



- SET 5/8" IRON ROD AND CAP L.B. #6690
 FOUND 5/8" IRON ROD (NO IDENTIFICATION)
 F.P.K. FOUND PARKER KALON NAIL AND DISK
 N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 REGISTERED LAND SURVEYOR
 R.C.P. REINFORCED CONCRETE PIPE
 A.D.S. ADVANCED DRAINAGE SYSTEMS (PLASTIC) PIPE
 P.O.P. PERMANENT CONTROL POINT
 P.U.E. PUBLIC UTILITY EASEMENT
 N.I.V. NORTH INVERT ELEVATION
 S.I.V. SOUTH INVERT ELEVATION
 E.I.V. EAST INVERT ELEVATION
 W.I.V. WEST INVERT ELEVATION
 S.P.K. SET PARKER KALON NAIL
 O.B. OFFICIAL GEODESIC BOOK
 C.M. CONCRETE MONUMENT
 C.I. CURVE DATA NUMBER
 S-1 STRUCTURE NUMBER
 L.B. LICENSED BUSINESS
 E.E. EXISTING ELEVATION
 R/W RIGHT-OF-WAY
 INSTR. INSTRUMENT
 CONC. CONCRETE
 INV. INVERT
 D.R. DRIVE
 PG. PAGE
 78-796260 0
 78-79627-10
 FLORIDA HOME WEST STATE PLANE COORDINATE

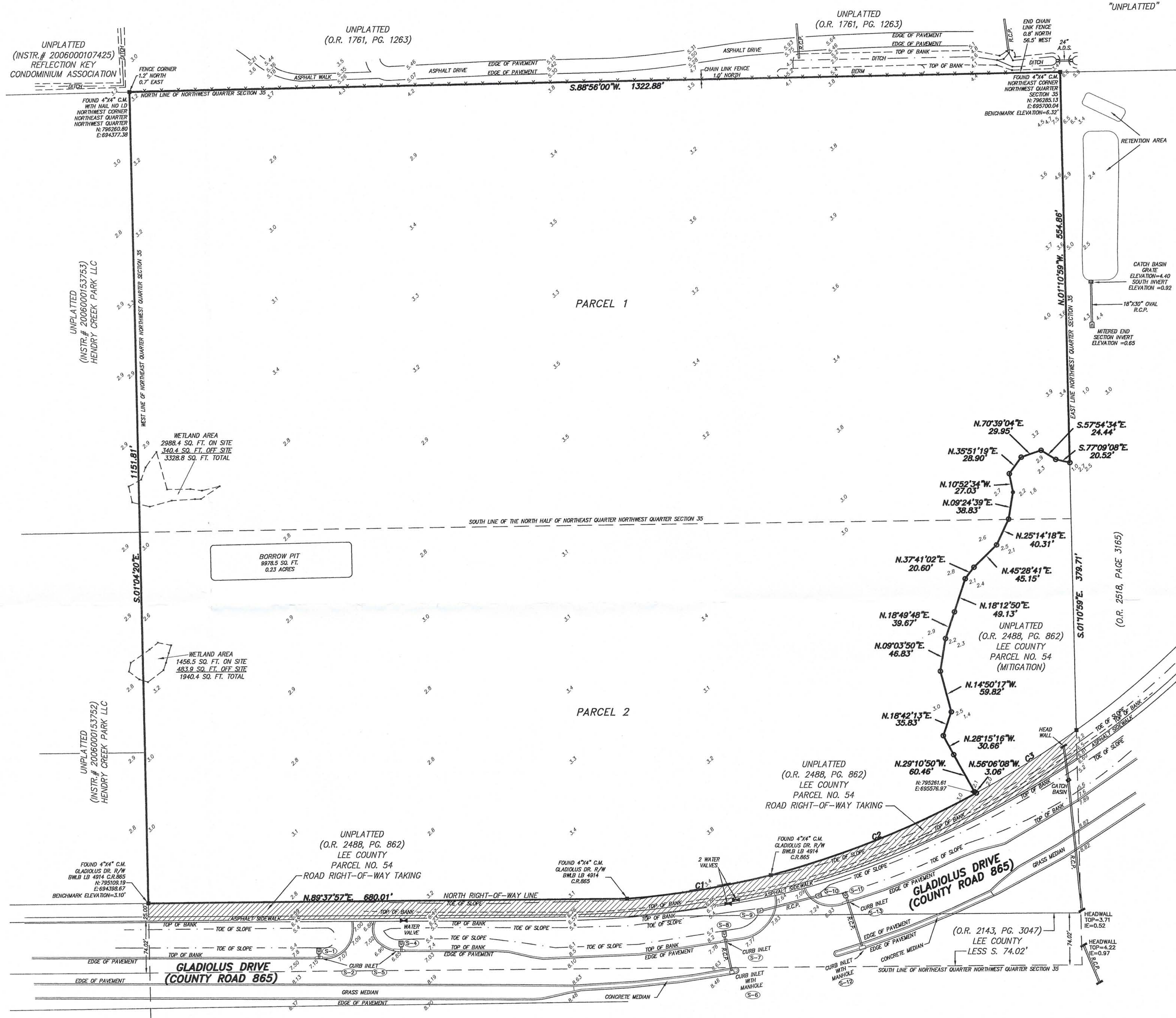
STRUCTURE TABLE

STR.	RIM	N.INV.	S.INV.	E.INV.	W.INV.
S-1		3.35			
S-2		2.90			
S-3					
S-4		3.24			
S-5		3.7			
S-6	8.97	3.79			
S-7		3.29	3.53		
S-8		3.57			
S-9					3.57
S-10				3.51	
S-11				3.77	
S-12	8.63	4.33			
S-13		3.46	3.54		

