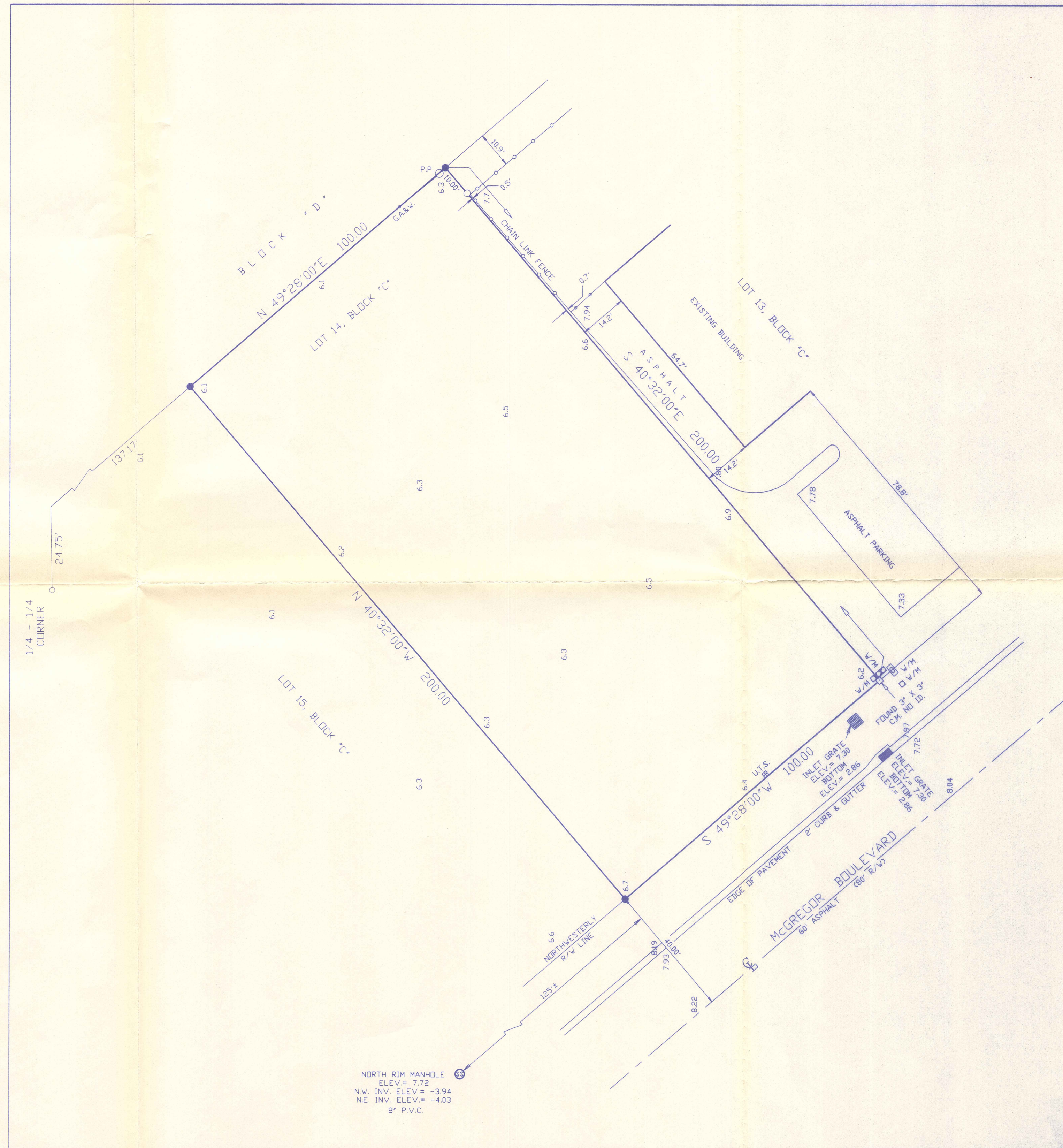
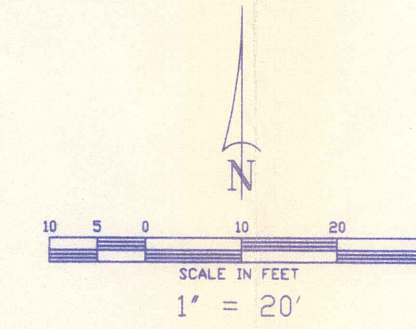


BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF
LOT 14, BLOCK "C"
COTTAGE POINT
 A SUBDIVISION LYING IN
 SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST
 (PLAT BOOK 9, PAGE 133)
 LEE COUNTY, FLORIDA



- LEGEND:**
- SET IRON PIN (CAP #4631)
 - FOUND IRON PIN (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - CONCRETE (CONC.)
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - (P) AS PER PLAT
 - CD AS PER DEED
 - CS AS PER SURVEY
 - CO AS MEASURED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - G.A.W. GUY ANCHOR & WIRE
 - EL ELEVATION
 - FND. FOUND
 - N/O NAIL & DISK
 - N/T.T. NAIL & TIN TAB
 - D/H DRILL HOLE
 - P.O.B. POINT OF BEGINNING
 - P.C. POINT OF CURVATURE
 - D.R. OFFICIAL RECORDS BOOK
 - Δ DELTA OF CURVE
 - R RADIUS OF CURVE
 - A ARC OF CURVE
 - CH CHORD LENGTH
 - CB CHORD BEARING
 - C# CURVE NUMBER
 - A/C AIR CONDITIONER
 - D/H OVERHEAD POWER LINES
 - P/P POWER POLE
 - W/M WATER METER
 - U.T.S. TELEPHONE BOX
 - E.B. ELECTRIC BOX
 - CATV TV-CABLE BOX
 - E.D.P. EDGE OF PAVEMENT
 - C/G CURB/GUTTER
 - C/L CENTERLINE
 - R/W RIGHT-OF-WAY
 - B/M BENCHMARK
 - EL TYPICAL ELEVATION

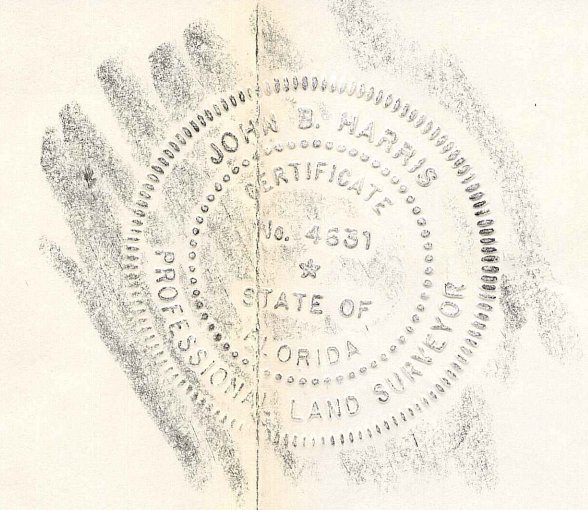
- SURVEY NOTES:**
- 1) BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MCGREGOR BOULEVARD, ASSUMED TO BEAR S 49°28'00"W.
 - 2) FIELD NOTES IN COTTAGE POINT.
 - 3) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 4) THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 - 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
 - 6) UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 - 7) THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 8) ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 - 9) ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
- FLOOD ZONE: "A10" ELEVATION: 10.00 NGVD.
 COMMUNITY # 125124 PANEL # 0427
 SUFFIX: C REVISION DATE: 11/4/92
 THIS SURVEY IS CERTIFIED TO
 SOUTHWEST ENGINEERING OF LEE COUNTY

CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA UNDER FLORIDA STATUTES, CHAPTER 472 AND CHAPTER 61 G-17, FLORIDA ADMINISTRATIVE CODE.

