

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY **BLUE SHEET NO: 20040402-UTL**

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve final acceptance by Resolution and recording of one (1) Utility Easement, as a donation of water distribution and a gravity collection systems, lift station, force main and reuse main serving *The Gardens at Estero, Phase 1 n/k/a Villagio, Phase 1*. This is a developer contributed asset project located on the east side of Three Oaks Parkway approximately 1/4 mile south of Koreshan Boulevard.

WHY ACTION IS NECESSARY:

To provide potable water service, fire protection and sanitary sewer service to this phase of the multi-family residential development.

WHAT ACTION ACCOMPLISHES:

Places the water and sewer systems into operation and complies with the Lee County Utilities Operations Manual.

2. DEPARTMENTAL CATEGORY: 10
COMMISSION DISTRICT #: 5

C10A

3. MEETING DATE:

07-27-2004

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE _____
 - ORDINANCE _____
 - ADMIN. CODE _____
 - OTHER Res., Easement _____

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: _____
- B. DEPARTMENT: Lee County - Public Works
- C. DIVISION/SECTION: Utilities Division
- BY: Rick Diaz, P.E., Utilities Director
- DATE: 4/1/04


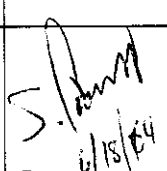
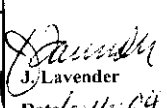
7. BACKGROUND:

This project is located within the former Gulf Environmental Services' service area, therefore 'Permission to Construct' was not granted by the Board and there is no previous Blue Sheet number. The installation has been inspected for compliance to Gulf Environmental Services' standards. Satisfactory pressure and bacteriological testing of the water system has been completed. Satisfactory closed circuit television inspection of the gravity collection system has been performed. Satisfactory lift station startup 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 Contributory Assets has been provided---copy attached. 100% of the connection/capacity fees were paid to Gulf Environmental Service prior to the Lee County acquisition. Funds for recording fees are available in Account No. OD5360748700.504930.

SECTION 26 TOWNSHIP 46S RANGE 25E DISTRICT #5 COMMISSIONER ALBION

MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

(A) DEPARTMENT DIRECTOR	(B) PURCH. OR CONTRACTS	(C) HUMAN RESOURCES	(D) OTHER	(E) COUNTY ATTORNEY	(F) BUDGET SERVICES				(G) COUNTY MANAGER
					OA	OM	Risk	GC	
 J. Lavender Date: 6/16/04	N/A Date:	N/A Date:	T.O. T. Osterhout Date: 4-1	 S. P... Date: 6/15/04	P.M. 6/21/04	4/22	08 6/21/04	M 6/21/04	 J. Lavender Date: 6/16/04

10. COMMISSION ACTION:

- _____ APPROVED
- _____ DENIED
- _____ DEFERRED
- _____ OTHER

Rec. by CoAtty
 Date: 6/17/04
 Time: 4:45

RECEIVED BY
 COUNTY ADMIN
 6/18/04
 11:55 AM
 J. Lavender

Forwarded To:
 Admin 6/16/04

6/28/04
 9:45 PM

RESOLUTION NO. _____

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

WHEREAS, it is the desire of The Gardens at Estero, Inc., owner of record, to make a contribution to Lee County Utilities of water facilities (water distribution system) and sewer facilities (gravity collection system, lift station, force main and reuse main) serving **"THE GARDENS AT ESTERO, PHASE 1, N/K/A VILLAGIO, PHASE 1"**; 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 **\$558,773.65** is 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 Douglas St. Cerny: _____ (2)
- Commissioner Ray Judah: _____ (3)
- Commissioner Andrew Coy: _____ (4)
- Commissioner John Albion: _____ (5)

DULY PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
CHAIRMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

COPY

LETTER OF COMPLETION

DATE: 1/16/04

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 sanitary sewer system(s) located in
The Gardens at Estero
(Name of Development)

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 Pressure Test(s) - Force Main
TV Inspection, Mandrill - Gravity Main Lift Station Start-up**

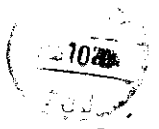
Very truly yours,

O. Grady Minor & Associates, P.A.
(Owner or Name of Corporation)

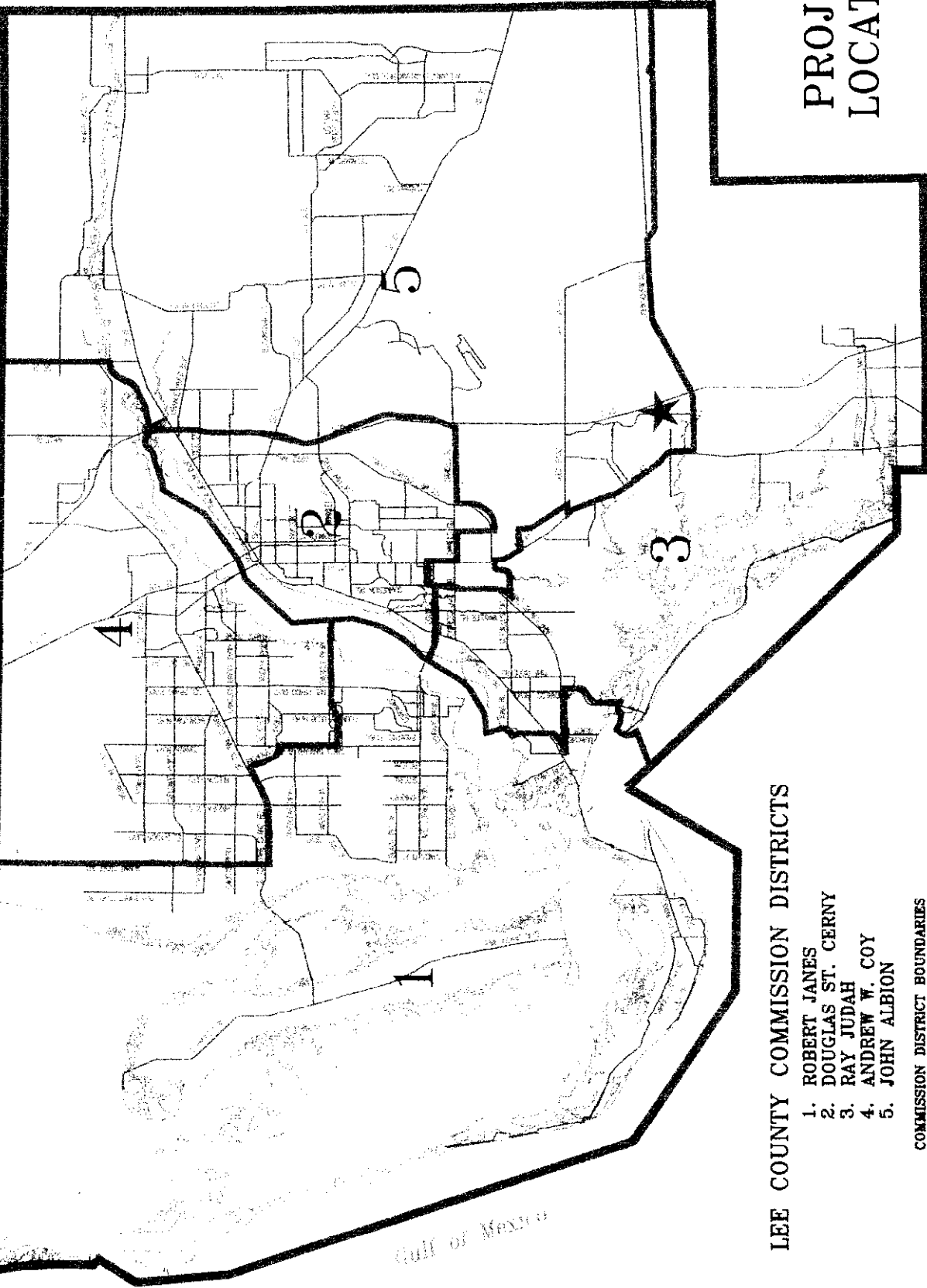
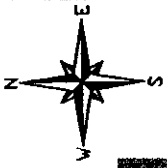
C. Dean Smith
(Signature)

