

Agenda Item Summary

1. **Action Requested/Purpose:** Conduct a Public Hearing to adopt a Resolution on Petition to Vacate a portion of the County Road Right-of-Way for Cranes' Landing project, located south of Del Prado Blvd. N. and Mellow Drive in North Fort Myers (Case No. VAC2004-00077).

2. **What Action Accomplishes:** Provides land for residential development. The roadway is not constructed, and the roadway is no longer required due to modifications in the plan of development. **The vacation of this right-of-way will not alter existing traffic or drainage conditions and the right-of-way is not necessary to accommodate any future traffic or drainage requirement.**

3. **Departmental Category:**  
COMMISSION DISTRICT #: 4

5:00 #5

4. **Meeting Date:**

03-22-2005

5. **Agenda:**

- Consent
- Administrative
- Appeals
- Public
- Walk-On

6. **Requirement/Purpose (specify)**

- Statute F.S. Ch. 336
- Ordinance
- Admin. Code 13-8
- Other

7. **Request Initiated:**

Commissioner Department  
Division Community Development  
Development Services

By: *[Signature]* 3/03/05

Peter J. Eckenrode, Director

8. **Background:** The Board of County Commissioners has adopted a Resolution to set a Public Hearing for 5:00 PM on the 22<sup>nd</sup> day of March 2005. The completed petition to vacate, VAC2004-00077 was submitted by Henderson, Franklin, P.A., and Cody Vaughan-Birch, Esq., as the agent for the petitioner, CL Ventures, L.L.C.

**LOCATION:** The County Road Right-of-Way is located south of Del Prado Blvd. N. and Mellow Drive, North Fort Myers, Florida 33917 and its reference strap number is 23-43-24-00-00001.0000. The road to be vacated include portions of existing Right-of-Way along the western boundary of subject parcels containing 4.91 acres and 11.16 acres respectively, as recorded in O.R. Book 2149, Pages 3748 - 3750, and O.R. Book 2149, Pages 3745 - 3747 lying in Section 22 and Section 23 respectively, Township 43 South, Range 24 East, of the Public Records of Lee County, Florida.

Lee County is in receipt of the repayment of the road impact credits and is holding the funds in trust pending the outcome of the Right-of-Way Vacation per Lee County Department of Transportation letter from Margaret Lawson's dated November 19, 2004.

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.

9. **Review for Scheduling**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>Man</i>				<i>Franklin</i>	<i>3/8/05</i>	<i>3/9/05</i>	<i>3/9/05</i>	<i>3/9/05</i>	<i>[Signature]</i>

10. **Commission Action**

Approved

Deferred

Denied

Rec. by CoAtty  
Date: 3/7/05  
Time: 2:00  
Forwarded to: [Signature]

RECEIVED BY COUNTY ADMIN: [Signature]  
3-7-04  
COUNTY ADMIN FORWARDED TO: [Signature]  
2:00 Other

THIS INSTRUMENT PREPARED BY:

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

**RESOLUTION NO. \_\_\_\_\_ FOR PETITION TO VACATE**

Case Number: VAC2004-00077

WHEREAS, Petitioner **CL Ventures, L.L.C., a Florida limited liability company** in accordance with Florida Statute (F.S.) Chapter 336 and Lee County Administrative Code (LCAC) 13-8, filed a Petition to vacate, abandon, close and discontinue the public's interest in the right-of-way or portion of a right-of-way legally described in the attached Exhibit A; and

WHEREAS, the Board of County Commissioners of Lee County, Florida held a Public Hearing concerning a Petition to Vacate on the 22<sup>nd</sup> day of March 2005 at 5 p.m.; and

WHEREAS, a legally sufficient Affidavit of Publication regarding the Notice of Public Hearing on this Petition to Vacate was entered into the minutes of the County Commission Meeting and a copy of said Affidavit is attached as Exhibit "C"; and

WHEREAS, notice concerning the intent of the Petition to Vacate was provided in accordance with LCAC 13-8; and

WHEREAS, it appears that vacating, abandoning, closing or discontinuing the subject right-of-way or portion of right-of-way is in the best interest of the public and promotes the public's health, safety and welfare without invading or violating individual property rights; and

WHEREAS, the letters of review and recommendation provided by the various governmental and utility entities indicate granting Petitioner's request is appropriate and in accordance with F.S. Chapter 336.

