

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20020164-UTL

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve final acceptance, by Resolution, and recording of a Utility Easement as a donation for a water distribution system and gravity collection system serving **REFLECTION LAKES - PHASE 5**. This is a developer-contributed asset project located on the northeast corner of Summerlin Road and Reflections Parkway.

WHY ACTION IS NECESSARY:

To provide potable water service, fire protection and sanitary sewer service to this phase of the recently constructed multi-family residential project.

WHAT ACTION ACCOMPLISHES:

Places the water system and gravity collection system into operation and complies with the Lee County Utilities' Operations Manual.

2. DEPARTMENTAL CATEGORY: 10 - UTILITIES  
COMMISSION DISTRICT #: 3

C10D

3. MEETING DATE:

02-26-2002

4. AGENDA:

- X CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED: \_\_\_\_\_

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: \_\_\_\_\_
- B. DEPARTMENT: Lee County Public Works
- C. DIVISION/SECTION: Utilities Division
- BY: Rick Diaz, Utilities Director

DATE: 2/13/02

7. BACKGROUND:

The Board granted permission to construct on 05/15/01, Blue Sheet #20010520.  
The installation has been inspected for conformance to the Lee County Utilities Operations Manual.  
Satisfactory pressure and bacteriological testing of the water main has been performed.  
Satisfactory closed circuit television inspection of the gravity main has been performed.  
Record drawings have been received.  
Engineer's Certification of Completion has been received---copy attached.  
Project Location Map---copy attached.  
The Warranty has been provided---copy attached.  
The Waiver of Lien has been provided---copy attached.  
Certification of Contributed Assets has been provided---copy attached.  
100% of Connection Fees have been paid.

Funds are available for recording fees in account # OD5360748700.504930.

SECTION 23 TOWNSHIP 45S RANGE 24E DISTRICT #3 COMMISSIONER JUDAH

MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

(A) DEPARTMENT DIRECTOR	(B) PURCH. OR CONTRACTS	(C) HUMAN RESOURCES	(D) OTHER	(E) COUNTY ATTORNEY	(F) BUDGET SERVICES				(G) COUNTY MANAGER
					QA	OM	Risk	GC	
J. Lavender Date: 2-13-02	N/A Date:	N/A Date:	RC 12/13/02 Date: 2-13	DO 2/13/02 Date:	2/14/02	2/14/02	2/14	2-14-02	J. Lavender Date: 2-13-02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.  
by CO. ATTY.  
2/13/02  
2:00 PM  
CO. ATTY. 2/14/02  
FORWARDED TO:  
BUCKET  
2:15 PM

RECEIVED BY  
COUNTY ADMIN.  
2/14 1045  
COUNTY ADMIN.  
FORWARDED TO:  
2/14 2:30

RESOLUTION NO. \_\_\_\_\_

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

WHEREAS, it is the desire of Engle Homes/SW Florida, owner of record, to make a contribution to Lee County Utilities of water facilities (water distribution system), and sewer facilities (gravity collection system) serving "REFLECTION LAKES, PHASE 5"; 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 \$547,735.52 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 (C): \_\_\_\_\_ (1)
- Commissioner Douglas St. Cerny: \_\_\_\_\_ (2)
- Commissioner Ray Judah (V-C): \_\_\_\_\_ (3)
- Commissioner Andrew Coy: \_\_\_\_\_ (4)
- Commissioner John Albion: \_\_\_\_\_ (5)

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
DEPUTY CLERK

By: \_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

COPY

LETTER OF COMPLETION

DATE: 12/7/01

Department of Lee County Utilities  
Division of Engineering  
1500 Monroe Street  
Fort Myers, FL 33901

Gentlemen:

This is to certify that the water distribution and or sewage collection system(s) located in Reflection Lakes - Phase V (A & B)  
(Name of Development)

were designed by me and have been constructed in conformance with:

the approved plans                       the revised plans, attached

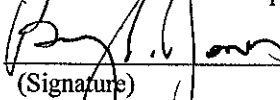
and:

the approved specifications       the revised specifications, attached

Upon completion of the work, we observed the following successful tests on the facilities: watermain pressure test, low air pressure gravity sewer test, lamping of gravity sewer, review of gravity sewer video

