

**Lee County Board of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20060105-UTL

**1. Action Requested/Purpose:**

Approve final acceptance, by Resolution and recording of one (1) utility easement, as a donation of water and gravity main extensions to provide potable water service, fire protection and sanitary sewer service to *Corkscrew Palms, Phase 2*, a phased commercial development. This is a developer contributed asset project located on the south side of Corkscrew Road approximately 2/3 mile east of South Tamiami Trail.

**2. What Action Accomplishes:**

Places the water and gravity mains into operation and complies with the Lee County Utilities Operations Manual.

**3. Management Recommendation:**

Approval.

**4. Departmental Category: 10 -**

**C10D**

**5. Meeting Date:**

**02-21-2006**

**6. Agenda:**

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

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

- Statute
  - Ordinance
  - Admin. Code
  - Other
- Approval**

**8. Request Initiated:**

Commissioner \_\_\_\_\_  
 Department Public Works  
 Division Utilities  
 By: Rick Diaz, P. E., Utilities Director 2/2/06

**9. Background:**

The Board granted permission to construct on 04/13/04, Blue Sheet #200400304.  
 The installation has been inspected for conformance to the Lee County Utilities Operations Manual.  
 Satisfactory pressure and bacteriological testing of the water main has been completed.  
 Satisfactory closed circuit television inspection of the gravity main has been performed.  
 Record Drawings have been provided.  
 Engineer's Certification of Completion has been provided---copy attached.  
 Project location map---copy attached.  
 Warranty has been provided---copy attached.  
 Waiver of Lien has been provided---copy attached.  
 Certification of Contributory Assets has been provided---copy attached.  
 100% of the connection fees have been paid.  
 Funds for recording fees are available in Account No. OD5360748700.504930.

SECTION 34 TOWNSHIP 46S RANGE 25E DISTRICT #3 COMMISSIONER JUDAH

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<u>J. Lavender</u> Date: <u>2/3/06</u>	N/A	N/A	<u>P.O.</u> <u>T. Osterhout</u> Date: <u>2/2</u>	<u>S. Coovert</u> Date: _____	<u>P.M.</u> <u>2/6/06</u>	<u>2/6/06</u>	<u>2/6/06</u>	<u>2/7/06</u>	<u>J. Lavender</u> Date: <u>2.3.06</u>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: <u>JM</u>
<u>2-6-06</u>
<u>11:23</u>
COUNTY ADMIN FORWARDED TO: <u>JL</u>
<u>2/6/06</u>
<u>11:57</u>

<del>RECEIVED BY COUNTY ADMIN</del>
<del>FORWARDED TO</del>
<del>COUNTY ADMIN</del>
<del>FORWARDED TO</del>
<del>COUNTY ADMIN</del>
<del>RECEIVED BY</del>

Rec. by CoAtty
Date: <u>2/6/06</u>
Time: <u>8:43 AM</u>
Forwarded To: <u>2/6/06</u> <u>10:40 AM</u>

RESOLUTION NO. \_\_\_\_\_

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

WHEREAS, it is the desire of "Corkscrew Palms, LLC", owners of record, to make a contribution to Lee County Utilities of water facilities (a water main extension), and sewer facilities (a gravity main extension), serving **"CORKSCREW PALMS, PHASE 2"**; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of **\$95,925.46** is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner \_\_\_\_\_ who moved for its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes: \_\_\_\_\_ (1)
- Commissioner Douglas St. Cerny: \_\_\_\_\_ (2)
- Commissioner Ray Judah: \_\_\_\_\_ (3)
- Commissioner Tammara Hall: \_\_\_\_\_ (4)
- Commissioner John Albion: \_\_\_\_\_ (5)

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
DEPUTY CLERK

By: \_\_\_\_\_  
TAMMARA HALL, CHAIRWOMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

**BS 20060105**

LETTER OF COMPLETION

DATE: 10/7/2005

Department of Lee County Utilities  
Division of Engineering  
Post Office Box 398  
Fort Myers, FL 33902

Gentlemen:

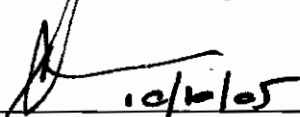
This is to certify that the **water distribution and sanitary sewer systems** located in  
Corkscrew Palms - Phase 2  
(Name of Development/Project)

were designed by me and have been constructed in conformance with:  
**the revised plans, attached and the approved specifications**

