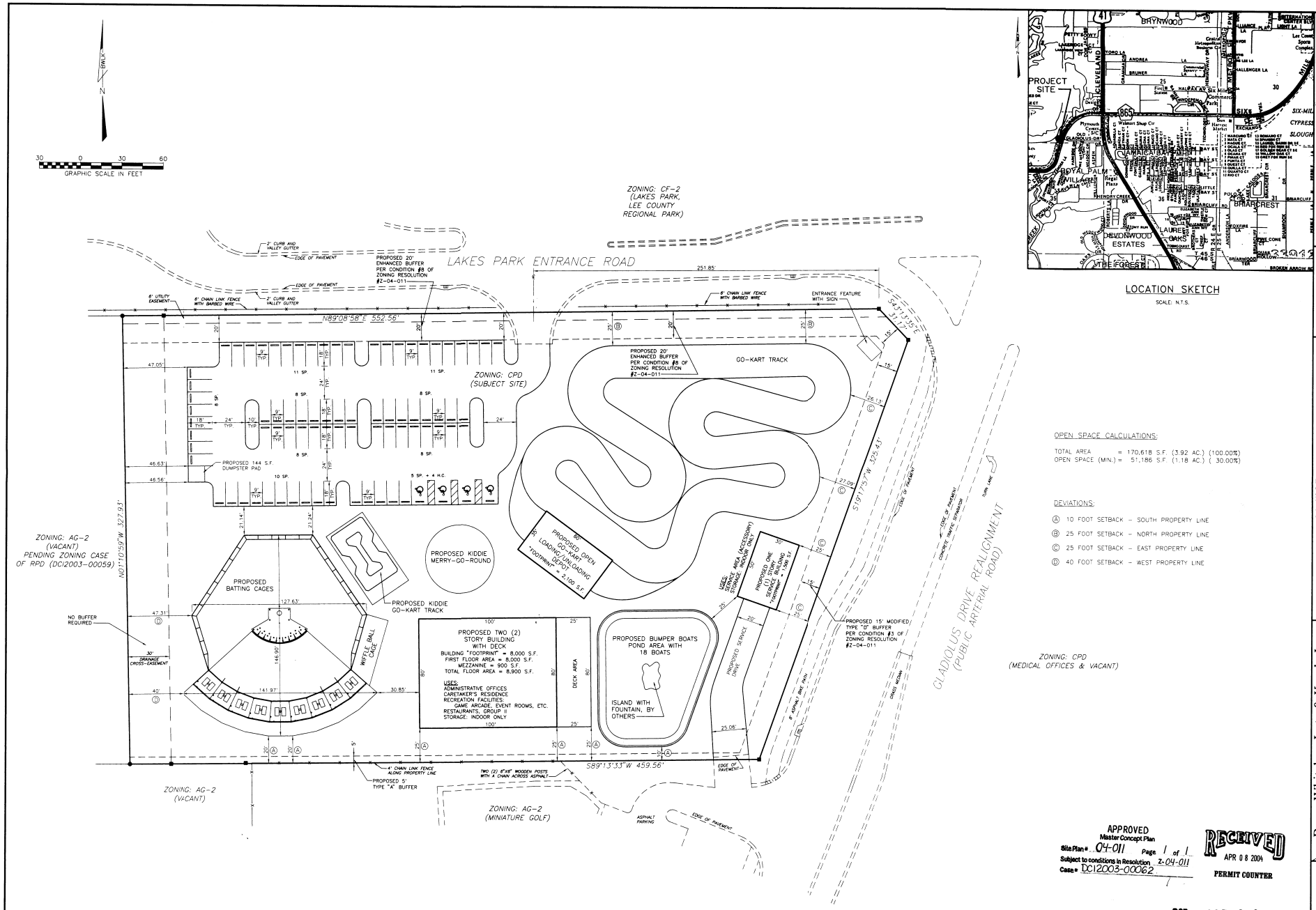
Post-it® eLabel 005 725 430

Maps for Case #: DCI 2003-00062



LOCATION SKETCH

SCALE: N.T.S.

OPEN SPACE CALCULATIONS:

TOTAL AREA = 170,618 S.F. (3.92 AC.) (100.00%)
OPEN SPACE (MIN.) = 51,186 S.F. (1.18 AC.) (30.00%)

DEVIATIONS:

- (A) 10 FOOT SETBACK – SOUTH PROPERTY LINE
- (B) 25 FOOT SETBACK – NORTH PROPERTY LINE
- (C) 25 FOOT SETBACK – EAST PROPERTY LINE
- (D) 40 FOOT SETBACK – WEST PROPERTY LINE

APPROVED
Master Concept Plan
Site Plan # 04-011 Page 1 of 1
Subject to conditions in Resolution Z-04-011
Case # DCI2003-00062

