

ORDINANCE 34 – 26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, ESTABLISHING THE 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT LOCATED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF CAPE CORAL, FLORIDA, CONTAINING APPROXIMATELY 47.18 ACRES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING FOR STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Gulf Gateway Resort & Marina, LLC, a Florida limited liability company, has petitioned the Mayor and City Council (“Council”) of the City of Cape Coral, Florida, a Florida municipal corporation, to establish the 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT (“District”); and

WHEREAS, the Council, after proper published notice, has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in Section 190.005(1)(e) Florida Statutes, as required by Section 190.005(2)(c), Florida Statutes:

1. The petition is complete and meets the requirements of Section 190.005, Florida Statutes, and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the local comprehensive plan of the City of Cape Coral, Florida or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one function interrelated community.
4. The District is the best alternative available for delivering community development services and faculties to the area that will be serviced by the District.
5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional development services and facilities.
6. The area that will be served by the District is amenable to separate special-district government.

WHEREAS, it is the policy of this State, as provided for in Section 190.002(2)(c), Florida Statutes, that the exercise by an independent district of its powers as set forth by uniform law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, Florida Statutes, and that the district so established does not have any zoning or permitting powers governing development; and

WHEREAS, Section 190.004(3), Florida Statutes, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land with a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS THIS ORDINANCE AS FOLLOWS:

**SECTION ONE: AUTHORITY FOR ORDINANCE**

This Ordinance is adopted pursuant to Section 190.005(2), Florida Statutes, and other applicable provisions of law governing city ordinances.

**SECTION TWO: ESTABLISHMENT OF THE 7 ISLANDS COMMUNITY DEVELOPMENT DISTRICT**

The 7 Islands Community Development District is hereby established within the boundaries of the real property described in Exhibit “A” attached hereto and incorporated by reference herein.

**SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS**

The following five persons are herewith designated to be the initial members of the Board of Supervisors:

- 1. Matthew Sinclair  
329 NE 3<sup>rd</sup> Avenue  
Cape Coral, FL 33909
- 2. Jason Pawloski  
329 NE 3<sup>rd</sup> Avenue  
Cape Coral, FL 33909
- 3. Justin Morrow  
329 NE 3<sup>rd</sup> Avenue  
Cape Coral, FL 33909
- 4. Sam Timms  
220 Lake Shore Drive, Suite #333  
Lake Park, FL 33403
- 5. Julia Anderson  
220 Lake Shore Drive, Suite #333  
Lake Park, FL 33403

**SECTION FOUR: DISTRICT NAME**

The community development district herein established shall henceforth be known as the “7 Islands Community Development District.”

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

The 7 Islands Community Development District shall be governed by the provisions of Chapter 190, Florida Statutes, and all other applicable general and local law.

**SECTION SIX: CONSENT TO SPECIAL POWERS**

Upon the effective date of this Ordinance, the 7 Islands Community Development District will be duly and legally authorized to exist and exercise all of the powers as set forth in Section 190.012(1), Florida Statutes, and as otherwise provided by law.

The Council hereby consents to the exercise by the Board of Supervisors of the District of special powers set forth in Sections 190.012(2)(a), (d), (e) and (f), Florida Statutes, to plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as well as facilities for security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies; except that the District may not exercise police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services

within the District boundaries, control and elimination of mosquitoes and other arthropods of public health importance, and waste collection and control.

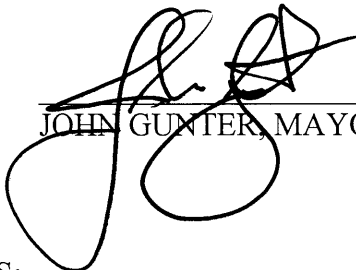
#### SECTION SEVEN: SEVERABILITY

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

#### SECTION EIGHT: EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption by the Mayor and City Council of the City of Cape Coral, Florida.

ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AT THEIR REGULAR SESSION THIS 22nd DAY OF July, 2026.

  
JOHN GUNTER, MAYOR

#### VOTE OF MAYOR AND COUNCILMEMBERS:

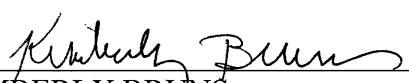
GUNTER  
STEINKE  
LEHMANN  
DONNELL

aye  
aye  
aye  
aye

LASTRA  
KILRAINE  
LONG  
KADUK

aye  
aye  
aye  
aye

ATTESTED TO AND FILED IN MY OFFICE THIS 24<sup>th</sup> DAY OF July, 2026.

