

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

Blue Sheet No. 20030432

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the sale of a Perpetual Public Utility Easement to Gulf Environmental Services, Inc. for \$6,040. The easement will be located near the easterly boundary of the proposed Estero Community Park. The easement will provide a sewer line connection to a residential project owned by Design Builders of S.W. Florida, Inc., who are paying for the easement; \$4,800 for land area and \$1,240 for County Lands staff time. Authorize the Chairman on behalf of the Board of County Commissioners to sign the easement and authorize the Division of County Lands to handle and accept all documentation necessary to complete the transaction.

WHY ACTION IS NECESSARY: To give Gulf Environmental Services the right to service and maintain a sewer line upon County owned Land and to provide wastewater service to property owned by Design Buildings of S.W. Florida, Inc. All real estate conveyances must be authorized by the Board of County Commissioners.

WHAT ACTION ACCOMPLISHES: Gulf Environmental Services will be able to service and maintain a sewer line across County owned property and provide wastewater service to a small residential development to the east of the proposed Estero Community Park.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 3

C6C

3. MEETING DATE:
04-29-2003

<p>4. AGENDA:</p> <p><input checked="" type="checkbox"/> CONSENT ADMINISTRATIVE APPEALS PUBLIC WALK ON</p> <p>TIME REQUIRED:</p>	<p>5. REQUIREMENT/PURPOSE:</p> <p>(Specify)</p> <p><input checked="" type="checkbox"/> STATUTE <u>FS 125</u></p> <p><input type="checkbox"/> ORDINANCE _____</p> <p><input type="checkbox"/> ADMIN. _____</p> <p><input type="checkbox"/> OTHER _____</p>	<p>6. REQUESTOR OF INFORMATION</p> <p>A. COMMISSIONER _____</p> <p>B. DEPARTMENT <u>Independent</u></p> <p>C. DIVISION <u>County Lands</u></p> <p>BY: <u>Karen L. W. Forsyth, Director</u></p>
---	--	---

7. BACKGROUND: The Division of County Lands has been requested by the Department of Construction and Design, to convey a Perpetual Public Utility Easement to Gulf Environmental Services, Inc. (GES). The easement will run through County land near the easterly boundary of the proposed Estero Community Park. The easement will be conveyed to GES, however, it will provide a connection and service to a small residential development. The sales price is based on an appraisal prepared by W. Michael Maxwell, MAI, valuing a portion of the park site at \$52,500 per acre; the easement area is .091 acres.

Staff recommends Board approval

Funds are to be deposited into the following accounts:

Estero Community Park Project No. 1999 - String Acct No. 20199918608.369900.9008	\$4,800.00
Surplus Land Project No. 8617 - String Acct No. 20861730100.369900.9001	1,240.00

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A	B	C	D	E	F				G
Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager
					QA	QM	RISK	GC	
<i>K. Forsyth</i>			<i>4/8/03</i>	<i>John King 4-11-03</i>	<i>4-14-03</i>	<i>4/14/03</i>	<i>5/6/03</i>	<i>4/14/03</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

APPROVED

DENIED

DEFERRED

OTHER

Rec. by CoAtty
Date: *4/11/03*
Time: *3:43 PM*
Forwarded To:
Co. ADM.
4/11/03 4PM

RECEIVED BY
COUNTY ADMIN.
4-11-03
4:50
FORWARDED TO:
4/15/03

C



LEE COUNTY
SOUTHWEST FLORIDA

Department of Public Works
County Lands

(941)479-8505
(941)479-8391 FAX

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: _____

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Alblon
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diane M. Parker
County Hearing Examiner

April 3, 2003

Randy Wilkerson, President
Design Builders of S.W. Florida, Inc.
588 111th Avenue N.
Naples, FL 34108

RE: ESTERO PARK - EASEMENT REQUEST

Dear Mr. Wilkerson:

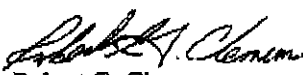
Pursuant to our conversation today, April 3, 2003, the intent of this letter is to serve as the agreement for a sewer line easement from Lee County to Gulf Environmental Services, Inc. The purpose of the easement is to connect the houses you are building to the main line from the School Board Complex upon Lee County's property. You stated that the Grantee in the easement is to be Gulf Environmental Services, Inc. at 19910 South Tamiami Trail, Suite A, Estero, Florida 33928.