Upon completion of the work, we observed the following successful tests of the facilities:  
**Bacteriological Test , Pressure Test(s) - Water Main , TV Inspection, Mandrill - Gravity Main  
and Low Pressure Test(s) - Gravity Main**

Very truly yours,

Samuel W. Marshall, P.E.  
(Owner or Name of Corporation/Firm)



(Signature)

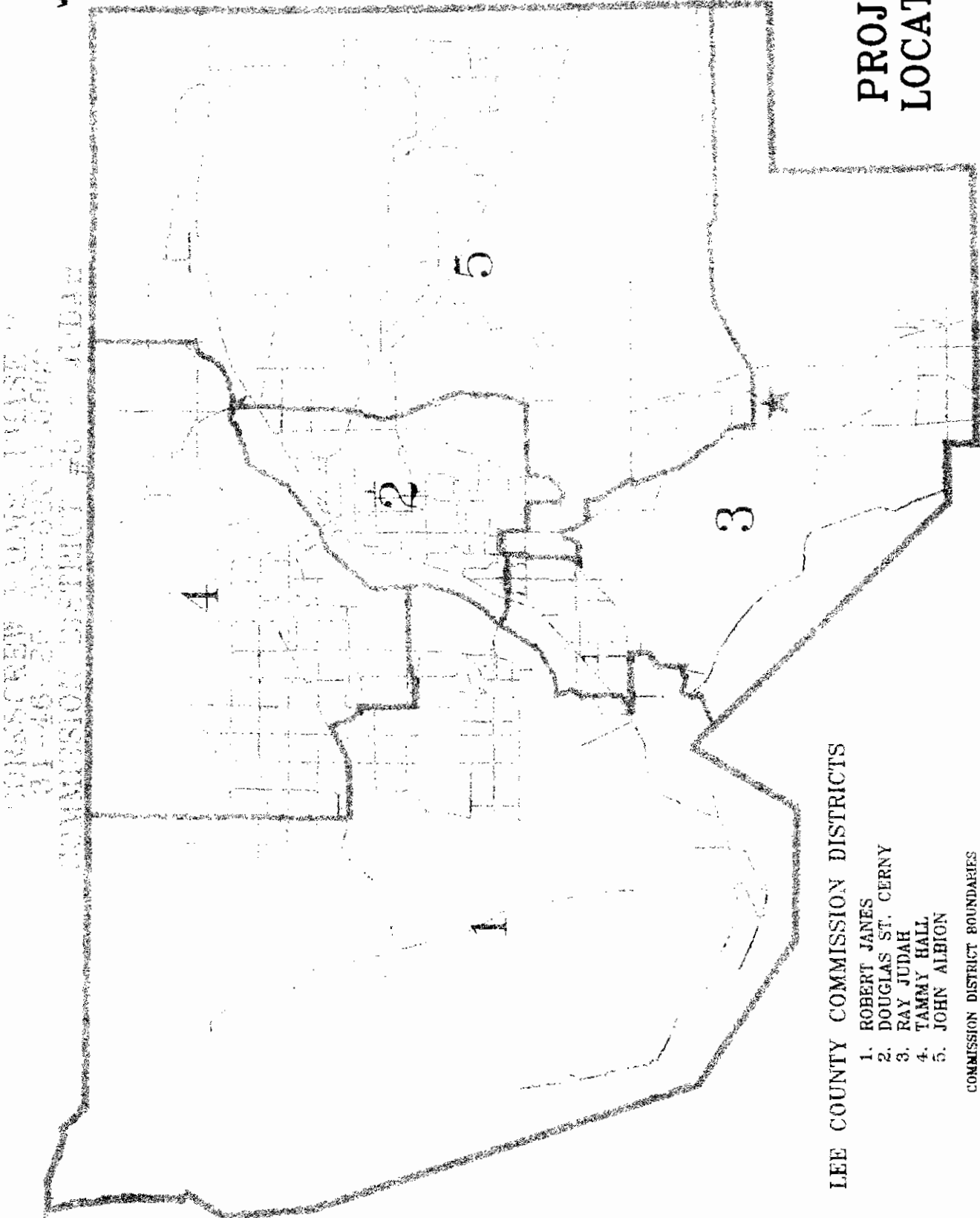
10/10/05  
FLA. PE # 48881

Project Manager  
(Title)