RECEIVED
APR 08 2004
PERMIT COUNTER

DCI 2003-00062

REVISIONS PER LEE COUNTY ATTORNEY'S OFFICE REQUIREMENTS – 04/07/04
REVISIONS PER LEE COUNTY ATTORNEY'S OFFICE REQUIREMENTS – 03/31/04
REVISIONS PER LEE COUNTY ATTORNEY'S OFFICE REQUIREMENTS – 03/15/04
REVISIONS PER CLIENT AND LEE COUNTY REQUIREMENTS – 10/14/03
STATUS

AHMAD R. KAREH, P.E.
FLORIDA REG. NO. 43324
DATE: PRINTED APR 08 2004

BRYNWOOD ENTERTAINMENT, LLC
2570 NORTHBROOK DRIVE
FORT MYERS, FL 33912 (239) 482-6364

FENWAY FAMILY FUN CENTER @ LAKES PARK

SECTION 35, T 45S, R 24E, LEE COUNTY, FLORIDA

Bean, Whitaker, Lutz & Kareh, Inc.
CONSULTING ENGINEERS – SURVEYORS AND MAPPERS – PLANNERS
13041 McGREGOR BOULEVARD, FORT MYERS, FL 33919 (239) 481-1331
E.B. #642 L.B. #642

DRAFTING BY: K.A. MAHLER | DESIGNED BY: K.A. MAHLER | APPROVED BY: A.R. KAREH
ALLOWABLE ZONING NUMBER: EDSI-03-10 | DATE: MAY 29, 2003 | SCALE: 1" = 30'
PROJECT NUMBER: 3418E(03-14)

