

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
 AGENDA ITEM SUMMARY

BLUE SHEET NO: 20020645-UTIL

1. REQUESTED MOTION:

**ACTION REQUESTED:**

Approve final acceptance, by Resolution, and recording of one easement as a donation for a water main extension, one 6" diameter fire line, three fire hydrants, eight water services and five sewer services serving **Metro Arc Business Park and Neff Rental, Phase I and II**. This is a Developer contributed asset project located on the west side of Metro Parkway approximately 1/2 of a mile north of Daniels Parkway.

**WHY ACTION IS NECESSARY:**

Provides potable water service, fire protection and sewer service to the recently constructed light industrial development.

**WHAT ACTION ACCOMPLISHES:**

Places the water main, fire line and fire hydrants into operation and complies with the Lee County Utilities Operations Manual.

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

CIOB

3. MEETING DATE:

06-25-2002

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE \_\_\_\_\_
  - ORDINANCE \_\_\_\_\_
  - ADMIN. CODE \_\_\_\_\_
  - OTHER Res., Easement

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: \_\_\_\_\_
- B. DEPARTMENT: Lee County Public Works
- C. DIVISION/SECTION: Utilities Division
- BY: Rick Diaz, Utilities Director
- DATE: 6/6/02

7. BACKGROUND:

The Board granted permission to construct on 08/29/00; Blue Sheet #20000791. The installation has been inspected for conformance to the Lec County Utilities Operations Manual. Satisfactory pressure and bacteriological testing of the water system has been completed. As-builts have been provided. Engineer's Certifications of Completion have been provided---copies attached. Project location maps---copies attached. Warranties have been provided---copies attached. Waivers of Lien have been provided---copies attached. Certifications of Contributory Assets have been provided---copies attached. 100% of the connection fees have been paid.

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

SECTION 07 TOWNSHIP 45S RANGE 25E DISTRICT #2 COMMISSIONER ST CERNY

8. 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
					OM	Risk	GC	
J. Lavender Date: 6-7-02	N/A Date:	N/A Date:	T. Osterhout Date: 6-6	[Signature] Date: 6/10/02	[Signature] Date: 6/10/02	[Signature] Date: 6/10/02	[Signature] Date: 6-10-02	J. Lavender Date: 6-7-02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
 Date: 6/7/02  
 Time: 2:30pm  
 Forwarded To: [Signature]

RECEIVED BY  
 COUNTY ADMIN.  
 6/10/02  
 COUNTY ADMIN.  
 FORWARDED TO:  
 6/11/02 [Signature]

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

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

WHEREAS, it is the desire of G & M Estates USA, Inc., owner of record, to make a contribution to Lee County Utilities of water facilities (water main extension; one 6" diameter fire line; three fire hydrants; eight water services), and sewer facilities (five sewer services) serving "METRO ARC BUSINESS PARK & NEFF RENTAL, PHASE I & II"; 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 \$60,061.00 is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner \_\_\_\_\_ who moved for its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes (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

11.4

LETTER OF COMPLETION

DATE: December 6, 2000

Department of Lee County Utilities  
Division of Engineering  
Post Office Box 398  
Fort Myers, FL 33902

Gentlemen:

This is to certify that the water distribution ~~and/or sewage collection~~ system(s) located in \_\_\_\_\_

Neff Rental Facility, Phase I

(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 of the facilities: \_\_\_\_\_

Pressure Test

Very truly yours,

Ahmad R. Kareh, P.E. / Pokorny & Kareh, Inc.  
(Owner or Name of Corporation)

Ahmad Kareh

(Signature)

President

(Title)

SEAL OF ENGINEERING FIRM





CERTIFICATION OF CONTRIBUTORY ASSETSPROJECT NAME: NEFF RENTAL FACILITY, PHASE ILOCATION: 11700 METRO PKWY FORT MYERS, FLSTRAP # 07-45-25-00-00004.0250

(Including STRAP)