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

1. Petition to Vacate No. VAC2004-00077 is hereby granted.
2. The public's interest in the right-of-way or portion of right-of-way described in Exhibit "A" and graphically depicted in Exhibit "B" is hereby vacated, abandoned, closed and discontinued.
3. A Notice of Resolution of Adoption will be published one time within 30 days of adoption in a newspaper of general circulation. An Affidavit of Publication for the Notice of Resolution Adoption will be attached to this Resolution as Exhibit "D".
4. This Resolution will become effective upon the recording of a fully executed Resolution, including all exhibits referred to above, in the public records of Lee County, Florida.

This Resolution passed by voice and entered into the minutes of the Board of County Commissioners of Lee County, Florida, this \_\_\_\_\_ .

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

\_\_\_\_\_  
Deputy Clerk Signature

\_\_\_\_\_  
Chairman Signature

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Please Print Name

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney Signature

\_\_\_\_\_  
Please Print Name

# **Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 22 & 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

(OFFICIAL RECORDS BOOK 2149, PAGE 3748-3750)  
(PARCEL 2)

A PARCEL OF LAND IN SECTIONS 22 & 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23. TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE N.0°03'08"E. ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 FOR 2650.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, AND THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23, AND THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 5°57'01" FOR 122.02 FEET TO THE POINT OF TANGENCY; THENCE N.6°00'09"E. FOR 435.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 6°12'28" FOR 111.05 FEET TO THE POINT OF TANGENCY; THENCE N.0°12'19"W. ALONG A LINE PARALLEL WITH AND 60.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 882.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 222.67 FEET TO THE POINT OF TANGENCY; THENCE N.12°39'08"W. FOR 386.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 255.26 FEET TO THE POINT OF TANGENCY; THENCE N.0°12'19"W. ALONG A LINE PARALLEL WITH AND 75.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 110.55 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°44'43" FOR 78.32 FEET TO THE CUSP OF SAID CURVE BEING A POINT ON A LINE PARALLEL WITH AND 100.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 22; THENCE S.89°57'02"E. ALONG SAID PARALLEL LINE FOR 124.37 FEET; THENCE S.89°59'50"E, ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 23 FOR 0.41 FEET; THENCE S.0°12'19"E. ALONG THE AFOREMENTIONED WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 160.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY; THENCE S.12°39'08"E. FOR 386.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY; THENCE S.0°12'19"E., ALONG A LINE PARALLEL WITH AND 135.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 1549.31 FEET; THENCE N.89°51'07"W. FOR 135.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE LYING AND BEING IN LEE COUNTY, FLORIDA, CONTAINING 4.91 ACRES MORE OR LESS.

**Exhibit "A-1"**  
**Petition to Vacate**  
**VAC2004-00077**  
[Page One of Two]

PARCEL CONTAINS 4.9 ACRES MORE OR LESS

ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST AS BEARING N.00°03'08"E.

DESCRIPTION PREPARED: 08-31-04



ROBERT TAB SIMPSON  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5559

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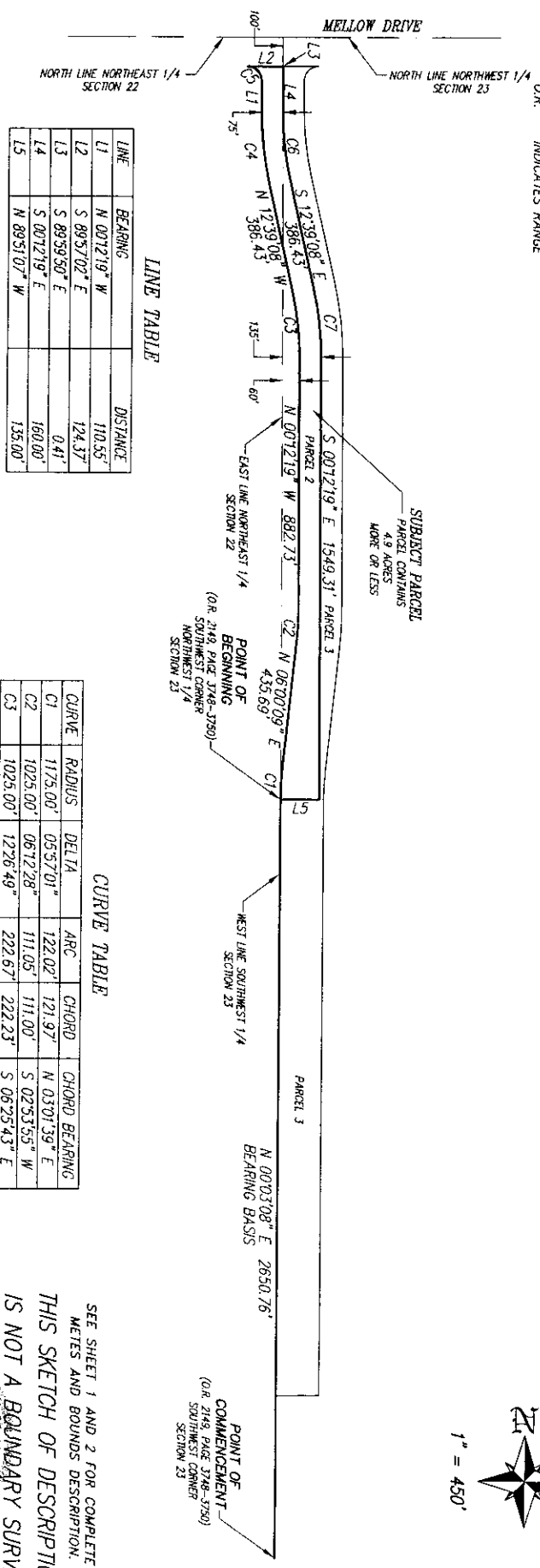
**Exhibit "A-1"**  
**Petition to Vacate**  
**VAC2004-00077**  
[Page Two of Two]

