

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20020235-UTL

1. REQUESTED MOTION:

**ACTION REQUESTED:** Approve final acceptance, by Resolution, and recording of a Utility Easement, as a donation for a water distribution and gravity collection system serving "HealthPark Commons, Phase I". This is a Developer contributed asset and the project is located on the east side of Bass Road approximately 1,000 ft. north of Summerlin Road.

**WHY ACTION IS NECESSARY:** To provide potable water service, fire protection and sanitary sewer service to this phase of the proposed commercial development.

**WHAT ACTION ACCOMPLISHES:** Places this phase of the water and sewer systems into operation and complies with the Lee County Utilities Operations Manual.

2. DEPARTMENTAL CATEGORY: 10 - UTILITIES  
COMMISSION DISTRICT #: 3

C10D

3. MEETING DATE: 03-26-2002

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE
  - ORDINANCE
  - ADMIN. CODE
  - OTHER Res/Ease.

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: \_\_\_\_\_
- B. DEPARTMENT: Lee County-Public Works
- C. DIVISION/SECTION: Utilities Division
- BY: Rick Diaz, Utilities Director
- DATE: 3/7/02

7. BACKGROUND:

The Board granted permission to construct on February 27, 2001; Blue Sheet No. 20010071. The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing has been completed. Satisfactory closed circuit television inspection of the gravity main has been performed. Record drawings have been received. 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 Contributed Assets has been provided—copy attached. 100% of the Connection Fees have been collected. Funds are available for recording fees in account # OD5360748700.504930.

SECTION 04 TOWNSHIP 46S RANGE 24E DISTRICT #3 COMMISSIONER: JUDAH

MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

(A) DEPARTMENT DIRECTOR	(B) PURCH. OR CONTRACTS	(C) HUMAN RESOURCES	(D) OTHER	(E) COUNTY ATTORNEY	(F) BUDGET SERVICES				(G) COUNTY MANAGER
					OA	OM	Risk	GC	
J. Lavender Date: 3-11-02	N/A Date:	N/A Date:	T. Osterhout Date: 3-7	[Signature] Date: 3/14/02	00 3/14/02	[Signature] 3/14/02	[Signature] 3/14	[Signature] 3-14-02	J. Lavender Date: 3-11-02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.  
by CO. ATTY.  
3/14/02  
2:45 pm  
CO. ATTY. 3/14/02  
FORWARDED TO:  
Budget  
8:55 AM

RECEIVED BY  
COUNTY ADMIN.  
3-12 9:05  
COUNTY ADMIN.  
FORWARDED TO:  
3/14 1:10

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

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

WHEREAS, it is the desire of HealthPark Ventures, LLC, owner of record, to make a contribution to Lee County Utilities of water facilities (water distribution system), and sewer facilities (gravity collection system) serving "HEALTHPARK COMMONS, 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 \$66,079.00 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 (C): \_\_\_\_\_ (1)
- Commissioner Douglas St. Cerny: \_\_\_\_\_ (2)
- Commissioner Ray Judah (V-C): \_\_\_\_\_ (3)
- Commissioner Andrew Coy: \_\_\_\_\_ (4)
- Commissioner John Albion: \_\_\_\_\_ (5)

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

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

By: \_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

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

COPY

**LETTER OF COMPLETION**

DATE: December 20, 2001

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/or sewage collection System(s) located in HealthPark Commons (located within HealthPark Florida) - Phase I water and Phase I sewer

(Name of Development)

were designed by me and have been constructed in conformance with:

the approved plans                       the revised plans, attached

and:

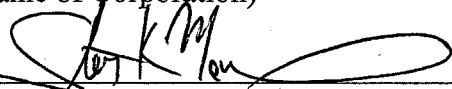
the approved specifications       the revised specifications, attached

Upon completion of the work, we observed the following successful tests of the facilities: LCU Pressure Test – 11/14/01 and 11/16/01

Very truly yours,

**Johnson Engineering, Inc.**

(Name of Corporation)

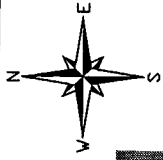
  
(Signature)

