

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

Blue Sheet No. 20021142

1. REQUESTED MOTION:

ACTION REQUESTED: Accept by donation, five (5) Fifty Year Beach Storm Damage Reduction Easements, for the Estero Island Beach Restoration Project No. 3022; authorize the Division of County Lands to handle and accept all documentation necessary; authorize necessary recording fees.

WHY ACTION IS NECESSARY: To secure easements along Fort Myers Beach on Estero Island for the proposed beach renourishment project.

WHAT ACTION ACCOMPLISHES: Acquisition of necessary easements from benefitted property owners along Fort Myers Beach and securing Federal Funding for the project.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 3

CLB

3. MEETING DATE:
11-12-2002

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE 125
 - ORDINANCE
 - ADMIN.
 - OTHER

6. REQUESTOR OF INFORMATION

- A.
- B. DEPARTMENT Independent
- C. DIVISION County Lands *TLM 10/16/02*
- BY Karen L. W. Forsyth, Director *KWF*

7. BACKGROUND: The County Lands Division is acquiring Beach Storm Damage Reduction Easements for the Division of Natural Resources for the Estero Island Beach Restoration Project No. 3022. The principal purpose of the project is the renourishment and restoration of Fort Myers Beach on Estero Island. The cost of the project is being borne primarily by the federal government and the State of Florida, with lesser contributions by both Lee County and the Town of Fort Myers Beach.

A requirement for the federal funding is to obtain approximately 235 permanent easements pursuant to the form as stipulated by the U.S. Army Corps of Engineers. Without these easements, the federal funding will not be available and will have to be borne by Lee County and/or the Town of Fort Myers Beach.

Attached is a list of five (5) benefitted property owners who have executed the required easements to Lee County. The original documents are in the files of County Lands and will be recorded upon approval by the Board of County Commissioners. The estimated costs for recording are \$75.00.

Funds are available in Account Number 20302230100.506110.10

- 20 - Capital Improvement Projects
- 3022 - Estero Island Beach Restoration
- 301 - Natural Resources
- 00 - N/A
- 506110 - Land and Court Registry
- 10 - Planning

Staff recommends the Board approve the requested motion.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>(10/24/02)</i>				G County Manager
					OA	OM	RISK	GC	
<i>K. Forsyth</i>				<i>10/25/02</i>	<i>10/25/02</i>	<i>10/24</i>	<i>10/25/02</i>		<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by Clerk
Date: *10/24/02*
Time: *4:19p*
Recorded by
10/25/02 8:00
ADMIN

RECEIVED BY
COUNTY CLERK
EW
Date: *10/25 11:52*
BL
10/25

ESTERO ISLAND BEACH RESTORATION PROJECT NO. 3022

EXHIBIT TO BLUE SHEET NO. 20021142

Parcel No.	Property Owner	Strap Number
26	Cane Palm Beach Condominium Association, Inc.	24-46-23-W4-02200.000A
89	Henry and Edit Schlichte, h/w	19-46-24-W3-0120A.0220
97	Nancy L. VanOyen and Robert E. Adams	19-46-24-W3-0120A.016B
173	Robert M. and Valerie R. Keating, h/w	29-46-24-W3-0050F.0050
191	Strandview Tower Condominium Association, Inc.	29-46-24-W3-02100.000A

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE

This instrument prepared by:
Lee County
County Lands Division
P.O. Box 398
Fort Myers, Florida 33902-0398
Project: Estero Island Beach Renourishment, Project #3022
Parcel No.: 26
Strap No.: 24-46-23-W4-02200.000A

COPY

(This space is for recording)

FIFTY YEAR BEACH STORM DAMAGE REDUCTION EASEMENT

Know all by these presents that on this 20 day of June, 2002, Cane Palm Beach Condominium Association, Inc., a corporation existing under the laws of the State of Florida, whose mailing address is 600 Estero Boulevard, Fort Myers Beach, FL 33931, hereinafter referred to as "GRANTOR," in consideration of the mutual benefits to be derived from the Estero Island Beach Restoration Project (the "Lee County Shore Protection Project") and other good and valuable consideration, hereby grants, bargains and conveys to Lee County, a political subdivision of the State of Florida, whose mailing address is Post Office Box 398, Fort Myers, Florida, 33902-0398, hereinafter "GRANTEE," a Beach Storm Damage Reduction easement (the "EASEMENT") over and in the following described property (the "EASEMENT PROPERTY"):

See Attached Schedule A

Beach Storm Damage Reduction Easement: An assignable easement and right-of-way in, on, over and across the land described in Schedule A (STRAP No. 24-46-23-W4-02200.000A), for use by the Grantee, its representatives, agents, contractors and assigns, to construct; preserve; patrol; operate; maintain; repair; rehabilitate; and replace; a public beach and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and renourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Lee County Shore Protection Project, together with the right of public use and access; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving to the grantor(s), (his) (her) (its) (their) heirs, successors and assigns, all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

This is a Nonexclusive Easement with the Grantor reserving the right to the continued free use of the Easement Property in a manner not materially inconsistent with the rights granted herein to Grantee for Grantee's use.

