

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

**Blue Sheet No. 20050151**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve the Resolution of Necessity for the acquisition and condemnation of parcels required for the Gladiolus Drive Widening Project, No. 4083.

**WHY ACTION IS NECESSARY:** The Board must formally approve the Resolution of Necessity prior to proceeding with condemnation of parcels necessary for the project.

**WHAT ACTION ACCOMPLISHES:** Allows the County to proceed with condemnation, if necessary, so parcels can be acquired for the Gladiolus Drive Widening Project, No. 4083.

**2. DEPARTMENTAL CATEGORY:  
COMMISSION DISTRICT #**

*A12a*

**3. MEETING DATE:**

*2-22-05*

**4. AGENDA:**

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:  
(Specify)**

- STATUTE *73,74,125,127*
- ORDINANCE
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT *County Attorney*
- C. DIVISION *Litigation*
- BY: *John Renner*  
Chief Assistant County Attorney

**7. BACKGROUND:**

The Gladiolus Drive Widening Project will improve Gladiolus Drive from Winker Road to Pine Ridge Road, in Fort Myers, by constructing a four and six-lane divided roadway, with sidewalks, stormwater drainage and utilities.

Approval of the Resolution of Necessity is required should condemnation proceedings be necessary for the acquisitions of parcels required for the project.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
			<i>Co. Lands</i>			<i>Agm 2/10/05</i>			
			<i>[Signature]</i>		OA	OM	Risk	GC	
					<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *[Signature]*  
Time:  
Forwarded To:

FORWARDED TO CO. BOARD  
*2/9/05*

RECEIVED BY  
COUNTY ADMIN: *[Signature]*  
*2/9/05*  
230  
COUNTY ADMIN  
FORWARDED TO: *[Signature]*  
*2/10/05*  
*[Signature]*

**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:**

The Capital Improvement Project provides for the construction of the Gladiolus Drive Widening, Project No. 4083, extending from Winkler Road to Pine Ridge Road in Fort Myers.

**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" are necessary for the Gladiolus Drive Widening Project and are 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, improve Gladiolus Drive to a four/six-lane divided roadway, with sidewalk, storm water drainage and utilities. Exhibit "A" consists of Parcels 39, 67, 68, 69, and 83.

**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 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 the fee simple interest in the properties described in Exhibit "A" for the above described public use or purpose.

**Resolution of Necessity**

**Gladiolus Drive Widening, Project No. 4083**

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote was as follows:

Robert P. Janes	_____
Douglas St. Cerny	_____
Ray Judah	_____
Tammy Hall	_____
John E. Albion	_____

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Chairman

APPROVED AS TO FORM:

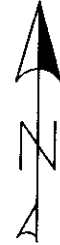
\_\_\_\_\_  
Office of County Attorney

# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN LOTS 2, 3, & 4, BLOCK F, HARLEM HEIGHTS  
SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 39

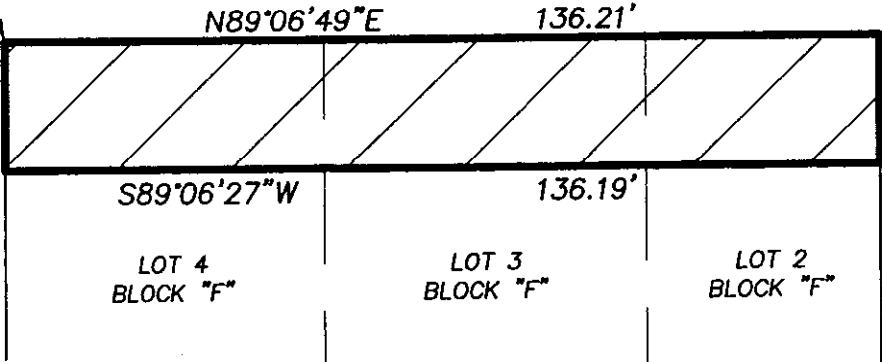
GLADIOLUS DRIVE (CR-865)



