

kwiktag®

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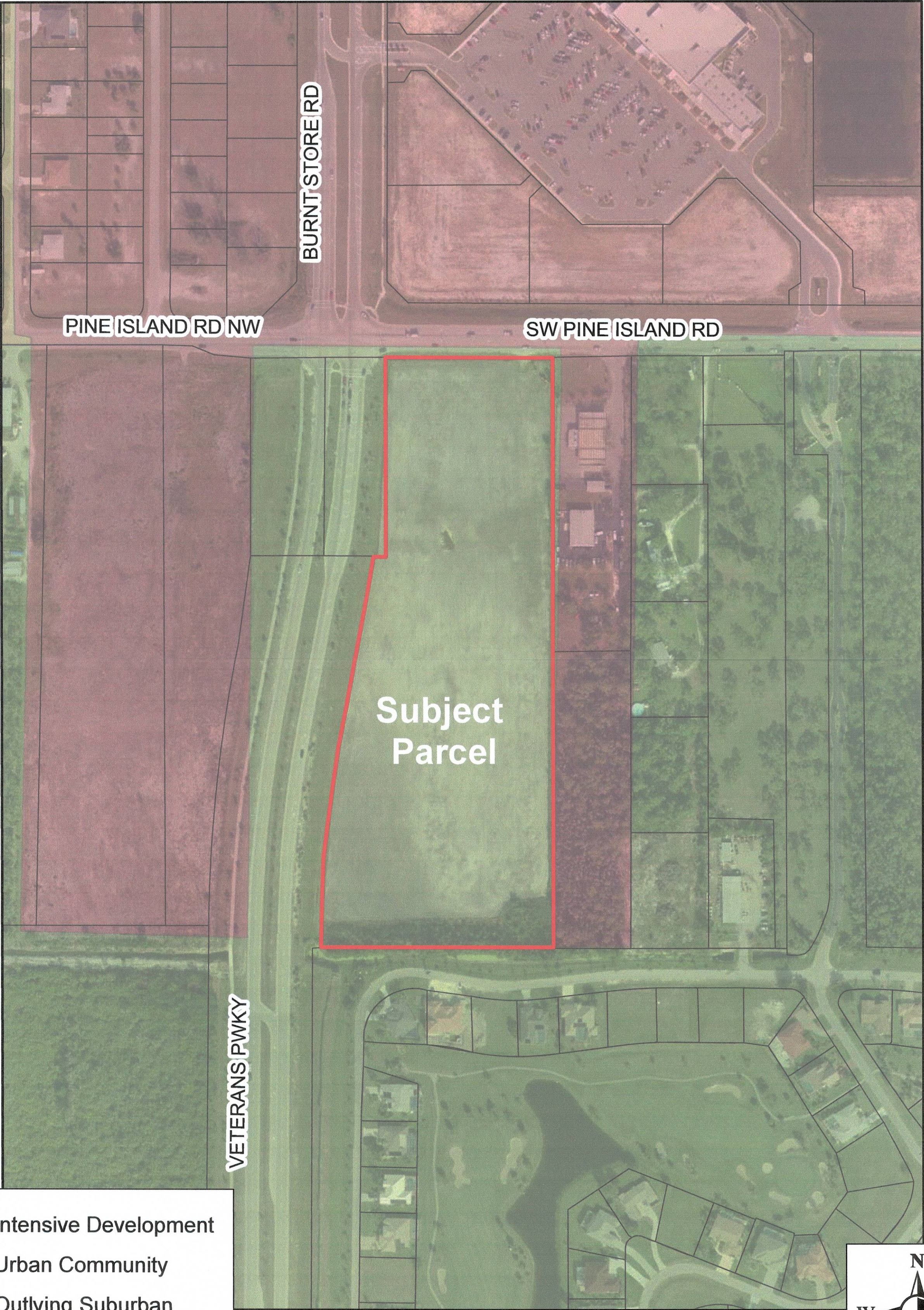
CPA2006-15



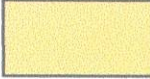

CAUTHEN

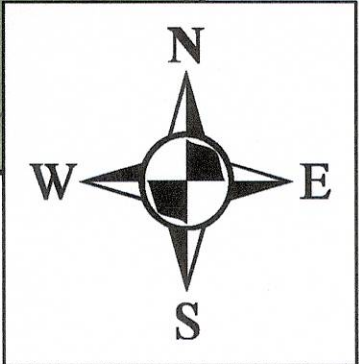
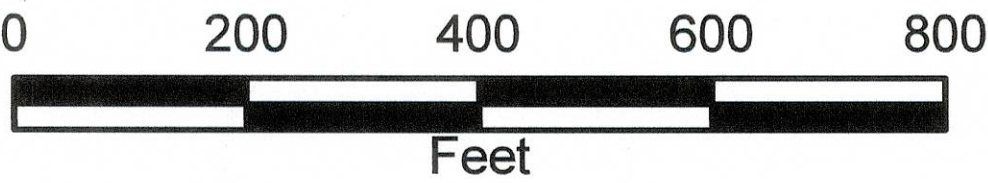
PLAN(S)

CPA2006-15 Cauthen Amendment

Existing Future Land Use Map



	Intensive Development
	Urban Community
	Outlying Suburban
	Rural



NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0006773.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
7. THIS SURVEY DOES NOT REFLECT CHEMICAL CHARACTERISTICS OF THE SURVEYED PARCEL.
8. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
9. BEARINGS SHOWN ON THIS SURVEY MAP ARE STATE PLANE COORDINATE FOR THE FLORIDA WEST ZONE (U.O.N.), NAD '83/90 ADJUSTMENT BASED ON TIES TO LEE COUNTY SURVEY CONTROL MARK 377274. THE BASIS OF BEARING IS THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF THE PINE ISLAND ROAD AS BEING N89°37'35"W AS SHOWN.
10. THE ON-SITE HORIZONTAL CONTROL AND TIES TO CONTROL MONUMENTS SHOWN WERE ESTABLISHED BY RTK (REAL TIME KINEMATIC) GPS METHODS USING A TRIMBLE MODEL 4700 UNIT (DUAL FREQUENCY).
11. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
12. DIMENSIONS SHOWN ARE CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
13. SURVEYED PARCEL CONTAINS 12.95 ACRES, MORE OR LESS.
14. DATE OF LAST FIELD WORK: 5-12-04; FIELD BOOK 57, PAGES 37-40 & FIELD BOOK 61, PAGES 13-18.
15. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
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17. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
18. SURVEY PARCEL IS LOCATED IN FLOOD ZONE A8 BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 1251240170B. MAP REVISED SEPTEMBER 19, 1984.

DESCRIPTION: (ACCORDING O.R. 2114, PAGE 808, PUBLIC RECORDS)

A PORTION OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LESS AND EXCEPT RIGHT-OF-WAY FOR PINE ISLAND ROAD (SR NO. 78);

TOGETHER WITH A PORTION OF THE WEST THREE QUARTERS (W ¾) OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST LESS AND EXCEPT RIGHT-OF-WAY FOR SAID PINE ISLAND ROAD (SR NO. 78) SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE MAKING THE NORTHWEST (NW) CORNER OF SAID SECTION 20; THENCE S 0 DEGREES 11' 50" W., ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW ¼) OF SECTION 20, 33.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE ISLAND ROAD (SR NO. 78); THENCE DUE EAST ALONG SAID RIGHT-OF-WAY LINE, 134.84 FEET TO A STEEL PIN WITH A PLASTIC CAP BEARING THE STAMP (LB 697) AND THE POINT OF BEGINNING; THENCE CONTINUE DUE EAST ALONG THE SAID RIGHT-OF-WAY LINE, 370.95 FEET TO A STEEL PIN AND CAP; THENCE S 00 DEGREES 03' 41" W., 1299.58 FEET TO A STEEL PIN AND CAP; THENCE N 89 DEGREES 53' 31" W., 508.88 FEET TO A 2 ½" ROUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID WEST THREE QUARTERS (W ¾) OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 20; THENCE N 89 DEGREES 27' 38" W., 164.71 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 10' 39" E., 861.77 FEET TO A STEEL PIN AND CAP; THENCE S 89 DEGREES 49' 21" E., 300.00 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 10' 39" E., 436.24 FEET TO A STEEL PIN AND CAP AND THE POINT OF BEGINNING.

ALL LESS RIGHT-OF-WAY FOR VETERANS PARKWAY.
(VETERANS PARKWAY WAS FORMALLY KNOWN AS BURNST STORE ROAD EXTENSION PER THE ORDER OF TAKING DESCRIBED AND RECORDED IN O.R. BOOK 3173, PAGE 1317, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.)

