



MEMORANDUM

Date: 7-28-2026

To: Honorable Board of County Commissioners (Board)

From: Eileen Mastney, Zoning Coordinator
(Exhibit 1 - Professional Qualifications)

Subject: BRR-26-10-26 Bond Release for Island Lakes at Coco Bay- Phase I

Request:

Lennar Homes LLC. is requesting a Bond Release of the approved surety provided under Letter of Credit No. FGAC-22193, issued by Fidelity Guaranty and Acceptance Corp., in the amount of \$163,392.63 (**See Attachment 1**) for the completion of the remaining infrastructure for Coco Bay. The subdivision, consisting of 178 single-family lots, was granted Final Plat approval by the Board of County Commissioners on January 23, 2018 (**see Attachment 2**). The site is 169.68± acres, and is located south of San Casa Drive, north of Cypress Road, east of Placida Road, and west of Winchester Boulevard, in Commission District III.

Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Development Agreement and surety bonded through Westchester Fire Insurance Company in the amount of \$3,164,459.58, to ensure completion of the plat infrastructure. The subdivision was granted Final Plat approval by the Board on January 23, 2018 (**See Attachment 3**), approval of an Amended Development Agreement for the plat infrastructure on May 12, 2020, and approval of the Second Amended Development Agreement on December 14, 2021, for an extension to the agreement for an additional six months. On October 11, 2022, the Board approved the applicant's request for a bond release and substitution with an Irrevocable Standby Letter of Credit No. FGAC-22193 in the amount of \$4,832,127.36.

Island Lake Estates, LLC conveyed a portion of the Coco Bay subdivision to Lennar Homes, LLC (Developer), who intended to subsequently purchase the remainder of the subdivision. Therefore, Lennar Homes, LLC. provided the new surety and amended Development Agreement (**See Attachment 4**) by accepting responsibility for completion of the subdivision and the remainder of the Development Agreement.

Since then, all work has been completed and accepted by the Public Works Department and the County Engineer. (See Attachments 5-7)

Recommendation:

Community Development recommends approval of the requested Fourth Amendment to the Development Agreement and Bond Release under Petition **BRR-26-10**.

Exhibit 1
Professional Qualifications



Qualifications of Eileen Mastney

Position: Zoning Coordinator

Time with Charlotte County: 11 Months

Position Summary & Experience: I have worked as a Zoning Coordinator for Charlotte County Planning and Zoning Departments for 11 months. My duties include administrative tasks, customer service, data entry, reviewing and processing projects, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications.

Exhibit 1

Attachment 1
Bond Release Request



May 08, 2026

Ms. Tara Prince
Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, Florida 33948

**RE: ISLAND LAKES AT COCO BAY – PHASE I
FP-15-07-02
BOND RELEASE REQUEST**

Dear Ms. Prince,

On behalf of our client, Lennar Homes, LLC, please accept this letter as a formal request to release the current letters of credit amounts for the above-referenced project based on the information enclosed.

The original letter of credit amount was for \$4,832,127.36 and then a bond reduction was submitted in April 2025 to reduce the letter of credit down to \$163,392.63.

A site visit was conducted and the site was found to be constructed in substantial conformance to the approved plans.

Thank you for your consideration and should you have any questions or need additional information, please contact our office.

Sincerely,

ATWELL, LLC

A handwritten signature in blue ink, appearing to read "Clayton W. Rebol", written over the printed name.

Clayton W. Rebol, P.E.
Director

Cc: file, Lennar Homes, LLC

S:\Jobs\40xx\4031L\Documents\County\Bond Release\Phase I\County_Bond Release Request Ltr.docx

Attachment 2
Final Plat Decision letter



October 11, 2019

Island Lake Estates, LLC
4127 Bee Ridge Road
Sarasota, FL 34233

Dear Applicant:

This letter is to correct a typographical error in the original decision letter, dated January 30, 2018. It confirms the decision of the Charlotte County Board of County Commissioners at their meeting held January 23, 2018, at 2:00 P.M., regarding the following petition:

FP-15-07-02

Quasi-judicial

Commission District III

Island Lake Estates, LLC has requested Final Plat approval for a subdivision to be named, Coco Bay, consisting of 178 single-family lots. They also seek approval of a Developer's Agreement and surety in the amount of \$3,164,459.58, to cover the cost of the plat infrastructure. The site is 169.68 acres, more or less, and is located south of San Casa Drive, north of Cypress Road, east of Placida Road, and west of Winchester Boulevard, in Section 16, Township 41 S, Range 20 E, in Commission District III.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-15-07-02** be approved. The plat is recorded in Plat Book 22, Pages 14A-14V, the Developer's Agreement is recorded in OR Book 4277, Page 750, and the Declaration of Covenants and Restrictions is recorded in OR Book 4276, Page 105, of the Public Records of Charlotte County, Florida.

This letter also serves as your Certificate of Concurrence for the purposes of School Concurrence.

If you require specific information regarding this matter, please contact me.

Sincerely,

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

cc: Banks Engineering, 4161 Tamiami Trail, Unit #501, Port Charlotte, FL 33952

Jerry Oliva, CCPS

Attachment 3
Recorded Plat

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: SEE SHEET 2 OF 27 FOR LEGAL DESCRIPTION.

CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. CENTRAL WATER AND CENTRAL SEWAGE IS PROVIDED.

Johnna Whelan
ENVIRONMENTAL ADMINISTRATOR
JOHANNA WHELAN

9/7/23
DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH CHARLOTTE COUNTY SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

Joanne Vernon
COUNTY ENGINEER
JOANNE VERNON P.E.

9/5/23
DATE

SURVEYOR'S CERTIFICATION:

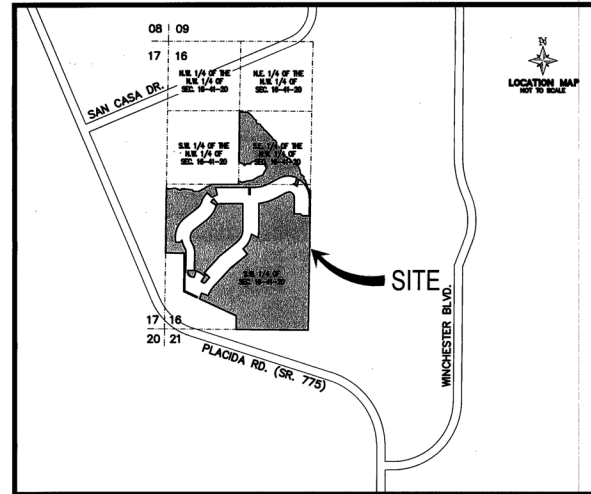
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ISLAND LAKES AT COCO BAY, A SUBDIVISION LOCATED IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT AS OF 8/26/23.

James Kelly Davis
9-31-2023
DATE
JAMES KELLY DAVIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542 STATE OF
BUSINESS CERTIFICATION NO. 6690
4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952

ISLAND LAKES AT COCO BAY

A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A
REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA



ROGER D. EATON, CHARLOTTE COUNTY CLERK OF
CIRCUIT COURT
PAGE: 1
INSTR # 3333248 Doc Type: PL
Recorded: 11/01/2023 at 01:05 PM
Rec. Fee:

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

KNOWN ALL MEN BY THESE PRESENTS THAT, DRP FL 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNERS OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF ISLAND LAKES AT COCO BAY ("PLAT"), A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

- DEDICATE TO COCO BAY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS:
 - TRACT "A-1", "A-2" AND "A-3" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, LANDSCAPING, IRRIGATION, AND OTHER PROPER PURPOSES.
 - TRACTS "C-1", "C-2", "C-3", "C-4", "C-5" AND "C-6" FOR COMMON AREA, OPEN SPACE, SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION, RECREATION AND OTHER PROPER PURPOSES.
- DEDICATE TO ISLAND LAKES ESTATES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSOR AND ASSIGNS:
 - AN EASEMENT OVER "A-1", "A-2" AND "A-3" FOR INGRESS AND EGRESS, UTILITIES, SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION AND OTHER PROPER PURPOSES.
 - TRACTS "L-1" THROUGH "L-8", FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.
 - AN EASEMENT OVER TRACTS "C-1", "C-2", "C-3", "C-4", "C-5" AND "C-6" FOR SURFACE WATER MANAGEMENT, LANDSCAPING, UTILITIES, IRRIGATION AND OTHER PROPER PURPOSES.
 - ALL DRAINAGE EASEMENTS ("DE") AND LAKE MAINTENANCE EASEMENTS ("LME") FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.
- DEDICATE TO ENGLEWOOD WATER DISTRICT, ITS SUCCESSOR AND ASSIGNS:
 - ALL UTILITY EASEMENTS ("U.E.") FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR FACILITIES.
 - DEDICATE TO ALL LICENSED AND FRANCHISED PUBLIC AND PRIVATE UTILITIES, AND TO THE ISLAND LAKES ESTATES COMMUNITY DEVELOPMENT DISTRICT:
 - THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E."), FOR INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITY SERVICES.
- DEDICATE TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY:
 - AN EASEMENT OVER ALL DRAINAGE EASEMENTS ("DE"), LAKE MAINTENANCE EASEMENTS ("LME"), TRACTS "C-1", "C-2", "C-3", "C-4", "C-5" AND "C-6" FOR SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
 - AN EASEMENT OVER TRACT "A-1", "A-2" AND "A-3" FOR INGRESS AND EGRESS, UTILITIES, SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, DRP FL 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THIS DEDICATION TO BE MADE THIS 21 DAY OF August, 2023.

DRP FL 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: *Houlin Honarvar*

AUTHORIZED SIGNATORY

PRINTED NAME

John D. Flaherty

PRINTED NAME

ACKNOWLEDGMENT:

STATE OF: NEW YORK

COUNTY OF: NEW YORK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS 21 DAY OF August, 2023 BY HOULIN HONARVAR, AUTHORIZED SIGNATORY OF DRP FL 6, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFERED AND ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC

Daniel Jesse Kimmel

PRINTED NAME

04-25-2026

MY COMMISSION EXPIRES



CERTIFICATE OF APPROVAL OF COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.
I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT
THIS 21 DAY OF NOVEMBER
2023 A.D. AND WAS DULY RECORDED IN PLAT BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY
ROGER D. EATON

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS 21 DAY OF August, 2023 A.D.

Michael L. Gravesen
CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD
MICHAEL L. GRAVENSEN

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 21 DAY OF August, 2023 A.D.

Janette S. Knowlton
COUNTY ATTORNEY
JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS CERTIFIED THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS 21 DAY OF October, 2023 A.D.

William H. Truej
WILLIAM H. TRUEJ
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND FIND THAT THE PLAT IS IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

James Kelly Davis
JAMES KELLY DAVIS
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 7060

DATE

9/1/2023

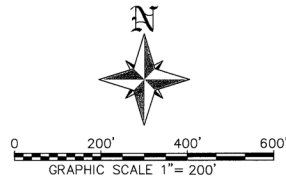
[illegible]

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST BEARS N.00°50'14"E.

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WWW.BANKSENG.COM



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN GEODETIC VERTICAL DATUM OF 1988 AND WERE DERIVED FROM THE NATIONAL GEODETIC SURVEY PUBLISHED DATA SHEET DESIGNATION "U 635", ELEVATION: 9.69 FEET AS PER THE NATIONAL GEODETIC SURVEY VERTICAL CONTROL DATUM DATABASE.
4. ALL DRAINAGE EASEMENTS AS SHOWN ARE PARALLEL TO AND CENTERED ALONG THE LOT LINE AND EXTENDED OR TRIMMED TO THE TRACT LINE UNLESS OTHERWISE DIMENSIONED.
5. ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

TRACT USE

TRACT "A-1", "A-2" AND "A-3" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, LANDSCAPING, IRRIGATION, AND OTHER PROPER PURPOSES.
TRACTS "C-1", "C-2", "C-3", "C-4", "C-5" AND "C-6" FOR COMMON AREA, OPEN SPACE, SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION, RECREATION AND OTHER PROPER PURPOSES.
TRACTS "L-1" THROUGH "L-8", FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.

LEGEND:

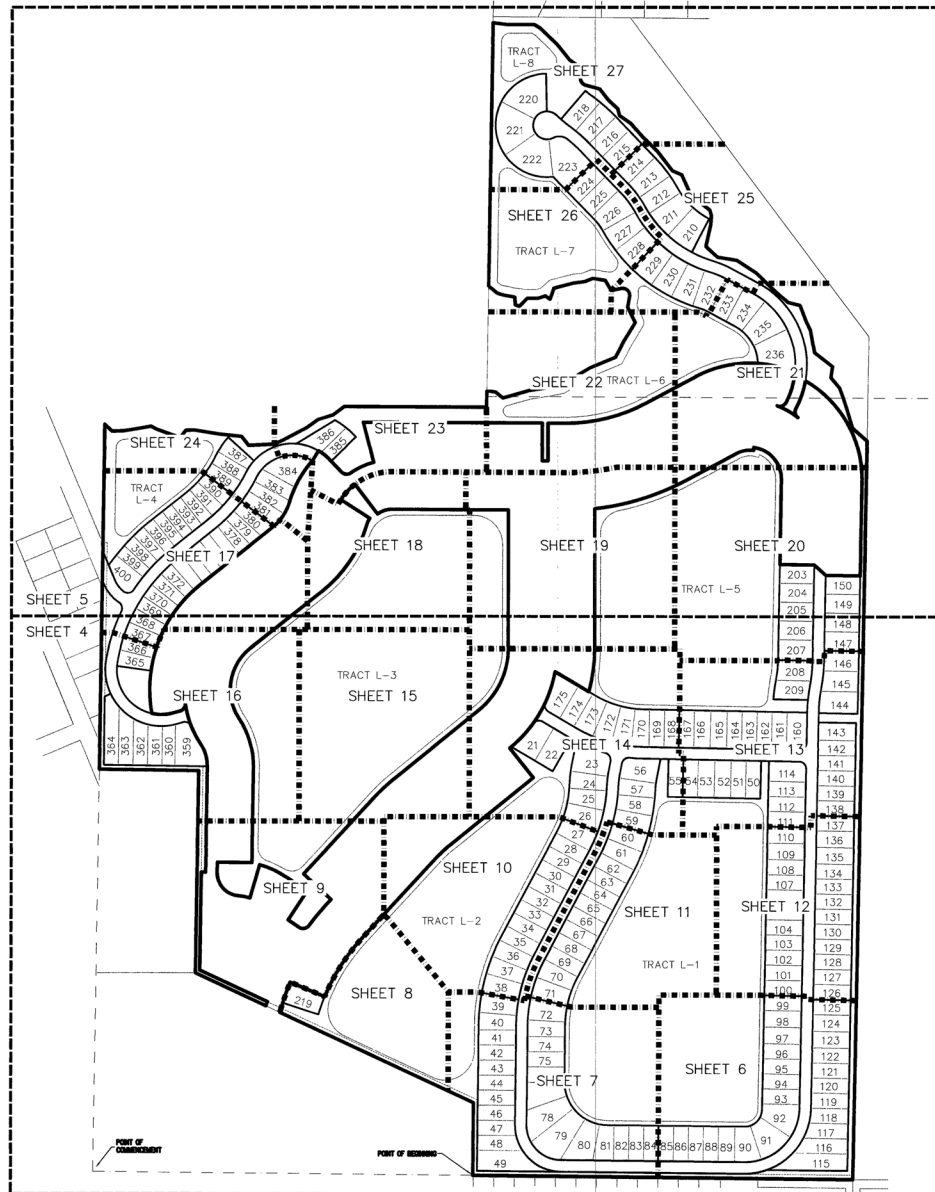
- LME - LAKE MAINTENANCE EASEMENT
- COR. - CORNER
- SEC. - SECTION
- TWP. - TOWNSHIP
- RGE. - RANGE
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- FPL - FLORIDA POWER AND LIGHT COMPANY
- O.R. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- U.E. - UTILITY EASEMENT
- I.D. - IDENTIFICATION
- R/W - RIGHT OF WAY
- PLS - PROFESSIONAL LAND SURVEYOR
- P.R.M. - PERMANENT REFERENCE MONUMENT
- SF - SQUARE FEET
- AC - ACRES
- (NR) - NON-RADIAL
- 26 - LOT NUMBER
- L31 - LINE 1 OF LINE TABLE
- C31 - NO. 1 OF THE CURVE TABLE
- - BEGINNING OF CURVE OR ANGLE BREAK
- - SET PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8 INCH IRON ROD WITH P.R.M. CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
- - PERMANENT CONTROL POINT (P.C.P.), NAIL AND DISK LB6690 (IN ASPHALT PAVEMENT)
- - AREAS SHOWN ON PLAT OF COCO BAY, AS RECORDED IN PLAT BOOK 22, PAGES 14A-14V (NO PART OF THIS PLAT)

ISLAND LAKES AT COCO BAY

A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A
REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA
KEY MAP

PLAT BOOK 27 PAGE 50

SHEET 3 OF 27



SEE SHEET 2 OF 27 FOR BOUNDARY DESCRIPTION,
SEE SHEETS 4 AND 5 FOR PLAT BOUNDARY

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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 5D

SHEET 4 OF 27



0 200' 400' 600'
GRAPHIC SCALE 1" = 200'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C16	570.00'	149.65'	149.22'	N.07°31'16"E	150°23'32"
C32	440.00'	306.14'	300.00'	N.30°18'00"E	39°51'52"
C33	440.00'	7.37'	7.37'	N.50°42'42"E	0°57'33"
C34	340.00'	103.13'	102.74'	N.65°09'05"W	17°22'45"
C36	670.00'	238.08'	236.83'	N.32°35'19"E	202°1'34"
C37	370.00'	53.55'	53.50'	N.46°54'52"E	87°13'3"
C42	270.00'	240.62'	232.73'	S.25°31'50"W	51°03'38"
C43	670.00'	96.97'	96.88'	S.46°54'52"W	87°13'3"
C44	300.00'	180.41'	177.71'	N.16°23'28"W	34°27'23"
C45	180.00'	267.97'	243.90'	N.09°01'46"E	85°17'51"
C125	838.68'	91.60'	91.55'	S.39°38'51"W	67°52'8"
C126	25.00'	37.97'	34.42'	S.80°01'46"W	87°01'05"
C127	80.00'	119.57'	108.75'	N.41°58'47"W	85°38'03"
C128	220.07'	42.07'	42.01'	N.79°19'11"W	105°7'15"
C130	108.00'	15.06'	15.04'	S.20°24'31"W	75°01'4"
C163	25.00'	36.18'	33.10'	N.33°28'03"E	82°55'08"
C167	800.00'	64.62'	64.60'	N.20°05'41"E	43°7'41"
C168	140.00'	84.19'	82.93'	S.16°23'26"E	34°27'26"
C302	155.00'	73.96'	73.26'	N.88°35'47"E	27°20'22"
C304	460.00'	498.56'	474.52'	S.20°37'44"W	62°05'57"
C439	340.00'	152.08'	150.81'	S.20°48'19"E	25°37'40"

LINE TABLE

LINE	BEARING	DISTANCE
L2	N.89°09'46"W	15.00'
L34	S.42°45'25"W	27.13'
L35	N.56°27'42"W	46.01'
L36	N.00°50'14"E	35.01'
L41	N.74°55'36"E	25.08'
L151	N.38°56'21"W	130.00'
L152	N.51°03'39"E	378.84'
L153	S.67°35'29"E	130.00'

LINE TABLE

LINE	BEARING	DISTANCE
L154	N.33°32'18"E	120.00'
L155	N.56°27'42"W	86.68'
L156	S.16°09'33"W	120.00'
L157	S.47°13'54"E	130.00'
L158	S.89°09'46"E	120.00'
L182	S.59°42'00"E	136.27'
L183	N.17°46'51"E	44.97'
L194	S.89°10'14"E	40.00'

NOTES:

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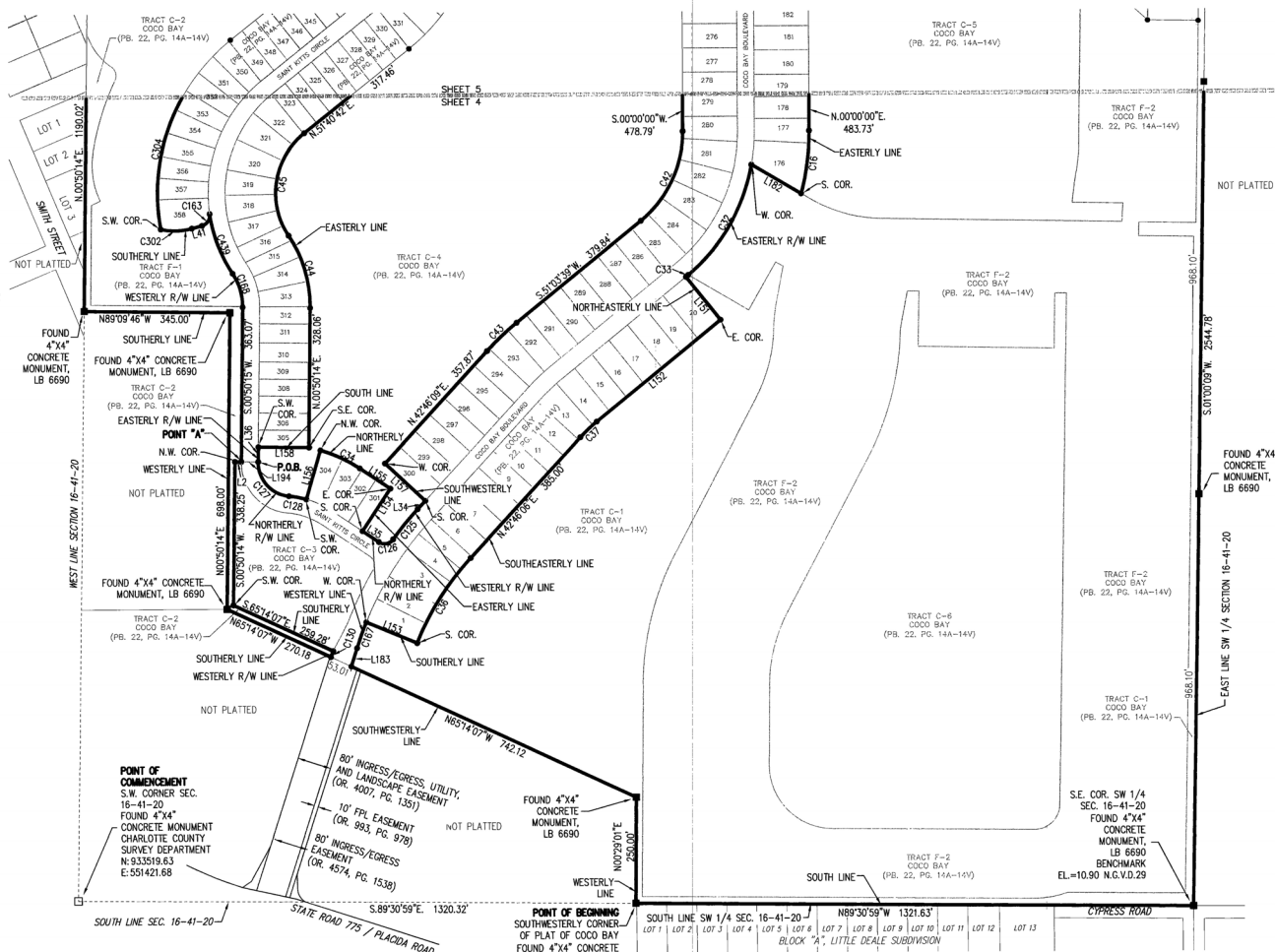
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LEGEND:

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- COR. - CORNER
- SEC. - SECTION
- TWP. - TOWNSHIP
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- D.E. - DRAINAGE EASEMENT
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- (NR) - NON-RADIAL
- 26 - LOT NUMBER
- L31 - LINE 1 OF LINE TABLE
- C31 - NO. 1 OF THE CURVE TABLE
- - BEGINNING OF CURVE OR ANGLE BREAK
- - SET PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8 INCH IRON ROD WITH P.R.M. CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.