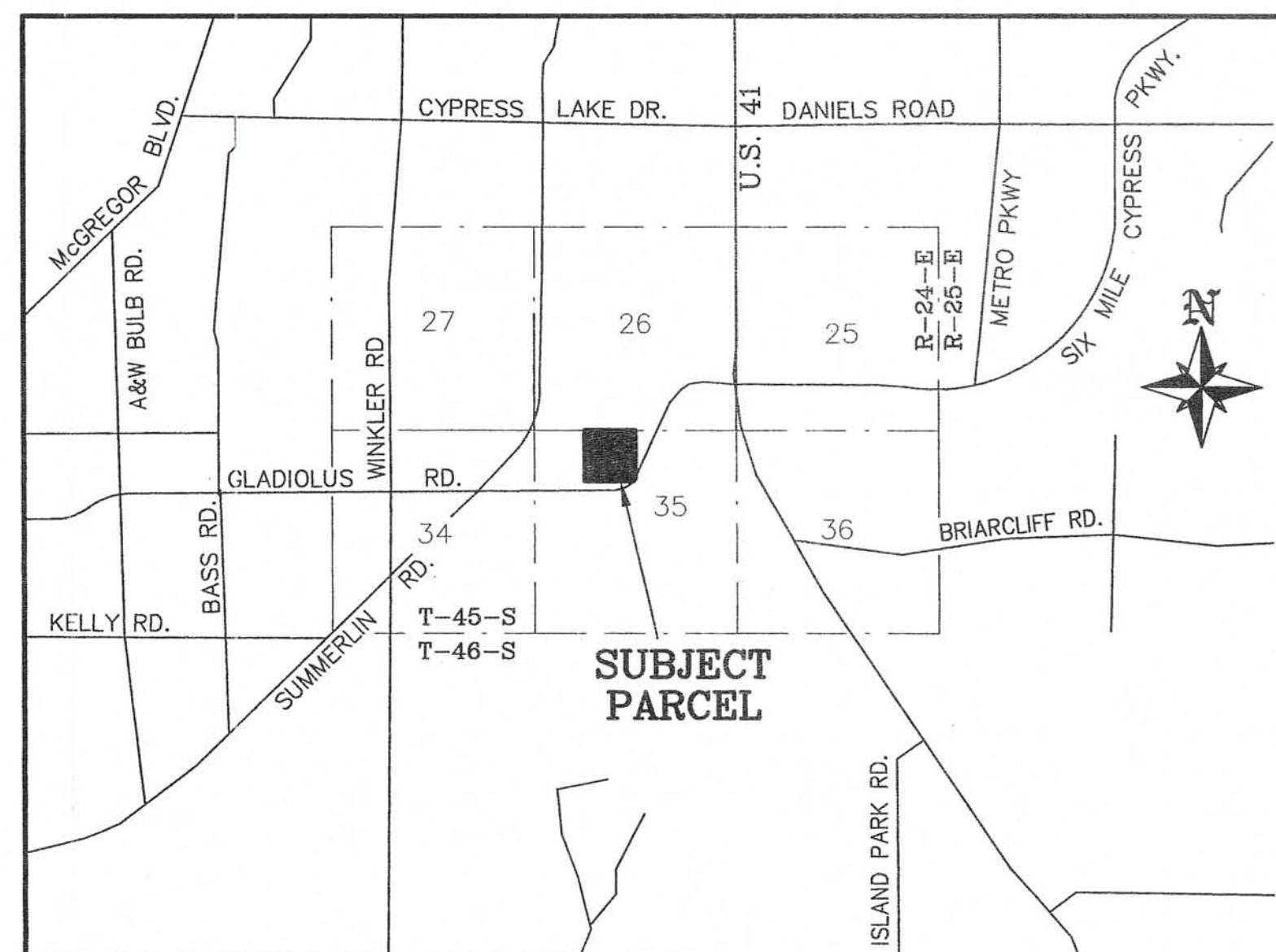
LEGAL DESCRIPTION (PREPARED BY BANKS ENGINEERING)

LEGAL DESCRIPTION (PREPARED BY BANKS ENGINEERING)
A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.88°56'00"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.01°04'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 1151.81 FEET. THENCE S.79°04'00"E. ALONG THE RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N.89°37'57"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1312.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.04°33'41"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°06'31" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.14°36'39"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 315.16 FEET; THENCE N.58°06'08"W. FOR 3.06 FEET; THENCE N.29°10'50"W. FOR 60.46 FEET; THENCE N.28°15'16"W. FOR 30.66 FEET; THENCE N.18°42'13"E. FOR 38.83 FEET; THENCE N.14°50'17"W. FOR 59.82 FEET; THENCE N.08°03'50"E. FOR 46.83 FEET; THENCE N.18°49'48"E. FOR 39.67 FEET; THENCE N.18°12'50"E. FOR 49.13 FEET; THENCE N.37°41'02"E. FOR 20.60 FEET; THENCE N.45°28'44"E. FOR 45.15 FEET; THENCE N.25°14'18"E. FOR 40.31 FEET; THENCE N.09°24'39"E. FOR 38.63 FEET; THENCE N.10°52'34"E. FOR 27.03 FEET; THENCE N.01°19'04"E. FOR 26.00 FEET; THENCE N.70°50'00"E. FOR 29.95 FEET; THENCE N.01°14'44"E. FOR 25.44 FEET; THENCE S.77°09'08"E. FOR 20.52 FEET TO THE EAST LINE OF SAID FRACTION; THENCE N.01°10'59"N. ALONG SAID EAST LINE FOR 554.86 FEET TO THE POINT OF BEGINNING.



OF
A TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 45 SOUTH,
RANGE 24 EAST, LEE COUNTY, FLORIDA.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

SURVEYOR'S NOTES:
THIS PLAT IS 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.

THE BOUNDARY SURVEY IS BASED ON THE TITLE CERTIFICATION PROVIDED BY KEVIN A. DENTI, P.A., DATED MARCH 19, 2009, AND EXISTING FIELD MONUMENTATION.

THE TITLE CERTIFICATION PROVIDED BY KEVIN A. DENTI, P.A., WAS BASED ON CHICAGO TITLE INSURANCE CO. COMMITMENT FOR TITLE INSURANCE NO. 240900682.

ASSUMED NORTH IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING N.01°10'59"W.

COORDINATES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION-FORT MYERS CORS ARP. HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MARCH 2004.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS. PER FLOOD MAP 125124 0419 F, EFFECTIVE 8-28-08, REVISED THE SUBJECT PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.0'. THE BASE FLOOD ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

WETLAND AREAS WERE LOCATED BASED ON FLAGGING PROVIDED BY DEXTER BENDER & ASSOCIATES.
ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN

PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 2-10-09.

RECEIVED
DEC 18 2009
COMMUNITY DEVELOPMENT

DCI 2009-00005

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER: 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009

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

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN REVISED TITLE CERTIFICATION ISSUED BY KEVIN A. DENTI, P.A., DATED MARCH 19, 2009.

- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

TOPOGRAPHIC SURVEY
OF THE MYERS LLC

OF FT. MYERS, LLC
COUNTY, FLORIDA

CHECKED	SCALE	SHEET	OF	FILE NO.
RMR	1"=80'	1	1	35-45

RMK	1=80	1	1	35-45
-----	------	---	---	-------

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1312.39'	09°06'31"	208.64'	208.42'	S 80°53'03" W
C2	1307.39'	13°48'42"	315.16'	314.40'	S 68°29'00" W
C3	1307.39'	07°21'30"	167.90'	167.79'	S 57°53'54" W

