

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

Blue Sheet No. 20020239

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the Amended Resolution of Necessity for the acquisition and condemnation of Parcels 147, 150, 151, 152-C, 155, 159, 164, 190, 207 and 209/210, required for the Pondella Road Widening Project, No. 4656.

WHY ACTION IS NECESSARY: The Board must formally approve the Amended Resolution of Necessity prior to proceeding with condemnation of parcels necessary for the project.

WHAT ACTION ACCOMPLISHES: Allows the County to proceed with condemnation, if necessary, so parcels can be acquired for the Pondella Road Widening Project, No. 4656.

2. DEPARTMENTAL CATEGORY: 12 - County Attorney

3. MEETING DATE:

COMMISSION DISTRICT #: 4 *A12A*

04-02-2002

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- (Specify)*
- STATUTE *73, 74, 125, 127*
 - ORDINANCE
 - ADMIN. CODE
 - OTHER

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER _____
- B. DEPARTMENT County Attorney
- C. DIVISION Litigation
- BY: John Renner, Assistant County Attorney

7. BACKGROUND: Pondella Road Widening, Project No. 4656, will improve Pondella Road from two lanes to five lanes, with sidewalks and utilities, from near McNeill Road to Del Pine Drive, in North Fort Myers.

Approval of the Amended Resolution of Necessity is required should condemnation proceedings be necessary for the acquisitions of Parcels 147, 155, 159, 164, 190, 207 and 209/210, required for the project. The original Resolution of Necessity is being amended to add three (3) parcels, to acquire only a temporary construction easement interest in Parcel 155 and to address the reduction in size of Parcels 159, 164 and 190.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other <i>Co. Lands</i>	E County Attorney	F Budget Services <i>with 3/21</i>				G County Manager
					OA	OM	RISK	GC	
<i>3/19/02</i> <i>[Signature]</i>	<i>N/A</i>	<i>N/A</i>	<i>Re for</i> <i>RF</i>	<i>[Signature]</i>	<i>3/21/02</i>	<i>3/21/02</i>	<i>3/21/02</i>	<i>3/21/02</i>	<i>[Signature]</i> <i>3.20.02</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

REC'D.
by CO. ATTY.
3/21/02

CO. ATTY.
FORWARDED TO:

CO. ATTY.
FORWARDED
TO CO. ADMIN.
3-21-02

REC'D. BY
CO. ADMIN.
3/21 310

COUNTY ADMIN.
FORWARDED TO:
3/21 435

**AMENDED RESOLUTION OF NECESSITY
OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

WHEREAS, after consideration of the availability of alternative routes, the costs of the project, environmental factors, long range area planning, and safety concerns, The Board of County Commissioners of Lee County, Florida, desires to exercise its right to condemn property for public use or purpose and that the property to be condemned is necessary for that use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA, that:

The Capital Improvement Project provides for the construction of the Pondella Road Widening, Project No. 4656, by widening Pondella Road from near McNeill Road to Del Pine Drive, in North Fort Myers.

SECTION ONE: USE, NECESSITY AND DESCRIPTION OF PROPERTY

The Board of County Commissioners finds that the fee simple rights to property described in the attached Exhibit "A", a perpetual slope easement described in the attached Exhibit "B" and a temporary construction easement described in the attached Exhibit "C" are necessary for the Pondella Road Widening Project and is being acquired for the following specific public use or purpose:

To improve traffic flow and transportation safety, increased traffic flow for public as well as private vehicles, improved evacuation routes, improve Pondella Road to five lanes, with sidewalks, storm water drainage and utilities. Exhibit A consists of Parcels 147, 159, 164, 190 and 207. Exhibit "B" consists of Parcels 150, 151, 152-C and 209/210. Exhibit "C" consists of Parcel 155.

The prior Resolution of Necessity is being revised to address the reduction in size of Parcels 159 and 190, to increase the size of Parcel 207, the changing of property right interest of Parcel 209/210 from fee simple to a perpetual slope easement interest, the addition of slope easement Parcels 150, 151 and 152-C, and the changing of the property rights of Parcel 155 from fee simple to a temporary construction easement.

SECTION TWO: AUTHORITY AND ESTATE

By virtue of the authority granted to the Board of County Commissioners of Lee County by Chapters 73, 74, 125 and 127, Florida Statutes, and all other statutory or

Resolution of Necessity

common law which grant to the Board of County Commissioners the power to institute and proceed with acquiring property under the exercise of the power of eminent domain, the Board of County Commissioners hereby authorizes and directs the County Attorney's Office to commence and prosecute any and all proceedings necessary to acquire the fee simple interest in the properties described in Exhibit "A", the perpetual slope easement interests in properties described in Exhibit "B" and the temporary construction easement interest in the property, described in Exhibit "C", are subject to utility and drainage easements of record, for the above described public use or purpose.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote was as follows:

Robert P. Janes	_____
Douglas St. Cerny	_____
Ray Judah	_____
Andrew W. Coy	_____
John E. Albion	_____

DULY PASSED AND ADOPTED this _____ day of _____, 20__.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

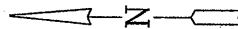
Chairman

APPROVED AS TO FORM:

Office of County Attorney

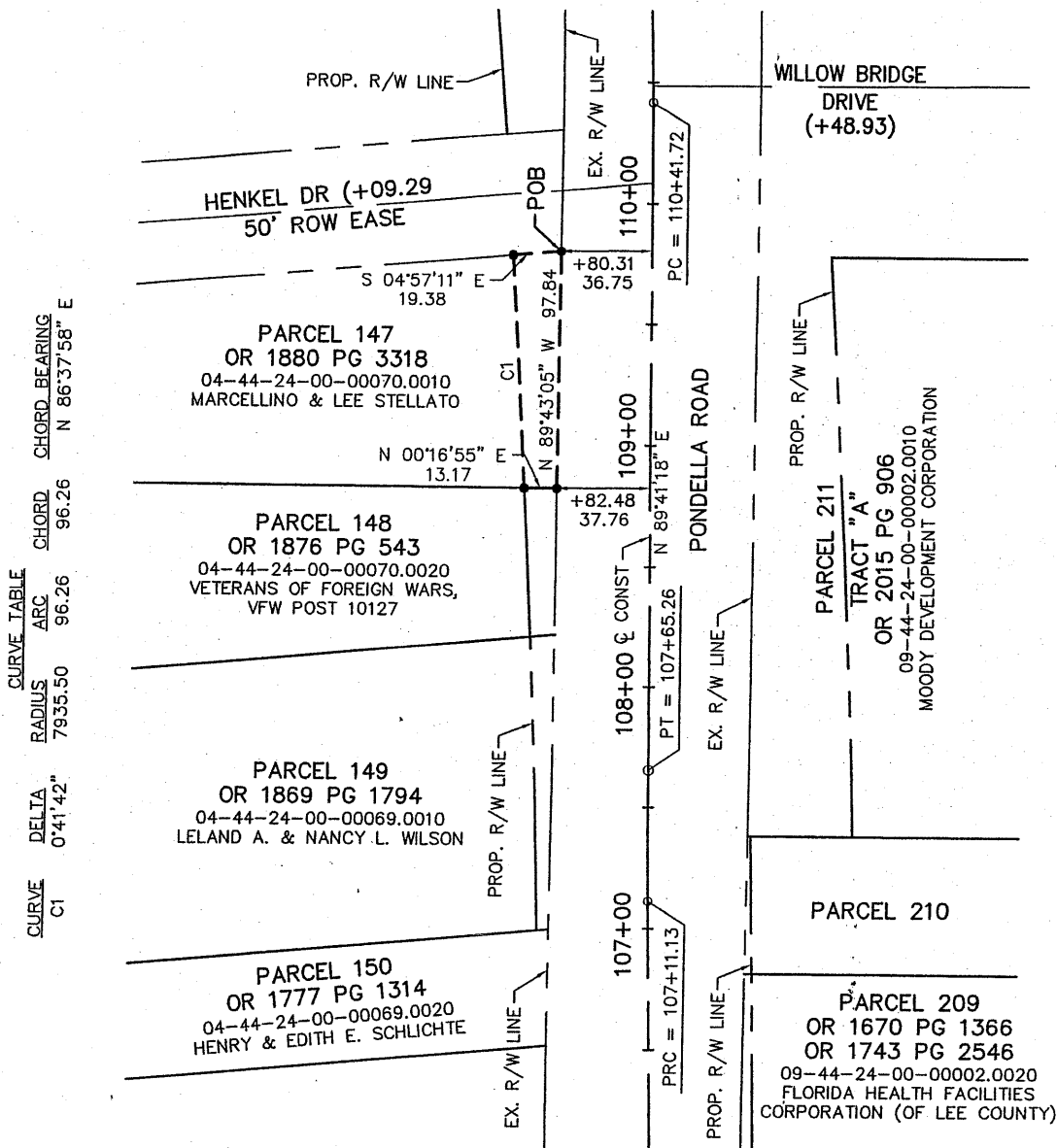
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 147
 PROPERTY OWNER: MARCELLINO & LEE STELLATO
 REFERENCE: O.R. 2402, PG 13
 STRAP NO.: 04-44-24-00-00070.0010
 AREA OF TAKE: 1567 SQ. FT.
 AREA OF REMAINDER: 0.58 AC