P.O.B.  
NW CORNER  
OF LOT 4  
BLOCK F

DELTA MEADOWS  
PLAT BOOK 58  
PAGE 53

N01°07'34"W  
20.01'



20.00'  
S01°03'31"E

HAIGE DRIVE

32-45-24-01-0000F.0010  
TOTAL AREA = 520,111 SQ. FT., 11.94 AC.±

**DESCRIPTION:**

A PARCEL OF LAND SITUATED IN LOTS 2, 3, AND 4, BLOCK F, HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2187, PAGE 3103, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE RUN N89°06'49"E, A DISTANCE OF 136.21 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (100-FOOT WIDE) TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HAGIE DRIVE; THENCE RUN S01°03'31"E, A DISTANCE OF 20.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE RUN S89°06'27"W, A DISTANCE OF 136.19 FEET ALONG A LINE RUNNING 20 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE TO THE WEST LINE OF SAID LOT 4; THENCE RUN N01°07'34"W, A DISTANCE OF 20.01 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 2,725 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

PARCEL NO.: \_\_\_\_\_  
PROPERTY OWNER: J. V. ELROD

REFERENCE: O.R.B. 2187/3103  
STRAP NO.: 32-45-24-01-0000F.0010  
AREA OF TAKE: 2,725 SQ. FT., 0.06 AC.±  
AREA OF REMAINDER: 517,386 SQ. FT., 11.88 AC.±

- KEY:**  
AC. - ACRES  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
O.R.B. - OFFICIAL RECORDS BOOK  
SQ. FT. - SQUARE FEET

*James N. Wilkison*  
JAMES N. WILKISON (FOR THE FIRM LB6773)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 4876  
THIS 28<sup>th</sup> DAY OF Jan 2005.

**THIS IS NOT A SURVEY**

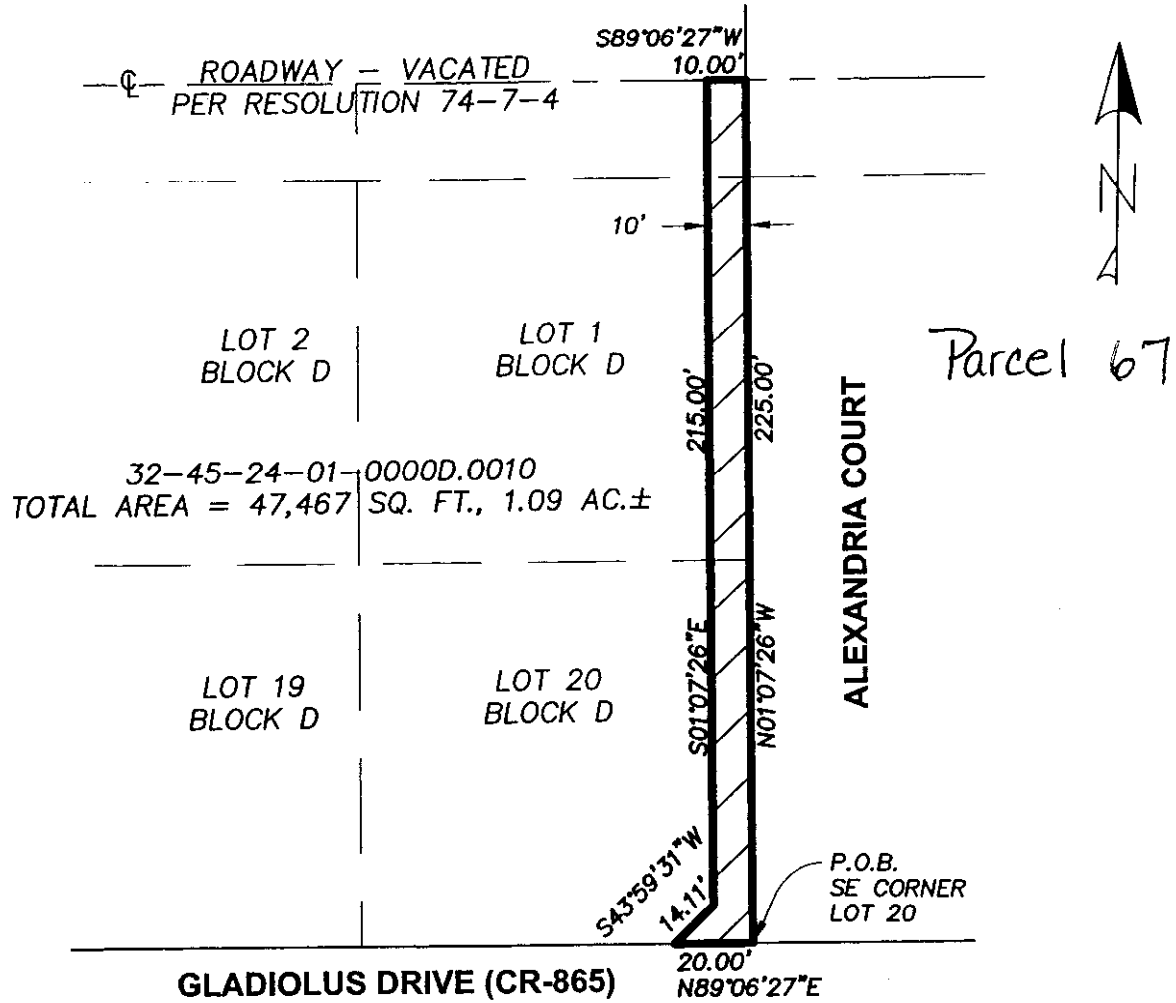
## JEFFREY C. COONER AND ASSOCIATES, INC.

