Lee County Board Of County Commissioners Agenda Item Summary

Blue Sheet No. 20040827

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<u>ACTION REQUESTED:</u> Approve Resolution of Necessity for the acquisition and condemnation of Parcels 304, 306, 310A, 310B, 313, 314, 500, 501, 502, 503, 534, and 535 for the Imperial Street Widening, Project 4060.

WHY ACTION IS NECESSARY: The Board must approve all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: The Resolution of Necessity allows the County to proceed with condemnation, if necessary, so parcels can be obtained for the Imperial Street Widening Project.

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	ENTAL CATEG		12 A	3. MEETING DATE:	1-27-2004
	ION DISTRICT #		10/11	01	-01-000 T
4. AGENDA:		5. REQUIREMENT/P	URPOSE:	6. REQUESTOR OF INF	ORMATION:
		(Specify)			
X CONS	SENT	X STATUTE	73, 125	A. COMMISSIONER	
ADMI	NISTRATIVE	ORDINANC	E	B. DEPARTMENT	County Attorney
APPE	ALS	ADMIN. CO	DE	C. DIVISION	Litigation
PUBL	.IC	OTHER		BY: John Rer	iner
WALK				Chief Assistant	County Attorney
	REQUIRED:				, ,
7. BACKGRO					
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ivegotiated to	1. Department of	rransportation			
Intercet to An	erries Ess Cim	alo an to Borools 204, 206	210A 210B 2	13, 314, 534, and 535; Eas	ement interest as to
			, 310A, 310B, 3	15, 514, 554, and 555, Las	ement interest as to
Parceis 500, 5	501, 502 and 503	•			
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Project Detail	<u>is:</u> Widening of it	nperial Street from Bonita	Beach Road no	theny to Dean Street, to pr	rovide a four-lane collector
road with raise	ed median and cl	osed drainage, including la	inascaping, iigni	ing, and signalization.	
Staff Recomn	<u>nendation:</u> Cou	nty staff recommends that	the Board appro	ove the requested motion.	
Attachments:	Resolution of N	ecessity			
8. MANAGEN	MENT RECOMM	ENDATIONS:			
		9. RECOM	MENDED APPR	ROVAL:	
Α	В	C D	E	F	G
Department	Purchasing		County	Budget Services	County Manager
Director	or Contracts	Resources Chank	Attorney	afm 6/23/24	
1-128/24			DE OA		3C / 10 7 0-64
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刈り人。北方	-	111+	F. A. 17	6/2	County Manager
10. COMMISS	SION ACTION:				7,
<u></u>	<u></u>				
		APPROVED			
		DENIED			
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		DEFERRED			

RECEIVED BY COUNTY ADMIN: COUNTY ADMIN: COUNTY ADMIN COUNTY ADMIN FORWARDED TO: CU 30/64

OTHER

Rec. by CoAtty
Date: 477 07
Time: 771
Forwarded To:

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RESOLUTION OF NECESSITY OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

whereas, after consideration of the availability of alternative routes, the costs of the project, environmental factors, long range area planning, and safety concerns, the Board of County Commissioners of Lee County, Florida, desires to exercise its right to condemn property for public use or purpose and that the property to be condemned is necessary for that use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA, that:

Phase I of Imperial Street Widening, Project Number 4060, provides an expansion of Imperial Street from Bonita Beach Road northerly to Dean Street.

SECTION ONE: USE, NECESSITY AND DESCRIPTION OF PROPERTY

The Board of County Commissioners finds that the fee simple rights to property described in the attached Exhibit "A" and a perpetual slope easement described in the attached Exhibit "B" are necessary for Imperial Street Widening Project and is being acquired for the following specific public use or purpose:

To improve traffic flow and transportation safety, increased traffic flow for public as well as private vehicles, improved evacuation routes, by improving/widening Imperial Street to a four lane collector road with raised median and closed drainage, including landscaping, lighting, and signalization from Bonita Beach Road to East Terry.

Fee Simple Interest subject to existing easements, restrictions and reservations of record: Parcels 304, 306, 310-A, 310-B, 313, 314, 534, and 535, for right-of-way. Easement Interest also subject to existing easements, restrictions and reservations of record: Parcels 500, 501, 502, and 503, - perpetual slope easements for backfill for sidewalk.

