Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

TRANSMITTAL LETTER

TO:
Chick Jakacki
Lee County DCD/Zoning
1500 Monroe Street
Fort Myers, FL. 33901

FROM:
Ashley Butler

DATE: 10/10/16

PROJECT NUMBER: 23354

PROJECT NAME: Oak View RPD

DISTRIBUTION TO:

RE:
Application for Planned Development - 1st Sufficiency Survey Docs Signed and Sealed

WE ARE SENDING THE FOLLOWING ITEMS VIA:

	STANDARD POSTAL MAIL	X	**COURIER SERVICE**		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

ITEM	COPIES	DATE	DESCRIPTION
1.	1	10/10/16	Boundary Survey – Signed and Sealed
2.	1	10/10/16	Sketch – Signed and Sealed
3.	1	10/10/16	Description – Signed and Sealed
4.			
5.			
6.			
7.			
8.			
9.			
10.			

THESE ARE TRANSMITTED AS CHECKED BELOW:

X	**AS REQUESTED**		FOR BIDS DUE:		RESUBMIT ___ COPIES FOR APPROVAL
	FOR YOUR USE		APPROVED AS SUBMITTED		SUBMIT ___ COPIES FOR DISTRIBUTION
	FOR APPROVAL		APPROVED AS NOTED		RETURN _____ CORRECTED PRINTS
	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS: PLEASE CONTACT ME WITH ANY QUESTIONS REGARDING THIS INFORMATION AT ASHLEYB@BARRACO.NET

DCI 2016-00010

RECEIVED
OCT 11 2016
COMMUNITY DEVELOPMENT

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
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Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Section 32, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Section 32, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 32 run N89°46'37"W along the North line of said Fraction for 416.53 feet to an intersection with the Northwesterly right of way line of Buckingham Road, (60 feet wide right of way) and the POINT OF BEGINNING.

From said Point of Beginning run S24°22'35"W along said Northwesterly right of way line of Buckingham Road for 1,215.62 feet to an intersection with the North line of the South 230 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run S89°36'26"W along said North line for 378.27 feet to an intersection with the West line of line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence run N00°41'30"W along said West line for 1,113.40 feet to an intersection with the North line of said Southeast Quarter (SE 1/4); thence run S89°46'37"E along said North line for 893.43 feet to the POINT OF BEGINNING.
Containing 16.21 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