SCALE: 1" = 60'

● - SET 5/8" IRON ROD & CAP
STAMPED "LB 3664"



P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY

RIGHT-OF-WAY SURVEY SHEET 1 OF 2

AGNOLI BARBER & BRUNDAGE, INC.
 Professional engineers, planners, & land surveyors
 Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111
 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)568-2203

DESCRIPTION: PARCEL 147 RIGHT-OF-WAY TAKE	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	
SCALE: 1" = 60'	DATE: JAN. 31, 2002
DRAWN BY: JAN	PROJECT NO.: 7904-3
ACAD NO.: 8187-7	FILE NO.: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF RIGHT-OF-WAY PARCEL

ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2402, PAGE 13, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (80' ROW) AND THE WESTERLY RIGHT-OF-WAY OF HENKEL DRIVE (50' ROW EASEMENT); THENCE NORTH 89°43'05" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY 97.84 FEET; THENCE NORTH 0°16'55" EAST 13.17 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 7935.50 FEET; THENCE EASTERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 0°41'42" AN ARC DISTANCE OF 96.26 FEET SAID ARC SUBTENDED BY A CHORD BEARING NORTH 86°37'58" EAST 96.26 FEET TO THE WESTERLY RIGHT-OF-WAY OF HENKEL DRIVE; THENCE SOUTH 4°57'11" EAST ALONG SAID WESTERLY RIGHT-OF-WAY 19.38 FEET THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 1,567 SQUARE FEET OF LAND MORE OR LESS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 20, 2001

AGNOLI, BARBER & BRUNDAGE, INC. PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY [Signature]
GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

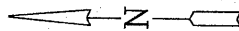
1. THIS RIGHT-OF-WAY SURVEY WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

RIGHT-OF-WAY SURVEY SHEET 2 OF 2

 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111 Lee County: Suite 101, 1626 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificates of Authorization Nos. LB 3684 and EB 3684 Fax: (941)598-2203</p>	DESCRIPTION: PARCEL 147 RIGHT-OF-WAY TAKE	
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
	REVISION:	SCALE: <u>N.T.S.</u> DATE: <u>JAN. 31, 2002</u>
		DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7904-3</u>
	ACAD NO: <u>8187-7</u> FILE NO: <u>8187</u>	

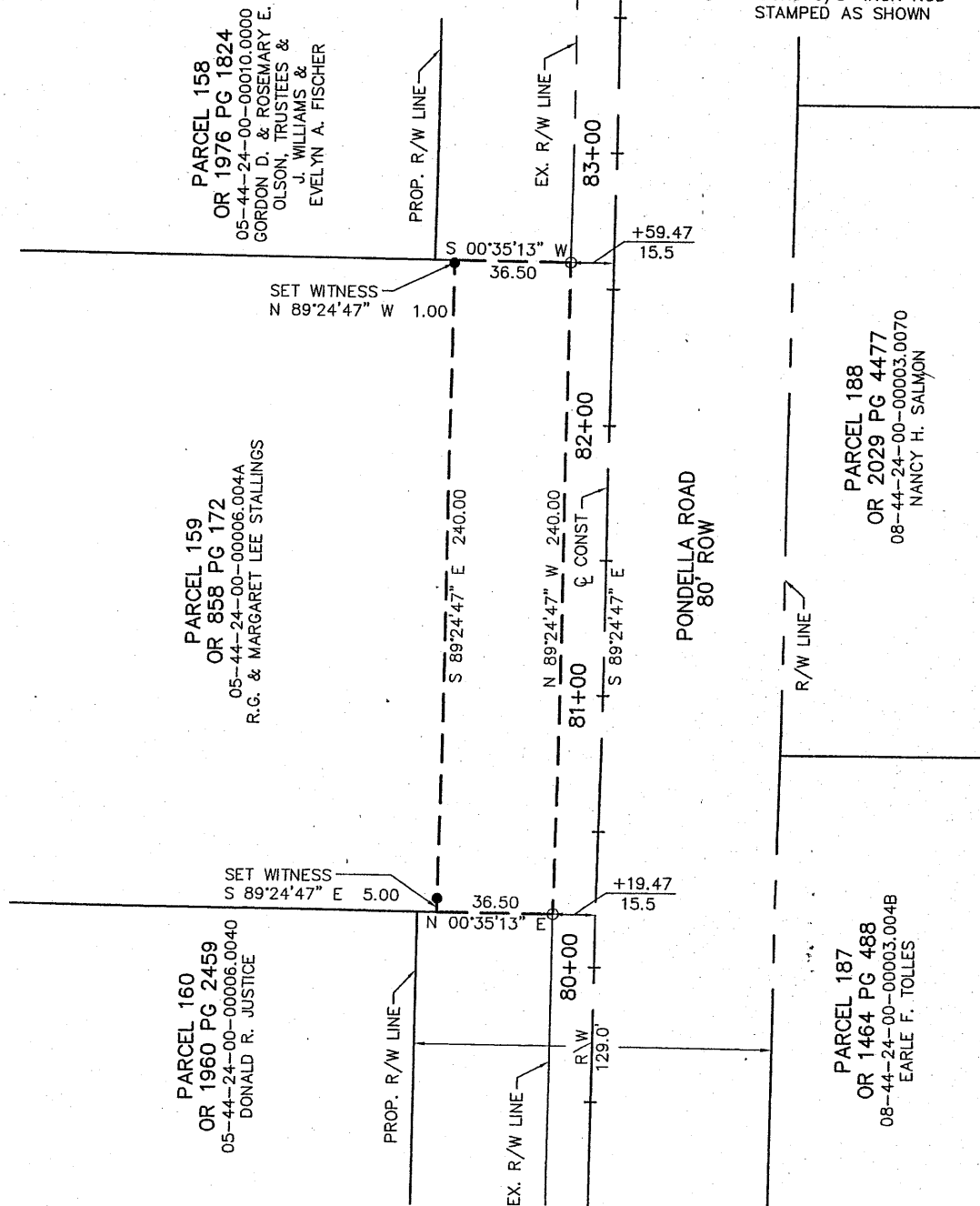
SECTION 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 159
 PROPERTY OWNER: R.G. & MARGARET LEE STALLINGS
 REFERENCE: O.R. 858, PG 172
 STRAP NO.: 05-44-24-00-00006.004A
 AREA OF TAKE: 8,760 SQ. FT.
 AREA OF REMAINDER: 6.80 AC



SCALE: 1" = 50'

- - SET 5/8" IRON ROD & CAP
STAMPED "LB 3664"
- - FOUND 5/8" IRON ROD
STAMPED AS SHOWN



R/W = RIGHT-OF-WAY

RIGHT-OF-WAY SURVEY SHEET 1 OF 2



Professional engineers, planners, & land surveyors
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111
 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
 Certificate of Authorization Nos. LB 3864 and ES 3864 Fax: (941)568-2203

DESCRIPTION: PARCEL 159 RIGHT-OF-WAY TAKE

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

SCALE: 1" = 50'

DRAWN BY: JAN

ACAD NO: 8187-2

DATE: JAN. 24, 2002

PROJECT NO.: 7904-3

FILE NO: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF RIGHT-OF-WAY PARCEL


ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 858, PAGE 172, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 36.50 FEET OF THE FOLLOWING DESCRIBED PARCEL;
THE WESTERLY 240 FEET OF THE EASTERLY 1680 FEET OF THE NORTHERLY 1310 FEET OF THE SOUTHERLY 1350 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

