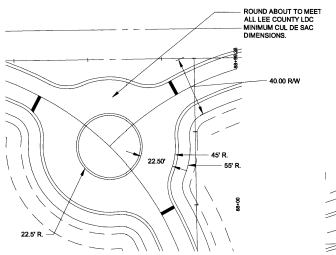
Post-it® eLabel 005 725 351

Maps for

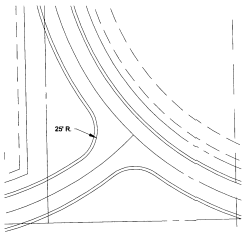
Case #:

DC12003-00049



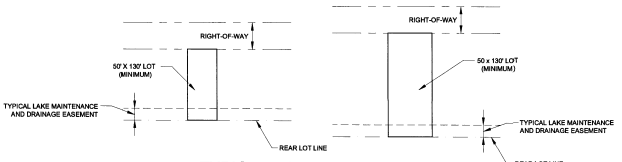
ALTERNATE INTERSECTION

N.T.S.



TYPICAL INTERSECTION

N.T.S.



TYPICAL LOT CONFIGURATION

N.T.S.

The Winkler Preserve Project Summary

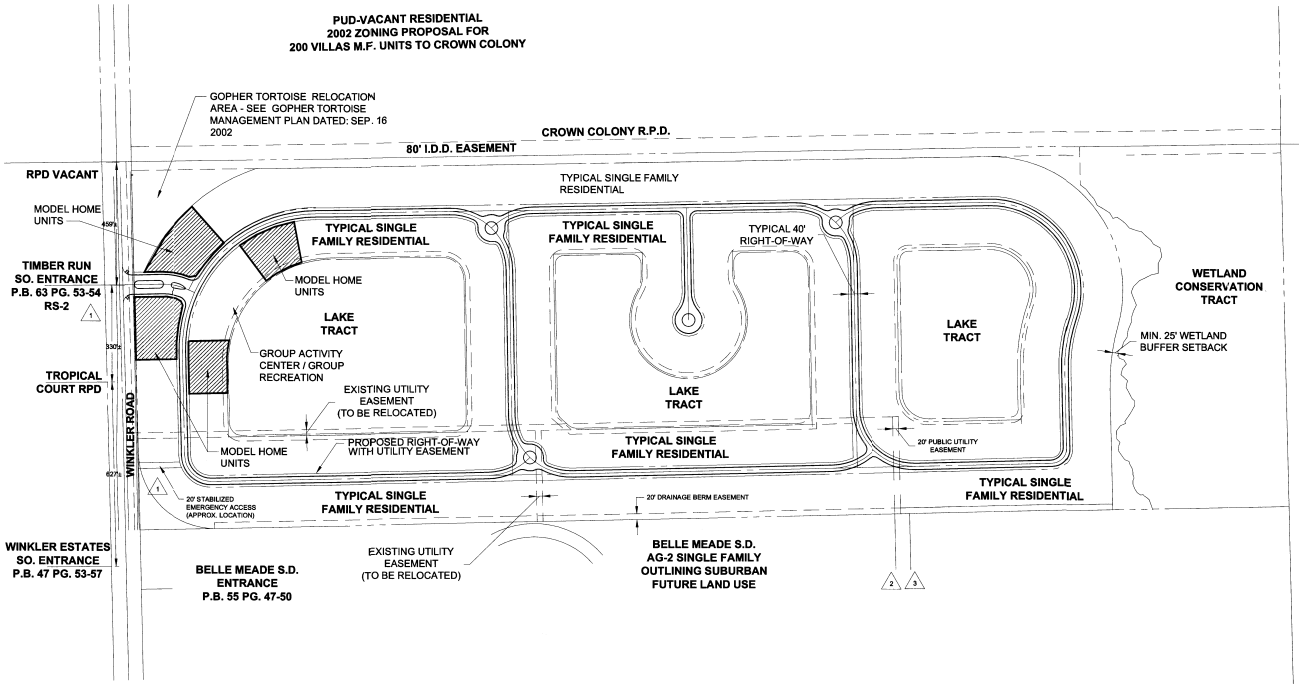
Future Land Use	Outlying Suburban
Existing Zoning/Requested Zoning	AG-2 to RPD
Development Program	Large Lot Single Family Subdivision
Residential Units	Up to 282 D.U. in compliance with condition 5 (Z-03-064)
Gross Residential Density	2.57 DU's/acre
Fire District	Iona McGregor Fire District
Water & Sanitary Sewer Utilities	Lee County Utilities
Minimum Regulatory Open Space	N/A - All Lots Min. 6,500 sq. ft. or greater
Minimum Regulatory Native Open Space	N/A - 15.5 ac. East Site Tidal & Tidal Mangrove Wetland

