

1. REQUESTED MOTION:

ACTION REQUESTED: Accept a Petition to Vacate a 12-foot wide Drainage and Public Utility Easement located at 923 Hepburn Ave., Lehigh Acres, FL 33936, and adopt a resolution, setting a Public Hearing for 5:00 PM on the 11th day of January, 2004 (Case No. VAC2004-00065)

WHY ACTION IS NECESSARY: To build a single-family residence on the combined lots. **The vacation of this easement will not alter existing drainage and utility conditions and the easement is not necessary to accommodate any future drainage and utility requirements.**

WHAT ACTION ACCOMPLISHES: Sets the time and date of the Public Hearing.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 5

C4B

3. MEETING DATE:

12-07-2004

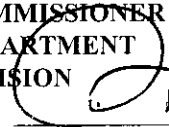
4. AGENDA:

- CONSENT ADMINISTRATIVE
- APPEALS PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE F.S. Ch. 177
- ORDINANCE
- ADMIN. CODE 13-1
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Community Development
- C. DIVISION Development Services
- BY:  1/10/04
- Peter J. Eckenrode, Director

7. BACKGROUND:

The completed petition to vacate, VAC2004-00065 was submitted by Eugene and Tracey Major.

LOCATION: The site is located at **923 Hepburn Ave., Lehigh Acres, FL 33936** and its strap number is 28-45-27-03-00010.0070. Petition No. VAC2004-00065 proposes to vacate a 12-foot wide Drainage and Public Utility Easements centered on the common line between Lots 7 and 8, both in Block 10, Unit 3, Section 28, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 20, Page 57 of the Public Records of Lee County, Florida; **LESS and EXCEPT** the easterly six feet and westerly six feet thereof.

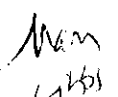
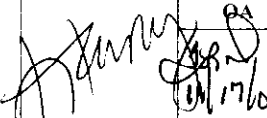
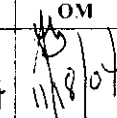
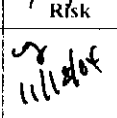
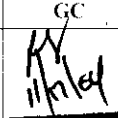
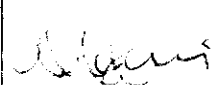
Documentation pertaining to this Petition to Vacate is available for viewing at the Office of Lee Cares.

There are no objections to this Petition to Vacate. Staff recommends the scheduling of the Public Hearing.

Attached to this Blue sheet is the Petition to Vacate, Resolution to set Public Hearing, Notice of Public Hearing and Exhibits.

8. MANAGEMENT RECOMMENDATIONS:



9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services C-Plan 11/18/04			G County Manager
					OM	Risk	GC	
	N/A	N/A	N/A					

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 11/10/04
Time: 3:00
Forwarded To:
CHESMT.DOC
C. ADMIN.
11/11/04 4 20 PM

RECEIVED BY
COUNTY ADMIN: 
11/17/04
4:30 PM SGT
COUNTY ADMIN
FORWARDED TO: 
11-18-04
20m



PETITION TO VACATE (AC 13-1)

Case Number: VAC 2004-00065

Petitioner(s), EUGENE & TRACEY MAJOR
requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

1. Petitioner(s) mailing address, PO BOX 57161 St. Myers FL 33994
2. In accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, Petitioner desires to vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".
3. A sketch showing the area the Petitioner desires to vacate is attached as Exhibit "B".
4. Proof Petitioner paid all applicable state and county taxes is attached as Exhibit "C".
5. Petitioner is fee simple title holder to the underlying land sought to be vacated.
6. Petitioner did provide notice to all affected property owners concerning the intent of this Petition in accordance with the LCAC 13-1.
7. In accordance with letters of review and recommendation provided by various governmental and utility entities, it is apparent if the Board grants the Petitioner's request, it will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Wherefore, Petitioner respectfully requests the Board of County Commissioners adopt a Resolution granting the Petition to Vacate.

Respectfully Submitted by:

Eugene Major
Petitioner Signature

Tracey L Major
Petitioner Signature

EUGENE MAJOR
Printed Name

TRACEY L MAJOR
Printed Name

NOTE: This is a legal document and is therefore not available in Word Perfect format.

