


**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20051101

1. ACTION REQUESTED/PURPOSE: Conduct a Public Hearing to adopt a Resolution on Petition to Vacate all interior 12-foot wide Public Utility Easements located at 4316 Lee Blvd., Lehigh Acres (Case No. VAC2005-00027).

2. WHAT ACTION ACCOMPLISHES: To build a commercial building on the combined lots. The vacation of this easement will not alter existing utility conditions and the easement is not necessary to accommodate any future utility requirements.

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category: COMMISSION DISTRICT #: 5 9:30 PM 2		5. Meeting Date: 09-20-2005	
6. Agenda: <input type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input checked="" type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify) <input checked="" type="checkbox"/> Statute F.S. Ch. 177 <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Admin. Code 13-1 <input type="checkbox"/> Other	8. Request Initiated: Commissioner _____ Department _____ Community Development Division _____ Development Services By:  8/17/05 Peter J. Eckenrode, Director	

9. Background:

The completed petition to vacate, VAC2005-00027 was submitted by Consul-Tech Enterprises, Inc. and Gabriel Olivares as the agent on behalf of D. Sam Enterprises, LLC, a Florida Limited Liability Company.

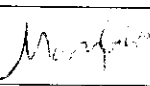
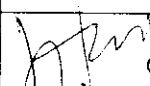
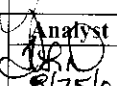
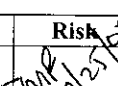
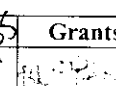
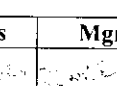
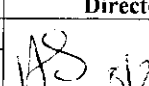
LOCATION: The site is located at **4316 Lee Blvd., Lehigh Acres, Florida 33971** and its strap number is **28-44-26-07-00070.0010**. Petition No. VAC2005-00027 proposes to vacate a twelve-foot (12') wide Public Utility Easement located between lots 1 and 2, 2 and 3, 3 and 4, 4 and 5, 5 and 6, 26 and 25, 25 and 24, 24 and 23, 23 and 22, 1 and 26, 2 and 25, 3 and 24, 4 and 25, and 5 and 22, all in Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, a subdivision of Lehigh Acres, as recorded in Plat Book 15, Page 78 of the Public Records of Lee County, Florida.

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.

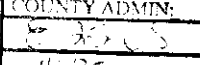
Attached to this Blue sheet is the Petition to Vacate, Notice of Public Hearing and Exhibits.


10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst 	Risk 	Grants 	Mgr. 	 8/25/05

11. Commission Action:

☐ Approved
☐ Deferred
☐ Denied
☐ Other

RECEIVED BY
COUNTY ADMIN:

4-35
COUNTY ADMIN
FORWARDED TO:

REC'D.
by CO. ATTY.

CO. ATTY.
FORWARDED TO:

RXW/ August 15, 2005



PETITION TO VACATE

TRANSMITTAL FOR PUBLIC NOTICE REQUIREMENTS

DATE: August 15, 2005

To: Patricia Geren
Public Resources

FROM: Ron Wilson
Development Services

BLUESHEET NUMBER: 20051101

CASE NUMBER: VAC2005-00027

Applicable Public Noticing Requirement:

☒ PTV under AC13-1

1st Notice - 15 days prior to Public Hearing
2nd Notice - 7 days prior to Public Hearing

☐ PTV under AC13-8

One Notice - 15 days prior to Public Hearing

Upon scheduling of Public Hearing date, please provide e-mail notice to Ron Wilson, Development Services (rwilson@leegov.com) and Joan Henry, Assistant County Attorney (jhenry@leegov.com).

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2005-00027

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 20th day of September 2005 @ 9:30AM 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

LEGAL DESCRIPTION

ALL PLATTED UTILITY EASEMENTS OF LOTS 1 THROUGH 6,
INCLUSIVE AND LOTS 22 THROUGH 26, INCLUSIVE.

EXCEPTING THE EASEMENT ALONG THE SOUTHERLY AND
EASTERLY LINES OF LOTS 22 AND 6, THE EASEMENT ALONG
THE WESTERLY LINE OF LOTS 1 AND 26, THE EASEMENT ALONG
THE NORTHERLY LINE OF LOTS 1 THROUGH 6, INCLUSIVE, THE
SOUTHERLY 6 FEET OF THE EASTERLY 6 FEET OF LOT 5, AND
THE WESTERLY 6 FEET OF THE SOUTHERLY 12 FEET OF LOT 22.

ALL BEING IN BLOCK 70, UNIT 7, PLAT OF SOUTH ½ SECTION
28 TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF
LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 15, AT PAGE 78 OF THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.

Exhibit "A"
Petition to Vacate
VAC2005-00027
[Page One of One]

THIS INSTRUMENT PREPARED BY:

Department of Community Development
Development Services Division
1500 Monroe Street
Fort Myers Florida 33901

RESOLUTION NO. _____ FOR PETITION TO VACATE

Case Number: VAC2005-00027

WHEREAS, Petitioner **D. Sam Enterprises, LLC, a Florida Limited Liability Company** in accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, filed a Petition to Vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A"; and

WHEREAS, the Board of County Commissioners of Lee County, Florida held a Public Hearing on this Petition to Vacate on the _____; and

WHEREAS, a legally sufficient Affidavit of Publication regarding the Notice of Public Hearing on this Petition to Vacate was entered into the minutes of the County Commission Meeting; and

WHEREAS, the Petitioner(s) has fee simple title ownership to the underlying land sought to be vacated; and

WHEREAS, the Petitioner(s) has provided proof that all applicable state and county taxes have been paid; and

WHEREAS, Petitioner(s) did provide notice to all affected property owners concerning the intent of the Petition to Vacate in accordance with LCAC 13-1; and

WHEREAS, the letters of review and recommendation provided by the various governmental and utility entities indicate that granting the Petition to Vacate will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW therefore be it resolved by the Board of County Commissioners as follows:

1. Petition to Vacate No. VAC2005-00027 is hereby granted.
2. The public's interest in the easement, plat or portion of a plat legally described in Exhibit "A" and graphically depicted in the sketch attached as Exhibit "B" is hereby vacated.
3. This Resolution will become effective upon recording of a fully executed copy in the public records of Lee County, Florida.

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

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Deputy Clerk Signature

Chairman Signature

Please Print Name

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

LEGAL DESCRIPTION

ALL PLATTED UTILITY EASEMENTS OF LOTS 1 THROUGH 6,
INCLUSIVE AND LOTS 22 THROUGH 26, INCLUSIVE.