NAME AND ADDRESS OF OWNER: G & M ESTATES USA, INC.3575 VIA ROYAL DRIVE SUITE 108 FT. MYERS, FL. 33919

(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
PVC C-900 DR-18	10"	165	LF	18.00	2970.00
PVC C-900 DR-18	6"	26	LF	15.00	390.00
D.I.P. CL 50	10"	27½	LF	28.00	770.00
45° BEND	10"	2	EA	500.00	1000.00
22½° BEND	10"	1	EA	500.00	500.00
M J SLEEVE	10"	1	EA	250.00	250.00
M J TEE	10" x 6"	1	EA	500.00	500.00
10" GATE VALVE	10"	1	EA	1100.00	1100.00
6" GATE VALVE	6"	1	EA	650.00	650.00
FIRE HYDRANT	5½"	1	EA	2000.00	2000.00
FLOW-OFF ASSY.	10" x 2"	1	EA	920.00	920.00
SADDLE	10" x 2"	1	EA	200.00	200.00
CORP STOP	2"	1	EA	200.00	200.00
POLYPIPE	1"	10	LF	5.00	50.00
METER BOX	12" x 18"	1	EA	150.00	150.00
BOLLARDS	6" x 8'	2	EA	150.00	300.00

11,950.00

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: ROBERT A. KEILING - PRESIDENT

Robert A. Keiling  
(Name & Title of Certifying Agent)

OF: CHRISTO, INCORPORATED  
(Firm or Corporation)

ADDRESS: 2202 S.E. 27th STREET  
CAPE CORAL, FL 33904

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 30th day of NOV.,  
2000 by ROBERT A. KEILING who has produced PERSONALLY KNOWN TO ME

(Print or Type Name)  
as identification, and who (did) (did not) take an oath.

(Type Of Identification and Number)

Mark K. Nottingham  
Notary Public Signature

MARK K. NOTTINGHAM  
Printed Name of Notary Public

CC900356 JAN. 6, 2004  
Notary Commission Number

MARK K. NOTTINGHAM  
Notary Public, State of Florida  
My comm. exp. Jan. 6, 2004  
Comm. No. CC900356

(NOTARY SEAL)

COPY

11.4

LETTER OF COMPLETION

DATE: February 18, 2002

Department of Lee County Utilities  
Division of Engineering  
Post Office Box 398  
Fort Myers, FL 33902

Gentlemen:

This is to certify that the water distribution ~~and sewerage collection~~ system(s) located in \_\_\_\_\_

G & M Estates USA Lot Split Water Main Extension aka Neff Rental, Phase II

(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

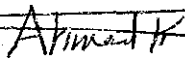
Upon completion of the work, we observed the following successful tests of the facilities: \_\_\_\_\_

Pressure Test

Very truly yours,

Ahmad R. Kareh, P.E. / Bean, Whitaker, Lutz & Kareh, Inc.

(Owner or Name of Corporation)



(Signature)

Vice-President

(Title)

SEAL OF ENGINEERING FIRM

FEB 19 2002



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): NEFF WATERMAIN EXT. STRAP# 07-45-25-00-0000-4.0240 (N/K/A .0250)

11704 METRO PKWY. FORT MYERS, FL LEE COUNTY aka NEFF RENTAL, PHASE II (G & M Estates)

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.

CHRISTO, INCORPORATED

(NAME OF OWNER OR CONTRACTOR)

BY: Robert A. Keilling

(SIGNATURE & TITLE)

ROBERT A. KEILLING - PRESIDENT

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 7th day of JAN., 2002 by ROBERT A. KEILLING who has produced PERSONALLY KNOWN TO ME  
(Print or Type Name) (Type Of Identification and Number)

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

Mark K. Nottingham  
Notary Public Signature

MARK K. NOTTINGHAM  
Notary Public, State of Florida  
My comm. exp. Jan. 6, 2004  
Comm. No. CC900356

MARK K. NOTTINGHAM  
Printed Name of Notary Public  
CC900356  
Notary Commission Number

(NOTARY SEAL)

COPY

11.4

WAIVER OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that ROBERT A. KEILING

as PRESIDENT, of CHRISTO, INCORPORATED,

for and in consideration of FOURTEEN THOUSANDEIGHTHUNDRED EIGHTY ONE <sup>no/cents</sup> & (\$ 14,881.00)

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:

**NEFF WATERMAIN EXT.** aka NEFF RENTAL, PHASE II (G & M Estates)  
**11704 METRO PKWY.**  
**FORT MYERS, FL LEE COUNTY** STRAP# 07-45-25-00-0000-4.0240 (N/K/A .0250)  
(Please provide full name and location of development and a

description of the utility system constructed).