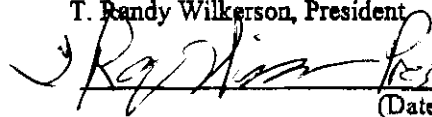
In my previous letter to you, staff's recommended sales price for the easement was \$5,240 for a 10 foot wide easement; however, GES is requiring a 12 foot easement, so the purchase price for the easement will be \$6,040, which includes land value and time costs.

I will also need a letter from Lee County Utilities Department stating that your added sewage capacity will not over-burden the line you propose to connect into. You previously said Thom Osterhout in Lee County Utilities was working on this for you.

If the above is correct and you are in agreement with the purchase price, please sign below and return with your original signature. If any of the above is incorrect, please call me at 479-8505 if you have any questions.

Sincerely,


Robert G. Clemens
Acquisition Program Manager

Design Builders of S.W. Florida
T. Randy Wilkerson, President
 Res 4/3/03
(Date)

S:\PODL\EsteroPk2.wpd\fs

This Instrument Prepared by:

County Land's Division
Post Office Box 398
Fort Myers, FL 33902-0398

Project: Estero Regional Park

STRAP No.:34-48-25-01-0000C.017A

THIS SPACE FOR RECORDING

GRANT OF PERPETUAL WASTEWATER UTILITY EASEMENT

This INDENTURE, made and entered into this _____ day of _____, 20____, by and between Lee County, a political subdivision of the State of Florida, Grantor, whose address is PO Box 398, Fort Myers, Florida 33901-0398, hereinafter "Grantor," and Gulf Environmental Services, Inc., whose address is 19910 South Tamiami Trail, Suite A, Estero, Florida 33928, hereinafter "Grantee."

WITNESSETH

1. For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, 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 wastewater utility easement situated in Lee County, Florida, and located and described as set forth in Exhibit "A" attached hereto and made a part hereof.

2. Grantee, its successors, appointees, and assigns, are hereby granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater utility line, with all appurtenances thereto, except pump-stations or lift-stations, to be located, under, through and within the easement which is located on the property described in Exhibit "A," with the additional right, privilege and authority to remove, replace, repair and enlarge said facilities within said easement, and to trim and remove roots, trees, shrubs, bushes and plants that may affect the operation of the wastewater utility line or Grantee's use of the easement, however any disturbed fencing must be replaced, with like material, in substantially the same condition as before disturbed.

3. The wastewater utility easement will not be limited to any particular diameter size or type. The total area of this wastewater utility easement is reserved for the wastewater utility line. Houses, buildings, carports, garages, storage sheds, overhangs or any other structures may not be constructed upon or placed within this easement at any time, present or future, by Grantee, or its heirs, successors or assigns.

Grant of Perpetual Wastewater Utility Easement

Page 2

Project:

4. Title to the wastewater utility line constructed or placed hereunder will remain in the Grantee, Grantee's successors, appointees or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantor is lawfully sized and possessed of the real property described in Exhibit "A."

6. 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 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.

This grant conveys only the Interest of the County and its Board of County Commissioners in the property herein described, and will not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the date first written above.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO LEGAL FORM:

Office of County Attorney

**SKETCH OF DESCRIPTION
OF A 12 FOOT UTILITY BASEMENT
LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°08'10"W	12.00'
L2	S01°08'56"E	12.00'

LEGAL DESCRIPTION

A 12 FOOT WIDE STRIP OF LAND BEING THE SOUTH 12.00 FEET OF THE NORTH 1/2 OF LOT 22, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 22, BLOCK "C"; THENCE SOUTH 89°53'37" WEST, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 22, 331.30 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF LOT 22; THENCE NORTH 01°08'10" WEST, ALONG THE WEST LINE OF SAID LOT 22, 12.00 FEET; THENCE NORTH 89°53'37" EAST, 331.30 FEET TO THE EAST LINE OF SAID LOT 22; THENCE SOUTH 01°08'56" EAST, ALONG THE EAST LINE OF SAID LOT 22, 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.091 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PROVIDED.

