

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

Blue Sheet No. 20060122-UTL

**1. Action Requested/Purpose:**

Approve final acceptance, by Resolution and recording of one (1) utility easement, as a donation of a force main extension to provide sanitary sewer service to *Bella Terra*, a phased residential development. This is a developer contributed asset project known as the *Bella Terra Off-site Force Main Extension, Phase 1* and is located along Corkscrew Road approximately 3 1/4 miles east of South Tamiami Trail.

**2. What Action Accomplishes:**

Places the force main into operation and complies with the Lee County Utilities Operations Manual.

**3. Management Recommendation:**

Approval.

**4. Departmental Category: 10 -**

**CIOE**

**5. Meeting Date:**

**02-21-2006**

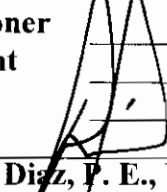
**6. Agenda:**

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

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

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

**8. Request Initiated:**

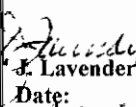
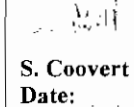
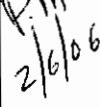
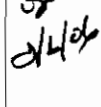
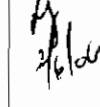
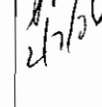
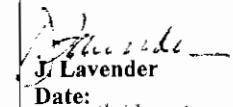
Commissioner \_\_\_\_\_  
 Department \_\_\_\_\_ Public Works  
 Division \_\_\_\_\_ Utilities  
 By:  **2/2/06**  
 Rick Diaz, P. E., Utilities Director

**9. Background:**

The Board granted permission to construct on 06/15/04, Blue Sheet #200400668.  
 The installation has been inspected for conformance to the Lee County Utilities Operations Manual.  
 Satisfactory pressure testing of the force main has been completed.  
 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.  
 Once the necessary acquisitions for the Corkscrew Road widening have been completed, the developer will proceed with Phase 2, which consists of replacing the 8" segments of force main with 12" diameter pipeline.  
 Funds for recording fees are available in Account No. OD5360748700.504930.



SECTION 20 TOWNSHIP 46S RANGE 26E 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.	
 J. Lavender Date: 2/2/06	N/A	N/A	N.O. T. Osterhout Date: 2/2	 S. Coovert Date: 2/2/06	 P.M. 2/6/06	 J.H. 2/4/06	 M. 2/6/06	 Mgr. 2/2/06	 J. Lavender Date: 2/3/06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: 
2-6-06
11:23
COUNTY ADMIN FORWARDED TO: 
2/6/06
11 AM

Rec. by CoAtty
Date: 2/6/06
Time: 8:45 AM
Forwarded To:
2/6/06
10:40 AM

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

WHEREAS, it is the desire of "Habitat Lakes, LLC", owners of record, to make a contribution to Lee County Utilities of sewer facilities (force main extension), serving "**BELLA TERRA OFF-SITE FORCE MAIN EXTENSION, PHASE 1**"; 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 **\$359,678.70** 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 20060122**

COPY

LETTER OF COMPLETION

DATE: 10/26/2004

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

Gentlemen:

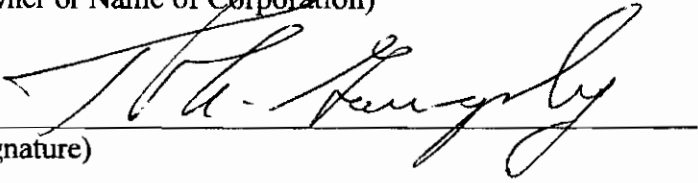
This is to certify that the **sanitary sewer** system located in  
BELLA TERRA: OFF-SITE SEWER FORCE MAIN - PHASE 1  
(Name of Development)

was designed by me and has been constructed in conformance with:  
**the approved plans and the approved specifications**

Upon completion of the work, we observed the following successful tests of the facilities:  
**Pressure Test(s) - Force Main**