- - PERMANENT CONTROL POINT (P.C.P.), NAIL AND DISK LB6690 (IN ASPHALT PAVEMENT)
- - AREAS SHOWN ON PLAT OF COCO BAY, AS RECORDED IN PLAT BOOK 22, PAGES 14A-14V (NO PART OF THIS PLAT)



SEE SHEET 2 OF 27 FOR BOUNDARY DESCRIPTION,
SEE SHEET 5 FOR CONTINUATION OF PLAT BOUNDARY

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ISLAND LAKES AT COCO BAY

A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A
REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 5E

SHEET 5 OF 27



0 200' 400' 600'
GRAPHIC SCALE 1" = 200'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C13	110.03'	160.82'	146.88'	S.40°52'52"E.	83°46'03"
C14	100.03'	61.43'	60.47'	N.79°37'54"E.	35°11'06"
C15	900.00'	337.09'	335.12'	N.72°46'08"E.	21°27'35"
C27	600.00'	295.41'	292.43'	S.76°08'38"W.	28°12'34"
C28	400.00'	356.01'	344.38'	S.87°32'11"W.	50°59'41"
C29	25.00'	36.26'	33.17'	N.69°03'45"E.	83°06'24"
C30	270.00'	82.73'	82.41'	N.60°36'23"W.	17°33'20"
C31	25.00'	34.83'	32.08'	S.11°54'50"E.	79°49'46"
C35	390.00'	417.60'	397.93'	S.29°40'22"E.	61°21'02"
C41	80.00'	52.67'	51.73'	N.71°23'12"E.	37°43'27"
C46	460.00'	281.37'	277.01'	N.34°09'18"E.	35°02'48"
C47	90.00'	25.20'	25.11'	N.24°39'06"E.	16°02'23"
C129	210.15'	72.76'	72.40'	N.42°35'35"E.	19°50'17"
C164	180.00'	49.76'	49.60'	N.52°02'53"W.	15°50'16"
C165	25.00'	35.16'	32.33'	N.84°25'12"W.	80°34'55"
C166	250.00'	87.98'	87.53'	S.65°22'14"W.	20°09'48"
C304	460.00'	498.56'	474.52'	S.20°37'44"W.	62°05'57"
C340	370.00'	163.48'	162.16'	S.29°17'23"W.	25°18'58"
C371	280.00'	108.62'	107.94'	N.16°23'46"E.	22°13'54"
C425	320.00'	101.15'	100.73'	S.18°56'44"W.	18°06'39"
C430	180.00'	110.10'	108.39'	S.34°09'18"W.	35°02'48"
C433	25.00'	49.28'	41.68'	N.45°25'44"W.	112°56'45"
C434	25.00'	32.85'	30.53'	S.37°18'36"E.	75°16'40"

NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- ELEVATIONS ARE BASED ON NORTH AMERICAN GEODETIC VERTICAL DATUM OF 1988 AND WERE DERIVED FROM THE NATIONAL GEODETIC SURVEY PUBLISHED DATA SHEET DESIGNATION "U 635", ELEVATION: 9.69 FEET AS PER THE NATIONAL GEODETIC SURVEY CONTROL DATUM DATABASE.
- ALL DRAINAGE EASEMENTS AS SHOWN ARE PARALLEL TO AND CENTERED ALONG THE LOT LINE AND EXTENDED OR TRIMMED TO THE TRACT LINE UNLESS OTHERWISE DIMENSIONED.
- ALL LINES ARE RADIAL UNLESS OTHERWISE SHOWN.

TRACT USE

TRACT "A-1", "A-2" AND "A-3" FOR PRIVATE ROADWAY, SURFACE WATER MANAGEMENT, UTILITIES, LANDSCAPING, IRRIGATION, AND OTHER PROPER PURPOSES.
TRACTS "C-1", "C-2", "C-3", "C-4", "C-5" AND "C-6" FOR COMMON AREA, OPEN SPACE, SURFACE WATER MANAGEMENT, LANDSCAPING, IRRIGATION, RECREATION AND OTHER PROPER PURPOSES.
TRACTS "L-1" THROUGH "L-8", FOR SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES.

LEGEND:

- LME - LAKE MAINTENANCE EASEMENT
- COR. - CORNER
- SEC. - SECTION
- TWP. - TOWNSHIP
- RANGE - RANGE
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- FPL - FLORIDA POWER AND LIGHT COMPANY
- ORL - OFFICIAL RECORDS BOOK
- PG. - PAGE
- U.E. - UTILITY EASEMENT
- I.D. - IDENTIFICATION
- R/W - RIGHT OF WAY
 PLS. - PROFESSIONAL LAND SURVEYOR |- P.R.M. - PERMANENT REFERENCE MONUMENT
- SF - SQUARE FEET
- AC - ACRES
- (NR) - NON-RADIAL
- 26 - LOT NUMBER
- L31 - LINE 1 OF LINE TABLE
- C31 - NO. 1 OF THE CURVE TABLE
- - BEGINNING OF CURVE OR ANGLE BREAK
- - SET PERMANENT REFERENCE MONUMENT (P.R.M.), 5/8 INCH IRON ROD WITH P.R.M. CAP ON TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER OR CORPORATION NUMBER UNLESS OTHERWISE SHOWN.
- ⊙ - PERMANENT CONTROL POINT (P.C.P.), NAIL AND DISK LB6690 (IN ASPHALT PAVEMENT)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.07°15'07"E.	9.99'
L6	N.89°45'05"W.	20.00'
L7	N.89°45'05"W.	58.37'
L42	S.30°01'59"W.	40.00'
L45	S.48°17'39"E.	52.76'
L54	S.48°41'03"E.	67.28'
L55	S.16°44'18"E.	67.54'
L56	S.18°04'31"E.	41.04'
L57	S.20°16'50"E.	36.75'
L58	S.40°21'24"E.	47.29'
L59	S.08°21'30"W.	38.57'
L60	S.52°49'01"E.	79.07'
L61	S.10°06'44"E.	78.05'
L62	S.25°45'55"E.	31.29'
L63	S.21°13'47"E.	62.12'
L64	S.76°05'45"E.	42.53'
L65	S.50°17'44"E.	54.86'
L66	S.80°36'40"E.	68.09'
L67	S.48°12'00"E.	63.77'
L68	S.12°58'11"W.	73.29'
L69	S.04°56'17"W.	35.98'
L70	S.16°10'05"E.	19.64'
L71	S.53°13'52"E.	53.55'
L72	S.42°48'15"E.	41.82'
L73	S.24°23'28"E.	64.83'
L74	S.67°03'38"E.	35.17'
L75	S.46°00'40"E.	71.97'
L76	S.42°37'03"E.	63.88'
L77	S.55°49'07"E.	45.08'
L78	S.14°55'41"E.	24.23'
L79	S.47°22'21"E.	44.91'
L80	S.38°11'31"E.	48.43'
L81	S.74°56'56"E.	50.21'
L82	S.00°19'44"W.	36.45'
L83	S.55°33'02"E.	46.26'
L84	S.38°59'30"E.	71.03'
L85	S.46°14'59"E.	79.22'
L86	S.59°17'20"E.	23.80'
L87	S.82°34'42"E.	46.92'

LINE TABLE

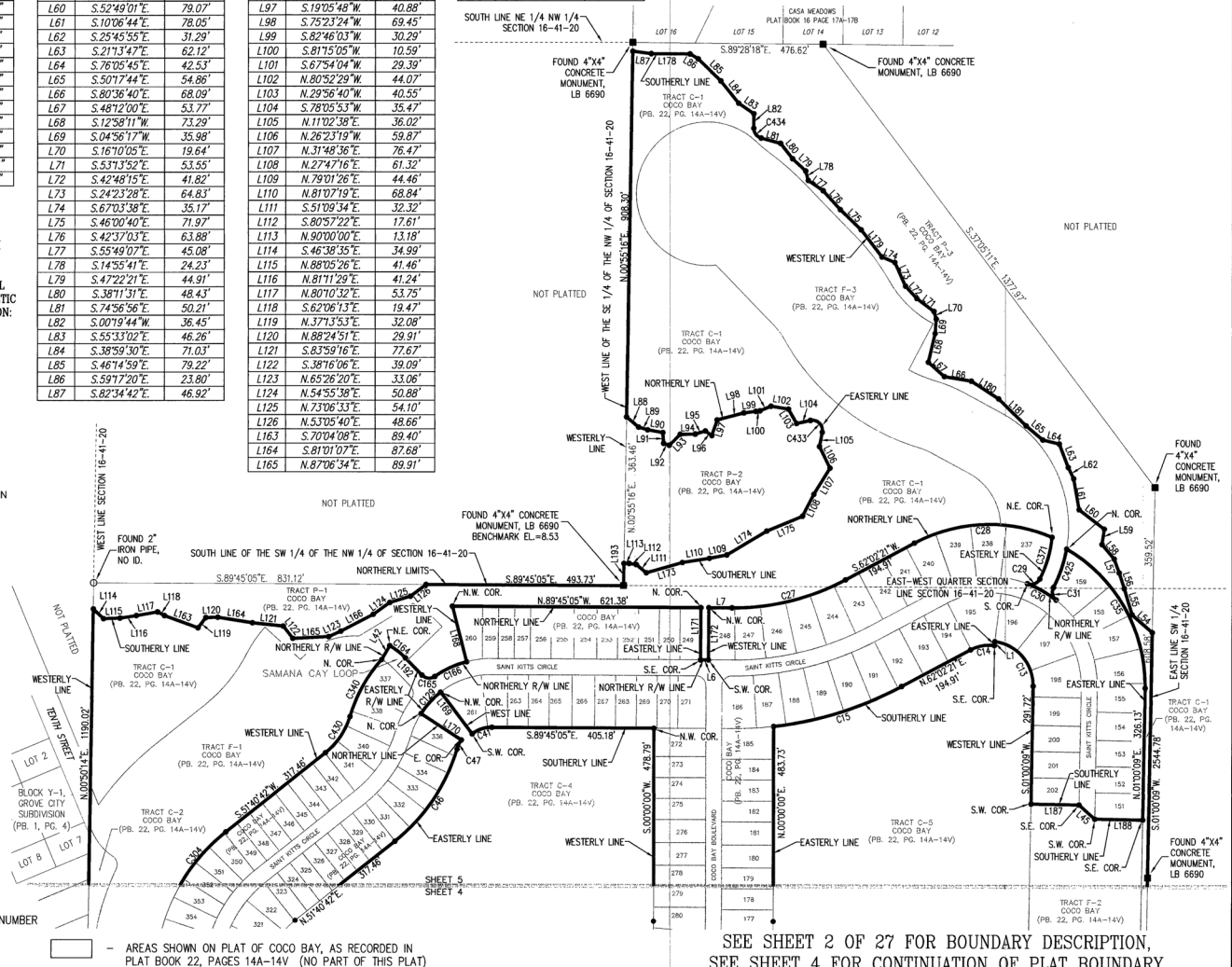
LINE	BEARING	DISTANCE
L88	N.50°10'11"W.	38.70'
L89	N.73°12'02"W.	23.83'
L90	N.80°19'26"W.	38.84'
L91	N.03°48'05"W.	26.91'
L92	N.71°30'12"W.	15.11'
L93	S.44°51'35"W.	38.26'
L94	S.89°03'05"W.	37.93'
L95	S.72°31'17"W.	26.36'
L96	N.55°00'00"W.	20.18'
L97	S.19°05'48"W.	40.88'
L98	S.75°23'24"W.	69.45'
L99	S.62°46'03"W.	30.29'
L100	S.81°15'05"W.	10.59'
L101	S.67°54'04"W.	29.39'
L102	N.80°32'29"W.	44.07'
L103	N.29°56'40"W.	40.55'
L104	S.78°05'53"W.	35.47'
L105	N.11°02'38"E.	36.02'
L106	N.26°23'19"W.	59.87'
L107	N.31°48'36"E.	76.47'
L108	N.27°47'16"E.	61.32'
L109	N.79°01'26"E.	44.46'
L110	N.81°07'19"E.	68.84'
L111	S.51°09'34"E.	32.32'
L112	S.80°57'22"E.	17.61'
L113	N.90°00'00"E.	13.18'
L114	S.46°38'35"E.	34.99'
L115	N.88°05'26"E.	41.46'
L116	N.81°11'29"E.	41.24'
L117	N.80°10'32"E.	53.75'
L118	S.62°06'13"E.	19.47'
L119	N.37°13'53"E.	32.08'
L120	N.88°24'51"E.	29.91'
L121	S.83°59'16"E.	77.67'
L122	S.38°16'06"E.	39.09'
L123	N.65°26'20"E.	33.06'
L124	N.54°55'38"E.	50.88'
L125	N.71°06'13"E.	54.10'
L126	N.53°05'40"E.	48.66'
L127	S.70°04'08"E.	89.40'
L128	S.81°01'07"E.	87.68'
L129	N.87°06'34"E.	89.91'

LINE TABLE

LINE	BEARING	DISTANCE
L166	N.62°35'22"E.	90.86'
L168	S.14°32'52"E.	143.03'
L169	S.37°28'36"E.	130.01'
L170	N.57°19'43"W.	120.00'
L171	N.00°14'55"W.	130.00'
L172	S.00°14'55"W.	130.00'
L173	N.74°14'12"E.	93.83'
L174	N.59°08'41"E.	116.22'
L175	N.67°32'47"E.	96.49'

LINE TABLE

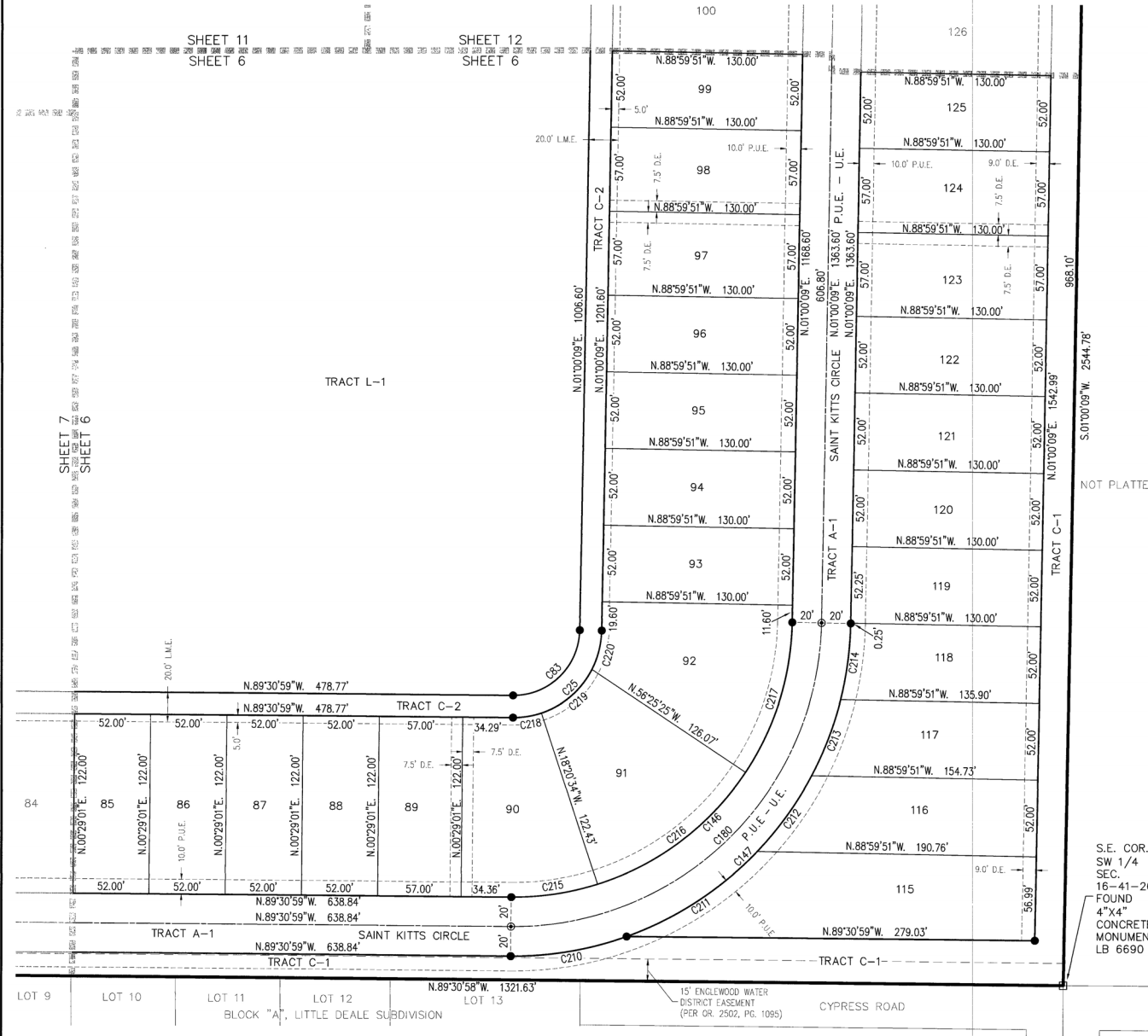
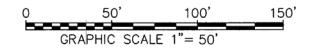
LINE	BEARING	DISTANCE
L178	S.89°34'21"E.	96.75'
L179	S.38°00'29"E.	84.76'
L180	S.57°11'36"E.	81.22'
L181	S.45°32'29"E.	95.53'
L187	S.88°59'51"E.	120.00'
L188	S.88°59'51"E.	120.00'
L192	N.44°07'45"W.	59.63'
L193	N.00°55'16"E.	54.97'



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REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

SHEET 6 OF 27



CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C25	60.00'	93.70'	84.47'	N 45.44 34' W	89°28'52"
C85	45.00'	70.28'	63.35'	S 45.44 34' W	89°28'52"
C146	190.00'	296.23'	267.48'	N 45.44 35' E	89°28'52"
C147	230.00'	359.70'	321.79'	N 45.44 35' E	89°28'52"
C180	210.00'	327.97'	295.64'	N 45.44 35' E	89°28'52"
C181	230.00'	401.67'	N 45.44 36' E	89°28'52"	
C210	230.00'	407.12'	362.45'	N 45.44 36' E	89°28'52"
C212	230.00'	63.46'	63.26'	S 45.43 15' E	15°46'35"
C213	230.00'	55.44'	55.31'	N 20°54 39' E	13°46'38"
C214	230.00'	52.70'	52.59'	N 07°30 14' E	13°00'11"
C215	190.00'	59.28'	59.05'	N 01°28 12' E	18°01'38"
C216	190.00'	128.83'	126.47'	N 53°00 59' E	85°47'47"
C217	190.00'	108.02'	106.57'	N 71°22' 22' E	32°01'26"
C218	60.00'	10.67'	10.63'	N 81.00 74' E	18°54'34"
C219	60.00'	46.63'	45.47'	N 49°23 28' E	44°31'56"
C220	60.00'	27.36'	27.12'	N 14°03 49' E	26°07'21"

<u>TRACT A-1</u> CONTAINS 4.92 ACRES±	<u>TRACT C-1</u> CONTAINS 10.21 ACRES±	<u>TRACT C-2</u> CONTAINS 1.34 ACRES±
<u>TRACT I-1</u> CONTAINS 13.90 ACRES±	<u>LOT 85</u> CONTAINS 0.14 ACRES±	<u>LOT 86</u> CONTAINS 0.14 ACRES±
<u>LOT 87</u> CONTAINS 0.14 ACRES±	<u>LOT 88</u> CONTAINS 0.14 ACRES±	<u>LOT 89</u> CONTAINS 0.16 ACRES±
<u>LOT 90</u> CONTAINS 0.21 ACRES±	<u>LOT 91</u> CONTAINS 0.25 ACRES±	<u>LOT 92</u> CONTAINS 0.24 ACRES±
<u>LOT 93</u> CONTAINS 0.15 ACRES±	<u>LOT 94</u> CONTAINS 0.15 ACRES±	<u>LOT 95</u> CONTAINS 0.15 ACRES±
<u>LOT 96</u> CONTAINS 0.15 ACRES±	<u>LOT 97</u> CONTAINS 0.17 ACRES±	<u>LOT 98</u> CONTAINS 0.17 ACRES±
<u>LOT 99</u> CONTAINS 0.15 ACRES±	<u>LOT 115</u> CONTAINS 0.30 ACRES±	<u>LOT 116</u> CONTAINS 0.20 ACRES±
<u>LOT 117</u> CONTAINS 0.17 ACRES±	<u>LOT 118</u> CONTAINS 0.16 ACRES±	<u>LOT 119</u> CONTAINS 0.15 ACRES±
<u>LOT 120</u> CONTAINS 0.15 ACRES±	<u>LOT 121</u> CONTAINS 0.15 ACRES±	<u>LOT 122</u> CONTAINS 0.15 ACRES±
<u>LOT 123</u> CONTAINS 0.17 ACRES±	<u>LOT 124</u> CONTAINS 0.17 ACRES±	<u>LOT 125</u> CONTAINS 0.15 ACRES±

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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 22 PAGE 59

SHEET 7 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

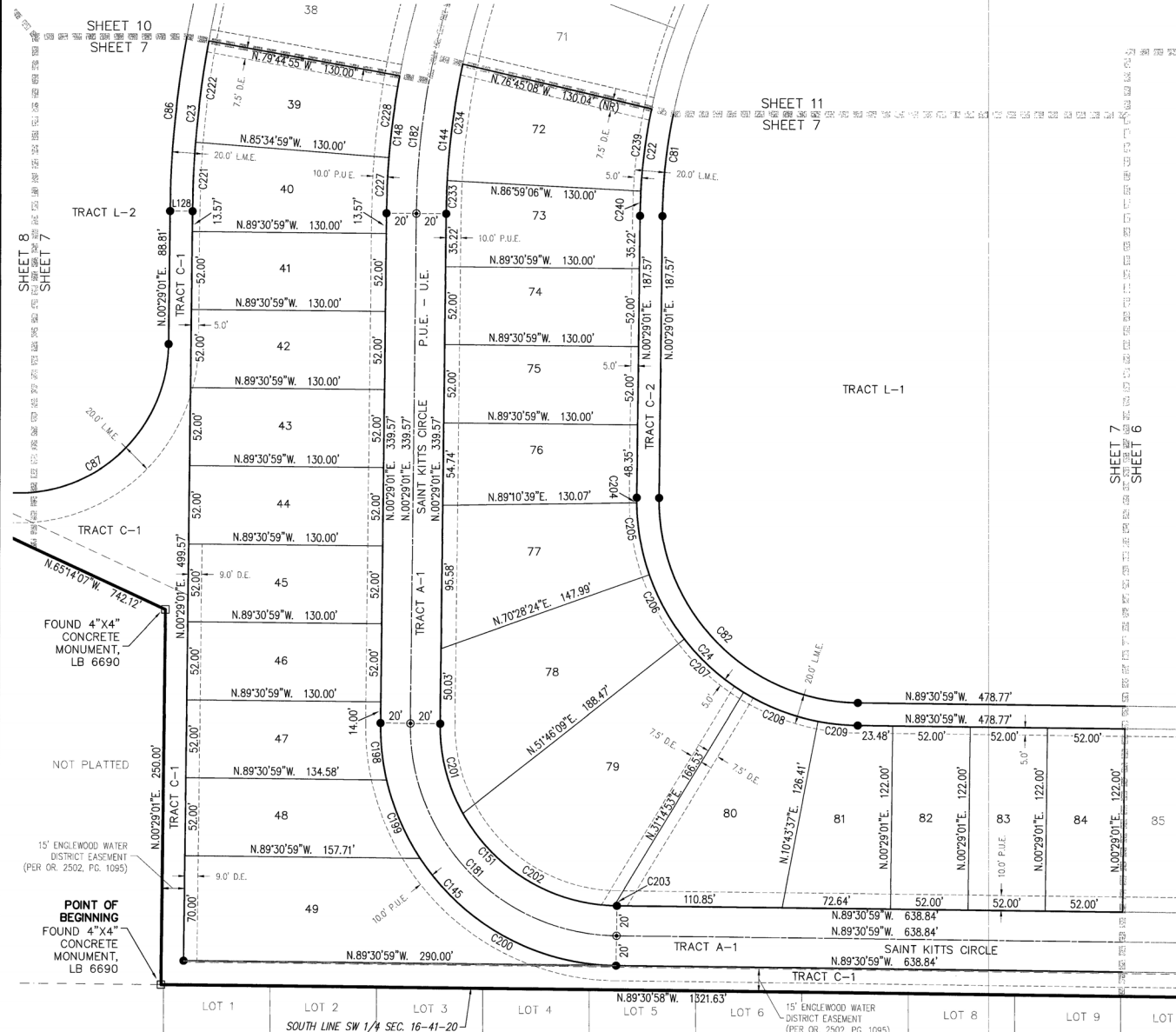
LINE TABLE

LINE	BEARING	DISTANCE
L128	S.89°30'59"E	15.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C22	370.00'	177.46'	175.76'	S.141°3'25"W	27°28'48"
C23	670.00'	321.34'	318.27'	S.141°3'25"W	27°28'48"
C24	150.00'	235.62'	212.13'	S.44°30'59"E	90°00'00"
C25	355.00'	170.26'	168.64'	N.141°3'25"E	27°28'48"
C26	135.00'	212.06'	190.92'	N.44°30'59"W	90°00'00"
C27	685.00'	328.54'	325.40'	N.141°3'25"E	27°28'48"
C28	100.00'	199.46'	168.00'	S.57°3'27"W	114°16'52"
C144	500.00'	238.91'	237.52'	S.141°3'25"W	27°28'48"
C145	160.00'	251.33'	226.27'	S.44°30'59"E	90°00'00"
C146	540.00'	258.99'	256.52'	S.141°3'25"E	27°28'48"
C151	120.00'	188.50'	169.71'	S.44°30'59"E	90°00'00"
C181	140.00'	219.91'	197.99'	S.44°30'59"E	90°00'00"
C182	520.00'	249.40'	247.02'	S.141°3'25"W	27°28'48"
C198	160.00'	38.37'	38.27'	S.06°23'09"E	13°44'21"
C199	160.00'	57.22'	56.91'	S.23°30'01"E	20°29'21"
C200	160.00'	155.74'	149.67'	S.61°37'51"E	55°46'16"
C201	120.00'	62.48'	61.77'	S.12°28'54"E	29°49'50"
C202	120.00'	124.11'	118.65'	S.58°58'35"E	59°15'31"
C203	120.00'	1.91'	1.91'	S.89°03'40"E	0°54'39"
C204	150.00'	3.42'	3.42'	S.07°07'01"E	1°18'22"
C205	150.00'	48.97'	48.75'	S.10°10'29"E	18°42'15"
C206	150.00'	48.97'	48.75'	S.28°52'43"E	18°42'15"
C207	150.00'	53.72'	53.44'	S.48°29'29"E	20°31'16"
C208	150.00'	53.72'	53.44'	S.69°00'45"E	20°31'16"
C209	150.00'	26.82'	26.78'	S.84°23'41"E	10°14'36"
C21	670.00'	46.00'	45.99'	S.02°22'01"W	3°56'00"
C222	670.00'	68.23'	68.20'	S.07°20'03"W	5°50'04"
C227	540.00'	37.07'	37.06'	S.02°27'01"W	3°56'00"
C228	540.00'	54.99'	54.96'	S.07°20'03"W	5°50'04"
C233	500.00'	22.09'	22.08'	S.01°44'57"W	2°31'53"
C234	500.00'	78.49'	78.47'	S.07°30'42"W	8°53'38"
C239	370.00'	55.27'	55.22'	S.07°17'39"W	8°13'50"
C240	370.00'	16.35'	16.34'	S.01°44'57"W	2°31'53"