THE NORTH 1/2 OF LOT 21, BLOCK "C" FLORIDA GULF LAND COMPANY'S SUBDIVISION PLAT BOOK 1, PAGE 59

S 89°53'59" W 331.34'

N 01°08'10" W 661.61'

THE NORTH 1/2 OF LOT 22, BLOCK "C" FLORIDA GULF LAND COMPANY'S SUBDIVISION PLAT BOOK 1, PAGE 59

S 01°08'56" E 661.57'

THE NORTH 1/2 OF LOT 23, BLOCK "C" FLORIDA GULF LAND COMPANY'S SUBDIVISION PLAT BOOK 1, PAGE 59

66.0' ROAD AND UTILITY EASEMENT O.E. BOOK 60, PAGE 73

12.0'

N 89°53'37" E 331.30'

S 89°53'37" W 331.30'

THE SOUTH 1/2 OF LOT 21, BLOCK "C"

THE SOUTH 1/2 OF LOT 22, BLOCK "C"

POINT OF BEGINNING

THE SOUTH 1/2 OF LOT 23, BLOCK "C"



04/03/2003 THU 14:27 FAX 239 478 8381 LEE COUNTY-COUNTY LANDS

Exhibit "A"



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8306

Bob Jones
District One

Douglas R. St. Cery
District Two

Ray Juch
District Three

Andrew W. Coy
District Four

John E. Ablon
District Five

Donald D. Stillwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

March 5, 2003

Ms. Kathy Babcock
Gulf Environmental Services, Inc.
19910 S. Tamiami Trail, Suite A
Estero, FL 33928

Re: Estero Palms Subdivision / Estero Community Park

Dear Ms. Babcock:

As you are aware, Lee County, in cooperation with the School District of Lee County, has constructed a sewer main extending from Estero High School through the proposed Estero Community Park site to Corkscrew Road for the purpose of providing sewer service for the school and the proposed park. Furthermore, Design Builders of SW Florida, Inc. has requested permission to attach to said line to serve the needs of their proposed development, Estero Palms subdivision.

Lee County Department of Public Works has reviewed the calculations submitted by Design Builders with regards to current and anticipated future requirements by the School District and Public Works and find that adequate capacities exist. Therefore, Lee County has agreed to grant an easement to Design Builders of SW Florida, Inc. to permit their attachment to the aforementioned sewer main.

Lee County Public Works has no intention of extending Block Lane into the proposed park. Should this decision change, Lee County will not require Gulf Environmental Services, Inc. to relocate the proposed Estero Palms sewer line.

I trust this information is sufficient to allow approval of Design Builders' request. Should you have any further questions, please contact Bob Taylor at 479-8505.

Thank you for your attention in this matter.

Sincerely,

Jim Lavender
Director, Public Works

Post-It™ brand fax transmittal memo 7671		* of pages * 1	
To: KANDY L...	From: JIM LAVENDER		
Co:	Co:		
Dept:	Phone # 479-8505		
Fax # 941-3333	Fax # 941-8306		

Cc: Bob Taylor, Lee County, Department of Construction and Design
Randy Wilkerson, Design Builders of SW Florida, Inc.



**W. MICHAEL MAXWELL
& ASSOCIATES, INC.**

APPRAISERS - CONSULTANTS

W. MICHAEL MAXWELL, MAI, SRA
State-Certified General Appraiser
Certification 0000055

GERALD A. HENDRY, MAI
State-Certified General Appraiser
Certification 0002245

2550 First Street
Fort Myers, Florida 33901
(239)-337-0555
(239)-337-3747 - FAX

(e-mail)-appr@maxwellappraisal.com
(web)-www.maxwellappraisal.com

ASSOCIATE APPRAISERS

William E. McInnis
State-Certified General Appraiser
Certification 0002232

Timothy D. Rieckhoff
State-Certified General Appraiser
Certification 0002261

Jonathan P. Jaboor
State-Reg. Assist. R.E. Appraiser
RI-0008853

10 January 2003

Lee County Board of County Commissioners
Division of County Lands
P.O. Box 398
Fort Myers, Florida 33902-0398

Attn: Mr. Robert Clemens
Acquisition Program Manager

Re: Appraisal of Sandy Lane Extension, Project
No. 700 (Parcel 7), 15.3 acres owned by Lee
County, in Lee County, Florida

Dear Mr. Clemens:

Pursuant to your request, an inspection and analysis have been made of the above property, which is legally described in the attached appraisal report, for the purpose of estimating the market value of the undivided fee simple interest in the land as if free and clear of liens, mortgages, encumbrances and/or encroachments except as amended in the body of this report. This appraisal report is a complete, summary appraisal report.