CONTAINING 8,760 SQUARE FEET OF LAND MORE OR LESS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: DECEMBER 17, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
GUY P. ADAMS, P.S.M. NO. 4390


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ABSTRACT NOT REVIEWED

NOTES:

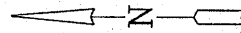
1. THIS RIGHT-OF-WAY SURVEY WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

RIGHT-OF-WAY SURVEY SHEET 1 OF 2

 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)588-2203</p>	DESCRIPTION: PARCEL 159 RIGHT-OF-WAY TAKE	
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
	REVISION:	SCALE: <u>N.T.S.</u> DATE: <u>JAN. 24, 2002</u>
		DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7904-3</u>
	ACAD NO: <u>8187-2</u> FILE NO: <u>8187</u>	

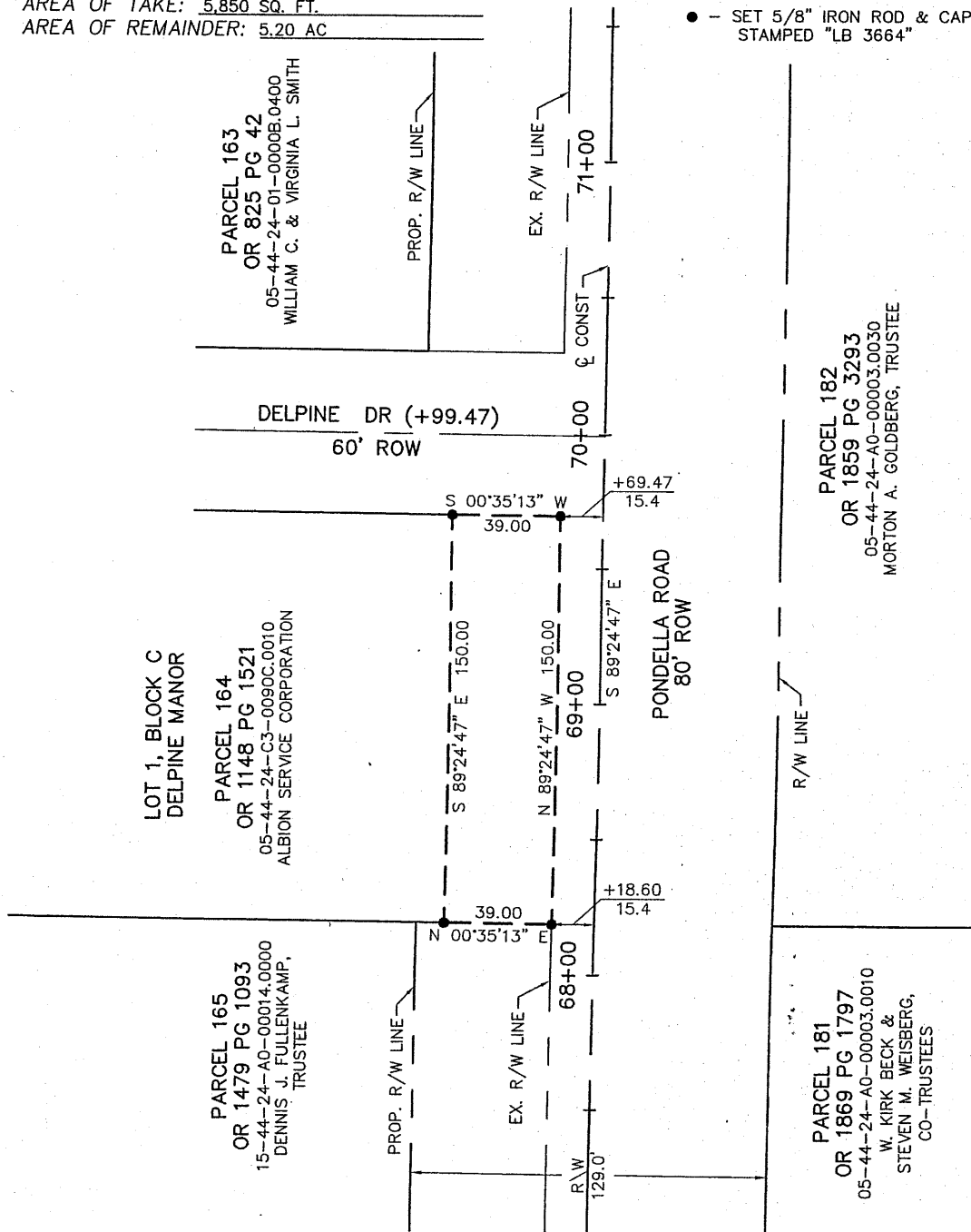
SECTION 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 164
PROPERTY OWNER: ALBION SERVICE CORPORATION
REFERENCE: O.R. 1148, PG 1521
STRAP NO.: 05-44-24-C3-0090C.0010
AREA OF TAKE: 5,850 SQ. FT.
AREA OF REMAINDER: 5.20 AC



SCALE: 1" = 50'

• - SET 5/8" IRON ROD & CAP
STAMPED "LB 3664"



R/W = RIGHT-OF-WAY

RIGHT-OF-WAY SURVEY SHEET 1 OF 2

AGNOLI BARBER & BRUNDAGE, INC.
Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111
Lee County: Suite 101, 1625 Hendry Street, Fort Myers, FL 33901 (941)337-3111
Certificate of Authorization Nos. LB 3894 and EB 3864 Fax: (941)598-2203

DESCRIPTION: PARCEL 164 RIGHT-OF-WAY TAKE	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	
SCALE: 1" = 50'	DATE: JAN. 24, 2002
DRAWN BY: JAN	PROJECT NO.: 7904-3
ACAD NO: 8187-1	FILE NO: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF RIGHT-OF-WAY PARCEL


ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1148, PAGE 1521, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 39.00 FEET OF LOT 1, BLOCK C, DELPINE MANOR (UNRECORDED SUBDIVISION).

CONTAINING 5,850 SQUARE FEET OF LAND MORE OR LESS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 19, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
GUY P. ADAMS, P.S.M. NO. 4390


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ABSTRACT NOT REVIEWED

NOTES:

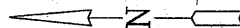
1. THIS RIGHT-OF-WAY SURVEY WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

RIGHT-OF-WAY SURVEY SHEET 2 OF 2

 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34105 (941)597-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)237-3111 Certificate of Authorization Nos. LB 3684 and EB 3684 Fax: (941)588-2203</p>	DESCRIPTION: PARCEL 164 RIGHT-OF-WAY TAKE	
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
	REVISION:	SCALE: <u>N.T.S.</u> DATE: <u>JAN. 24, 2002</u>
		DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7904-3</u>
	ACAD NO: <u>8187-1</u> FILE NO: <u>8187</u>	

