

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

**Blue Sheet No. 20070536-UTL**

**1. ACTION REQUESTED/PURPOSE:**

Developer Contributed Asset: Approve final acceptance, by Resolution and recording of one (1) Utility Easement, as a donation of a water main extension, fourteen (14) 4" diameter fire lines and a gravity main extension to provide potable water service, fire protection and sanitary sewer service to *Majestic Fountains East*, a recently constructed multi-family residential development. This is a Developer Contributed asset project located on the north side of Kelly Road between McGregor Boulevard and San Carlos Boulevard.

**2. FUNDING SOURCE:**

No funds required.

**3. WHAT ACTION ACCOMPLISHES:**

Provides adequate utility infrastructure to support development of the subject property and complies with the Lee County Utilities Operations Manual.

**4. MANAGEMENT RECOMMENDATION:** Approval.

<b>5. Departmental Category:</b> 10 - Utilities <b>CI ON</b>		<b>6. Meeting Date:</b> APR 24 2007
<b>7. Agenda:</b> <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	<b>8. Requirement/Purpose: (specify)</b> <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input type="checkbox"/> Admin. Code <input checked="" type="checkbox"/> Other <u>Approval</u>	<b>9. Request Initiated:</b> Commissioner Department <u>Public Works</u> Division <u>Utilities</u> By: <u>Douglas W. Meurer</u> <u>4-5-2007</u> <b>Douglas W. Meurer, P.E., Director</b>

**10. Background:**

The Board granted permission to construct on 08/23/05, Blue Sheet #20051080.  
 The installation has been inspected for conformance to the Lee County Utilities Operations Manual.  
 Satisfactory pressure and bacteriological testing has been completed.  
 Satisfactory closed circuit television inspection of the gravity collection system has been performed.  
 Record drawings have been received.  
 Engineer's Certification of Completion has been provided—copy attached.  
 Project Location Map—copy attached.  
 Warranty has been provided—copy attached.  
 Waiver of Lien has been provided—copy attached.  
 Certification of Contributed Assets has been provided—copy attached.  
 100% of the connection fees have been paid.  
 Funds are available for recording fees in: Account No. OD5360748700.504930  
 (Util-Util Eng-Dep Clerk Fees for Recording & Filing)

SECTION 31 TOWNSHIP 45S RANGE 24E DISTRICT # 3 COMMISSIONER JUDAH

**11. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Res.	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<u>[Signature]</u> Date: <u>4/4/07</u>	N/A Date:	N/A Date:	<u>P.O.</u> T. Osterhout Date: <u>4/5</u>	<u>S. Covert</u> S. Covert Date: <u>4/9/07</u>	<u>RK 4/11</u>	<u>MR 4/11/07</u>	<u>MR 4/10/07</u>	<u>[Signature]</u> Date: <u>4/4/07</u>	

**12. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <u>PK</u>
<u>4-10-07</u>
<u>1pm</u>
COUNTY ADMIN FORWARDED TO: <u>PK</u>
<u>4-11-07</u>
<u>11am</u>

Rec. by CoAtty
Date: <u>4/9/07</u>
Time: <u>10:30am</u>
Forwarded To: <u>Admin.</u> <u>4/9/07 4pm</u>

RESOLUTION NO.

RESOLUTION ESTABLISHING UTILITY ACCEPTANCE OF  
DEVELOPER CONTRIBUTED ASSETS  
IN LEE COUNTY, FLORIDA

WHEREAS, it is the desire of "PULTE HOME CORPORATION" owner of record, to make a contribution to Lee County Utilities of water facilities (water main extension, fourteen four inch diameter fire lines), and sewer facilities (gravity main extension), serving "MAJESTIC FOUNTAINS EAST"; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a Warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of **\$279,220.50** hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner \_\_\_\_\_ who moved for its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes: \_\_\_\_\_ (1)
- Commissioner Brian Bigelow: \_\_\_\_\_ (2)
- Commissioner Ray Judah: \_\_\_\_\_ (3)
- Commissioner Tammara Hall: \_\_\_\_\_ (4)
- Commissioner Frank Mann: \_\_\_\_\_ (5)

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
DEPUTY CLERK

By: \_\_\_\_\_  
CHAIR

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

**BS 20070536 - UTL**

**COPY**

LETTER OF COMPLETION

DATE: 12/5/2006

Department of Lee County Utilities  
Division of Engineering  
Post Office Box 398  
Fort Myers, FL 33902

Gentlemen:

This is to certify that the **water distribution and gravity collection systems** located in  
**Majestic Fountains East Phase One and Two**  
(Name of Development/Project)

were designed by me and have been constructed in conformance with:  
**the approved plans and the approved specifications**

Upon completion of the work, we observed the following successful tests of the facilities:

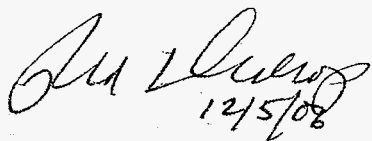
**Bacteriological Test , Pressure Test(s) - Water Main , Low Pressure Test(s) - Gravity Main  
and TV Inspection, Mandrill - Gravity Main**

Very truly yours,

Ronald Waldrop / Waldrop Engineering, P.A.  
(Owner or Name of Corporation/Firm)

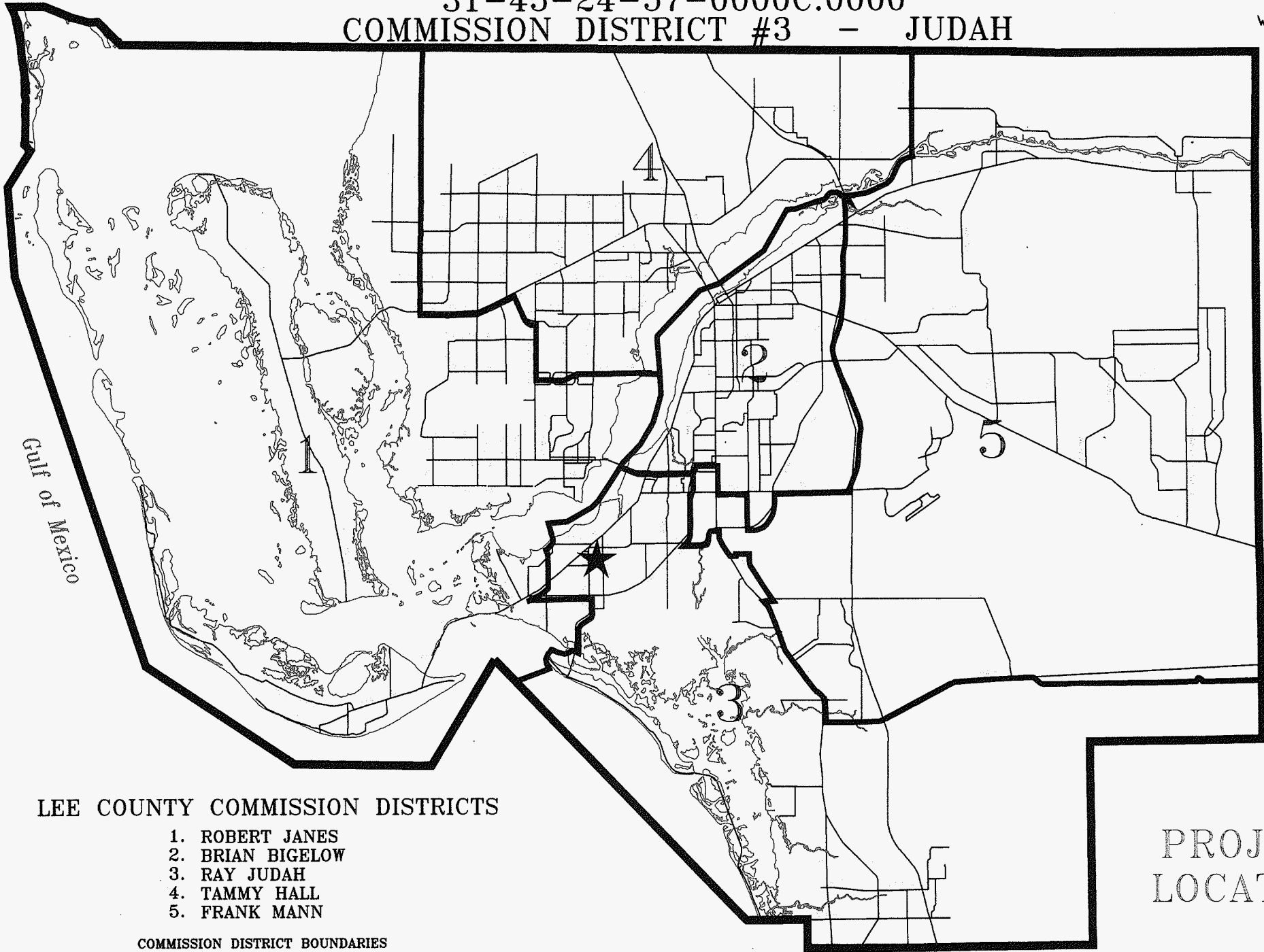
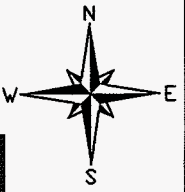
  
