

**Lee County Board Of County Commissioners**

Agenda Item Summary

Blue Sheet No. 20021151

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Accept a petition VAC2002-00036 to vacate a twelve-foot (12") wide public utility and drainage easement in Block 34, Unit 11 a subdivision of Lehigh Acres; and adopt a resolution setting a public hearing for 5 : 00 p.m. on the 26th day of November, 2002.

**WHY ACTION IS NECESSARY:** To eliminate an easement between a residential structure on one lot and a pool on the adjacent lot. **The vacation of this easement will not alter existing drainage or utilities; nor is this easement necessary to accommodate any future drainage or utility requirements.**

**WHAT ACTION ACCOMPLISHES:** Sets the date for Public Hearing.

**2. DEPARTMENTAL CATEGORY:** 04 Community Development  
**COMMISSION DISTRICT #** 05

*C4B*

**3. MEETING DATE:**

*11-5-02*

**4. AGENDA:**

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

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE FS177
- ORDINANCE
- ADMIN. CODE 13-1
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT Community Development
- C. DIVISION Development Services

BY: *[Signature]* 10/14/02  
Peter J. Eckenrode, Director

**7. BACKGROUND:** The petition to vacate was submitted by Thomas W. Pfuner, Vice President of I&E Group, Inc.

**LOCATION:** This petition proposes to vacate a twelve-foot (12") wide public utility and drainage easement centered on the lot line common to Lots 20 and 21, Block 34, Unit 11, of Lehigh Acres, as recorded in Plat Book 27, page 174 of the public records of Lee County, Florida; **less and except** for the East six-feet (6") and West six-feet (6") thereof

The site is located at 703 Canterbury Circle, Lehigh Acres, Florida, Section 16, Township 45 South, Range 27 East.

There are no objections to this Petition to Vacate. Staff recommends the scheduling of the Public Hearing.

Attached to this Blue sheet is the Petition to Vacate, the Resolution to set the Public Hearing and the Notice of Public Hearing.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	QM	Risk	GC	
<i>Mary Gibbs</i>	N/A	N/A	N/A	<i>[Signature]</i>	<i>10/27/02</i>	<i>10/27/02</i>	<i>10/23/02</i>	<i>10/22</i>	<i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: *10/21/02*  
Time: *3:28 pm*  
Forwarded To:  
*Admin 10/22/02 10:AM*

Rec. by CoAtty  
Date: *10/14/02*  
Time: *4:02 pm*  
Forwarded To:  
*DEP 10/16/02 4:00 pm*

RECEIVED BY  
COUNTY ADMIN. TPD  
*10/22 10:30*  
COUNTY ADMIN.  
FORWARDED TO: *BT*  
*10/23 12:00*

PETITION TO VACATE

Case Number: VAC 2002-00036

Petitioner(s), I+E Group, Inc. (formerly known as I+E Real Estate Holdings, Inc.)  
requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

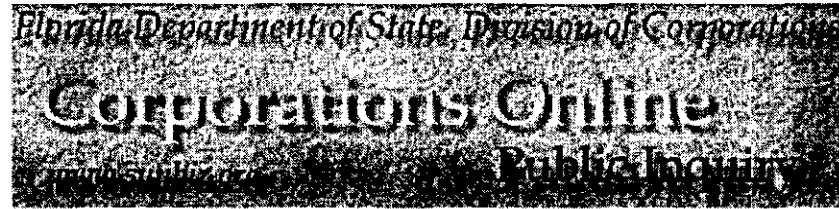
- 1. Petitioner(s) mailing address, P.O. Box 1361, Lehigh Acres, FL. 33970.
- 2. In accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, Petitioner desires to vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".
- 3. A sketch showing the area the Petitioner desires to vacate is attached as Exhibit "B".
- 4. Proof Petitioner paid all applicable state and county taxes is attached as Exhibit "C".
- 5. Petitioner is fee simple title holder to the underlying land sought to be vacated.
- 6. Petitioner did provide notice to all affected property owners concerning the intent of this Petition in accordance with the LCAC 13-1.
- 7. In accordance with letters of review and recommendation provided by various governmental and utility entities, it is apparent if the Board grants the Petitioner's request, it will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Wherefore, Petitioner respectfully requests the Board of County Commissioners adopt a Resolution granting the Petition to Vacate.