SECTION TWO: AUTHORITY AND ESTATE

By virtue of the authority granted to the Board of County Commissioners of Lee County by Chapters 73, 74, 125 and 127, Florida Statutes, and all other

Resolution of Necessity

Page 2

statutory or common law which grant to the Board of County Commissioners the power to institute and proceed with acquiring property under the exercise of the power of eminent domain, the Board of County Commissioners hereby authorizes and directs the County Attorney's Office to commence and prosecute any and all proceedings necessary to acquire in fee simple the property described in Exhibit "A" and Exhibit "B" for the above described public use or purpose.

Provided further, that should the compensation resulting from the condemnation of any parcel of land hereinabove identified be equal to or greater than the compensation necessary to acquire the entire tract of which such parcel forms a part, then the County Attorney is authorized and directed to amend, supplement, or institute proceedings to condemn the entire parent tract of any such parcel.

The foregoing R	esolution was offered by Co	mmissioner, who moved
its adoption. The	motion was seconded by Comm.	issioner, and upon being
put to a vote was a	s follows:	
	Robert Janes	
	Douglas St. Cerny	<u> </u>
	Ray Judah	
	Andrew W. Coy	
	John E. Albion	
DULY PASSED AND ADO	PTED thisday of	, 2004.
ATTEST: CHARLIE GREEN, CLER	.K	LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
Ву:	Deputy Clerk	Chairman
		APPROVED AS TO FORM: Office of County Attorney

Land Surveying Consultants

6238 Presidential Court Unit 2 Fort Myers, Florida 33919

Exhibit "A"

Phone (239) 433-2070 Fax (239) 433-5126

Page ____ of ______

LEGAL DESCRIPTION Parcel 304

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, being a portion of Lot 92 of Imperial Gate (an unrecorded subdivision), more particularly described as follows:

Commence at the southwest corner of the southeast quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, thence N.00°56'51"W. along the west line of said southeast quarter for 393.04 feet to an intersection with the westerly extension of the south line of the aforementioned Lot 92; thence N.88°45'08"E. along said south line for 18.91 feet to an intersection with the maintained right of way line of Imperial Street as shown on the Maintained Right of Way maps thereof on file with the Lee County Division of Transportation, and the point of beginning of the herein described parcel of land; Thence continue N.88°45'08"E. along said south line for 127.03 feet to an intersection with the east line of said Lot 92; thence N.00° 58'24"W. along said east line for 50.00 feet to an intersection with the north line of said Lot 92; thence S.88°45'08"W. along said north line for 126.66 feet to an intersection with the aforementioned maintained right of way line; thence S.00°32'46"E. along said maintained right of way line for 50.00 feet to the point of beginning.

Date 3/20202

James R. Coleman & Associates, Inc.