Very truly yours,

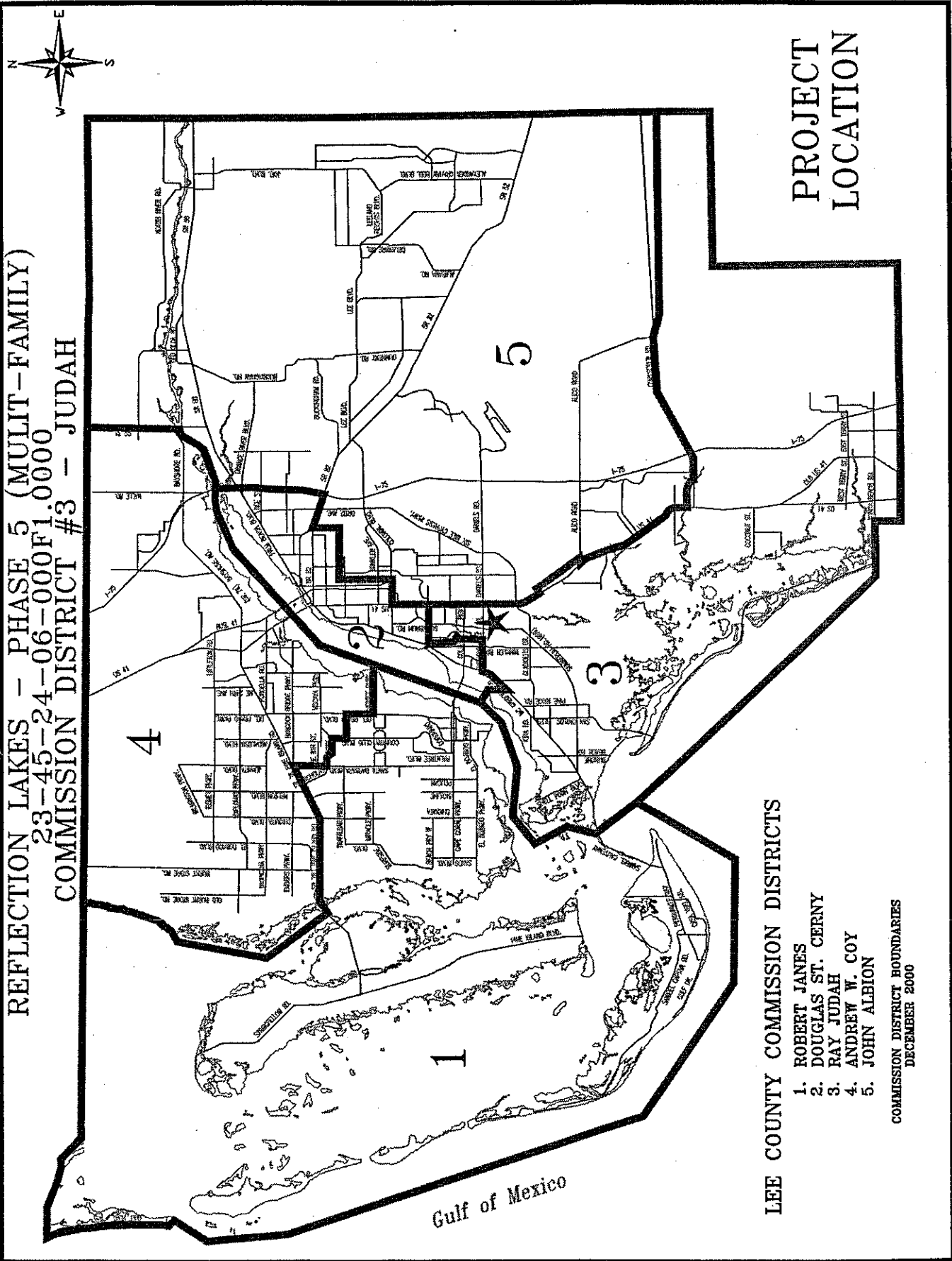
Banks Engineering, Inc.  
(Owner or Name of Corporation)

  
(Signature)

Barry E. Jones, P.E.  
(Printed Name)

Project Manager  
(Title)

(SEAL OF ENGINEERING FIRM)



REFLECTION LAKES - PHASE 5 (MULIT-FAMILY)  
 23-45-24-06-000F1.0000  
 COMMISSION DISTRICT #3 - JUDAH

PROJECT  
 LOCATION

LEE COUNTY COMMISSION DISTRICTS

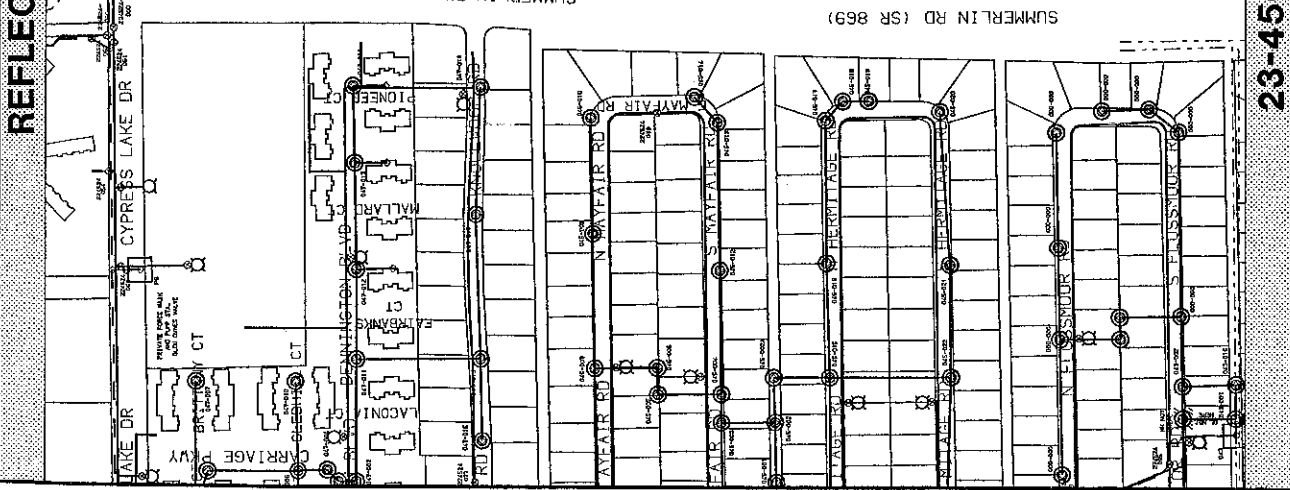
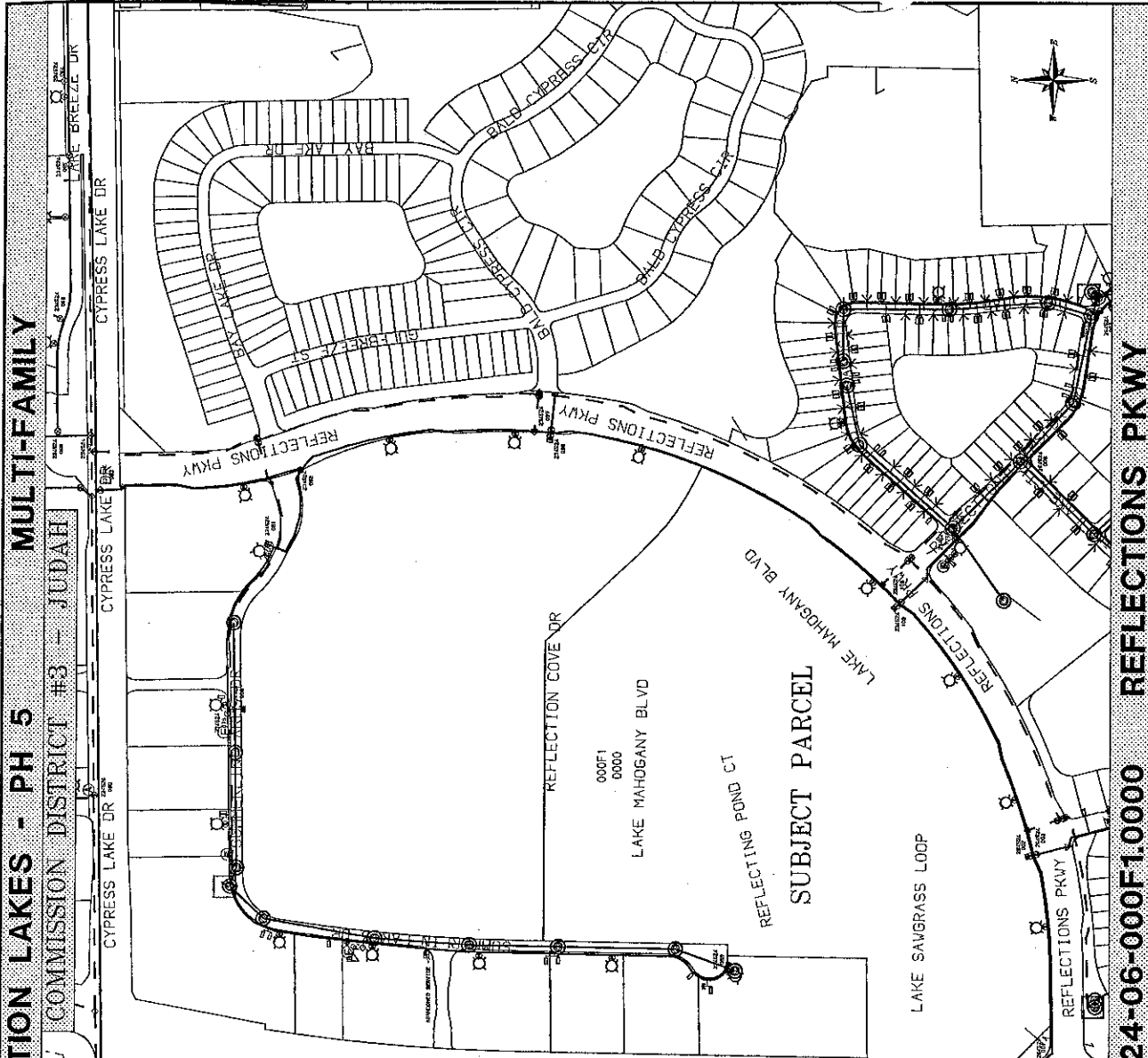
- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. ANDREW W. COY
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES  
 DECEMBER 2000

