel with said South line for a distance of 200.00 feet; thence run South  $00^{\circ} 28' 02''$  West, a distance of 423.00 feet; thence run South  $89^{\circ} 34' 50''$  East, parallel with the South line for a distance of 430.00 feet to a point on a non-tangent curve; thence run Northeasterly along the arc of a curve to the right of radius 50.00 feet; (chord bearing North  $42^{\circ} 27' 17''$  East) (chord 26.67 feet) (delta  $30^{\circ} 56' 23''$ ) for 27.00 feet to the Southwest corner of Lot 63, Unit 4, East Lake Colony (Unrecorded) as described in deed recorded in Official Record Book 1279, Page 1481, Public Records of Lee County, Florida; thence run Southeasterly along the arc of said curve to the right of radius 50.00 feet (chord bearing South  $76^{\circ} 14' 20''$  East) (chord 71.74 feet) (delta  $91^{\circ} 40' 24''$ ) for a distance of 80.00 feet to the Easterly line of said unrecorded Lot 63 and the Point of Beginning.

From said Point of Beginning, run North  $40^{\circ} 25' 05''$  East along said Easterly line for 210.00 feet, more or less, to the thread of a stream; thence run South  $81^{\circ} 03' 16''$  East along said thread for a distance of 10.50 feet; thence run South  $40^{\circ} 41' 06''$  West for a distance of 90.73 feet to a steel pin; thence continue South  $40^{\circ} 41' 06''$  West for a distance of 137.11 feet to a steel pin; thence run North  $66^{\circ} 19' 54''$  West for a distance of 71.65 feet to a steel pin (passing through a point labeled "A" at 38.19 feet); thence run North  $00^{\circ} 34' 27''$  East for a distance of 4.05 feet to a point on a non-tangent curve; thence run Southeasterly along the arc of a curve to the right of radius 50.00 feet (chord bearing South  $74^{\circ} 50' 55''$  East) (chord 70.02 feet) (delta  $88^{\circ} 53' 34''$ ) for a distance of 77.57 feet to the Point of Beginning.

LESS: The Subdivision of East Lake Colony, recorded in Plat Book 16, Page 36, Public Records of Lee County, Florida; and

LESS: Right of Way of I-75; and

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East Lee County, Florida, bounded as follows: On the Northeast by the Westerly right-of-way of I-75 (State Road 93); on the South and West by the Caloosahatchee River; on the Northwest by a tributary of Stroud Creek; and

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East

by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #12** STRAP: 28-43-25-00-00004.0010

Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 28, Township 43 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at a two inch (2") iron pipe found marking the One Quarter (1/4) corner between Sections 21 and 28, Township 43 South, Range 25 East; thence South  $89^{\circ}18'24''$  East 457.87 feet along the common line between Sections 21 and 28 to the Point of Beginning of the parcel described herein.

From said Point of Beginning, thence South  $89^{\circ}18'24''$  East , 380.58 feet along the common line between Sections 21 and 28; thence South  $37^{\circ}16'59''$  East, 834.72 feet to a concrete monument found marking the Southeast corner of said North Half (N 1/2) of the Northwest Quarter(NW 1/4) of the Northeast Quarter (NE 1/4); thence North  $89^{\circ}25'45''$  W, 379.95 feet along the South line of said North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); thence North  $37^{\circ}16'59''$  West, 835.75 feet to the Point of Beginning.

**PARCEL #13** (survey parcel IX) STRAP: 28-43-25-00-00007.0000

All of Section 28, Township 43 South, Range 25 East, Lee County, Florida, LESS the North Half (N 1/2) of the North Half (N 1/2) of the North Half (N 1/2); the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) ; and all the lines of railroad, terminals, rights-of-way, bridges, yards, real estate and other property owned by Seaboard Coast Line Railroad Company, a Virginia corporation, as recited in the Deed dated November 15, 1982, recorded November 30, 1982 in Official Records Book 1651, Page 3490, and to Atlantic Coastline Railroad Company, dated April 21, 1903, as recited in Deed Book 17, Page 302, Public Records of Lee County, Florida.

**PARCEL #14** (survey parcel XVII) STRAP: 29-43-25-00-00007.0130

That certain parcel of land commencing at the Northwest corner of the East half (E 1/2), Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run South  $0^{\circ}6'54''$  East along the Westerly line of said East Half (E 1/2) , a distance of 176 feet to the Point of Beginning, thence continue South  $0^{\circ}6'54''$  East, a distance of 60 feet; thence run North  $89^{\circ}43'$  East, and parallel with the Northerly line of the previously mentioned Southeast Quarter (SE 1/4), a distance of 705.94 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $97^{\circ}45'$  and a radius of 25 feet; thence along the arc of said curve, a distance of 42.65 feet to a point of tangency;

thence run South  $7^{\circ}28'$  West, 124.19 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $21^{\circ}$  and a radius of 255 feet; thence along the arc of said curve, a distance of 93.46 feet to the point of tangency; thence South  $28^{\circ}28'$  West, 301.39 feet to the point of curvature of a curve to the right, said curve having as its elements, a central angle of  $38^{\circ}$  and a radius of 215 feet; thence along the arc of said curve, a distance of 142.59 feet to a point of reverse curve, said curve having as its elements a central angle of  $43^{\circ}$  and a radius of 170 feet; thence along the arc of said curve a distance of 172.61 feet; thence run South  $23^{\circ}28'$  West a distance of 113.20 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $41^{\circ}$ , and a radius of 95 feet; thence along the arc of said curve, a distance of 67.98 feet to a point of reverse curve, said curve having as its elements, a central angle of  $57^{\circ}$  and a radius of 100 feet; thence along the arc of said curve a distance of 159.17 feet to a point of tangency; thence run South  $7^{\circ}28'$  West, 287.82 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $38^{\circ}12'47''$  and a radius of 80 feet, thence along the arc of said curve, 53.35 feet to a point of reverse curve, said curve having as its elements a central angle of  $256^{\circ}25'34''$  and a radius of 60 feet; thence along the arc of said curve, 268.53 feet to a point of reverse curve, said curve having as its elements, a central angle of  $38^{\circ}12'47''$ , and a radius of 80 feet; thence along the arc of said curve, a distance of 53.35 feet to the point of tangency; thence run North  $7^{\circ}28'$  East, a distance of 287.82 feet to the point of curvature of a curve to the right, said curve having as its elements, a central angle of  $57^{\circ}$  and a radius of 100 feet; thence along the arc of said curve a distance of 99.48 feet to a point of reverse curve, said curve having as its elements, a central angle of  $41^{\circ}$ , and a radius of 155 feet; thence along the arc of said curve, 110.92 feet; thence run North  $23^{\circ}28'$  East, 113.20 feet to a point of curvature of a curve to the right, said curve having as its elements, a central angle of  $43^{\circ}$ , and a radius of 170 feet; thence along the arc of said curve a distance of 127.58 feet to a point of reverse curve, said curve having as its elements a central angle of  $38^{\circ}$ , and a radius of 275 feet; thence along the arc of said curve, 182.39 feet to the point of tangency; thence North  $28^{\circ}28'$  East, 301.39 feet to the point of curvature of a curve to the left, said curve having as its elements a central angle of  $21^{\circ}$  and a radius of 315 feet; thence along the arc of said curve, 115.45 feet to the point of tangency; thence North  $7^{\circ}28'$  East, 221.54 feet; thence run South  $89^{\circ}43'$  West, a distance of 803.12 feet to the Point of Beginning.

**PARCEL #15** (survey parcel XVIII) STRAP: 29-43-25-00-00007.0150

A parcel of land lying in the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East, described as follows:

Commence at the Southeast corner of Lot 4, SECOND ADDITION TO SECTION ONE YACHT CLUB COLONY, according to plat thereof in Plat Book 16, Page 35, Public Records of Lee County, Florida; thence run South  $89^{\circ}36'35''$  East and parallel with the Southerly line of said Section 29 to the Easterly bank of Daughtrey's Creek and Point of Beginning of land herein described; continue South  $89^{\circ}36'35''$  East for 80 feet more or less, to the Easterly line of said West Half (W 1/2) of the Southeast Quarter (SE 1/4) of

DB BK 03344 PG 4182



Section 29; thence North  $00^{\circ}06'54''$  West along said Easterly line for 320 feet, more or less, to a point on a line 320 feet North of the South line of this parcel as measured on a perpendicular; thence North  $89^{\circ}36'35''$  West for 80 feet, more or less, to the Easterly bank of Daughtrey's Creek; thence Southwardly along said Easterly bank for 320 feet, more or less to the Point of Beginning.

**PARCEL #16** (survey parcel X) STRAP: 29-43-25-00-00007.0000

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East;

LESS: Lots One (1), Two (2) and Three (3) Bridge Road Extension, more particularly described as follows: Commence at the Northwest corner of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run North  $89^{\circ}43'$  East along the Northerly line of said Southeast Quarter (SE 1/4), a distance of 1396.80 feet; thence run South  $0^{\circ}17'$  East a distance of 56 feet to the Point of Beginning; thence South  $0^{\circ}17'$  East a distance of 120 feet; thence run North  $89^{\circ}43'$  East a distance of 270 feet; thence run North  $0^{\circ}17'$  West a distance of 120 feet; thence run South  $89^{\circ}43'$  West a distance of 270 feet to the Point of Beginning and,

LESS: Lots Eleven (11), Twelve (12) and Thirteen (13) Sabal Way, YACHT CLUB COLONY (Unrecorded Plat), more particularly described as follows: Commence at the Northeast corner of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run South  $0^{\circ}14'46''$  East along the East line of said Southeast Quarter (SE 1/4) a distance of 206 feet; thence run South  $89^{\circ}43'$  West, a distance of 543 feet; thence run South  $7^{\circ}48'$  West a distance of 240 feet; thence run South  $28^{\circ}28'$  West, a distance of 438.58 feet; thence run South  $66^{\circ}28'$  West, a distance of 163.14 feet; thence run South  $23^{\circ}38'$  West a distance of 238.51 feet; thence run South  $64^{\circ}28'$  West, a distance of 117.31 feet; thence run South  $7^{\circ}28'$  West, a distance of 70.58 feet; thence run North  $82^{\circ}32'$  West, a distance of 30 feet to the Point of Beginning; thence run South  $7^{\circ}28'$  West, a distance of 274.42 feet; thence run North  $82^{\circ}32'$  West, a distance of 170 feet, more or less, to the bank of Daughtrey's Creek; thence meander Northwardly along said bank to a line 299.89 feet Northerly of and parallel with the Southerly described line; thence run South  $82^{\circ}32'$  East, a distance of 180 feet, more or less, to a point on a curve concave to the East, said curve having as its elements, a central angle of  $9^{\circ}9'37''$  and a radius of 160 feet; thence Southerly along the arc of said curve, a distance of 25.58 feet to the Point of Beginning; and

LESS: Lot Twenty-Six (26) Sabal Way, YACHT CLUB COLONY (Unrecorded Plat), more particularly described as follows: Commence at the Northeast corner of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East thence run South  $0^{\circ}14'16''$  East along the East line of said Southeast Quarter (SE 1/4), a distance of 206 feet; thence run  $89^{\circ}43'$  West, a distance of 240 feet; thence run South  $28^{\circ}28'$  West, a distance of 438.58 feet; thence run South  $61^{\circ}32'$  East, a distance of 30 feet to the point of curvature

of a curve concave to the Northwest, said curve having as its elements, a central angle of 38° and a radius of 275 feet; thence run Southwestwardly along the arc of said curve, a distance of 9.09 feet to the Point of Beginning; thence continue along the arc of said curve, a distance of 104.79 feet; thence run South 65°32' East, a distance of 160 feet, more or less, to the bank of a waterway; thence meander Northeasterly along said bank, a distance of 105 feet, more or less, to a line 100 feet Northeasterly of and parallel with the Southerly described line; thence run North 65°32' West, a distance of 155 feet, more or less, to the Point of Beginning.

**PARCEL #17** (survey parcel XI) STRAP: 32-43-25-00-00007.0000

Government Lot One (1) in Section 32, Township 43 South, Range 25 East. LESS: That part of the recreational area lying in Government Lot 1, more particularly described as follows: Commence at the intersection of the West line of Government Lot 1, Section 32, Township 43 South, Range 25 East, and the waters of the Caloosahatchee River; thence Southeasterly and Easterly along the waters of the Caloosahatchee River to the waters of Daughtrey's Creek; thence Northerly along the shore line of Daughtrey's Creek, continuing to meander along said Creek Northerly, Westerly and Southwesterly to where the waters of said Creek intersect with the West line of Said Government Lot 1; thence South along the West line of said Government Lot 1 to the Point of Beginning.

**PARCEL #18** (survey parcel XII) STRAP: 33-43-25-00-00009.0000

Government Lot One (1) in Section 33, Township 43 South, Range 25 East, Lee County, Florida.

18  
70  
200 index

Conservation 20/20 Parcel 108

**INSTR # 5179955**  
**OR BK 03446 PG 1063**

RECORDED 07/09/01 03:57 PM  
CHARLIE GREEN CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 78.00  
DOC TAX PD (F.S. 201.02) 0.70  
DEPUTY CLERK B Cruz

Prepared by and return to:  
**David K. Fowler, Esq.**  
Attorney at Law  
**HENDERSON, FRANKLIN, STARNES & HOLT, P.A.**  
1715 Monroe St. P. O. Box 280  
Fort Myers, Florida 33902

File Number: **DKF REALTY**  
Will Call No.: 12

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## Corrective Warranty Deed

**This Warranty Deed** made this 26th day of June, 2001, ~~2000~~ between **ROBERT W. KEAN, JR., HAMILTON F. KEAN, STEWART B. KEAN and JOHN KEAN, JR.** as Trustees of the **REALTY TRANSFER COMPANY LIQUIDATING TRUST** under Agreement dated as of 12/26/86 whose post office address is P. O. Box 788, Westfield, New Jersey 07091, grantor, and **LEE COUNTY**, a political subdivision of the State of Florida whose post office address is P.O. Box 398, Fort Myers, Florida 33902, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

Together with that certain Easement as described in O.R. Book 1576 at page 404, Public Records of Lee County, Florida.

Parcel Identification Numbers: 22-43-25-00-00017.0000, 22-43-25-02-0000A.0080, 22-43-25-02-0000A.0090, 23-43-25-00-00034.0000, 23-43-25-00-00034.0020, 26-43-25-00-00001.0000, 26-43-25-01-00005.0000, 27-43-25-02-0000B.0080, 27-43-25-00-00001.0000, 27-43-25-00-00001.0010, 27-43-25-00-00001.0020, 27-43-25-00-00001.0110, 28-43-25-00-00004.0010, 28-43-25-00-00007.0000, 29-43-25-00-00007.0130, 29-43-25-00-00007.0150, 29-43-25-00-00007.0000, 32-43-25-00-00007.0000 and 33-43-25-00-00009.0000.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for 2001 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.



Conservation 20/20 Parcel 108

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 29, 2000.

**THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION REFERRED TO AS PARCEL #5 IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 3344, PAGE 4169, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOCUMENTARY STAMP TAXES WERE PREVIOUSLY PAID ON ALL PARCELS DESCRIBED HEREIN AS AFFIXED ON THAT CERTAIN DEED RECORDED IN O.R. BOOK 3344, PAGE 4169, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.**

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Acquisition approved by the Lee County Board  
of Commissioners action on 10-10-2000

and accepted on behalf of the board by  
Paul R. Chisfelt on 7-3-2001

In accordance with BS# 20000921

Signed, sealed and delivered in our presence:

Anna Walsh  
Witness Name: Anna Walsh

Trotman  
Witness Name: Cheryl Trotman

Claudette A.  
Witness Name: CLAUDETTE ALICEA

Linda Bianco  
Witness Name: Linda Bianco

Linda Bianco  
Witness Name: Linda Bianco

Sandra H Curran  
Witness Name: Sandra H Curran

Joyce M Fajnor  
Witness Name: JOYCE M FAJNOR

Linda Bianco  
Witness Name: Linda Bianco

[Signature]  
ROBERT W. KEAN, JR.  
Trustee

[Signature]  
HAMILTON F. KEAN  
Trustee

[Signature]  
STEWART B. KEAN  
Trustee

[Signature]  
JOHN KEAN, JR.  
Trustee

State of New York  
County of Kings

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 2001 by HAMILTON F. KEAN, Trustee, who  is personally known or  has produced NYS Drivers license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: **DEBRA SIMPSON**  
**Notary Public, State of New York**  
**No. 01S18018210**  
My Commission Expires: **Qualified in Kings County 03**  
**Commission Expires Feb. 1, 2004**

State of New Jersey  
County of Union

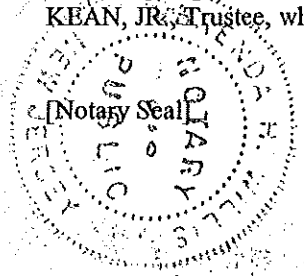
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June, 2001 by STEWART B. KEAN, Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: **BRENDA H. WELLS**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires: **My Commission Expires June 22, 2004**

State of New Jersey  
County of Union

The foregoing instrument was acknowledged before me this 11th day of June, 2001 by ROBERT W. KEAN, JR., Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.



