

1. REQUESTED MOTION:

ACTION REQUESTED: Accept a Petition to Vacate a 12-foot wide Public Utility Easement located at 717 & 719 Andover Ave. S., Lehigh Acres, Florida, and adopt a resolution, setting a Public Hearing for 5:00 PM on the 22nd day of February, 2005 (Case No. VAC2004-00049)

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

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

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 5

04

C4A

3. MEETING DATE:

01-25-2005

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:
(Specify)

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

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Community Development
- C. DIVISION Development Services
- BY: *[Signature]* 12/06/04

Peter J. Eckenrode, Director

7. BACKGROUND:

The completed petition to vacate, VAC2004-00049 was submitted by Patrick C. Hunt of Site Concepts, the agent on behalf of petitioners, Arthur and Enid Dillon.

LOCATION: The site is located at **717 & 719 Andover Ave. S., Lehigh Acres, FL 33936** and its strap numbers 21-45-27-02-00009.0050 and 21-45-27-02-00009.0060. Petition No. VAC2004-00049 proposes to vacate a 12-foot wide Public Utility Easement centered on the common line between Lots 5 and 6, both in Block 9, Unit 2, Plat of Section 21, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 18, Page 55 of the Public Records of Lee County, Florida; **LESS and EXCEPT** the easterly six feet and westerly six feet thereof.

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

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

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

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services County Manager			G County Manager
<i>[Signature]</i>	N/A	N/A	N/A	<i>[Signature]</i>	OM <i>[Signature]</i> 1/10/05	Risk <i>[Signature]</i> 1/10/05	GC <i>[Signature]</i> 1/10/05	<i>[Signature]</i> 1-12-05

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 12/16/04
Time: 4:45 A
Forwarded To: [Signature]
1/10/05 10am

RECEIVED BY
COUNTY ADMIN:
1/10/05
1:25 pm SCR
COUNTY ADMIN
FORWARDED TO: TD
1-13-05
11Am

**RESOLUTION NO. _____ TO SET PUBLIC HEARING
FOR PETITION TO VACATE** Case Number: VAC2004-00049

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

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

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

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

1. A Public Hearing on Petition to Vacate No. VAC2004-00049 is set for the
_____ in the Lee County Commission Chambers.

2. A Notice of Public Hearing on this Petition to Vacate will be published in
accordance with the Lee County Administrative Code.

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

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk Signature

Please Print Name

BOARD OF COUNTY
COMMISSIONERS OF
LEE COUNTY, FLORIDA

Chairman Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"
Petition to Vacate
VAC2004-00049

Legal Description of the Public Utility Easement to be Vacated:

The twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 5 and 6, both in Block 9, Unit 2, Plat of Section 21, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 18, Page 55 of the Public Records of Lee County, Florida;

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

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2004-00049

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 22nd day of February 2005 @5:00 PM in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".

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

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

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

CHARLIE GREEN, CLERK

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"
Petition to Vacate
VAC2004-00049

Legal Description of the Public Utility Easement to be Vacated:

The twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 5 and 6, both in Block 9, Unit 2, Plat of Section 21, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 18, Page 55 of the Public Records of Lee County, Florida;

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



PETITION TO VACATE (AC 13-1)

Case Number: VAC2004-00049

Petitioner(s), Arthur and Enid Dillon
requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

1. Petitioner(s) mailing address, 300 Florida Ave., Fort Lauderdale, FL 33312
2. In accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, Petitioner desires to vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".
3. A sketch showing the area the Petitioner desires to vacate is attached as Exhibit "B".
4. Proof Petitioner paid all applicable state and county taxes is attached as Exhibit "C".
5. Petitioner is fee simple title holder to the underlying land sought to be vacated.
6. Petitioner did provide notice to all affected property owners concerning the intent of this Petition in accordance with the LCAC 13-1.
7. In accordance with letters of review and recommendation provided by various governmental and utility entities, it is apparent if the Board grants the Petitioner's request, it will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

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

Respectfully Submitted by:

Arthur Dillon
Petitioner Signature

Enid Dillon
Petitioner Signature

Arthur Dillon
Printed Name

Enid Dillon
Printed Name

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

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 7178 719 ANDOVER AVE. S., LENCH ACRES, FL 33936 and legally described in exhibit A attached hereto.