SECTION 8, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

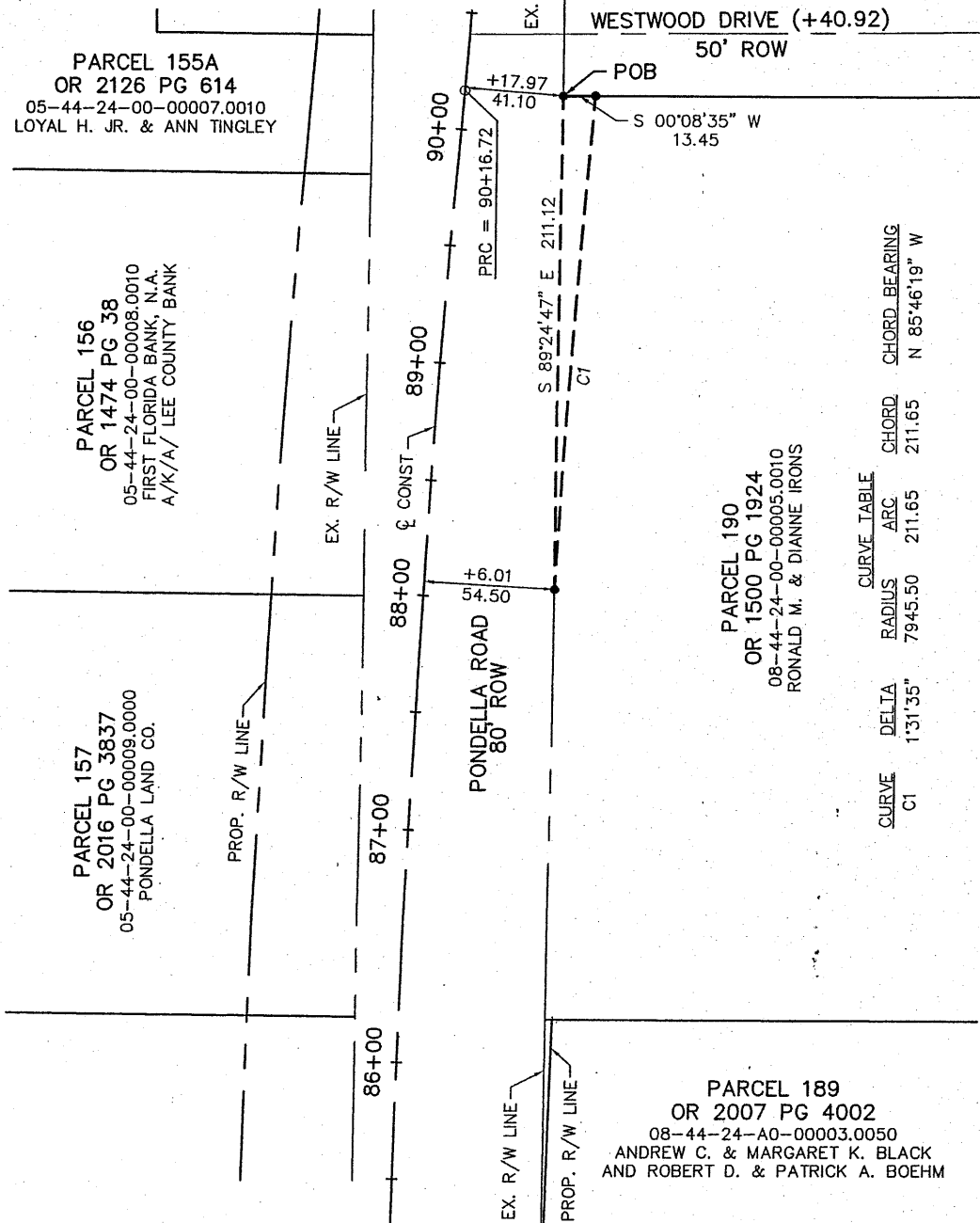
PARCEL NO. 190
PROPERTY OWNER: RONALD M. & DIANNE IRONS
REFERENCE: O.R. 1500, PG 1924
STRAP NO.: 08-44-24-00-00005.0010
AREA OF TAKE: 1,320 SQ. FT.
AREA OF REMAINDER: 4.12 AC



SCALE: 1" = 60'

● - SET 5/8" IRON ROD & CAP
STAMPED "LB 3664"

PROP. R/W LINE



CURVE TABLE		CHORD	CHORD BEARING
CURVE	DELTA	RADIUS	ARC
C1	1°31'35"	7945.50	211.65
			211.65
			N 85°46'19" W

R/W = RIGHT-OF-WAY

RIGHT-OF-WAY SURVEY SHEET 1 OF 2

AGNOLI
BARBER &
BRUNDAGE, INC.
Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111
Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
Certificates of Authorization Nos. LB 3884 and EB 3884 Fax: (941)588-2203

DESCRIPTION: PARCEL 190 RIGHT-OF-WAY TAKE	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	
SCALE: 1" = 60'	DATE: JAN. 25, 2002
DRAWN BY: JAN	PROJECT NO.: 7904-3
ACAD NO: 8187-3	FILE NO: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF RIGHT-OF-WAY PARCEL


ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1500, PAGE 1924, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (80' ROW) AND THE WESTERLY RIGHT-OF-WAY OF WESTWOOD DRIVE (50' ROW); THENCE SOUTH 0°08'35" WEST ALONG SAID WESTERLY RIGHT-OF-WAY 13.45 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7945.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°31'35" AN ARC DISTANCE OF 211.65 FEET SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 85°46'19" WEST 211.65 FEET TO SAID SOUTHERLY RIGHT-OF-WAY; THENCE SOUTH 89°24'47" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 211.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 1,320 SQUARE FEET OF LAND MORE OR LESS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 20, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

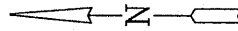
1. THIS RIGHT-OF-WAY SURVEY WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

RIGHT-OF-WAY SURVEY SHEET 2 OF 2

 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111 Lee County: Suite 101, 1826 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)586-2203</p>	DESCRIPTION: PARCEL 190 RIGHT-OF-WAY TAKE		
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING		
	REVISION:		
	SCALE: N.T.S.	DATE: JAN. 25, 2002	
DRAWN BY: JAN	PROJECT NO.: 7904-3		
ACAD NO: 8187-3	FILE NO: 8187		

SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

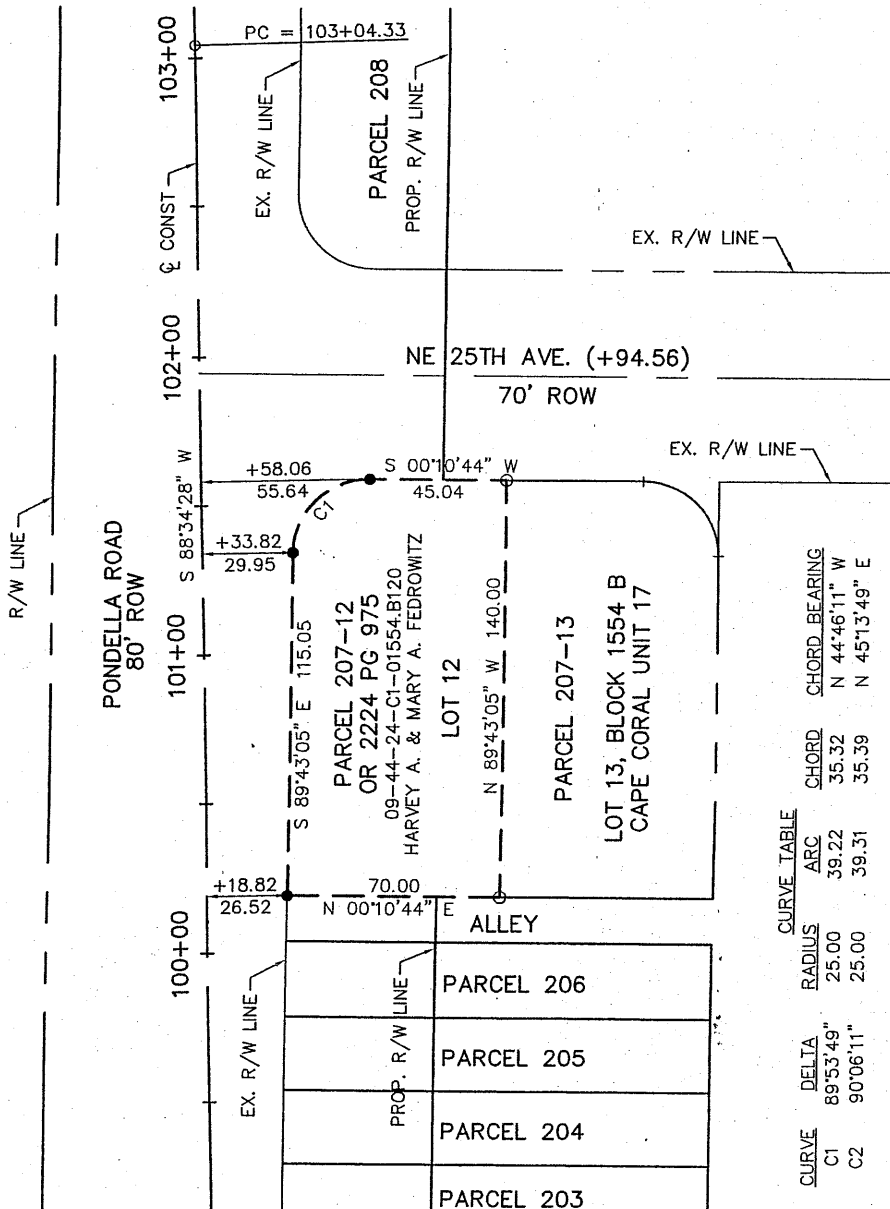
PARCEL NO. 207-12
 PROPERTY OWNER: HARVEY A. & MARY A. FEDROWITZ
 REFERENCE: O.R. 2224, PG 975
 STRAP NO.: 09-44-24-C1-01554.B120
 AREA OF TAKE: 9666 SQ. FT.
 AREA OF REMAINDER: 0.00 AC