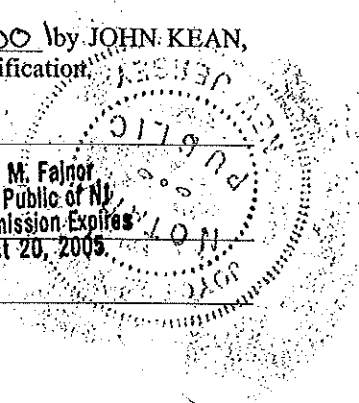
Brenda Willis  
Notary Public  
Printed Name: BRENDA H. WILLIS  
My Commission Expires: NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires June 22, 2004

State of New Jersey  
County of Somerset

The foregoing instrument was acknowledged before me this 26th day of June, 2001 by JOHN KEAN, JR., Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

Joyce M. Falgor  
Notary Public  
Printed Name: Joyce M. Falgor  
My Commission Expires: NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 20, 2005





**EXHIBIT A**

**PARCEL #1:** (survey parcel XIV) STRAP: 22-43-25-00-00017.0000

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East,

LESS: The East 6.00 feet thereof; and

LESS: that portion conveyed to the State of Florida known as State Road 78; and

LESS: parcel # 148.1R as described in OR Book 1145, Page 1706, Public Records of Lee County, Florida; and

LESS: Lot 1, Pelican Way, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run South 00°28'02" West, a distance of 60.09 feet to the Southerly right-of-way of Bayshore Road; thence run North 89°17'23" West along the Southerly right-of-way, a distance of 250.00 feet; thence run South 00°28'02" West, a distance of 282.24 feet to the Point of Beginning; thence continue South 00°28'02" West, a distance of 65.02 feet to the point of curvature of a curve to the right, said curve having as its elements, a central angle of 89°57'08" and a radius of 25.00 feet, thence along the arc of said curve to the right a distance of 39.25 feet to a point of tangency; thence run North 89°34'50" West, a distance of 105.02 feet; thence run North 00°28'02" East, a distance of 90.00 feet; thence run South 89°34'50" East, a distance of 130.00 feet to the Point of Beginning, and

LESS: Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10, Pelican Way, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run South 00°28'02" West along the Easterly line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) a distance of 60.09 feet to the Southerly right-of-way of State Road 78 (Bayshore Road); thence run North 89°17'23" West along said Southerly right-of-way, a distance of 250.00 feet thence run South 00°28'02" West, a distance of 422.22 feet to the Point of Beginning; thence continue South 00°28'02" West, a distance of 770.00 feet; thence run North 89°34'50" West a distance of 130.00 feet; thence run North 00°28'02" East, a distance of 770.00 feet; thence run South 89°34'50" East, a distance of 130.00 feet to the Point of Beginning, and

LESS: Lots 18, 19, 20, 21 and 22, Pelican Way, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, thence run South 00°28'02" West a distance of 60.09 feet thence run North 89°17'23" West, a distance of 6.00 feet to the Point of Beginning; thence continue North 89°17'23" West, a distance of 194.00 feet; thence run South 00°28'02" West a

distance of 525.00 feet; thence run South  $89^{\circ}17'23''$  East a distance of 194.00 feet; thence run North  $00^{\circ}28'02''$  East, a distance of 525.00 feet to the Point of Beginning, and

LESS: Lots 1 and 2, Swan Way, more particularly described as follows: Commence at the Northwest corner of the West Half, (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, thence run South  $00^{\circ}20'53''$  West, a distance of 351.99 feet to the Point of Beginning; thence continue South  $00^{\circ}20'53''$  West, a distance of 180.00 feet thence run South  $89^{\circ}34'50''$  East, a distance of 112.33 feet, thence run North  $00^{\circ}28'02''$  East, a distance of 180.00 feet; thence run North  $89^{\circ}34'50''$  West, a distance of 112.71 feet to the Point of Beginning, and

LESS: Lot 8, Swan Way, EAST LAKE COLONY, unrecorded, more particularly described as follows: Commence at the Southwest corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $00^{\circ}20'53''$  East along the Westerly line of said West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), a distance of 265.00 feet to the Point of Beginning; thence continue North  $00^{\circ}20'53''$  East, a distance of 90.00 feet; thence run South  $89^{\circ}34'50''$  East, a distance of 111.40 feet; thence run South  $00^{\circ}28'02''$  West, a distance of 90.00 feet; thence run North  $89^{\circ}34'50''$  West, a distance of 111.21 feet to the Point of Beginning, and

LESS: Lot 10, Swan Way, EAST LAKE COLONY, unrecorded plat more particularly described as follows: Begin at the Southwest corner of the West half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $00^{\circ}20'53''$  East along the West line of said West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 22, a distance of 85.00 feet; to the Point of Beginning; thence continue North  $00^{\circ}20'53''$  East a distance of 90.0 feet; thence run South  $89^{\circ}34'50''$  East, a distance of 111.02 feet; thence run South  $00^{\circ}28'02''$  West a distance of 90.00 feet thence run North  $89^{\circ}34'50''$  West a distance of 110.84 feet to the Point of Beginning, and

LESS: Lot 11, Swan Way, EAST LAKE COLONY, unrecorded plat, more particularly described as follows: Begin at the Southwest corner of the West half (W 1/2) of the Southeast Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $00^{\circ}20'53''$  East along the West line of said West Half of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), a distance of 85.00 feet; thence run South  $89^{\circ}34'50''$  East a distance of 110.84 feet; thence run South  $00^{\circ}28'02''$  West, a distance of 85.00 feet; thence run North  $89^{\circ}34'50''$  West, a distance of 110.66 feet to the Point of Beginning, and

LESS: Lot 16, Swan Way, EAST LAKE COLONY, unrecorded plat, more particularly described as follows: Commence at the Southeast corner of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $89^{\circ}34'50''$  West along the Southerly

line of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), a distance of 380.00 feet to the Point of Beginning; thence run North  $00^{\circ}28'02''$  East for a distance of 340.00 feet to the Point of Beginning; thence continue North  $00^{\circ}28'02''$  East, a distance of 85.00 feet; thence run North  $89^{\circ}34'50''$  West, a distance of 120.00 feet; thence run South  $00^{\circ}28'02''$  West, a distance of 85.00 feet thence run South  $89^{\circ}34'50''$  East, a distance of 120.00 feet to the Point of Beginning.

LESS: Swan Way Extension: Commence at the Northeast corner, Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North  $89^{\circ}30'05''$  West, along the Northerly line of said Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4), a distance of 460.00 feet; thence run South  $00^{\circ}35'10''$  West along the Westerly right-of-way of East Lake Drive, as recorded in Plat Book 16, page 36, Public Records of Lee County, Florida, a distance of 401.07 feet to the Point of Beginning and also the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}50'$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.20 feet to the point of tangency; thence run North  $89^{\circ}34'50''$  West, a distance of 352.67 feet to a point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency; thence run South  $00^{\circ}28'02''$  West, a distance of 110.00 feet to the point of curvature of a curve concave to the Southeast, said curve having as its elements a central angle of  $89^{\circ}57'08''$  and a radius of 25.00 feet; thence run Northwardly and Eastwardly along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run South  $89^{\circ}34'50''$  East, a distance of 352.44 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}10'$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.34 feet to the point of tangency; thence run North  $00^{\circ}35'10''$  East, a distance of 110.00 feet to the Point of Beginning.

LESS: Swan Way right-of-way, EAST LAKE COLONY, unrecorded. Commence at the Northwest corner of the West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East, thence run South  $00^{\circ}20'53''$  West along the West line of said West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4), a distance of 57.63 feet to the Southerly right-of-way of State Road 78; thence run South  $89^{\circ}17'23''$  East along said right-of-way, a distance of 88.43 feet to the Point of Beginning and the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}45'25''$  and a radius of 25.00 feet thence along the arc of said curve, a distance of 39.16 feet to the point of tangency; thence run South  $00^{\circ}28'02''$  West, a distance of 1443.91 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}57'06''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.25 feet to the point of tangency and the Northerly right-of-way of a Westerly extension of Colony Boulevard, as recorded in Plat Book 16, page 36, Public Records of Lee County, Florida; thence run South  $89^{\circ}34'50''$  East, a distance of 100.00 feet to the point of curvature of a curve concave to the Northeast, said curve having as its elements, a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence run Westwardly and Northwardly along the arc of said



curve, a distance of 39.29 feet to the point of tangency; thence run North  $00^{\circ}28'02''$  East, a distance of 1105.00 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $89^{\circ}57'08''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run South  $89^{\circ}34'50''$  East, a distance of 200.00 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency; thence run North  $00^{\circ}26'02''$  East, a distance of 100.00 feet to the point of curvature of a curve concave to the Northwest, said curve having as its elements a central angle of  $89^{\circ}57'08''$  and a radius of 25.00 feet; thence run Southwardly and Westwardly along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run North  $89^{\circ}34'50''$  West, a distance of 200.00 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency; thence North  $00^{\circ}28'02''$  East, a distance of 323.40 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of  $90^{\circ}14'35''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.36 feet to the point of tangency and the Southerly right-of-way of State Road 78; thence run North  $89^{\circ}17'23''$  West along the Southerly right-of-way, a distance of 100.00 feet to the Point of Beginning.

LESS: Pelican Way right-of-way, EAST LAKE COLONY, unrecorded: Commence at the Northeast corner of the West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run South  $00^{\circ}28'02''$  West, along the Easterly line of said West Half (W 1/2), a distance of 60.09 feet to the Southerly right-of-way of Bayshore Road; thence run North  $89^{\circ}17'23''$  West along said Southerly right-of-way, a distance of 168.89 feet to the Point of Beginning and also the point of curvature of a curve to the left, said curve having as its elements a central angle of  $90^{\circ}14'35''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.38 feet to the point of tangency; thence run South  $00^{\circ}28'02''$  West along a line 194.00 feet West of and parallel with the Easterly line of the West Half (W 1/2), Southeast Quarter (SE 1/4), Southwest Quarter (SW 1/4) of said Section 22, a distance of 1526.86 feet to the point of curvature of a curve to the left, said curve having as its elements a central angle of  $90^{\circ}02'52''$  and a radius of 25.00 feet; thence along the arc of said curve, a distance of 39.29 feet to the point of tangency and the Northerly right-of-way of a Westerly extension of Colony Boulevard, as recorded in Plat Book 16, Page 36, Public Records of Lee County, Florida; thence run North  $89^{\circ}34'50''$  West, a distance of 100.00 feet to the point of curvature of a curve concave to the Northwest; thence run Eastwardly and Northwardly along the arc of said curve, a distance of 39.25 feet to the point of tangency; thence run North  $00^{\circ}28'02''$  East, 50.00 feet West of and parallel with the Easterly described line, a distance of 1527.37 feet to the point of curvature of a curve to the left, said curve having as its elements a central angle of  $89^{\circ}45'25''$  and a radius of 25.00 feet; thence along the arc of said curve a distance of 39.16 feet to the point of tangency; thence run South  $89^{\circ}17'23''$  East, a distance of 100.00 feet to the Point of Beginning.

**PARCEL #2** (survey parcel XIII) STRAP: 22-43-25-02-0000A.0080

Lot 8, Block A, East Lake Colony, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court in Plat Book 16, Page 36, Public Records of Lee County, Florida.

**PARCEL #3** (survey parcel XIII) STRAP: 22-43-25-02-0000A.0090

Lot 9, Block A, East Lake Colony, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court in Plat Book 16, Page 36, Public Records of Lee County, Florida.

**PARCEL #4** (survey parcel I) STRAP: 23-43-25-00-00034.0000 and 23-43-25-00.00034.0020

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 43 South, Range 25 East,

LESS: State Road Department Right-of-Way Parcel, more particularly described as follows: Begin at the Northwest corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 23; thence run Southwardly along the Westerly line of said Section 23, a distance of 72.32 feet to the Southerly right of way of State Road 78 (Bayshore Road); thence run Eastward along said Southerly right-of-way, a distance of 1,325.60 feet to the Easterly line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 23; thence run Northwardly along said Easterly line, a distance of 66.74 feet to the Northeasterly corner of the previously described Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence run Westwardly along the Northerly line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), a distance of 1325.61 feet to the Point of Beginning.

LESS: Commence at the Southwest corner of Section 23, Township 43 South, Range 25 East; thence run North 00°58'40" East along the Westerly line of said Section 23, a distance of 210.65 feet to the Point of Beginning of land herein excepted; continue North 00°58'40" East, a distance of 211.02 feet; thence South 89°26'40" East a distance of 208.00 feet; thence South 00°58'40" West, a distance of 211.02 feet; thence North 89°26'40" West, a distance of 208.00 feet to the Point of Beginning, and

LESS: The Northerly 416.00 feet of the Westerly 233.00 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 23, said 416.00 feet to start at the South right-of-way line of State Road 78 and not at the Northern Quarterly Section Mark,

LESS: Commence at the Northeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 43 South, Range 25 East;

thence run South  $00^{\circ}46'25''$  West, along the East line of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), a distance of 66.73 feet to the Southerly right-of-way of Bayshore Road (SR 78) and the Point of Beginning; thence continue South  $00^{\circ}46'25''$  West, a distance of 1262.37 feet to the Southerly line of said Section 23; thence run North  $89^{\circ}27'55''$  West along said Southerly line, a distance of 159.29 feet; thence run North  $00^{\circ}58'25''$  East, a distance of 1262.79 feet to the Southerly right-of-way of Bayshore Road (SR 78); thence run North  $89^{\circ}33'30''$  East along said Southerly right-of-way, a distance of 154.67 feet to the Point of Beginning.

**PARCEL #5** (survey parcel III) STRAP: 26-43-25-00-00001.0000

Government Lot Five (5), in Section 26, Township 43 South, Range 25 East, Lee County, Florida.

LESS: All that part of Government Lot 5, Section 26, Township 43 South, Range 25 East, lying Southerly of the following specifically described line: From the Northeast (NE) corner of Section 25, Township 43 South, Range 25 East, bear South  $89^{\circ}17'21''$  West, a distance of 2457.30 feet; Thence, South  $36^{\circ}11'55''$  West, a distance of 768.19 feet; Thence, South  $28^{\circ}50'34''$  West, a distance of 2728.94 feet to a point of curvature of a curve to the right, having a central angle of  $38^{\circ}13'02''$  and a radius of 1940.00 feet; Thence, Southwesterly along the arc of said curve, a distance of 1294.01 feet to the point of tangency; Thence, South  $67^{\circ}03'36''$  West, a distance of 4587.88 feet; Thence, South  $84^{\circ}03'06''$  West, a distance of 700 feet, more or less, to the point of beginning; Thence, continue South  $84^{\circ}03'06''$  West, a distance of 1000 feet to the end of the specifically described line. The bearings in the above description refer to the standard plane rectangular coordinate system for the west zone of Florida.

LESS: All that part of Government Lot 5, Section 26, Township 43 South, Range 25 East, lying Southerly of the following specifically described line: From the Northeast (NE) corner of Section 25, Township 43 South, Range 25 East, bear South  $89^{\circ}17'21''$  West, a distance of 2457.30 feet; Thence, South  $36^{\circ}11'55''$  West, a distance of 768.19 feet; Thence, South  $28^{\circ}50'34''$  West, a distance of 2728.94 feet to a point of curvature of a curve to the right, having a central angle of  $38^{\circ}13'02''$  and a radius of 1940.00 feet; Thence, Southwesterly along the arc of said curve, a distance of 1294.01 feet to the point of tangency; Thence, South  $67^{\circ}03'36''$  West, a distance of 4565.87 feet to a point of curvature of a curve to the right, having a central angle of  $16^{\circ}59'30''$  and a radius of 1980.00 feet; Thence, Southwesterly along the arc of said curve, a distance of 587.19 feet to the point of tangency; Thence, South  $84^{\circ}03'06''$  West, a distance of 179.29 feet; Thence, North  $5^{\circ}56'54''$  West, a distance of 40.00 feet to the point of beginning; Thence, South  $84^{\circ}03'06''$  West, a distance of 980.00 feet to the end of the specifically described line. The bearings in the above description refer to the standard plane rectangular coordinate system for the west zone of Florida.

**PARCEL #6** (survey parcel II) STRAP: 26-43-25-01-00005.0000



East, a distance of 300.00 feet to the Point of Beginning.

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #10** (survey parcel VI)

Government Lot 3, in Section 27, Township 43 South, Range 25 East LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East Lee County, Florida, bounded as follows: On the Northeast by the Westerly right-of-way of I-75 (State Road 93); on the South and West by the Caloosahatchee River; on the Northwest by a tributary of Stroud Creek; and

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #11** (survey parcel VII)

The Northwest Quarter (NW 1/4) of Section 27, Township 43 South, Range, 25 East.

LESS: The East 194.00 feet of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); and

LESS: Lot 58, Colony Boulevard, more particularly described as follows: Commence at the Southwest corner of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence North  $89^{\circ}34'50''$  West along the South line of the Southwest Quarter (SW 1/4) of said Section 22, a distance of 6.00 feet; thence South  $00^{\circ}28'02''$  West, a distance of 360.00 feet; thence North  $89^{\circ}34'50''$  West, parallel to the South line of said Southwest Quarter (SW 1/4), a distance of 100.00 feet to the Point of Beginning; thence continue North  $89^{\circ}34'50''$  West a distance of 100.00 feet; thence South  $00^{\circ}28'02''$  West, a distance of 198.00 feet to the center of a waterway; thence South  $89^{\circ}34'50''$  East along the center of said waterway, a distance of 100.00 feet; thence North  $00^{\circ}28'02''$  East a distance of 198.00 feet to the Point of Beginning; and

LESS: Lot 4, Colony Boulevard, more particularly described as follows: Commence at the Northeast corner of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27, Township 43 South, Range 25 East; thence run South  $00^{\circ}28'02''$  West, a distance of 30.00 feet; thence run North  $89^{\circ}34'50''$  West, a distance of 103.00 feet to the Point of Beginning; thence continue North  $89^{\circ}34'50''$  West, a distance of 97.00 feet; thence run South  $00^{\circ}28'02''$  West, a distance of 270.00 feet; thence run South  $89^{\circ}34'50''$  East, a distance of 97.00 feet; thence run North  $00^{\circ}28'02''$

Lots 5, 6, 7, and 8, McSpaddens Acres, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 6, Page 26, Public Records of Lee County, Florida.

**PARCEL #7** (survey parcel VIII) STRAP: 27-43-25-02-0000B.0080

Lots 8 and 9, Block B, East Lake Colony, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 16, Page 36, Public Records of Lee County, Florida.