Vice President
(Title)

(Seal of Engineering Firm)



GARDENS AT ESTERO, PHASE 1 - NKA VILLAGIO
26-46-25-00-00001.3000
COMMISSION DISTRICT #5 - ALBION



LEE COUNTY COMMISSION DISTRICTS

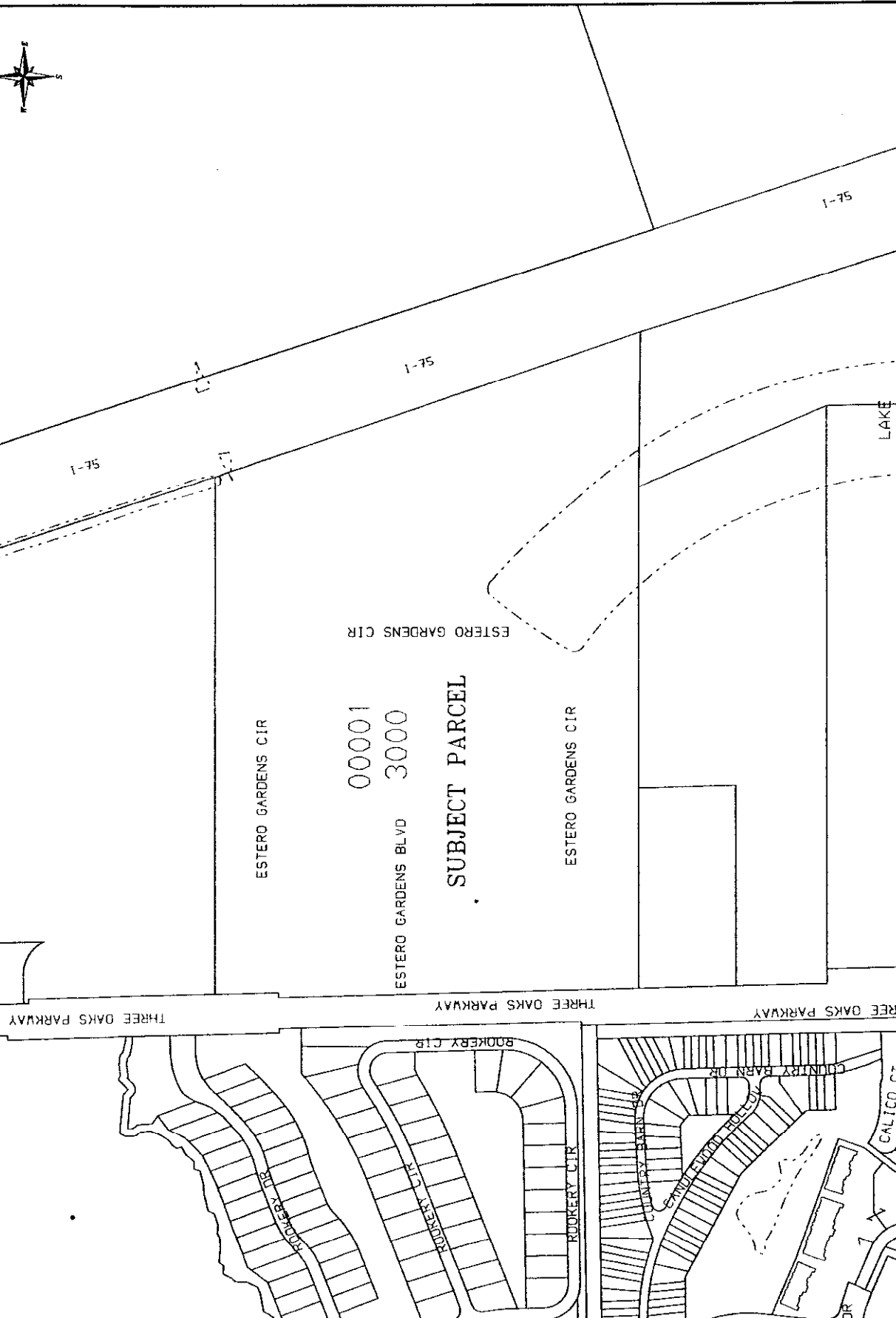
- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. ANDREW W. COY
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES
DECEMBER 2000

PROJECT
LOCATION

GARDENS AT ESTERO - PHASE 1 - NKA VILLAGIO

COMMISSION DISTRICT #5 - ALBION



ESTERO GARDENS CIR

00001

3000

ESTERO GARDENS BLVD

SUBJECT PARCEL

ESTERO GARDENS CIR

ESTERO GARDENS CIR

THREE OAKS PARKWAY

THREE OAKS PARKWAY

THREE OAKS PARKWAY

ESTERO GARDENS CIRCLE

26-46-25-00-00001.3000

1-75

1-75

1-75

LAKE

BOOKERY CIR

ROOKERY CIR

COUNTRY BARN DR

CALICO CT

COPY

11.2

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and/or sewer systems of Gardens of Estero Phase One 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.

RDMC INC.

(NAME OF OWNER/CONTRACTOR)

BY: David Martin
(SIGNATURE OF OWNER/CONTRACTOR)

STATE OF FL.)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 26 th day of SEPT, 2003 by David Martin who has produced the following as identification - Personally Known , and who did not take an oath.

