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

October 23, 2017

Mr. Alvin Block, AICP
Principal Planner
Lee County Dep of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
OCT 24 2017
COMMUNITY DEVELOPMENT

Re: Gully Creek RPD
DCI2016-00024

Dear Mr. Block:

Please accept this letter in response to staff's comments dated October 17, 2017.

Comment 1

Please revised the Boundary Survey by tying the Boundary Survey to the state plane coordinate system for the Florida West Zone with two coordinates (one set for the north parcel and one set for the south parcel), one being the point of beginning and the other being an opposing corner.

Response 1

The Boundary Survey includes a note on page #1, note 5: "Bearings and coordinates hereon are State Plane Florida West Zone...." Pages #2 and #3 include coordinates at each property corner. A copy of the boundary survey, signed and sealed, is enclosed as well as an 11x17 version with the pertinent information highlighted for ease of review.

Comment 2

Included in the September 28th response was a Waiver request from the LDC requirement the Master Concept Plan show the general location, configuration, and approximate dimensions of the lots or parcels (including outparcels). This is being processed and a response to this will be sent under separate cover.

Response 2

A copy of the approved waiver request (PRE2017-00254) is enclosed for the casefile. As required by the waiver approval, page 5 of the previously submitted MCP includes typical lot details.

The following documents are provided as part of this resubmittal package for review and approval.

1. Highlighted boundary survey
2. Approved waiver

DCI 2016-00024

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

If you should have any questions or require additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.

Jennifer Sapen, AICP
Land Planner

23319
JS/cmh

Enclosure

RECEIVED
OCT 24 2017
COMMUNITY DEVELOPMENT

DCI 2016-00024

PRE2017-00254

Lee County
Southwest Florida

REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☐ Public Hearing - Additional Requirements for:
  - ☐ Development of Regional Impact **(34-203(a))**
  - ☒ Planned Developments **(34-203(b))**
  - ☐ Planned Development Amendment **(34-203(b))**
  - ☐ Rezonings Other than Planned Developments **(34-203(c))**
  - ☐ Special Exceptions **(34-203(e))**
  - ☐ Variances **(34-203(f))**
  - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
  - ☐ Compact Community Planned Development **(32-502)**
  - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
  - ☐ Application Form and Contents **(10-153)**
  - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
  - ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-204(a)]**

State the Type of Administrative Application: _____

DCI 2016-00024

RECEIVED
SEP 28 2017
COMMUNITY DEVELOPMENT

PLEASE PRINT OR TYPE:

STRAP Number: 19-43-25-00-00009.0030
Name of Project: Gully Creek RPD

Name of Agent: Jennifer Sapen
Street Address: 2271 McGregor Blvd
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-461-3170 Email Address: jennifers@barraco.net

Name of Applicant*: Gully Creek LLC. & L.B. Andersen & Co., Inc.
Street Address: 10471 Six Mile Cypress Parkway
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-489-4066 Email Address: scluck@landsolutions.net

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

RECEIVED
9/27/17
OCT 24 2017
COMMUNITY DEVELOPMENT

DCI 2016-00024

A. **SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:**

	Section Number	Requirement
#1	373(a)(6)c.	Location & configuration of lots or parcels
#2		
#3		
#4		
#5		
#6		
#7		
#8		
#9		

B. **SCOPE OF PROJECT AND REASON(s) FOR REQUEST:**

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

At this time the exact residential program is unknown. The final design will be determined during development order review and will conform to the proposed property development regulations. As noted with the R-1 / R-2 designations on the Master Concept Plan, only single family lots will be developed on the east side of Daughtry's Creek.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Signature of Applicant — Date: 9/27/17

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

- ☐ **Request Denied**
- ☑ **Request Approved**, with depiction of typical lot layout
- ☐ **Request Approved Per Attached Comments**