Respectfully Submitted,

By: [Signature]  
 Petitioner Signature  
Thomas W. Pfuner (V.P.)  
 Printed Name

By: \_\_\_\_\_  
 Petitioner Signature  
 \_\_\_\_\_  
 Printed Name



### I & E GROUP, INC.

<b>Document Number</b> P99000036025	<b>Date Filed</b> 04/20/1999	<b>Effective Date</b> None	<b>Status</b> Active
--	---------------------------------	-------------------------------	-------------------------

EVENT TYPE	FILED DATE	EFFECTIVE DATE	DESCRIPTION
NAME CHANGE AMENDMENT	05/06/2002		OLD NAME WAS : I & E REAL ESTATE HOLDING, INC.

**THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT**



# Florida Profit

## I & E GROUP, INC.

---

### PRINCIPAL ADDRESS

1140 LEE BLVD., STE. 101-103  
LEHIGH ACRES FL 33936  
Changed 03/27/2000

---

### MAILING ADDRESS

P.O. BOX 1361  
LEHIGH ACRES FL 33970  
Changed 03/27/2000

**Document Number**  
P99000036025

**FEI Number**  
650911863

**Date Filed**  
04/20/1999

**State**  
FL

**Status**  
ACTIVE

**Effective Date**  
NONE

**Last Event**  
NAME CHANGE  
AMENDMENT

**Event Date Filed**  
05/06/2002

**Event Effective Date**  
NONE

---

## Registered Agent

Name & Address
PFUNER, HEINZ S 1140 LEE BLVD., STE. 101-103 LEHIGH ACRES FL 33936

---

## Officer/Director Detail

Name & Address	Title
PFUNER, JOHANN P.O. BOX 1361 LEHIGH ACRES FL 33970-1361	PTD
PFUNER, HEINZ S 1458 SCENIC STREET LEHIGH ACRES FL 33970-1361	VSD

BOEHMER, DIETMAR 707 CANTERBURY CIRCLE  LEHIGH ACRES FL 33970-1361	D
LOIDI, HAROLD 703 CANTERBURY CIRCLE  LEHIGH ACRES FL 33970-1361	D
PFUNER, THOMAS 2517 8TH CT  LEHIGH ACRES FL 33971	V

## Annual Reports

Report Year	Filed Date	Intangible Tax
2000	03/27/2000	
2001	02/27/2001	
2002	05/09/2002	

