

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20050459

1. ACTION REQUESTED/PURPOSE: Accept a Petition to Vacate a 12-foot wide Public Utility Easement located at 711 and 713 Poinsettia Ave., Lehigh Acres and adopt a resolution, setting a Public Hearing for 5:00 PM on the 24th day of May, 2005. (Case No. VAC2004-00056).

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

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category:
COMMISSION DISTRICT #: 5

C 4b

5. Meeting Date:

4-26-05

6. Agenda:
 Consent
 Administrative
 Appeals
 Public
 Walk-On

7. Requirement/Purpose: (specify)
 Statute F.S. Ch. 177
 Ordinance
 Admin. Code 13-1
 Other

8. Request Initiated:

Commissioner
Department Community Development
Division Development Services
By: *[Signature]* *4/04/05*
 Peter J. Eckenrode, Director

9. Background:

The completed petition to vacate, VAC2005-00056 was submitted by Michele Amburgey as the agent on behalf of Karas Venuse.

LOCATION: The site is located at **711 and 713 Poinsettia Ave., Lehigh Acres, FL 33936** and its strap number are 29-44-27-10-00039.0180 and 29-44-27-10-00039.0190. The twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 18 and 19, both in Block 39, Unit 10, Section 29, Township 44 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 15, Page 44 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.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services	County Manager/P.W. Director
<i>[Signature]</i>				<i>[Signature]</i>	<i>AMM 4/13/05</i>	<i>[Signature]</i>
				<i>[Signature]</i>	<i>Risk 4/13/05</i>	<i>[Signature]</i>
				<i>[Signature]</i>	<i>Grants 4/13/05</i>	<i>[Signature]</i>
				<i>[Signature]</i>	<i>Mgr 4/13/05</i>	<i>[Signature]</i>

11. Commission Action:

Approved
 Deferred
 Denied
 Other

Rec. by CoAtty
Date: *4/6/05*
Time: *7:00*
Forwarded To:
[Signature]
4/11/05 3pm

RECEIVED BY COUNTY ADMIN:
4-11-05
4:30 pm
COUNTY ADMIN FORWARDED TO:
4-13-05
2:45 pm

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2004-00056

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the _____ 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
VAC2004-00056

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 18 and 19, both in Block 39, Unit 10, Section 29, Township 44 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 15, Page 44 of the Public Records of Lee County, Florida;

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

**RESOLUTION NO. _____ TO SET PUBLIC HEARING
FOR PETITION TO VACATE Case Number: VAC2004-00056**

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. VAC2004-00056 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

BOARD OF COUNTY
COMMISSIONERS OF
LEE COUNTY, FLORIDA

Chairman Signature

Please Print Name

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name



PETITION TO VACATE (AC 13-1)

Case Number: VAC2004-00056

Petitioner(s), Karas Venuse 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, 239 Brinckerhoff Court, Englewood, NJ 07631
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: [Signature]
Petitioner Signature

Petitioner Signature

Karas Venuse
Printed Name

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 Karas Venuse and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Nicholas Ambrogio 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.

[Signature]
Owner*(signature)
KARAS VENUSE
Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

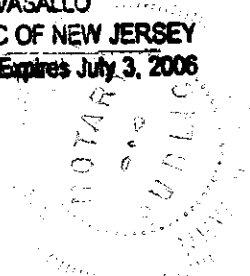
STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 29th day of March, 2005, by Karas Venuse, who is personally known to me or who has produced as identification and who did (did not) take an oath.