Project Notes and General Conditions

1. The plans' final layout, parking and circulation areas, surface water management system, and other functional elements will be substantially consistent with the zoning Master Concept Plan. The Master Concept Plan Preliminary Plat Plan depicts the project's general single family home site parcel configuration and as such, is for conceptual review and zoning purposes only. The final Plat Plan will be determined at the projects Development Order stage.
2. Project parking and circulation will conform with LDC 34-2013 - 2020. Required parking for Private On-site Group Recreation facilities at one space per 300 sq. ft.
3. The project's surface water management system will comply and be maintained in accordance with all relevant local, state and federal rules and regulations.
4. The existing utility easement and waterline will be relocated adjacent to the proposed right-of-ways and easements that will connect watermain to Belle Meade Subdivision. The waterline will be relocated during construction and easements will be relocated and dedicated with the plat for Winkler Preserve.
5. Phase one may consist of roads, utilities and the storm water management system for any identified tracts.

STUART AND ASSOCIATES
Planning & Design Services
2180 West First Street, Suite #503
FT. MYERS, FLA. 33901
PH:(941)337-7176
FAX:(941)337-2496
EMAIL: Designer@Cyberstreet.com

PUD-VACANT RESIDENTIAL
2002 ZONING PROPOSAL FOR
200 VILLAS M.F. UNITS TO CROWN COLONY



LEGEND

△ # DEVIATION LOCATION (SEE RESOLUTION)

APPROVED
Master Concept Plan
Site Plan # 03-064 Page 1 of 1
Subject to conditions in Resolution Z-03-064
Case # DCI 2003-00049

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MAR 15 2004
PERMIT COUNTER
DCI 2003-00049

NORTH

0 100 200 400
SCALE IN FEET

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
6150 DIAMOND CENTER COURT
BUILDING 1300
FORT MYERS, FLORIDA 33912
PHONE (239) 489-4066
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

WINKLER PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

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PLOT BY	TODD VANA
DESIGN BY	JENNIFER PARKER
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XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