COPY

REFLECTION LAKES - PH 5 MULTI-FAMILY

COMMISSION DISTRICT #3 - JUDAH



23-45-24-06-000F1.0000 REFLECTIONS PKWY

COPY

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and/or sewer systems of (Name of Development): REFLECTION LAKES PHASE 5A/5B

to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

MITCHELL & STARK  
CONST. Co. Inc.  
(NAME OF OWNER OR CONTRACTOR)

BY: [Signature]  
(SIGNATURE & TITLE)  
PROJECT MANAGER

STATE OF FLORIDA)  
)SS:  
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 4<sup>th</sup> day of Dec., 2001 by DANIEL J. MIKELSON who has produced Personnel known  
(Print or Type Name) (Type Of Identification and Number)

as identification, and who (did) (did not) take an oath.

[Signature]  
Notary Public Signature

MORRIS SONS  
Printed Name of Notary Public

\_\_\_\_\_  
Notary Commission Number



Morris Sons  
MY COMMISSION # CC678042 EXPIRES  
January 7, 2002  
BONDED THRU TROY FAIR INSURANCE, INC.

(NOTARY SEAL)

COPY

WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that BRIAN PENNER

as \_\_\_\_\_, of MITCHELL & STARK CONST.  
FIVE HUNDRED FORTY-SEVEN THOUSAND  
for and in consideration of SEVEN HUNDRED THIRTY-FIVE - <sup>52</sup>/<sub>100</sub> (\$ 547,735.52)

and other good and valuable considerations, lawful money of the United States of America, to me in hand paid, the receipt whereof is hereby acknowledged, does hereby waive, release, remiss, and relinquish any and all right to claim any lien or liens for work performed or material furnished, or any kind or class of lien whatsoever on the following described property:

REFLECTION LAKES PHASE 5A/5B  
\*WATER DISTRIBUTION AND GRAVITY COLLECTION SYSTEMS  
(Please provide full name and location of development and a description of the utility system constructed).

MITCHELL & STARK CONST.  
Co. Inc.  
6001 SHIRLEY ST.  
NAPLES FL. 34109  
NAME & ADDRESS OF FIRM OR CORPORATION

BY: [Signature]  
AUTHORIZED REPRESENTATIVE

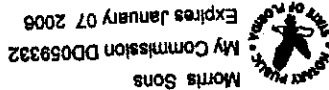
STATE OF Florida)  
) SS:  
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 14<sup>TH</sup> day of JAN., 2002  
by BRIAN PENNER who has produced PER. KNOWN  
(Print or Type Name) (Type Of Identification and Number)  
as identification, and who (did) (did not) take an oath.

