Post-it® eLabel 006 084 909

Maps for case #:

DCI 2006-00010

PLEASE SEE ATTACHED MASTER CONCEPT PLAN SUPPLEMENTAL INFORMATION FOR GENERAL NOTES AND GENERAL CONDITIONS.

1a = DEVIATION DESIGNATION
* FOR DEVIATION PLEASE SEE RESOLUTION.
M = MODEL HOME UNIT LOCATION
CT = CONSTRUCTION TRAILER LOCATION
RS = REAL ESTATE SALES LOCATION

PROJECT SUMMARY DATA:

PROPOSED USE: 207 MULTI-FAMILY RESIDENTIAL UNITS

SITE AREA: 75.1± Ac.

LAND USE CLASSIFICATION: OUTLYING SUBURBAN

EXISTING ZONING: AG-2

PROPOSED ZONING: RPD

WATER: LEE COUNTY UTILITIES

SEWER: LEE COUNTY UTILITIES

FIRE DISTRICT: FORT MYERS SHORES

FLOOD ZONE:
PER LEE COUNTY FLOOD ZONE MAP

PROPOSED LAND USE TABLE:

ESTIMATED LAKE AREA: 50± Ac.

ESTIMATED DEVELOPMENT AND R.O.W.: 23.5± Ac.

ESTIMATED PRESERVE AREA: 15.0± Ac.

TOTAL SITE AREA: 75.1± Ac.

REGULATORY OPEN SPACE TABLE:

SITE AREA: 75.1± Ac.

REQUIRED OPEN SPACE (40%): 30.0± Ac.

REQUIRED INDIGENOUS OPEN SPACE: 15.0± Ac.

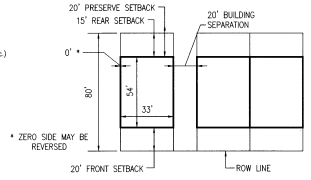
PROPOSED LAKE AREA OFFSET UP TO MAXIMUM 25% OF REQUIRED (5.0± Ac.)

LAKE AREA PROVIDED: 5.0± Ac.

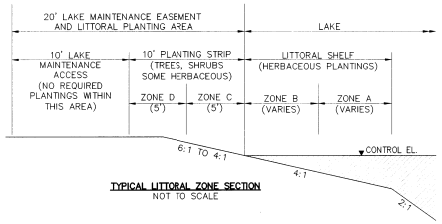
PROVIDED INDIGENOUS OPEN SPACE:
INDIGENOUS PRESERVE A: 7.3± ACRES
INDIGENOUS PRESERVE B: 2.1± ACRES
INDIGENOUS PRESERVE C: 0.8± ACRES
INDIGENOUS PRESERVE D: 3.1± ACRES
INDIGENOUS PRESERVE E: 1.7± ACRES

TOTAL PROVIDED INDIGENOUS OPEN SPACE = 15.0± ACRES

TOTAL PROVIDED OPEN SPACE = MINIMUM 15.0± ACRES



TYPICAL TOWNHOME LOT WITH SETBACKS
FOR ZERO LOT LINE
NOT TO SCALE



TYPICAL LITTORAL ZONE SECTION
NOT TO SCALE

LITTORAL ZONE PLANTING LIST:

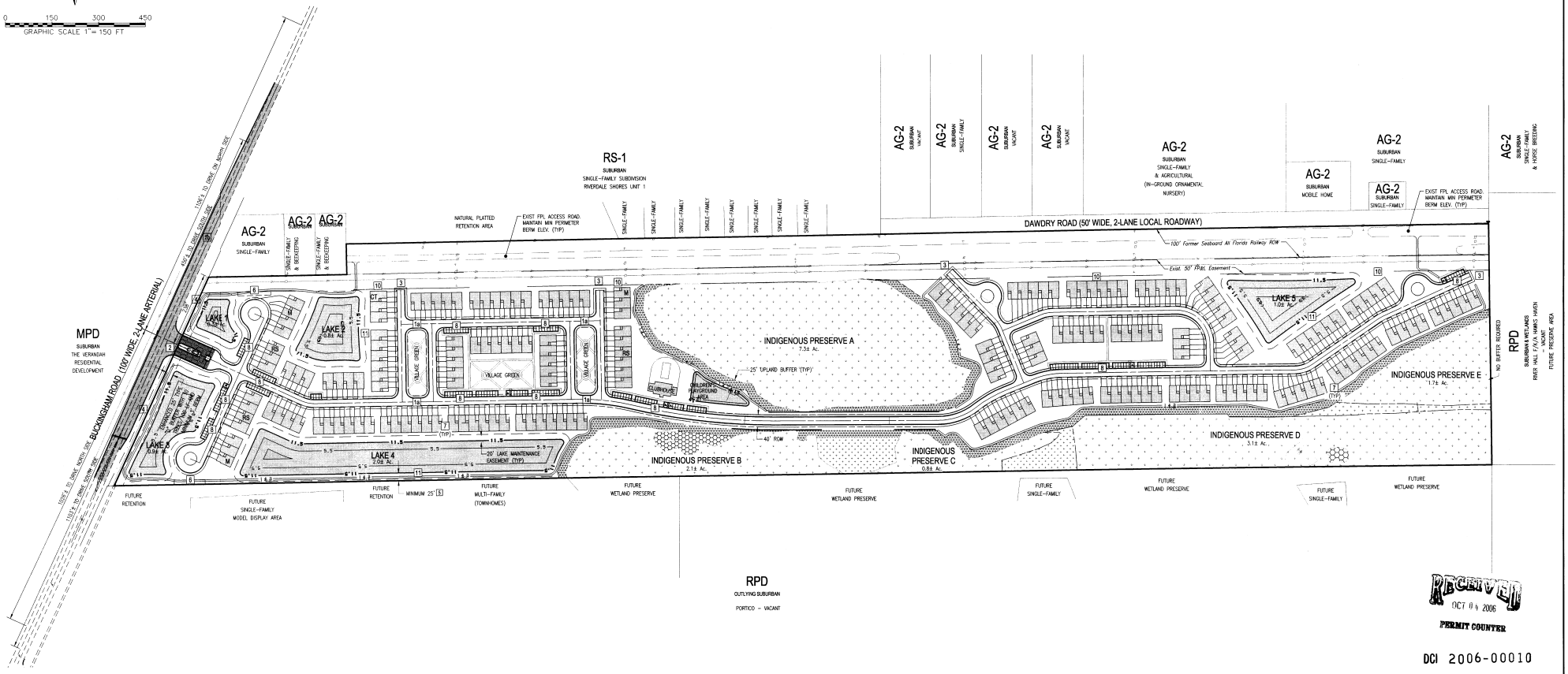
HERBACEOUS PLANTING LIST:

ZONE	COMMON NAME	SCIENTIFIC NAME	ZONE	COMMON NAME	SCIENTIFIC NAME
A	ARROWHEAD	*Sagittaria spp.*	A/B	SWAMP LILY	*Crinum americanum*
A	BLUE FLAG	*Iris spp.*	B	GOLDEN CANNA	*Canna flaccida*
A	BULRUSH	*Scirpus spp.*	B	WATER HYSSOP	*Bacopa monnieri*
A	LEATHER FERN	*Acrostichum danaeifolium*	C/D	CORDGRASS	*Spartina bakeri*
A	PICKEREL WEED	*Pontederia cordata*	C/D	DWARF FAKAHATCHEE	*Tripsacum floridana*
A/B	SPIDER LILY	*Hymenocallis sp.*	C/D	FAKAHATCHEE GRASS	*Tripsacum dactyloides*
A/B	SPIKERUSH	*Eleocharis interstincta*	C/D	SWAMP FERN	*Blechnum serrulatum*