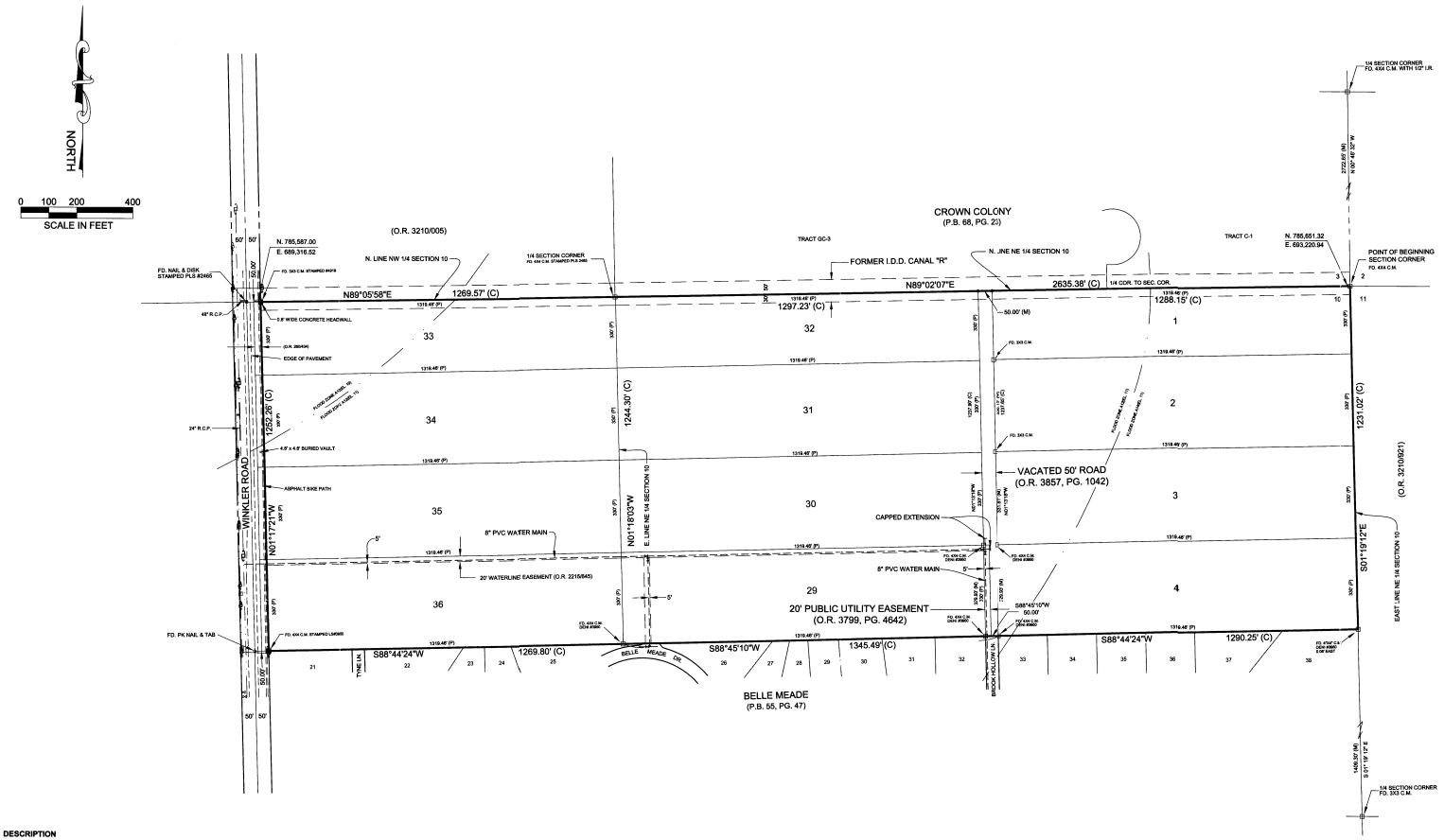
5-2002	PER COUNTY COMMENTS
7-2002	REDUCE SCALE TO 200'
7-22-2002	ADD DEVIATION #2
12-3-2002	PER COUNTY COMMENTS
7-10-2003	ADD EMERGENCY ACCESS
8-15-2003	PER SUFFICIENCY RESPONSE
2-23-04	PER LEE COUNTY COMMENTS

PLAN STATUS

PRELIMINARY SITE PLANNING
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21656	1



DESCRIPTION

Parcel in
Section 10, Township 46 South, Range 24 East
Lee County, Florida

A tract or parcel of land lying in Section 10, Township 46 South, Range 24 East, Lee County Florida. Said tract or parcel being more particularly described as follows:
From the northeast corner of the northeast quarter (NE 1/4) of said Section 10 run S01°19'12"E along the east line of said fraction and the east line of lots 1 through 4 of SEMINOLE GARDENS as recorded in Plat Book 4, Page 65, Lee County Records, for 1,231.02 feet to the northeast corner of BELLE MEADE subdivision as recorded in Plat Book 55, Page 47, Lee County Records; thence run along the north line of said subdivision for the following courses: S88°44'24"W for 1290.25 feet; S88°45'10"W for 1345.49 feet to an intersection with the west line of said fraction; thence continue along the north line of said BELLE MEADE subdivision S88°44'24"W for 1,269.80 feet to an intersection with the east right-of-way line of Winkler Road (100.00 feet wide); thence run N01°17'21"W along said right-of-way line for 1,252.26 feet to an intersection with the north line of the northwest quarter (NW 1/4) of said Section 10; thence run N89°05'58"E along said north line for 1,269.57 feet to the southwest corner of CROWN COLONY subdivision as recorded in Plat Book 68, Page 23, Lee County Records; thence run N89°02'07"E along the south line of said subdivision for 2,635.38 feet to the POINT OF BEGINNING.
Containing 111.27 acres, more or less.
Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD 1983/90 adjustment) and are based on the north line of the NE 1/4 of said Section 10 to bear N89°02'07"E.