SURVEYING AND MAPPING  
3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912  
PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24	DATE: 1/20/05	SCALE: 1"=30'
	PROJECT No: 020504	DWG No: 0F_0010SKD
		SHEET: 1 OF 1

# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN LOTS 1 AND 20, BLOCK D, AND A VACATED ROADWAY,  
IN HARLEM HEIGHTS, AND IN SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA



PARCEL NO.: \_\_\_\_\_  
PROPERTY OWNER: BRIGHTEST HORIZONS MISSION, INC.

REFERENCE: O.R.B. 383/30, O.R.B. 2369/4032 & O.R.B. 2817/1249  
STRAP NO.: 32-45-24-01-0000D.0010  
AREA OF TAKE: 2,300 SQ. FT., 0.05 AC.±  
AREA OF REMAINDER: 45,167 SQ. FT., 1.04AC.±

**KEY:**  
AC. - ACRES  
⊙ - CENTERLINE  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
O.R.B. - OFFICIAL RECORDS BOOK  
SQ. FT. - SQUARE FEET

*James N. Wilkison*  
JAMES N. WILKISON (FOR THE FIRM LB6773)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 4876  
THIS 2<sup>nd</sup> DAY OF Jan, 2005.

**THIS IS NOT A SURVEY**

**NOTE:**  
SEE SHEET 1 OF 2  
FOR DESCRIPTION

## JEFFREY C. COONER AND ASSOCIATES, INC.

SURVEYING AND MAPPING  
3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912  
PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24	DATE: 1/20/05	SCALE: 1"=50'
	PROJECT No: 020504	DWG No: 0D_0010SKD
		SHEET: 1 OF 2

37

# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN LOTS 1 AND 20, BLOCK D, AND A VACATED ROADWAY,  
IN HARLEM HEIGHTS, AND IN SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 67