**Parcels #8, 9, 10 and 11:** STRAPS 27-43-25-00-00001.0000; 27-43-25-00-00001.0010; 27-43-25-00-00001.0020; 27-43-25-00-00001.0110✓

**PARCEL #8** (survey parcel IV)

Government Lots 1 and 2, in Section 27, Township 43 South, Range 25 East LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East Lee County, Florida, bounded as follows: On the Northeast by the Westerly right-of-way of I-75 (State Road 93); on the South and West by the Caloosahatchee River; on the Northwest by a tributary of Stroud Creek; and

LESS and EXCEPT The parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #9** (survey parcel V)

The Northeast Quarter (NE 1/4) of Section 27, Township 43 South, Range 25 East, and including Lot 9 in that certain subdivision known as MCSPADDENS ACRES, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 6, Page 26; and

LESS: The West 610.00 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); and

LESS: The North 760.00 feet of the West 810.00 feet, less the West 610.00 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); and

LESS: The following described parcel: Commence at the Northwest corner of the Northeast Quarter (NE 1/4) of Section 27, Township 43 South, Range 25 East; thence run South 89°34'20" East along the Northerly line of said Northeast Quarter (NE 1/4), a distance of 810.00 feet to the Point of Beginning; thence continue South 89°34'20" East, a distance of 400.00 feet; thence run South 00°32'25" West, a distance of 300.00 feet; thence run North 89°34'20" West, a distance of 400.00 feet; thence run North 00°32'25"

East, a distance of 270.00 feet to the Point of Beginning; and

LESS: Lot Five (5), Heron Way, also described as Lot Sixty-three (63) East Lake Colony Section 1 - Unit 4, more particularly described as follows: Commence at the Southwest corner of the East half (E ½) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East; thence run North 89° 34' 50" West along the South line of the Southwest quarter (SW 1/4) of said Section 22, a distance of 6 feet; thence run South 0° 28' 02" West a distance of 360 feet; thence run North 89° 34' 50" West parallel to the South line of said Southwest quarter (SW 1/4), a distance of 200 feet; thence South 0° 28' 02" West, a distance of 423 feet; thence run South 89° 34' 50" East, a distance of 430 feet to the arc of a curve concave to the Southwest, having a radius of 50 feet; thence run Northeasterly along the arc of said curve, a distance of 27 feet to the Point of Beginning; thence continue along the arc of said curve a distance of 80 feet; thence run North 40° 25' East, a distance of 210 feet, more or less, to the thread of an existing waterway; thence run Northerly and Westerly, a distance of 190 feet, more or less, to a point which bears North 0° 28' 02" East from the Point of Beginning; thence run South 0° 28' 02" West, a distance of 175 feet to the Point of Beginning; and

LESS: A tract or parcel of land lying in the Northwest Quarter (NW 1/4) of Section 27, Township 43 South, Range 25 East, Lee County, Florida which tract or parcel is described as follows: From the Southwest corner of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 43 South, Range 25 East run North 89°34'50" West along the South line of said Southwest Quarter (SW 1/4) for a distance of 6.00 feet; thence run South 00°28'02" West for a distance of 360.00 feet; thence run North 89°34'50" West, parallel with said South line for a distance of 200.00 feet; thence run South 00°28'02" West, a distance of 423.00 feet; thence run South 89°34'50" East, parallel with the South line for a distance of 430.00 feet to a point on a non-tangent curve; thence run Northeasterly along the arc of a curve to the right of radius 50.00 feet; (chord bearing North 42°27'17" East) (chord 26.67 feet) (delta 30°56'23") for 27.00 feet to the Southwest corner of Lot 63, Unit 4, East Lake Colony (Unrecorded) as described in deed recorded in Official Record Book 1279, Page 1481, Public Records of Lee County, Florida; thence run Southeasterly along the arc of said curve to the right of radius 50.00 feet (chord bearing South 76°14'20" East) (chord 71.74 feet) (delta 91°40'24") for a distance of 80.00 feet to the Easterly line of said unrecorded Lot 63 and the Point of Beginning.

From said Point of Beginning, run North 40°25'05" East along said Easterly line for 210.00 feet, more or less, to the thread of a stream; thence run South 81°03'16" East along said thread for a distance of 10.50 feet; thence run South 40°41'06" West for a distance of 90.73 feet to a steel pin; thence continue South 40°41'06" West for a distance of 137.11 feet to a steel pin; thence run North 66°19'54" West for a distance of 71.65 feet to a steel pin (passing through a point labeled "A" at 38.19 feet); thence run North 00°34'27" East for a distance of 4.05 feet to a point on a non-tangent curve; thence run Southeasterly along the arc of a curve to the right of radius 50.00 feet (chord bearing South 74°50'55" East) (chord 70.02 feet) (delta 88°53'34") for a distance of 77.57 feet to the Point of Beginning.



LESS: The Subdivision of East Lake Colony, recorded in Plat Book 16, Page 36, Public Records of Lee County, Florida; and

LESS: Right of Way of I-75; and

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East Lee County, Florida, bounded as follows: On the Northeast by the Westerly right-of-way of I-75 (State Road 93); on the South and West by the Caloosahatchee River; on the Northwest by a tributary of Stroud Creek; and

LESS and EXCEPT the parcel of land lying in Section 27, Township 43 South, Range 25 East, Lee County, Florida, bounded as follows: On the North by Stroud Creek; on the East by Stroud Canal; on the West by the Easterly right-of-way of I-75 (State Road 93); on the Northwest by a tributary of Stroud Creek.

**PARCEL #12** STRAP: 28-43-25-00-00004.0010

Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 28, Township 43 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at a two inch (2") iron pipe found marking the One Quarter (1/4) corner between Sections 21 and 28, Township 43 South, Range 25 East; thence South 89°18'24" East 457.87 feet along the common line between Sections 21 and 28 to the Point of Beginning of the parcel described herein.

From said Point of Beginning, thence South 89°18'24" East , 380.58 feet along the common line between Sections 21 and 28; thence South 37°16'59" East, 834.72 feet to a concrete monument found marking the Southeast corner of said North Half (N 1/2) of the Northwest Quarter(NW 1/4) of the Northeast Quarter (NE 1/4); thence North 89°25'45" W, 379.95 feet along the South line of said North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); thence North 37°16'59" West, 835.75 feet to the Point of Beginning.

**PARCEL #13** (survey parcel IX) STRAP: 28-43-25-00-00007.0000

All of Section 28, Township 43 South, Range 25 East, Lee County, Florida, LESS the North Half (N 1/2) of the North Half (N 1/2) of the North Half (N 1/2); the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) ; and all the lines of railroad, terminals, rights-of-way, bridges, yards, real estate and other property owned by Seaboard Coast Line Railroad Company, a Virginia corporation, as recited in the Deed dated November 15, 1982, recorded November 30, 1982 in Official Records Book 1651, Page 3490, and to Atlantic Coastline Railroad Company, dated April 21, 1903, as recited in Deed Book 17, Page 302, Public Records of Lee County, Florida.

**PARCEL #14** (survey parcel XVII) STRAP: 29-43-25-00-00007.0130

That certain parcel of land commencing at the Northwest corner of the East half (E 1/2), Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run South 0°6'54" East along the Westerly line of said East Half (E 1/2), a distance of 176 feet to the Point of Beginning, thence continue South 0°6'54" East, a distance of 60 feet; thence run North 89°43' East, and parallel with the Northerly line of the previously mentioned Southeast Quarter (SE 1/4), a distance of 705.94 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of 97°45' and a radius of 25 feet; thence along the arc of said curve, a distance of 42.65 feet to a point of tangency; thence run South 7°28' West, 124.19 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of 21° and a radius of 255 feet; thence along the arc of said curve, a distance of 93.46 feet to the point of tangency; thence South 28°28' West, 301.39 feet to the point of curvature of a curve to the right, said curve having as its elements, a central angle of 38° and a radius of 215 feet; thence along the arc of said curve, a distance of 142.59 feet to a point of reverse curve, said curve having as its elements a central angle of 43° and a radius of 170 feet; thence along the arc of said curve a distance of 172.61 feet; thence run South 23°28' West a distance of 113.20 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of 41°, and a radius of 95 feet; thence along the arc of said curve, a distance of 67.98 feet to a point of reverse curve, said curve having as its elements, a central angle of 57° and a radius of 100 feet; thence along the arc of said curve a distance of 159.17 feet to a point of tangency; thence run South 7°28' West, 287.82 feet to the point of curvature of a curve to the right, said curve having as its elements a central angle of 38°12'47" and a radius of 80 feet, thence along the arc of said curve, 53.35 feet to a point of reverse curve, said curve having as its elements a central angle of 256°25'34" and a radius of 60 feet; thence along the arc of said curve, 268.53 feet to a point of reverse curve, said curve having as its elements, a central angle of 38°12'47", and a radius of 80 feet; thence along the arc of said curve, a distance of 53.35 feet to the point of tangency; thence run North 7°28' East, a distance of 287.82 feet to the point of curvature of a curve to the right, said curve having as its elements, a central angle of 57° and a radius of 100 feet; thence along the arc of said curve a distance of 99.48 feet to a point of reverse curve, said curve having as its elements, a central angle of 41°, and a radius of 155 feet; thence along the arc of said curve, 110.92 feet; thence run North 23°28' East, 113.20 feet to a point of curvature of a curve to the right, said curve having as its elements, a central angle of 43°, and a radius of 170 feet; thence along the arc of said curve a distance of 127.58 feet to a point of reverse curve, said curve having as its elements a central angle of 38°, and a radius of 275 feet; thence along the arc of said curve, 182.39 feet to the point of tangency; thence North 28°28' East, 301.39 feet to the point of curvature of a curve to the left, said curve having as its elements a central angle of 21° and a radius of 315 feet; thence along the arc of said curve, 115.45 feet to the point of tangency; thence North 7°28' East, 221.54 feet; thence run South 89°43' West, a distance of 803.12 feet to the Point of Beginning.

**PARCEL #15** (survey parcel XVIII) STRAP: 29-43-25-00-00007.0150

Conservation 20/20 Parcel 108

A parcel of land lying in the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East, described as follows:

Commence at the Southeast corner of Lot 4, SECOND ADDITION TO SECTION ONE YACHT CLUB COLONY, according to plat thereof in Plat Book 16, Page 35, Public Records of Lee County, Florida; thence run South 89°36'35" East and parallel with the Southerly line of said Section 29 to the Easterly bank of Daughtrey's Creek and Point of Beginning of land herein described; continue South 89°36'35" East for 80 feet more or less, to the Easterly line of said West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 29; thence North 00°06'54" West along said Easterly line for 320 feet, more or less, to a point on a line 320 feet North of the South line of this parcel as measured on a perpendicular; thence North 89°36'35" West for 80 feet, more or less, to the Easterly bank of Daughtrey's Creek; thence Southwardly along said Easterly bank for 320 feet, more or less to the Point of Beginning.

**PARCEL #16** (survey parcel X) STRAP: 29-43-25-00-00007.0000

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East;

LESS: Lots One (1), Two (2) and Three (3) Bridge Road Extension, more particularly described as follows: Commence at the Northwest corner of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run North 89°43' East along the Northerly line of said Southeast Quarter (SE 1/4), a distance of 1396.80 feet; thence run South 0°17' East a distance of 56 feet to the Point of Beginning; thence South 0°17' East a distance of 120 feet; thence run North 89°43' East a distance of 270 feet; thence run North 0°17' West a distance of 120 feet; thence run South 89°43' West a distance of 270 feet to the Point of Beginning and,

LESS: Lots Eleven (11), Twelve (12) and Thirteen (13) Sabal Way, YACHT CLUB COLONY (Unrecorded Plat), more particularly described as follows: Commence at the Northeast corner of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run South 0°14'46" East along the East line of said Southeast Quarter (SE 1/4) a distance of 206 feet; thence run South 89°43' West, a distance of 543 feet; thence run South 7°48' West a distance of 240 feet; thence run South 28°28' West, a distance of 438.58 feet; thence run South 66°28' West, a distance of 163.14 feet; thence run South 23°38' West a distance of 238.51 feet; thence run South 64°28' West, a distance of 117.31 feet; thence run South 7°28' West, a distance of 70.58 feet; thence run North 82°32' West, a distance of 30 feet to the Point of Beginning; thence run South 7°28' West, a distance of 274.42 feet; thence run North 82°32' West, a distance of 170 feet, more or less, to the bank of Daughtrey's Creek; thence meander Northwardly along said bank to a line 299.89 feet Northerly of and parallel with the Southerly described line; thence run South 82°32' East, a distance of 180 feet, more or less, to a point on a curve concave to the East, said curve having as its elements, a central angle of 9°9'37" and a radius of 160 feet; thence Southerly along the arc of said curve, a distance of 25.58 feet to the Point of Beginning; and



LESS: Lot Twenty-Six (26) Sabal Way, YACHT CLUB COLONY (Unrecorded Plat), more particularly described as follows: Commence at the Northeast corner of the Southeast Quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East thence run South  $0^{\circ}14'16''$  East along the East line of said Southeast Quarter (SE 1/4), a distance of 206 feet; thence run  $89^{\circ}43'$  West, a distance of 240 feet; thence run South  $28^{\circ}28'$  West, a distance of 438.58 feet; thence run South  $61^{\circ}32'$  East, a distance of 30 feet to the point of curvature of a curve concave to the Northwest, said curve having as its elements, a central angle of  $38^{\circ}$  and a radius of 275 feet; thence run Southwestwardly along the arc of said curve, a distance of 9.09 feet to the Point of Beginning; thence continue along the arc of said curve, a distance of 104.79 feet; thence run South  $65^{\circ}32'$  East, a distance of 160 feet, more or less, to the bank of a waterway; thence meander Northeasterly along said bank, a distance of 105 feet, more or less, to a line 100 feet Northeasterly of and parallel with the Southerly described line; thence run North  $65^{\circ}32'$  West, a distance of 155 feet, more or less, to the Point of Beginning.

**PARCEL #17** (survey parcel XI) STRAP: 32-43-25-00-00007.0000

Government Lot One (1) in Section 32, Township 43 South, Range 25 East. LESS: That part of the recreational area lying in Government Lot 1, more particularly described as follows: Commence at the intersection of the West line of Government Lot 1, Section 32, Township 43 South, Range 25 East, and the waters of the Caloosahatchee River; thence Southeasterly and Easterly along the waters of the Caloosahatchee River to the waters of Daughtrey's Creek; thence Northerly along the shore line of Daughtrey's Creek, continuing to meander along said Creek Northerly, Westerly and Southwesterly to where the waters of said Creek intersect with the West line of Said Government Lot 1; thence South along the West line of said Government Lot 1 to the Point of Beginning.

**PARCEL #18** (survey parcel XII) STRAP: 33-43-25-00-00009.0000

Government Lot One (1) in Section 33, Township 43 South, Range 25 East, Lee County, Florida.

Acquisition approved by the Lee County Board  
of Commissioners action on 10-10-2000

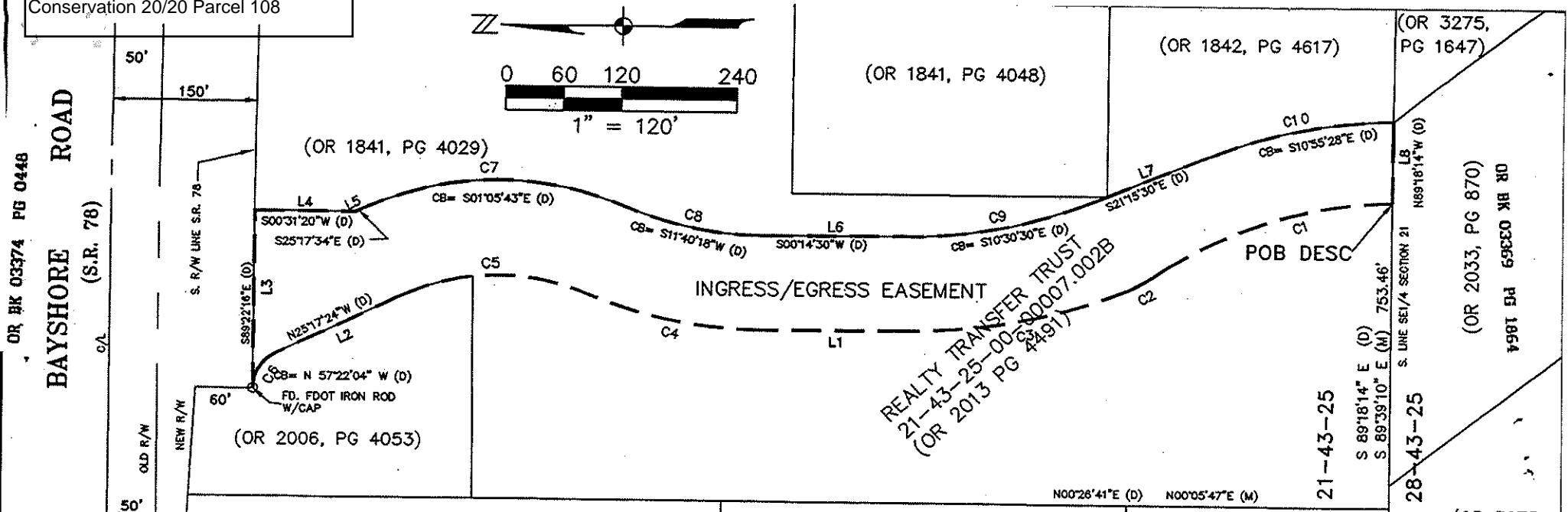
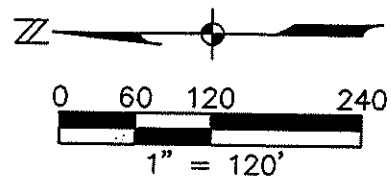
and accepted on behalf of the board by

Paul R. Shufelt on 7-3-2001

in accordance with BS# 20000921

OR BK 03374 PG 0448

BAYSHORE ROAD (S.R. 78)



CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	460.00'	267.35'	33°18'01"	263.60'	N 17°49'36" W
C2	137.34'	30.80'	12°30'57"	30.74'	N 28°02'50" W
C3	625.00'	234.55'	21°30'00"	233.15'	N 10°51'23" W
C4	475.00'	189.52'	22°31'41"	188.26'	N 11°19'26" E
C5	234.79'	198.32'	48°23'42"	192.47'	N 01°26'37" W
C6	40.00'	44.79'	64°09'20"	42.49'	N 57°43'00" W
C7	334.79'	282.79'	48°23'41"	274.45'	S 01°26'37" E
C8	375.00'	149.62'	22°31'37"	148.63'	S 11°19'25" W
C9	525.00'	197.00'	21°30'00"	195.85'	S 10°51'24" E
C10	545.00'	196.59'	20°40'04"	195.53'	S 11°16'22" E

LINE DATA		
LINE	BEARING	LENGTH
L1	N 00°06'24" W	150.00'
L2	N 25°38'29" W	142.92'
L3	S 89°43'10" E	187.38'
L4	S 00°10'26" W	105.47'
L5	S 25°38'28" E	2.07'
L6	S 00°06'24" E	150.00'
L7	S 21°38'24" E	133.00'
L8	N 89°39'10" W	85.02'

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST TO BEAR S 89°39'10" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC = DESCRIPTION
6. DESCRIPTION ATTACHED.
7. OR = OFFICIAL RECORD BOOK
8. PG = PAGE
9. (D) = DEED
10. (M) = MEASURE
11. CONTAINS 2.81 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY DESCRIPTION  
**INGRESS/EGRESS EASEMENT**  
 SECTION 21, TWP. 43 S., RGE. 25 E.  
 LEE COUNTY, FLORIDA

**THIS IS NOT A SURVEY**

*Michael W. Norman*  
 MICHAEL W. NORMAN S.T.A. (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 4500  
 JAN 19 2001

DATE SIGNED: \_\_\_\_\_  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**JOHNSON ENGINEERING, INC.**  
 ENGINEERS, SURVEYORS AND ECOLOGISTS  
 2158 JOHNSON STREET, POST OFFICE BOX 1050, FORT MEYERS, FLORIDA 33902-1050, PHONE (888) 334-0048

DATE	PARCEL NO.	FILE NO.	SCALE	SHEET
12/4/00	20002263	21-43-25	1" = 120'	1 OF 1



Conservation 20/20 Parcel 108



**THIS INSTRUMENT PREPARED BY:**  
**Russell P. Schropp, Esq.**  
**P.O. Box 280**  
**Fort Myers, FL 33902-0280**

**INSTR # 5928867**  
**Official Records BK 04025 PG 1231**  
**RECORDED 08/13/2003 11:47:34 AM**  
**CHARLIE GREEN, CLERK OF COURT**  
**LEE COUNTY**  
**RECORDING FEE 24.00**  
**DEED DOC 0.70**  
**DEPUTY CLERK L Ambrosio**

**QUIT CLAIM DEED**

THIS INDENTURE, made this 5th day of ~~June~~ <sup>August</sup>, 2003 between **LEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, COUNTY, and **ROBERT W. KEAN, JR., HAMILTON KEAN and JOHN KEAN, JR., AS TRUSTEES OF THE REALTY TRANSFER COMPANY LIQUIDATING TRUST**, whose address is Post Office Box 788, Westfield, New Jersey 07091, Grantee.