TRACT A-1 CONTAINS 4.92 ACRES±	TRACT C-1 CONTAINS 10.21 ACRES±	TRACT C-2 CONTAINS 1.34 ACRES±
TRACT L-1 CONTAINS 13.90 ACRES±	TRACT L-2 CONTAINS 8.50 ACRES±	LOT 39 CONTAINS 0.18 ACRES±
LOT 40 CONTAINS 0.16 ACRES±	LOT 41 CONTAINS 0.15 ACRES±	LOT 42 CONTAINS 0.15 ACRES±
LOT 43 CONTAINS 0.15 ACRES±	LOT 44 CONTAINS 0.15 ACRES±	LOT 45 CONTAINS 0.15 ACRES±
LOT 46 CONTAINS 0.15 ACRES±	LOT 47 CONTAINS 0.16 ACRES±	LOT 48 CONTAINS 0.17 ACRES±
LOT 49 CONTAINS 0.32 ACRES±	LOT 72 CONTAINS 0.20 ACRES±	LOT 73 CONTAINS 0.16 ACRES±
LOT 74 CONTAINS 0.15 ACRES±	LOT 75 CONTAINS 0.15 ACRES±	LOT 76 CONTAINS 0.16 ACRES±
LOT 77 CONTAINS 0.22 ACRES±	LOT 78 CONTAINS 0.30 ACRES±	LOT 79 CONTAINS 0.37 ACRES±
LOT 80 CONTAINS 0.26 ACRES±	LOT 81 CONTAINS 0.17 ACRES±	LOT 82 CONTAINS 0.15 ACRES±
LOT 83 CONTAINS 0.15 ACRES±	LOT 84 CONTAINS 0.15 ACRES±	



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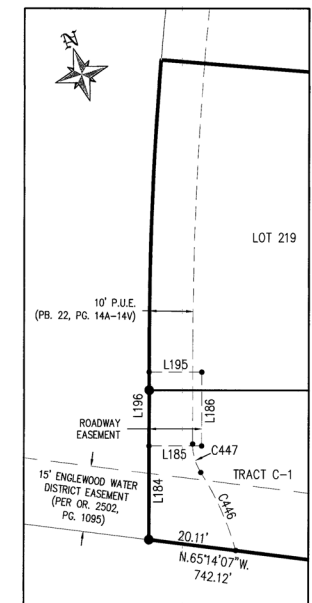
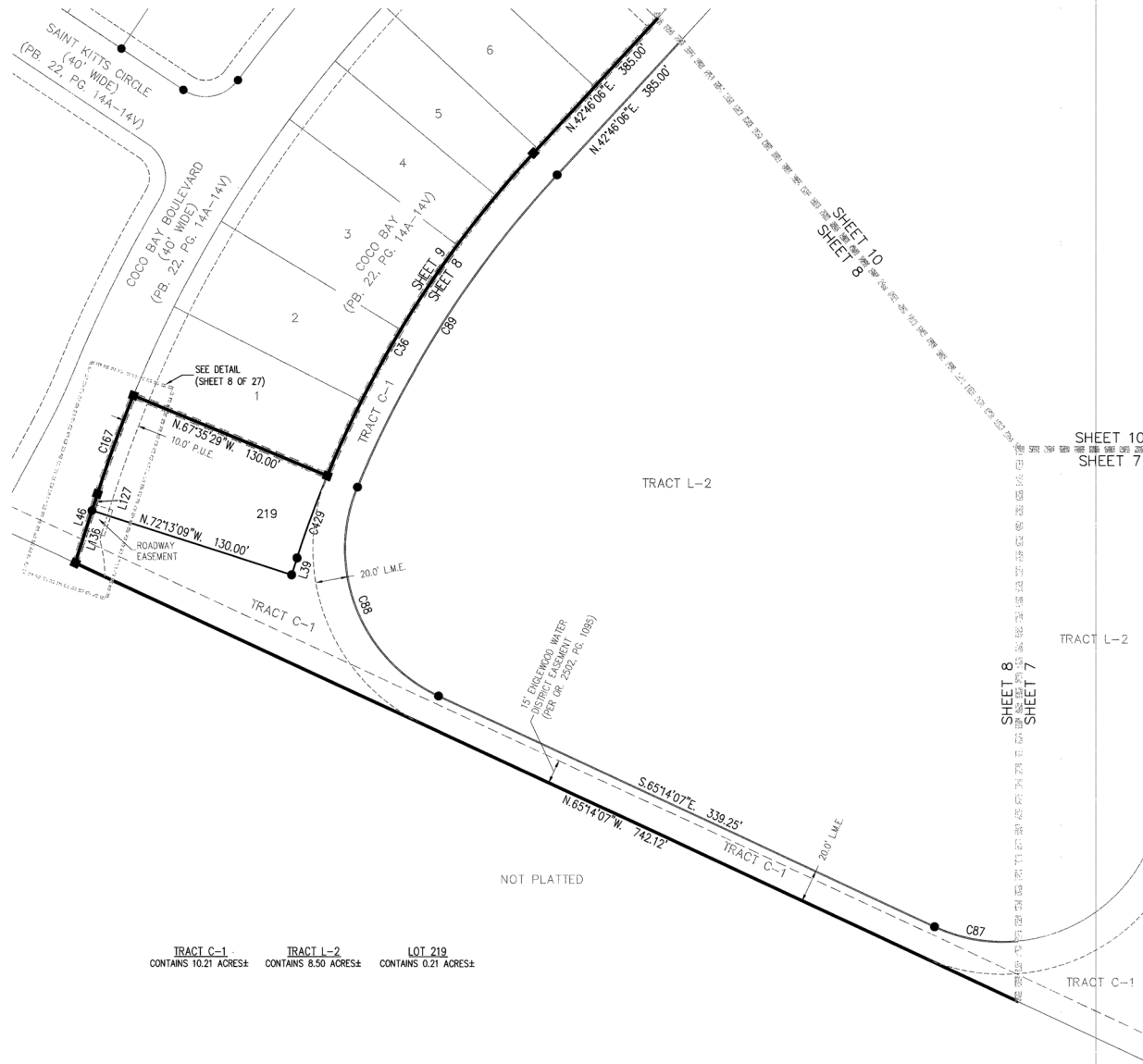
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A
REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

SHEET 8 OF 27



LINE	BEARING	DISTANCE
L39	N.17°46'51"E	10.91'
L46	N.17°46'51"E	44.97'
L127	N.17°46'51"E	10.91'
L136	S.17°46'51"W	34.07'
L184	N.17°46'51"E	21.38'
L185	S.72°13'09"E	12.08'
L186	N.17°46'51"E	16.83'
L195	N.72°13'09"W	12.08'
L196	S.17°46'51"W	16.83'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C36	670.00'	238.08'	238.83'	N.32.35°19'E.	202°15'4"
C87	100.00'	199.46'	168.00'	S.57.37°27'W.	114°16'52"
C88	100.00'	153.09'	138.58'	N.21°22'37"E.	87°43'00"
C89	650.00'	20.15'	228.95'	N.32.37°30'E.	207°17.1"
C167	800.00'	64.62'	64.60'	S.20°05'41"W.	4°37'41"
C429	670.00'	54.12'	54.10'	S.20°05'42"W.	4°37'41"
C446	68.00'	19.60'	19.53'	N.06°36'58"W.	16°31'00"
C447	12.00'	6.84'	6.75'	S.01°27'11"W.	3°32'19"



DETAIL
SCALE: 1"=20'

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ISLAND LAKES AT COCO BAY

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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 51

SHEET 9 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L2	N.89°09'46"W.	15.00'
L34	N.42°45'25"E.	27.13'
L35	S.56°27'42"E.	46.01'
L36	S.00°50'14"W.	35.01'
L46	N.17°46'51"E.	44.97'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C34	340.00'	103.13'	102.74'	N.65°09'05"W.	17°22'45"
C36	670.00'	238.08'	236.83'	N.32°35'19"E.	20°21'34"
C95	50.00'	67.67'	62.62'	S.81°32'19"W.	77°32'21"
C96	360.00'	66.40'	66.30'	N.64°58'32"W.	10°34'03"
C97	50.00'	62.04'	58.14'	N.34°42'40"W.	71°05'47"
C125	838.68'	91.60'	91.55'	S.39°38'51"W.	61°52'28"
C126	25.00'	37.97'	34.42'	N.80°01'46"E.	87°01'05"
C127	80.00'	119.57'	108.75'	S.41°58'47"E.	85°38'03"
C128	220.07'	42.07'	42.01'	S.78°19'11"E.	10°57'15"
C130	108.00'	15.06'	15.04'	S.20°24'31"W.	7°59'14"
C167	800.00'	64.62'	64.60'	S.20°05'41"W.	4°37'41"

TRACT C-4 CONTAINS 18.23 ACRES± TRACT C-5 CONTAINS 0.96 ACRES± TRACT L-3 CONTAINS 15.75 ACRES±



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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 5J

SHEET 10 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1"=50'



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C18	370.00'	167.24'	165.82'	N.15°00'32"E.	25°33'54"
C23	670.00'	321.34'	316.27'	S.14°13'25"W.	27°28'48"
C37	370.00'	53.55'	53.50'	N.46°54'52"E.	87°17'33"
C85	355.00'	123.62'	123.00'	S.17°59'16"W.	19°57'07"
C86	685.00'	328.54'	325.40'	N.14°13'25"E.	27°28'48"
C90	350.00'	50.66'	50.61'	S.46°54'52"W.	87°17'33"
C140	500.00'	226.00'	224.09'	N.15°00'32"E.	25°33'54"
C148	540.00'	258.99'	256.52'	S.14°13'25"W.	27°28'48"
C182	520.00'	249.40'	247.02'	S.14°13'25"W.	27°28'48"
C183	520.00'	235.05'	233.05'	N.15°00'32"E.	25°33'54"
C223	670.00'	68.23'	68.20'	S.13°10'07"W.	55°04'04"
C224	670.00'	62.24'	62.21'	S.18°44'49"W.	57°19'20"
C225	670.00'	62.24'	62.21'	S.24°04'09"W.	57°19'20"
C226	670.00'	14.42'	14.42'	S.27°20'49"W.	174°00'00"
C229	540.00'	54.99'	54.96'	S.13°10'07"W.	55°04'04"
C230	540.00'	50.16'	50.14'	S.18°44'49"W.	57°19'20"
C231	540.00'	50.16'	50.14'	S.24°04'09"W.	57°19'20"
C232	540.00'	11.62'	11.62'	S.27°20'49"W.	174°00'00"
C241	370.00'	49.11'	49.11'	N.24°09'32"E.	7°36'35"
C252	500.00'	66.41'	66.36'	N.24°09'32"E.	7°36'35"

TRACT A-1	TRACT C-1	TRACT L-2
CONTAINS 4.92 ACRES±	CONTAINS 10.21 ACRES±	CONTAINS 8.50 ACRES±
LOT 27	LOT 28	LOT 29
CONTAINS 0.19 ACRES±	CONTAINS 0.15 ACRES±	CONTAINS 0.15 ACRES±
LOT 30	LOT 31	LOT 32
CONTAINS 0.15 ACRES±	CONTAINS 0.15 ACRES±	CONTAINS 0.15 ACRES±
LOT 33	LOT 34	LOT 35
CONTAINS 0.15 ACRES±	CONTAINS 0.15 ACRES±	CONTAINS 0.16 ACRES±
LOT 36	LOT 37	LOT 38
CONTAINS 0.17 ACRES±	CONTAINS 0.17 ACRES±	CONTAINS 0.18 ACRES±

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PLAT BOOK 27 PAGE 5K

SHEET 11 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

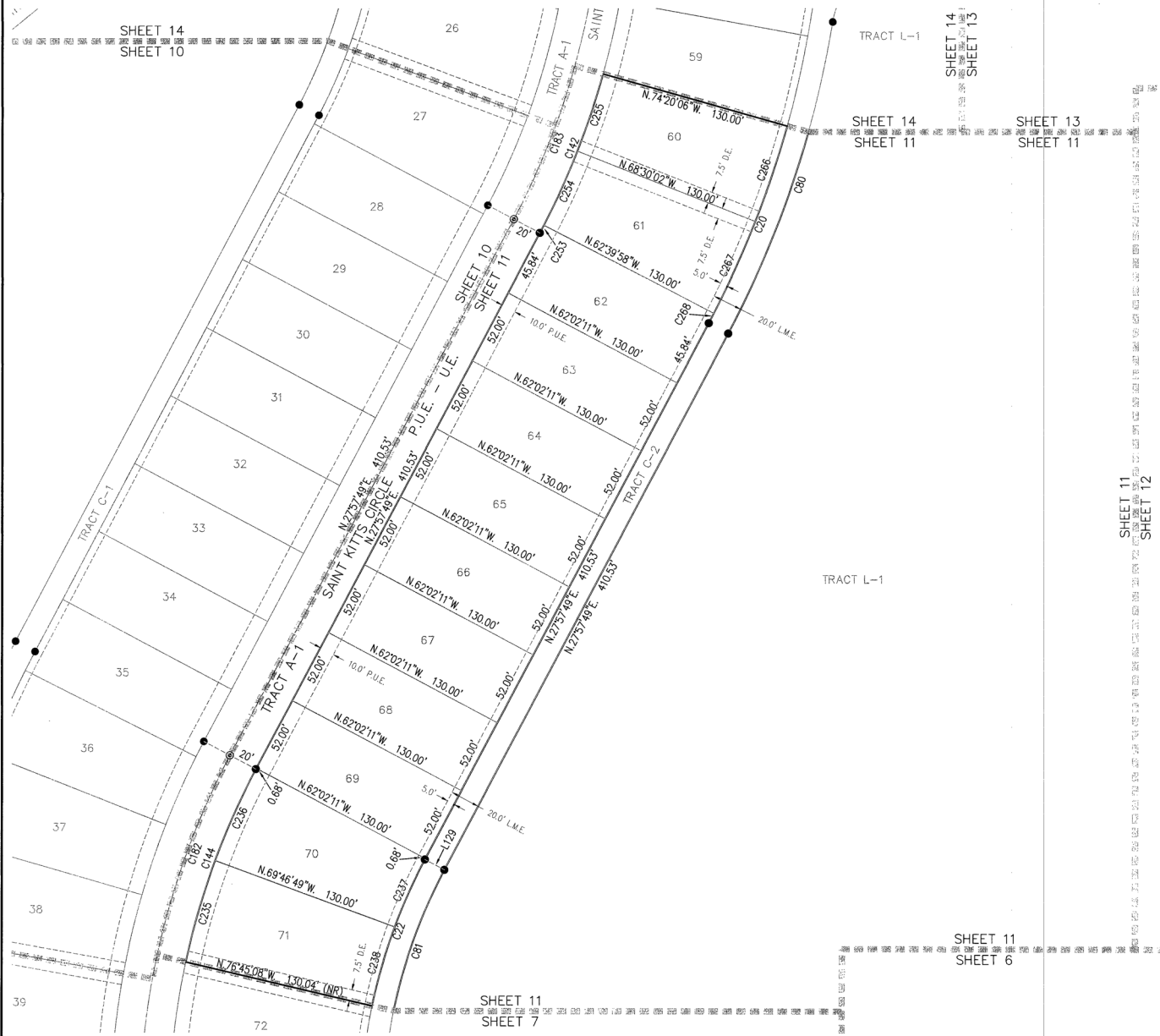
LINE TABLE

LINE	BEARING	DISTANCE
L129	S.62°02'11"E	15.00'

CURVE TABLE

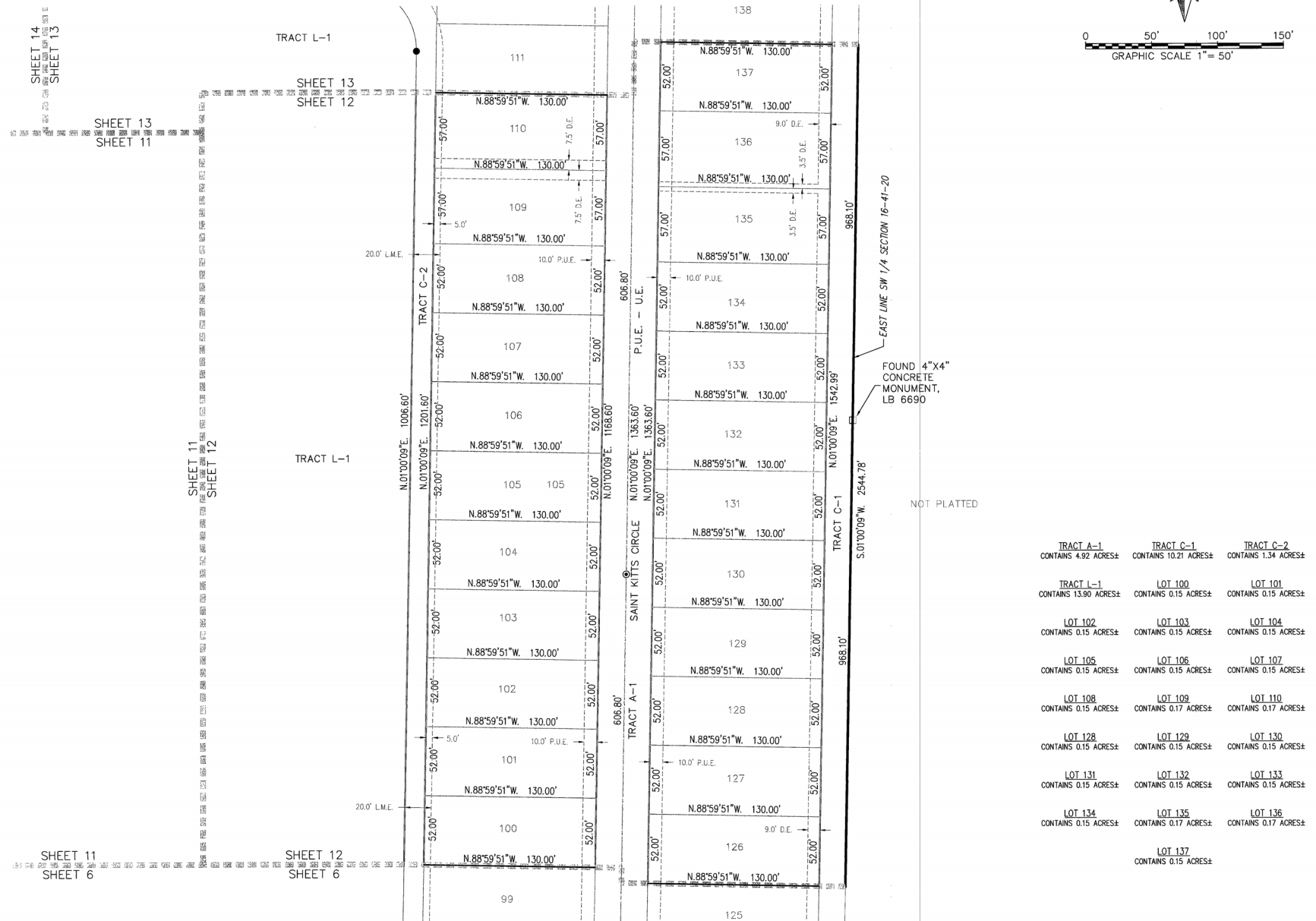
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C20	670.00'	302.85'	300.28'	N.15°00'52"E	25°33'54"
C22	370.00'	177.46'	175.76'	S.14°13'25"W	27°28'48"
C80	685.00'	223.16'	222.16'	N.18°37'51"E	18°39'58"
C81	355.00'	170.26'	168.64'	N.14°13'25"E	27°28'48"
C142	540.00'	244.09'	242.01'	N.15°00'52"E	25°33'54"
C144	500.00'	239.81'	237.52'	S.14°13'25"W	27°28'48"
C182	520.00'	249.40'	247.02'	S.14°13'25"W	27°28'48"
C183	520.00'	235.05'	233.05'	N.15°00'52"E	25°33'54"
C235	500.00'	71.65'	71.59'	S.16°06'51"W	81°24'40"
C236	500.00'	67.58'	67.53'	S.24°05'30"W	744°38"
C237	370.00'	50.01'	49.97'	S.24°05'30"W	744°38"
C238	370.00'	55.94'	55.78'	S.19°53'42"W	838°47"
C253	540.00'	5.94'	5.94'	N.27°38'56"E	0°37'47"
C254	540.00'	54.99'	54.96'	N.24°25'00"E	5°30'04"
C255	540.00'	54.99'	54.96'	N.18°34'56"E	5°30'04"
C266	670.00'	68.23'	68.20'	N.18°34'56"E	5°30'04"
C267	670.00'	68.23'	68.20'	N.24°25'00"E	5°30'04"
C268	670.00'	7.36'	7.36'	N.27°38'56"E	0°37'47"

TRACT A-1 CONTAINS 4.92 ACRES±	TRACT L-1 CONTAINS 13.90 ACRES±	TRACT C-2 CONTAINS 1.34 ACRES±
LOT 60 CONTAINS 0.18 ACRES±	LOT 61 CONTAINS 0.18 ACRES±	LOT 62 CONTAINS 0.16 ACRES±
LOT 63 CONTAINS 0.15 ACRES±	LOT 64 CONTAINS 0.15 ACRES±	LOT 65 CONTAINS 0.15 ACRES±
LOT 66 CONTAINS 0.15 ACRES±	LOT 67 CONTAINS 0.15 ACRES±	LOT 68 CONTAINS 0.15 ACRES±
LOT 69 CONTAINS 0.15 ACRES±	LOT 70 CONTAINS 0.18 ACRES±	LOT 71 CONTAINS 0.19 ACRES±



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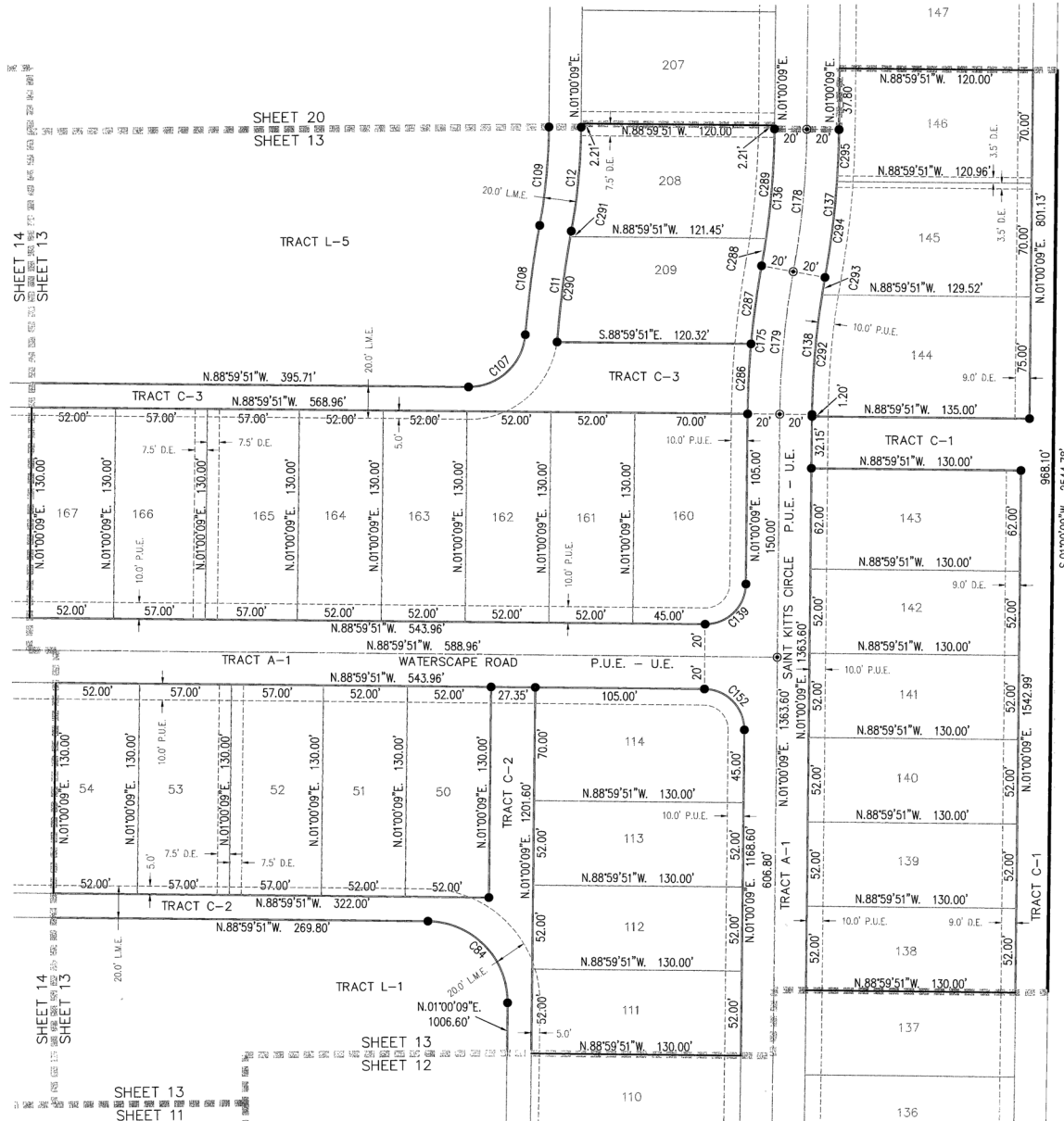
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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 5 M