MASTER CONCEPT PLAN

SHEET 1 OF 1

FILE: 35-45-24

3418EMCP

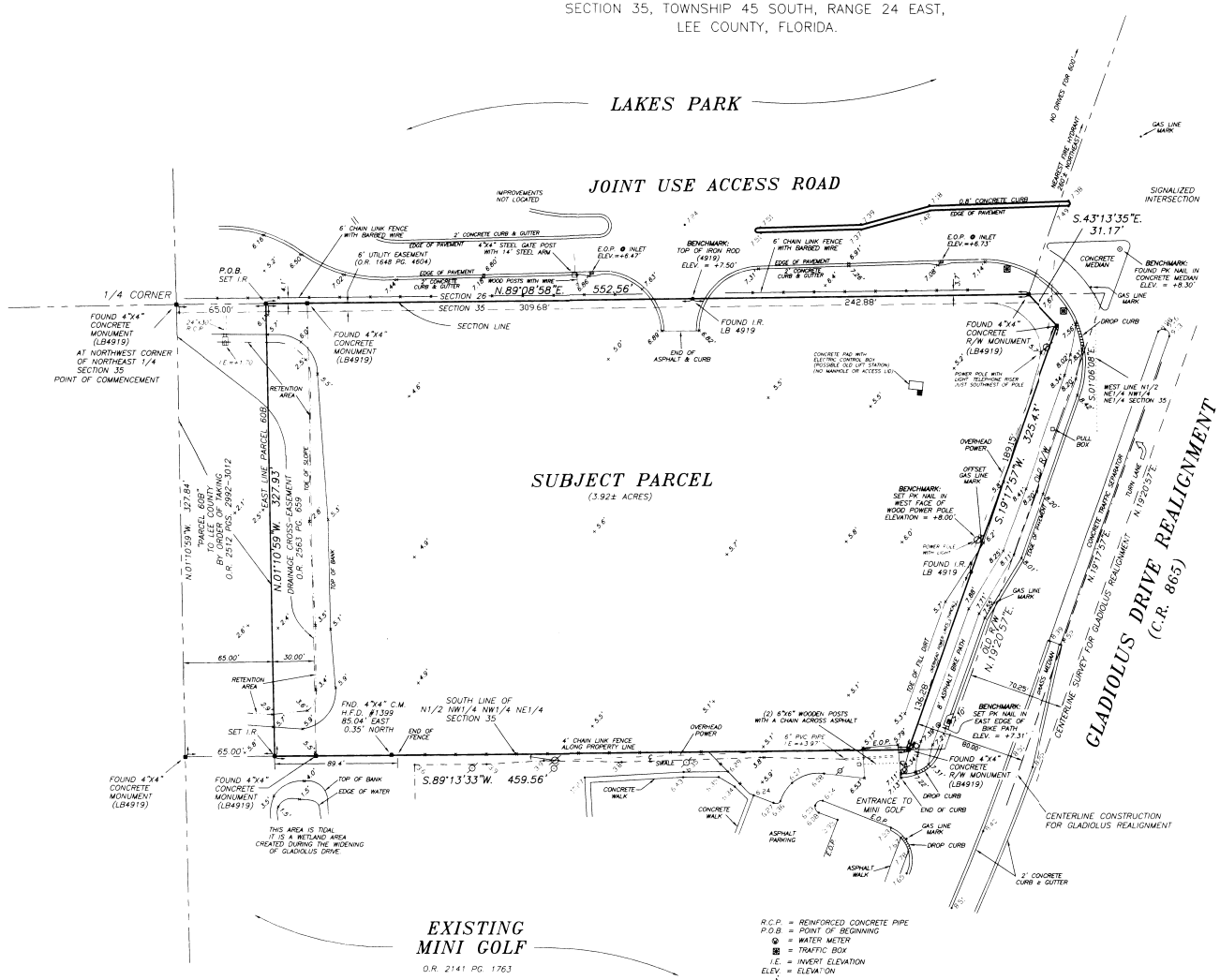
SURVEY PLAT

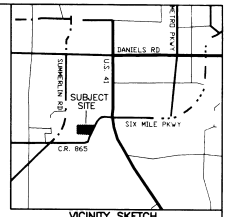
OF

A PARCEL OF LAND LYING IN

SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST,

LEE COUNTY, FLORIDA.





DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(REMAINING PARCEL BOUNDARY)

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORD BOOK 1635 AT PAGE 1728, PUBLIC RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 35; THENCE N89°08'58"E ALONG THE NORTH LINE OF SAID FRACTION FOR 65.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N89°08'58"E ALONG THE NORTH LINE OF SAID FRACTION FOR 552.56 FEET TO A CONCRETE MONUMENT (STAMPED LB 4919) MARKING THE CURRENT RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (C.R. 865); THENCE S43°13'35"E ALONG SAID RIGHT-OF-WAY LINE FOR 31.17 FEET TO A CONCRETE MONUMENT (STAMPED LB 4919); THENCE S19°17'57"W ALONG SAID RIGHT-OF-WAY LINE FOR 325.43 FEET TO A CONCRETE MONUMENT (STAMPED LB 4919) ON THE SOUTH LINE OF THE NORTH ONE HALF (N 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 35; THENCE S89°13'33"W ALONG SAID FRACTIONAL LINE FOR 459.56 FEET TO THE EAST LINE OF PARCEL 608 AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2512 AT PAGES 2992 THROUGH 3012, INCLUSIVE; THENCE N01°10'59"W ALONG THE EASTERLY LINE OF SAID PARCEL 608 FOR 327.93 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE RIGHT-OF-WAY MAPS FOR GLADIOLUS DRIVE WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 35 AS BEARING N89°08'58"E.

SUBJECT TO A DRAINAGE EASEMENT OVER AND ACROSS THE WESTERLY 30.00 FEET THEREOF.

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

NOTES:

SURVEY BASED ON THE DESCRIPTION SHOWN HEREON. A CURRENT TITLE COMMITMENT WAS NOT SUPPLIED FOR REVIEW. IT IS THE SURVEYOR'S UNDERSTANDING THAT THE WESTERN 65.00 FEET OF THE ORIGINAL PARCEL WAS TAKEN BY FEE SIMPLE DEED BY LEE COUNTY FOR RETENTION PURPOSES AND THE ADJOINING 30.00 FEET WAS DEEDED FROM APAC TO LEE COUNTY AS AN EASEMENT ONLY, FOR DRAINAGE PURPOSES. THE 30 FOOT PARCEL WAS NOT A TAKING. THIS INFORMATION IS BASED ON THE INSTRUMENT RECORDED IN O.R. 2563 AT PAGE 659.

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

PARCEL LIES IN FLOOD ZONE A14, BASE FLOOD ELEVATION OF +11.0'. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0325 C, EFFECTIVE DATE 11-04-92. 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 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 AND TOPOGRAPHIC FEATURES 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 170,618 SQUARE FEET, (3.92 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 5-5-03.

R.C.P. = REINFORCED CONCRETE PIPE
P.O.B. = POINT OF BEGINNING
= WATER METER
= TRAFFIC BOX
I.E. = INVERT ELEVATION
ELEV. = ELEVATION
= EXISTING ELEVATION
E.O.P. = EDGE OF PAVEMENT
= POWER POLE ANCHOR
= STORM MANHOLE
= SANITARY SEWER MANHOLE
= CONCRETE POWER POLE
= WOOD POWER POLE
= WATER METER
= ELECTRIC SERVICE
= CABLE T.V. RISER
= UNITED TELEPHONE RISER
= SEWER CLEAN-OUT
= WOOD LIGHT POLE

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

BEAN, WHITAKER, LUTZ & KAREH, INC.

