

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

Blue Sheet No. 20051737-UTL

1. Action Requested/Purpose:

Approve final acceptance by Resolution and recording of one (1) utility easement as a donation of a fire hydrant, single water service and a force main connection serving *Walgreen's* (at Summerlin and Pine Ridge Road) to provide potable water service, fire protection and sanitary sewer service to this recently constructed commercial development. This is a Developer Contributed asset project located on the southeast corner of Summerlin Road and Pine Ridge Road.

2. What Action Accomplishes:

Provides adequate utility infrastructure to support development of the subject property and complies with the Lee County Utilities Operations Manual.

3. Management Recommendation:

Approval.

4. Departmental Category: 10 – Utilities

C10A

5. Meeting Date:

01-31-2006

6. Agenda:

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

7. Requirement/Purpose (specify)

- Statute
- Ordinance
- Admin. Code
- Other Approval

8. Request Initiated:

Commissioner _____
 Department Public Works
 Division Utilities
 By: *[Signature]* 1/13/06
 Rick Diaz/P.E., Utilities Director

9. Background:

Fire hydrants, single water service and single sewer service connections do not require permission to construct by the Board, therefore, no previous Blue Sheet number is provided.
 The installation has been inspected for conformance to the Lee County Utilities Operations Manual.
 Satisfactory pressure and bacteriological testing has been completed.
 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.
 Funds are available for recording fees in account number OD5360748700.504930.

SECTION 08 TOWNSHIP 46 S RANGE 24 E DISTRICT # 3 COMMISSIONER JUDAH

10. Review for Scheduling

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>[Signature]</i> J. Lavender Date: <u>1-19-06</u>	N/A	N/A	<i>T.O.</i> T. Osterhout Date: <u>1/13/06</u>	<i>S. Covert</i> S. Covert Date: _____	<i>PM</i> 1/17/06	<i>es</i> 1/18/06	<i>RS</i> 1/18/06	<i>SH</i> 1/19/06	<i>[Signature]</i> J. Lavender Date: <u>1-19-06</u>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:
<u>1-17-06</u>
<u>2:56</u>
COUNTY ADMIN FORWARDED TO:
<u>1-19-06</u>
<u>4:21 PM</u>

Rec. by CoAtty
Date: <u>1/17/06</u>
Time: <u>11:30 AM</u>
Forwarded To:
<u>1/17/06</u>
<u>1:50 pm</u>

RESOLUTION NO. _____

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

WHEREAS, it is the desire of "Walgreen Co., an Illinois corporation", owner of record, to make a contribution to Lee County Utilities of water facilities (a fire hydrant, single water service), and sewer facilities (force main connection), serving **"WALGREEN'S (AT SUMMERLIN & PINE RIDGE ROADS"**; 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 **\$22,650.00** 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: _____ (1)
- Commissioner Douglas St. Cerny: _____ (2)
- Commissioner Ray Judah: _____ (3)
- Commissioner Tammara Hall: _____ (4)
- Commissioner John Albion: _____ (5)

DULY PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
TAMMARA HALL, CHAIRWOMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

LETTER OF COMPLETION

DATE: 6/3/2005

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 sanitary sewer** located at
Walgreens at Summerlin and Pine Ridge
(Name of Development/Project)

were designed by me and have been constructed in conformance with:
the approved plans and the approved specifications

Upon completion of the work, we observed the following successful tests of the facilities:
**Bacteriological Test , Pressure Test(s) - Water Main , Pressure Test(s) - Force Main and
Lift Station Start-up**


Very truly yours,

(Owner or Name of Corporation/Firm)

