

Legend

PSM Id.	Professional Surveyor and Mapper No.	Number
LB	COP	Consumption on Premises
Wet Zone	STRAP	Section Township Range Area Parcel

Specific Purpose Survey

Wet Zone Survey (COP)

Section 14, Township 45 South, Range 24 East

Lee County, Florida

LINE	BEARING	DISTANCE
L1	S 89°11'35" W	132.08'
L2	N 89°08'50" E	25.00'

Line Information:

Wet Zone Total Acreage
48277.46 Square Feet
1.108 Acres

STRAP #:
14-45-24-00-0004-012C
BLA Properties II LLC,
4825 Griffin Boulevard
Fort Myers, FL 33908
(Instrument #200900052168)

South Boundary of
Section 14-45S-24E
S 89°11'35" W 300.00'

Point of Beginning
Wet Zone

Specific Purpose Survey
Wet Zone (COP) at 12916 S Cleveland Avenue, Fort Myers, FL

Point of Commencement
Southeast Corner of
Section 14-45S-24E

South Boundary of
Section 14-45S-24E

COMMENCE at a point marking the Southeast corner of Section 14, Township 45 South, Range 24 East, Lee County, Florida; thence coincident with the South boundary of said Section 14, S 89°11'35" W a distance of 132.08 feet to a point coincident with the West Right-of-way boundary of State Road No. 45, said point also being the POINT OF BEGINNING; thence continuing coincident with said South boundary, S 89°11'35" W a distance of 300.00 feet; thence departing said South boundary, N 01°14'42" E a distance of 303.15 feet to a point coincident with the South Right-of-way boundary of Kenwood Lane; thence coincident with said South Right-of-way boundary, S 01°14'42" E a distance of 25.00 feet; thence departing said South Right-of-way boundary, S 01°14'42" E a distance of 155.17 feet; thence N 89°11'35" E a distance of 275.00 feet to a point coincident with the egressed West Right-of-way boundary of State Road No. 45; thence coincident with said West Right-of-way boundary, S 01°14'42" E a distance of 148.00 feet to the POINT OF BEGINNING. Containing an area of 48277.46 square feet, 1.108 acres, more or less.

Wet Zone Description:

A parcel of land being the same lands as described per Instrument #200900052168, Public Records, Lee County, Florida, lying and being in Section 14, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 01°14'42" E for the East Boundary of Subject Property, also being the West Right-of-way Boundary of South Cleveland Avenue.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) The aeroids depicted hereon are from 2017 and obtained from the LBAINS websites (www.lbins.org)
- 5.) THIS IS NOT A BOUNDARY SURVEY.

Surveyor's Notes:

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: K. Quibell, P. Hernandez
Date Drafted: 03/15/21
Revision Date: N/A
Approved By: S. Brown
Date Approved: 03/22/21
Project No.: 20210009
Phase: J
Drawing Name: 20210009_1WZ
Last Field Date: 01/14/21
Field Book/Price: N/A

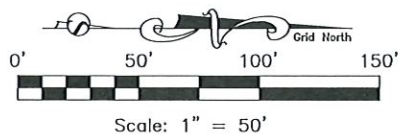
Shaded information depicted herein per "ALTA/NSPS Land Title Survey, BLA Properties II, LLC Parcel performed by SurvTech, drawing name: 20210009-1A, dated 02/05/21 and approved 02/05/21, and is shown for informational purposes.