[Signature]
Notary Public

ERIN VASALLO
NOTARY PUBLIC OF NEW JERSEY

(Name typed) My Commission Expires **July 3, 2006**



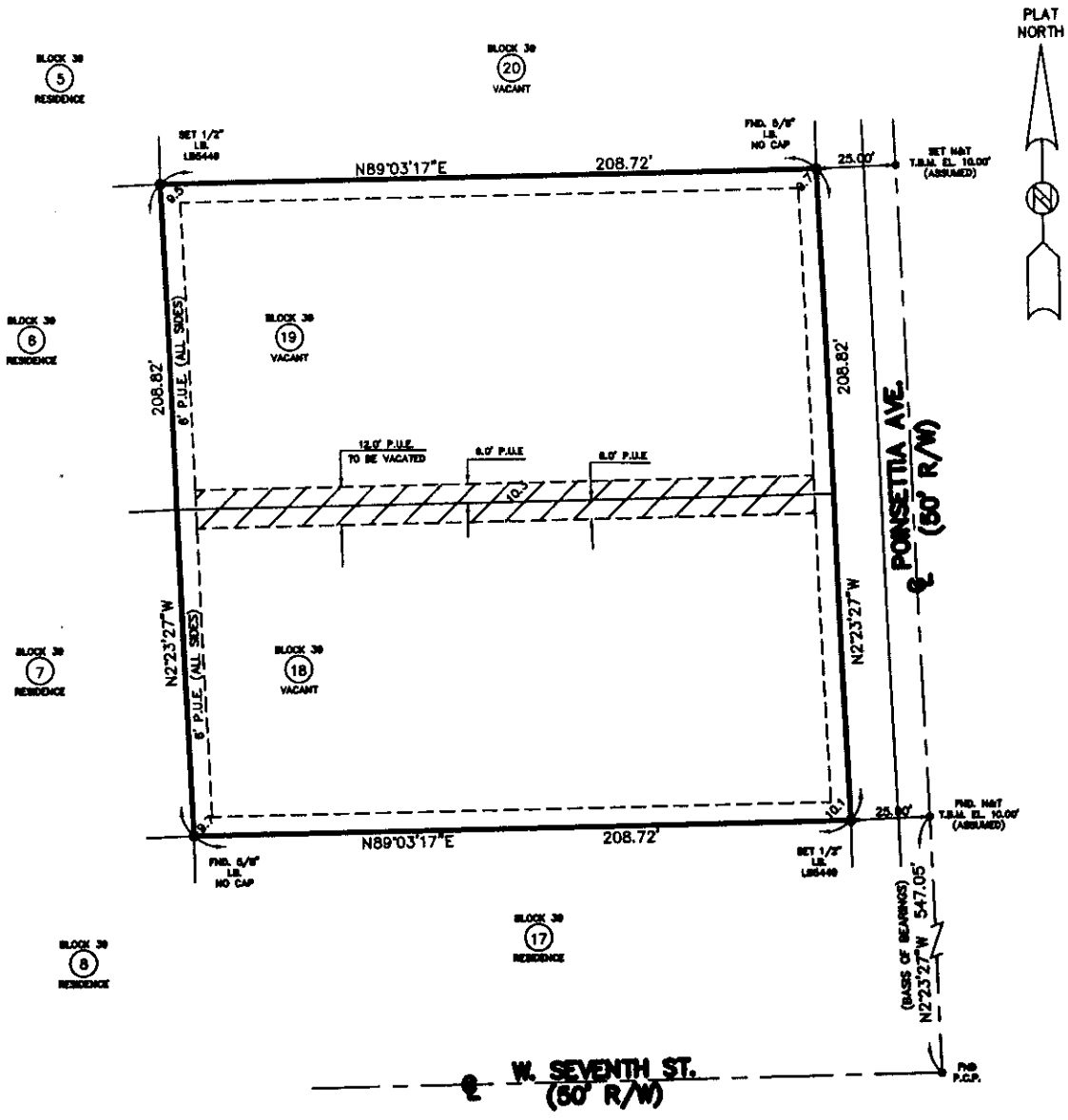
(SEAL)

EXHIBIT "A"
Petition to Vacate
VAC2004-00056

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 18 and 19, both in Block 39, Unit 10, Section 29, Township 44 South, Range 27 East, a subdivision of Lehigh Acres, as recorded in Plat Book 15, Page 44 of the Public Records of Lee County, Florida;

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



BOUNDARY SURVEY
 711 & 713 POINSETTIA AVENUE
 LOTS 18 & 19, BLOCK 39, UNIT 10
 SECTION 29, TOWNSHIP 44 SOUTH, RANGE 27 EAST
 LEHIGH ACRES, LEE COUNTY, FLORIDA
 RECORDED IN PLAT BOOK 15, PAGE 44, OF THE
 OFFICIAL RECORDS OF LEE COUNTY, FLORIDA

Exhibit "B"
Petition to Vacate
VAC2004-00056
 [Page One of One]

S.T.A.R. Surveying, Inc. (LB6449)
 Professional Surveyors and Mappers
 1130-E Lee Boulevard, Lehigh Acres, Florida 33938
 (239) 368-7400 (239) 368-7685 (Fax)

DATE:	5-12-04
JOB NUMBER:	8611-661
DRAWN BY:	C.B.S./B.J.P.
SCALE:	1" = 60'
SHEET:	1 of 1

Exhibit "C"
Petition to Vacate
VAC2004-00056
 [Page One of One]