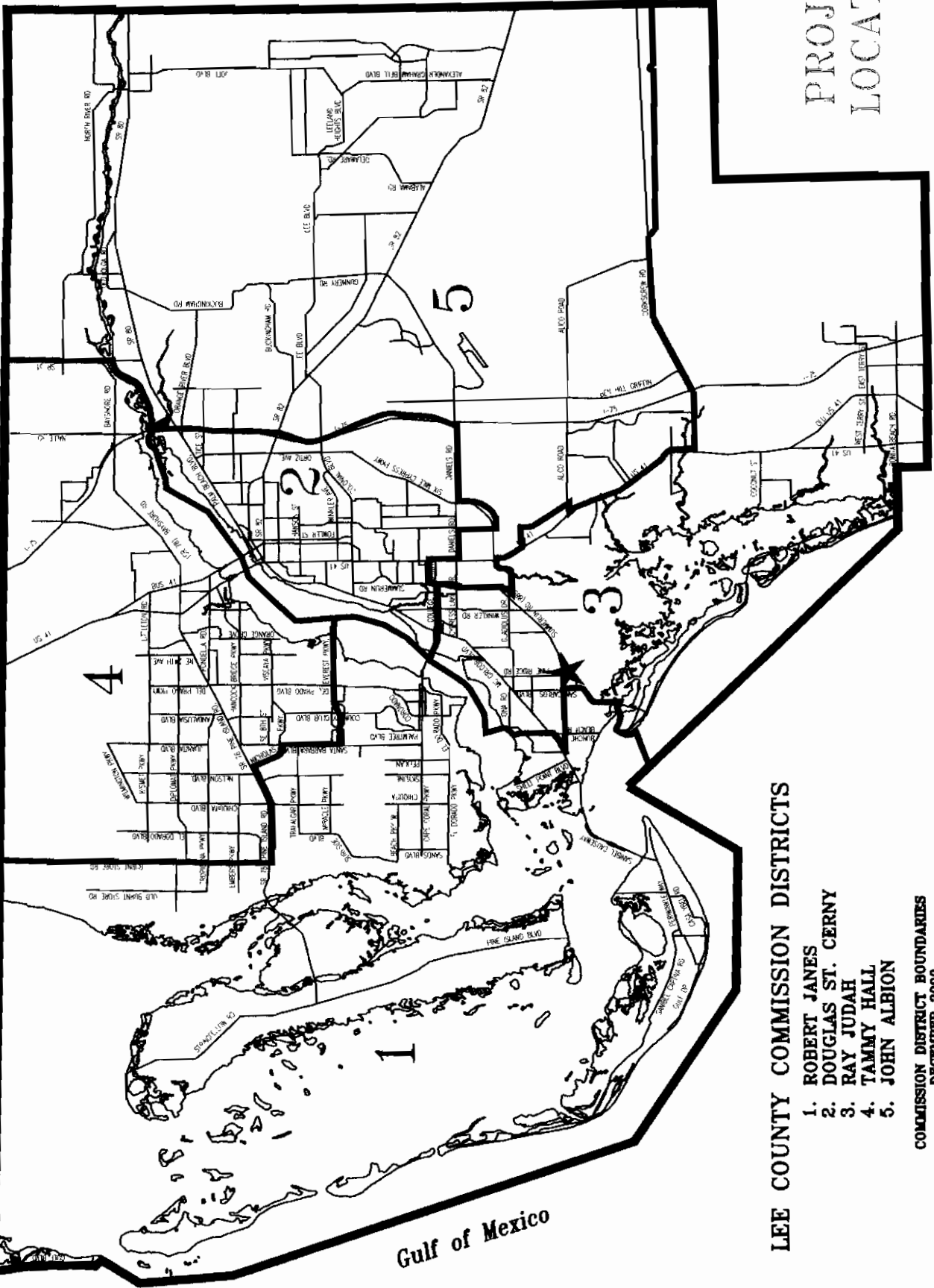


(Signature)

WILSON A. GARCIA, P.E.
(Name and Title)


(Seal of Engineering Firm)