TREES & SHRUB PLANTING LIST:

ZONE	COMMON NAME	SCIENTIFIC NAME	ZONE	COMMON NAME	SCIENTIFIC NAME
B/C	DAHOON HOLLY	*Ilex cassine*	C/D	COCOPLUM	*Chrysobalanus icaco*
B/C	LOBLOLLY BAY	*Gordonia lasianthus*	C/D	GREEN BUTTONWOOD	*Conocarpus erectus*
B/C	LAUREL OAK	*Quercus laurifolia*	C/D	SILVER BUTTONWOOD	*Conocarpus erectus*
B/C	RED MAPLE	*Acer rubrum*	C/D	WAX MYRTLE	*Myrica cerifera*
C	RED BAY	*Persea borbonia*	D	LIVE OAK	*Quercus virginiana*
C	WATER OAK	*Quercus nigra*	D	SLASH PINE	*Pinus elliottii var. densa*
C/D	CABBAGE PALM	*Sabal palmetto*			

0 150 300 450
GRAPHIC SCALE 1"= 150 FT



RECEIVED
OCT 04 2006
PERMIT COUNTER

DCI 2006-00010

PREPARED FOR:
BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FLORIDA 33334
PHONE: (954) 839-8000
FAX: (954) 839-8001

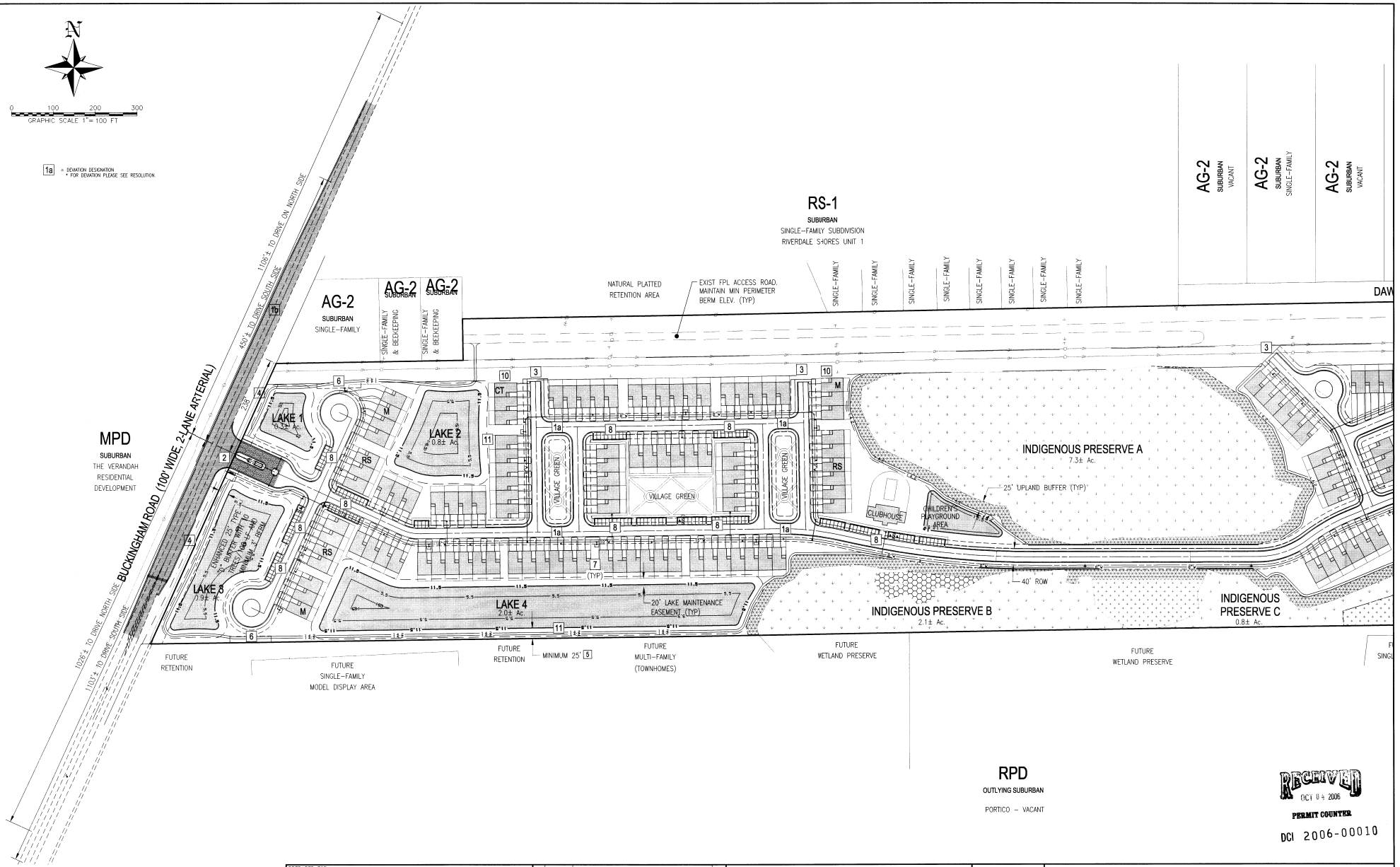
NO	DATE	REVISION DESCRIPTION	BY
2	9/26/06	REVISED LAYOUT	SCF
1	03/16/06	1ST SUFFICIENCY SUBMITTAL	SEH

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
JAN 2006	2096	_MCP3	SCF	SCF	SCM	1" = 150'	1	3	

EXHIBIT D-7-M.1



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OCT 04 2006
PERMIT COUNTER
DCI 2006-00010

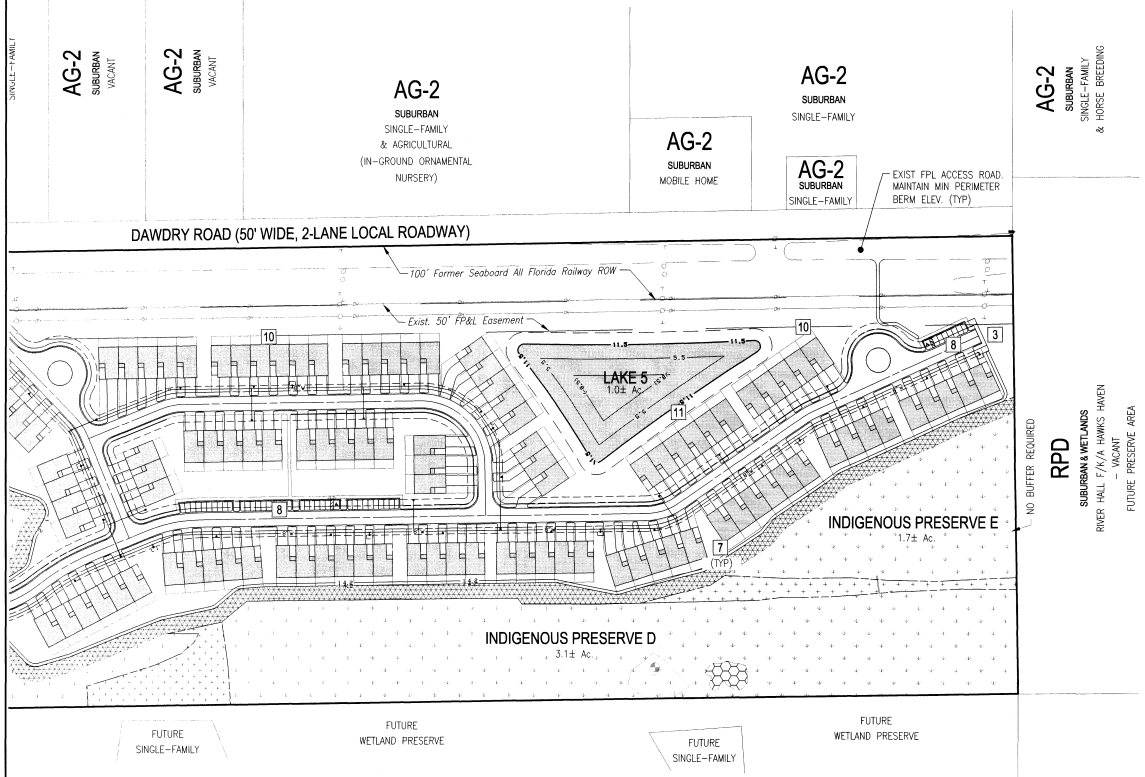
PREPARED FOR:
BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FLORIDA 33334
PHONE: (954) 839-8000
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NO.	DATE	REVISION DESCRIPTION	BY
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MASTER CONCEPT PLAN
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
OCT 2005	2096	_MSP3	SCF	SCF	SCM	1" = 100'	2	3	