END R

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

Arthur Dillon
Owner*(signature)
ARTHUR DILLON
Printed Name

Enid Dillon
Owner*(signature)
ENID DILLON
Printed Name

Owner*(signature)

Owner*(signature)

Printed Name

Printed Name

Owner*(signature)

Owner*(signature)

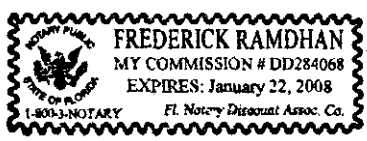
Printed Name

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 23rd day of December, 2004, by Arthur Dillon Enid Dillon, who is personally known to me or who has produced as identification and who did (did not) take an oath.

(SEAL)



Frederick Ramdhan
Notary Public
FREDERICK RAMDHAN
(Name typed, printed or stamped)

Arthur Dillon
FL. DR. Lic # D450.047.38.3340

END ~~Dillon~~ ROBINSON
FL. Dr. Lic # R1522.00425180

SAWRITERSK:hhRVACATIONZDS0103A.WPD

EXHIBIT "A"
Petition to Vacate
VAC2004-00049

Legal Description of the Public Utility Easement to be Vacated:

The twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 5 and 6, both in Block 9, Unit 2, Plat of Section 21, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 18, Page 55 of the Public Records of Lee County, Florida;

