



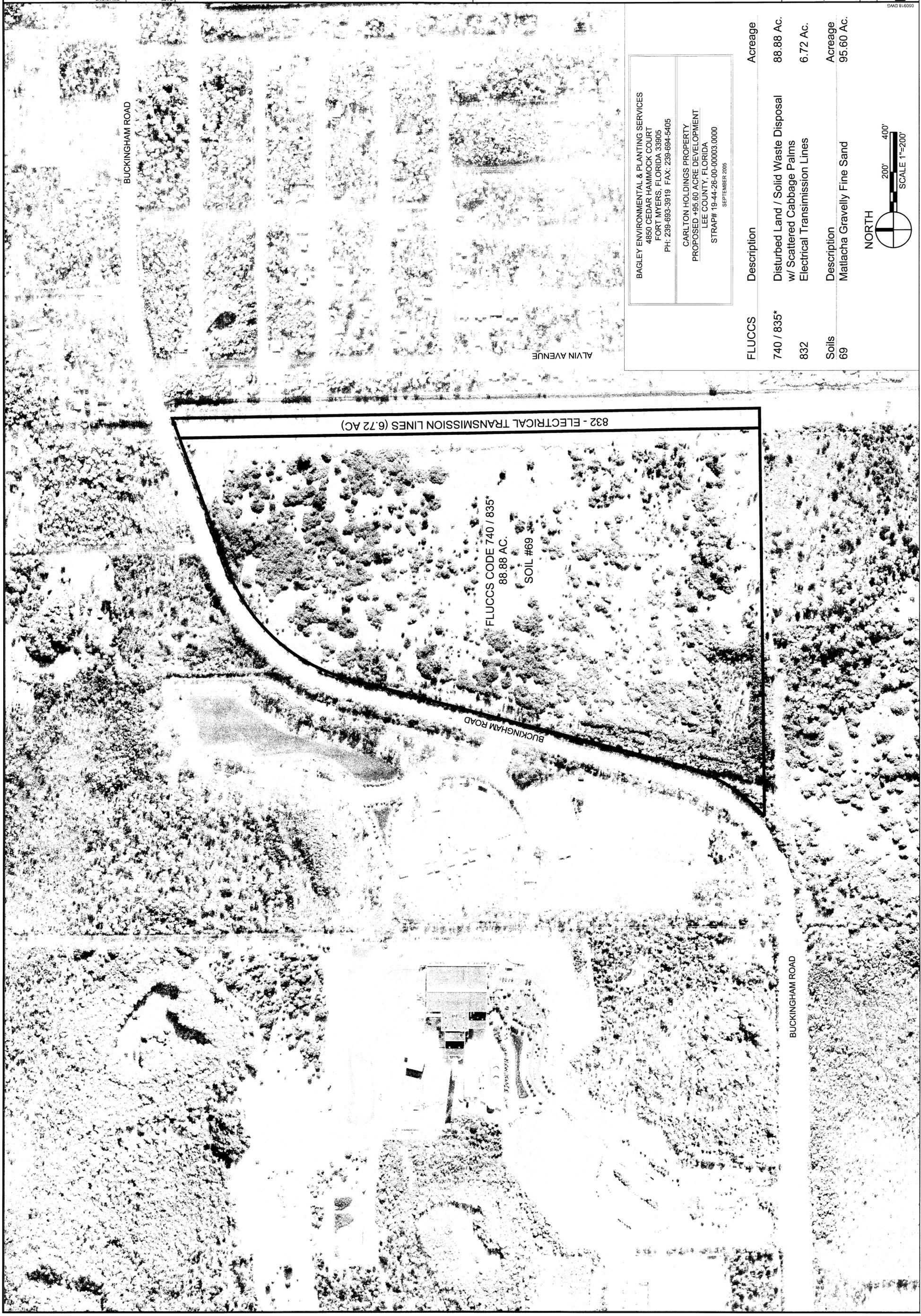
CPA2005-02
PLAN/BACKUP
COMP PLAN

REVISIONS	DATE

CARLTON HOLDINGS PROPERTY
EXHIBIT #08 - FLUCCS / SOILS MAP
 CARLTON LAND HOLDINGS, LLC
 LEE COUNTY, FLORIDA

Quatrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33912 - 239-936-5222
 Certificate of Authorization Number: 9465