Market value for this purpose is understood to be the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

As per the Uniform Standards of Professional Appraisal Practice (USPAP), the appraiser is given three report writing options. These options would include either a self-contained report format, summary report, or restricted use report. A summary report format has been requested and will be used for this appraisal. The only difference between the self-contained appraisal report and a summary appraisal report is the level of detail of presentation.

The function or intended use of this report is understood to be for use as a basis of value of the subject property for purposes of extending Sandy Lane from Corkscrew Road to Williams Road. This summary appraisal report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice. The subject property was last inspected on 2 January 2003 by Mr. W. Michael Maxwell, MAI, SRA. My compensation in this assignment is not contingent upon

the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the obtainment of a stipulated result, or the occurrence of a subsequent event.

By reason of my investigation and analysis, data contained in this report, and my experience in the real estate appraisal business, it is my opinion the market value of the subject property, as of 2 January 2003, is:

EIGHT HUNDRED THOUSAND DOLLARS.....(\$800,000.00)

Respectfully submitted,



W. Michael Maxwell, MAI, SRA
State-Certified General Appraiser
Certification 0000055



W. MICHAEL MAXWELL, MAI, SRA
GERALD A. HENDRY, MAI

EXECUTIVE SUMMARY

OWNER OF RECORD: Lee County (per 2002 Lee County tax roll).

LOCATION: The subject property is located on the east side of the continuation of Sandy Lane, approximately, 1,200' south of Corkscrew Road and approximately 1,300' north of Williams Road, with its southern boundary adjacent to the Golf Driving Range, in Section 34-46-25.

LAND AREA: 15.3 acres according to Lee County Property Appraiser records. This report is subject to a survey indicating the exact size and dimensions of the site.

IMPROVEMENTS: None.

ZONING/LAND USE: R P D (R e s i d e n t i a l P l a n n e d Development)/Public Facilities Land Use

HIGHEST AND BEST USE: Multi-Family Development

ESTIMATE OF VALUE:

COST APPROACH:	N/A
SALES COMPARISON APPROACH:	\$800,000
INCOME APPROACH:	N/A

INTEREST APPRAISED: Fee Simple

DATE OF VALUATION: 2 January 2003

APPRAISER: W. Michael Maxwell, MAI, SRA

SPECIAL ASSUMPTIONS: The subject property has RPD zoning allowing for certain uses. The property is part of a greater land area (53 total acres) zoned with RPD, which allows for 190 single family housing units. The Lee County Comprehensive Land Use Plan allows for this type of development in the RPD area. This appraisal reflects the market value of the parent tract ownership only. Lee County will be negotiating with the property owner for the anticipated right-of-way for Sandy Lane Extension. This appraisal does not address any before and after or severance issues.

Sales Comparison Approach to Value

was adjusted downward slightly for its slightly superior exposure/access and as it has access to full utilities.