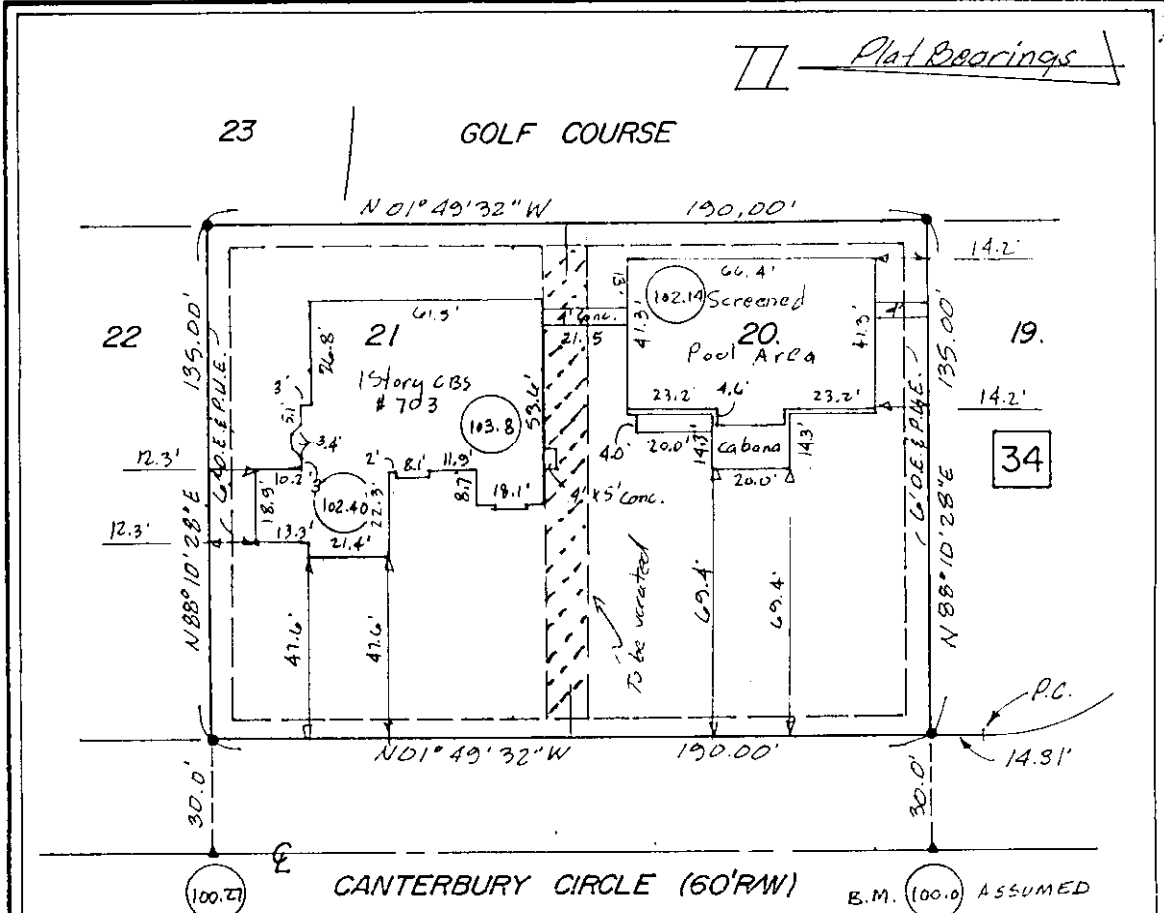
**VAC2002-00036**

**Legal Description:**

A twelve-foot (12') wide public utility and drainage easement centered on the lot line common to Lots 20 and 21, Block 34, Unit 11, a subdivision of Lehigh Acres, as recorded in Plat Book 27, page 174 of the public records of Lee County, Florida.

**Less and Except** for the East six-feet (6') and West six-feet (6') thereof.

Plat Bearings



Subject Property Located in Boundary & Assumed Elevation  
 FEMA Flood Zone B  
 Panel: 125124-0375-B

**LEGAL DESCRIPTION:**  
 Lots 20 & 21, Block 34, Lehigh Acres, as recorded in  
 Plat Book 27, Page 174, in the Public Records of Lee  
 County, Florida

**CERTIFY TO:** Pfuner & Sons Construction  
 I & E Real Estate Holding, Inc.

**703 Canterbury Circle**

- o = 1/4" Iron/cap set
- = 1/4" Iron rod found
- ▲ = PK Nail set
- ◆ = PK Nail found
- = Concrete Monument Found
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement
- P.C. = Point of Curve
- P.T. = Point of Tangent
- P.R.C. = Point of Reverse Curve
- R/W = Right of Way
- P.O.B. = Point of Beginning

- LEGEND**
- P.O.C. = Point of Commencement
  - C.B.S. = Concrete Block Stucco
  - N.G.V.D. = National Geodetic Vertical Datum (1929)
  - P.P. = Power Pole
  - T.P.E.D. = Telephone Pedestal
  - F.H. = Fire Hydrant
  - C.B. = Catch Basin
  - = Center Line
  - D = Dead
  - M = Measured
  - C = Calculated
  - P = Plat

- NOTES:**
1. Description as furnished by client. No search of the Public Records was conducted by this firm.
  2. Elevations as shown are based on N.G.V.D. 1929 Datum unless otherwise stated.
  3. Bearings are based on plat or deed.
  4. Encroachments are based on plat.
  5. There may be other easements not shown hereon recorded in the Public Records of governing county.
  6. No Determination of Hazardous Waste Materials have been made by this firm.
  7. Signor limits liability only up to the Cost of the survey.
  8. This survey is protected by copyright and all rights are reserved.
  9. Not valid without signature and Raised Seal.

DATE: 5/2/02  
 SCALE: 1" = 40'  
 JOB # 14054

BY: *R.L. Schumann*  
 R.L. SCHUMANN, RLS  
 FLORIDA REG. #2239  
 Date of Signature 5/9/02

S & H Land Survey Company  
 13591 McGregor Blvd., Suite 21  
 Ft. Myers, Florida 33919

Exhibit B

# TAXES

## TAX ROLL SEARCH RESULTS

Searching the Real Estate Tax Roll for Account "16452711000340200" has returned 4 records.