**WITNESSETH:** The COUNTY, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said COUNTY, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, and does not warrant the title or represent any state of facts concerning the title.

**IN WITNESS WHEREOF**, the COUNTY has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year above.



(OFFICIAL SEAL)

ATTEST:  
CHARLIE GREEN, CLERK

BY: *[Signature]*  
Deputy Clerk

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: *[Signature]*  
Chairman

APPROVED AS TO LEGAL FORM:

*[Signature]*  
Office of County Attorney



**Banks Engineering, Inc.**Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA

Exhibit "A"

Page 1 of 3DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

## (RELEASE PARCEL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING A PORTION OF AN ACCESS AND UTILITY BASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, AT PAGES 1857 THROUGH 1864 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S.89°39'10"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 803.48 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED. AND AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.88°58'22"E.; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°26'52" FOR 297.72 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 87.34 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.55°31'09"W.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°54'14" FOR 19.67 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.68°24'07"W.; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'30" FOR 215.68 FEET; THENCE N.00°06'24"W. FOR 150.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°51'39" FOR 169.57 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 284.79 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.67°14'42"E.; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°23'46" FOR 240.55 FEET; THENCE N.25°38'29"W. FOR 79.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 115°55'19" FOR 80.93 FEET TO AN INTERSECTION WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF BAYSHORE ROAD (STATE ROAD NO. 78) AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, AT PAGES 1857 THROUGH 1864 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°43'10"E. ALONG SAID SOUTH AND NORTH LINE FOR 42.79 FEET TO THE EAST LINE OF SAID LANDS; THENCE S.00°10'26"W. ALONG SAID EAST LINE FOR 105.47 FEET; THENCE S.25°38'28"E. ALONG SAID EAST LINE FOR 2.07 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 334.79 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.64°21'33"E.; THENCE SOUTHERLY ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 48°23'41" FOR 282.79 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 375.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.67°14'46"W.; THENCE SOUTHERLY ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 22°51'37" FOR 149.62 FEET; THENCE S.00°06'24"E. ALONG SAID EAST LINE FOR 150.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 21°30'00" FOR 197.00 FEET; THENCE S.21°36'24"E. ALONG SAID EAST LINE FOR 133.00 FEET TO THE

SHEET 1 OF 3

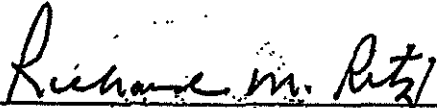
BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 20°40'12" FOR 196.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE N.89°39'10"W. ALONG SAID SOUTH LINE FOR 35.05 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.36 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

ASSUMED NORTH BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43-SOUTH, RANGE 25 EAST AS BEARING S 89° 39' 10" E.

DESCRIPTION PREPARED JUNE 19, 2002

  
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009

S:\Jobs\15xx\1537\SURVEYING\DESCRIPTIONS\1537\_RELEASE\_DESC\_SKT.doc  
S:\Jobs\15xx\1537\SURVEYING\DESCRIPTIONS\1537\_RELEASE\_DESC\_SKT.dwg

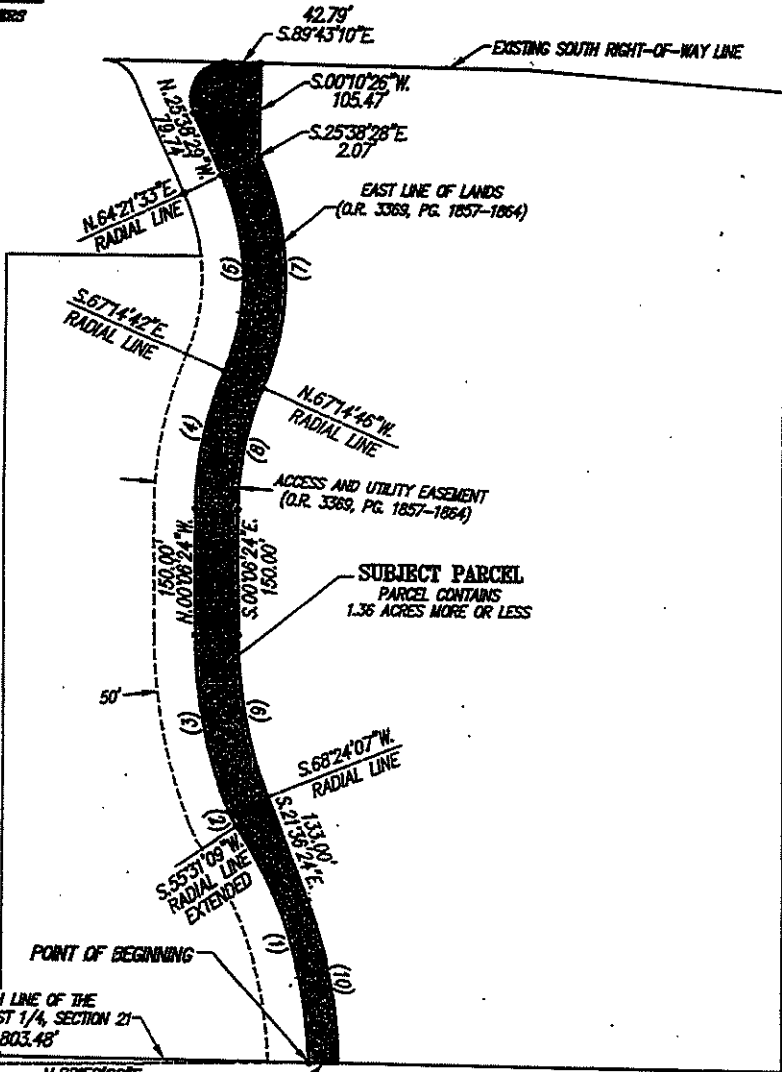


OF  
 A TRACT OR PARCEL OF LAND LYING IN  
 SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST,  
 LEE COUNTY, FLORIDA  
 (RELEASE PARCEL)

Exhibit "A"  
 Page 3 of 3



**LEGEND:**  
 O.R. INDICATES OFFICIAL RECORDS BOOK  
 PG. INDICATES PAGE  
 (1) INDICATES CURVE #1 FROM TABLE



**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	510.00'	33°26'52"	297.72'	293.51'	N.17°45'03"W
2	87.34'	12°54'14"	19.67'	19.63'	N.28°01'44"W
3	575.00'	21°29'30"	215.68'	214.42'	N.10°51'08"W
4	425.00'	22°51'39"	169.57'	168.45'	N.11°19'25"E
5	284.79'	48°23'46"	240.55'	233.47'	N.01°26'35"W
6	40.00'	115°55'19"	80.93'	67.81'	N.32°19'11"E
7	334.79'	48°23'41"	282.79'	274.45'	S.01°26'37"E
8	375.00'	22°51'37"	149.62'	148.63'	S.11°19'25"W
9	525.00'	21°38'00"	197.00'	195.85'	S.10°51'24"E
10	545.00'	20°40'12"	196.62'	195.55'	S.11°16'18"E

**NOTES:**

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, AS BEARING S.89°39'10"E.

SEE SHEETS 1 AND 2 OF 3 FOR COMPLETE METES AND BOUNDS DESCRIPTION.  
 THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

*Richard M. Ritz*  
 RICHARD M. RITZ  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERTIFICATION NO. 4009

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 06-19-02  
 SHEET 3 OF 3

S:\0881\0881\1537\SURVEYING\DESCRIPTIONS\1537\_RELEASE\_DESC\_SKT.DWG, 01/18/2003 09:46:09 AM, Ritz.rtz

Conservation 20/20 Parcel 108

INSTR # 5072656

OR BK 03369 PG 1857

This Instrument Prepared by:  
David K. Fowler, Esq.  
Henderson, Franklin, Starnes & Holt, P. A.  
1715 Monroe Street  
P. O. Box 280  
Fort Myers, FL 33902-0280

RECORDED 02/27/01 10:13 AM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 37.50  
DEPUTY CLERK L. Wheat



ACCESS AND UTILITY EASEMENT

THIS INDENTURE, made and entered into this 29th day of December, 2000, between ROBERT W. KEAN, JR., HAMILTON F. KEAN, STEWART B. KEAN AND JOHN KEAN, JR., as Trustees of the REALTY TRANSFER COMPANY LIQUIDATING TRUST, under Agreement dated December 26, 1986, Owner, whose address is Post Office Box 788, Westfield, New Jersey 07091, hereinafter "GRANTOR", and LEE COUNTY, a political subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, hereinafter "GRANTEE":

WITNESSETH

1. For and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby grants, transfers and conveys to the GRANTEE, its successors and assigns, a perpetual access and utility easement situated in Lee County, Florida, and located and described as set forth in Exhibit "A" attached hereto upon the terms and conditions set forth herein.
2. GRANTEE shall have a permanent access easement which will allow the GRANTEE's employees, consulting engineers, invitees, contractors and other representatives' vehicles and equipment to enter upon, cross, or exit GRANTOR's property within the easement described as set forth in Exhibit "A". GRANTEE shall have the right, privilege, and authority to grade, improve and maintain the surface of the property within the easement described as set forth in Exhibit "A" for the access purposes as herein described.
3. GRANTEE shall have the right, privilege, and authority to construct, replace, renew, extend and maintain utility facilities, to include, but not be limited to: electrical power, telephone, water systems, sewer transmission and collection systems with all appurtenances thereto, to be located on, under, above, across, through and within the easement described as set forth in Exhibit "A", with the additional right, privilege and authority to remove, replace, repair and enlarge said facilities within said easement, and to trim and remove roots, trees, shrubs, bushes and plants and remove fences or any other improvements which may affect the operation of the utility facilities or GRANTEE's use of the easement.

INSTR # 5079049 OR BK 3374 PG 0441 RECD 03/08/01 01:11 PM  
CHARLIE GREEN, CLERK OF COURT, LEE COUNTY  
DEPUTY CLERK W. Odom

4. The utility easement will not be limited to any particular diameter size or type and/or number of connections to other similar facilities for providing utility service to this and any adjacent properties. The total area of this utility easement is to be reserved for the utility lines, poles, mains, or other utility facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar type uses. Houses, fences, buildings, carports, garages, storage sheds or any other structures will not be constructed upon or placed within this easement at any time, present or future, by GRANTOR, or its heirs, successors or assigns.
5. Title to any utility facilities constructed hereunder will remain in the GRANTEE, GRANTEE's successors, appointees and/or assigns, or the public utility providing the service.
6. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTORS covenant that they are lawfully seized and possessed of the property described as set forth in Exhibit "A", have good and lawful right and power to grant and convey the easement herein described, and that the property is free clear of all liens and encumbrances, except as recorded in the Public Records and, accordingly, GRANTORS will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.
7. The parties understand and agree that GRANTOR may give other persons the same rights of entry and exit given to GRANTEE unless doing this will prevent the GRANTEE from being able to enter, cross, exit or maintain the easement.
8. This agreement will be binding upon the parties hereto, their successors and assigns.
9. To the extent allowed by law and subject to the provisions and limitations contained in §768.28, Florida Statutes, the GRANTEE shall and hereby agrees to be liable for injury or loss of property, personal injury, or death caused by the negligent or wrongful act or omission of any employee of the GRANTEE while acting within the scope of his office or employment under circumstances in which the GRANTEE, if a private person, would be liable to the claimant, in accordance with the general laws of the State of Florida.

Acquisition approved by the Lee County Board  
of Commissioners action on 1-30-2001

and accepted on behalf of the board by \_\_\_\_\_

Paul R. Chumbley on 3-8-2001

in accordance with BS# 20010024



IN WITNESS WHEREOF, ROBERT W. KEAN, <sup>Jr.</sup> HAMILTON F. KEAN, STEWART E. KEAN AND JOHN KEAN, <sup>Jr.</sup> as Trustees of the REALTY TRANSFER COMPANY LIQUIDATING TRUST, GRANTOR, and LEE COUNTY, a political subdivision of the State of Florida, GRANTEE, have caused this document to be signed on the date first above-written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF TWO WITNESSES:

Linda Bianco

Witness

Linda Bianco

Print Name

Maria F. Desilva

Witness

MARIA F. DASILVA

Print Name

Linda Bianco

Witness

Linda Bianco

Print Name

Maria F. Desilva

Witness

MARIA F. DASILVA

Print Name

Linda Bianco

Witness

Linda Bianco

Print Name

Maria F. Desilva

Witness

MARIA F. DASILVA

Print Name

Linda Bianco

Witness

Linda Bianco

Print Name

Maria F. Desilva

Witness

MARIA F. DASILVA


Print Name




ROBERT W. KEAN, Trustee of the REALTY  
TRANSFER COMPANY LIQUIDATING  
TRUST U/A/D 12/26/86



HAMILTON F. KEAN, Trustee of the REALTY  
TRANSFER COMPANY LIQUIDATING  
TRUST U/A/D 12/26/86



STEWART B. KEAN, Trustee of the REALTY  
TRANSFER COMPANY LIQUIDATING  
TRUST U/A/D 12/26/86



JOHN KEAN, Trustee of the REALTY  
TRANSFER COMPANY LIQUIDATING  
TRUST U/A/D 12/26/86

OR BK 03374 PG 0443

CHARLIE GREEN, CLERK

By: Michelle S. Letsme  
Deputy Clerk (DATE)

LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

By: [Signature]  
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

[Signature] 2/21/01  
COUNTY ATTORNEY (DATE)

STATE OF New Jersey  
COUNTY OF Union

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by **ROBERT W. KEAN, JR.**, as Trustee of the REALTY TRANSFER COMPANY LIQUIDATING TRUST U/A/D 12/26/86, who is personally known to me or who produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
PAMELA D. CARTER  
(Type/Print Name of Notary)  
Commission No: 2091686  
PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 8, 2001

STATE OF New Jersey  
COUNTY OF Union

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by **HAMILTON F. KEAN**, as Trustee of the REALTY TRANSFER COMPANY LIQUIDATING TRUST U/A/D 12/26/86, who is personally known to me or who produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
PAMELA D. CARTER  
(Type/Print Name of Notary)  
Commission No: 2091686  
PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 8, 2001

OR BK 03374 PG 0444

STATE OF New Jersey  
COUNTY OF Union

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by **JOHN KEAN, JR.**, as Trustee of the REALTY TRANSFER COMPANY LIQUIDATING TRUST U/A/D 12/26/86, who is personally known to me or who produced \_\_\_\_\_ as identification.

Pamela D Carter  
Notary Public  
PAMELA D. CARTER  
(Type/Print Name of Notary)  
Commission No: 2091686

PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 8, 2001

STATE OF New Jersey  
COUNTY OF Union

The foregoing instrument was acknowledged before me this 19 day of December, 2000 by **STEWART B. KEAN**, as Trustee of the REALTY TRANSFER COMPANY LIQUIDATING TRUST U/A/D 12/26/86, who is personally known to me or who produced \_\_\_\_\_ as identification.

Pamela D Carter  
Notary Public  
PAMELA D. CARTER  
(Type/Print Name of Notary)  
Commission No: 2091686

PAMELA D. CARTER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Aug. 8, 2001



January 19, 2001

## DESCRIPTION

### INGRESS/EGRESS EASEMENT SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 43 South, Range 25 East being a portion of the lands as described in Deed recorded in Official Record Book 2013 at page 4491 of the Public Records of Lee County, Florida, which tract or parcel is described as follows:

From the southwest corner of the Southeast Quarter (SE-1/4) of said Section 21 run S 89° 39' 10" E along the south line of said fraction for 753.46 feet to the Point of Beginning.