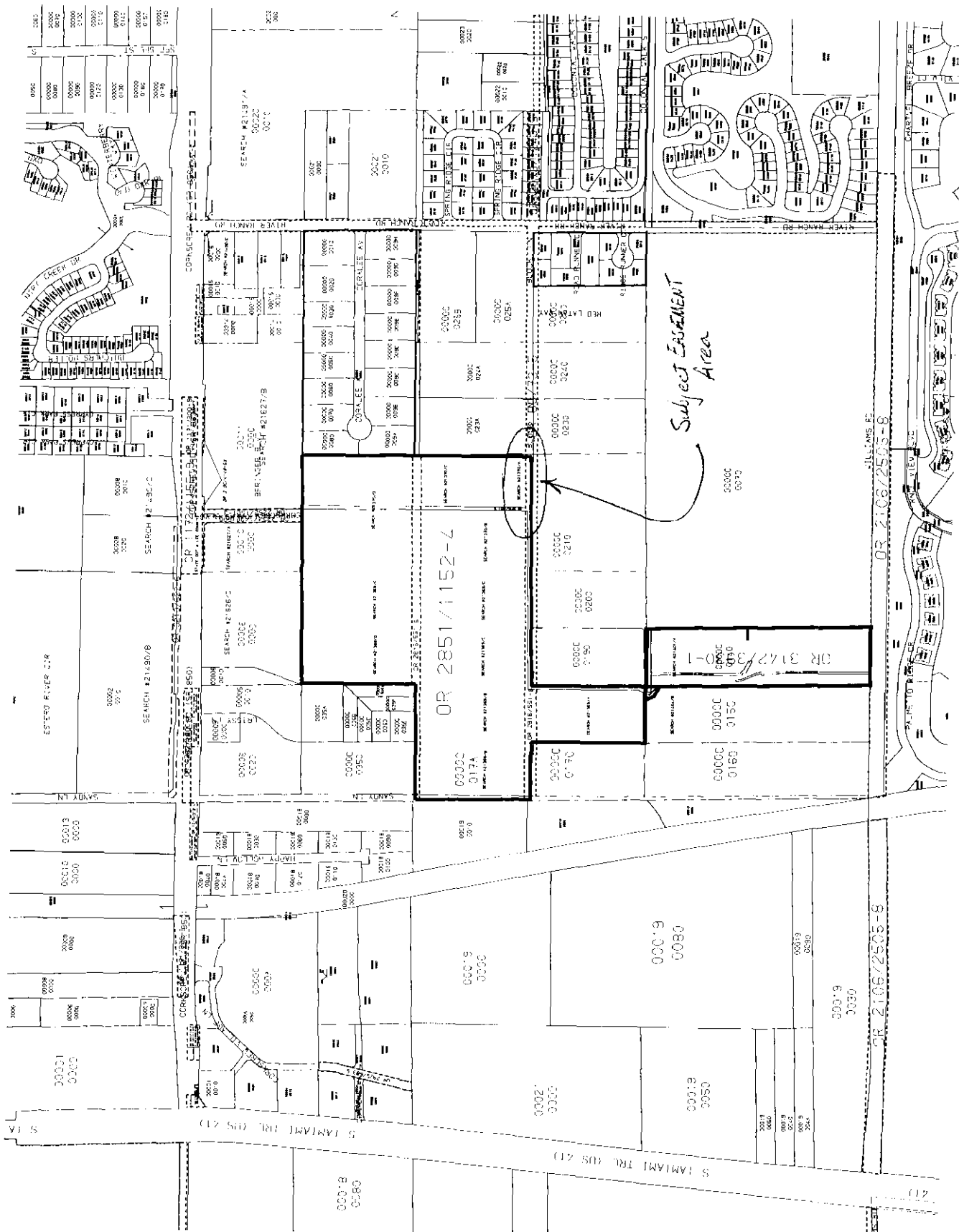
Sale 6 was sold in July 2001 for \$38,171 per acre. This sale was also given heavy weight as its location and exposure/access was considered to be very similar to that of the subject property. This sale was adjusted slightly downward for its access to full utilities.

Sale 7 sold in January 2002 for \$45,940 per acre. This sale is located along Three Oaks Parkway, just north of Corkscrew Road. This sale had full utilities available to it and an RPD zoning classification which made it superior to the subject property and as such it was adjusted slightly. This sale had full utilities available to it and a small downward adjustment was made accordingly.

Sale 8 is the oldest sale in March 1999. This property sold for \$51,535 per acre. This sale was adjusted downward for its superior exposure/access and because this sale had full utilities available to it.

Heaviest weight was given to Sales 1, 5 and 6 as they are most similar and/or located close to the subject. Particularly heavy weight was given to Sale 1 as it is most similar of the three sales. The appraiser estimates the market value for the subject property to be \$52,500 per acre. The total parent tract value can now be shown as follows:

15.3 Acres @ \$52,500 Per Acre	=	\$803,250
Market Value Rounded, to	=	<u>\$800,000</u>



Area Map

This Instrument Prepared by:

County Land's Division
Post Office Box 398
Fort Myers, FL 33902-0398

Project: Estero Regional Park

STRAP No.:34-46-25-01-0000C.017A

THIS SPACE FOR RECORDING

GRANT OF PERPETUAL WASTEWATER UTILITY EASEMENT

This INDENTURE, made and entered into this _____ day of _____, 20____, by and between Lee County, a political subdivision of the State of Florida, Grantor, whose address is PO Box 398, Fort Myers, Florida 33901-0398, hereinafter "Grantor," and Gulf Environmental Services, Inc., whose address is 19910 South Tamiami Trail, Suite A, Estero, Florida 33928, hereinafter "Grantee."

