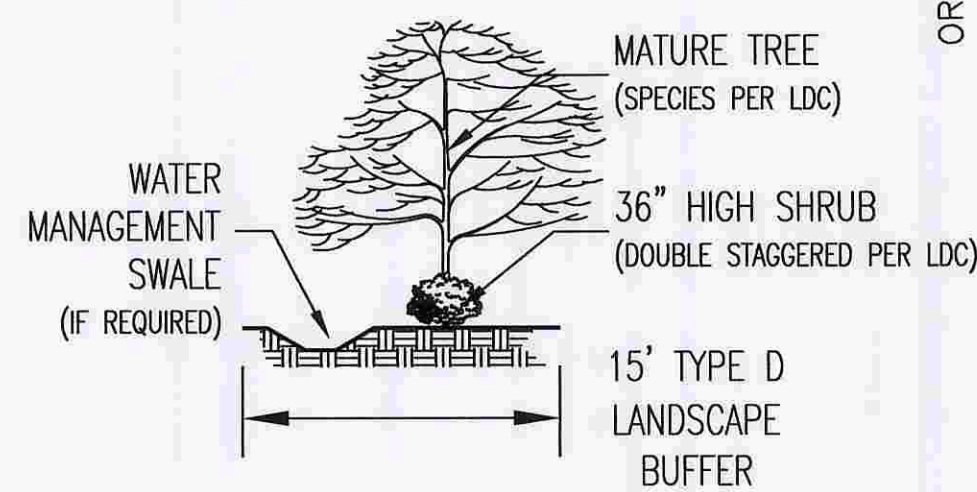




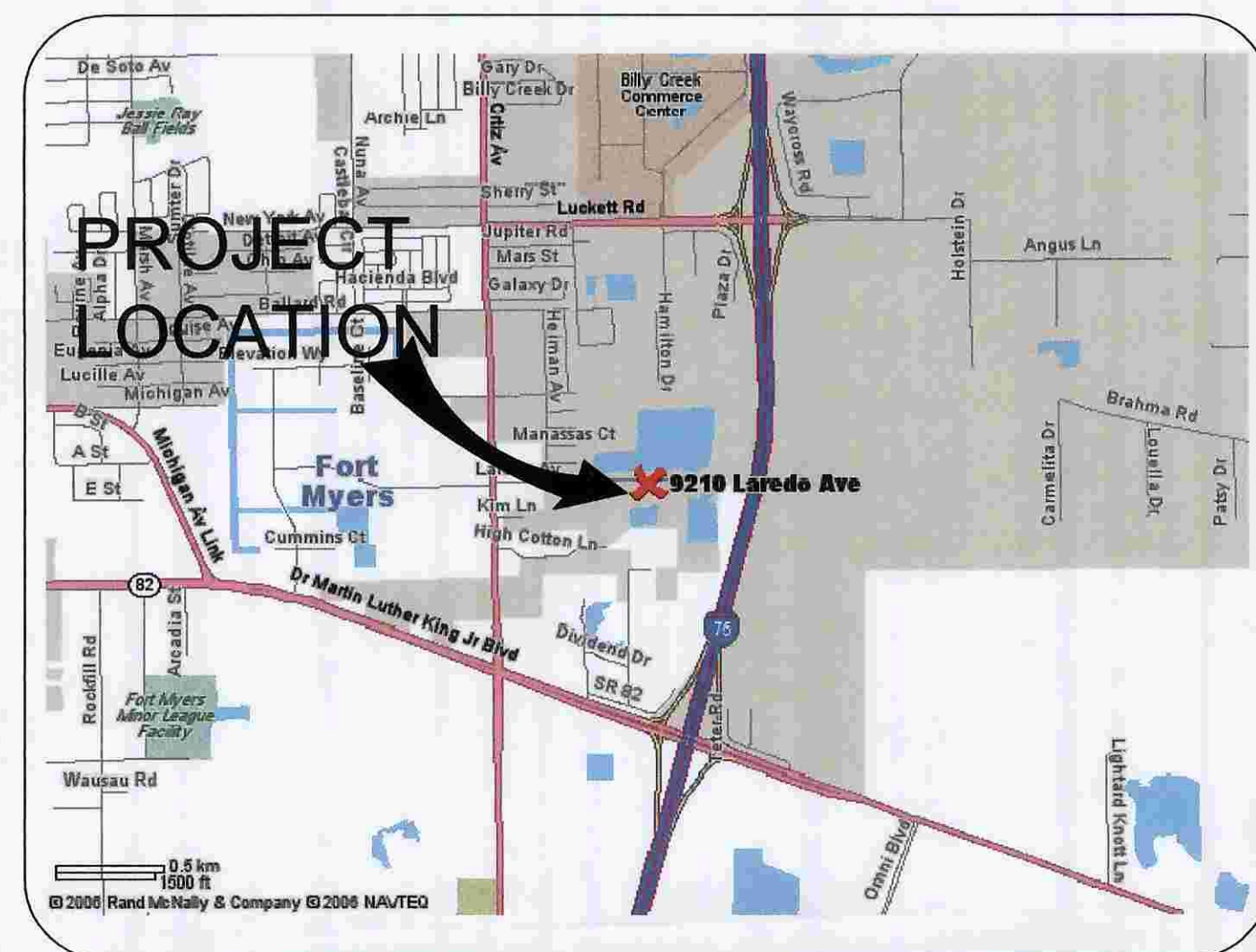
# Maps for

# Case #: DCI 2007-00018





TYPE "D" BUFFER  
CROSS-SECTION  
NTS



LOCATION MAP  
NTS

LAND USE TABLE	AREA (ac)	PERCENTAGE %
INDUSTRIAL		
TRACT A	1.20	9.61%
TRACT B	11.29	90.39%
TOTAL:	12.49	100.00%

TRACT A	AREA (ac)	PERCENTAGE %
IMPROVEMENTS	0.7	58.33%
OPEN SPACE	0.5	41.67%
TOTAL:	1.20	100.00%

TRACT B	AREA (ac)	PERCENTAGE %
IMPROVEMENTS	8.14	72.10%
OPEN SPACE	3.15	27.90%
TOTAL:	11.29	100.00%

- (1) THE OPEN SPACE CALCULATIONS ARE INCLUSIVE OF REQUIRED BUFFER AREAS
- (2) INDUSTRIAL OPEN SPACE REQUIREMENT = 20%
- (3) HERITAGE TREE BUFFER AREA TO RETAIN VIABLE EXISTING NATIVE VEGETATION
- (4) 30' WATERBODY SETBACK PER DEVIATION REQUEST

