kwiktag® 022 583 965

MAPS FOR CASE NUMBER:

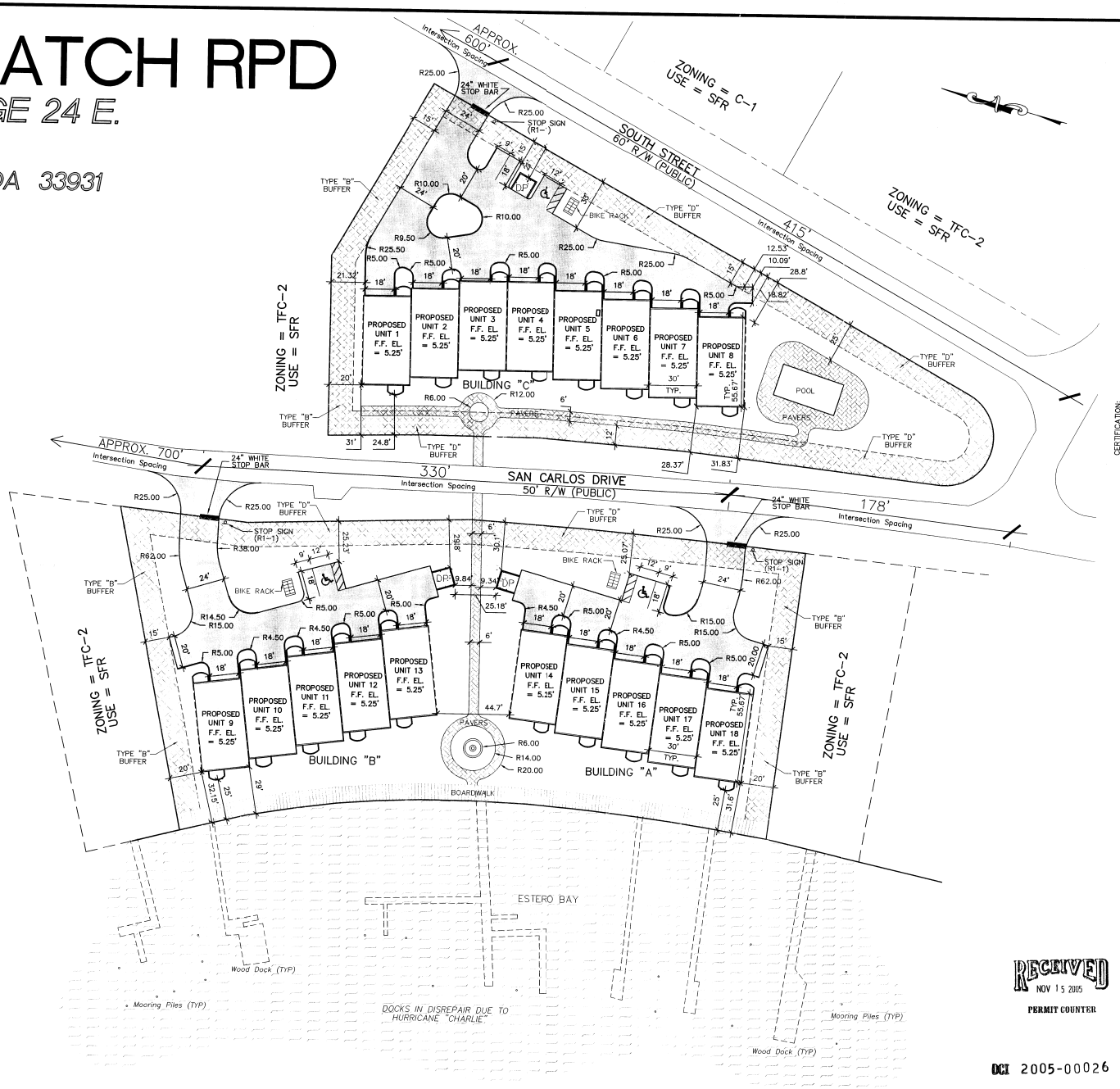
DCI2005-00026

Hidden Harbor

HARBOR WATCH RPD

SEC 24, TWP 46 S., RGE 24 E.