SCOTT C. WHITAKER, P.S.M., NO. LS4324
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA

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

CERTIFIED TO:
THE BELVEDERE GROUP

RECEIVED
SEP 18 2003
PERMIT COUNTER

BOUNDARY SURVEY

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

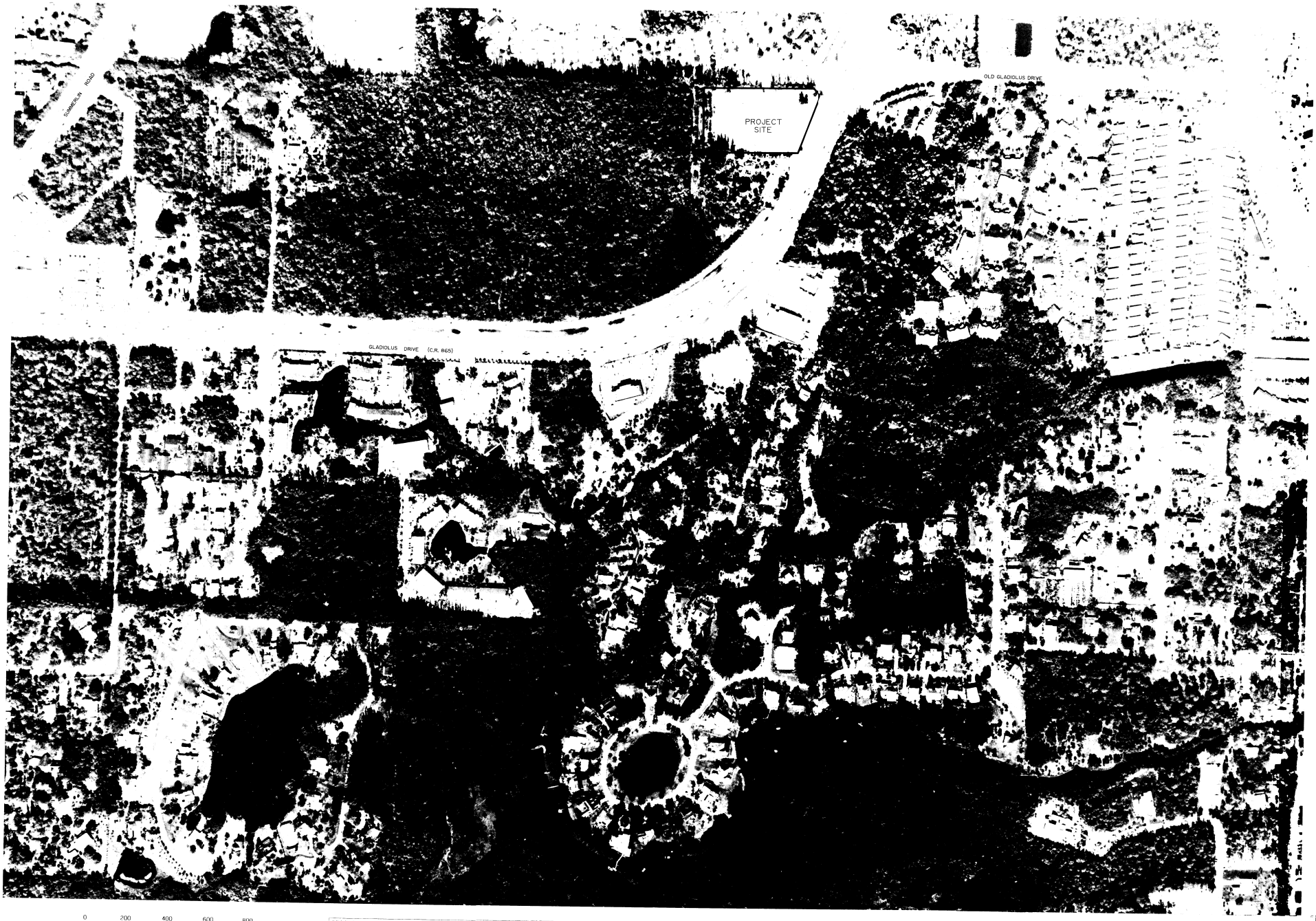
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

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

SR34186.DWG

DATE	PROJECT NO	DRAWN BY	SCALE	SHEET	FILE NO (S-T-R)
5-5-03	34186	CDK	1" = 40'	1 OF 1	35-45-24

2003-00062



0 200 400 600 800

SCALE 1"= 200'

PREPARED BY: PHOTOGRAMMETRIC TECHNOLOGIES, INC
2928 PALMETTO ST., CLEARWATER, FL 33765 (727) 442-1918
FOR THE DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY

LEE COUNTY FLORIDA

SCALE	1" 200'	SECTION	TOWNSHIP	RANGE	SHEET NO.	MAP
PHOTO DATE	JANUARY 2002	35	45S	24E	127C	

RECEIVED
SEP 18 2003
PERMIT COUNTER

OCI 2003-00062

24