SHEET 13 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C11	660.00'	68.99'	68.99'	S.07°45'03"W	539.91'
C12	380.00'	64.62'	64.54'	S.05°32'28"E	91.35'
C13	500.00'	70.71'	70.71'	S.05°32'28"E	900.00'
C107	35.00'	52.53'	74.74'	S.48°07'27"W	85.59'24"
C108	680.00'	68.04'	68.01'	S.07°52'44"W	934.59'
C109	360.00'	61.22'	61.01'	S.05°29'26"W	944.35'
C136	500.00'	85.02'	84.92'	S.05°32'28"E	944.35'
C137	540.00'	85.01'	84.92'	S.05°32'28"E	944.35'
C138	500.00'	85.02'	84.92'	S.05°32'28"E	944.35'
C139	25.00'	39.27'	35.36'	N.46°00'09"E	900.00'
C152	25.00'	39.27'	35.36'	N.43°59'57"W	900.00'
C175	540.00'	81.83'	81.71'	S.05°32'28"W	944.35'
C176	500.00'	81.83'	81.71'	S.05°32'28"W	944.35'
C179	520.00'	88.42'	88.32'	S.05°52'26"W	944.35'
C286	540.00'	43.26'	43.24'	S.03°17'50"W	435.23'
C287	540.00'	43.26'	43.25'	S.08°10'08"W	439.12'
C288	500.00'	72.03'	72.03'	N.08°46'07"E	157.04'
C290	580.00'	60.00'	67.94'	N.04°33'54"E	747.31'
C290	660.00'	65.46'	65.43'	S.07°15'52"W	944.35'
C291	660.00'	3.53'	3.53'	S.10°35'17"W	018.23'
C292	500.00'	74.07'	74.04'	S.05°14'32"W	829.17'
C293	500.00'	74.05'	74.00'	S.05°14'32"W	829.17'
C294	540.00'	59.61'	59.58'	N.07°34'59"E	619.29'
C295	540.00'	32.22'	32.21'	N.02°42'42"E	32.06'

TRACT A-1 CONTAINS 4.92 ACRES±	TRACT C-1 CONTAINS 10.21 ACRES±	TRACT C-2 CONTAINS 1.34 ACRES±
TRACT I-1 CONTAINS 13.90 ACRES±	TRACT I-2 CONTAINS 8.50 ACRES±	TRACT I-5 CONTAINS 10.44 ACRES±
LOT 39 CONTAINS 0.18 ACRES±	LOT 40 CONTAINS 0.16 ACRES±	LOT 41 CONTAINS 0.15 ACRES±
LOT 42 CONTAINS 0.15 ACRES±	LOT 43 CONTAINS 0.15 ACRES±	LOT 44 CONTAINS 0.15 ACRES±
LOT 45 CONTAINS 0.15 ACRES±	LOT 46 CONTAINS 0.15 ACRES±	LOT 47 CONTAINS 0.16 ACRES±
LOT 48 CONTAINS 0.17 ACRES±	LOT 49 CONTAINS 0.32 ACRES±	LOT 72 CONTAINS 0.20 ACRES±
LOT 73 CONTAINS 0.16 ACRES±	LOT 74 CONTAINS 0.15 ACRES±	LOT 75 CONTAINS 0.15 ACRES±
LOT 76 CONTAINS 0.16 ACRES±	LOT 77 CONTAINS 0.22 ACRES±	LOT 78 CONTAINS 0.30 ACRES±
LOT 79 CONTAINS 0.37 ACRES±	LOT 80 CONTAINS 0.26 ACRES±	LOT 81 CONTAINS 0.17 ACRES±
LOT 82 CONTAINS 0.15 ACRES±	LOT 83 CONTAINS 0.15 ACRES±	LOT 84 CONTAINS 0.15 ACRES±

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PLAT BOOK 27 PAGE 5N

SHEET 14 OF 27



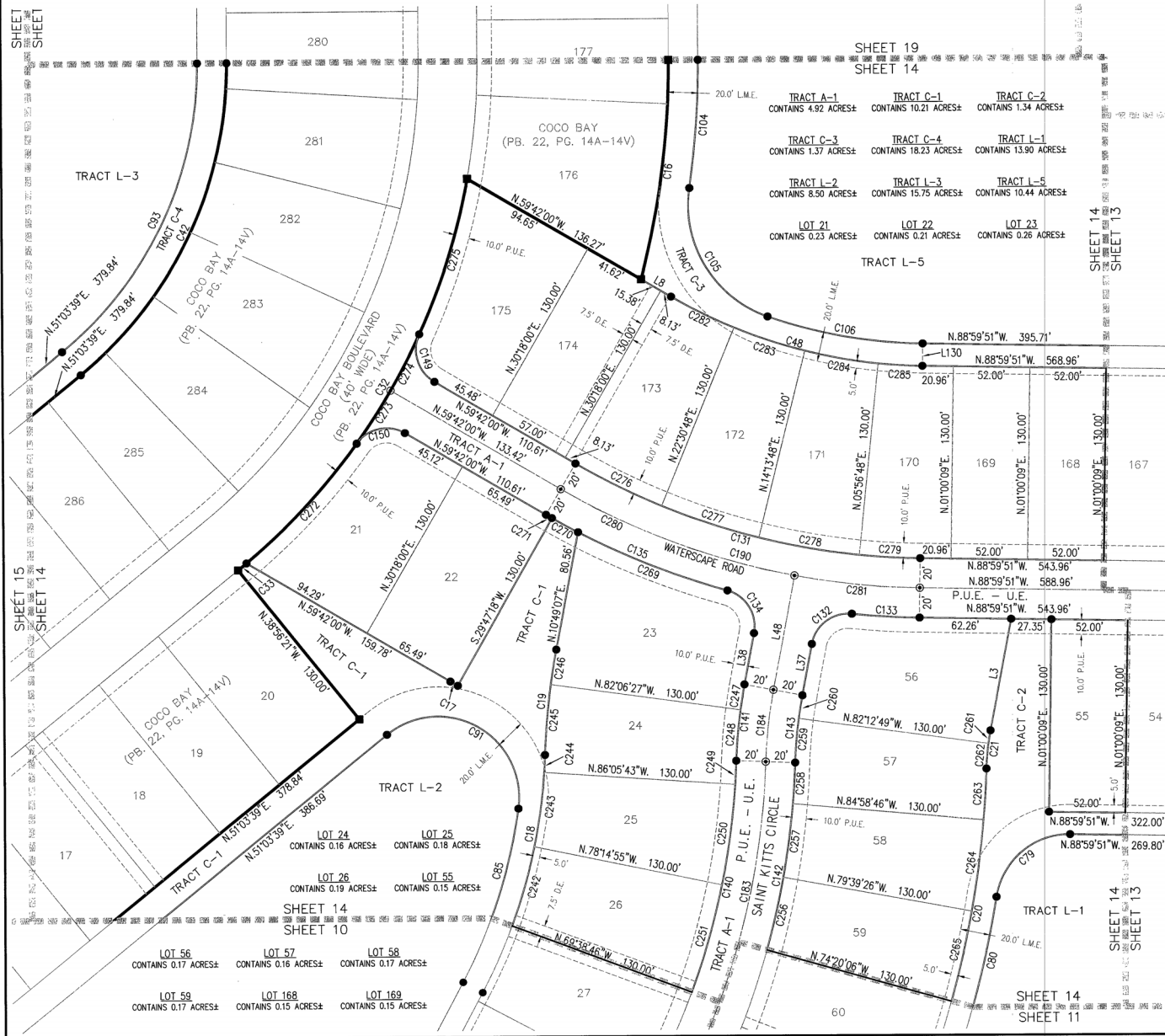
0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L3	N.10°40'07"E	76.68'
L8	N.59°42'00"W	23.51'
L37	N.10°40'07"E	35.32'
L38	N.10°40'07"E	35.32'
L48	S.10°40'07"W	78.45'
L130	S.01°00'09"W	15.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C16	570.00'	149.65'	149.22'	N.07°31'16"E	15°02'32"
C17	850.00'	5.80'	5.80'	S.59°57'21"E	0°30'42"
C18	370.00'	167.24'	165.82'	N.15°00'52"E	25°33'54"
C19	470.00'	71.80'	71.23'	S.06°26'31"W	8°45'11"
C20	670.00'	302.85'	300.28'	N.15°00'52"E	25°33'54"
C21	170.00'	25.97'	25.95'	S.06°26'31"W	8°45'11"
C32	440.00'	313.50'	306.92'	N.30°46'46"E	40°49'26"
C33	440.00'	7.37'	7.37'	N.50°42'42"E	0°51'33"
C42	270.00'	240.62'	232.72'	S.25°31'50"W	51°33'58"
C48	350.00'	178.97'	177.02'	N.74°20'56"W	29°75'51"
C79	50.00'	71.30'	65.41'	N.50°09'00"E	81°42'17"
C80	685.00'	223.16'	222.18'	N.18°37'51"E	18°39'58"
C85	355.00'	123.62'	123.00'	S.17°59'16"W	19°27'07"
C91	55.00'	131.46'	102.33'	N.60°27'50"W	136°57'03"
C93	250.00'	222.79'	215.48'	S.25°31'50"W	51°33'58"
C104	590.00'	86.74'	86.68'	N.04°12'43"E	8°25'24"
C105	80.03'	110.42'	101.87'	N.31°06'17"E	79°03'23"
C106	335.00'	107.38'	106.92'	N.78°48'55"W	18°21'53"
C131	480.00'	245.44'	242.78'	S.74°20'56"W	29°75'51"
C132	25.00'	37.20'	33.86'	S.53°27'02"W	80°55'00"
C133	520.00'	46.00'	46.00'	S.89°23'22"E	5°04'17"
C134	25.00'	37.20'	33.86'	N.31°48'48"W	85°15'50"
C135	520.00'	133.82'	133.45'	S.67°04'22"E	14°44'42"
C140	500.00'	226.00'	224.09'	N.15°00'52"E	25°33'54"
C141	340.00'	51.94'	51.89'	S.06°26'31"W	8°45'11"
C142	540.00'	244.09'	242.00'	N.15°00'52"E	25°33'54"
C143	300.00'	45.83'	45.79'	S.06°26'31"W	8°45'11"
C149	25.00'	36.85'	33.60'	S.17°28'37"E	84°26'48"
C150	25.00'	36.85'	33.60'	S.78°04'36"W	84°26'48"
C183	520.00'	235.05'	233.05'	N.15°00'52"E	25°33'54"
C184	320.00'	48.89'	48.84'	S.06°26'31"W	8°45'11"
C190	500.00'	255.67'	252.89'	S.74°20'56"W	29°75'51"
C242	370.00'	55.55'	55.50'	N.16°13'10"E	8°38'09"
C243	370.00'	50.67'	50.63'	N.07°49'41"E	7°50'48"
C244	370.00'	11.88'	11.88'	N.02°59'06"E	1°50'22"
C245	470.00'	47.80'	47.78'	S.04°58'44"W	5°49'36"
C246	470.00'	24.00'	24.00'	S.09°21'20"W	2°55'33"
C247	340.00'	17.36'	17.36'	S.09°21'20"W	2°55'33"
C248	340.00'	34.58'	34.56'	S.04°58'44"W	5°49'36"
C249	500.00'	16.05'	16.05'	N.02°59'06"E	1°50'22"
C250	500.00'	68.47'	68.42'	N.07°49'41"E	7°50'48"
C251	500.00'	75.07'	75.00'	N.16°03'10"E	8°36'09"
C256	540.00'	50.16'	50.14'	N.13°00'14"E	5°19'20"
C257	540.00'	50.16'	50.14'	N.07°40'54"E	5°19'20"
C258	940.00'	27.85'	27.85'	N.03°32'35"E	2°57'19"
C259	300.00'	29.96'	29.94'	S.04°55'33"W	5°43'16"
C260	300.00'	15.88'	15.87'	S.09°19'09"W	3°01'56"
C261	170.00'	9.00'	9.00'	S.09°19'09"W	3°01'56"
C262	170.00'	16.97'	16.97'	S.04°55'33"W	5°43'16"
C263	670.00'	34.56'	34.55'	N.03°32'35"E	2°57'19"
C264	670.00'	62.24'	62.21'	N.07°40'54"E	5°19'20"
C265	670.00'	62.24'	62.21'	N.17°00'14"E	5°19'20"
C269	520.00'	108.18'	108.98'	S.68°25'49"E	12°01'47"
C270	520.00'	20.00'	20.00'	S.61°18'49"E	21°21'44"
C271	520.00'	4.64'	4.64'	S.59°57'21"E	0°30'42"
C272	440.00'	110.42'	110.13'	N.43°02'34"E	14°22'44"
C273	440.00'	42.65'	42.63'	N.37°04'36"E	5°33'12"
C274	440.00'	42.65'	42.63'	N.27°12'21"E	5°33'12"
C275	440.00'	110.42'	110.13'	N.17°33'25"E	14°22'44"
C276	480.00'	65.23'	65.18'	S.63°35'36"E	7°47'12"
C277	480.00'	69.39'	69.33'	S.71°37'42"E	8°17'00"
C278	480.00'	69.39'	69.33'	S.79°44'42"E	8°17'00"
C279	480.00'	41.42'	41.41'	S.69°39'31"E	4°58'39"
C280	500.00'	170.00'	169.18'	S.69°26'32"E	19°28'51"
C281	500.00'	85.66'	85.56'	S.84°05'22"E	9°48'58"
C282	350.00'	47.57'	47.53'	S.63°35'36"E	7°47'12"
C283	350.00'	50.60'	50.56'	S.71°37'42"E	8°17'00"
C284	350.00'	50.60'	50.56'	S.79°44'42"E	8°17'00"
C285	350.00'	30.20'	30.19'	S.86°31'31"E	4°58'39"



LOT 170 CONTAINS 0.16 ACRES±	LOT 171 CONTAINS 0.18 ACRES±	LOT 172 CONTAINS 0.18 ACRES±
LOT 173 CONTAINS 0.19 ACRES±	LOT 174 CONTAINS 0.17 ACRES±	LOT 175 CONTAINS 0.23 ACRES±

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ISLAND LAKES AT COCO BAY

A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A
REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 5-0

SHEET 15 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

LINE TABLE

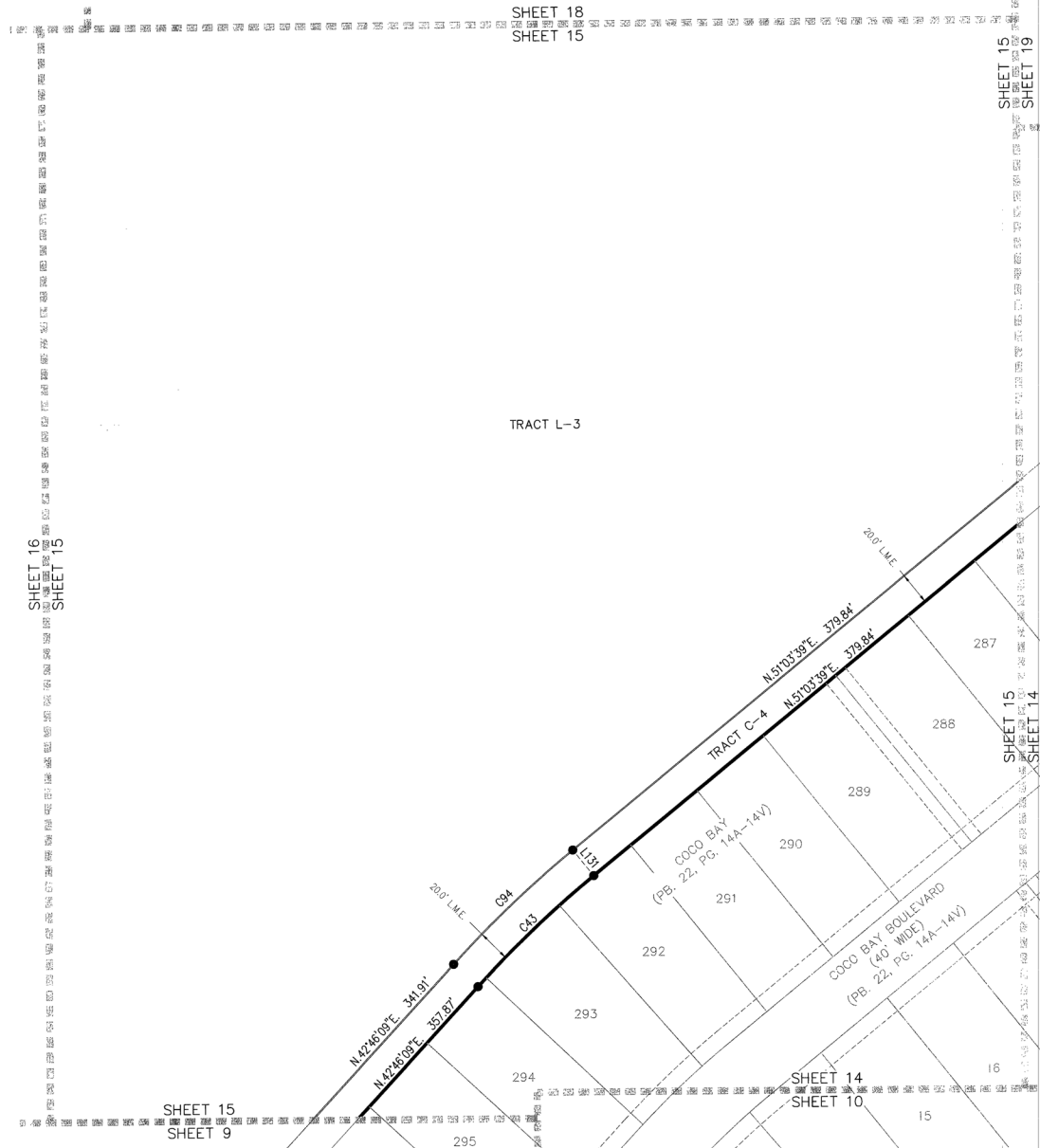
LINE	BEARING	DISTANCE
L131	S.38°56'24"E.	20.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
CAJ	670.00'	98.97'	98.88'	S.46°54'52"W.	817°13'
CS4	690.14'	99.86'	99.78'	S.46°54'52"W.	817°27'

TRACT L-3
CONTAINS 15.75 ACRES±

TRACT C-4
CONTAINS 18.23 ACRES±



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PLAT BOOK 27 PAGE 5 P

SHEET 16 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

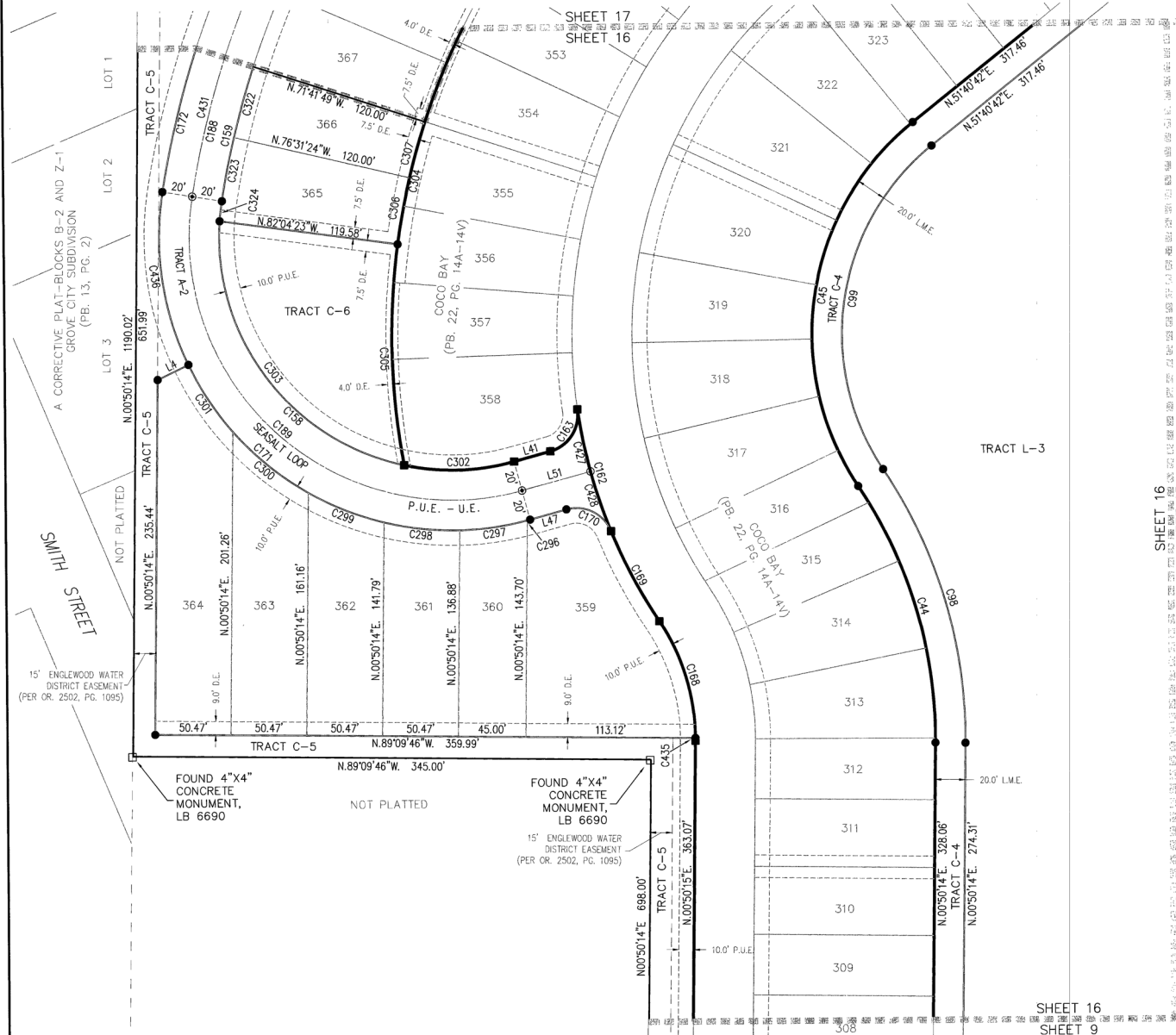
LINE TABLE

LINE	BEARING	DISTANCE
L4	S.64°35'14"W	22.81'
L41	N.74°55'36"E	25.08'
L47	S.74°55'36"W	25.08'
L51	S.74°55'36"W	47.30'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C44	300.00'	180.41'	177.71'	N.16°23'28"W	34°27'23"
C45	180.00'	267.97'	243.90'	N.09°01'46"E	85°17'51"
C98	320.00'	192.44'	189.55'	S.16°23'28"E	34°27'23"
C99	160.00'	238.20'	216.80'	N.09°01'46"E	85°17'51"
C158	155.00'	309.25'	280.45'	N.47°54'56"W	114°18'57"
C159	580.00'	429.58'	419.82'	N.30°27'37"E	42°26'10"
C162	340.00'	84.05'	83.84'	S.15°04'24"E	14°09'50"
C163	25.00'	36.18'	33.10'	N.33°28'03"E	82°55'05"
C168	140.00'	82.27'	81.09'	N.16°47'05"W	33°40'08"
C169	340.00'	68.03'	67.92'	N.27°53'14"W	112°7'50"
C170	25.00'	36.18'	33.10'	N.63°16'52"W	82°55'05"
C171	195.00'	389.06'	327.67'	N.47°54'56"W	114°18'57"
C172	620.00'	177.40'	176.80'	N.17°26'22"E	16°23'39"
C188	600.00'	444.39'	434.30'	S.30°27'37"W	42°26'10"
C189	175.00'	349.16'	294.06'	S.47°54'56"E	114°18'57"
C296	195.00'	2.02'	2.02'	N.75°13'23"E	0°35'34"
C297	195.00'	45.62'	45.51'	N.82°13'17"E	0°35'34"
C298	195.00'	50.85'	50.70'	S.83°36'24"E	1°56'26"
C299	195.00'	54.23'	54.05'	S.68°10'10"E	1°56'02"
C300	195.00'	64.76'	64.46'	S.50°41'20"E	1°01'40"
C301	195.00'	53.64'	53.48'	S.33°17'38"E	1°54'44"
C302	155.00'	73.96'	73.26'	N.88°35'47"E	27°20'22"
C303	155.00'	221.97'	203.46'	S.35°42'29"E	82°03'06"
C304	460.00'	498.56'	474.52'	S.20°37'44"W	62°05'57"
C305	460.00'	147.30'	146.68'	S.01°14'49"E	18°20'51"
C306	460.00'	44.56'	44.54'	S.10°42'07"W	5°32'59"
C307	460.00'	38.75'	38.74'	S.15°53'24"W	4°49'35"
C322	580.00'	48.86'	48.84'	S.15°53'24"W	4°49'35"
C323	580.00'	42.86'	42.85'	S.17°21'54"W	4°49'35"
C324	155.00'	13.32'	13.32'	S.06°46'48"W	4°55'28"
C427	340.00'	42.02'	42.00'	S.11°31'57"E	7°04'55"
C428	340.00'	42.02'	42.00'	S.18°36'52"E	7°04'55"
C431	600.00'	213.21'	212.09'	S.19°25'21"W	20°21'37"
C435	140.00'	1.92'	1.92'	S.00°26'57"W	0°47'15"
C436	195.00'	117.94'	116.16'	S.08°05'07"E	34°39'16"