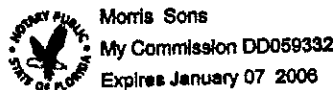
[Signature]  
Notary Public Signature

MORRIS SONS  
Printed Name of Notary Public

00678042  
Notary Commission Number



(NOTARY SEAL)



# COPY

## CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: REFLECTION LAKES PHASE 5A/5B

LOCATION: N.E. CORNER - SUMMERLIN AND REFLECTION PKWY/

23-45-24-06-000 F1.0000

(Including STRAP)

NAME AND ADDRESS OF OWNER: ENGLE HOMES OF SOUTHWEST FLORIDA

14009 CLEARWATER LANE, FT. MYERS FL. 33907

(as shown on Deed)

TYPE UTILITY SYSTEM: WATER

(list water, sewer and effluent reuse separately)

### DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY	UNIT	COST	TOTAL
<b>WATERMAIN</b>					
10" DR18 WM		5363	LF	\$16.50	\$88,489.50
10" DIP WM		367	LF	\$23.00	\$8,441.00
4" DR18 WM		396	LF	\$9.00	\$3,564.00
4" DIP WM		32	LF	\$15.00	\$480.00
10" GATE VALVES		14	EA	\$988.00	\$13,832.00
FIRE HYDRANTS		13	EA	\$2,184.00	\$28,392.00
3/4" WATER SERVICE W/BFP		2	EA	\$565.00	\$1,130.00
1" WATER SERVICE W/BFP		1	EA	\$612.00	\$612.00
1.5" WATER SERVICE W/BFP		35	EA	\$1,242.00	\$43,470.00
2" WATER SERVICE W/BFP		11	EA	\$1,353.00	\$14,883.00
3" FIRE SERVICE W/BFP		11	EA	\$5,614.00	\$61,754.00
CONNECT TO EXISTING MAIN		3	EA	\$1,318.00	\$3,954.00
<b>SUBTOTAL</b>					\$269,001.50

TOTAL AMOUNT

(If more space is required, use additional page(s). Number each page and include the name of the project).

JAN 22 REC'D



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:

B. V. P.  
(Name & Title of Certifying Agent)

OF: MITCHELL & STARK CONST. CO. INC.  
(Firm or Corporation)

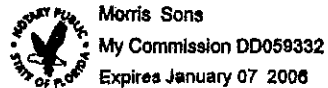
ADDRESS: 6001 SHIRLEY ST.  
NAPLES FL. 34109

STATE OF Florida  
COUNTY OF Collier ) SS:

The foregoing instrument was signed and acknowledged before me this 14<sup>th</sup> day of JAN.,  
2002 by BRIAN PENNER who has  
produced Personally Known as identification, and who (did) (did  
not) take an oath.

(NOTARY SEAL)

M. S.  
Notary Public Signature  
MORRIS SONS  
Printed Name of Notary Public  
66678042  
Notary Commission Number



JAN 22 REC'D

COPY

11.5

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: REFLECTION LAKES PHASE 5A/5B

LOCATION: N.E. CORNER OF SUMMERLIN AND REFLECTION PARKWAY

23-45-24-06-000 F1.0000

(Including STRAP)

NAME AND ADDRESS OF OWNER: ENGLE HOMES OF SOUTHWEST FLORIDA

14009 CLEARWATER LAKE, FT. MYERS FL 33907

(as shown on Deed)

TYPE UTILITY SYSTEM: Sewer

(list water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system, e.g., pipe, manholes, lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY	UNIT	COST	TOTAL

SANITARY SEWER					
8" SEWER 0-6		1662	LF	\$16.71	\$27,772.02
10" SEWER 0-6		2020	LF	\$18.00	\$36,360.00
10" SEWER 6-8		1984	LF	\$21.25	\$42,160.00
10" SEWER 8-10		516	LF	\$35.50	\$18,318.00
MANHOLES 0-6		25	EA	\$2,814.00	\$70,350.00
MANHOLES 6-8		6	EA	\$3,332.00	\$19,992.00
MANHOLES 8-10		2	EA	\$3,856.00	\$7,712.00
6" SEWER SERVICE W/ CLEANOUT		105	EA	\$534.00	\$56,070.00
<b>SUBTOTAL</b>					<b>\$278,734.02</b>

TOTAL AMOUNT

(If more space is required, use additional page(s). Number each page and include the name of the project).

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.

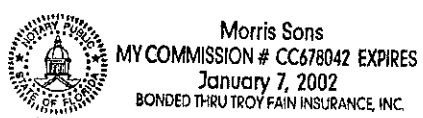
CERTIFYING: [Signature]  
DANIEL J. MIKELSON PROJECT MANAGER  
(Name & Title of Cerfying Agent)  
OF: MITCHELL & STARK CONST.  
(Firm or Corporation)  
ADDRESS: 6001 SHIRLEY ST.  
NAPLES FL. 34109

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF Collier )

The foregoing instrument was signed and acknowledged before me this 4<sup>TH</sup> day of Dec.,  
2001 by DANIEL J. MIKELSON who has produced REC. KNOWN

\_\_\_\_\_  
(Print or Type Name) (Type Of Identification and Number)  
as identification, and who (did) (did not) take an oath.

[Signature]  
\_\_\_\_\_  
Notary Public Signature  
MORRIS SONS  
\_\_\_\_\_  
Printed Name of Notary Public  
\_\_\_\_\_  
Notary Commission Number



(NOTARY SEAL)

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

**PERPETUAL PUBLIC UTILITY EASEMENT GRANT**

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2001, by and between ENGLE HOMES/SW FLA, INC., Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, 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.

3. The public utility easement shall 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 his 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 shall 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 shall 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 of any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the 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, shall indemnify and hold the GRANTEE harmless 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 location 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 or amended from time to time.

8. GRANTEE shall 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 roads. The easement is strictly for utility purposes.

10. This easement shall be binding upon the parties hereto, their successors and assigns.

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

Beth Gattuso  
1<sup>st</sup> Witness

DAVID A. COBB  
GRANTOR

Charles Fulton  
2<sup>nd</sup> Witness


PRESIDENT, ENGCE HOMES/SW FLA INC.  
Title

STATE OF FLORIDA )  
  ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 6 day of DECEMBER, 2001, by DAVID A. COBB  
(Print or Type Name)

who is personally known to me or has produced \_\_\_\_\_  
(Type of Identification and Number)

as identification, and who (did) (did not) take an oath.