\_\_\_\_\_  
(Signature)

Ronald Waldrop  
President  
(Name and Title)

  
(Seal of Engineering Firm)



MAJESTIC FOUNTAINS, EAST aka MAJESTIC PALMS, EAST  
31-45-24-57-0000C.0000  
COMMISSION DISTRICT #3 - JUDAH



COPY

LEE COUNTY COMMISSION DISTRICTS

- 1. ROBERT JANES
- 2. BRIAN BIGELOW
- 3. RAY JUDAH
- 4. TAMMY HALL
- 5. FRANK MANN

PROJECT  
LOCATION

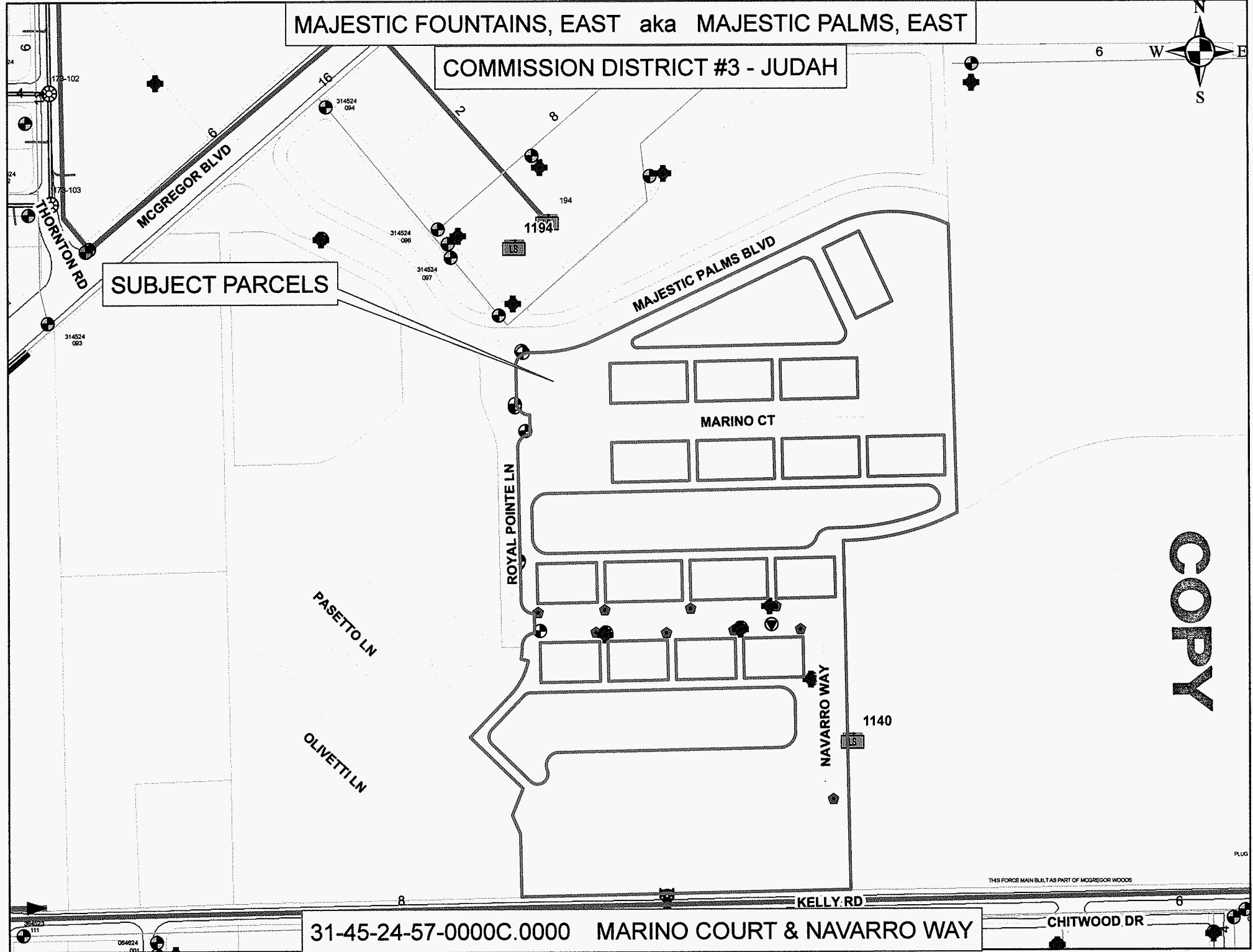
COMMISSION DISTRICT BOUNDARIES  
DECEMBER 2000

MAJESTIC FOUNTAINS, EAST aka MAJESTIC PALMS, EAST

COMMISSION DISTRICT #3 - JUDAH



SUBJECT PARCELS



COPY

31-45-24-57-0000C.0000 MARINO COURT & NAVARRO WAY

THIS FORCE MAIN BUILT AS PART OF MCGREGOR WOODS

PLUG

COPY

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer system of Majestic Fountains East Phase 1 to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

Guymann Construction of Florida Inc  
(Name of Owner/Contractor)

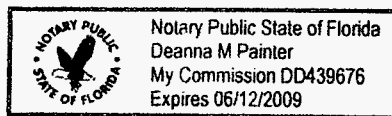
BY: *Aaron Hunt-Branch*  
(Signature of Owner/Contractor)

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 14 th day of MAR, 2006 by Aaron Hunt-Branch who is personally known to me - \_\_\_\_\_, and who did not take an oath.

*Deanna M Painter*  
Notary Public Signature

Deanna Painter  
Printed Name of Notary Public




(Notary Seal & Commission Number)

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer system of Majestic Fountains East Phase 2 to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

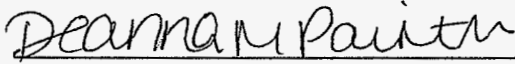
It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

Guymann Construction of Florida Inc  
(Name of Owner/Contractor)

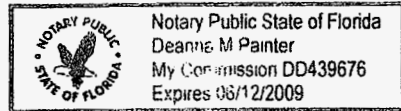
BY:   
(Signature of Owner/Contractor)

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 31 st day of JULY, 2006 by Fred Russell who is personally known to me - \_\_\_\_\_, and who did not take an oath.

  
Notary Public Signature

Deanna Painter  
Printed Name of Notary Public



(Notary Seal & Commission Number)







I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

X *Bob Russell*  
(Signature of Certifying Agent)

Bob Russell, Project Manger  
(Name & Title of Certifying Agent)

Guymann Construction of Florida, Inc.  
(Name of Firm or Corporation)

5686 Youngquist Road  
(Address of Firm or Corporation)

Fort Myers, FL 33912 -

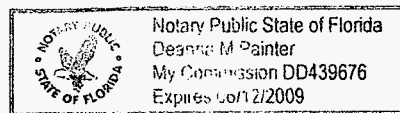
STATE OF FL )  
                  ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 16 th day of January, 2007 by Bob Russell who is personally known to me - \_\_\_\_\_, and who did not take an oath.