THIS SURVEY IS FOR THE BENEFIT OF:

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED: 8/15/03

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

NOTES

1. DATE OF LAST FIELD WORK: AUGUST 16, 2002.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THERE ARE NO VISIBLE IMPROVEMENTS, OTHER THAN AS SHOWN.
5. SURVEYED PARCEL CONTAINS 111.27 ACRES, MORE OR LESS.
6. ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0435 B, EFFECTIVE SEPTEMBER 19, 1984, FLOOD ZONES ARE AS SHOWN.
7. BEARINGS SHOWN ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 46 SOUTH, RANGE 24 EAST, TO BEAR N 89°02'07" E.
8. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
9. ALL DISTANCES SHOWN ARE GRID (SCALE FACTOR 0.999942).
10. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
11. THERE ARE NO VISIBLE ENCROACHMENTS.

LEGEND:

B.A.I.	BARRACO & ASSOCIATES, INC.	(T)	UNDER GROUND TELEPHONE SERVICE
B.M.	BENCH MARK		CONCRETE POWER POLE
C.I.R.	CAPPED IRON ROD		
COR.	CORNER		WOOD POWER POLE
C.M.	CONCRETE MONUMENT		
CONC.	CONCRETE		GUY ANCHOR
DESC.	DESCRIPTION		
D.E.	DRAINAGE EASEMENT		WATER VALVE
DIST.	DISTANCE		
EL.	ELEVATION		FOUND P.K.&DISK(P.C.P.) (UNLESS OTHERWISE NOTED)
FD.	FOUND		
I.R.	IRON ROD		
L.C.R.	LEE COUNTY RECORDS		SET 1/2" IRON ROD WITH CAP STAMPED LB6940(UNLESS OTHERWISE NOTED)
LB	LICENSED BUSINESS		
(M)	MEASURED		
(P)	PLAT		FOUND 1/2" IRON ROD WITH CAP STAMPED LB6940(UNLESS OTHERWISE NOTED)
(C)	CALCULATED		
PG.	PAGE		
PK.	PARKER-KALON		FD. 4X4 CONC. MONUMENT
P.B.	PLAT BOOK		
O.R.	OFFICIAL RECORD BOOK		
PUE	PUBLIC UTILITY EASEMENT		
SQ. FT.	SQUARE FEET		
TWP.	TOWNSHIP		
R.C.P.	REINFORCED CONCRETE PIPE		

DCI 2003-00049

RECEIVED
AUG 18 2003
ZONING COUNTER

Barraco and Associates, Inc.
CIVIL ENGINEERS - SURVEYORS
PLANNERS - LANDSCAPE ARCHITECTS
www.barraco.net
2271 McGREGOR BOULEVARD
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SOUTHWEST FLORIDA LAND THREE, LLC

8660 COLLEGE PARKWAY
SUITE 160
FORT MYERS, FLORIDA 33919

PHONE (239) 489-4066
FAX (239) 481-8477

PROJECT DESCRIPTION

LOTS 1-4 & 29-36
SEMINOLE GARDENS

(P.B. 4, PG. 65, L.C.R.)
SECTION 10, T. 46 S., R. 24 E.,
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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PLOT DATE	FRI. 8-15-2003 - 11:08 AM
PLOT BY	SCOTT ROBINSON