John B. Harris March 18, 1999
 F.L.L.S. NO. 4631 JOHN B. HARRIS DATE

REVISED	DESCRIPTION	BY	DRAWN	CHECKED	SCALE	PROJ. #
		FH	JBH		1"=20'	CP-C14
						HARRIS-JORGENSEN INC.
						2706 S.E. SANTA BARBARA PLACE
						CAPE CORAL, FLORIDA
						PHONE: (941) 772-9939

RECEIVED
 MAR 23 1999
 PERMIT COUNTER



99-03-251.02 Z 01.01
 PROJECT # - - -
 PROJECT TYPE 13

SITE DATA
 TOTAL ACREAGE = 20,000 SQUARE FEET
 TOTAL BUILDING SQ.FT. = 4,800 S.F.
 EXISTING ZONING = AG-2
 PROPOSED ZONING = MINOR CPD
 LAND USE CLASSIFICATION = SUBURBAN
 MAXIMUM BUILDING HEIGHT = 35 FT.
 UTILITIES
 WATER - FLORIDA CITIES WATER CO.
 SEWER - LEE COUNTY UTILITIES
 TELEPHONE - UNITED TELEPHONE OF FLORIDA
 ELECTRIC - FLORIDA POWER AND LIGHT
 FIRE DISTRICT - IONA-MCGREGOR FIRE DISTRICT
 FLOOD ZONE - A-10 CELE-10.0 HAVDD PER FRM
 GENERAL DEVELOPMENT PROGRAM
 A MINOR CPD TO SUPPORT SPECIALIZED SPORTING GOODS
 RETAIL AND BUSINESS CONSUMER WITH EMPHASIS ON UNDERSERVING
 AND KAYAKING SUPPLIES, OUTFITTING, RENTALS, INSTRUCTIONS AND
 NON-STORE RETAILER.

SCHEDULE OF USES
 ADMINISTRATIVE OFFICES
 ATM AUTOMATIC TELLER MACHINE
 AUTO PARTS STORE - NO INSTALLATION SERVICE
 BAIT + TACKLE SHOP
 BARS + FINANCIAL ESTABLISHMENTS - GROUP I
 BOATS
 BOAT PART STORE
 BOAT RENTAL
 BUSINESS SERVICES - GROUP I
 DAY CARE CENTER - ADULT CHILD
 DELICATOR, PHARMACY
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES - GROUP I
 EXCAVATION WATER RETENTION
 FOOD STORES - GROUP I
 HARDWARE STORE
 HEALTH CARE FACILITY - GROUP II
 HOBBY SHOP
 LAUNDRY/MAT
 LAUNDRY OR DRY CLEANING - GROUP I
 MEDICAL OFFICE
 NON-STORE RETAILERS - GROUP I
 PARKING LOT ACCESSORY TEMPORARY
 PERSONAL SERVICES
 GROUP I
 GROUP II
 GROUP III
 PET SHOPS
 RENTAL OR LEASING ESTABLISHMENT
 GROUP I
 GROUP II
 REPAIR SHOPS
 GROUP I
 GROUP II
 SIGNS IN ACCORDANCE WITH CHAPTER 30
 SPECIALTY RETAIL SHOP
 GROUP I
 GROUP II
 STORAGE - INDOOR ONLY
 TEMPORARY USES
 USED MERCHANDISE STORES - GROUP I
 VARIETY STORE