The term of this easement shall commence when the United States Army Corps of Engineers ("Corps") or the County records in the public records of Lee County, the Notice to Proceed for the first construction of the Estero Island segment of the Lee County Shore Protection Project and shall terminate after a term of fifty (50) years. In the event the Corps or the County fails to

Parcel No(s): 26
STRAP No(s): 24-46-23-W4-02200.000A

SCHEDULE A

That portion of the following described parcel lying seaward of the +4.1 NGVD contour line: Lots 15 and 16, Unit 3, ISLAND SHORES, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 9, Page 27, Public Records of Lee County, Florida, LESS and EXCEPT that part of Lot 15 conveyed by the Warranty Deed recorded in Official Record Book 32, Page 131, Public Records of Lee County, Florida.

Now known as Cane Palm Beach, a condominium, according to the Condominium Declaration thereof on file and recorded in the Office of the Clerk of the Circuit Court in Official Record Book 1317, Page 91, Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium Declaration and all amendments thereto.

This line has been surveyed by Coastal Planning and Engineering, Inc., and is reflected on survey sketches dated September 21, 2000, and filed in the Public Records of Lee County, Florida.

issue a Notice to Proceed on or before December 31, 2010, this easement shall automatically terminate and be canceled of record.

IN WITNESS HEREOF, Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of :

Grantor:
Cane Palm Beach Condominium Association, Inc., a Florida corporation

[Signature]
Witness:

By: [Signature]
Name

Sheri Zank
(Print Name)

PRESIDENT CANE PALM ASS.
Title

[Signature]
Witness:

Sandra J Sawyer
(Print Name)

Wisconsin
STATE OF ~~FLORIDA~~
COUNTY OF Washington

The foregoing instrument was acknowledged before me this June 20, 2002
(date)

James H Stoltz President
(name of officer or agent, title of officer or agent)

of Cane Palm Beach Condominium Association, Inc., a Florida corporation
(Name of corporation acknowledging)

a Florida Corporation, on behalf of the corporation. He/she is
(state or place of incorporation)

Personally known to me or has produced D.L. as identification.
(type of identification)

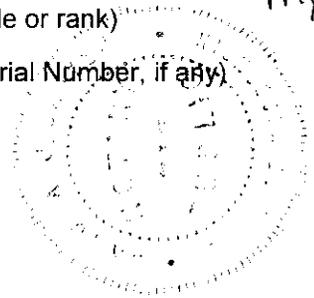
[Signature]
(Signature of person taking acknowledgment)

Sandra J Sawyer
(Name typed, printed or stamped)

(Title or rank)

(Serial Number, if any)

my commission expires 3/6/05



Updated Ownership and Easement Search

Search No. 21076/A
Date: May 23, 2000
Parcel: 26
Project: Beach Renourishment Trust
Fund No. 0686

To: James M. Jerrel
Property Acquisition Agent

From: Linda K. Fleming, CLS, SRWA 
Real Estate Title Examiner

STRAP: 24-46-23-W4-02200.000A

9/25/2002

Effective Date: ~~April 30, 2000~~, at 5:00 p.m.

Subject Property: See Schedule "X" attached.

Title to the subject property is vested in the following:

Cane Palm Beach Condominium Association, Inc., a Florida corporation

By that certain instrument dated December 8, 1978, recorded December 11, 1978 in Official Record Book 1317, Page 91, Public Records of Lee County, Florida.

Easements:

1. Five foot (5') easement for Public Walkway along the Southwesterly lot line of Lot 15 as shown on the plat.
2. Covenants, conditions, restrictions and easements contained in that certain instrument recorded in Official Record Book 1317, Page 91, Public Records of Lee County, Florida.

NOTE: A survey of the coastal construction line in Lee County can be found in Plat Book 31, Page 1, as updated in Plat Book 31-A, Page 1 and as revised in Plat Book 48, Pages 15 thru 34, all in the Public Records of Lee County, Florida.

NOTE: Tax and assessment information is not indicated on this report. It will be provided at a later date, if determined as being necessary by the end user of this report.

Tax Status:

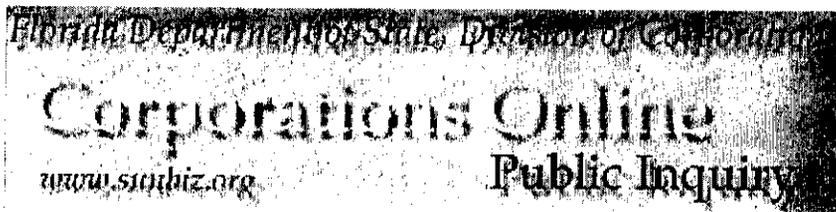
(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

SCHEDULE X
Parcel No. 26
Beach Renourishment Trust Fund, No. 0686
Search No. 21076/A

Lots 15 and 16, Unit 3, ISLAND SHORES, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 9, Page 27, Public Records of Lee County, Florida, LESS and EXCEPT that part of Lot 15 conveyed by the Warranty Deed recorded in Official Record Book 32, Page 131, Public Records of Lee County, Florida.