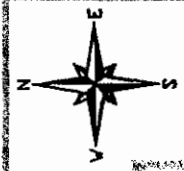
Very truly yours,

R. A. Gonzalez, P.E. 14629 - Banks Engineering, Inc.  
(Owner or Name of Corporation)

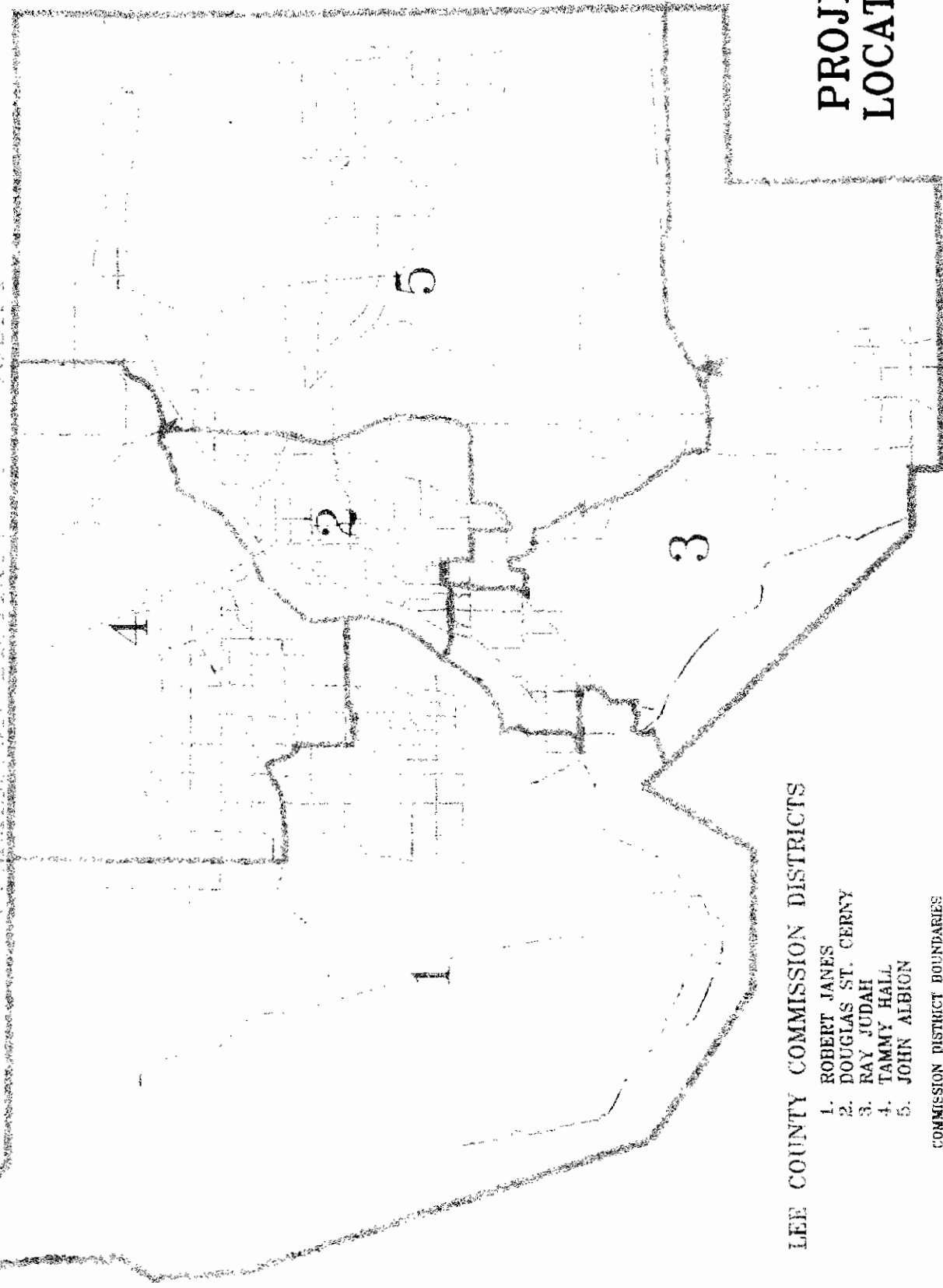
  
(Signature)

Engineering Director  
(Title)

(Seal of Engineering Firm)