EXHIBIT "A"
Petition to Vacate
VAC2004-00065

Legal Description of the Public Utility and Drainage Easements to be Vacated:

The twelve-foot (12') wide Public Utility and Drainage Easements centered on the common line between Lots 7 and 8, both in Block 10, Unit 3, Section 28, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 20, Page 57 of the Public Records of Lee County, Florida;

LESS and EXCEPT the easterly six feet and westerly six feet thereof.

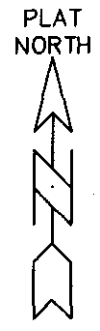
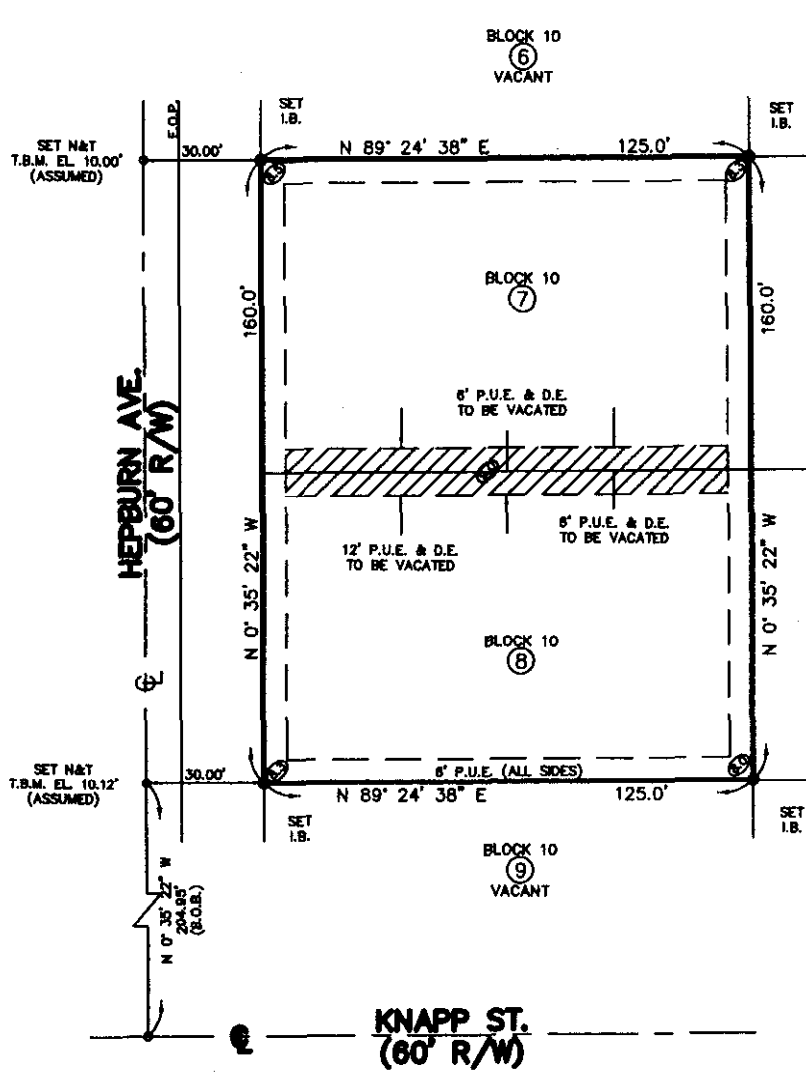


Exhibit "B"
Petition to Vacate
VAC2004-00065
 [Page One of One]

923/927 HEPBURN AVENUE
 LOTS 7 & 8, BLOCK 10, UNIT 3
 SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST
 LEHIGH ACRES, LEE COUNTY, FLORIDA
 RECORDED IN PLAT BOOK 20, PAGE 57, AND
 PLATTED JULY 17, 1969, OF THE
 OFFICIAL RECORDS OF LEE COUNTY, FLORIDA

Christopher B. Still
 CHRISTOPHER B. STILL
 P.S.M. 5941
 SEPT. 7, 2004

NOT A SURVEY – SKETCH ONLY

S.T.A.R. Surveying, Inc. (LB5449)
 Professional Surveyors and Mappers
 1130-E Lee Boulevard, Lehigh Acres, Florida 33936
 (239) 368-7400 (239) 368-7685 (Fax)