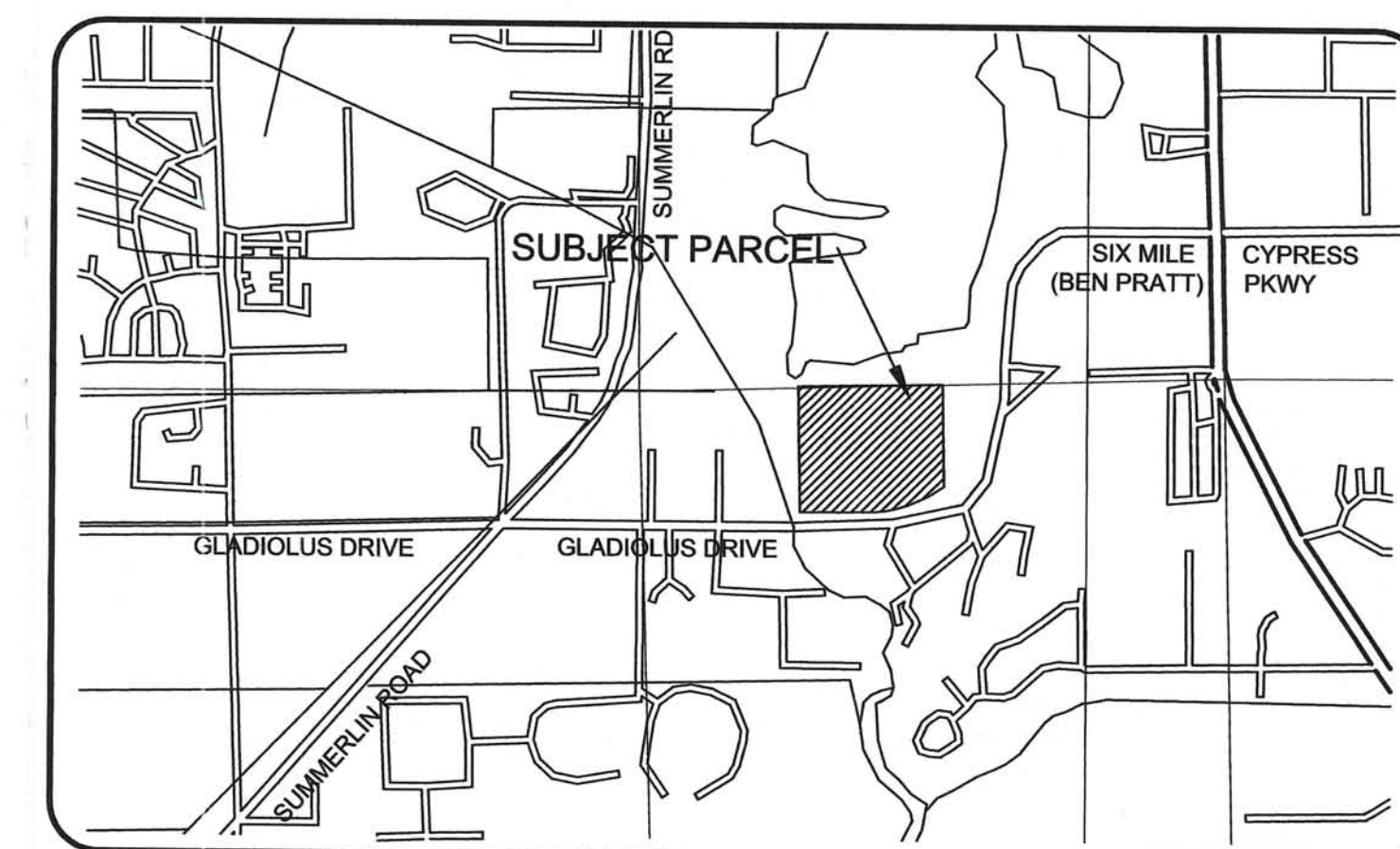
3	11-17-06	REVISED SURVEYORS CERTIFICATION PER REVISED TITLE CERTIFICATION	JO
2	4-29-09	REVISED PER COUNTY COMMENTS & TITLE CERTIFICATION	DL
1	2-12-09	ADD STATE PLANE COORDINATES	DL
NO	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY -- SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

BOUNDARY & TOPOGRAPHIC SURVEY
BECK GROUP OF FT. MYERS, LLC
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
1-14-09	1620	_ZONE-SR_RMR	DLS	DLS	RMR	1"=80'	1	1	35-45S-24E



PROJECT SUMMARY DATA:

PRELIMINARY SUMMARY DATA:
SITE AREA: 32.54 ACRES
LAND USE CLASSIFICATION: CENTRAL URBAN & WETLANDS
EXISTING ZONING: RESIDENTIAL PLANNED
DEVELOPMENT (RPD) #Z-04-043
(APPROVED FOR 275 MULTI-FAMILY UNITS)

OPEN SPACE TABLE:

REQUIRED OPEN SPACE:
 RPD: 40% 21.75 @ 40% = 8.70
 CPD: 30% 10.79 @ 30% = 3.24
TOTAL REQUIRED: 11.94 AC

REQUIRED INDIGENOUS: 1.57 AC = (TOTAL INDIGENOUS PRESENT ON SITE)

PROVIDED OPEN SPACE:

INDIGENOUS VEGETATION
1.19 AC UPLAND AREA x 1.25 CREDIT FOR MORE THAN
1 AC [LDC 10.415(b)(3)a] + 10% CREDIT FOR COMBINING
WITH OFFSITE PUBLIC PRESERVE [LDC 40-415 (b)(3)b.2.]
(1.19 x 1.35) = 1.60 AC
WETLAND = 0.09 AC
TOTAL INDIGENOUS = 1.69 AC
25% PROVIDED BY LAKE = 2.99 AC
BUFFERS/LAKE MAINTENANCE EASEMENT/FEMA FLOODWAY = 2.61 AC±
RESTORATION AREAS = 0.46 AC
ADDITIONAL OPEN SPACE = 2 AC
TOTAL OPEN SPACE PROVIDED WITHIN RPD: MINIMUM 9.75 AC/CR

CPD:
MINIMUM 30%/3.24 AC
RESTORATION AREAS = 0.21 AC
BUFFERS AND OTHER OPEN SPACE = 3.03 AC
TOTAL OPEN SPACE PROVIDED = MINIMUM 12.99 AC/CR

PROPOSED ZONING:
CPD AREA = 10.79 ACRES
(MAX 100,000 SF WITH A MAXIMUM OF 25,000 SF RETAIL)

RPD AREA = 21.75 ACRES

THE MAXIMUM ALLOWED NUMBER OF RESIDENTIAL DWELLING UNITS IS
190 UNITS.

DENSITY EQUIVALENTS:

1 RESIDENTIAL DWELLING UNIT	IS EQUIVALENT TO 4 ASSISTED LIVING FACILITY (ALF)/CONTINUING CARE FACILITY (CCF) UNITS
1 RESIDENTIAL DWELLING UNIT	IS EQUIVALENT TO 2 INDEPENDENT LIVING UNITS (ILU)

LEGEND:

 = PROPOSED SIDEWALK
 = INDIGENOUS PRESERVE
 = RESTORATION AREAS
 = SPECIAL CONDITION/DEVIATION

DCI 2009-00005

RECEIVED
FEB 16 2010

COMMUNITY DEVELOPMENT

EXHIBIT H-3.C

MASTER CONCEPT PLAN

OASIS COVE A.K.A. GLADIOLUS RPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF
11/25/08	1620	MCP	DRU	MJK	DRU	1" = 100'	1	1

REVISIONS			
4	02/12/10	REVISE INTENSITIES	
3	01/13/10	HW & ES COMMENTS	SE
2	12/15/09	2ND SUFFICIENCY SUBMITTAL	SE
1	10/16/09	1ST SUFFICIENCY SUBMITTAL	SE
NO.	DATE	REVISION DESCRIPTION	JD

SERVICE AREA DETAIL
N.T.S.