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

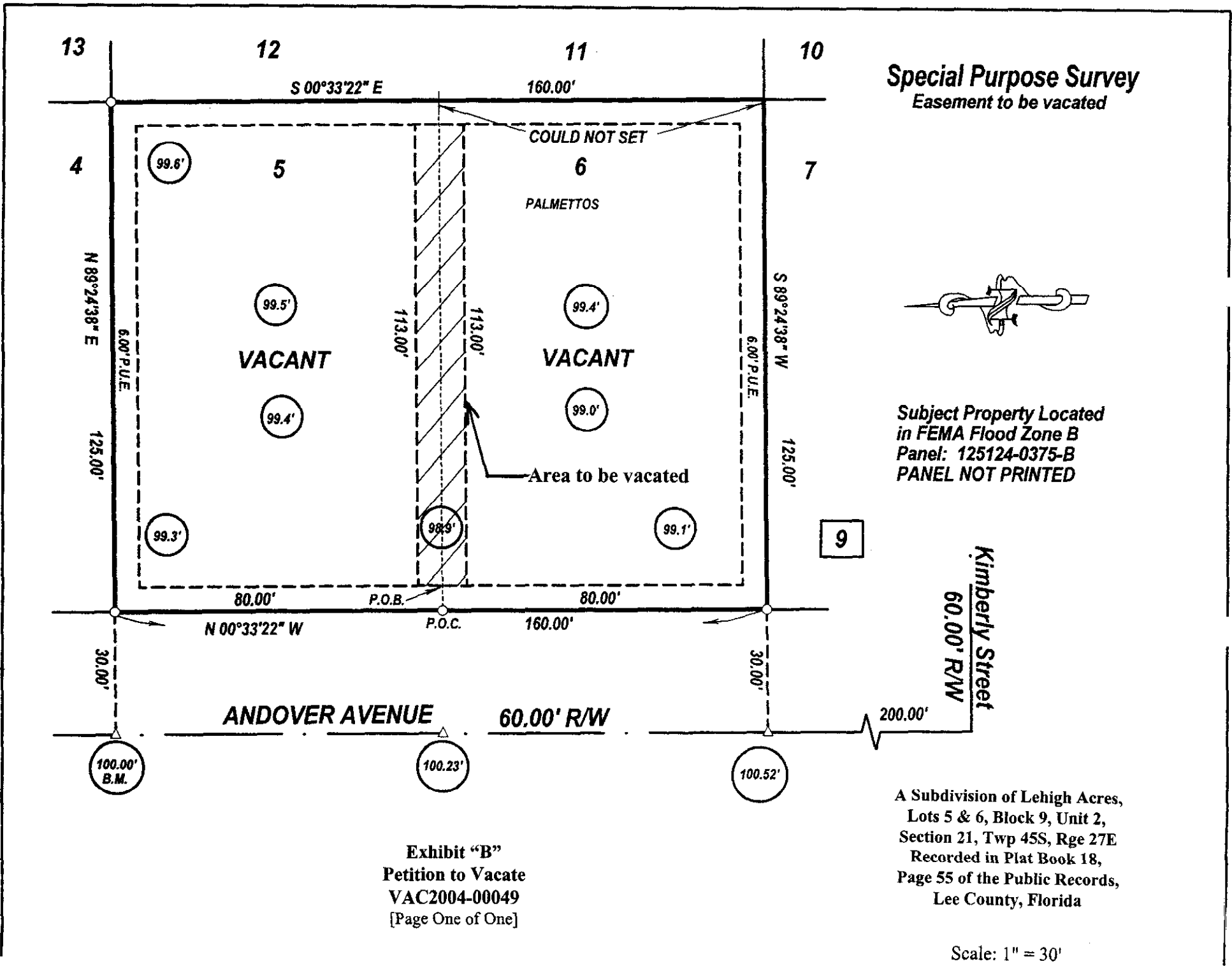


Exhibit "B"
 Petition to Vacate
 VAC2004-00049
 [Page One of One]

Special Purpose Survey
 Easement to be vacated

Subject Property Located
 in FEMA Flood Zone B
 Panel: 125124-0375-B
 PANEL NOT PRINTED

A Subdivision of Lehigh Acres,
 Lots 5 & 6, Block 9, Unit 2,
 Section 21, Twp 45S, Rge 27E
 Recorded in Plat Book 18,
 Page 55 of the Public Records,
 Lee County, Florida

Scale: 1" = 30'

Exhibit "C"
Petition to Vacate
VAC2004-00049
 [Page One of One]

Lee County Tax Collector - Print Results



Real Property Information

Account	Tax Year	Status
21-45-27-02-00009.0050	2004	PAID
Original Account	Book/Page	
21-45-27-02-00009.0050	4255/2780	
Physical Address	Mailing Address	
DILLON ARTHUR + ENID 717 ANDOVER AVE S LEHIGH ACRES FL 33936	DILLON ARTHUR + ENID 300 FLORIDA AVE FORT LAUDERDALE FL 33312 USA	
Legal Description		
LEHIGH ACRES UNIT 2 BLK 9 PB 18 PG 55 LOT 5		
Outstanding Balance as of 12/2/2004		\$0.00

Lee County Tax Collector - Print Results



Real Property Information

Account	Tax Year	Status
21-45-27-02-00009.0060	2004	PAID
Original Account	Book/Page	
21-45-27-02-00009.0060	4255/2780	
Physical Address	Mailing Address	
DILLON ARTHUR + ENID 719 ANDOVER AVE S LEHIGH ACRES FL 33936	DILLON ARTHUR + ENID 300 FLORIDA AVE FORT LAUDERDALE FL 33312 USA	
Legal Description		
LEHIGH ACRES UNIT 2 BLK 9 PB 18 PG 55 LOT 6		
Outstanding Balance as of 12/2/2004		-\$0.00

6.00 R
140.00 D
146.00



This Document Prepared By and Return to:
Community Title Group, Inc.
Holly K. Anderson
1314 Homestead Road North
Lehigh Acres, FL 33936

INSTR # 6220867
OR BK 04255 Pg 2780; (1pg)
RECORDED 04/13/2004 12:45:16 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 6.00
DEED DOC 140.00
DEPUTY CLERK C Keller