**Exhibit "B-1"**  
**Petition to Vacate**  
**VAC2004-00077**  
 [Page One of One]

**SKETCH OF DESCRIPTION**

OF  
 A TRACT OR PARCEL OF LAND LYING IN  
 SECTION 22 & 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST,  
 LEE COUNTY, FLORIDA.  
 (OFFICIAL RECORDS BOOK 2149, PAGE 3748-3750)  
 (PARCEL 2)

**LEGEND:**  
 D.R. INDICATES RANGE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°12'19" W	110.55'
L2	S 89°57'02" E	124.37'
L3	S 89°59'50" E	0.41'
L4	S 00°12'19" E	160.00'
L5	N 89°51'07" W	138.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1175.00'	05°57'01"	122.02'	121.97'	N 03°01'39" E
C2	1025.00'	06°12'28"	111.05'	111.00'	S 02°53'55" W
C3	1025.00'	12°26'49"	222.67'	222.23'	S 06°25'43" E
C4	1175.00'	12°26'49"	255.26'	254.76'	N 06°25'44" W
C5	50.00'	89°44'43"	78.32'	70.55'	S 45°04'40" E
C6	1100.00'	12°26'49"	238.97'	238.49'	N 06°25'43" W
C7	1100.00'	12°26'49"	238.97'	238.49'	S 06°25'43" E

- NOTES:**
- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
  - 2.) ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST AS BEARING N.00°03'08"E.

PREPARED 08-31-04

SEE SHEET 1 AND 2 FOR COMPLETE METERS AND BOUNDS DESCRIPTION.  
**THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY**

ROBERT TAD SIMPSON  
 REGISTERED LAND SURVEYOR  
 FLORIDA LICENSE NO. 5559

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

# **Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

(OFFICIAL RECORDS BOOK 2149, PAGE 3745-3747)  
(PARCEL 3)

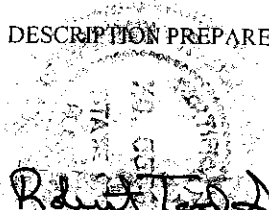
A PARCEL OF LAND IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE N.0°03'08"E. ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 FOR 568.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 568.00 FEET OF SAID SECTION 23 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N.0°03'08"E. ALONG SAID WEST LINE FOR 2082.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S.89°51'07"E. FOR 135.00 FEET; THENCE N.0°12'19"W. ALONG A LINE PARALLEL WITH AND 135.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 1549.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY; THENCE N.12°39'08"W. FOR 386.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N.0°12'19"W. ALONG SAID WEST LINE FOR 160.00 FEET; THENCE S.89°59'50"E. ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 23 FOR 125.18 FEET TO THE CUSP OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°12'29" FOR 78.72 FEET TO THE POINT OF TANGENCY; THENCE S.0°12'19"E. ALONG A LINE PARALLEL WITH AND 75.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 109.54 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 222.67 FEET TO THE POINT OF TANGENCY; THENCE S.12°39'08"E. FOR 386.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 255.26 FEET TO THE POINT OF TANGENCY; THENCE S.0°12'19"E. ALONG A LINE PARALLEL WITH AND 210.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 882.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 6°12'28" FOR 127.30 FEET TO THE POINT OF TANGENCY; THENCE S.6°00'09"W. FOR 435.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 5°57'01" FOR 106.45 FEET TO THE POINT OF TANGENCY; THENCE S.0°03'08"W. ALONG A LINE PARALLEL WITH AND 150.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 FOR 2082.21 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF THE SOUTH 568.00 FEET OF SAID SECTION 23; THENCE S.89°50'33"W. ALONG SAID NORTH LINE FOR 150.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE LYING AND BEING IN LEE COUNTY, FLORIDA, CONTAINING 11.16 ACRES MORE OR LESS.