Lee County Tax Collector - Print Results



Real Property Information		New Search
Account	Tax Year	Status
29-44-27-10-00039.0180	2004	PAID
Original Account	Book/Page	
29-44-27-10-00039.0180	4305/1239	
Owner		
VENUSE KARAS		
Physical Address		Mailing Address
711 POINSETTIA AVE LEHIGH ACRES FL 33936		239 BRINCKERHOFT COURT ENGLEWOOD NJ 07631 USA
Legal Description		
LEHIGH ACRES UNIT 10 BLK.39 DB 254 PG 20 LOT 18		
Outstanding Balance as of 4/1/2005		\$0.00

Lee County Tax Collector - Print Results



Real Property Information		New Search
Account	Tax Year	Status
29-44-27-10-00039.0190	2004	PAID
Original Account	Book/Page	
29-44-27-10-00039.0190	4305/1239	
Owner		
VENUSE KARAS		
Physical Address		Mailing Address
713 POINSETTIA AVE LEHIGH ACRES FL 33936		239 BRINCKERHOFT COURT ENGLEWOOD NJ 07631 USA
Legal Description		
LEHIGH ACRES UNIT 10 BLK.39 DB 154 PG 10 LOT 19		
Outstanding Balance as of 4/1/2005		\$0.00



This Instrument Prepared by and return to:

Name: Patricia Regas
Tradewinds Title, Inc.
Address: 904 Lee Blvd., Suite 106
Lehigh Acres, FL 33936

INSTR # 6282827
DR BK 04305 Pgs 1239 - 1240; (2pgs)
RECORDED 05/21/2004 06:31:35 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 10.50
DEED DOC 259.00
DEPUTY CLERK G Sherwood

ⓐ

62889
Parcel I.D. #: 29-44-27-10-00039.0180/0190
Recording Fee \$10.50 Doc Stamps \$259.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 24th day of April, A.D. 2004,
by **STAN BENECKY** and **ROSE BENECKY**, husband and wife, hereinafter called the grantors, to
KARAS VENUSE, whose post office address is **239 Brinckerhoft Court, Englewood, NJ 07631**,
hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Lee County, State of Florida**, viz:

Lot 18, Block 39, Unit 10, Section 29, Township 44 South, Range 27 East,
Lehigh Acres, according to the map or plat thereof on file in the Office of the
Clerk of the Circuit Court recorded in Plat Book 15, Page 44, and also in Deed
Book 254, Page 20, Public Records of Lee County, Florida.

and

Lot 19, Block 39, Unit 10, Section 29, Township 44 South, Range 27 East,
Lehigh Acres, according to the map or plat thereof on file in the Office of the
Clerk of the Circuit Court recorded in Plat Book 15, Page 44, and also in Deed
Book 254, Page 20, Public Records of Lee County, Florida.

**SUBJECT TO TAXES FOR THE YEAR 2004 AND SUBSEQUENT YEARS,
RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD,
IF ANY.**

*Subject Property is not now nor has it ever been the homestead property of the grantor.
Subject property is vacant land.*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Must be witnessed by two separate people not related to seller or buyer

John R Regner
1st Witness Signature

John R Regner
Printed Name

Stan Benecky L.S.
Stan Benecky
Address:
7530 W View Dr., Windlake, WI 53185

Frank J. Wagner
2nd Witness Signature

FRANK J. WAGNER
Printed Name

Rose Benecky L.S.
Rose Benecky
Address:
7530 W View Dr., Windlake, WI 53185

State of WISCONSIN

County of MILWAUKEE

The foregoing instrument was acknowledged before me this 24th day of April, 2004, by Stan Benecky and Rose Benecky, husband and wife, who are known to me or who have produced Driver license as identification and who did (did not) take an oath.

Brenda E. Cortez
Signature of Notary

Brenda E. Cortez
Printed Name of Notary

My commission expires 7-9-04

Notary Seal:





LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

479-8585

Writer's Direct Dial Number: _____

Bob Janes
District One

April 1, 2005

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

Diana M. Parker
County Hearing Examiner

Michele Amburgey
P.O. Box 157
Alva, FL 33920

Re: **VAC2004-00056 - Petition to Vacate** a 12-foot wide Public Utility Easement on the combined lots of 18 and 19, Block 39, Unit 10, Lehigh Acres, S 29, T 44S, R 27E, as recorded in Plat Book 15, Page 44, in the public records of Lee County, FL (Karas Venuse)

Dear Ms. Amburgey:

You have indicated that in order to build a single-family residence on the combined lots, your client, Karas Venuse desire to eliminate the Public Utility Easement located between the two (2) residential lots. The site is located at 711 and 713 Poinsettia Ave., Lehigh Acres.

Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation.

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director

PJE/RSK

U:\200504\20040924.110\2118430\DCDLETTER.DOC

July 27,2004

Department of Community Development

Re: Request for vacating of easement

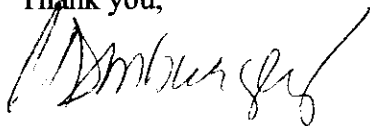
Attn: Mr. Peter J. Eckenrode, Director Development Services

We are requesting the combination of two lots for the future building site of a single-family residence. The strap #'s, are: 29-44-27-10-00039.0180 and 29-44-27-10-00039.0190.

Petitioner: Venus Karas

Contact person: Michele Amburgey
P.O. Box 157
Alva, Fl. 33920
239-872-4626

Thank you,

A handwritten signature in black ink, appearing to read "Michele Amburgey", written in a cursive style.



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.iline.com

August 7, 2004

Ms. Michele Amburgey
P. O. Box 157
Alva, FL 33920

Re: Strap No. 29-44-27-10-00039.0180 and
Strap No. 29-44-27-10-00039.0190

Dear Ms. Amburgey:

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

A 12-foot-wide utility and/or drainage easement centered on the lot line between Lots 18 and 19, Unit 10, a subdivision of Lehigh Acres, as recorded in DB 254, page 20, Section 29, Township 44 S, Range 27 East, Lee County, Florida; LESS and EXCEPT the east 6 feet and the west 6 feet thereof.

Please call me at (239) 656-2422 if I can be of any further assistance.

Sincerely,

Karen Hardin
Real Property Representative



August 9, 2004

Ms. Michele Amburgey
P. O. Box 157
Alva, Florida 33920

Re: Vacation of Public Utility Easement:

A 12 foot wide public utility and drainage easement centered on the lot line
common to lots 18 & 19, Block 39, Unit 10, Section 29, Township 44S, Range 27E.
Strap No. – 29-44-27-10-00039.0180 & 29-44-27-10-00039.0190

Dear Ms. Amburgey::

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

If you should require additional information, please contact me at 863-452-3207.

Sincerely,

A handwritten signature in cursive script that reads "Wayneth Jackson".

Wayneth Jackson
Engineer



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

August 23, 2004

Michele Amburgey
PO BOX 157
Alva, Fl 33920

Re: 711 & 713 Poinsettia Av Lehigh Acres, FL
Vacate easement

Dear Michele Amburgey,

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

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

Cordially,

A handwritten signature in black ink, appearing to read "Mark Cook".

Mark Cook
Design Coordinator

AmeriGas

America's Propane Company

August 10, 2004

Michele Amburgey
P.O. Box 157
Alva, Florida 33920

Dear Ms. Amburgey:

In reference to your letter dated July, 27, 2004, AmeriGas has no interest on right of way on the following parcel(s):

STRAP NO.: 29-44-27-10-00039.0180

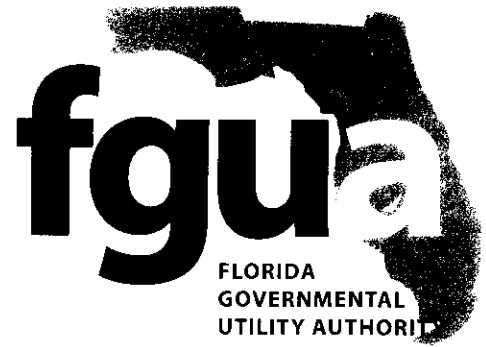
STRAP NO.: 29-44-27-10-00039.0190

Please feel free to contact me at 239-948-4902, should you have further questions.

Sincerely,



Mike Yonker
Sales & Service Manager



March 22, 2005

Michele Amburgey
P.O. 157
Alva, FL 33920

RE: Vacation of Easement for a 12 foot utility easement between Lot 18 and Lot 19 Block 39, Unit 10, Section 29, Township 44 South, Range 27 East, 711-713 Poinsettia Avenue, Lehigh Acres, FL, Lee County Florida, less and except the easterly 6.0 feet and the westerly 6.0 feet thereof

LEA ANN THOMAS, CHAIR
Polk County

RICHARD W. WESCH
Citrus County

ROBERT NANNI
Osceola County

Dear Ms. Amburgey:

The FGUA has determined that it does not presently hold any property rights over the property identified above other than the easement included in the plat reservation. It has also been determined that the FGUA has no current utilities in the utility easement, nor has any foreseeable need for utility placement in the easement to be vacated. Therefore, the request for vacation of easement as depicted in the sketch attached to your request and identified below is hereby approved.