TRACT A-2 CONTAINS 1.51 ACRES±	TRACT C-4 CONTAINS 18.23 ACRES±	TRACT C-5 CONTAINS 0.96 ACRES±
TRACT C-6 CONTAINS 0.31 ACRES±	TRACT L-3 CONTAINS 15.75 ACRES±	LOT 359 CONTAINS 0.30 ACRES±
LOT 360 CONTAINS 0.14 ACRES±	LOT 361 CONTAINS 0.16 ACRES±	LOT 362 CONTAINS 0.17 ACRES±
LOT 363 CONTAINS 0.21 ACRES±	LOT 364 CONTAINS 0.26 ACRES±	LOT 365 CONTAINS 0.14 ACRES±
	LOT 366 CONTAINS 0.12 ACRES±	



SHEET 16
SHEET 9

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PLAT BOOK 21 PAGE 5 Q

SHEET 17 OF 27

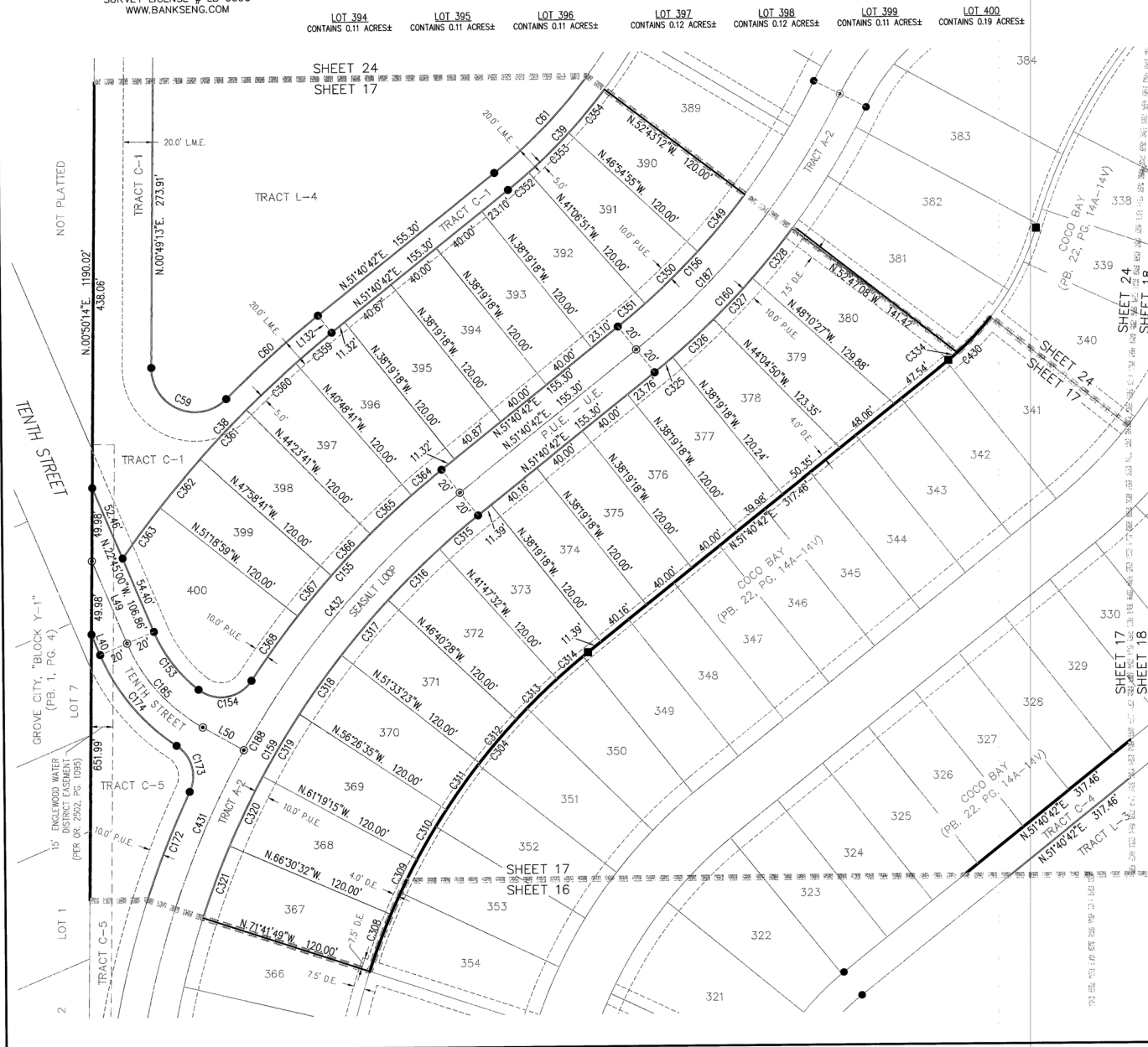


LINE TABLE

LINE	BEARING	DISTANCE
L40	S.22°45'00"E	15.25'
L49	N.22°45'00"W	61.05'
L50	N.60°23'57"W	32.14'
L132	S.38°19'18"E	15.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C38	740.00'	210.95'	210.23'	N.43°30'43"E	167°59'
C39	380.00'	164.54'	163.26'	N.39°16'25"E	24°48'35"
C59	30.00'	70.98'	55.55'	S.66°57'43"E	135°33'52"
C60	755.00'	84.63'	84.59'	S.48°28'02"W	6°25'21"
C61	365.00'	158.05'	156.82'	N.39°16'25"E	24°48'35"
C153	100.00'	50.67'	50.13'	S.37°16'02"E	29°02'04"
C154	25.00'	41.25'	36.73'	N.60°23'57"E	94°32'14"
C155	620.00'	194.78'	193.98'	S.42°40'42"W	175°59'59"
C156	500.00'	216.51'	214.82'	N.39°16'25"E	24°48'35"
C159	580.00'	429.58'	419.82'	N.30°27'37"E	42°26'10"
C160	540.00'	233.83'	232.00'	N.39°16'25"E	24°48'35"
C172	620.00'	177.40'	176.80'	N.17°26'22"E	16°23'39"
C173	25.00'	35.82'	32.84'	N.15°24'49"W	82°06'02"
C174	140.00'	82.38'	81.20'	N.39°16'25"W	33°42'50"
C185	120.00'	78.85'	77.44'	S.41°34'25"E	37°38'51"
C187	520.00'	225.17'	223.41'	N.39°16'25"E	24°48'35"
C188	600.00'	444.39'	434.30'	S.30°27'37"W	42°26'10"
C304	460.00'	498.56'	474.52'	S.20°37'44"W	62°05'57"
C308	460.00'	41.65'	41.64'	S.20°37'44"W	51°11'27"
C309	460.00'	41.65'	41.64'	S.26°05'07"W	51°11'27"
C310	460.00'	39.16'	39.15'	S.31°07'05"W	45°42'40"
C311	460.00'	39.23'	39.22'	S.36°00'01"W	45°31'2"
C312	460.00'	39.20'	39.18'	S.40°53'05"W	45°26'56"
C313	460.00'	39.20'	39.18'	S.45°46'00"W	45°26'56"
C314	460.00'	27.86'	27.86'	S.49°56'35"W	32°18'4"
C315	580.00'	35.13'	35.13'	S.49°56'35"W	32°18'4"
C316	580.00'	49.42'	49.41'	S.45°46'00"W	45°26'56"
C317	580.00'	49.42'	49.41'	S.45°37'05"W	45°26'56"
C318	580.00'	49.41'	49.45'	S.36°00'01"W	45°31'2"
C319	580.00'	49.38'	49.38'	S.31°07'05"W	45°42'40"
C320	580.00'	52.52'	52.50'	S.26°05'07"W	51°11'27"
C321	580.00'	52.52'	52.50'	S.20°53'50"W	51°11'27"
C325	540.00'	16.22'	16.22'	N.50°49'04"E	14°31'6"
C326	540.00'	38.06'	38.05'	N.47°56'18"E	4°02'17"
C327	540.00'	38.58'	38.57'	N.43°52'22"E	4°05'36"
C328	540.00'	43.46'	43.45'	N.39°31'12"E	4°36'42"
C334	180.00'	8.04'	8.04'	N.50°27'56"E	2°33'33"
C349	500.00'	50.65'	50.63'	N.40°10'57"E	5°48'17"
C350	500.00'	50.62'	50.60'	N.45°58'07"E	5°48'04"
C351	500.00'	24.37'	24.37'	N.50°16'56"E	2°47'33"
C352	380.00'	18.52'	18.52'	N.50°16'56"E	2°47'33"
C353	380.00'	38.47'	38.46'	N.45°58'07"E	5°48'04"
C354	380.00'	38.50'	38.48'	N.40°10'57"E	5°48'17"
C359	740.00'	12.16'	12.15'	S.50°26'01"W	2°29'23"
C360	740.00'	46.28'	46.27'	S.47°23'49"W	3°35'00"
C361	740.00'	46.28'	46.27'	S.43°48'49"W	3°35'00"
C362	740.00'	43.12'	43.11'	S.40°21'10"W	3°20'18"
C363	740.00'	43.12'	43.11'	S.37°00'52"W	3°20'18"
C364	620.00'	26.94'	26.94'	S.50°26'01"W	2°29'23"
C365	620.00'	38.78'	38.77'	S.47°23'49"W	3°35'00"
C366	620.00'	38.78'	38.77'	S.43°48'49"W	3°35'00"
C367	620.00'	36.12'	36.12'	S.40°21'10"W	3°20'18"
C368	620.00'	54.16'	54.14'	S.36°10'52"W	5°00'19"
C430	180.00'	110.10'	108.39'	N.34°19'18"E	35°02'48"
C431	600.00'	213.21'	212.09'	S.19°25'27"W	20°21'37"
C432	600.00'	231.18'	229.75'	S.40°38'26"W	22°04'33"



TRACT A-2 CONTAINS 1.51 ACRES± TRACT C-1 CONTAINS 10.21 ACRES± TRACT C-4 CONTAINS 18.23 ACRES±

TRACT C-5 CONTAINS 0.96 ACRES± TRACT L-3 CONTAINS 15.75 ACRES± TRACT L-4 CONTAINS 1.68 ACRES±

LOT 367 CONTAINS 0.13 ACRES± LOT 368 CONTAINS 0.12 ACRES± LOT 369 CONTAINS 0.12 ACRES±

LOT 370 CONTAINS 0.12 ACRES± LOT 371 CONTAINS 0.12 ACRES± LOT 372 CONTAINS 0.12 ACRES±

LOT 373 CONTAINS 0.12 ACRES± LOT 374 CONTAINS 0.11 ACRES± LOT 375 CONTAINS 0.11 ACRES±

LOT 376 CONTAINS 0.11 ACRES± LOT 377 CONTAINS 0.11 ACRES± LOT 378 CONTAINS 0.12 ACRES±

LOT 379 CONTAINS 0.12 ACRES± LOT 380 CONTAINS 0.15 ACRES± LOT 380 CONTAINS 0.12 ACRES±

LOT 391 CONTAINS 0.12 ACRES± LOT 392 CONTAINS 0.12 ACRES± LOT 393 CONTAINS 0.11 ACRES±

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PLAT BOOK 27 PAGE 52

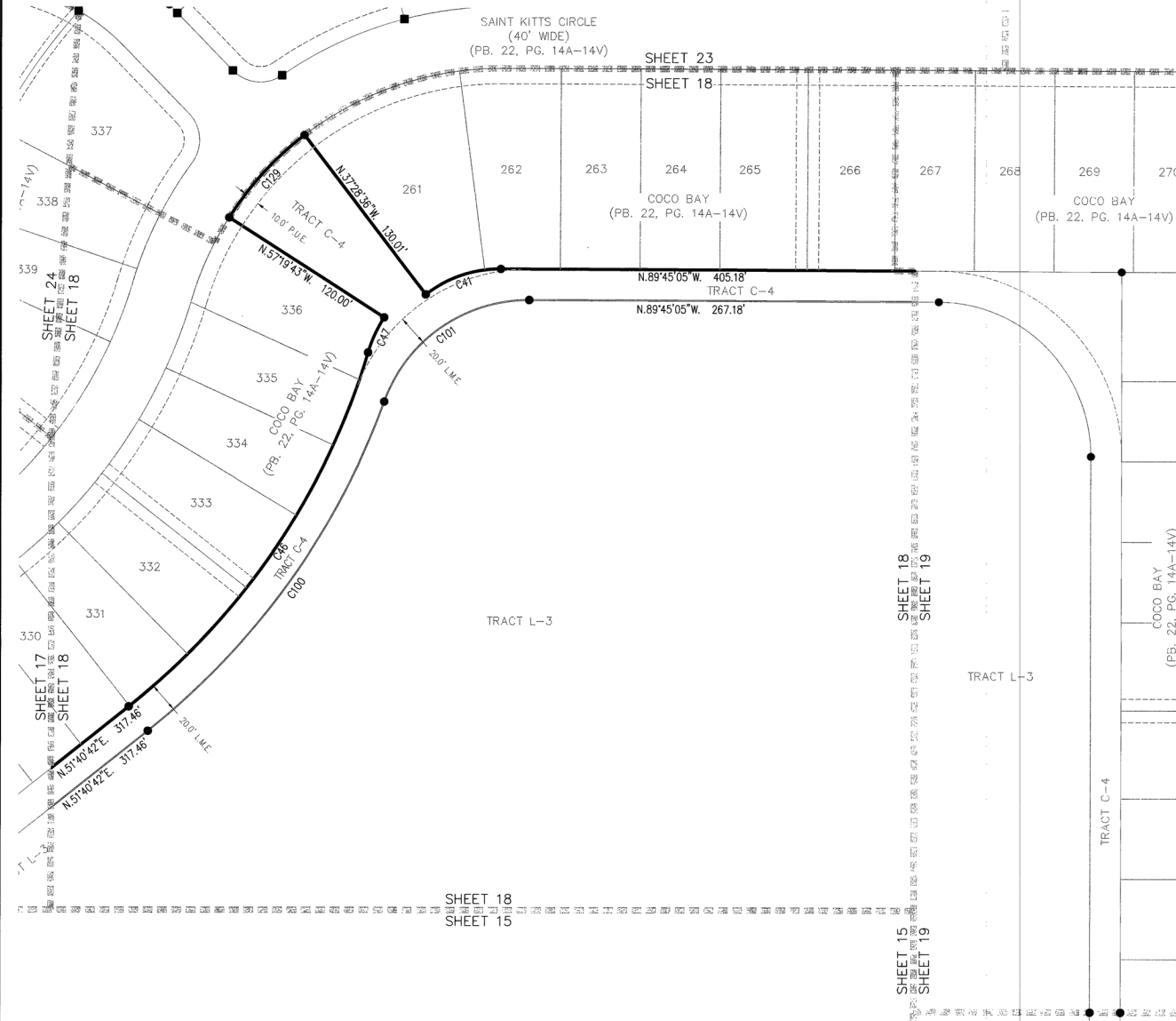
SHEET 18 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C41	80.00'	52.67'	51.73'	N.71°23'12"E.	37°43'27"
C46	460.00'	281.37'	277.01'	N.34°09'18"E.	35°02'48"
C47	90.00'	25.20'	25.11'	N.24°39'06"E.	16°02'23"
C100	480.00'	266.16'	262.76'	N.35°47'36"E.	31°46'12"
C101	100.00'	122.77'	115.20'	S.55°04'43"W.	70°20'25"
C129	210.15'	72.76'	72.40'	S.42°35'35"W.	19°50'17"



TRACT L-3 CONTAINS 15.75 ACRES±
TRACT C-4 CONTAINS 18.23 ACRES±

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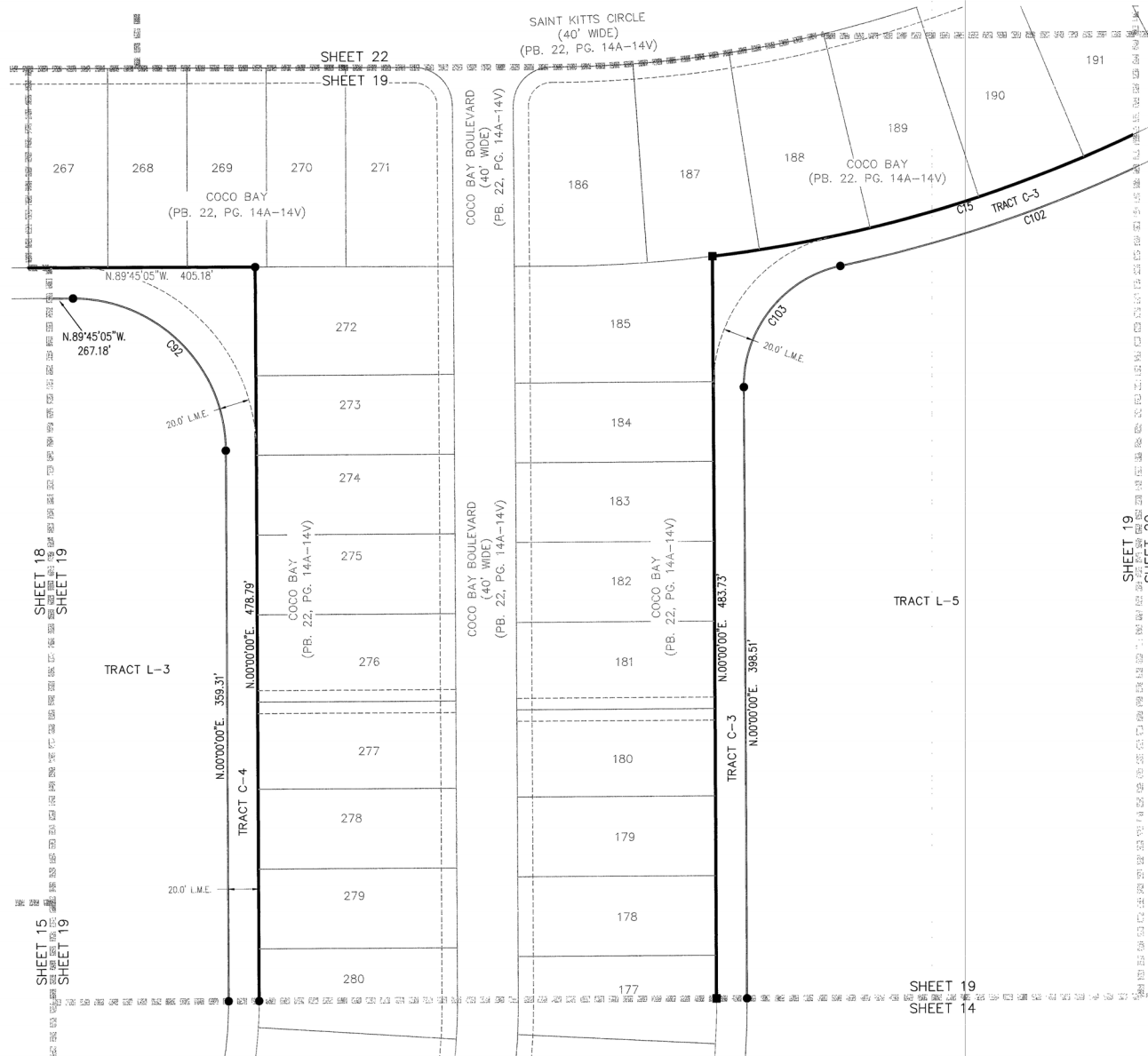
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PLAT BOOK 27 PAGE 55

SHEET 19 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C15	900.00'	337.09'	335.12'	N.72°46'08"E	2127°35"
C92	100.00'	156.65'	141.11'	N.44°52'32"W	89°45'05"
C102	920.00'	261.91'	261.03'	N.70°11'42"E	16°18'41"
C103	80.03'	109.44'	101.11'	N.39°10'31"E	78°21'02"

TRACT L-3 CONTAINS 15.75 ACRES±

TRACT L-5 CONTAINS 10.44 ACRES±

TRACT C-3 CONTAINS 1.37 ACRES±

TRACT C-4 CONTAINS 18.23 ACRES±

SHEET 19
SHEET 14

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REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 51

SHEET 20 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

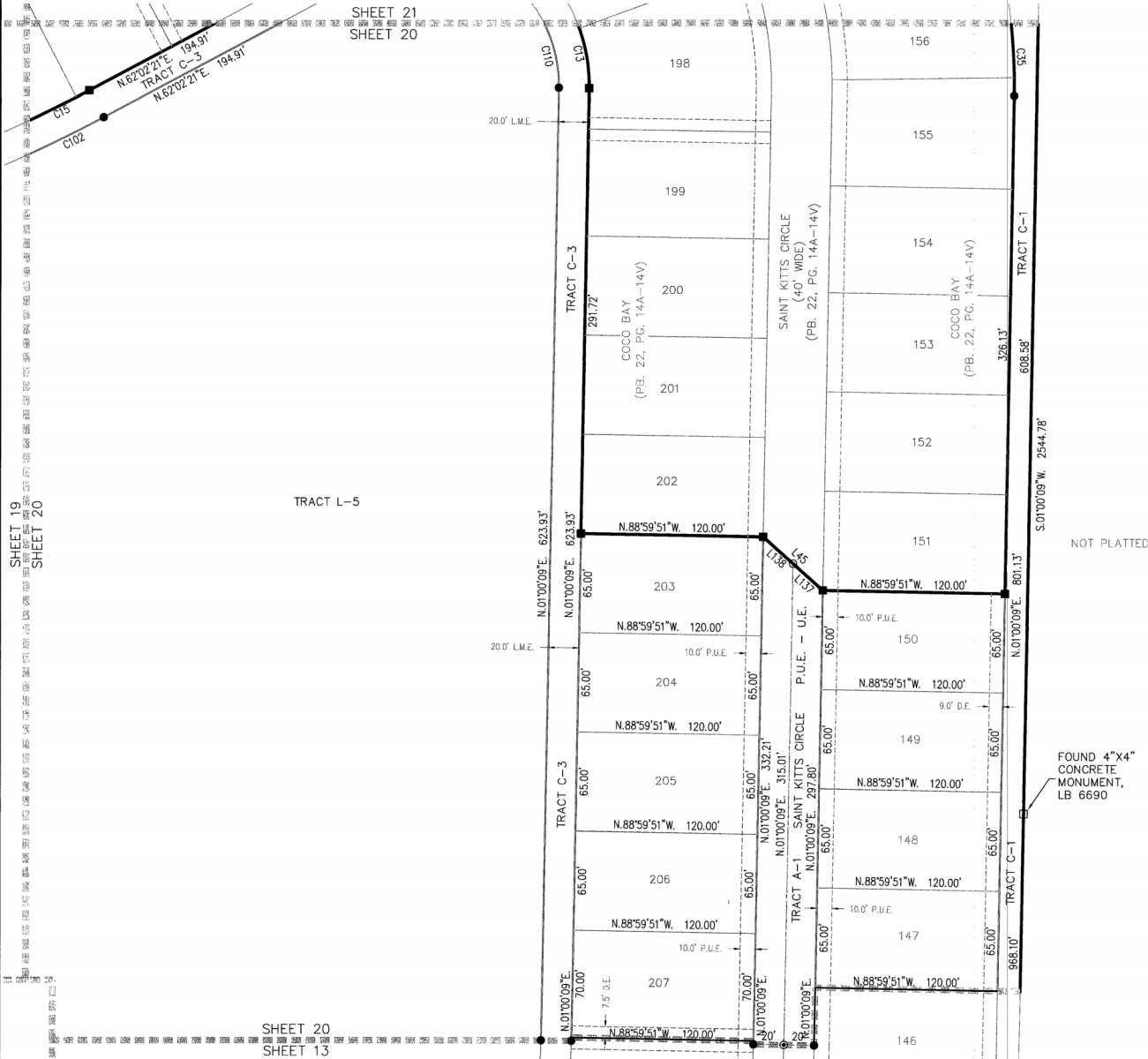
LINE TABLE

LINE	BEARING	DISTANCE
L45	S.48°17'39"E.	52.76'
L137	N.48°17'39"W.	26.38'
L138	N.48°17'39"W.	26.38'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C13	110.00'	160.82'	146.88'	N.40°52'22"W.	83°46'03"
C15	900.00'	337.09'	335.12'	N.72°46'08"E.	21°27'35"
C15	390.00'	417.60'	397.63'	S.29°40'22"E.	61°21'02"
C102	920.00'	261.91'	261.03'	N.70°11'42"E.	16°18'41"
C110	90.00'	109.09'	102.53'	N.33°43'14"W.	69°26'45"

TRACT A-1 CONTAINS 4.92 ACRES±	TRACT C-1 CONTAINS 10.21 ACRES±	TRACT C-3 CONTAINS 1.37 ACRES±
TRACT L-5 CONTAINS 10.44 ACRES±	LOT 147 CONTAINS 0.18 ACRES±	LOT 148 CONTAINS 0.18 ACRES±
LOT 149 CONTAINS 0.18 ACRES±	LOT 150 CONTAINS 0.18 ACRES±	LOT 203 CONTAINS 0.18 ACRES±
LOT 204 CONTAINS 0.18 ACRES±	LOT 205 CONTAINS 0.18 ACRES±	LOT 206 CONTAINS 0.18 ACRES±
	LOT 207 CONTAINS 0.19 ACRES±	