Sally M. Rooney
Notary Public Signature

Sally M Rooney
Printed Name of Notary Public



(Notary Seal & Commission Number)

COPY

11.5

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: GARDENS OF ESTERO PHASE ONE

STRAP NUMBER: 26-46-25-00-00001.3000

LOCATION: ESTERO (THREE OAKS PARKWAY)

OWNER'S NAME: THE GARDENS OF ESTERO, INC.

OWNER'S ADDRESS: 1499 W. PALMETTO PARK ROAD SUITE 200

OWNER'S ADDRESS: BOCA RATON,FL 33486-

TYPE UTILITY SYSTEM: WATER
(list water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC C-900 DR-14	10"	2,645	LF	\$15.00	\$39,675.00
PVC C-900 DR-18	10"	1,982	LF	\$13.00	\$25,766.00
PVC C-900 DR-18	4"	399	LF	\$9.35	\$3,730.65
GATE VALVE	10"	16	EA	\$1,350.00	\$21,600.00
GATE VALVE	4"	2	EA	\$525.00	\$1,050.00
GATE VALVE	2"	17	EA	\$350.00	\$5,950.00
SINGLE WATER SERVICE/COMPLETE	1.5"	21	EA	\$2,400.00	\$50,400.00
FIRE HYDRANT ASSEMBLY		12	EA	\$2,250.00	\$27,000.00
BLOW-OFF ASSEMBLY		2	EA	\$1,050.00	\$2,100.00
ARV	2"	1	EA	\$1,300.00	\$1,300.00
ASSORTED FITTINGS	10"	1	LS	\$22,000.00	\$22,000.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	4"	2	EA	\$2,500.00	\$5,000.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	2"	17	EA	\$1,500.00	\$25,500.00
SINGLE WATER SERVICE/COMPLETE	5/8"	2	EA	\$2,000.00	\$4,000.00
TOTAL					\$235,071.65

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc.
(If more space is required, use additional page(s). Number each page and include the name of the project).



COPY

11.5

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: GARDENS OF ESTERO PHASE ONE

STRAP NUMBER: 26-46-25-00-00001.3000

LOCATION: ESTERO (THREE OAKS PARKWAY)

OWNER'S NAME: THE GARDENS OF ESTERO, INC.

OWNER'S ADDRESS: 1499 W. PALMETTO PARK ROAD SUITE 200

OWNER'S ADDRESS: BOCA RATON,FL 33486-

TYPE UTILITY SYSTEM: EFFLUENT REUSE
(list water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC C-900 DR-14	12"	200	LF	\$22.00	\$4,400.00
ASSORTED FITTINGS	12"	1	LS	\$4,440.00	\$4,440.00
TOTAL					\$8,840.00

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc. (If more space is required, use additional page(s). Number each page and include the name of the project).

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 Sally M Rooney
(Signature of Certifying Agent)

Sally M Rooney, Corporate Secretary
(Name & Title of Certifying Agent)

RDMC INC.
(Name of Firm or Corporation)

7676 JEAN BLVD
(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 ___st day of __, 20__ by Sally M Rooney who has produced the following as identification - Personally Known, and who did take an oath.

David Martin
Notary Public Signature

David Martin
Printed Name of Notary Public



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 Sally M. Rooney
(Signature of Certifying Agent)

Sally M Rooney, Corporate Secretary
(Name & Title of Certifying Agent)

RDMC INC.
(Name of Firm or Corporation)

7676 JEAN BLVD
(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 26 th day of SEPT, 2003 by Sally M Rooney who has produced the following as identification - Personally Known , and who did take an oath.

David Martin
Notary Public Signature

David Martin
Printed Name of Notary Public



David Martin
Commission # DD 076443
Expires Jan. 15, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Commission Number

(NOTARY SEAL)



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

Strap Number:

26-46-25-00-00001.3000

THIS SPACE RESERVED FOR RECORDING

GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____ 20__, by and between The Gardens at Estero, Inc., Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political sub-division 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.

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.

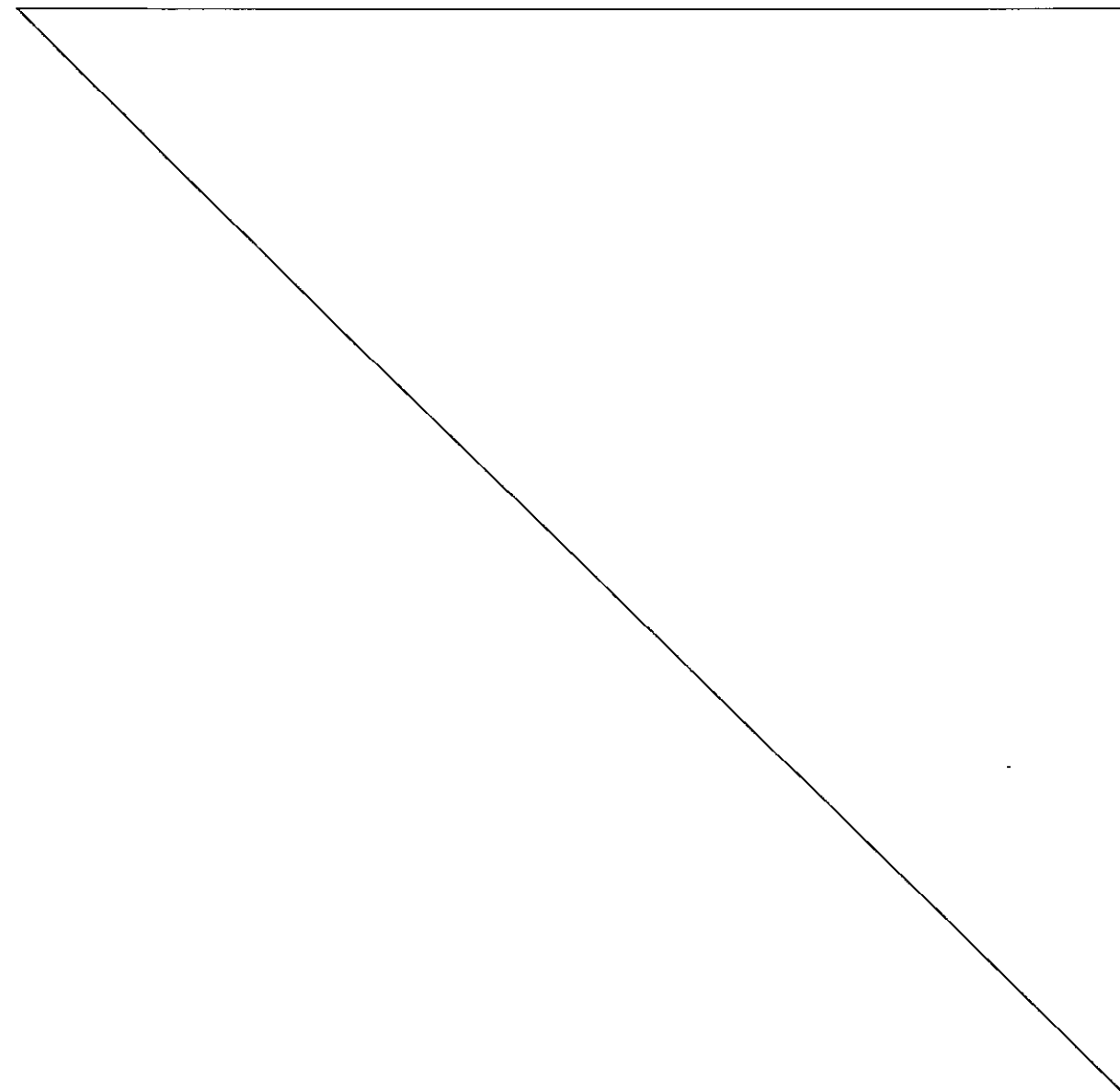
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment 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.