EXCEPTING THE EASEMENT ALONG THE SOUTHERLY AND
EASTERLY LINES OF LOTS 22 AND 6, THE EASEMENT ALONG
THE WESTERLY LINE OF LOTS 1 AND 26, THE EASEMENT ALONG
THE NORTHERLY LINE OF LOTS 1 THROUGH 6, INCLUSIVE, THE
SOUTHERLY 6 FEET OF THE EASTERLY 6 FEET OF LOT 5, AND
THE WESTERLY 6 FEET OF THE SOUTHERLY 12 FEET OF LOT 22.

ALL BEING IN BLOCK 70, UNIT 7, PLAT OF SOUTH ½ SECTION
28 TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF
LEHIGH ACRES, ACCORDING TO THE PLAT THEREOF, AS
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Exhibit "A"
Petition to Vacate
VAC2005-00027
[Page One of One]

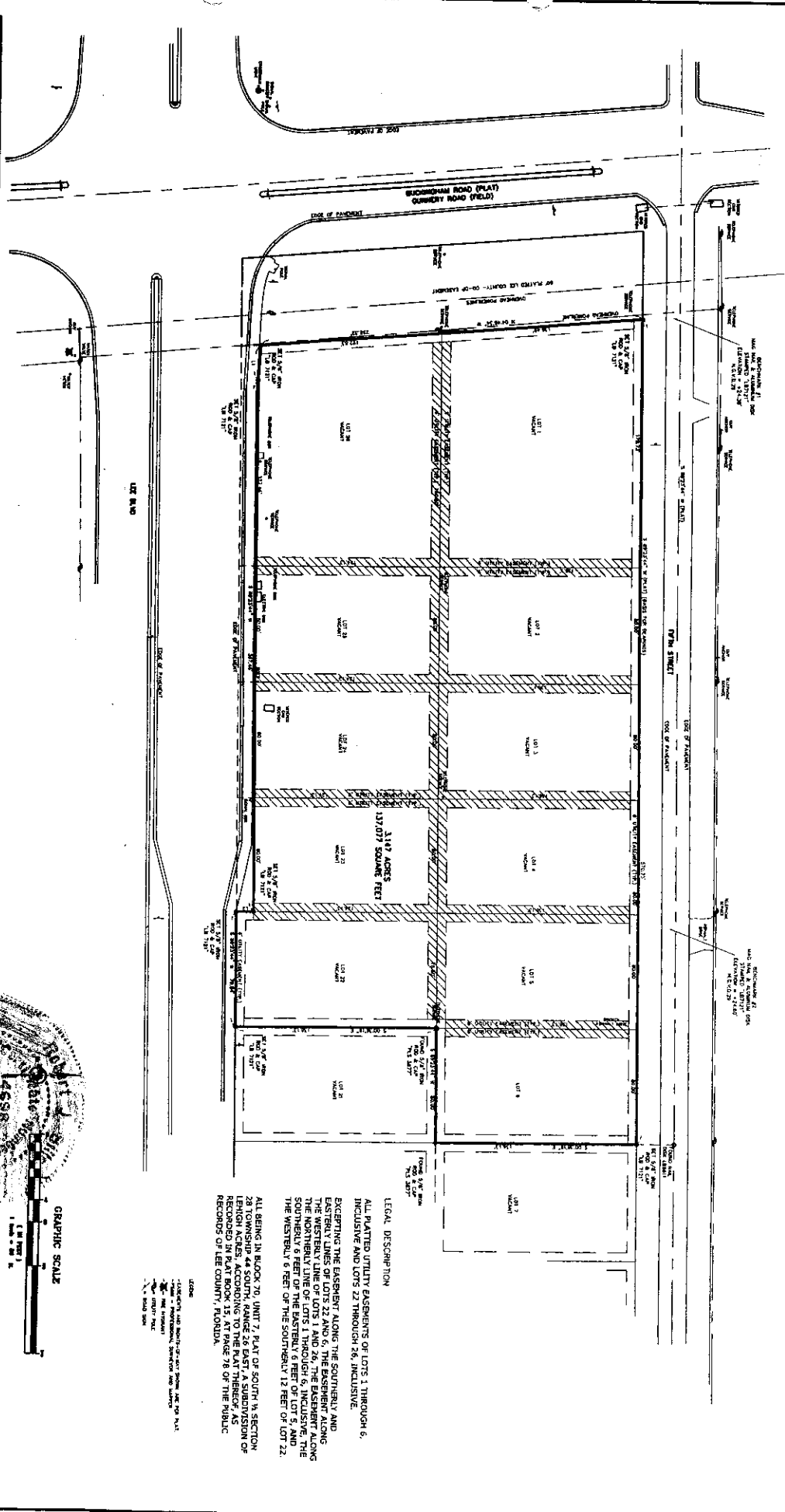
CONSULT-TECH
Surveying & Mapping, Inc.
 Surveying, Mapping, Engineering, Planning
 10000 N. US HWY 1, Suite 100
 Fort Worth, Texas 76177
 (817) 441-1111
 FAX (817) 441-1112
 E-MAIL: info@consult-tech.com

NOTE: This instrument is the property of CONSULT-TECH SURVEYING & MAPPING, INC. and shall be returned to the company in whole or in part without written permission of CONSULT-TECH SURVEYING & MAPPING, INC.

PROJECT
 LOTS 1-6 & LOTS 22-26, BLOCK 70, UNIT 7, PLAT OF SOUTH
 1/2 SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE
 COUNTY FLORIDA

LEGAL DESCRIPTION AND SKETCH - NOT A BOUNDARY SURVEY

DATE: 5-26-05
 PROFESSIONAL SURVEYOR AND MAPPER
 ROBERT J. BILLS
 P.E. - STATE OF FLORIDA



LEGAL DESCRIPTION
 ALL PLATTED UTILITY EASEMENTS OF LOTS 1 THROUGH 6, INCLUSIVE AND LOTS 22 THROUGH 26, INCLUSIVE, EXCEPTING THE EASEMENT ALONG THE SOUTHERLY AND EASTERLY LINES OF LOTS 12 AND 26, THE EASEMENT ALONG THE WESTERLY LINE OF LOTS 1 AND 26, THE EASEMENT ALONG THE SOUTHERLY 6 FEET OF LOTS 1 THROUGH 6, INCLUSIVE, THE SOUTHERLY 6 FEET OF THE EASTERLY 6 FEET OF LOT 5, AND THE WESTERLY 6 FEET OF THE SOUTHERLY 12 FEET OF LOT 22, ALL BEING IN BLOCK 70, UNIT 7, PLAT OF SOUTH 1/2 SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF LEE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 78 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Exhibit "B"

Petition to Vacate

VAC2005-00027

[Page One of One]



PETITION TO VACATE (AC 13-1)

Case Number: VAC2005-00027

Petitioner(s), David Samadnejad, D. Sam Enterprises, LLC
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, 1831 Hurricane Harbor, Naples, FL 34104
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:

Petitioner Signature

Petitioner Signature

David Samadnejad, MANAGING MEMBER
Printed Name

Printed Name

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

LETTER OF AUTHORIZATION

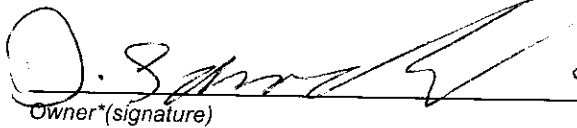
RECEIVED
JUL 22 2005

TO LEE COUNTY COMMUNITY DEVELOPMENT

PERMIT COUNTER

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as _____ Having strap number 28-44-26-07-00070-0010 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate _____ as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.