Now known as Cane Palm Beach, a condominium, according to the Condominium Declaration thereof on file and recorded in the Office of the Clerk of the Circuit Court in Official Record Book 1317, Page 91, Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said Condominium Declaration and all amendments thereto.



Florida Non Profit

CANE PALM BEACH CONDOMINIUM ASSOCIATION, INC.

PRINCIPAL ADDRESS
600 ESTERO BLVD.
FORT MYERS BEACH FL 33931

MAILING ADDRESS
600 ESTERO BLVD.
FORT MYERS BEACH FL 33931

Document Number 745087	FEI Number 591859043	Date Filed 11/29/1978
State FL	Status ACTIVE	Effective Date NONE
Last Event NAME CHANGE AMENDMENT	Event Date Filed 06/27/1980	Event Effective Date NONE

Registered Agent

Name & Address
JAN COUNSELL 14917 AMERICAN EAGLE CT. FORT MYERS FL 33912
Name Changed: 06/11/1996
Address Changed: 06/11/1996

Officer/Director Detail

Name & Address	Title
MCNEELEY, BERNARD P O BOX 212 N/A CHILLICOTHE OH	T
HARMS, EUGENE 29945 FOXHILL RD PERRYSBURG OH 43551	SD
BRUTZER, WALTER 4819 ARBUTUS LAKE BEULAH MI 49617	D
STOLTZ, JAMES 548 SUMMIT WEST BEND WI	P
STOLTZ, MARY W 1276 WERNER RD COLUMBUS WI 53925	D

Annual Reports

Report Year	Filed Date	Intangible Tax
2000	01/29/2000	

2001	05/04/2001	
2002	07/25/2002	

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Document Images

Listed below are the images available for this filing.

<p>07/25/2002 -- COR - ANN REP/UNIFORM BUS REP</p> <p>05/04/2001 -- ANN REP/UNIFORM BUS REP</p> <p>01/29/2000 -- ANN REP/UNIFORM BUS REP</p> <p>02/19/1999 -- ANNUAL REPORT</p> <p>05/01/1998 -- ANNUAL REPORT</p> <p>09/10/1997 -- ANNUAL REPORT</p> <p>06/11/1996 -- 1996 ANNUAL REPORT</p>

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)

[Corporations Help](#)

This instrument prepared by:
Lee County
County Lands Division
P.O. Box 398
Fort Myers, Florida 33902-0398
Project: Estero Island Beach Renourishment, Project #3022
Parcel No.: 89
Strap No.: 19-46-24-W3-0120A.0220

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

(This space is for recording)

50 YEAR BEACH STORM DAMAGE REDUCTION EASEMENT

Know all by these presents that on this 2nd day of July, 2002, Henry Schlichte and Edith Schlichte, husband and wife, whose mailing address is 61 Mango Street, Fort Myers Beach, FL 33931, hereinafter referred to as "GRANTOR," in consideration of the mutual benefits to be derived from the Estero Island Beach Restoration Project (the "Lee County Shore Protection Project") and other good and valuable consideration, hereby grants, bargains and conveys to Lee County, a political subdivision of the State of Florida, whose mailing address is Post Office Box 398, Fort Myers, Florida, 33902-0398, hereinafter "GRANTEE," a Beach Storm Damage Reduction easement (the "EASEMENT") over and in the following described property (the "EASEMENT PROPERTY"):

See Attached Schedule A

Beach Storm Damage Reduction Easement: An assignable easement and right-of-way in, on, over and across the land described in Schedule A (STRAP No. 19-46-24-W3-0120A.0220), for use by the Grantee, its representatives, agents, contractors and assigns, to construct; preserve; patrol; operate; maintain; repair; rehabilitate; and replace; a public beach and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and renourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Lee County Shore Protection Project, together with the right of public use and access; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving to the grantor(s), (his) (her) (its) (their) heirs, successors and assigns, all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

This is a Nonexclusive Easement with the Grantor reserving the right to the continued free use of the Easement Property in a manner not materially inconsistent with the rights granted herein to Grantee for Grantee's use.

The term of this easement shall commence when the United States Army Corps of Engineers ("Corps") or the County records in the public records of Lee County, the Notice to Proceed for the first construction of the Estero Island segment of the Lee County Shore Protection Project and shall terminate after a term of fifty (50) years. In the event the Corps or the County fails to issue a Notice to Proceed on or before December 31, 2010, this easement shall automatically terminate and be canceled of record.