The vacation of easement was requested for the 12 foot utility easement between Lots 18 and 19 Block 39, Unit 10, Section 29, Township 44 South, Range 27 East, 711-713 Poinsettia Avenue, Lehigh Acres, FL, Lee County Florida, less and except the easterly 6.0 feet and the westerly 6.0 feet thereof.

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

Charles L. Sweat
Director of Operations

CLS/vjb

RECEIVED
MAR 30 2005

COMMUNITY DEVELOPMENT

FGUA OPERATIONS OFFICE

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

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



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

Bob Janes
District One

March 28, 2005

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Michele Amburgey
P. O. Box 157
Alva, FL 33920

Tammy Hall
District Four

John E. Albion
District Five

SUBJECT: VACATION OF PLATTED EASEMENT(S)
STRAP #: 29-44-27-10-00039.0180 & .0190
LOTS 18 & 19, BLOCK 39 – LEHIGH ACRES, UNIT 10
711-713 POINSETTIA AVENUE

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Dear Ms. Amburgey:

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.

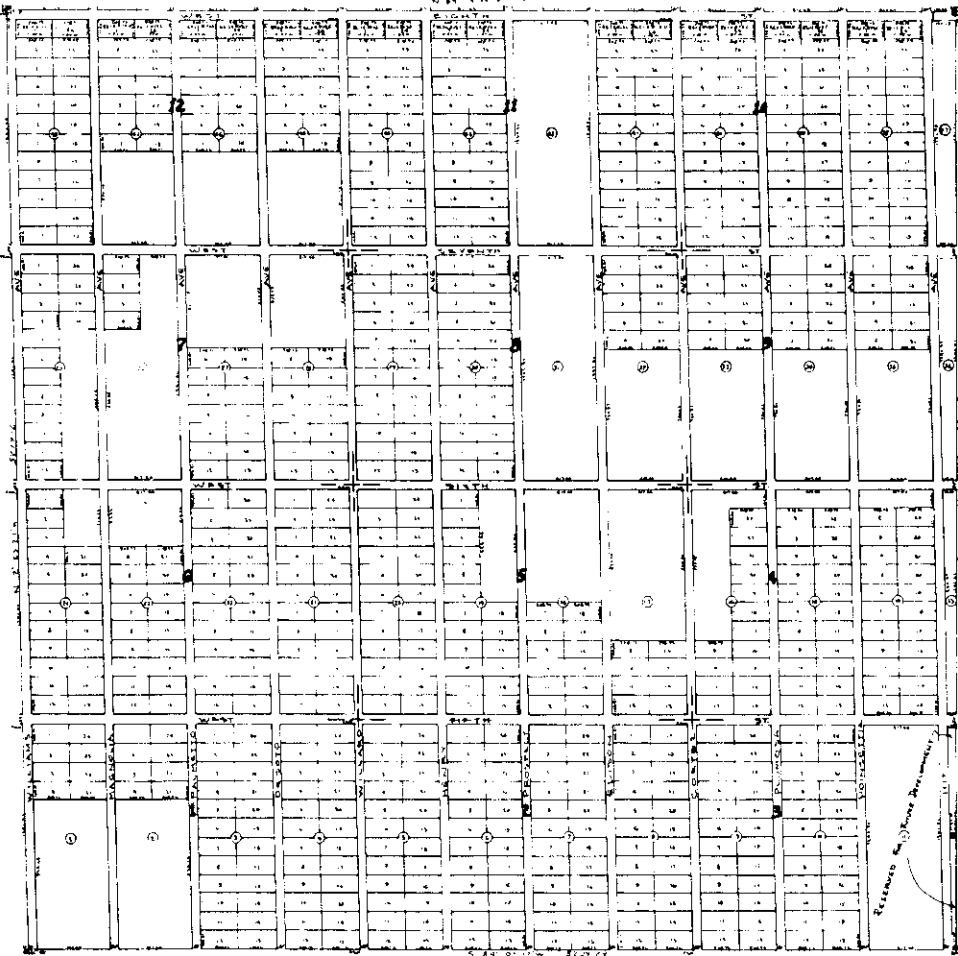
Sincerely,

LEE COUNTY UTILITIES

Terry A. Kelley
Senior Engineering Technician
Utilities Engineering Division

RECEIVED
MAR 28 2005
COMMUNITY DEVELOPMENT

CC: Correspondence File
Ruth Keith, Development Services



PLAT
OF
SECTION 29
Twp 44 S Rge 27 W

A SUBDIVISION OF
'LEHIGH ACRES'

LEE COUNTY, FLA.