N

0 100 200 300
GRAPHIC SCALE 1" = 100 FT

1a = DEVIATION DESIGNATION
* FOR DEVIATION PLEASE SEE RESOLUTION.

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OCT 04 2006
PERMIT COUNTER

DCI 2006-00010

PREPARED FOR:

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FT LAUDERDALE, FLORIDA 33334
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MASTER CONCEPT PLAN
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
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CT = CONSTRUCTION TRAILER LOCATION
RS = REAL ESTATE SALES LOCATION

REGULATORY OPEN SPACE TABLE:

SITE AREA: 75.1± Ac.

REQUIRED OPEN SPACE (40%): 30.0± Ac.

REQUIRED INDIGENOUS OPEN SPACE: 15.0± Ac.

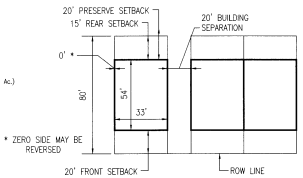
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LAKE AREA PROVIDED: 5.0± Ac.

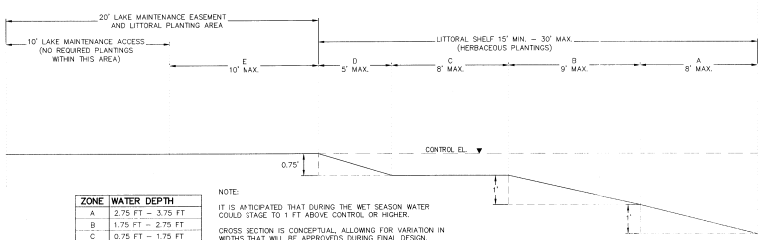
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TOTAL PROVIDED INDIGENOUS OPEN SPACE = 15.0± ACRES

TOTAL PROVIDED OPEN SPACE = MINIMUM 15.0± ACRES



TYPICAL TOWNHOME LOT WITH SETBACKS
FOR ZERO LOT LINE
NOT TO SCALE



ZONE	WATER DEPTH
A	2.75 FT – 3.75 FT
B	1.75 FT – 2.75 FT
C	0.75 FT – 1.75 FT
D	0.75 FT – 1.75 FT
E	0 FT – 1 FT

NOTE:
IT IS ANTICIPATED THAT DURING THE WET SEASON WATER COULD STAGE TO 1 FT ABOVE CONTROL OR HIGHER.

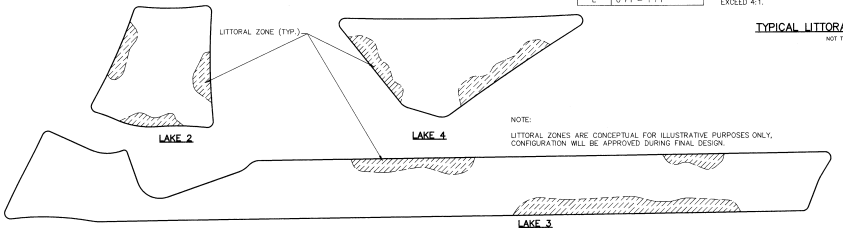
CROSS SECTION IS CONCEPTUAL, ALLOWING FOR VARIATION IN WIDTHS THAT WILL BE APPROVEDS DURING FINAL DESIGN.

SLOPES WILL VARY BASED ON FINAL DESIGN AND WILL NOT EXCEED 4:1.

TYPICAL LITTORAL ZONE SECTION
NOT TO SCALE

LITTORAL ZONE PLANTING LIST:

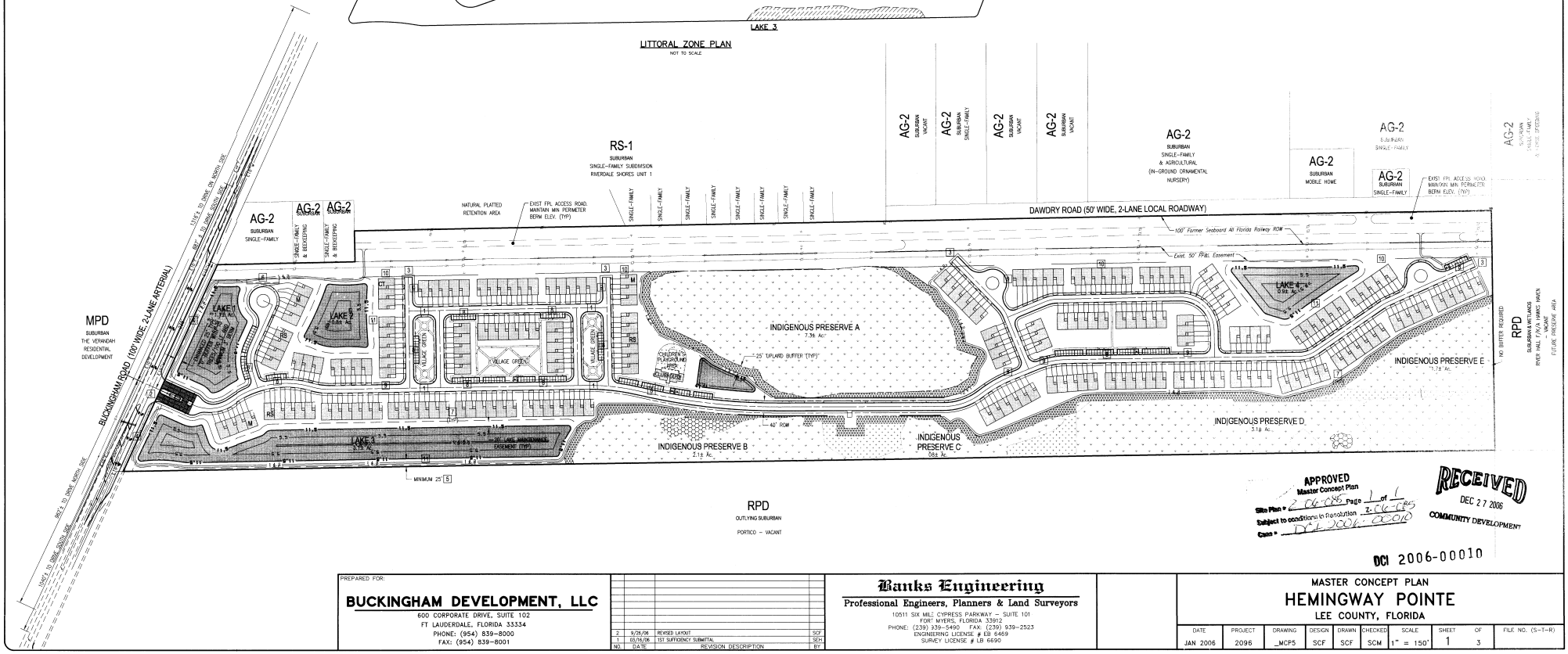
ZONE A	
WATER LILLIES	*NYMPHAE SPP.*
SPADDERDOCK	*NUPHAR LUTEUM*
ZONE B	
PICKERELWEED	*PONTEDERIA CORDATA*
SAW GRASS	*CLADIUM*
SPIKE RUSH	*ELECCHARIS INTERSTINCTA*
ARROW HEAD	*SAGITTARIA SPP.*
ALLIGATOR FLAG	*THALIA GENICULATA*
FLAT SEDGE	*CYPERUS ARTICULATUS*
BULRUSH	*SCIRPUS SPP.*
ZONE C	
RUSHES	*JUNCUS*
PICKERELWEED	*PONTEDERIA CORDATA*
ARROW HEAD	*SAGITTARIA SPP.*
ZONE D	
SWAMP LILY	*CRINUM AMERICANUM*
POP ASH	*FRAXINUS CAROLINIANA*
WATER HYSSOP	*BACOPA MONNIERI*
SPIDER LILY	*HYMENOCALLIS SPP.*
BLUE FLAG IRIS	*IRIS SPP.*
GOLDEN CANNA	*CANNA FLACCIDA*
SOFT RUSH	*JUNCUS EFFUSUS*
ZONE E	
WAX MYRTLE	*MYRICA CERIFERA*
CABBAGE PALM	*SABAL PALMETTO*
RED MAPLE	*ACER RUBRUM*
SWEET BAY	*LAURUS NOBILIS*
CYPRESS	*CHAMAECYPARIS*
LAUREL OAK	*QUERCUS LAURIFOLIA*
BUTTON BUSH	*CEPHALANTHUS OCCIDENTALIS*
CORD GRASS	*SPARTINA BAKERI*
FAKAHATCHEE GRASS	*TRIPSACUM DACTYLOIDES*