Maria Juan Hurtado  
Notary Public Signature  


Printed Name of Notary Public

(Notary Seal)

Notary Commission Number

# **Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION  
OF  
AN EASEMENT  
LYING IN  
SECTIONS 23 & 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
(UTILITY EASEMENT)

AN EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 23 & 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND BEING PART OF TRACT "F-1" OF REFLECTION LAKES, A SUBDIVISION RECORDED IN PLAT BOOK 64 AT PAGES 53 THROUGH 66 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE N.89°11'16"E. ALONG THE SOUTH LINE OF SAID SECTION FOR 152.75 FEET TO THE **POINT OF BEGINNING** THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SUMMERLIN ROAD (150' WIDE) AND THE WESTERLY LINE OF TRACT "F-1" OF SAID REFLECTION LAKES SUBDIVISION AND TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 17303.53 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.89°56'44"W.; THENCE NORTHERLY ALONG SAID LINE AND CURVE THROUGH A CENTRAL ANGLE OF 00°39'50" FOR 200.51 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 71.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'01" FOR 111.90 FEET; THENCE S.89°05'25"E. FOR 317.91 FEET; THENCE N.00°57'08"E. FOR 14.99 FEET; THENCE S.89°02'52"E. FOR 10.00 FEET; THENCE S.00°57'08"W. FOR 14.98 FEET; THENCE S.89°05'25"E. FOR 149.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°14'43" FOR 23.63 FEET; THENCE N.00°39'51"E. FOR 11.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 106.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°43'47" FOR 80.90 FEET; THENCE N.43°03'56"W. FOR 102.25 FEET; THENCE N.27°55'50"W. FOR 200.35 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'42" FOR 28.44 FEET; THENCE N.21°15'08"W. FOR 142.17 FEET TO THE EAST LINE OF REFLECTION LAKES COMMERCIAL CENTER, A SUBDIVISION RECORDED IN PLAT BOOK 64, PAGES 70-71 OF SAID PUBLIC RECORDS; THENCE N.00°57'08"E. ALONG SAID EAST LINE FOR 20.00 FEET; THENCE S.89°02'52"E. FOR 35.00 FEET; THENCE N.00°57'08"E. ALONG SAID EASTERLY LINE FOR 549.42 FEET; THENCE N.90°00'00"E. FOR 26.44 FEET; THENCE S.00°57'08"W. FOR 183.31 FEET; THENCE N.90°00'00"E. FOR 159.94 FEET; THENCE N.00°47'07"E. FOR 146.06 FEET; THENCE S.89°02'52"E. FOR 20.00 FEET; THENCE S.00°47'07"W. FOR 145.73 FEET; THENCE N.90°00'00"E. FOR 267.55 FEET; THENCE N.00°08'33"W. FOR 147.46 FEET; THENCE S.89°02'52"E. FOR 20.00 FEET; THENCE S.00°08'33"E. FOR 147.12 FEET; THENCE N.90°00'00"E. FOR 23.44 FEET; THENCE N.80°03'57"E. FOR 21.99 FEET; THENCE S.83°18'37"E. FOR 32.56 FEET; THENCE N.90°00'00"E. FOR 42.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°46'52" FOR 213.95 FEET; THENCE S.46°13'09"E. FOR 350.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°33'12" FOR 160.08 FEET; THENCE S.70°27'00"E. FOR 152.17 FEET; THENCE S.19°33'00"W. FOR 20.00 FEET; THENCE N.70°27'00"W. FOR 155.85 FEET; THENCE S.25°13'21"W. FOR 24.60 FEET; THENCE S.43°13'34"W. FOR 25.28 FEET; THENCE S.34°52'47"W. FOR 136.64 FEET; THENCE S.49°56'13"E. FOR 156.47 FEET; THENCE S.40°03'47"W. FOR 20.00 FEET; THENCE N.49°56'13"W. FOR 157.56 FEET; THENCE S.45°01'14"W. FOR 23.65 FEET; THENCE S.00°01'14"W. FOR 21.21 FEET; THENCE S.44°58'46"E. FOR 52.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°05'25" FOR 3.17 FEET; THENCE S.54°04'11"E. FOR 91.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°05'25" FOR 3.17 FEET; THENCE S.44°58'46"E. FOR 48.87 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF REFLECTIONS PARKWAY TRACT – D (WIDTH VARIES) OF SAID REFLECTION LAKES SUBDIVISION AND AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1639.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.46°49'56"E.; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°36'05" FOR 103.02 FEET; THENCE N.44°58'46"W. FOR 63.22 FEET; THENCE S.40°50'59"W. FOR 15.16 FEET; THENCE N.49°09'01"W. FOR 151.38 FEET; THENCE S.45°01'14"W. FOR 133.14 FEET TO POINT "A" THE SAME BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°16'43" FOR 74.80 FEET; THENCE S.36°47'39"E. FOR 165.97 FEET; THENCE S.55°24'44"W. FOR 20.01 FEET; THENCE N.36°47'39"W. FOR 166.81 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.30°40'30"E.; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°18'55" FOR 61.78 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°11'36" FOR 12.00 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 34.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'12" FOR 24.66 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°11'36" FOR 12.00 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 380.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°32'01" FOR 162.71 FEET; THENCE S.24°25'10"E. FOR 195.14 FEET; THENCE S.65°34'50"W. FOR 20.00 FEET; THENCE N.24°25'10"W. FOR 207.61 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.05°26'53"E.; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°32'18" FOR 25.35 FEET; THENCE N.89°05'25"W. FOR 86.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°14'43" FOR 18.90 FEET; THENCE S.00°39'51"W. FOR 128.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°24'15" FOR 56.69 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 136.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'11" FOR 73.79 FEET; THENCE S.14°39'12"E. FOR 68.74 FEET TO SAID NORTHERLY RIGHT-OF-WAY