Owner*(signature)

David Samadnejad, Managing Manager D. Sam Enterprises, LLC

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 22nd day of July, 2005 by David Samadnejad, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

(SEAL)

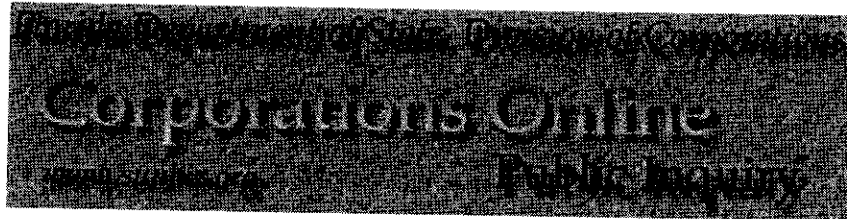


Aaron Notary
Commission # DD250848
Expires Sep. 17, 2007
1-800-350-5161


Notary Public

Donna A. Hentsch
(Name typed, printed or stamped)

VAC 2005 00027



Florida Limited Liability

D. SAM ENTERPRISES, L.L.C.

PRINCIPAL ADDRESS
1831 HURRICAN HARBOR LANE
NAPLES FL 34104

MAILING ADDRESS
1831 HURRICAN HARBOR LANE
NAPLES FL 34104

Document Number
L04000043079

FEI Number
202346275

Date Filed
06/08/2004

State
FL

Status
ACTIVE

Effective Date
NONE

Total Contribution
0.00

Registered Agent

Name & Address
KNOTT, GEORGE H ESQ KNOTT CONSOER EBELINI HART & SWETT, P.A. 1625 HENDRY STREET, THIRD STREET FORT MYERS FL 33901

Manager/Member Detail

Name & Address	Title
SAMADNEJAD, DAVOUD 1831 HURRICAN HARBOR LANE NAPLES FL 34104	MGR

Annual Reports

Report Year	Filed Date
2005	02/22/2005

[Previous Filing](#)[Return to List](#)[Next Filing](#)

No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

02/22/2005 -- ANNUAL REPORT
06/08/2004 -- Florida Limited Liabilites

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)[Corporations Help](#)

RECEIVED
AUG 10 2005

ConsulTech
ENTERPRISES INC

August 8, 2005

VACANT VOUCHER

Mr. Ron Wilson
Lee County Department of Community Development
Division of Development Services
Development Review
1500 Monroe Street
Fort Myers, FL 33901

Consul-Tech
Construction Management, Inc.
Consul-Tech
Development Services, Inc.
Consul-Tech
Engineering, Inc.
Consul-Tech
Surveying & Mapping, Inc.
Consul-Tech
Transportation, Inc.

RE: VAC2005-00027 – Petition to Vacate

Dear Mr. Wilson:

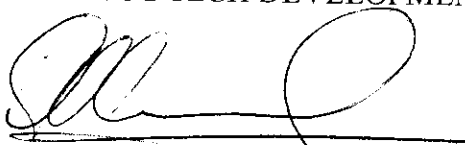
The information provided herein is in response to your last letter dated August 2, 2005:

- 1) Please find attached the revised letter from Sprint (local phone utility) detailing the easement between Lots 4 and 23 as requested.
- 2) According to our client either spelling is correct, his name is listed in his passport as Davoud Samadnejad but everywhere else he is listed as David.

We hope that this information is sufficient and if you have any questions, please do not hesitate to contact us.

Very truly yours,

CONSUL-TECH DEVELOPMENT SERVICES, INC.



Gabriel E. Olivares, P.E.
Project Manager

Cc: CTE File No. 04032240
The Fowler Company
David Samadnejad

Bonita Springs
24831 Old 41 Road
Bonita Springs, FL 34135
(239) 947-0266
FAX (239) 947-1323

Carolinas
(704) 243-1799
FAX (704) 243-1799

Jacksonville
(904) 636-9450
FAX (904) 636-9488

Miami
(305) 599-3141
FAX (305) 599-3143

Miami Gardens
(305) 556-0228
FAX (305) 556-5154

Miramar
Corporate Offices
(954) 438-4300
FAX (954) 438-1433

Orlando
(407) 649-8334
FAX (407) 649-8190

Sarasota
(941) 556-1106
FAX (941) 556-1105

West Palm Beach
(561) 659-3680
FAX (561) 659-2105

www.cte.cc

VAC 2005-00027

LEGAL DESCRIPTION


ALL PLATTED UTILITY EASEMENTS OF LOTS 1 THROUGH 6,
INCLUSIVE AND LOTS 22 THROUGH 26, INCLUSIVE.

EXCEPTING THE EASEMENT ALONG THE SOUTHERLY AND
EASTERLY LINES OF LOTS 22 AND 6, THE EASEMENT ALONG
THE WESTERLY LINE OF LOTS 1 AND 26, THE EASEMENT ALONG
THE NORTHERLY LINE OF LOTS 1 THROUGH 6, INCLUSIVE, THE
SOUTHERLY 6 FEET OF THE Easterly 6 FEET OF LOT 5, AND
THE WESTERLY 6 FEET OF THE SOUTHERLY 12 FEET OF LOT 22.

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28 TOWNSHIP 44 SOUTH, RANGE 26 EAST, A SUBDIVISION OF
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Exhibit "A"
Petition to Vacate
VAC2005-00027
[Page One of One]

Exhibit "C"
Petition to Vacate
VAC2005-00027
[Page One of One]

Real Property Information		
		
Account	Tax Year	Status
28-44-26-07-00070.0010	2004	PAID
Original Account	Book/Page	
28-44-26-07-00070.0010	4395/2826	
Owner		
D SAM ENTERPRISES LLC		
Physical Address	Mailing Address	
4316 LEE BLVD LEHIGH ACRES FL 33971	1831 HURRICANE HARBOR NAPLES FL 34104 USA	
Legal Descrption		
LEHIGH ACRES UNIT 7 BLK 70 PB 15 PG 78 LOTS 1 THRU 6 + 22 THRU 26		
Outstanding Balance as of 5/24/2005		\$0.00

Prepared by and return to:
George L. Consoer, Jr., Esq.
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street Suite 300
Fort Myers, FL 33901
File Number: Hagen Taroum
Will Call No.: 94

INSTR # 6395195
OR BK 4395 Pg 2826; (1pg)
RECORDED 08/10/2004 10:29:15 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 6.00
DEED DOC 0.78
DEPUTY CLERK S Jensen

CORRECTIVE
Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of August, 2004, between David Samadnejad, a married man, whose post office address is 1831 Hurricane Harbor, Naples, FL 34104, of the County of Collier, State of Florida, Grantor, and D. Sam Enterprises, LLC, a Florida Limited Liability Company, whose post office address is 1831 Hurricane Harbor, Naples, FL 34104 of the County of Collier, State of Florida, Grantee,

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

Lot 6, Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, Lehigh Acres, Florida, recorded in the Plat thereof as recorded I Plat Book 15, Page 78, of the Public Records of Lee County, Florida.