NOTE:
LITTORAL ZONES ARE CONCEPTUAL FOR ILLUSTRATIVE PURPOSES ONLY, CONFIGURATION WILL BE APPROVED DURING FINAL DESIGN.

LITTORAL ZONE PLAN
NOT TO SCALE





APPROVED
Master Concept Plan
Site Plan • 2-06-06 Page 1 of 1
Subject to conditions in Resolution Z-06-015
Case • DCI 2006-00010

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DEC 27 2006
COMMUNITY DEVELOPMENT

DCI 2006-00010

PREPARED FOR:
BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FLORIDA 33334
PHONE: (954) 839-8000
FAX: (954) 839-8001

NO.	DATE	REVISION DESCRIPTION	BY
2	9/26/06	REVISED LAYOUT	SCF
1	03/16/06	1ST SUFFICIENCY SUBMITTAL	SEH

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
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MASTER CONCEPT PLAN
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
JAN 2006	2096	_MCP5	SCF	SCF	SCM	1" = 150'	1	3	

PLEASE SEE ATTACHED MASTER CONCEPT PLAN SUPPLEMENTAL INFORMATION FOR GENERAL NOTES AND GENERAL CONDITIONS

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* FOR DEVIATION PLEASE SEE RESOLUTION.
M = MODEL HOME UNIT LOCATION
CT = CONSTRUCTION TRAILER LOCATION
RS = REAL ESTATE SALES LOCATION

PROJECT SUMMARY

PROPOSED USE: 225 MULTI-FAMILY RESIDENTIAL UNITS

SITE AREA: 75.1± Ac.

LAND USE CLASSIFICATION: OUTLYING SUBURBAN

EXISTING ZONING: AG-2

PROPOSED ZONING: RPD

WATER: LEE COUNTY UTILITIES

SEWER: LEE COUNTY UTILITIES

FIRE DISTRICT: FORT MYERS SHORES

FLOOD ZONE:
PER LEE COUNTY FLOOD ZONE MAP

PROPOSED LAND USE TABLE:

ESTIMATED LAKE AREA: 5.0± Ac.

ESTIMATED DEVELOPMENT AND R.O.W.: 23.5± Ac.

ESTIMATED PRESERVE AREA: 15.0± Ac.

TOTAL SITE AREA: 75.1± Ac.

REGULATORY OPEN SPACE TABLE:

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REQUIRED OPEN SPACE (40%): 30.0± Ac.

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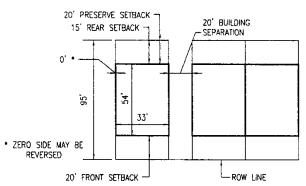
PROPOSED LAKE AREA OFFSET UP TO MAXIMUM 25% OF REQUIRED (5.0± Ac.)

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PROVIDED INDIGENOUS OPEN SPACE:
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TOTAL PROVIDED INDIGENOUS OPEN SPACE = 15.0± ACRES