Parcel ID Number: 21-45-27-02-00009.0050/0060

Warranty Deed^{1st}

(i) This Indenture, Made this 2nd day of April, 2004 A.D. Between Palmer and Palmer Real Estate Corporation, a corporation existing under the laws of the State of Florida of the County of BROWARD, State of Florida, grantor, and Arthur Dillon and Enid Dillon, husband and wife

whose address is: 300 Florida Ave, FORT LAUDERDALE, FL 33312

of the County of BROWARD, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES heirs, successors and assigns forever, the following described land, situate lying and being in the County of Lee State of Florida to wit:

Lot 5 and 6, Block 9, Unit 2, Section 21, Township 45 South, Range 27 East, Lehigh Acres, according to the plat thereof recorded in Plat Book 18, Page 55, public records of Lee County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2004 and subsequent years.

The property herein conveyed is vacant land and does not constitute, nor is it contiguous to, the homestead property of the Grantor.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Palmer and Palmer Real Estate Corporation

Printed Name: Jerald Bakelman
Witness

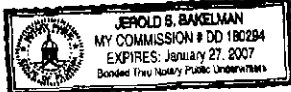
By: [Signature] (Seal)
Emanuel S. Palmer, President
P.O. Address: 6299 Sunrise Blvd., Suite 210
CITY OF SUNRISE, FL 33313

Printed Name: Cindy Bakeman
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of April, 2004 by Emanuel S. Palmer, President of Palmer and Palmer Real Estate Corporation, a Florida Corporation, on behalf of the corporation he is personally known to me or he has produced his Florida driver's license identification



Printed Name: Jerald Bakelman
Notary Public
My Commission Expires



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

479-8585

Writer's Direct Dial Number: _____

Bob Janes
District One

December 3, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

Patrick C. Hunt
Site Concepts
8363 Caloosa Rd.,
Ft Myers, FL 33912

Re: **VAC2004-00049 - Petition to Vacate** a 12-foot Public Utility Easement located centered on the common lot line between Lots 5 and 6, both in Block 9, Unit 2, Plat of Section 21, Township 45 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 18, Page 55 of the Public Records of Lee County, Florida; **LESS and EXCEPT** the easterly six feet and westerly six feet thereof.

Dear Mr. Hunt:

You have indicated that in order to build a single-family residence on the combined lots, your clients Arthur and Enid Dillon desire to eliminate the Public Utility Easement located between those two (2) lots. The site is located at 717 & 719 Andover Ave. S., Lehigh Acres, Florida. Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation.

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director

PJE/RSK

U:\200412\20040810.111\2488450\DCDLETTER.DOC

Site Concepts

Memo

To: Ruth Keith
From: Patrick C. Hunt, President
CC:
Date: December 3, 2004
Re: Dillon Vacation: VAC2004-00049

This is to verify that the petition to vacate the properties at 717 & 719 Ardover Ave. will be used to build Single Family Residences on both lots.



Lee County Electric Cooperative, Inc.
Post Office Box 3455
North Fort Myers, FL 33918-3455
(239) 995-2121 • FAX (239) 995-7904
www.lcec.net • www.lline.com

July 14, 2004

Mr. Patrick C. Hunt
Site Concepts
8363 Caloosa Rd.
Ft. Myers, FL 33912

Re: Strap #21-45-27-02-00009.0050 and
Strap #21-45-27-02-00009.0060

Dear Mr. Hunt:

LCEC does not object to vacation of the easements described as follows:

A 12-foot-wide utility and/or drainage easement centered on the line between Lots 5 & 6, Block 9, Unit 2, Section 21-45-27, Lehigh Acres, a subdivision according to the plat thereof on file and recorded in Plat Book 18, page 55, of the Public Records of Lee County, Florida; LESS and EXCEPT the East 6 feet and the West 6 feet thereof.

Please call me at 656-2422 if I can be of any further assistance.