CONTAINING 12.95 ACRES MORE OR LESS, ALL BEING IN THE COUNTY OF LEE, STATE OF FLORIDA.

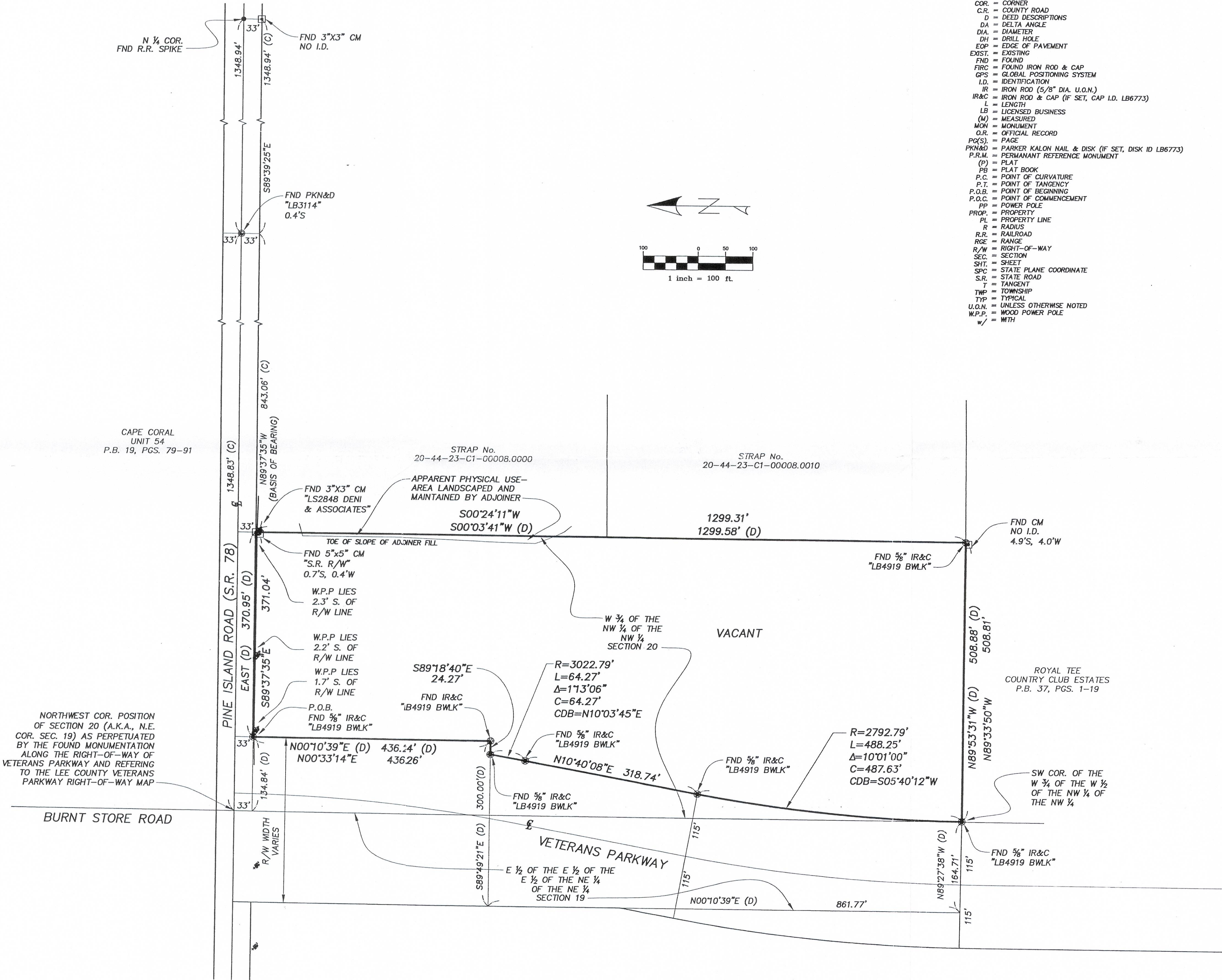
SUBJECT TO A LEE COUNTY ELECTRIC COOPERATIVE EASEMENT AS RECORDED IN O.R. BOOK 1815, PAGE 1043, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFY TO:

3150 S.W. PINE ISLAND ROAD, L.L.C.
BURNST STORE TITLE SERVICES, INC.
ATTORNEYS' TITLE INSURANCE FUND
COLONIAL BANK, N.A.
ROETZEL AND ADDRESS, P.A.

JAMES N. WILKISON (FOR THE FIRM LB6773)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 4876
THIS 13TH DAY OF July, 2004.

BOUNDARY SURVEY
OF A PARCEL LYING IN THE NW ¼ OF THE NW ¼ OF SECTION 20,
TOWNSHIP 44 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA



ABBREVIATIONS:

A.K.A. = ALSO KNOWN AS
APPR. = APPROXIMATE
C = CHORD
(C) = CALCULATED
CDB = CHORD BEARING
CONC. = CONCRETE
CM = CONCRETE MONUMENT
COR. = CORNER
C.R. = COUNTY ROAD
D = DEED DESCRIPTIONS
DA = DELTA ANGLE
DIA. = DIAMETER
DH = DRILL HOLE
EOP = EDGE OF PAVEMENT
EXST. = EXISTING
FND = FOUND
FIRC = FOUND IRON ROD & CAP
GPS = GLOBAL POSITIONING SYSTEM
ID. = IDENTIFICATION
IR = IRON ROD (5/8" DIA. U.O.N.)
IR&C = IRON ROD & CAP (IF SET, CAP I.D. LB6773)
L = LENGTH
LB = LICENSED BUSINESS
(M) = MEASURED
MON = MONUMENT
O.R. = OFFICIAL RECORD
PG(S). = PAGE
PKN&D = PARKER KALON NAIL & DISK (IF SET, DISK ID LB6773)
P.R.M. = PERMANENT REFERENCE MONUMENT
(P) = PLAT
PB = PLAT BOOK
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PP = POWER POLE
PROP. = PROPERTY
PL = PROPERTY LINE
R = RADIUS
R.R. = RAILROAD
RSE = RANGE
R/W = RIGHT-OF-WAY
SEC. = SECTION
SHT. = SHEET
SPC = STATE PLANE COORDINATE
S.R. = STATE ROAD
T = TANGENT
TWP = TOWNSHIP
TYP = TYPICAL
U.O.N. = UNLESS OTHERWISE NOTED
W.P.P. = WOOD POWER POLE
w/ = WITH

JAMES INK & ASSOCIATES, LLP

DATE	REVISION	ADDED CERT.	ADDED POWER LINE
6/30/04			
7/15/04			

DWG. DATE: 6-6-04	COUNTY: LEE
SURVEY DATE: 5-12-04	SEC. 20-44-23
DRAWN BY: JNW	PROJECT NUMBER: 040506
CHECKED BY: JNW	DWG. NUMBER: 040506B51