  
KIMBERLY BRUNS  
CITY CLERK

APPROVED AS TO FORM:

  
ALEKSANDR BOKSNER  
CITY ATTORNEY



## EXHIBIT A

### 7 Islands CDD

#### Subject Parcel Description:

A parcel of land being the proposed 7 Islands Tract "A", "B", "C", "D", "E", "F", and "G", Lots 12 through 17, Block 6400, Block 6401 Through 6407, , Cape Coral Unit 76 (The Islands) as recorded in Plat Book 35, Pages 121 through 129 of the public records of Lee

County, Florida more particularly described as follows:

Parcel 1, lying SOUTH of Cape Coral Spreader Waterway (150' wide)

Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) S 00°01'25"E for 1135.38 to any intersection with the NE corner of Lot 11, Block 6400, Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of said Lot 11, Block 6400 S89°58'35"W for 125.00' to an intersection with the east line of Cape Coral Spreader Waterway and Isla De Mona Canal (80' wide); thence run along said east line of Isla De Mona Canal N 02°19'35"E for 98.69'; thence run N 00°34'51"E for 565.57' to the point of tangency of a 25' radius curve concave to the southwest having a delta angle of 90°00'00" a chord bearing and chord of N 44°25'09"W 35.36'; run along the arc of said curve for 39.27'; thence run S 00°34'51"E for 30.00' along the north line of Isla De Mona Canal (80' wide) to the point of tangency of a 25' radius curve concave to the southeast having a delta angle 90°00'00" a chord bearing and chord of S45°34'51"W 35.36' run along the arc of said curve for 39.37' to an intersection with the west line of Isla De Mona Canal (80' wide) run along said west line S 00°34'51"W for 497.52' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a central angle of 105°54'58", a chord bearing and chord of S53°32'20"W 39.91', run along the arc of said curve for 46.21' to a point of 150' radius reverse curve concave to the south, said curve having a delta angle of 16°31'54", a chord bearing and chord of N81°25'03"W 43.13', run along the arc of said curve 43.28' to an intersection with the north line of the Cape Coral Spreader Waterway (width varies); thence run along said north line S 89°58'35" W for 110.00' to the point of tangency of a 50' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°01'25"W 70.71', run along the arc of said curve for 78.54' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°01'25"W for 834.73' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Eleuthera Canal (80' wide); thence run along said south line S89°25'09"E for 193.89' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' Wide); thence run along said west line S00°34'51"W for 257.45' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Haiti Canal (80' wide), .....

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....., run along said south line for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and cord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to and intersection with the east line of Haiti Canal (80' wide), run along said east line N00°34'51"E for 635.33' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Haiti Canal (80' wide); thence run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Haiti Canal (80' wide), run along said west line S00°34'51"W for 247.87' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Eleuthera Canal (80' wide), run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide), run along said east line N00°34'51"E for 665.53' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Santa Lucia Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius concave to the northwest, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Martinique Canal (80' wide); thence run along said west line S00°34'51"W for 307.66' to the of tangency of a 25' radius curve concave to the northeast, said curve having a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Martinique Canal (80' wide); run said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest said curve having a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Martinique Canal (80' wide); thence run along said east line N00°34'51"E for 795.00' to an intersection with a 25' radius curve concave to the southwest, said curve having a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Martinique Canal (80' wide), run along said north line, N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the west line of Martinique Canal (80' wide), run along said west line S00°34'51"W for 357.34' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and cord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Santa Lucia Canal, run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 685.11' to an intersection with a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of St. Croix Canal (80' wide);.....

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.....; thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 217.77' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Guadeloupe Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Guadeloupe Canal (80' wide); thence run along said east line N00°34'51"E for 522.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Guadeloupe Canal (80' wide), run along said north line N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'21"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Guadeloupe Canal (80' wide); thence run along said west line S00°34'51"W for 174.23' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of St Croix Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 649.23' to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 220.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.37' to an intersection with the west line of Curacao Canal (80' wide), run along said west line S00°34'51"W for 340.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Curacao Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.66', run along the arc of said curve for 39.27' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 365.00 feet to an intersection with the south line of Cape Coral Spreader Waterway (150' wide); thence run along said south line S89°25'09"E for 110.00' to an intersection with the west right-of-way line of Old Burnt Road (100' wide); Thence run along said west right-of-way line S00°34'51"W for 2284.90'; thence continue along said west right-of-way line S00°01'25"E for 1135.38' to the Point of Beginning.