TIE INTO EX. 10" WATER 2 TIMES, &  
INSTALL 504½ LF 10' PVC, 1-10" GATE VALVE  
AND FITTINGS TO SERVE NEW COMMERCIAL SITE.

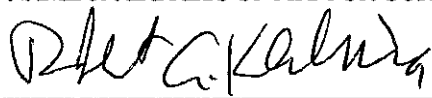
CHRISTO, INCORPORATED

4461-B HANCOCK BRIDGE PKWY.

N. FORT MYERS, FL 33903

(941)997-2823

NAME & ADDRESS OF FIRM OR CORPORATION

BY: 

AUTHORIZED REPRESENTATIVE

ROBERT A. KEILING - PRESIDENT  
ROBERT A. KEILING - PRESIDENT

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 7th day of JAN., 2002  
by ROBERT A. KEILING who has produced PERSONALLY KNOW TO ME  
(Print or Type Name) (Type Of Identification and Number)

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

  
Notary Public Signature

MARK K. NOTTINGHAM  
Printed Name of Notary Public

CC900356  
Notary Commission Number

MARK K. NOTTINGHAM  
Notary Public, State of Florida  
My comm. exp. Jan. 6, 2004  
Comm. No. CC900356

(NOTARY SEAL)



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

CERTIFYING: ROBERT A. KEILING - PRESIDENT

*Robert A. Keiling*

(Name & Title of Certifying Agent)

OF: CHRISIO, INCORPORATED

(Firm or Corporation)

ADDRESS: 4461-B HANCOCK BRIDGE PKWY.

N. FORT MEYERS, FL 33903

STATE OF FLORIDA )

COUNTY OF LEE ) SS:

The foregoing instrument was signed and acknowledged before me this 7th day of JAN., 20 02 by ROBERT A. KEILING who has produced PERSONALLY KNOWN TO ME

(Print or Type Name)

(Type Of Identification and Number)

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

*Mark K. Nottingham*  
Notary Public Signature

MARK K. NOTTINGHAM  
Notary Public, State of Florida  
My comm. exp. Jan. 6, 2004  
Comm. No. CC900356

MARK K. NOTTINGHAM

Printed Name of Notary Public

CC900356

Notary Commission Number

(NOTARY SEAL)

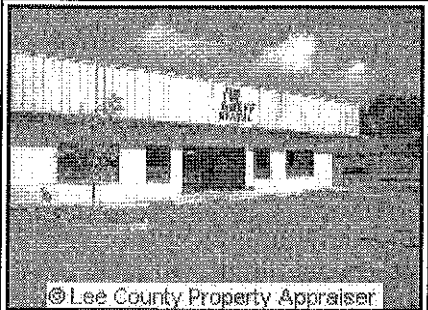
COPY

LEE COUNTY PROPERTY APPRAISER

**Property Data for Parcel 07-45-25-00-00004.0250 (FORMERLY .0240)**

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)  
 | [Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.  
 LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2001 ROLL.