**Project Engineer/Manager**

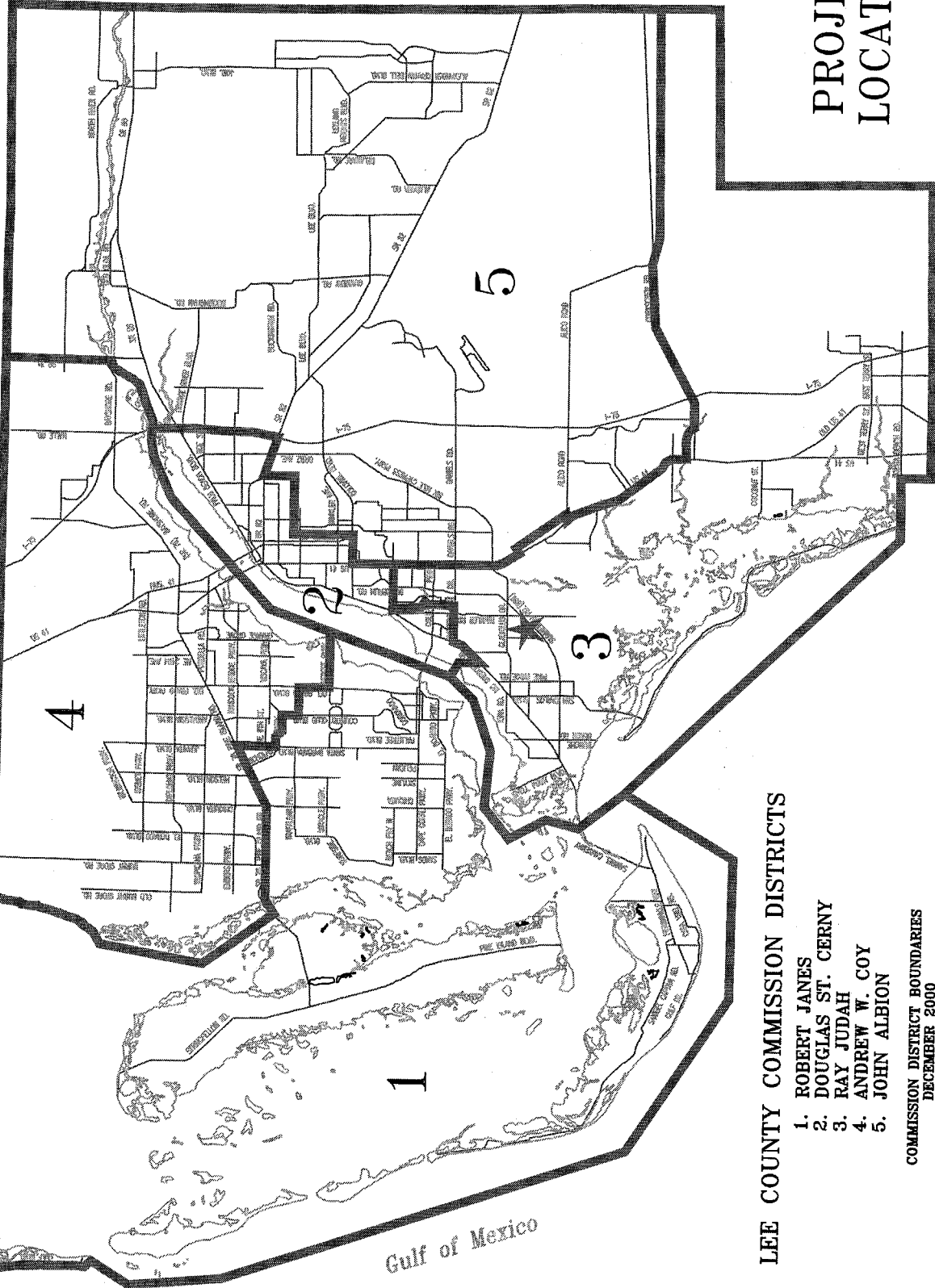
(Title)

(SEAL OF ENGINEERING FIRM)

COPY



HEALTHPARK COMMONS - PH I  
04-46-24-13-00000.0130  
COMMISSION DISTRICT #3 - JUDAH



PROJECT  
LOCATION

LEE COUNTY COMMISSION DISTRICTS

- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. ANDREW W. COY
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES  
DECEMBER 2000