LEE COUNTY COMMISSION DISTRICTS



# PROJECT LOCATION

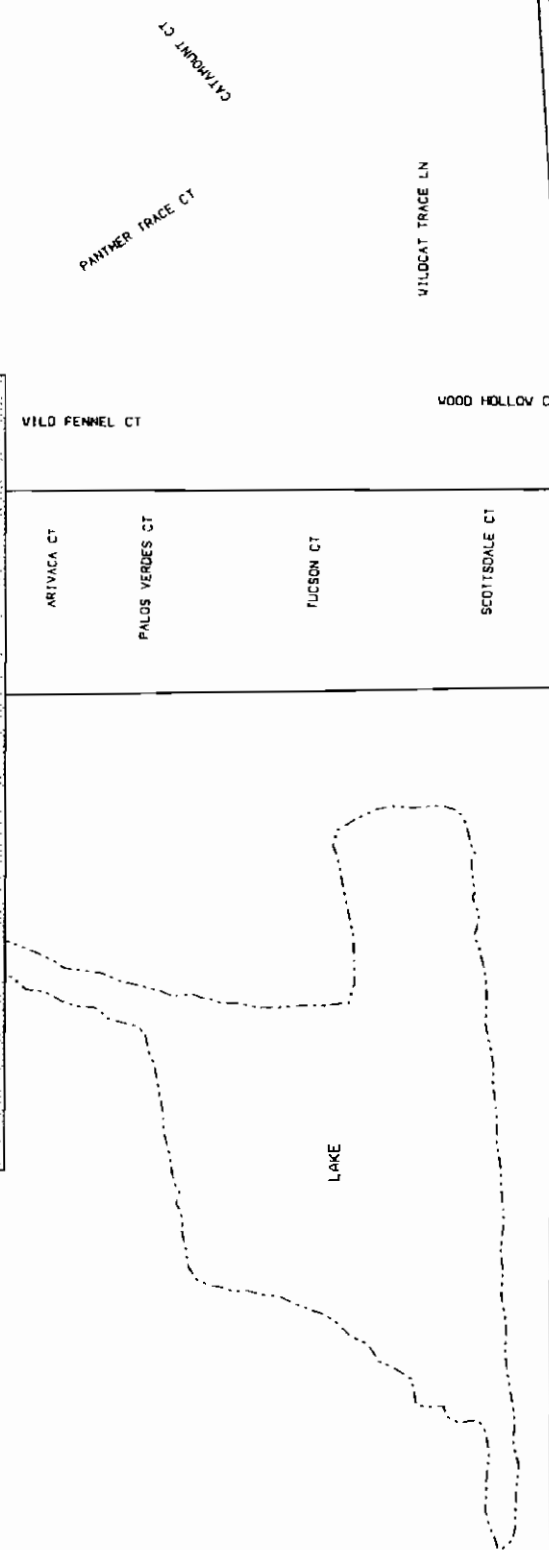
## LEE COUNTY COMMISSION DISTRICTS

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

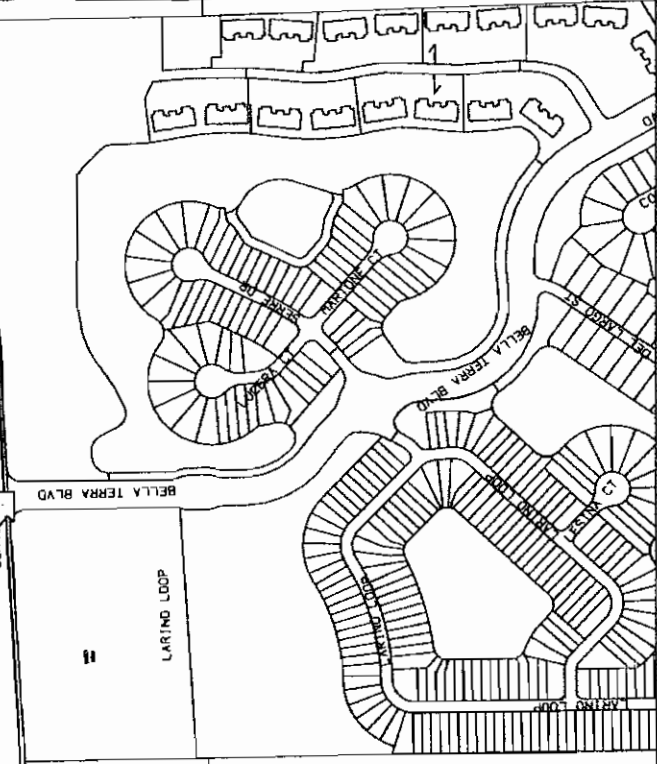
COMMISSION DISTRICT BOUNDARIES  
DECEMBER 2000

**BELLA TERRA OFF-SITE FORCE MAIN EXTENSION**

**COMMISSION DISTRICT #3 - JUDAH**



**SUBJECT PARCELS**



**20-46-26-01-000C1.0000 & 20-46-26-01-000F1.0000 CORKSCREW ROAD**









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)

Brenda K. Merchant

(Name & Title of Certifying Agent)

Haleakala Construction, Inc.