DRAWING DATA

SURVEY DATE	AUGUST 16, 2002
DRAWN BY	SER
CHECKED BY	SAW
SCALE	AS NOTED
FIELD BOOK	F.B. 17/29-31,37

PLAN REVISIONS

STRAP NUMBERS

BOUNDARY SURVEY

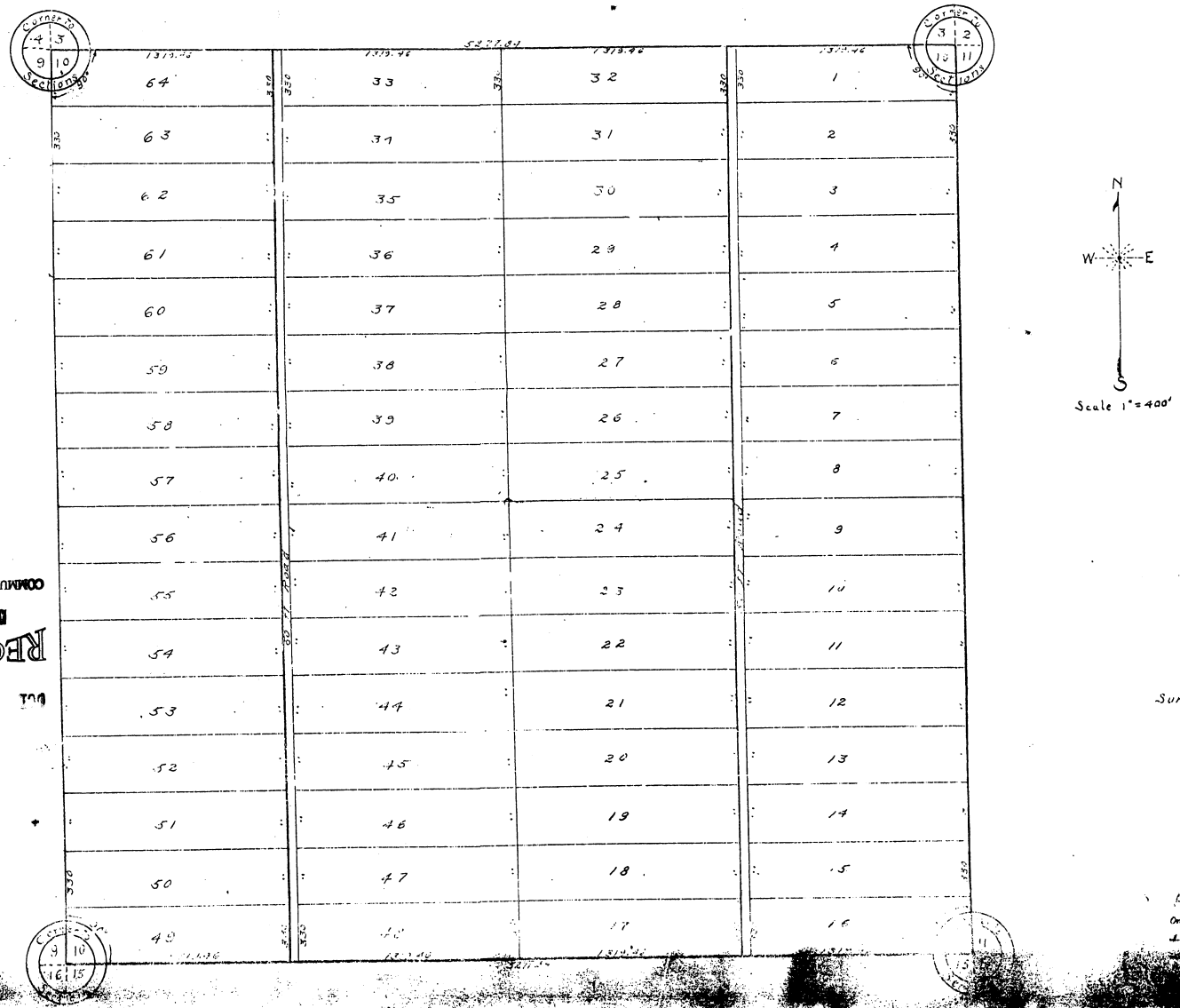
Applicant's Legal Checked by SAW

PROJECT / FILE NO.	SHEET NUMBER
21608 10-46-24	1

SEMINOLE GARDENS.

Being a subdivision of Section 10, Township 46 South of Range 24 East, Lee County Florida.

ALL CORNERS MARKED WITH 1 INCH IRON PIPE, 12 IN. IN GROUND, FLUT OF GROUND.



Surveyed & Subdivided by
J.A. Davison & Son
Civil Engineers
Fort Myers Fla.
Dwg. [illegible]

FILED IN THE OFFICE OF THE
Clerk of the Circuit Court,
LEE COUNTY, FLA.
On Wed. [illegible]