SCALE: 1" = 50'

- - SET 5/8" IRON ROD & CAP STAMPED "LB 3664"
- - FOUND 5/8" IRON ROD STAMPED AS SHOWN

PARCEL 152
 OR 1187 PG 298
 04-44-24-A0-00049.0010
 EDWARD H. & FRANK STERN, TRUSTEES



R/W = RIGHT-OF-WAY

RIGHT-OF-WAY SURVEY SHEET 1 OF 2



Professional engineers, planners, & land surveyors
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111
 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)588-2203

DESCRIPTION: PARCEL 207-12 RIGHT-OF-WAY TAKE

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

SCALE: 1" = 50'

DRAWN BY: JAN

ACAD NO: 8187-5A

DATE: JAN. 30, 2002

PROJECT NO.: 7904-3

FILE NO.: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF RIGHT-OF-WAY PARCEL


ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2224, PAGE 975, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 12, BLOCK 1554 B, CAPE CORAL UNIT 17, PLAT BOOK 14, PAGES 23 THROUGH 38.

CONTAINING 9,666 SQUARE FEET OF LAND MORE OR LESS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: JANUARY 17, 2002

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

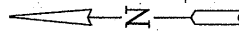
1. THIS RIGHT-OF-WAY SURVEY WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

RIGHT-OF-WAY SURVEY SHEET 2 OF 2

 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificate of Authorization Nos. LB 3854 and EB 3854 Fax: (941)586-2203</p>	DESCRIPTION: PARCEL 207-12 RIGHT-OF-WAY TAKE	
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
	REVISION:	SCALE: <u>N.T.S.</u> DATE: <u>JAN. 30, 2002</u>
		DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7904-3</u>
	ACAD NO: <u>8187-5A</u> FILE NO: <u>8187</u>	

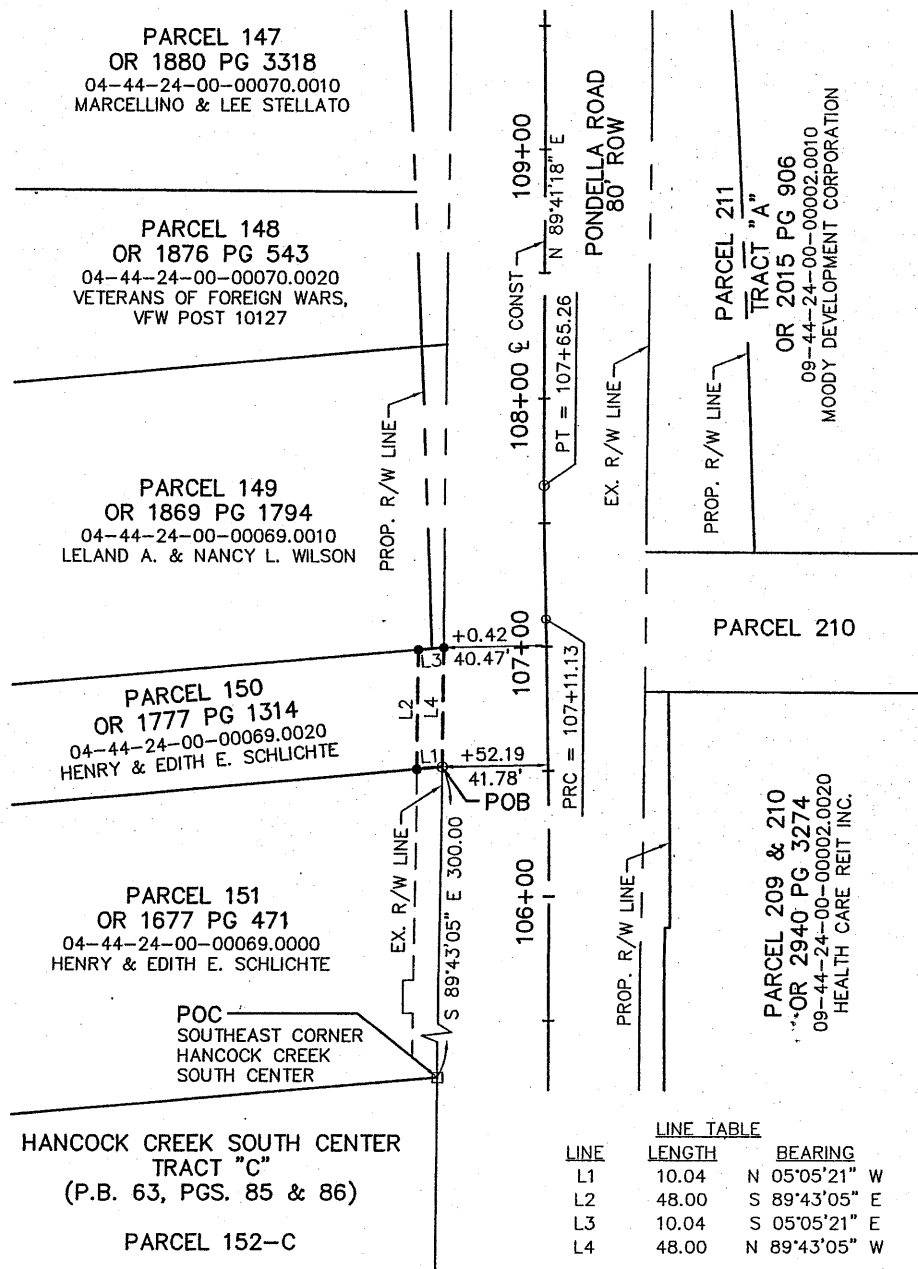
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 150
 PROPERTY OWNER: HENRY AND EDITH E. SCHLICHTÉ
 REFERENCE: O.R. 1777, PG 1314
 STRAP NO.: 04-44-24-00-00069.0020
 AREA OF TAKE: 480 SQ. FT.
 AREA OF REMAINDER: 0.18 AC



SCALE: 1" = 60'

- - SET 5/8" IRON ROD & CAP STAMPED "LB 3664"
- - FOUND 1/2" IRON ROD & CAP STAMPED "PLS 2554"



P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY

SLOPE EASEMENT SHEET 1 OF 2

AGNOLI
BARBER &
BRUNDAGE, INC.
 Professional engineers, planners, & land surveyors
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111
 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)588-2203

DESCRIPTION: PARCEL 150 SLOPE EASEMENT

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

SCALE: 1" = 60' DATE: FEB. 4, 2002
 DRAWN BY: JAN PROJECT NO.: 7904-3
 ACAD NO.: 8187-8 FILE NO.: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF SLOPE EASEMENT

ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1777, PAGE 1314, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEAST CORNER OF HANCOCK CREEK SOUTH CENTER AS RECORDED IN PLAT BOOK 63, PAGES 85 AND 86; THENCE SOUTH 89°43'05" EAST 300.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN BEING DESCRIBED;

THENCE CONTINUE SOUTH 89°43'05" EAST 48.00 FEET;
 THENCE NORTH 05°05'21" WEST 10.04 FEET;
 THENCE NORTH 89°43'05" WEST 48.00 FEET;
 THENCE SOUTH 05°05'21" EAST 10.04 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

CONTAINING 480 SQUARE FEET OF LAND MORE OR LESS;
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 20, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
 GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

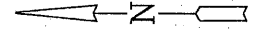
1. THIS SLOPE EASEMENT WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

SLOPE EASEMENT SHEET 2 OF 2

 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-8111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-8111 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)588-2203</p>	DESCRIPTION: PARCEL 150 SLOPE EASEMENT	
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
	REVISION:	SCALE: <u>N.T.S.</u> DATE: <u>FEB. 4, 2002</u>
		DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7904-3</u>
	ACAD NO: <u>8187-8</u> FILE NO: <u>8187</u>	