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A RESIDENTIAL SUBDIVISION LYING IN
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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 21 PAGE 54

SHEET 21 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

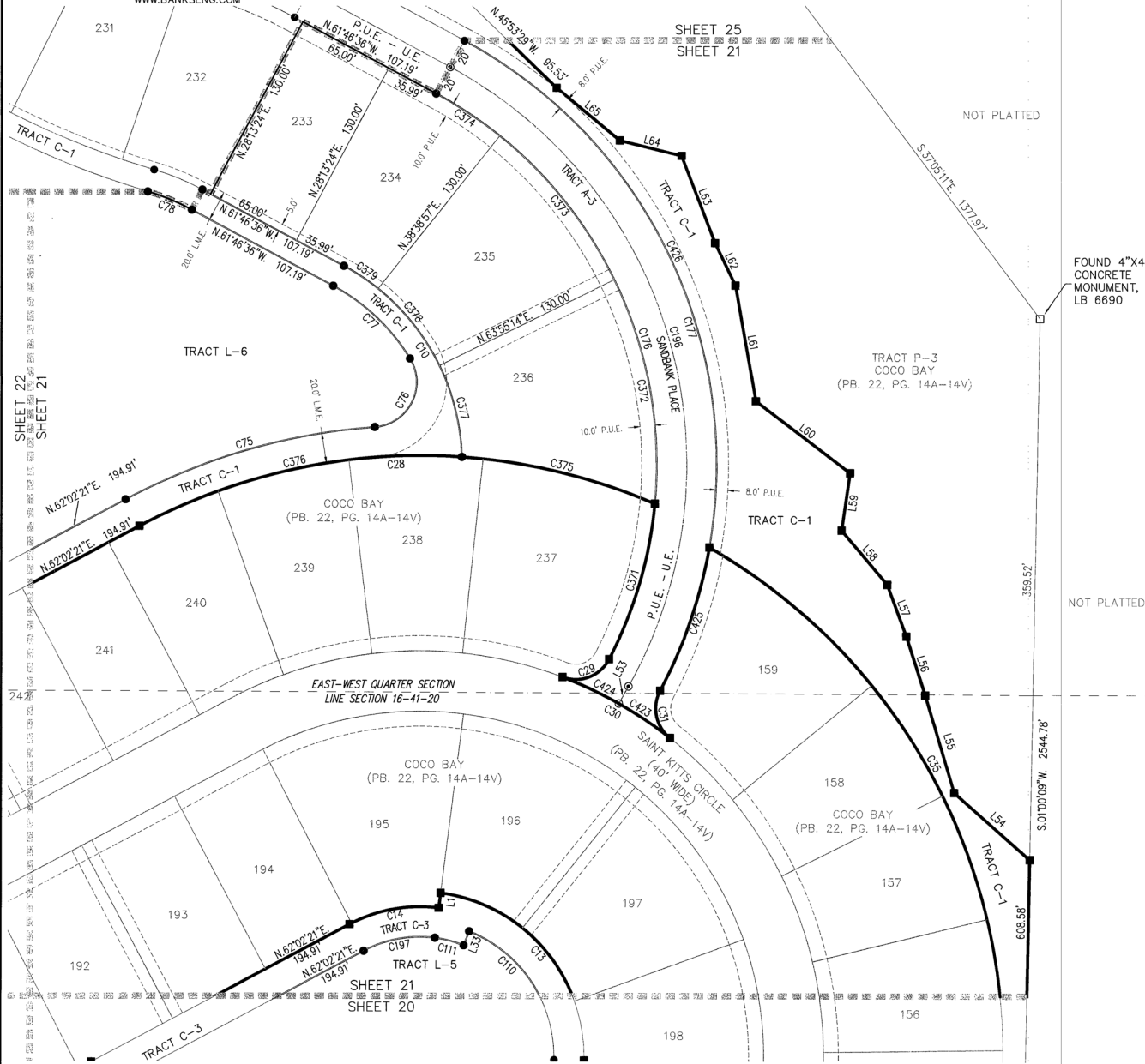
LINE TABLE

LINE	BEARING	DISTANCE
L1	N.07°50'0"E	9.99'
L33	S.21°32'34"W	9.99'
L53	N.29°25'04"E	13.03'
L54	N.48°41'03"W	67.28'
L55	N.16°44'18"W	67.54'
L56	N.18°04'31"W	41.04'
L57	N.20°16'50"W	36.75'
L58	N.40°21'24"W	47.29'
L59	N.08°21'50"E	38.57'
L60	N.52°49'01"W	79.07'
L61	N.10°06'44"W	78.05'
L62	N.25°45'55"W	31.29'
L63	N.21°13'47"W	62.12'
L64	N.78°05'45"W	42.53'
L65	N.50°17'44"W	54.88'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C10	150.00'	156.57'	149.56'	N.31°52'23"W	59°48'26"
C13	110.00'	160.82'	146.88'	N.40°52'52"W	83°46'03"
C14	100.03'	61.43'	60.47'	S.79°37'54"W	35°11'06"
C28	400.00'	356.01'	344.38'	S.87°32'11"W	50°59'41"
C29	25.00'	36.26'	33.17'	N.69°03'45"E	83°06'24"
C30	270.00'	82.73'	82.41'	N.60°36'23"W	173°32'00"
C31	25.00'	34.83'	33.08'	S.11°54'50"E	76°49'46"
C35	390.00'	417.60'	387.93'	S.29°40'22"E	61°21'02"
C75	420.00'	174.32'	173.07'	N.73°55'46"E	23°46'50"
C76	30.00'	61.44'	51.25'	S.27°08'39"W	117°21'05"
C77	135.00'	71.26'	70.44'	S.46°39'15"E	307°44'42"
C78	155.00'	31.81'	31.78'	N.67°39'22"W	11°45'33"
C110	90.00'	109.09'	102.53'	N.33°43'14"W	69°26'45"
C111	80.03'	20.00'	19.95'	S.75°37'00"E	147°10'08"
C176	280.00'	436.33'	363.50'	N.17°08'01"W	89°17'09"
C177	320.00'	501.41'	451.67'	N.16°53'16"W	89°46'39"
C196	300.00'	477.49'	428.68'	N.16°10'46"W	91°11'40"
C197	80.03'	48.14'	46.38'	S.79°37'54"W	35°11'06"
C371	280.00'	108.62'	107.94'	N.16°23'46"E	221°33'44"
C372	280.00'	153.27'	151.36'	N.10°23'53"W	31°14'46"
C373	280.00'	123.50'	122.50'	N.38°42'54"W	25°16'17"
C374	280.00'	50.95'	50.88'	N.56°33'49"W	102°53'33"
C375	400.00'	133.17'	132.56'	N.76°30'14"W	19°04'33"
C376	400.00'	222.84'	218.97'	S.77°59'55"W	31°55'09"
C377	150.00'	63.12'	62.66'	N.14°01'28"W	24°08'36"
C378	150.00'	66.16'	65.63'	N.38°42'54"W	25°16'17"
C379	150.00'	27.29'	27.26'	N.56°33'49"W	102°53'33"
C423	270.00'	41.25'	41.21'	N.56°12'19"W	8°45'13"
C424	270.00'	41.48'	41.44'	N.64°59'00"W	8°48'08"
C425	320.00'	101.15'	100.73'	N.18°56'44"E	18°06'39"
C426	320.00'	400.26'	374.67'	N.25°56'36"W	71°40'00"

TRACT A-3 CONTAINS 1.45 ACRES±	TRACT C-1 CONTAINS 10.21 ACRES±	TRACT C-3 CONTAINS 0.34 ACRES±
TRACT L-5 CONTAINS 13.90 ACRES±	TRACT L-6 CONTAINS 3.02 ACRES±	LOT 233 CONTAINS 0.19 ACRES±
LOT 234 CONTAINS 0.22 ACRES±	LOT 235 CONTAINS 0.28 ACRES±	LOT 236 CONTAINS 0.31 ACRES±



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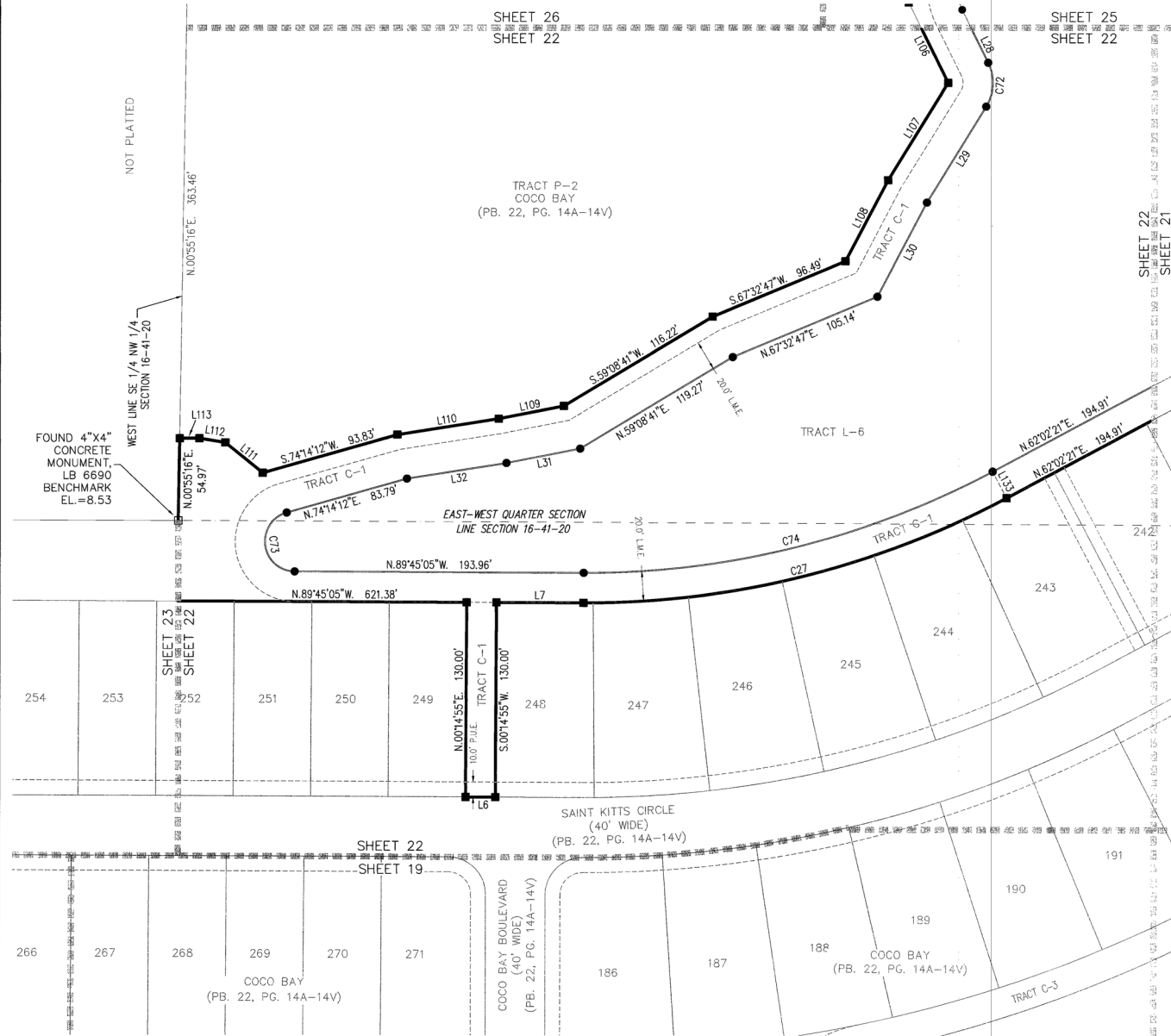
A RESIDENTIAL SUBDIVISION LYING IN
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AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 5

SHEET 22 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'



LINE TABLE

LINE	BEARING	DISTANCE
L6	N.89°45'05\"W	20.00'
L7	N.89°45'05\"W	58.37'
L28	S.26°23'19\"E	39.55'
L29	S.31°48'36\"W	75.42'
L30	S.27°47'16\"W	71.11'
L31	S.79°01'26\"W	50.27'
L32	S.81°07'19\"W	67.59'
L106	S.26°23'19\"E	59.87'
L107	S.31°48'36\"W	76.47'
L108	S.27°47'16\"W	61.32'
L109	S.79°01'26\"W	44.46'
L110	S.81°07'19\"W	68.84'
L111	N.51°08'34\"W	32.32'
L112	N.80°57'22\"W	17.61'
L113	N.80°00'00\"W	13.18'
L133	N.27°57'39\"W	20.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C27	600.00'	285.41'	292.43'	N.76°08'38\"E	281°23'4\"
C72	30.00'	30.47'	29.18'	N.02°42'38\"E	58°11'55\"
C73	20.00'	57.24'	39.61'	N.07°45'27\"W	163°59'17\"
C74	580.00'	285.56'	282.69'	N.76°08'38\"E	281°23'4\"

TRACT C-1 CONTAINS 10.21 ACRES±
TRACT L-6 CONTAINS 3.02 ACRES±

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PLAT BOOK 27 PAGE 5W

SHEET 23 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

LINE TABLE

LINE	BEARING	DISTANCE
L5	N 44°07'45"W	7.65'
L42	S 30°01'59"W	40.00'
L43	N 44°07'45"W	7.65'
L44	N 44°07'45"W	51.98'
L123	N 65°26'20"E	33.06'
L124	N 54°55'38"E	50.88'
L125	N 73°06'33"E	54.10'
L126	N 53°05'40"E	48.66'
L139	N 30°01'59"E	20.00'
L140	N 30°01'59"E	20.00'

CURVE TABLE

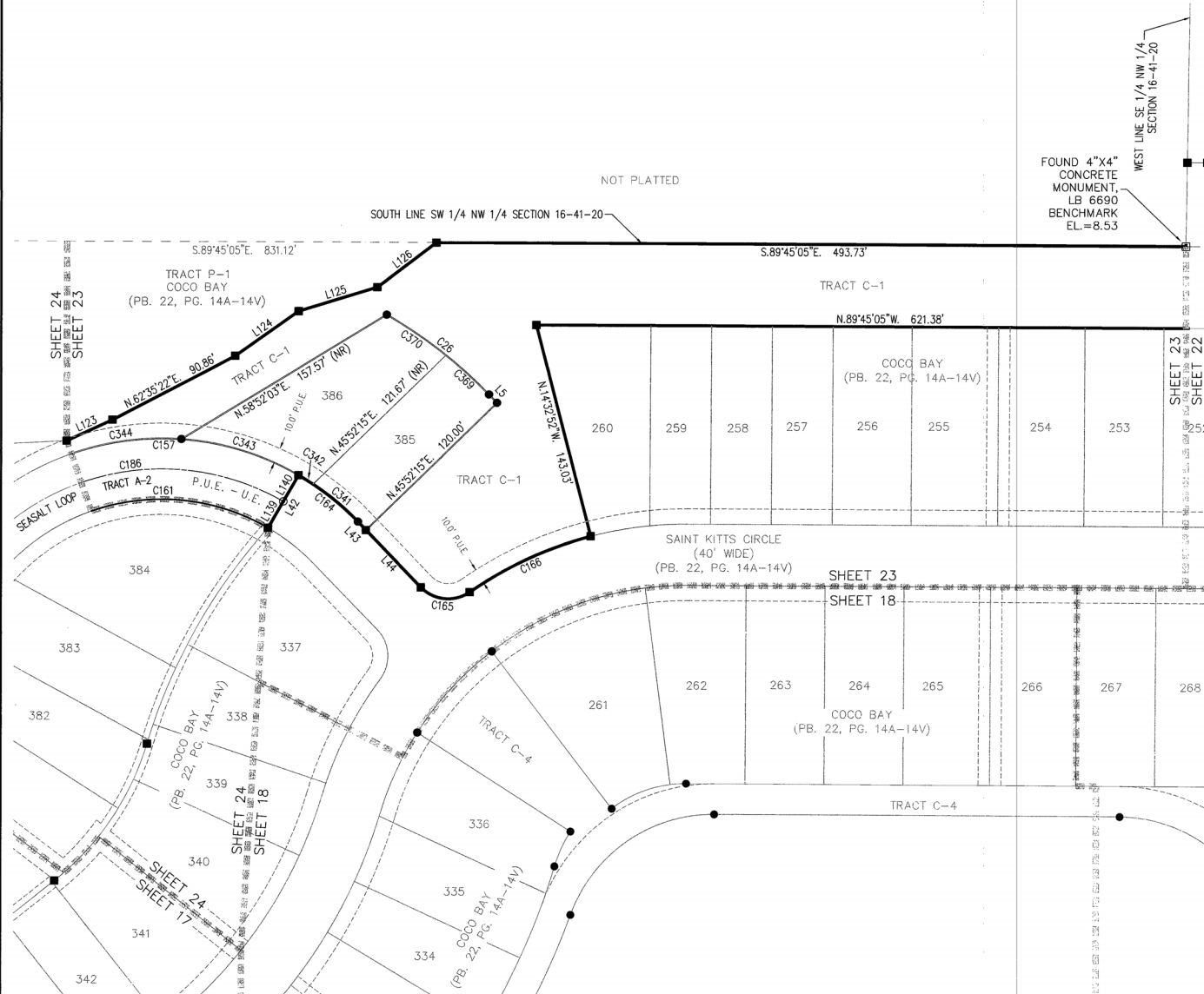
CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C26	300.00'	85.48'	85.20'	N 52°17'32"W	16°19'35"
C157	180.00'	292.68'	261.49'	S 73°27'03"W	93°09'52"
C161	140.00'	227.64'	203.38'	N 73°27'03"E	93°09'52"
C164	180.00'	49.76'	49.60'	N 52°02'53"E	15°50'16"
C165	25.00'	35.16'	32.33'	S 84°25'12"E	80°34'55"
C166	250.00'	87.98'	87.53'	S 65°22'14"W	20°09'48"
C186	160.00'	260.16'	232.44'	S 73°27'03"W	93°09'52"
C341	180.00'	38.64'	38.56'	N 50°16'41"W	12°17'53"
C342	180.00'	11.12'	11.12'	N 58°11'49"W	3°32'24"
C343	180.00'	81.28'	80.60'	N 72°54'14"W	25°52'25"
C344	180.00'	163.19'	157.66'	S 68°11'12"W	51°56'42"
C369	300.00'	38.44'	38.42'	N 47°48'01"W	7°20'32"
C370	300.00'	47.04'	46.99'	N 55°57'48"W	8°59'02"

TRACT A-2
CONTAINS 1.51 ACRES±

TRACT C-1
CONTAINS 10.21 ACRES±

LOT 385
CONTAINS 0.13 ACRES±

LOT 386
CONTAINS 0.18 ACRES±



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PLAT BOOK 27 PAGE 5 X

SHEET 24 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

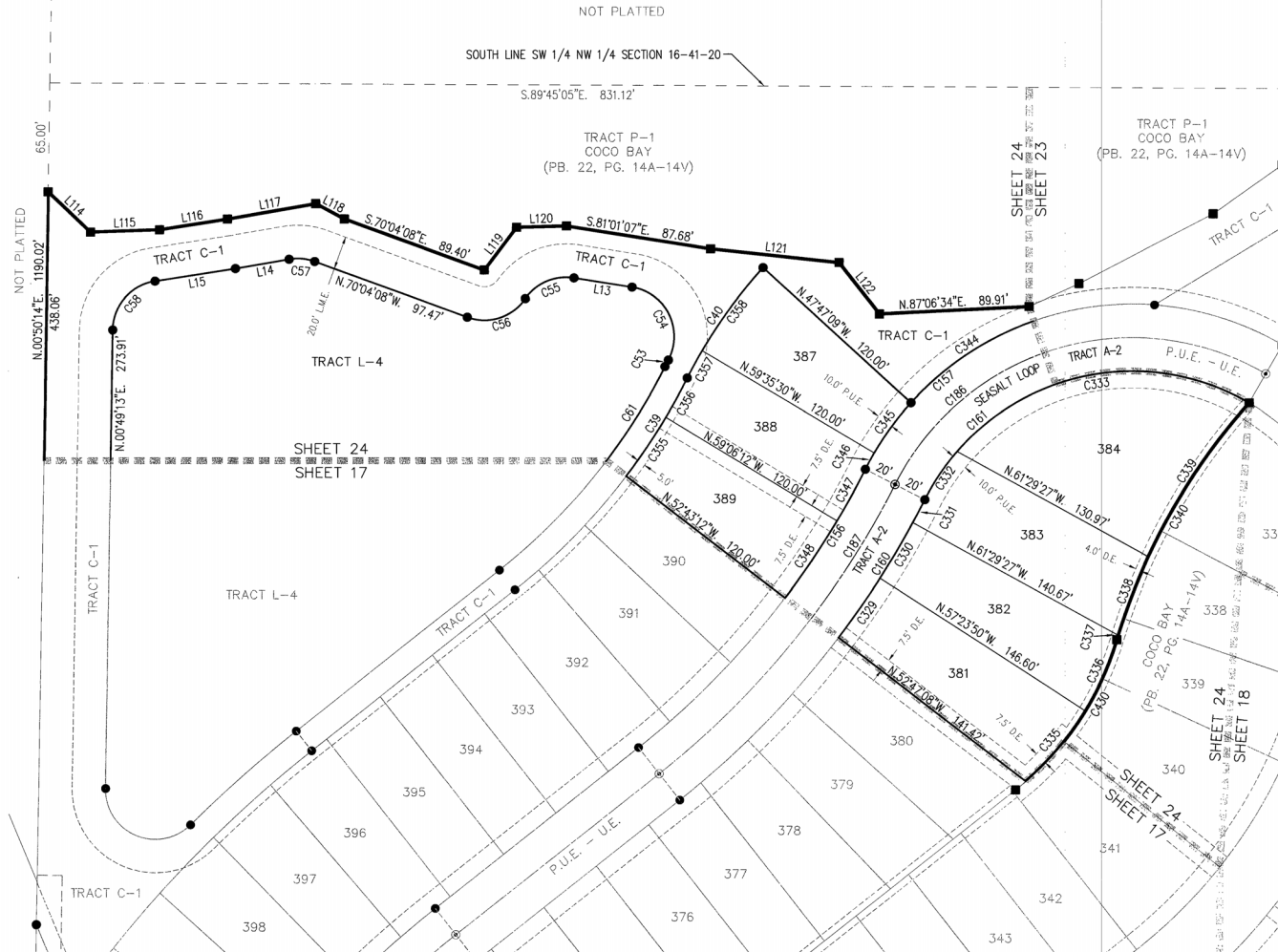
LINE TABLE

LINE	BEARING	DISTANCE
L13	N.81°01'07"W	35.29'
L14	S.80°10'32"W	32.64'
L15	S.81°11'29"W	48.84'
L16	S.46°38'35"E	34.99'
L17	N.88°05'26"E	41.46'
L18	N.81°11'29"E	41.24'
L19	N.87°10'32"E	53.75'
L20	S.62°06'13"E	19.47'
L21	N.37°13'53"E	32.08'
L22	N.88°24'51"E	29.91'
L23	S.83°59'16"E	77.87'
L24	S.39°16'08"E	39.09'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C39	380.00'	164.54'	163.26'	N.39°16'25"E	24°48'35"
C40	300.00'	80.35'	80.11'	N.34°32'29"E	15°20'44"
C53	315.00'	4.41'	4.41'	N.27°16'11"E	0°48'08"
C54	30.00'	56.91'	48.75'	S.28°40'26"E	108°41'22"
C55	30.00'	33.53'	31.82'	S.68°57'29"W	64°02'47"
C56	30.00'	39.27'	36.52'	N.72°25'59"E	74°59'47"
C57	30.00'	15.58'	15.41'	S.84°56'48"E	28°45'20"
C58	30.00'	42.08'	38.72'	S.41°00'21"W	80°22'16"
C61	365.00'	158.05'	156.82'	N.39°16'25"E	24°48'35"
C156	500.00'	216.51'	214.82'	N.39°16'25"E	24°48'35"
C157	180.00'	292.68'	261.49'	S.73°27'03"W	93°09'52"
C160	540.00'	233.83'	232.00'	N.39°16'25"E	24°48'35"
C161	140.00'	227.64'	203.38'	N.73°27'03"W	93°09'52"
C186	160.00'	260.16'	232.44'	S.73°27'03"W	93°09'52"
C187	520.00'	225.17'	223.41'	N.39°16'25"E	24°48'35"
C329	540.00'	43.46'	43.45'	N.34°34'31"E	4°36'42"
C330	540.00'	38.58'	38.57'	N.30°33'22"E	4°05'36"
C331	540.00'	15.46'	15.46'	N.27°11'50"E	1°38'28"
C332	140.00'	34.79'	34.70'	S.33°59'13"W	14°14'12"
C333	140.00'	192.86'	177.97'	S.80°34'09"W	78°55'40"
C335	180.00'	55.50'	55.28'	N.40°17'09"E	17°40'01"
C336	180.00'	46.56'	46.43'	N.24°02'31"E	14°49'14"
C337	370.00'	2.78'	2.78'	S.16°50'49"W	0°25'50"
C338	370.00'	50.48'	50.44'	S.20°58'13"W	7°48'58"
C339	370.00'	110.23'	109.82'	S.33°24'47"W	17°04'10"
C340	370.00'	163.48'	162.16'	S.29°17'23"W	25°18'58"
C344	180.00'	163.19'	157.66'	S.68°11'12"W	51°56'42"
C345	180.00'	37.09'	37.02'	S.36°18'41"W	11°48'21"
C346	180.00'	11.12'	11.12'	S.28°38'19"W	3°32'23"
C347	500.00'	35.15'	35.14'	N.28°52'57"E	4°01'41"
C348	500.00'	55.71'	55.68'	N.34°05'18"E	6°23'01"
C355	380.00'	42.34'	42.32'	N.34°05'18"E	6°23'01"
C356	380.00'	26.71'	26.71'	N.28°52'57"E	4°01'41"
C357	300.00'	18.53'	18.53'	S.28°38'19"W	3°32'23"
C358	300.00'	61.82'	61.71'	S.36°18'41"W	11°48'21"
C430	180.00'	110.10'	108.39'	N.34°09'18"E	39°02'48"