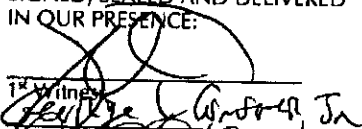
Notes: 1. This property is held as investment property by the Grantor and is not the homestead of Grantor.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the current and subsequent years.
2. Conditions, easements, and restrictions of record.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

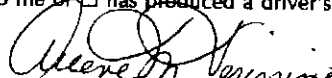
1st Witness

Printed Name
ARLENE M. VERISSIMO
2nd Witness
ARLENE M. VERISSIMO
Printed Name


David Samadnejad

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 10th day of August, 2004, by David Samadnejad, who ☐ is personally known to me or ☐ has produced a driver's license as identification.




Notary Public
ARLENE M. VERISSIMO
Printed Name

THIS DEED IS GIVEN TO CORRECT THAT DEED RECORDED AT O.R. BOOK 4384, PAGE 2495, WHICH SAID DEED INADVERTENTLY LEFT OUT THE DESCRIPTION OF THE REAL PROPERTY CONTAINED IN THIS DEED. DOCUMENTARY STAMP TAX ON THE CONVEYANCE OF THIS DEED WERE INCLUDED ON THE DEED RECORDED AT O.R. BOOK 4384, PAGE 2495, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

G:\GLC\Gold Star\corrective deed 8904.wpd

Prepared by and return to:
George L. Consoer, Jr., Esq.
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street Suite 300
Fort Myers, FL 33901
File Number: Hagen Taroum
Will Call No.: 94
Parcel I.D. No. 28-44-26-07-00070.0260
28-44-26-07-00070.0010
28-44-26-07-00070.0020

INSTR # 6381255
OR BK 04384 Pgs 2497 - 2498; (2pgs)
RECORDED 07/30/2004 04:30:15 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEED DOC 3,000.20
DEPUTY CLERK J Miller

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of July, 2004, between Farideh R. Taroum, a married woman, whose post office address is 1831 Hurricane Harbor, Naples, FL 34104, of the County of Collier, State of Florida, grantor, and D. Sam Enterprises, LLC, a Florida limited liability company, whose post office address is 1831 Hurricane Harbor, Naples, FL 34104 of the County of Collier, State of Florida, grantee,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the current and subsequent years.
2. Conditions, easements, and restrictions of record.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness

Printed Name

2nd Witness

Printed Name

State of Florida)
County of Lee)

The foregoing instrument was acknowledged before me this 28th day of July, 2004, by Farideh R. Taroum, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

My Commission Expires:



Notary Public

Printed Name

G:\GLCD Sam Enterprises\Taroum 71504 WD.wpd

"EXHIBIT A"

LOTS 1, 2 AND 26, BLOCK 70, UNIT 7 SOUTH ½ SECTION 28, TOWNSHIP 44 SOUTH RANGE 26 EAST, LEHIGH ACRES, FLORIDA ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, RECORDED IN PLAT BOOK 15, PAGE 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND AS EVIDENCED BY WARRANTY DEED DATED MARCH 30, 1998 BETWEEN HAGEN PALEN & CO. CPA'S AND LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN OR BOOK 2943 PAGE 1737, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TO-WIT:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 26 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK 70, UNIT 7, SECTION 28 TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEHIGH ACRES, PLAT BOOK 15, PAGE 78, LEE COUNTY PUBLIC RECORDS; THENCE N 04° 57' 37" W ALONG THE WEST LINE OF SAID LOT 26 FOR 13.66 FEET; THENCE S 86° 58' 20" E FOR 24.46 FEET; THENCE N 89° 12' 42" E PARALLEL WITH AND 12.00 FEET NORTHERLY OF (AS MEASURED ON A PERPENDICULAR) THE NORTH RIGHT OF WAY LINE OF LEE BOULEVARD FOR 127.46 FEET; THENCE S 00° 47' 18" E ALONG THE EAST LINE OF SAID LOT 26 FOR 12.00 FEET; THENCE S 89° 12' 42" W ALONG SAID NORTH RIGHT OF WAY LINE FOR 150.87 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE CENTER LINE OF LEE BOULEVARD AS BEARING S 89° 12' 41" W.

Prepared by and return to:
George L. Consoer, Jr., Esq.
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street Suite 300
Fort Myers, FL 33901
File Number: Hagen Taroum
Will Call No.: 94
Parcel I.D. No. 28-44-26-07-00070.0030
28-44-26-07-00070.0040
28-44-26-07-00070.0050
28-44-26-07-00070.0220
28-44-26-07-00070.0250

INSTR # 6381254
OR BK 04384 Pgs 2495 - 2496; (2pgs)
RECORDED 07/30/2004 04:30:15 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEED DOC 4,000.50
DEPUTY CLERK J Miller

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of July, 2004, between U.S. Solid Home, Inc., a Florida corporation, whose post office address is 1831 Hurricane Harbor, Naples, FL 34104, of the County of Collier, State of Florida, grantor, and D. Sam Enterprises, LLC, a Florida limited liability company, whose post office address is 1831 Hurricane Harbor, Naples, FL 34104 of the County of Collier, State of Florida, grantee,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the current and subsequent years.
2. Conditions, easements, and restrictions of record.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Arlene M. Verissimo
1st Witness
ARLENE M. VERISSIMO
Printed Name

Charlie L. Green
2nd Witness
Printed Name

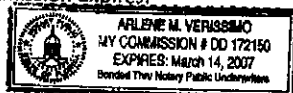
U.S. Solid Home, Inc.

By David Samadnejad
David Samadnejad, President

State of Florida)
County of Lee)

The foregoing instrument was acknowledged before me this 28th day of July, 2004, by David Samadnejad, President of U.S. Solid Home, Inc., a Florida corporation, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

My Commission Expires:



Arlene M. Verissimo
Notary Public
Printed Name: ARLENE M. VERISSIMO

G:\GLCD Sam Enterprises\US Solid Home 71504 WD.wpd

File No. 04-026-2700712
Title Order No. 02700712

EXHIBIT ONE

PARCEL I- Lot 3, Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, LEHIGH ACRES, according to the plat thereof, as recorded in Plat Book 15, Page 78 of the Public Records of Lee County, Florida.