Director Signature — Date: 10-18-17

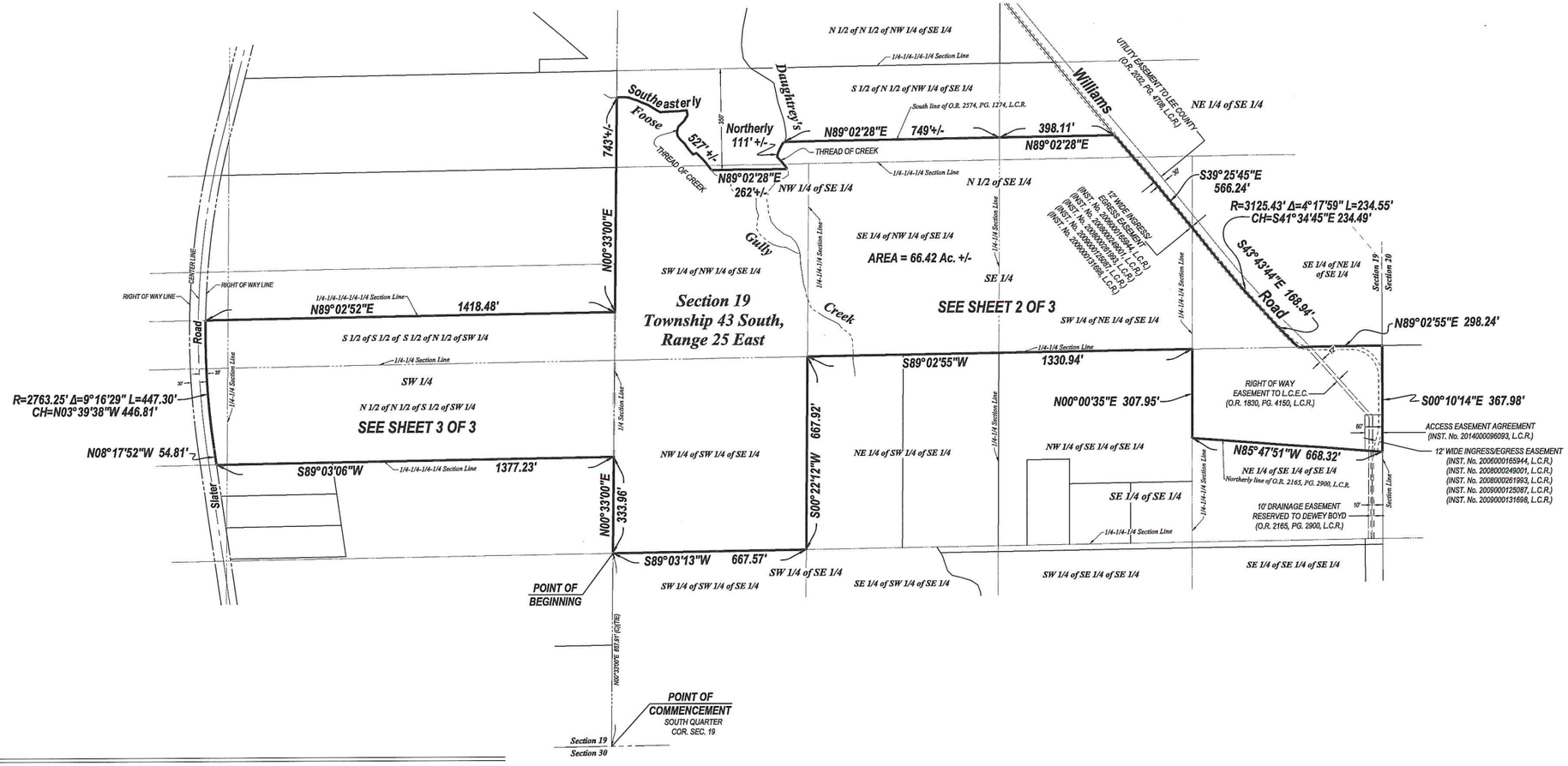
RECEIVED
SEP 28 2017
COMMUNITY DEVELOPMENT

DCI 2016-00024

DCI 2016-00024

RECEIVED
OCT 24 2017
COMMUNITY DEVELOPMENT

KEY MAP



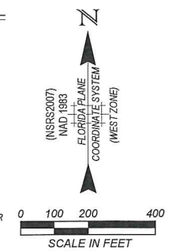
DESCRIPTION

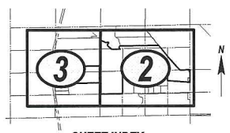
A tract or parcel of land lying in, Section 19, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 19 run N00°33'00"E along the West line of the Southeast Quarter (SE 1/4) of said Section 19 for 667.91 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 19 and the POINT OF BEGINNING;
From said Point of Beginning continue N00°33'00"E along said West line for 333.96 feet to an intersection with the South line of the North Half (N 1/2) of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of said Section 19; thence run S89°03'06"W along said South line for 1,377.23 feet to an intersection with the Easterly right of way line of Slater Road, being 25 feet Easterly as measured perpendicular to the center line thereof; thence run along said Easterly right of way line the following two (2) courses: N08°17'52"W for 54.81 feet to a point of curvature and Northerly along an arc of a curve to the right of radius 2,763.25 feet (delta 09°16'29") (chord bearing N03°39'38"W) (chord 446.81 feet) for 447.30 feet to an intersection with the North line of the South Half (S 1/2) of the South Half (S 1/2) of the South Half (S 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of said Section 19; thence run N89°02'52"E along said North line for 1,418.48 feet to an intersection with said West line of the Southeast Quarter (SE 1/4) of Section 19; thence run N00°33'00"E along said West line for 743 feet, more or less, to an intersection with the thread of Foose Gully; thence run Southeasterly along the thread of said Foose Gully for 527 feet, more or less, to an intersection with a line being 350 feet south as measured perpendicular to the North line of the South Half (S 1/2) of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run N89°02'28"E parallel with said North line for 262 feet, more or less, to an intersection with the thread of Daughtrey's Creek; thence run Northerly along the thread of said Daughtrey's Creek for 111 feet, more or less, to an intersection with the South line of lands described in deed recorded in Official Records Book 2574, at Page 1274, Lee County Records; thence run N89°02'28"E along said South line for 749 feet, more or less, to an intersection the West line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence continue N89°02'28"E along said South line for 398.11 feet to an intersection with the center line of Williams Road; thence run along said center line the following three (3) courses: S39°25'45"E for 566.24 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 3,125.43 feet (delta 04°17'59") (chord bearing S41°34'45"E) (chord 234.49 feet) for 234.55 feet to a point of tangency and S43°43'44"E for 168.94 feet to an intersection with the South line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section 19; thence run N89°02'55"E along said South line for 298.24 feet Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run S00°10'14"E along the East line of said Fraction for 367.98 feet to the Northeast corner of lands described in Official Record Book 2165, at Page 2900, Lee County Records; thence run N85°47'51"W along the Northerly line of said lands for 668.32 feet to an intersection with West line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run N00°00'35"E along the West line of said Fraction for 307.95 feet to the Northwest corner of said Fraction; thence run S89°02'55"W along said South line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 19 for 1,330.94 feet to the Northeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run S00°22'12"W along the East line of said Fraction for 667.92 feet to the Southeast Corner of said Fraction; thence run S89°03'13"W along the South line of said Fraction for 667.57 feet to the POINT OF BEGINNING. Containing 66.42 acres, more or less.