819 SAN CARLOS DR
FORT MYERS BEACH, FLORIDA 33931



NOTES:

1. THE PROPOSED BUILDINGS ARE TWO HABITABLE STORIES ABOVE FLOOD ELEVATION WITH ALL BUILDINGS OF UNIFORM HEIGHT AND APPEARANCE. GROUND FLOOR AREAS WILL BE AIR CONDITIONED STORAGE, NON-HABITABLE. FIRST HABITABLE FLOOR ELEVATION WILL BE 17 NVGD. STRUCTURE HEIGHT LIMITED TO 45' ABOVE FLOOD ELEVATION OF V18E17 OR 51' NVGD.
2. SCHEDULE OF DEVIATIONS: PLEASE SEE APPROVED RESOLUTION.
3. Site Area = 128,054 sf
   Open Space Required = (Site Area) x 40% = 51,222 sf
   Open Space Provided = (Site Area)/57,300 sf = 45% Provided
4. SEE ATTACHED LANDSCAPING PLAN.
5. EXISTING LOT LINES SHOWN, BUT PROPERTY IS TO BE AGGREGATED AS A SINGLE PROPERTY FOR CONDOMINIUM DEVELOPMENT.

ENGINEER: Robert W. Case, P.E.
Land Investment Services, Inc.
2040 Clarke Avenue
Fort Myers, FL 33905
Tel: (239) 693-9244
Fax: (239) 693-9828

PLANNER: Patrick C. Hunt
8363 Calooso Road
Fort Myers, FL 33912
Tel: (239) 267-5900
Fax: (239) 267-5933

OWNER: Hidden Harbor Inn, LLC
819 San Carlos Dr
Fort Myers Beach, FL 33931

RECEIVED
NOV 15 2005
PERMIT COUNTER

DCI 2005-00026

CERTIFICATION:
I, the undersigned, hereby certify that the map is correct, and shows to the best of my knowledge and belief all information required by the applicable section of the Land Development Code.

APPROVED

ROBERT W. CASE
FLORIDA P.E. #44643

Land Investment Services, Inc.
An Interactive Development Corporation
2040 Clarke Avenue
Ft. Myers, Fla. 33905
Phone: (941)693-9244
facsimile: (941)693-9828

Construction Engineering Real Estate Surveying

HARBOR WATCH
Fort Myers Beach, Florida
MASTER CONCEPT PLAN

SCALE: 1"=30'
DATE: NOV. 7, 2005
SHEET Z1

HWD1

HARBOR WATCH RPD

SEC 24, TWP 46 S., RGE 24 E.

819 SAN CARLOS DR
FORT MYERS BEACH, FLORIDA 33931

NOTES:

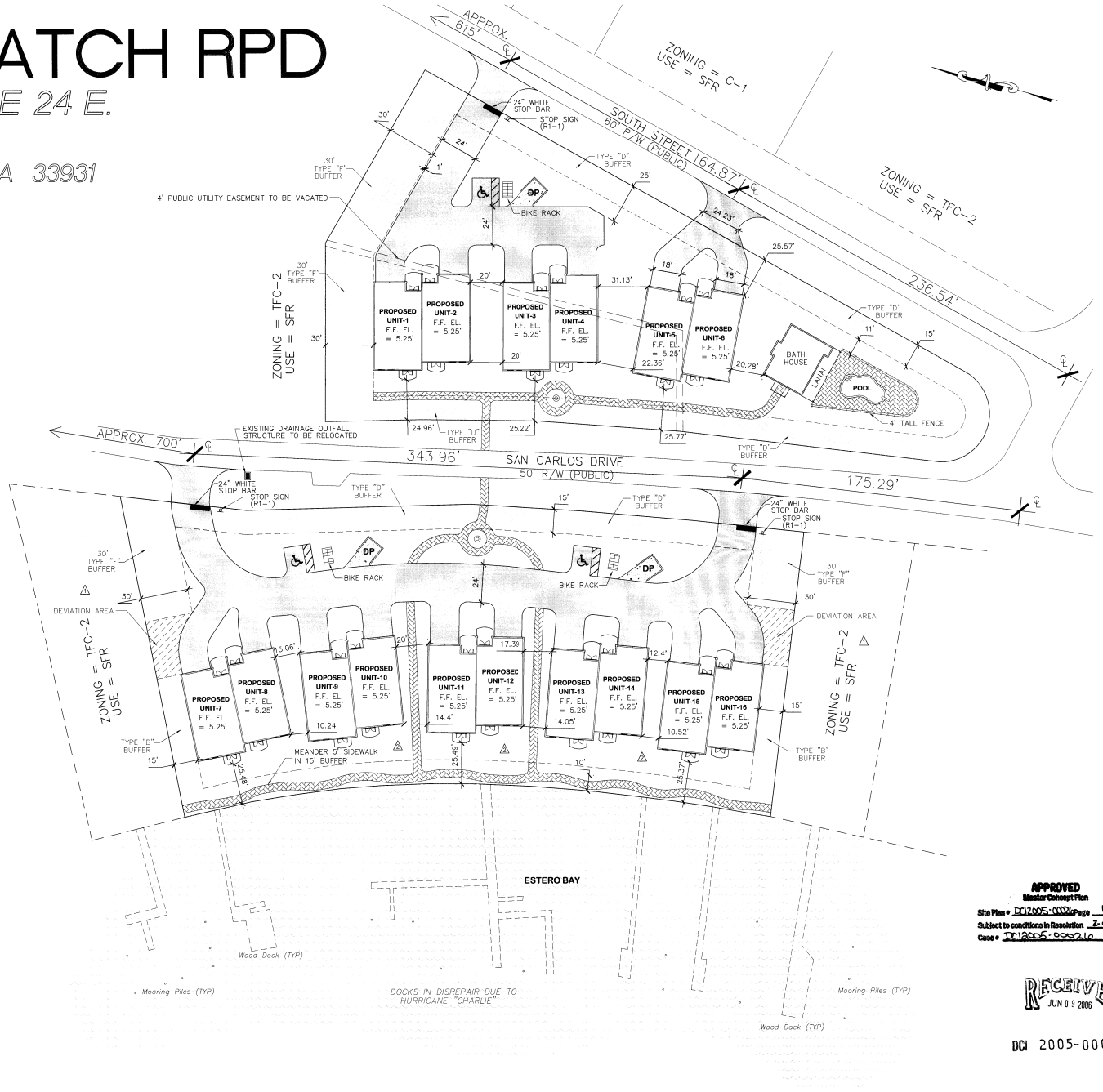
1. THE PROPOSED BUILDINGS ARE TWO HABITABLE STORIES ABOVE FLOOD ELEVATION WITH ALL BUILDINGS OF UNIFORM HEIGHT AND APPEARANCE. GROUND FLOOR AREAS WILL BE AIR CONDITIONED STORAGE, NON-HABITABLE. FIRST HABITABLE FLOOR ELEVATION WILL BE APPROXIMATELY 16.583 NVGD. STRUCTURE HEIGHT LIMITED TO 35' ABOVE MINIMUM FEMA BASE FLOOD ELEVATION, OR APPROXIMATELY 51' NVGD.
2. SCHEDULE OF DEVIATIONS: PLEASE SEE APPROVED RESOLUTION.
3. OPEN SPACE REQUIRED
   Site Area = 128,054 sf (Site Area) x 40% = 51,222 sf
   Open Space Provided = 67,167 sf

DEVIATIONS:
1
2

ENGINEER: Robert W. Case, P.E.
Land Investment Services, Inc.
2040 Clarke Avenue
Fort Myers, FL 33905
Tel: (239) 693-9244
Fax: (239) 693-9828

PLANNER: Patrick C. Hunt
8363 Caloosa Road
Fort Myers, FL 33912
Tel: (239) 267-5900
Fax: (239) 267-5933

OWNER: Hidden Harbor Inn, LC
819 San Carlos Dr
Fort Myers Beach, FL 33931



CERTIFICATION:
I, the undersigned, hereby certify that the map is correct, and shows to the best of my knowledge and belief all information required by the requirements of this Land Development Code.

APPROVED
ROBERT W. CASE
FLORIDA REG. NO. 46643
VALID ONLY WITH EMBOSSED SEAL

Land Investment Services, Inc.
An Interactive Development Corporation
2040 Clarke Avenue
Ft. Myers, Fla. 33905
Phone: (941)693-9244
facsimile: (941)693-9828

Construction Engineering Real Estate Surveying

APPROVED
Master Concept Plan
Site Plan # DCI2005-00026 Page 1 of 1
Subject to conditions in Resolution Z-05-100
Case # DCI2005-00026

RECEIVED
JUN 09 2006

DCI 2005-00026

HARBOR WATCH
Fort Myers Beach, Florida

MASTER CONCEPT PLAN #5

SCALE: 1"=30'
DATE: MAR 13, 2006
SHEET MCP05

HHD1



0 200 400 600 800

SCALE 1"= 200'

PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC.
2530 PALMETTO ST., CLEARWATER, FL 33765 (727) 442-1918
FOR THE DEPARTMENT OF REVENUE