TOTAL PROVIDED OPEN SPACE = MINIMUM 15.0± ACRES



TYPICAL TOWNHOME LOT WITH SETBACKS

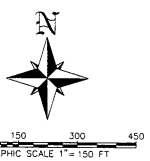
FOR ZERO LOT LINE
NOT TO SCALE

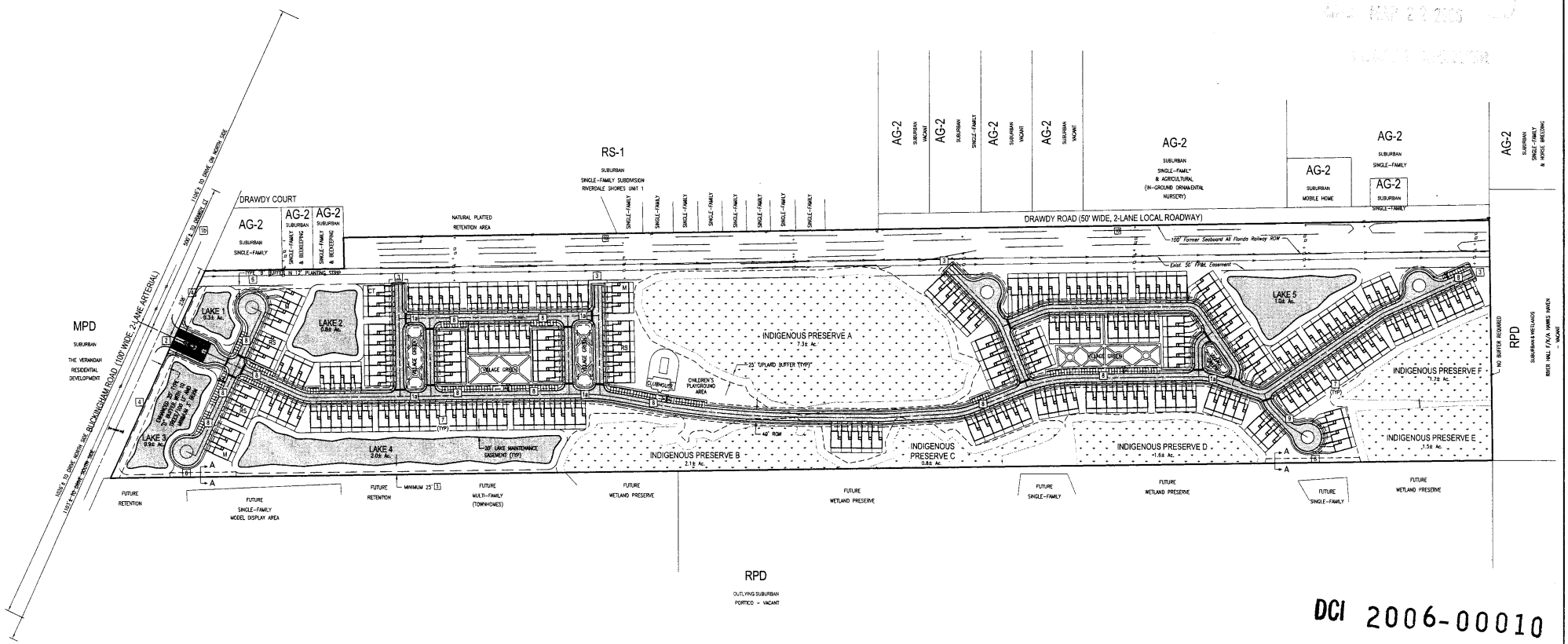


*HEDGE TO BE PLANTED IN DOUBLE STAGGERED ROWS MAINTAINED SO AS TO FORM A 36-INCH HIGH CONTINUOUS VISUAL SCREEN WITHIN ONE YEAR AFTER TIME OF PLANTING.

SECTION A-A
TYPICAL TYPE "B" BUFFER

NOT TO SCALE





DCI 2006-00010

EXHIBIT 6-J

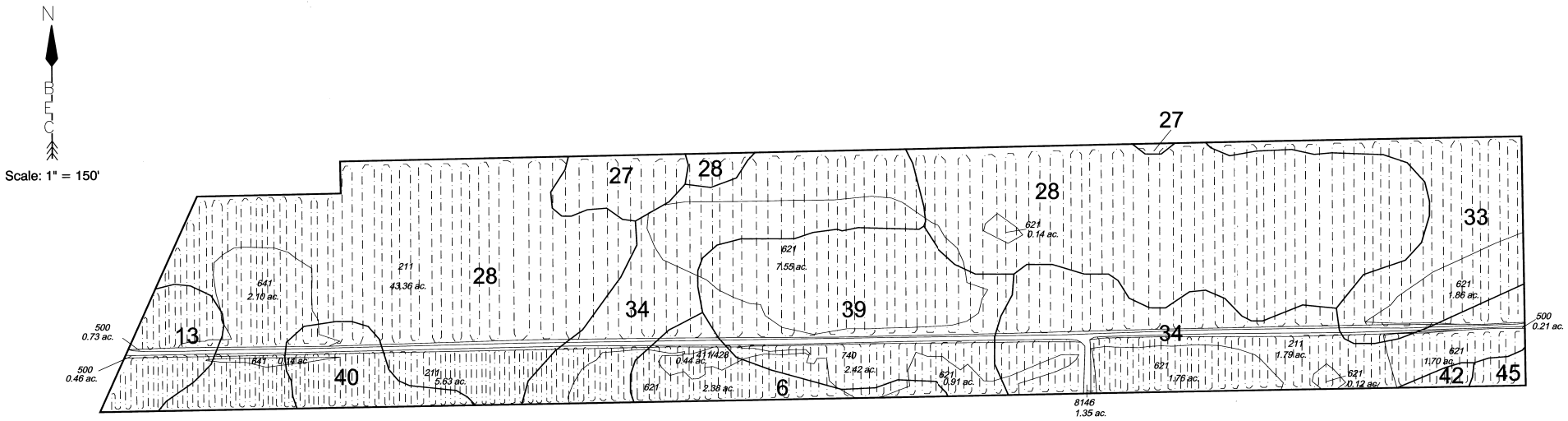
PREPARED FOR:
WATERMEN DEVELOPMENT GROUP
8045 NW 155TH STREET
MIAMI LAKES, FLORIDA 33016

NO.	DATE	REVISION DESCRIPTION	BY
1	03/15/06	1ST SUFFICIENCY SUBMITTAL	SEH

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 9469
SURVEY LICENSE # LB 5690

MASTER CONCEPT PLAN
HEMINGWAY POINTE
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
JAN 2006	2096	_MCP	SCF	SCF	SCM	1" = 150'	1	1	



PSS LEGEND

Approximate Transect Locations

**** Only protected species observed during the 11-1-05 inspection were protected wading birds***

FLUCCS LEGEND

CODE	DESCRIPTION	UPLAND ACREAGE	WETLANDS ACREAGE	OSW ACREAGE
211	Improved Pasture	50.78 ac.	--	--
411/428	Slash pine-Cabage Palm	0.44 ac.	--	--
500	Ditches	--	--	1.40 ac.
621	Cypress	--	16.42 ac.	--
641	Marsh	--	2.24 ac.	--
740	Disturbed Lands	2.42 ac.	--	--
8146	Dirt Roads	1.35 ac.	--	--
	Total	54.99 ac.	18.66 ac.	1.40 ac.
	Total site acreage:	75.05 ac.		

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FEB 08 2006
PERMIT COUNTER
DCI 2006-00010

SOILS LEGEND

CODE	SOIL SERIES	HYDRIC?*
6	Hallandale fine sand	No
13	Boca fine sand	Yes
27	Pompano fine sand depressional	Yes
28	Immokalee sand	No
33	Oldsmar sand	No
34	Malabar fine sand	Yes
39	Isles fine sand depressional	Yes
40	Anclote sand, depressional	Yes
42	Wabasso sand, limestone substratum	No
45	Copeland sandy loam depressional	Yes