SITE DEVELOPMENT STANDARDS

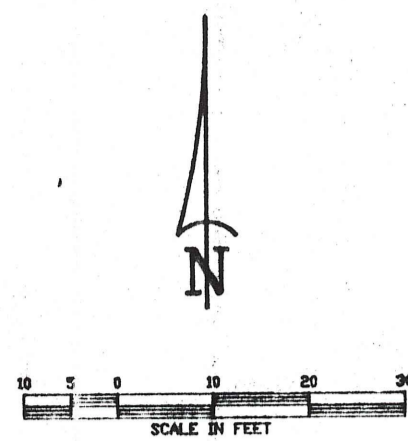
BUILDING INTENSITY:
 PROPOSED = 4,800 SQ.FT.
MINIMUM LOT AREA + DIMENSIONS:
 LOT AREA = 20,000 SQ.FT.
 LOT WIDTH = 100 FT.
 LOT DEPTH = 100 FT.
MINIMUM SETBACKS:
 STREET-WITH ACCESS ST./WITHOUT ACCESS ST. = 65 FT./25 FT.
 SIDE YARD = 15 FT.
 REAR YARD = 25 FT.
 WATER (OTHER) = 25 FT.
 MAXIMUM HEIGHT = 35 FT.
 MAXIMUM LOT COVERAGE = 40%
OPEN SPACE CALCULATIONS:
 TOTAL SITE AREA = 20,000 SQ.FT.
 OPEN SPACE REQUIRED 20% = 4,000 SQ.FT.
 OPEN SPACE PROVIDED = 4,000 SF
 NATIVE OPEN SPACE = NOT APPLICABLE
PARKING REQUIREMENTS:
 PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC 34-2013
 THROUGH 2022 OR CURRENT CODE RULE AT THE TIME
 OF DEVELOPMENT ORDER PERMITTING.

SCHEDULE OF DEVIATIONS

1. A REQUEST TO DEViate FROM L.D.C. 10-285 CONNECTION SEPARATION WHICH REQUIRES 650 FEET INTERSECTION SEPARATION ALONG AN ARTERIAL, TO PERMIT A 125 FEET CHANGING INTERSECTION SEPARATION FROM JACARANDA DRIVE, AND AMAZON LANE, AND 110 FEET FROM THE ADJACENT DRIVEWAY.
2. A REQUEST TO DEViate FROM L.D.C. 10-416GDC3+4) BUFFERING ADJACENT PROPERTIES, WHICH REQUIRES A BUFFER FROM THE EXISTING USE ZONING (COMMERCIAL USE ADULTS COMMERCIAL USE - TYPE "A" BUFFER REQUIRED), TO PERMIT NO BUFFER ALONG THE EAST SIDE PROPERTY LINE.

PROJECT NOTES AND COMMENTS

1. THE DEPICTED MASTER CONCEPT PLAN IS FOR CONCEPTUAL ZONING APPROVAL ONLY. FINAL SITE PLAN INCLUDING INTERNAL CIRCULATION AND PARKING, AND ASSOCIATED SITE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.
2. UNLESS OTHERWISE NOTED ON THIS MASTER CONCEPT PLAN AND/OR ZONING RESOLUTION THE PROPOSED PROJECT SHALL CONFORM WITH THE REQUIREMENTS OF THE L.D.C. AT THE TIME OF DEVELOPMENT ORDER PERMITTING, INCLUDING BUT NOT LIMITED TO STORMWATER MANAGEMENT SYSTEM, PARKING, OPEN SPACE, BUFFERING AND LANDSCAPE REQUIREMENTS.