CLIENT:  
**AVERITT EXPRESS INC.**  
1415 NEAL STREET  
P.O. BOX 3166  
COOKEVILLE, TN 38502

REV.	DATE:	DESCRIPTION	BY:
1	7/24/07	AS PER COMMENTS RECEIVED 4/6/07	FEH
2	9/26/07	AS PER COMMENTS RECEIVED 8/27/07	FEH
3	12/17/07	AS PER COMMENTS RECEIVED 11/14/07	FEH
4	2/27/08	AS PER COMMENTS RECEIVED 2/19/08	FEH

**DAVIDSON ENGINEERING, INC.**  
2154 TRADE CENTER WAY, SUITE 3 NAPLES, FLORIDA 34109  
PHONE (239) 597-3916 FAX (239) 597-5195  
COMPANY ID. NO. 00009496

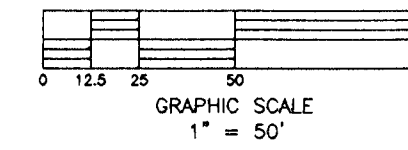
AVERITT EXPRESS		
IPD MASTER PLAN - EXHIBIT 2A		
DRAWN BY: FH	PROJECT: 06-0009	SURVEY: BY OTHERS
DESIGNED BY: TH	SCALE: AS NOTED	FILE NO.: 0009
APPROVED BY: TH	DATE: MAR. 4, 2008	

SHEET  
1  
OF  
1



# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA



## LEGAL DESCRIPTION:

(OFFICIAL RECORDS BOOK 4576, PAGE 231)  
PROPERTY LOCATED IN LEE COUNTY, STATE OF FLORIDA TO WIT:

A TRACT OR PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

THE NOTRHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

## DESCRIPTION:

(AS PREPARED BY FIRM FOR THE PURPOSES OF SUBMISSION ONLY)

A TRACT OR PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, SITUATED IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N.00°53'27"W. ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 661.30 FEET; THENCE N.88°39'41"E. A DISTANCE OF 659.11 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE N.01°05'16"W. ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE OF 659.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LAREDO AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY); THENCE N.88°44'29"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 826.72 FEET; THENCE S.00°50'24"E. LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 658.29 FEET; THENCE S.88°39'41"W., A DISTANCE OF 823.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15 AND THE POINT OF BEGINNING.

## NOTES:

SURVEY BASED ON THE DEED OF RECORD AS RECORDED IN OFFICIAL RECORD BOOK 4576, PAGE 231, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 23 AS BEARING N.00°53'27"W.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929).

PARCEL LIES IN FLOOD ZONE "X" HAVING NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0225 C, EFFECTIVE DATE 3-15-94.

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.

THE CURRENT USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61017-6 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

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

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY & TOPOGRAPHIC 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.

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

STATE PLANE COORDINATES SHOWN ARE BASED ON THE FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT.

PARCEL CONTAINS 12.48 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 8-09-06

## FOR THE EXCLUSIVE USE OF:

- AVERITT EXPRESS, INC.
- LAW OFFICES OF JAMES M. COSTELLO, P.L.

## FOR THE FIRM:

DENIS J. O'CONNELL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS #5430

DATE SIGNED: 4/23/07

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

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

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

9210 & 9230 LAREDO AVENUE

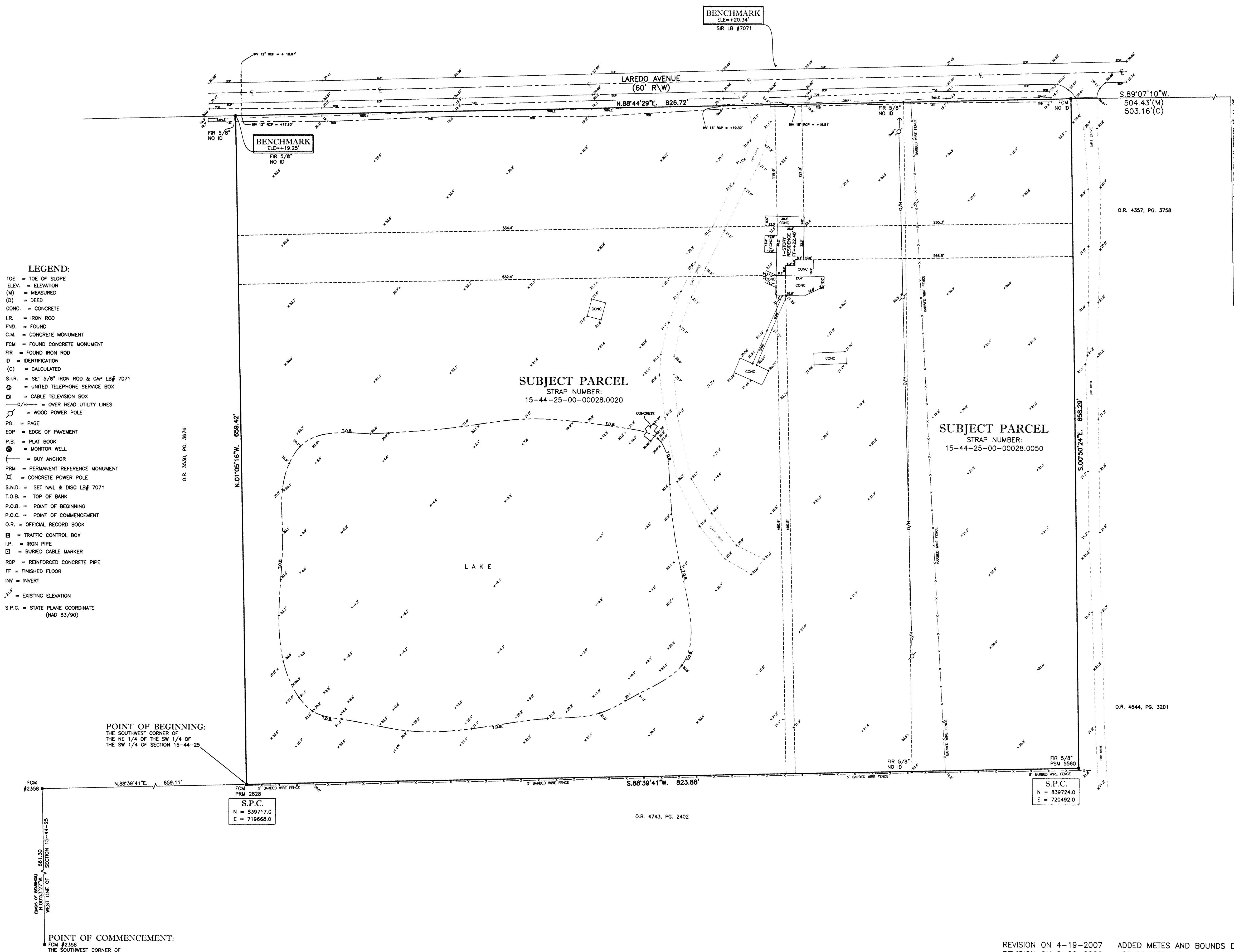
TITLE: **BOUNDARY & TOPOGRAPHIC SURVEY**