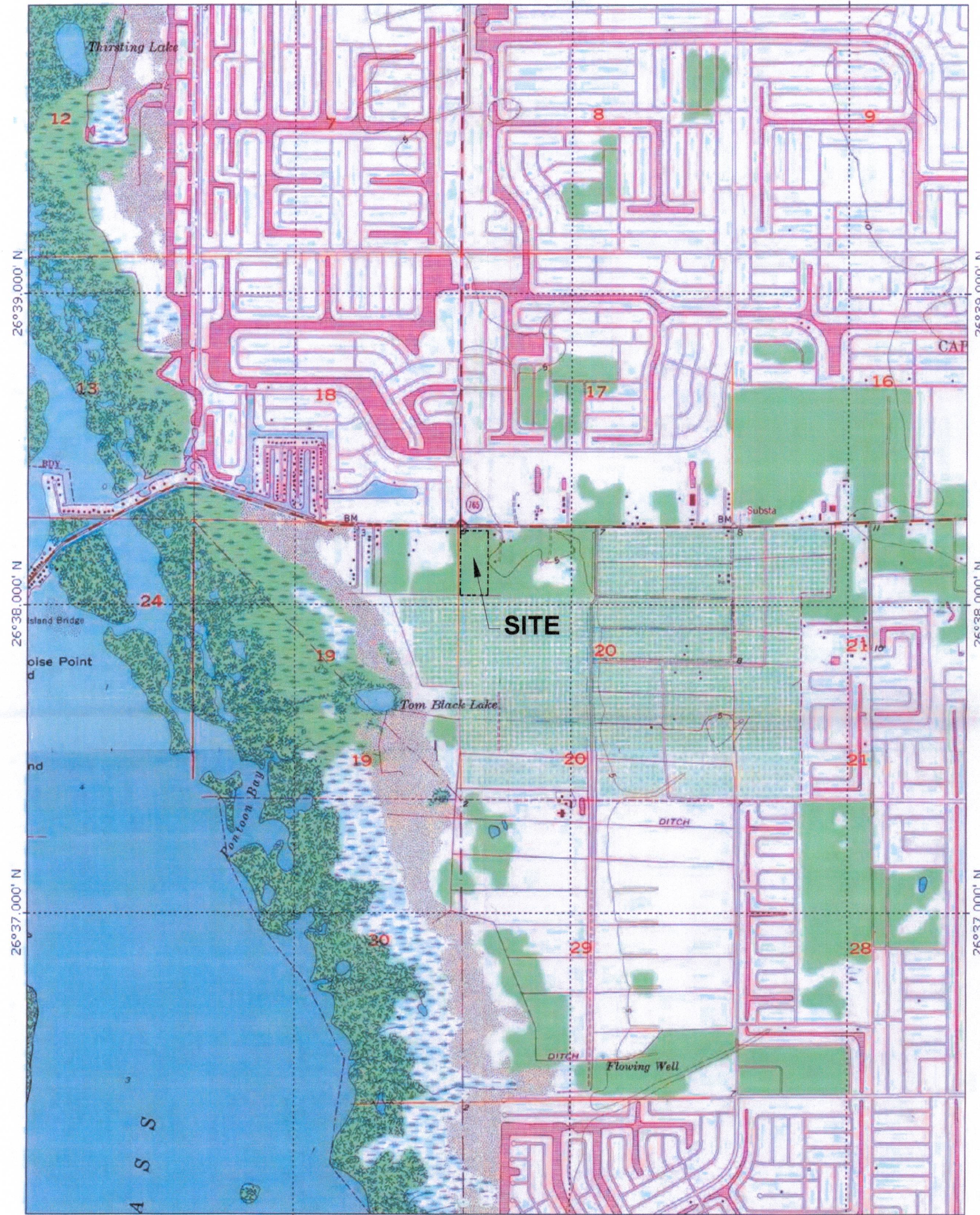
BOUNDARY SURVEY
PARCEL IN THE NW ¼ OF THE NW ¼
LEE COUNTY, FLORIDA

JEFFREY C. COONER AND ASSOCIATES, INC.
SURVEYING AND MAPPING
3900 COLONIAL BOULEVARD, SUITE 4, FORT MYERS, FLORIDA, 33912
PHONE: (239) 277-0722 FAX: (239) 277-7179 EMAIL: SURVEYING@COONER.COM

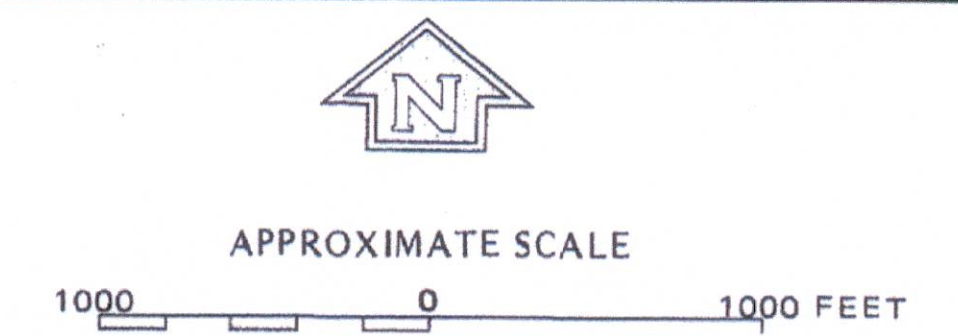
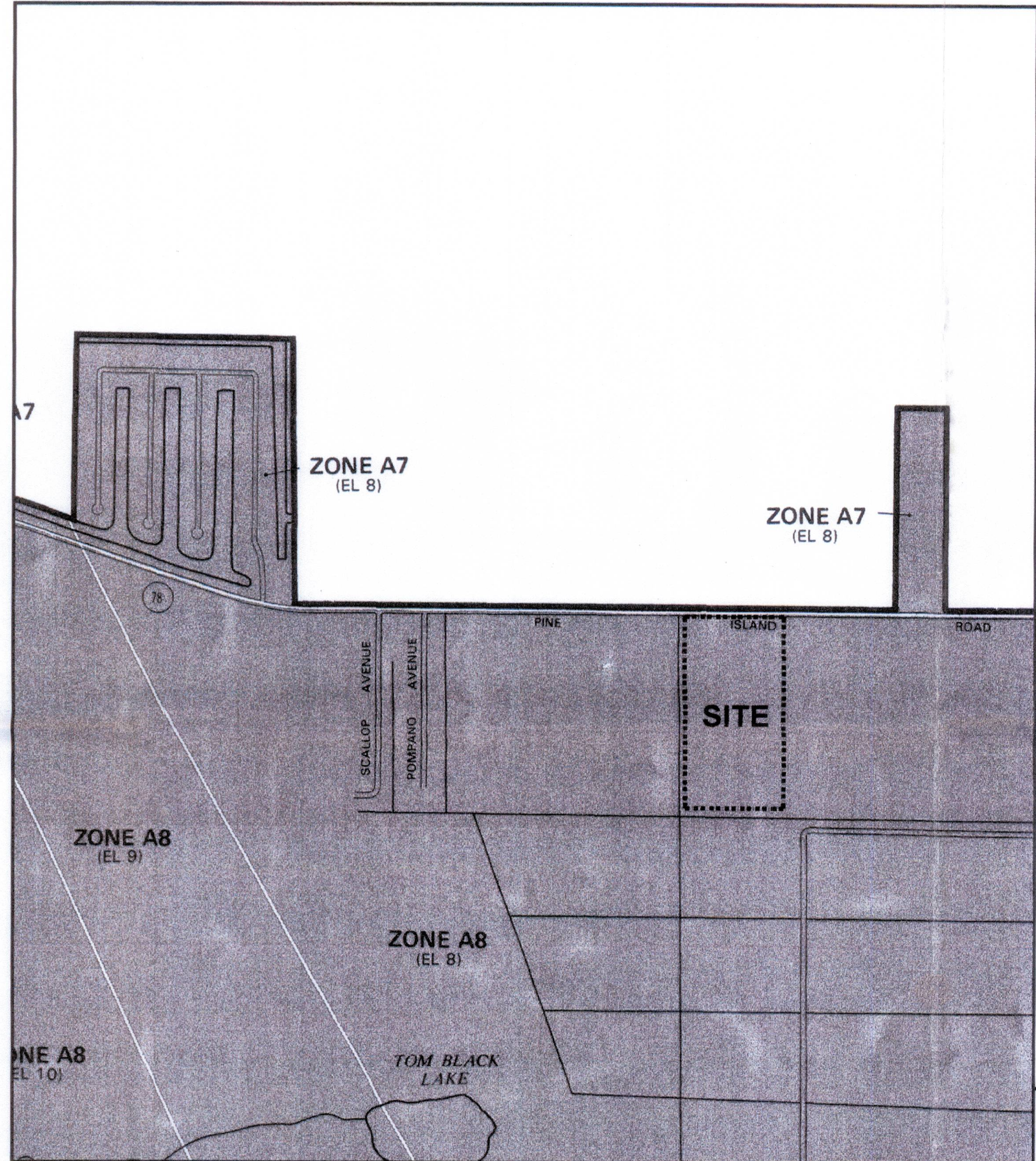


SCALE	1" = 200'	SECTION	TOWNSHIP	RANGE
PHOTO DATE	JANUARY 2005	20	44S	23E
EXHIBIT A.7				

TOPOI map printed on 09/25/06 from "Florida.tpo" and "Untitled.tpg"
82°03.000' W 82°02.000' W WGS84 82°01.000' W



Map created with TOPOI® ©2001 National Geographic (www.nationalgeographic.com/topo)
Scale: 0 1000 FEET 0 500 1000 METERS
Map created with TOPOI® ©2001 National Geographic (www.nationalgeographic.com/topo)



KEY TO MAP	
500-Year Flood Boundary	→
100-Year Flood Boundary	→
Zone Designations*	→
100-Year Flood Boundary	→
500-Year Flood Boundary	→
Base Flood Elevation Line With Elevation In Feet**	→ 513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	→ RM7x
Zone D Boundary	→
River Mile	→ M1.5
**Referenced to the National Geodetic Vertical Datum of 1929	

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FIRM PANEL # 125124 0170 B

SCALE:	N.T.S.
CAD FILE:	Pine Island - Veterans
DWG NO:	Pine Island Rd - MAPS
SHEET	1 OF 1
DESIGN BY:	JAA
DRAWN BY:	DPB
CHECKED BY:	JAA
DATE:	AUGUST 26, 2006
Jeffrey A. Adair	

ENVIRONMENTAL RESTORATION CONSULTANTS, INC.