10/10/16

L:\23354 - LSI 3600 Buckingham Road\Survey\Descriptions\Sketch\23354SK01.doc

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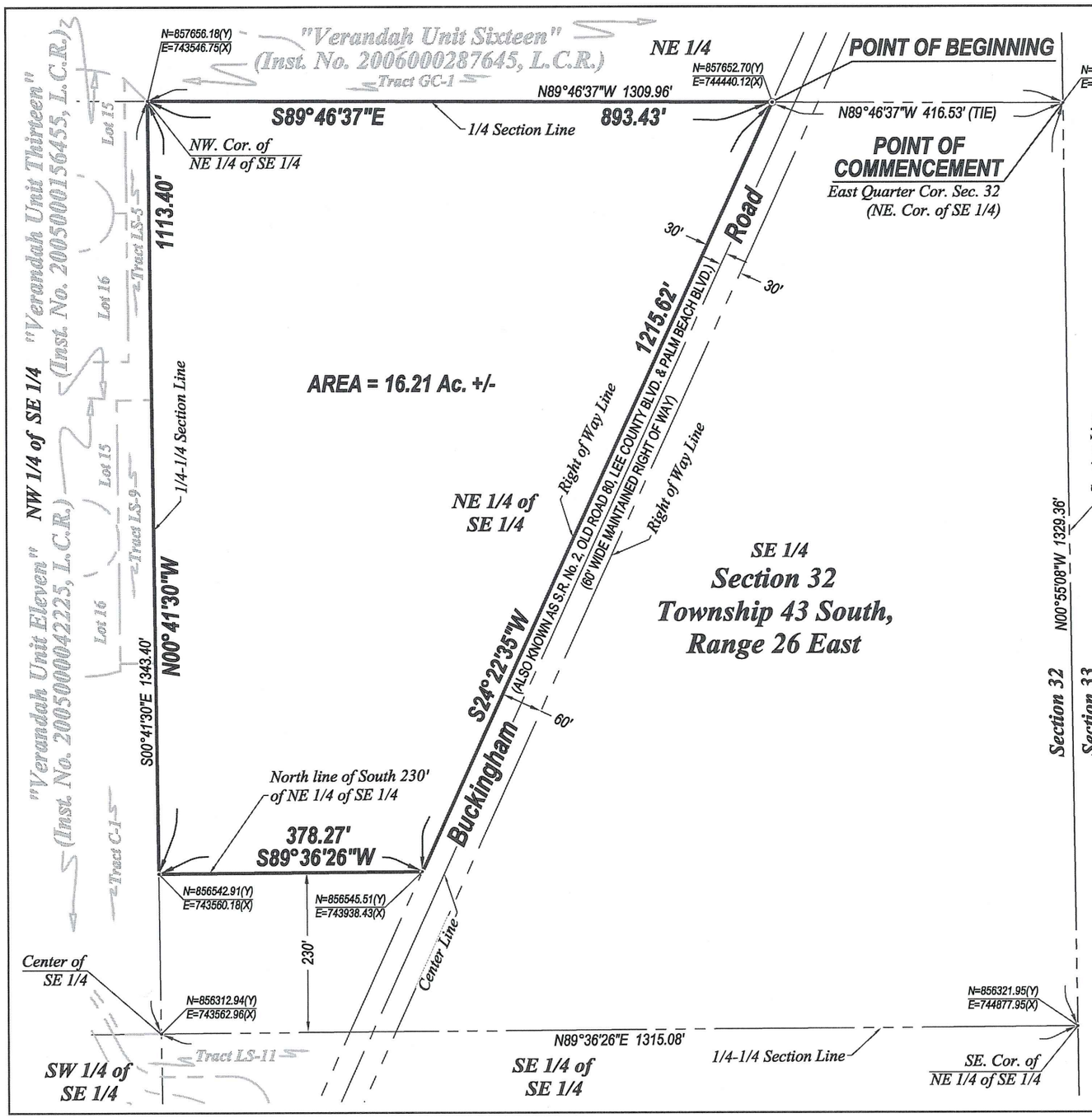

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OCT 11 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

N
W E
S

0 100 200
SCALE IN FEET

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
10. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32 TO BEAR N89°46'37"W.
11. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

Scott A. Wheeler 10/10/16

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

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
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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.
10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

A Parcel of Land in Section 32, Township 43 South, Range 26 East, Lee County, Florida

PROJECT SURVEYOR

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

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

FILE NAME	23354SK01.DWG
LAYOUT	2
LOCATION	J:\23354\DWG\SURVEYING\SKETCH\
PLOT DATE	THU. 3-17-2016 - 9:06 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	03-17-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

