



**CPA2007-00052 COWART
PLANS**

[illegible][illegible]

APPROXIMATE SCALE

2000 0 2000 FEET

KEY TO MAP

- 500-Year Flood Boundary —————
- 100-Year Flood Boundary —————
- Flood Designation**
- Zone B
- ZONE A1
- ZONE A1
- 100-Year Flood Boundary —————
- 500-Year Flood Boundary —————
- Base Flood Elevation Line With Elevation in Feet*
- Rise Above Flood Elevation in Feet Where Uniform Water Zone*
- Elevation Remark RM7.
- Zone D Boundary *****
- Base Map M15

*Rise above the National Geographic Vertical Datum of 1929

****EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Area of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet greater than those of inundation as shown, but no flood hazard factors are determined.
A1	Area of 100-year or less flooding where depths are between one (1) and three (3) feet, but flood elevations are shown, but no flood hazard factors are determined.
A1-A3H	Area of 100-year flood; base flood elevations and flood hazard factors determined.
A30	Area of 100-year flood to be protected by flood protection system under construction; base flood elevation and flood hazard factors not determined.
B	Area between limits of the 100-year flood and the 500-year flood or certain areas subject to 100-year flooding which exceed the base one (1) foot or more in contributing drainage area is the first one square mile of area regulated by levees from the flood plain.
C	Area of extreme flooding (no shading).
D	Area of uncontrolled, low potential, flood hazards.
V	Area of 100-year coastal flood with velocity waves shown; base flood elevations and flood hazard factors not determined.
V1-V30	Area of 100-year coastal flood with velocity waves shown; base flood elevations and flood hazard factors determined.

NOTES TO USER

This is an official copy of a portion of the above referenced flood maps. It was extracted using FEMA's software. 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.

SOURCE: USDA-SCS, 1984



TOTAL SITE = 10 Ac.

13 - Boca fine sand (3.3 Ac.) - Upland

GRAPHIC SCALE 1 inch = 50 ft.

A horizontal scale bar with alternating black and white segments. The segments are labeled with the following values from left to right: 50, 0, 25, 50, 100, and 200. The bar is divided into segments of 25 feet each, with the first segment (50 to 0) being black and the subsequent segments (0 to 25, 25 to 50, 50 to 100, 100 to 200) being white.

SOILS TYPE DIVISION **SITE BOUNDARY**

DATE	REVISIONS
1	
2	
3	
4	
5	
6	

MUSKETEER LANE

7060 MUSKETEER LN
FORT MYERS FL 33912

LOCATION & SOILS MAPS

CLIENT: _____

KNOTT, CONSOER, et. al.

1625 HENDRY STREET
FORT MYERS, FL, 33901

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

**ENVIRONMENTAL RESTORATION
CONSULTANTS, INC.**

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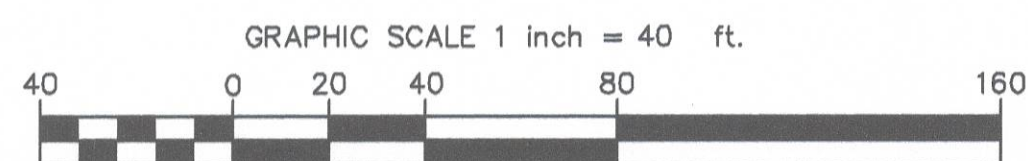
DESIGN BY: JAA
DRAWN BY: FRF
CHECKED BY: JAA

DATE: 04/04/2004

ON & SOILS

SHEET
OF
2

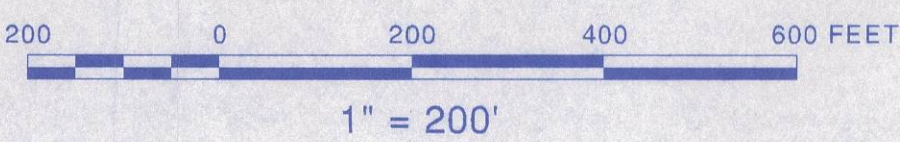
JEFFREY A. ADAIR



FLUCCS DIVISION
SITE BOUNDARY

 SITE BOUNDARY[illegible]





LEE COUNTY

FLORIDA

SEE FINAL REPORT OF TOPOGRAPHIC SURVEY FOR LEE COUNTY, FLORIDA DATED 8/31/08. THIS MAP AND ATTACHED REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHICH CAN BE FOUND ON THE REPORT. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

80% OF ALL WELL-IDENTIFIED FEATURES IN THIS MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF ± 6.66 FEET.