Page 1 of 1

For a **DETAIL** explanation of a specific tax year displayed, Click on the underlined Account number in the column on the left of the table for the particular tax year.

For a definition of the abbreviations in the Tax Status column, Click on Legend.

Account	Tax Year	Owner Name and Address	Legal Description	Tax Status Legend	Priority
<a href="#">16-45-27-11-00034.0200</a>	2001	I + E REAL ESTATE HOLDINGS INC 1140 LEE BLVD STE 101 LEHIGH ACRES FL 33936 USA	LEHIGH ACRES UNIT 11 BLK 34 PB 27 PG 174 LOTS 20 + 21	PAID	Cl out
<a href="#">16-45-27-11-00034.0200</a>	2000	PFUNER & SONS CONSTRUCTION INC P O BOX 1361 LEHIGH ACRES FL 339701361 USA	LEHIGH ACRES UNIT 11 BLK 34 PB 27 PG 174 LOT 20	PAID	Cl out
<a href="#">16-45-27-11-00034.0200</a>	1999	LEHIGH CORPORATION 226 E JOEL BOULEVARD LEHIGH ACRES FL 33972 USA	LEHIGH ACRES UNIT 11 BLK 34 PB 27 PG 174 LOT 20	PAID	Cl out
<a href="#">16-45-27-11-00034.0200</a>	1998	LEHIGH CORPORATION 226 E JOEL BOULEVARD LEHIGH ACRES FL 33972 USA	LEHIGH ACRES UNIT 11 BLK 34 PB 27 PG 174 LOT 20	PAID	Cl out

### PRINTING INSTRUCTIONS:

It will help pages to print more completely if:

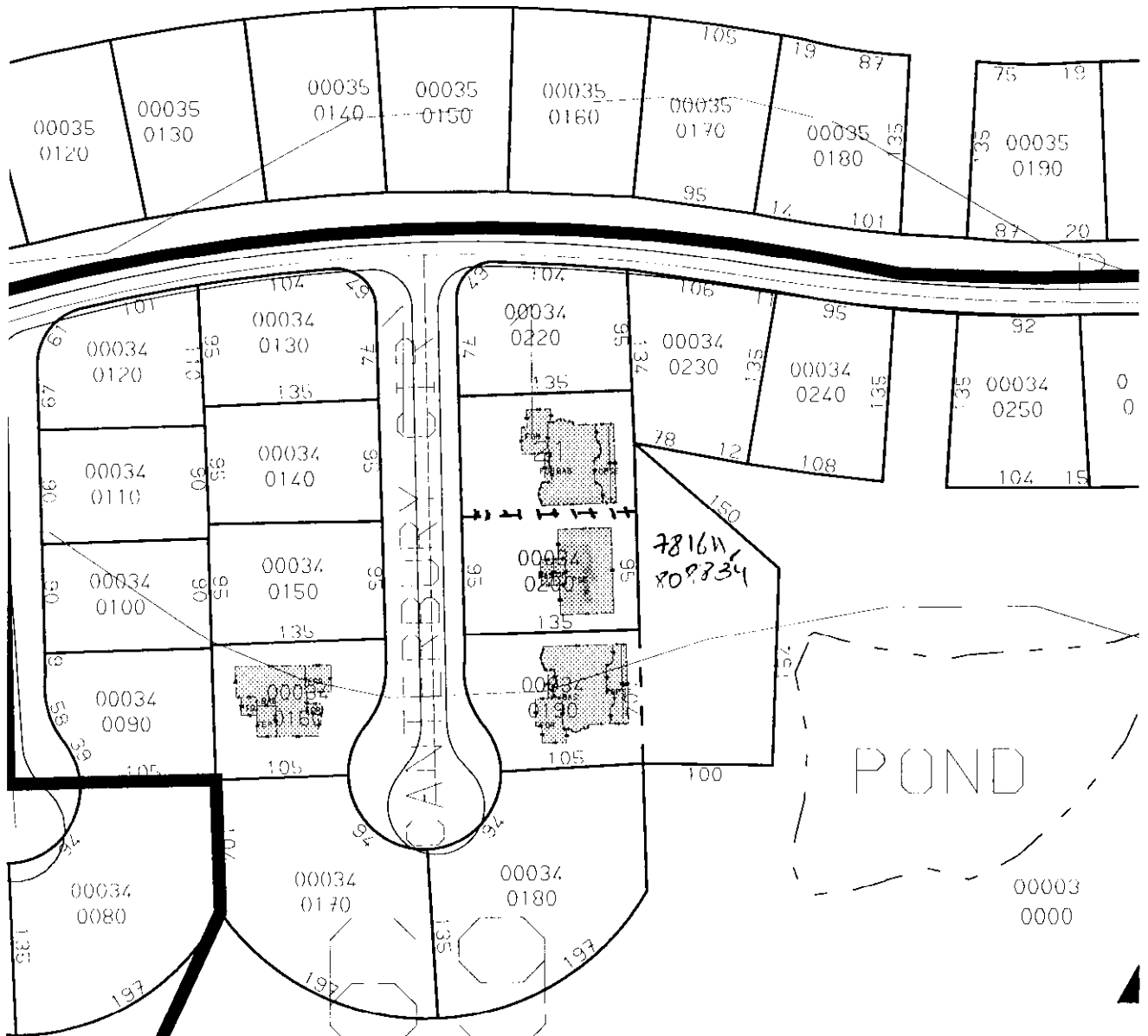
The Text Size on your browser set to " Smaller" or "Smallest"  
and the orientation is set to - Landscape.