From said Point of Beginning run northwesterly along the arc of a curve departing said fraction line to the left of radius 460.00 feet (chord bearing N 17° 49' 36" W) (chord 263.60 feet) (delta 33° 18' 01") for 267.35 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the right of radius 137.34 feet (chord bearing N 28° 02' 50" W) (chord 30.74 feet) (delta 12° 50' 57") for 30.80 feet to a point of compound curvature; thence run northwesterly along the arc of said curve to the right of radius 625.00 feet (chord bearing N 10° 51' 23" W) (chord 233.15 feet) (delta 21° 30' 00") for 234.53 feet to a point of tangency; thence run N 00° 06' 24" W for 150.00 feet to a point of curvature; thence run northeasterly along the arc of said curve to the right of radius 475.00 feet (chord bearing N 11° 19' 26" E) (chord 188.26 feet) (delta 22° 51' 41") for 189.52 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the left of radius 234.79 feet (chord bearing N 01° 26' 37" W) (chord 192.47 feet) (delta 48° 23' 42") for 198.32 feet to a point of tangency; thence run N 25° 38' 29" W for 142.92 feet to a point of curvature; thence run northwesterly along the arc of said curve to the left of radius 40.00 feet (chord bearing N 57° 43' 00" W) (chord 42.49 feet) (delta 64° 09' 20") for 44.79 feet to a non-tangent end of said curve at an iron rod and D.O.T. cap found, on the existing south right-of-way line of Bayshore Road (State Road No. 78); thence run S 89° 43' 10" E along said southerly right-of-way line for 187.38 feet to the northeasterlymost corner of the lands as described in Deed recorded in Official Record Book 2013 at page 4491 of said public records; thence run the following courses and distances along the east line of the lands as described in said deed: S 00° 10' 26" W departing said southerly right-of-way for 105.47 feet; S 25° 38' 28" E for 2.07 feet to a point on a non-tangent curve; thence run southeasterly along the arc of said curve to the right of radius 334.79 feet (chord bearing S 01° 26' 37" E) (chord 274.45 feet) (delta 48° 23' 41") for 282.79 feet to a point of reverse curvature; southwesterly along the arc of said curve to the left of radius 375.00 feet (chord bearing S 11° 19' 25" W) (chord 148.63 feet) (delta 22° 51' 37") for 149.62 feet to a point of tangency; S 00° 06' 24" E for 150.00

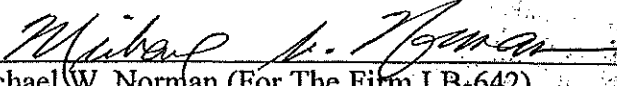
OR BK 03374 PG 0446

feet to a point of curvature; southeasterly along the arc of said curve to the left of radius 525.00 feet (chord bearing S 10° 51' 24" E) (chord 195.85 feet) (delta 21° 30' 00") for 197.00 feet to a point of tangency; S 21° 36' 24" E for 133.00 feet to a point of curvature; southeasterly along the arc of said curve to the right of radius 545.00 feet (chord bearing S 11° 16' 22" E) (chord 195.53 feet) (delta 20° 40' 04") for 196.59 feet to an intersection with the south line of the Southeast Quarter (SE-1/4) of said Section 21; thence run N 89° 39' 10" W along said fraction line for 85.02 feet to the Point of Beginning.

Parcel contains 2.81 acres, more or less.

**SUBJECT TO** easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the south line of the Southeast Quarter (SE-1/4) of Section 21, Township 43 South, Range 25 East to bear S 89° 39' 10" E.

  
Michael W. Norman (For The Firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 4500

20002263\IngressEgress-011901

OR BK 03374 PG 0447

OR BK 03369 PG 1863



# This Indenture,

1511336 REC 1576 PG 404

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto the use of the singular number shall include the plural, and the plural the singular the use of any gender shall include all genders, and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 10 day of May, A. D. 19 78

Between REALTY TRANSFER COMPANY

a corporation existing under the laws of the State of NEW JERSEY party of the first part, and MARGARET M. DOYLE, as Trustee, whose address is: 1534 Hill Avenue, Fort Myers, FL 33901

Lee and State of FLORIDA, of the County of party of the second part,

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS----- Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of State of Florida, to wit:

Lee

SEE SCHEDULE "A" ATTACHED HERETO

The property conveyed herein is that property described on Schedule "A" attached hereto, consisting of roadways known as Bridge Road Extension and Sago Drive.

The Grantor herein reserves to itself, its heirs, successors and assigns an easement for roadway and utility purposes over and across the portion of the property described herein, known as BRIDGE ROAD EXTENSION, including the right of use of the bridge on said road across Daughtrey's Creek.

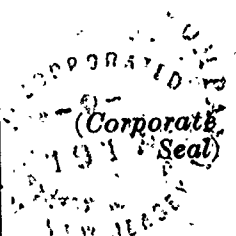
Documentary Tax Pd \$ .45  
\$ \_\_\_\_\_ State Tax Pd  
SAL GRANT LEE COUNTY

By: *Sal Geraci*

**To Have and to Hold** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

**In Witness Whereof,** the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its the day and year above written.

REALTY TRANSFER COMPANY



Attest: *Barbara F. Grove*  
Secretary

By: *Thomas H. Kean*  
Thomas H. Kean, President.

Signed, Sealed and Delivered in Our Presence:

*Judith A. McDowell*  
*Gene E. Roberts*

THIS INSTRUMENT WAS PREPARED BY  
RECORD VERIFIED - SAL GERACI CLERK  
BY: C. FORTINO, D.C.  
HUGH E. STARNES, Attorney at Law  
2100 SECOND STREET, FORT MYERS, FLORIDA 33902

Please return to George E. Allen

13.45



State of ~~Florida~~ NEW JERSEY

County of UNION

REC 1576 PG 405

I HEREBY CERTIFY, That on this 10 day of May A. D. 19 78, before me personally appeared THOMAS H. KEAN and \_\_\_\_\_, respectively President and \_\_\_\_\_ of REALTY TRANSFER COMPANY, a corporation under the laws of the State of New Jersey, to me known to be the persons described in and who executed the foregoing conveyance to

MARGARET M. DOYLE, as Trustee, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Elizabeth, New Jersey in the County of Union ~~and State of Florida~~, the day and year last aforesaid.

SANDRA H CL'RRAN  
NOTARY PUBLIC OF NEW JERSEY

*Sandra H Cl'rran*  
Notary Public

My Commission Expires Mar 3 1981



Date

TO

FROM CORPORATION

**Quit-Claim Deed**

2158 JOHNSON STREET  
TELEPHONE (813) 334-2045  
POST OFFICE BOX 1350  
FORT MYERS, FLORIDA  
33902

SCHEDULE "A"

August 28, 1974

REC 1576 PG 406

CARL E. JOHNSON  
1911-1988

DESCRIPTION  
ROADWAY EASEMENT  
IN THE W $\frac{1}{2}$  OF THE SE $\frac{1}{4}$   
SECTION 29, T. 43 S., R. 25 E.  
LEE COUNTY, FLORIDA

A parcel of land for a roadway easement lying in the west half (W $\frac{1}{2}$ ) of the southeast quarter (SE $\frac{1}{4}$ ) of Section 29, Township 43 South, Range 25 East, Lee County, Florida which parcel is described as follows:

From the concrete post marking the northeast corner of said fraction of a section run S 00° 22' 00" W along the east line of said fraction of a section for 176 feet; thence run N 89° 14' 04" W parallel with the north line of said fraction of a section for 505.55 feet to a concrete monument and the Point of Beginning of the herein described parcel.  
From said Point of Beginning run S 89° 14' 04" E along the last mentioned course for 505.55 feet to an intersection with the east line of said fraction of a section; thence run S 00° 22' 00" W along said east line for 60 feet to a steel pin; thence run N 89° 14' 04" W parallel with said north line for 154.77 feet to a point of curvature; thence run westerly, southwesterly, southerly and southeasterly along the arc of a curve to the left of radius 19 feet for 43.26 feet to a point of reverse curvature; thence run southeasterly along the arc of a curve to the right of radius 260 feet for 140.36 feet to a point of tangency; thence run S 8° 44' 04" E for 136.65 feet to an intersection with the circumference of a roadway turnaround of radius 60 feet; thence run easterly, southeasterly, southerly, southwesterly, westerly and northwesterly along the circumference of said turnaround, along the arc of a curve to the right of radius 60 feet which tangent bears N 81° 15' 56" E, for 282.74 feet to a concrete monument marking the point of tangency; thence run N 8° 44' 04" W for 196.65 feet to a concrete monument marking a point of curvature; thence run northwesterly along the arc of a curve to the left of radius 200 feet for 281.00 feet to a concrete monument marking the point of tangency; thence run N 89° 14' 04" W parallel with and 60 feet southerly (as measured on a perpendicular) from the first mentioned course, for 218.25 feet to a steel pin; thence run S 83° 39' 53" W for 360 feet more or less to an intersection with the westerly bank of Daughtrey's Creek and the easterly boundary of parcel shown Not Included in the Revised Plat of Yacht Club Colony, according to plat recorded in Plat Book 12 at page 12 of the public records of Lee County; thence run northwesterly along said boundary line

PRESIDENT  
ARCHIE T. GRANT, JR.  
REGISTERED PROFESSIONAL  
ENGINEER  
REGISTERED LAND SURVEYOR

VICE PRESIDENT  
FORREST H. BANKS  
REGISTERED PROFESSIONAL  
ENGINEER  
REGISTERED LAND SURVEYOR

SECRETARY-TREASURER  
LEIF E. JOHNSON

ASSOCIATES  
LESTER L. BULSON  
REGISTERED LAND SURVEYOR  
ROBERT S. O'BRIEN  
REGISTERED LAND SURVEYOR

CONSULTANT  
H. M. PREWITT  
REGISTERED PROFESSIONAL  
ENGINEER  
REGISTERED LAND SURVEYOR

ASSOCIATED FIRM  
JOHNSON, PREWITT  
& ASSOCIATES, INC.  
CLEWISTON, FLORIDA

Description continued  
29-43-25  
August 28, 1974

-2-

REC 1576 PG 407

for 50 feet more or less to an intersection with a line parallel with the last mentioned course passing through the Point of Beginning; thence run N 83° 39' 53" E parallel with and 50 feet northwesterly from said last mentioned course for 450 feet more or less to the Point of Beginning. Bearings hereinabove mentioned are calculated from assuming the west line of said Section 29 to bear S 00° 32' 10" W.

ALSO that certain parcel being approximately 50 feet in width and shown as an unnumbered lot lying North of Lot 117 of that certain subdivision known as revised plat of YACHT CLUB COLONY, according to the plat recorded in Plat Book 12, Page 12, Public Records of Lee County, Florida.

LLB/ds

JAN 22 11 31 AM '87  
RECORDED  
LEE COUNTY, FLORIDA  
RECORD VERIFIED  
SAY GERACI  
IN CIRCUIT COURT



2400  
-0-

2906498

EASEMENT

OR2174 Pg 1741

THIS EASEMENT, granted this 19<sup>th</sup> day of June, 1990, by and between W. EMLEN ROOSEVELT, STEWART B. KEAN, ROBERT W. KEAN, JR., HAMILTON KEAN, and JOHN KEAN, JR., AS TRUSTEES of the REALTY TRANSFER COMPANY LIQUIDATING TRUST, with full power to protect, conserve and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property described herein, (hereinafter referred to as GRANTOR), and DAVID R. HOUGHTALING, a single man, whose Post Office address for tax purposes is: Route 2, Box 750, North Fort Myers, FL 33902

(hereinafter referred to as GRANTEE).

WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to them in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said GRANTEE, his heirs and assigns forever, an easement for ingress and egress purposes over and across the following described land, situate lying and being in the County of Lee, State of Florida, to wit:

The northerly sixty (60') feet of the following described property:

Part of the north half of the northwest quarter of the northeast quarter of Section 28, Township 43 South, Range 25 East, Lee County, Florida, described as follows:

COMMENCING at a 2" iron pipe found marking the 1/4 corner between Sections 21 and 28, Township 43 South, Range 25 East, thence; South 89°18'24" East, 457.87 feet, along the common line between Sections 21 and 28, to the POINT OF BEGINNING of the parcel described herein. From said POINT OF BEGINNING, thence; South 89°18'24" East, 380.58 feet, along the common line between Sections 21 and 28, thence; South 37°16'59" East, 834.72 feet, to a concrete monument found marking the southeast corner of said north half (N/2) of the northwest quarter (NW/4) of the northeast quarter (NE/4) thence; North 89°25'45" West, 379.95 feet along the south line of said north half (N/2) of the northwest quarter (NW/4) of the northeast quarter (NE/4), thence; North 37°16'59" West, 835.75 feet, to the POINT OF BEGINNING.

RECORD VERIFIED - CHARLES GREEN, CLERK  
JUL 11 1990

1715 RANGE ST., FORT MYERS, FL 33902  
TEL. 941-933-1111

AND

The easterly eighty (80') feet of the following described property:

A parcel of land in Section 21, Township 43 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at a concrete monument marking the south quarter corner of Section 21, thence; South 89°18'14" East, 432.98 feet, along the south line of Section 21, to a concrete monument found marking the southwest corner and the POINT OF BEGINNING of the parcel described herein, thence; North 00°26'41" East, 955.79 feet, along a line parallel with and 433 feet east of the west line of the southeast quarter (SE/4) of Section 21, to a nail and disc found, thence; South 89°45'48" East, 233.30 feet, to an iron rod and cap found on the arc of a non-tangent curve to the left, thence; Running 79.28 feet along the arc of said curve, with a radius of 234.79 feet, a central angle of 19°20'52", and a chord of North 15°36'58" West 78.91 feet, to an iron rod and cap found marking the tangent end of said curve, thence; North 25°17'24" West, 142.92 feet, to the beginning of a tangent curve to the left, thence; Running 44.79 feet along the arc of said curve, with a radius of 40.00 feet, a central angle of 64°09'20", and a chord of North 57°22'04" West 42.49 feet, to a non-tangent end of said curve at an iron rod and D.O.T. cap found, on the existing south right-of-way line of Bayshore Road (SR 78), thence; South 89°22'16" East, 187.38 feet, along the said South right-of-way line, thence; South 00°31'20" West, 105.47 feet, thence; South 25°17'34" East 2.07 feet, to the beginning of a tangent curve to the right, thence; running 282.79 feet along the arc of said curve, with a radius of 334.79 feet, a central angle of 48°23'41", and a chord of South 01°05'43" East, 274.45 feet, to a point of reverse curve, thence; Running 149.62 feet along the arc of a curve to the left, with a radius of 375.00 feet, a central angle of 22°51'37", and a chord of South 11°40'18" West, 148.63 feet, to a tangent end of said curve, thence; South 00°14'30" West, 150.00 feet to the beginning of a tangent curve to the left, thence; Running 197.00 feet along the arc of said curve, with a radius of 525.00 feet, a central angle of 21°30'00", and a chord of South 10°30'30" East, 195.85 feet, to the tangent end of said curve, thence; South 21°15'30" East, 133.00 feet, to the beginning of a tangent curve to the right, thence; Running 196.59 feet along the arc of said curve, with a radius of 545.00 feet, a central angle of 20°40'04", and a chord of South 10°55'28" East 195.53 feet, to the non-tangent end of said curve on the south line of Section 21, thence; North 89°18'14" West, 405.50 feet, along the south line of Section 21, to the POINT OF BEGINNING, containing a computed area of 7.708 acres of land.

And said GRANTOR does hereby covenant that the foregoing easement shall be perpetual and shall be binding forever on said GRANTOR, their successors, heirs and assigns.

OR2174 Pg1742

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands and seals this 19<sup>th</sup> day of June, 1990.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

REALTY TRANSFER COMPANY  
LIQUIDATING TRUST

OR2174 Pg1743

William Stuard  
Witness

By: W. Emlen Roosevelt L.S.  
W. EMLEN ROOSEVELT, as  
Trustee and not individually

Margaret Mannix  
Witness

William Stuard  
Witness

By: Stewart B. Kean L.S.  
STEWART B. KEAN, as Trustee  
and not individually

Margaret Mannix  
Witness

William Stuard  
Witness

By: Robert W. Kean L.S.  
ROBERT W. KEAN, as Trustee  
and not individually

Margaret Mannix  
Witness

William Stuard  
Witness

By: Hamilton Kean L.S.  
HAMILTON KEAN, as Trustee  
and not individually

Linda Deans  
Witness

William Stuard  
Witness

By: John Kean, Jr. L.S.  
JOHN KEAN, JR., as Trustee  
and not individually

Margaret Mannix  
Witness



STATE OF NEW JERSEY )  
COUNTY OF UNION )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared W. EMLÉN ROOSEVELT, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as his free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of June, 1990.

William D. Hardin  
Notary Public

My Commission Expires:

WILLIAM D. HARDIN  
Notary Public of New Jersey  
My Commission Expires June 24, 1993

OR2174 pg 1744

STATE OF NEW JERSEY )  
COUNTY OF UNION )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared STEWART B. KEAN, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as his free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of June, 1990.

William D. Hardin  
Notary Public

My Commission Expires:

WILLIAM D. HARDIN  
Notary Public of New Jersey  
My Commission Expires June 24, 1993

STATE OF NEW JERSEY )  
COUNTY OF UNION )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROBERT W. KEAN, JR., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as his free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of June, 1990.

William D. Hardin  
Notary Public

My Commission Expires:

WILLIAM D. HARDIN  
Notary Public of New Jersey  
My Commission Expires June 24, 1993

STATE OF NEW JERSEY )  
COUNTY OF UNION )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HAMILTON KEAN, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as his free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 22<sup>nd</sup> day of June, 1990.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

BRENDA H. WILLIS  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires June 22, 1994

OR2174 Pg 1745

STATE OF NEW JERSEY )  
COUNTY OF UNION )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN KEAN, JR., to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as his free act and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of June, 1990.