SCALE	1" = 200'	SECTION	TOWNSHIP	RANGE
PHOTO DATE	JANUARY 2005	5S	46S	25E

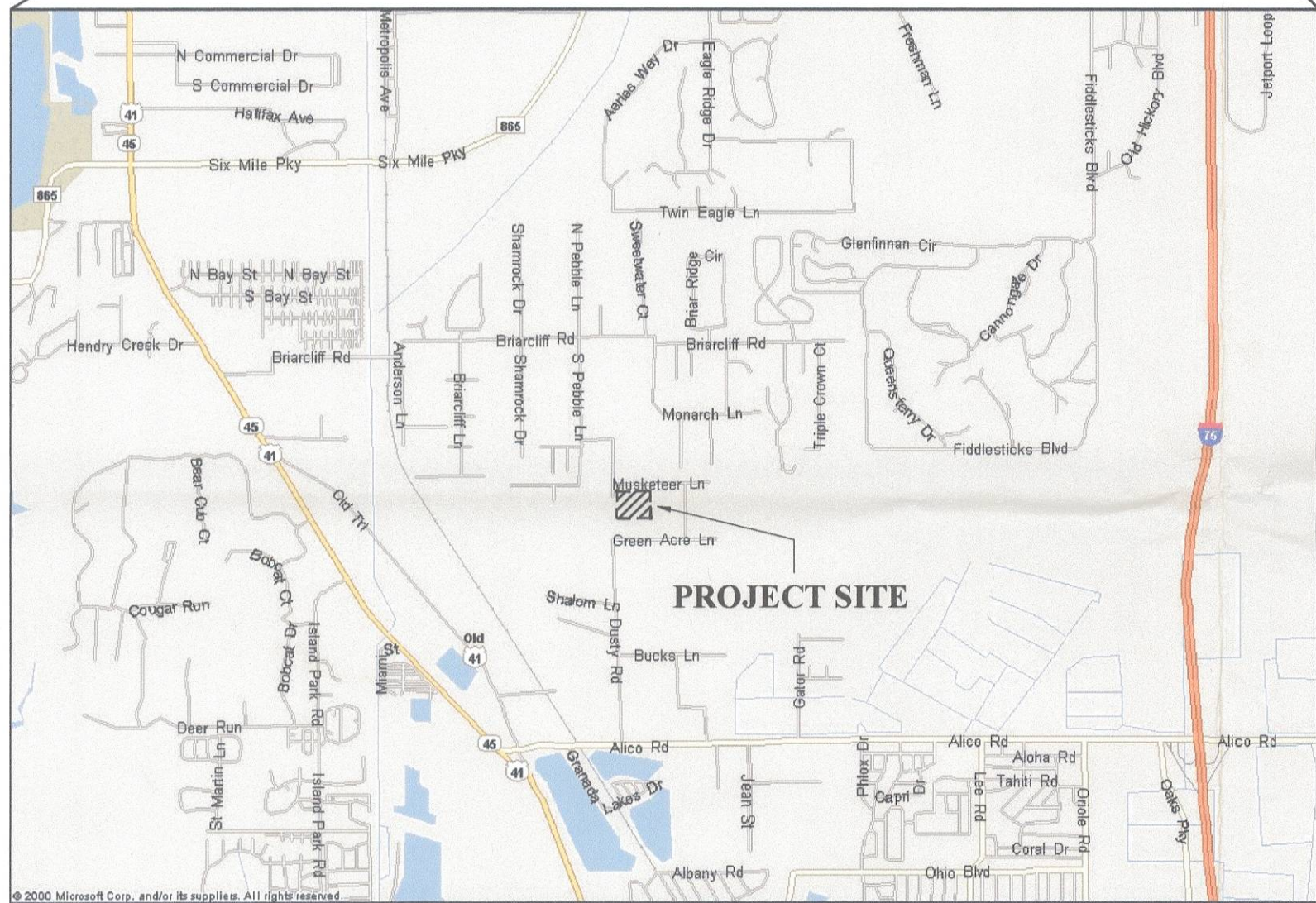


SCALE	1" = 200'	SECTION	TOWNSHIP	RANGE
PHOTO DATE	JANUARY 2005	5S	46S	25E

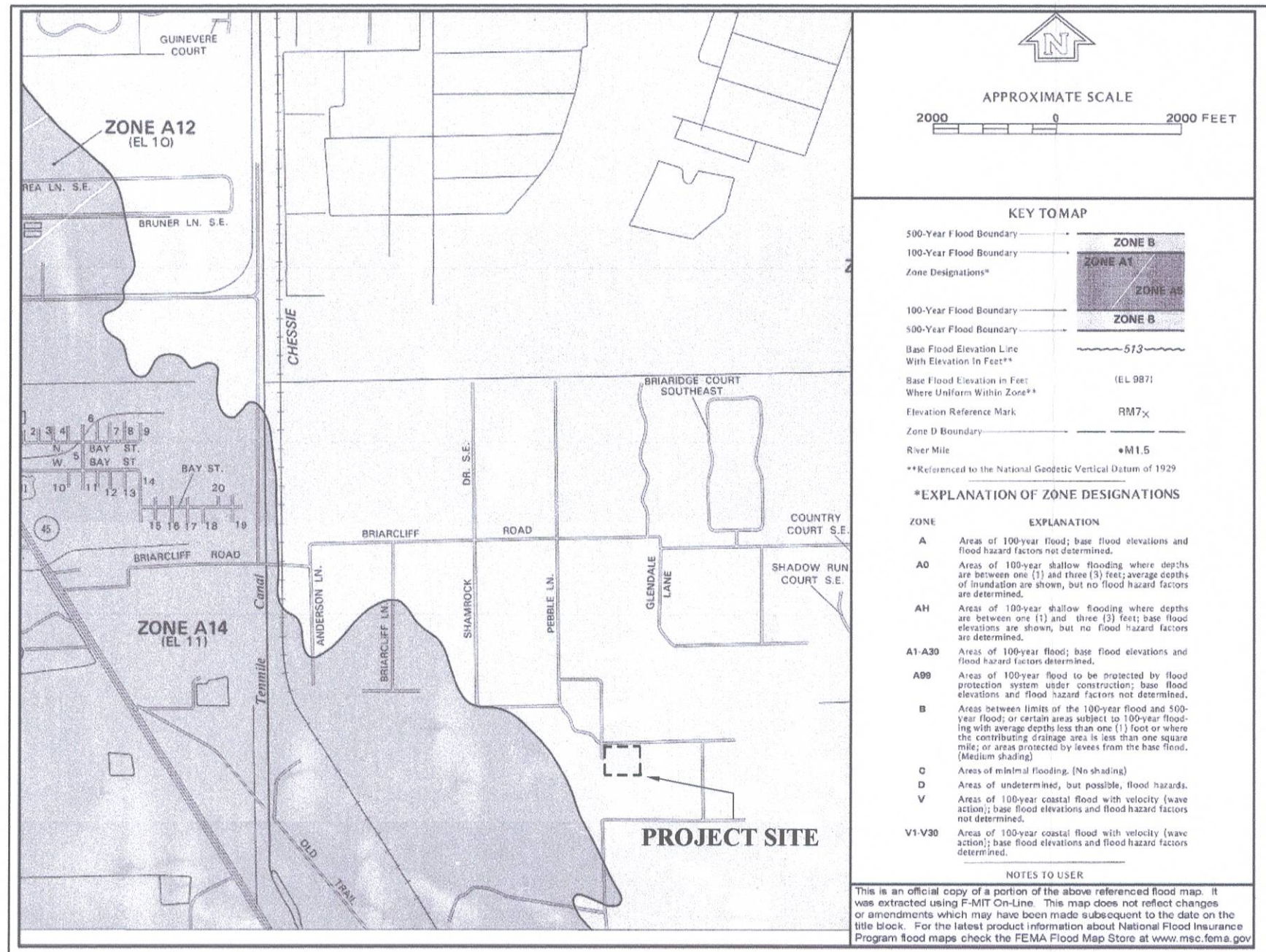
LOCATION MAP



VICINITY MAP



FEMA MAP



SOIL MAP

SOURCE: USDA-SCS, 1984



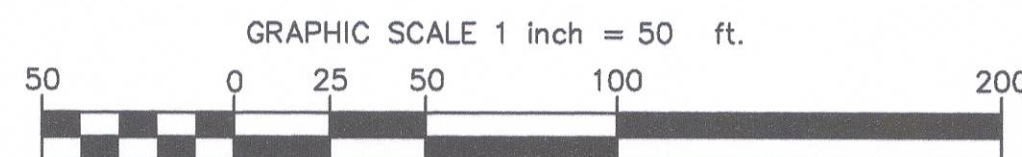
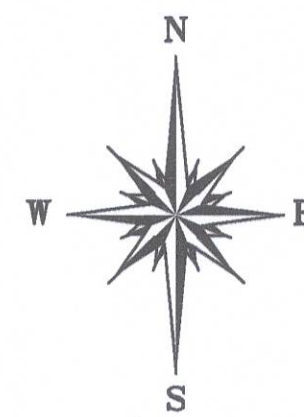
LEGEND:

TOTAL SITE = 15 Ac.

6 - Hallandale fine sand - Upland

13 - Boca fine sand - Upland

39 - Isles fine sand, depressional - Wetland



SOILS TYPE DIVISION

SITE BOUNDARY



DATE REVISIONS:

MUSKETEER LANE

7060 MUSKETEER LN
FORT MYERS FL 33912

LOCATION & SOILS MAPS

CLIENT:

KNOTT, CONSOER, et. al.
1625 HENDRY STREET
FORT MYERS, FL, 33901

P.O. BOX 110894,
NAPLES, FL 34108
Tel: 239.237.2706
Fax: 239.237.2706
Email: ERCINC@comcast.net

ENVIRONMENTAL RESTORATION
CONSULTANTS, INC.

NOTE: This is a preliminary map. It is not intended to be used for any purpose other than to provide a general overview of the project area. It is not intended to be used for any purpose other than to provide a general overview of the project area. It is not intended to be used for any purpose other than to provide a general overview of the project area.