WALGREEN AT SUMMERLIN AND PINE RIDGE ROAD
 08-46-24-00-00001.0030
 COMMISSION DISTRICT # 3 - RAY JUDAH



PROJECT
 LOCATION

LEE COUNTY COMMISSION DISTRICTS

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

COMMISSION DISTRICT BOUNDARIES
 DECEMBER 2000

Gulf of Mexico

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

X [Signature]

(Signature of Certifying Agent)

BRENDA K. MERCHANT AUTHORIZED AGENT

(Name & Title of Certifying Agent)

HALEAKALA CONSTRUCTION INC

(Name of Firm or Corporation)

5758 TAYLOR ROAD

(Address of Firm or Corporation)

NAPLES, FL 34109 -

STATE OF FL)

) SS:

COUNTY OF COLLIER)

The foregoing instrument was signed and acknowledged before me this 1 st day of August, 2005 by Brenda K. Merchant who is personally known to me - _____, and who did not take an oath.

[Signature]

Notary Public Signature

LINDA MAHON

Printed Name of Notary Public

DD177119

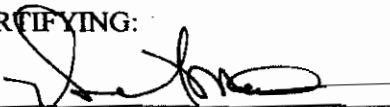
Notary Commission Number



(NOTARY SEAL)

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

X 

(Signature of Certifying Agent)

BRENDA K. MERCHANT AUTHORIZED AGENT

(Name & Title of Certifying Agent)

HALEAKALA CONSTRUCTION INC

(Name of Firm or Corporation)

5758 TAYLOR ROAD

(Address of Firm or Corporation)

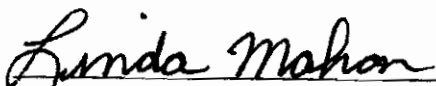
NAPLES, FL 34109 -

STATE OF FL)

) SS:

COUNTY OF COLLIER)

The foregoing instrument was signed and acknowledged before me this 1 st day of August, 2005 by Brenda K. Merchant who is personally known to me - _____, and who did not take an oath.



Notary Public Signature



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

LINDA MAHON

Printed Name of Notary Public

DD177119

Notary Commission Number

(NOTARY SEAL)



LEE COUNTY
SOUTHWEST FLORIDA
Contractor's Certification of Contributory Assets - Form (June2004)



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
 (PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300
 DR-219
 R. 07/98

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) →

08462400000010030

2. Mark (x) all that apply: Multi-parcel transaction? Transaction is a split or cutout from another parcel? Property was improved with building(s) at time of sale/transfer?

3. Grantor (Seller): **BS 20051737 EASEMENT: WALGREEN CO.**
 Last First MI Corporate Name (if applicable)
200 WILMOT RD. DEERFIELD IL 60015
 Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer): **RICK DIAZ, P.E. UTIL. DIRECTOR FOR LEE CO. BD. OF CO. COMMISSIONERS**
 Last First MI Corporate Name (if applicable)
P. O. BOX 398 FT. MYERS FL 33902 (239) 4798181
 Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer: **1 / 10 / 2006** Sale/Transfer Price: **\$10,000** Property Located In: **Lee**
 Month Day Year (Round to the nearest dollar.)

6. Type of Document: Contract/Agreement for Deed Other Warranty Deed Quit Claim Deed
 7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: **\$0.00**
 (Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES / NO

9. Was the sale/transfer financed? YES / NO If "Yes", please indicate type or types of financing:
 Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES / NO \$ **00**
 Cents

12. Amount of Documentary Stamp Tax \$ **70**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES / NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true, if prepared by someone other than the taxpayer his/her declaration is based on all information of which he/she has any knowledge.

Signature of Grantor or Grantee or Agent: *[Signature]* Date: **12/30/05**

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.