Gulf of Mexico

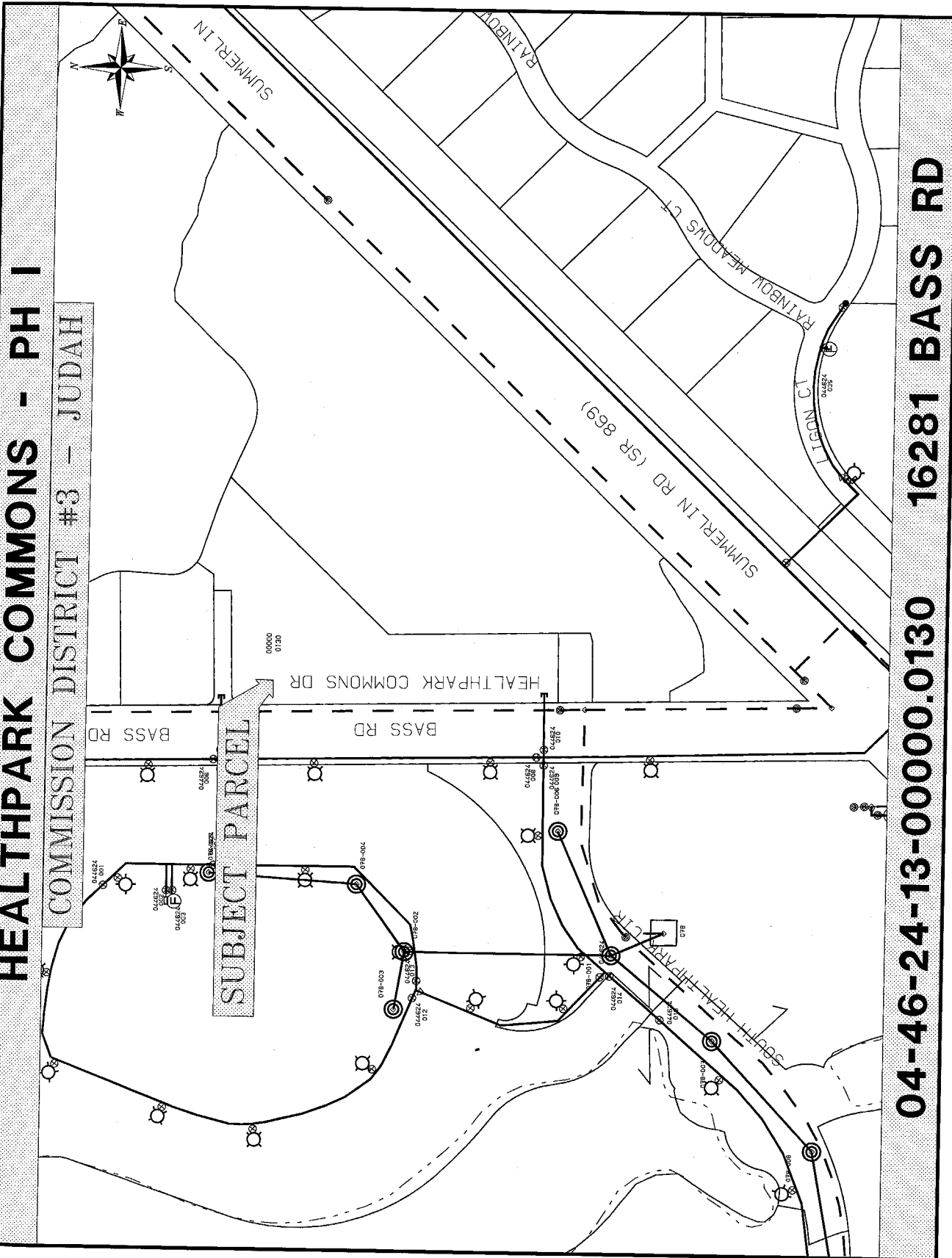
COPY

**HEALTHPARK COMMONS - PH I**

**COMMISSION DISTRICT #3 - JUDAH**

**SUBJECT PARCEL**

**04-46-24-13-00000.0130 16281 BASS RD**



COPY

11.2

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and/or sewer systems of (Name of Development): HEALTH PARK COMMONS PHASE I WATER AND SEWER

to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

STEVENS & LAYTON, INC.

(NAME OF OWNER OR CONTRACTOR)

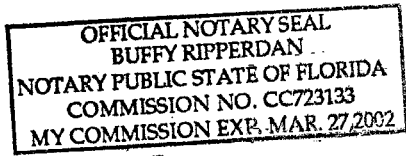
BY: [Signature]  
(SIGNATURE & TITLE)  
V. KEITH DEAN, VICE-PRES.

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 20<sup>th</sup> day of DEC., 2001 by V. KEITH DEAN who has produced \_\_\_\_\_  
(Print or Type Name) (Type Of Identification and Number)

as identification, and who (did) (did not) take an oath.

[Signature]  
Notary Public Signature  
BUFFY RIPPERDAN  
Printed Name of Notary Public



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

(NOTARY SEAL)

COPY

WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that V. KEITH DEAN  
 as VICE-PRESIDENT, of STEVENS & LAYTON, INC.  
 for and in consideration of TWENTY THREE THOUSAND TWO HUNDRED (\$ 23,248.00)  
FORTY EIGHT AND NO/100  
 and other good and valuable considerations, lawful money of the United States of America, to me in hand paid, the receipt whereof  
 is hereby acknowledged, does hereby waive, release, remiss, and relinquish any and all right to claim any lien or liens for work  
 performed or material furnished, or any kind or class of lien whatsoever on the following described property:

**HEALTH PARK COMMONS PHASE I WATER**  
 (Please provide full name and location of development and a  
 description of the utility system constructed).

STEVENS & LAYTON, INC.  
11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

NAME & ADDRESS OF FIRM OR CORPORATION

BY: *[Signature]*  
 AUTHORIZED REPRESENTATIVE  
V. KEITH DEAN, VICE-PRES.