* Based on the Hydric Soils of Florida Handbook 2000

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239) 418-0671

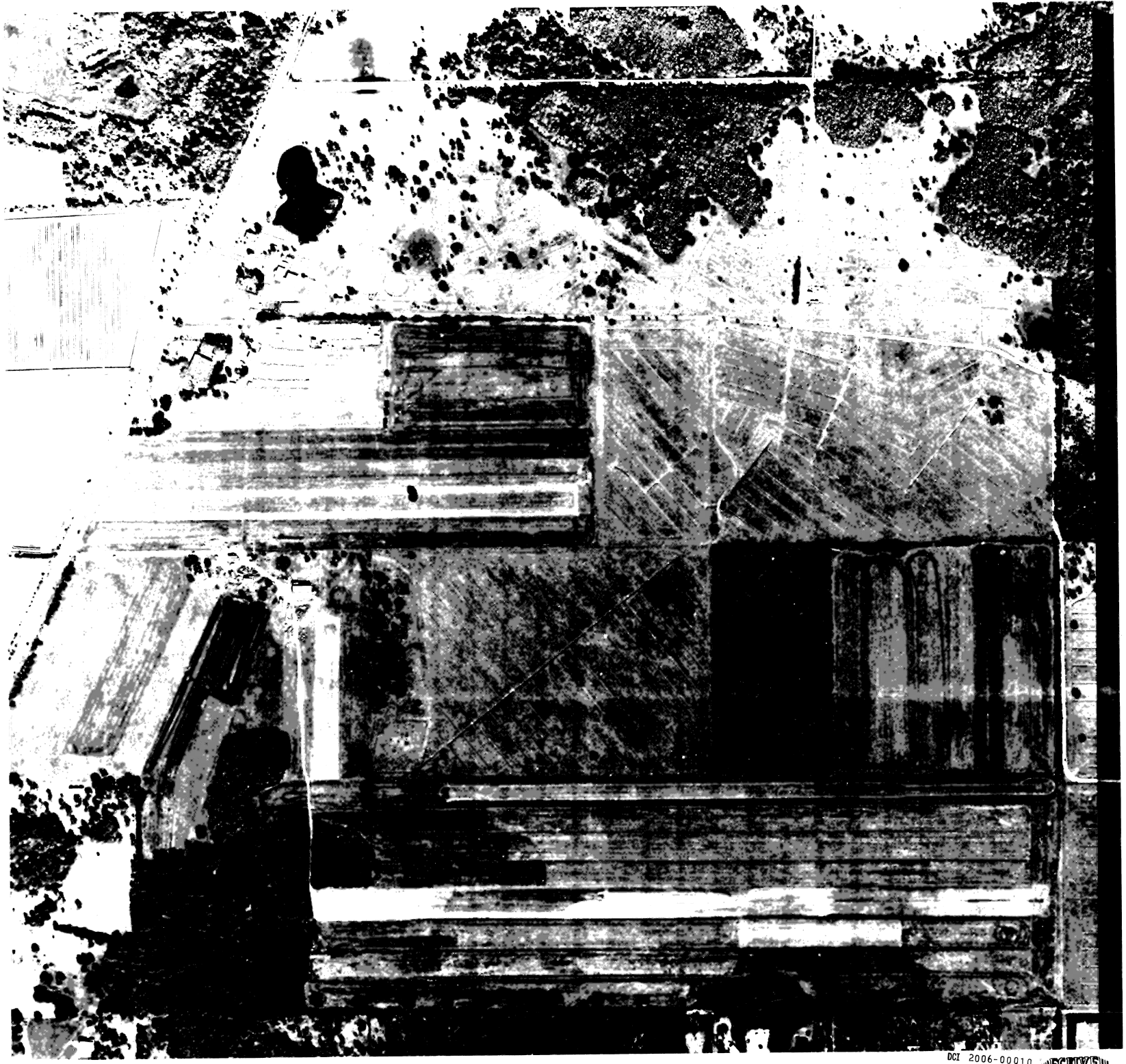
Drawn By:	Date:	Category
AML	11/2/2005	FLUCFCS
Job Number		Scale:
0.00025		1" = 150'
S/T/R		County
28/43S/26E		Lee

HEMMINGWAY POINTE
ZONING MAP
FLUCCS, PSS, & SOIL MAP

Revisions	Date:	Page
		Exhibit

EXHIBITS 6-E, 6-F & 6-Q

X:\BECK-L Projects\Kraisgrun 77(9999)\Zoning\zoning map.dwg Tab: Model Dec 06, 2005 - 3:04pm Plotted by: alicia



DCI 2006-00010

0 200 400 600 800

SCALE 1"= 200'

PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC.
2928 PALM BLVD ST. CLEARWATER, FL 33765 (727) 442-1918
FOR FED. DEPARTMENT OF REVENUE

FOR ASSESSMENT PURPOSES ONLY

LEE COUNTY
FLORIDA

SCALE	1"= 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	33	43S	26E	199C	

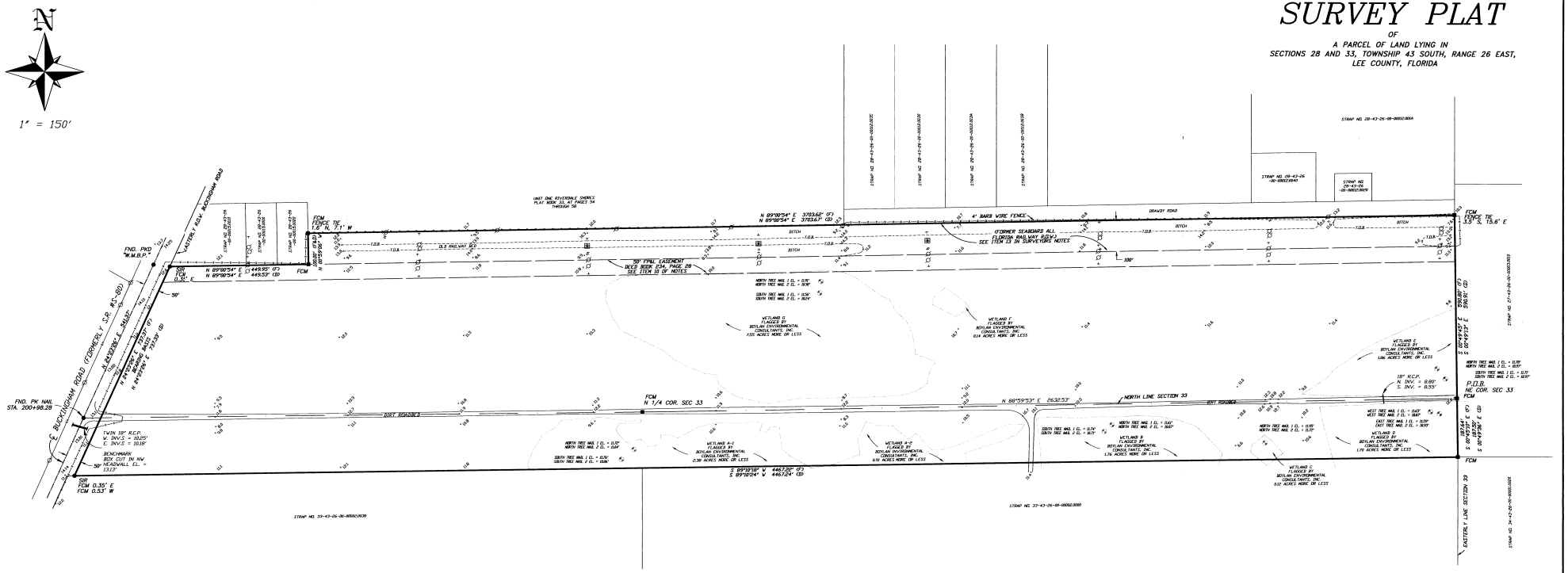
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FEB 08 2006
PERMIT COUNTER

EXHIBIT 6-D

SURVEY PLAT

OF

A PARCEL OF LAND LYING IN
SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND 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.

BOUNDARY SURVEY BASED ON THE FOLLOWING:

(1) DESCRIPTION (EXHIBIT "A"): AS REFERENCED IN SCHEDULE A OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 03100305.

(2) EXISTING FIELD MONUMENTATION.

(3) THE SUBDIVISION PLAT OF UNIT ONE RIVERDALE SHORES AS RECORDED IN PLAT BOOK 33, AT PAGES 54 THROUGH 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

(4) THE LEE COUNTY DEPARTMENT OF TRANSPORTATION BUCKINGHAM ROAD RIGHT OF WAY MAP DATED OCTOBER 1995.

(5) THE BOUNDARY SURVEY PREPARED BY JOHNSON ENGINEERING, PROJECT NUMBER 20012853, DATED SEPTEMBER 18, 2001.

THE FOLLOWING SURVEY RELATED MATTERS REFERRED TO IN SCHEDULE B-II, OF THE AFOREMENTIONED FUND COMMITMENT.

ITEM 10. FLORIDA POWER & LIGHT RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 234, PAGE 28, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ITEM 11. TEMPORARY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4129, PAGE 2250, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE TEMPORARY EASEMENTS SHALL TERMINATE UPON THE EARLIER OF THE DATE UPON WHICH HUNTER CONVEYS TITLE TO THE HUNTER PROPERTY TO A THIRD PARTY OR SEPTEMBER 30, 2004.