LEGEND:

A.E.	ACCESS EASEMENT	D.E.	DRAINAGE EASEMENT	LB	LICENSED BUSINESS	P.R.M.	PERMANENT REFERENCE MONUMENT	▲	SET "MAG" NAIL WITH DISC STAMPED LB6940	CATV	CABLE TV BOX
B.M.	BENCHMARK	EL.	ELEVATION	L.B.E.	LANDSCAPE BUFFER EASEMENT			●	SET 1/2" IRON ROD WITH CAP STAMPED LB6940	WV	WATER VALVE
(C)	CALCULATED	FD.	FOUND					■	SET 4"x4" CONC. MONUMENT STAMPED LB6940	WB	WATER BOX
CCR#	CERTIFIED CORNER RECORD	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	L.C.R.	LEE COUNTY RECORDS	PROP.	PROPERTY	▲	FOUND NAIL AS NOTED	FH	FIRE HYDRANT
C/L	CENTER LINE			L.C.U.E.	LEE COUNTY UTILITY EASEMENT	P.V.C.	PLASTIC PIPE	□	FOUND CONC. MONUMENT AS NOTED	BFA	BACK FLOW ASSEMBLY
CONC.	CONCRETE	F.P. & L.	FLORIDA POWER & LIGHT CO.	L.M.E.	LAKE MAINTENANCE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT	○	FOUND IRON PIPE OR IRON ROD AS NOTED	ARV	AIR RELEASE VALVE
CB=	CHORD BEARING=	FRAC.	FRACTION			R=	RADIUS=	▨	DRAINAGE INLET	IV	IRRIGATION VALVE
CD=	CHORD DISTANCE=	I.E.	IRRIGATION EASEMENT	(M)	MEASURED	R.C.P.	REINFORCED CONCRETE PIPE	◎	DRAINAGE MANHOLE	IS	IRRIGATION SERVICE
CH=	CHORD BEARING & DISTANCE=	INST.	INSTRUMENT	O.R.	OFFICIAL RECORD BOOK	REF.	REFERENCE	⊠	MITERED END SECTION	●	WELL
C.M.	CONCRETE MONUMENT	I.P.	IRON PIPE	(P)	PLAT	R/W	RIGHT OF WAY	•	YARD DRAIN	SMH	SANITARY MANHOLE
COR.	CORNER	I.R.	IRON ROD	P.B.	PLAT BOOK	TYP.	TYPICAL	✲	LIGHT POLE	SSI	SANITARY SERVICE
Δ=	DELTA ANGLE=	L=	LENGTH=	PG.	PAGE	SEC.	SECTION	⊸	FLOOD LIGHT	S	SIGN
(D)	DEED	L.A.E.	LAKE ACCESS EASEMENT	P.K.	PARKER-KALON	W	WITH	▭	CONCRETE POWER POLE	M	MAIL BOX
D.B.	DEED BOOK					WIT.	WITNESS	▭	WOOD POWER POLE	BOV	BLOW OFF
								⊸	GUY ANCHOR	FOM	FIBER OPTIC CABLE MARKER
								▭	TELEPHONE BOX	GM	GAS LINE MARKER
								▭	ELECTRIC BOX	GV	GAS VALVE





SHEET INDEX
SCALE 1"=2000'

NOTES:

1. DATE OF LAST FIELD WORK: FEBRUARY 13, 2017.
2. 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.
3. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
4. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999441 TO OBTAIN GRID DISTANCES.
5. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19 TO BEAR N00°33'00"E.
6. IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
8. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
9. ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) No. 12071C0278F, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), FLOOD ZONE AE AND A REGULATORY FLOODWAY. IN ZONE AE, THE BASE FLOOD ELEVATION VARIES ACCORDING TO THE BASE FLOOD ELEVATION LINES SHOWN HEREON, WHICH WERE TAKEN FROM THE F.I.R.M.
10. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A OPINION OF TITLE PREPARED BY: GREG S. TRUXTON, DATED: SEPTEMBER 20, 2017.
11. THE SURVEYED PARCEL CONTAINS 66.42 ACRES, MORE OR LESS.
12. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM BENCH MARK NATIONAL GEODETIC SURVEY "P 251" (PID=AD1450) (ELEVATION = 17.05').