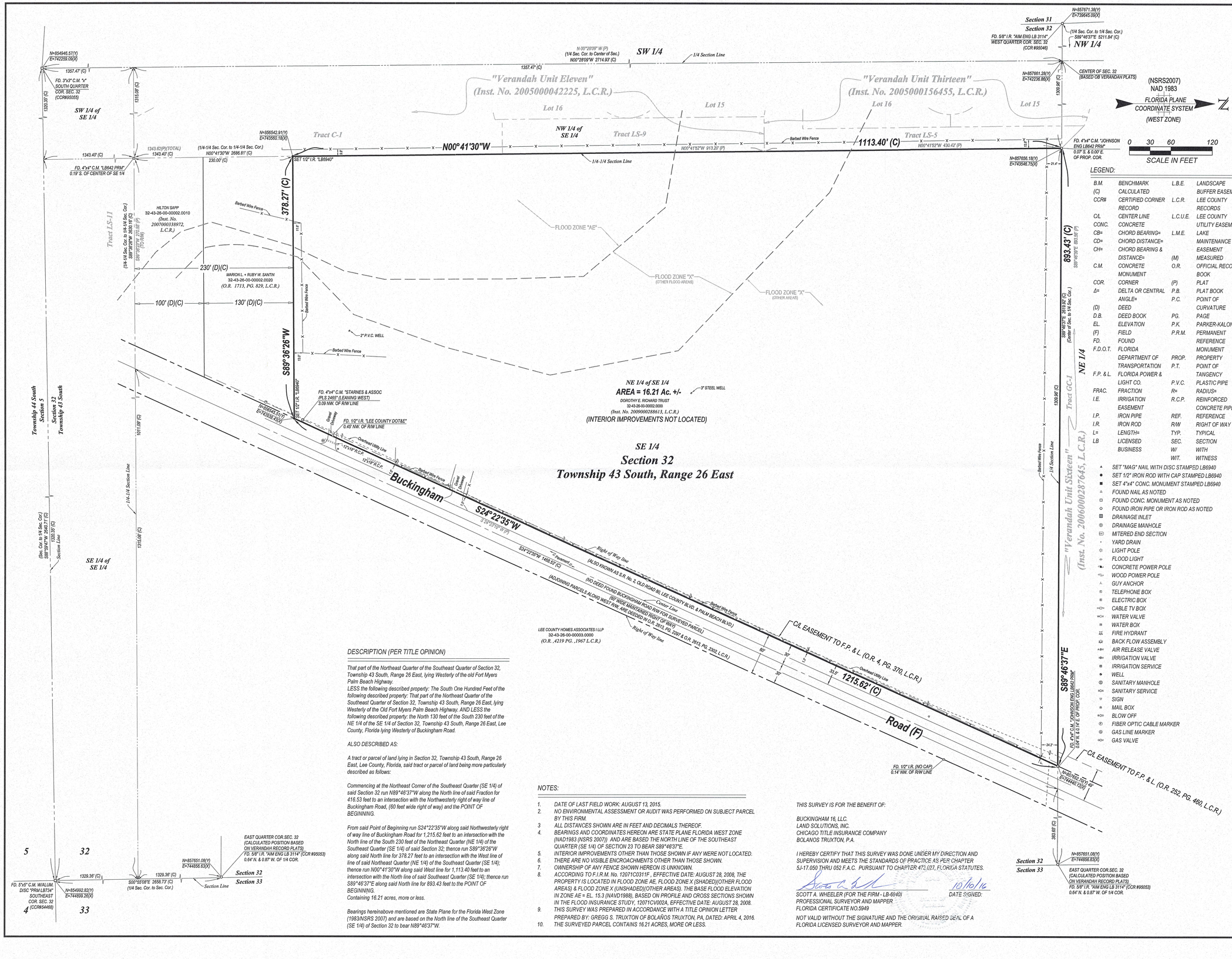
PLAN REVISIONS

STRAP NUMBERS

32-43-26-00-00002.0000

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23354 32-43-26	2 OF 2



DESCRIPTION (PER TITLE OPINION)

That part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 43 South, Range 26 East, lying Westerly of the old Fort Myers Palm Beach Highway.
LESS the following described property: The South One Hundred Feet of the following described property: That part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 43 South, Range 26 East, lying Westerly of the Old Fort Myers Palm Beach Highway. AND LESS the following described property: the North 130 feet of the South 230 feet of the NE 1/4 of the SE 1/4 of Section 32, Township 43 South, Range 26 East, Lee County, Florida lying Westerly of Buckingham Road.

ALSO DESCRIBED AS:

A tract or parcel of land lying in Section 32, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 32 run N89°46'37"W along the North line of said Fraction for 416.53 feet to an intersection with the Northwesterly right of way line of Buckingham Road, (60 feet wide right of way) and the POINT OF BEGINNING.

From said Point of Beginning run S24°22'35"W along said Northwesterly right of way line of Buckingham Road for 1,215.62 feet to an intersection with the North line of the South 230 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run S89°36'26"W along said North line for 378.27 feet to an intersection with the West line of line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence run N00°41'30"W along said West line for 1,113.40 feet to an intersection with the North line of said Southeast Quarter (SE 1/4); thence run S89°46'37"E along said North line for 893.43 feet to the POINT OF BEGINNING.
Containing 16.21 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

NOTES:

1. *DATE OF LAST FIELD WORK: AUGUST 13, 2015.*
2. *NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.*
3. *ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.*
4. *BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23 TO BEAR S89°46'37"E.*
5. *INTERIOR IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.*
6. *THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.*
7. *OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.*
8. *ACCORDING TO F.I.R.M. No. 12071C0311F , EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, FLOOD ZONE X (SHADED)(OTHER FLOOD AREAS) & FLOOD ZONE X (UNSHADED)(OTHER AREAS). THE BASE FLOOD ELEVATION IN ZONE AE = EL. 15.3 (NAVD1988), BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, 12071CV002A, EFFECTIVE DATE: AUGUST 28, 2008.*
9. *THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE OPINION LETTER PREPARED BY: GREGG S. TRUXTON OF BOLAÑOS TRUXTON, PA, DATED: APRIL 4, 2016.*
10. *THE SURVEYED PARCEL CONTAINS 16.21 ACRES, MORE OR LESS.*

THIS SURVEY IS FOR THE BENEFIT OF:

BUCKINGHAM 16, LLC.
LAND SOLUTIONS, INC.
CHICAGO TITLE INSURANCE COMPANY
BOLANOS TRUXTON, P.A.