ITEM 13. TERMS, PROVISIONS, AND CONDITIONS FOR FLORIDA POWER & LIGHT COMPANY TO INSTALL FACILITIES IN THAT PORTION OF UNUSED RIGHT-OF-WAY OF SEABOARD ALL FLORIDA RAILWAY RECORDED IN DEED BOOK 230, PAGE 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ASSUMED NORTH BASED ON THE EASTERLY LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #5-80, AS BEARING N 24°23'26" E.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, PER FLOOD INSURANCE RATE MAP 125124 0250 B, EFFECTIVE SEPTEMBER 19, 1984, THE PARCEL LIES IN ZONE B.

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

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 75.05 ACRES MORE OR LESS.

DATE OF LAST FIELD WORK: 04-08-2005.

LEGEND:

℄	INDICATES CENTER LINE
COR.	INDICATES CORNER
(D)	INDICATES DEED
EL.	INDICATES ELEVATION
(F)	INDICATES FIELD
FCM	INDICATES FOUND 4" SQUARE CONCRETE MONUMENT
FND.	INDICATES FOUND
LB	INDICATES LICENSED BUSINESS
OH	INDICATES OVER HEAD WIRE
R.C.P.	INDICATES REINFORCED CONCRETE PIPE
PKD	INDICATES PK NAIL AND DISC
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
SEC	INDICATES SECTION
SIR	INDICATES SET 5/8" IRON ROD "BANKS ENG. LB6690"
STA.	INDICATES STATION
T.O.B.	INDICATES TOP OF BANK
—x—x—	INDICATES BARBED WIRE FENCE
+	INDICATES GUY WIRE
⊞	INDICATES 3'X3' CONCRETE POWER POLE
○	INDICATES 2' DIAMETER WOOD POWER POLE
⁂	INDICATES WET SEASON WATER TABLE MARKS

LEGAL DESCRIPTION

(EXHIBIT "A"): COMMITMENT NUMBER 03100305

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; SAID TRACT OR PARCEL IS FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE RUN S 00°49'36" E, ALONG THE EAST LINE OF SAID SECTION 33, FOR 187.50 FEET; THENCE RUN S 89°10'24" W, AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 33, FOR 4,467.24 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #5-80; THENCE RUN N 24°24'46" E ALONG A LINE WHICH IS PARALLEL TO AND 50.00FEET EAST OF THE CENTER LINE OF BUCKINGHAM ROAD FOR 737.33 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE FORMER SEABOARD ALL FLORIDA RAILWAY R.O.W.; THENCE RUN N 89°00'54" E, ALONG SAID SOUTH R.O.W., FOR 449.53 FEET, MORE OR LESS, TO A CONCRETE MONUMENT BEING THE SOUTHEAST CORNER OF PARCEL AS RECORDED IN DEED BOOK 233, PAGE 481, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°59'06" W, FOR 100.00 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SAID FORMER SEABOARD ALL FLORIDA RAILWAY R.O.W.; THENCE RUN N 89°00'54" E, ALONG SAID NORTH LINE OF R.O.W. FOR 3,703.67 FEET, MORE OR LESS, TO A CONCRETE MONUMENT ON THE EAST LINE OF SAID SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST, THENCE RUN S 00°49'13" E, ALONG SAID EAST LINE OF SECTION 28 FOR 590.91 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTION 28 AND THE P.O.B.

RECEIVED
FEB 08 2006
PERMIT COUNTER
DCI 2006-00010

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: 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Robert T. Tad Simpson

ROBERT TAD SIMPSON
FLORIDA CERTIFICATION NO. LS5559
DATE SIGNED: 01-02-06

- 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.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE OR ANY TITLE COMMITMENT(S), WITH THE EXCEPTION OF THAT CERTAIN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 03100305, 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.

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

BOUNDARY AND TOPOGRAPHIC SURVEY
BUCKINGHAM ROAD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04/08/05	2096	2096_SP	RTS	RTS	1" = 150'	1	1	28+33-43-26

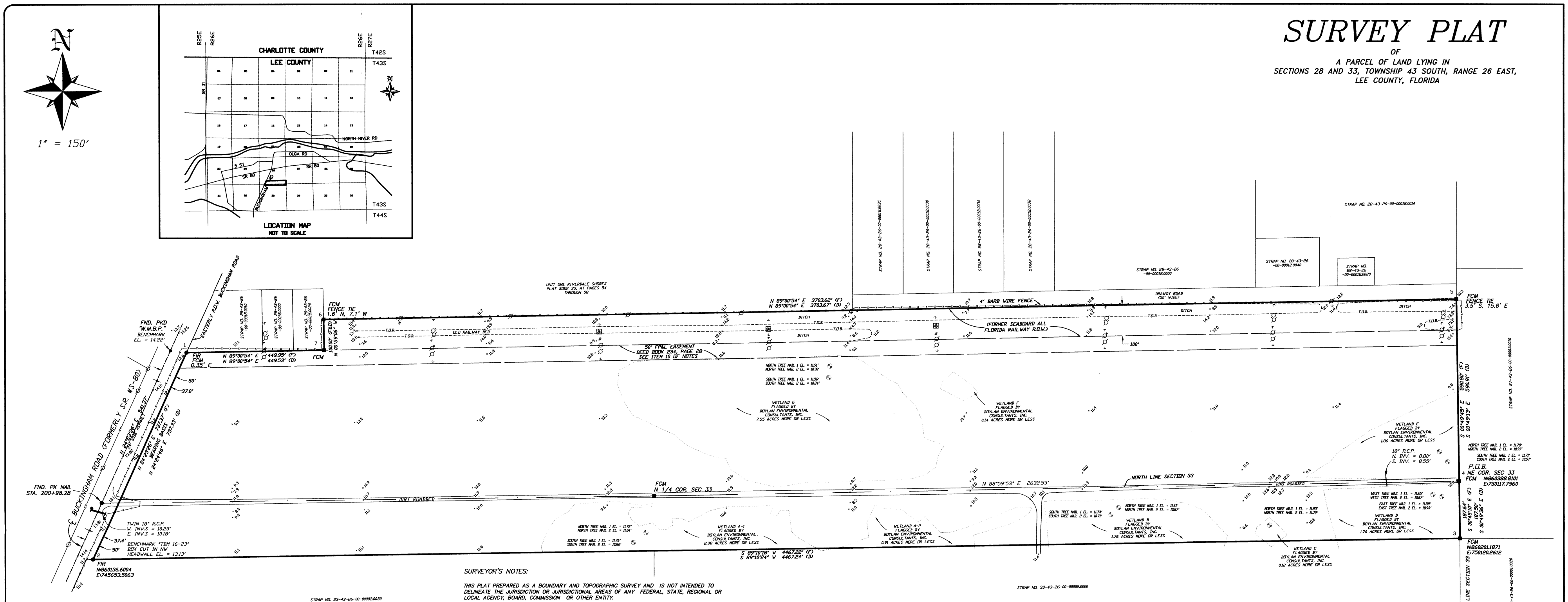
EXHIBITS
PH-3.D.3 & 6-A

S:\Lotus\2DOC\2096\Survey\BUCKINGHAM\2096_SP.dwg, 1/3/2006 8:43:28 AM, Tad Simpson

EXHIBITS
PH-3.D.3 & 6-A

SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND 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.

BOUNDARY SURVEY BASED ON THE FOLLOWING:

(1) DESCRIPTION: AS REFERENCED IN "SCHEDULE A CONTINUED" OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, AGENT FILE NO. 2086-67, DATED JUNE 17, 2005 AT 8:00 A.M.