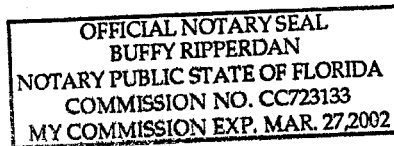
STATE OF FLORIDA )  
 ) SS:  
 COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 20TH day of DEC., 2001  
 by V. KEITH DEAN who has produced \_\_\_\_\_  
 (Print or Type Name) (Type Of Identification and Number)  
 as identification, and who (did) (did not) take an oath.

Notary Public Signature  
*[Signature]*  
 Printed Name of Notary Public

BUFFY RIPPERDAN  
 Notary Commission Number

(NOTARY SEAL)



COPY

11.4

WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that V. KEITH DEAN  
 as VICE-PRESIDENT, of STEVENS & LAYTON, INC.  
 for and in consideration of FORTY TWO THOUSAND EIGHT HUNDRED (\$ 42,831.00)  
THIRTY ONE AND NO/100  
 and other good and valuable considerations, lawful money of the United States of America, to me in hand paid, the receipt whereof  
 is hereby acknowledged, does hereby waive, release, remiss, and relinquish any and all right to claim any lien or liens for work  
 performed or material furnished, or any kind or class of lien whatsoever on the following described property:

**HEALTH PARK COMMONS PHASE I SEWER MAIN**

(Please provide full name and location of development and a  
 description of the utility system constructed).

STEVENS & LAYTON, INC.  
11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

NAME & ADDRESS OF FIRM OR CORPORATION

BY: [Signature]  
 AUTHORIZED REPRESENTATIVE  
V. KEITH DEAN, VICE-PRES.

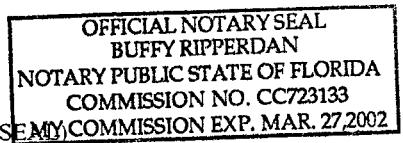
STATE OF FLORIDA )  
 ) SS:  
 COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 20th day of DEC, 2001  
 by V. KEITH DEAN who has produced \_\_\_\_\_  
 (Print or Type Name) (Type Of Identification and Number)  
 as identification, and who (did) (did not) take an oath.

[Signature]  
 Notary Public Signature

BUFFY RIPPERDAN  
 Printed Name of Notary Public

Notary Commission Number



(NOTARY SEAL)



# COPY

11.5

## CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: HEALTH PARK COMMONS PHASE ILOCATION: LOT 13 HEALTH PARK, FLORIDA EASTNE 1/4, SECTION 4, TWP 46S, RANGE 24E

(Including STRAP)

NAME AND ADDRESS OF OWNER: PELICAN BAY DEVELOPMENT, INC.26811 SOUTH BAY DRIVE, SUITE 300, BONITA SPRINGS, FL 34134

(as shown on Deed)

TYPE UTILITY SYSTEM: WATER PHASE I

(list water, sewer and effluent reuse separately)

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

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc.

<u>ITEM</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>COST</u>	<u>TOTAL</u>
<u>DIP</u>	<u>12"</u>	<u>154</u>	<u>LF</u>	<u>\$ 32.00</u>	<u>\$ 4,928.00</u>
<u>DIP</u>	<u>10"</u>	<u>571</u>	<u>LF</u>	<u>20.00</u>	<u>11,420.00</u>
<u>GATE VALVE</u>	<u>10"</u>	<u>4</u>	<u>EA</u>	<u>650.00</u>	<u>2,600.00</u>
<u>BLOW OFF</u>	<u>10 X 2</u>	<u>2</u>	<u>EA</u>	<u>425.00</u>	<u>850.00</u>
<u>WATER SERVICE</u>	<u>1 1/2"</u>	<u>1</u>	<u>EA</u>	<u>310.00</u>	<u>310.00</u>
<u>FIRE HYDRANT</u>	<u>6"X54"</u>	<u>1</u>	<u>ea</u>	<u>2400.00</u>	<u>2,400.00</u>
<u>WM CONNECTION</u>	<u>12"</u>	<u>1</u>	<u>EA</u>	<u>740.00</u>	<u>740.00</u>

\$ 23,248.00TOTAL AMOUNT

(If more space is required, use additional page(s). Number each page and include the name of the project).

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:

*V. Keith Dean* V. KEITH DEAN  
(Name & Title of Certifying Agent) VICE-PRES.

OF: STEVENS & LAYTON, INC.  
(Firm or Corporation)

ADDRESS: 11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

STATE OF FLORIDA )

COUNTY OF LEE ) SS:

The foregoing instrument was signed and acknowledged before me this 20<sup>th</sup> day of DEC.,  
2001 by V. KEITH DEAN who has produced \_\_\_\_\_

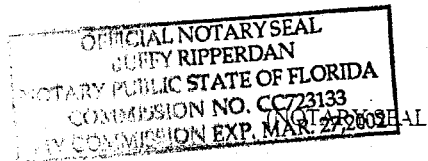
(Print or Type Name)  
as identification, and who (did) (did not) take an oath.