*Deanna M Painter*  
Notary Public Signature

Deanna Painter  
Printed Name of Notary Public

DD439676  
Notary Commission Number



(NOTARY SEAL)





I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

X [Signature]  
(Signature of Certifying Agent)

Bob Russell, Project Manger  
(Name & Title of Certifying Agent)

Guymann Construction  
(Name of Firm or Corporation)

5686 Youngquist Road  
(Address of Firm or Corporation)

Fort Myers, FL 33912 -

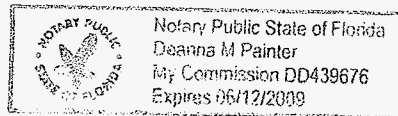
STATE OF FL )  
 ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 20 th day of November, 2006 by Bob Russell who is personally known to me - \_\_\_\_\_, and who did not take an oath.

[Signature]  
Notary Public Signature

Deanna Painter  
Printed Name of Notary Public

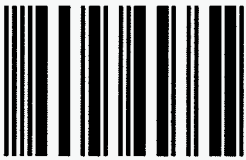
DD439676  
Notary Commission Number



(NOTARY SEAL)







**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**  
(PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300  
DR-219  
R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → **0 1 2 3 4 5 6 7 8 9 0123456789**  
**314524570000C0000**

2. Mark (x) all that apply: Multi-parcel transaction? → **EASEMENT**; Transaction is a split or cutout from another parcel? → **BS 20070536**; Property was improved with building(s) at time of sale/transfer? → **PULTE HOME CORPORATION**

3. Grantor (Seller): Last **9240 ESTERO PARK COMMONS BLVD** First **ESTERO** MI **FL** Corporate Name (if applicable) **33928**

4. Grantee (Buyer): Mailing Address **THOM OSTERHOUT** City **AS AGENT: FOR LEE CO. BD. OF CO. COMMISSIONERS** State **FL** Zip Code **33902** Phone No. **( 239) 4798181**

5. Date of Sale/Transfer: **04 24 2007** Sale/Transfer Price: **\$ 10 . 00** Property Located In: **46** County Code

6. Type of Document: Contract/Agreement for Deed  Other  7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: **\$ . 00**

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage? YES  NO

9. Was the sale/transfer financed? YES  NO  If "Yes", please indicate type or types of financing: Conventional  Seller Provided  Agreement or Contract for Deed  Other

10. Property Type: Residential  Commercial  Industrial  Agricultural  Institutional/Miscellaneous  Government  Vacant  Acreage  Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES  NO  \$ **0.70** Cents **. 00**

12. Amount of Documentary Stamp Tax → **0.70**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES  NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent *[Signature]* Date **4/5/07**

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

To be completed by the Clerk of the Circuit Court's Office	Clerks Date Stamp
<b>This copy to Department of Revenue</b>	
O. R. Book and Page Number and File Number	
Date Recorded	
Month Day Year	

**This copy to Department of Revenue**

**TO: RECORDERS OFFICE**

**PLEASE PUT MY NAME ON THE ATTENTION LINE:**

***Sue Gulledge***

**CHARGE TO: LEE COUNTY UTILITIES -  
LCU 500283**

**ACCOUNT NO. OD5360748700.504930**

**THANK YOU.**

**FOR UTILITIES USE ONLY:**

**BLUE SHEET NO. 20070536-UTL**

**PROJECT NAME: MAJESTIC FOUNTAINS EAST**

**EASEMENT NAME: PULTE HOME CORPORATION**

**TYPING BY: *Jeanette Cruz***

This Instrument Prepared By:  
Lee County Utilities  
1500 Monroe Street - 3<sup>rd</sup> Floor  
Fort Myers, Florida 33901

Strap Number(s):

**31-45-24-57-0000C.0000**

**LCU 500283**

(THIS SPACE RESERVED FOR RECORDING)

---

**GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2007, by and between "PULTE HOME CORPORATION." Owner, hereinafter referred to as GRANTOR(S), and "LEE COUNTY", a political subdivision of the State of Florida, hereinafter referred to as GRANTEE.

**WITNESSETH:**

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

**BS 20070536 - UTL**





3. The public utility easement will not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures may not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents will remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free from any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the right, title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, agrees to assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3. within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

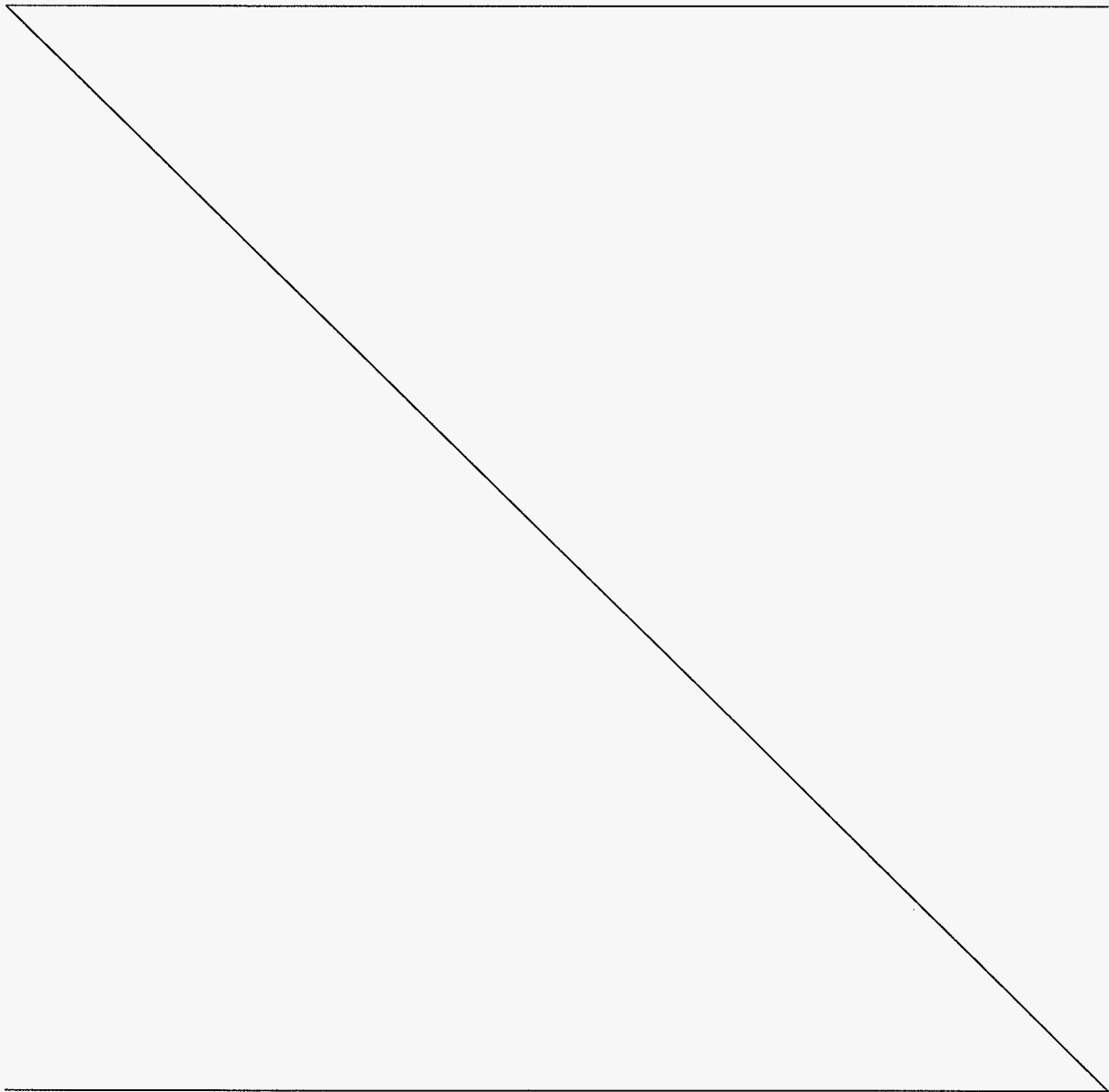
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE will have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be restored by GRANTEE, to the condition in which it existed prior to the damage, as is reasonably practicable.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes.