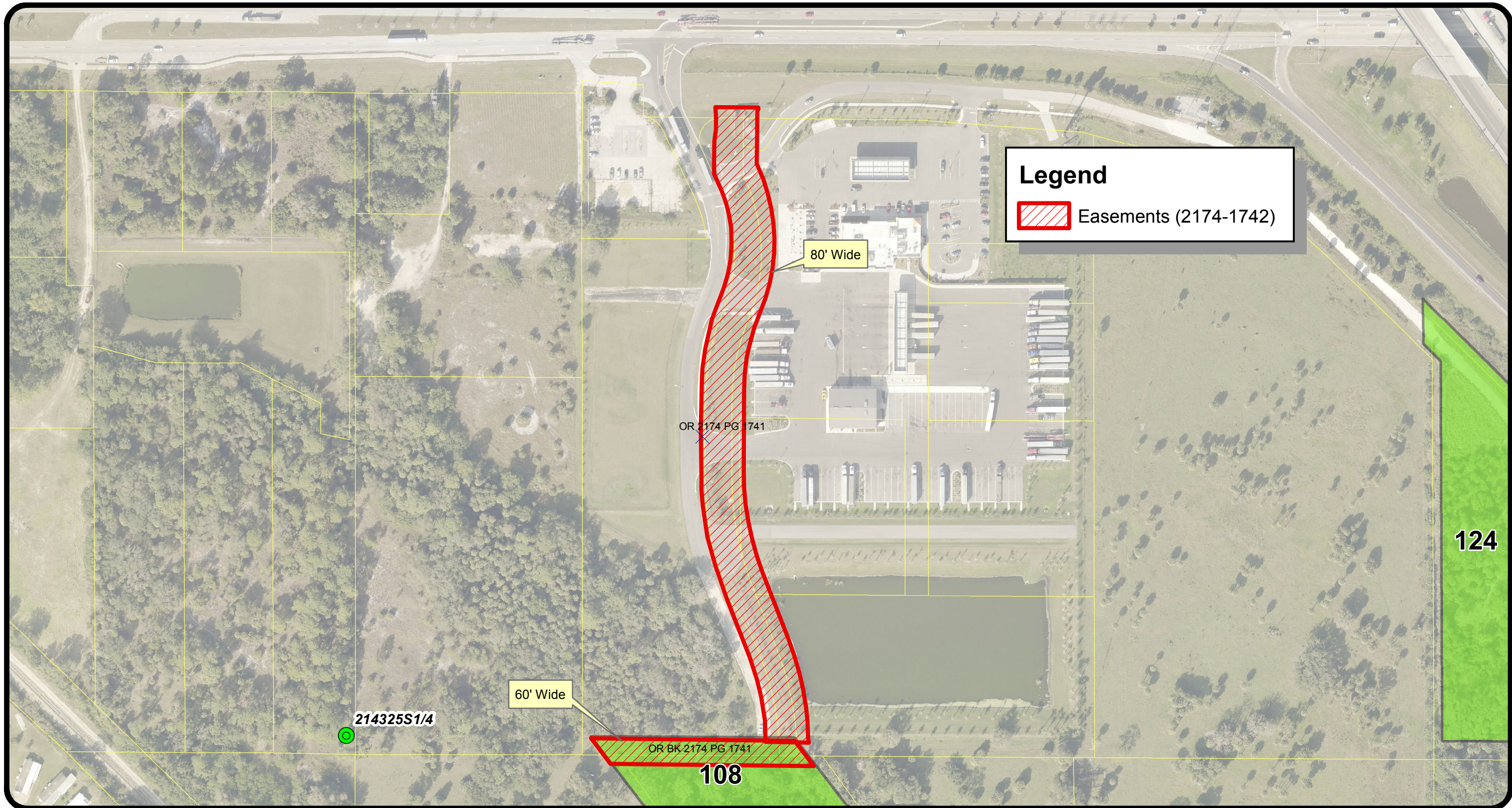
  
\_\_\_\_\_  
Notary Public

My Commission Expires:

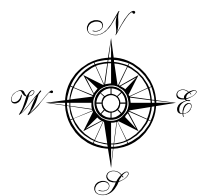
WILLIAM D. HARDIN  
Notary Public of New Jersey  
My Commission Expires June 24, 1993

CHARLIE GREEN LEE CITY FL  
90 SEP 12 AM 10:38





Prepared by Lee County GIS  
11/21/2017



 **LEE COUNTY**  
SOUTHWEST FLORIDA  
County Lands Department



Parcel 124

**OWNERS POLICY  
SCHEDULE A**

**Agent's ID No. 2665  
TC-F11890**

**Owners Policy Number  
7210609-54413**

**Amount of Insurance  
\$210000.00**

**Date of Policy  
March 22, 2002 @ 1:52 pm**

**1. Name of Insured:**

**LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

**2. Title to the estate or interest covered by this policy at the date hereof is vested in the insured.**

**LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

**3. The estate or interest in the land described or referred to in this Schedule covered by this policy is FEE SIMPLE.**

**4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:  
NONE**

**5. The land referred to in this policy is situated in the County of LEE, State of Florida and is described as follows:**

**SEE ATTACHED EXHIBIT "A"**

**TRI COUNTY TITLE INSURANCE AGENCY, INC.  
8660 College Parkway #200  
Fort Myers, Florida 33919  
239-437-3144**

**Countersigned and Validated**

**BY:  \_\_\_\_\_  
Dena E. Weygant/Charles R. Hannaway  
Authorized Signatory**

INSTR # 5393824  
OR BK 03606 PG 1734

Conservation 20/20 Parcel 124

RECORDED 03/22/02 01:52 PM  
CHARLIE GREEN CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 19.50  
DOC TAX PD(F.S.201.02) 1,470.00  
DEPUTY CLERK J Miller

Recording Fee \$8-19.50

Doc. Stamps \$1470

File TC F11890

This Instrument Prepared by:

MARCEY A. MINARD

TRI COUNTY TITLE INSURANCE AGENCY, INC.

8860 COLLEGE PARKWAY, SUITE 200

FORT MYERS, FLORIDA 33919

Grantor S.S. No.:

Name: J.N. DeBRA, JR.

Grantee S.S. No.:

Name: LEE COUNTY

Strap Number: 21-43-25-00-00007.0010

\_\_\_\_\_[Space Above This Line for Recording Data]\_\_\_\_\_

### WARRANTY DEED

This Indenture made this 7 day of March, 2002 BETWEEN JUD N. DeBRA a/k/a J.N. DeBRA a/k/a J.N. DeBRA, JR. and DAVID L. DeBRA, INDIVIDUALLY AND AS TRUSTEES, whose address is 111 BENEDUM PLACE, CARY, NC 37511, grantor\*, and LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, whose post office address is P.O. BOX 398, FT. MYERS, FL 33902, grantee\*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs and assigns forever the following described land situate, lying and being in LEE County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD, IF ANY, AND TAXES FOR THE CURRENT AND SUBSEQUENT YEARS.

THIS PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR.

TOGETHER with all the tenements, hereditaments and appurtenances thereof belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in FEE SIMPLE; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001. \*Singular and plural are interchangeable as context requires.



Conservation 20/20 Parcel 124

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(Signatures and Printed names of TWO Separate Witnesses)

Mary W. Langley  
Printed Name: MARY W. Langley

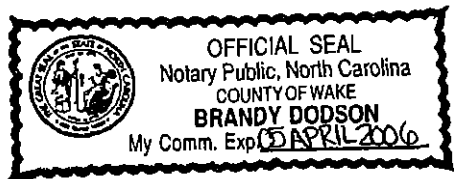
Margie A. Vaughan  
Printed Name: MARGIE A. VAUGHAN

J.N. DeBRA, JR.  
JUD N. DeBRA a/k/a J.N. DeBRA a/k/a  
J.N. DeBRA, JR., INDIVIDUALLY AND  
AS TRUSTEE

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of MARCH, 2002 by  
JUD N. DeBRA a/k/a J.N. DeBRA a/k/a J.N. DeBRA, JR., who is/are personally known to me or have  
produced sufficient evidence of identification described below and who did not take an oath.  
Description of identification produced: NORTH CAROLINA DRIVER LICENSE

Brandy Dodson  
SIGNATURE OF NOTARY PUBLIC, COMMISSION NO.:  
Printed Name: BRANDY DODSON  
My Commission Expires: 05 APRIL 2006  
(SEAL)



Conservation 20/20 Parcel 124

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(Signatures and Printed names of TWO Separate Witnesses)

[Signature]  
Printed Name: Carla Aparicio

[Signature]  
DAVID L. DeBRA, INDIVIDUALLY  
AND AS TRUSTEE

[Signature]  
Printed Name: Joan Justus Sanders

STATE OF Florida  
COUNTY OF Broward

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of March, 2002 by  
DAVID L. DeBRA, who is/are personally known to me or have produced sufficient evidence of identification described  
below and who did not take an oath.

Description of Identification produced: \_\_\_\_\_

[Signature]  
SIGNATURE OF NOTARY PUBLIC, COMMISSION NO.:  
Printed Name: Lucille E. Newman  
My Commission Expires:  
(SEAL)



EXHIBIT "A"

PARCEL A: Being the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 43 South, Range 25 East, Lee County, Florida, less I-75 right-of-way and less the westerly 32.0 feet thereof.

PARCEL B: The northerly 60.0 feet of the 32.0 foot parcel excepted in Parcel A above, reserving unto grantor and his successors in title a right-of-way for ingress and egress over said Parcel B.

PARCEL C: The E $\frac{1}{2}$  of the E $\frac{1}{2}$  of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 28, Township 43 South, Range 25 East, together with and including the easterly 20.80 feet of the W $\frac{1}{2}$  of the E $\frac{1}{2}$  of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 28, Township 43 South, Range 25 East, Lee County, Florida.

SAID PARCELS A, B and C being more particularly described as follows:

Beginning at the NE corner of said Section 28, also being the southeast corner of said Section 21, run S 0°28'24" E along the east line of the E $\frac{1}{2}$  of the E $\frac{1}{2}$  of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 28, a distance of 655.57 feet to the southeast corner of said fraction of a section; thence N 89°47'21" W, 358.14 feet; thence N 0°19'59" W 656.15 feet to a point on the north line of said Section 28; thence N 89°41'36" W 282.94 feet; thence N 00°12'26" W 711.69 feet; thence N 45°22'35" W 45.10 feet; thence N 00°12'26" W 84.60 feet to a point on the southerly right-of-way line of I-75; thence S 45°22'35" E along said right-of-way line 896.97 feet; thence S 36°19'29" E along said right-of-way line 59.45 feet to a point on the east line of said Section 21; thence S 0°18'37" E along said east line of Section 21 153.42 feet to the southeast corner of said Section 21 and the POINT OF BEGINNING.

Acquisition approved by the Lee County Board  
of Commissioners action on 1-29-2002

and accepted on behalf of the board by  
Paul R. Shumate on 3-15-2002

in accordance with BLUESHEET # 20020005  
ITEM A6A



Parcel 158

\$27.00 Rec  
700.00 DS  
\$100,000.00

Conservation 20/20 Nom 158-2

## THIS WARRANTY DEED

This WARRANTY DEED dated this 19, day of May, 2017  
by

**Daniel Patrissy and Colleen Patrissy, husband and wife**

**whose post office address is: 21766 High Pine Trail, Boca Roton, Florida 33428**

hereinafter called the Grantor, to

**Lee County, a political subdivision of the State of Florida**

**whose post office address is: P.O. Box 398, Fort Myers, Florida 33902-0398**

hereinafter called the Grantee:

(Whenever used herein the term grantor and grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Exhibit 'A' Attached

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances/or restrictions and prohibitions imposed by governmental authorities, if any.

**Parcel Identification Number: 22-43-25-00-00024.0000 and 22-43-25-00-00017.0270**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND THE GRANTOR** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF, GRANTOR** has signed and sealed these presents the day and year first above written.

Conservation 20/20 Nom 158-2

Signed in the presence of the following witnesses as to each signature:

**(Two Separate Witnesses Required)**

[Signature]  
Witness #1  
Print Name: Dennis Shyman

[Signature]  
Witness #2  
Print Name: Chris Shaw

[Signature]  
Daniel Patrissy


[Signature]  
Colleen Patrissy

State of Florida  
County of ~~Lee~~ Palm Beach

The foregoing instrument was acknowledged before me this 19 day of May, 2017 by Daniel Patrissy and Colleen Patrissy, husband and wife who is (are) personally known to me or who has produced a Driver's License(s) as identification and who did not take an oath.

[Signature]  
Notary Public:  
Print Name: STEVEN BLEIER  
My Commission Expires: 02/20/2021  
My Commission Number: GG74640 (SEAL) ✓

2016-13909  
Prepared by: Hilda G. Holzhauser  
incidental to the issuance of a Title Insurance Policy  
Record & Return to:  
Title Services of Southwest Florida, Inc.  
1705 Colonial Blvd., Suite A-2  
Fort Myers, Florida 33907

 Steven Bleier  
State of Florida  
My Commission Expires 02/20/2021  
Commission No. GG 74640

Acquisition approved by the Lee County Board of Commissioners action on 3-21-17 and accepted on behalf of the board by Charie Pierce on 5-22-17 in accordance with BS # 201700002 Project Cons. 20/20 Parcel 158-2



Conservation 20/20 Nom 158-2

**Exhibit 'A'**

Parcel 1.) All that part lying East of Popash Creek, of the South half of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Two (22), Township Forty-Three (43), South, Range Twenty-Five (25) East, of the Public Records of Lee County, Florida, Less and Except those lands deeded to the State of Florida Department of Transportation by virtue of the Deed recorded in O.R. Book 1107, Page 2193; re-recorded in O.R. Book 1122, Page 1923, of the Public Records of Lee County, Florida.

Parcel 2.) Description of Lot 10, Swan Way, East Lake Colony (Unrecorded), more particularly described as follows:

Commence at the Southwest corner of the West half (W1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 43 South, Range 25 East; thence run N 0 degrees 20'53" E, along the westerly line of the West half (W1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 22, a distance of 85.00 feet to the Point of Beginning; thence continue N 0 degrees 20'53" E, a distance of 90.00 feet; thence run S 89 degrees 34'50" E, a distance of 111.02 feet; thence run S 0 degrees 28'02" W, a distance of 90.00 feet; thence run N 89 degrees 34'50" W, a distance of 110.84 feet to the Point of Beginning.

Subject to a 5.00 foot strip along the easterly side for road widening and/or maintenance purposes.

Parcel 174

# Commonwealth Land Title Insurance Company

Conservation 20/20 Nom 174

## ALTA OWNER'S POLICY

Agent's File Number: **F11101A**

Owner's Policy Number: **A02-0047781**

### Schedule A

Date of Policy: **August 23, 2002 at 02:15 PM**

Amount of Insurance: **\$78,500.00**

1. Name of Insured:

**LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**

2. The estate or interest in the land which is encumbered by the insured is:

**Fee Simple**

3. Title to the estate or in the land is vested in the Insured by:

Warranty deed executed by WESLEY E. HIGGINS, TRUSTEE, INDIVIDUALLY AND AS TRUSTEE OF THE LUCY MERRIET HIGGINS TESTAMENTARY TRUST U/W DTD 2/25/2000, to LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, dated August 19, 2002, as recorded on August 23, 2002, in Official Records Book 3712, Page 2022, of the Public Records of Lee County, Florida, conveying said property described herein.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:  
**NONE**

5. The land referred to in this policy is situated in the State of Florida, County of Lee and is described as follows:

Lots 2 and 3, McSpaddens Acres, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 6, Page 26.

Together with an ingress/egress easement as described in Official Records Book 2349, Page 2943, of the Public Records of Lee County, Florida.

**Tri-County Title Insurance Agency, Inc.**

By: \_\_\_\_\_

**DENA E. WEYGANT/CHARLES READ HANNAWAY**

**Authorized Signatory**

**12-40247**



Prepared by:

Conservation 20/20 Nom 174

Marcey A. Minard

Tri-County Title Insurance Agency, Inc.

8660 College Pkwy., Suite 200

Fort Myers, Florida 33919



INSTR # 5544919

OR BK 03712 PG 2022

RECORDED 08/23/2002 02:15:29 PM

CHARLIE GREEN, CLERK OF COURT

LEE COUNTY

RECORDING FEE 6.00

DEED DOC 549.50

DEPUTY CLERK M Robinson

File Number: F11101A

6 REC  
549<sup>50</sup> DOC

### General Warranty Deed

Made this August 19, 2002 A.D. By **WESLEY E. HIGGINS, TRUSTEE, INDIVIDUALLY AND AS TRUSTEE OF THE LUCY MERRIET HIGGINS TESTAMENTARY TRUST U/W DTD 2/25/2000**, 5317 Delano Court, Cape Coral, FL 33904-5927, hereinafter called the grantor, to **LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**, whose post office address is: P.O. Box 398, Ft. Myers, FL 33902-0398, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Lots 2 and 3, McSpaddens Acres, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 6, Page 26. Together with an ingress/egress easement as described in Official Records Book 2349, Page 2943, of the Public Records of Lee County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 26-43-25-01-00002.0000

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Marcey A. Minard  
Witness Printed Name MARCEY A. MINARD

Wesley E. Higgins (Seal)  
**WESLEY E. HIGGINS, INDIVIDUALLY AND AS TRUSTEE**  
Address: 5317 Delano Court, Cape Coral, FL 33904-5927

Loren Mayworm  
Witness Printed Name Loren Mayworm

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me this 19th day of August, 2002, by **WESLEY E. HIGGINS, INDIVIDUALLY AND AS TRUSTEE OF THE LUCY MERRIET HIGGINS TESTAMENTARY TRUST U/W DTD 5/25/2000**, who is/are personally known to me or who has produced Drivers License as identification.

Marcey A. Minard  
Notary Public  
Print Name: MARCEY A. MINARD  
My Commission Expires: 12/06/02  
(Seal)

Acquisition approved by the Lee County Board of Commissioners action on 5-21-2002

and accepted on behalf of the board by Paul Schmidt on 8-19-2002

in accordance with BS# 20020368  
ITEM A6A



Marcey A. Minard  
Commission # CC 794902  
Expires DEC. 6, 2002  
BONDED THRU  
ATLANTIC BONDING CO., INC.

Parcel 175



# Fidelity National Title

INSURANCE COMPANY OF NEW YORK

## ALTA OWNERS POLICY

---

### SCHEDULE A

File Number: 02-017-902797

Policy No.: 26-33-92-902797

Date of Policy: July 11, 2002 at 04:43 p.m. ✓

Amount of Insurance: \$200,000.00 ✓

1. Name of Insured:

Lee County, a political subdivision of the State of Florida ✓

2. The estate or interest in the land which is covered by this policy is:

Fee Simple ✓

3. Title to the estate or interest in the land is vested in:

Lee County, a political subdivision of the State of Florida ✓

4. The land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



**EXHIBIT "A"**

Lot 2, lying North of Daughtrey's Creek, of that certain subdivision known as Kaune's Subdivision, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 1, Page 21.

The East one-half (E 1/2) of Lot 3, lying North of Daughtrey's Creek, of that certain Subdivision known as Kaune's Subdivision, according to the map or plat thereon on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 1, Page 21.

The West one-half (W 1/2) of Lot 3, lying North of Daughtrey's Creek, of that certain Subdivision known as Kaune's Subdivision, according to the map or plat thereon on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 1, Page 21.