(Type Of Identification and Number)

*Buffy Ripperdan*  
Notary Public Signature

BUFFY RIPPERDAN  
Printed Name of Notary Public

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



COPY

11.5

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: HEALTH PARK COMMONS PHASE I

LOCATION: LOT 13 HEALTH PARK, FLORIDA EAST

NE 1/4, SECTION 4, TWP 46S, RANGE 24E

(Including STRAP)

NAME AND ADDRESS OF OWNER: PELICAN BAY DEVELOPMENT, INC.

26811 SOUTH BAY DRIVE, SUITE 300, BONITA SPRINGS, FL 34134

(as shown on Deed)

TYPE UTILITY SYSTEM: SEWER PHASE I

(list water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY	UNIT	COST	TOTAL
8" SEWER	6-8' CUT	308	LF	\$ 25.50	\$ 7,854.00
8" SEWER	8-10' CUT	165	LF	43.00	7,095.00
8" SEWER PLUG	8"	2	EA	50.00	100.00
8" SEWER	12-14' CUT	192	LF	66.00	12,672.00
SEWER SERVICES	6"	5	EA	394.00	1,970.00
MANHOLES	12-14'	1	EA	6050.00	6,050.00
MANHOLES	6-8'	2	EA	3545.00	7,090.00

\$ 42,831.00

TOTAL AMOUNT

(If more space is required, use additional page(s). Number each page and include the name of the project).

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:

*V. Keith Dean* V. KEITH DEAN  
(Name & Title of Certifying Agent) VICE-PRES.

OF: STEVENS & LAYTON, INC.  
(Firm or Corporation)

ADDRESS: 11260 PALM BEACH BLVD.  
FORT MYERS, FL 33905

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 20th day of DEC.,  
2001 by V. KEITH DEAN who has produced \_\_\_\_\_

\_\_\_\_\_  
(Print or Type Name) (Type Of Identification and Number)  
as identification, and who (did) (did not) take an oath.

*Buffy Ripperdan*  
Notary Public Signature

BUFFY RIPPERDAN  
Printed Name of Notary Public

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

(NOTARY SEAL)

OFFICIAL NOTARY SEAL  
BUFFY RIPPERDAN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC723133  
MY COMMISSION EXP. MAR. 27, 2002

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

**PERPETUAL PUBLIC UTILITY EASEMENT GRANT**

THIS INDENTURE is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_,  
by and between HealthPark Ventures LLC, Owner, hereinafter  
referred to as GRANTOR(S), and LEE COUNTY, 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.

3. The public utility easement shall 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 shall 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 shall remain in the GRANTEE, GRANTEE's successors, appointees, and/or

CTY ATTY APPROVED 2000 PUE

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 of any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the 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, shall indemnify and hold the GRANTEE harmless 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 location 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 or amended from time to time.

8. GRANTEE shall 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 roads. The easement is strictly for utility purposes.

10. This easement shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the GRANTOR has caused this document to be

CTY ATTY APPROVED 2000 PUE

signed on the date and year first above written.

Diane DeVerse  
1<sup>st</sup> Witness

Stephen V. Robinson  
GRANTOR

Diane Morland  
2<sup>nd</sup> Witness

Title: Managing Member

STATE OF Florida )  
                                      ) SS:  
COUNTY OF Collier )

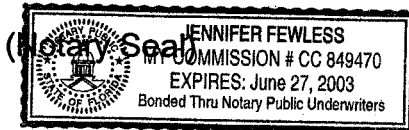
The foregoing instrument was signed and acknowledged before me this 11 day  
of December, 2001, by Stephen V. Robinson  
(Print or Type Name)

who has produced \_\_\_\_\_  
(Type of Identification and Number)  
as identification, and who (did) (did not) take an oath.

J Paul  
Notary Public Signature

Jennifer Fewless  
Printed Name of Notary Public

CC 849470  
Notary Commission Number



December 6, 2001

## DESCRIPTION

### **LEE COUNTY UTILITY EASEMENT LOT 13, HEALTHPARK FLORIDA EAST SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 4, Township 44 South, Range 24 East, Lee County, Florida, being a part of Lot 13 as shown on the plat of HealthPark Florida East as recorded in Plat Book 68 at Pages 17 through 22, Public Records of Lee County, Florida, which tract or parcel is described as follows:

From the southeast corner of Lot 13 as shown on the plat of HealthPark Florida East as recorded in Plat Book 68 at Pages 17 through 22, Public Records of Lee County, Florida run S 89° 17' 24" W along the south line of said Lot 13 for 160.01 feet to an intersection with the east line of a 15 foot wide Utility Easement as shown on said plat; thence run N 01° 16' 30" W along said easement line for 10.00 feet; thence run the following courses and distances along the proposed Lee County Utility Easement N 89° 17' 24" E for 76.93 feet; N 49° 40' 39" E for 7.84 feet; N 89° 17' 24" E for 26.99 feet; N 01° 16' 30" W for 72.24 feet; S 88° 43' 30" W for 5.00 feet; N 01° 16' 30" W for 10.00 feet; N 88° 43' 30" E for 5.00 feet; N 01° 16' 30" W for 379.00 feet; S 88° 43' 30" W for 5.00 feet; N 01° 16' 30" W for 10.00 feet; N 88° 43' 30" E for 5.00 feet; N 01° 16' 30" W for 259.11 feet; N 88° 43' 30" E for 10.00 feet; N 01° 16' 30" W for 54.74 feet to an intersection with a line that is 10 feet south of as measured on a perpendicular and parallel with the north line of said Lot 13; thence run N 88° 43' 30" E along said parallel line for 20.00 feet; thence run S 01° 16' 30" E continuing along the perimeter of said proposed Lee County Utility Easement for 327.96 feet; N 44° 17' 24" E for 303.61 feet; N 45° 42' 36" W for 93.78 feet; S 44° 17' 24" W for 8.20 feet; N 45° 08' 55" W for 10.00 feet; N 44° 17' 24" E for 8.10 feet; N 45° 42' 36" W for 57.84 feet to an intersection with the line that is 10 feet south of as measured on a perpendicular and parallel with the north line of said Lot 13; thence run S 88° 43' 30" W along said parallel line for 207.17 feet; S 35° 46' 54" W for 32.87 feet; S 88° 43' 30" W for 16.67 feet to an intersection with the east line of a 15 foot Utility Easement as shown on said HealthPark Florida East Plat; thence run N 01° 16' 30" W along said line for 34.14 feet to an intersection with the non-tangent curve being the northerly curve line of said Lot 13; thence run northeasterly along the arc of said curve to the right of radius 25.00 feet (chord bearing N 76° 55' 42" E) (chord 10.22 feet) (delta 23° 35' 36") for 10.29 feet to a point of tangency; thence run N 88° 43' 30" E continuing along said proposed Utility Easement and north line of said Lot 13 for 262.66 feet to a

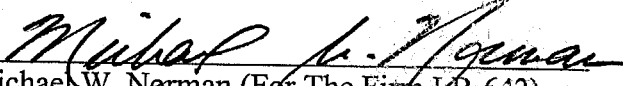


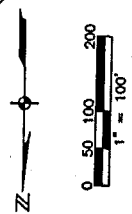
jog in the north line of said Lot 13; thence run N 01° 16' 30" W for 44.00 feet to a jog in the north line of said Lot 13; thence continue along the north line of said Lot 13 also being the south line of Lot 12 as shown on said plat; N 88° 43' 30" E for 15.00 feet; thence run S 01° 16' 30" E departing said lot line and continuing along the perimeter of said proposed Lee County Utility Easement for 56.04 feet; thence run S 45° 42' 36" E for 159.34 feet; thence run S 44° 17' 24" W for 10.00 feet; thence run S 45° 42' 36" E for 20.00 feet; thence run S 44° 17' 24" W for 20.00 feet to an intersection with the southeasterly lot line of said Lot 13; thence run S 44° 17' 24" W for along said southeasterly lot line for 20.00 feet; thence run N 45° 42' 36" W departing said lot line for 30.00 feet; thence run S 44° 17' 24" W for 323.22 feet; thence run S 01° 16' 30" E for 408.39 feet; thence run S 48° 44' 00" E for 17.52 feet; thence run S 01° 16' 30" E 9.30 feet; thence run N 89° 17' 24" E for 7.09 feet to an intersection with the east line of said Lot 13; thence S 01° 16' 30" E along said easterly lot line for 15.00 feet to the Point of Beginning.

Parcel contains 0.95 acres, more or less.

Subject to easements, restrictions and reservations of record.