(Name of Firm or Corporation)

5758 Taylor Road

(Address of Firm or Corporation)

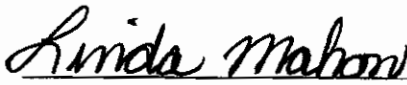
Naples, FL 34109 - 1829

STATE OF FL )

) SS:

COUNTY OF Collier )

The foregoing instrument was signed and acknowledged before me this 18<sup>th</sup> day of January, 2006 by Brenda K. Merchant who is personally known to me - \_\_\_\_\_, and who did not take an oath.



Notary Public Signature

Linda Mahon

Printed Name of Notary Public

DD177119

Notary Commission Number



**Linda Mahon**  
Commission #DD177119  
Expires: Feb 21, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

(NOTARY SEAL)

RECEIVED JAN 23 2006



**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) → 20462600000010020

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 20060122 EASEMENT: CYPRESS SHADOW DEVELOPMENT, LLC**  
 Last First MI Corporate Name (if applicable)  
**780 NW LEJEUNE RD-#616 MIAMI FL 33126**  
 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) 798181**  
 Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer 2 / 21 / 2006 \$ \$10,000 Property Located In Lee  
 Month Day Year (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  
 12. Amount of Documentary Stamp Tax \$ 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 [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

To be completed by the Clerk of the Circuit Court's Office	Clerks Date Stamp
<b>This copy to Property Appraiser</b>	
O. R. Book and Page Number and File Number	
Date Recorded	

**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

20462600000010020

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 20060122 EASEMENT: CYPRESS SHADOW DEVELOPMENT, LLC

Last      First      MI      FL      Corporate Name (if applicable)  
780 NW LEJEUNE RD-#616

MIAMI

FL

33126

4. Grantee (Buyer): RICK DIAZ, P.E. UTIL. DIRECTOR FOR LEE CO. BD. OF CO. COMMISSIONERS

Last      First      MI      FL      Corporate Name (if applicable)  
P. O. BOX 398

FT. MYERS

FL

33902

2394798181

5. Date of Sale/Transfer

2      21      2006  
 Month      Day      Year

\$

Sale/Transfer Price

\$10

. 00

Property Located In

46

County Code

(Round to the nearest dollar.)

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:  
 Mark (x) all that apply

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

\$

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/her 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	
Date Recorded	
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: "BELLA TERRA OFF-SITE FM EXT"**

**GRANTOR : "CYPRESS SHADOW DEVELOP."**

**BLUE SHEET NO. "20060122-UTL"**

**THANK YOU.**

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

Strap Number:

20-46-26-00-00001.0020

LCU 500283

THIS SPACE RESERVED FOR RECORDING

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

THIS INDENTURE is made and entered into this \_\_\_ day of \_\_\_\_\_  
2006 by and between Cypress Shadow Development, 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 20060122-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.