Owner of Record		Legal Description		Image of Structure	
G + M ESTATES USA INC 6530 HIGHCROFT DR NAPLES FL 34119		COMM AT S LINE OF SW QTR + ELY ROW SEABOARD RR THEN N 1324 FT TO POB AS DESC OR 3279/1537		 <p>© Lee County Property Appraiser</p> <p>Photo Date: 6/5/2001 PHOTO DATED AFTER 2001 ROLL</p>	
<b>Site Address</b>		11700 METRO PKWY FT MYERS, FL			
Taxing District			DOR Code		
012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY			48 - WAREHOUSING, DIST TERMINALS		
Property Values		Exemptions		Dimensions	
Just	482,960	Homestead	0	Measurement Units	SF
Assessed	482,960	Agricultural	0	Number of Units	86,305.50
Assessed SOH	482,960	Widow	0	Frontage	0
Taxable	482,960	Widower	0	Depth	0
Building	239,610	Disability	0	Bedrooms	0
Land	243,350	Wholly	0	Bathrooms	2
Building Extra Features	9,830	Energy	0	Total Sq. Ft.	10,020
Land Extra Features	27,590	SOH Difference	0	Year Built	2000
Sales Transactions					
Sale Price	Date	OR Book/Page	Transaction Type	Vacant/Improved	
100	7/10/2000	3279/1537	04	V	
1,044,600	4/10/2000	3242/118	02	V	
100	4/1/1992	2458/1918	01	I	





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 \_\_\_\_\_, 2002  
by and between G & M Estates USA, 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.

Perpetual Easement FULL SIZE





# GULF SHORE SURVEYING, INC.

TIM J. PUFAHL, P.L.S.  
30930 OIL WELL RD., PUNTA GORDA, FL. 33955  
(941) 639-7800 • FAX: (941) 639-7600

NICK POULOS, P.L.S.  
2112 SE. 11<sup>TH</sup> ST., CAPE CORAL, FL. 33990  
(941) 458-2388 • FAX: (941) 574-3719

FEBRUARY 14, 2002  
JOB NO. 0110  
FILE 0110L003.LGL

PAGE 1 OF 2

## UTILITY EASEMENT

### DESCRIPTION

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AND FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 7 WITH THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE N.00°19'03"W. ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 1737.67 FEET; THENCE N.89°28'56"E. FOR 437.50 FEET; THENCE S.00°19'03"E. FOR 18.86 FEET ALONG THE WESTERLY SIDE OF A 12.50 FEET WIDE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1105 AT PAGE 1028, LEE COUNTY PUBLIC RECORDS TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

FROM SAID POINT OF BEGINNING; THENCE CONTINUE S.00°19'03"E. FOR 20.00 FEET ALONG SAID WESTERLY LINE TO POINT "A"; THENCE S.89°40'57"W. FOR 367.67 FEET; THENCE N.00°19'03"W. FOR 30.00 FEET; THENCE N.89°40'57"E. FOR 20.00 FEET; THENCE S.00°19'03"E, FOR 10.00 FEET; THENCE N.89°40'57"E. FOR 347.67 FEET TO THE POINT OF BEGINNING;

AND

COMMENCE AT THE ABOVE DESCRIBED POINT "A"; THENCE S.00°19'03"E. FOR 83.69 FEET ALONG THE WESTERLY LINE OF SAID EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1105 AT PAGE 1028 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

FROM SAID POINT OF BEGINNING; THENCE CONTINUE S.00°19'03":E. FOR 20.00 FEET ALONG SAID WESTERLY LINE TO POINT "B" ; THENCE S.89°40'57"W. FOR 25.00 FEET; THENCE N.00°19'03"W. FOR 20.00 FEET; THENCE N.89°40'57"E. FOR 25.00 FEET TO THE POINT OF BEGINNING;

AND

(CONTINUED ON PAGE 2)

FEBRUARY 14, 2002  
JOB NO. 0110  
FILE 0110L003.LGL

PAGE 2 OF 2


COMMENCE AT THE ABOVE DESCRIBED POINT "B"; THENCE  
S.00°19'03"E. FOR 354.22 FEET ALONG THE WESTERLY LINE OF SAID  
EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1105 AT PAGE  
1028 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED  
PARCEL OF LAND;

FROM SAID POINT OF BEGINNING; THENCE CONTINUE  
S.00°19'03"E. FOR 20.00 FEET ALONG SAID WESTERLY LINE; THENCE  
S.89°40'57"W. FOR 25.00 FEET; THENCE N.00°19'03"W. FOR 20.00  
FEET; THENCE N.89°40'57"E. FOR 25.00 FEET TO THE POINT OF  
BEGINNING;

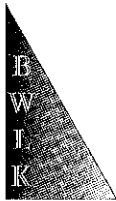
BEARINGS ARE ASSUMED AND BASED ON THE WESTERLY RIGHT OF WAY  
LINE OF METRO PARKWAY AS BEARING S.00°19'03"E.