NOTE: The undersigned and ENVIRONMENTAL RESTORATION CONSULTANTS, INC. make no representations or warranties as to the completeness of the information reflected hereon pertaining to easements, right of way, setback lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. ENVIRONMENTAL RESTORATION CONSULTANTS, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. and shall not be reproduced in whole or in part without written permission of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. ©

P.O. BOX 110994,
NAPLES, FL 34108
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net

CLIENT:	Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street	Fort Myers, Florida 33901

Pine Island Road - 13.5 Ac.
LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.
QUAD & FEMA MAPS

DATE	REVISIONS:



EXISTING FLUCCS MAP

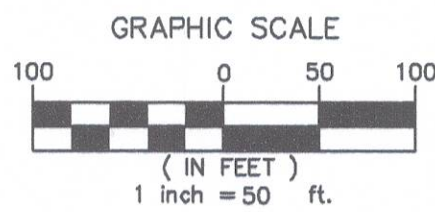
310 - HERBACEOUS (DRY PRAIRE) 13.35 Ac.
438 (E) - Mixed Hardwoods (Exotics) 0.15 Ac.
TOTAL SITE = 13.50 Ac.

RECEIVED
APR 27 2007

COMMUNITY DEVELOPMENT

----- SITE BOUNDARY

2006-00015



SOILS MAP

SOILS LEGEND:

13 - Boca fine sand (upland)
35 - Wabasso sand (upland)

----- PROJECT BOUNDARY

SOURCE OF INFORMATION:

This map is based on the "Soil Survey of Lee County, Florida"; prepared jointly by the U.S.Department of Agriculture & the Soil Conservation Service (issued on December 1984)

SCALE: 1" = 100'

CAD FILE: Pine Island - Veterans

DWG NO: Pine Island Rd - MAPS

SHEET

1 OF 2

DESIGN BY: JAA
DRAWN BY: DPB
CHECKED BY: JAA
DATE: APRIL 25, 2007

Jeffrey A. Adair
Jeffrey A. Adair



ENVIRONMENTAL RESTORATION
CONSULTANTS, INC.

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Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

Pine Island Road - 13.5 Ac.

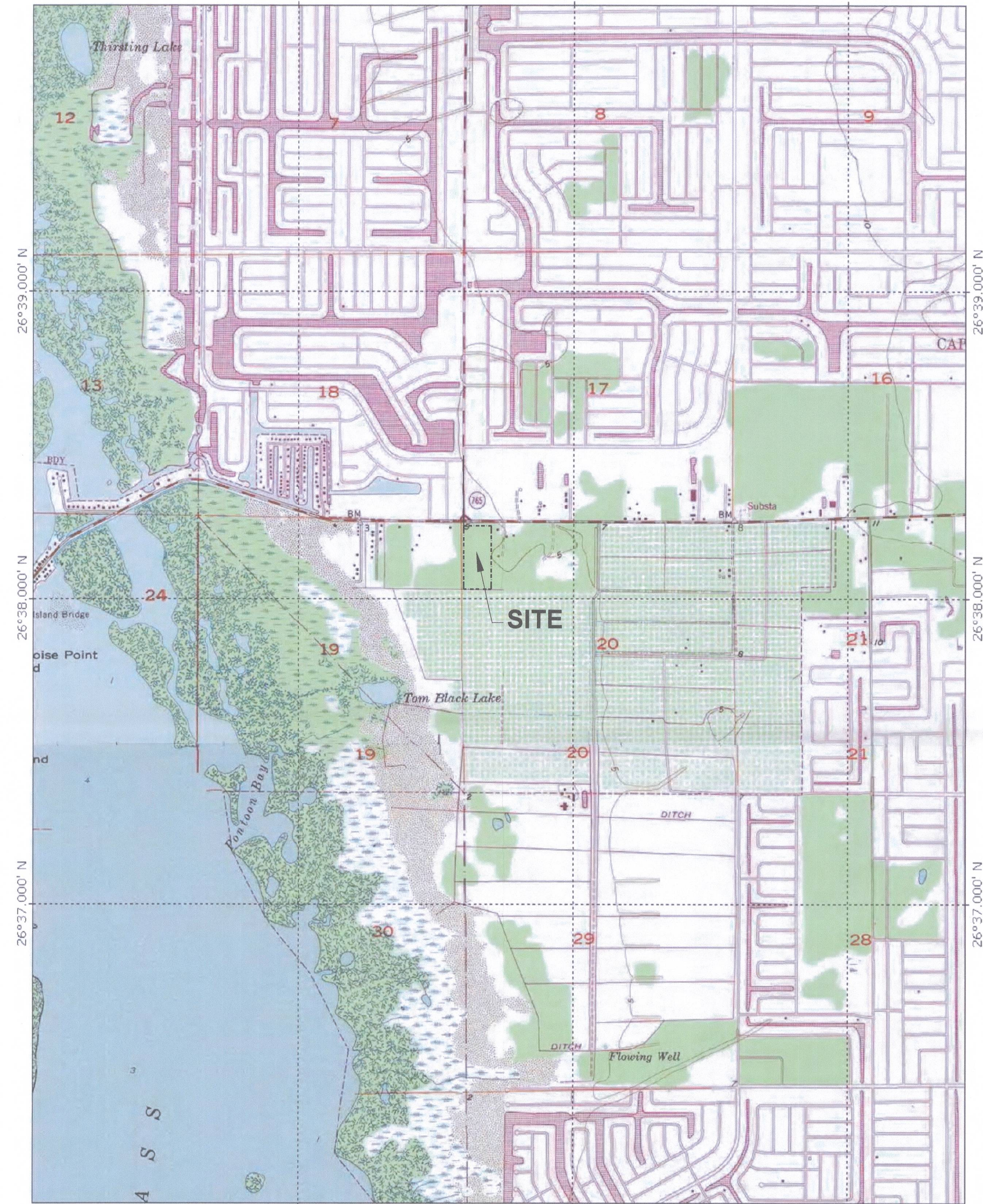
LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

FLUCCS AND SOILS MAPS

DATE REVISIONS:

△	
△	
△	
△	
△	
△	

TOPOI map printed on 09/25/06 from "Florida.tpo" and "Untitled.tpg"
82°03.000' W 82°02.000' W WGS84 82°01.000' W



MN TN
4 1/2

82°03.000' W 82°02.000' W WGS84 82°01.000' W

Map created with TOPOI © 2001 National Geographic (www.nationalgeographic.com/topo)

RECEIVED
APR 27 2007

COMMUNITY DEVELOPMENT
2006-00015

SCALE: N.T.S.

CAD FILE: Pine Island - Veterans

DWG NO: Pine Island Rd - MAPS

SHEET

2 OF 2

DESIGN BY: JAA
DRAWN BY: DPB
CHECKED BY: JAA
DATE: APRIL 25, 2007

Jeffrey A. Adair

ERC
ENVIRONMENTAL RESTORATION
CONSULTANTS, INC.

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Pine Island Road - 13.5 Ac.
LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

QUAD & FEMA MAPS

DATE REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

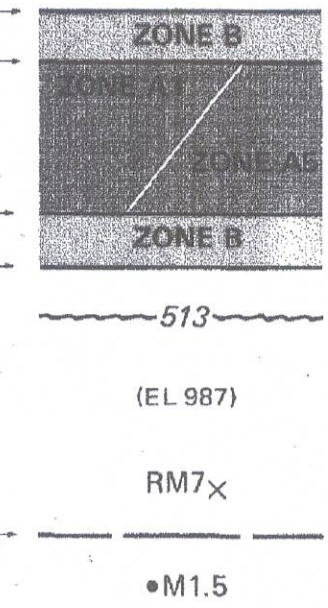


APPROXIMATE SCALE

1000 0 1000 FEET

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations*
100-Year Flood Boundary
500-Year Flood Boundary
Base Flood Elevation Line
With Elevation In Feet**
Base Flood Elevation In Feet
Where Uniform Within Zone**
Elevation Reference Mark
Zone D Boundary
River Mile
**Referenced to the National Geodetic Vertical Datum of 1929



*EXPLANATION OF ZONE DESIGNATIONS

ZONE EXPLANATION
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A0 Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
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C Areas of minimal flooding. (No shading)
D Areas of undetermined, but possible, flood hazards.
V Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
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FIRM PANEL # 125124 0170 B

OF A PARCEL LYING IN THE NW ¼ OF THE NW ¼ OF SECTION 20,
TOWNSHIP 44 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

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14. DATE OF LAST FIELD WORK: 5-12-04; FIELD BOOK 57, PAGES 37-40 & FIELD BOOK 61, PAGES 13-18.
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18. SURVEY PARCEL IS LOCATED IN FLOOD ZONE A8 BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PLAN 1251240170B. MAP REVISED SEPTEMBER 19, 1984.