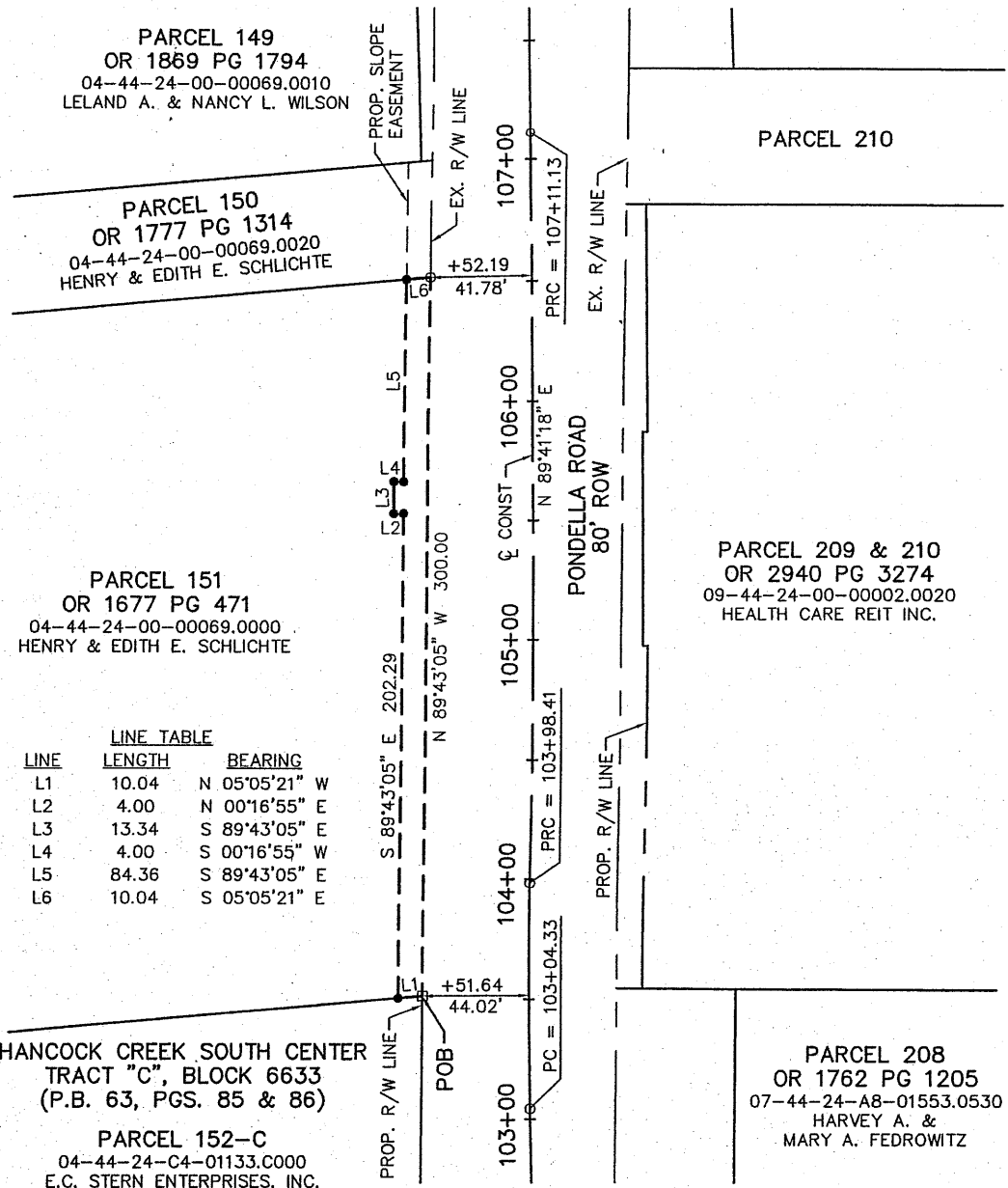
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 151
 PROPERTY OWNER: HENRY AND EDITH E. SCHLICHTE
 REFERENCE: O.R. 1677, PG 471
 STRAP NO.: 04-44-24-00-00069.0020
 AREA OF TAKE: 3053 SQ. FT.
 AREA OF REMAINDER: 1.10 AC



SCALE: 1" = 60'

- - SET 5/8" IRON ROD & CAP STAMPED "LB 3664"
- - FOUND 1/2" IRON ROD & CAP STAMPED "PLS 2554"
- - FOUND 4"x4" CONCRETE MONUMENT



PARCEL 149
 OR 1869 PG 1794
 04-44-24-00-00069.0010
 LELAND A. & NANCY L. WILSON

PARCEL 150
 OR 1777 PG 1314
 04-44-24-00-00069.0020
 HENRY & EDITH E. SCHLICHTE

PARCEL 151
 OR 1677 PG 471
 04-44-24-00-00069.0000
 HENRY & EDITH E. SCHLICHTE

LINE	LENGTH	BEARING
L1	10.04	N 05°05'21" W
L2	4.00	N 00°16'55" E
L3	13.34	S 89°43'05" E
L4	4.00	S 00°16'55" W
L5	84.36	S 89°43'05" E
L6	10.04	S 05°05'21" E

HANCOCK CREEK SOUTH CENTER
 TRACT "C", BLOCK 6633
 (P.B. 63, PGS. 85 & 86)

PARCEL 152-C
 04-44-24-C4-01133.C000
 E.C. STERN ENTERPRISES, INC.

PARCEL 209 & 210
 OR 2940 PG 3274
 09-44-24-00-00002.0020
 HEALTH CARE REIT INC.

PARCEL 208
 OR 1762 PG 1205
 07-44-24-A8-01553.0530
 HARVEY A. &
 MARY A. FEDROWITZ

P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY

SLOPE EASEMENT SHEET 1 OF 2

<p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificate of Authorization Nos. LB 3684 and EB 3684 Fax: (941)598-2203</p>	DESCRIPTION: PARCEL 151 SLOPE EASEMENT		
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING		
	REVISION:		
	SCALE: 1" = 60'	DATE: FEB. 4, 2002	
DRAWN BY: JAN	PROJECT NO.: 7904-3		
ACAD NO: 8187-9	FILE NO: 8187		

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF SLOPE EASEMENT

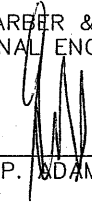
ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1677, PAGE 471, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF HANCOCK CREEK SOUTH CENTER AS RECORDED IN PLAT BOOK 63, PAGES 85 AND 86; THENCE SOUTH 89°43'05" EAST 300.00 FEET;
THENCE NORTH 05°05'21" WEST 10.04 FEET;
THENCE NORTH 89°43'05" WEST 84.36 FEET;
THENCE NORTH 00°16'55" EAST 4.00 FEET;
THENCE NORTH 89°43'05" WEST 13.34 FEET;
THENCE SOUTH 00°16'55" WEST 4.00 FEET;
THENCE NORTH 89°43'05" WEST 202.29 FEET;
THENCE SOUTH 05°05'21" EAST 10.04 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

CONTAINING 3053 SQUARE FEET OF LAND MORE OR LESS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 20, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

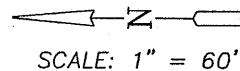
1. THIS SLOPE EASEMENT WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