10. This easement will be binding upon the parties hereto, their successors in interest and any assigns.

(Balance of Page Left Intentionally Blank)



IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

[Signature]  
[1<sup>st</sup> Witness' Signature]

Ben Miller  
[Type or Print Name]

[Signature]  
[2<sup>nd</sup> Witness' Signature]

John Samson  
[Type or Print Name]

BY: [Signature]  
[Signature Grantor's/Owner's]

Richard McCormick  
[Type or Print Name]

Vice President of Land  
[Title]

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was signed and acknowledged before me this 23<sup>rd</sup> day of March 2006 by Richard McCormick who produced the following as identification \_\_\_\_\_ or is personally know to me, \_\_\_\_\_ and who did/did not take an oath.

[stamp or seal]



[Signature]  
[Signature of Notary]

Oliver Glass  
[Typed or Printed Name]

Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk

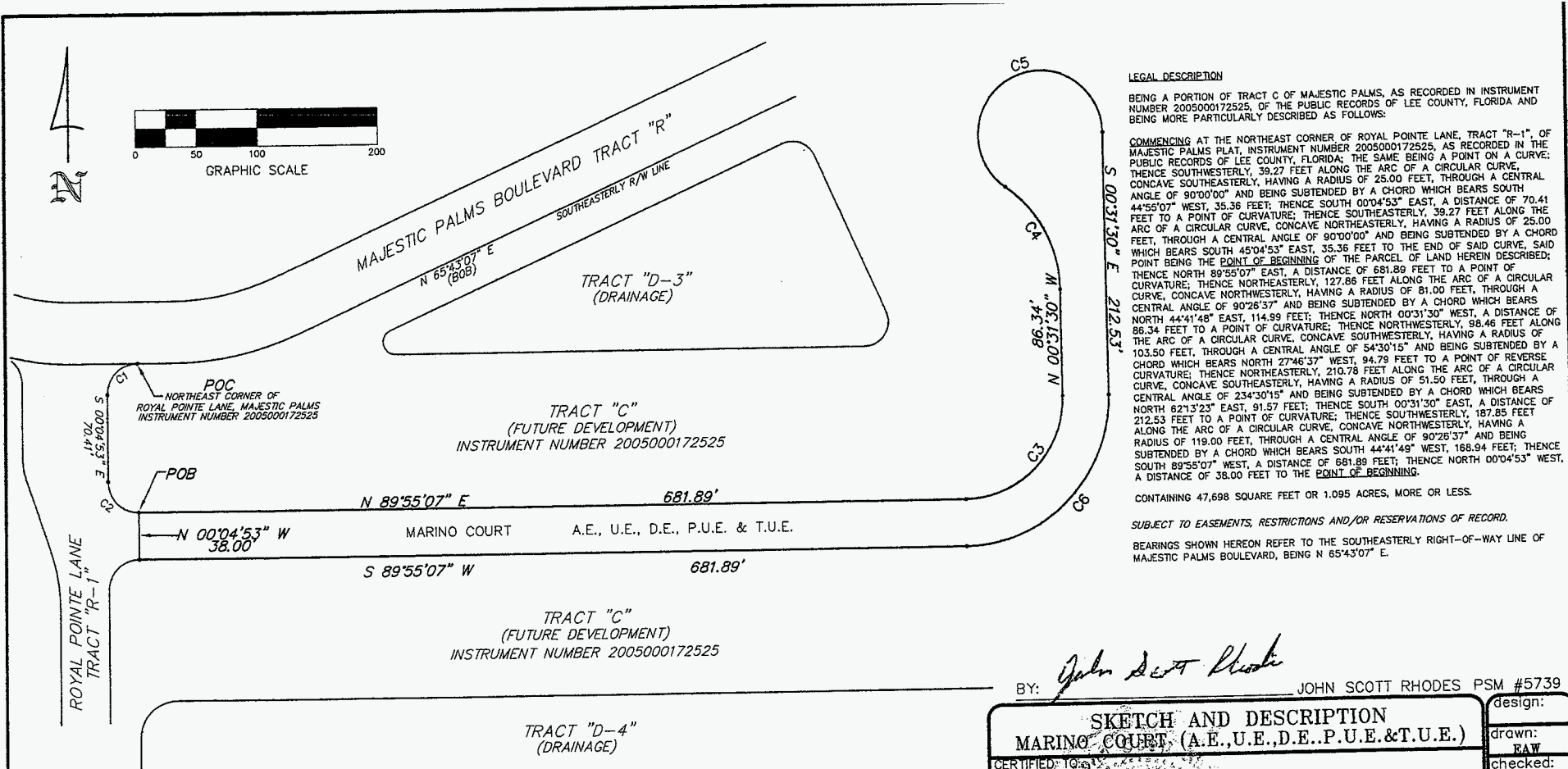
BY: \_\_\_\_\_  
Chair

APPROVED AS TO FORM

BY: \_\_\_\_\_  
Office of the County Attorney  
Scott S. Coover, Esquire

COPY

Exh. A



**LEGAL DESCRIPTION**

BEING A PORTION OF TRACT C OF MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NUMBER 2005000172525, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ROYAL POINTE LANE, TRACT "R-1", OF MAJESTIC PALMS PLAT, INSTRUMENT NUMBER 2005000172525, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THE SAME BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, THENCE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°55'07" WEST, 35.36 FEET; THENCE SOUTH 00°04'53" EAST, A DISTANCE OF 70.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°04'53" EAST, 35.36 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 681.89 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 127.85 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 81.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°41'48" EAST, 114.99 FEET; THENCE NORTH 00°31'30" WEST, A DISTANCE OF 86.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 98.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 103.50 FEET, THROUGH A CENTRAL ANGLE OF 54°30'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°46'37" WEST, 94.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, 210.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 51.50 FEET, THROUGH A CENTRAL ANGLE OF 234°30'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°13'23" EAST, 91.57 FEET; THENCE SOUTH 00°31'30" EAST, A DISTANCE OF 212.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 187.85 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 119.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°41'49" WEST, 168.94 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 681.89 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,698 SQUARE FEET OR 1.095 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.  
 BEARINGS SHOWN HEREON REFER TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAJESTIC PALMS BOULEVARD, BEING N 65°43'07" E.

BY: *John Scott Rhodes* JOHN SCOTT RHODES PSM #5739

**SKETCH AND DESCRIPTION**  
**MARINO COURT (A.E., U.E., D.E., P.U.E. & T.U.E.)**

design:	
drawn:	FAW
checked:	JJA
acad #:	2006-212
view:	PLOT
project #:	2006-212
sheet #:	1 of 1
file #:	2006-212

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	39.27	25.00	90°00'00"	25.00	S44°55'07"W	35.36
C2	39.27	25.00	90°00'00"	25.00	S45°04'53"E	35.36
C3	127.86	81.00	90°26'37"	81.63	N44°41'48"E	114.99
C4	98.46	103.50	54°30'15"	53.31	N27°46'37"W	94.79
C5	210.78	51.50	234°30'15"	99.98	N62°13'23"E	91.57
C6	187.85	119.00	90°26'37"	119.93	S44°41'49"W	168.94

- ABBREVIATIONS**
- BOB = BASIS OF BEARING
  - A.E. = ACCESS EASEMENT
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - T.U.E. = TECHNOLOGY UTILITY EASEMENT
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - R/W = RIGHT OF WAY LINE