**Exhibit "A-2"**  
**Petition to Vacate**  
**VAC2004-00077**  
[Page One of Two]

PARCEL CONTAINS 11.2 ACRES MORE OR LESS

ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST AS BEARING N.00°03'08"E.

DESCRIPTION PREPARED: 08-31-04



*Robert Tad Simpson*  
ROBERT TAD SIMPSON  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5559

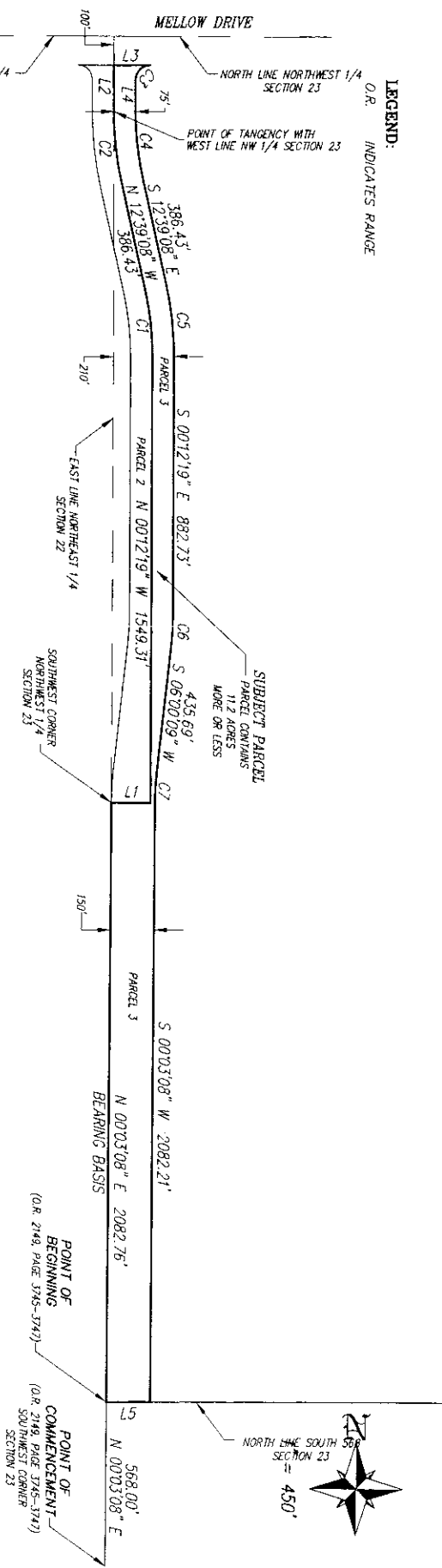
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**Exhibit "A-2"**  
**Petition to Vacate**  
**VAC2004-00077**  
**[Page Two of Two]**



Exhibit "B-2"  
 Petition to Vacate  
 VAC2004-00077  
 [Page One of One]

OF  
 A TRACT OR PARCEL OF LAND LYING IN  
 SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST,  
 LEE COUNTY, FLORIDA.  
 (OFFICIAL RECORDS BOOK 2149, PAGE 3745-3747)  
 (PARCEL 3)



LEGEND:  
 O.R. INDICATES RANGE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°51'07" E	135.00'
L2	N 00°12'19" W	160.00'
L3	S 89°59'50" E	125.18'
L4	S 00°12'19" E	109.54'
L5	S 89°50'33" W	150.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1100.00'	12°26'49"	238.97'	238.49'	S 06°25'43" E
C2	1100.00'	12°26'49"	238.97'	238.49'	N 44°53'55" E
C3	50.00'	90°12'29"	78.72'	70.84'	N 06°25'43" W
C4	1025.00'	12°26'49"	222.67'	222.23'	N 06°25'43" W
C5	1175.00'	12°26'49"	255.26'	254.76'	S 06°25'44" E
C6	1175.00'	06°12'28"	127.30'	127.24'	S 02°53'55" W
C7	1025.00'	05°57'01"	106.45'	106.40'	N 03°01'39" E

- NOTES:
- SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
  - ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST AS BEARING N.00°03'08"E.

PREPARED 08-31-04

SEE SHEET 1 AND 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.  
 THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

ROBERT J. MANKS  
 REGISTERED LAND SURVEYOR  
 FLORIDA CERT. NO. 5559

THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAGED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.