C. Dean Smith

[1st Witness' Signature]

C. Dean Smith

[Type or Print Name]

Lori Sherman

[2nd Witness' Signature]

Lori Sherman

[Type or Print Name]

BY:

Steven Goldfarb

[Signature Grantor's/Owner's]

Steven Goldfarb

[Type or Print Name]

Vice President

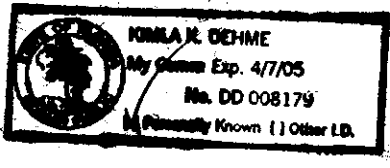
[Title]

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 19th day of March 2004, by Steven Goldfarb who produced the following as identification _____ or is personally know to me, and who did/did not take an oath.

[stamp or seal]



Kimla K. Oehme

[Signature of Notary]

Kimla K. Oehme

[Typed or Printed Name]

Approved and accepted for and on behalf of Lee County, Florida, this _____ day of _____, 20_____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chairman

APPROVED AS TO FORM

BY: _____
Office of the County Attorney

**VILLAGIO, A CONDOMINIUM
UTILITY EASEMENT
LEGAL DESCRIPTION
(B-2800)**

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 88°57'35" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY; THENCE RUN NORTH 01°17'49" WEST, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 334.83 FEET TO THE TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 246.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 122.00 FEET; THROUGH A CENTRAL ANGLE OF 17°15'14"; SUBTENDED BY A CHORD OF 36.60 FEET AT A BEARING OF NORTH 81°22'23" EAST, FOR A DISTANCE OF 36.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'14", SUBTENDED BY A CHORD OF 23.40 FEET AT A BEARING OF NORTH 81°22'23" EAST, FOR A DISTANCE OF 23.49 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 116.02 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET; THROUGH A CENTRAL ANGLE OF 101°35'14"; SUBTENDED BY A CHORD OF 61.99 FEET AT A BEARING OF SOUTH 39°12'23" EAST, FOR A DISTANCE OF 70.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 227.50 FEET, THROUGH A CENTRAL ANGLE OF 11°35'14", SUBTENDED BY A CHORD OF 45.93 FEET AT A BEARING OF SOUTH 05°47'37" WEST, FOR A DISTANCE OF 46.01 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 00°00'00" WEST FOR A DISTANCE OF 128.16 FEET; THENCE RUN SOUTH 71°47'15" WEST FOR A DISTANCE OF 269.50 FEET; THENCE RUN SOUTH 18°12'45" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 71°47'15" EAST FOR A DISTANCE OF 262.92 FEET; THENCE RUN SOUTH 00°00'00" WEST FOR A DISTANCE OF 177.24 FEET; THENCE RUN SOUTH 86°41'35" WEST FOR A DISTANCE OF 162.01 FEET; THENCE RUN SOUTH 03°18'25" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 86°41'35" EAST FOR A DISTANCE OF 161.60 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 83°50'24" EAST, A DISTANCE OF 127.50 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, THROUGH A CENTRAL ANGLE OF 83°50'24", SUBTENDED BY A CHORD OF 170.36 FEET AT A BEARING OF SOUTH 48°04'48" EAST, FOR A DISTANCE OF 186.57 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 450.39 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 00°10'15" WEST, A DISTANCE OF 127.88 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID

CURVE TO THE LEFT, HAVING A RADIUS OF 127.88 FEET, THROUGH A CENTRAL ANGLE OF 89°39'30", SUBTENDED BY A CHORD OF 180.31 FEET AT A BEARING OF NORTH 45°00'00" EAST, FOR A DISTANCE OF 200.11 FEET TO THE END OF SAID CURVE AND A POINT ON A LINE HEREINAFTER KNOWN AS LINE "A"; THENCE RUN NORTH 90°00'00" WEST ALONG SAID LINE "A" FOR A DISTANCE OF 55.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 89°03'20" WEST, A DISTANCE OF 73.73 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 73.73 FEET, THROUGH A CENTRAL ANGLE OF 88°06'40", SUBTENDED BY A CHORD OF 102.53 FEET AT A BEARING OF SOUTH 45°00'00" WEST, FOR A DISTANCE OF 113.38 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 450.39 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.50 FEET; THROUGH A CENTRAL ANGLE OF 90°00'00"; SUBTENDED BY A CHORD OF 102.53 FEET AT A BEARING OF NORTH 45°00'00" WEST, FOR A DISTANCE OF 113.88 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 312.22 FEET; THENCE RUN SOUTH 76°41'43" EAST FOR A DISTANCE OF 252.97 FEET; THENCE RUN NORTH 13°18'17" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 76°41'43" WEST FOR A DISTANCE OF 257.70 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS EAST, A DISTANCE OF 172.50 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 13°33'49", SUBTENDED BY A CHORD OF 40.74 FEET AT A BEARING OF NORTH 06°46'55" EAST, FOR A DISTANCE OF 40.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 227.50 FEET, THROUGH A CENTRAL ANGLE OF 06°27'38", SUBTENDED BY A CHORD OF 25.64 FEET AT A BEARING OF NORTH 10°20'00" EAST, FOR A DISTANCE OF 25.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 44°00'37", SUBTENDED BY A CHORD OF 22.48 FEET AT A BEARING OF NORTH 29°06'29" EAST, FOR A DISTANCE OF 23.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 77.35 FEET, THROUGH A CENTRAL ANGLE OF 92°34'53", SUBTENDED BY A CHORD OF 111.82 FEET AT A BEARING OF NORTH 04°49'22" EAST, FOR A DISTANCE OF 124.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 80°01'49", SUBTENDED BY A CHORD OF 38.58 FEET AT A BEARING OF NORTH 01°27'10" WEST, FOR A DISTANCE OF 41.90 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 38°33'44" EAST FOR A DISTANCE OF 5.30 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET; THROUGH A CENTRAL ANGLE OF 44°06'56"; SUBTENDED BY A CHORD OF 95.76 FEET AT A BEARING OF NORTH 16°30'16" EAST, FOR A DISTANCE OF 98.17 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 87°08'42" EAST FOR A DISTANCE OF 245.92 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 20.02 FEET; THENCE RUN NORTH 87°08'42" WEST FOR A DISTANCE OF 249.55 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 75°12'42" WEST, A DISTANCE OF 127.50 FEET THEREFROM; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, THROUGH A CENTRAL ANGLE OF 31°25'01", SUBTENDED BY A CHORD OF 69.04 FEET AT A BEARING OF NORTH 30°29'48" WEST, FOR A DISTANCE OF 69.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 115.00 FEET, THROUGH A CENTRAL ANGLE OF 136°12'19", SUBTENDED BY A CHORD OF 213.41 FEET AT A BEARING OF NORTH