Sincerely,

Karen Hardin
Real Property Representative



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

July 13, 2004

Site Concepts
C/O Patrick C. Hunt
8363 Caloosa Rd
Ft Myers, FL 33912

Re: Strap#21-45-27-02-00009.0050 & #21-45-27-02-00009.0060
Vacate easement

Dear Patrick C Hunt:

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

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

Cordially,

A handwritten signature in cursive script, appearing to read "Mark Cook".

Mark Cook
Design Coordinator



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

Bob Janes
District One

July 21, 2004

Douglas R. St. Cerny
District Two

Patrick C. Hunt

Ray Judah
District Three

Site Concepts

Andrew W. Coy
District Four

8363 Caloosa Rd.

Fort Myers, FL 33912

John E. Albion
District Five

SUBJECT: VACATION OF PLATTED EASEMENT(S)

STRAP #S: 21-45-27-02-00009.0050 & .0060

Donald D. Stilwell
County Manager

LOTS 5 & 6, BLOCK 9 – LEHIGH ACRES, UNIT 2

717-19 ANDOVER AVENUE

James G. Yaeger
County Attorney

Dear Mr. Hunt:

Diana M. Parker
County Hearing
Examiner

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

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

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

Sincerely,

LEE COUNTY UTILITIES

Terry A. Kelley
Senior Engineering Technician
Utilities Engineering Division

CC: Correspondence File

Original Mailed 07/21/04
Copied Via Facsimile #(239)267-5933

SAEng\TAK\LETTERS\VACIFY 2004\Site Concepts - Andover Av S - Lehigh.doc

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 335-2111

Internet address <http://www.lee-county.com>

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

Bob Janes
District One

Wednesday, July 21, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Mr. Patrick Hunt
Site Concepts
8363 Caloosa Road
Fort Myers, FL 33912

Andrew W. Coy
District Four

John E. Albion
District Five

Re: Petition to Vacate a twelve (12) foot wide public utility easement common to Lots 5 & 6, Unit 39, Block 9, Unit 2, Lehigh Acres Subdivision, as recorded in Plat Book 18 Page 55, in the public records, Lee County, Florida.

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Dear Mr. Hunt:

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

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

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT

Allen L. Davies, Jr.
Natural Resources Division

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

S:\NATRES\SURFACE\DOCUMENT\vac443.doc



July 15, 2004

Patrick C. Hunt
Site Concepts
8363 Caloosa Road
Fort Myers, Florida 33912

Re: Vacation of Public Utility Easement:
A 12 foot wide public utility and drainage easement
centered on the lot line common to lots 5&6,
Block 9, Unit 2, Section 21, Township 44S, Range 27E,
as recorded in Plat Book 18, Page 55 of the Official Records of Lee County, Florida.

Dear : Mr. Hunt,

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

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

Sincerely,

Sabrina Thompson
Engineer



FLORIDA GOVERNMENTAL UTILITY AUTHORITY

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

October 7, 2004

Patrick C. Hunt
Site Cocepts
8363 Caloosa Road
Fort Myers, FL. 33912

RE: Vacation of Easement for Lots 5 and 6, Block 39, Unit 2 in Lehigh Acres

Dear Mr. Hunt:

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

The vacation of easement was requested for the 6-foot wide utility and drainage easement lying on the north side of Lot 5 and the south side of Lot 6 (excluding the eastern and western 6 feet), Block 39, Unit 2 in Lehigh Acres. The request is made for the purpose of combining lots for new home construction. All lots in this subdivision have 6-foot utility easements on the front and rear portions of the properties.

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

Sincerely,

Florida Governmental Utility Authority

A handwritten signature in black ink, appearing to read 'Charles L. Sweat', is written over a horizontal line. The signature is fluid and cursive.

Charles L. Sweat
Director of Operations

PLAT OF SECTION 21

A SUBDIVISION OF LEHIGH ACRES

LEE COUNTY, FLORIDA
LEHIGH ACRES DEVELOPMENT CORPORATION
DEVELOPERS

DESCRIPTION

ALL OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.

APPROVALS

THIS PLAT WAS FILED ON 27th day of November 1968 IN THE MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

APPROVED: *Herman J. Hastings*
B. J. Farabee

Frank B. Davis
W. J. ...