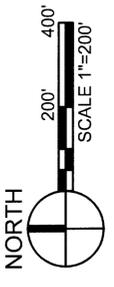
REGISTERED PROFESSIONAL ENGINEER
 NO. 9292058 11/01/AM
 SHEET
EX. 08
 8 OF 11

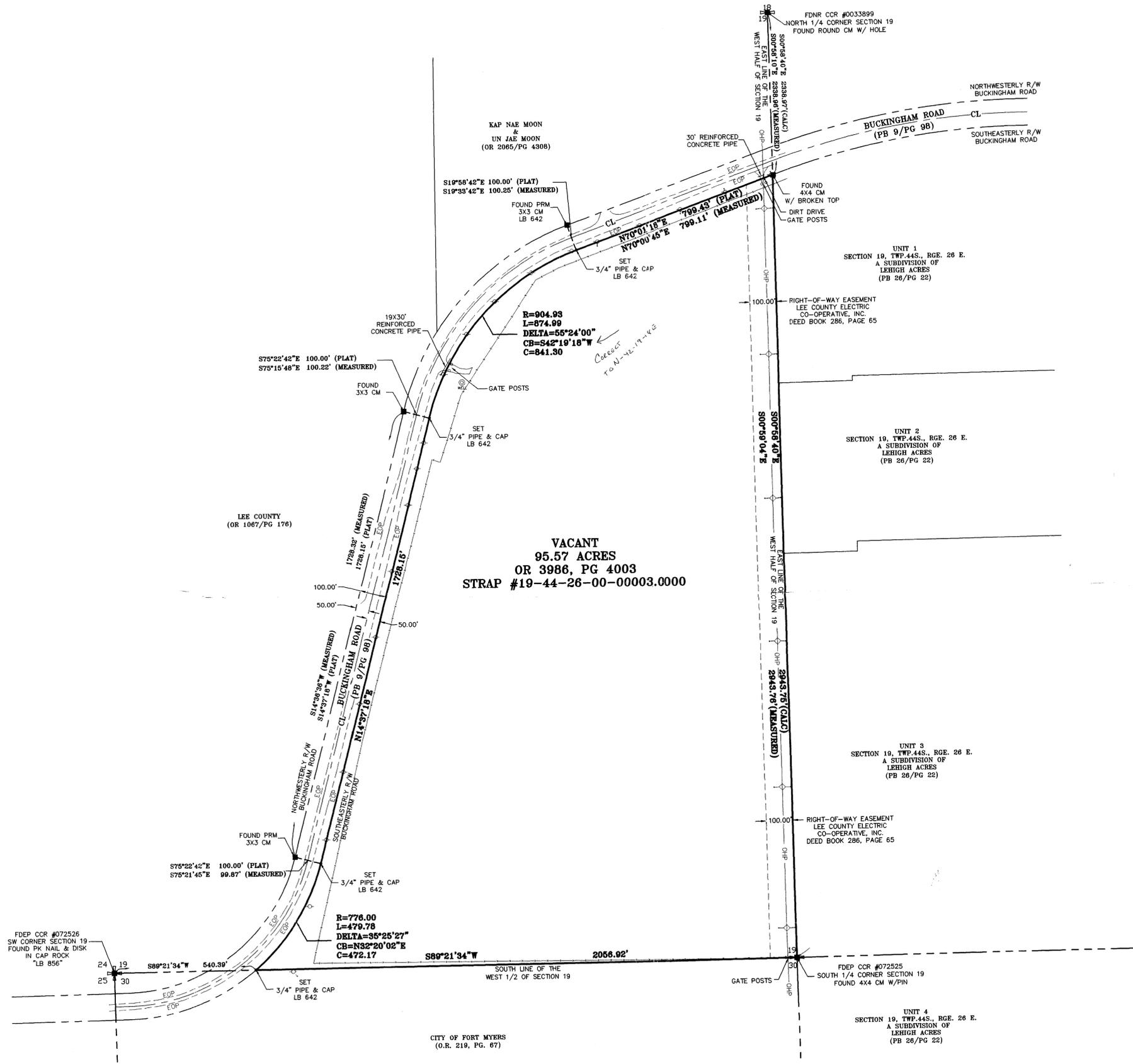
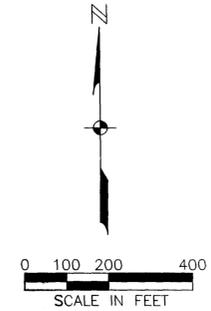


BAGLEY ENVIRONMENTAL & PLANTING SERVICES
 4850 CEDAR HAMMOCK COURT
 FORT MYERS, FLORIDA 33905
 PH: 239-693-3919 FAX: 239-694-5405

CARLTON HOLDINGS PROPERTY
 PROPOSED +95.60 ACRE DEVELOPMENT
 LEE COUNTY, FLORIDA
 STRAP# 19-44-26-00-00003.0000
 SEPTEMBER 2005

FLUCCS	Description	Acreage
740 / 835*	Disturbed Land / Solid Waste Disposal w/ Scattered Cabbage Palms Electrical Transmission Lines	88.88 Ac.
832	Electrical Transmission Lines	6.72 Ac.
Soils	Description	Acreage
69	Matlacha Gravelly Fine Sand	95.60 Ac.