THIS SURVEY IS FOR THE BENEFIT OF:

THE BOARD OF COMMISSIONERS OF LEE COUNTY, FLORIDA

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

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

DCI 2016-00024

RECEIVED
OCT 24 2017
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
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 19, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

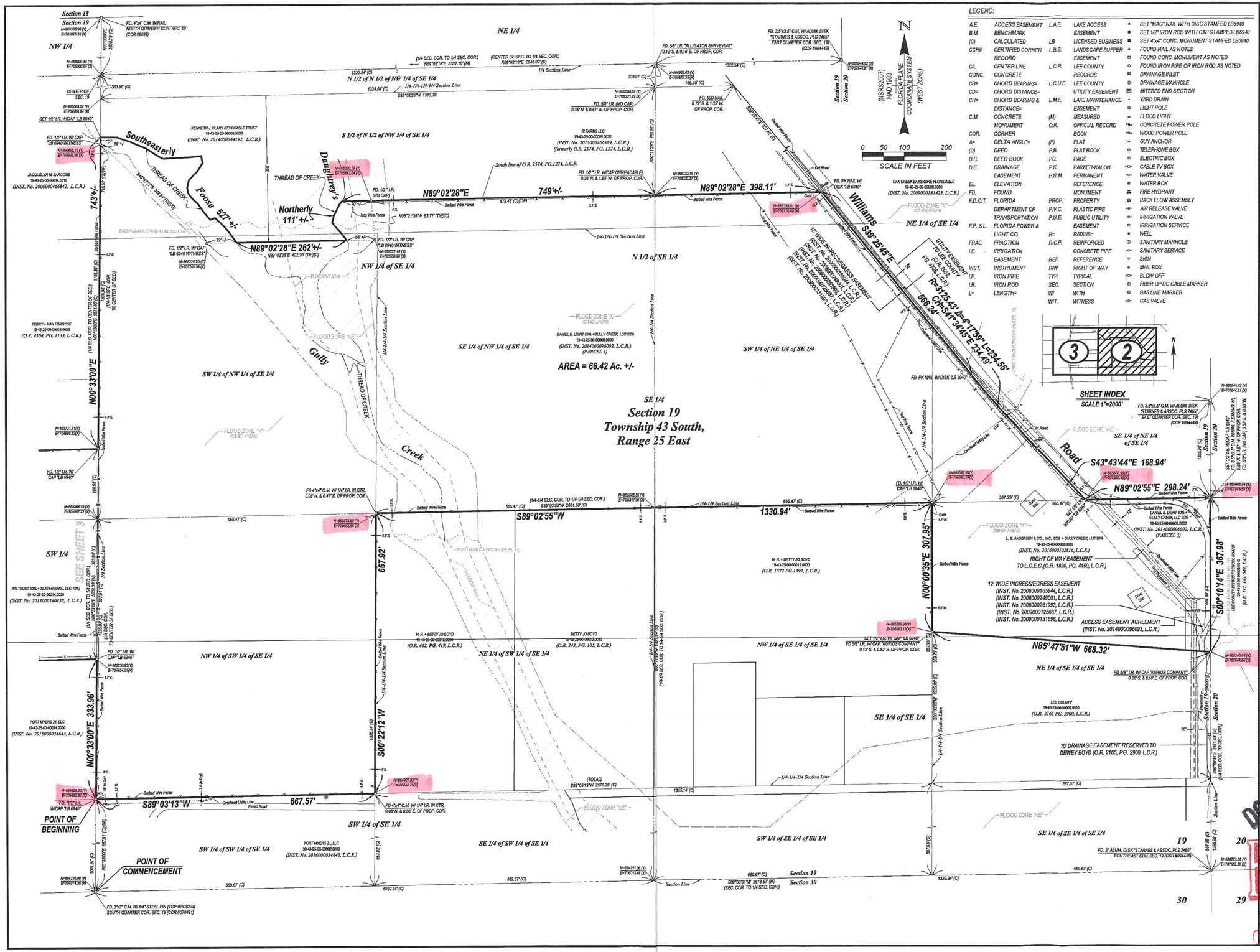
SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