## DESCRIPTION:

DESCRIPTION OF A PARCEL OF LAND SITUATED IN LOTS 1 AND 20, BLOCK D, AND A VACATED ROAD AS SHOWN ON THE PLAT OF HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOKS 383, PAGE 30, OFFICIAL RECORDS BOOKS 2369, PAGE 4032, AND OFFICIAL RECORDS BOOKS 2817, PAGE 1249, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20, THENCE RUN N01°07'26"W, A DISTANCE OF 225.00 FEET ALONG THE WEST LINE OF ALEXANDRIA COURT TO THE CENTERLINE OF A 50-FOOT PLATTED ROAD THAT WAS VACATED PER LEE COUNTY RESOLUTION NO. 76-7-4, SAID WEST LINE ALSO BEING THE EAST LINE OF SAID LOT 20 AND SAID LOT 1 AND THE EAST LINE OF SAID LOT 1 EXTENDED TO SAID CENTERLINE; THENCE RUN S89°06'27"W, A DISTANCE OF 10.00 FEET ALONG SAID VACATED ROAD CENTERLINE; THENCE RUN S01°07'26"E, A DISTANCE OF 215.00 FEET ALONG A LINE THAT IS 10 FEET WEST OF AND PARALLEL TO THE SAID WEST LINE OF ALEXANDRIA COURT; THENCE RUN S43°59'31"W, A DISTANCE OF 14.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (100-FOOT WIDE); THENCE RUN N89°06'27"E, A DISTANCE OF 20.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 2,300 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

NOTE:  
SEE SHEET 1 OF 2  
FOR SKETCH

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PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING

DRAWN BY: JRF

CHECKED BY: J.N.W.

PARCEL DESCRIPTION:

TAKE PARCEL IN THE SW 1/4 OF  
THE NE 1/4 OF SEC 32-45-24

DATE: 1/20/05

SCALE:

PROJECT No: 020504

DWG No: 0D\_0010SKD

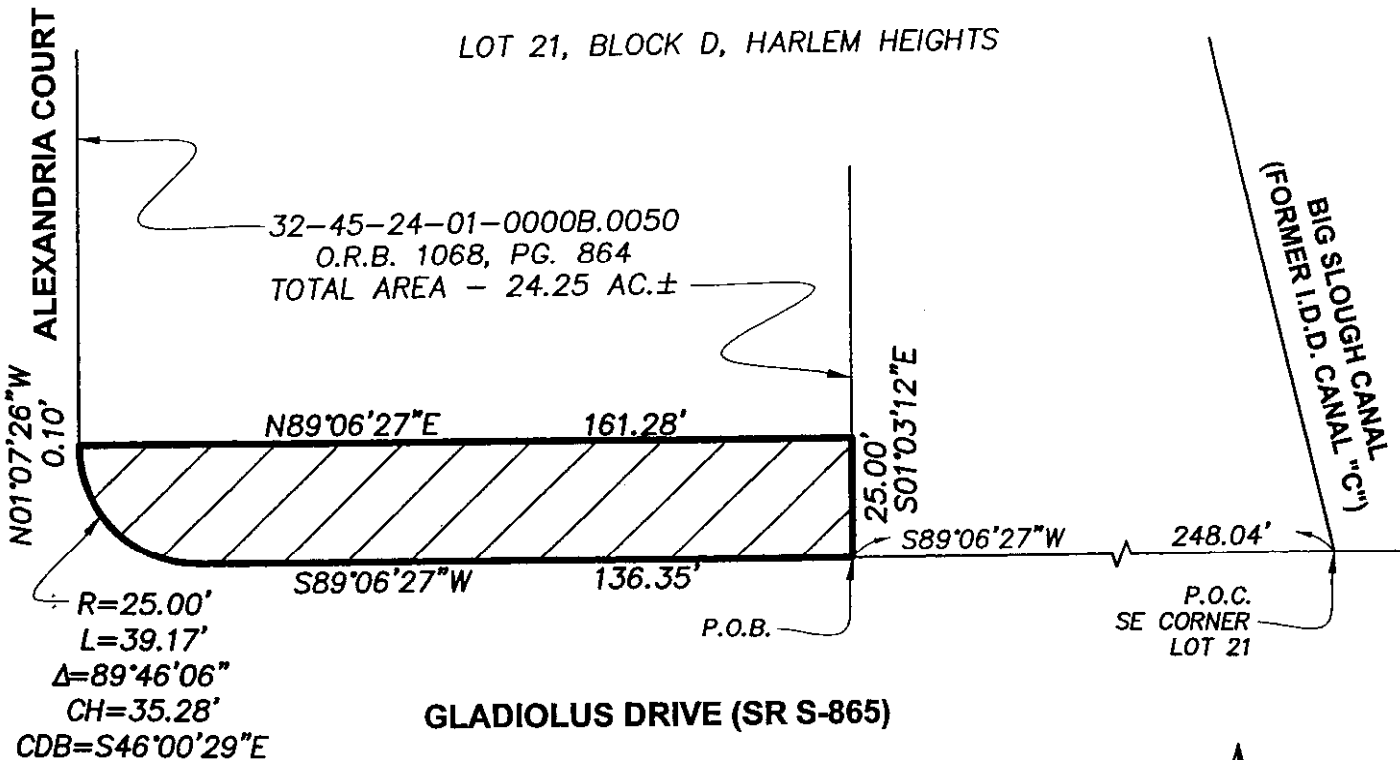
SHEET: 2 OF 2

# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 68

LOT 21, BLOCK D, HARLEM HEIGHTS



PARCEL NO.: \_\_\_\_\_  
PROPERTY OWNER: THE SCHOOL BOARD OF LEE COUNTY, FLORIDA

REFERENCE: O.R.B. 1068 PG. 864  
STRAP NO.: 32-45-24-01-0000B.0050  
AREA OF TAKE: 3,899 SQ. FT., 0.09 AC. MORE OR LESS  
AREA OF REMAINDER: 24.16 AC. MORE OR LESS

**KEY:**  
AC. - ACRES  
PG. - PAGE  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
O.R.B. - OFFICIAL RECORDS BOOK  
SQ. FT. - SQUARE FEET

*James N. Wilkison*  
JAMES N. WILKISON (FOR THE FIRM LB6773)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 4876  
THIS 18<sup>th</sup> DAY OF Jan, 2005.

**NOTE:**  
SEE SHEET 2 OF 2  
FOR DESCRIPTION

**THIS IS NOT A SURVEY**

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PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING

DRAWN BY: JRF

CHECKED BY: J.N.W.

PARCEL DESCRIPTION:

DATE: 1/18/05

SCALE: 1"=40'

TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24

PROJECT No: 020504

DWG No: 0B\_0050SKD

SHEET: 1 OF 2

33

# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 68

## DESCRIPTION:

DESCRIPTION OF A PARCEL OF LAND SITUATED IN LOT 21, BLOCK D, HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1068, PAGE 864, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 21, THENCE RUN S89°06'27"W, A DISTANCE OF 248.04 FEET ALONG THE SOUTH LINE OF SAID LOT 21, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (100-FOOT WIDE), TO THE POINT OF BEGINNING; THENCE CONTINUE S89°06'27"W ALONG SAID LINE, A DISTANCE OF 136.35 FEET TO A POINT OF CURVE WHOSE RADIUS IS 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 89°46'06", A DISTANCE OF 39.17 FEET TO THE EAST RIGHT OF WAY LINE OF ALEXANDRIA COURT; THENCE RUN N01°07'26"W, A DISTANCE OF 0.10 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE RUN N89°06'27"E, A DISTANCE OF 161.28 FEET ALONG A LINE THAT IS PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE TO AN EAST LINE OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 3180, PAGE 2397; THENCE RUN S01°03'12"E, A DISTANCE OF 25.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 3,899 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

ALL RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTE:  
SEE SHEET 1 OF 2  
FOR SKETCH

**THIS IS NOT A SURVEY**

## **JEFFREY C. COONER AND ASSOCIATES, INC.**

SURVEYING AND MAPPING

3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912

PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24	DATE: 1/18/05	SCALE:
	PROJECT No: 020504	DWG No: 0B_0050SKD SHEET: 2 OF 2