**METRON**  
SURVEYING & MAPPING, LLC  
LAND SURVEYORS-PLANNERS  
LB #7071  
10970 S. CLEVELAND AVENUE  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457  
www.metronfl.com

FILE NAME:	9073SR.DWG	FIELD BOOK/PAGE:	360/02	PROJECT NO.:	9073	SHEET:	1 OF 1
SURVEY DATE:	3-15-06	DRAWN BY:	SCW	SCALE:	1" = 50'	CHECKED BY:	SMS/DJO
						(S-T-R)	15-44-25

REVISION ON 4-19-2007  
REVISION ON 8-09-2006  
REVISION ON 3-27-2006

ADDED METES AND BOUNDS DESCRIPTION (RAW)  
ADD TOPOGRAPHIC INFORMATION (DESII)  
ADD CERTS SMS



POINT OF BEGINNING:  
THE SOUTHWEST CORNER OF  
THE NE 1/4 OF THE SW 1/4 OF  
THE SW 1/4 OF SECTION 15-44-25

S.P.C.  
N = 839717.0  
E = 719668.0

S.P.C.  
N = 839724.0  
E = 720492.0

O.R. 4743, PG. 2402

O.R. 4544, PG. 3201

O.R. 4357, PG. 3758

SUBJECT PARCEL  
STRAP NUMBER:  
15-44-25-00-00028.0020

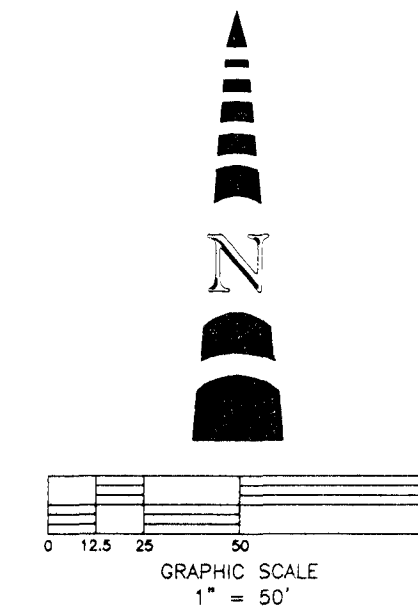
SUBJECT PARCEL  
STRAP NUMBER:  
15-44-25-00-00028.0050

- LEGEND:
- TOE = TOE OF SLOPE
  - ELEV. = ELEVATION
  - (W) = MEASURED
  - (D) = DEED
  - CONC. = CONCRETE
  - I.R. = IRON ROD
  - FND. = FOUND
  - C.M. = CONCRETE MONUMENT
  - FCM = FOUND CONCRETE MONUMENT
  - FIR = FOUND IRON ROD
  - ID = IDENTIFICATION
  - (C) = CALCULATED
  - S.I.R. = SET 5/8" IRON ROD & CAP LB# 7071
  - U = UNITED TELEPHONE SERVICE BOX
  - T = CABLE TELEVISION BOX
  - O/H = OVER HEAD UTILITY LINES
  - W = WOOD POWER POLE
  - PG. = PAGE
  - EOP = EDGE OF PAVEMENT
  - P.B. = PLAT BOOK
  - M = MONITOR WELL
  - G = GUY ANCHOR
  - PRM = PERMANENT REFERENCE MONUMENT
  - X = CONCRETE POWER POLE
  - S.N.D. = SET NAIL & DISC LB# 7071
  - T.O.B. = TOP OF BANK
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - O.R. = OFFICIAL RECORD BOOK
  - T = TRAFFIC CONTROL BOX
  - I.P. = IRON PIPE
  - B = BURIED CABLE MARKER
  - RCP = REINFORCED CONCRETE PIPE
  - FT = FINISHED FLOOR
  - INV = INVERT
  - E = EXISTING ELEVATION
  - S.P.C. = STATE PLANE COORDINATE (NAD 83/90)

POINT OF COMMENCEMENT:  
FCM #2358  
THE SOUTHWEST CORNER OF  
SECTION 15-44-25

# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA



**LEGAL DESCRIPTION:**  
(OFFICIAL RECORDS BOOK 4576, PAGE 231)  
PROPERTY LOCATED IN LEE COUNTY, STATE OF FLORIDA TO WIT:  
A TRACT OR PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA  
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, LESS THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

**DESCRIPTION:**  
(AS PREPARED BY FIRM FOR THE PURPOSES OF SUBMISSION ONLY)  
A TRACT OR PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, SITUATED IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N.00°53'27"W. ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 661.30 FEET; THENCE N.88°39'41"E. A DISTANCE OF 659.11 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE N.01°05'16"W. ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE OF 659.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LAREDO AVENUE (50 FOOT PUBLIC RIGHT-OF-WAY PER COUNTY COMMISSIONERS MINUTES BOOK 10, PAGE 204); THENCE N.88°44'29"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 826.72 FEET; THENCE S.00°50'24"E. LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 658.29 FEET; THENCE S.88°39'41"W. A DISTANCE OF 823.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15 AND THE POINT OF BEGINNING.