TYPICAL COMMERCIAL BUILDINGS
N.T.S.

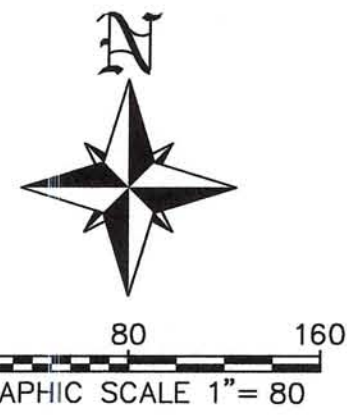
Banks Engineering
Professional Engineers, Planners, & Land Surveyors
FORT MYERS ♦ PORT CHARLOTTE ♦ SARASOTA
10511 SIX MILE CYPRESS PARKWAY • SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 930-5400 FAX: (239) 930-2523
ENGINEERING LICENSE # EB 6649
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

**BECK GROUP
OF FT MYERS LLC**

436 BAYFRONT PL
NAPLES, FL 34102
PHONE: (239) 649-8700
FAX: (239) 434-6225

PREPARED FOR

p:\JOBS\1600\1620\ZONING\1620_MSP-18A.DWG 2/16/2010 12:15 PM STACY HEWITT



LEGEND

- SET 5/8" IRON ROD AND CAP L.B. #6690
- FOUND 5/8" IRON ROD (NO IDENTIFICATION)
- FOUND PARKER KALON NAIL AND DISK
- NATIONAL GEODETIC VERTICAL DATUM
- REGISTERED LAND SURVEYOR
- REINFORCED CONCRETE PIPE
- ADVANCED DRAINAGE SYSTEMS (PLASTIC) PIPE
- PERMANENT CONTROL POINT
- PUBLIC UTILITY EASEMENT
- NORTH INVERT ELEVATION
- SOUTH INVERT ELEVATION
- EAST INVERT ELEVATION
- WEST INVERT ELEVATION
- SET PARKER KALON NAIL
- OFFICIAL RECORDS BOOK
- CONCRETE MONUMENT
- CURVE DATA NUMBER
- STRUCTURE NUMBER
- LICENSED BUSINESS
- EXISTING ELEVATION
- RIGHT-OF-WAY
- INSTRUMENT
- CONC.
- INV.
- DRIVE
- PAGE
- FLORIDA ZONE WEST STATE PLANE COORDINATE

STRUCTURE TABLE

STR.	RIM	N. INV.	S. INV.	E. INV.	W. INV.
S-1		3.35			
S-2		2.90			
S-3		3.24			
S-4		3.17			
S-5		3.79			
S-6	8.97	3.29	3.53		
S-7		3.57			
S-8					
S-9					3.57
S-10					3.77
S-11					
S-12	8.63	4.33			
S-13		3.46	3.54		

LEGAL DESCRIPTION

(SCHEDULE A OF ATTORNEYS' TITLE INSURANCE FUND INC. COMMITMENT NUMBER C-7313139)

PARCEL 1: THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

AND

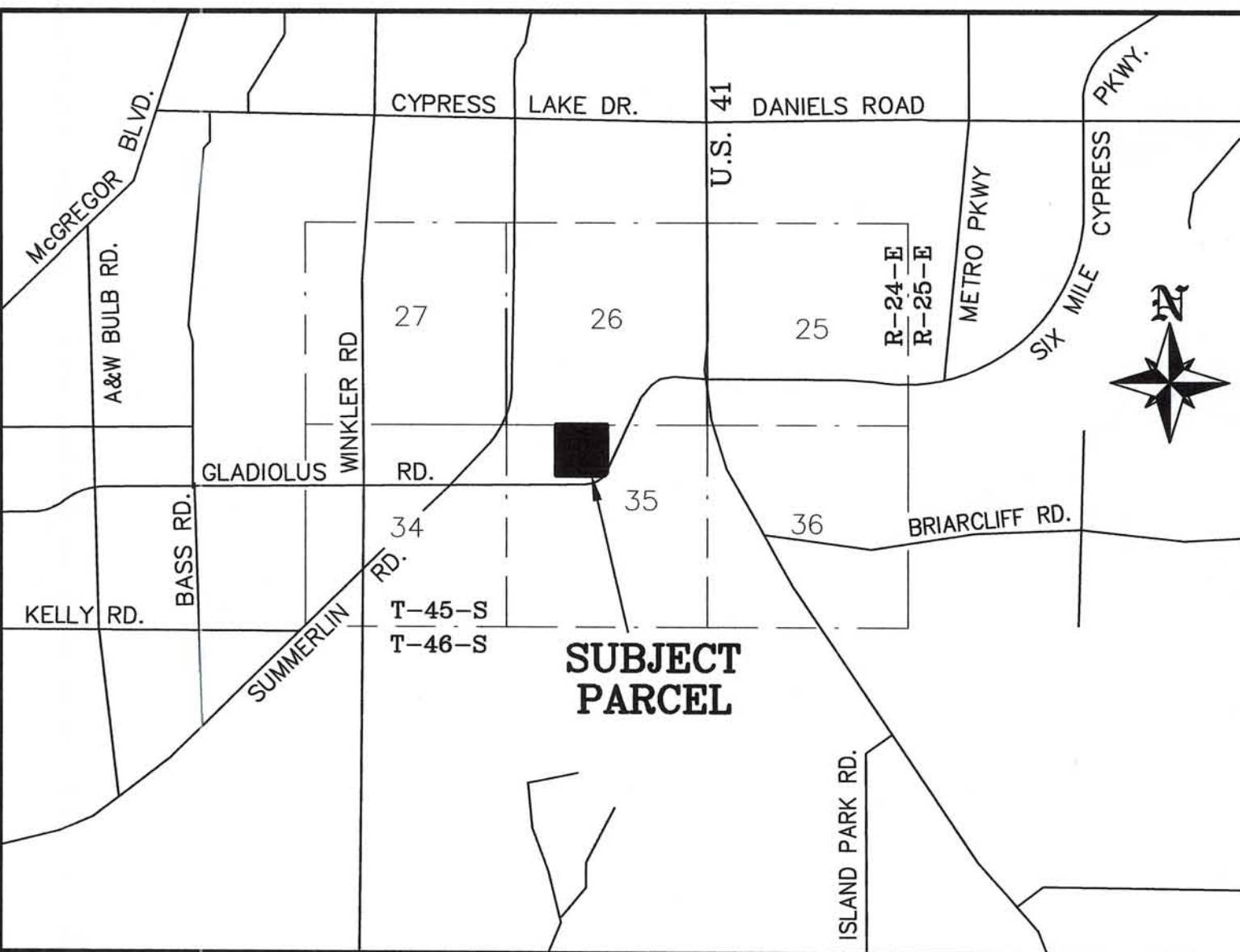
PARCEL 2: THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION OF THE SUBJECT PARCELS CONVEYED BY LEE COUNTY FOR GLADIOLUS DRIVE ROAD WIDENING AND IMPROVEMENTS, AS EVIDENCED BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2143, PAGE 3047; OFFICIAL RECORDS BOOK 2313, PAGE 2817; AND OFFICIAL RECORDS BOOK 2488, PAGE 862, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO LESS AND EXCEPT THE RIGHT-OF-WAY DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 178, PAGE 368, AND THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 236, PAGE 779, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEY PLAT

OF
A TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 45 SOUTH,
RANGE 24 EAST, LEE COUNTY, FLORIDA.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

THIS PLAT IS 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.