AG-2 ZONING - VACANT
 FUTURE LAND USE - SUBURBAN

CPD ZONING - COMM USE
 FUTURE LAND USE - SUBURBAN

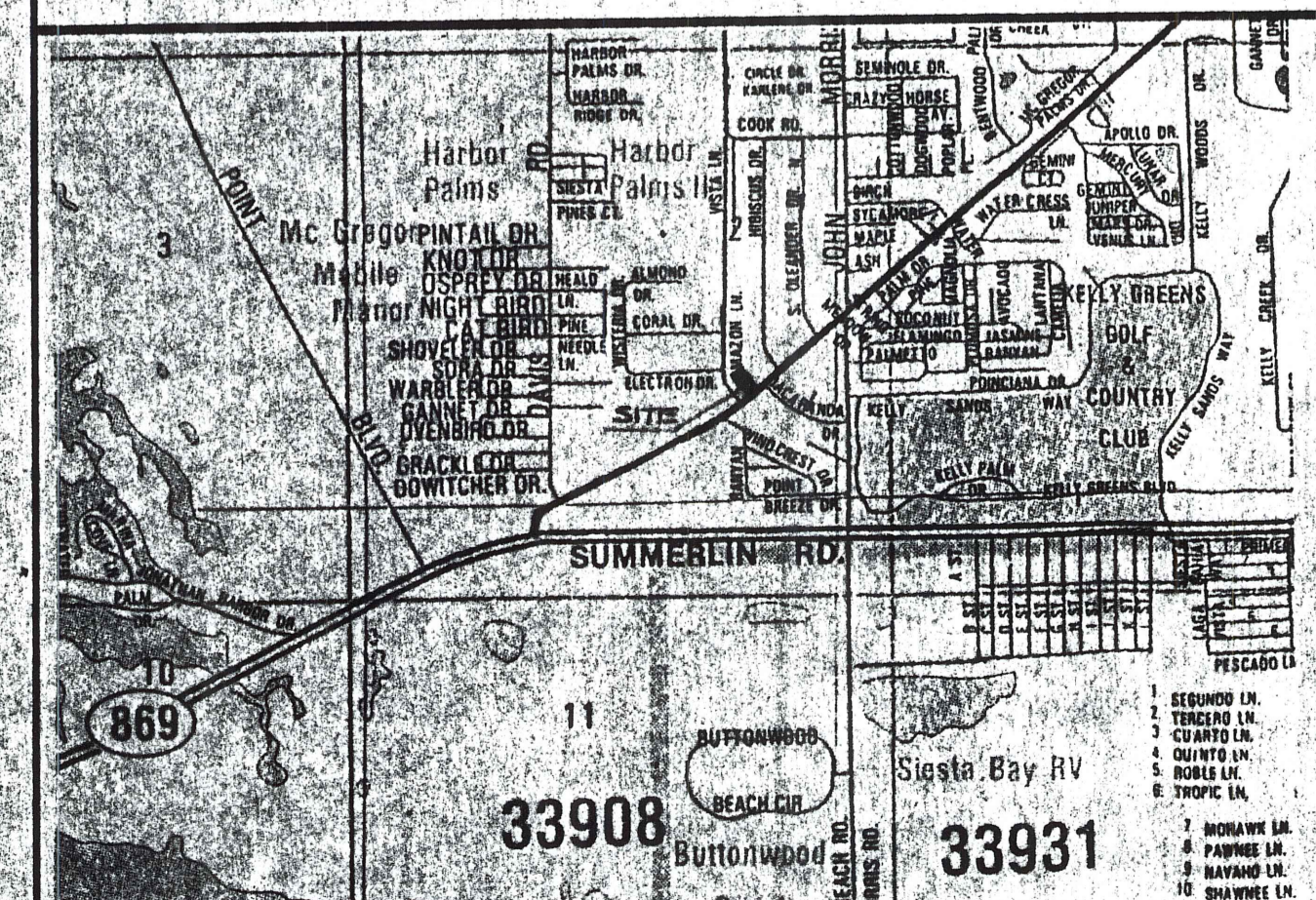
AG-2 ZONING VACANT
 FUTURE LAND USE - SUBURBAN

C-1 ZONING OFFICE BUILDING
 FUTURE LAND USE - SUBURBAN

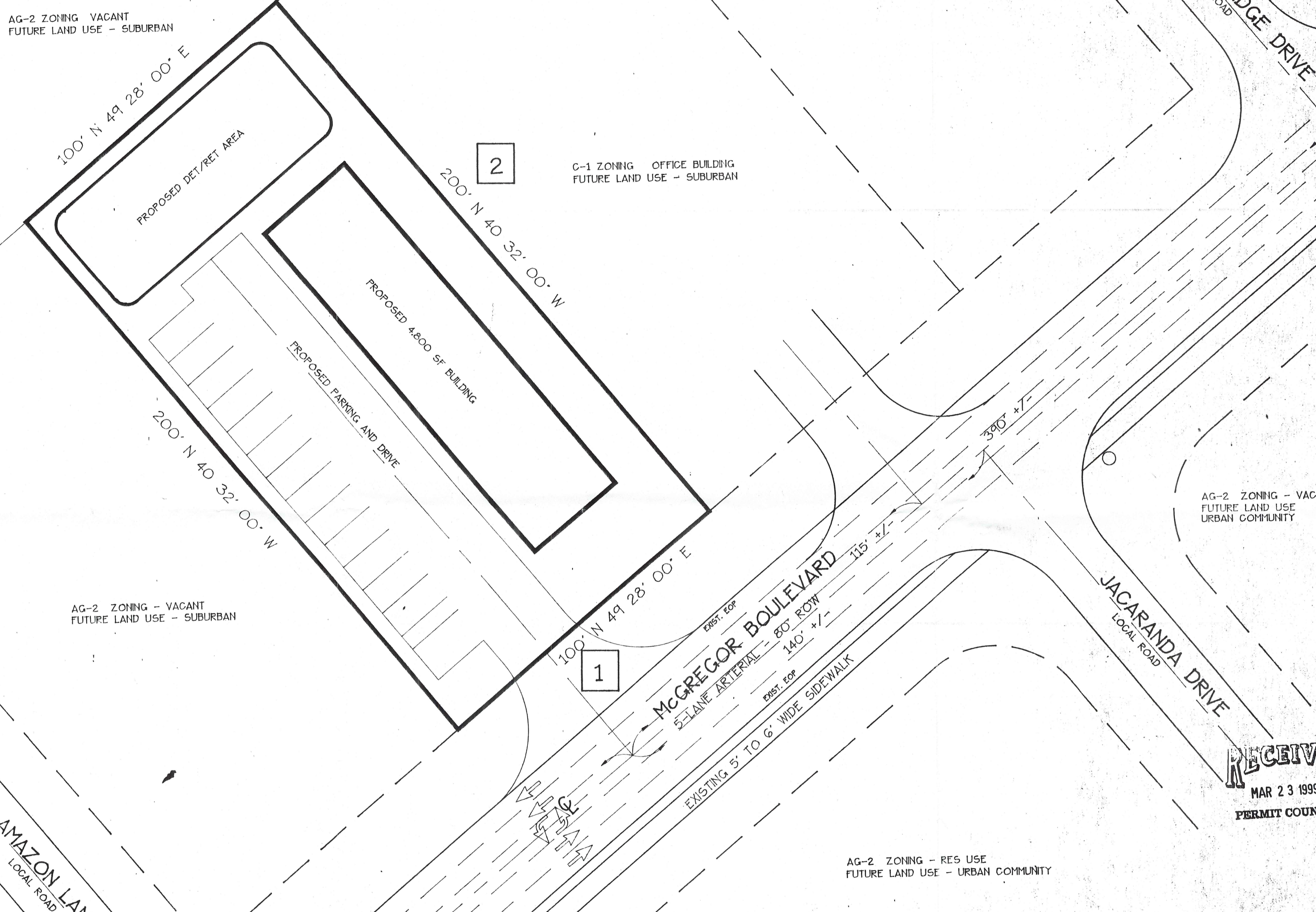
CN-1 ZONING VACANT
 FUTURE LAND USE - SUBURBAN

AG-2 ZONING - VACANT
 FUTURE LAND USE - SUBURBAN

AG-2 ZONING - RES USE
 FUTURE LAND USE - URBAN COMMUNITY



LOCATION MAP



REVISION	DATE

DRAWN BY: MG
DESIGNED BY: MG
APPROVED BY: GS
PROJ. NO. 990210
PLOT DATE: 3/15/99
SCALE: 1"=20'

SOUTHWEST ENGINEERING
 OF LEE COUNTY
 1342 COLONIAL BOULEVARD, SUITE 31
 FORT MITCHELL, FLORIDA 33907
 PHONE: (813) 574-1124 FAX: (813) 574-1125

