

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

Blue Sheet No. 20060946

1. ACTION REQUESTED/PURPOSE: Accept Quit-Claim Deed for Parcel 108 being right-of-way necessary for the Homestead Lane Road Paving MSBU #5059 for pavement of Homestead Lane; authorize the Division of County Lands to handle and accept all documentation necessary; authorize payment of recording fees.

2. WHAT ACTION ACCOMPLISHES: Acquisition of right-of-way via Quit-Claim Deeds from benefited property owners.

3. MANAGEMENT RECOMMENDATION: Approve.

4. Departmental Category: 6

C6L

5. Meeting Date: **08-01-2006**

6. Agenda:

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

7. Requirement/Purpose: (specify)

- Statute 125
- Ordinance
- Admin. Code
- Resolution 05-08-54

8. Request Initiated:

Commissioner _____
Department Independent
Division County Lands
By: Karen L.W. Forsyth, Director

9. Background:

The Board of County Commissioners created the Homestead Lane Road Paving MSBU on August 9, 2005, when it adopted Resolution Number 05-08-54. The purpose of the project is to pave the existing unimproved (dirt/shell) roadway.

The following have executed the required Quit Claim Deed. The original document is in the files of County Lands and will be recorded upon approval by the Board of County Commissioners:

Parcel 108 Eighty-One-Hundred, LLC and Dry Fly, LLC

There remains approximately 29 more properties to be acquired for this project.

Funds are available in Account Number: 80505910400

Staff Recommends Board approve the Requested Motion.

ATTACHMENTS: Copy of Quit Claim Deed, In-House Title Search, GIS Location Map

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	County Attorney	Budget Services			County Manager/P.W. Director
				Analyst	Risk	Grants	
[Signature]	m/a	m/a	[Signature]	[Signature]	[Signature]	[Signature]	[Signature]

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: [Signature]
7-19-06 4:33 mp.
COUNTY ADMIN FORWARDED TO: [Signature]
[Signature]

By: Coatty
Date: 7/19/06
Time: 1:45 pm
Forwarded To: [Signature]
7/19/06 1:45 pm

This Instrument Prepared by:
County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398
Project: Homestead Lane Road Paving MSBU, Project No. 5059

STRAP No.: 01-44-25-02-00001.0000
Parcel: 108

QUIT-CLAIM DEED

THIS Quit-Claim Deed, executed this 12th day of July, 2006, by **Eighty-One-Hundred, LLC a Florida Limited Liability Company as to a 2/3 interest & Dry Fly, LLC a Florida Limited Liability Company as to a 1/3 interest**, and having its principal place of business at 7980 Summerlin Lakes #201, Fort Myers, FL 33907, Grantor, to **LEE COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 398, Fort Myers, FL 33902-0398, Grantee:

(The terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, The Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the Grantee, all the right, title interest, claim and demand that the Grantor has in the following described parcel of land located in Lee County, Florida.

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE and to HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, The Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
presence of two separate witnesses:

Jeremy Steinke
1st Witness Signature

Jeremy Steinke
Printed Name of 1st Witness

James E. Bozack
2nd Witness Signature

JAMES E. BOZACK
Printed Name of 2nd Witness

Eighty-One-Hundred, LLC a Florida Limited Liability Company

By [Signature]
Name: Donald E. Brooks
Title: Manager

(CORPORATE SEAL)

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

Signed, sealed and delivered in presence of two separate witnesses:

Dry Fly, LLC a Florida Limited Liability Company

Jeremy Steinke
1st Witness Signature

Jeremy Steinke
Printed Name of 1st Witness

James E. Boback
2nd Witness Signature

JAMES E. BOBACK
Printed Name of 2nd Witness

By [Signature]
Name: DANIEL E. MILLER
Title: MEMBER

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 12th day of July, 2006, by

Donald E. Brooks, manager of Eighty-One-Hundred, LLC a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced PK as identification.