DATE:	9-7-04
JOB NUMBER:	04217A
DRAWN BY:	C.B.S.
SCALE:	1" = 50'
SHEET:	1 of 2

Exhibit "C"
Petition to Vacate
VAC2004-00065
[Page One of One]

Lee County Tax Collector - Print Results



Real Property Information

Account	Tax Year	Status
28-45-27-03-00010.0070	2004	PAID
Original Account	Book/Page	
28-45-27-03-00010.0070	4411/4138	
Physical Address	Mailing Address	
MAJOR EUGENE + TRACEY 923 HEPBURN AVE LEHIGH ACRES FL 33936	MAJOR EUGENE + TRACEY 4999 HOWARD ST FORT MYERS FL 33905 USA	
Legal Description		
LEHIGH ACRES UNIT 3 BLK 10 PB 20 PG 57 LOTS 7 + 8		
Outstanding Balance as of 11/3/2004		\$0.00



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

479-8585

Writer's Direct Dial Number:

Bob Janes
District One

November 8, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Eugene & Tracey Major
P.O. Box 51161,
Ft Myers, FL 33994

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

Re: VAC2004-00065 - Petition to Vacate the twelve-foot (12') wide Public Utility and Drainage Easements centered on the common line between Lots 7 and 8, both in Block 10, Unit 3, Section 28, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 20, Page 57 of the Public Records of Lee County, Florida; **LESS and EXCEPT** the easterly six feet and westerly six feet thereof.

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

Dear Mr. & Mrs. Major:

You have indicated that in order to build a single-family residence on the combined lots, you desire to eliminate the Public Utility Easement and Drainage Easements located between your two (2) lots. The site is located at 923 Hepburn Ave., Lehigh Acres, Florida. Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation.

Should you have any questions, please call me at the above telephone number.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director

PJE/RSK

U:\200411\20041022.151\6560230\DCDLETTER.DOC

September 3, 2004

Department of Community Development,

Att: Peter J. Eckenrode, Director Development Services

Dear Mr. Eckenrode,

I would like to combine two (2) lots into one for future building site of single-family residence. The two lots I would like to combine are strip number 28-45-27-0300010.0070 & 28-45-27-03-00010.0080. If you need any more information or have any questions or concerns, you can reach me at home, 239-694-2845 or by mail at P.O Box 51161 Fort Myers, FL 33994.

Sincerley,

Eugene and Tracey Major

Eugene & Tracey Major

RECEIVED
OCT 22 2004
VAZ 2004-00065
PERMIT CENTER

Return to:
Name:
Address:



INSTR # 6416708
OR BK 04411 Pg 4136; (1pg)
RECORDED 08/27/2004 04:32:30 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 10.00
DEED DOC 105.00
DEPUTY CLERK P Johnston

This Instrument Prepared by:
Laura Macias
Bay Title Services
2323 Del Prado Boulevard
Cape Coral, Florida 33990

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
28-45-27-03-00010.0070
Grantee(s) I.D.#(s):
File No:70016

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 26 day of August, 2004, by Habitat for Humanity of Lee County, Inc., a Florida Non-Profit Corporation, and having its place of business at 1288 N. Tamiami Trail, N. Fort Myers, Florida 33903, hereinafter called the grantor,

to Eugene Major and Tracey Major, husband and wife, whose post office address is: 4999 Howard St., Fort Myers, Florida 33905, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Lots 7 and 8, Block 10, Unit 3, Section 28, Lehigh Acres, Florida, Township 45 South, Range 27 East, as recorded in Plat Book 20, Page 57, in the Public Records of Lee County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2004, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Habitat for Humanity of Lee County, Inc.

Witness Signature: [Signature]
Printed Name:

BY: [Signature]
V.E. Archibald, President

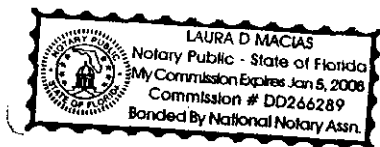
Witness Signature: [Signature]
Printed Name:

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 26 day of August, 2004, by V.E. Archibald, as President of Habitat for Humanity of Lee County, Inc., a Florida Non-Profit Corporation, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:

[Signature]
Printed Name: _____
Notary Public
Serial Number





Lee County Electric Cooperative, Inc.