**NOTES:**  
SURVEY BASED ON THE DEED OF RECORD AS RECORDED IN OFFICIAL RECORD BOOK 4576, PAGE 231, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 23 AS BEARING N.00°53'27"W.  
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929).

PARCEL LIES IN FLOOD ZONE "X" HAVING NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0225 C, EFFECTIVE DATE 3-15-94.

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.

THE CURRENT USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61017-6 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

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

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY & TOPOGRAPHIC 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.

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

STATE PLANE COORDINATES SHOWN ARE BASED ON THE FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT.

PARCEL CONTAINS 12.48 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 8-09-06

Applicant's Survey Checked By: [Signature] 10-8-2007

FOR THE FIRM:  
[Signature]  
DENIS J. O'CONNELL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS #5430  
DATE SIGNED: 10/03/07

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

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

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

**9210 & 9230 LAREDO AVENUE**  
TITLE: **BOUNDARY & TOPOGRAPHIC SURVEY**

**METRON**  
SURVEYING & MAPPING, LLC  
LAND SURVEYORS-PLANNERS  
LB #7071

10970 S. CLEVELAND AVENUE  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457  
www.metronfl.com

FILE NAME: 9073SR.DWG	FIELD BOOK/PAGE: 360/02	PROJECT NO.: 9073	SHEET: 1 OF 1
SURVEY DATE: 3-15-06	DRAWN BY: SCW	CHECKED BY: SMS/DJO	(S-T-R) 15-44-25

- LEGEND:**
- C.C.M.B. = COUNTY COMMISSIONERS MINUTES BOOK
  - TOE = TOE OF SLOPE
  - ELEV. = ELEVATION
  - (M) = MEASURED
  - (D) = DEED
  - CONC. = CONCRETE
  - I.R. = IRON ROD
  - FND. = FOUND
  - C.M. = CONCRETE MONUMENT
  - FCM = FOUND CONCRETE MONUMENT
  - FI = FOUND IRON ROD
  - ID = IDENTIFICATION
  - (C) = CALCULATED
  - S.I.R. = SET 5/8" IRON ROD & CAP LB# 7071
  - UTS = UNITED TELEPHONE SERVICE BOX
  - CB = CABLE TELEVISION BOX
  - O/H = OVER HEAD UTILITY LINES
  - WPP = WOOD POWER POLE
  - PG. = PAGE
  - EOP = EDGE OF PAVEMENT
  - P.B. = PLAT BOOK
  - MW = MONITOR WELL
  - GA = GUY ANCHOR
  - PRM = PERMANENT REFERENCE MONUMENT
  - CP = CONCRETE POWER POLE
  - S.M.D. = SET NAIL & DISC LB# 7071
  - T.O.B. = TOP OF BANK
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - O.R. = OFFICIAL RECORD BOOK
  - TCB = TRAFFIC CONTROL BOX
  - I.P. = IRON PIPE
  - CBM = BURIED CABLE MARKER
  - RCF = REINFORCED CONCRETE PIPE
  - FF = FINISHED FLOOR
  - INV = INVERT
  - ELEV. = EXISTING ELEVATION
  - S.P.C. = STATE PLANE COORDINATE (NAD 83/90)
  - R/W = RIGHT-OF-WAY

POINT OF BEGINNING:  
THE SOUTHWEST CORNER OF  
THE NE 1/4 OF THE SW 1/4 OF  
THE SW 1/4 OF SECTION 15-44-25

S.P.C.  
N = 839717.0  
E = 719668.0

S.P.C.  
N = 839724.0  
E = 720492.0

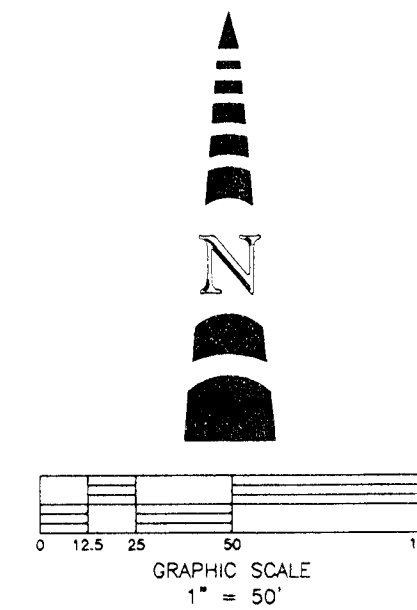
REVISION ON 10-03-2007  
REVISION ON 9-18-2007  
REVISION ON 4-19-2007  
REVISION ON 8-09-2006  
REVISION ON 3-27-2006

ADDED R/W INFORMATION (DESII)  
CORRECT LAREDO AVENUE WIDTH (DJO)  
ADDED METES AND BOUNDS DESCRIPTION (RAW)  
ADD TOPOGRAPHIC INFORMATION (DESII)  
ADD CERTS SMS



# SURVEY PLAT

OF A PARCEL LYING IN  
SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA



## LEGAL DESCRIPTION:

THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 AND THE W 1/2 OF THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, LESS THE S 1/2 OF THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

## DESCRIPTION:

(AS PREPARED BY FIRM FOR PURPOSES OF SUBMISSION ONLY)

A TRACT OR PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, SITUATED IN SECTION 15, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N.00°53'27"W. ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 661.30 FEET; THENCE N.88°39'41"E., A DISTANCE OF 659.11 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE N.01°05'18"W. ALONG THE WEST LINE OF SAID FRACTION, A DISTANCE OF 659.42 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LAREDO AVENUE (50 FOOT PUBLIC RIGHT-OF-WAY, LEE COUNTY COMMISSIONERS MINUTES BOOK 10, PAGE 204); THENCE N.88°44'29"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 826.72 FEET; THENCE S.00°50'24"E. LEAVING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 658.29 FEET; THENCE S.88°39'41"W., A DISTANCE OF 823.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15 AND THE POINT OF BEGINNING.