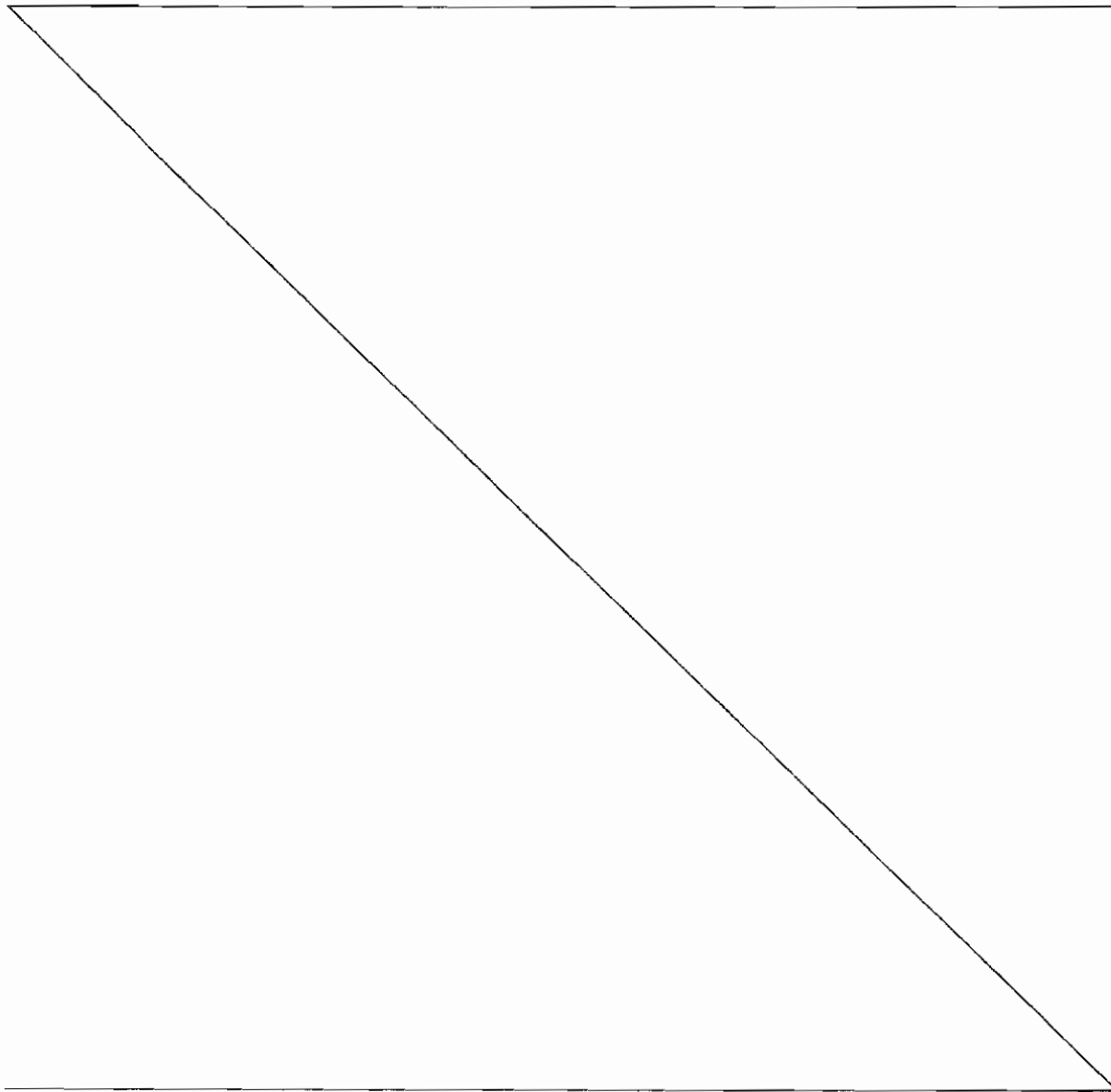
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment 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.

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

MELISSA GUEVARA  
[Type or Print Name]

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

CHRIS MAYOR  
[Type or Print Name]

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

Reynaldo Mayor  
[Type or Print Name]

Managing Member  
[Title]

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was signed and acknowledged before me this 14<sup>th</sup> day of October 2004, by Reynaldo Mayor, Managing Member who produced the following as identification \_\_\_\_\_ or is personally know to me, and who did/did not take an oath.

[stamp or seal]

Melissa Guevara  
[Signature of Notary]

MELISSA GUEVARA  
[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

HOLMES BEACH ♦ PORT CHARLOTTE

DESCRIPTION  
OF  
A TRACT OR PARCEL OF LAND  
LYING IN  
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

## (WATERMAIN EASEMENT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

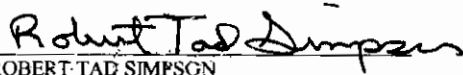
**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N.01°10'24"W., ALONG THE WEST LINE OF SAID FRACTION FOR 178.83 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.01°10'24"W., ALONG SAID WEST LINE FOR 11.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 210 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4556, AT PAGES 982 THROUGH 985 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N.61°46'59"E. ALONG SAID PARCEL LINE FOR 216.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2220.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID PARCEL LINE THROUGH A CENTRAL ANGLE OF 24°45'24" FOR 959.23 FEET; THENCE N.86°32'23"E. ALONG SAID PARCEL LINE FOR 1527.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID FRACTION, THE SAME BEING A POINT OF INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2232, AT PAGES 3955 THROUGH 3957 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.01°09'48"E. ALONG SAID EAST AND WEST LINES FOR 13.14 FEET; THENCE N.48°27'37"W. FOR 4.43 FEET TO A POINT OF INTERSECTION WITH A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) WITH SAID SOUTHERLY LINE OF PARCEL 210 ; THENCE S.86°32'23"W. ALONG SAID PARALLEL LINE FOR 1523.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2210.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID PARALLEL LINE THROUGH A CENTRAL ANGLE OF 24°45'24.0" FOR 954.91 FEET; THENCE S.61°46'59"W. ALONG SAID PARALLEL LINE FOR 221.56 FEET TO THE **POINT OF BEGINNING**.

BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST BEARS N.01°10'24"W. THE AVERAGE SCALE FACTOR IS 0.99994998.

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

PARCELS CONTAIN 0.62 ACRES, MORE OR LESS.

DESCRIPTION PREPARED ON JULY 21, 2005.

  
ROBERT TAD SIMPSON  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5559

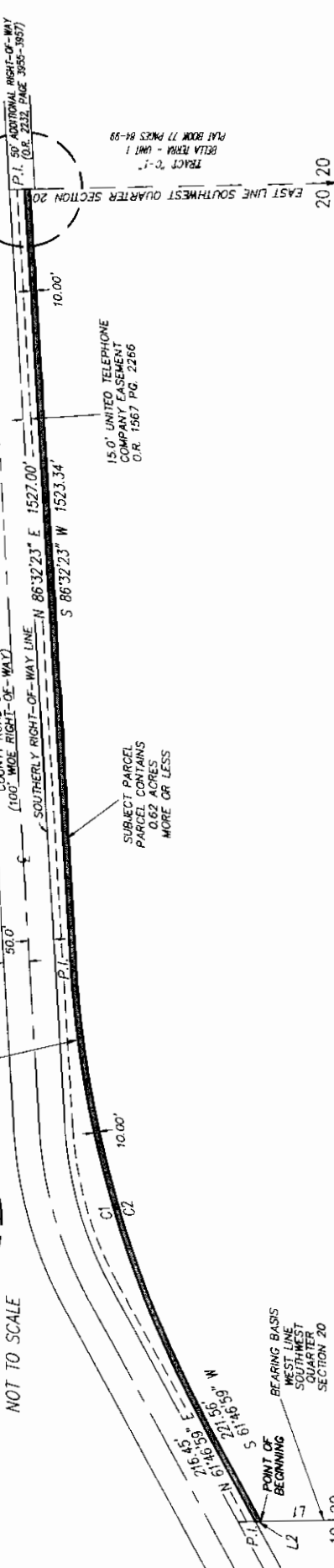
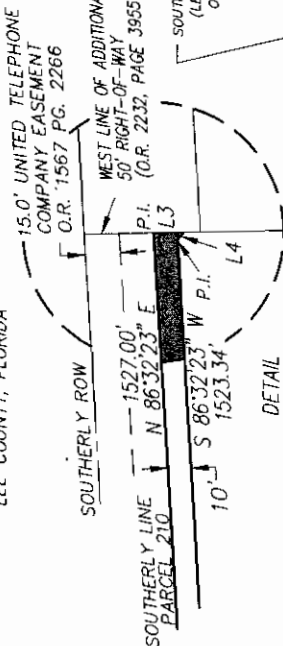
# SKETCH OF DESCRIPTION

CYPRESS SHADOW DEVELOPMENT

**Hanka Engineering, Inc.**

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS  
 FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690  
 10611 SIX MILE CYPRESS PARKWAY - SUITE 101  
 FORT MYERS, FLORIDA 33912  
 (239) 939-6490

A PARCEL OF LAND LYING IN  
 SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST,  
 LEE COUNTY, FLORIDA



## LEGEND:

- ☉ INDICATES CENTERLINE
- C1 INDICATES NUMBER ONE OF THE CURVE TABLE
- L1 INDICATES NUMBER ONE OF THE LINE TABLE
- O.R. INDICATES OFFICIAL RECORD BOOK
- PG. INDICATES PAGE
- PGS. INDICATES PAGES
- P.I. INDICATES POINT OF INTERSECTION
- ROW INDICATES RIGHT-OF-WAY

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°10'24" W	178.83'
L2	N 01°10'24" W	11.23'
L3	S 01°09'48" E	13.14'
L4	N 48°27'37" W	4.43'

## CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2220.00	24°45'24"	959.23'	951.78'	N 74°09'41" E
C2	2210.00	24°45'24"	954.91'	947.50'	S 74°09'41" W

## 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 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEARING N 01°10'24" W.

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