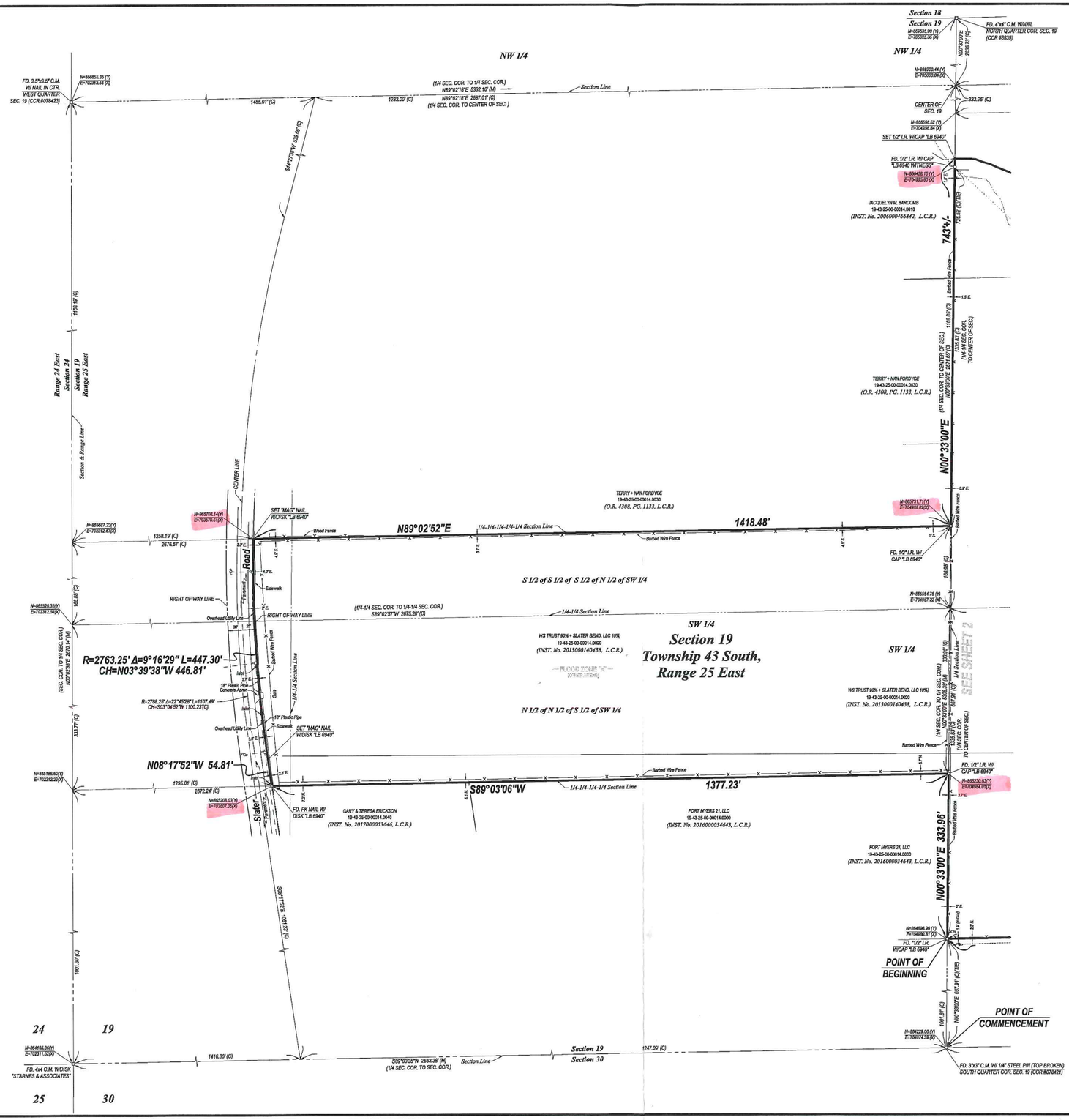
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23319S01.DWG
LAYOUT	1
LOCATION	J:\23319\DWG\SURVEYING\
PLOT DATE	WED. 9-20-2017 - 2:33 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2017
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	
PLAN REVISIONS	
09-20-2017	REV. PER TITLE OPINION
STRAP NUMBERS	
	19-43-25-00-00009.0000
	19-43-25-00-00009.0030
	19-43-25-00-00014.0020