WITNESSETH

1. For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, 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 wastewater utility easement situated in Lee County, Florida, and located and described as set forth in Exhibit "A" attached hereto and made a part hereof.

2. Grantee, its successors, appointees, and assigns, are hereby granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater utility line, with all appurtenances thereto, **except pump-stations or lift-stations**, to be located, under, through and within the easement which is located on the property described in **Exhibit "A,"** with the additional right, privilege and authority to remove, replace, repair and enlarge said facilities within said easement, and to trim and remove roots, trees, shrubs, bushes and plants that may affect the operation of the wastewater utility line or Grantee's use of the easement, however any disturbed fencing must be replaced, with like material, in substantially the same condition as before disturbed.

3. The wastewater utility easement will not be limited to any particular diameter size or type. The total area of this wastewater utility easement is reserved for the wastewater utility line. Houses, buildings, carports, garages, storage sheds, overhangs or any other structures may not be constructed upon or placed within this easement at any time, present or future, by Grantee, or its heirs, successors or assigns.

Grant of Perpetual Wastewater Utility Easement

Page 2

Project:

4. Title to the wastewater utility line constructed or placed hereunder will remain in the Grantee, Grantee's successors, appointees or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantor is lawfully sized and possessed of the real property described in Exhibit "A."

6. 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 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.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, and will not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the date first written above.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO LEGAL FORM:

Office of County Attorney

**SKETCH OF DESCRIPTION
OF A 12 FOOT UTILITY EASEMENT
LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°09'10"W	12.00'
L2	S01°08'56"E	12.00'

LEGAL DESCRIPTION

A 12 FOOT WIDE STRIP OF LAND BEING THE SOUTH 12.00 FEET OF THE NORTH 1/2 OF LOT 22, BLOCK "C", FLORIDA GULF LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 22, BLOCK "C"; THENCE SOUTH 89°53'37" WEST, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF LOT 22, 331.30 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF LOT 22; THENCE NORTH 01°09'10" WEST, ALONG THE WEST LINE OF SAID LOT 22, 12.00 FEET; THENCE NORTH 89°53'37" EAST, 331.30 FEET TO THE EAST LINE OF SAID LOT 22; THENCE SOUTH 01°08'56" EAST, ALONG THE EAST LINE OF SAID LOT 22, 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.091 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

BEARINGS ARE GRID BEARINGS BASED UPON THE FLORIDA WEST ZONE OF THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS PROVIDED.