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

REFER TO 8 1/2 X 11 SKETCH.  
GULF SHORE SURVEYING, INC.

  
\_\_\_\_\_  
NICK POULOS,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4568





# Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard, Suite 1  
Fort Myers, Florida 33919-5910  
email – fmoffice@bwlk.net  
(Ph) 941-481-1331 (Fax) 941-481-1073

Description of a Water Main Utility Easement  
Lying in  
Section 7, Township 45 South, Range 25 East  
Lee County, Florida  
(Parcels "E", "F", "G" and "H" - Water Main Utility Easement)

A parcel of land situated in the State of Florida, County of Lee, lying in Section 7, Township 45 South, Range 25 East and further described as follows:

Commencing at the intersection of the south line of the Southwest One Quarter (SW 1/4) of Section 7 with the easterly right-of-way line of the Seaboard Coastline Railroad; thence N00°19'03"W along said easterly right-of-way line for 1787.67 feet to the southwest corner of Parcel "J"; thence continue N00°19'03"W for 194.00 feet; thence N89°28'56"E for 450.00 feet to the westerly right-of-way line of Metro Parkway (100 feet wide); thence S00°19'03"E along said westerly right-of-way for 194.00 feet to the southeast corner of said Parcel "J"; thence S89°28'56"W along the southerly line of said Parcel "J" for 12.50 feet to the Point of Beginning; thence continue S89°28'56"W for 6.00 feet; thence S00°19'03"E for 29.89 feet; thence S38°42'13"W for 36.05 feet; thence S00°19'03"E for 471.98 feet; thence N89°40'57"E for 20.00 feet; thence N00°19'03"W for 61.51 feet; thence N89°40'57"E for 8.70 feet; thence N00°19'03"W for 20.00 feet; thence S89°40'57"W for 8.70 feet; thence N00°19'03"W for 383.39 feet; thence N38°42'13"E for 13.81 feet; thence N00°19'03"W for 54.27 feet to the Point of Beginning.

Containing 10,293 square feet, more or less.

Bearings are assumed based on the westerly right-of-way line of said Metro Parkway as bearing S00°19'03"E.

Subject to easements, restrictions, reservations and right-of-way of recorded (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

Scott C. Whitaker, P.S.M. 4324

32319DESC1

2/6/02

PRINCIPALS:

WILLIAM E. BEAN, PSM, CHAIRMAN  
SCOTT C. WHITAKER, PSM, PRESIDENT  
JOSEPH L. LUTZ, PSM  
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