IN WITNESS HEREOF, Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

Grantor:

[Signature]
Witness
PATRICIA L. H.
(Print Name)

By: [Signature]
Henry Schlichte

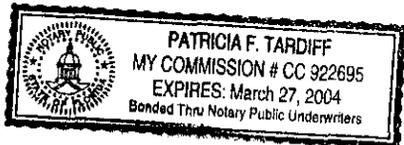
[Signature]
Witness
Sean M. Ruma
(Print Name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7/2/02 (date)

by Henry Schlichte, who is personally known to me or who has
(Name of personal acknowledging)

produced _____ as identification.
(type of identification)



[Signature]
(Signature of person taking acknowledgment)
PATRICIA TARDIFF
(Name typed, printed or stamped)
Notary
(Title or rank)
CC-922695
(Serial Number, if any)

IN WITNESS HEREOF, Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

Grantor:

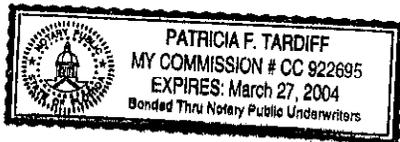
[Signature]
Witness
PAT TARDIFF
(Print Name)

By: Edith Schlichte
Edith Schlichte

[Signature]
Witness
Sean M Zuma
(Print Name)

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 7/2/02
(date)
by Edith Schlichte, who is personally known to me or who has
(Name of personal acknowledging)
produced _____ as identification.
(type of identification)



[Signature]
(Signature of person taking acknowledgment)
PATRICIA TARDIFF
(Name typed, printed or stamped)
Notary
(Title or rank)
CC 922695
(Serial Number, if any)

Parcel No(s): 89
STRAP No(s): 19-46-24-W3-0120A.0220

SCHEDULE A

That portion of Lot 22, Block A, SEAGRAPE, a subdivision according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 4, Page 17, Public Records of Lee County, Florida lying seaward of the +4.1 NGVD contour line. This line has been surveyed by Coastal Planning and Engineering, Inc., and is reflected on survey sketches dated September 21, 2000, and filed in the Public Records of Lee County, Florida,

Department of Public Works
Division of County Lands

Page 1 of 1

Ownership and Easement Search

Search No. 21753/B

Date: May 18, 2000

Parcel: 89

Project: Beach Renourishment Trust

Fund, Project No. 0686

To: James M. Jerrel
Property Acquisition Agent

From: Nancy A. Bell, CLS 
Real Estate Title Examiner

STRAP: 19-46-24-W3-0120A.0220

9/25/2002 TLM

Effective Date: ~~April 20, 2000~~, at 5:00 p.m.

Subject Property: Lot 22, Block A, SEAGRAPE, a subdivision according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 4, Page 17, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Henry Schlichte and Edith Schlichte, husband and wife

by that certain instrument dated July 17, 1992, recorded July 24, 1992, in Official Record Book 2316, Page 8, Public Records of Lee County, Florida.

Easements: NONE FOUND

For Information:

- a) There is a road named "Mango Street" which abuts the beach and lies Easterly of the subject lot. According to Lee County D.O.T. Records, this street is partially County Maintained.
- b) A survey of the coastal construction line in Lee County can be found in Plat Book 31, Page 1, as updated in Plat Book 31-A, Page 1 and as revised in Plat Book 48, Page 15 thru 34, all in the Public Records of Lee County, Florida.

Tax Status: *NOTE: Tax and assessment information is not indicated on this report. It will be provided at a later date, if determined as being necessary by the end user of this report.
(The end user of this report is responsible for verifying tax and/or assessment information.)*

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

This instrument prepared by:
Lee County
County Lands Division
P.O. Box 398
Fort Myers, Florida 33902-0398
Project: Estero Island Beach Renourishment, Project #3022
Parcel No.: 97
Strap No.: 19-46-24-W3-0120A.016B

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

(This space is for recording)

50 YEAR BEACH STORM DAMAGE REDUCTION EASEMENT

Know all by these presents that on this 11 day of September, 2002, Nancy L. VanOyen and Robert E. Adams, whose mailing address is 2522 Cottage Avenue, Fort Myers Beach, FL 33931, hereinafter referred to as "GRANTOR," in consideration of the mutual benefits to be derived from the Estero Island Beach Restoration Project (the "Lee County Shore Protection Project") and other good and valuable consideration, hereby grants, bargains and conveys to Lee County, a political subdivision of the State of Florida, whose mailing address is Post Office Box 398, Fort Myers, Florida, 33902-0398, hereinafter "GRANTEE," a Beach Storm Damage Reduction easement (the "EASEMENT") over and in the following described property (the "EASEMENT PROPERTY"):

See Attached Schedule A

Beach Storm Damage Reduction Easement: An assignable easement and right-of-way in, on, over and across the land described in Schedule A (STRAP No. 19-46-24-W3-0120A.016B), for use by the Grantee, its representatives, agents, contractors and assigns, to construct; preserve; patrol; operate; maintain; repair; rehabilitate; and replace; a public beach and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and renourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Lee County Shore Protection Project, together with the right of public use and access; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving to the grantor(s), (his) (her) (its) (their) heirs, successors and assigns, all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

This is a Nonexclusive Easement with the Grantor reserving the right to the continued free use of the Easement Property in a manner not materially inconsistent with the rights granted herein to Grantee for Grantee's use.