Also:

A permanent right of easement for roadway ingress and egress, over and across the following parcel:

East 60 feet of Lot 45, Daughtrey's Creek, a subdivision according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat book 30, Pages 67-69. ✓

**Prepared By and Return To:**  
Kristy Applegate  
Fidelity National Title Insurance Company of New York  
3515 Del Prado Blvd., Suite 105  
Cape Coral, FL 33904

**INSTR # 5502435**  
**OR BK 03684 PG 2265**  
RECORDED 07/11/2002 04:43:29 PM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 15.00  
DEED DOC 1,400.00  
DEPUTY CLERK C Keller

**File No.** 02-017-902797

**Property Appraiser's Parcel I.D.(folio) Number(s)**  
29-43-25-02-00002.1000

**SS#:** \_\_\_\_\_

**WARRANTY DEED**

**THIS WARRANTY DEED** dated May 23, 2002, by Sheron L. Bates f/k/a Sheron L. Smith, hereinafter called the grantor, to Lee County, a Political Subdivision of the state of Florida whose post office address is P.O. Box 398, Ft. Myers, FL 33902-0398, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County, Florida, viz:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations, and limitations of record, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

Conservation 20/20 Nom 175

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Shelley Bolan  
(Witness Signature)

SHARON BOTICA  
(Print Name of Witness)

Paul McKay  
(Witness Signature)

PAULINE MCKAY.  
(Print Name of Witness)

[Signature]

Sheron L. Bates f/k/a Sheron L. Smith

P.O. Box 854  
Claremont  
FRANCH RURI CHAMBERS 92200482  
(Address and Phone Number)  
Western Australia  
6910

STATE of Western Australia

COUNTY of Australia

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared SHERON LEIGH BATES

to me known to be the person(s) described in or who has/have produced \_\_\_\_\_ as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of MAY, 2002

[Signature]  
Notary Signature

Printed Notary Name

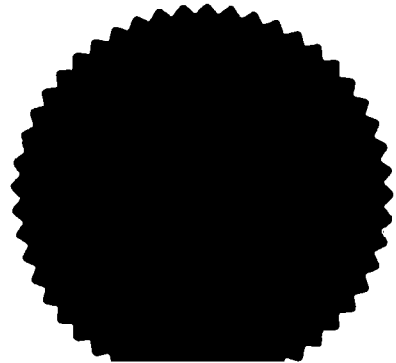
My commission expires: N/A

**RICHARD JAMES LARRY Mc CORMACK**  
Notary Public  
c/- Bar Chambers, 77 St George's Terrace  
Perth, Western Australia

Acquisition approved by the Lee County Board of Commissioners action on 4-30-2002

and accepted on behalf of the board by Paul R. Cormack on 7-5-2002

in accordance with BS# 20020203  
ITEM A6A





**EXHIBIT "A"**

Lot 2, lying North of Daughtrey's Creek, of that certain subdivision known as Kaune's Subdivision, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 1, Page 21.

The East one-half (E 1/2) of Lot 3, lying North of Daughtrey's Creek, of that certain Subdivision known as Kaune's Subdivision, according to the map or plat thereon on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 1, Page 21.

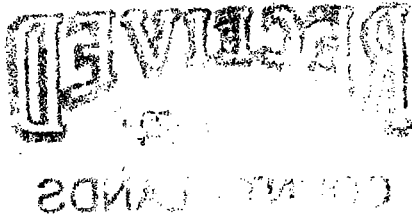
The West one-half (W 1/2) of Lot 3, lying North of Daughtrey's Creek, of that certain Subdivision known as Kaune's Subdivision, according to the map or plat thereon on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida in Plat Book 1, Page 21.

Also:

A permanent right of easement for roadway ingress and egress, over and across the following parcel:

East 60 feet of Lot 45, Daughtrey's Creek, a subdivision according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat book 30, Pages 67-69.

This land is not now and has never been the homestead of the grantor, nor is it contiguous to the homestead of the grantor.



Parcel 188

STATE OF FLORIDA  
LEE COUNTY PROPERTY APPRAISER  
KENNETH M. WILKINSON, C.F.A.



RECEIVED  
AUG 29 2008

Mailing Address: P.O. Box 1546  
Fort Myers, Florida 33902-1546  
Telephone: (239) 533-6100 Extension: 9 -- Facsimile: (239) 533-6107  
www.leepa.org  
Physical Address: 2480 Thompson Street  
Fort Myers, Florida 33901-3074

**Application for Combination of Existing Parcels**  
**Instructions:** Please read the requirements, complete the form, sign, date and return to our office. If you need assistance or have questions, please call (239) 533-6100 press 91.

- General Requirements:** This form is a request to combine parcels per the owner's request. Our office will only combine parcels that meet the following:
- Title to and ownership of the parcels is identical.
  - The parcels are contiguous. Lots of a plat separated by a public easement or thoroughfare are not considered contiguous.
  - Proof that all taxes on the parcels have been paid (F.S. 197.192).
  - ALL REQUESTS MUST HAVE OWNER'S SIGNATURE. PHOTO ID REQUIRED.**

RECEIVED  
AUG 26 2008

We reserve the right to request additional information as necessary to complete the request. Additional information may include items such as a copy of a survey or a letter from the governing jurisdiction regarding the request etc.

**Additional Notes and Information:** For a condominium request, the owner must obtain a letter from the condominium association acknowledging the request and the property's physical status as one living unit. Please be advised that this request does not imply suitability or authorize development of the parcel. Please contact the appropriate land development or planning and zoning department for your jurisdiction for questions concerning development of the parcel. No rights are being granted by this action that are reserved to any regulatory agency. This action does not nullify or alleviate any existing liens or encumbrances on the property.

You agree by submitting this application that the Lee County Property Appraiser is neither responsible nor liable for any problems or complications resulting from this request. CU  
(Initial Here)

**SPECIAL NOTE FOR IMPROVED PARCELS:** In the event we receive a request to split this property at a later date, a survey will be required designating the location of all improvements. CU  
(Initial Here)

Print or type parcel (STRAP) numbers into the boxes below to be combined into one new parcel:

26-43-25-00-00007.0000	
23-43-25-00-00018.0000	
23-43-25-00-00019.0010	
26-43-25-00-00006.0010	

Owner Name: LEE COUNTY Date: 8/26/08  
Telephone Number: 239-533-7455  
Facsimile Number: 239-485-2302  
Confirmation Request by: Cathy Olson  
Fax  Mail  Phone:   
Signature: Cathy Olson  
Conservation 20/20 Senior Supervisor

**For Office Use Only:**  
New Parcel Number: 23-43-25-00-00018.0000 FolioID: 10238934  
Paid Tax Bill: Yes  No  City/County Approval: Yes  No  N/A  ID Verified   
Abstractor: Quon Nuno Date: 8/27/08



**Title Group of Fort Myers, LTD.**

7910 Summerlin Lakes Drive • Fort Myers, FL 33907  
PHONE (941) 454-6644 • FAX (941) 454-6689

Agent for  
**Old Republic National Title Insurance Company**

**OWNER'S TITLE INSURANCE POLICY**

**Schedule A**

File Number 00021230

Policy Number: SDC 473451

Date of Policy: July 05, 2002 at 2:26 p.m.

Amount of Insurance \$495,000.00

1. Name of Insured:  
**Lee County, A Political Subdivision, of the State of Florida**
  
2. The estate or interest in the land which is covered by this Policy is:  
**Fee Simple**
  
3. Title to the estate or interest in the land is vested in:  
**Lee County, A Political Subdivision, of the State of Florida**
  
4. The land referred to in this Policy is described as follows:  
**See Exhibit A attached hereto and made a part hereof.**

**Title Group of Fort Myers, LTD.**

By: \_\_\_\_\_



Authorized Officer of Agent

**Exhibit A**

**Parcel 1:**

**The East 1/2 of the West 1/2 of Government 1, in Section 26, Township 43 South, Range 24 East, Lee County, Florida, less and except those certain lands more particularly described in Official Records Book 2205, page 2242.**

**Parcel 2:**

**The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Section 23, Township 43 South, Range 25 East, less road right-of-way, Lee County, Florida.**

**Parcel 3:**

**The East 1/2 of Government Lot 1 in Section 26, Township 43 South, Range 25 East, less Central and Southern Florida Flood Control District right of way, less and except those certain lands more particularly described in Official Records Book 1, page 260.**

**Parcel 4:**

**East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 43 South, Range 25 East, Lee County, Florida, less road right-of-way.**

Prepared by and Return to:  
HEATHER COLLINS  
TITLE GROUP OF FORT MYERS, LTD  
7910 SUMMERLIN LAKES DRIVE,  
FORT MYERS, FL 33907

File No: 00021230

**WARRANTY DEED**

This indenture made this 28th day of June, 2002A.D., by HOWARD L. SENTELL, A SINGLE MAN hereinafter called the Grantor, to LEE COUNTY A POLITICAL SUBDIVISION, OF THE STATE OF FLORIDA whose post office is P.O. BOX 398, FORT MYERS, FLORIDA 33902 hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto the grantee, all that certain land situate in the County of LEE, and State of Florida, viz:

See Exhibit A attached hereto and made a part hereof.

PARCEL I.D. #: 23-43-25-00-00019.0010, 23-43-25-00-00018.0000, 26-43-25-00-00007.0000, 26-43-25-00-00006.0010

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lee Strange  
Witness:

Howard L. Sentell 6-26-02  
HOWARD L. SENTELL  
10831 DUNDEE ROAD  
KNOXVILLE, TN 37922-1840

Gwendley S. Hall  
Witness:

(LS)

State of Tennessee  
County of Knox

The foregoing instrument was sworn to, subscribed and acknowledged before me this 28th day of JUNE, 2002, by HOWARD L. SENTELL who is personally known to me or who has produced proper as identification.

Michael E. ...  
Notary Public  
Print Name: Michael E. ...  
My Commission Expires: ...

Acquisition approved by the Lee County Board  
of Commissioners action on 5/7/2002  
and accepted on behalf of the board by  
Paul R. ... on 7/1/2002  
in accordance with BS # 20020354  
ITEM # AG

INSTR # 5497357  
OR BK 03681 05 0042  
RECORDED 07/05/2002 02:26:35 PM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 10.50  
DEED DOC 3,465.00  
DEPUTY CLERK S Jensen



**Exhibit A**

**Parcel 1:**

**The East 1/2 of the West 1/2 of Government 1, in Section 26, Township 43 South, Range 25 East, Lee County, Florida, less and except those certain lands more particularly described in Official Records Book 2205, page 2242.**

**Parcel 2:**

**The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Section 23, Township 43 South, Range 25 East, less road right-of-way, Lee County, Florida.**

**Parcel 3:**

**The East 1/2 of Government Lot 1 in Section 26, Township 43 South, Range 25 East, less Central and Southern Florida Flood Control District right of way, less and except those certain lands more particularly described in Official Records Book 1, page 260.**

**Parcel 4:**

**East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 43 South, Range 25 East, Lee County, Florida.**

Prepared by and Return To:  
HEATHER COLLINS  
TITLE GROUP OF FORT MYERS, LTD  
7910 SUMMERLIN LAKES DRIVE,  
FORT MYERS, FL 33907

File No: 00021230

**CORRECTIVE WARRANTY DEED**

This indenture made this 13 day of May, 2003 A.D., by HOWARD L. SENTELL, JR. A SINGLE MAN hereinafter called the Grantor, to LEE COUNTY A POLITICAL SUBDIVISION, OF THE STATE OF FLORIDA whose post office is P.O. BOX 398, FORT MYERS, FLORIDA 33902 hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto the grantee, all that certain land situate in the County of LEE, and State of Florida, viz:

See Exhibit A attached hereto and made a part hereof.

PARCEL I.D. #: 23-43-25-00-00019.0010, 23-43-25-00-00018.0000, 26-43-25-00-00007.0000, 26-43-25-00-00006.0010

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

(Warranty Deed is being corrected and rerecorded to reflect the correct Suffix of Jr. on the grantors name.)

Signed, sealed and delivered in our presence:

Michele David  
Witness: [ ] Michele Hart

Howard L. Sentell, Jr. (LS)  
HOWARD L. SENTELL, JR.  
10831 DUNDEE ROAD  
KNOXVILLE, TN 37922-1840

Chris Burnett  
Witness: [ ] Chris Burnett

\_\_\_\_\_ (LS)

State of Tennessee

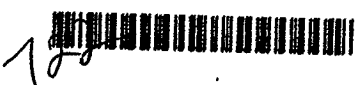
County of Knox

The foregoing instrument was sworn to, subscribed and acknowledged before me this 13 day of May, 2003, by [HOWARD L. SENTELL, JR.] who is personally known to me or who has produced Tennessee DL as identification. # 1745 7489 ex 7/19/2006

Decima McLollum  
Notary Public  
Print Name: [ ] Decima McLollum  
My Commission Expires: [ ]  
My commission expires Oct. 2, 2006

INSTR # 5837561  
Official Records BK 03945 PG 3639  
RECORDED 05/29/2003 10:00:26 AM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 10.50  
DEED DOC 0.70  
DEPUTY CLERK J Miller

CIRCUIT COURT  
I CERTIFY THIS DOCUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF CHARLIE GREEN, CLERK OF COURT, LEE COUNTY, FLORIDA.  
DATED: 5-29-2003  
BY: [Signature]  
Clerk



Conservation 20/20 Nom 188

Exhibit A

**Parcel 1:**

East 1/2 of the West 1/2 of the Southeast 1/4, of Section 23, Township 43 South, Range 25 East, Lee County, Florida, less road right-of-way.

**Parcel 2:**

The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Section 23, Township 43 South, Range 25 East, less road right-of-way, Lee County, Florida.

**Parcel 3:**

The East 1/2 of the West 1/2 of Government 1, in Section 26, Township 43 South, Range 24 East, Lee County, Florida, less and except those certain lands more particularly described in Official Records Book 2205, page 2242.

**Parcel 4:**

The East 1/2 of Government Lot 1 in Section 26, Township 43 South, Range 25 East, less Central and Southern Florida Flood Control District right of way, less and except those certain lands more particularly described in Official Records Book 1, page 260.



Parcel 225

# First American Title Insurance Company

Conservation 20/20 Nom 225

COMMERCIAL RESIDENTIAL NEW HOME SALE RESALE FORECLOSURE OTHER X

## SCHEDULE A

Agent File No. **2003514**

Policy No. **FA-35- 1040200**

Date of Policy: **January 21, 2004** at 03:40:44 PM Amount of Insurance: **\$ 13,500.00**  
(or the date of recording of the instrument  
executed at closing vesting title in the insured,  
whichever is later)

Name of Insured:

**Lee County, a Political Subdivision of the State of Florida**

1. The estate or interest in the land which is covered by this policy is:

**Fee Simple**

2. Title to the estate or interest in the land is vested in:

**Lee County, a Political Subdivision of the State of Florida**

3. The land referred to in this policy is described as follows:

**See Schedule A attached hereto and made a part hereof**

By: \_\_\_\_\_

  
Duncan & Tardif, P.A.

Authorized Signatory

# First American Title Insurance Company

Conservation 20/20 Nom 225

## Schedule A (Continued)

Agent File No.: **2003514**

Commence at the Northeast corner of the Southeast quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run S 0° 14' 46" E along the East line of said Southeast quarter (SE 1/4), a distance of 206.0 feet; thence run S 89° 43' W a distance of 543 feet; thence run S 7° 48' W, a distance of 240.0 feet; thence run S 28° 28' W a distance of 438.58 feet; thence run S 66° 28' W a distance of 163.14 feet thence run S 23° 38' W a distance of 238.51 feet; thence run S 64° 28' W a distance of 117.31 feet; thence run S 7° 28' W a distance of 70.58 feet; thence run N. 82° 32' W a distance of 30.0 feet to the point of beginning of the land herein described; thence run S 7° 28' W a distance of 274.42 feet; thence run N 82° 32' W a distance of 170 feet more or less, to the bank of Daughtrey's Creek; thence meander Northwardly along said bank to a line 299.89 feet northerly of and parallel with the Southerly described line; thence run S 82° 32' E a distance of 180 feet, more or less, to a point on a curve concave to the East, said curve having as its elements, a central angle of 9° 09' 37" and a radius of 160.0 feet thence Southerly along the arc of said curve, a distance of 25.58 feet to the point of beginning (known as Lots 11, 12 and 13 Sabal Way, YACHT CLUB COLONY, according to an unrecorded plat thereof), all in the Public Records, Lee County, Florida.





INSTR # 6118012  
OR BK 04177 Pgs 4408 - 4410; (3pgs)  
RECORDED 01/21/2004 03:40:44 PM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY, FLORIDA  
RECORDING FEE 15.00  
DEED DOC 94.50  
DEPUTY CLERK V Fuller

Prepared by and return to:

Duncan & Tardif, P.A.  
1601 Jackson Street Suite 101  
Fort Myers, FL 33901

File Number: 2003514  
Will Call No.: 41

Conservation Land Program [Space Above This Line For Recording Data]

Project 8800, Parcel 225

### Trustee's Deed

3

This Trustee's Deed made this 21 day of January, 2004 between William J. Swartz, Individually and as Trustee of the William J. Swartz Trust dated 12/13/84 whose post office address is 4652 Siesta Circle, Fort Myers, FL 33901, grantor, and LEE COUNTY, a Political Subdivision of the State of Florida whose post office address is P.O. Box 398, Fort Myers, FL 33902-0398, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: Conditions, restrictions, easements and reservations of record.

NOTE: "This land is not now, nor ever has been the homestead of grantor, nor is it contiguous to any of his homestead." This land is vacant and was vacant at the time of grantors purchase in 1982.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Acquisition approved by the Lee County Board  
of Commissioners action on 11/18/2003

and accepted on behalf of the board by \_\_\_\_\_

Delia A. Bedwell on 1/21/2004  
in accordance with BS 2003 1217 A6a

Signed, sealed and delivered in our presence:

Ernest W. Weathers  
Witness Name: ERNEST W. WEATHERS

Corrine Collins  
Witness Name: CORRIE COLLINS

William J. Swartz, Jr.  
William J. Swartz, Individually and as Trustee

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me this 21 day of Jan, 2004 by William J. Swartz, Trustee, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Corrine Collins  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

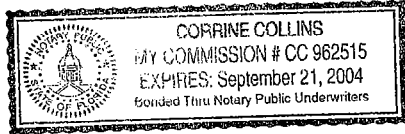


EXHIBIT "A"

Commence at the Northeast corner of the Southeast quarter (SE 1/4) of Section 29, Township 43 South, Range 25 East; thence run S 0°14'46" E along the East line of said Southeast quarter (SE 1/4), a distance of 206.0 feet; thence run S 89°43' W a distance of 543 feet; thence run S 7°48'W, a distance of 240.0 feet; thence run S 28°28' W a distance of 438.58 feet; thence run S 66°28' W a distance of 163.14 feet thence run S 23°38' W a distance of 238.51 feet; thence run S 64°28' W a distance of 117.31 feet; thence run S 7°28' W a distance of 70.58 feet; thence run N 82°32' W a distance of 30.0 feet to the point of beginning of the land herein described; thence run S 7°28' W a distance of 274.42 feet; thence run N 82°32' W a distance of 170 feet more or less, to the bank of Daughtrey's Creek; thence meander Northwardly along said bank to a line 299.89 feet northerly of and parallel with the Southerly described line; thence run S 82°32' E a distance of 180 feet, more or less, to a point on a curve concave to the East, said curve having as its elements, a central angle of 9°09'37" and a radius of 160.0 feet thence Southerly along the arc of said curve a distance of 25.58 feet to the point of beginning (known as Lots 11, 12 and 13 Sabal Way, YACHT CLUB COLONY, according to an unrecorded plat thereof), all in the Public Records, Lee County, Florida.