Certificate of Authorization Number LB0005983

James R. Coleman

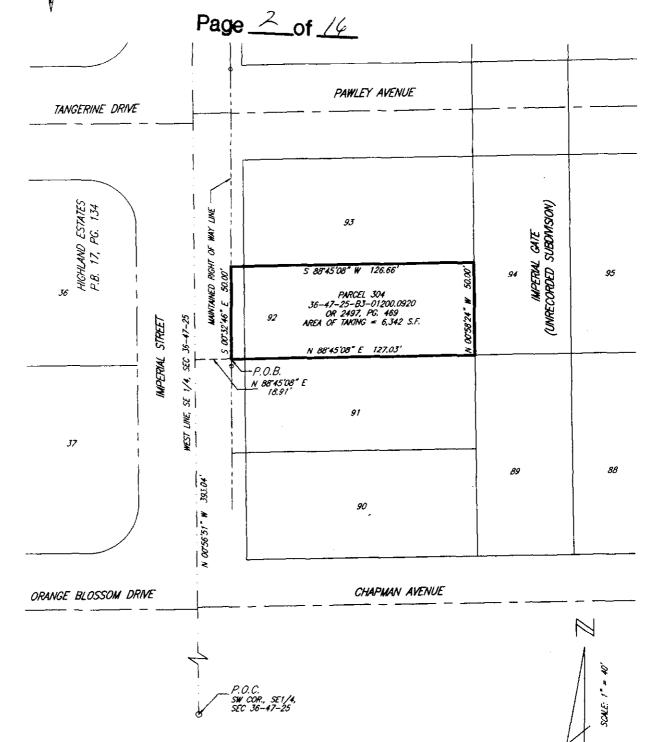
Registered Land Surveyor

Florida Certificate Number LS3205

🗢 James R. Coleman & Associates, Inc. Land Surveying Consultants 8238 Presidential Court, Unit 2 Fort Myers, Florida 33919 Phone: (239) 433-2070

DECEMBER, 2002	308456	PCL304
T	REVISION	. 57

Exhibit "A"



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREWITH AND IS NOT TO BE CONSIDERED A SURVEY.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83 ADJUSTMENT).

JAMES R. COLEMAN & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LE0005983 pul B

DATE 3 COCKE

JAMES R. COLEMAN REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NUMBER 3205

Land Surveying Consultants

6238 Presidential Court Unit 2 Fort Myers, Florida 33919

Exhibit "A"

Phone (239) 433-2070 Fax (239) 433-5126

Page <u>3</u> of <u>16</u>

LEGAL DESCRIPTION Parcel 306

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, being a portion of Lot 134 of Imperial Gate (an unrecorded subdivision), more particularly described as follows:

Commence at the southwest corner of the southeast quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, thence N.00°56'51"W. along the west line of said southeast quarter for 525.06 feet to an intersection with the center line of Pawley Avenue, and the westerly extension of the south line of the aforementioned Lot 134; thence N.88°45'12" E. along said south line for 19.84 feet to an intersection with the maintained right of way line of Imperial Street as shown on the Maintained Right of Way maps thereof on file with the Lee County Division of Transportation, and the point of beginning of the herein described parcel of land; Thence continue N.88°45'12"E. along said south line for 126.04 feet to an intersection with the east line of said Lot 134; thence N.00°58'24"W. along said east line for 82.00 feet to an intersection with the north line of said Lot 134; thence S.88°45'16"W. along said north line for 126.61 feet to an intersection with the aforementioned maintained right of way line; thence along said maintained right of way line for the following described two (2) courses; (1) S.01°41'02"E. for 59.09 feet; (2) thence S.00°32'46"E. for 22.91 feet to the point of beginning.

Date: 31000 TOOL

James R. Coleman & Associates, Inc.

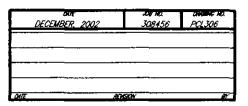
Certificate of Authorization Number LB0005983

James R. Coleman

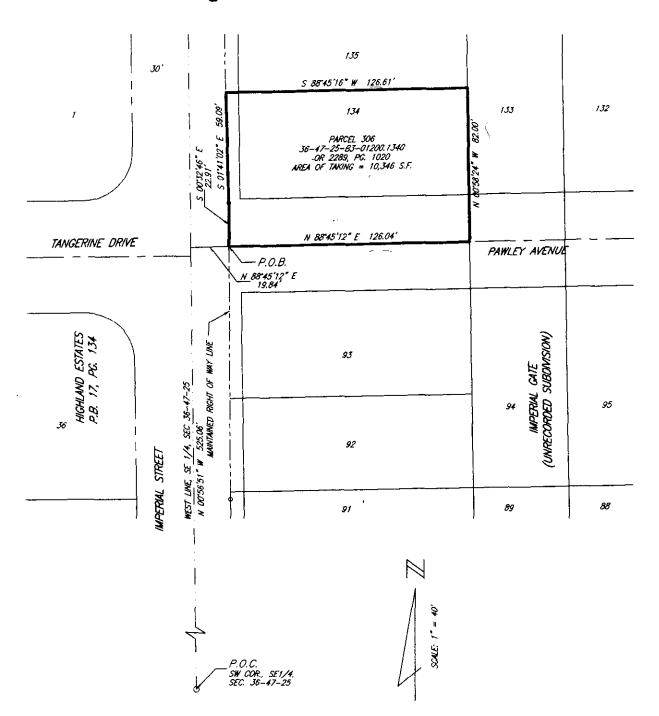
Registered Land Surveyor

Florida Certificate Number LS3205

Land Surveying Consultants
8230 Presidential Court, Unit 2
Fort Myers, Florida 33919
Phone: (239) 433-2070 Exhibit "A" James R. Coleman & Associates, Inc.