RECEIVED
 MAR 23 1999
 PERMIT COUNTER

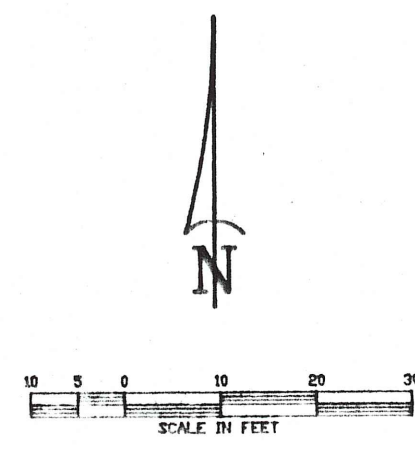
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 EXHIBIT 1-B-11-B-2 I-D, I-F-3, M-A, M-C, M-F, M-G, M-H

MASSEY BUILDING MINOR CPD
MASTER CONCEPT PLAN
 SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST

SHEET
 1

99-03-251.02 Z 01.01
 PROJECT #
 PROJECT TYPE 13

- GENERAL NOTES:
1. LEE PLAN FUTURE LAND USE DESIGNATION IN THE PROJECT VICINITY:
 A. NORTH OF MCGREGOR BLVD - SUBURBAN
 B. SOUTH OF MCGREGOR BLVD - URBAN COMMUNITY
 2. SCS SOIL TYPE IS #13 BOCA FINE SAND
 3. LAND USE COVER CLASSIFICATION IS 411 PINE FLATWOOD WITH AUSTRALIAN PINE INFESTATION
 4. THE PROJECT IS NOT ON A PUBLIC TRANSIT ROUTE OR WITHIN ONE-FOURTH MILE OF AN EXISTING FACILITY



AG-2 ZONING VACANT
FUTURE LAND USE - SUBURBAN

CH-1 ZONING VACANT
FUTURE LAND USE - SUBURBAN

C-1 ZONING OFFICE BUILDING
FUTURE LAND USE - SUBURBAN

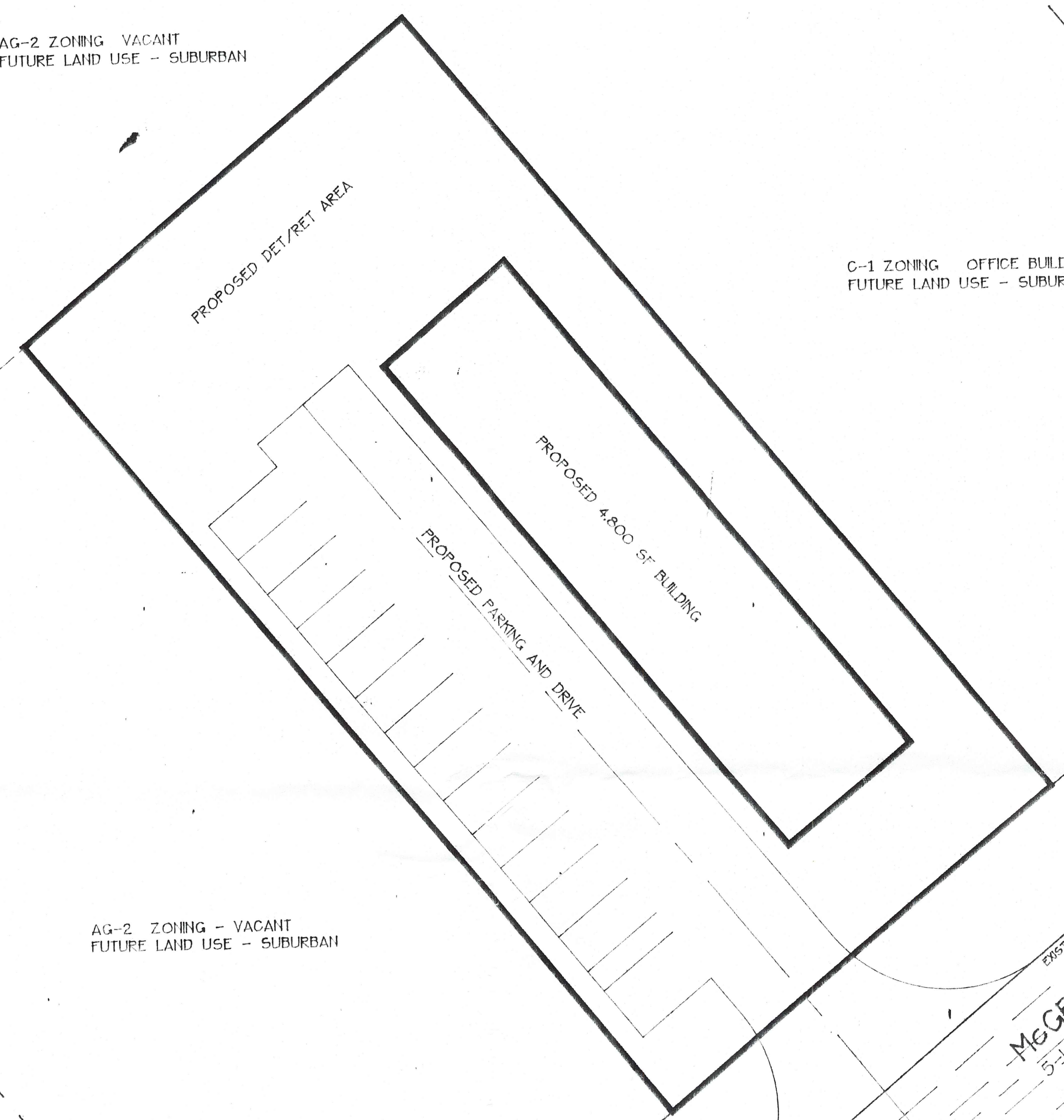
AG-2 ZONING - VACANT
FUTURE LAND USE - SUBURBAN