PARCEL II- Lot 4, Block 70, Unit 7, South 1/2 of Section 28, Township 44 South, Range 26 East, LEHIGH ACRES, according to the map or plat thereof as recorded in Plat Book 15, Page 78 of the Public Records of Lee County, Florida.

PARCEL III- Lot 5, Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, LEHIGH ACRES, according to the map or plat thereof as recorded in Plat Book 15, Page 78, of the Public Records of Lee County, Florida.

PARCEL IV- Lots 22, 23 and 24, Block 70, Unit 7, Section 28, Township 44 South, Range 26 East, LEHIGH ACRES, according to the map or plat thereof as recorded in Plat Book 15, Page 78, of the Public Records of Lee County, Florida. LESS that portion conveyed to Lee County in O.R. Book 2943, Page 1393 of said Public Records.

PARCEL V- Lot 25, Block 70, Unit 7, South 1/2 of Section 28, Township 44 South, Range 26 East, LEHIGH ACRES, according to the map or plat thereof as recorded in Plat Book 15, Page 78 of the Public Records of Lee County, Florida. LESS that portion conveyed to Lee County in O.R. Book 2943, Page 1405 of said Public records.



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: _____

Bob Janes
District One

239-479-8585

Douglas R. St. Cerny
District Two

August 15, 2005

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

Diana M. Parker
County Hearing Examiner

Gabriel Olivares
Consul Tech Enterprises, Inc.
24831 Old 41 Road,
Bonita Springs, FL 34135

Re: **VAC2005-00027 - Petition to Vacate** a 12-foot wide Public Utility Easements centered on the combined lots 1 thru 6 and 22 thru 26, Block 70, Unit 7, Lehigh Acres, S 28, T 44S, R 26E, as recorded in Plat Book 15, Page 78, in the public records of Lee County, FL

Dear Mr. Olivares:

You have indicated that in order to build a commercial building on the combined lots, your Client, D. Sam Enterprises, LLC desires to eliminate all interior Public Utility Easements located between lots 1 and 2, 2 and 3, 3 and 4, 4 and 5, 5 and 6, 26 and 25, 25 and 24, 24 and 23, 23 and 22, 1 and 26, 2 and 25, 3 and 24, 4 and 23, and 5 and 22. The site is located at 4316 Lee Blvd., Lehigh Acres. 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/RXW

U:\200508\20050531.150\2269030\DCDLETTER.DOC

May 26, 2005

Mr. Peter J. Eckenrode, Director Development Services
Department of Community Development
1500 Monroe St.
Ft. Myers, FL 33901

RE: Petition to Vacate a Utility Easement – D. Sam's Plaza
Strap #: 28-44-26-07-00070.0010

Dear Ms. Eckenrode:

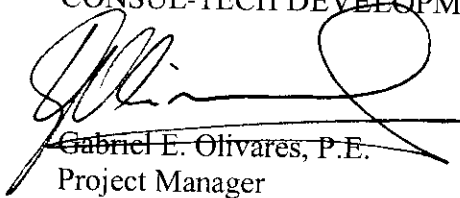
This letter is in regards to our application to vacate existing utility easements on our project site. The 3.15 acre property consists of several platted lots at the northeast corner of Gunnery Road North and Lee Blvd in Lehigh Acres which are now combined into one platted lot and an Office/Retail building with associated improvements is proposed for the site.

The property owners have completed the proper "Petition to Vacate" form for the project. The application is being coordinated by Gabriel Olivares and all correspondence should be sent to Consul – Tech's Bonita Springs office. A check in the amount of \$300.00 is enclosed with this application.

We trust this information meets your needs. Please contact us if you have any questions or require additional information.

Very truly yours,

CONSUL-TECH DEVELOPMENT SERVICES, INC.


Gabriel E. Olivares, P.E.
Project Manager

cc: David Samadnejad, D. Sam Enterprises, LLC
CTE File No. 04-032240

Consul-Tech
Construction Management, Inc.
Consul-Tech
Development Services, Inc.
Consul-Tech
Engineering, Inc.
Consul-Tech
Surveying & Mapping, Inc.
Consul-Tech
Transportation, Inc.

Bonita Springs
24831 Old 41 Road
Bonita Springs, FL 34135
(239) 947-0266
FAX (239) 947-1323

Carolinas
(704) 243-1799
FAX (704) 243-1799

Jacksonville
(904) 636-9450
FAX (904) 636-9488

Miami
(305) 599-3141
FAX (305) 599-3143

Miami Gardens
(305) 556-0228
FAX (305) 556-5154

Miramar
Corporate Offices
(954) 438-4300
FAX (954) 438-1433

Orlando
(407) 649-8334
FAX (407) 649-8190

Sarasota
(941) 556-1106
FAX (941) 556-1105

West Palm Beach
(561) 659-3680
FAX (561) 659-2105



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.lfnc.com

May 11, 2005

ConsulTech
Attn: Mr. Gabriel E. Olivares, P.E.
24831 Old 41 Road
Bonita Springs, FL 34135

Re: Petition to Vacate a Public Utility Easement
4316 Lee Boulevard, Lehigh Acres, Florida
Strap # 28-44-26-07-00070.0010

Dear Mr. Olivares:

LCEC does not object to the vacation of the interior utility easements on the above referenced parcel as indicated on the attached sketch provided by ConsulTech Surveying and Mapping, Inc., file marked MI5DWG/040322-Lehigh-ESMTVAC.DWG.

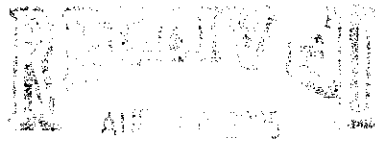
If you have any questions, please call me at 239-656-2422.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sandra McIver".

Sandra McIver
Real Property Representative

Attachment



Customer Service Operations

Post Office Box 1550

Lehigh Acres, Florida 33975-0013

08/04/2005

1 AUG 2005 00027

August 4, 2005

Gabriel E. Olivares, P.E.
Consul Tech Enterprises Inc.
24831 Old 41 Road
Bonita Springs, FL 34135

Re: Vacation of Public Utility Easement:

All being in block 70, unit 7 of south ½ section 28 township 44 south, range 26 east, a subdivision of Lehigh Acres, according to the plat thereof, as recorded in plat book 15, page 78 of the Public records of Lee County.

All platted utility easements between lots 1&2, 2&3, 3&4, 4&5, 5& 6.