Page 4_ of 16



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

- THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREWITH AND IS NOT TO BE CONSIDERED A SURVEY.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83 ADJUSTMENT).

JAMES R. COLEMAN & ASSOCIATES, INC. CERTIFICATE OF ALTHOGRIZATION NUMBER LB0005983

DATE 3/2000

<u> purlle</u>

JAMES R. COLEMAN REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NUMBER 3205

Land Surveying Consultants

6238 Presidential Court Unit 2 Fort Myers, Florida 33919

Exhibit "A"

Phone (239) 433-2070 Fax (239) 433-5126

Page <u>5</u> of <u>16</u>

LEGAL DESCRIPTION
Parcel 310A

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the southwest corner of the southeast guarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, thence N.00°56'51"W. along the west line of said southeast quarter for 789.09 feet to an intersection with the center line of Saunders Drive, thence N.88°45'19" E. along said center line for 19.77 feet to an intersection with the maintained right of way line of Imperial Street as shown on the Maintained Right of Way maps thereof on file with the Lee County Division of Transportation, and the point of beginning of the herein described parcel of land. Thence continue N.88°45'19'E. along said center line for 125.99 feet to an intersection with the southerly extension of the east line of Lot 178 of Imperial Gate (an unrecorded subdivision); thence N.00°58'24"W. along said southerly extension for 25.00 feet to an intersection with the north line of Saunders Drive; thence \$.88°45'19"W. along said north line for 120.02 feet to an intersection with the west line of said Lot 178; thence N.00°58'50"W. along said west line for 57.00 feet to an intersection with the north line of said Lot 178; thence S.88°45'23"W. along the westerly extension of said north line for 5.12 feet to an intersection with the aforementioned maintained right of way line of Imperial Street; thence along said maintained right of way line for the following described two (2) courses; (1) S.00°25'32"E. for 30.72 feet; (2) thence S.00°21'34"E. for 51.29 feet to the point of beginning.

Date: Alonzo3

James R. Coleman & Associates, Inc.

Certificate of Authorization Number LB0005983

James R. Coleman

Registered Land Surveyor

Florida Certificate Number LS3205

JRCAPCL310A

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James R. Coleman & Associated Surveying Consultants	,						
6238 Presidential Court, Unit Fort Myers, Florida 33915 Phone: (239) 433-2070							
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SKETCH TO ACCOMPANY LEGAL DESI	CRIPTION] ;	JAMES R. COLENAN & ÁSS	OCUTES. INC		
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REPRESENTATION OF THE LANDS DESCRIBED AND IS NOT TO BE CONSIDERED A SURVEY.		<i>∞</i>	M 8	JAMES R. COLEMAN		DATE / 4-SL	W2003
2. THE BEARINGS SHOWN HEREON ARE BASED (FLORIDA STATE PLANE COORDINATE SYSTEM,	ON THE WEST	:		REGISTERED LAND SURVEYO FLORIDA CERTIFICATE NUMB			

P.O.C. SW COR., SE1/4, SEC.36-47-25

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2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83 ADJUSTMENT).

Land Surveying Consultants

6238 Presidential Court Unit 2 Fort Myers, Florida 33919

Exhibit "A"