SEAL

[Signature]
(Signature of Notary Public)

Betty Jo Brown
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 12th day of July, 2006, by

Daniel E. Miller, member of Dry Fly, LLC a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced PK as identification.

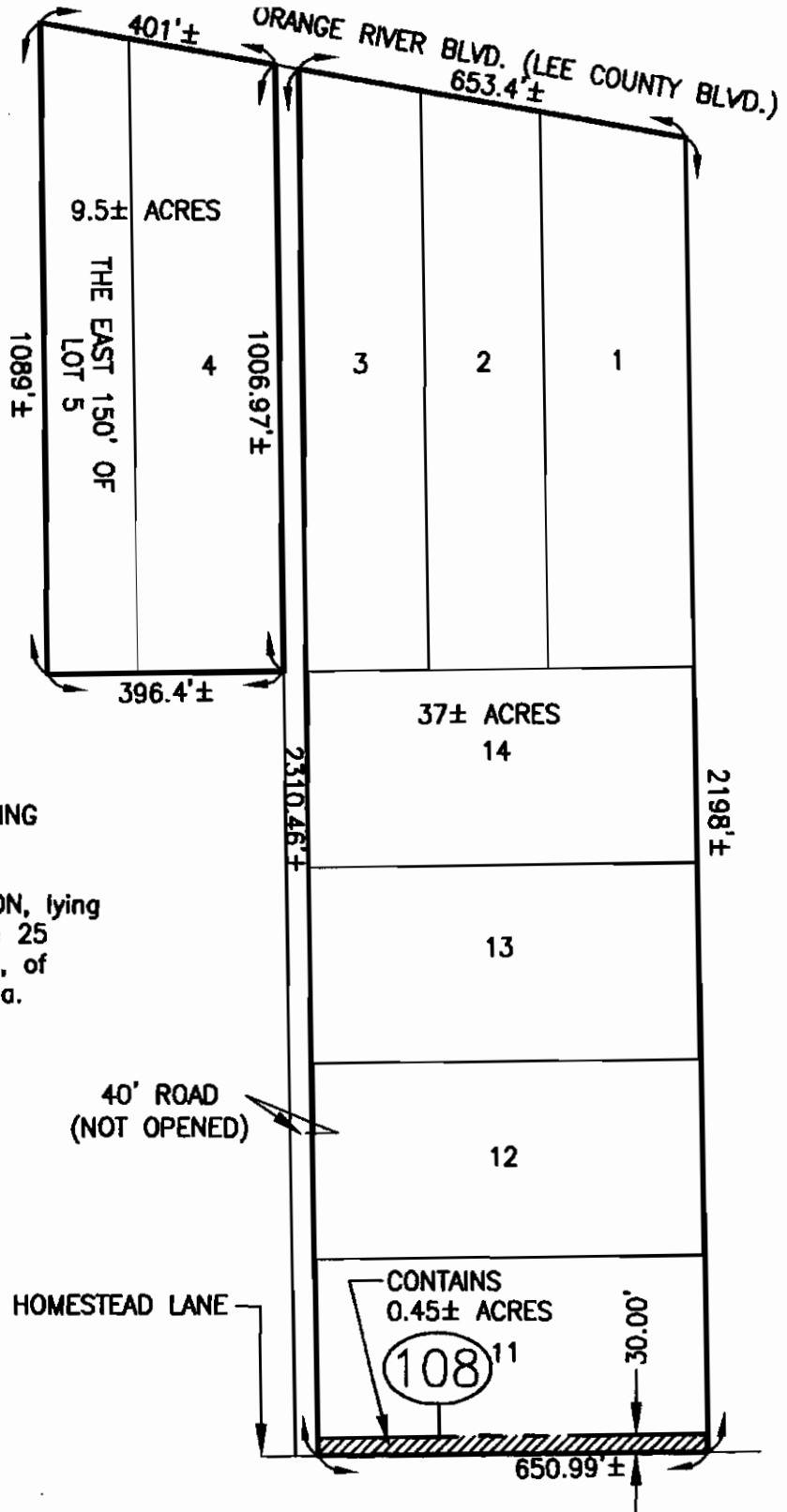
SEAL

[Signature]
(Signature of Notary Public)