All platted utility easements between lots 26&25, 25&24, 24&23, 23&22

All platted utility easements between lots 1&26, 2&25, 3&24, 4&23, 5&22

Dear Mr. Olivares:

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.

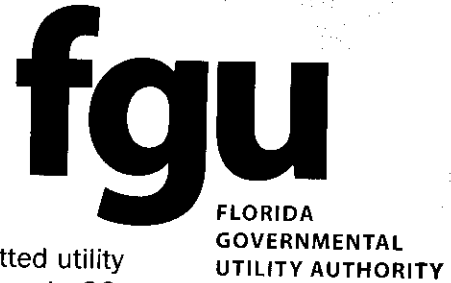
If you should require additional information, please contact me at 863 452-3232.

Sincerely,

Sabrina Thompson
Engineer

July 21, 2005

Mr. Gabriel E. Olivares, P.E.
Consul-Tech Development Services, Inc.
24831 Old 41 Road
Bonita Springs, FL 34135



RE: Vacation of Easement request from Consul-Tech for all platted utility easements of lots 1 through 6, inclusive and lots 22 through 26, inclusive. Excepting the easement along the southerly and easterly lines of lot 22 and 6, the easement along the westerly line of lots 1 and 26, the easement along the northerly line of lots 1 through 6, inclusive, the southerly 6 feet of the easterly 6 feet of lot 5, and the westerly 6 feet of the southerly 12 feet of lot 22. All being in block 70, unit 7, plat of south ½ section 28 Township 44 south, range 26 east, a subdivision of Lehigh Acres, according to the plat thereof, as recorded in plat book 15, at page 78 of the public records of Lee County, Florida.

LEA ANN THOMAS, CHAIR
Polk County

RICHARD W. WESCH
Citrus County

ROBERT NANNI
Osceola County

Dear Mr. Olivares:

We are in receipt of your fax dated July 19, 2005 regarding your vacation of easement request granted by the Florida Governmental Utility Authority on May 17, 2005. Please be advised that this letter will serve as confirmation of your original request being null and void. This letter contains the correct lot numbers per your request.

RECEIVED
JUL 22 2005

The FGUA has determined that it does not presently hold any property rights over the property identified above other than the easement included in the plat reservation. It has also been 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 request for vacation of easement as depicted in the sketch attached to your request and identified below is hereby approved.

PERMIT COUNTER

The vacation of easement was requested by Gabriel Olivares for Consul-Tech, for all platted utility easements of lots 1 through 6, inclusive and lots 22 through 26, inclusive. Excepting the easement along the southerly and easterly lines of lot 22 and 6, the easement along the westerly line of lots 1 and 26, the easement along the northerly line of lots 1 through 6, inclusive, the southerly 6 feet of the easterly 6 feet of lot 5, and the westerly 6 feet of the southerly 12 feet of lot 22. All being in block 70, unit 7, plat of south ½ section 28 Township 44 south, range 26 east, a subdivision of Lehigh Acres, according to the plat thereof, as recorded in plat book 15, at page 78 of the public records of Lee County, Florida.

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

FGUA OPERATIONS OFFICE

Government Services Group, Inc.
Protegrity Plaza, Suite 203
280 Wekiva Springs Road
Longwood FL 32779

877/552-3482 Toll Free
407/629-6900 Tel
407/629-6963 Fax

VAC 2005-00027

A handwritten signature in black ink, appearing to read "Charles L. Sweat", is written over a horizontal line.

Charles L. Sweat
Director of Operations



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

March 9, 2005

Consul Tech
C/O Gabriel E. Olivares, P.E.
24831 Old 41 Road
Bonita Springs, FL 34135

Re: Gunnery Road North and Lee Boulevard in Section 28,
Township 44 South, Range 26 East, Lee County, Florida
Vacate Right-of-Way and/or Utility Easement

Dear Gabriel E. Olivares,

This letter will serve to inform you that Comcast has no objection to your proposed vacation of Right-of-way and/or Utility easement of the above referenced location.

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



March 8, 2005

Gabriel E. Olivares, P.E.
Consu Tech
24831 Old 41 Rd
Bonita Springs, Fla. 34135

RE: D. Sam Plaza
Consul – Tech Project #04032240

To Whom It May Concern:

A request for the above listed vacation of utility easement has been reviewed. At this time, Time Warner Cable has **NO CONFLICT** with this proposed vacation of utility easement.

If you have any further questions or concern, please do not hesitate to contact me at (239) 772-2218, Ext. 79247.

Sincerely,

TIME WARNER CABLE

Adnaldo Rodriguez
Technical Field Inspector

AR/sgs



April 15, 2005

Gabriel Olivares
24831 Old 41 Road
Bonita Springs, FL 34135

Dear Gabriel Olivares:

The location of a public utility easement to be vacated pertaining to your letter dated April 11, 2005 is clear and there is no gas at this location.

Please feel free to contact me at 239-334-2849, should you have further questions.

Sincerely,

A handwritten signature in black ink that reads "Jim Riefstahl" followed by a stylized flourish.

Jim Riefstahl
Sales & Service Manager

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8150

Bob Janes
District One

March 09, 2005

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Gabriel Olivares
24831 Old 41 Rd
Bonita Springs, FL 34135

SUBJECT: VACATION OF UTILITY AND/OR DRAINAGE EASEMENT
STRAP #: 28-44-26-07-00070.0010
4316 LEE BLVD

Dear Mr. Olivares,

Lee County Utilities has no objection to the proposed vacation of the existing platted easement(s) as described in your recent letter and associated attachment. 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 Florida Governmental Utility Authority at 368-1615, concerning your request, as the subject parcels are 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) 479-8150.

Sincerely,

LEE COUNTY UTILITIES

David Reycraft
GIS Analyst
Utilities Engineering Division
Lee County Utilities

Original Mailed: 03/09/2005
Original Faxed: 03/09/2005

CC: Correspondence File



BOARD OF COUNTY COMMISSIONERS

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

Bob James
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

Robert W. Gray
Deputy County Attorney

Diana M. Parker
County Hearing
Examiner

Friday, July 15, 2005

Mr. Gabriel E. Olivares, P.E.
ConsulTech Enterprises, Inc.
24831 Old 41 Road
Bonita Springs, FL 34135

Re: Petition to Vacate multiple twelve-foot (12') wide public utility easements centered on the common lot lines of Lots 1 thru 6, 26 thru 22, 1 & 26, 2 & 25, 3 & 24, 4 & 23, 5 & 22, Block 7, Unit 7, Lehigh Acres Subdivision as recorded in Plat Book 15 at Page 78 of the Public Records of Lee County, Florida. (Revised)

Dear Mr. Olivares:

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 easements.