<p>To be completed by the Clerk of the Circuit Court's Office</p> <p>This copy to Property Appraiser</p> <p>O. R. Book and Page Number and File Number: <input type="text"/></p> <p>Date Recorded: <input type="text"/> / <input type="text"/> / <input type="text"/> Month Day Year</p>	<p>Clerks Date Stamp</p>
--	--------------------------

This copy to Property Appraiser



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
 (PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300
 DR-219
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

0 1 2 3 4 5 6 7 8 9

0123456789

08462400000010030

1. Parcel Identification Number
 (If Parcel ID not available
 please call County Property
 Appraiser's Office) →

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? →

BS 20051737

EASEMENT:

WALGREEN CO.

3. Grantor (Seller):

Last Mailing Address
 200 WILMOT RD.

First City MI
 DEERFIELD IL

Corporate Name (if applicable)
 60015

4. Grantee (Buyer):

Last Mailing Address
 RICK DIAZ, P.E. UTIL. DIRECTOR

City State Zip Code Phone No.
 FOR LEE CO. BD. OF CO. COMMISSIONERS

Last Mailing Address
 P. O. BOX 398

First City MI
 FT. MYERS FL

Corporate Name (if applicable)
 33902 (239) 4798181

5. Date of Sale/Transfer

1 10 2006 \$
 Month Day Year

Sale/Transfer Price

\$10

. 00

Property Located In

46

County Code

(Round to the nearest dollar.)

6. Type of Document

Contract/Agreement
 for Deed

Other

Warranty
 Deed

Quit Claim
 Deed

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

(Round to the nearest dollar.) \$

YES

NO

. 00

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer
 such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights?
 Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES

NO

9. Was the sale/transfer financed? YES

NO If "Yes", please indicate type or types of financing:

Conventional

Seller Provided

Agreement or
 Contract for Deed

Other

10. Property Type:
 Mark (x) all
 that apply

Residential

Commercial

Industrial

Agricultural

Institutional/
 Miscellaneous

Government

Vacant

Acreage

Timeshare

11. To the best of your knowledge, was personal property
 included in the sale/transfer? If "Yes", please state the
 amount attributable to the personal property. (Round to the nearest dollar.)

YES

NO

\$

Cents

. 00

12. Amount of Documentary Stamp Tax

\$

0.70

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES

NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. It prepared by someone other
 than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent

Date

12/30/05

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
<p>This copy to Department of Revenue</p> <p>O. R. Book and Page Number and File Number</p> <p>Date Recorded</p> <p>Month / Day / Year</p>	

This copy to Department of Revenue

RECORDERS OFFICE:

PLEASE PUT MY NAME ON THE ATTENTION LINE:

Sue Gullledge

LCU 500283

OD5360748700.504930

BLUE SHEET NO. 2005 1737

THANK YOU

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

Strap Number(s):
08-46-24-00-00001.0030

LCU 500283
THIS SPACE RESERVED FOR RECORDING

GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____ 20__, by and between WALGREEN CO., an Illinois corporation, qualified to do business in the State of Florida, Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political sub-division of the State of Florida, hereinafter referred to as GRANTEE.

WITNESSETH:

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

BS #20051737

3. The public utility easement will not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures may not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents will remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free from any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the right, title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, agrees to assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3. within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE will have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be

restored by GRANTEE, to the condition in which it existed prior to the damage, as is reasonably practicable.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes.

10. This easement will be binding upon the parties hereto, their successors in interest and any assigns.

(Balance of Page Left Intentionally Blank)

IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

Sheila B. Foster

[1st Witness' Signature]

Sheila B. Foster

[Type or Print Name]

Gayle Mahoney

[2nd Witness' Signature]

Gayle Mahoney

[Type or Print Name]

WALGREEN CO.

BY: Dana I. Green

WAG [Signature Grantor's/Owner's]

Dana I. Green

[Type or Print Name]

Senior Vice President & Secretary

[Title]

STATE OF Illinois

COUNTY OF LAKE

The foregoing instrument was signed and acknowledged before me this 8 day of December 2005, by Dana I. Green, as Senior Vice President & Secretary of Walgreen Co. who produced the following as identification _____ or is personally know to me, and who did/did not take an oath.