## NOTES:

SURVEY BASED ON THE DEED OF RECORD AS RECORDED IN OFFICIAL RECORD BOOK 4576, PAGE 231, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TITLE COMMITMENT AS PREPARED BY ATTORNEYS' TITLE INSURANCE FUND, INC. HAVING POLICY NUMBER OPM-7190636 DATED MAY 19, 2006 AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 15, TOWNSHIP 44 SOUTH, RANGE 23 AS BEARING N.00°53'27"W.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929).

PARCEL LIES IN FLOOD ZONE "X" HAVING NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0225 C, EFFECTIVE DATE 3-15-94.

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.

THE CURRENT USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61617-6 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

IRON RODS "SET" ARE 5/8" x 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

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

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY & TOPOGRAPHIC 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.

STATE PLANE COORDINATES SHOWN ARE BASED ON THE FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT.

PARCEL CONTAINS 12.48 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 8-09-06

RECEIVED  
DEC 21 2007

PERMIT COUNCIL

## FOR THE EXCLUSIVE USE OF:

- AVERITT EXPRESS, INC.  
- LAW OFFICES OF JAMES M. COSTELLO, P.L.

## FOR THE FIRM:

DENIS J. O'CONNELL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS #5430

DATE SIGNED: 12/13/07

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

Applicant's Survey Checked by  
12/27/07  
DCI 2007-00018

9210 & 9230 LAREDO AVENUE

TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

**METRON**  
SURVEYING & MAP PING, LLC  
LAND SURVEYORS-PLANNERS  
LB #7071

10970 S. CLEVELAND AVENUE  
SUITE #605  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 275-8575  
FAX: (239) 275-8457

www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
9073SR.DWG	360/32	9073	1 OF 1
SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:
3-15-06	SCW	1" = 50'	SMS/DJO
			(S-T-R)
			15-44-25

REVISION ON 12-12-2007 ADD TITLE COMMITMENT (DJO)  
REVISION ON 10-03-2007 ADDED R/W INFORMATION (DESII)  
REVISION ON 9-18-2007 CORRECT LAREDO AVENUE WIDTH (DJO)  
REVISION ON 4-19-2007 ADDED METES AND BOUNDS DESCRIPTION (RAW)  
REVISION ON 8-09-2006 ADD TOPOGRAPHIC INFORMATION (DESII)  
REVISION ON 3-27-2006 ADD CERTS SMS

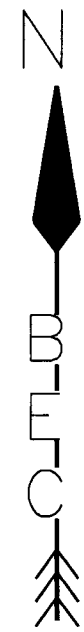
## LEGEND:

C.C.M.B. = COUNTY COMMISSIONERS MINUTES BOOK  
TOE = TOE OF SLOPE  
ELEV. = ELEVATION  
(M) = MEASURED  
(C) = DEED  
CONC. = CONCRETE  
I.R. = IRON ROD  
FND. = FOUND  
C.M. = CONCRETE MONUMENT  
FCM = FOUND CONCRETE MONUMENT  
FIR = FOUND IRON ROD  
ID = IDENTIFICATION  
(C) = CALCULATED  
S.I.R. = SET 5/8" IRON ROD & CAP LB# 7071  
U = UNITED TELEPHONE SERVICE BOX  
C = CABLE TELEVISION BOX  
O/H = OVER HEAD UTILITY LINES  
W = WOOD POWER POLE  
PG. = PAGE  
EOP = EDGE OF PAVEMENT  
P.B. = PLAT BOOK  
M = MONITOR WELL  
G = GUY ANCHOR  
PRM = PERMANENT REFERENCE MONUMENT  
X = CONCRETE POWER POLE  
S.N.D. = SET NAIL & DISC LB# 7071  
T.O.B. = TOP OF BANK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
O.R. = OFFICIAL RECORD BOOK  
H = TRAFFIC CONTROL BOX  
I.P. = IRON PIPE  
B = BURIED CABLE MARKER  
RCP = REINFORCED CONCRETE PIPE  
FF = FINISHED FLOOR  
INV = INVERT  
E = EXISTING ELEVATION  
S.P.C. = STATE PLANE COORDINATE (NAD 83/90)  
R/W = RIGHT-OF-WAY

POINT OF BEGINNING:  
THE SOUTHWEST CORNER OF  
THE NE 1/4 OF THE SW 1/4 OF  
THE SW 1/4 OF SECTION 15-44-25

POINT OF COMMENCEMENT:  
THE SOUTHWEST CORNER OF  
SECTION 15-44-25

X:\BEC\A-B Projects\Averitt Express 12.5 Acres(2006-97)\Zoning Map.dwg Tab: Model Oct 26, 2006 - 11:38am Plotted by: alicia



Scale: 1" = 40'

PSS LEGEND

Approximate Transect Locations

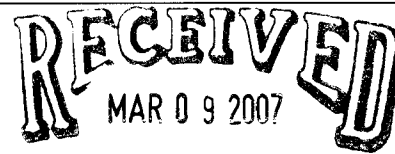
No protected species or signs thereof were identified during the June 11, 2006 field investigation.