DESIGN BY: JAA

DRAWN BY: FRP

CHECKED BY: JAA

DATE: 04/04/06

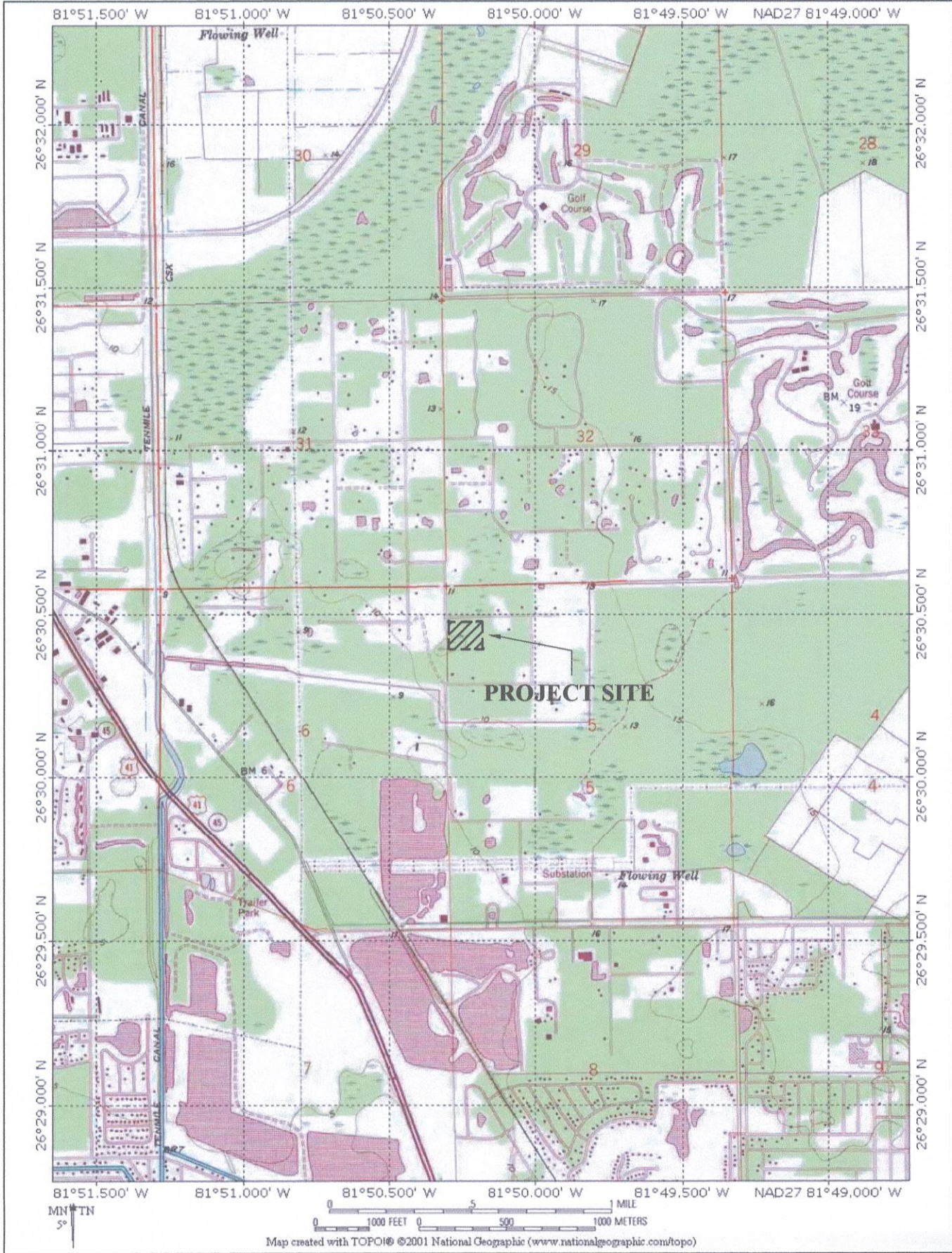
SCALE: 1"=50'

CAD FILE: MUSKETEER LN.dwg

DWG NO: LOCATION & SOILS

SHEET 1 OF 2

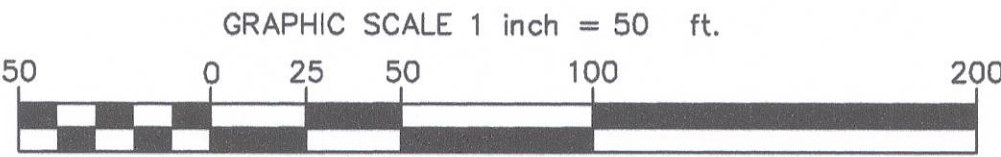
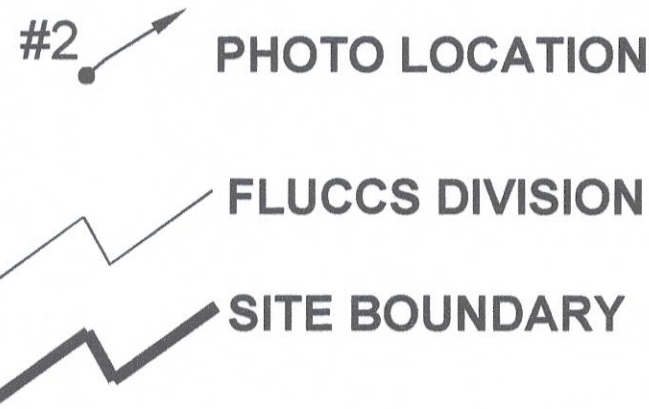
QUADRANGLE MAP



EXISTING FLUCCS LEGEND:

TOTAL SITE = 15 Ac.