(Seal of Engineering Firm)



# PROJECT LOCATION



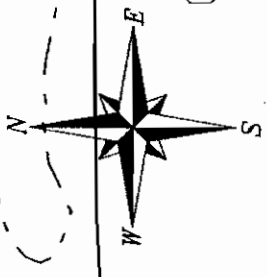
## LEE COUNTY COMMISSION DISTRICTS

- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. TAMMY HALL
- 5. JOHN ALBION

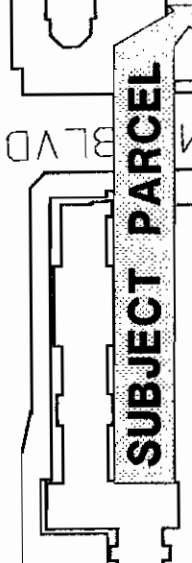
COMMISSION DISTRICT BOUNDARIES  
DECEMBER, 2000

# CORKSCREW PALMS - PHASE 2

COMMISSION DISTRICT #3 - JUDAH



CORKSCREW RD (SR 850)



**SUBJECT PARCEL**

COMMONS BLVD

CORKSCREW PALMS<sup>00011</sup> CIR<sup>9900</sup>

CORKSCREW PALM BLVD

CORALEE AVE  
CORAL

34-46-25-00-00011.0000 9400-9510 CORKSCREW PALMS CIRCLE









I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

*[Handwritten Signature]*  
X

(Signature of Certifying Agent)

Kevin Jensen, President

(Name & Title of Certifying Agent)

Jensen Underground Utilities, Inc.

(Name of Firm or Corporation)

5585 Taylor Road

(Address of Firm or Corporation)

Naples, FL 34109 -

STATE OF FL )

) SS:

COUNTY OF Collier )

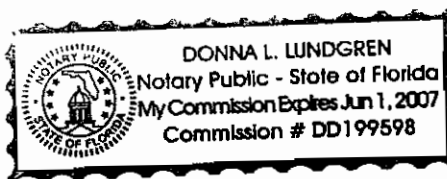
The foregoing instrument was signed and acknowledged before me this 27<sup>th</sup> day of July 2005 by Kevin Jensen who is personally known to me - \_\_\_\_\_, and who did not take an oath.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Printed Name of Notary Public

\_\_\_\_\_  
Notary Commission Number

(NOTARY SEAL)



**CERTIFICATION OF CONTRIBUTORY ASSETS**

**PROJECT NAME:** Corkscrew Palms Phase II

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**STRAP NUMBER:** 34-46-25-00-00011.0000

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**LOCATION:** 9400 - 9510 Corkscrew Palms Circle  
Esterro, FL 33928

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**OWNER'S NAME:** Corkscrew Palms, LLC

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**OWNER'S ADDRESS:** 9150 Galleria Ct., Suite 100

---

**OWNER'S ADDRESS:** Naples, FL 34109-

---

TYPE UTILITY SYSTEM: SANITARY SEWER

(Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

**DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES**

<u>ITEM</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
MANHOLE		2.0	EA	\$2,760.00	\$5,520.00
PVC SDR-26	8"	400.0	LF	\$22.00	\$8,800.00
SINGLE SEWER SERVICE W/CLEANOUT	6"	4.0	EA	\$1,154.00	\$4,616.00
<b>TOTAL</b>					<b>\$18,936.00</b>

Please list each element of the system from the drop-down list provided.  
(If more space is required, use additional forms(s).)

RECEIVED AUG - 1 2005

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

X

(Signature of Certifying Agent)

Kevin Jensen, President

(Name & Title of Certifying Agent)

Jensen Underground Utilities, Inc.