PLAT BOOK 4 PAGE 65

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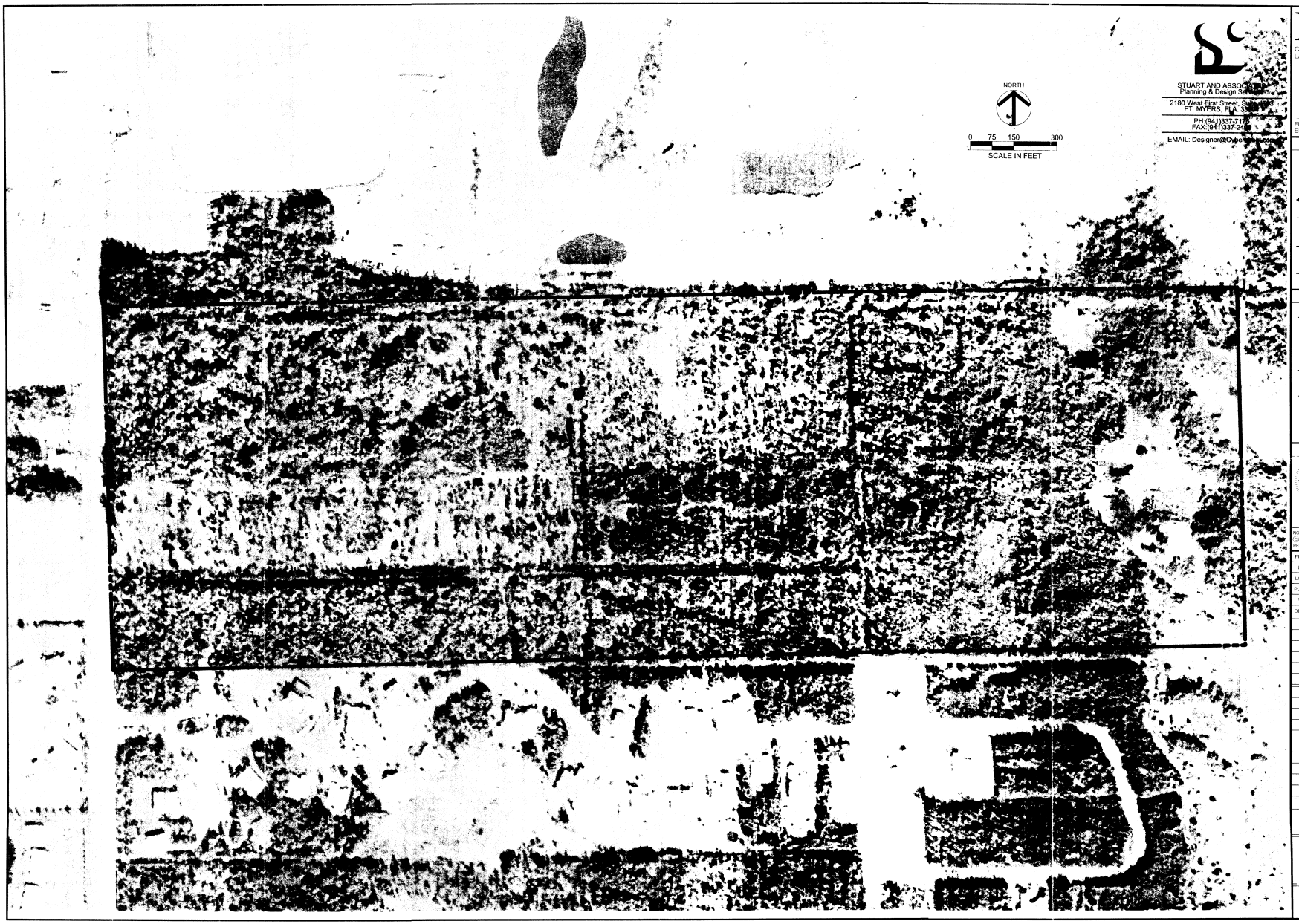
COMMUNITY DEVELOPMENT
OCT 2003-00049

EXHIBIT II-B-3



STUART AND ASSOCIATES
Planning & Design Services
2180 West First Street, Suite 4[illegible]
FT. MYERS, FLA. 33[illegible]
PH:(941)337-71[illegible]
FAX:(941)337-24[illegible]
EMAIL: Designer@Cyber[illegible]

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LAND PLANNERS AND CONSULTANTS
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
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BUILDING 1300
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FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

WINKLER PRESERVE

RESIDENTIAL DEVELOPMENT

PART OF SECTION 10
TOWNSHIP 46 SOUTH
RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

ENGINEER OF RECORD:
CARL A. BARRACO, P.E.
FOR THE FIRM
2271 McGREGOR BOULEVARD
FORT MYERS, FLORIDA 33901
FLORIDA P.E. NO. 38536

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DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