534	Reservoir - less than 10 Ac.	(0.4 Ac.)
621	Cypress	(0.5 Ac.)
211	Improved Pastures	(13.3 Ac.)
211-740(H)	Improved Pastures / Disturbed Lands (hydric)	(0.8 Ac.)



RECEIVED
JUN 06 2008
PERMIT COUNTER

ENVIRONMENTAL RESTORATION CONSULTANTS, INC.
P.O. BOX 110904
NAPLES, FL 34109
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net

NOTE: The undersigned and ENVIRONMENTAL RESTORATION CONSULTANTS, INC. make no representation or warranty as to the accuracy of the information contained herein, and no representation or warranty is made as to the accuracy of the information contained herein. The undersigned and ENVIRONMENTAL RESTORATION CONSULTANTS, INC. are not responsible for any errors or omissions in this document.

SCALE:	1"=50'
CAD FILE:	MUSKETEER LN.dwg
DWG NO:	FLUCCS
SHEET	2 OF 2

CLIENT:
KNOTT, CONSOER, et. al.
1625 HENDRY STREET
FORT MYERS, FL, 33901

MUSKETEER LANE
7060 MUSKETEER LN
FORT MYERS FL 33912
EX FLUCCS & PICTURES LOCATION

DATE	REVISIONS:

SURVEY PLAT

OF
A PARCEL OF LAND
LYING IN
SECTION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

N

BWLK

1/3

SHOULD BE

NO*36*00*W, 636.46

(BASED ON PRIOR DEEDS)

DESCRIPTION AS RECORDED IN OFFICIAL RECORD BOOK 3737, PAGE 4195:

PARCEL I
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/3 OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S89°07'20"W 1980.0 FEET ALONG THE SOUTH LINE OF SAID NORTH 1/3 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST, TO THE POINT OF BEGINNING; THENCE N0°36'00"W, 636.46 FEET TO THE CENTERLINE OF A 60 FOOT ROAD EASEMENT; THENCE S89°06'50"W, 663.67 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE S0°53'50"E, 636.37 FEET TO THE SOUTHWEST CORNER OF N 1/3 OF NW 1/4 OF SECTION 5, THENCE N89°07'20"E, 660.38 FEET, ALONG THE SOUTH LINE OF SAID N 1/3 OF NW 1/4 OF SECTION 5, TO THE POINT OF BEGINNING. SUBJECT TO ROAD EASEMENT OVER THE NORTH 30 FEET THEREOF.

PARCEL II
COMMENCING AT THE SOUTHEAST CORNER OF THE N 1/3 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S89°07'20"W, 1650 FEET ALONG THE SOUTH LINE OF THE N 1/3 OF THE NW 1/4 OF SAID SECTION 5, TO THE POINT OF BEGINNING; THENCE N0°36'00"W, 636.51 FEET TO THE CENTERLINE OF A 60 FOOT ROAD EASEMENT; THENCE S89°06'50"W, 330 FEET ALONG SAID CENTERLINE OF SAID ROAD EASEMENT; THENCE S0°36'00"E, 636.46 FEET TO THE SOUTH LINE OF SAID N 1/3 OF NW 1/4; THENCE N89°07'20"E, 330 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; SUBJECT TO ROAD EASEMENT OVER THE NORTH 30 FEET THEREOF.

NOTES:
SURVEY BASED ON THE DEED OF RECORD SHOWN HEREON, THE FRACTIONAL BREAKDOWN OF SECTION 5, CERTIFIED CORNER RECORDS ON FILE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE DEED OF RECORD INDICATING THE SOUTH LINE OF THE N 1/3 OF THE NW 1/4 OF SECTION 5 AS BEARING S89°07'20"W.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL LIES IN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION, THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124, PANEL 0350 B, EFFECTIVE DATE SEPTEMBER 19th, 1994 (INDEX DATED 05-05-03).