TRACT A-2 CONTAINS 1.51 ACRES±	TRACT C-1 CONTAINS 10.21 ACRES±	TRACT L-4 CONTAINS 1.68 ACRES±
LOT 381 CONTAINS 0.16 ACRES±	LOT 382 CONTAINS 0.14 ACRES±	LOT 383 CONTAINS 0.15 ACRES±
LOT 384 CONTAINS 0.25 ACRES±	LOT 387 CONTAINS 0.14 ACRES±	LOT 388 CONTAINS 0.13 ACRES±
	LOT 389 CONTAINS 0.13 ACRES±	



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PLAT BOOK 27 PAGE 54

SHEET 25 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'

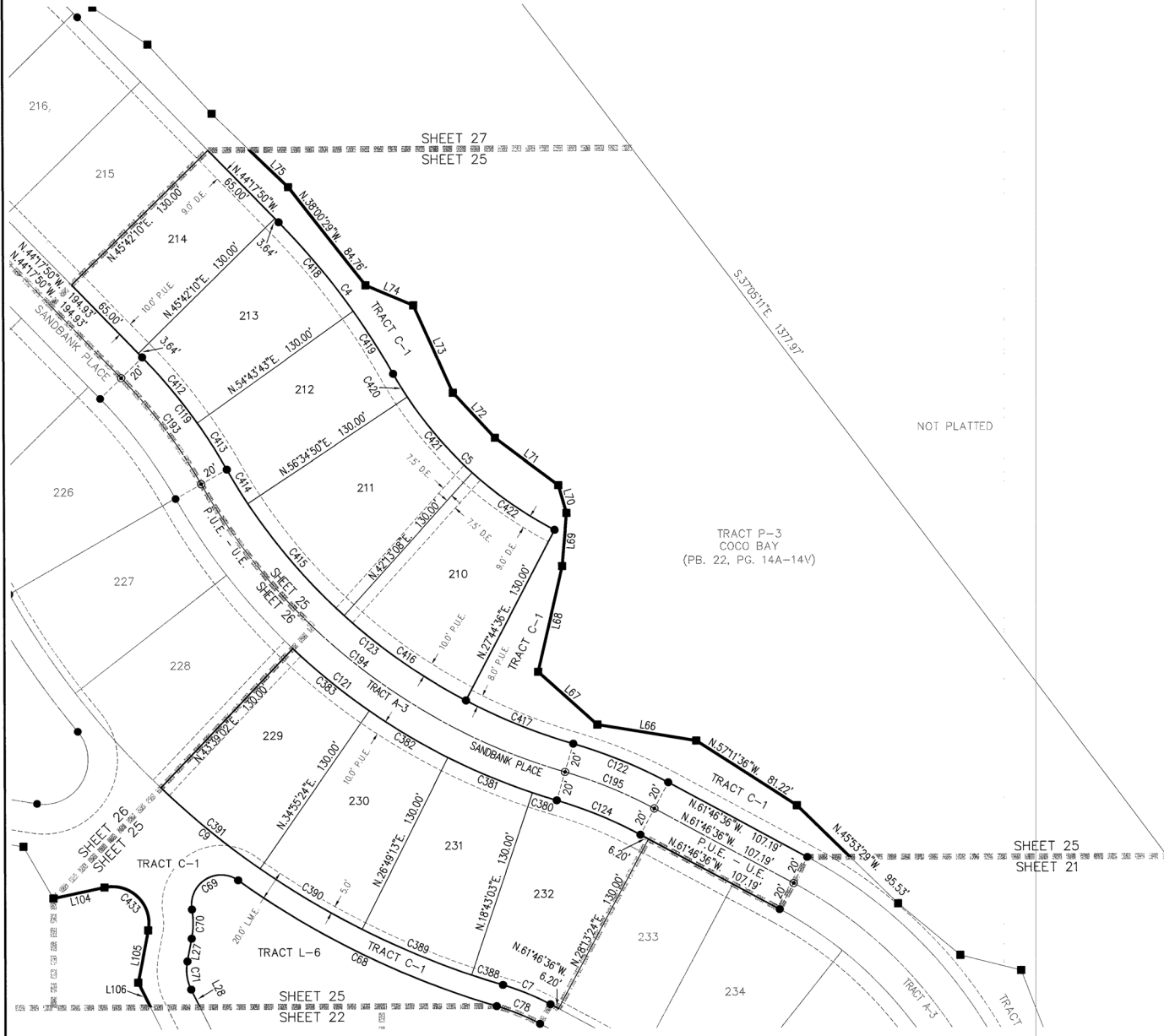
LINE TABLE

LINE	BEARING	DISTANCE
L27	S.110°28'W	15.69'
L28	S.26°31'E	38.55'
L66	N.80°36'40"W	68.09'
L67	N.48°12'00"W	53.77'
L68	N.12°58'11"E	73.29'
L69	N.04°56'17"E	35.98'
L70	N.16°10'05"W	79.64'
L71	N.51°13'52"W	53.55'
L72	N.42°48'15"W	41.82'
L73	N.24°23'28"W	64.83'
L74	N.67°03'38"W	35.17'
L75	N.46°00'40"W	71.97'
L104	N.78°05'53"E	35.47'
L105	S.110°28'W	36.02'
L106	S.26°23'19"E	59.87'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C4	500.00'	128.96'	128.60'	N.36°54'29"W	14°46'41"
C5	270.00'	154.27'	152.18'	S.45°53'16"E	32°44'15"
C7	170.00'	34.89'	34.85'	N.67°39'22"W	11°45'33"
C9	570.00'	437.89'	427.21'	S.51°31'39"E	44°01'00"
C68	585.00'	196.29'	195.37'	N.63°55'24"W	19°13'30"
C69	20.00'	47.24'	37.00'	N.58°01'00"E	135°20'43"
C70	55.00'	19.87'	19.76'	N.00°41'38"E	20°42'00"
C71	30.00'	19.60'	19.25'	N.07°40'20"W	37°25'58"
C78	155.00'	31.81'	31.76'	N.67°39'22"W	11°45'33"
C119	370.00'	95.43'	95.17'	S.36°54'28"E	14°46'41"
C121	440.00'	338.02'	329.77'	S.51°31'39"E	44°01'00"
C122	340.00'	69.78'	69.66'	N.67°39'22"W	11°45'33"
C123	400.00'	307.29'	299.79'	S.51°31'39"E	44°01'00"
C124	300.00'	61.57'	61.46'	N.67°39'22"W	11°45'33"
C193	350.00'	90.27'	90.02'	N.36°54'29"W	14°46'41"
C194	420.00'	322.66'	314.78'	S.51°31'39"E	44°01'00"
C195	320.00'	65.68'	65.56'	N.67°39'22"W	11°45'33"
C380	440.00'	17.30'	17.30'	S.72°24'33"E	215°12'
C381	440.00'	62.23'	62.17'	S.67°13'52"E	8°06'10"
C382	440.00'	62.23'	62.17'	S.59°07'41"E	8°06'10"
C383	440.00'	67.02'	66.96'	S.50°42'47"E	8°43'38"
C388	570.00'	22.42'	22.41'	S.72°24'33"E	215°12'
C389	570.00'	80.61'	80.54'	S.67°13'52"E	8°06'10"
C390	570.00'	80.61'	80.54'	S.59°07'41"E	8°06'10"
C391	570.00'	86.82'	86.74'	S.50°42'47"E	8°43'38"
C412	370.00'	58.28'	58.22'	N.39°47'03"W	9°07'32"
C413	370.00'	37.15'	37.13'	N.32°23'43"W	5°45'09"
C414	400.00'	27.23'	27.22'	S.31°28'10"E	3°54'01"
C415	400.00'	100.26'	100.00'	S.40°36'01"E	14°21'41"
C416	400.00'	101.06'	100.79'	S.55°01'08"E	14°28'32"
C417	400.00'	78.74'	78.62'	S.67°53'46"E	11°16'45"
C418	500.00'	78.76'	78.68'	N.39°47'03"W	9°07'32"
C419	500.00'	50.20'	50.18'	N.32°23'43"W	5°45'09"
C420	270.00'	18.39'	18.38'	S.31°28'10"E	3°54'01"
C421	270.00'	67.68'	67.50'	S.40°36'01"E	14°21'41"
C422	270.00'	68.21'	68.03'	S.55°01'08"E	14°28'32"
C433	25.00'	49.28'	41.68'	S.45°25'44"E	112°56'45"

TRACT A-3 CONTAINS 1.45 ACRES±	TRACT C-1 CONTAINS 10.21 ACRES±	TRACT L-6 CONTAINS 3.02 ACRES±
LOT 210 CONTAINS 0.25 ACRES±	LOT 211 CONTAINS 0.25 ACRES±	LOT 212 CONTAINS 0.20 ACRES±
LOT 213 CONTAINS 0.22 ACRES±	LOT 214 CONTAINS 0.19 ACRES±	LOT 229 CONTAINS 0.23 ACRES±
LOT 230 CONTAINS 0.21 ACRES±	LOT 231 CONTAINS 0.21 ACRES±	LOT 232 CONTAINS 0.22 ACRES±



BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

ISLAND LAKES AT COCO BAY

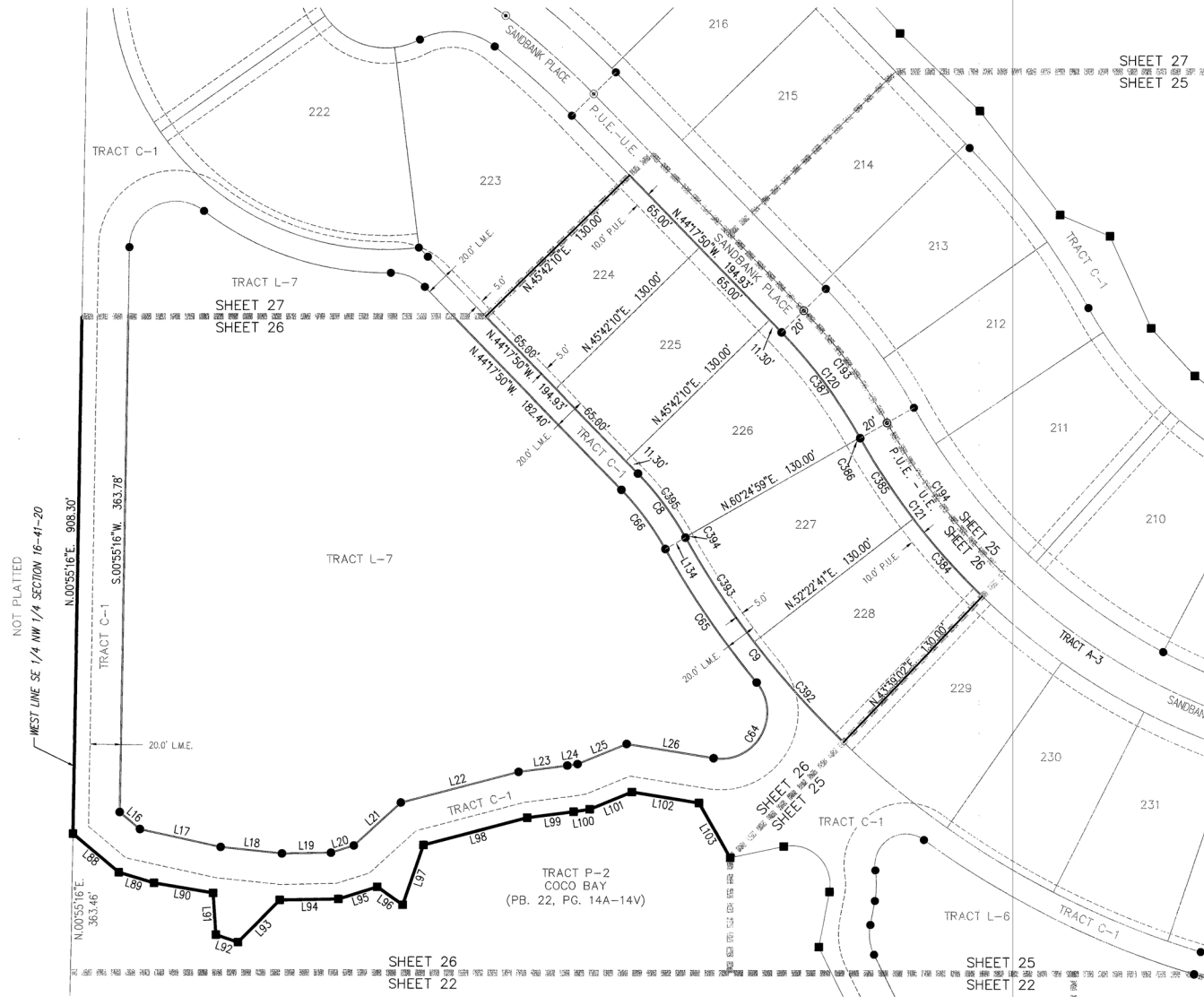
A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A
REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3,
AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 52

SHEET 26 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'



LINE TABLE

LINE	BEARING	DISTANCE
L16	S.50°10'11"E	17.04'
L17	S.77°36'58"E	53.55'
L18	S.84°00'13"E	39.85'
L19	N.89°03'05"E	31.75'
L20	N.72°31'17"E	15.44'
L21	N.47°51'44"E	41.12'
L22	N.75°23'24"E	78.73'
L23	N.82°46'03"E	31.83'
L24	N.81°55'05"E	6.68'
L25	N.67°54'04"E	34.27'
L26	S.80°52'29"E	57.08'
L88	S.50°10'11"E	35.70'
L89	S.73°12'02"E	23.83'
L90	S.80°19'26"E	38.84'
L91	S.03°48'05"E	26.91'
L92	S.71°30'12"E	15.11'
L93	N.44°51'35"E	38.26'
L94	N.89°03'05"E	37.93'
L95	N.72°31'17"E	26.36'
L96	S.55°00'00"E	20.18'
L97	N.19°05'48"E	40.88'
L98	N.75°23'24"E	68.45'
L99	N.82°46'03"E	30.29'
L100	N.81°55'05"E	10.59'
L101	N.67°54'04"E	29.39'
L102	S.80°52'29"E	44.07'
L103	S.29°56'40"E	40.55'
L134	S.60°28'51"W	15.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C8	200.00'	51.58'	51.44'	N.36°54'29"W	14°46'41"
C9	570.00'	437.89'	427.21'	S.51°31'39"E	44°01'00"
C64	30.00'	72.71'	56.18'	N.29°41'35"E	138°51'52"
C65	585.00'	104.35'	104.21'	S.34°37'45"E	107°13'12"
C66	185.00'	47.72'	47.58'	N.36°54'29"W	14°46'41"
C120	330.00'	85.11'	84.68'	N.36°54'29"W	14°46'41"
C121	440.00'	338.02'	328.77'	S.51°31'39"E	44°01'00"
C193	350.00'	90.27'	90.02'	N.36°54'29"W	14°46'41"
C194	420.00'	322.66'	314.78'	S.51°31'39"E	44°01'00"
C384	440.00'	67.02'	66.96'	S.41°59'09"E	8°43'38"
C385	440.00'	62.23'	62.17'	S.33°34'14"E	8°06'10"
C386	330.00'	0.37'	0.37'	N.28°33'05"W	0°03'52"
C387	330.00'	84.74'	84.51'	N.36°56'25"W	14°42'48"
C392	570.00'	86.82'	86.74'	S.41°59'09"E	8°43'38"
C393	570.00'	80.61'	80.54'	S.33°34'14"E	8°06'10"
C394	200.00'	0.23'	0.23'	N.29°33'05"W	0°03'52"
C395	200.00'	51.36'	51.22'	N.36°56'25"W	14°42'48"

TRACT A-3 CONTAINS 1.45 ACRES±
TRACT C-1 CONTAINS 10.21 ACRES±
TRACT L-7 CONTAINS 2.64 ACRES±
LOT 224 CONTAINS 0.19 ACRES±
LOT 225 CONTAINS 0.19 ACRES±
LOT 226 CONTAINS 0.24 ACRES±
LOT 227 CONTAINS 0.21 ACRES±
LOT 228 CONTAINS 0.23 ACRES±

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ISLAND LAKES AT COCO BAY

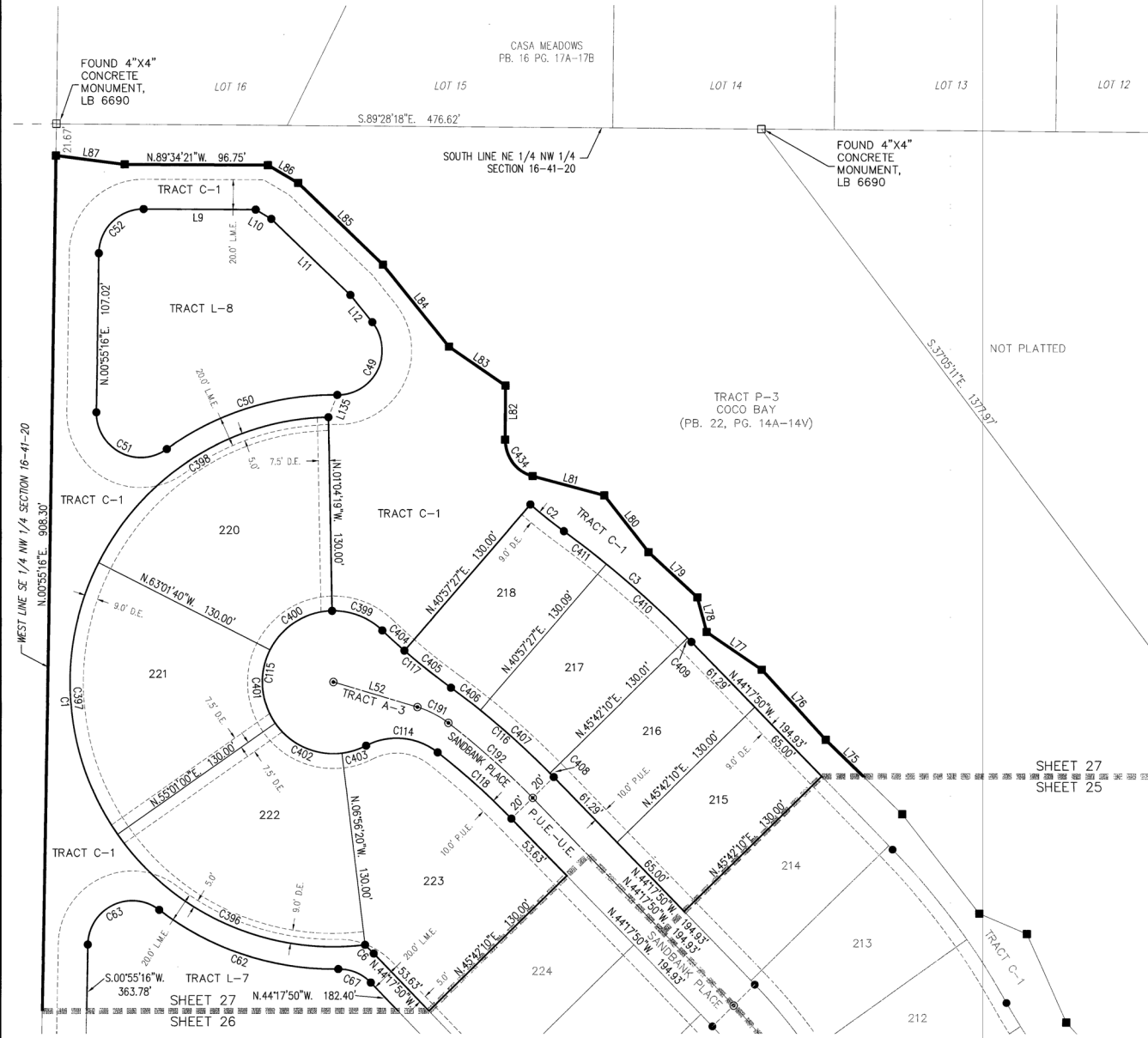
A RESIDENTIAL SUBDIVISION LYING IN
SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A
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AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT
BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK 27 PAGE 521

SHEET 27 OF 27



0 50' 100' 150'
GRAPHIC SCALE 1" = 50'



LINE TABLE

LINE	BEARING	DISTANCE
L9	S.89°34'21"E	75.76'
L10	S.59°17'20"E	12.25'
L11	S.46°14'59"E	73.89'
L12	S.38°59'30"E	23.58'
L52	N.73°34'04"W	59.13'
L75	N.48°00'40"W	71.97'
L76	N.42°33'03"W	63.88'
L77	N.55°49'07"W	45.08'
L78	N.14°55'41"W	24.23'
L79	N.47°22'21"W	44.91'
L80	N.38°11'51"W	48.43'
L81	N.74°56'56"W	50.21'
L82	N.00°19'44"E	36.45'
L83	N.55°33'02"W	46.26'
L84	N.38°59'30"W	71.03'
L85	N.46°14'59"W	79.22'
L86	N.59°17'20"W	23.80'
L87	N.83°34'42"W	46.92'
L135	S.21°33'26"W	16.14'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	178.00'	577.43'	355.53'	S.04°00'20"E	185°52'00"
C2	330.00'	28.86'	28.86'	S.51°32'54"E	50°04'2"
C3	670.00'	114.10'	113.98'	N.49°10'54"E	94°45'25"
C6	370.00'	8.30'	8.30'	N.44°56'24"W	177°09'
C49	30.00'	67.94'	54.33'	S.25°32'25"W	129°45'50"
C50	193.00'	122.85'	120.79'	S.72°32'11"W	36°28'18"
C51	30.00'	66.30'	53.61'	N.62°23'21"W	126°37'14"
C52	30.00'	46.87'	42.24'	N.45°40'28"E	89°30'23"
C62	193.00'	129.84'	127.41'	N.71°35'57"W	38°32'46"
C63	30.00'	66.30'	53.61'	N.64°13'53"E	126°37'14"
C67	30.00'	24.46'	23.78'	N.67°39'03"W	46°42'26"
C114	45.00'	51.40'	48.65'	N.84°41'56"W	65°26'50"
C115	48.00'	210.20'	78.20'	N.08°01'48"E	250°54'17"
C116	540.00'	91.96'	91.65'	N.49°10'52"W	94°45'25"
C117	460.00'	60.51'	60.46'	S.50°17'20"E	73°11'
C118	500.00'	67.00'	66.95'	N.48°08'10"W	74°40'41"
C191	65.00'	23.68'	23.55'	N.63°07'48"W	20°52'32"
C192	520.00'	76.19'	76.12'	N.48°29'41"W	82°43'
C196	178.00'	182.48'	183.24'	S.65°57'40"E	61°57'20"
C397	178.00'	182.48'	183.24'	S.04°00'20"E	61°57'20"
C398	178.00'	182.48'	183.24'	S.57°57'01"W	61°57'20"
C399	48.00'	37.33'	36.39'	N.68°47'42"W	44°33'16"
C400	48.00'	51.90'	49.41'	S.57°57'01"W	61°57'20"
C401	48.00'	51.90'	49.41'	S.04°00'20"E	61°57'20"
C402	48.00'	51.90'	49.41'	S.65°57'40"E	61°57'20"
C403	48.00'	17.16'	17.07'	N.22°48'10"E	20°29'01"
C404	460.00'	20.27'	20.27'	S.47°46'49"E	2°31'26"
C405	460.00'	40.24'	40.22'	S.51°32'54"E	50°04'2"
C406	540.00'	24.87'	24.87'	N.52°44'05"W	2°38'19"
C407	540.00'	63.38'	63.34'	N.48°03'11"W	64°30'30"
C408	540.00'	3.71'	3.71'	N.44°29'38"W	0°23'36"
C409	670.00'	1.71'	1.71'	N.44°22'22"W	0°19'02"
C410	670.01'	74.15'	74.11'	N.47°47'04"W	6°20'26"
C411	670.00'	36.24'	36.24'	N.52°30'16"W	3°05'58"
C434	25.00'	32.85'	30.53'	S.37°18'36"E	75°16'40"

TRACT A-3 CONTAINS 1.45 ACRES±	TRACT C-1 CONTAINS 10.21 ACRES±	TRACT L-7 CONTAINS 2.64 ACRES±
TRACT L-8 CONTAINS 0.54 ACRES±	LOT 215 CONTAINS 0.19 ACRES±	LOT 216 CONTAINS 0.19 ACRES±
LOT 217 CONTAINS 0.20 ACRES±	LOT 218 CONTAINS 0.19 ACRES±	LOT 220 CONTAINS 0.36 ACRES±
LOT 221 CONTAINS 0.36 ACRES±	LOT 222 CONTAINS 0.36 ACRES±	LOT 223 CONTAINS 0.38 ACRES±

Attachment 4
Recorded 4th Amendment

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

This instrument prepared by and after recording return to:
Robert H. Berntsson, Esq.
The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

FOURTH AMENDED DEVELOPMENT AGREEMENT

THIS FOURTH AMENDED DEVELOPMENT AGREEMENT is made this 25th day of November, 2025, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and LENNAR HOMES, LLC, a Florida limited liability company, herein called "Developer".