CHARLES D. KNIGHT, PSM  
ELWOOD FINEFIELD, PSM  
TRACY N. BEAN, AICP  
PAUL T. POKORNY, PE

4

COPY

SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND

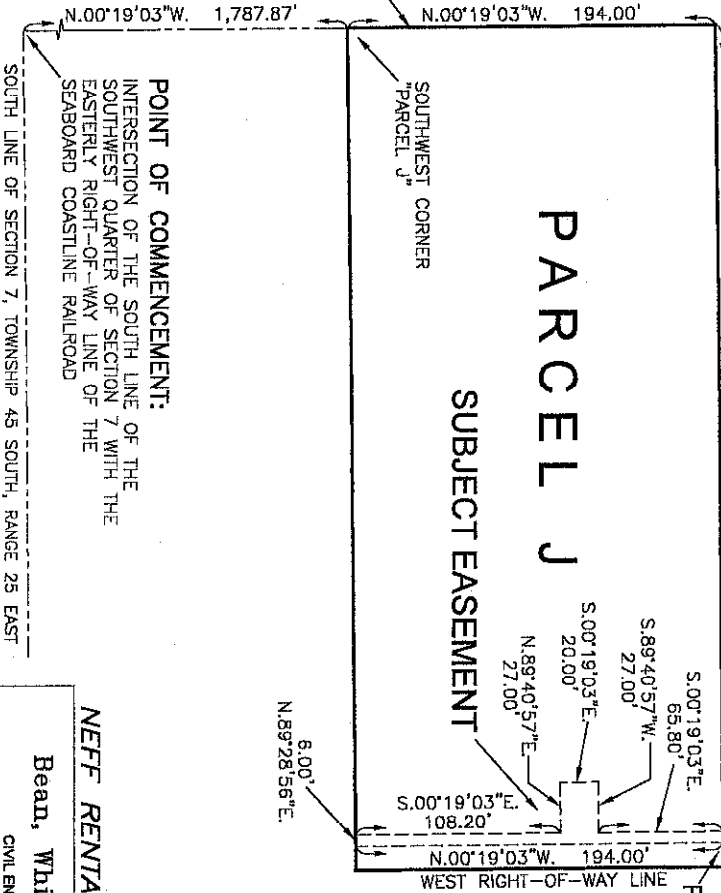
LYING IN

SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA.

TEN MILE CANAL

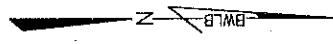
SEABOARD COASTLINE RAILROAD (100' R/W)

EASTERLY RIGHT-OF-WAY LINE  
OF THE SEABOARD COAST LINE RAILROAD



METRO PARKWAY (100' R/W)

POINT OF BEGINNING



\*\*\* THIS IS NOT A SURVEY \*\*\*  
Beon, Whitaker, Lutz & Kareh, Inc.  
*Scott C. Whitaker*  
SCOTT C. WHITAKER, R.L.S.  
Florida Certificate No. 4324

NEFF RENTAL-WATERMAIN UTILITY EASEMENT

Beon, Whitaker, Lutz & Kareh, Inc. (LP 4919)

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS  
18041-1 MCGRASSON BOULEVARD, FORT MYERS, FLORIDA 33919-9910 (941) 481-1331

SK 3231 9W1 DWG	PROJECT NO. 32319	DRAWN BY S.C.W.	SCALE 1" = 80'	SHEET 1 OF 1	FILE NO. (S-1-R) 7-45-25
DWG 12-13-00					

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).



# Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard, Suite 1  
Fort Myers, Florida 33919-5910  
email – fmooffice@bwlk.net  
(Ph) 941-481-1331 (Fax) 941-481-1073

Description of a  
Water Main Utility Easement  
Lying in  
Section 7, Township 45 South, Range 25 East  
Lee County, Florida  
(Parcel J - Water Main Utility Easement)

A parcel of land situated in the State of Florida, County of Lee, lying in Section 7, Township 45 South, Range 25 East and further described as follows:

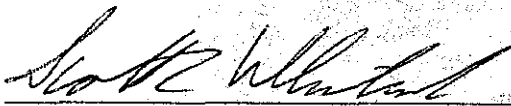
Commencing at the intersection of the south line of said Southwest One Quarter (SW 1/4) of Section 7 with the easterly right-of-way line of the Seaboard Coastline Railroad; thence N00°19'03"W along said easterly right-of-way line for 1,787.87 feet to the southwest corner of "Parcel J"; thence continue N00°19'03"W for 194.00 feet; thence N89°28'56"E for 450.00 feet to the westerly right-of-way line of Metro Parkway (100 feet wide); thence S89°28'56"W (retracing the previous call) for 12.50 feet to the Point of Beginning; thence continue S89°28'56"W for 6.00 feet; thence S00°19'03"E for 65.80 feet; thence S89°40'57"W for 27.00 feet; thence S00°19'03"E for 20.00 feet; thence N89°40'57"E for 27.00 feet; thence S00°19'03"E for 108.20 feet to the southerly line of said "Parcel J"; thence N89°28'56"E along said southerly line for 6.00 feet; thence N00°19'03"W parallel with and 12.50 feet westerly of the west right-of-way line of said Metro Parkway for 194.00 feet to the Point of Beginning.