Betty Jo Brown
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



Exhibit "A"



EIGHTY-ONE HUNDRED, LLC (2/3)
AND
DRY FLY, LLC (1/3)

DESCRIPTION OF PARCEL 108

THE SOUTH 30.00 FEET OF THE FOLLOWING
DESCRIBED PARCEL:

Lot 11 of JOHNSON-PARNELL SUBMISION, lying
in Section 1, Township 44 South, Range 25
East, recorded in Plat Book 5, Page 17, of
the Pubic Records of Lee County, Florida.

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

CENTERLINE HOMESTEAD LANE

40' ROAD
(NOT OPENED)

CONTAINS
0.45± ACRES

108¹¹

30.00'

Ronald Kerfoot 6/23/06
RONALD KERFOOT
PROFESSIONAL LAND SURVEYOR #2994

* THIS IS NOT A SURVEY *
BLVD. INDICATES BOULEVARD
REVISED 06-22-06

JRI Engineering, Inc.
Planning Engineering Surveying Aerial Photography & Photogrammetry Services
2328 Hancock Bridge Parkway, Suite 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
Surveying Business Certificate of Authorization No. 8673

LEE COUNTY MSBU - HOMESTEAD LANE
SKETCH AND DESCRIPTION - PARCEL 108
SCALE: 1"=300' | Dwg: HmstdLn-Parcel Map-Takes-1 | DATE: 4-18-06 | SHEET 1 OF 1

Division of County Lands

Ownership and Easement Search

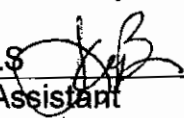
Search No. 01-44-25-02-00001.0000

Date: February 1, 2006

Parcel:

Project: Homestead Lane MSBU, Project 5059

To: Michele S. McNeill, SRWA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Property Acquisition Assistant 

STRAP: 01-44-25-02-00001.0000

Effective Date: January 11, 2006, at 5:00 p.m.

Subject Property: Lots 1, 2, 3, and Lots 11 through 14, inclusive of JOHNSON-PARNELL SUBDIVISION, lying in Section 1, Township 44 South, Range 25 East, as recorded in Plat Book 5, Page 17 of the Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Eighty-One Hundred, LLC, a Florida Limited Liability Company, as to an undivided 2/3 interest and Dry Fly, LLC, a Florida Limited Liability Company, as to an undivided 1/3 interest

By that certain instrument dated July 8, 2004, recorded July 13, 2004, in Official Record Book 4363, Page 2906, Public Records of Lee County, Florida.

Easements:

None found of record.

Note (1): Lee County Ordinances relating to garbage and solid waste collection, recorded in Official Record Book 2189, Pages 3281 and 3334, Public Records of Lee County, Florida.

Note (2): Mortgage executed by Dry Fly, LLC, a Florida limited liability company, as to an undivided one-third interest and Eighty-One Hundred, LLC, a Florida limited liability company, as to an undivided two-thirds interest in favor of First National Bank of Florida, dated July 12, 2004, recorded July 13, 2004, in Official Record Book 4363, Page 2908, Public Records of Lee County, Florida.

Note (3): Assignment of Leases, Rents and Profits between Dry Fly, LLC, a Florida limited liability company, as to an undivided one-third interest, and Eighty-One Hundred, LLC, a Florida limited liability company, as to an undivided two-thirds interest, and First National Bank of Florida, dated July 12, 2004, recorded July 13, 2004 in Official Record Book 4363, Page 2918, Public Records of Lee County, Florida.

Tax Status: 2005 taxes paid November 30, 2005 in the amount of \$53.47.
(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.