(2) EXISTING FIELD MONUMENTATION.

(3) THE SUBDIVISION PLAT OF UNIT ONE RIVERDALE SHORES AS RECORDED IN PLAT BOOK 33, AT PAGES 54 THROUGH 58, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

(4) THE LEE COUNTY DEPARTMENT OF TRANSPORTATION BUCKINGHAM ROAD RIGHT OF WAY MAP DATED OCTOBER 1995.

(5) THE BOUNDARY SURVEY PREPARED BY JOHNSON ENGINEERING, PROJECT NUMBER 20012853, DATED SEPTEMBER 18, 2001.

THE FOLLOWING SURVEY RELATED MATTERS REFERRED TO IN SCHEDULE B-II, OF THE AFOREMENTIONED COMMITMENT.

ITEM 9. 100 FOOT WIDE ROADWAY EASEMENT RECORDED IN DEED BOOK 278, PAGE 236, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TERMINATED IN OFFICIAL RECORDS BOOK 4108 AT PAGE 3313.

ITEM 10. FLORIDA POWER & LIGHT RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 234, PAGE 26, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DOES NOT CROSS THE PARCEL. FLORIDA POWER & LIGHT RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 234, PAGE 28, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, DOES AFFECT THE PARCEL AND IS SHOWN ON THE FACE OF THE SURVEY.

ITEM 11. ROADWAY EASEMENTS REFERENCED IN OFFICIAL RECORDS BOOK 1468, PAGE 1179, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEING A 20 FOOT EASEMENT RECORDED IN DEED BOOK 39, PAGE 299 AND A 100 FOOT WIDE ROADWAY EASEMENT RECORDED IN DEED BOOK 278, PAGE 236, (SEE ITEM 9) ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TERMINATED IN OFFICIAL RECORDS BOOK 4108 AT PAGE 3313.

ITEM 12. ROADWAY EASEMENTS REFERENCED IN OFFICIAL RECORDS BOOK 3535, PAGE 380, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. BEING A 20 FOOT EASEMENT RECORDED IN DEED BOOK 39, PAGE 299 (SEE ITEM 11), A 100 FOOT WIDE EASEMENT RECORDED IN DEED BOOK 278, PAGE 236, (SEE ITEMS 9 AND 11), AND A 60 FOOT EASEMENT, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. TERMINATED IN OFFICIAL RECORDS BOOK 4108 AT PAGE 3313.

ASSUMED NORTH BASED ON THE EASTERLY LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #S-80, AS BEARING N 24°23'26" E.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND LEE COUNTY BENCHMARK TBM 16-23, ELEVATION = 13.13, SHOWN ON SURVEY.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS. PER FLOOD INSURANCE RATE MAP 125124 0250 B, EFFECTIVE SEPTEMBER 19, 1984, THE PARCEL LIES IN ZONE B.

NO SETBACK RESTRICTIONS WERE SUPPLIED TO THIS SURVEYOR.

THE PROPERTY IS CONTIGUOUS TO, AND HAS ACCESS TO AND FROM BUCKINGHAM ROAD, A PUBLIC ROADWAY.

PARCEL CONTAINS 75.05 ACRES MORE OR LESS.

DATE OF LAST FIELD WORK: 01-03-2006.

LEGEND:

ACSM	INDICATES AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA	INDICATES AMERICAN LAND TITLE ASSOCIATION
℄	INDICATES CENTER LINE
COR.	INDICATES CORNER
(D)	INDICATES DEED
EL.	INDICATES ELEVATION
(F)	INDICATES FIELD
FCM	INDICATES FOUND 4" SQUARE CONCRETE MONUMENT
FIR	INDICATES FOUND 5/8" IRON ROD "BANKS ENG. LB6690"
FND.	INDICATES FOUND
LB	INDICATES LICENSED BUSINESS
NSPS	INDICATES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS,INC.
OH	INDICATES OVER HEAD WIRE
R.C.P.	INDICATES REINFORCED CONCRETE PIPE
PKD	INDICATES PK NAIL AND DISC
P.O.B.	INDICATES POINT OF BEGINNING
R.O.W.	INDICATES RIGHT-OF-WAY
SEC	INDICATES SECTION
STA.	INDICATES STATION
T.O.B.	INDICATES TOP OF BANK
—x—x—	INDICATES BARBED WIRE FENCE
←	INDICATES GUY WIRE
⊠	INDICATES 2'X2' CONCRETE POWER POLE
⌀	INDICATES 2' DIAMETER WOOD POWER POLE
◈	INDICATES WET SEASON WATER TABLE MARKS
N860136.6004 E745653.5063	INDICATES STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT)

LEGAL DESCRIPTION

(EXHIBIT "A"): COMMITMENT NUMBER 03100305

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; SAID TRACT OR PARCEL IS FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE RUN S 00°49'36" E, ALONG THE EAST LINE OF SAID SECTION 33, FOR 187.50 FEET; THENCE RUN S 89°10'24" W, AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 33, FOR 4,467.24 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #S-80; THENCE RUN N 24°24'46" E ALONG A LINE WHICH IS PARALLEL TO AND 50.00 FEET EAST OF THE CENTER LINE OF BUCKINGHAM ROAD FOR 737.33 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE FORMER SEABOARD ALL FLORIDA RAILWAY RIGHT-OF-WAY; THENCE RUN N 89°00'54" E, ALONG SAID SOUTH LINE OF RIGHT-OF-WAY, FOR 449.53 FEET, MORE OR LESS, TO A CONCRETE MONUMENT BEING THE SOUTHEAST CORNER OF PARCEL AS RECORDED IN DEED BOOK 233, PAGE 481, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°59'06" W, FOR 100.00 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SAID FORMER SEABOARD ALL FLORIDA RAILWAY RIGHT-OF-WAY; THENCE RUN N 89°00'54" E, ALONG SAID NORTH LINE OF RIGHT-OF-WAY FOR 3,703.67 FEET, MORE OR LESS, TO A CONCRETE MONUMENT ON THE EAST LINE OF SAID SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST, THENCE RUN S 00°49'13" E, ALONG SAID EAST LINE OF SECTION 28 FOR 590.91 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTION 28 AND THE POINT OF BEGINNING.

Applicant's Survey Checked
By Lsm 4/00/2006

TO CROSSWINDS AT BUCKINGHAM GARDENS, LLC, COMERICA BANK, RESIDENTIAL FUNDING CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, AND BLAXBERG, GRAYSON, KUKOFF & SEGAL, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10, 11(a) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 03-16-2006

ROBERT TAD SIMPSON, FLORIDA REGISTRATION NO. 5559

DCI 2006-00010

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: 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT TAD SIMPSON
FLORIDA CERTIFICATION NO. LS5559
DATE SIGNED: 03-16-06

- 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.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE OR ANY TITLE COMMITMENT(S), WITH THE EXCEPTION OF THAT CERTAIN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT FILE NUMBER 2086-67, DATED JUNE 17,2005, 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.

NO.	DATE	REVISION DESCRIPTION	BY
4	03-14-06	ADD STATE PLANE COORDINATES	RTS
3	02-14-06	CORRECT DEED BEARING ALONG ROAD	RTS
2	01-12-06	REMOVED EASEMENTS IN SURVEYORS NOTES ITEMS 9,11 &12	RTS
1	01-10-06	CORRECT DEED BEARING ALONG ROAD	RTS

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

"ALTA/ACSM LAND TITLE SURVEY"
BUCKINGHAM ROAD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12/20/05	2096	2096_ALTA	RTS	RTS	1" = 150'	1	1	28+33-43-26