Containing 1,704 square feet, more or less.

Bearings are assumed based on the westerly right-of-way line of said Metro Parkway as bearing S00°19'03"E.

Subject to easements, restrictions, reservations and rights-of-way of record (recorded and unrecorded, written and unwritten).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

  
Scott C. Whitaker, P.S.M. 4324

32319

12/13/00

PRINCIPALS:

WILLIAM E. BEAN, PSM, CHAIRMAN  
SCOTT C. WHITAKER, PSM, PRESIDENT  
JOSEPH L. LUTZ, PSM  
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



ASSOCIATES:

H.FRANKLIN FORAN, PE  
T. DEAN MARTIN, PE  
CHARLES D. KNIGHT, PSM  
TRACY N. BEAN, AICP

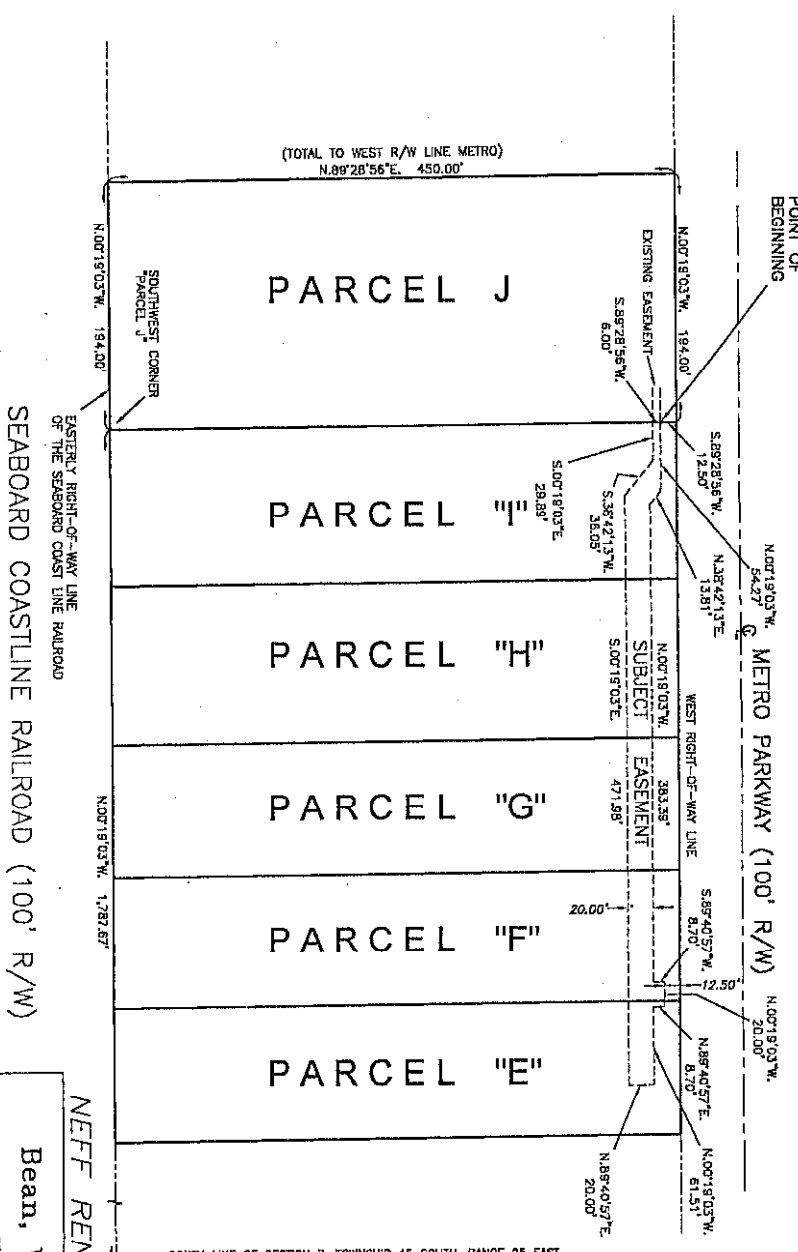
6



# COPY

## SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND  
LYING IN  
SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA.