WITNESSETH

WHEREAS, Island Lake Estates, LLC subdivided certain property and caused a plat known as Coco Bay to be recorded in Plat Book 22, Pages 14A-14V, Public Records of Charlotte County; and

WHEREAS, Island Lake Estates, LLC, in connection with the approval of the referenced plat, entered into a DEVELOPMENT AGREEMENT recorded at Book 4277, Page 750 of the Public Records of Charlotte County, Florida, which was subsequently amended by the FIRST AMENDED DEVELOPMENT AGREEMENT, recorded at Book 4574, Page 1538 of the Public Records of Charlotte County, Florida and subsequently amended by the SECOND AMENDED DEVELOPMENT AGREEMENT, recorded at Book 4897, Page 648 of the Public Records of Charlotte County, Florida and the THIRD AMENDED DEVELOPMENT AGREEMENT, recorded at Page 5056, Page 474 of the Public Records of Charlotte County, Florida; and

WHEREAS, Island Lake Estates, LLC has conveyed a portion of the Coco Bay subdivision to Developer, and Developer intends to subsequently purchase the remainder of the Coco Bay subdivision; and

WHEREAS, the THIRD AMENDED DEVELOPMENT AGREEMENT will expire by its terms on July 31, 2026; and

WHEREAS, Developer wishes to provide the surety for the completion of the subdivision improvements, as set forth in the engineer's estimate, which has been approved by the County Engineer; and

WHEREAS, the Developer and County wish to amend the THIRD AMENDED DEVELOPMENT AGREEMENT to allow DEVELOPER to reduce the surety for completion of the subdivision improvements.

NOW, THEREFORE, in consideration of their respective undertakings hereunder,
County and Developer agree as follows:

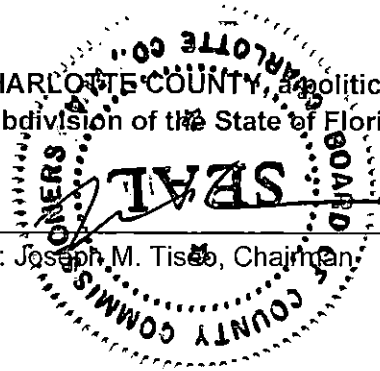
1. Paragraph 1 of the THIRD AMENDED DEVELOPMENT AGREEMENT is amended to read as follows:
 1. Developer shall provide a bond or letter of credit (the "surety") in the amount of \$163,392.63 to ensure completion of the subdivision improvements depicted on the approved Plans.
2. The remainder of the THIRD AMENDED DEVELOPMENT AGREEMENT remains valid as written.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, County and Developer have executed this FOURTH AMENDED DEVELOPMENT AGREEMENT effective on the date first above written.

CHARLOTTE COUNTY, a political
Subdivision of the State of Florida

By: Joseph M. Tiseo, Chairman



ATTEST:

Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk of the
Board of County Commissioners

By: Kindred D. Eaton
Deputy Clerk AAgr2018-004

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR25-0668 *Kmd*

[Signature]
1st Witness Signature
Ashley Kingston
1st Witness Printed Name
10461 Six Mile Cypress Pkwy
1st Witness Address
Fort Myers, FL 33966
1st Witness Address (cont.)
[Signature]
2nd Witness Signature
Alex Hinchey
2nd Witness Printed Name
10461 Six Mile Cypress Pkwy
2nd Witness Address
Fort Myers FL 33966
2nd Witness Address (cont.)

DEVELOPER
LENNAR HOMES, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

By: [Signature]
Scott Edwards

Vice President
Title

Scott Edwards
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29th day of October, 2025 by Scott Edwards, Vice President of Lennar Homes, LLC, who ☒ is personally known to me or ☐ has produced _____ as identification and did/did not take an oath.

My commission expires: Feb. 11, 2028

(Notary Seal)

Nicole M. Rickard
Notary Public
Nicole M Rickard
Printed name of Notary Public
HH 491000
Serial or commission number



Attachment 5
Notifications of Completion of Construction for a
Domestic Wastewater Collection/Transmission System

From: no-reply@dep.state.fl.us
To: [Davis Johanson](mailto:Davis.Johanson)
Cc: SD_newapps@floridadep.gov; Scott.edwards@lennar.com; kledford@ewdfi.com; kledford@ewdfi.com; [Michael Giardullo](mailto:Michael.Giardullo)
Subject: Wastewater Notification Received - Facility ID: FLA014126
Date: Wednesday, October 18, 2023 3:01:25 PM
Attachments: [ATT00001.bin](#)



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Notification Submission

October 18, 2023

Davis Johanson

ENGLEWOOD WATER DISTRICT WRF - FLA014126
140 TELMAN RD
PLACIDA, FL

This is to acknowledge that your Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System was received on **October 18, 2023**.

The form and supporting information fulfills the requirements to notify DEP the domestic wastewater collection/transmission system described below has been constructed in accordance with the associated DEP Permit Number and related plans and materials.

DEP may contact you for additional information. If you indicated substantial deviations and you do not hear from your district office, your project may be placed into service 10 days from the date of this letter. If you did NOT indicate substantial deviations and you do not hear from your district office, your project may be placed into service 3 days from the date of this letter.

This Clearance Notification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, city, etc.) that may be required for the project.

In support of your notification you provided the following information:

Construction Permit Number:	043770-177-DWC/CM
Project Name:	Island Lakes Estates Vacuum Sewer
Project Location:	4275 Placida Rd, Englewood, FL 34224
Permittee:	Scott Edwards, Lennar Homes LLC
Collection System Owner:	Englewood Water District
Treatment Facility:	ENGLEWOOD WATER DISTRICT WRF - FLA014126
Clearance Type:	Partial Clearance
Submitter Indicated Substantial Deviations?:	No
Substantial Deviations (when applicable):	

Attachments:

File Description: Sewer Pressure Test

File Name: Vacuum Main Pressure Test Results.pdf

File Hash: b17cc611575f474a30b686e5c215a2a049753007c39974e502521b502655b14c

Attachments:

File Description: Notification of Comp

File Name: Island Lake Estates FDEP Certification Sewer.pdf

File Hash: a9358cfacfe89fca9877ab17b8bc8afc7941125cb0810c9337c5c0989a57e955

All files related to your facility may be viewed at our Departmental Information Portal:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA014126/facility!search>

Please allow up to three (3) business days for the above documents to appear.

Staff will notify you of any additional information that may be required to complete your notification.

The Office for your project is:

South District

SD_newapps@floridadep.gov

Please contact this Office for any questions regarding your project.



From: no-reply@dep.state.fl.us
To: [Davis Johanson](#)
Cc: SD_newapps@floridadep.gov; Scott.edwards@lennar.com; kledford@ewdfi.com; kledford@ewdfi.com; [Michael Giardullo](#); [Davis Johanson](#)
Subject: Wastewater Notification Received - Facility ID: FLA014126
Date: Tuesday, July 9, 2024 2:46:54 PM
Attachments: [ATT00001.bin](#)



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Receipt for Notification Submission

July 09, 2024

Davis Johanson

ENGLEWOOD WATER DISTRICT WRF - FLA014126
140 TELMAN RD
PLACIDA, FL

This is to acknowledge that your Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System was received on **July 09, 2024**.

The form and supporting information fulfills the requirements to notify DEP the domestic wastewater collection/transmission system described below has been constructed in accordance with the associated DEP Permit Number and related plans and materials.

DEP may contact you for additional information. If you indicated substantial deviations and you do not hear from your district office, your project may be placed into service 10 days from the date of this letter. If you did NOT indicate substantial deviations and you do not hear from your district office, your project may be placed into service 3 days from the date of this letter.

This Clearance Notification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, city, etc.) that may be required for the project.

In support of your notification you provided the following information:

Construction Permit Number:	043770-177-DWC/CM
Project Name:	Island Lakes Estates Vacuum Sewer
Project Location:	4275 Placida Rd, Englewood, FL 34224
Permittee:	Scott Edwards, Lennar Homes LLC
Collection System Owner:	Englewood Water District
Treatment Facility:	ENGLEWOOD WATER DISTRICT WRF - FLA014126
Clearance Type:	Partial Clearance
Submitter Indicated Substantial Deviations?:	No
Substantial Deviations (when applicable):	

Attachments:

File Description: Permit

File Name: CocoBay_FDEPSewerPermit.pdf

File Hash: 5bc68b3d9939cfc505cb5c5ed0510b03439f6d71205e2789c44434e1f93ece51

Attachments:

File Description: Record Drawings

File Name: Coco Bay Utility Record Drawing Phase 2.pdf

File Hash: 6031131c1cabaf806b1518c43b6f80bfadae6a88596f48d7ad535a7b448186cc

Attachments:

File Description: Sewer Pressure Test

File Name: VAC MAIN PRESSURE TEST.pdf

File Hash: 755336119e4f64f0ca0d408d4b79e397ed636f49ecdeec6c5c8f2675cdfbd9db

Attachments:

File Description: Notification of Comp

File Name: Phase 2 SEWER Certification Application.pdf

File Hash: 5847f5ecae794f8617030993d751ae3cfcc85bdd19fde2e9161a075924216c11

All files related to your facility may be viewed at our Departmental Information Portal:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA014126/facility!search>

Please allow up to three (3) business days for the above documents to appear.

Staff will notify you of any additional information that may be required to complete your notification.

The Office for your project is:

South District

SD_newapps@floridadep.gov

Please contact this Office for any questions regarding your project.



From: no-reply@dep.state.fl.us
To: [Davis Johanson](#)
Cc: SD_newapps@floridadep.gov; Scott.edwards@lennar.com; kledford@ewdfi.com; kledford@ewdfi.com; [Michael Giardullo](#); [Davis Johanson](#)
Subject: Wastewater Notification Received - Facility ID: FLA014126
Date: Wednesday, January 15, 2025 10:39:24 AM
Attachments: [ATT00001.bin](#)



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

Receipt for Notification Submission

January 15, 2025

Davis Johanson

ENGLEWOOD WATER DISTRICT WRF - FLA014126
140 TELMAN RD
PLACIDA, FL

This is to acknowledge that your Notification of Completion of Construction for a Domestic Wastewater Collection/Transmission System was received on **January 15, 2025**.

The form and supporting information fulfills the requirements to notify DEP the domestic wastewater collection/transmission system described below has been constructed in accordance with the associated DEP Permit Number and related plans and materials.

DEP may contact you for additional information. If you indicated substantial deviations and you do not hear from your district office, your project may be placed into service 10 days from the date of this letter. If you did NOT indicate substantial deviations and you do not hear from your district office, your project may be placed into service 3 days from the date of this letter.

This Clearance Notification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, city, etc.) that may be required for the project.

In support of your notification you provided the following information:

Construction Permit Number:	043770-177-DWC/CM
Project Name:	Island Lakes Estates Vacuum Sewer
Project Location:	4275 Placida Rd, Englewood, FL 34224
Permittee:	Scott Edwards, Lennar Homes LLC
Collection System Owner:	Englewood Water District
Treatment Facility:	ENGLEWOOD WATER DISTRICT WRF - FLA014126
Clearance Type:	Final Clearance
Submitter Indicated Substantial Deviations?:	No
Substantial Deviations (when applicable):	

Attachments:

File Description: Sewer Pressure Test

File Name: Coco Bay Phase 3 Vacuum Main Pressure Test.pdf

File Hash: f52b7bbc8f80b67338ef2cc7e8208a3a53a4c373585f8ebefb1b9513b161c131

Attachments:

File Description: Record Drawings

File Name: Coco Bay Phase 3 Utility Record Drawings.pdf

File Hash: e29d9aa5293534c483fc1246f96c5b0f993328ab9b097c25b20171b7e512ece0

Attachments:

File Description: Sewer Cert App

File Name: Coco Bay Phase 3 FDEP Sewer Certification App.pdf

File Hash: 280192ca7be9614edb59f9043e20f940dfea4618b9553749f052d3b8c8cc1131

Attachments:

File Description: FDEP Sewer Permit

File Name: Coco Bay FDEP Sewer Permit No043770-177-DWC-CM.pdf

File Hash: 5bc68b3d9939cfc505cb5c5ed0510b03439f6d71205e2789c44434e1f93ece51

All files related to your facility may be viewed at our Departmental Information Portal:

<https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/FLA014126/facility!search>

Please allow up to three (3) business days for the above documents to appear.

Staff will notify you of any additional information that may be required to complete your notification.

The Office for your project is:

South District

SD_newapps@floridadep.gov

Please contact this Office for any questions regarding your project.



Attachment 6
Partial and Final Letters of Release for Installed Public
Water System Components



May 08, 2026

Charlotte County Community Development
18400 Murdock Circle
Port Charlotte, Florida 33948

Reference: **ISLAND LAKES AT COCO BAY – PHASE I**
FP-15-07-02
LETTER OF SUBSTANTIAL COMPLETION

To Whom It May Concern:

I hereby certify that a visual site inspection was conducted on Tuesday, April 14, 2026, at the above-referenced site, and found the project to be constructed in substantial conformance with the approved construction plans.

Sincerely,
ATWELL, LLC

A handwritten signature in blue ink, appearing to read "Clayton W. Rebol", written over the company name.

Clayton W. Rebol, P.E.
Director

Cc: File

Mission:

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the **Healthiest State** in the Nation

October 31, 2023

Lennar Homes, LLC.
Attn: Scott Edwards
10481 Six Mile Cypress Pkwy.
Fort Myers, FL 33966

RE: Island Lakes Estates Phase 1
Partial Certification #1
Permit #: 0128133-145-DSGP
PWS: Englewood Water District (6580531)

Dear Mr. Edwards:

This acknowledges receipt of a certified request for a partial letter of release for installed public water system components and associated appurtenances as noted in certificate of completion and per certified record drawings as part of Island Lakes Estates Phase 1 project in Englewood Water District Utilities service area.

Your engineer of record has certified that the subject facilities have been completed in accordance with the approved plans and specifications. These facilities were cleared bacteriologically in accordance with Rule 62-555.345 Florida Administrative Code. Bacteriological samples and pressure testing results are acceptable and meet DOH and DEP requirements. There are no deviations from the permitted plans.

Changes in applicable laws and regulations with affect to operating procedures and/or quality standards must be complied with. Based on this information, we are issuing this letter of release to place into service the installed public water system components to provide potable water and fire protection service for Island Lakes Estates Phase 1.

Please contact me at 941-228-7344 if you have additional questions.

Sincerely,

Paul B. Penumudi, P.E.
OFFICE OF ENVIRONMENTAL HEALTH

PBP: J:/EH/PWS

cc: Englewood Water District, Attn: Keith Ledford, Jr., P.E.
The Weiler Engineering Corp., Attn: Michael Giardullo, P.E.

Florida Department of Health
in Sarasota County • Office of Environmental Health
1001 Sarasota Center Boulevard • Sarasota, FL 34240
PHONE: 941/861-6133 • FAX: 941/526-1535
FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board

Mission:

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Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

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July 12, 2024

Lennar Homes, LLC.
Attn: Scott Edwards
10481 Six Mile Cypress Pkwy.
Fort Myers, FL 33966

RE: Island Lake Estates (Phase 2 of 3)
Partial Certification; Permit #: 0128133-145-DSGP
PWS: Englewood Water District (6580531)

Dear Mr. Edwards:

This acknowledges receipt of a certified request for a partial letter of release for installed public water system components and associated appurtenances as noted in certificate of completion and per certified record drawings as part of Island Lake Estates (Phase 2 of 3) project in Englewood Water District Utilities service area.

Your engineer of record has certified that the subject facilities have been completed in accordance with the approved plans and specifications. These facilities were cleared bacteriologically in accordance with Rule 62-555.345 Florida Administrative Code. Bacteriological samples and pressure testing results are acceptable and meet DOH and DEP requirements. There are no deviations from the permitted plans.

Changes in applicable laws and regulations with affect to operating procedures and/or quality standards must be complied with. In addition, we wish to call your attention to the requirements that no sanitary hazards, regardless of how slight, shall be placed within 100 feet of public water supply well and under certain circumstances, this distance can be increased.

Based on this information, we are issuing this letter of release to place into service the installed public water system components to provide potable water and fire protection service for Island Lake Estates (Phase 2 of 3) distribution system portion.

Please contact me at 941-228-7344 if you have additional questions.

Sincerely,

Paul B. Penumudi, P.E.
OFFICE OF ENVIRONMENTAL HEALTH

PBP: J:/EH/PWS

cc: Englewood Water District, Attn: Keith Ledford, Jr., P.E.
Weiler Engineering Corporation Attn: Michael J. Giardullo, P.E.

Florida Department of Health
in Sarasota County • Office of Environmental Health
1001 Sarasota Center Boulevard • Sarasota, FL 34240
PHONE: 941/861-6133 • FAX: 941/526-1535
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January 22, 2025

Lennar Homes, LLC.
Attn: Scott Edwards
10481 Six Mile Cypress Pkwy.
Fort Myers, FL 33966

RE: Island Lake Estates (Phase 3 of 3)
Final Certification; Permit #: 0128133-145-DSGP
PWS: Englewood Water District (6580531)

Dear Mr. Edwards:

This acknowledges receipt of a certified request for a final letter of release for installed public water system components and associated appurtenances as noted in certificate of completion and per certified record drawings as part of Island Lake Estates (Phase 3 of 3) project in Englewood Water District Utilities service area.

Your engineer of record has certified that the subject facilities have been completed in accordance with the approved plans and specifications. These facilities were cleared bacteriologically in accordance with Rule 62-555.345 Florida Administrative Code. Bacteriological samples and pressure testing results are acceptable and meet DOH and DEP requirements. There are no deviations from the permitted plans.

Changes in applicable laws and regulations with affect to operating procedures and/or quality standards must be complied with. In addition, we wish to call your attention to the requirements that no sanitary hazards, regardless of how slight, shall be placed within 100 feet of public water supply well and under certain circumstances, this distance can be increased.

Based on this information, we are issuing this letter of release to place into service the installed public water system components to provide potable water and fire protection service for Island Lake Estates (Phase 3 of 3) distribution system portion.

Please contact me at 941-228-7344 if you have additional questions.

Sincerely,

Paul B. Penumudi, P.E.
OFFICE OF ENVIRONMENTAL HEALTH

PBP: J:/EH/PWS

cc: Englewood Water District, Attn: Keith Ledford, Jr., P.E.
Weiler Engineering Corporation, Attn: Michael J. Giardullo, P.E.

Florida Department of Health
in Sarasota County • Office of Environmental Health
1001 Sarasota Center Boulevard • Sarasota, FL 34240
PHONE: 941/861-6133 • FAX: 941/526-1535
FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board

Attachment 7
Public Works Department Approval



Professional Engineers, Planners & Land Surveyors

APPROVED

By Roy Benjamin at 2:11 pm, May 12, 2026

COCO BAY SUBDIVISION - CHARLOTTE COUNTY, FLORIDA

OPINION OF PROBABLE CONSTRUCTION COST - BOND RELEASE

May 8, 2026

ITEM No.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
EARTHWORK					
A-1	Excavation (CUT)	0	CY	\$1.75	\$0.00
A-2	Embankment	0	CY	\$2.00	\$0.00
A-3	Silt Fence	0	LF	\$2.50	\$0.00
				SUBTOTAL =	\$0.00
STORM DRAINAGE					
B-1	2' Valley Gutter	0	LF	\$9.90	\$0.00
B-2	Type "A" Curb	0	LF	\$14.50	\$0.00
B-3	Type "D" Curb	0	LF	\$14.50	\$0.00
B-4	Type "F" Curb	0	LF	\$11.60	\$0.00
B-5	18" R.C.P.	0	LF	\$46.75	\$0.00
B-6	24" R.C.P.	0	LF	\$66.25	\$0.00
B-7	30" R.C.P.	0	LF	\$88.50	\$0.00
B-8	36" R.C.P.	0	LF	\$115.50	\$0.00
B-9	29" x 45" E.R.C.P.	0	LF	\$175.00	\$0.00
B-10	Pipe End Section (24")	0	EA	\$2,550.00	\$0.00
B-11	Pipe End Section (30")	0	EA	\$2,650.00	\$0.00
B-12	Pipe End Section (36")	0	EA	\$2,800.00	\$0.00
B-13	Pipe End Section (29"X45")	0	EA	\$2,850.00	\$0.00
B-14	Inlet Type "C"	0	EA	\$3,000.00	\$0.00
B-15	Inlet Type "C" (W/ Alternate Bottom & Solid Top)	0	EA	\$3,400.00	\$0.00
B-16	Inlet Type "C" (W/ Solid Top)	0	EA	\$3,200.00	\$0.00
B-17	Inlet Type "D"	0	EA	\$4,400.00	\$0.00
B-18	Inlet Type "D" (W/ Alternate Bottom)	0	EA	\$4,600.00	\$0.00
B-19	Inlet Type "VG"	0	EA	\$5,050.00	\$0.00
B-20	Inlet Type "VG" (W/ Alternate Bottom)	0	EA	\$5,400.00	\$0.00
B-21	Inlet Type "6"	0	EA	\$5,500.00	\$0.00
B-22	Junction Box	0	EA	\$3,550.00	\$0.00
B-23	Junction Box (W/ Type "F" Top)	0	EA	\$3,900.00	\$0.00
B-24	Control Structure (Inlet Type "D")	0	EA	\$8,600.00	\$0.00
				SUBTOTAL =	\$0.00
SITE PAVING & SIDEWALKS					
C-1	12" Stabilized Subgrade (Min LBR 40)	0	SY	\$3.25	\$0.00
C-2	7" Thick Base (Bank Run Shell (LBR 100)	0	SY	\$9.75	\$0.00
C-3	1st Lift S-I Asphalt (1 1/4")	0	SY	\$7.25	\$0.00
C-4	2nd Lift S-III Asphalt (1")	0	SY	\$6.25	\$0.00
C-5	5' Concrete Sidewalks & Pool Patio - 4" Depth	0	SY	\$32.60	\$0.00
C-6	12" Stabilized Subgrade (Min LBR 40) - Sidewalk	0	SY	\$3.75	\$0.00
				SUBTOTAL =	\$0.00
VACUUM MAIN					
D-1	8" PVC SDR 21 Vacuum Main	0	LF	\$83.00	\$0.00
D-2	6" PVC SDR 21 Vacuum Main	0	LF	\$57.00	\$0.00
D-3	4" PVC SDR 21 Vacuum Main	0	LF	\$47.00	\$0.00
D-4	3" PVC SDR 21 Vacuum Main	0	LF	\$39.00	\$0.00
				SUBTOTAL =	\$0.00
GRAVITY SERVICES					
E-1	4" PVC SDR 21	0	LF	\$28.00	\$0.00
E-2	Air Intake	0	EA	\$325.00	\$0.00
E-3	6" PVC Air Intake Line	0	LF	\$47.00	\$0.00
				SUBTOTAL =	\$0.00

VACUUM VALVES

F-1	8" Division Valves with Guage Taps	0	EA	\$2,430.00	\$0.00
F-2	6" Division Valves with Guage Taps	0	EA	\$1,790.00	\$0.00
F-3	4" Division Valves with Guage Taps	0	EA	\$1,530.00	\$0.00
F-4	Type A Vacuum Valve Pit Assembly	0	EA	\$9,950.00	\$0.00
F-5	Type B Vacuum Valve Pit Assembly	0	EA	\$10,250.00	\$0.00

SUBTOTAL = \$0.00

WATER MAIN

G-1	4" PVC SDR 18 CL 150 C-900	0	LF	\$24.00	\$0.00
G-2	6" PVC SDR 18 CL 150 C-900	0	LF	\$28.00	\$0.00
G-3	8" PVC SDR 18 CL 150 C-900	0	LF	\$43.00	\$0.00

SUBTOTAL = \$0.00

WATER SERVICES

H-1	Single Water Service (Short Side)	0	EA	\$760.00	\$0.00
H-2	Double Water Service (Short Side)	0	EA	\$1,245.00	\$0.00
H-3	Single Water Service (Long Side)	0	EA	\$926.00	\$0.00
H-4	Double Water Service (Long Side)	0	EA	\$1,465.00	\$0.00
H-5	Single Meter Box (Gulfbox)	0	EA	\$395.00	\$0.00
H-6	Double Meter Box (Gulfbox)	0	EA	\$725.00	\$0.00

SUBTOTAL = \$0.00

WATER APPURTENANCES

I-1	6" Gate Valve	0	EA	\$2,150.00	\$0.00
I-2	Fire Hydrant Assembly	0	EA	\$6,770.00	\$0.00

SUBTOTAL = \$0.00

MISCELLANEOUS

J-1	Sod	0	SY	\$2.25	\$0.00
J-2	Seed and Mulch (remaining areas)	0	AC	\$1,400.00	\$0.00
J-3	Testing	0	LS	\$45,000.00	\$0.00
J-4	Survey Layout & As-Built	0	LS	\$65,000.00	\$0.00
J-5	Landscape	0	LS	\$85,000.00	\$0.00
J-6	Signage & Striping	0	LS	\$15,000.00	\$0.00

SUBTOTAL = \$0.00

APPROVED

By Roy Benjamin at 2:11 pm, May 12, 2026

TOTAL COST = \$0.00

10% CONTINGENCY = \$0.00

TOTAL COST WITH CONTINGENCY = \$0.00