Phone (239) 433-2070 Fax (239) 433-5126

Page 7_of 16

LEGAL DESCRIPTION Parcel 310B

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the southwest corner of the southeast quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, thence N.00°56′51′W. along the west line of said southeast quarter for 871.09 feet to an intersection with the westerly extension of the south line of Lot 179 of Imperial Gate (an unrecorded subdivision); thence N.88°45′23″E. along said westerly extension for 20.58 feet to an intersection with the maintained right of way line of Imperial Street as shown on the Maintained Right of Way maps thereof on file with the Lee County Division of Transportation, and the point of beginning of the herein described parcel of land; Thence continue N.88°45′23″E. along said westerly extension for 5.12 feet to an intersection with the west line of said Lot 179; thence N.00°58′50″W. along said west line for 50.00 feet to an intersection with the north line of said Lot 179; thence S.88°45′23″W. along the westerly extension of said north line for 4.52 feet to an intersection with the aforementioned maintained right of way line of Imperial Street; thence along said maintained right of way line for the following described two (2) courses; (1) S.01°37′02″W. for 1.12 feet; (2) thence S.00°20′16″E. for 48.89 feet to the point of beginning.

Date: /4.60200 3

James R. Coleman & Associates, Inc.

Certificate of Authorization Number LB0005983

James R. Coleman

Registered Land Surveyor

Florida Certificate Number LS3205

JRCAPCL310B

James R. Coleman & Associ	iates, In	a.		<u>JANUARY, 2003</u> <u>308</u> 4	<u>156 PCL3108</u>
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SKETCH TO ACCOMPANY LEGAL DESCRIP		:	/ :	JAMES R. COLEMAN & ASSOCIATES, IN CERTIFIGATE OF AUTHORIZATION NUMBE	C. TB 180005087
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			P.O.C. SW COR., SE1/ SEC.36-47-25	4.	

Land Surveying Consultants

1459 Cornell Place Fort Myers, Florida 33919 Phone (239) 433-2070

Exhibit "A"

Page 7 of 16

LEGAL DESCRIPTION Parcel 313

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the northwest corner of the southwest quarter of the southeast quarter of Section 36, Township 47 South, Range 25 East, thence S 00°56′51" E along the west line of the southeast quarter of said Section 36 for 131.60 feet; thence N 88°45′23" E for 21.21 feet to an intersection with the maintained right of way line of Imperial Street, and the point of beginning of the herein described parcel of land; thence continue N88°45′23" E for 124.38 feet; thence S 00°58′24" E for 131.99 feet; thence S 88°45′27" W for 123.86 feet to an intersection with the aforementioned maintained right of way line; thence along said maintained right of way line for the following described two (2) courses, (1) N 00°40′15" W for 23.26 feet; (2) thence N 01°18′48" W for 108.73 feet to the point of beginning.

Date: 20/20 2004

James R. Coleman & Associates, Inc.

Certificate Of Authorization Number LB0005983

James R. Coleman

Registered Land Surveyor

Florida Certificate Number 3205

308456 Pcl 313

+

James R. Coleman & Associates, Inc.

Land Surveying Consultants

1459 Carnell Place
Fort Myers, Florida 33919

Phone: (239) 433-2070

	10 JAN 2004	308456	DIOUMNE NO. PCL313
<u> </u>	<u> </u>		<u> </u>
DATE		AEXION	87

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Exhibit "A)					
Page 10 of 16	P.O.C. NW COR., SW 1/4, SE 1 SEC. 36-47-25	1/4		O.R. 1-	12, PG. 547 NORTH LINE, 5	W 1/4, SE 1/4, SEC. 36-47-25
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SURVEYORS NOTES

- THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREINTH AND IS NOT TO BE CONSIDERED A SURVEY.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (MAD 83 ADJUSTMENT).
- J. REPRODUCTIONS OF THE ATTACHED SKETCH ARE NOT WILD UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL



JAMES R. COLEMAN & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB0005983

WHO WE COLEMAN ASSOCIATES, INC.
ONTE 29/2012004

JAMES R. COLEMN REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NUMBER 3205

Land Surveying Consultants

1459 Cornell Place Fort Myers, Florida 33919

Exhibit "A"

Phone (239) 433-2070

Page _//_of _/6

LEGAL DESCRIPTION Parcel 314

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the northwest corner of the southwest quarter of the southeast quarter of Section 36, Township 47 South, Range 25 East, thence N 88°49'03" E along the north line of the southwest quarter of the southeast quarter of said Section 36 for 22.02 feet to an intersection with the maintained right of way line of Imperial Street, and the point of beginning of the herein described parcel of land; thence continue N 88°49'03" E for 123.51 feet; thence S 00°58'24" E for 131.45 feet; thence S 88°45'23" W for 124.38 feet to an intersection with the aforementioned maintained right of way line; thence along said maintained right of way line for the following described three (3) courses, (1) N 01°18'48" W for 0.87 feet; (2) thence N 00°20'05" W for 107.71 feet; (3) thence N 01°47'11" W for 23.01 feet to the point of beginning.