21°53'51" EAST, FOR A DISTANCE OF 273.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, THROUGH A CENTRAL ANGLE OF 52°57'57", SUBTENDED BY A CHORD OF 113.71 FEET AT A BEARING OF NORTH 63°31'02" EAST, FOR A DISTANCE OF 117.86 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.50 FEET, THROUGH A CENTRAL ANGLE OF 52°57'57", SUBTENDED BY A CHORD OF 64.66 FEET AT A BEARING OF NORTH 63°31'02" EAST, FOR A DISTANCE OF 67.02 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 137.51 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET; THROUGH A CENTRAL ANGLE OF 38°52'22"; SUBTENDED BY A CHORD OF 84.85 FEET AT A BEARING OF NORTH 70°33'49" EAST, FOR A DISTANCE OF 86.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.50 FEET, THROUGH A CENTRAL ANGLE OF 53°30'32", SUBTENDED BY A CHORD OF 65.27 FEET AT A BEARING OF NORTH 77°52'54" EAST, FOR A DISTANCE OF 67.71 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 30°12'36" WEST FOR A DISTANCE OF 27.61 FEET; THENCE RUN SOUTH 59°47'24" EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 30°12'36" EAST FOR A DISTANCE OF 29.50 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 38°33'55" WEST, A DISTANCE OF 72.50 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.50 FEET, THROUGH A CENTRAL ANGLE OF 51°26'05", SUBTENDED BY A CHORD OF 62.92 FEET AT A BEARING OF SOUTH 25°43'02" EAST, FOR A DISTANCE OF 65.08 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 00°00'00" WEST FOR A DISTANCE OF 993.08 FEET TO A POINT ON THE AFOREMENTIONED LINE "A"; THENCE RUN SOUTH 90°00'00" EAST ALONG SAID LINE "A" FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 818.88 FEET; THENCE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 57.12 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 57.12 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 119.21 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET; THROUGH A CENTRAL ANGLE OF 99°42'53"; SUBTENDED BY A CHORD OF 194.93 FEET AT A BEARING OF NORTH 49°51'27" WEST, FOR A DISTANCE OF 221.89 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 58°26'40" WEST FOR A DISTANCE OF 194.21 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 32.41 FEET; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°00'00" WEST FOR A DISTANCE OF 43.59 FEET; THENCE RUN SOUTH 58°26'40" EAST FOR A DISTANCE OF 187.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 21°57'01" EAST, A DISTANCE OF 127.50 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, THROUGH A CENTRAL ANGLE OF 16°55'21", SUBTENDED BY A CHORD OF 37.52 FEET AT A BEARING OF SOUTH 59°35'19" WEST, FOR A DISTANCE OF 37.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.50 FEET, THROUGH A CENTRAL ANGLE OF 38°52'22", SUBTENDED BY A CHORD OF 48.25 FEET AT A BEARING OF SOUTH 70°33'49" WEST, FOR A DISTANCE OF 49.19 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 77.87 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET; THROUGH A CENTRAL ANGLE OF 89°39'55"; SUBTENDED BY A CHORD OF 14.10 FEET AT A BEARING OF NORTH 45°10'02" WEST, FOR A DISTANCE OF 15.65

FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 00°20'05" WEST FOR A DISTANCE OF 11.64 FEET; THENCE RUN SOUTH 89°39'55" WEST FOR A DISTANCE OF 55.38 FEET; THENCE RUN SOUTH 00°20'05" EAST FOR A DISTANCE OF 12.10 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET; THROUGH A CENTRAL ANGLE OF 83°45'56"; SUBTENDED BY A CHORD OF 13.35 FEET AT A BEARING OF SOUTH 41°32'53" WEST, FOR A DISTANCE OF 14.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET, THROUGH A CENTRAL ANGLE OF 46°23'48", SUBTENDED BY A CHORD OF 100.45 FEET AT A BEARING OF SOUTH 60°13'57" WEST, FOR A DISTANCE OF 103.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.50 FEET, THROUGH A CENTRAL ANGLE OF 52°57'57", SUBTENDED BY A CHORD OF 64.66 FEET AT A BEARING OF SOUTH 63°31'02" WEST, FOR A DISTANCE OF 67.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 57°49'17", SUBTENDED BY A CHORD OF 164.37 FEET AT A BEARING OF SOUTH 61°05'22" WEST, FOR A DISTANCE OF 171.56 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 81°19'36" WEST FOR A DISTANCE OF 159.09 FEET; THENCE RUN SOUTH 08°40'24" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 81°19'36" EAST FOR A DISTANCE OF 144.21 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS SOUTH 66°13'49" EAST, A DISTANCE OF 170.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 69°58'30", SUBTENDED BY A CHORD OF 194.95 FEET AT A BEARING OF SOUTH 11°13'04" EAST, FOR A DISTANCE OF 207.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.50 FEET, THROUGH A CENTRAL ANGLE OF 84°46'03", SUBTENDED BY A CHORD OF 97.74 FEET AT A BEARING OF SOUTH 03°49'17" EAST, FOR A DISTANCE OF 107.26 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 38°33'44" WEST FOR A DISTANCE OF 8.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET; THROUGH A CENTRAL ANGLE OF 23°22'41"; SUBTENDED BY A CHORD OF 51.66 FEET AT A BEARING OF SOUTH 26°52'24" WEST, FOR A DISTANCE OF 52.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 74°48'57", SUBTENDED BY A CHORD OF 48.60 FEET AT A BEARING OF SOUTH 52°35'32" WEST, FOR A DISTANCE OF 52.23 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 127.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 78.00 FEET; THROUGH A CENTRAL ANGLE OF 17°15'14"; SUBTENDED BY A CHORD OF 23.40 FEET AT A BEARING OF NORTH 81°22'23" WEST, FOR A DISTANCE OF 23.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 122.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'14", SUBTENDED BY A CHORD OF 36.60 FEET AT A BEARING OF NORTH 81°22'23" WEST, FOR A DISTANCE OF 36.74 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 249.24 FEET; THENCE RUN SOUTH 01°17'49" EAST FOR A DISTANCE OF 116.03 FEET TO THE **POINT OF BEGINNING**; CONTAINING 6.359 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR

RESTRICTIONS OF RECORD.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

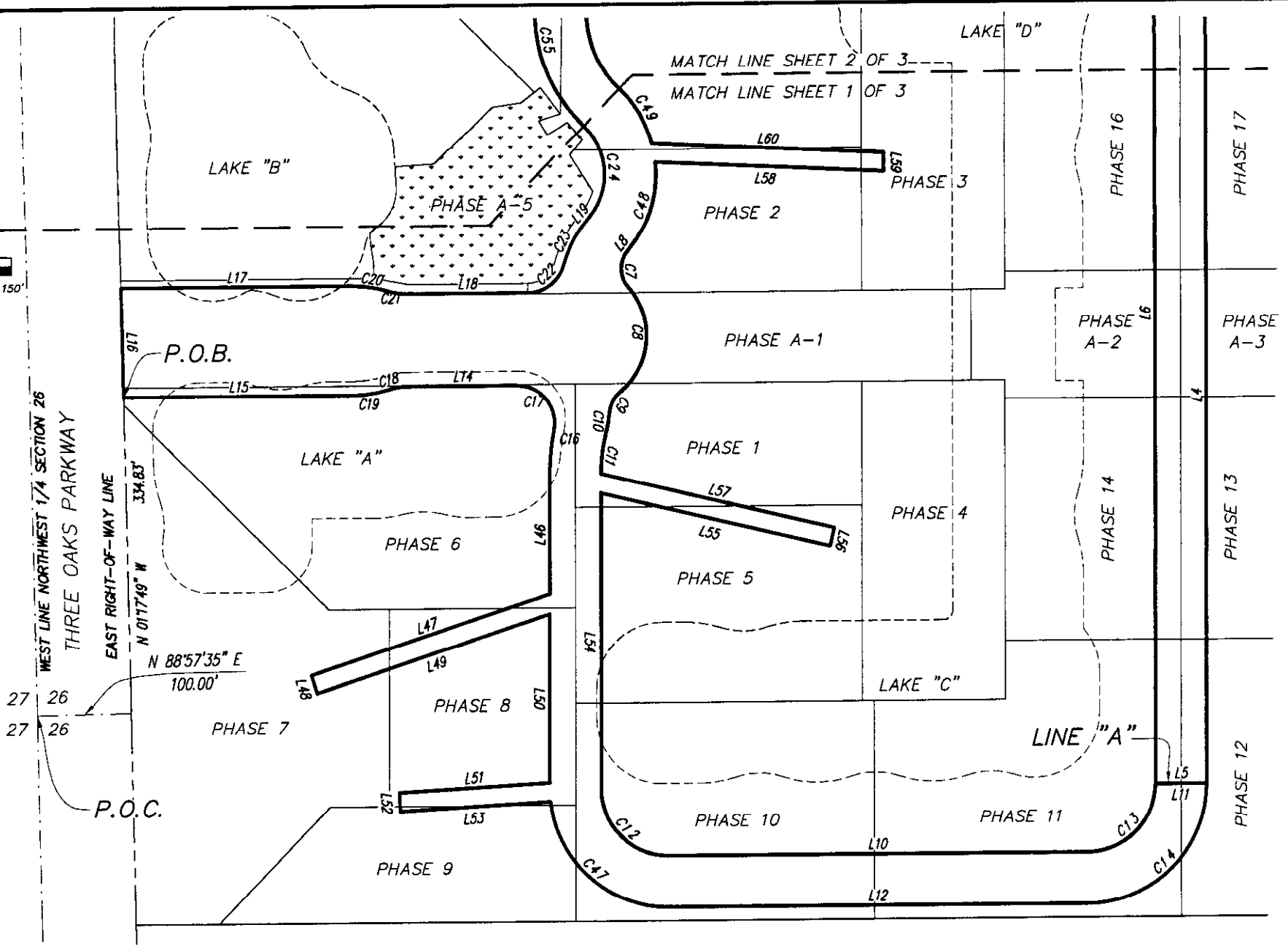
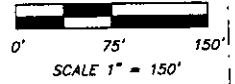
BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF INTERSTATE 75
RIGHT-OF-WAY IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE
COUNTY, FLORIDA, AS BEING NORTH 18°17'53" WEST.

