

Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: Accept Quit-Claim Deed for Parcel 115 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 Deed from benefited property owner.

3. MANAGEMENT RECOMMENDATION: Approve.

4. Departmental Category: 6

CLC

5. Meeting Date: DEC 12 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 115 Eleanor H. Boyd, Trustee

There remains approximately 25 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	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
H. Forsyth				Robert Speck	GA 11/27/06	11/27/06	11/27/06		11-28-06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
 COUNTY ADMIN:
 11/27/06
 10am. MP.
 COUNTY ADMIN
 FORWARDED TO:
 11-28-06
 @ 2:30

REC'D
 by CO. ATTY:
 11-27-06
 4:15
 CO. ATTY.
 FORWARDED TO:
 Admin.
 11/27/06 9am

County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398
Project: Homestead Lane Road Paving MSBU, Project No. 5059
STRAP No.: 12-44-25-00-00009.001A
Parcel: 115

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

QUIT-CLAIM DEED

THIS Quit-Claim Deed, Executed this 2nd day of November, 2006, by Eleanor H. Boyd, Trustee of the Eugene S. Boyd and Eleanor H. Boyd Trust Agreement dated June 30, 1993, whose address is 11880 Homestead Lane, Fort Myers, FL 33905, as 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, wherever the context so admits or requires)

WITNESSETH, The GRANTOR for good and valuable consideration provided by the GRANTEE, which is hereby acknowledged, does hereby remise, release and quit-claim to the GRANTEE forever, all the right, title interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to-wit:

SEE EXHIBIT "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 whatsoever 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:

[Signature]
1st Witness Signature

Eleanor H. Boyd, Trustee
Eleanor H. Boyd, Trustee of the Eugene S. Boyd and Eleanor H. Boyd Trust Agreement dated June 30, 1993

Nicole Douglas
Printed Name of 1st Witness

[Signature]
2nd Witness Signature

Lisa Sargent
Printed Name of 2nd Witness

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me this 2nd day of November, 2006, by Eleanor H. Boyd, who is personally known to me or who has produced PL IDL as identification.
(type of identification)



Notary Seal

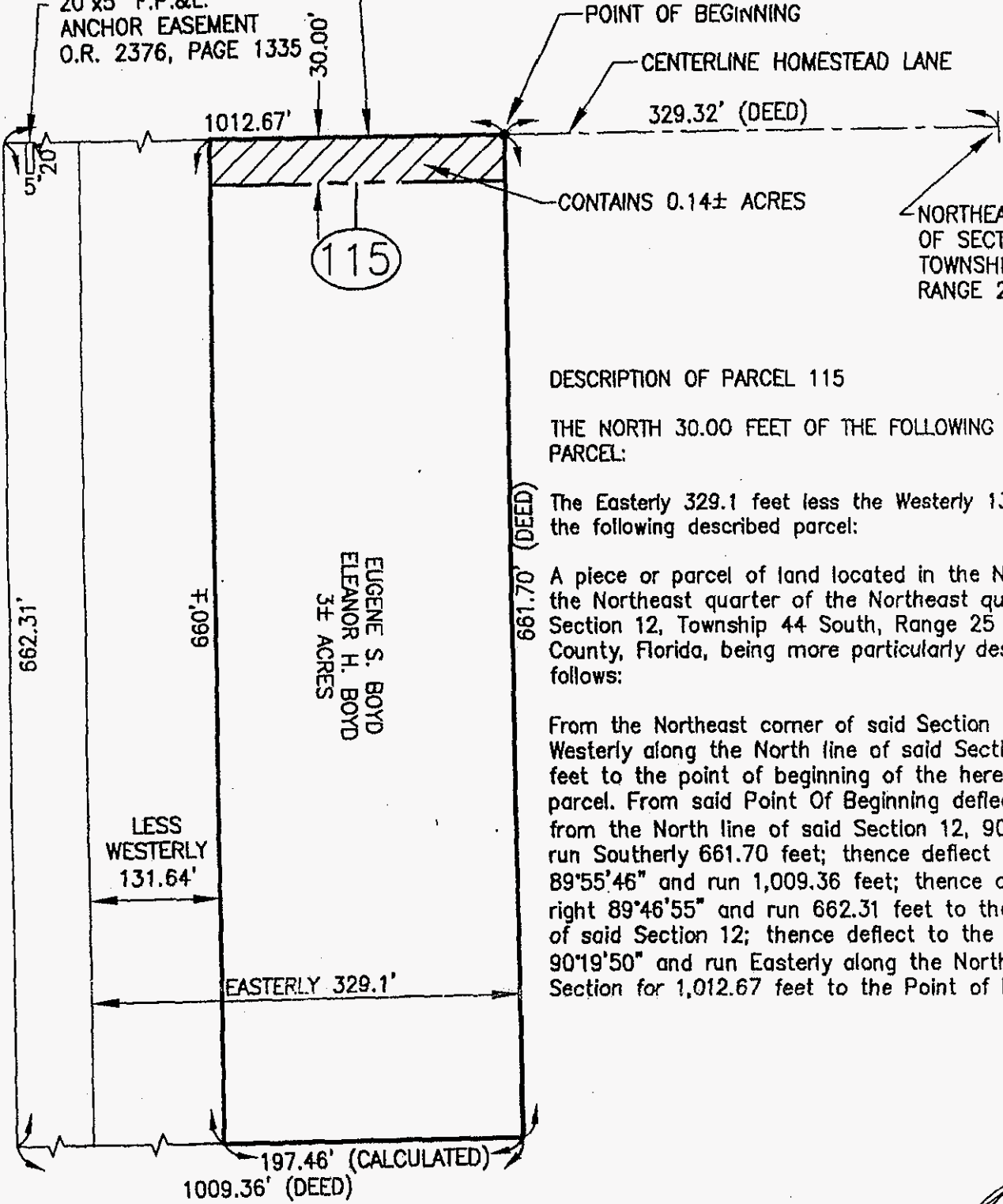
[Signature]
Signature of Notary Public
Kathleen E. Tipton