[stamp or seal]

W. Montgomery
[Signature of Notary]

W. Montgomery
[Typed or Printed Name]



Approved and accepted for and on behalf of Lee County, Florida, this _____ day of _____, 20_____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Tammara Hall, Chairwoman

APPROVED AS TO FORM

BY: _____
Office of the County Attorney

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE RUN SOUTH 01°45'25" EAST, ALONG THE CENTERLINE OF PINE RIDGE ROAD, AS OCCUPIED, FOR A DISTANCE OF 225.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (COUNTY ROAD #869), A 225.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN NORTH 89°02'47" EAST, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 459.95 FEET; THENCE RUN SOUTH 01°29'32" EAST FOR A DISTANCE OF 21.49 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 47°04'37" EAST, A DISTANCE OF 70.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 44°24'55", SUBTENDED BY A CHORD OF 52.92 FEET AT A BEARING OF SOUTH 20°42'56" WEST, FOR A DISTANCE OF 54.26 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 01°29'32" EAST FOR A DISTANCE OF 134.07 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 88°30'28" WEST, A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 36°57'15", SUBTENDED BY A CHORD OF 19.02 FEET AT A BEARING OF SOUTH 16°59'06" WEST, FOR A DISTANCE OF 19.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 39°44'27", SUBTENDED BY A CHORD OF 20.39 FEET AT A BEARING OF SOUTH 55°19'57" WEST, FOR A DISTANCE OF 20.81 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 45°56'35" WEST FOR A DISTANCE OF 6.45 FEET; THENCE RUN NORTH 44°03'25" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 45°56'35" EAST FOR A DISTANCE OF 10.44 FEET TO THE POINT OF BEGINNING; CONTAINING 193.3 SQUARE FEET OR 0.004 ACRE, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH RIGHT-OF-WAY LINE OF SUMMERLIN ROAD, A 225 FOOT WIDE RIGHT-OF-WAY, AS BEING NORTH 89°02'47" EAST.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

O. GRADY MINOR AND ASSOCIATES, P.A.
 CERTIFICATE OF AUTHORIZATION NUMBER LB-5151

SIGNED 5/25/05

Thomas J. Garris
 BY: THOMAS J. GARRIS

P.S.M. #3741
 STATE OF FLORIDA

SHEET: 1 OF 2
DRAWN: REC
JOB CODE: WALSUMPR
NO SCALE

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE: (239) 947-1144 FAX: (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

A PORTION OF
 SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA

* THIS IS NOT A SURVEY *

DATE: MAY 2005

DRAWING: B-3080

POINT OF COMMENCEMENT
NW CORNER
SECTION 8-46-24

NORTH LINE OF SECTION 8-46-24

SUMMERLIN ROAD
(COUNTY ROAD 869)
(225' RIGHT-OF-WAY)

N 89°02'47" E 459.95' SOUTH RIGHT-OF-WAY LINE

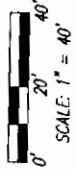
S 01°45'25" E 225.02'

WEST LINE OF SECTION 8-46-24

S 01°29'32" E
21.49'

S 01°29'32" E
134.07'

POINT OF BEGINNING



LINE	LENGTH	BEARING
L1	6.45'	N 45°06'35" W
L2	20.00'	N 44°01'25" E
L3	10.44'	S 45°06'35" E

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	70.00'	44°24'55"	50.92'	S 20°42'56" W	54.26'
C2	30.00'	35°37'15"	19.02'	S 16°50'06" W	19.35'
C3	30.00'	38°44'27"	20.39'	S 55°52'57" W	20.91'

PINE RIDGE ROAD
(RIGHT-OF-WAY VARIES)

SHEET: 2 OF 2

DRAWN: REC

JOB CODE: WALSUMPR

SCALE IN FEET



Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF
 SECTION 8, TOWNSHIP 46 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA

DATE: MAY 2005

DRAWING: B-3080

• THIS IS NOT A SURVEY •