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23319 19-43-25	1 OF 3


Section 18
Section 19
NW 1/4
NE 1/4
N=865935.90 (Y)
E=705833.33 (X)
FD. 4"x4" C.M. W/NAIL
NORTH QUARTER COR. SEC. 19
(CCR 89839)
N00°33'00"E
2656.73' (C)
N=865900.44 (Y)
E=705000.04 (X)
CENTER OF
SEC. 19
333.96' (C)
N=865565.12 (Y)
E=704996.84 (X)
SET 1/2" I.R. W/CAP "LB 6940"
FD. 1/2" I.R. W/ CAP "LB 6940" WITNESS"
N=865458.15 (Y)
E=704993.30 (X)
JACQUELYN M. BARCOMB
19-43-25-00-00014.0010
(INST. No. 2006000465842, L.C.R.)
749'+/-
1326.56' (C)
(1/4 SEC. COR. TO CENTER OF SEC.)
N00°33'00"E
1326.56' (C)
(1/4 SEC. COR. TO CENTER OF SEC.)
Barbed Wire Fence
1.5' E.
1188.89' (C)
(1/4 SEC. COR. TO CENTER OF SEC.)
N00°33'00"E
1326.56' (C)
(1/4 SEC. COR. TO CENTER OF SEC.)
TERRY + NAN FORGYCE
19-43-25-00-00014.0030
(O.R. 4308, PG. 1133, L.C.R.)
N00°33'00"E
333.96'
1.6' E.
Barbed Wire Fence
N=865731.71(Y)
E=704988.82(X)
FD. 1/2" I.R. W/ CAP "LB 6940"
N=865564.75 (Y)
E=704987.22 (X)
168.98' (C)
1.0' E.
SEE SHEET 3
SW 1/4
KENNETH J. CLARY REVOCABLE TRUST
19-43-25-00-00005.0020
(INST. No. 2014000044292, L.C.R.)
S 1/2 of N 1/2 of NW 1/4 of SE 1/4
N 1/2 of N 1/2 of NW 1/4 of SE 1/4
(1/4 SEC. COR. TO 1/4 SEC. COR.)
N89°02'16"E 3332.10' (M)
(CENTER OF SEC. TO 1/4 SEC. COR.)
N89°02'18"E 2645.09' (C)
1/4 Section Line
1322.54' (C)
1324.54' (C)
1/4-1/4-1/4-1/4 Section Line
S89°02'28"W 1513.75'
333.97' (C)
N=865922.63 (Y)
E=706333.33 (X)
169.15' (C)
FD. 5/8" I.R. "ALLIGATOR SURVEYING"
0.12' S. & 0.18' E. OF PROP. COR.
FD. 3.5"x3.5" C.M. W/ ALUM. DISK
"STARNES & ASSOC. PLS 2465"
EAST QUARTER COR. SEC. 19
(CCR 8094449)
N=865944.92 (Y)
E=707644.81 (X)
Section 19
Section 20
N
(NSRS2007)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)
0 50 100 200
SCALE IN FEET
FD. 5/8" I.R. "ALLIGATOR SURVEYING"
0.36' N. & 0.67' W. OF PROP. COR.
FD. 5/8" I.R. (NO CAP)
FD. 6.0D NAIL
0.79' S. & 1.35' W.
OF PROP. COR.
S39°25'45"E 4021.82' (C)
Barbed Wire Fence
Cart Road
Southeasterly
THREAD OF CREEK
Foose 5271 +/-
S44°01'E 3444' (TIE(C))
16' +/-
KENNETH J. CLARY REVOCABLE TRUST
19-43-25-00-00005.0020
(INST. No. 2014000044292, L.C.R.)
S 1/2 of N 1/2 of NW 1/4 of SE 1/4
BI FARMS LLC
19-43-25-00-00009.0030
(INST. No. 2013000266369, L.C.R.)
(formerly O.R. 2574, PG. 1274, L.C.R.)
THREAD OF CREEK
Daughtrey's
Northerly
111' +/-
N=865330.79 (Y)
E=705843.54 (X)
FD. 1/2" I.R.
(NO CAP)
10' +/-
4' E.
Hog Wire Fence
N89°02'28"E
749'+/-
618.48' (C)(TIE)
3.1' E.
N05°21'30"W 93.77' (TIE)(C)
South line of O.R. 2574, PG.1274, L.C.R.
FD. 1/2" I.R. W/CAP UNREADABLE
0.36' N. & 1.85' W. OF PROP. COR.
N=865332.15 (Y)
E=706333.37 (X)
N89°02'28"E 398.11'
1.7' E.
Barbed Wire Fence
Cart Road
Gate
4.1' W.
FD. PK NAIL W/
DISK "LB 6940"
OAK CREEK BAYSHORE FLORIDA LLC
19-43-25-00-00008.0060
(INST. No. 2009000181423, L.C.R.)
FLOOD ZONE "X"
(OTHER AREAS)
NE 1/4 of SE 1/4
Williams
S39°25'45"E
N=865328.81 (Y)
E=706778.40 (X)
12' WIDE INGRESS/EGRESS EASEMENT
(INST. No. 2006000165944, L.C.R.)
(INST. No. 2008000249001, L.C.R.)
(INST. No. 2008000261953, L.C.R.)
(INST. No. 2009000125087, L.C.R.)
(INST. No. 2009001316981, L.C.R.)
UTILITY EASEMENT
TO LEE COUNTY
(O.R. 3000,
PG. 4709, L.C.R.)
R=9125.43' L=1°47'59" L=2344.55'
CH=S41°34'45"E 2344.49'
566.24'
FD. PK NAIL W/ DISK "LB 6940"
Overhead Utility Line
Fence
Barbed Wire Fence
Gully
THREAD OF CREEK
Creek
FLOOD ZONE "AE"
FLOOD ZONE "X"
(OTHER AREAS)
1/4-1/4-1/4 Section Line
SE 1/4 of NW 1/4 of SE 1/4
SW 1/4 of NW 1/4 of SE 1/4
DANIEL B. LIGHT 80% +GULLY CREEK, LLC 20%
19-43-25-00-00009.0000
(INST. No. 2014000096092, L.C.R.)
(PARCEL 1)
AREA = 66.42 Ac. +/-