334601
I HEREBY CERTIFY THAT THIS PLAT OF SECTION 21, LEHIGH ACRES, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF SURVEY LAWS OF FLORIDA. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT FORT MYERS THIS 9th DAY OF January 1968 AND DULY RECORDED IN PLAT BOOK 18 ON PAGE 53 OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
B. J. Farabee
CLERK OF THE COUNTY IN AND FOR LEE COUNTY.

WE, THE MEMBERS OF THESE PRESENTS, FIRST OF ALL, BEING THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN HAS CALLED THIS PLAT "LEHIGH ACRES".
LEHIGH ACRES TO BE MADE AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC STREETS, PAVED DRIVES AND/OR LAYERS SHOWN HEREIN. ALL CANAL RIGHTS OF WAY ARE HEREBY DEDICATED TO THE EAST COUNTY WATER CONTROL DISTRICT. THE SIX FOOT DRAINAGE EASEMENT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF, GERALD H. GOULD AND JAMES W. WILKIE, RESPECTIVELY PRESIDENT AND VICE PRESIDENT OF LEHIGH ACRES DEVELOPMENT CORPORATION, BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS HAVE EXECUTED THESE PRESENTS FOR AND ON BEHALF OF SAID CORPORATION AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED THIS 26th DAY OF November, A.D. 1968.

LEHIGH ACRES DEVELOPMENT CORPORATION
By: *Gerald H. Gould*
Attest: *James W. Wilkie*

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED GERALD H. GOULD AND JAMES W. WILKIE, BOTH OF LEHIGH ACRES DEVELOPMENT CORPORATION, LEHIGH ACRES DEVELOPMENT CORPORATION, A CORPORATION KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEVELOPMENT AND 1968, RESPECTIVELY OF LEHIGH ACRES DEVELOPMENT CORPORATION FOR THE PURPOSES THEREIN SET FORTH.
I WITNESS MY HAND AND OFFICIAL SEAL OF FORT MYERS, SAID COUNTY AND STATE THIS 26th DAY OF November, 1968.
John Wilkie
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
My Commission Expires 12-31-1968
By: *John Wilkie*

CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT THIS PLAT OF SECTION 21, LEHIGH ACRES, REPRESENTATION IN THIS PLAT WAS MADE UNDER MY EYE AND THAT THE NEAREST MONUMENTS HAVE BEEN FOUND AND IDENTIFIED.
DATE OF SURVEY AND LOCATION: 1968

THE LANDLORDS HEREBY DEDICATE TO THE PERPETUAL USE OF THE EAST COUNTY WATER CONTROL DISTRICT THE CANAL RIGHTS OF WAY SHOWN HEREIN AND ALL PRESENT AND FUTURE WORK BUILT OR CONSTRUCTED WITHIN THESE RIGHTS OF WAY SHALL BE OWNED AND MAINTAINED BY SAID EAST COUNTY WATER CONTROL DISTRICT.
ALL LOTS SUBJECT TO A 6 FOOT UTILITY EASEMENT ON BOTH SIDES AND BACK, AND A 6 FOOT DRAINAGE EASEMENT ON FRONT AND SIDES OF LOTS ON 60 FOOT STREET RIGHTS OF WAY.

ALL BEARINGS ARE FROM THE TRUE MERIDIAN BASED ON OBSERVATION OF POLARIS AT S.W. CORNER OF SECTION 30, TOWNSHIP 44, RANGE 27, LEE COUNTY, FLORIDA.



PLAT OF UNIT 2
SECTION 21, TWP. 45S, RGE 27E.
A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA



All lots subject to a 6 foot Utility Easement on both sides and back, and a 6 foot Drainage Easement on the front and sides of lots on 50 foot R/W.