FLUCCS LEGEND

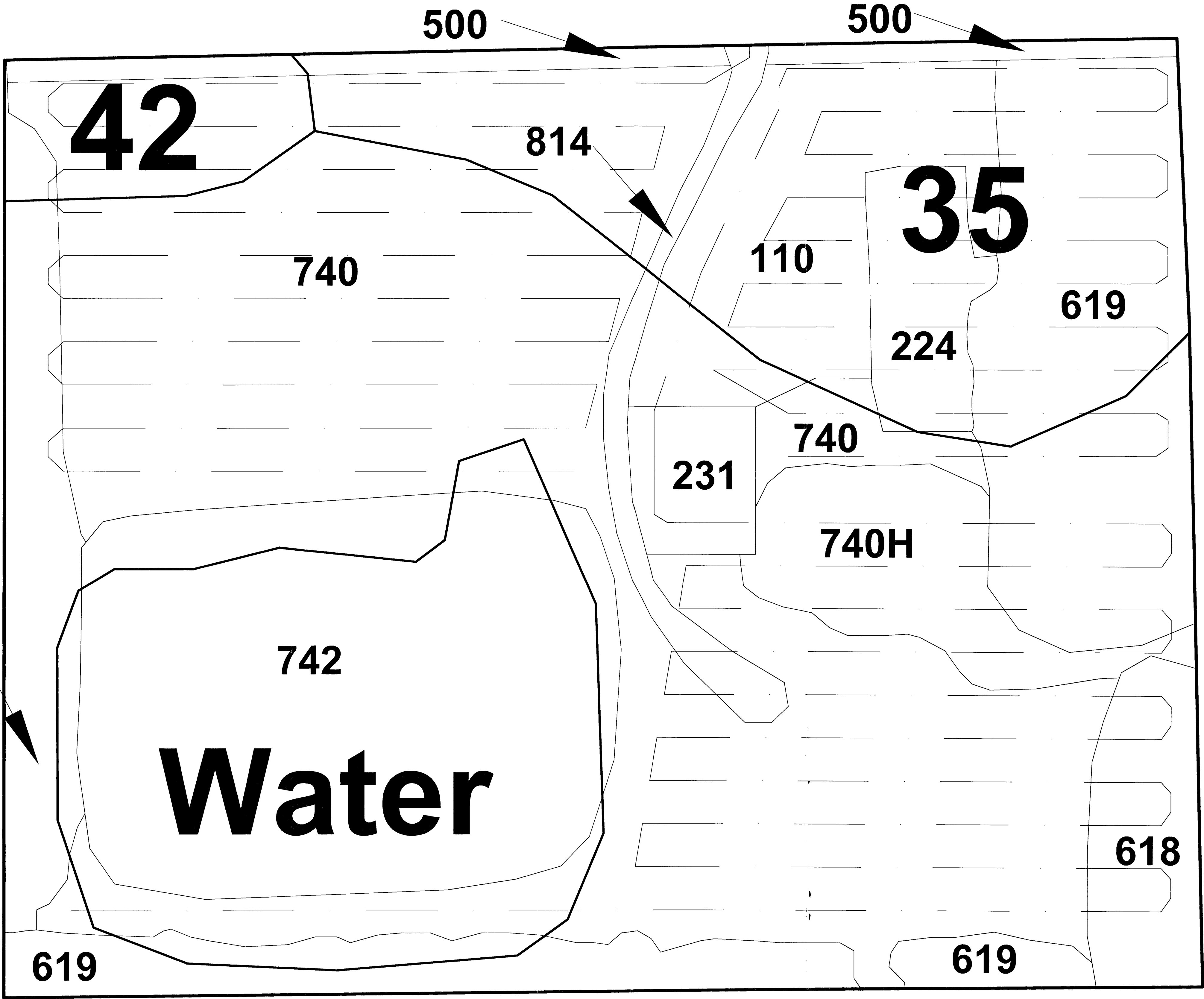
CODE	DESCRIPTION	UPLAND ACREAGE	OSW ACREAGE	WETLAND ACREAGE
110	Residential	0.86 ac.	--	--
224	Abandoned Tree Plantation	0.30 ac.	--	--
231	Abandoned Barn/Stable	0.20 ac.	--	--
422	Brazilian Pepper	0.58 ac.	--	--
500	Other Surface Water/Ditch	--	0.26 ac.	--
618	Willow Wetland	--	--	0.38 ac.
619	Brazilian Pepper Wetland	--	--	1.92 ac.
740	Disturbed Lands	5.00 ac.	--	--
740H	Hydric Disturbed Lands	--	--	0.53 ac.
742	Excavated Burrow Pit	--	2.25 ac.	--
814	Paved Roadway	0.22 ac.	--	--
Totals:		7.16 ac.	2.51 ac.	2.83 ac.
Total Site Acreage:		12.50 ac.		

SOILS LEGEND

CODE	SOIL SERIES	HYDRIC?*
35	Wabasso sand	No**
42	Wabasso sand, limestone substratum	No
74	Boca fine sand slough	Yes
* Based on the Hydric Soils of Florida Handbook (2000)		
** Nationally listed as hydric, however not locally listed.		



DCI 2007-00018



Boylan  
Environmental  
Consultants, Inc.

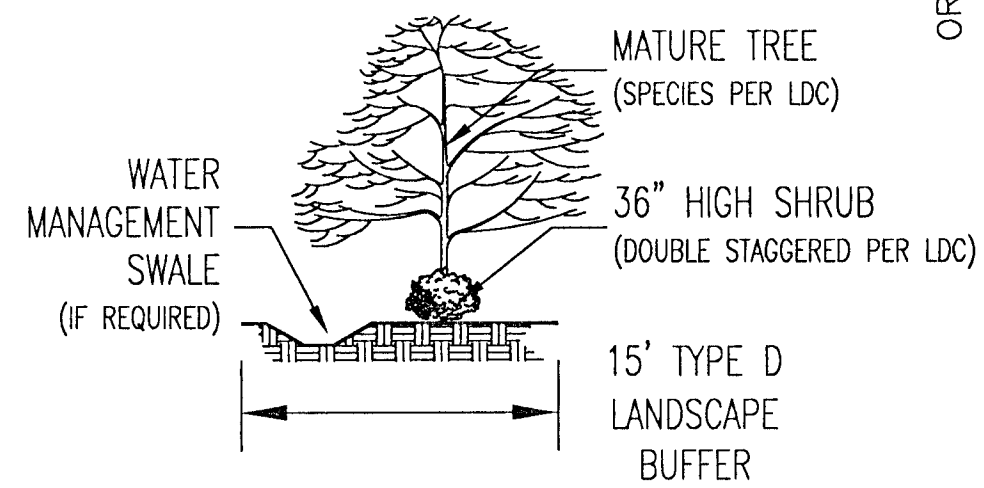
Wetland & Wildlife Surveys, Environmental Permitting,  
Impact Assessments  
11000 Metro Parkway, Suite 4, Ft. Myers, 33966 (239) 418-0671