Having an Area of ±1140562 Sq feet, ± 26 Acres

Together with the following: (Parcel2)

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Parcel 2 lying NORTH of Cape Coral Spreader Waterway (150' wide)

Commencing at the Northeast corner of the NE 1/4 Section 13, Township 44 South, Range 22 East, Lee County, Florida; thence run along the north line of the NE 1/4 Section 13, N 89°25'09"W for a distance of 50.00 feet to an intersection with the west line of Old Burnt Store Road (100' wide); thence run along said west right-of-way line of Old Burnt Store Road (100' wide) N 00°34'51"E for 2434.90' to any intersection with the the north line of Cape Coral Spreader Waterway (150' wide), Cape Coral Unit 76 and the Point of Beginning.

From said Point of Beginning run along the north line of Cape Coral Spreader Waterway (150' wide) N89°25'09"W for 110.00' to an intersection with the east line of Curacao Canal (80' wide); thence run along said east line N00°34'51"E for 274.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°23'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Curacao Canal (80' wide), run along said north line N89°25'09"W for 30.00' to an intersection with a 25' radius curve concave to the southeast, said curve have a delta angle of 90°00'00", a chord bearing and cord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Curacao Canal (80' wide); thence run along said west line S00°34'51"W for 249.00' to the point of tangency of a 25' radius curve to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Cape Coral Spread Waterway (150' wide); thence run along said north line N89°25'09"W for 220.00' to an intersection with the east line of Cape coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 784.36' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Culebra Canal (80' wide); thence run along said south line S89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line, S00°34'51"W for 400.36' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Virgin Island Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Virgin Island canal (80' wide); thence run along said east line N00°34'51"E for 871.97' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the north line of Virgin Island Canal (80' wide); .....

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.....; thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Virgin Island Canal (80' wide); thence run along said west line S00°34'51"W for 341.61' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Culebra Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide); thence run along said east line N00°34'51"E for 969.20' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Malta Canal (80' wide), run along said south line, S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line, S00°34'51"W for 517.59' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Dominica Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Dominica Canal (80' wide); thence run along said east line N00°34'51"E for 886.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the north line of Dominica Canal (80' wide); thence run along said north line, N89°25'09"W for 30.00' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Dominica Canal (80' wide); thence run along said west line S00°34'51"W for 238.41' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S45°34'51"W for 35.36', run along the arc of said curve for 39.27' to and intersection with the north line of Malta Canal (80' wide); thence run along said north line N89°25'09"W for 195.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N44°25'09"W for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Cape Coral Spreader Waterway (200' wide);.....

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.....; thence run along said east line N00°34'51"E for 699.41' to the point of tangency of a 25' radius curve concave to the southeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Saint Michel Canal (80' wide); thence run along said south line S89°25'09"E for 195.00' to the point of tangency of a 25' radius curve concave to the southwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the west line of Tortuga Canal (80' wide); thence run along said west line S00°34'51"W for 351.00' to the point of tangency of a 25' radius curve concave to the northeast, said curve having a delta angle of 90°00'00", a chord bearing and chord of S44°25'09"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the south line of Tortuga Canal (80' wide); thence run along said south line S89°25'09"E for 30.00' to the point of tangency of a 25' radius curve concave to the northwest, said curve having a delta angle of 90°00'00", a chord bearing and chord of N45°34'51"E for 35.36', run along the arc of said curve for 39.27' to an intersection with the east line of Tortuga Canal (80' wide); thence run along said east line N00°34'51"E for 79.00' to an intersection with the southwest corner of Lot 1, Block 6408, Cape Coral Unit 76; thence run along the south line of Lot 1, Block 6408 S89°25'09"E for 110.00' to the southeast corner so said lot 1, Block 6408, Said corner lying on the west right-of-way line of Old Burnt Store Road (100' Wide); thence run along said west right-of-way line S00°34'51"W for 2440.97' to the point of beginning.

Having an Area of ±914643 Sq feet, ± 21 Acres

Total Area Parcel 1 & Parcel 2: ± 2055205 Sq. Feet, ± 47 Acres

CONTAINING AN OVERALL TOTAL OF 47.18 +/-ACRES