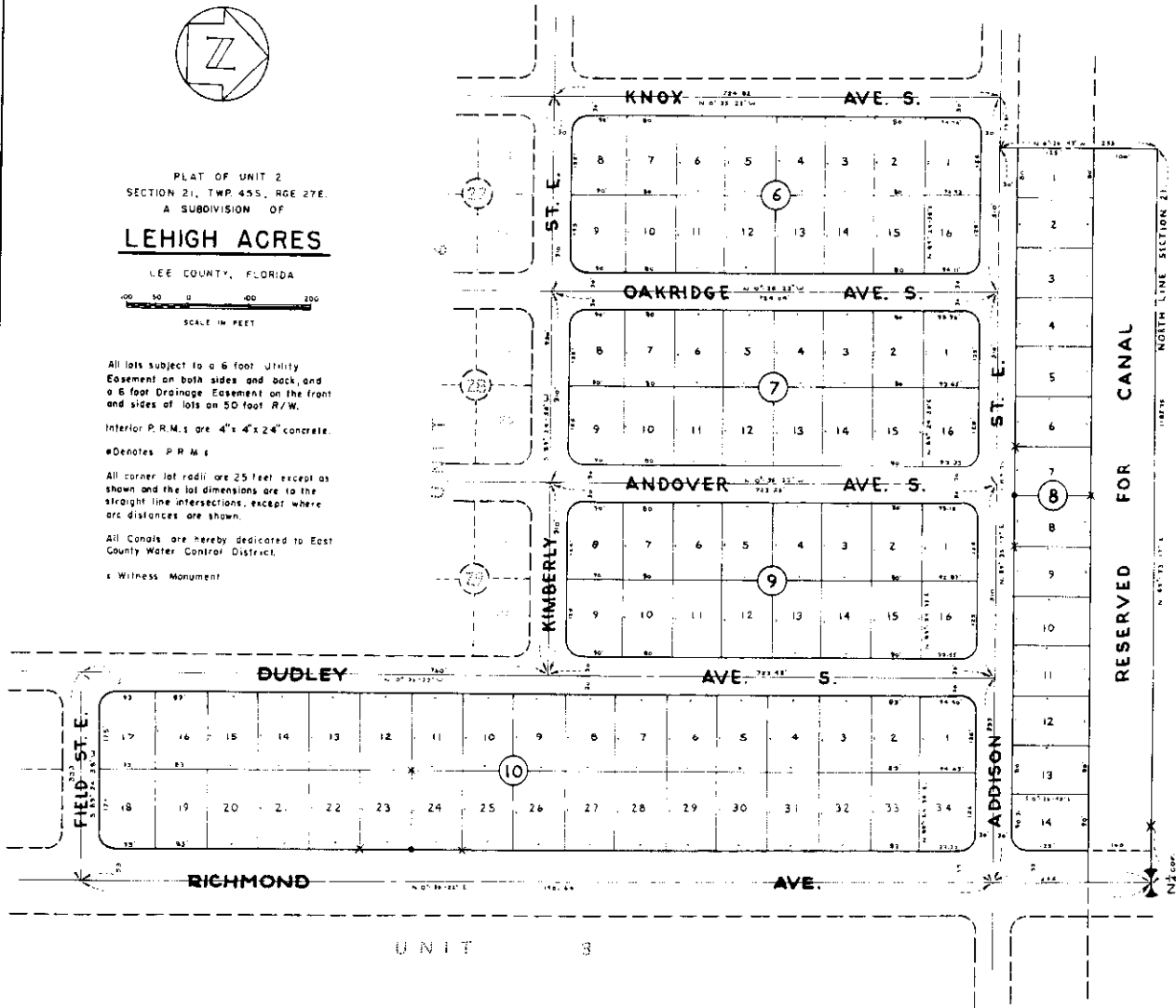
Interior P.R.M.s are 4" x 4" x 24" concrete.

• Denotes P.R.M.s

All corner lot radii are 25 feet except as shown and the lot dimensions are to the straight line intersections, except where arc distances are shown.

All Canals are hereby dedicated to East County Water Control District.