SLOPE EASEMENT SHEET 2 OF 2

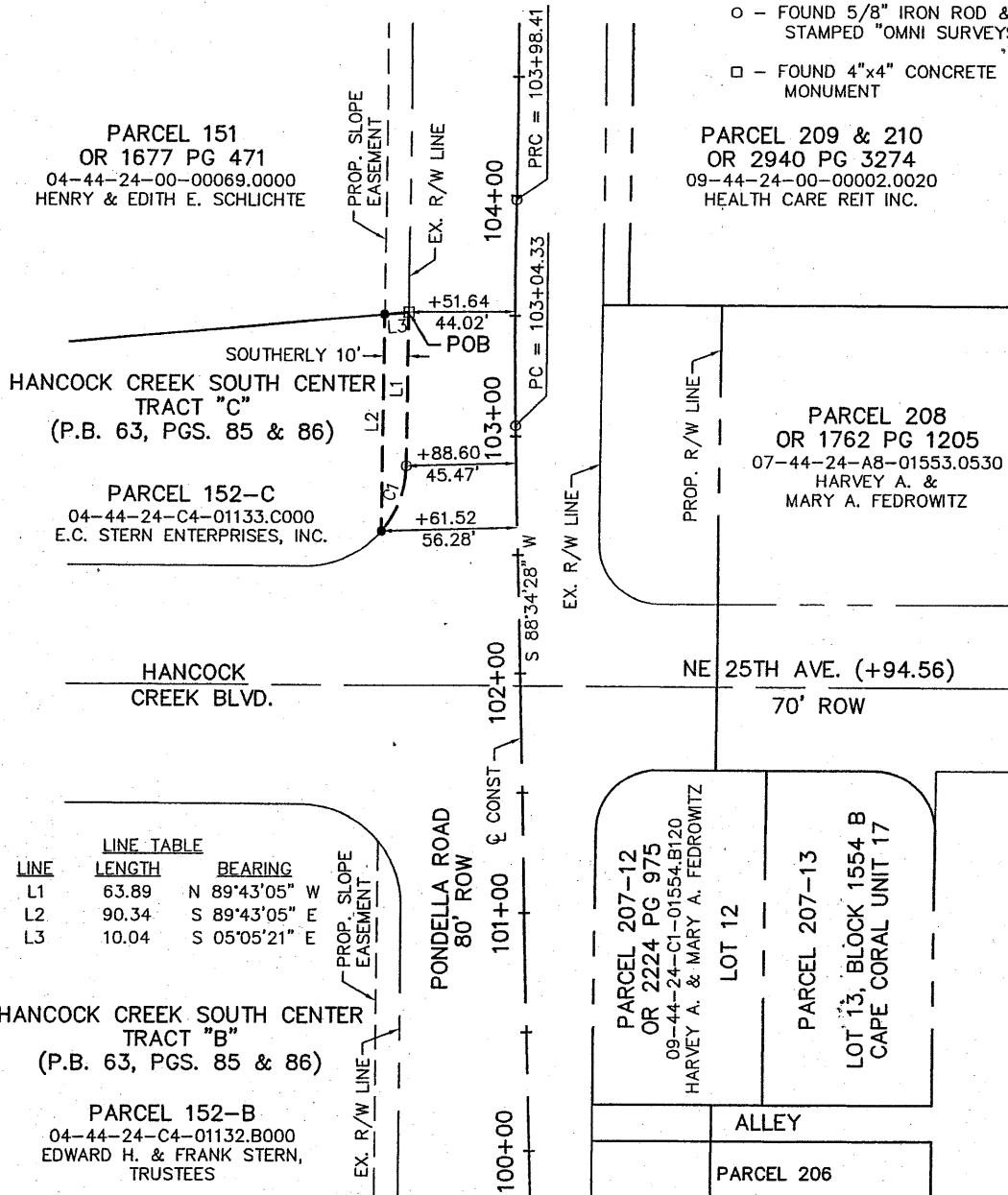
 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)596-2203</p>	DESCRIPTION: PARCEL 151 SLOPE EASEMENT	
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
	REVISION:	SCALE: <u>N.T.S.</u> DATE: <u>FEB. 4, 2002</u>
		DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7904-3</u>
	ACAD NO: <u>8187-9</u> FILE NO: <u>8187</u>	

SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 152-C
 PROPERTY OWNER: E.C. STERN ENTERPRISES, INC.
 REFERENCE: P.B. 63, PGS. 85 & 86
 STRAP NO.: 04-44-24-C4-01133.C000
 AREA OF TAKE: 822 SQ. FT.
 AREA OF REMAINDER: 0.65 AC



- - SET 5/8" IRON ROD & CAP STAMPED "LB 3664"
- - FOUND 5/8" IRON ROD & CAP STAMPED "OMNI SURVEYS"
- - FOUND 4"x4" CONCRETE MONUMENT



LINE	LENGTH	BEARING
L1	63.89	N 89°43'05" W
L2	90.34	S 89°43'05" E
L3	10.04	S 05°05'21" E

HANCOCK CREEK SOUTH CENTER TRACT "B" (P.B. 63, PGS. 85 & 86)

PARCEL 152-B
 04-44-24-C4-01132.B000
 EDWARD H. & FRANK STERN, TRUSTEES

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	40°07'09"	42.50	29.76	29.15	S 69°39'31" E

P.O.B. = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY

SLOPE EASEMENT SHEET 1 OF 2

AGNOLI BARBER & BRUNDAGE, INC.
 Professional engineers, planners, & land surveyors
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111
 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
 Certificate of Authorization Nos. LB 3664 and EB 3664 Fax: (941)598-2203

DESCRIPTION: PARCEL 152-C SLOPE EASEMENT
 CLIENT: LEE COUNTY D.O.T. & ENGINEERING
 REVISION:

SCALE: 1" = 60'	DATE: FEB. 4, 2002
DRAWN BY: JAN	PROJECT NO.: 7904-3
ACAD NO: 8187-10	FILE NO: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF SLOPE EASEMENT


ALL THAT PART OF TRACT C, HANCOCK CREEK SOUTH CENTER AS RECORDED IN PLAT BOOK 63, PAGES 85 AND 86, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 10.00 FEET OF SAID TRACT C;

CONTAINING 822 SQUARE FEET OF LAND MOR OR LESS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 20, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

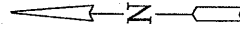
1. THIS SLOPE EASEMENT WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

SLOPE EASEMENT SHEET 2 OF 2

 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)537-3111 Certificate of Authorization Nos. LB 3864 and EB 3864 Fax: (941)568-2203</p>	DESCRIPTION: PARCEL 152-C SLOPE EASEMENT		
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING		
	REVISION:	SCALE: N.T.S.	DATE: FEB. 4, 2002
		DRAWN BY: JAN	PROJECT NO.: 7904-3
	ACAD NO: 8187-10	FILE NO: 8187	

SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 209 & 210
PROPERTY OWNER: HEALTH CARE REIT INC.
REFERENCE: O.R. 2940, PG 3274
STRAP NO.: 09-44-24-00-00002.0020
AREA OF TAKE: 3161 SQ. FT.
AREA OF REMAINDER: 5.43 AC



SCALE: 1" = 60'

- - SET 5/8" IRON ROD & CAP STAMPED "LB 3664"
- - FOUND 5/8" IRON ROD & CAP STAMPED "INK ENG"

POC
NW CORNER
TRACT A
WILLOW CREEK
PB 43, PG 1-3

PARCEL 211
TRACT "A"
OR 2015 PG 906
09-44-24-00-00002.0010
MOODY DEVELOPMENT CORPORATION

PARCEL 149
OR 1869 PG 1794
04-44-24-00-00069.0010
LELAND A. & NANCY L. WILSON

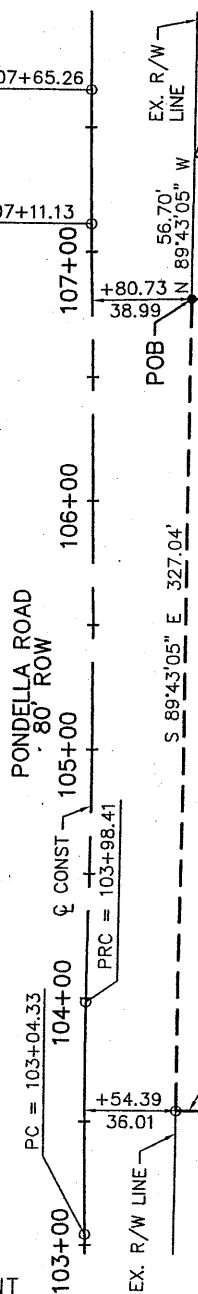
PARCEL 150
OR 1777 PG 1314
04-44-24-00-00069.0020
HENRY & EDITH E. SCHLICHTE

PARCEL 151
OR 1677 PG 471
04-44-24-00-00069.0000
HENRY & EDITH E. SCHLICHTE

PARCEL 152
OR 1187 PG 298
04-44-24-A0-00049.0010
EDWARD H. & FRANK STERN,
TRUSTEES

PARCEL 209 & 210
OR 2940 PG 3274
09-44-24-00-00002.0020
HEALTH CARE REIT INC.