A PORTION OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LESS AND EXCEPT RIGHT-OF-WAY FOR PINE ISLAND ROAD (SR NO. 78):

TOGETHER WITH A PORTION OF THE WEST THREE QUARTERS (W $\frac{3}{4}$) OF THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST LESS AND EXCEPT RIGHT-OF-WAY FOR SAID PINE ISLAND ROAD (SR 44). SAID INTERSECTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE MAKING THE NORTHWEST (NW) CORNER OF SAID SECTION 20; THENCE S 0 DEGREES 11' 00" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 20, 33.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE ISLAND ROAD (SR NO. 78); THENCE DUE EAST ALONG SAID RIGHT-OF-WAY LINE, 134.84 FEET TO A STEEL PIN WITH A PLASTIC CAP BEARING THE STAMP (LB 697) AND THE POINT OF BEGINNING; THENCE CONTINUE DUE EAST ALONG THE SAID RIGHT-OF-WAY LINE, 370.95 FEET TO A STEEL PIN AND CAP; THENCE S 00 DEGREES 03' 41" W, 1299.58 FEET TO A STEEL PIN AND CAP; THENCE N 89 DEGREES 53' 31" W, 508.88 FEET TO A 2 $\frac{1}{2}$ " ROUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID WEST THREE QUARTERS (W $\frac{3}{4}$) OF THE WEST HALF (W $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SAID SECTION 20; THENCE N 89 DEGREES 27' 38" W, 164.71 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 10' 39" E, 861.77 FEET TO A STEEL PIN AND CAP; THENCE S 89 DEGREES 49' 21" E, 300.00 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 10' 39" E, 436.24 FEET TO A STEEL PIN AND CAP AND THE POINT OF BEGINNING.

ALL LESS RIGHT-OF-WAY FOR VETERANS PARKWAY.

(VETERANS PARKWAY WAS FORMALLY KNOWN AS BURNT STORE ROAD EXTENSION PER THE ORDER OF TAKING DESCRIBED AND RECORDED IN O.R. BOOK 3173, PAGE 1317, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.)

CONTAINING 12.95 ACRES MORE OR LESS, ALL BEING IN THE COUNTY OF LEE, STATE OF FLORIDA.

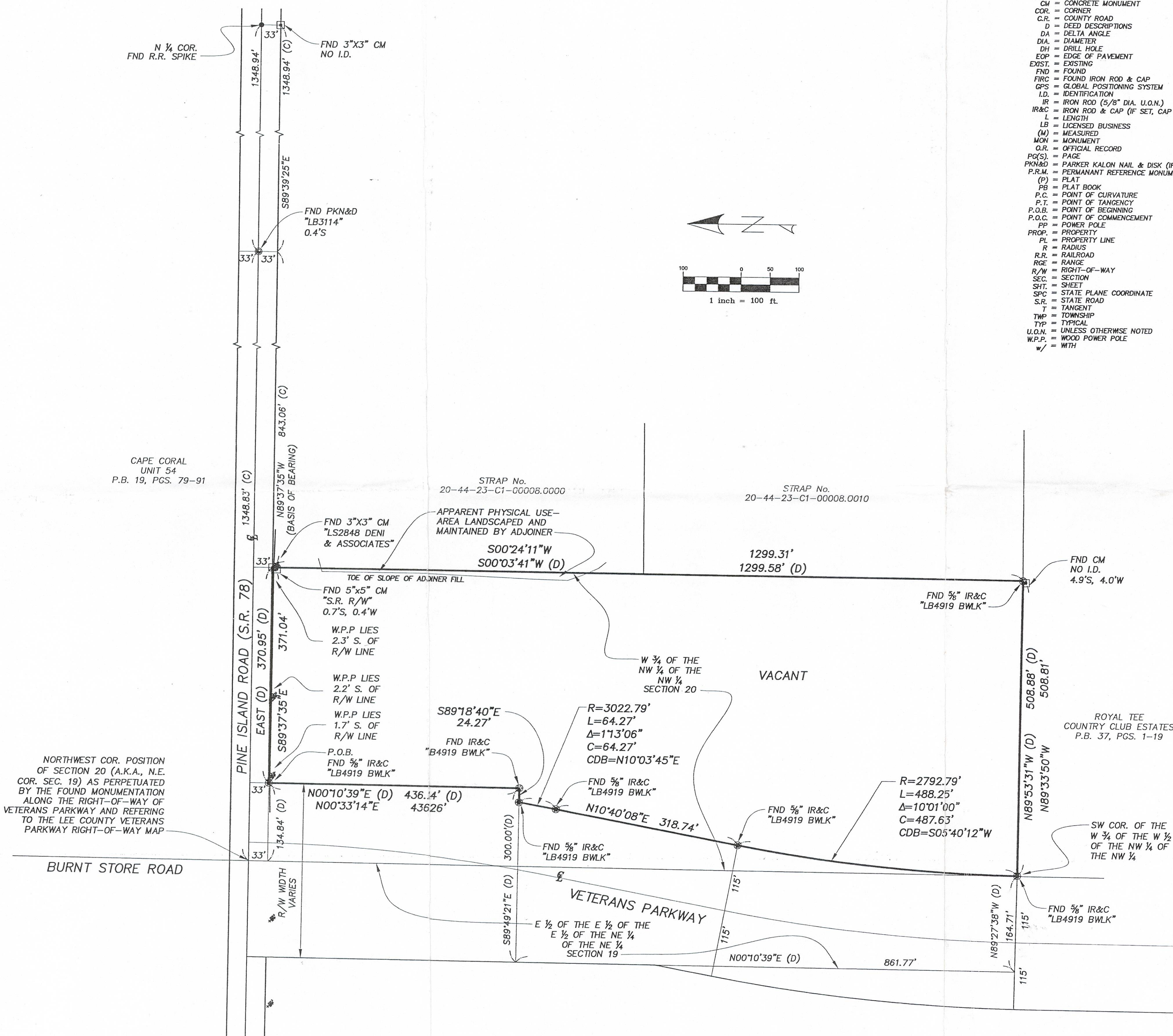
SUBJECT TO A LEE COUNTY ELECTRIC COOPERATIVE EASEMENT AS RECORDED IN O.R. BOOK 1815, PAGE 1043, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFY TO:

3150 S.W. PINE ISLAND ROAD, L.L.C.
BURN'T STORE TITLE SERVICES, INC.
ATTORNEYS' TITLE INSURANCE FUND
COLONIAL BANK, N.A.
ROETZEL AND ADDRESS, P.A.

JAMES N. WILKISON (FOR THE FIRM LB6773)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 4876
THIS 15th DAY OF July, 2004.

A.K.A. = ALSO KNOWN AS
APPR. = APPROXIMATE
C = CHORD
(C) = CALCULATED
CBB = CHORD BEARING
CONC. = CONCRETE
C&C = CONCRETE CEMENT
COR. = CORNER
C.R. = COUNTY ROAD
D = DEED DESCRIPTIONS
DA = DELTA ANGLE
DIA. = DIAMETER
DH = DRILL HOLE
EOP = EDGE OF PAVEMENT
EXIST. = EXISTING
FND = FOUND
FND FOUND IRON ROD & CAP
GPS = GLOBAL POSITIONING SYSTEM
LD. = IDENTIFICATION
IR = IRON ROD (2 1/2" DIA. U.O.N.)
IR&C = IRON ROD & CAP (IF SET, CAP LD. LB6773)
LB = LENGTH
LB = LENGTHENED BUSINESS
(M) = MEASURED
MON = MONUMENT
O.R. = OFFICIAL RECORD
PG(S). = PAGE
PKM&B = PARKER KALON NAL & DISK (IF SET, DISK ID LB6773)
P.F.M. = PERMANENT REFERENCE MONUMENT
(P) = PLAT
(P) = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.T. = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PP = POWER POLE
PROP. = PROPERTY
PL = PROPERTY LINE
R = RADIUS
R.R. = RAILROAD
RGE. = RANGE
R/W = RIGHT-OF-WAY
SEC. = SECTION
SHT. = SHEET
SPC = STATE PLANE COORDINATE
S.R. = STATE ROAD
T = TANGENT
TWP. = TOWNSHIP
TYP = TYPICAL
U.O.N. = UNLESS OTHERWISE NOTED
W.P. = WOOD POWER POLE
= WITH



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DEC 05 2007
PERMIT COUNTER

CPA
2006-0001

JEFFREY C. COONER AND ASSOCIATES, INC.