N 1/2 of SE 1/4
NW 1/4 of SE 1/4
SW 1/4 of NE 1/4 of SE 1/4
SE 1/4
Section 19
Township 43 South,
Range 25 East
N=865307.33(Y)
E=705644.73(X)
FD 4"x4" C.M. W/ 1/4" I.R. IN CTR.
0.06' N. & 0.06' E. OF PROP. COR.
S89°03'13"W
667.57'
POINT OF
BEGINNING
Paved Road
Overhead Utility Line
SW 1/4 of SE 1/4
SW 1/4 of SW 1/4 of SE 1/4
SE 1/4 of SW 1/4 of SE 1/4
FORT MYERS 21, LLC
30-43-25-00-00002.0000
(INST. No. 2016000034643, L.C.R.)
POINT OF
COMMENCEMENT
N00°33'00"E
1001.87' (C)
N=864229.06 (Y)
E=705974.36 (X)
FD. 3"x3" C.M. W/ 1/4" STEEL PIN (TOP BROKEN)
SOUTH QUARTER COR. SEC. 19 (CCR 9078421)
667.92'
S00°22'12"W
1335.84' (C)
(1/4 SEC. COR. TO 1/4 SEC. COR.)
S89°02'55"W
665.47' (C)
(1/4-1/4 SEC. COR. TO 1/4-1/4 SEC. COR.)
S89°02'55"W 2661.88' (C)
FD 4"x4" C.M. W/ 1/4" I.R. IN CTR.
0.08' N. & 0.47' E. OF PROP. COR.
N=865575.90 (Y)
E=705662.58 (X)
N=865586.85 (Y)
E=706317.90 (Y)
1330.94'
H. H. + BETTY JO BOYD
19-43-25-00-00011.0000
(O.R. 1372 PG.1397, L.C.R.)
BETTY JO BOYD
19-43-25-00-00012.0010
(O.R. 243, PG. 105, L.C.R.)
H.H. + BETTY JO BOYD
19-43-25-00-00010.0000
(O.R. 662, PG. 419, L.C.R.)
NW 1/4 of SW 1/4 of SE 1/4
NE 1/4 of SW 1/4 of SE 1/4
1/4-1/4-1/4 Section Line
1/4-1/4 Section Line
(1/4-1/4 SEC. COR. TO 1/4-1/4 SEC. COR.)
N89°03'13"W 2670.28' (C)
(TOTAL)
1335.14' (C)
N00°00'35"E 307.95'
S00°10'14"E 367.98'
N85°47'51"W 668.32'
SET 1/2" I.R. W/ CAP "LB 6940"
FD 5/8" I.R. W/ CAP "KURIOS COMPANY"
0.12' S. & 0.52' E. OF PROP. COR.
FD 5/8" I.R. W/ CAP "KURIOS COMPANY"
0.06' S. & 0.18' E. OF PROP. COR.
N=865240.58 (Y)
E=707648.84 (X)
NE 1/4 of SE 1/4 of SE 1/4
SE 1/4 of SE 1/4
SW 1/4 of SE 1/4 of SE 1/4
SE 1/4 of SE 1/4 of SE 1/4
LEE COUNTY
19-43-25-00-00009.0010
(O.R. 2165 PG. 2900, L.C.R.)
10' DRAINAGE EASEMENT RESERVED TO
DEWEY BOYD (O.R. 2165, PG. 2900, L.C.R.)
RIGHT OF WAY EASEMENT
TO L.C.E.C. (O.R. 1830, PG. 4150, L.C.R.)
12' WIDE INGRESS/EGRESS EASEMENT
(INST. No. 2006000165944, L.C.R.)
(INST. No. 2008000249001, L.C.R.)
(INST. No. 2008000261953, L.C.R.)
(INST. No. 2009000125087, L.C.R.)
(INST. No. 2009001316981, L.C.R.)
ACCESS EASEMENT AGREEMENT
(INST. No. 2014000096093, L.C.R.)
Section 19
Section 30
S89°03'13"W 2678.67' (M)
(SEC. COR. TO 1/4 SEC. COR.)
669.57' (C)
1339.34' (C)
FD. 2" ALUM. DISK "STARNES & ASSOC. PLS 2465"
SOUTHEAST COR. SEC. 19 (CCR 8094449)
N=864272.06 (Y)
E=707648.58 (X)
19
20
30
29
SHEET INDEX
SCALE 1"=2000'
3
2
N
SE 1/4 of NE 1/4
of SE 1/4
Road
S43°43'44"E 168.94'
N89°02'55"E 298.24'
SET 1/2" I.R. W/CAP "LB 6940"
0.83' N. & 1.79' W. OF PROP. COR.
FD. 5/8" I.R.
N=865603.99(Y)
E=707350.40(X)
N=865567.59(Y)
E=706983.74(X)
FD. 1/2" I.R. W/
CAP "LB 6940"
Cart Road
Barbed Wire Fence
DANIEL B. LIGHT 80% +
GULLY CREEK, LLC 20%
19-43-25-00-00009.0000
(INST. No. 2014000096092, L.C.R.)
(PARCEL 3)
L. B. ANDERSEN & CO., INC., 80% + GULLY CREEK, LLC 20%
19-43-25-00-00009.0030
(INST. No. 2016000103816, L.C.R.)
Overhead Utility Line
Fence
Section 19
Section 29
1335.95' (C)
SET 1/2" I.R. W/CAP "LB 6940"
0.83' N. & 1.79' W. OF PROP. COR.
FD. 5/8" I.R.
N=865600.84 (Y)
E=707643.58 (X)
LEE COUNTY
19-43-25-00-00009.0010
(O.R. 337, PG. 547, L.C.R.)
667.98' (C)
S00°10'14"E
Section 20
Section Line
667.98' (C)
1335.84' (C)
S00°10'14"E 2671.63' (M)
(1/4 SEC. COR. TO SEC. COR.)
FD. 1/2" I.R. W/
CAP "LB 6940"
N=865567.59(Y)
E=706983.74(Y)
FLOOD ZONE "AE"
SE 1/4 of NE 1/4
of SE 1/4
Barbed Wire Fence
Cart Road
Gate
4.1' W.
FD. PK NAIL W/
DISK "LB 6940"
Overhead Utility Line
Fence
Barbed Wire Fence
Gully
THREAD OF CREEK
Creek
FLOOD ZONE "AE"
FLOOD ZONE "X"
(OTHER AREAS)
1/4-1/4-1/4 Section Line
SE 1/4 of NW 1/4 of SE 1/4