Post Office Box 3455

North Fort Myers, FL 33918-3455

(239) 995-2121 • FAX (239) 995-7904

www.lcec.net • www.ilinc.com

September 28, 2004

Eugene & Tracey Major
P. O. Box 51161
Ft. Myers, FL 33994

Re: Strap No. 28-45-27-03-00010.0070

Dear Mr. and Ms. Major:

LCEC does not object to vacation of the utility and/or drainage easements described on the attached sketch and description, dated 9/7/04, job number 04217A, prepared by Christopher B. Still of S.T.A.R. Surveying.

Please call me at 656-2422 if you have any questions.

Sincerely,

Karen Hardin
Real Property Representative

Attachment



Customer Service Operations

Post Office Box 1530

LaBelle, Florida 33975-4613

September 27, 2004

Eugene & Tracey Major
P.O.Box 51161
Fort Myers, Florida 33994

Re: Vacation of Public Utility Easement:

A 12 foot wide public utility and drainage easement
centered on the lot line common to lots 7 & 8,
Block 10, Unit 3, Section 28, Township 44S, Range 27E,
as recorded in Plat Book 20, Page 57 of the Official Records of Lee County, Florida

Dear : Mr. & Mrs. Major,

Sprint-Florida Incorporated has reviewed the document for the above referenced information. Based on the review, we have no objection to the vacation of a portion of a public utility easement at the Lehigh Acres location.

If you should require additional information, please contact me at 863 452-3232.

Sincerely,

A handwritten signature in cursive script that reads "Sabrina Thompson".

Sabrina Thompson
Engineer



**26930 Old US 41
Bonita Springs, FL 34135
Phone: 239-732-3805
FAX: 239-498-4483**

September 13, 2004

Eugene & Tracey Major
PO BX 51161
Ft Myers, FL 33994

Re: Hepburn Av lot 7 & 8
Vacate easement

Dear Eugene & Tracey Major

This letter will serve to inform you that Comcast has no objection to your proposed vacation of the address referenced above.

Should you require additional information or assistance, please feel free to contact me here at 732-3805.

Cordially,

A handwritten signature in black ink, appearing to read "Mark Cook".

Mark Cook
Design Coordinator



FLORIDA GOVERNMENTAL UTILITY AUTHORITY

280 Wekiva Springs Road, Suite 203, Longwood, Florida 32779, Ph: (407) 629-6900, Fax: (407) 629-6963

October 7, 2004

Eugene & Tracey Major
P.O. Box 51161
Fort Myers, FL. 33994
(239) 694-2845

RE: Vacation of Easement for Lots 7 & 8, Block 10, Unit 3, Section 28,
Township 45 South, Range 27 East in Lehigh Acres

Dear Mr. & Mrs. Major:

The FGUA Board determined that they do not presently hold any property rights over the address identified above other than the plat reservation. They also determined that the FGUA has no current utilities in the utility easement nor has any foreseeable need for utility placement in the easement to be vacated. Therefore, the Board approved the request for vacation of easement on October 7, 2004.

The vacation of easement was requested for the 6-foot wide utility and drainage easement lying on the north side of Lot 8 and the south side of Lot 7 (excluding the eastern and western 6 feet), Block 10, Unit 3 in Lehigh Acres. The request was made for the purpose of combining lots for new home construction. All lots in this subdivision have 6-foot utility easements on the front and rear portions of the properties.

Should you have any further questions in this matter, please do not hesitate to contact me at 407-629-6900.

Sincerely,

Florida Governmental Utility Authority

A handwritten signature in black ink, appearing to read "Charles L. Sweat". The signature is written in a cursive style and is positioned above the printed name and title.

Charles L. Sweat
Director of Operations



Florida Department of Transportation

JEB BUSH
GOVERNOR

JOSÉ ABREU
SECRETARY

September 23, 2004

Eugene & Tracey Major
P.O. Box 51161
Fort Myers, FL 33994

RE: A 12.0 foot wide public utility easement and drainage easement centered on Lots 7 & 8, Block 10, Unit 3, Section 28, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, Lee County, Florida, as recorded in Plat Book 20, page 57, of the Official Records of Lee County, Florida.