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH PLASTIC CAP BEARING CORPORATION NO. LB4919.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

UNDERGROUND UTILITIES EXIST BUT ARE NOT SHOWN.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS AND ENVIRONMENTAL MATTERS ARE NOT WITHIN THE SCOPE OF THIS SURVEY.

TREES AND SHRUBS ARE NOT SHOWN.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

ALL INVERT ELEVATIONS WERE NOT OBTAINED DUE TO OBSTRUCTION OR INABILITY TO ACCESS.

THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR COMPLETE DESIGN PURPOSES.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

EAST PARCEL CONTAINS 4.82 ACRES (210,031 SQUARE FEET) MORE OR LESS.

WEST PARCEL CONTAINS 9.85 ACRES (420,544 SQUARE FEET) MORE OR LESS.

TOTAL OF BOTH PARCEL CONTAINS 14.68 ACRES (630,575 SQUARE FEET) MORE OR LESS.

SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN SURVEY (1:15,000)

SITE GEOGRAPHIC LOCATION LATITUDE 26°30'27.8" NORTH LONGITUDE 81°50'12.1" WEST.

DATE OF LAST FIELD WORK: 11-09-2006.

EAST PARCEL STRAP No. 05-46-25-00-00001.002A

WEST PARCEL STRAP No. 05-46-25-00-00001.0020

EAST PARCEL ADDRESS: 7150 MUSKETEER LANE, FORT MYERS, FLORIDA 33908.

WEST PARCEL ADDRESS: 7060 MUSKETEER LANE, FORT MYERS, FLORIDA 33908.

*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEAN, WHITAKER, LUTZ & KAREH, INC.

SCOTT C. WHITAKER, P.S.M., NO. LB4324
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