THE BOUNDARY SURVEY IS BASED ON THE LEGAL DESCRIPTION FROM SCHEDULE A, ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT NUMBER C-7313139, AND EXISTING FIELD MONUMENTATION.

ASSUMED NORTH IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING N.01°10'59"W.

COORDINATES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPW ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION-FORT MYERS CORP. ARP. HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MARCH 2004.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS. PER FLOOD MAP 125124 0419 F, EFFECTIVE 8-28-08, REVISED THE SUBJECT PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.0'. THE BASE FLOOD ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

WETLAND AREAS WERE LOCATED BASED ON FLAGGING PROVIDED BY DEXTER BENDER & ASSOCIATES.

ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 2-10-09.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 81G17-5, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard M. Ritz
RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-12-2009

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT TO INSURE, COMMITMENT NO. C-7313139 AND THAT ALL ITEMS WITHIN THAT COMMITMENT THAT CAN BE DELINEATED ON THE SURVEY ARE SHOWN.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

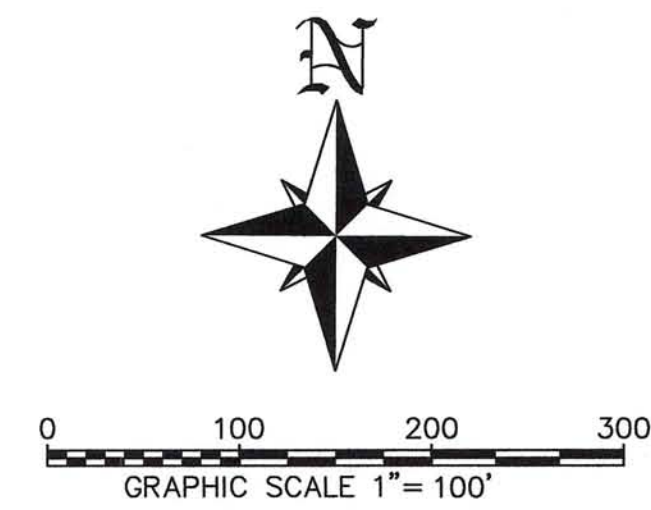
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1312.39'	09°06'31"	208.64'	208.42'	S 80°53'03" W
C2	1307.39'	13°48'42"	315.16'	314.40'	S 68°29'00" W
C3	1307.39'	07°21'30"	167.90'	167.79'	S 57°53'54" W

Banks Engineering
Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

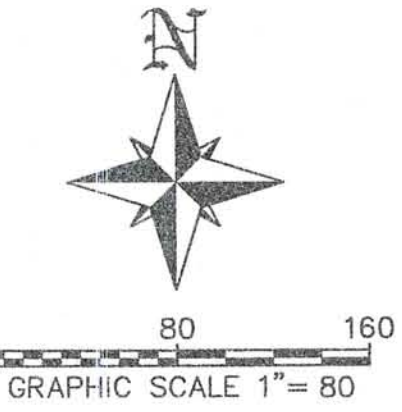
BOUNDARY & TOPOGRAPHIC SURVEY
BECK GROUP OF FT. MYERS, LLC
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
1-14-09	1620	2_ZONE-SR_RMR	DLS	DLS	RMR	1"=80'	1	1	35-455-24E



DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF
11/25/08	1620	MCP	DRU	MJK	DRU	1" = 100'	1	1

p:\JOBS\1630\1620\ZONING\1620_MSP-16.DWG 2/9/2009 2:08 PM MIKE KARLOSKY



LEGEND

•	SET 5/8" IRON ROD AND CAP L.B. #6590
○	FOUND 3/8" IRON ROD (NO IDENTIFICATION)
F.P.K.	FOUND PARKER KALON NAIL AND DISK
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
R.L.S.	REGISTERED LAND SURVEYOR
R.C.P.	REINFORCED CONCRETE PIPE
A.D.S.	ADVANCED DRAINAGE SYSTEMS (PLASTIC) PIPE
P.C.P.	PERMANENT CONTROL POINT
P.U.E.	PUBLIC UTILITY EASEMENT
N.I.V.	NORTH INVERT ELEVATION
S.I.V.	SOUTH INVERT ELEVATION
E.I.V.	EAST INVERT ELEVATION
W.I.V.	WEST INVERT ELEVATION
S.P.K.	SET PARKER KALON NAIL
O.R.	OFFICIAL RECORDS BOOK
C.I.	CONCRETE MONUMENT
C.N.	CURVE DATA NUMBER
S-1	STRUCTURE NUMBER
L.B.	LICENSED BUSINESS
2.25	EXISTING ELEVATION
R/W	RIGHT-OF-WAY
INSTR.	INSTRUMENT
CONC.	CONCRETE
INV.	INVERT
DR.	DRIVE
PG.	PAGE

STRUCTURE TABLE

STR.	RIM	N.I.V.	S.I.V.	E.I.V.	W.I.V.
S-1		3.35			
S-2		2.90			
S-3					
S-4		3.24			
S-5		3.17			
S-6	8.97	3.79	3.53		
S-7		3.29			
S-8		3.57			3.57
S-9					
S-10					3.51
S-11					3.77
S-12	8.63	4.33			
S-13		3.46	3.54		