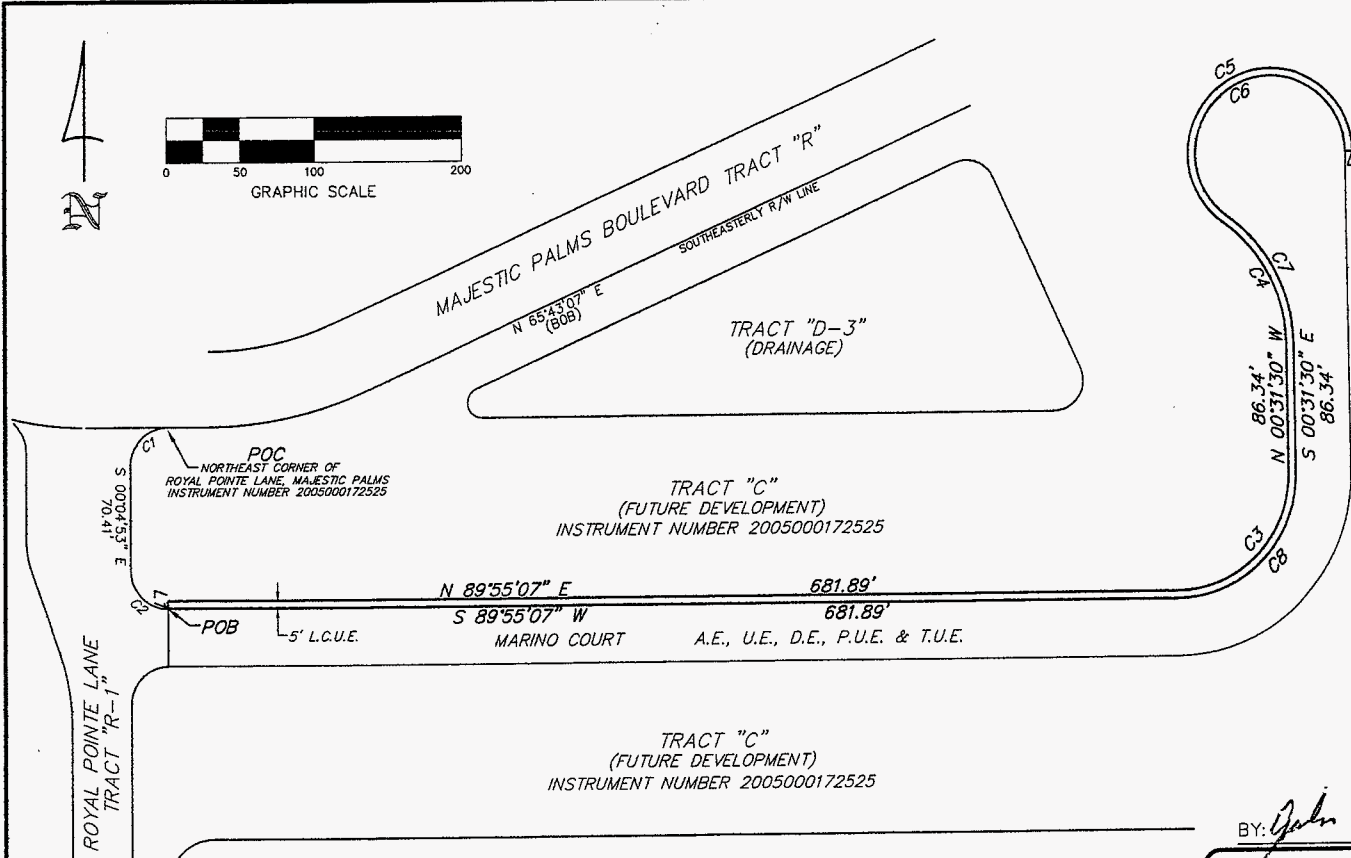
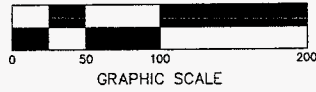
**RHODES & RHODES**  
**LAND SURVEYING, INC.**  
**LICENSE #LB 6897**

date:	FEB. 10, 2006
scale:	1"=100'
cogo #:	

1440 RAIL HEAD BOULEVARD, #1  
 NAPLES, FLORIDA 34110  
 (239) 593-0570 (239) 593-0581 FAX

\*NOT A SURVEY\*

COPY



LINE	LENGTH	BEARING
L1	5.00	S00°04'53"E
L2	5.00	S89°28'30"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	39.27	25.00	90°00'00"	25.00	S44°55'07"W	35.36
C2	39.27	25.00	90°00'00"	25.00	S45°04'53"E	35.36
C3	119.97	76.00	90°26'37"	76.59	N44°41'49"E	107.90
C4	93.70	98.50	54°30'15"	50.74	N27°46'37"W	90.55
C5	231.25	56.50	234°30'15"	109.69	S62°13'23"W	100.46
C6	210.78	51.50	234°30'15"	99.98	S62°13'23"W	91.57
C7	98.46	103.50	54°30'15"	53.31	N27°46'37"W	94.79
C8	127.86	81.00	90°26'37"	81.65	S44°41'49"W	114.99

- ABBREVIATIONS**
- BOB = BASIS OF BEARING
  - A.E. = ACCESS EASEMENT
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - T.U.E. = TECHNOLOGY UTILITY EASEMENT
  - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - R/W = RIGHT OF WAY LINE

**LEGAL DESCRIPTION**

BEING A PORTION OF TRACT C OF MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NUMBER 2005000172525, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ROYAL POINTE LANE, TRACT "R-1", OF MAJESTIC PALMS PLAT, INSTRUMENT NUMBER 2005000172525, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THE SAME BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°55'07" WEST, 35.36 FEET; THENCE SOUTH BY A CHORD WHICH BEARS SOUTH 44°55'07" WEST, 35.36 FEET; THENCE SOUTH 00°04'53" EAST, A DISTANCE OF 70.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°04'53" EAST, 35.36 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 681.89 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 119.97 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°41'48" EAST, 107.90 FEET; THENCE NORTH 00°31'30" WEST, A DISTANCE OF 86.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 93.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 98.50 FEET, THROUGH A CENTRAL ANGLE OF 54°30'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°46'37" WEST, 90.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHEASTERLY, 123.75 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 56.50 FEET, THROUGH A CENTRAL ANGLE OF 125°29'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°13'23" EAST, 100.46 FEET; THENCE SOUTH 89°28'30" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 112.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.50 FEET, THROUGH A CENTRAL ANGLE OF 125°29'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°13'23" WEST, 91.57 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 98.46 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 103.50 FEET, THROUGH A CENTRAL ANGLE OF 54°30'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°46'37" EAST, 94.79 FEET; THENCE SOUTH 00°31'30" EAST, A DISTANCE OF 86.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 127.86 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 81.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°41'49" WEST, 114.99 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 681.89 FEET TO THE POINT OF BEGINNING.

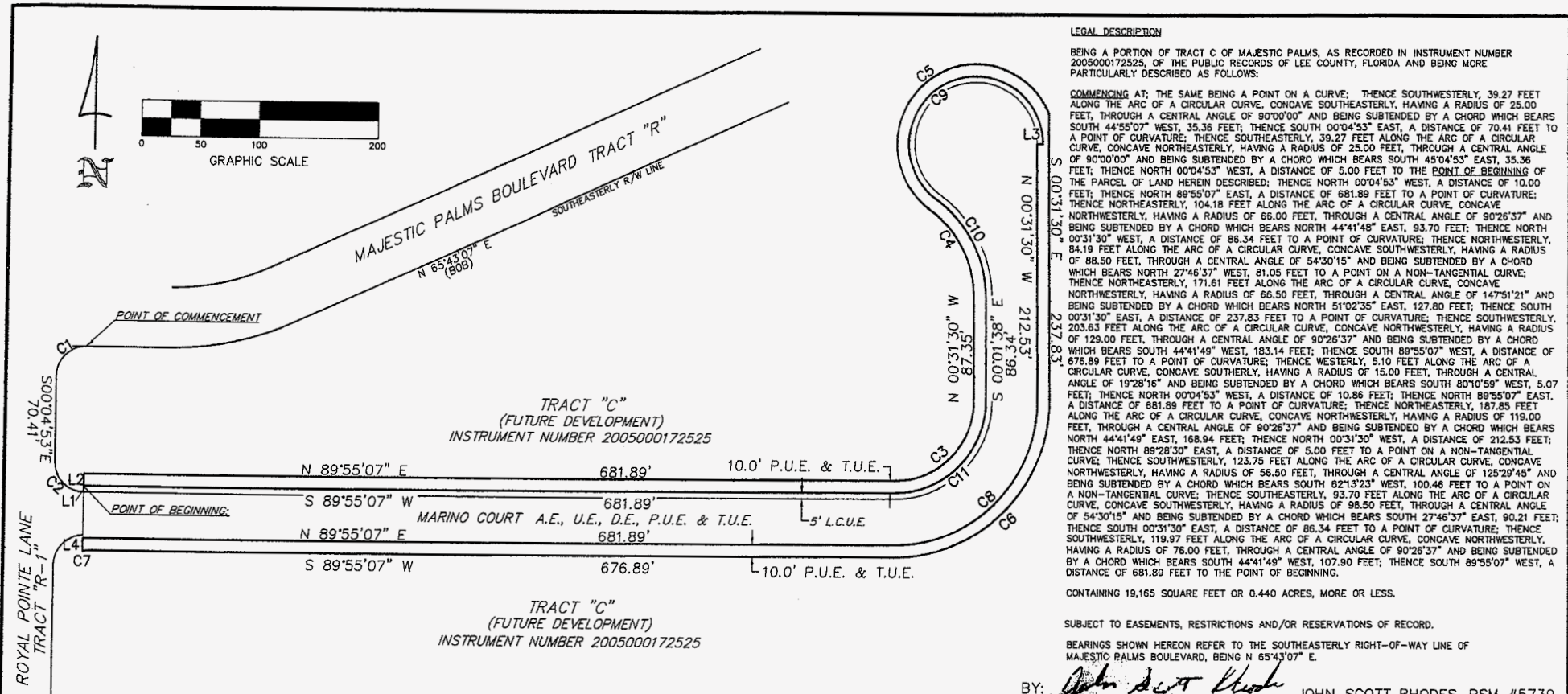
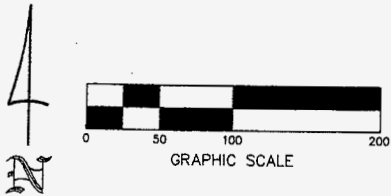
CONTAINING 4,350 SQUARE FEET OR 0.100 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.  
 BEARINGS SHOWN HEREON REFER TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAJESTIC PALMS BOULEVARD, BEING N 65°43'07" E.