The term of this easement shall commence when the United States Army Corps of Engineers ("Corps") or the County records in the public records of Lee County, the Notice to Proceed for the first construction of the Estero Island segment of the Lee County Shore Protection Project and shall terminate after a term of fifty (50) years. In the event the Corps or the County fails to issue a Notice to Proceed on or before December 31, 2010, this easement shall automatically terminate and be canceled of record.

IN WITNESS HEREOF, Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

Grantor:

[Signature]
Witness
MAT TAD: H
(Print Name)

By: [Signature]
Nancy L. VanOyen

[Signature]
Witness
EA LaFORCE
(Print Name)

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 8-28-02
(date)

by Nancy L. VanOyen, who is personally known to me or who has
(Name of personal acknowledging)

produced V 550 432 55 585 0 as identification.
(type of identification)
FL DL

[Signature]
(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial Number, if any)



IN WITNESS HEREOF, Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

Grantor:

Herbert P. Strack
Witness HERBERT P. STRACK
(Print Name)

By: *Robert E. Adams, OD, P.C.*
Robert E. Adams

Ruth D. Strack
Witness Ruth D. Strack
(Print Name)

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 9-4-02
(date)

by Robert E. Adams, who is personally known to me or who has
(Name of personal acknowledging)

produced _____ as identification.
(type of identification)

ELLEN I. LUECK
Notary Public, Oakland County, Michigan
My Commission Expires 11-27-04

Ellen I. Lueck
(Signature of person taking acknowledgment)

ELLEN I LUECK
(Name typed, printed or stamped)

(Title or rank)

(Serial Number, if any)



Parcel No(s): 97
STRAP No(s): 19-46-24-W3-0120A.016B

SCHEDULE A

That portion of the West 10 feet of Lot 15 and the East 42.25 feet of the South 100 feet of Lot 16, Block A, Seagrape Subdivision, per plat recorded in Plat Book 4, Page 17, Public Records of Lee County, Florida, lying seaward of the +4.1 NGVD contour line. This line has been surveyed by Coastal Planning and Engineering, Inc., and is reflected on survey sketches dated September 21, 2000, and filed in the Public Records of Lee County, Florida.

Ownership and Easement Search

Search No. 21754/D

Date: May 19, 2000

Parcel: 97

Project: Beach Renourishment Trust
Fund, Project No. 0686

To: James M. Jerrel

Property Acquisition Agent

From: Nancy A. Bell, CLS 

Real Estate Title Examiner

STRAP: 19-46-24-W3-0120A.016B

9/25/2002

Effective Date: ~~April 20, 2000~~, at 5:00 p.m.

Subject Property: The West 10 feet of Lot 15 and the East 42.25 feet of the South 100 feet of Lot 16, Block A, Seagrape Subdivision, per plat recorded in Plat Book 4, Page 17, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Nancy L. VanOyen and Robert E. Adams

by those certain instruments dated September 29, 1995, recorded October 6, 1995, in Official Record Book 2641, Page 1405 and dated June 16, 1998, recorded August 25, 1998 in Official Record Book 3004, Page 888, all being in the Public Records of Lee County, Florida.

Easements: NONE FOUND

Note: Deed recorded in Official Record Book 890, Page 439, Public Records of Lee County, Florida, does not contain marital status of the grantor(s), joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

For Information:

- a) Access for subject property is via Cottage Avenue and across the parcel just Northerly of the subject property; said Northerly parcel is owned by the same titleholders as the subject property, however, we find nothing of record in reference to Cottage Avenue.

Ownership and Easement Search
Search No. 21754/D
Date: May 19, 2000
Parcel: 97
Project: Beach Renourishment Trust
Fund, Project No. 0686

- b) A survey of the coastal construction line in Lee County can be found in Plat Book 31, Page 1, as updated in Plat Book 31-A, Page 1 and as revised in Plat Book 48, Page 15 thru 34, all in the Public Records of Lee County, Florida.
- c) Mortgage executed by Nancy L. VanOyen in favor of First Union National Bank, dated November 12, 1999, recorded December 1, 1999, in Official Record Book 3193, Page 2973, Public Records of Lee County, Florida.