SIGNED: 3-16-04


STEPHEN V. BURGESS

, P.S.M. #6408
STATE OF FLORIDA

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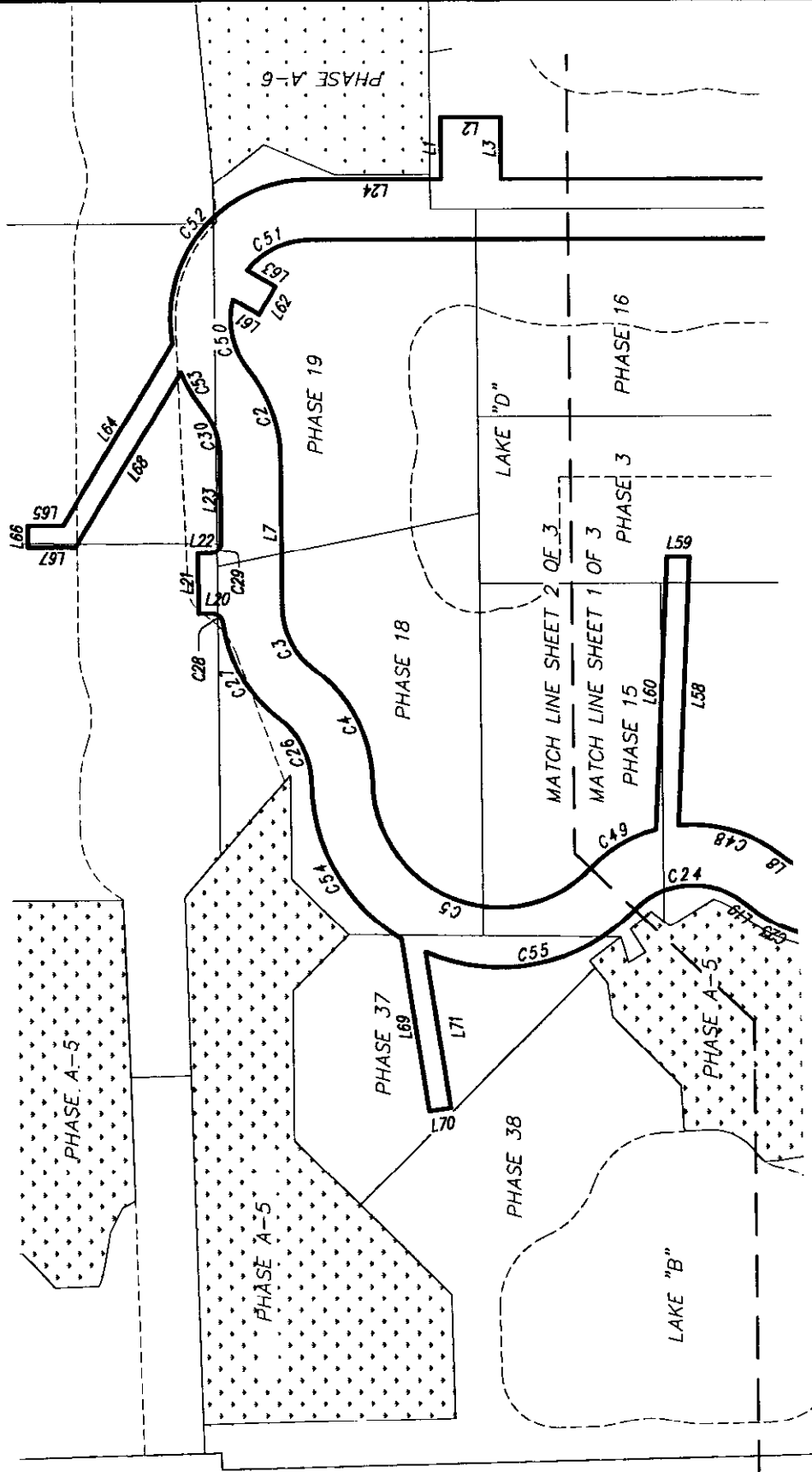
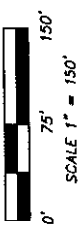


DRAWN: KJG
APPROVED BY: SVB
JOB CODE: VILLPCE
SCALE: 1" = 150'



Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY LEGAL	
UTILITY EASEMENT	
VILLAGIO, A CONDOMINIUM	
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST	
LEE COUNTY, FLORIDA	
DATE: MARCH, 2004	DRAWING #B-2800



SKETCH TO ACCOMPANY LEGAL UTILITY EASEMENT
VILLAGIO, A CONDOMINIUM
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

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 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

DATE: MARCH, 2003 DRAWING #B-2800

DRAWN: KIC
 APPROVED BY: SVB
 JOB CODE: VILLAGIO
 SCALE: 1" = 150'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C2	127.50'	86.50'	38°52'22"	84.85'	N 70°33'49" E
C3	72.50'	67.02'	52°57'57"	64.66'	N 63°31'02" E
C4	127.50'	117.86'	52°57'57"	113.71'	N 63°31'02" E
C5	115.00'	273.38'	136°12'19"	213.41'	N 21°53'51" E
C7	30.00'	41.90'	80°01'49"	38.58'	N 01°27'10" W
C8	77.35'	124.99'	92°34'53"	111.82'	N 04°49'22" E
C9	30.00'	23.04'	44°00'37"	22.48'	N 29°06'29" E
C10	227.50'	25.65'	6°27'38"	25.64'	N 10°20'00" E
C11	172.50'	40.84'	13°33'49"	40.74'	N 06°46'55" E
C12	72.50'	113.88'	90°00'00"	102.53'	N 45°00'00" W
C13	73.73'	113.38'	88°06'40"	102.53'	S 45°00'00" W
C14	127.88'	200.11'	89°39'30"	180.31'	N 45°00'00" E
C15	127.50'	200.28'	90°00'00"	180.31'	N 45°00'00" W
C16	227.50'	46.01'	11°35'14"	45.93'	S 05°47'37" W
C17	40.00'	70.92'	101°35'14"	61.99'	S 39°12'23" E
C18	78.00'	23.49'	17°15'14"	23.40'	N 81°22'23" E
C19	122.00'	36.74'	17°15'14"	36.60'	N 81°22'23" E
C20	122.00'	36.74'	17°15'14"	36.60'	N 81°22'23" W
C21	78.00'	23.49'	17°15'14"	23.40'	N 81°22'23" W
C22	40.00'	52.23'	74°48'57"	48.60'	S 52°35'32" W
C23	127.50'	52.02'	23°22'41"	51.66'	S 26°52'24" W
C24	72.50'	107.26'	84°46'03"	97.74'	S 03°49'17" E
C26	72.50'	67.02'	52°57'57"	64.66'	S 63°31'02" W
C27	127.50'	103.25'	46°23'48"	100.45'	S 60°13'57" W
C28	10.00'	14.62'	83°45'56"	13.35'	S 41°32'53" W
C29	10.00'	15.65'	89°39'55"	14.10'	N 45°10'02" W
C30	72.50'	49.19'	38°52'22"	48.25'	S 70°33'49" W
C47	127.50'	186.57'	83°50'24"	170.36'	S 48°04'48" E
C48	127.50'	98.17'	44°06'56"	95.76'	N 16°30'16" E
C49	127.50'	69.91'	31°25'01"	69.04'	N 30°29'48" W
C50	72.50'	67.71'	53°30'32"	65.27'	N 77°52'54" E
C51	72.50'	65.08'	51°26'05"	62.92'	S 25°43'02" E
C52	127.50'	221.89'	99°42'53"	194.93'	N 49°51'27" W
C53	127.50'	37.66'	16°55'21"	37.52'	S 59°35'19" W
C54	170.00'	171.56'	57°49'17"	164.37'	S 61°05'22" W
C55	170.00'	207.62'	69°58'30"	194.95'	S 11°13'04" E

LINE TABLE

LINE	BEARING	LENGTH
L1	N 90°00'00" W	57.12'
L2	N 00°00'00" E	55.00'
L3	S 90°00'00" E	57.12'
L4	N 00°00'00" E	818.88'
L5	N 90°00'00" W	55.00'
L6	S 00°00'00" W	993.08'
L7	S 90°00'00" E	137.51'
L8	N 38°33'44" E	5.30'
L10	N 90°00'00" W	450.39'
L11	S 90°00'00" E	55.00'
L12	S 90°00'00" E	450.39'
L14	S 90°00'00" E	116.02'
L15	S 90°00'00" E	246.62'
L16	S 01°17'49" E	116.03'
L17	N 90°00'00" W	249.24'
L18	N 90°00'00" W	127.57'
L19	S 38°33'44" W	8.19'
L20	S 00°20'05" E	12.10'
L21	S 89°39'55" W	55.38'
L22	N 00°20'05" W	11.64'
L23	N 90°00'00" W	77.87'
L24	N 00°00'00" E	119.21'
L46	S 00°00'00" W	128.16'
L47	S 71°47'15" W	269.50'