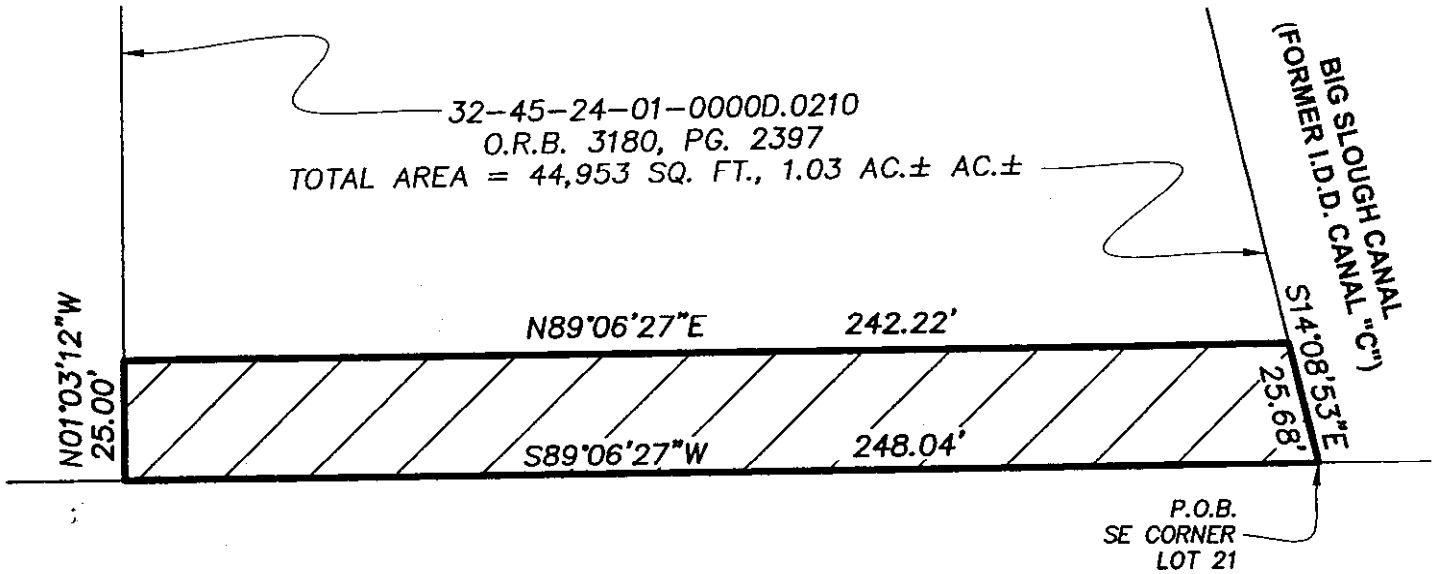


# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 69

LOT 21, BLOCK D, HARLEM HEIGHTS



GLADIOLUS DRIVE (CR-865)

PARCEL NO.:  
 PROPERTY OWNER: INA JOHNSON, RICHARD AND JOYCE JOHNSON,  
AND SILVER KEY REALTY PROFIT SHARING

REFERENCE: O.R.B. 3180/2397  
 STRAP NO.: 32-45-24-01-0000D.0210  
 AREA OF TAKE: 6,128 SQ. FT., 0.14 AC.±  
 AREA OF REMAINDER: 38,825 SQ. FT., 0.89 AC.±



**KEY:**  
 AC. - ACRES  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 O.R.B. - OFFICIAL RECORDS BOOK  
 SQ. FT. - SQUARE FEET

*James N. Wilkison*  
 JAMES N. WILKISON (FOR THE FIRM LB6773)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 4876  
 THIS 28<sup>th</sup> DAY OF Jan 2005.

**NOTE:**  
 SEE SHEET 2 OF 2  
 FOR DESCRIPTION

**THIS IS NOT A SURVEY**

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 PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24	DATE: 1/14/05	SCALE: 1"=40'
	PROJECT No: 020504	DWG No: 00_0210SKD SHEET: 1 OF 2

# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 69

## DESCRIPTION:

A PARCEL OF LAND SITUATED IN LOT 21, BLOCK D, HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 3180, PAGE 2397, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21, ALSO BEING THE INTERSECTION OF THE NORTH LINE OF GLADIOLUS DRIVE (100-FOOT WIDE) AND THE WEST LINE OF THE BIG SLOUGH CANAL, THENCE RUN S89°06'27"W, A DISTANCE OF 248.04 FEET ALONG THE SOUTH LINE OF SAID LOT 21 (SAID NORTH LINE OF GLADIOLUS DRIVE), TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 3180, PAGE 2397; THENCE RUN N01°03'12"W, A DISTANCE OF 25.00 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE RUN N89°06'27"E, A DISTANCE OF 242.22 FEET ALONG A LINE THAT IS PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE; THENCE RUN S14°08'53"E, A DISTANCE OF 25.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,128 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

ALL RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTE:  
SEE SHEET 1 OF 2  
FOR SKETCH

**THIS IS NOT A SURVEY**

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SURVEYING AND MAPPING

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PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING

DRAWN BY: JRF

CHECKED BY: J.N.W.

PARCEL DESCRIPTION:

TAKE PARCEL IN THE SW 1/4 OF  
THE NE 1/4 OF SEC 32-45-24

DATE: 1/14/05

SCALE:

PROJECT No: 020504

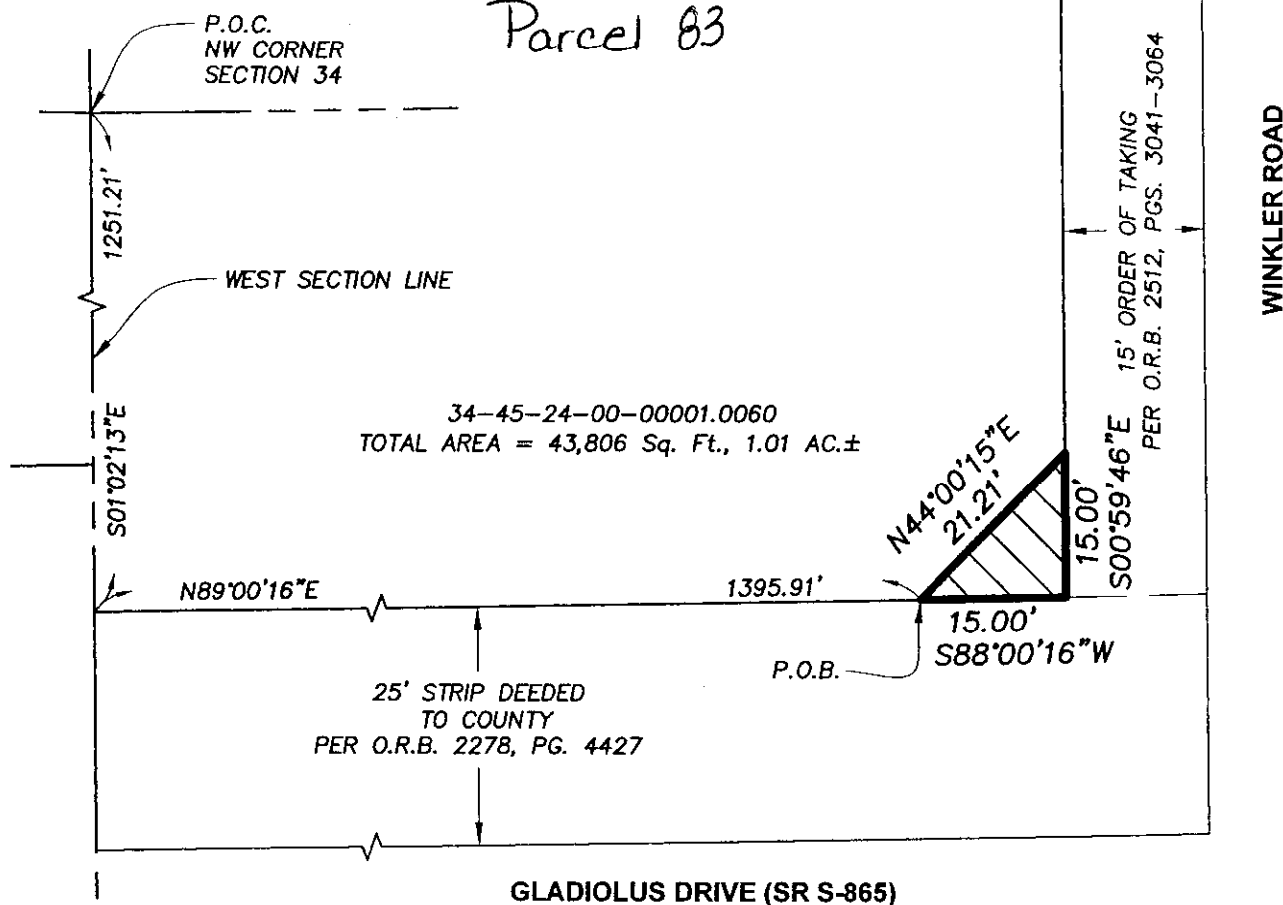
DWG No: OD\_0210SKD

SHEET: 2 OF 2

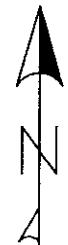
# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 83



PARCEL NO. \_\_\_\_\_  
 PROPERTY OWNER: AVALON OFFICE PARK DEVELOPERS  
 \_\_\_\_\_  
 REFERENCE: O.R.B. 4481, PG. 564  
 STRAP NO.: 34-45-24-00-00001.0060  
 AREA OF TAKE: 112.50 SQ. FT.  
 AREA OF REMAINDER: 43,693.50 SQ. FT., 1.003 AC.±



**KEY:**  
 AC. - ACRES  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 O.R.B. - OFFICIAL RECORDS BOOK  
 SQ. FT. - SQUARE FEET

*James N. Wilkison*  
 JAMES N. WILKISON (FOR THE FIRM LB6773)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 4876  
 THIS 15<sup>TH</sup> DAY OF June 2005.

**THIS IS NOT A SURVEY**

**NOTE:**  
 SEE SHEET 2 OF 2  
 FOR DESCRIPTION

## JEFFREY C. COONER AND ASSOCIATES, INC.

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 PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE NE 1/4 OF THE NW 1/4 OF SEC 34-45-24	DATE: 1/14/05	SCALE: 1"=20'
	PROJECT No: 020504	DWG No: 01_0060SKD SHEET: 1 OF 2

# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE NE 1/4 OF THE NW 1/4 OF  
SECTION 34, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

Parcel 83

## DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 4481, PAGE 564, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE RUN S01°02'13"E, A DISTANCE OF 1,251.21 FEET ALONG THE WEST LINE OF SECTION 34 TO THE NORTH LINE OF A 25-FOOT STRIP OF LAND DEEDED TO LEE COUNTY PER OFFICIAL RECORDS BOOK 2278, PAGE 4427; THENCE RUN N89°00'16"E, A DISTANCE OF 1,395.91 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE RUN N44°00'15"E, A DISTANCE OF 21.21 FEET TO THE WEST LINE OF A 15-FOOT STRIP OF LAND AS DESCRIBED IN AN ORDER OF TAKING (AND REFERED TO AS PARCEL 24) RECORDED IN OFFICIAL RECORDS BOOK 2512, PAGE 3041-3064; THENCE RUN S00°59'46"E, A DISTANCE OF 15.00 FEET ALONG SAID WEST LINE TO AFOREMENTIONED NORTH LINE OF A 25-FOOT STRIP; THENCE RUN S89°00'16"W, A DISTANCE OF 15.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 112.50 SQUARE FEET, MORE OR LESS.

ALL RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTE:  
SEE SHEET 1 OF 2  
FOR SKETCH

**THIS IS NOT A SURVEY**

## **JEFFREY C. COONER AND ASSOCIATES, INC.**

SURVEYING AND MAPPING

3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912

PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING

DRAWN BY: JRF

CHECKED BY: J.N.W.

PARCEL DESCRIPTION:

TAKE PARCEL IN THE NE 1/4 OF  
THE NW 1/4 OF SEC 34-45-24

DATE: 1/14/05

SCALE:

PROJECT No: 020504

DWG No: 01\_0060SKD

SHEET: 2 OF 2