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

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

DATE SIGNED: 10/10/16

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

LEGEND:

B.M.	BENCHMARK	L.B.E.	LANDSCAPE BUFFER EASEMENT
(C)	CALCULATED		
CCR#	CERTIFIED CORNER RECORD	L.C.R.	LEE COUNTY RECORDS
C/L	CENTER LINE	L.C.U.E.	LEE COUNTY UTILITY EASEMENT
CONC.	CONCRETE		
CB=	CHORD BEARING=	L.M.E.	LAKE MAINTENANCE EASEMENT
CD=	CHORD DISTANCE=		
CH=	CHORD BEARING & DISTANCE=	(M)	MEASURED
C.M.	CONCRETE MONUMENT	O.R.	OFFICIAL RECORD BOOK
COR.	CORNER	(P)	PLAT
Δ=	DELTA OR CENTRAL ANGLE=	P.B.	PLAT BOOK
		P.C.	POINT OF CURVATURE
(D)	DEED		
D.B.	DEED BOOK	PG.	PAGE
EL.	ELEVATION	P.K.	PARKER-KALON
(F)	FIELD	P.R.M.	PERMANENT REFERENCE MONUMENT
FD.	FOUND		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	PROP.	PROPERTY
		P.T.	POINT OF TANGENCY
F.P. & L.	FLORIDA POWER & LIGHT CO.	P.V.C.	PLASTIC PIPE
FRAC.	FRACTION	R=	RADIUS=
I.E.	IRRIGATION EASEMENT	R.C.P.	REINFORCED CONCRETE PIPE
I.P.	IRON PIPE	REF.	REFERENCE
I.R.	IRON ROD	R/W	RIGHT OF WAY
L=	LENGTH=	TYP.	TYPICAL
LB	LICENSED BUSINESS	SEC.	SECTION
		W/	WITH
		WIT.	WITNESS

- ▲ SET "MAG" NAIL WITH DISC STAMPED LB6940
- ● SET 1/2" IRON ROD WITH CAP STAMPED LB6940
- ■ SET 4"x4" CONC. MONUMENT STAMPED LB6940
- △ FOUND NAIL AS NOTED
- □ FOUND CONC. MONUMENT AS NOTED
- ○ FOUND IRON PIPE OR IRON ROD AS NOTED
- DRAINAGE INLET
- DRAINAGE MANHOLE
- MITERED END SECTION
- YARD DRAIN
- LIGHT POLE
- FLOOD LIGHT
- CONCRETE POWER POLE
- WOOD POWER POLE
- GUY ANCHOR
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE TV BOX
- WATER VALVE
- WATER BOX
- FIRE HYDRANT
- BACK FLOW ASSEMBLY
- AIR RELEASE VALVE
- IRRIGATION VALVE
- IRRIGATION SERVICE
- WELL
- SANITARY MANHOLE
- SANITARY SERVICE
- SIGN
- MAIL BOX
- BLOW OFF
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- GAS VALVE

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COMMUNITY DEVELOPMENT

PROJECT DESCRIPTION

A Parcel of Land in Section 32, Township 43 South, Range 26 East, Lee County, Florida

DCI 2016-00010

PROJECT SURVEYOR

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FILE NAME	23354502.DWG
LAYOUT	1
LOCATION	J:\23354\DWG\SURVEYING\
PLOT DATE	THU. 6-16-2016 - 9:28 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	08-13-2015
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=60'
FIELD BOOK	345/10, 343/73

PLAN REVISIONS	
04-06-2016	ADD TITLE OPINION LETTER
06-16-2016	ADD METES + BOUNDS LEGAL

STRAP NUMBERS

32-43-26-00-00002.0000

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23354 32-43-26	1 OF 1