BY: *John Scott Rhodes* JOHN SCOTT RHODES PSM #5739

<b>SKETCH AND DESCRIPTION</b>		design:
TRACT "D-3" 5' L.C.U.E.		drawn: EAW
CERTIFIED TO: PULTE		checked: JLA
		acad #: 2006-213
		view: PLOT
		project #: 2006-213
		sheet #: 1 of 1
		file #: 2006-213
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB/8897		date: FEB. 14, 2006 scale: 1"=100' cogo #:
1440 RAY HEAD BOULEVARD, #1 NAPLES, FLORIDA 34110 (239) 593-0570 (239) 593-0561 FAX		

\*NOT A SURVEY\*

COPY



**LEGAL DESCRIPTION**  
 BEING A PORTION OF TRACT C OF MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NUMBER 2005000172525, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT; THE SAME BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°55'07" WEST, 35.36 FEET; THENCE SOUTH 00°04'53" EAST, A DISTANCE OF 70.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°04'53" EAST, 35.36 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 681.89 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 104.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 66.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°41'48" EAST, 93.70 FEET; THENCE NORTH 00°31'30" WEST, A DISTANCE OF 88.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 84.19 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 88.50 FEET, THROUGH A CENTRAL ANGLE OF 54°30'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 27°46'37" WEST, 81.05 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHEASTERLY, 171.61 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 66.50 FEET, THROUGH A CENTRAL ANGLE OF 147°51'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°02'35" EAST, 127.80 FEET; THENCE SOUTH 00°31'30" EAST, A DISTANCE OF 237.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 203.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 129.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°41'48" WEST, 183.14 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 676.89 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 5.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 19°28'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 80°10'59" WEST, 5.07 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 10.86 FEET; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 681.89 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 187.85 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 119.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°41'48" EAST, 168.94 FEET; THENCE NORTH 00°31'30" WEST, A DISTANCE OF 212.53 FEET; THENCE NORTH 89°22'30" EAST, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHWESTERLY, 123.75 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 56.50 FEET, THROUGH A CENTRAL ANGLE OF 125°29'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°13'23" WEST, 100.46 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 93.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 98.50 FEET, THROUGH A CENTRAL ANGLE OF 54°30'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°46'37" EAST, 90.21 FEET; THENCE SOUTH 00°31'30" EAST, A DISTANCE OF 88.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 119.97 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 76.00 FEET, THROUGH A CENTRAL ANGLE OF 90°26'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°41'49" WEST, 107.90 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 681.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,165 SQUARE FEET OR 0.440 ACRES, MORE OR LESS.  
 SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAJESTIC PALMS BOULEVARD, BEING N 65°43'07" E.

BY: *John Scott Rhodes* JOHN SCOTT RHODES PSM #5739

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	39.27	25.00	90°00'00"	25.00	S44°55'07"W	35.36
C2	39.27	25.00	90°00'00"	25.00	S45°04'53"E	35.36
C3	104.18	66.00	90°26'37"	66.51	N44°41'48"E	93.70
C4	84.19	88.50	54°30'15"	45.58	N27°46'37"E	81.05
C5	246.22	86.50	212°38'39"	151.02	S35°57'07"W	127.80
C6	203.63	129.00	90°26'37"	130.00	S44°41'49"W	183.14
C7	5.10	15.00	19°28'16"	2.57	S80°10'59"W	5.07
C8	187.85	119.00	90°26'37"	119.93	N44°41'49"E	168.94
C9	231.25	56.50	234°20'15"	100.46	S62°13'23"W	100.46
C10	93.70	98.50	54°30'15"	50.74	S27°46'37"E	90.21
C11	119.97	76.00	90°26'37"	76.59	S44°41'49"W	107.90

LINE	LENGTH	BEARING
L1	5.00	N00°04'53"W
L2	10.00	N00°04'53"W
L3	5.00	N89°28'30"E
L4	10.86	N00°04'53"W

**ABBREVIATIONS**  
 BOB = BASIS OF BEARING  
 A.E. = ACCESS EASEMENT  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 T.U.E. = TECHNOLOGY UTILITY EASEMENT  
 M.E. = MAINTENANCE EASEMENT  
 NGVD = NATIONAL GEODETIC  
 P.O.B. = POINT OF BEGINNING  
 PSM = PROFESSIONAL SURVEYOR  
 AND MAPPER  
 R/W = RIGHT OF WAY LINE

**SKETCH AND DESCRIPTION**  
 10' P.U.E. & T.U.E.

CERTIFIED TO:  
 PULTE

BY: *John Scott Rhodes* JOHN SCOTT RHODES PSM #5739

design: \_\_\_\_\_  
 drawn: EAW  
 checked: JLA  
 acad #: 2004-87  
 view: PLOT  
 project #: 2004-97  
 sheet #: 1 of 1  
 file #: 2006-214

bk: \_\_\_\_\_ pg: \_\_\_\_\_ date: FEB. 14, 2006  
 scale: 1"=100'  
 cogo #: 04-97