AG-2 ZONING - VACANT
FUTURE LAND USE URBAN COMMUNITY

AG-2 ZONING - RES USE
FUTURE LAND USE - URBAN COMMUNITY

AG-2 ZONING - VACANT
FUTURE LAND USE - SUBURBAN

CPD ZONING - COMM USE
FUTURE LAND USE - SUBURBAN



McGREGOR BOULEVARD
5-LANE ARTERIAL - 80' ROW
EXIST. EXP

EXISTING 5' TO 6' WIDE SIDEWALK
EXIST. EXP

AMAZON LANE
LOCAL ROAD

JACARANDA DRIVE
LOCAL ROAD

ARBOR RIDGE DRIVE
LOCAL ROAD

GENERAL NOTES:

1. SCS SOIL TYPE IS #13 BOCA FINE SAND
2. LAND USE COVER CLASSIFICATION IS 411 PINE FLATWOOD WITH AUSTRALIAN PINE INFESTATION

ACAD FILE NAME: 990210MFP.DWG

EXHIBIT 11-F-4

MASSEY BUILDING MINOR CPD

MASTER CONCEPT PLAN

SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST

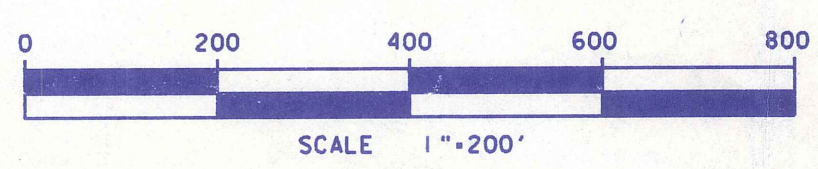
REVISION	DATE

DRAWN BY: MG
DESIGNED BY: MG
APPROVED BY: GS
PROJ. No. 990210
PLOT DATE: 3/15/99
SCALE: 1"=20'

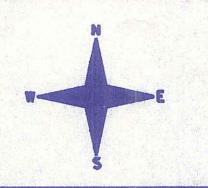
SOUTHWEST ENGINEERING
OF DE COUNTY

1342 COLONIAL BOULEVARD, SUITE 31
FORT MYERS, FLORIDA 33907
PHONE: (813) 274-1125 FAX: (813) 274-1125

SHEET
2



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.	MAP
PHOTO DATE	FEB., 1996	02	46 S	23 E	92 B	
PHOTO JOB NO.	PD-4402					