Drawn By:	Date:	Category
AML	10/26/2006	FLUCFCS
Job Number		Scale:
2006-97		1" = 40'
S/T/R		County
15/44S/25E		Lee

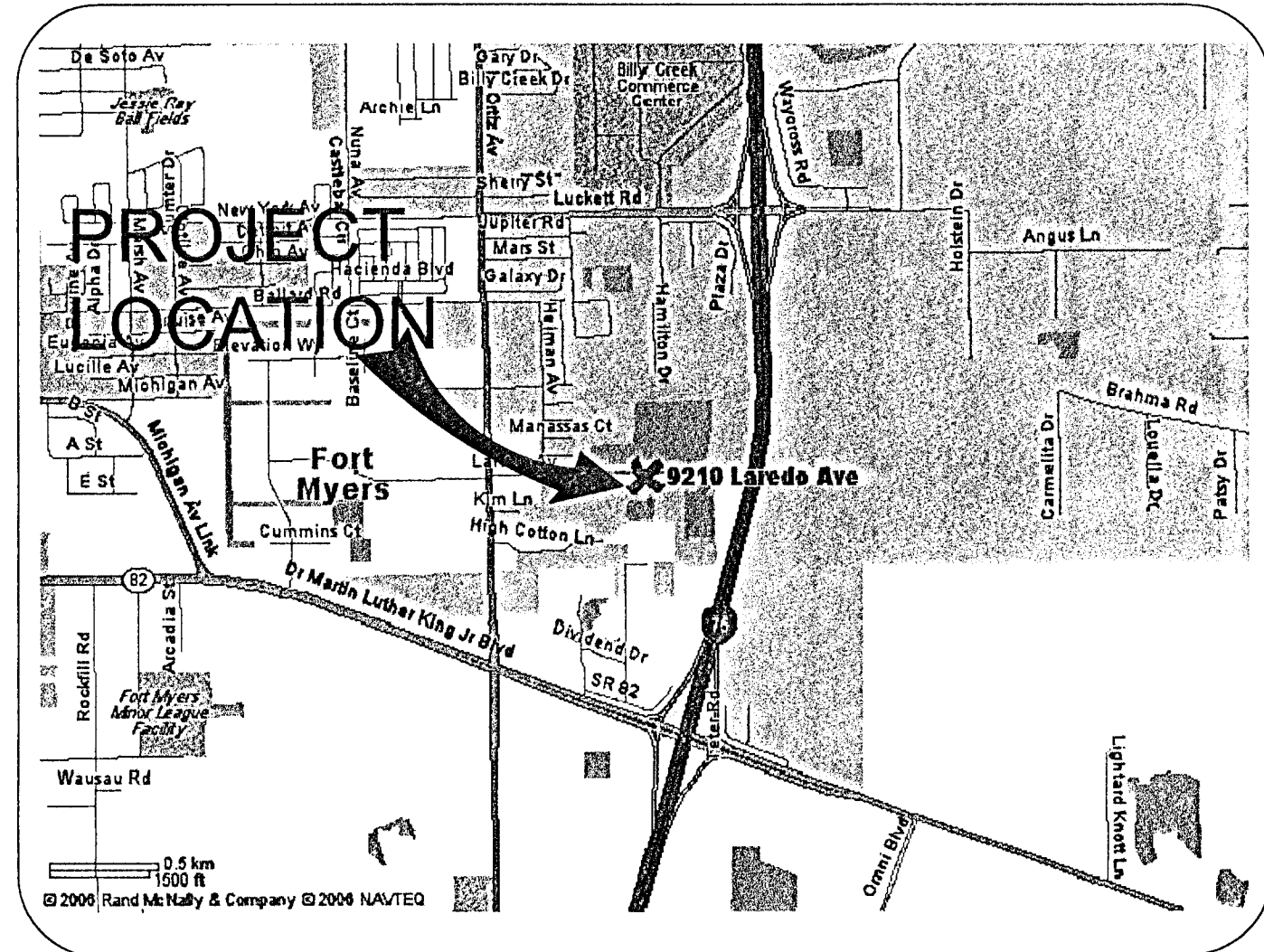
AVERITT EXPRESS 12.5 ACRES  
ZONING: FLUCFCS, SOILS, & PSS

Revisions	Date:	Page
		Exhibit





TYPE "D" BUFFER  
CROSS-SECTION  
NTS



LOCATION MAP  
NTS

LAND USE TABLE	AREA (ac)	PERCENTAGE %
INDUSTRIAL		
TRACT A	1.20	9.61%
TRACT B	11.29	90.39%
<b>TOTAL:</b>	<b>12.49</b>	<b>100.00%</b>

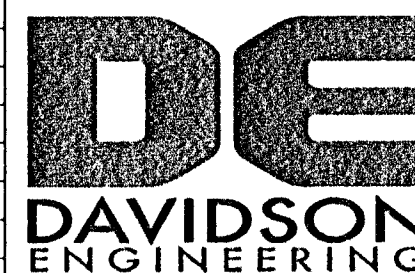
TRACT A	AREA (ac)	PERCENTAGE %
IMPROVEMENTS	0.7	58.33%
OPEN SPACE	0.5	41.67%
<b>TOTAL:</b>	<b>1.20</b>	<b>100.00%</b>