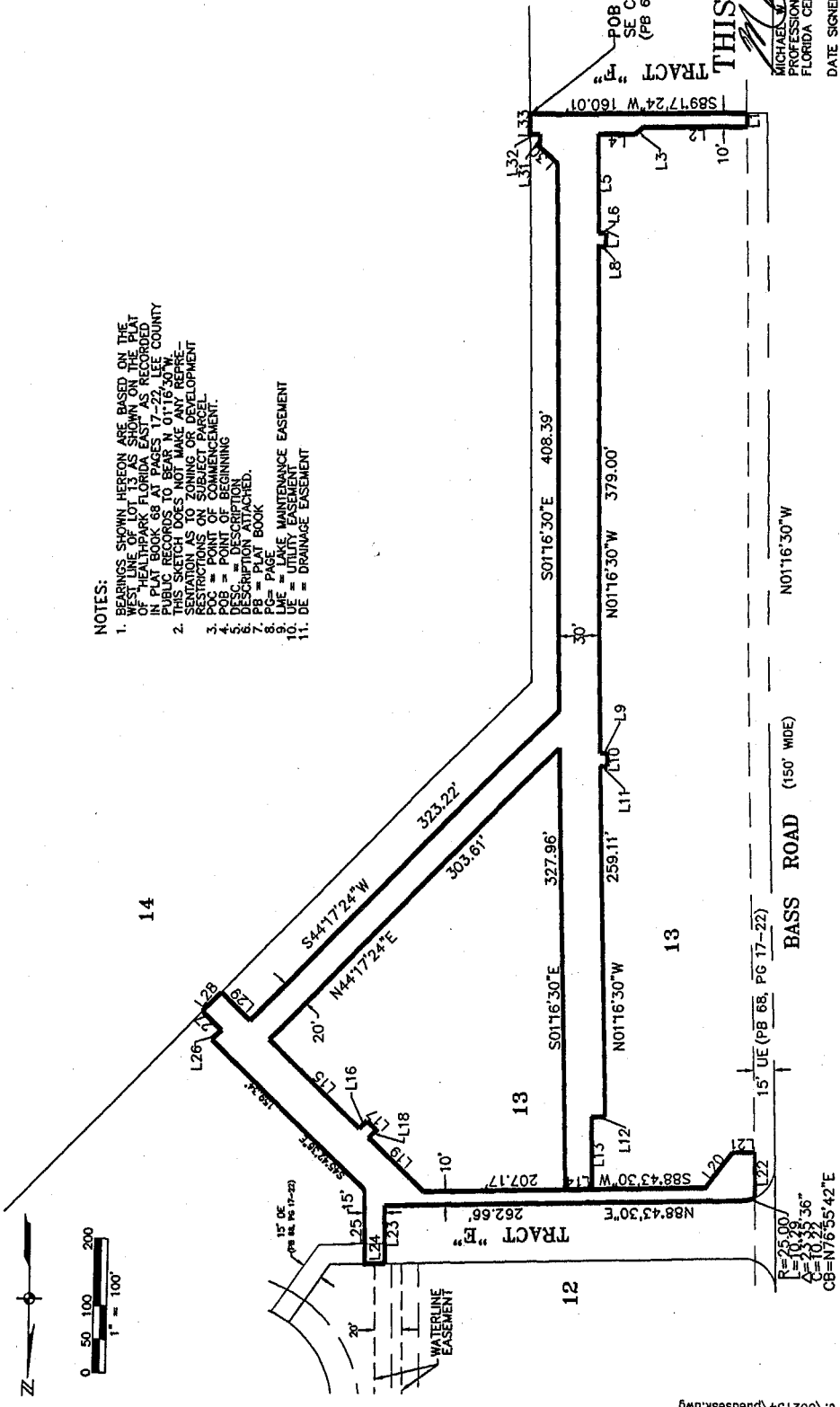
Bearings hereinabove mentioned are based on the plat of HealthPark Florida East as recorded in Plat Book 68 at Pages 17 through 22, Public Records of Lee County, Florida, the west line of Lot 13 as shown on said plat to bear N 01° 16' 30" W.

  
Michael W. Norman (For The Firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 4500



- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF HEALTH PARK FLORIDA EAST AS RECORDED IN PLAT BOOK 68 AT PAGES 17-22, LEE COUNTY PUBLIC RECORDS TO BEAR N 01°16'30"W. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS IN CONNECTION WITH THE LOTS.
  2. POB = POINT OF BEGINNING
  3. DE = DESCRIPTION
  4. PG = PAGE
  5. UE = UTILITY EASEMENT
  6. LME = LAKE MAINTENANCE EASEMENT
  7. DE = DRAINAGE EASEMENT
  8. PL = PLAT BOOK
  9. PG = PAGE
  10. UE = UTILITY EASEMENT
  11. DE = DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	N 01°16'30" W	10.00'
L2	N 89°17'24" E	76.93'
L3	N 49°40'39" E	7.84'
L4	N 89°17'24" E	26.99'
L5	N 01°16'30" W	72.24'
L6	S 88°43'30" W	5.00'
L7	N 01°16'30" W	10.00'
L8	N 88°43'30" E	5.00'
L9	S 88°43'30" W	5.00'
L10	N 01°16'30" W	10.00'
L11	N 88°43'30" E	5.00'
L12	N 88°43'30" E	10.00'
L13	N 01°16'30" W	54.74'
L14	N 88°43'30" E	20.00'
L15	N 45°42'36" W	93.78'
L16	S 44°17'24" W	8.20'
L17	N 45°08'55" W	10.00'
L18	N 44°17'24" E	8.10'
L19	N 45°42'36" W	57.84'
L20	S 35°46'54" W	32.87'
L21	S 88°43'30" W	16.67'
L22	N 01°16'30" W	34.14'
L23	N 01°16'30" W	44.00'
L24	N 88°43'30" E	15.00'
L25	S 01°16'30" E	56.04'
L26	S 44°17'24" W	10.00'
L27	S 45°42'36" E	20.00'
L28	S 44°17'24" W	20.00'
L29	N 45°42'36" W	30.00'
L30	S 48°44'00" E	17.52'
L31	S 01°16'30" E	9.30'
L32	N 89°17'24" E	7.09'
L33	S 01°16'30" E	15.00'