SURVEYING AND MAPPING
3900 COLONIAL BOULEVARD, SUITE 4, FORT MYERS, FLORIDA, 33912
PHONE: (239) 277-0722 FAX: (239) 277-7179 EMAIL: SURVEYING@COONER.COM

JAMES INK & ASSOCIATES, LLP

—R.

DATE	5/30/04	5/15/04
------	---------	---------

REVISION	ADDED CERT.	ADDED POWER LINE

DWG. DATE: 6-5-04
SURVEY DATE: 5-12-04
DRAWN BY: JNW

COUNTY: LEE
SEC. 20-44-23
PROJECT NUMBER: 040506

BOUNDARY SURVEY
PARCEL IN THE NW 1/4 OF THE NW 1/4
1ST COUNTY, PLAINS.

1 OF 1



EXISTING FLUCCS MAP

310 - HERBACEOUS (DRY PRAIRE) 13.35 Ac.
438 (E) - Mixed Hardwoods (Exotics) 0.15 Ac.

TOTAL SITE = 13.50 Ac.

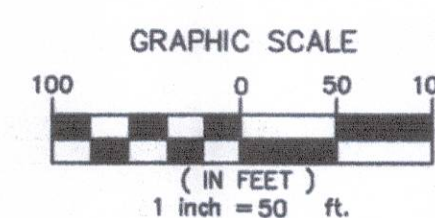
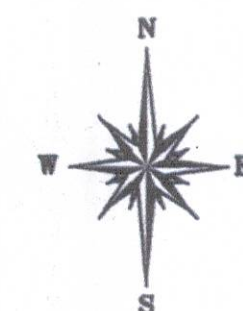
RECEIVED
MAR 14 2008

COMMUNITY DEVELOPMENT

CPA

2006-00015

----- SITE BOUNDARY



SOILS MAP

SOILS LEGEND:

13 - Boca fine sand (upland)
35 - Wabasso sand (upland)

PROJECT BOUNDARY

SOURCE OF INFORMATION:

This map is based on the "Soil Survey of Lee County, Florida"; prepared jointly by the U.S. Department of Agriculture & the Soil Conservation Service (issued on December 1984)

Pine Island Road - 13.5 Ac.

LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

FLUCCS AND SOILS MAPS

DATE REVISIONS:

△	
△	
△	
△	
△	
△	

SCALE: 1" = 100'

CAD FILE: Pine Island - Veterans

DWG NO: Pine Island Rd - MAPS

SHEET
1 OF 2

DESIGN BY: JAA
DRAWN BY: DPB
CHECKED BY: JAA
DATE: APRIL 25, 2007

Jeffrey A. Adair
Jeffrey A. Adair

ENVIRONMENTAL RESTORATION CONSULTANTS, INC.

NOTE:
The undersigned and ENVIRONMENTAL RESTORATION CONSULTANTS, INC. make no representations or guarantees as to the completeness of the information reflected herein pertaining to easements, right of way, setback lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the reference above. ENVIRONMENTAL RESTORATION CONSULTANTS, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. and shall not be reproduced in whole or in part without written permission of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. ©

P.O. BOX 110994,
NAPLES, FL 34108
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

WGS84 82°01.000' W



Map created with TOPO!® ©2001 National Geographic (www.nationalgeographic.com/topo)

RECEIVED
MAR 14 2008


COMMUNITY DEVELOPMENT

CPA

2006-00015

SCALE: N.T.S.

DESIGN BY: JAA
DRAWN BY: DPB
CHECKED BY: JAA
DATE: APRIL 25, 2007


Jeffrey A. Adair



**P.O. BOX 110994,
NAPLES, FL 34108
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net**

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APPROXIMATE SCALE

1000 0 1000 FEET

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations*
100-Year Flood Boundary
500-Year Flood Boundary
Base Flood Elevation Line With Elevation In Feet** 513
Base Flood Elevation in Feet Where Uniform Within Zone** (EL 987)
Elevation Reference Mark RM7x
Zone D Boundary
River Mile M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FIRM PANEL # 125124 0170 B

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

Pine Island Road - 13.5 Ac.
LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

QUAD & FEMA MAPS

DATE REVISIONS:

DATE	REVISIONS
1	
2	
3	
4	
5	
6	

NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0006773.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
7. THIS SURVEY DOES NOT REFLECT CHEMICAL CHARACTERISTICS OF THE SURVEYED PARCEL.
8. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
9. BEARINGS SHOWN ON THIS SURVEY MAP ARE STATE PLANE COORDINATE FOR THE FLORIDA WEST ZONE (U.O.N.), NAD '83/90 ADJUSTMENT BASED ON TIES TO LEE COUNTY SURVEY CONTROL MARK 377274. THE BASIS OF BEARING IS THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF THE PINE ISLAND ROAD AS BEING N89°37'35"W AS SHOWN.
10. THE ON-SITE HORIZONTAL CONTROL AND TIES TO CONTROL MONUMENTS SHOWN WERE ESTABLISHED BY RTK (REAL TIME KINEMATIC) GPS METHODS USING A TRIMBLE MODEL 4700 UNIT (DUAL FREQUENCY).
11. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
12. DIMENSIONS SHOWN ARE CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
13. SURVEYED PARCEL CONTAINS 12.95 ACRES, MORE OR LESS.
14. DATE OF LAST FIELD WORK: 5-12-04; FIELD BOOK 57, PAGES 37-40 & FIELD BOOK 61, PAGES 13-18.
15. THIS SURVEY WAS UPDATED ON MARCH 3, 2008. BARBED WIRE FENCES WERE ADDED AND THE NORTHERLY LINE WAS LABELED WITH NORTHING AND EASTING COORDINATES. ALL MONUMENTATION WAS RECOVERED. SURVEY UPDATE FIELD WORK: 3-25-08; FIELD BOOK 145, PAGE 26.
16. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
17. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY. WETLAND MAPPING AND AREAS SHOWN ARE APPROXIMATE AND PLACED FROM INFORMATION SHOWN ON AN AERIAL OVERLAY MAP PROVIDED BY W. DEXTER BENDER & ASSOCIATES, ENVIRONMENTAL CONSULTANTS. THIS MAPPING IS FOR INFORMATIONAL PURPOSES ONLY.
18. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
19. SURVEY PARCEL IS LOCATED IN FLOOD ZONE A8 BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 1251240170B. MAP REVISED SEPTEMBER 19, 1984.

DESCRIPTION: (ACCORDING O.R. 2114, PAGE 808, PUBLIC RECORDS)

A PORTION OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LESS AND EXCEPT RIGHT-OF-WAY FOR PINE ISLAND ROAD (SR NO. 78);

TOGETHER WITH A PORTION OF THE WEST THREE QUARTERS (W ¾) OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST LESS AND EXCEPT RIGHT-OF-WAY FOR SAID PINE ISLAND ROAD (SR NO. 78) SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE MAKING THE NORTHWEST (NW) CORNER OF SAID SECTION 20; THENCE S 0 DEGREES 11' 50" W., ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW ¼) OF SECTION 20, 33.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE ISLAND ROAD (SR NO. 78); THENCE DUE EAST ALONG SAID RIGHT-OF-WAY LINE, 134.84 FEET TO A STEEL PIN WITH A PLASTIC CAP BEARING THE STAMP (LB 697) AND THE POINT OF BEGINNING; THENCE CONTINUE DUE EAST ALONG THE SAID RIGHT-OF-WAY LINE, 370.95 FEET TO A STEEL PIN AND CAP; THENCE S 00 DEGREES 03' 41" W., 1299.58 FEET TO A STEEL PIN AND CAP; THENCE N 89 DEGREES 53' 31" W., 508.88 FEET TO A 2 ½" ROUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID WEST THREE QUARTERS (W ¾) OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 20; THENCE N 89 DEGREES 27' 38" W., 164.71 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 10' 39" E., 861.77 FEET TO A STEEL PIN AND CAP; THENCE S 89 DEGREES 49' 21" E., 300.00 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 10' 39" E., 436.24 FEET TO A STEEL PIN AND CAP AND THE POINT OF BEGINNING.