(Name of Firm or Corporation)

5585 Taylor Road

(Address of Firm or Corporation)

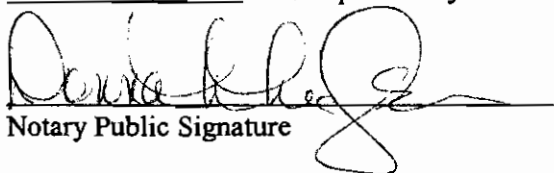
Naples, FL 34109 -

STATE OF FL )

) SS:

COUNTY OF Collier )

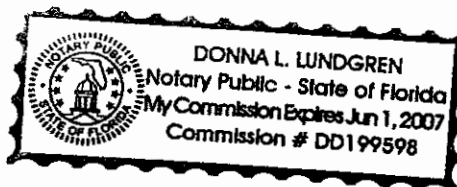
The foregoing instrument was signed and acknowledged before me this 27 th day of July, 2005 by Kevin Jensen who is personally known to me - \_\_\_\_\_, and who did not take an oath.

  
Notary Public Signature

Donna L. Lundgren  
Printed Name of Notary Public

\_\_\_\_\_  
Notary Commission Number

(NOTARY SEAL)





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



FDOR10240300  
 DR-219  
 R. 07/98

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

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

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

34462500000110000

2. Mark (x) all that apply  
 Multi-parcel transaction?  Transaction is a split or cutout from another parcel?  Property was improved with building(s) at time of sale/transfer?

3. Grantor (Seller): **BS 20060105 EASEMENT: CORKSCREW PALMS, LLC**  
 Last First MI Corporate Name (if applicable)  
**9150 GALLERIA CT NAPLES FL 34109**  
 Mailing Address City State Zip Code Phone No.

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

5. Date of Sale/Transfer: **2 / 21 / 2006** \$ **10,000.00** Property Located In **Lee**  
 Month Day Year Sale/Transfer Price (Round to the nearest dollar.)

6. Type of Document  Contract/Agreement for Deed  Other  Warranty Deed  Quit Claim Deed  
 7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: **00**  
 (Round to the nearest dollar.) \$

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES  /  NO

9. Was the sale/transfer financed? YES  /  NO If "Yes", please indicate type or types of financing:  
 Conventional  Seller Provided  Agreement or Contract for Deed  Other

10. Property Type: Residential  Commercial  Industrial  Agricultural  Institutional/Miscellaneous  Government  Vacant  Acreage  Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES  /  NO \$ **00**  
 \$ **70**

12. Amount of Documentary Stamp Tax

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES  /  NO  
 Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge  
 Signature of Grantor or Grantee or Agent *[Signature]* Date **2/2/06**

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

<p>To be completed by the Clerk of the Circuit Court's Office</p> <p><b>This copy to Property Appraiser</b></p> <p>O. R. Book and Page Number and File Number <input type="text"/></p> <p>Date Recorded <input type="text"/></p> <p>Month Day Year</p>	<p>Clerks Date Stamp</p>
--	--------------------------

**This copy to Property Appraiser**



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



FDOR10240300  
 DR-219  
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

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

0 1 2 3 4 5 6 7 8 9      0123456789  
**34462500000110000**

2. Mark (x) all  
 that apply

Multi-parcel  
 transaction? →

Transaction is a split  
 or cutout from  
 another parcel? →

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

3. Grantor (Seller):

**BS 20060105**

**EASEMENT:**

**CORKSCREW PALMS, LLC**

Last Mailing Address  
**9150 GALLERIA CT**

First City MI  
**NAPLES FL**

Corporate Name (if applicable)  
**34109**

4. Grantee (Buyer):

Last Mailing Address  
**RICK DIAZ, P.E. UTIL. DIRECTOR**

City State Zip Code  
**FOR LEE CO. FL 33902**

Phone No.  
**BD. OF CO. COMMISSIONERS**

Last Mailing Address  
**P. O. BOX 398**

First City MI  
**FT. MYERS FL**

Corporate Name (if applicable)  
**33902 (239) 4798181**

5. Date of Sale/Transfer

**2 21 2006**  
 Month Day Year

**\$ \$10**  
 Sale/Transfer Price

City State Zip Code  
**FL 33902**

Phone No.  
**46**

**. 00**  
 Property Located In

**46** County Code

6. Type of Document

Contract/Agreement  
 for Deed

Other

7. Are any mortgages on the property? If "Yes",  
 outstanding mortgage balance:

YES

NO

Warranty  
 Deed

Quit Claim  
 Deed

(Round to the nearest dollar.) **\$ . 00**

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer

such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights?  
 Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES

NO

9. Was the sale/transfer financed? YES

NO If "Yes", please indicate type or types of financing:

Conventional

Seller Provided

Agreement or  
 Contract for Deed

Other

10. Property Type:

Residential

Commercial

Industrial

Agricultural

Institutional/  
 Miscellaneous

Government

Vacant

Acreage

Timeshare

Mark (x) all  
 that apply

11. To the best of your knowledge, was personal property  
 included in the sale/transfer? If "Yes", please state the  
 amount attributable to the personal property. (Round to the nearest dollar.)