LINE TABLE

LINE	BEARING	LENGTH
L48	S 18°12'45" E	20.00'
L49	N 71°47'15" E	262.92'
L50	S 00°00'00" W	177.24'
L51	S 86°41'35" W	162.01'
L52	S 03°18'25" E	20.00'
L53	N 86°41'35" E	161.60'
L54	N 00°00'00" E	312.22'
L55	S 76°41'43" E	252.97'
L56	N 13°18'17" E	20.00'
L57	N 76°41'43" W	257.70'
L58	S 87°08'42" E	245.92'
L59	N 00°00'00" E	20.02'
L60	N 87°08'42" W	249.55'
L61	S 30°12'36" W	27.61'
L62	S 59°47'24" E	30.00'
L63	N 30°12'36" E	29.50'
L64	N 58°26'40" W	194.21'
L65	N 00°00'00" E	32.41'
L66	N 90°00'00" W	20.00'
L67	S 00°00'00" W	43.59'
L68	S 58°26'40" E	187.00'
L69	S 81°19'36" W	159.09'
L70	S 08°40'24" E	20.00'
L71	N 81°19'36" E	144.21'

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- L.B. LICENSED BUSINESS
- L.S. LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF INTERSTATE 75 RIGHT-OF-WAY IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 18°17'53" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

DRAWN: KJC
 APPROVED BY: SVB
 JOB CODE: VILLPCE
 SCALE: 1" = 150'

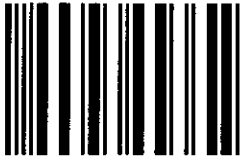


Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY LEGAL

UTILITY EASEMENT
VILLAGIO, A CONDOMINIUM
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: MARCH, 2004 DRAWING #B-2800



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



FDOR10240300
 DR-219
 R. 07/98

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9

1. Parcel Identification Number
 (If Parcel ID not available
 please call County Property
 Appraiser's Office) →

26462500000013000

2. Mark (x) all
 that apply

Multi-parcel
 transaction? →

Transaction is a split
 or cutout from
 another parcel? →

Property was improved
 with building(s) at time
 of sale/transfer? →

3. Grantor (Seller):

EASEMENT DONATION BY:

THE GARDENS AT ESTERO, INC.

Last First MI Corporate Name (if applicable)
1499 W. PALMTTO PARK RD. #200 BOCA RATON FL 33486

Mailing Address City State Zip Code Phone No.
 4. Grantee (Buyer): **RICK DIAZ, P.E., UTIL. DIR. FOR LEE CO. BOARD OF COUNTY COMMISSION**
 Last First MI Corporate Name (if applicable)
P. O. BOX 398 FT. MYERS FL 33902 (239) 4798181

5. Date of Sale/Transfer Sale/Transfer Price Property Located In
 / / \$. 00 Lee

6. Type of Document Contract/Agreement for Deed Other Warranty Deed Quit Claim Deed
 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 \$. 00

12. Amount of Documentary Stamp Tax \$. 00

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/she has any knowledge.

Signature of Grantor or Grantee or Agent _____ Date **4/1/4**

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
<p>This copy to Property Appraiser</p> <p>O. R. Book and Page Number and File Number</p> <p>Date Recorded</p>	

This copy to Property Appraiser



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.

0 1 2 3 4 5 6 7 8 9

0123456789

1. Parcel Identification Number
 (If Parcel ID not available
 please call County Property
 Appraiser's Office) →

26462500000013000

2. Mark (x) all
 that apply Multi-parcel
 transaction? →

Transaction is a split
 or cutout from
 another parcel? →

Property was improved
 with building(s) at time
 of sale/transfer? →

EASEMENT DONATION BY:

THE GARDENS AT ESTERO, INC.

3. Grantor (Seller):
 Last First MI Corporate Name (if applicable)
 1499 W. PALMITO PARK RD. #200 BOCA RATON FL 33486

Mailing Address City State Zip Code Phone No.
 RICK DIAZ, P.E., UTIL. DIR. FOR LEE CO. BOARD OF COUNTY COMMISSION

4. Grantee (Buyer):
 Last First MI Corporate Name (if applicable)
 P. O. BOX 398 FT. MYERS FL 33902 (239) 4798181

Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer
 \$. 0 0 Property Located In 46 County Code
 Month Day Year (Round to the nearest dollar.)

6. Type of Document Contract/Agreement for Deed Other 7. Are any mortgages on the property? If "Yes", YES NO
 outstanding mortgage balance: \$. 0 0
 Warranty Deed Quit Claim Deed (Round to the nearest dollar.)

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? YES NO
 Sale of a partial or undivided interest? Related to seller by blood or marriage.

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
 Mark (x) all that apply

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 0
 12. Amount of Documentary Stamp Tax \$ 0.00

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 _____ Date 4/1/04

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
<p>This copy to Department of Revenue</p> <p>O. R. Book and Page Number and File Number</p> <p>Date Recorded</p> <p>Month / Day / Year</p>	

This copy to Department of Revenue

COPY

TO: LEE COUNTY FINANCE DEPARTMENT

BS 20040402-UTL

FROM: UTILITIES ENGINEERING

(Department) SUE GULLEDGE

A. AUTHORIZATION:

This transmittal authorizes the UTIL. ENGINEERING office to incur expenses for filing/records against:

Purchase Order # N/A for THE GARDENS AT ESTERO, PHASE 1, N/K/A VILLAGIO, PHASE 1 project. ACCOUNT NO. OD53607487.504930. ORIGINAL EASEMENT TO MINUTES AFTER RECORDING, WITH COPY TO SUE GULLEDGE, UTILITIES. EASEMENT: THE GARDENS AT ESTERO, INC.

Sue Gullledge Signature Authorization

B. SERVICE RECEIVED: RECORDING EASEMENT

O. R. COPIES

PLAT COPIES

CASE #/INDEX FEE

DESCRIPTION OF SERVICE RECORDING

AMOUNT OF FEE INCURRED \$

(date)

(DEPUTY CLERK)

(CUSTOMER) (DEPT.)

THIS FORM GOES TO CASHIER WITH REGULAR RECEIPT ATTACHED

C. INVOICE INFORMATION: (FOR CLERK'S DEPARTMENT ONLY)

REC'D

ENTERED

CUST. # 500283

INV. #

PLEASE REMIT TO: Clerk's Accounting P.O. BOX 2396 FORT MYERS, FLORIDA 33902-2396 White - FINANCE Yellow - DEPT FISCAL OFFICER Pink - CLERK'S OFFICE