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: Ruth Keith, Development Services

S:\NATRES\SURFACE\DOCUMENT\vac484a.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

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

April 14, 2005

Mr. Gabriel E. Olivares, P.E.
Consul-Tech Development Services, Inc.
24831 Old 41 Road
Bonita Springs, FL 34135

**RE: Petition to Vacate Public Utility Easements on
Lots at the northeast corner of Gunnery Road
And Lee Boulevard, Plat Book 15, page 78,
Lehigh Acres, Section 28, Township 44 South,
Range 26 East – 4316 Lee Boulevard**

Dear Mr. Olivares:

Lee County Department of Transportation has reviewed your request to vacate the public utility easements. DOT does not maintain the public utility easements.

Therefore, DOT has 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 (Lee Blvd. – Consul Tech)



Florida Department of Transportation

JEB BUSH
GOVERNOR

JOSÉ ABREU
SECRETARY

April 11, 2005

Mr. Gabriel E. Olivares, P.E.
ConsulTech Enterprises, Inc.
24831 Old 41 Road
Bonita Springs, FL 34135

RE: vacation of utility easement at Gunnery Rd. North and Lee Blvd., Section 28,
Township 445, Range 26 East, Lee County, FL.

Dear Mr. Olivares:

In response to your letter we received on March 7, 2005 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 road vacation at the above referenced location.

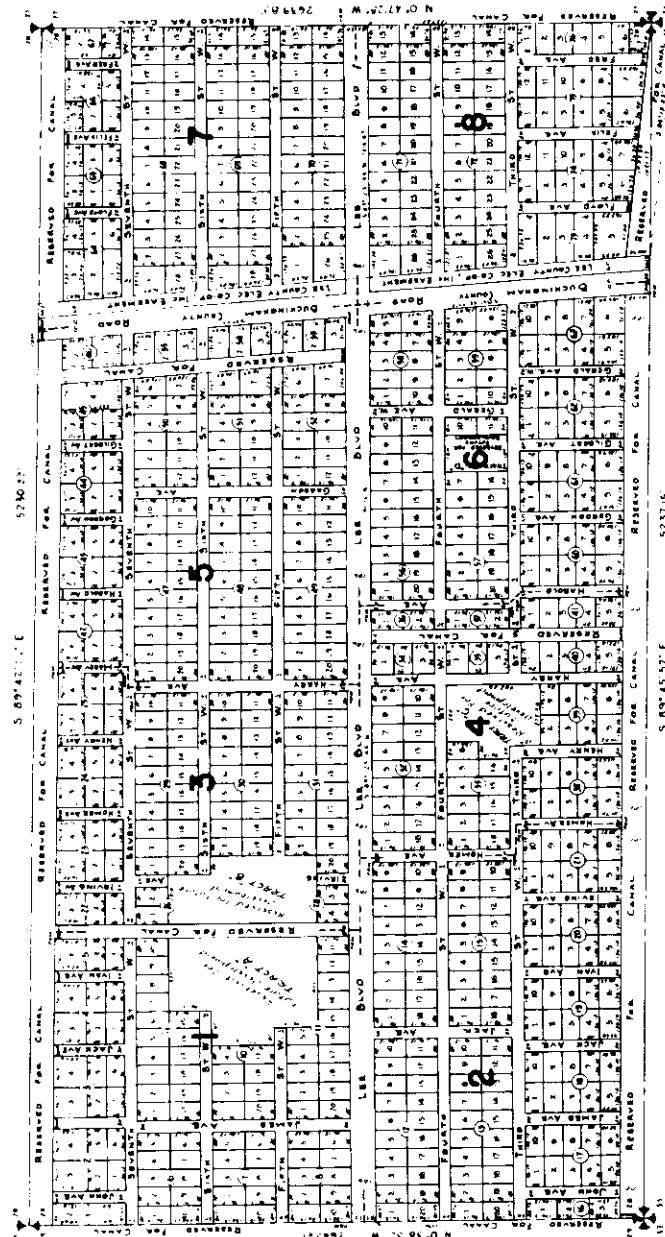
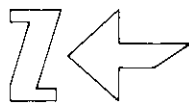
Based on this review, we offer "No Objection" to this vacation request.

Sincerely,

Tom Kasten
Right of Way Agent
Property Management

cc: Scott Gilbertson, P.E. – Lee County
Peter J. Eckenrode – Lee County
Michael G. Rippe – FDOT
Thomas T. Garcia – FDOT
File, Daily File





PLAT OF
SOUTH 1/2 SECTION 28
TOWNSHIP 44 SOUTH, RANGE 26 EAST

A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA

LEE COUNTY LAND & TITLE CO. DEVELOPERS
Scale $\frac{1}{4}$ inch = 100 feet
Unit Boundary ---|
August 1956

SURVEYORS' CERTIFICATE

We, the undersigned, hereby certify that the plat as shown is a correct representation of the land as surveyed and that permanent reference monuments have been located as shown.



Lee County, Florida
Surveyor No. 1198

NOTE: All lots, whether in 1/2 or 1/4 section, shall have a minimum area of 1/4 acre. All lots shall be 1/4 acre or more. All lots shall be 1/4 acre or more.

NOTE: The boundaries, bearings, distances and area shown on this plat are based on the best available information and are subject to change.

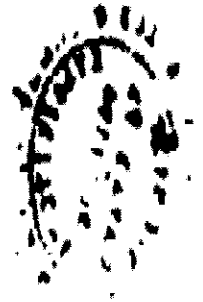
22.11.24
Florida Registered Land Surveyor No 1198