YES

NO

\$

Cents

**. 00**

12. Amount of Documentary Stamp Tax

\$

**0.70**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES

NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer his/her declaration is based on all information of which he/she has any knowledge

Signature of Grantor or Grantee or Agent

Date

**2/2/06**

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA

To be completed by the Clerk of the Circuit Court's Office		Clerks Date Stamp	
<b>This copy to Department of Revenue</b>			
O. R. Book and Page Number and File Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
Date Recorded	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Month	Day	Year

**This copy to Department of Revenue**

**TO: RECORDERS OFFICE**

**PLEASE PUT MY NAME ON THE ATTENTION LINE:**

*Sue Gullledge*

---

**CHARGE TO:                    *LEE COUNTY UTILITIES -  
LCU 500283***

**ACCOUNT NO.                *OD5360748700.504930***

**PROJECT NAME:            *"CORKSCREW PALMS, PH 2"***

**GRANTOR :                    *"CORKSCREW PALMS, LLC"***

**BLUE SHEET NO.         *"20060105-UTL"***

**THANK YOU.**

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

Strap Number:

34-46-25-00-00011.0000

LCU 500283

THIS SPACE RESERVED FOR RECORDING

### **GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 20 06, by and between Corkscrew Palms, LLC, Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political sub-division of the State of Florida, hereinafter referred to as GRANTEE.

#### **WITNESSETH:**

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

BS 20060105-UTL

3. The public utility easement will not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures may not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents will remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free from any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the right, title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, agrees to assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3. within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE will have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be