FOR ASSESSMENT PURPOSES ONLY

N

S

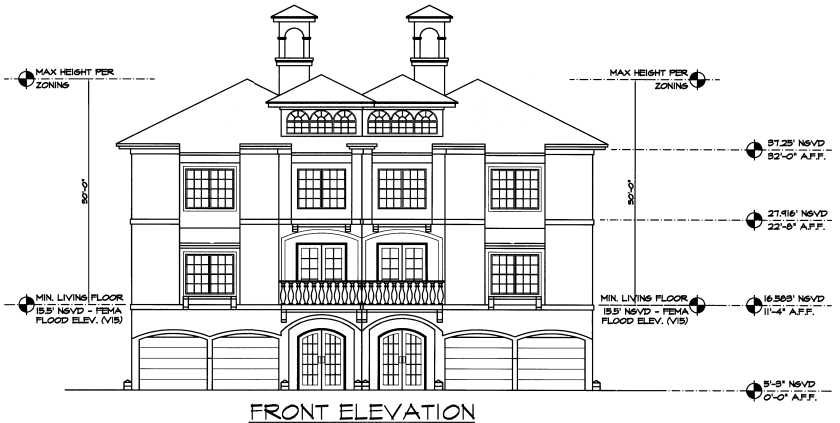
LEE COUNTY
FLORIDA

SCALE	1" 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	24	46S	23E	93D	

RECEIVED
MAY 3 - 2005
COMMUNITY DEVELOPMENT

DCI 2005-00026

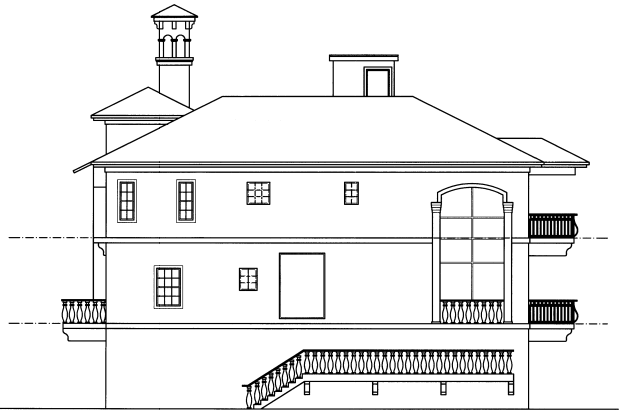
24•46•23



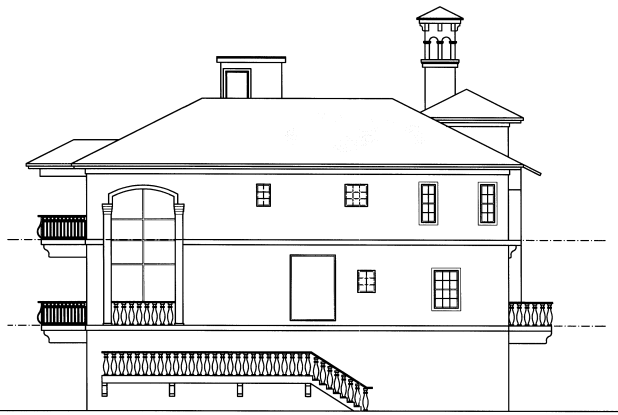
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

DCI 2005-00026

HH01-B

DAVID I. GRIST, AIA ARCHITECT, INC.
269 Richmond Ave. South, Lehigh Acres, Fl 33936
Tel. 941-369-8965 FL. Arch. Reg. No. AR 0015428

APPROVED

ROBERT W. CASE
FLORIDA P.E. #44843

Construction Engineering Real Estate Surveying
Land Investment Services, Inc.
An Innovative Development Corporation
2040 Clarke Avenue
Ft. Myers, Fla. 33905
Phone: (941)693-9244
facsimile: (941)693-9828

Harbor Watch BUILDING

EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"