Dear Mr. Major:

In response to your letter we received on September 14, 2004 our staff conducted a review of your request to vacate the subject area as marked and generally described as: That portion of proposed right of way or public utility easement vacation at the above referenced location.

Based on this review, we offer "No Objection" to this vacation request.

Sincerely,

A handwritten signature in black ink that reads "Tom Kasten".

Tom Kasten
Right of Way Agent
Property Management

cc: Scott Gilbertson, P.E. – Lee County
Peter J. Eckenrode – Lee County
Mike Rippe – FDOT
Tom Garcia – FDOT
File, Daily File



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239)479-8531

Bob Janes
District One

September 27, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Eugene and Tracey Major
P. O. Box 51161
Fort Myers, FL 33994

SUBJECT: VACATION OF PLATTED EASEMENT(S)
STRAP #: 28-45-27-03-00010.0070 & .0080
LOTS 7 & 8, BLOCK 10 – LEHIGH ACRES, UNIT 3
923 - 927 HEPBURN AVENUE

Dear Mr. & Mrs. Major:

Lee County Utilities has no objection to the proposed vacation of the existing platted easements as described in your recent letter and associated attachments. However, the area in question is not located within Lee County Utilities' service area; therefore, we have no potable water or wastewater lines within the area to be vacated.

You may wish to contact Mike Currier with the Florida Governmental Utility Authority at 368-1615, extension 14 concerning your request, as the subject parcels appear to be located within their service area boundaries.

If you should have any questions, or require further assistance, please do not hesitate to contact our office at (239)479-8531.

Sincerely,

LEE COUNTY UTILITIES

Terry A. Kelley
Senior Engineering Technician
Utilities Engineering Division

CC: Correspondence File

SA\Eng\TAK\LETTERS\VAC\FY 2004\Major - Hepburn Av - Lehigh.doc



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number (239) 479-8124

Bob Janes
District One

Monday, October 04, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Mr. & Mrs. Eugene Major
P.O. Box 51161
Fort Myers, FL 33994

Andrew W. Coy
District Four

John E. Albion
District Five

Re: Petition to Vacate a twelve (12) foot wide public utility and drainage easement common to Lots 7 & 8, Block 10, Unit 3, Lehigh Acres Subdivision, as recorded in Plat Book 20 Page 57, in the public records, Lee County, Florida.

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Dear Mr. & Mrs. Major:

Diana M. Parker
County Hearing Examiner

Based on the review of the documents submitted with your request, Lee County Division of Natural Resources has no objection to the vacation of a portion of the subject public utility and drainage easement.

Should you have any questions, please call me at the above telephone number.

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT

Allen L. Davies, Jr.
Natural Resources Division

-cc: John Fredyma, County Attorney's Office
Margaret Lawson, LCDOT
Ruth Keith, Development Services

S:\WATRES\SURFACE\DOCUMENT\vac459.doc



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8580

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

September 24, 2004

Eugene and Tracey Major
P. O. Box 51161
Fort Myers, FL 33994

**RE: Petition to Vacate the 12 foot wide drainage
And utility easement on the lot line common
To Lots 7 and 8, Block 10, Unit 3,
Section 28, Township 45 South, Range 27 East,
Plat Book 20, page 57, Lehigh Acres**

Dear Mr. And Mrs. Major:

Lee County Department of Transportation has reviewed your request to vacate the above described easement. DOT has no facilities within the easement and does not maintain it.

Therefore. DOT offers no objection to this petition to vacate as proposed.

Very truly yours,

DEPARTMENT OF TRANSPORTATION

Margaret Lawson
Right-of-way Supervisor

MAL/JMK/mlb

cc: Ruth Keith, Development Services
Allen Davies, Natural Resources
DOT PTV File

S:\DOCUMENT\Petition To Vacate\2004\Lots 7 & 8 Blk 10 Lehigh - Major.doc

**RESOLUTION NO. _____ TO SET PUBLIC HEARING
FOR PETITION TO VACATE** Case Number: VAC2004-00065

WHEREAS, a Petition to Vacate was filed with the Board of County Commissioners;
and

WHEREAS, the Petitioner seeks to abandon, discontinue, close or vacate a portion
of a plat, easement, parcel or right-of-way legally described in the attached Exhibit "A".