LINE OF REFLECTIONS PARKWAY TRACT-D AND AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1639.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.15°54'43"E.; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 2°31'02" FOR 72.01 FEET; THENCE N.14°39'12"W. FOR 68.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 64.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°03'50" FOR 20.18 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°52'54" FOR 21.44 FEET; THENCE S.65°24'04"W. FOR 21.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 91.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°33'04" FOR 40.58 FEET TO POINT "B"; THENCE N.89°02'52"W. FOR 109.95 FEET; THENCE S.00°57'08"W. FOR 14.99 FEET; THENCE N.89°02'52"W. FOR 10.00 FEET; THENCE N.00°57'08"E. FOR 14.99 FEET; THENCE N.89°02'52"W. FOR 335.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 71.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°01'41" FOR 92.97 FEET; THENCE S.89°11'16"W. FOR 2.22 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT "A"**

COMMENCING AT THE AFORESAID POINT "A" THENCE N.44°58'32"W. FOR 60.01 FEET TO THE POINT OF BEGINNING; THENCE N.45°01'14"E. FOR 142.44 FEET; THENCE N.45°16'37"W. FOR 72.67 FEET; THENCE N.45°01'14"E. FOR 10.00 FEET; THENCE S.45°16'37"E. FOR 72.67 FEET; THENCE N.01°09'52"W. FOR 59.39 FEET; THENCE N.86°17'45"E. FOR 20.00 FEET; THENCE S.03°42'15"E. FOR 39.47 FEET; THENCE N.45°01'14"E. FOR 114.46 FEET; THENCE N.34°52'47"E. FOR 135.03 FEET; THENCE N.27°13'30"E. FOR 25.17 FEET; THENCE N.43°44'24"E. FOR 17.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°29'35" FOR 10.12 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 70.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°27'58" FOR 92.20 FEET; THENCE N.46°13'09"W. FOR 350.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°46'52" FOR 168.11 FEET; THENCE N.90°00'00"W. FOR 42.35 FEET; THENCE S.84°11'26"W. FOR 32.59 FEET; THENCE N.81°13'59"W. FOR 21.64 FEET; THENCE N.90°00'00"W. FOR 367.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°36'02" FOR 64.26 FEET; THENCE S.37°23'57"W. FOR 50.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°26'49" FOR 44.53 FEET; THENCE S.00°57'08"W. FOR 208.61 FEET; THENCE S.12°46'37"E. FOR 17.70 FEET; THENCE S.15°50'12"W. FOR 15.21 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 234.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.88°04'40"W.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°00'30" FOR 106.22 FEET; THENCE S.27°55'50"E. FOR 11.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET; THENCE N.62°04'10"E. FOR 83.14 FEET; THENCE S.88°35'04"E. FOR 43.67 FEET; THENCE N.71°35'12"E. FOR 116.29 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT

HAVING A RADIUS OF 45.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.74°07'25"W.; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°27'47" FOR 68.69 FEET; THENCE N.71°35'12"E. FOR 45.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 78.54 FEET; THENCE S.18°24'48"E. FOR 40.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 78.54 FEET; THENCE S.71°35'12"W. FOR 45.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°26'32" FOR 68.68 FEET; THENCE S.71°35'12"W. FOR 117.41 FEET; THENCE S.87°11'08"W. FOR 48.24 FEET; THENCE S.62°04'10"W. FOR 67.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 23.56 FEET; THENCE S.27°55'50"E. FOR 99.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'10" FOR 70.05 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 166.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°11'06" FOR 165.68 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°15'32" FOR 19.53 FEET; THENCE S.89°05'25"E. FOR 85.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°07'26" FOR 60.51 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 320.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°24'42" FOR 130.75 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°16'04" FOR 14.85 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 34.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°43'16" FOR 20.01 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 40.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°14'45" FOR 14.83 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 320.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°48'32" FOR 127.39 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT "B"**

COMMENCING AT AFORESAID POINT "B"; THENCE N.00°57'08"E. FOR 54.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°02'52"W. FOR 109.95 FEET; THENCE N.00°57'08"E. FOR 15.01 FEET; THENCE N.89°02'52"W. FOR 10.00 FEET; THENCE S.00°57'08"W. FOR 15.01 FEET; THENCE N.89°02'52"W. FOR 328.65 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°04'58" FOR 41.98 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 17242.53 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°32'27" FOR 162.78 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 27.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°20'02" FOR 42.57 FEET; THENCE S.89°05'25"E. FOR

310.81 FEET; THENCE S.00°57'08"W. FOR 14.95 FEET; THENCE S.89°02'52"E. FOR 10.00 FEET; THENCE N.00°57'08"E. FOR 14.96 FEET; THENCE S.89°05'25"E. FOR 149.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'17" FOR 23.50 FEET; THENCE S.00°39'51"W. FOR 146.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'31" FOR 28.34 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°13'43" FOR 20.22 FEET; THENCE S.65°24'04"W. FOR 16.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°33'04" FOR 16.50 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 8.52 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY.

BEARINGS ARE ASSUMED AND BASED ON THE SOUTH LINE OF SECTION 23 AS BEARING N.89°11'16"E.

PREPARED APRIL 17, 2001.

REVISED AUGUST 29, 2001

REVISED NOVEMBER 13, 2001.