SEABOARD COASTLINE RAILROAD (100' R/W)  
EASTERLY RIGHT-OF-WAY LINE  
OF THE SEABOARD COAST LINE RAILROAD

NEFF RENTAL-WATERMAIN UTILITY EASEMENT  
Bean, Whitaker, Lutz & Karih, Inc. (DB 4919)  
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS  
13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-6610 (941) 481-1331

\*\*\* THIS IS NOT A SURVEY \*\*\*  
Beon, Whitaker, Lutz & Karih, Inc.  
SCOTT C. WHITAKER, R.L.S.  
Florida Certificate No. 4324

POINT OF COMMENCEMENT  
INTERSECTION OF THE SOUTH LINE OF THE  
SOUTHERN QUARTER OF SECTION 7 WITH THE  
EASTERLY RIGHT-OF-WAY LINE OF THE  
SEABOARD COASTLINE RAILROAD

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-1-B)
2-06-02	32319	SHS	1" = 120'	1 OF 1	7-45-25

COPY



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
(PLEASE READ INSTRUCTIONS ON THE BACK OF THIS FORM BEFORE COMPLETING)

PHOTOCOPIES OF THIS FORM NOT ACCEPTABLE
DR-219 R. 07/98

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

Parcel Identification Number grid with numbers 0-9 and a space for 'AND'.

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

Parcel ID grid: 0745250000040230 AND 0250

2. Mark (x) all that apply

Multi-parcel transaction? ->

Multi-parcel transaction checkbox

Transaction is a split or cutout from another parcel? ->

Transaction split checkbox (checked)

Property was improved with building(s) at time of sale/transfer? ->

Property improved checkbox

3. Grantor (Seller):

G & M ESTATES USA INC

Last

6530 HIGHCROFT DRIVE, NAPLES FL 34119

First

Mi

Corporate Name (if applicable)

Mailing Address

City

State

Zip Code

Phone No.

LEE CO. BD. OF COUNTY COMMISSIONERS

4. Grantee (Buyer):

Last

P. O. BOX 398, FT. MYERS FL 33902

First

Mi

Corporate Name (if applicable)

( 239 ) 479-8181

Mailing Address

City

State

Zip Code

Phone No.

5. Date of Sale/Transfer

Date grid: / /

Sale/Transfer Price

Price grid: \$ . 00

Property Located in

County Code grid: 4 6

County Code (County Codes on Reverse)

6. Type of Document

Document type checkboxes: Contract/Agreement for Deed, Warranty Deed, Quit Claim Deed

EASEMENT DONATION

Other

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

YES / NO

Mortgage balance grid: \$ . 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:

Financing type checkboxes: Conventional, Seller Provided, Agreement or Contract for Deed, Other

10. Property Type:

Mark (x) all that apply

Property type checkboxes: 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

Personal property amount grid: \$ . 00

12. Amount of Documentary Stamp Tax

Documentary stamp tax grid: \$ .

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

YES / NO

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

Signature of Grantor or Grantee or Agent

RICK DIAZ, UTIL. DIRECTOR

Date 6/6/02

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.

Table with 2 columns: (To be completed by the Clerk of the Circuit Court's Office) and Clerks Date Stamp. Rows include O. R. Book and Page Number, File Number, and Date Recorded.

COPY

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: METRO ARC BUSINESS PARK AND NEFF RENTAL, PHASE I & II (EASEMENT)  
Purchase Order # N/A for \_\_\_\_\_ project. (G & M ESTATES USA INC)  
ACCOUNT NO. OD5360748700.504930 BS 20020645-UTL  
ORIGINAL EASEMENT TO MINUTES AFTER RECORDING,  
WITH COPY TO SUE GULLEDGE, UTILITIES

*Sue Gullledge*  
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