THE NORTH 1/2 OF
LOT 21, BLOCK "C"
FLORIDA GULF LAND
COMPANY'S SUBDIVISION
PLAT BOOK 1, PAGE
59

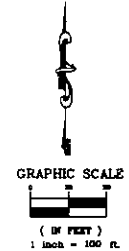
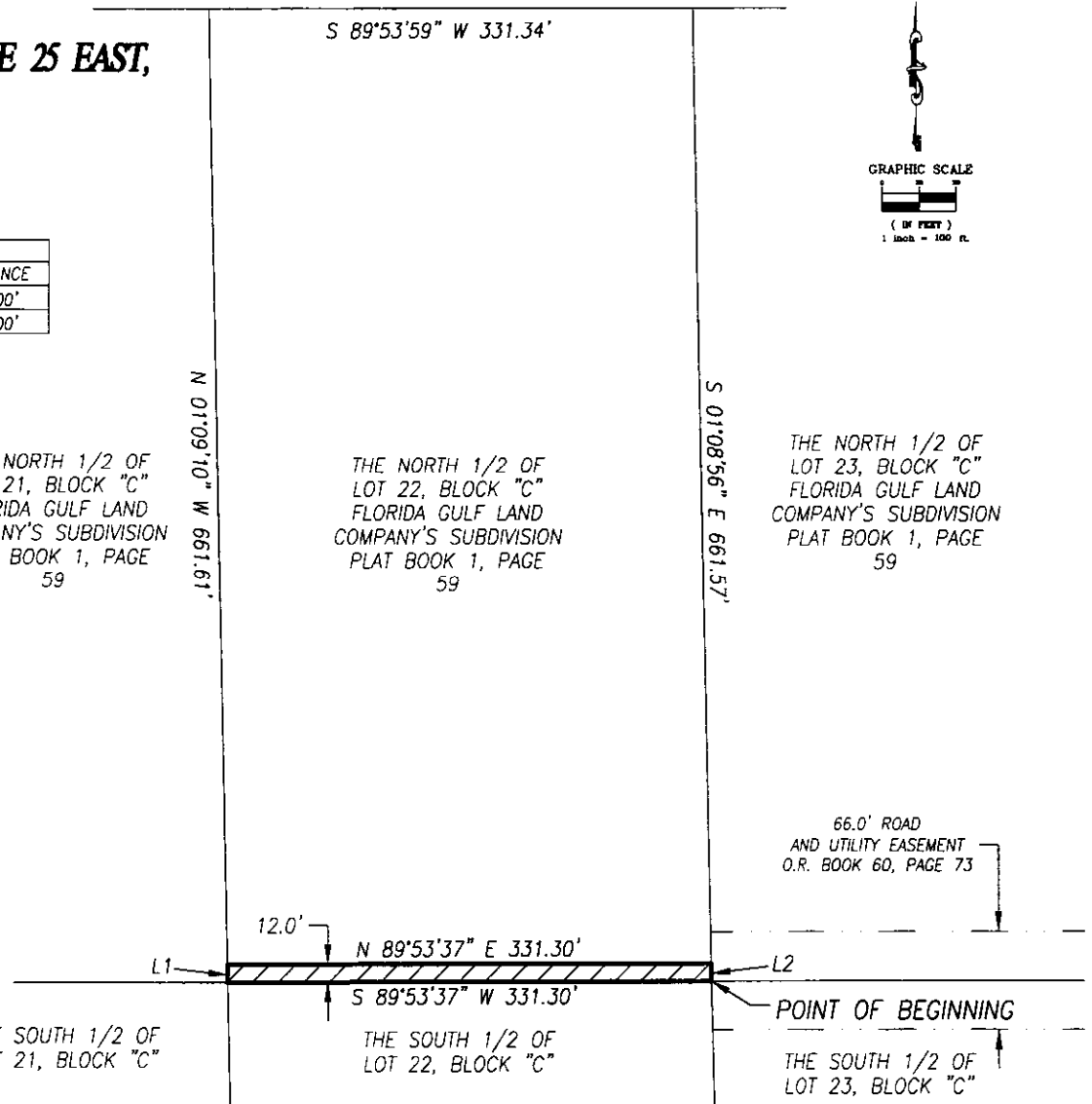
THE NORTH 1/2 OF
LOT 22, BLOCK "C"
FLORIDA GULF LAND
COMPANY'S SUBDIVISION
PLAT BOOK 1, PAGE
59

THE NORTH 1/2 OF
LOT 23, BLOCK "C"
FLORIDA GULF LAND
COMPANY'S SUBDIVISION
PLAT BOOK 1, PAGE
59

THE SOUTH 1/2 OF
LOT 21, BLOCK "C"

THE SOUTH 1/2 OF
LOT 22, BLOCK "C"

THE SOUTH 1/2 OF
LOT 23, BLOCK "C"



03004
 CERTIFIED TO:
 DAWSON & WOOD, INC.
 1101 10th Avenue NE, Tallahassee, FL 32309
 Phone: (904) 351-8005 Fax: (904) 351-8055
 THIS MAP PREPARED BY:
 CONTRACTOR OF PROFESSIONAL SURVEYING AND MAPPING
 WILL BEAR RESPONSIBILITY FOR THE ACCURACY AND
 VALIDITY OF THE INFORMATION AND DATA
 CONTAINED HEREON AND SHALL BE
 LICENSED SURVEYOR AND LICENSE NO. 1191

Exhibit "A"