LEGAL DESCRIPTION

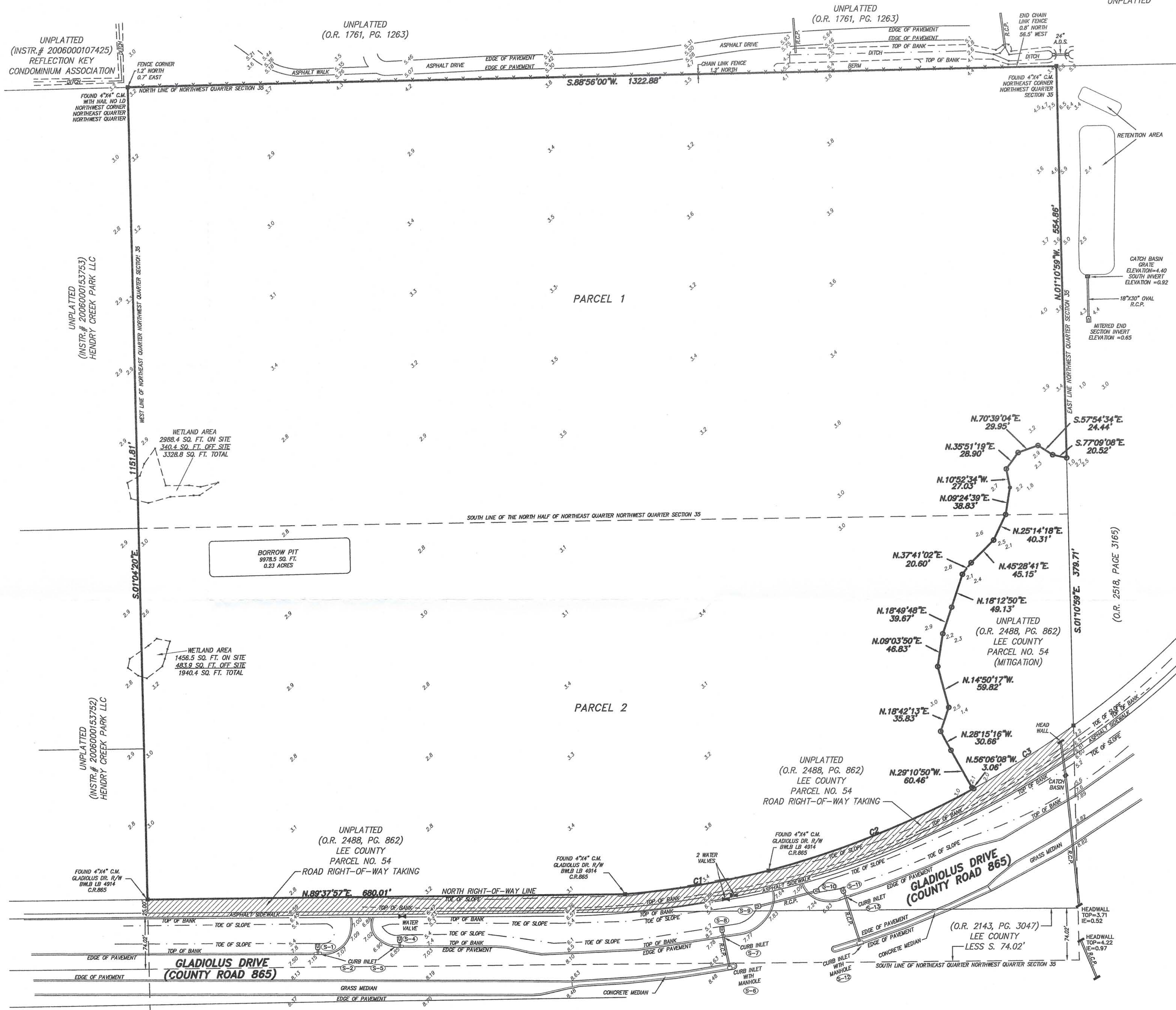
(SCHEDULE A OF ATTORNEYS' TITLE INSURANCE FUND INC. COMMITMENT NUMBER C-7313139)

PARCEL 1: THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

AND

PARCEL 2: THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT: THAT PORTION OF THE SUBJECT PARCELS CONVEYED BY LEE COUNTY FOR GLADIOLUS DRIVE ROAD WIDENING AND IMPROVEMENTS, AS EVIDENCED BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 2143, PAGE 3047; OFFICIAL RECORDS BOOK 2313, PAGE 2817; AND OFFICIAL RECORDS BOOK 2488, PAGE 862, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. ALSO LESS AND EXCEPT THE RIGHT-OF-WAY DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 178, PAGE 368, AND THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 236, PAGE 779, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1312.39'	09°06'31"	208.64'	208.42'	S 80°53'03" W
C2	1307.39'	13°48'42"	315.16'	314.40'	S 68°29'00" W
C3	1307.39'	07°21'30"	167.90'	167.79'	S 57°53'54" W

Banks Engineering

Professional Engineers, Planners & Land Surveyors

10501 SIX MILE CYPRESS PARKWAY - SUITE 104 FORT MYERS, FLORIDA 33966

PHONE: (813)939-5490 FAX: (813)939-2523

2515 NORTHBROOK PLAZA DRIVE, SUITE 200 - NAPLES, FLORIDA 34110

PHONE: (239)997-2001 FAX: (239)997-3002

BOUNDARY & TOPOGRAPHIC SURVEY

BECK GROUP OF FT. MYERS, LLC

LEE COUNTY, FLORIDA

DATE: 1-14-09 PROJECT: 1620 DRAWING: 2009-00005 DESIGN: DLS DRAWN: DLS CHECKED: RMR SCALE: 1"=80' SHEET: 1 OF: 1 FILE NO. (S-T-R): 35-455-24E

SURVEYOR'S NOTES:
THIS PLAT IS 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.

THE BOUNDARY SURVEY IS BASED ON THE LEGAL DESCRIPTION FROM SCHEDULE A, ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT NUMBER C-7313139, AND EXISTING FIELD MONUMENTATION.

ASSUMED NORTH IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING N.01°10'59"W.

THE SUBJECT PARCEL, AS SHOWN HEREON, IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, PER FLOOD MAP 125124 0419 F, EFFECTIVE 8-28-08, REVISED THE SUBJECT PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.0'. THE BASE FLOOD ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1928.

WETLAND AREAS WERE LOCATED BASED ON FLAGGING PROVIDED BY DEXTER BENDER & ASSOCIATES.

ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 1-8-09.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 11017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard M. Ritz

RICHARD M. RITZ, R.L.S.