Tax Status: *NOTE: Tax and assessment information is not indicated on this report. It will be provided at a later date, if determined as being necessary by the end user of this report.
(The end user of this report is responsible for verifying tax and/or assessment information.)*

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

This instrument prepared by:
Lee County
County Lands Division
P.O. Box 398
Fort Myers, Florida 33902-0398
Project: Estero Island Beach Renourishment, Project #3022
Parcel No.: 173
Strap No.: 29-46-24-W3-0050F.0050

(2002)

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

(This space is for recording)

FIFTY YEAR BEACH STORM DAMAGE REDUCTION EASEMENT

Know all by these presents that on this 21st day of June, 2002, Robert M. Keating and Valerie R. Keating, husband and wife, whose mailing address is 4 Woods End Road, La Grangeville, NY 12540, hereinafter referred to as "GRANTOR," in consideration of the mutual benefits to be derived from the Estero Island Beach Restoration Project (the "Lee County Shore Protection Project") and other good and valuable consideration, hereby grants, bargains and conveys to Lee County, a political subdivision of the State of Florida, whose mailing address is Post Office Box 398, Fort Myers, Florida, 33902-0398, hereinafter "GRANTEE," a Beach Storm Damage Reduction easement (the "EASEMENT") over and in the following described property (the "EASEMENT PROPERTY"):

See Attached Schedule A

Beach Storm Damage Reduction Easement: An assignable easement and right-of-way in, on, over and across the land described in Schedule A (STRAP No. 29-46-24-W3-0050F.0050), for use by the Grantee, its representatives, agents, contractors and assigns, to construct; preserve; patrol; operate; maintain; repair; rehabilitate; and replace; a public beach and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and renourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Lee County Shore Protection Project, together with the right of public use and access; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving to the grantor(s), their heirs, successors and assigns, all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

This is a Nonexclusive Easement with the Grantor reserving the right to the continued free use of the Easement Property in a manner not materially inconsistent with the rights granted herein to Grantee for Grantee's use.

The term of this easement shall commence when the United States Army Corps of Engineers ("Corps") or the County records in the public records of Lee County, the Notice to Proceed for the first construction of the Estero Island segment of the Lee County Shore Protection Project and shall terminate after a term of fifty (50) years. In the event the Corps or the County fails to issue a Notice to Proceed on or before December 31, 2010, this easement shall automatically terminate and be canceled of record.

Parcel No(s): 173
STRAP No(s): 29-46-24-W3-0050F.0050

IN WITNESS HEREOF, Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

x Margaret Roberts
Witness
MARGARET ROBERTS
(Print Name)

Grantor:
Robert M. Keating
Robert M. Keating

x Carolyn Twombow
Witness
Carolyn Twombow
(Print Name)

Valerie R. Keating
Valerie R. Keating

x Margaret Roberts
Witness
MARGARET ROBERTS
(Print Name)

x Carolyn Twombow
Witness
Carolyn Twombow
(Print Name)

STATE OF NEW YORK
COUNTY OF DUTCHESS

The foregoing instrument was acknowledged before me this 21ST day of June, 2002 (date)

by Robert M. Keating & Valerie R. Keating, who are personally known to me or who have (Name of persons acknowledging)

produced PERSONALLY KNOWN AS CUSTOMER as identification. (type of identification)

George C. Harnen
(Signature of person taking acknowledgment)

GEORGE C. HARNEN
Notary Public, State of New York
No. 01HA1678825
Residing in Dutchess County
Commission Expires 12/31/02

(Name typed, printed or stamped)

(Title or rank)

(Serial Number, if any)

Parcel No(s): 173
STRAP No(s): 29-46-24-W3-0050F.0050

SCHEDULE A

That portion of Lot 5, Block F, of that certain subdivision known as Gulf Island Manor, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 8, at Page 68, Public Records of Lee County, Florida. lying seaward of the +4.1 NGVD contour line. This line has been surveyed by Coastal Planning and Engineering, Inc., and is reflected on survey sketches dated September 21, 2000, and filed in the Public Records of Lee County, Florida,

Division of County Lands

Updated Ownership and Easement Search

Search No. 21771/D

Date: October 2, 2002

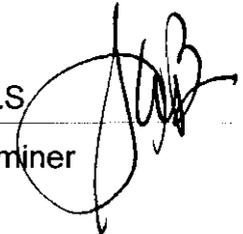
Parcel: 173

Project: Estero Island Beach

Renourishment Project #3022

To: Teresa L. Mann, SRWA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Real Estate Title Examiner



STRAP: 29-46-24-W3-0050F.0050

Effective Date: September 24, 2002, at 5:00 p.m.

Subject Property: Lot 5, Block F, of that certain subdivision known as Gulf Island Manor, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 8, at Page 68, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Robert M. Keating and Valerie R. Keating, husband and wife

by that certain instrument dated July 12, 2001, recorded July 18, 2001, in Official Record Book 3452, Page 2182, Public Records of Lee County, Florida.

Easements:

None found of record.

NOTE (1): A survey of the coastal construction line in Lee County can be found in Plat Book 31, Page 1, as updated in Plat Book 31-A, Page 1 and as revised in Plat Book 48, Pages 15 thru 34, all in the Public Records of Lee County, Florida.