My Commission Expires: 4/24/09

Exhibit "A"

20'x5' F.P.&L.
ANCHOR EASEMENT
O.R. 2376, PAGE 1335

EXISTING 30' ROADWAY AND UTILITY EASEMENT (NON-EXCLUSIVE)
O.R. 1482, PAGE 591 AND O.R. '92, PAGE 1642



POINT OF BEGINNING

CENTERLINE HOMESTEAD LANE

329.32' (DEED)

NORTHEAST CORNER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 25 EAST

DESCRIPTION OF PARCEL 115

THE NORTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

The Easterly 329.1 feet less the Westerly 131.64 feet of the following described parcel:

A piece or parcel of land located in the North half of the Northeast quarter of the Northeast quarter of Section 12, Township 44 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From the Northeast corner of said Section 12 run Westerly along the North line of said Section 329.32 feet to the point of beginning of the herein described parcel. From said Point Of Beginning deflect to the left from the North line of said Section 12, 90°02'39" and run Southerly 661.70 feet; thence deflect to the right 89°55'46" and run 1,009.36 feet; thence deflect to the right 89°46'55" and run 662.31 feet to the North line of said Section 12; thence deflect to the right 90°19'50" and run Easterly along the North line of said Section for 1,012.67 feet to the Point of Beginning.

* THIS IS NOT A SURVEY *
O.R. INDICATES OFFICIAL RECORD BOOK
F.P.&L. INDICATES FLORIDA POWER & LIGHT COMPANY

Ronald Kerfoot
RONALD KERFOOT
6/23/06
PROFESSIONAL LAND SURVEYOR #2994
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. 6673

LEE COUNTY MSBU - HOMESTEAD LANE

SKETCH AND DESCRIPTION - PARCEL 115

SCALE: 1"=100' | Dwg: HmstdLn-Parcel Map-Takes-1 | DATE: 4-18-06 | SHEET 1 OF 1

Division of County Lands**Ownership and Easement Search**

Search No. 12-44-25-00-00009.001A

Date: February 6, 2006


Parcel:

Project: Homestead Lane MSBU 5059

To: Michele S. McNeill, SR/WA
Property Acquisition AgentFrom: Bill Abramovich *B.A.*
Real Estate Title Examiner

STRAP: 12-44-25-00-00009.001A

Effective Date: January 25, 2006, at 5:00 p.m.

No changes as of 11/16/06 **Subject Property:** The Easterly 329.1 feet less the Westerly 131.64 feet of the following described parcel:

A piece or parcel of land located in the North half of the Northeast quarter of the Northeast quarter of Section 12, Township 44 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From the Northeast corner of said Section 12 run Westerly along the North line of said Section 329.32 feet to the point of beginning of the herein described parcel. From said Point Of Beginning deflect to the left from the North line of said Section 12, 90° 02' 39" and run Southerly 661.70 feet; thence deflect to the right 89° 55' 46" and run 1,009.36 feet; thence deflect to the right 89° 46' 55" and run 662.31 feet to the North line of said Section 12; thence deflect to the right 90° 19' 50" and run Easterly along the North line of said Section for 1,012.67 feet to the Point of Beginning.

Title to the subject property is vested in the following:

**Eugene S. Boyd and Eleanor H. Boyd as Trustees of the
Eugene S. Boyd and Eleanor H. Boyd Trust Under Agreement Dated June 30, 1993**

By that certain instrument dated June 30, 2000, recorded July 3, 2000, in Official Record Book 3275, Page 510, Public Records of Lee County, Florida.

Easements:

1. Roadway Easement over North 30 feet recorded in Official Record Book 1462, Page 591, Public Records of Lee County, Florida.
2. Roadway Easement over North 30 feet recorded in Official Record Book 1482, Page 1642, Public Records of Lee County, Florida.
3. 5 foot wide Florida Power & Light Easement recorded in Official Record Book 2376, Page 1335, Public Records of Lee County, Florida.

Division of County Lands

Ownership and Easement Search

Search No. 12-44-25-00-00009.001A

Date: February 6, 2006

Parcel:

Project: Homestead Lane MSBU 5059

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.

Tax Status: Taxes are due for 2005, outstanding balance as of February 2, 2006, \$2,931.94.
(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.



Address **Homestead Ln**
Fort Myers, FL 33905

Notes LOCATION MAP