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COPY

# SKETCH OF DESCRIPTION

OF AN EASEMENT LYING IN SECTIONS 23 & 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA (UTILITY EASEMENT) CURVE TABLE

NO.	RADIUS	ARC	CHORD BEARING
1	175.00	20.00	N.00°18'39"E
2	15.00	11.90	N.45°57'15"E
3	105.00	23.63	N.21°12'02"W
4	105.00	80.90	N.24°35'29"W
5	240.00	28.47	S.10°56'03"E
6	130.00	21.85	S.44°58'03"E
7	163.00	163.02	S.50°39'26"W
8	163.00	74.88	S.60°39'26"W
9	320.00	11.96	S.72°13'25"W
10	40.00	24.72	S.84°24'13"W
11	40.00	11.96	S.88°04'25"W
12	12.00	15.71	S.95°49'15"W
13	12.00	78.95	S.92°32'16"E
14	15.00	72.89	S.30°11'48"E
15	15.00	20.18	S.75°49'07"W
16	64.00	20.18	N.73°59'40"W
17	15.00	40.95	S.78°10'36"W
18	40.00	49.25	S.31°36'52"W
19	40.00	92.30	N.08°29'10"W
20	270.00	164.05	N.68°06'25"W
21	70.00	44.58	S.63°41'59"W
22	70.00	62.93	S.14°55'55"E
23	234.00	106.22	S.72°55'50"E
24	15.00	21.21	N.27°51'19"E
25	45.00	68.89	N.20°35'19"W
26	50.00	70.71	S.20°35'19"W
27	45.00	68.89	N.64°41'52"W
28	15.00	33.56	S.17°04'10"W
29	15.00	21.21	S.20°35'52"E
30	166.00	158.90	S.20°35'52"E
31	12.00	17.45	S.42°27'59"E
32	380.00	60.51	S.84°31'42"E
33	40.00	19.79	N.08°19'40"E
34	40.00	19.79	N.72°12'54"E
35	34.00	14.75	N.78°27'09"E
36	177.45	19.56	N.58°25'30"E
37	177.45	162.78	N.00°18'19"E
38	27.00	38.29	N.45°44'34"E
39	15.00	23.50	S.44°19'47"E
40	15.00	20.32	S.26°47'12"W
41	15.00	16.36	S.78°10'36"W
42	37.00	3.17	S.49°31'28"E
43	20.00	3.17	S.49°31'28"E

SEE SHEET 1 THROUGH 5 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

*Thomas C. Shaw, Inc.*  
THOMAS C. SHAW, P.E.  
FLORIDA CERTIFICATION NO. 4972  
ONE SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAGED BACK OF A FLORIDA LICENSED SURVEYOR AND MAPPER

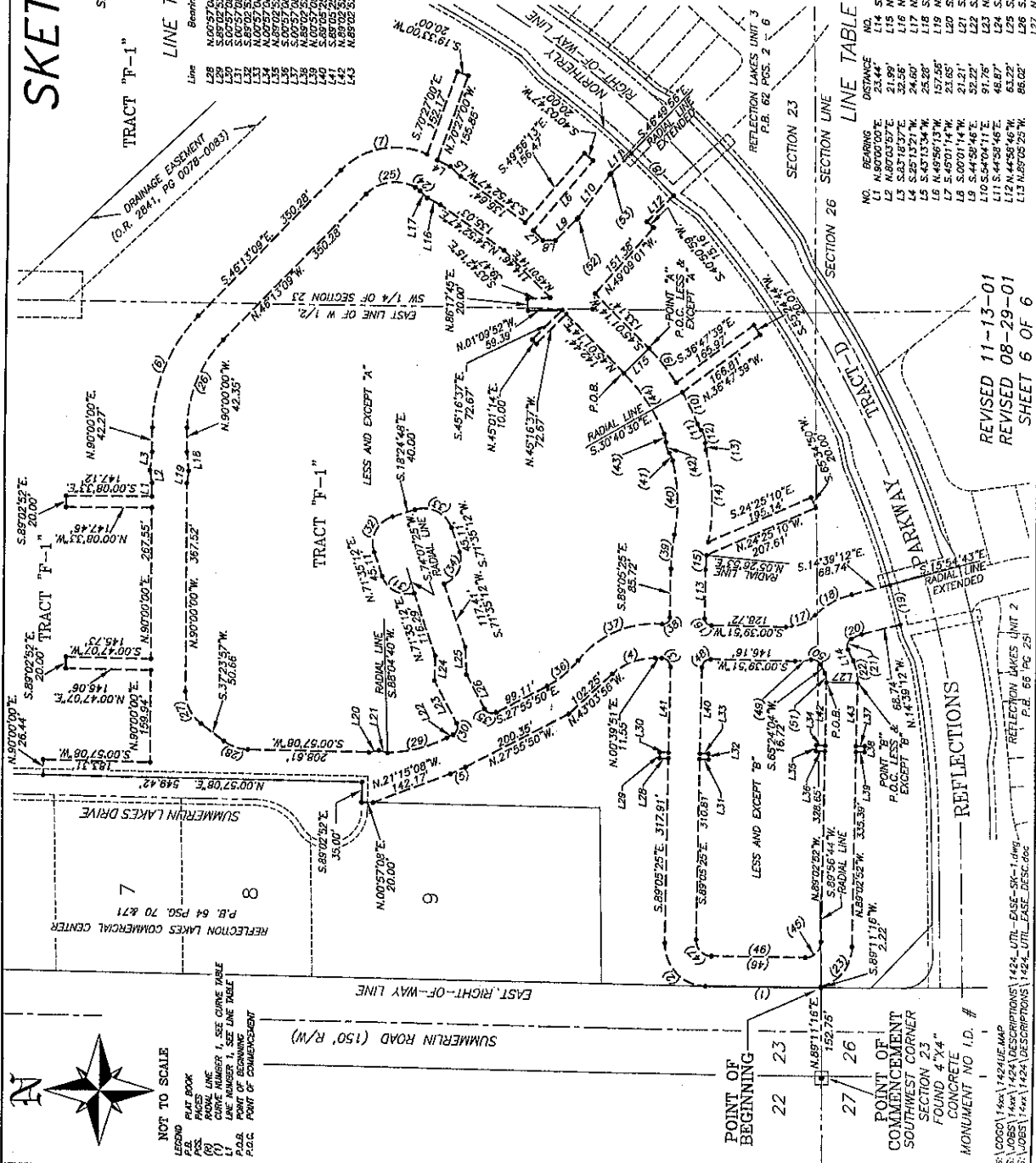
**Shanks Engineering, Inc.**  
PROFESSIONAL ENGINEERS, PLANNERS AND SURVEYORS  
FLORIDA SURVEYING BUSINESS BUILDING  
1301 SIX MILE CREEK PARKWAY - SUITE 101  
DADE COUNTY, FLORIDA 33138  
PHONE (407) 598-3000 FAX (407) 598-2828