Date Plotted: 3/22/2021 8:17:17 AM By: Ben Shuman

SHEET: 1 OF 2



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

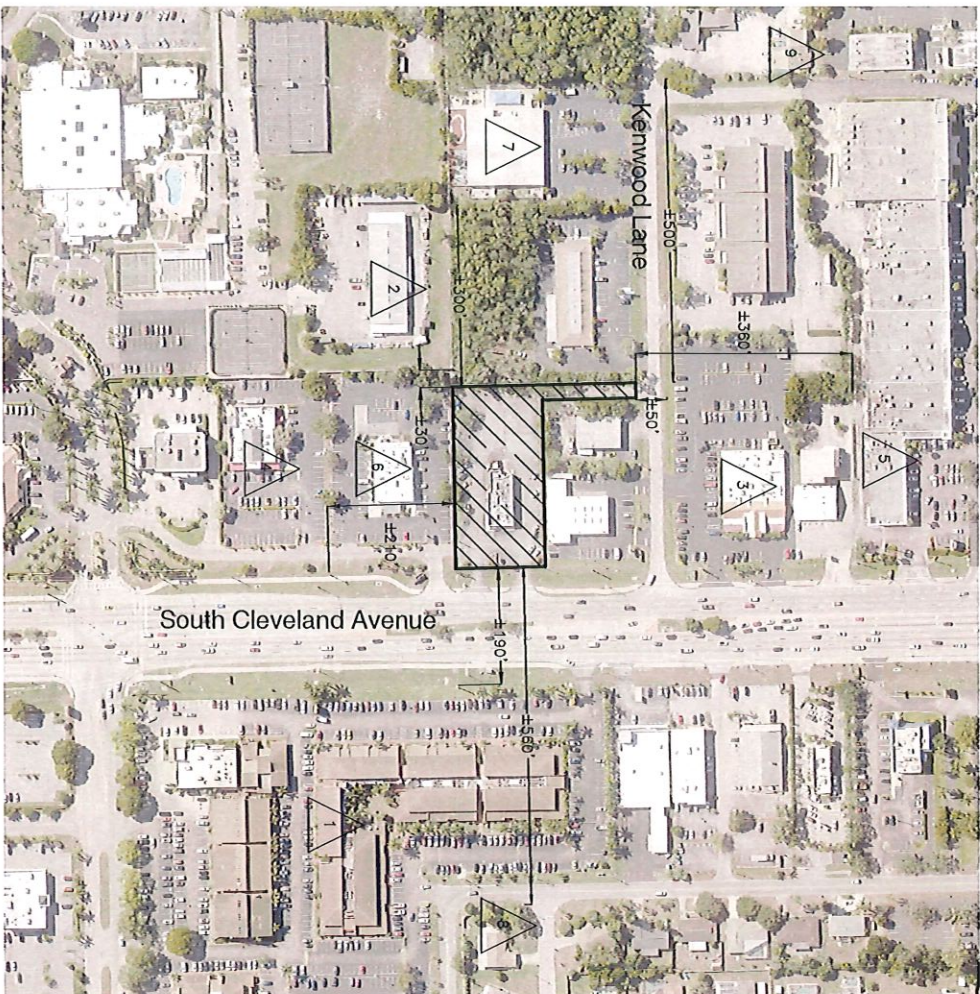
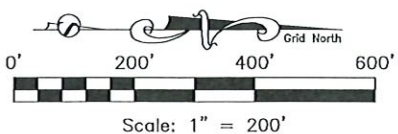


Visual Inspection Detail

STRAP #: 14-45-24-00-00004.0120
Zoning: C-1 & CT
Commercial & Commercial Tourist District

Note: Zoning information is depicted hereon for informational purposes only. Surveyor makes no guarantee to accuracy or interpretation of the zoning. Information obtained from the Lee County Zoning website.

Note: This is to certify that a visual inspection has been made of all property for the following uses: religious facility, school, daycare, park, dwelling units under separate ownership and/or other establishment selling alcoholic beverages for consumption on site in relation to the proposed establishment. Location and distances within 500-foot straight-line distance from the proposed site. A visual inspection of the apparent proposed special use permitted site from residentially zoned property has been made and is indicated in a straight-line distance as required for the specific alcoholic beverage permit classification.



(Church)(Antigua Baptist Church)

24-45-24-00-00005.002C
Pinebrook Pine, LLC
12995 S Cleveland Ave P88 34
Fort Myers, FL 33907
(±190 Feet)

(First Watch Restaurant #54)
14-45-24-00-00004.0150
OS College Parkway, LLC
3850 Hollywood Blvd Site 4000
Hollywood, FL 33021
(±350 Feet)

(Wet Zone 2-COP)(Mission BBQ)

24-45-24-00-00006.002C
(Wet Zone 2-COP)(Sonic Drive In)
(Wet Zone 2-COP)(Sonic Drive In)
(Wet Zone 2-COP)(Liberty Culinary Workshop)
(Wet Zone 4-COP)(Outback Steakhouse)

(Wet Zone 2-COP)(Mission BBQ)
23-45-24-00-00000.0010
Hollist Farm, LLC
8938 Worcester Hwy
Berlin, MD 21811
(±0 Feet)

(Recreation)(Private)

23-45-24-00-00000.000C
Seven Lakes Assn., Inc.
1985 Seven Lakes Boulevard
Fort Myers, FL 33907
(±350 Feet)

(School)(Kiddos Cove Preschool, Inc.)
14-45-24-00-00004.0120
KIDDO'S COVE PRESCHOOL, INC
3009 SW 1ST ST
Cape Coral, FL 33914
(±500 Feet)

(Wet Zone 4-COP)(Olive Garden)

14-45-24-00-00004.0200
FCPT Sunshine Properties, LLC.
1000 Darden Center Drive
Orlando, FL 32837
(±50 Feet)

Residential Zoning: RS-1
(Residential Single Family)
13-45-24-19-00063.0010
Rodriguez Joselyn
Fort Myers, FL 33907
(±560 Feet)

(Wet Zone 4-COP)(Carrabba's Italian Grill)

STRAP #: 23-45-24-00-01000.0030
12990 Cleveland, LLC
c/o Outback Steakhouse
2202 N West Shore Blvd Floor 4
Tampa, FL 33607
(±210 Feet)

(Wet Zone 2-COP)
(Wet Zone 2-COP)
KENWOOD 500 LLC
c/o ACCENTS PRO
PO Box 101298
Cape Coral, FL 33910
(±500 Feet)

Specific Purpose Survey

Wet Zone (COP) at 12916 S Cleveland Avenue, Fort Myers, FL

Drawing Name: 20210009_1WZ

PROJECT NO: 20210009
PHASE: 1
LAST FIELD DATE: 02/02/21



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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>