WHEREAS, under Florida Statute and the Lee County Administrative Code, the
Board must hold a Public Hearing in order to grant a vacation affecting a public easement,
public right-of-way or platted lands.

BE IT THEREFORE RESOLVED by the Board of County Commissioners of Lee
County, Florida, as follows:

1. A Public Hearing on Petition to Vacate No. VAC2004-00065 is set for the
_____ in the Lee County Commission Chambers.
2. A Notice of Public Hearing on this Petition to Vacate will be published in
accordance with the Lee County Administrative Code.

THIS RESOLUTION passed by voice and entered into the minutes of the Board of
County Commissioners of Lee County, Florida this _____

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk Signature

BOARD OF COUNTY
COMMISSIONERS OF
LEE COUNTY, FLORIDA

Chairman Signature

Please Print Name

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"
Petition to Vacate
VAC2004-00065

Legal Description of the Public Utility and Drainage Easements to be Vacated:

The twelve-foot (12') wide Public Utility and Drainage Easements centered on the common line between Lots 7 and 8, both in Block 10, Unit 3, Section 28, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 20, Page 57 of the Public Records of Lee County, Florida;

LESS and EXCEPT the easterly six feet and westerly six feet thereof.

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2004-00065

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 11th day of January 2005 @5:00 PM in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".

Interested parties may appear in person or through a representative and be heard with respect to the Petition to Vacate.

Anyone wishing to appeal the decision made by the Board with respect to any matter considered at this meeting will need a record of the proceeding for such appeal, and may need a verbatim record, to include all testimony and evidence upon which the appeal is to be based.

A copy of the Petition to Vacate is on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Office, 2115 Second Street, Fort Myers, Florida.



CHARLIE GREEN, CLERK

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"
Petition to Vacate
VAC2004-00065

Legal Description of the Public Utility and Drainage Easements to be Vacated:

The twelve-foot (12') wide Public Utility and Drainage Easements centered on the common line between Lots 7 and 8, both in Block 10, Unit 3, Section 28, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 20, Page 57 of the Public Records of Lee County, Florida;

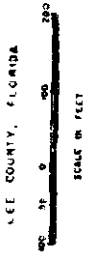
LESS and EXCEPT the easterly six feet and westerly six feet thereof.