FLORIDA CERTIFICATION NO. 4009

DATE SIGNED: 2-6-2009

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

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

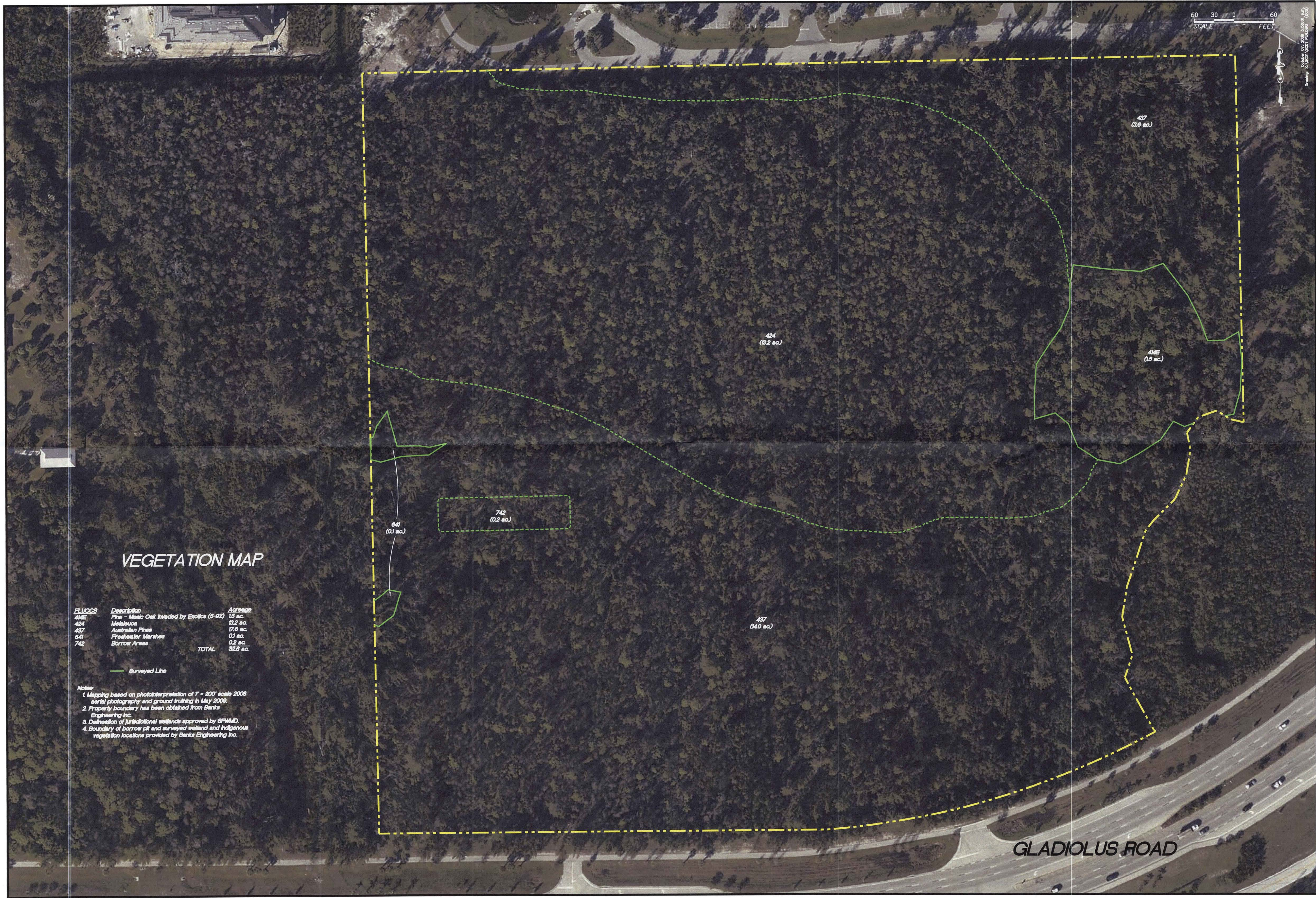
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT TO INSURE COMMITMENT NO. C-7313139 AND THAT ALL ITEMS WITHIN THAT COMMITMENT THAT CAN BE DELINEATED ON THE SURVEY ARE SHOWN.

- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

RECEIVED
FEB 09 2009
COMMUNITY DEVELOPMENT

DCI 2009-00005



VEGETATION MAP

FLUCCS	Description	Acres
424	Pine - Live Oak invaded by Exotics (5-92)	15 ac.
437	Malesian	32.2 ac.
437	Australian Pine	17.6 ac.
641	Freshwater Marshes	0.1 ac.
742	Borrow Areas	0.2 ac.
TOTAL		32.8 ac.

— Surveyed Line

Notes

1. Mapping based on photointerpretation of 1" = 200' scale 2008 aerial photography and ground truthing in May 2008.
2. Property boundary has been obtained from Banks Engineering Inc.
3. Delineation of jurisdictional wetlands approved by SRWMD.
4. Boundary of borrow pit and surveyed wetland and indigenous vegetation locations provided by Banks Engineering Inc.

60 30 0 60
SCALE FEET

October 07, 2008 3:06 PM
Drawing: A:\000\0001\0001.dwg
(0.00)



W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239/394-3680
PORT CHARLOTTE 941/255-1482