ALL LESS RIGHT-OF-WAY FOR VETERANS PARKWAY.
(VETERANS PARKWAY WAS FORMALLY KNOWN AS BURNT STORE ROAD EXTENSION PER THE ORDER OF TAKING DESCRIBED AND RECORDED IN O.R. BOOK 3173, PAGE 1317, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.)

CONTAINING 12.95 ACRES MORE OR LESS, ALL BEING IN THE COUNTY OF LEE, STATE OF FLORIDA.

SUBJECT TO A LEE COUNTY ELECTRIC COOPERATIVE EASEMENT AS RECORDED IN O.R. BOOK 1815, PAGE 1043, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

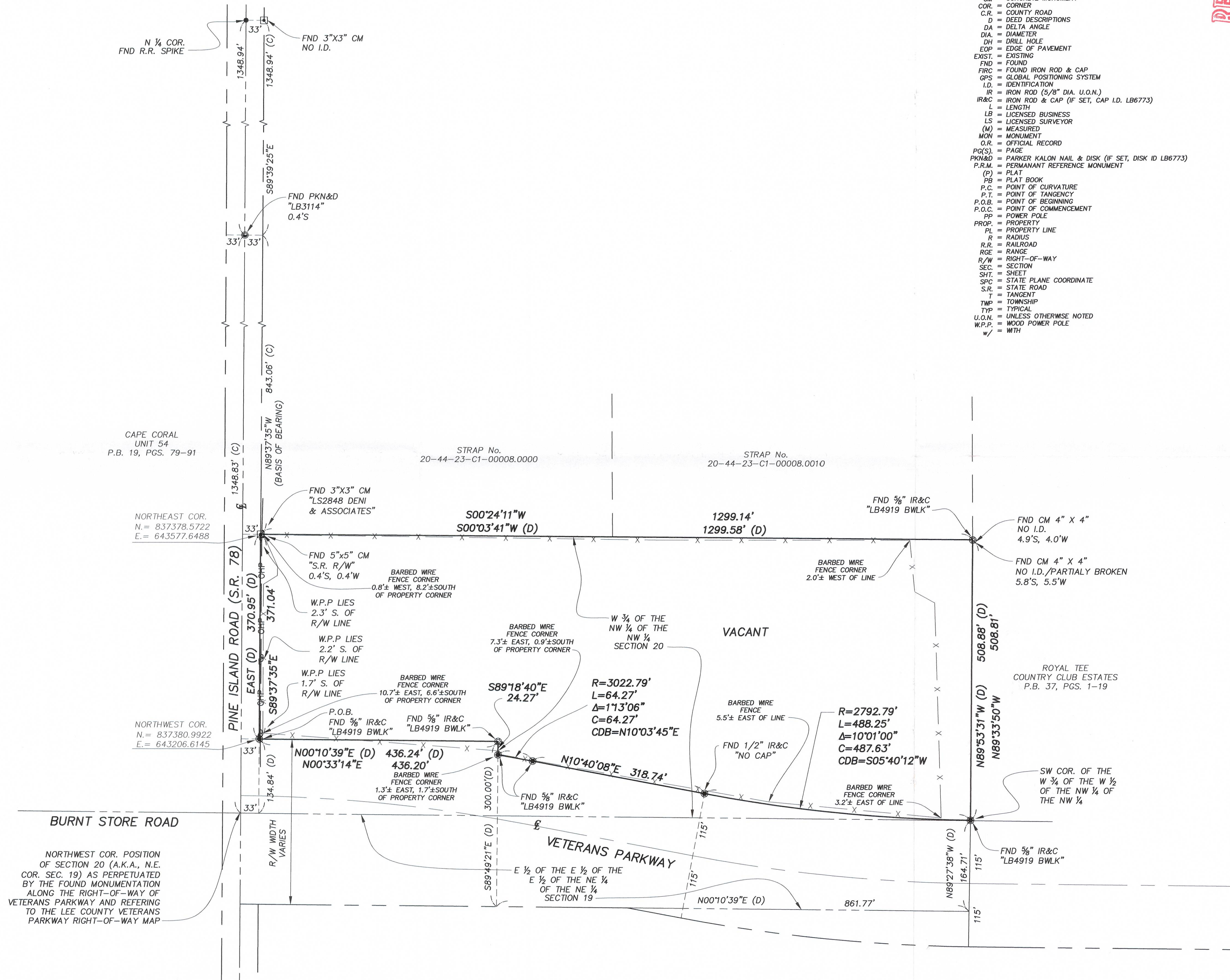
CERTIFY TO:

JOHN CAUTHEN
3150 S.W. PINE ISLAND ROAD, L.L.C.
BURNT STORE TITLE SERVICES, INC.
ATTORNEYS' TITLE INSURANCE FUND
COLONIAL BANK, N.A.
ROETZEL AND ANDRESS, P.A.

SCOTT R. UROUHAET
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 6773)
SIGNED THIS 31ST DAY OF MARCH, 2008

BOUNDARY SURVEY

OF A PARCEL LYING IN THE NW ¼ OF THE NW ¼ OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA



ABBREVIATIONS:

A.K.A. = ALSO KNOWN AS
APPR. = APPROXIMATE
BLWK = BEAN, WHITAKER, LUTZ & KAREH, INC.
C = CHORD
(C) = CALCULATED
CDB = CHORD BEARING
CONC. = CONCRETE
CM = CONCRETE MONUMENT
COR. = CORNER
C.R. = COUNTY ROAD
D = DEED DESCRIPTIONS
DA = DELTA ANGLE
DIA. = DIAMETER
DH = DRILL HOLE
EOP = EDGE OF PAVEMENT
EXIST. = EXISTING
FND = FOUND
FIRC = FOUND IRON ROD & CAP
GPS = GLOBAL POSITIONING SYSTEM
I.D. = IDENTIFICATION
IR = IRON ROD (5/8" DIA. U.O.N.)
IR&C = IRON ROD & CAP (IF SET, CAP I.D. LB6773)
L = LENGTH
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(M) = MEASURED
MON = MONUMENT
O.R. = OFFICIAL RECORD
P.Q.S. = PAGE
PKND = PARKER KALON NAIL & DISK (IF SET, DISK ID LB6773)
P.R.M. = PERMANENT REFERENCE MONUMENT
(P) = PLAT
PB = PLAT BOOK
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PP = POWER POLE
PROP. = PROPERTY
PL = PROPERTY LINE
R = RADIUS
R.R. = RAILROAD
RCE = RANGE
R/W = RIGHT-OF-WAY
SEC. = SECTION
SHT. = SHEET
SPC = STATE PLANE COORDINATE
S.R. = STATE ROAD
T = TANGENT
TWP = TOWNSHIP
TYP = TYPICAL
U.O.N. = UNLESS OTHERWISE NOTED
W.P.P. = WOOD POWER POLE
W/ = WITH



FOR:

DATE

REVISION

ADDED CERT.

ADDED POWER LINE

UP-DATE SURVEY

DWG. DATE:

SURVEY DATE:

DRAWN BY:

CHECKED BY:

PROJECT NUMBER

DWG. NUMBER:

COUNTY:

SEC.