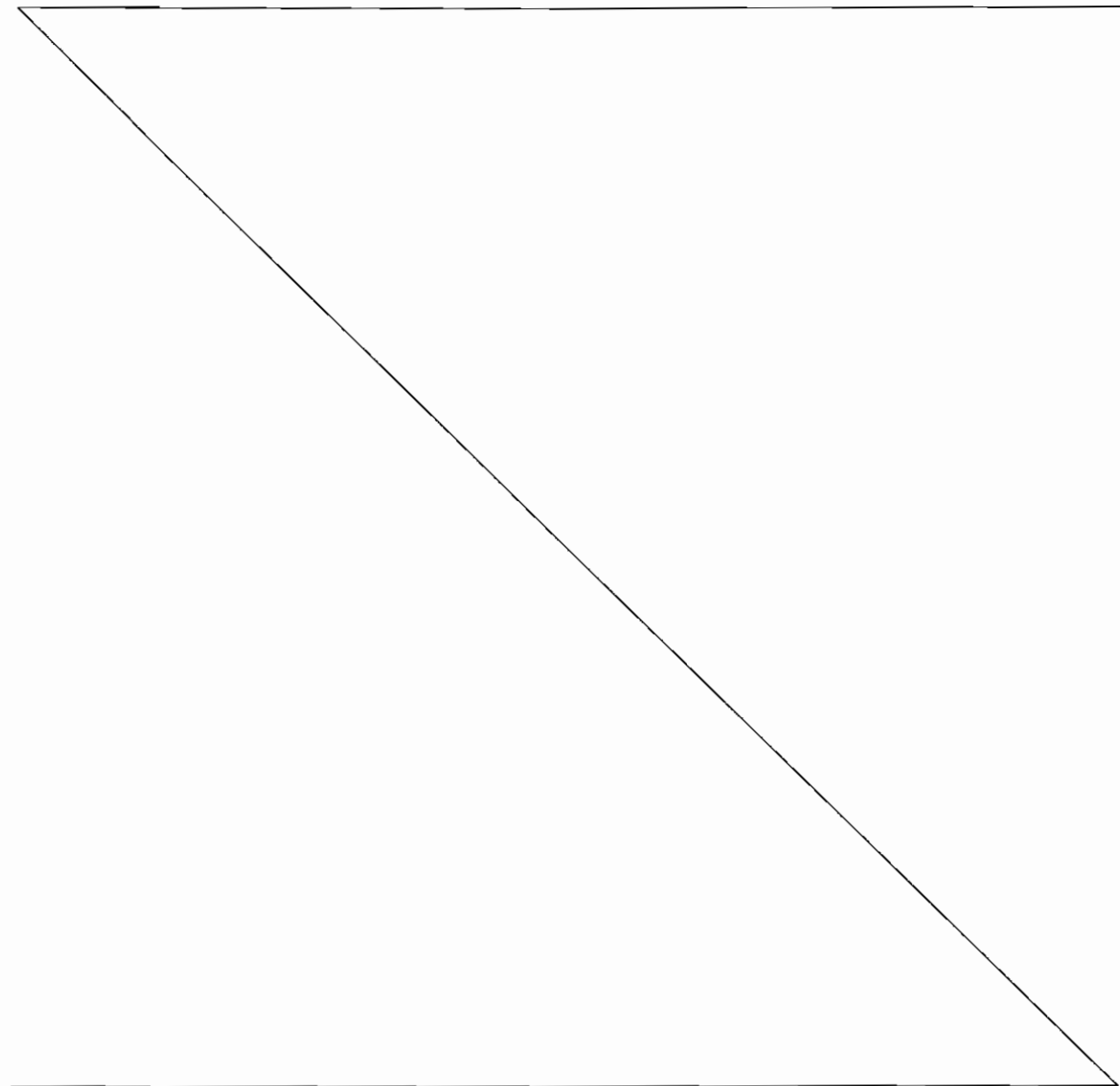


restored by GRANTEE, to the condition in which it existed prior to the damage, as is reasonably practicable.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes.

10. This easement will be binding upon the parties hereto, their successors in interest and any assigns.

(Balance of Page Left Intentionally Blank)



IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

[Signature]  
[1<sup>st</sup> Witness' Signature]

BRAD GUARINO  
[Type or Print Name]

[Signature]  
[2<sup>nd</sup> Witness' Signature]

ANDREA D'JAMOOS  
[Type or Print Name]

BY: [Signature]  
[Signature Grantor's/Owner's]

Joseph E. D'Jamoos  
[Type or Print Name]

Managing Member  
[Title]

STATE OF FLORIDA  
COUNTY OF FL

The foregoing instrument was signed and acknowledged before me this 18<sup>th</sup> day of July 2005, by ↓ who produced the following as identification Joseph D'Jamoos or is personally know to me, and who did/did not take an oath.

[stamp or seal]



LORI D. CONRAD  
MY COMMISSION # DD 398940  
EXPIRES: May 1, 2009  
Bonded Thru Budget Notary Services

[Signature]  
[Signature of Notary]

LORI D. CONRAD  
[Typed or Printed Name]

Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Tammara Hall, Chairwoman

APPROVED AS TO FORM

BY: \_\_\_\_\_  
Office of the County Attorney

# Banks Engineering, Inc.

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

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

## (LEE COUNTY UTILITY EASEMENT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

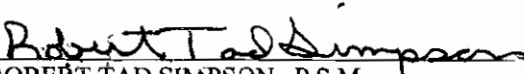
**BEGINNING** AT THE SOUTHWEST CORNER OF A SANITARY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4235 AT PAGE 2517, OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE N.89°36'17"E. ALONG THE SOUTH LINE OF SAID EASEMENT FOR 20.00 FEET; THENCE S.00°23'43"E. FOR 184.89 FEET; THENCE N.89°36'17"E. FOR 504.00 FEET; THENCE N.00°23'43"W. FOR 168.46 FEET TO AN INTERSECTION WITH THE PROLONGATION OF THE SOUTHERLY MOST LINE OF WATER EASEMENT "B" AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK AT PAGE 2517; THENCE N.89°36'17"E. ALONG SAID PROLONGATION FOR 20.00 FEET; THENCE S.00°23'43"E. FOR 62.29 FEET; THENCE N.89°36'17"E. FOR 66.50 FEET; THENCE N.00°23'43"W. FOR 96.83 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SANITARY EASEMENT ; THENCE N.89°36'17"E. ALONG SAID SOUTH LINE FOR 20.00 FEET; THENCE S.00°23'43"E. FOR 96.83 FEET; THENCE N.89°36'17"E. FOR 28.50 FEET; THENCE S.00°23'43"E. FOR 20.00 FEET; THENCE S.89°36'17"W. FOR 28.50 FEET; THENCE S.00°23'43"E. FOR 101.66 FEET; THENCE S.89°36'17"W. FOR 20.00 FEET; THENCE N.00°23'43"W. FOR 101.66 FEET; THENCE S.89°36'17"W. FOR 66.50 FEET; THENCE S.00°23'43"E. FOR 106.16 FEET; THENCE S.89°36'17"W. FOR 12.49 FEET; THENCE S.00°23'43"E. FOR 15.92 FEET; THENCE S.89°36'17"W. FOR 30.06 FEET; THENCE S.00°23'43"E. FOR 56.25 FEET; THENCE S.89°36'17"W. FOR 20.00 FEET; THENCE N.00°23'43"W. FOR 72.17 FEET; THENCE S.89°36'17"W. FOR 325.11 FEET; THENCE S.00°23'27"E. FOR 37.00 FEET; THENCE S.89°36'17"W. FOR 20.00 FEET; THENCE N.00°23'27"W. FOR 37.00 FEET; THENCE S.89°36'17"W. FOR 116.34 FEET; THENCE S.00°23'43"E. FOR 8.50 FEET; THENCE S.89°36'17"W. FOR 20.00 FEET; THENCE N.00°23'43"W. FOR 8.50 FEET; THENCE S.89°36'17"W. FOR 42.41 FEET; THENCE S.00°23'43"E. FOR 14.07 FEET; THENCE N.90°00'00"W. FOR 20.00 FEET; THENCE N.00°23'43"W. FOR 13.93 FEET; THENCE S.89°36'17"W. FOR 49.98 FEET; THENCE S.00°23'43"E. FOR 37.00 FEET; THENCE S.89°36'17"W. FOR 23.61 FEET; THENCE N.00°23'43"W. FOR 239.00 FEET TO AN INTERSECTION WITH THE PROLONGATION OF THE SOUTH LINE OF WATER EASEMENT "A" AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK AT PAGE 2517; THENCE N.89°36'17"E. ALONG SAID PROLONGATION FOR 20.00 FEET ; THENCE S.00°23'43"E. FOR 139.00 FEET; THENCE N.89°36'17"E. FOR 40.23 FEET; THENCE S.00°23'43"E. FOR 20.00 FEET; THENCE S.89°36'17"W. FOR 40.23 FEET; THENCE S.00°23'43"E. FOR 23.00 FEET; THENCE N.89°36'17"E. FOR 116.00 FEET; THENCE N.00°23'43"W. FOR 184.89 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 0.81 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE EAST 3/4 OF THE NORTH 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING N.01°07'48"W.