PARCEL 208
OR 1762 PG 1205
07-44-24-A8-01553.0530
HARVEY A. & MARY A. FEDROWITZ



POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT-OF-WAY

SLOPE EASEMENT SHEET 1 OF 2

**AGNOLI
BARBER &
BRUNDAGE, INC.**
Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111
Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941)586-2203

DESCRIPTION: PARCEL 209 & 210 SLOPE EASEMENT	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	
SCALE: 1" = 60'	DATE: FEB. 1, 2002
DRAWN BY: JAN	PROJECT NO.: 7904-3
ACAD NO: 8187-6	FILE NO: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF SLOPE EASEMENT

ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2940, PAGE 3274, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHWEST CORNER OF TRACT A, WILLOW CREEK, PLAT BOOK 43, PAGES 1 THROUGH 3;
 THENCE NORTH 89°43'05" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (80' ROW) A DISTANCE OF 56.70 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°11'50" WEST A DISTANCE OF 8.00 FEET;
 THENCE SOUTH 89°01'06" WEST A DISTANCE OF 94.16 FEET;
 THENCE NORTH 00°38'48" WEST A DISTANCE OF 2.00 FEET;
 THENCE SOUTH 89°40'23" WEST A DISTANCE OF 89.81 FEET;
 THENCE SOUTH 00°00'26" EAST A DISTANCE OF 2.00 FEET;
 THENCE NORTH 89°29'54" WEST A DISTANCE OF 143.08 FEET;
 THENCE NORTH 0°10'44" EAST 10.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (80' ROW);
 THENCE SOUTH 89°43'05" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY 327.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 3161 SQUARE FEET OF LAND MORE OR LESS;
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 21, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
 PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
 GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

1. THIS SLOPE EASEMENT WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

SLOPE EASEMENT SHEET 2 OF 2



**AGNOLI
BARBER &
BRUNDAGE, INC.**
 Professional engineers, planners, & land surveyors
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111
 Lee County: Suite 101, 1525 Hendry Street, Fort Myers, FL 33901 (941)337-3111
 Certificate of Authorization Nos. LB 3854 and EB 3954 Fax: (941)588-2803

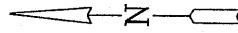
DESCRIPTION: PARCEL 209 & 210 SLOPE EASEMENT	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	
SCALE: N.T.S.	DATE: FEB. 1, 2002
DRAWN BY: JAN	PROJECT NO.: 7904-3
ACAD NO: 8187-6	FILE NO: 8187

EXHIBIT C

182

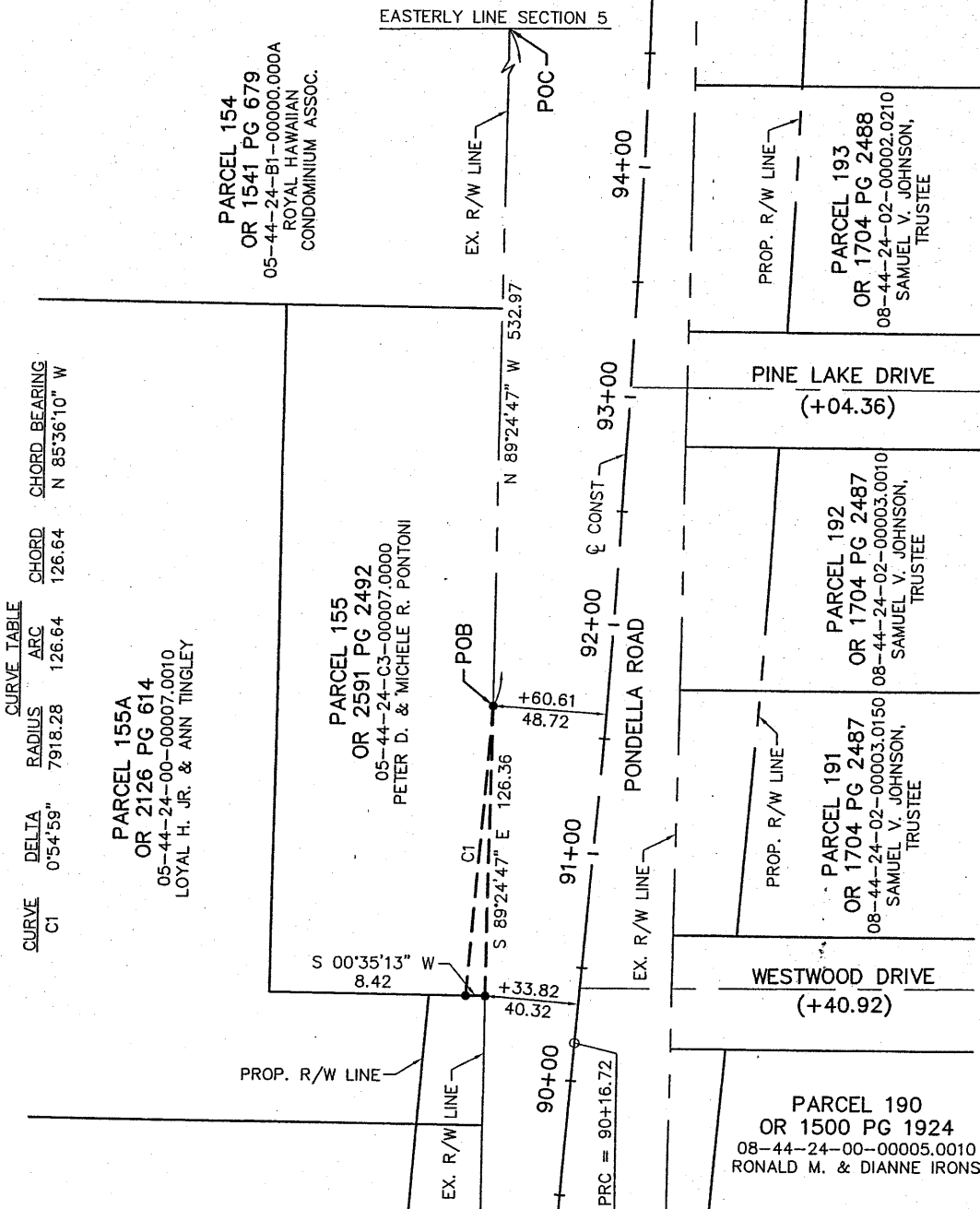
SECTION 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

PARCEL NO. 155
 PROPERTY OWNER: PETER D. & MICHELE R. PONTONI
 REFERENCE: O.R. 2591, PG 2492
 STRAP NO.: 05-44-24-C3-00007.0000
 AREA OF TAKE: 509 SQ. FT.
 AREA OF REMAINDER: 0.80 AC



SCALE: 1" = 60'

● - SET 5/8" IRON ROD & CAP
 STAMPED "LB 3664"



R/W = RIGHT-OF-WAY

RIGHT-OF-WAY SURVEY SHEET 1 OF 2



Professional engineers, planners, & land surveyors
 Collier County: Suite 200, 7460 Tamiami Trail, North Naples, FL 34108 (941)597-3111
 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111
 Certificate of Authorization Nos. LB 3664 and EB 3654 Fax: (941)598-2203

DESCRIPTION: PARCEL 155 RIGHT-OF-WAY TAKE

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

SCALE: 1" = 60' DATE: JAN. 25, 2002
 DRAWN BY: JAN PROJECT NO.: 7904-3
 ACAD NO: 8187-4 FILE NO: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF RIGHT-OF-WAY PARCEL

ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2591, PAGE 2492, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF PONDELLA ROAD (80' ROW) AND THE EASTERLY LINE OF SAID SECTION 5; THENCE NORTH 89°24'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY 532.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

BEGINNING AT AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 7918.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°54'59" AN ARC DISTANCE OF 126.64 FEET SAID CURVE SUBTENDED BY A CHORD BEARING NORTH 85°36'10" WEST 126.64 FEET; THENCE SOUTH 0°35'13" WEST 8.42 FEET TO SAID NORTHERLY RIGHT-OF-WAY; THENCE SOUTH 89°24'47" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY 126.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 509 SQUARE FEET OF LAND MORE OR LESS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: DECEMBER 17, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY _____
GUY P. ADAMS, P.S.M. NO. 4390

THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

1. THIS RIGHT-OF-WAY SURVEY WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

RIGHT-OF-WAY SURVEY SHEET 2 OF 2

**AGNOLI
BARBER &
BRUNDAGE, INC.**
Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-8111
Lee County: Suite 101, 1026 Hendry Street, Fort Myers, FL 33901 (941)337-8111
Certificate of Authorization Nos. LB 3584 and EB 5584 Fax: (941)588-2203

DESCRIPTION: PARCEL 155 RIGHT-OF-WAY TAKE	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	
SCALE: N.T.S.	DATE: JAN. 25, 2002
DRAWN BY: JAN	PROJECT NO.: 7904-3
ACAD NO: 8187-4	FILE NO: 8187