TRACT B	AREA (ac)	PERCENTAGE %
IMPROVEMENTS	8.14	72.10%
OPEN SPACE	3.15	27.90%
<b>TOTAL:</b>	<b>11.29</b>	<b>100.00%</b>

- (1) THE OPEN SPACE CALCULATIONS ARE INCLUSIVE OF REQUIRED BUFFER AREAS  
 (2) INDUSTRIAL OPEN SPACE REQUIREMENT = 20%  
 (3) HERITAGE TREE BUFFER AREA TO RETAIN VIALB EXISTING NATIVE VEGETATION  
 (4) 30' WATERBODY SETBACK PER DEVIATION REQUEST

CLIENT:  
**AVERITT EXPRESS INC.**  
 1415 NEAL STREET  
 P.O. BOX 3166  
 COOKEVILLE, TN 38502

REV.	DATE:	DESCRIPTION	BY:
1	7/24/07	AS PER COMMENTS RECEIVED 4/6/07	FEH
2	9/26/07	AS PER COMMENTS RECEIVED 8/27/07	FEH
3	12/17/07	AS PER COMMENTS RECEIVED 11/14/07	FEH
4	2/27/08	AS PER COMMENTS RECEIVED 2/19/08	FEH



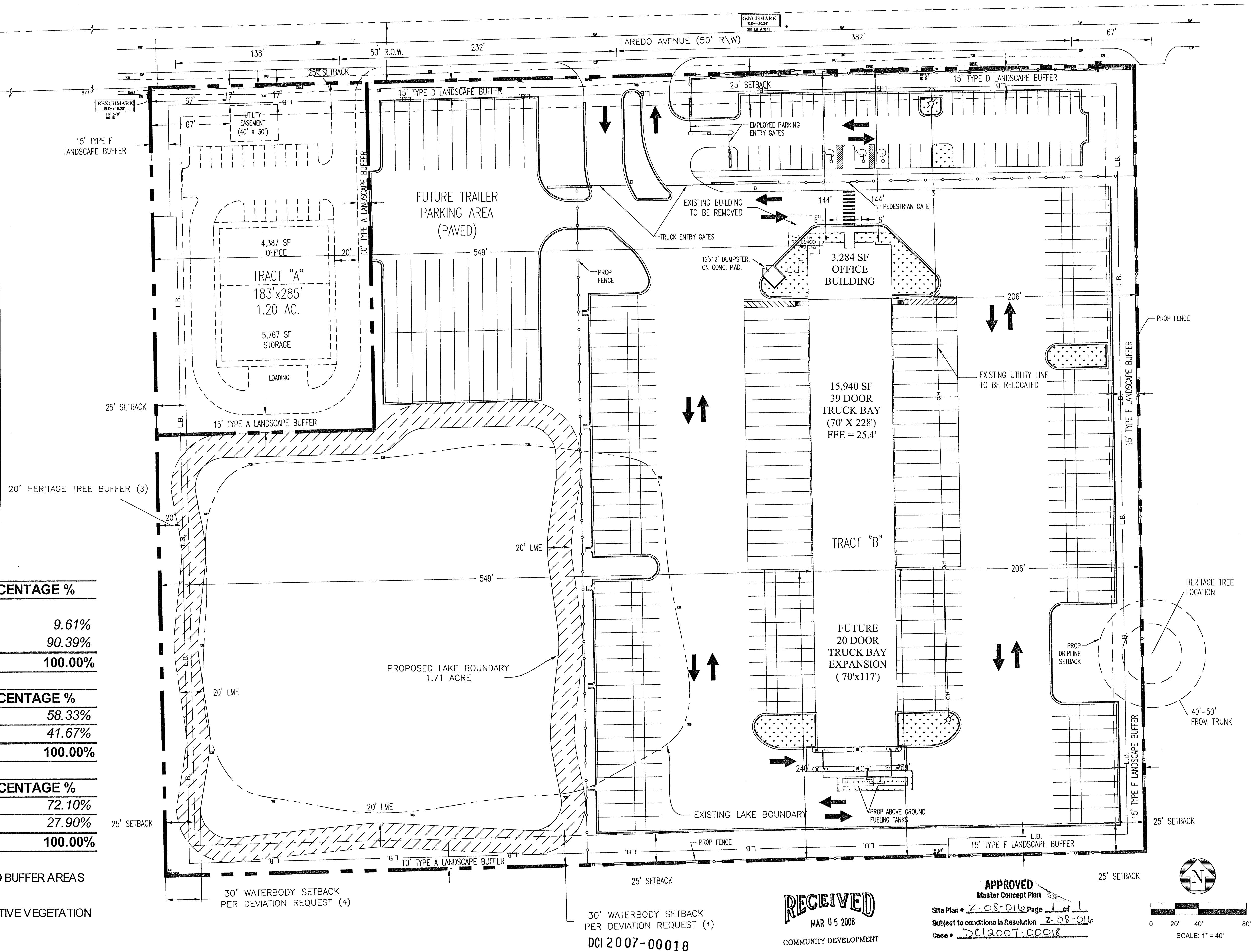
**DAVIDSON ENGINEERING, INC.**  
 2154 TRADE CENTER WAY, SUITE 3 NAPLES, FLORIDA 34109  
 PHONE (239) 597-3916 FAX (239) 597-5195  
 COMPANY ID. NO. 00009496

**AVERITT EXPRESS**

IPD MASTER PLAN - EXHIBIT 2A

DRAWN BY: FH	PROJECT: 06-0009	SURVEY: BY OTHERS
DESIGNED BY: TH	SCALE: AS NOTED	FILE NO.: 0009
APPROVED BY: TH	DATE: MAR. 4, 2008	

SHEET  
 1  
 OF  
 1



**RECEIVED**  
 MAR 05 2008  
 COMMUNITY DEVELOPMENT

**APPROVED**  
 Master Concept Plan  
 Site Plan # Z-08-016 Page 1 of 1  
 Subject to conditions in Resolution Z-08-016  
 Case # DCI2007-00018