LEE COUNTY LAND & TIRE CO.
DEVELOPERS

DATE: _____ 1961 10 17 1961
BY: _____

CERTIFICATE OF TRUST
I HEREBY CERTIFY that the plat above
shown is a correct representation of the land
to be divided and that I am a duly qualified
and duly sworn to officer.

Carl J. Bugh, Trustee
Notary Public, Florida

NOTICE: THIS PLAT IS
FILED FOR RECORD IN THE
PUBLIC RECORDS OF LEE COUNTY,
FLORIDA, IN PLAT BOOK 15, PAGE 44.

NOTE:
DIMENSIONS, BEARINGS, LOT AND BLOCK LINES, ET
CETERA, AS SHOWN ON THIS PLAT, SHALL GOVERN
OVER ALL OTHER DATA THEREON.

100	RESERVED												101
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
31	32	33	34	35	36	37	38	39	40	41	42	43	44
49	50	51	52	53	54	55	56	57	58	59	60	61	62
69	70	71	72	73	74	75	76	77	78	79	80	81	82
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109	110	111	112	113	114	115	116	117	118	119	120	121	122
129	130	131	132	133	134	135	136	137	138	139	140	141	142
149	150	151	152	153	154	155	156	157	158	159	160	161	162
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409	410	411	412	413	414	415	416	417	418	419	420	421	422
429	430	431	432	433	434	435	436	437	438	439	440	441	442
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469	470	471	472	473	474	475	476	477	478	479	480	481	482
489	490	491	492	493	494	495	496	497	498	499	500	501	502
509	510	511	512	513	514	515	516	517	518	519	520	521	522
529	530	531	532	533	534	535	536	537	538	539	540	541	542
549	550	551	552	553	554	555	556	557	558	559	560	561	562
569	570	571	572	573	574	575	576	577	578	579	580	581	582
589	590	591	592	593	594	595	596	597	598	599	600	601	602
609	610	611	612	613	614	615	616	617	618	619	620	621	622
629	630	631	632	633	634	635	636	637	638	639	640	641	642
649	650	651	652	653	654	655	656	657	658	659	660	661	662
669	670	671	672	673	674	675	676	677	678	679	680	681	682
689	690	691	692	693	694	695	696	697	698	699	700	701	702
709	710	711	712	713	714	715	716	717	718	719	720	721	722
729	730	731	732	733	734	735	736	737	738	739	740	741	742
749	750	751	752	753	754	755	756	757	758	759	760	761	762
769	770	771	772	773	774	775	776	777	778	779	780	781	782
789	790	791	792	793	794	795	796	797	798	799	800	801	802
809	810	811	812	813	814	815	816	817	818	819	820	821	822
829	830	831	832	833	834	835	836	837	838	839	840	841	842
849	850	851	852	853	854	855	856	857	858	859	860	861	862
869	870	871	872	873	874	875	876	877	878	879	880	881	882
889	890	891	892	893	894	895	896	897	898	899	900	901	902
909	910	911	912	913	914	915	916	917	918	919	920	921	922
929	930	931	932	933	934	935	936	937	938	939	940	941	942
949	950	951	952	953	954	955	956	957	958	959	960	961	962
969	970	971	972	973	974	975	976	977	978	979	980	981	982
989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002

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CERTIFICATE OF SURVEY

I HEREBY CERTIFY: that the plat shown hereon is a correct representation of the land as platted, and that monument Reference Monuments have been placed as shown.

David R. Jones, Inc. Fla.
Professional Land Surveyor # 678
Englewood Cliffs

NOTE:
ALL LOTS SUBJECT TO A 60'
UTILITY EASEMENT ON ALL SIDES OF LOT
INTERIOR P.R.M.'S : 4" x 1/2" CONCRETE
SEE COG. P.R.M.'S : 6" x 6" x 1/2" CONCRETE
ALL LOTS BEING 1/2 ACRES EXCEPT WHERE NOTED



Area to be vacated