REVISIONS

RECEIVED
OCT 19 2009
COMMUNITY DEVELOPMENT

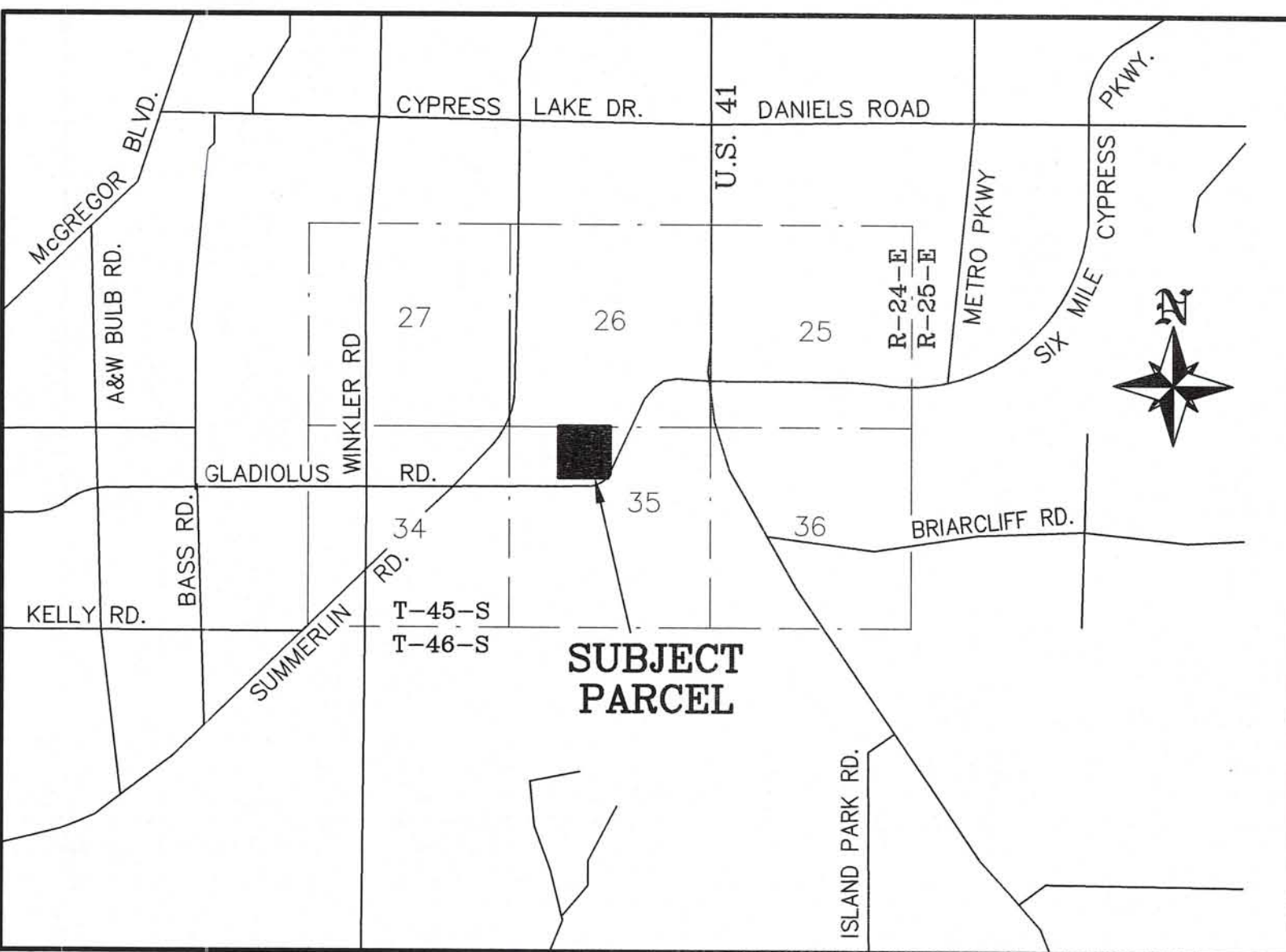
OASIS COVE

SHEET

GLADIOLUS ROAD

SURVEY PLAT

OF
A TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 45 SOUTH,
RANGE 24 EAST, LEE COUNTY, FLORIDA.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

THIS PLAT IS 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.

THE BOUNDARY SURVEY IS BASED ON THE TITLE CERTIFICATION PROVIDED BY KEVIN A. DENTI, P.A., DATED MARCH 19, 2009, AND EXISTING FIELD MONUMENTATION.

THE TITLE CERTIFICATION PROVIDED BY KEVIN A. DENTI, P.A., WAS BASED ON CHICAGO TITLE INSURANCE CO. COMMITMENT FOR TITLE INSURANCE NO. 240900682.

ASSUMED NORTH IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING N.01°10'59"W.

COORDINATES ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION-FORT MYERS CORS ARP. HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MARCH 2004.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, PER FLOOD MAP 125124 0419 F, EFFECTIVE 8-28-08, REVISED THE SUBJECT PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 9.0'. THE BASE FLOOD ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

WETLAND AREAS WERE LOCATED BASED ON FLAGGING PROVIDED BY DEXTER BENDER & ASSOCIATES.

ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 2-10-09.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

RICHARD M. RITZ, R.L.S.

FLORIDA CERTIFICATION NO. 4009

DATE SIGNED: 5-1-2009

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

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

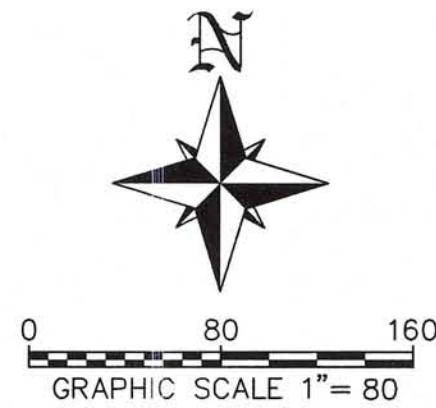
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE CERTIFICATION ISSUED BY KEVIN A. DENTI, P.A., DATED MARCH 19, 2009.

ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

DCI 2009-00005

RECEIVED
OCT 19 2009

COMMUNITY DEVELOPMENT



LEGEND

- SET 5/8" IRON ROD AND CAP L.B. #8690
- FOUND 5/8" IRON ROD (NO IDENTIFICATION)
- F.P.K. FOUND PARKER KALON NAIL AND DISK
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- R.L.S. REGISTERED LAND SURVEYOR
- R.C.P. REINFORCED CONCRETE PIPE
- A.O.S. ADVANCED DRAINAGE SYSTEMS (PLASTIC) PIPE
- PCP PERMANENT CONTROL POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- N.INV. NORTH INVERT ELEVATION
- S.INV. SOUTH INVERT ELEVATION
- E.INV. EAST INVERT ELEVATION
- W.INV. WEST INVERT ELEVATION
- S.P.K. SET PARKER KALON NAIL
- O.R. OFFICIAL RECORDS BOOK
- C.M. CONCRETE MONUMENT
- CI CURVE DATA NUMBER
- S-1 STRUCTURE NUMBER
- L.B. LICENSED BUSINESS
- 2.00 EXISTING ELEVATION
- R/W RIGHT-OF-WAY
- INSTR. INSTRUMENT
- CONC. CONCRETE
- INV. INVERT
- DR. DRIVE
- PG. PAGE
- N 796260.80 E 694377.38 FLORIDA ZONE WEST STATE PLANE COORDINATE

STRUCTURE TABLE

STR.	RIM	N.I.N.V.	S.I.N.V.	E.I.N.V.	W.I.N.V.
S-1		3.35			
S-2		2.90			
S-3					
S-4		3.24			
S-5		3.17			
S-6	8.97	3.79			
S-7		3.29	3.53		
S-8		3.57			
S-9					3.57
S-10				3.51	
S-11				3.77	
S-12	8.63	4.33			
S-13		3.46	3.54		

LEGAL DESCRIPTION (PREPARED BY BANKS ENGINEERING)

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.88°56'00"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.01°04'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 1151.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N.89°37'57"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1312.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.04°33'41"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°06'31" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.14°36'39"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 315.16 FEET; THENCE N.56°06'08"W. FOR 3.06 FEET; THENCE N.29°10'50"W. FOR 60.46 FEET; THENCE N.28°15'16"W. FOR 30.66 FEET; THENCE N.18°42'13"E. FOR 35.83 FEET; THENCE N.14°50'17"W. FOR 59.82 FEET; THENCE N.09°03'50"E. FOR 46.83 FEET; THENCE N.18°49'48"E. FOR 39.67 FEET; THENCE N.18°12'50"E. FOR 49.13 FEET; THENCE N.37°41'02"E. FOR 20.60 FEET; THENCE N.45°28'41"E. FOR 45.15 FEET; THENCE N.25°14'18"E. FOR 40.31 FEET; THENCE N.09°24'39"E. FOR 38.83 FEET; THENCE N.10°52'34"W. FOR 27.03 FEET; THENCE N.35°51'19"E. FOR 28.90 FEET; THENCE N.70°39'04"E. FOR 29.95 FEET; THENCE S.57°54'34"E. FOR 24.44 FEET; THENCE S.77°09'08"E. FOR 20.52 FEET TO THE EAST LINE OF SAID FRACTION; THENCE N.01°10'59"W. ALONG SAID EAST LINE FOR 554.86 FEET TO THE POINT OF BEGINNING.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1312.39'	09°06'31"	208.64'	208.42'	S 80°53'03" W
C2	1307.39'	13°48'42"	315.16'	314.40'	S 68°29'00" W
C3	1307.39'	07°21'30"	167.90'	167.79'	S 57°53'54" W

Banks Engineering

Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33916
PHONE: (239) 939-5490 FAX: (239) 939-2523

BOUNDARY & TOPOGRAPHIC SURVEY

BECK GROUP OF FT. MYERS, LLC
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
1-14-09	1620	ZONE-SR-RMR	DLS	DLS	RMR	1"=80'	1	1	35-45S-24E