VACANT
95.57 ACRES
OR 3986, PG 4003
STRAP #19-44-26-00-00003.0000

DESCRIPTION:
(OR 3986/PG 4003)
THE WEST 1/2 OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, LYING SOUTH AND EAST OF BUCKINGHAM ROAD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 98, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

- NOTES:**
- DATE OF LAST FIELDWORK: FEBRUARY 14, 2005.
 - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE WEST HALF OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 26 EAST TO BEAR S00°58' 40"E.
 - THERE ARE NO VISIBLE APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN.
 - SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED.
 - THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 - SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLANE): AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 125124 0225 C, EFFECTIVE DATE: MARCH 15, 1994.
 - NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
 - THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED.
 - PARCEL CONTAINS 95.57 ACRES.
 - THIS SURVEY WAS MADE WITH REVIEW OF "COMMITMENT FORM" PREPARED BY ATTORNEY'S TITLE INSURANCE FUND, INC., COMMITMENT NUMBER OF-7195317, (AGENT'S FILE REFERENCE 01-595.001) EFFECTIVE DATE FEBRUARY 17, 2005 AT 11:00 PM.
 - THE FOLLOWING ARE ITEMS AS LISTED IN SCHEDULE B-II OF THE "COMMITMENT FORM" NOTE IN 10 ABOVE.
 - ITEM 5. TITLE COMMITMENT CALLS FOR AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 2502, PAGE 3621. NO EFFECT ON SUBJECT PARCEL.
 - ITEM 6. TITLE COMMITMENT CALLS FOR AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 2369, PAGE 1303. NO EFFECT ON SUBJECT PARCEL.
 - ITEM 7. TITLE COMMITMENT CALLS FOR LEE COUNTY ORDINANCE NO. 86-14, RECORDED IN OFFICIAL RECORD BOOK 2189, PAGE 3281. SUBJECT PARCEL AFFECTED. IT IS A BLANKET EASEMENT NOT SHOWN ON SURVEY.
 - ITEM 8. TITLE COMMITMENT CALLS FOR OIL, GAS AND MINERAL INTEREST, RECORDED IN MISCELLANEOUS BOOK 35, PAGE 108. SUBJECT PARCEL AFFECTED. IT IS A BLANKET EASEMENT NOT SHOWN ON SURVEY.
 - ITEM 9. TITLE COMMITMENT CALLS FOR NOTICE OF SUBSURFACE INTEREST, RECORDED IN OFFICIAL RECORD BOOK 1856, PAGE 144. SUBJECT PARCEL AFFECTED. IT IS A BLANKET EASEMENT NOT SHOWN ON SURVEY.
 - ITEM 10. TITLE COMMITMENT CALLS FOR RIGHT-OF-WAY EASEMENT IN FAVOR OF LEE COUNTY ELECTRIC CO-OPERATIVE, INC., RECORDED IN DEED BOOK 286, PAGE 65. SUBJECT PARCEL AFFECTED. EASEMENT SHOWN ON SURVEY.

THIS SURVEY IS ONLY FOR THE BENEFIT OF:
MARC F. OATES, P.A.
ATTORNEY'S TITLE INSURANCE FUND, INC.
LULUY REALTY, LLC A FLORIDA LIMITED LIABILITY COMPANY
FUNDING SOLUTIONS, INC.

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.
IN MY PROFESSIONAL OPINION, AS A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND MADE IN ACCORDANCE WITH CHAPTER 472.027, FLORIDA STATUTES.

Kevin M. Risca
KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433

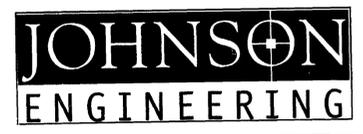
DATE SIGNED: MAR 22 2005
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION: 3/22/05 ADD ITEMS 8, 9 & 10 FROM SIGNED TITLE COMMITMENT

S:\2005\135\055135BNDPR.dwg (Sheet 1) KMR Mar 22, 2005 - 1:14pm

LEGEND:	PRM = PERMANENT REFERENCE MONUMENT	NGVD = NATIONAL GEODETIC VERTICAL DATUM
POC = POINT OF COMMENCEMENT	PCP = PERMANENT CONTROL POINT	R = RADIUS
POB = POINT OF BEGINNING	W/ = WITH	L = LENGTH
OR = OFFICIAL RECORD BOOK	CM = CONCRETE MONUMENT	DELTA = DELTA ANGLE
PB = PLAT BOOK	S.R. = STATE ROAD	CB = CHORD BEARING
PG = PAGE	C.R. = COUNTY ROAD	C = CHORD
R/W = RIGHT-OF-WAY	FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	—X— = BARRIER FENCE
C/L = CENTER LINE	CCR = CERTIFIED CORNER RECORD	—○— = GUY ANCHOR
EOP = EDGE OF PAVEMENT	CCR = CERTIFIED CORNER RECORD	—○— = WOOD POWER POLE
CHP = OVERHEAD POWER	FDR = FLORIDA DEPARTMENT OF NATURAL RESOURCES	—◇— = CONCRETE POWER POLE
DESC. = DESCRIPTION	PLS = PROFESSIONAL LAND SURVEYOR	
CALC = CALCULATED	LB = SURVEYING AND MAPPING BUSINESS	

WEST HALF OF SECTION 19
LYING SOUTH & EAST OF
BUCKINGHAM ROAD AS RECORDED IN PB 9, PG 98
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



2158 JOHNS STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 34-0046
FAX: (239) 3-3661
E.B. #642 & B. #642

BOUNDARY SURVEY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/08/05	20055135	19-44-26	1" = 200'	1 OF 1