NOTE

All lots subject to a 6' Utility Easement, both sides front and back

Interior F.R.M.'s are 4" x 4" x 24" concrete

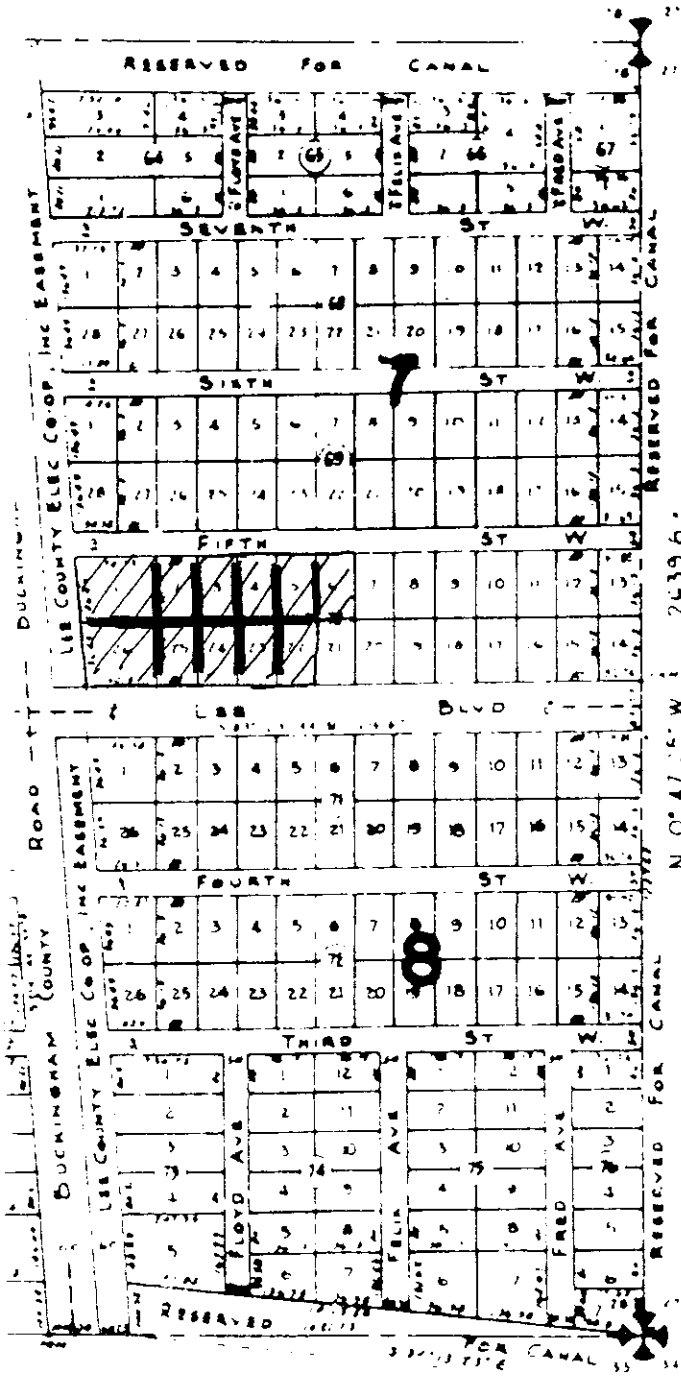
Section corner F.R.M.'s are 6" x 6" x 36" concrete



NOTE

DIMENSIONS, BEARINGS, LOT AND LAND LINES ON
DRAWING OF LATEST DATE SHALL GOVERN.

SHEET 78 OF 101



PLAT OF SOUTH 1/2 SECTION 28

TOWNSHIP 44 SOUTH, RANGE 26 EAST

A SUBDIVISION OF LEHIGH ACRES LEE COUNTY, FLORIDA

LEE COUNTY LAND & TITLE CO. DEVELOPERS

Scale: 0 100 200 300 400

August 1958

Unit Boundary ---┐

SURVEYORS CERTIFICATE

The undersigned hereby certify that the plat as shown is a correct representation of the land platted and that permanent reference monuments have been placed as shown

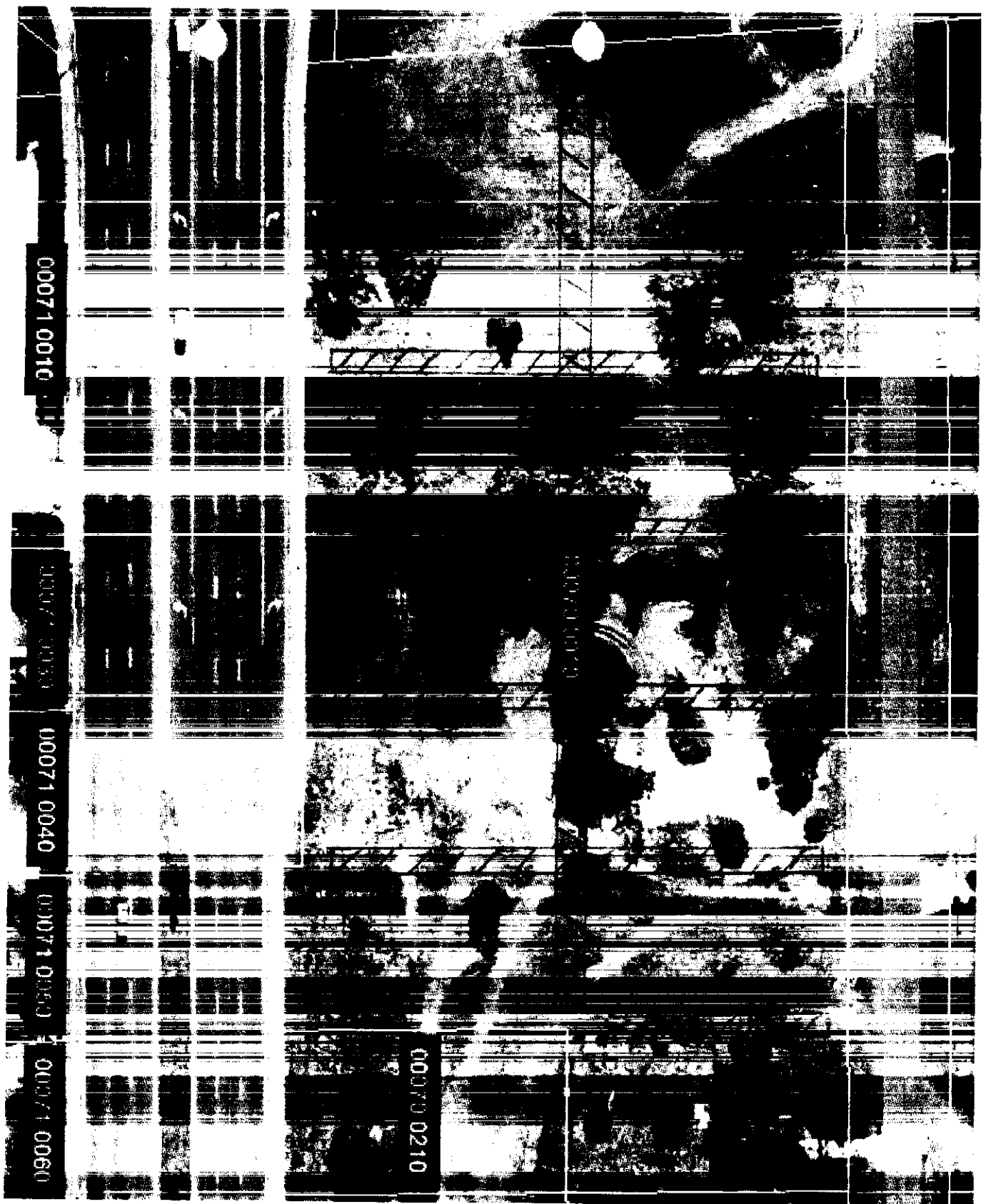
Florida Registered Land Surveyor No. 1198


NOTE

All lots subject to a 6' Utility Easement, both sides front and back

Interior P.R.M.s are 4' x 4' x 24" concrete

Corner Corner P.R.M.s are 6' x 6' x 36" concrete



 - AREAS TO BE VACATED