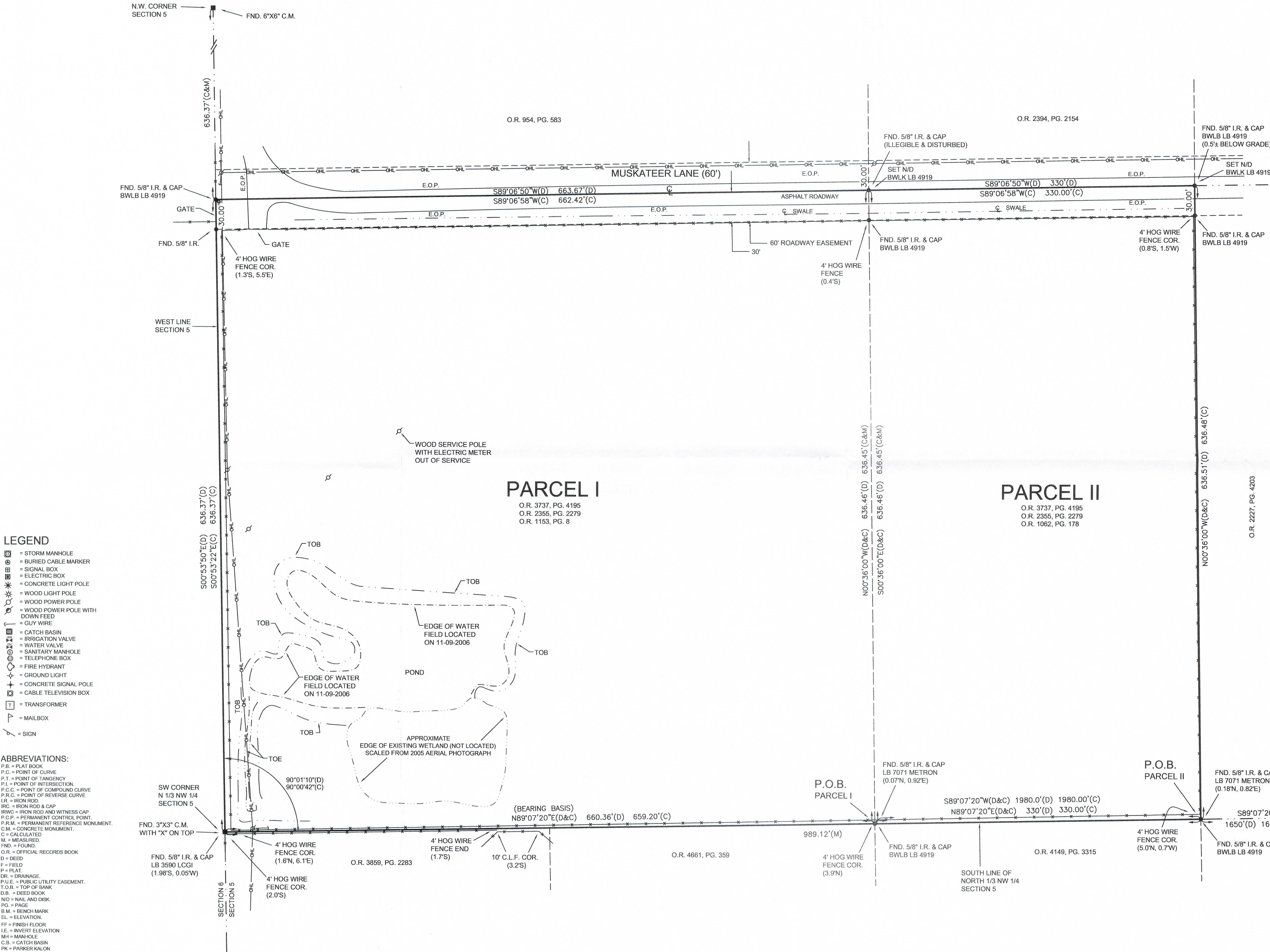
COWART - BOUNDARY SURVEY

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

DATE	PROJECT No.	DRAWN BY	SCALE	SHEET	S-T-R
11-09-2006	38780	J.N	1"=50'	1 OF 1	5-46-25



LEGEND

- STORM MANHOLE
- BURIED CABLE MARKER
- SIGNAL BOX
- ELECTRIC BOX
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- WOOD POWER POLE WITH DOWN FEED
- GUY WIRE
- CATCH BASIN
- IRRIGATION VALVE
- WATER VALVE
- SANITARY MANHOLE
- TELEPHONE BOX
- FIRE HYDRANT
- GROUND LIGHT
- CONCRETE SIGNAL POLE
- CABLE TELEVISION BOX
- TRANSFORMER
- MAILBOX
- SIGN

ABBREVIATIONS:

- P.B. = PLAT BOOK
- P.C. = POINT OF CURVE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.C.C. = POINT OF COMPOUND CURVE
- P.R.C. = POINT OF REVERSE CURVE
- I.R. = IRON ROD
- IRC. = IRON ROD & CAP
- IRWC. = IRON ROD AND WITNESS CAP
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- C. = CALCULATED
- M. = MEASURED
- FND. = FOUND
- O.R. = OFFICIAL RECORDS BOOK
- D. = DEED
- F. = FIELD
- P. = PLAT
- DR. = DRAINAGE
- P.U.E. = PUBLIC UTILITY EASEMENT
- T.O.B. = TOP OF BANK
- D.B. = DEED BOOK
- ND. = NAIL AND DISK
- PG. = PAGE
- B.M. = BENCH MARK
- EL. = ELEVATION
- FF. = FINISH FLOOR
- I.E. = INVERT ELEVATION
- M.H. = MANHOLE
- C.B. = CATCH BASIN
- PK. = PARKER KALON
- O.H.L. = OVERHEAD LINES
- E.O.P. = EDGE OF PAVEMENT
- CONC. = CONCRETE
- WPP. = WOOD POWER POLE
- CLF. = CHAIN LINK FENCE
- R.C.P. = REINFORCED CONCRETE PIPE
- E.R.C.P. = ELLIPTICAL REINFORCED CONCRETE PIPE
- TOE. = TOE OF SLOPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- COR. = CORNER