DATE: JANUARY 14, 2005

SHEET A1

SURVEY PLAT

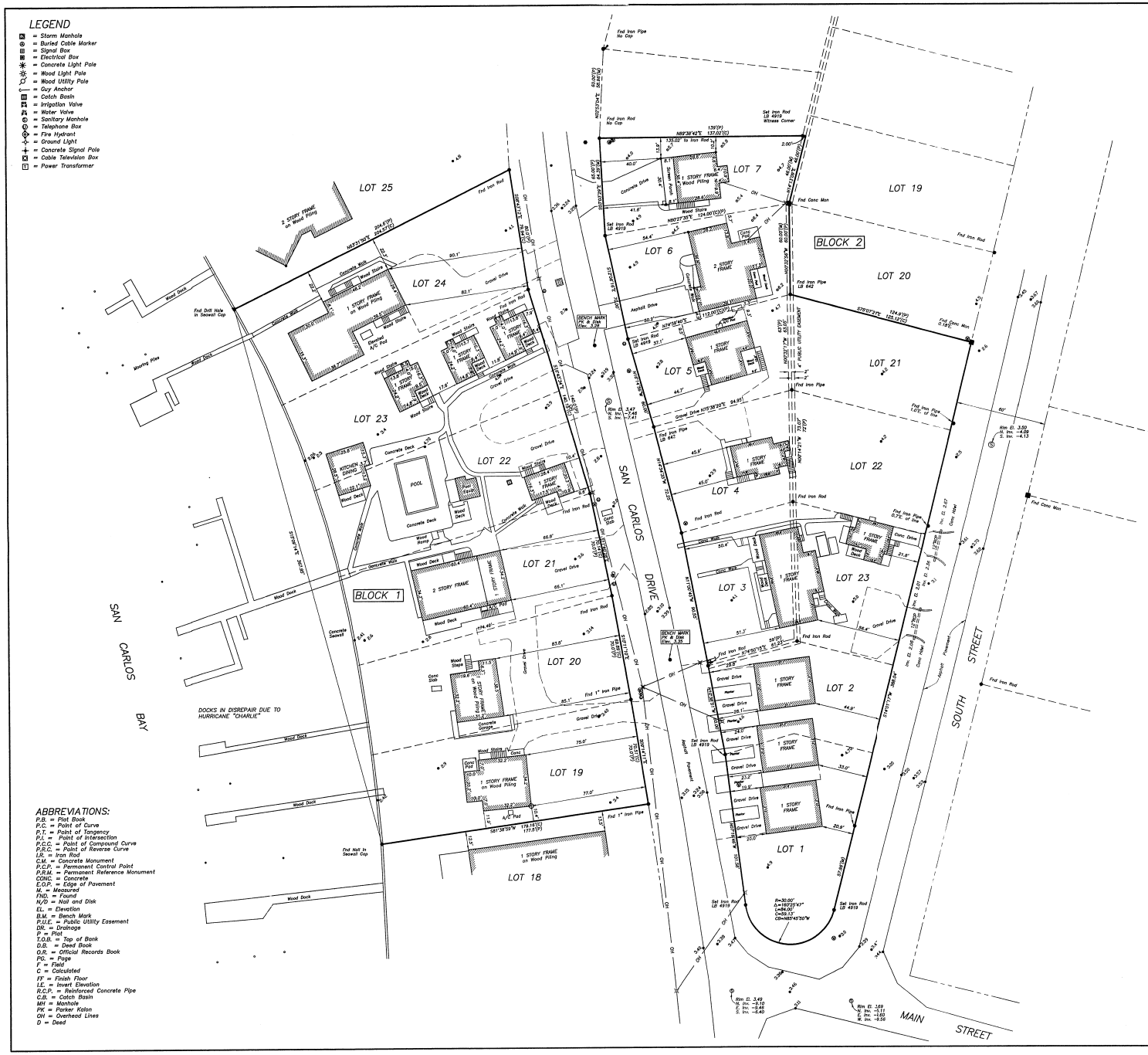
OF

A PARCEL OF LAND

LYING IN

SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST

LEE COUNTY, FLORIDA



DESCRIPTION:

Lots19 through 24, Block 1, and Lots 1 through 7 and 21 through 23, Block 2 of San Carlos on the Gulf as recorded in Plat Book 6 at Page 6, of the Public Records of Lee County, lying in Section 24, Township 46 South, Range 24 East, Lee County, Florida.

NOTES:

Survey based on plat of San Carlos on the Gulf (Plat Book 6, Page 6), previous surveys by this firm and field located monumentation.

Bearings based on assumed datum with the south line of Lot 19, Block 1 to bear N81°38'59"E.

Dimensions are in feet and decimal parts thereof.

Elevations are based on N.G.V.D. of 1929 and U.S.C.&G.S. Benchmark E-245.

Parcel subject to Easements, Restrictions, Reservations and Rights- of-Way (Recorded and Unrecorded, Written and Unwritten).

Parcel lies in Flood Zone V18, Base Flood Elevation of +15, +17 & +18, A10, Base Flood Elevation of +13 & + 14. This information taken from Flood Insurance Rate Map 125124 0429 D, effective date 9-20-96 (Index dated 5-05-03).