BOUNDARY SURVEY

PARCEL IN THE NW 1/4 OF THE NW 1/4

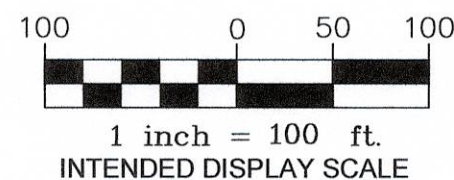
LEE COUNTY, FLORIDA

1 of 1

JOHN CAUTHEN

JAMES INK & ASSOCIATES, LLP

CPA 2006-00019

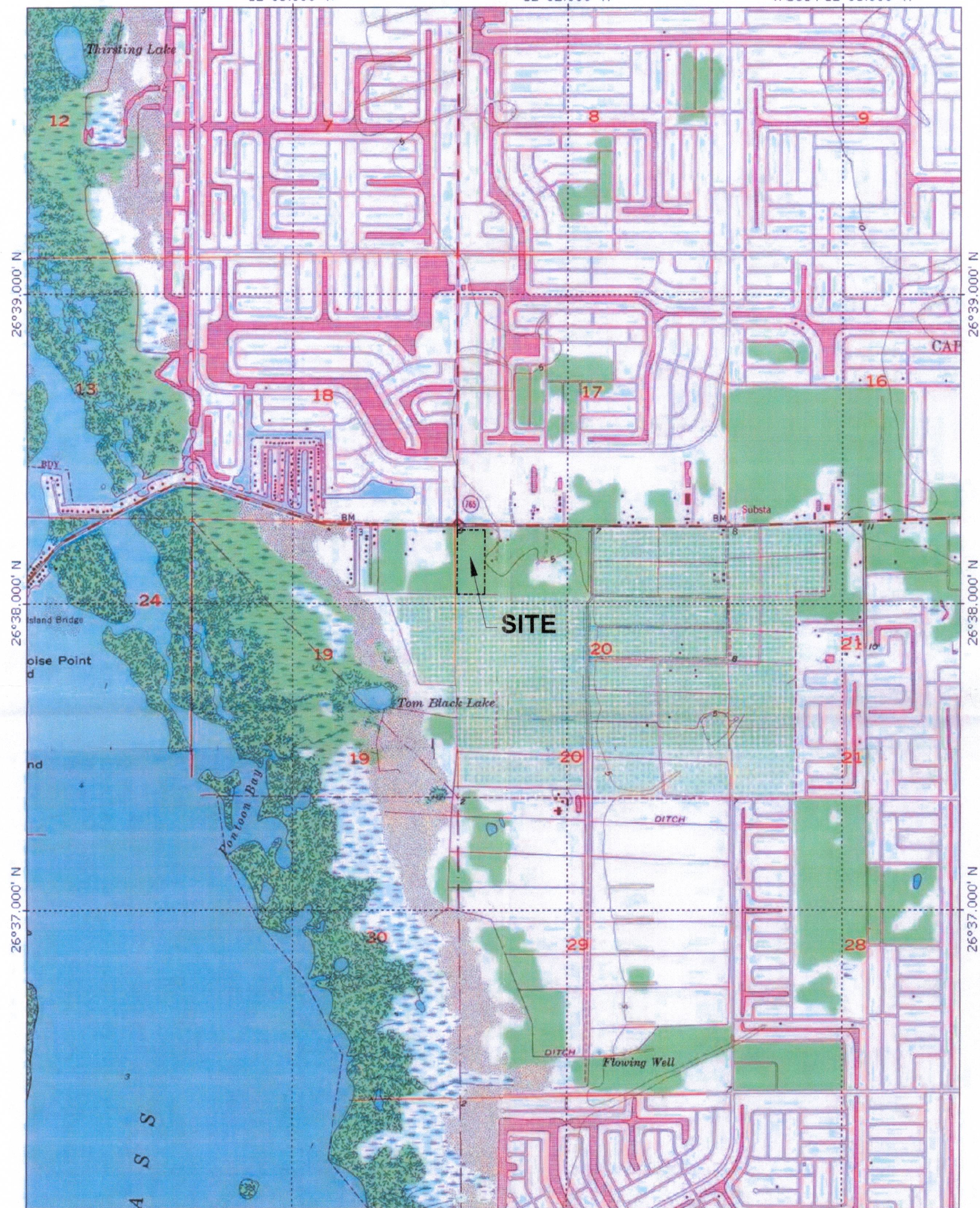


COONER & ASSOCIATES, INC.

5670 ZIP DRIVE
FORT MYERS, FLORIDA 33905
TELEPHONE: 239.277.0722
FAX: 239.277.7179

SURVEYING AND MAPPING
WWW.COONER.COM

2351 RADEN DRIVE
LAND O'LAKE, FLORIDA 34639
TELEPHONE: 813.909.2693
FAX: 813.909.2841

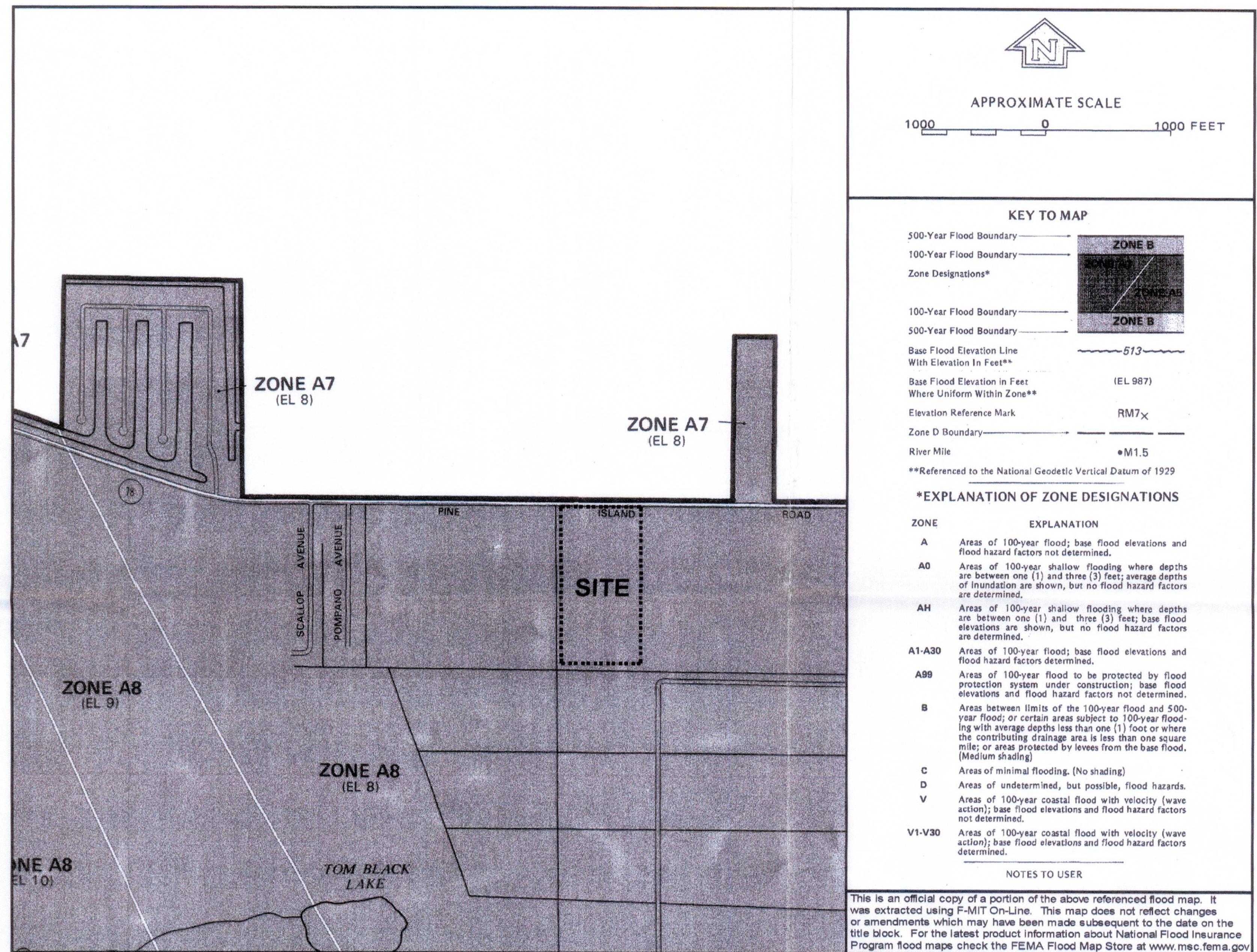


MN TN
4 1/2

82°03.000' W 82°02.000' W WGS84 82°01.000' W

0 1000 FEET 0 500 1000 METERS

Map created with TOPO! © 2001 National Geographic (www.nationalgeographic.com/topo)



APPROXIMATE SCALE

1000 0 1000 FEET

KEY TO MAP

- 500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations*
100-Year Flood Boundary
500-Year Flood Boundary
Base Flood Elevation Line
With Elevation In Feet**
Base Flood Elevation In Feet
Where Uniform Within Zone**
Elevation Reference Mark
Zone D Boundary
River Mile
**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

- ZONE EXPLANATION
A Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0 Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
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C Areas of minimal flooding. (No shading)
D Areas of undetermined, but possible, flood hazards.
V Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30 Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

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FIRM PANEL # 125124 0170 B

SCALE: N.T.S.

CAD FILE:

Pine Island - Veterans

DWG NO:

Pine Island Rd - MAPS

SHEET

1 OF 1

DESIGN BY: JAA
DRAWN BY: DPB
CHECKED BY: JAA
DATE: AUGUST 26, 2006

Jeffrey A. Adair

ERC
ENVIRONMENTAL RESTORATION
CONSULTANTS, INC.

NOTE:
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P.O. BOX 110994,
NAPLES, FL 34108
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net

CLIENT:

Knott, Consoer, Ebelini, Hart & Swett, P.A.

1625 Hendry Street
Fort Myers, Florida 33901

Pine Island Road - 13.5 Ac.

LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

QUAD & FEMA MAPS

DATE REVISIONS:

1	
2	
3	
4	
5	
6	