THIS IS NOT A SURVEY  
 MICHAEL W. MORAN (FOR THE FIRM) LE-642  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 4500  
 DATE SIGNED: DEC 06 2001  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH TO ACCOMPANY DESCRIPTION  
 LEE COUNTY UTILITY EASEMENT  
 DATE: 12/06/01  
 PROJECT NO.: 20002154  
 FILE NO.: 04-46-24  
 SCALE: 1" = 100'  
 SHEET: 1 OF 1

2158 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (813) 334-0046  
 FAX (813) 334-3661  
 E.B. #642 & L.B. #642

**JOHNSON**  
**ENGINEERING**

HEALTHPARK FLORIDA EAST  
 (PLAT BOOK 68, PAGES 17-22, LEE COUNTY RECORDS)  
 SECTION 4, TWP. 46 S, RGE. 24 E  
 LEE COUNTY, FLORIDA

COPY

TO: LEE COUNTY FINANCE DEPARTMENT

FROM: UTILITIES ENGINEERING  
(Department)

SUE GULLEDGE

A. AUTHORIZATION:

This transmittal authorizes the UTIL. ENGINEERING office to incur expenses for filing/records against:

Purchase Order # N/A HEALTHPARK COMMONS, PHASE 1 (EASEMENT DONATION) project.

ACCOUNT NO. OD5360748700.504930

ORIGINAL EASEMENT TO MINUTES AFTER RECORDING WITH COPY TO SUE GULLEDGE, UTILITIES

*Sue Gullledge*  
SUE GULLEDGE

Signature Authorization

B. SERVICE RECEIVED:

RECORDING \_\_\_\_\_

O. R. COPIES \_\_\_\_\_

PLAT COPIES \_\_\_\_\_

CASE #/INDEX FEE \_\_\_\_\_

DESCRIPTION OF SERVICE \_\_\_\_\_

AMOUNT OF FEE INCURRED \$ \_\_\_\_\_

(date)

(DEPUTY CLERK)

(CUSTOMER) (DEPT.)

**THIS FORM GOES TO CASHIER WITH REGULAR RECEIPT ATTACHED**

C. INVOICE INFORMATION: (FOR CLERK'S DEPARTMENT ONLY)

REC'D \_\_\_\_\_

ENTERED \_\_\_\_\_

CUST. # \_\_\_\_\_

INV. # \_\_\_\_\_

PLEASE REMIT TO: Clerk's Accounting  
P.O. BOX 2396  
FORT MYERS, FLORIDA 33902-2396

White - FINANCE Yellow - DEPT FISCAL OFFICER Pink - CLERK'S OFFICE



**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**  
(PLEASE READ INSTRUCTIONS ON THE BACK OF THIS FORM BEFORE COMPLETING)

PHOTOCOPIES OF  
THIS FORM NOT  
ACCEPTABLE  
DR-219  
R. 07/98

Use black ink. 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			0	1	2	3	4	5	6	7	8	9																				
0	4	4	6	2	4	1	3	0	0	0	0	0	1	3																											

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): **HEALTHPARK VENTURES, LLC**

Last First MI Corporate Name (if applicable)  
**26811 SOUTH BAY DRIVE, STE 350, BONITA SPRINGS FL 34134**

Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer): **LEE CO. BOARD OF CO. COMMISSIONERS**

Last First MI Corporate Name (if applicable)  
**P. O. BOX 398, FT. MYERS, FL 33902**

Mailing Address City State Zip Code Phone No.  
**(239) 479-8181**

5. Date of Sale/Transfer

Month / Day / Year

Sale/Transfer Price \$

Property Located In **4** **6** County Code (County Codes on Reverse)

6. Type of Document  Contract/Agreement for Deed  Other  Warranty Deed  Quit Claim Deed  EASEMENT  DONATION

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

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 \$

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 **RICK DIAZ, UTILITY DIRECTOR** Date **3/7/02**

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
O. R. Book and Page Number and File Number	
Date Recorded	