NOTE (2): Mortgage executed by Robert M. Keating and Valerie R. Keating, husband and wife in favor of Chase Manhattan Mortgage Corporation, dated July 16, 2001, recorded July 18, 2001, in Official Record Book 3452, Page 2184, Public Records of Lee County, Florida.

NOTE (3): Resolution by the Lee County Board of County Commissioners regarding establishment of an Erosion Control Line along the Gulf of Mexico shoreline of Estero Island, recorded in Official Record Book 3556, Page 2917, Public Records of Lee County, Florida.

NOTE (4): Resolution of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, creating the Estero Island and Lovers Key Erosion Control Line, recorded in Official Record Book 3585, Page 346, Public Records of Lee County, Florida.

Division of County Lands

Updated Ownership and Easement Search

Search No. 21771/D

Date: October 2, 2002

Parcel: 173

Project: Estero Island Beach

Renourishment Project #3022

Tax Status: 2001 Ad Valorem Taxes are PAID IN FULL.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

COPY

RECEIVED AUG 15 2002
RECEIVED AUG 15 2002

This instrument prepared by:
Lee County
County Lands Division
P.O. Box 398
Fort Myers, Florida 33902-0398
Project: Estero Island Beach Renourishment, Project #3022
Parcel No.: 191
Strap No.: 29-46-24-W3-02100.000A

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

(This space is for recording)

FIFTY YEAR BEACH STORM DAMAGE REDUCTION EASEMENT

Know all by these presents that on this 9TH day of AUGUST, 2002, Strandview Tower Condominium Association, Inc., a Florida non-profit corporation, whose mailing address is P. O. Box 6112, Fort Myers Beach, FL 33932, hereinafter referred to as "GRANTOR," in consideration of the mutual benefits to be derived from the Estero Island Beach Restoration Project (the "Lee County Shore Protection Project") and other good and valuable consideration, hereby grants, bargains and conveys to Lee County, a political subdivision of the State of Florida, whose mailing address is Post Office Box 398, Fort Myers, Florida, 33902-0398, hereinafter "GRANTEE," a Beach Storm Damage Reduction easement (the "EASEMENT") over and in the following described property (the "EASEMENT PROPERTY"):

See Attached Schedule A

Beach Storm Damage Reduction Easement: An assignable easement and right-of-way in, on, over and across the land described in Schedule A (STRAP No. 29-46-24-W3-02100.000A), for use by the Grantee, its representatives, agents, contractors and assigns, to construct; preserve; patrol; operate; maintain; repair; rehabilitate; and replace; a public beach and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and renourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Lee County Shore Protection Project, together with the right of public use and access; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving to the grantor(s), its heirs, successors and assigns, all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

This is a Nonexclusive Easement with the Grantor reserving the right to the continued free use of the Easement Property in a manner not materially inconsistent with the rights granted herein to Grantee for Grantee's use.

The term of this easement shall commence when the United States Army Corps of Engineers ("Corps") or the County records in the public records of Lee County, the Notice to Proceed for the first construction of the Estero Island segment of the Lee County Shore Protection Project and shall terminate after a term of fifty (50) years. In the event the Corps or the County fails to issue a Notice to Proceed on or before December 31, 2010, this easement shall automatically terminate and be canceled of record.

Parcel No(s): 191
STRAP No(s): 29-46-24-W3-02100.000A

IN WITNESS HEREOF, Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness:

MARK Osora
(Print Name)

Carol Reed
Witness:

Carol M Reed
(Print Name)

Grantor:
Strandview Tower Condominium Association, Inc., a Florida non-profit corporation

By: Benjamin Tiezzi
Name

PRESIDENT
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 8/9/02
(date)

Ben Tiezzi, President Of Strandview Tower Condominium Association, Inc.
(name of officer or agent, title of officer or agent) (Name of corporation acknowledging)

a Florida non-profit corporation, on behalf of the corporation. He/she is personally
(state or place of incorporation)

known to me or has produced _____
(type of identification)

as identification.

Carol M Reed
(Signature of person taking acknowledgment)

Carol M Reed
(Name typed, printed or stamped)
NOTARY PUBLIC
My Commission Expires July 31 2007
(Title or rank)
(Serial Number, if any)

Parcel No(s): 191
STRAP No(s): 29-46-24-W3-02100.000A

SCHEDULE A

That portion of Lots 1, 2, 3 and 7 and SE ½ of Lot 4, and SE 48' of Lot 6, Block E, Hyde Park Subdivision as recorded in Plat Book 7, Page 20 Public Records of Lee County, Florida now known as Strandview Tower Condominium according to the Condominium Declaration thereof on file and recorded in the office of the Clerk of Circuit Court in Official Record Book 1171, Page 211 and corrected in Official Record Book 1183, Page 1042, Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said condominium declarations and all amendments there to. lying seaward of the +4.1 NGVD contour line. This line has been surveyed by Coastal Planning and Engineering, Inc., and is reflected on survey sketches dated September 21, 2000, and filed in the Public Records of Lee County, Florida,

Ownership and Easement Search
Search No. 21775/B
Date: December 8, 2000
Parcel: 191
Project: Beach Renourishment Trust
Fund #0686

To: Teresa L. Mann, SRWA
Property Acquisition Agent

From: Linda K. Fleming, CLS, SRWA 
Real Estate Title Examiner

STRAP: 29-46-24-W3-02100.000A
9/25/2002 TLM

Effective Date: ~~May 25, 2000~~, at 5:00 p.m.