Date: 29 Jan 2004

James R. Coleman & Associates, Inc. Certificate Of Authorization Number LB0005983

James R. Coleman

Registered Land Surveyor

Florida Certificate Number 3205

308456 Pcl 314

Jan

James R. Coleman & Associates, Inc.

Land Surveying Consultants 1459 Cornell Place Fort Wyers, Florida 33919 Phone: (239) 433–2070

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Exhibit "A"

Page 12 of 16 P.O.C. NW COR., SEC. 36-O.R. 142, PG. 547 P.O.B. NORTH LINE, SW 1/4, SE 1/4 N 8849'03" E 123.51 22.02 DEAN STREET 70' PLAT 50' PLAT 50' PLAT 13145 (314) O.R. 1901, PG. 4187 S 005824" E 106.85 106.78 SUBDIVISION 226 224 IMPERIAL STREET 50" PD17 (UNRECO _ S 88'45'23" W 124.38'_ 10' UTILITY EASEMENT PER UNRECORDED PLAT N 01'18'48" 223 2 SA7E (313) DNE. 36-47-25-83-01200.2220 120' PLAT 221 222 50' PLAT 120' PLAT MCKENNA AVENUE (PRIVATE) 120' PLAT 50' PLAT

SURVEYORS NOTES

- THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREWITH AND IS NOT TO BE CONSIDERED A SURVEY.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83 ADJUSTMENT).
- 3. REPRODUCTIONS OF THE ATTACHED SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL



JAMES R. COLEIMN & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LB0005983

WWILLE DATE 23/2012009

IMMES R. COLEMAN REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE MUNIDER 3205

Land Surveying Consultants

6238 Presidential Court Unit 2 Fort Myers, Florida 33919 Exhibit "A"

Phone (239) 433-2070 Fax (239) 433-5126

Page 13 of 16

LEGAL DESCRIPTION Parcel 534

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the southeast corner of the southwest quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, thence N.00°56'51"W. along the east line of said southwest guarter for 658.35 feet to an intersection with the south line of the south half of the northeast quarter of the southeast quarter of the southwest quarter of said section 36; thence S.89°29'07"W. along said south line for 17.73 feet to an intersection with the maintained right of way line of Imperial Street as shown on the Maintained Right of Way maps thereof on file with the Lee County Division of Transportation, and the point of beginning of the herein described parcel of land; thence continue \$.89°29'07"W. along said south line for 7.27 feet to an intersection with a line parallel with and 25.00 feet west of as measured at right angles to the east line of the southwest quarter of said Section 36; thence N.00°56'51"W. along said parallel line for 329.19 feet to an intersection with the north line of the south half of the northeast quarter of the southeast quarter of the southwest quarter of said Section 36; thence N.89°30'43"E. along said north line for 4.55 feet to an intersection with the aforementioned maintained right of way line; thence along said maintained right of way line for the following described nine (9) courses; (1) S.00°48'59"E. for 35.90 feet; (2) thence S.13°04'21"E. for 12.13 feet; (3) thence S.03°25'01"E. for 20.95 feet; (4) thence S.01°17'45"E. for 41.40 feet; (5) thence S.08°34'06"W. for 22.07 feet; (6) thence S.20°50'39"W. for 9.84 feet; (7) thence S.05°53'43"E. for 15.94 feet; (8) thence S.11°06'16"E. for 27.66 feet; (9) thence S.01°00'24"E. for 145.11 feet to the point of beginning.

Date: /4/12/2003

James R. Coleman & Associates, Inc.