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 yellow cap bearing corporation No. LB4919.

Underground improvements, utilities and/or foundations were not located unless otherwise noted.

Wetlands, if any, were not located.

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.

Parcel contains 3.28 acres more or less.

The property is subject to any claim that any part of said land is owned by the state of florida by right of sovereignty, riparian rights and the title to filled-in lands, if any.

Date of last field work: 9-26-05.

Survey meets or exceeds the accuracy standards of an Urban Survey (1:15,000).

CERTIFIED TO:
Orion Bank and/or its assigns
Hidden Harbor Inn, LLC
Fidelity National Title Insurance
Richard W. Pringle, P.A.

*Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

BEAN, WHITAKER, LUTZ & KAREH, INC.

10-04-05

WILLIAM E. BEAN (FOR THE FIRM)
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3261

- This certification is only for the lands described hereon.
- It is not a certification of Title, Zoning, Setbacks, of Freedom of Encumbrances.
- This Survey was prepared without benefit of Abstract of Title and all matter of Title should be referred to an Attorney at Law.

DCI 2005-00026

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
C.M. = Concrete Monument
P.C.P. = Permanent Control Point
P.R.M. = Permanent Reference Monument
CONC. = Concrete
E.O.P. = Edge of Pavement
M. = Measured
FND. = Found
N/D = Nail and Disk
EL. = Elevation
B.M. = Bench Mark
P.U.E. = Public Utility Easement
DR. = Drainage
P = Plat
T.O.B. = Top of Bank
D.B. = Deed Book
O.R. = Official Records Book
PG. = Page
F = Field
C = Calculated
FF = Finish Floor
I.E. = Invert Elevation
R.C.P. = Reinforced Concrete Pipe
C.B. = Catch Basin
MH = Manhole
PK = Parker Kalon
OH = Overhead Lines
D = Deed

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

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

SR35873.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
9-26-05	35873	WBP	1"= 30'	1 OF 1	24-46-23

SURVEY PLAT

OF

A PARCEL OF LAND

LYING IN

SECTION 24, TOWNSHIP 46 SOUTH, RANGE 23 EAST

LEE COUNTY, FLORIDA

0' 30' 60' 90'



DESCRIPTION:

Lots19 through 24, Block 1, and Lots 1 through 5 and 21 through 23, Block 2 of San Carlos on the Gulf as recorded in Plat Book 6 at Page 6, of the Public Records of Lee County, lying in Section 24, Township 46 South, Range 23 East, Lee County, Florida.

NOTES:

Survey based on plat of San Carlos on the Gulf (Plat Book 6, Page 6), previous surveys by this firm and field located monumentation.

Bearings based on assumed datum with the south line of Lot 19, Block 1 to bear N81°38'39"E.

Dimensions are in feet and decimal parts thereof.

Elevations are based on N.G.V.D. of 1929 and U.S.C.&G.S. Benchmark E-245.

Parcel subject to Easements, Restrictions, Reservations and Rights- of-Way (Recorded and Unrecorded, Written and Unwritten).

Parcel lies in Flood Zone V18, Base Flood Elevation of +15, +17 & +18, A10, Base Flood Elevation of +13 & + 14. This information taken from Flood Insurance Rate Map 125124 0429 D, effective date 9-20-96 (Index dated 5-05-03).

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Underground improvements, utilities and/or foundations were not located unless otherwise noted.

Wetlands, if any, were not located.

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.

Parcel contains 2.94 acres more or less.

The property is subject to any claim that any part of said land is owned by the state of florida by right of sovereignty, riparian rights and the title to filled-in lands, if any.

Date of last field work: 11-05-04.

Survey meets or exceeds the accuracy standards of an Urban Survey (1:15,000).

Applicant's Survey Checked
By [signature] 6-1-05

*Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

BEAN, WHITAKER, LUTZ & KAREH, INC.

WILLIAM E. BEAN (FOR THE FIRM)
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3261

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P.R.M. = Permanent Reference Monument
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T.O.B. = Top of Bank
D.B. = Deed Book
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I.E. = Invert Elevation
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C.B. = Catch Basin
MH = Manhole
PK = Parker Kalon
OH = Overhead Lines
D = Deed

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

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

SR35873.DWG

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
11-05-04	35873	WBP	1"= 30'	1 OF 1	24-46-23

RECEIVED SEP 26 2005 PERMIT COUNTER

92005-5552 DCI