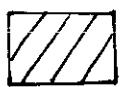
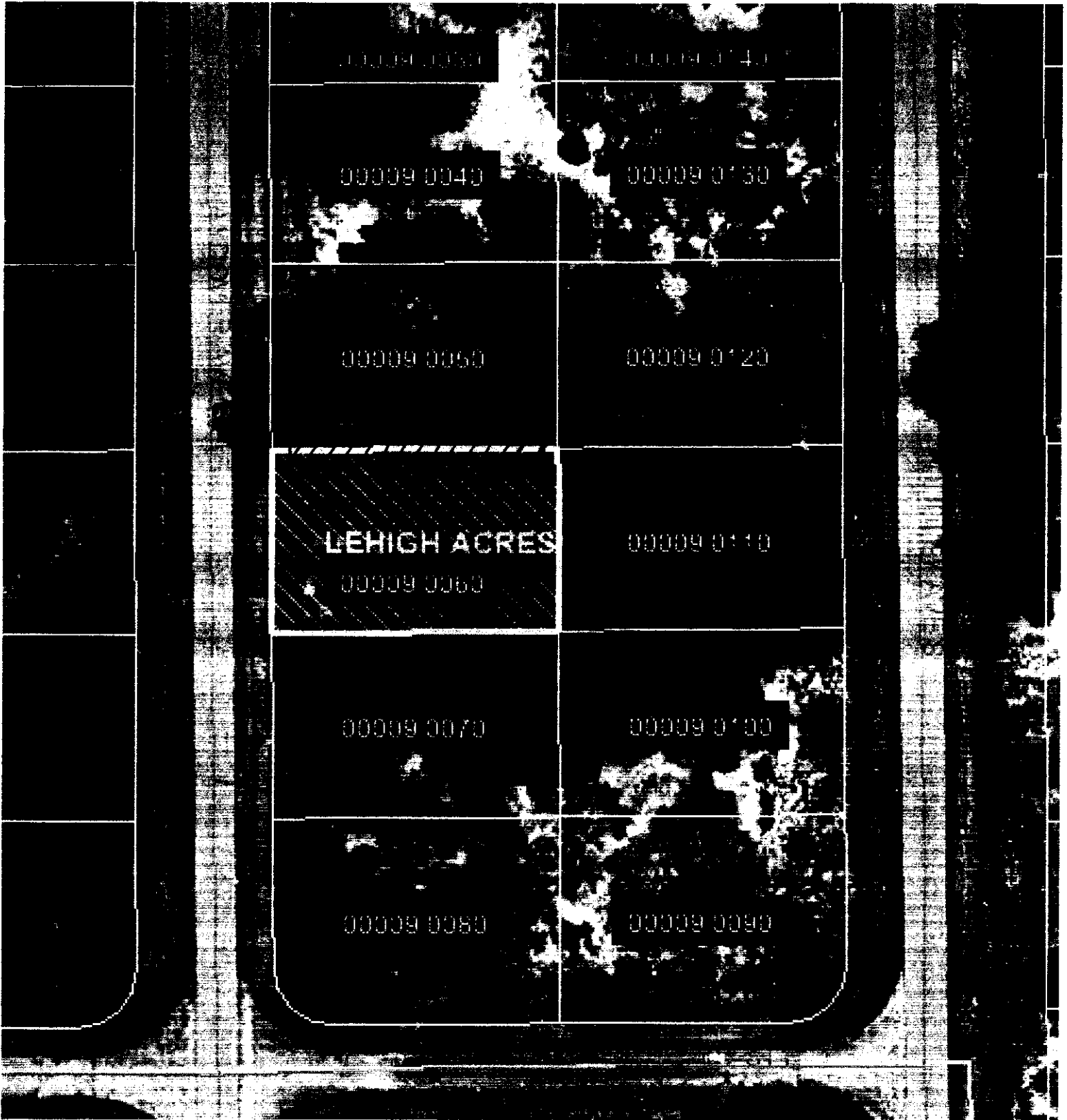
• Witness Monument



RESERVED FOR CANAL

NOT SUBDIVIDED

UNIT 3



Area to be vacated