Parcel 362

## FUND OWNER'S POLICY

### Schedule A

**Policy No.:** 3055644

**Effective Date:** July 17, 2008 at 2:13 PM

**Fund File Number** 18-2008-2861

**Agent's File Reference:** 08/445

**Amount of Insurance:** \$9,000.00

**1. Name of Insured:**

Lee County, a political subdivision of the State of Florida

**2. The estate or interest in the land described herein and which is covered by this policy is a fee simple and is at the effective date hereof vested in the named insured as shown by instrument recorded in Instrument Number 2008000192807 of the Public Records of Lee County, Florida.**

**3. The land referred to in this policy is described as follows:**

Lot 11 Swan Way, East Lake Colony, an unrecorded plat, more particularly described as follows:

Begin at the SW corner of the W 1/2 of the SE 1/4 of the SW 1/4 of Section 22, Township 43 South, Range 25 East, Lee County, Florida; thence run North 0°20'53" East along the West line of said W 1/2 of the SE 1/4 of the SW 1/4, a distance of 85.0 feet; thence run South 89°34'50" East, a distance of 110.84 feet; thence run South 0°28'02" West, a distance of 85.0 feet; thence run North 89°34'50" West, a distance of 110.66 feet to the Point of Beginning.

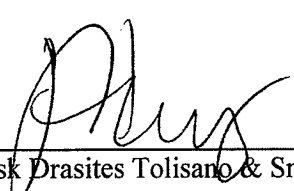
**AGENT NO.:** 3488301

**ISSUED BY:** Lusk Drasites Tolisano & Smith

**MAILING ADDRESS:**

202 Del Prado Blvd S  
Cape Coral, Florida 33990

**AGENT'S SIGNATURE**

  
Lusk Drasites Tolisano & Smith

This instrument was prepared by  
and when recorded return to:  
**JOAN C. HENRY**  
**LUSK, DRASITES, TOLISANO & SMITH, P.A.**  
**202 S. DEL PRADO BOULEVARD**  
**CAPE CORAL, FLORIDA 33990**

Property Appraiser's Parcel Identification No.  
22-43-25-00-00017.0140

COPY

**WARRANTY DEED**

(Statutory Form -- Section 689.02, F.S.)

This Indenture, made this 24<sup>th</sup> day of June, 2008, Between Stanley K. Ink, Trustee of the Stanley K. Ink Revocable Living Trust Agreement dated March 14, 1990, a single person, whose post office address is 11625 Silverwood Court, N. Ft. Myers, FL 33903, grantor\*, and Lee County, a political subdivision of the State of Florida, whose post office address is PO Box 398, Fort Myers, FL 33902, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of NINE THOUSAND AND NO/100 (\$9,000.00) DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in County, Florida, to-wit:

Lot 11 Swan Way, East Lake Colony, an unrecorded Plat, more particularly described as follows:  
Begin at the SW corner of the W 1/2 of the SE 1/4 of the SW 1/4 of Section 22, Township 43 South, Range 25 East, Lee County, Florida; thence run North 0° 20' 53" East along the West line of said W 1/2 of the SE 1/4 of the SW 1/4, a distance of 85.0 feet; thence run South 89° 34' 50" East, a distance of 110.84 Feet; thence run South 0° 28' 02" West, a distance of 85.0 feet; thence run North 89° 34' 50" West, a distance of 110.66 feet to the Point of Beginning.

SUBJECT TO easements, restrictions, and reservations of record and taxes for the current year and subsequent.

This property is not now, nor has it ever been homestead property of the grantor(s), nor contiguous thereto. The grantor(s) reside(s) at: 11625 Silverwood Court, N. Ft. Myers, FL 33903.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]

(First Witness)  
Printed name: CHRISTEEN MARTIN

[Signature]

(Second Witness)  
Printed name: MARYANNE VIAGAKOS

STATE OF FL  
COUNTY OF LEE

[Signature] (Seal)  
Stanley K. Ink, Trustee of the Stanley K. Ink Revocable Living Trust Agreement dated March 14, 1990

Acquisition approved by the Lee County Board of Commissioners action on 6/3/08 and accepted on behalf of the board by [Signature] on 7/15/08 in accordance with BK 2008 0503 A6A

THE FOREGOING INSTRUMENT was acknowledged before me this 24<sup>th</sup> day of June, 2008, by Stanley K. Ink, Trustee, a single person, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

[Signature]  
Notary Public

Printed, typed, or stamped name:

Maryanne T. Viagakos  
Commission # DD337508  
Expires October 31, 2008



Small text at bottom of seal: State of Florida, Notary Public, Commission # DD337508, Expires October 31, 2008

My Commission Expires:

D.S. \$63.00

REC. \$10.00

TOTAL \$73.00

Parcel 472





POLICY NO.: FL5277-10-12-1063-2012.2730609-86366420

**OWNER'S POLICY OF TITLE INSURANCE**  
Issued by  
**Fidelity National Title Insurance Company**

*Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.*

**COVERED RISKS**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to



enforce, but only to the extent of the violation or enforcement referred to in that notice.

- 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated in Schedule A or being defective
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
  - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
    - (i) to be timely, or
    - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

In Witness Whereof, FIDELITY NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

FL5277                    12-1063  
 Best Title Solutions, Inc.  
 1205 Cape Coral Pkwy E  
 Cape Coral, FL 33904  
 Tel: (239) 541-3388  
 Fax: (239) 541-3387

Fidelity National Title Insurance Company



By

*Robert M. Poirier*

ATTEST

President

*[Signature]*

Secretary

*David Rollings*

Countersigned: \_\_\_\_\_  
Authorized Signatory

ALTA Owner's Policy (6/17/06)  
(with Florida Modifications)



Fidelity National Title Insurance, Inc.

OWNER'S POLICY

Schedule A

Policy No.:  
FL5277-10-12-1063-  
2012.2730609-86366420

Effective Date:  
March 15, 2012@ 3:50 PM ✓

Agent's File Reference:  
12-1063

Amount of Insurance: \$14,700.00 ✓

1. Name of Insured: Lee County, a political subdivision of the State of Florida ✓
2. The estate or interest in the land described or referred to in this policy is a fee simple (if other, specify same) and title thereto is at the effective date and time herein given and is herein vested in the name insured as shown under Clerk's Instrument Number 2012000058180, of the Public Records of Lee County, Florida. ✓
3. The land referred to in this policy is described as follows:

Beginning at a point 660 feet West of a point 1320 feet South of the Northeast corner of Government Lot 1, Section 26, Township 43 South, Range 25 East, Lee County, Florida; thence West 660 feet to a point; thence South 1320 feet to a point; thence East 660 feet to a point 1320 feet South of the Point of Beginning; thence North to the Point of Beginning. ✓

Issuing Agent:  
BEST Title Solutions, Inc.  
1205 Cape Coral Parkway  
Cape Coral, FL 33904

*Barbara O'Connell*

Authorized Signature  
ALTA Owners (6/17/06) (with Florida Modifications)

Prepared by and return to:  
Stormy Wilder  
BEST Title Solutions, Inc.  
1205 Cape Coral Parkway  
Cape Coral, Florida 33904

INSTR # 2012000058160, Pages 3  
Doc Type D, Recorded 03/15/2012 at 03:50 PM,  
Charlie Green, Lee County Clerk of Circuit Court  
Deed Doc. \$102.90 Rec. Fee \$27.00  
Deputy Clerk LFAHRNER  
#1

Property I.D. 26-43-25-00-00007.0020

File Number: 12-1063

The Above Space Reserved For Recording Info

### Warranty Deed

This Warranty Deed made this 8<sup>th</sup> day of March, 2012, between Barbara P. Gaines, as Personal Representative of the Estate of Frederick Peschel, Deceased, grantor, whose post office address is: 1367 Emerald Dunes Drive, Sun City, Florida, 33753 and Lee County, a political subdivision of the State of Florida, grantee, whose post office address is: PO Box 398, Fort Myers, Florida, 33902

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

### See Attached "Exhibit A"

This property is not the homestead property of the Grantor, nor contiguous thereto

Together with all the tenements, hereditaments and appurtenances thereto belonging or appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to the current taxable year

Acquisition approved by the Lee County Board  
of Commissioners action on 1-17-2012  
and accepted on behalf of the board by  
Debbie DeLoon on 3-14-2012  
in accordance with BS# 20111059  
Project Cons 2020 Parcel 472 Parcel 472  
Item A5A



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

TWO SEPARATE WITNESSES, NOT A PARTY TO THIS TRANSACTION, ARE REQUIRED

Witness Signature: [Handwritten Signature]

[Handwritten Signature]  
Barbara P. Gaines, as Personal Representative of  
the Estate of Frederick Peschel, Deceased

Renelyn Whitney  
Print Witness Name

Witness Signature: [Handwritten Signature]

ELAINE VILA  
Print Witness Name

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of March, 2010, by  
Barbara P. Gaines, as Personal Representative of the Estate of Frederick Peschel, Deceased - Personally known to  
me \_\_\_\_\_, or who produced FL DC, as identification.

[Handwritten Signature]  
Notary Signature

Rossana Borges  
Printed Notary Name

I am a Notary of the State of Florida  
My Commission Expires: June 05 2014

(SEAL)

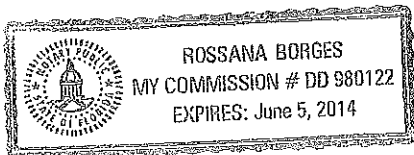


Exhibit "A"

Beginning at a point 660 feet West of a point 1320 feet South of the Northeast corner of Government Lot 1, Section 26, Township 43 South, Range 25 East, Lee County, Florida; thence West 660 feet to a point; thence South 1320 feet to a point; thence East 660 feet to a point 1320 feet South of the Point of Beginning; thence North to the Point of Beginning. ✓

Parcel 515



*First American Title*

**Owner's Policy of Title Insurance**

ISSUED BY

**First American Title Insurance Company**

POLICY NUMBER

**5011412-0285248E**

**Schedule A**

Name and Address of Title Insurance Company:

**FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707**

File No.: 2015-128

Address Reference: Access Undetermined, North Fort Myers FL (Strap No. 23-43-25-00-00034.0050) ✓

Amount of Insurance: \$5,000.00 ✓

Premium: \$100.00

Date of Policy: June 25, 2015 at 10:53 AM ✓

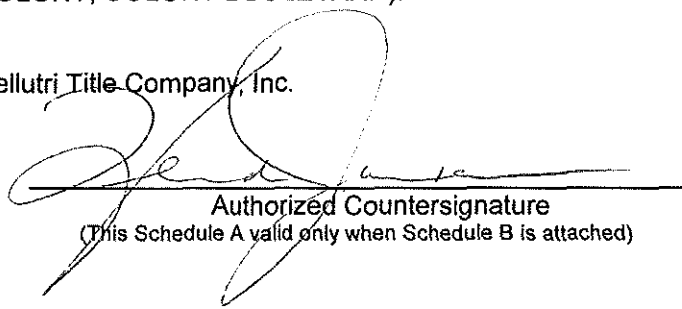
1. Name of Insured: Lee County, a political subdivision of the State of Florida ✓
2. The estate or interest in the Land that is insured by this policy is: Fee Simple ✓
3. Title is vested in: Lee County, a political subdivision of the State of Florida by virtue of Warranty Deed recorded in O.R. Instrument No. 2015000138160, Lee County Public Records, Florida. ✓

4. The Land referred to in this policy is described as follows:

LOT 27, EAST LAKE COLONY, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 0 DEGREES 58'40" EAST ALONG THE WESTERLY LINE OF SECTION 23, A DISTANCE OF 210.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 58'40" EAST A DISTANCE OF 211.02 FEET; THENCE SOUTH 89 DEGREES 26'40" EAST A DISTANCE OF 208 FEET; THENCE SOUTH 0 DEGREES 58'40" WEST A DISTANCE OF 211.02 FEET; THENCE NORTH 89 DEGREES 26'40" WEST A DISTANCE OF 208 FEET TO THE POINT OF BEGINNING; (BEING LOT 27, EAST LAKE COLONY, COLONY BOULEVARD). ✓

Dellutri Title Company, Inc.

By:



Authorized Countersignature

(This Schedule A valid only when Schedule B is attached)



THIS INSTRUMENT PREPARED BY:  
Wendí Jamison, as an employee of  
Dellutri Title Company, Inc.  
1436 Royal Palm Square Blvd., Fort Myers FL 33919  
Consideration \$5,000.00  
Parcel Number 23-43-25-00-00034.0050  
File Number 2015-128  
*Pursuant to issuance of title insurance policy*

INSTR # 2015000138160, Pages 2  
Doc Type D, Recorded 06/25/2015 at 10:53 AM,  
Linda Doggett, Lee County Clerk of Circuit Court  
Deed Doc. \$35.00 Rec. Fee \$18.50  
Deputy Clerk CFELTMAN  
#3

**Warranty Deed**

This indenture is given on this 15 day of JUNE, 2015, by and between The Kinser Family Trust u/d/t dated September 10, 1996, by Dave K. Kinser, individually and as Trustee, hereinafter referred to as Grantor, whose mailing address is 3208 Steepleton Way, Greensboro, NC 27410 and

Lee County, a political subdivision of the State of Florida, hereinafter referred to as Grantee, whose post office address is P.O. Box 398, Fort Myers, FL 33902-0398

{Wherever used the term "Grantor" and "Grantee" shall include singular and plural, heirs, legal representative, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.}

**WITNESSETH**

Grantor, in consideration of the sum above noted and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, and his/her/its successors and/or assigns, all Grantor's interest in and to the following described real property lying and situated in county referenced below in Exhibit A, Florida to wit:

Lot 27, EAST LAKE COLONY, commence at the Southwest corner of Section 23, Township 43 South, Range 25 East; Thence run North 0 degrees 58'40" East along the Westerly line of Section 23, a distance of 210.65 feet to the Point of Beginning; Thence continue North 0 degrees 58'40" East a distance of 211.02 feet; Thence South 89 degrees 26'40" East a distance of 208 feet; Thence South 0 degrees 58'40" West a distance of 211.02 feet; Thence North 89 degrees 26'40" West a distance of 208 feet to the Point of Beginning; (Being Lot 27, EAST LAKE COLONY, Colony Boulevard).

This property is not now, nor has it ever been, the homestead property of the grantor, and neither the grantor, nor the grantor's spouse, nor anyone for whose support grantor is responsible resides on or adjacent to said land.

Together with all the tenements, heriditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

The grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2014 and easements, covenants, conditions, restrictions and reservations of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of below witnesses:

Linda M Steen  
Witness No. 1 Signature  
Print Name of Witness:  
Linda M Steen

Dave K. Kinser  
The Kinser Family Trust  
By: Dave K. Kinser, individually and as Trustee

Hilari H Hubner  
Witness No. 2 Signature  
Print Name of Witness:  
Hilari H. Hubner

State of North Carolina  
County of Watauga

The foregoing instrument was acknowledged, sworn to and subscribed before me, a licensed Notary Public in above referenced state, on this 15<sup>th</sup> day of JUNE, 2015 by Dave K. Kinser who is  personally known to me or who  produced driver's license as identification and who did/did not take an oath and attested this is his/her/their free act and deed.

Sharon H Greene  
Notary Public Signature

SEAL  
SHARON H. GREENE  
Notary Public  
North Carolina  
Caldwell County

Acquisition approved by the Lee County Board  
of Commissioners action on MAY 5, 2015  
and accepted on behalf of the board by Paul Reinholt  
on JUNE 23, 2015  
in accordance with BS 20150184  
Project CONS. 2020/8800 Parcel 515

Appendix F: Expended and Projected Costs and Funding Sources

## Expended Costs 2007-2017

### Natural Resource Management

<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Exotic Plant Treatments	C20/20	In House
Contracted Exotic Plant Treatments	Grants	\$372,740.00
Contracted Exotic Plant Treatments	C20/20	\$1,454,666.32
Exotic Animal/Hog Removal	C20/20	\$3,180.00
Pine Tree Thinning/Habitat Improvemen	C20/20	\$4,250.00
Hydrologic Restoration West	Grants	\$823,000.00
Hydrologic Restoration East	Grants	\$326,955.00

**Total    \$2,984,791.32**

### Overall Protection

<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Fences	C20/20	\$25,831.25
Firelines	C20/20	\$58,270.00
Debris Removal	C20/20	\$210.54

**Total    \$26,041.79**

### Public Use

<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>
Amenities	C20/20	\$233,856.01
Amenities Maintenance/Janitorial	C20/20	\$37,104.58
Tree Trimming/Mowing	C20/20	\$50,595.04

**Total    \$321,555.63**

**CCP Preserve Total Expended Cost To Date    \$3,332,388.74**



### **Projected Cost Formulas**

<b>Natural Resource Management</b>			
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>	<u>Occurrences</u>
Exotic Plant Treatments	C20/20	In House	7
Contracted Exotic Plant Treatments	C20/20	\$163,742.00	10
Exotic Animal/Hog Removal	C20/20	\$300.00	1
Mechanical Brush Reduction (In House)	C20/20	\$41,600.00	3
Prescribed Burns (In House)	C20/20	\$1,207.00	3
<b>Overall Protection</b>			
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>	<u>Occurrences</u>
Boundary Sign Replacement	C20/20	\$10.00	10
Debris Removal	C20/20	\$150.00	10
Fence Maintenance	C20/20	In House	10
Contracted Fence Installation	C20/20	\$15,336.00	1
Fireline Installation	C20/20	\$120,504.00	1
Fireline Maintenance	C20/20	\$2,064.00	10
<b>Public Use</b>			
<u>Item</u>	<u>Funding Source</u>	<u>Costs</u>	<u>Occurrences</u>
Trail Marker Replacement (In House)	C20/20	\$200.00	10
Contracted Public Access Mowing	C20/20	\$8,400.00	10
Annual Facility Maintenance	C20/20	\$35,341.00	10
Trail Maintenance	C20/20	In House	10

**Due to the timeframe of this management report, all associated management expenses have been projected over 10 years.**

Total costs have been distributed evenly across a 10 year timeframe to generate a projected annual management expense of **\$236,363.10 per year**.

Total projected annual management expense will be **\$2,363,631 over 10 years**.

Total projected restoration expense to occur within the timeframe of this plan will be **\$0**.