SECTION 21
SECTION 26

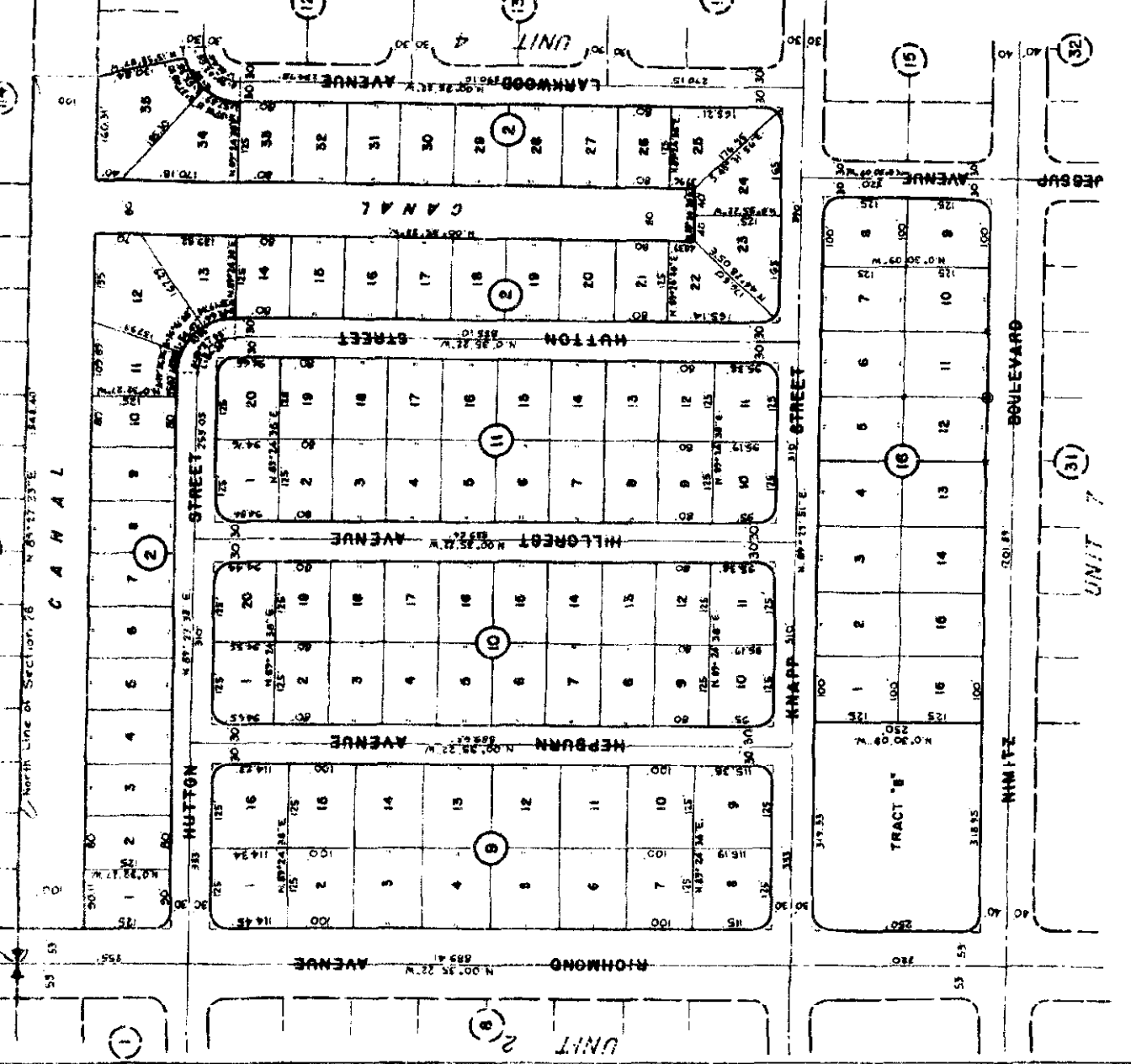


PLAT OF
UNIT 3
SECTION 26, TWR 48 S., RGE. 27 E.

A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA



All lots subject to a 5 feet utility and
Drainage Easement on both sides, front,
and back.
4:1 corner, 40' each, 25 feet except as
shown and the lot dimensions are to the
straight line intersections, except where
arc distances are shown.



PLAT OF
UNITS 1 THRU 9
SECTION 28, TWP. 45 S., RGE. 27 E.
A SUBDIVISION OF

PLAT BOOK 20 PAGE 54

LEHIGH ACRES

LEE COUNTY, FLORIDA
LEHIGH ACRES DEVELOPMENT INC.
DEVELOPERS

DESCRIPTION

ALL OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,
LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 82 AS
NOW Laid OUT AND IN USE.

APPROVALS

KNOW ALL MEN BY THESE PRESENTS, THAT LEHIGH ACRES DEVELOPMENT INC. A
CORPORATION UNDER THE LAWS OF FLORIDA, BEING THE OWNER OF THE LAND DESCRIBED IN
THE CAPTION HEREON HAS CAUSED THIS PLAT OF UNITS 1 THRU 9, SEC. 28-45-27,
LEHIGH ACRES TO BE MADE AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC
STREETS, ROADS, DRIVES AND/OR LAKES SHOWN HEREON. ALL CANAL RIGHTS OF WAY ARE HEREBY
DEDICATED TO THE EAST COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, GERALD M. GOULD AND ARTHUR KESSLER RESPECTIVELY PRESIDENT
AND ASST. SEC. OF LEHIGH ACRES DEVELOPMENT INC., BY AND WITH AUTHORITY OF ITS
BOARD OF DIRECTORS HAVE EXECUTED THESE PRESENTS FOR AND ON BEHALF OF SAID
CORPORATION AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED THIS 23 DAY OF June, A.D.
1968.

LEHIGH ACRES DEVELOPMENT INC.

BY Gerald M. Gould
ARTHUR KESSLER
ATTEST Arthur Kessler
ASST. SEC.