**RHODES & RHODES**  
 LAND SURVEYING, INC.  
 LICENSE #LB 6887

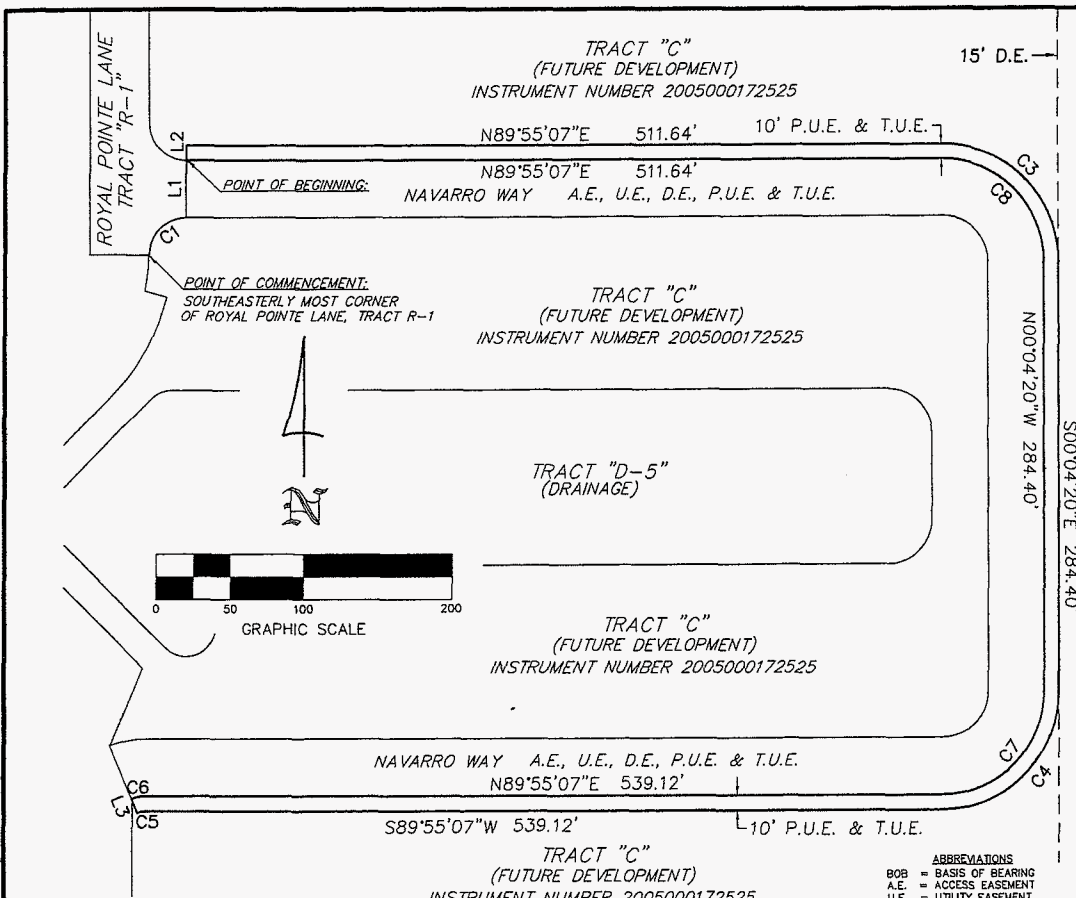
1440 RAIL HEAD BOULEVARD, #1  
 NAPLES, FLORIDA 34110  
 (239) 593-0570 (239) 593-0581 FAX

\*NOT A SURVEY\*





COPY



**LEGAL DESCRIPTION**  
BEING A PORTION OF TRACT C OF MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NUMBER 2005000172525, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF ROYAL POINTS LANE, TRACT "R-1", MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NO. 2005000172525, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THE SAME BEING A POINT ON A CURVE; THENCE NORTHEASTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°55'07" EAST, 35.36 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 00°04'53" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 511.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 124.11 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 79.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°04'37" EAST, 111.73 FEET; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 284.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 124.08 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 79.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°55'24" WEST, 111.71 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 539.12 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 5.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 13.00 FEET, THROUGH A CENTRAL ANGLE OF 22°29'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°40'13" WEST, 5.07 FEET; THENCE NORTH 22°34'40" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE EASTERLY, 9.03 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 22°29'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°40'14" EAST, 8.97 FEET; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 539.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 108.37 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°55'23" EAST, 97.57 FEET; THENCE NORTH 00°04'20" WEST, A DISTANCE OF 284.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 108.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°04'36" WEST, 97.59 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 511.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,748 SQUARE FEET OR 0.362 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.  
BEARINGS SHOWN HEREON REFER TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAJESTIC PALMS BOULEVARD, BEING N 65°43'07" E.

BY: *John Scott Rhodes* JOHN SCOTT RHODES PSM #5739

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	39.27	25.00	90°00'00"	24.96	N44°55'07"E	35.36
C3	124.11	79.00	90°00'33"	79.01	S45°04'36"E	111.73
C4	124.08	79.00	89°59'27"	78.99	S44°55'24"W	111.71
C5	5.10	13.00	22°29'48"	2.59	S78°40'13"W	5.07
C6	9.03	23.00	22°29'48"	4.57	N78°40'13"E	8.97
C7	108.37	69.00	89°59'27"	68.99	N44°55'24"E	97.57
C8	108.40	69.00	90°00'33"	69.01	N45°04'36"W	97.59

- ABBREVIATIONS**
- BOB = BASIS OF BEARING
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  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - T.U.E. = TECHNOLOGY UTILITY EASEMENT
  - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - R/W = RIGHT OF WAY LINE

LINE	LENGTH	BEARING
L1	38.00	N00°04'53"W
L2	10.00	N00°04'53"W
L3	10.00	N22°31'32"W

**SKETCH AND DESCRIPTION**  
10' P.U.E. & T.U.E.

CERTIFIED TO: *Public*

**J. RHODES & RHODES**  
LAND SURVEYING, INC.  
LICENSE #LB 6897

bk:	pg:	date:
		FEB. 14, 2006
		scale:
		1"=100'
		cogo #:
		04-97

1440 RAIL HEAD BOULEVARD, #1  
NAPLES, FLORIDA 34110  
(239) 593-0570 (239) 593-0581 FAX

design: \_\_\_\_\_  
drawn: **RAW**  
checked: **JLA**  
acad #: 2004-97  
view: **PLOT**  
project #: 2004-97  
sheet #: 1 of 1  
file #: 2006-216

\*NOT A SURVEY\*

COPY

TRACT "C"  
(FUTURE DEVELOPMENT)  
INSTRUMENT NUMBER 2005000172525

15' D.E.

**LEGAL DESCRIPTION**

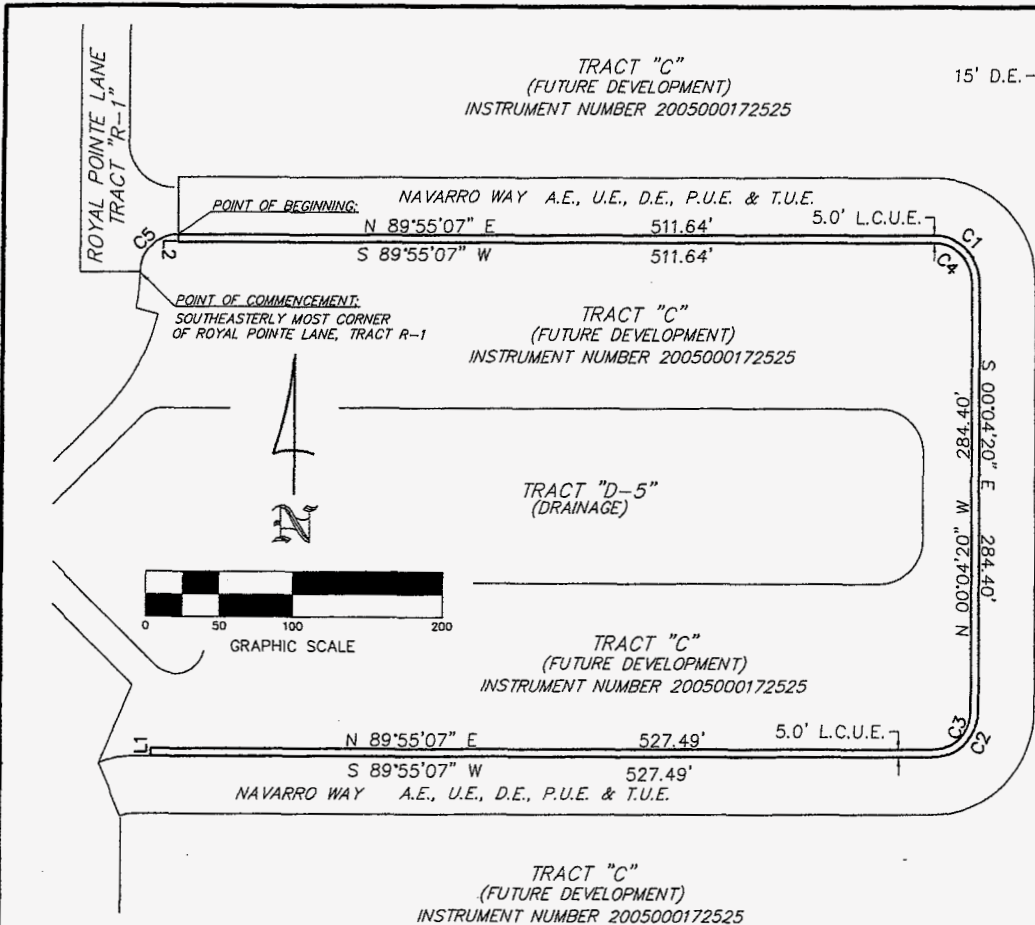
BEING A PORTION OF TRACT C OF MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NUMBER 2005000172525, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF ROYAL POINTS LANE, TRACT "R-1", MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NO. 2005000172525, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THE SAME BEING A POINT ON A CURVE; THENCE NORTHEASTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°55'07" EAST, 35.36 FEET TO THE END OF SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 511.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 48.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 31.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°04'37" EAST, 43.84 FEET; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 284.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 48.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 31.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°55'24" WEST, 43.84 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 527.49 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 527.49 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 40.84 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°55'23" EAST, 36.77 FEET; THENCE NORTH 00°04'20" WEST, A DISTANCE OF 284.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 40.84 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°04'36" WEST, 36.77 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 511.64 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7,065 SQUARE FEET OR 0.162 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAJESTIC PALMS BOULEVARD, BEING N 65°43'07" E.