Subject Property: Lots 1, 2, 3 and 7 and SE ½ of Lot 4, and SE 48' of Lot 6, Block E, Hyde Park Subdivision as recorded in Plat Book 7, Page 20 Public Records of Lee County, Florida now known as Strandview Tower Condominium according to the Condominium Declaration thereof on file and recorded in the office of the Clerk of Circuit Court in Official Record Book 1171, Page 211 and corrected in Official Record Book 1183, Page 1042, Public Records of Lee County, Florida, together with all appurtenances thereunto appertaining and specified in said condominium declarations and all amendments there to.

Title to the subject property is vested in the following:

Strandview Tower, Condominium Association

by that certain instrument dated (no date given), recorded January 12, 1977, in Official Record Book 1171, Page 211, Public Records of Lee County, Florida.

Easements:

1. Easement granted to Florida Power & Light recorded in Official Record Book 1232, Page 510, Public Records of Lee County, Florida.
2. Easement granted to Florida Power & Light recorded in Official Record Book 1501, Page 2049, Public Records of Lee County, Florida.
3. Covenants, conditions, restrictions and easements contained in that certain instrument recorded in Official Record Book 1171, Page 211 and corrected in Official Record Book 1183, Page 1042, Public Records of Lee County, Florida.
4. NOTE: A survey of the coastal construction line in Lee County can be found in Plat Book 31, Page 1, as updated in Plat Book 31-A, Page 1 and as revised in Plat Book 48, Pages 15 thru 34, all in the Public Records of Lee County, Florida.

Tax Status: NOTE: Tax and assessment information is not indicated on this report. It will be provided at a later date, if determined as being necessary by the end user of this report.
(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

Ownership and Easement Search

Search No. 21775/B

Date: June 27, 2000

Parcel: 191

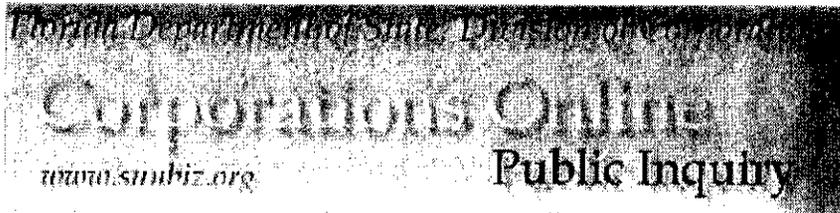
Project: Beach Renourishment Trust

Fund #0686

Tax Status: NOTE: Tax and assessment information is not indicated on this report. It will be provided at a later date, if determined as being necessary by the end user of this report.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.



Florida Non Profit

STRANDVIEW TOWER CONDOMINIUM ASSOCIATION, INC.

PRINCIPAL ADDRESS

2180 WEST SR 434
 SUITE 5000
 LONGWOOD FL 32779-5044 US
 Changed 09/11/2001

MAILING ADDRESS

2180 WEST SR 434
 SUITE 5000
 LONGWOOD FL 32779-5044 US
 Changed 09/11/2001

Document Number 738136	FEI Number 591780073	Date Filed 02/18/1977
State FL	Status ACTIVE	Effective Date NONE
Last Event REINSTATEMENT	Event Date Filed 07/11/1997	Event Effective Date NONE

Registered Agent

Name & Address
HART, JAMES W JR SENTRY MANAGEMENT INC 2180 WEST SR 434 STE 5000 LONGWOOD FL 32779
Name Changed: 10/09/2001
Address Changed: 10/09/2001

Officer/Director Detail

Name & Address	Title
TIEZZI, BEN 95 HOURIGAN DR MERIDEN CT 06451	PD
SCHOCK, NORMAN 4560 ESTERO BV 204 FORT MYERS BEACH FL 33931	D
BERECZ, VICTOR 4560 ESTERO BV 702 FT MYERS BEACH FL 33931	TD
BONFIGLIO, FRANK 4212 N NEWHALL STREET SHOREWOOD WI 53211	SD
ANDERSON, DOUGLAS 4560 ESTERO BLVD., #203 FORT MYERS BEACH FL 33931	VPD

Annual Reports

Report Year	Filed Date	Intangible Tax
2000	05/09/2000	
2001	05/07/2001	
2002	04/24/2002	

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