Certificate of Authorization Number LB0005983

James R. Coleman

Registered Land Surveyor

Florida Certificate Number LS3205

James P. Coleman & Associates in			DATE JANUARY,	2003	3084		arabe no. PCL534	
James R. Coleman & Associates, In Land Surveying Consultants 6238 Presidential Court, Unit 2 Fort Myers, Planida 33919 Phone: (239) 433-2070	aibit "A"		75		Descen		B/	
Page <u>/</u>	of 16					,		•
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION 1. THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREWITH AND IS NOT TO BE CONSIDERED A SURVEY. 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE	,	658.35' W 1116.70'	JAMES R. CO CERTIFICATE	OF AUTHO	RIZATION N	ÚMBER LE	30005983 1 4/o n è	<u>160</u> 3

Land Surveying Consultants

6238 Presidential Court Unit 2 Fort Myers, Florida 33919

Exhibit "A"

Phone (239) 433-2070 Fax (239) 433-5126

Page 15 of 16

LEGAL DESCRIPTION Parcel 535

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the southeast corner of the southwest quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, thence N.00°56'51"W. along the east line of said southwest quarter for 987.53 feet to an intersection with the north line of the south half of the northeast quarter of the southeast quarter of the southwest quarter of said section 36; thence S.89°30'43"W. along said north line for 20.45 feet to an intersection with the maintained right of way line of Imperial Street as shown on the Maintained Right of Way maps thereof on file with the Lee County Division of Transportation, and the point of beginning of the herein described parcel of land; thence continue S.89°30'43"W. along said north line for 4.55 feet to an intersection with a line parallel with and 25.00 feet west of as measured at right angles to the east line of the southwest quarter of said Section 36; thence N.00°56'51"W. along said parallel line for 296.84 feet; to an intersection with the aforementioned maintained right of way line; thence along said maintained right of way line for the following described four (4) courses; (1) S.07°39'19"E. for 58.49 feet; (2) thence S.00°15'19"E. for 130.39 feet; (3) thence S.00°48'50"W. for 16.21 feet; (4) thence S.00°48'59"E. for 92.20 feet to the point of beginning.

Date: /4/onzooz

James R. Coleman & Associates, Inc.

Certificate of Authorization Number LB0005983

James R. Coleman

Registered Land Surveyor

Florida Certificate Number LS3205

to a R. Colomon & American Inc.	-		ONZ JANUARY, 2003	.00 M 30845		CL535]
James R. Coleman & Associates, Inc. Land Surveying Consultants 6238 Presidential Court, Unit 2 Fort Myers, Florida 33919							
Phone: (239) 433-2070 Exhibit "A"		OUT		OVSOV		- BY]
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Page <u>/6</u> of <u>/6</u>			-		1		
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Exhibit "B"	James R. Colema.	n & Associates, Inc. Consuitants	10 JAN 2004	308456 ESMT_500
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Exhibit "B"	- James R. Colem	an & Associates, Inc.	10 JAN 2004	308456 ESMT_501
Page _2_ of	Land Surveyin	g Consultants nell Place	2475	SXX 91
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	AND IS NOT TO BE CO 2. THE BEARINGS SHOWN	WSIDERED A SURVEY. HEREON ARE BASED ON THE COORDINATE SYSTEM, WEST	CERTIFICATE OF AUT SUMES R. COLEMAN	# ASSOCIATES, INC. HORIZATION NUMBER LB0005983 DATE ZA JAW ZO
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xhiibit "B"	James R. C	Colemai	n & Associates, Inc.	10 JAN 2004	308456	ESMT_502
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	ZONE (NAD 8.	3 ADJUSTN	IENT).	JAMES R. COLEM		UNIE: - CON

Exhibit "B"	James P C	nlemen & Associator Inc	10 JAN 2004	JOB NO. DRIMME NO. 308456 ESMI503		
age <u>4</u> of <u>4</u>	James R. Coleman & Associates, Inc. Land Surveying Consultants 1459 Cornell Place Fort Upers, Florida 33919 Phone: (239) 433–2070					
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	REPRESENTATION	ITES Ketch is intended to be a graphic of the lands described herewith be considered a survey.) \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	N & ASSOCIATES, INC. TTHORIZATION NUMBER LBOODS93		
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