PRELIMINARY SITE PLANNING
NOT FOR CONSTRUCTION

AERIAL
MAP
EXHIBIT III-A-3

PROJECT / FILE NO.	SHEET NUMBER
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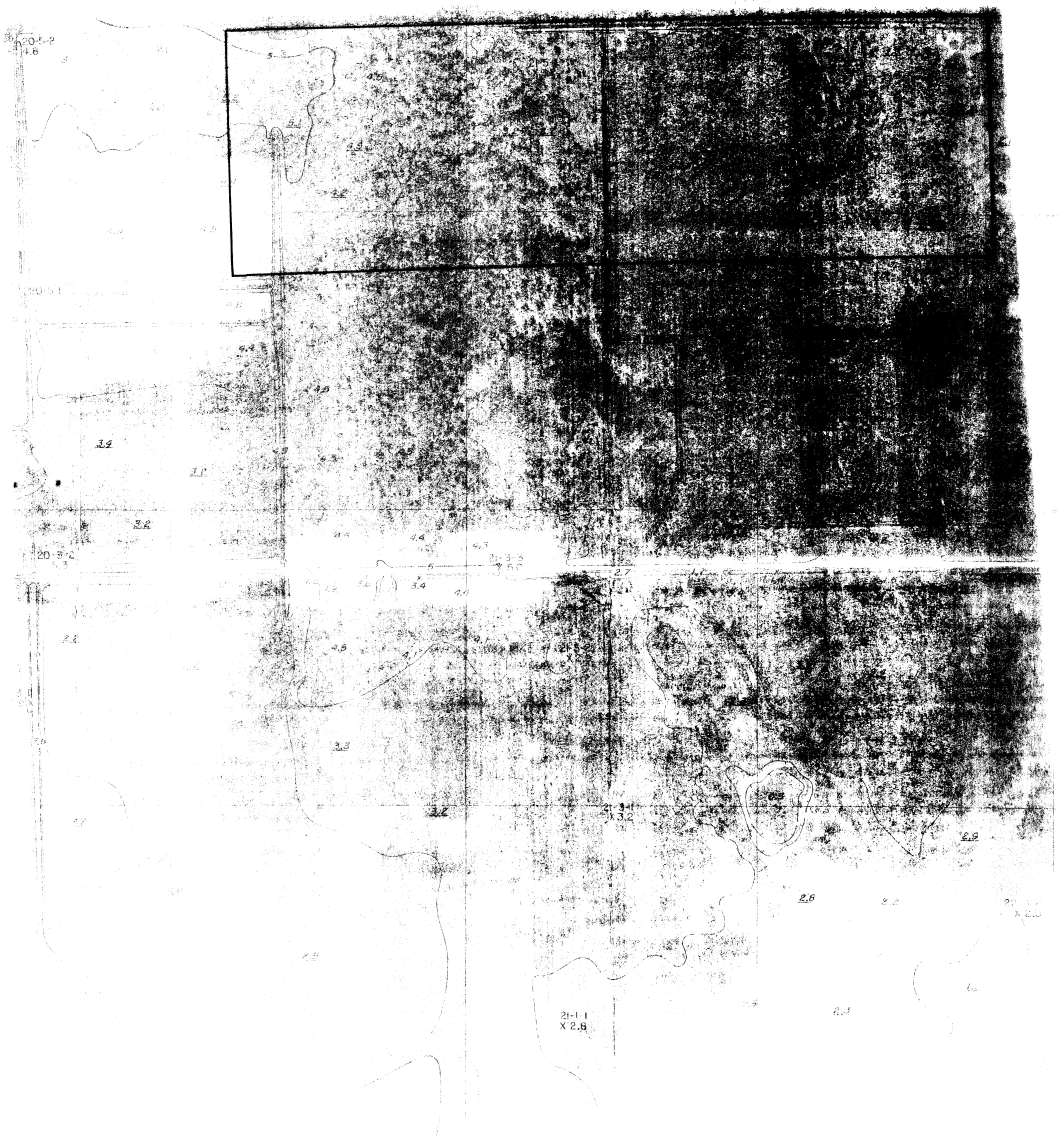
OCI 2003-00049

EXHIBIT III-C-7



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TOPOGRAPHY
EXHIBIT III C 7

ACI 2003-00049
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PROPERTY APPRAISER



PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
FOR THE FLORIDA DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY

LEE COUNTY
FLORIDA

SCALE	1" = 200'	SECTION	TWP.	RANGE	SHEET NO.
PHOTO DATE	FEB 1999	10	46 S	24 E	115 D
PHOTO JOB NO.	FD 4621				

LEE COUNTY
FLORIDA

SECTION	TWP	RANGE	SHEET NO.
10	46 S	24 E	115 D

DOC 2003-000049

EXHIBIT III-C-5
EXHIBIT III-C-6