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE
ACKNOWLEDGEMENTS, PERSONALLY APPEARED GERALD M. GOULD AND ARTHUR KESSLER
RESPECTIVELY PRESIDENT AND ASST. SEC. OF LEHIGH ACRES DEVELOPMENT INCORPORATED
TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING
DEDICATION AS PRESIDENT AND ASST. SEC. RESPECTIVELY OF LEHIGH ACRES DEVELOPMENT
INC. FOR THE PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL AT FORT MYERS, SAID COUNTY AND STATE THIS
23 DAY OF June, A.D. 1968.

Gerald M. Christman
NOTARY PUBLIC STATE OF FLORIDA BE LARGE
My Commission Expires Feb. 21, 1971

ALL BEARINGS ARE FROM THE TRUE MERIDIAN BASED ON OBSERVATION OF POLARIS
AT S.W. CORNER OF SECTION 28, TOWNSHIP 45, RANGE 27, LEE COUNTY, FLORIDA

THIS PLAT APPROVED THIS 16 DAY OF July, A.D. 1968 IN OPEN MEETING OF THE BOARD
OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

APPROVED

B. S. Farabee
CLERK

Richard H. Helling
COUNTY DIRECTOR
D. James DeSoto
COUNTY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT OF UNITS 1 THRU 9, SEC. 28-45-27,
LEHIGH ACRES, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT
COMPLIES IN FORM WITH THE REQUIREMENTS OF SURVEY LAWS OF FLORIDA.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT FORT MYERS THIS 17 DAY OF
July, A.D. 1968, AND DULY RECORDED IN PLAT BOOK 20 ON PAGE 54 OF PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.

B. S. Farabee
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION
OF A SURVEY MADE UNDER MY DIRECTION AND THAT PERMANENT
REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN.

Harold E. Diller
FLORIDA REGISTERED LAND SURVEYOR No 1896

THE OWNER DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE EAST COUNTY WATER
CONTROL DISTRICT THE CANAL RIGHTS OF WAY SHOWN HEREON AND ALL PRESENT AND
FUTURE WORKS BUILT OR CONSTRUCTED WITHIN THESE RIGHTS OF WAY SHALL BE OWNED
AND MAINTAINED BY SAID EAST COUNTY WATER CONTROL DISTRICT.

© P.M.M. 2 MONUMENTS, BOTTOM-4" x 4" x 18" WITH 3/8" STEEL ROD. TOP-6" x 4" x 8" CONC
1 MONUMENT 4" x 4" x 24" CONCRETE 1 WITNESS MONUMENT - 4" x 4" x 24" CONCRETE

000'0 0060	000'0 0060
000'0 0060	000'0 0060
000'0 0060 LEHIGH ACRES	000'0 0060
000'0 0060	000'0 0060
000'0 0060	000'0 0060



Area to be vacated

Return to:
Name:
Address:



INSTR # 6416708
OR BK 04411 Pg 4130; (1pg)
RECORDED 08/27/2004 04:32:30 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 10.00
DEED DOC 105.00
DEPUTY CLERK P Johnston

This Instrument Prepared by:
Laura Macias
Bay Title Services
2323 Del Prado Boulevard
Cape Coral, Florida 33990
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.



Property Appraisers Parcel I.D. (Folio) Number(s):
28-45-27-03-00010.0070
Grantee(s) I.D.#(s):
File No: 70016

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 26 day of August, 2004, by Habitat for Humanity of Lee County, Inc., a Florida Non-Profit Corporation, and having its place of business at 1288 N. Tamiami Trail, N. Fort Myers, Florida 33903, hereinafter called the grantor,

to Eugene Major and Tracey Major, husband and wife, whose post office address is: 4999 Howard St., Fort Myers, Florida 33905, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Lots 7 and 8, Block 10, Unit 3, Section 28, Lehigh Acres, Florida, Township 45 South, Range 27 East, as recorded in Plat Book 20, Page 57, in the Public Records of Lee County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2004, reservations, restrictions and easements of record, if any.
(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Habitat for Humanity of Lee County, Inc.

Witness Signature: [Signature]
Printed Name:

BY: [Signature]
V.E. Archibald, President

Witness Signature: [Signature]
Printed Name:

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 26 day of August, 2004, by V.E. Archibald, as President of Habitat for Humanity of Lee County, Inc., a Florida Non-Profit Corporation, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:

[Signature]
Printed Name: _____
Notary Public
Serial Number