LINE TABLE

Line	Bearing	Distance
L28	N.00°57'08"E	14.98
L29	S.89°02'52"E	10.00
L30	S.00°47'07"E	14.98
L31	S.00°57'08"E	10.00
L32	S.89°02'52"E	10.00
L33	N.00°57'08"E	14.98
L34	N.00°57'08"E	10.00
L35	S.00°57'08"W	10.00
L36	S.00°57'08"W	10.00
L37	N.71°15'12"E	10.00
L38	N.71°15'12"E	10.00
L39	N.00°57'08"E	14.98
L40	N.00°57'08"E	10.00
L41	S.89°02'52"E	14.98
L42	S.89°02'52"E	10.00
L43	S.89°02'52"W	108.85

LINE TABLE

NO.	BEARING	DISTANCE
L14	S.63°24'04"W	23.44
L15	N.80°02'52"E	32.55
L16	N.45°44'34"E	25.17
L17	N.45°44'34"E	17.72
L18	N.84°11'26"W	32.59
L19	N.84°11'26"W	21.64
L20	S.12°46'37"E	17.70
L21	S.15°50'12"W	15.27
L22	S.27°35'50"E	11.77
L23	S.88°15'04"E	43.67
L24	S.88°15'04"E	48.24
L25	S.87°04'10"W	67.50
L26	S.62°04'25"W	54.00



NOT TO SCALE

LEGEND

- P.B. POINT OF BEGINNING
- P.C. POINT OF COMMENCEMENT
- (R) RADIAL LINE
- (C) CURVE NUMBER 1, SEE CURVE TABLE
- (L) LINE NUMBER 1, SEE LINE TABLE
- (E) EAST
- (W) WEST
- (S) SOUTH
- (N) NORTH

POINT OF BEGINNING

22 23

27 26

POINT OF COMMENCEMENT

SOUTHWEST CORNER

SECTION 23

FOUND 4"x4" CONCRETE MONUMENT NO. 1

REFLECTIONS

REFLECTION LAKES UNIT 2  
P.B. 66 P.C. 25

REFLECTION LAKES UNIT 3  
P.B. 62 P.C. 2 - 10

REVISED 11-13-01

REVISED 08-29-01

SHEET 6 OF 6

TO: LEE COUNTY FINANCE DEPARTMENT

FROM: UTILITIES ENGINEERING  
(Department)  
SUE GULLEDGE

A. AUTHORIZATION:

This transmittal authorizes the UTIL. ENGINEERING office to incur expenses for filing/records against:

Purchase Order # N/A for REFLECTION LAKES, PH 5 (EASEMENT DONATION) BS 20020164-UTL project.

ACCOUNT NO. OD5360748700.504930

ORIGINAL EASEMENT TO MINUTES AFTER RECORDING WITH COPY TO SUE GULLEDGE, UTILITIES

*Sue Gulletge*  
SUE GULLEDGE Signature Authorization

B. SERVICE RECEIVED:

RECORDING \_\_\_\_\_

O. R. COPIES \_\_\_\_\_

PLAT COPIES \_\_\_\_\_

CASE #/INDEX FEE \_\_\_\_\_

DESCRIPTION OF SERVICE \_\_\_\_\_

AMOUNT OF FEE INCURRED \$ \_\_\_\_\_

(date)

(DEPUTY CLERK)

(CUSTOMER) (DEPT.)

THIS FORM GOES TO CASHIER WITH REGULAR RECEIPT ATTACHED

C. INVOICE INFORMATION: (FOR CLERK'S DEPARTMENT ONLY)

REC'D \_\_\_\_\_

ENTERED \_\_\_\_\_

CUST. # \_\_\_\_\_

INV. # \_\_\_\_\_

PLEASE REMIT TO:

Clerk's Accounting  
P.O. BOX 2396  
FORT MYERS, FLORIDA 33902-2396  
White - FINANCE Yellow - DEPT FISCAL OFFICER Pink - CLERK'S OFFICE



**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**

PHOTOCOPIES OF  
 THIS FORM NOT  
 ACCEPTABLE

DR-219  
 R. 07/98

(PLEASE READ INSTRUCTIONS ON THE BACK OF THIS FORM BEFORE COMPLETING)

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) →

23452406000E10000

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):

ENGLE HOMES/SW FLORIDA, INC.

Last First MI Corporate Name (if applicable)  
 123 NW 13TH STREE, SUITE 300, BOCA RATON, FL 33432

Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer):

Last First MI Corporate Name (if applicable)  
 P. O. BOX 398, FT. MYERS, FL 33902 (941) 479-8282

Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer

Month / Day / Year

Sale/Transfer Price

\$ (Round to the nearest dollar.)

Property Located In 4 6 County Code  
 (County Codes on Reverse)

6. Type of Document

Contract/Agreement for Deed  
 Other  
 Warranty Deed  
 Quit Claim Deed  
**EASEMENT DONATION**

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

(Round to the nearest dollar.) \$ 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:

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

\$

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/her has any knowledge.

Signature of Grantor or Grantee or Agent

RICK DIAZ, UTIL. DIRECTOR

Date 2/13/02

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
O. R. Book and Page Number and File Number	
Date Recorded	