DESCRIPTION PREPARED: AUGUST 1<sup>ST</sup>, 2005

  
ROBERT TAD SIMPSON, P.S.M.  
FLORIDA CERTIFICATION NO. 5559

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**SHEET 1 OF 2**

# SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA  
(LEE COUNTY UTILITY EASEMENT)

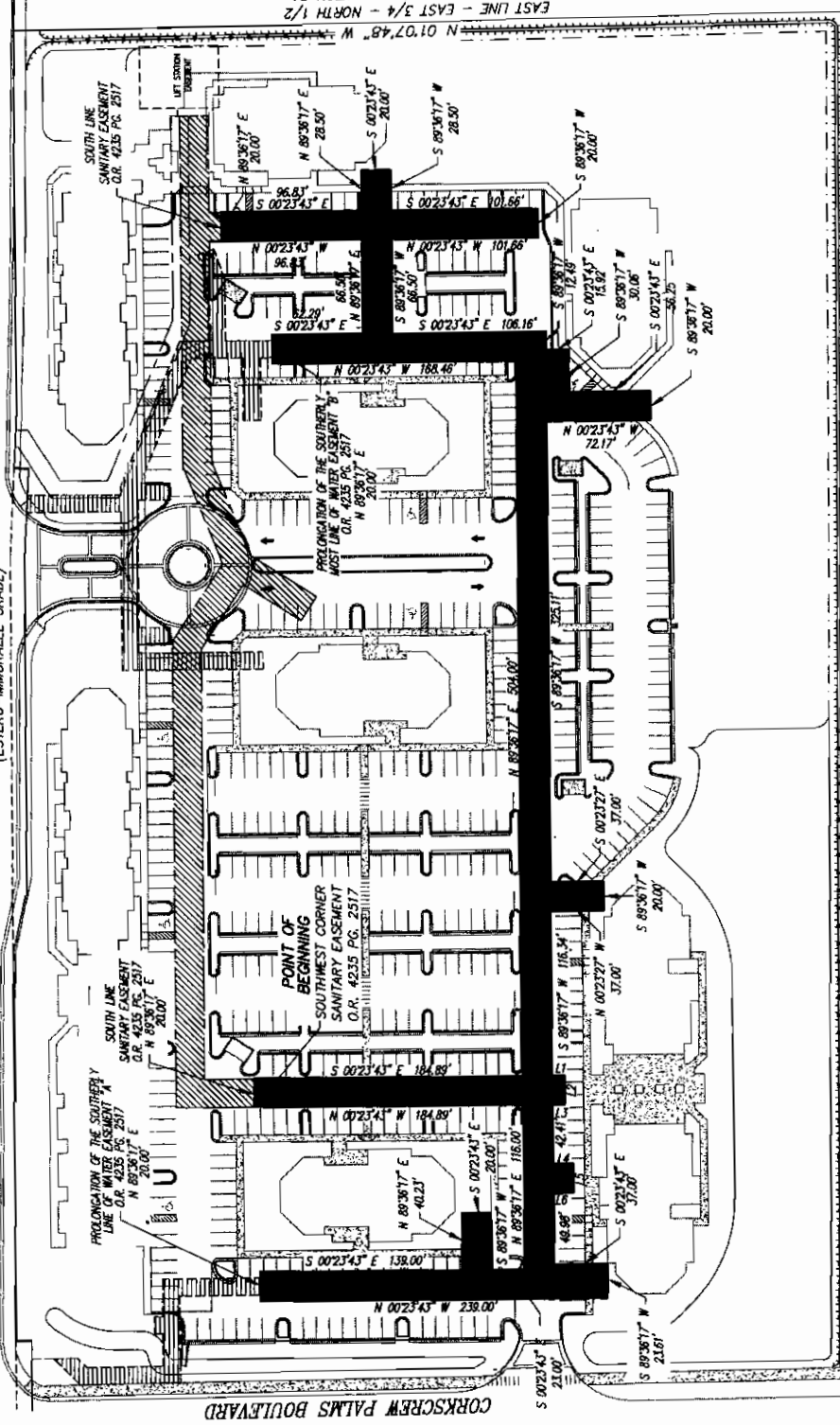
## NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS ARE BASED ON THE EAST LINE OF THE EAST 3/4 OF THE NORTH 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST AS BEARING N 01°D7'48" W



1" = 100'

**CORKSCREW ROAD**  
(ESTERO-MANOKALEE GRADE)



## LEGEND:

- P.B. INDICATES PLAT BOOK LEE COUNTY PUBLIC RECORDS
- O.R. INDICATES OFFICIAL RECORDS BOOK
- P.C. INDICATES PAGE
- ☉ INDICATES CENTERLINE
- NO. INDICATES NUMBER
- INDICATES LINE TABLE NUMBER

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°23'43" E	8.50'
L2	S 89°36'17" W	20.00'
L3	N 00°23'43" W	8.50'
L4	S 00°23'43" E	14.07'
L5	N 90°00'00" W	20.00'
L6	N 00°23'43" W	13.93'

SEE SHEET 1 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

**THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY**

*Robert Tab Simpson*  
ROBERT TAB SIMPSON  
REGISTERED LAND SURVEYOR FOR  
FLORIDA CERTIFICATION NO. 5689  
DATE SIGNED: 10-18-2004  
— THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 8-01-05  
SHEET 2 OF 2

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S:\LABS\120X\1234\SURVEY\DESCRIPTIONS\1234\_PH2\_LCUE\_DESC\_SKT.dwg