SW 1/4 of NW 1/4 of SE 1/4
DANIEL B. LIGHT 80% +GULLY CREEK, LLC 20%
19-43-25-00-00009.0000
(INST. No. 2014000096092, L.C.R.)
(PARCEL 1)
AREA = 66.42 Ac. +/-
N 1/2 of SE 1/4
NW 1/4 of SE 1/4
SW 1/4 of NE 1/4 of SE 1/4
SE 1/4
Section 19
Township 43 South,
Range 25 East
N=865307.33(Y)
E=705644.73(X)
FD 4"x4" C.M. W/ 1/4" I.R. IN CTR.
0.06' N. & 0.06' E. OF PROP. COR.
S89°03'13"W
667.57'
POINT OF
BEGINNING
Paved Road
Overhead Utility Line
SW 1/4 of SE 1/4
SW 1/4 of SW 1/4 of SE 1/4
SE 1/4 of SW 1/4 of SE 1/4
FORT MYERS 21, LLC
30-43-25-00-00002.0000
(INST. No. 2016000034643, L.C.R.)
POINT OF
COMMENCEMENT
N00°33'00"E
1001.87' (C)
N=864229.06 (Y)
E=705974.36 (X)
FD. 3"x3" C.M. W/ 1/4" STEEL PIN (TOP BROKEN)
SOUTH QUARTER COR. SEC. 19 (CCR 9078421)
667.92'
S00°22'12"W
1335.84' (C)
(1/4 SEC. COR. TO 1/4 SEC. COR.)
S89°02'55"W
665.47' (C)
(1/4-1/4 SEC. COR. TO 1/4-1/4 SEC. COR.)
S89°02'55"W 2661.88' (C)
FD 4"x4" C.M. W/ 1/4" I.R. IN CTR.
0.08' N. & 0.47' E. OF PROP. COR.
N=865575.90 (Y)
E=705662.58 (X)
N=865586.85 (Y)
E=706317.90 (Y)
1330.94'
H. H. + BETTY JO BOYD
19-43-25-00-00011.0000
(O.R. 1372 PG.1397, L.C.R.)
BETTY JO BOYD
19-43-25-00-00012.0010
(O.R. 243, PG. 105, L.C.R.)
H.H. + BETTY JO BOYD
19-43-25-00-00010.0000
(O.R. 662, PG. 419, L.C.R.)
NW 1/4 of SW 1/4 of SE 1/4
NE 1/4 of SW 1/4 of SE 1/4
1/4-1/4-1/4 Section Line
1/4-1/4 Section Line
(1/4-1/4 SEC. COR. TO 1/4-1/4 SEC. COR.)
N89°03'13"W 2670.28' (C)
(TOTAL)
1335.14' (C)
N00°00'35"E 307.95'
S00°10'14"E 367.98'
N85°47'51"W 668.32'
SET 1/2" I.R. W/ CAP "LB 6940"
FD 5/8" I.R. W/ CAP "KURIOS COMPANY"
0.12' S. & 0.52' E. OF PROP. COR.
FD 5/8" I.R. W/ CAP "KURIOS COMPANY"
0.06' S. & 0.18' E. OF PROP. COR.
N=865240.58 (Y)
E=707648.84 (X)
NE 1/4 of SE 1/4 of SE 1/4
SE 1/4 of SE 1/4
SW 1/4 of SE 1/4 of SE 1/4
SE 1/4 of SE 1/4 of SE 1/4
LEE COUNTY
19-43-25-00-00009.0010
(O.R. 2165 PG. 2900, L.C.R.)
10' DRAINAGE EASEMENT RESERVED TO
DEWEY BOYD (O.R. 2165, PG. 2900, L.C.R.)
RIGHT OF WAY EASEMENT
TO L.C.E.C. (O.R. 1830, PG. 4150, L.C.R.)
12' WIDE INGRESS/EGRESS EASEMENT
(INST. No. 2006000165944, L.C.R.)
(INST. No. 2008000249001, L.C.R.)
(INST. No. 2008000261953, L.C.R.)
(INST. No. 2009000125087, L.C.R.)
(INST. No. 2009001316981, L.C.R.)
ACCESS EASEMENT AGREEMENT
(INST. No. 2014000096093, L.C.R.)
Section 19
Section 30
S89°03'13"W 2678.67' (M)
(SEC. COR. TO 1/4 SEC. COR.)
669.57' (C)
1339.34' (C)
FD. 2" ALUM. DISK "STARNES & ASSOC. PLS 2465"
SOUTHEAST COR. SEC. 19 (CCR 8094449)
N=864272.06 (Y)
E=707648.58 (X)
19
20
30
29
SHEET INDEX
SCALE 1"=2000'
3
2
N
SE 1/4 of NE 1/4
of SE 1/4
Road
S43°43'44"E 168.94'
N89°02'55"E 298.24'
SET 1/2" I.R. W/CAP "LB 6940"
0.83' N. & 1.79' W. OF PROP. COR.
FD. 5/8" I.R.
N=865603.99(Y)
E=707350.40(X)
N=865567.59(Y)
E=706983.74(Y



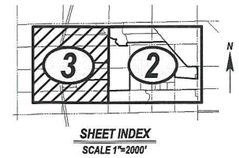
LEGEND:

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

- ▲ 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

N (NSRS2007) NAD 1983 FLORIDA PLANE COORDINATE SYSTEM (WEST ZONE)

0 50 100 200
SCALE IN FEET



SHEET INDEX
SCALE 1"=2000'

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 451-3170
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 19, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23319S01.DWG
LAYOUT	3
LOCATION	J:\23319\DWG\SURVEYING\
PLOT DATE	WED, 9-20-2017 - 2:35 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	02-13-2017
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

DCI 2016-00024

DCI 2016-00021

RECEIVED
BOUNDARY SURVEY
OCT 24 2017
COMMUNITY DEVELOPMENT

PROJECT / FILE NO.	SHEET NUMBER
23319 19-43-25	3 OF 3