UNPLATTED



TRACT "C"  
(FUTURE DEVELOPMENT)  
INSTRUMENT NUMBER 2005000172525

BY: *John Scott Rhodes* JOHN SCOTT RHODES PSM #5739

**SKETCH OF DESCRIPTION**  
5' L.C.U.E.

CERTIFIED TO:  
PLATE

design:	
drawn:	RAW
checked:	JLA
acad #:	2004-97
view:	PLOT
project #:	2004-97
sheet #:	1 of 1
file #:	2006-217

- ABBREVIATIONS**
- BOB = BASIS OF BEARING
  - A.E. = ACCESS EASEMENT
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - T.U.E. = TECHNOLOGY UTILITY EASEMENT
  - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - R/W = RIGHT OF WAY LINE

**RHODES & RHODES**  
LAND SURVEYING, INC.  
LICENSE #LB 6897

bk:	pg:	date:
		FEB. 14, 2006
		scale:
		1"=100'
		cogo #:
		04-97

1440 RAIL HEAD BOULEVARD, #1  
NAPLES, FLORIDA 34110  
(239) 593-0570 (239) 593-0581 FAX

**CURVE TABLE**

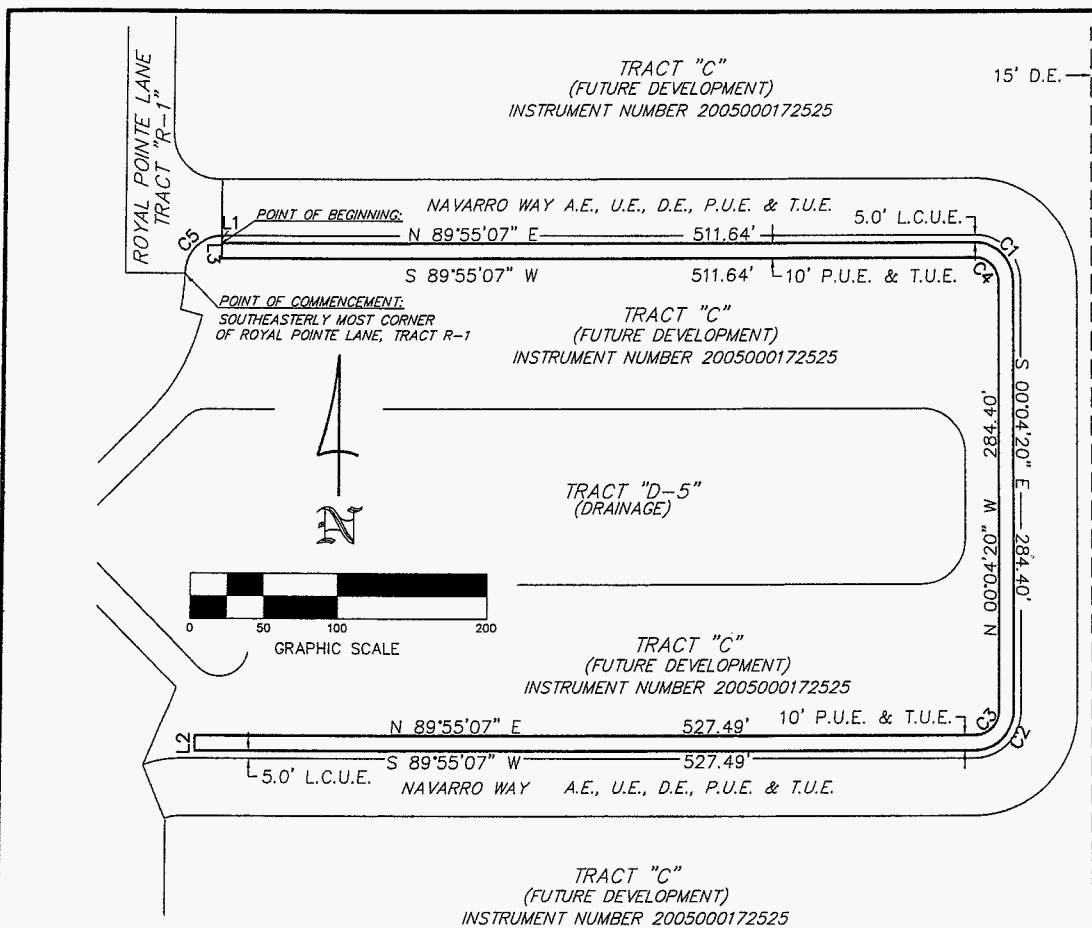
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	48.70	31.00	90°00'33"	31.00	S45°04'37"E	43.84
C2	48.69	31.00	89°59'27"	31.00	S44°55'24"W	43.84
C3	40.84	26.00	89°59'27"	26.00	N44°55'23"E	36.77
C4	40.84	26.00	90°00'33"	26.00	N45°04'36"W	36.77
C5	39.27	25.00	90°00'00"	24.96	N44°55'07"E	35.36

**LINE TABLE**

LINE	LENGTH	BEARING
L1	5.00	N00°04'53"W
L2	5.00	N00°04'53"W

\*NOT A SURVEY\*

COPY



**LEGAL DESCRIPTION**

BEING A PORTION OF TRACT C OF MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NUMBER 2005000172525, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF ROYAL POINTS LANE, TRACT "R-1", MAJESTIC PALMS, AS RECORDED IN INSTRUMENT NO. 2005000172525, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THE SAME BEING A POINT ON A CURVE; THENCE NORTHEASTERLY, 39.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°55'07" EAST, 35.36 FEET; THENCE SOUTH 00°04'53" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 511.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 40.84 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°04'36" EAST, 36.77 FEET; THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 284.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 40.84 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°55'24" WEST, 36.77 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 527.49 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°55'07" EAST, A DISTANCE OF 527.49 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 25.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 16.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°55'23" EAST, 22.63 FEET; THENCE NORTH 00°04'20" WEST, A DISTANCE OF 284.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 25.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 16.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°04'36" WEST, 22.63 FEET; THENCE SOUTH 89°55'07" WEST, A DISTANCE OF 511.64 FEET; THENCE NORTH 00°04'53" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 13,895 SQUARE FEET OR 0.319 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAJESTIC PALMS BOULEVARD, BEING N 65°43'07" E.

UNPLATTED

BY: *John Scott Rhodes* JOHN SCOTT RHODES PSM #5739

**SKETCH AND DESCRIPTION**  
**10' P.U.E. AND T.U.E.**

CERTIFIED TO:  
PULTE

design:  
drawn: EAW  
checked: JJA  
acad #: 2004-97  
view: PLOT  
project #: 2004-97  
sheet #: 1 of 1  
file #: 2006-218

**RHODES & RHODES**  
**LAND SURVEYING, INC.**  
LICENSE #LB-6897

DR: pg: date: FEB. 15, 2006  
scale: 1"=100'  
cogo #: 04-97

1440 RAIL HEAD BOULEVARD, #1  
NAPLES, FLORIDA 34110  
(239) 593-0570 (239) 593-0581 FAX

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
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C2	40.84	26.00	89°59'27"	26.00	S44°55'24"W	36.77
C3	25.13	16.00	89°59'27"	16.00	N44°55'23"E	22.63
C4	25.14	16.00	90°00'33"	16.00	N45°04'36"W	22.63
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\*NOT A SURVEY\*