This web site is best viewed at 800 x 600 resolution, or higher, on your monitor.

**The information on this web site is provided by the  
Lee County Tax Collector's Office.**



POND



PARCEL F  
(21.19 AC)

Return to: Doug Stevens  
Name: Executive Title Insurance Services, Inc.  
Address: 1140 Lee Boulevard Suite 111  
Lehigh Acres, Florida 33936

10/03/01 11:32 AM

INSTR # 5248711  
OR BK 03494 PG 3921

This Instrument Prepared by:  
Doug Stevens  
Executive Title Insurance Services, Inc.  
1140 Lee Boulevard Suite 111  
Lehigh Acres, Florida 33936

RECORDED 10/03/01 11:32 AM  
CHARLIE GREEN CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 6.00  
DOC TAX PD (F.S. 201.02) 455.00  
DEPUTY CLERK C Keller

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
16-45-27-11-00034.0200

File No: 7010902

WARRANTY DEED  
(CORPORATION)

This Warranty Deed Made the 13th day of September, 2001, by Pfuner & Sons Construction, Inc., a Florida Corporation, a corporation existing under the laws of FLORIDA, and having its place of business at 1140 LEE BLVD., SUITE 101, LEHIGH ACRES, Florida 33936, hereinafter called the grantor,

to I & E Real Estate Holdings, Inc., A Florida Corporation, whose post office address is: 1140 LEE BLVD., SUITE 101, LEHIGH ACRES, FLORIDA 33936, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, selis, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Lots 20 and 21, Block 34, Unit 11, Section 16, Township 45 South, Range 27 East, Lehigh Acres, according to the plat thereof recorded in Plat Book 27, Page 174, in the Public Records of Lee County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000, reservations, restrictions and easements of record, if any.  
(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]  
Printed Name: Thomas Pfuner

Witness Signature: [Signature]  
Printed Name: James R. Opp

Pfuner & Sons Construction, Inc., a Florida Corporation

BY: [Signature]

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2001, by Thomas Pfuner as Vice-President of Pfuner & Sons Construction, Inc., a Florida Corporation, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification, and who did not take an oath.

Sherry Ford-McCallister  
My Commission CC711592  
Expires January 28, 2002

[Signature]  
Printed Name: Sherry Ford-McCallister  
Notary Public  
Commission Number: CC711592  
Commission Expires: January 28, 2002



Post Office Box 3455  
North Fort Myers, FL 33918-3455  
(941) 995-2121 • FAX (941) 995-7904  
www.lcec.net • www.linc.com

April 15, 2002

Mr. James R. Opp  
Pfuner & Son's Construction, Inc.  
P. O. Box 1361  
Lehigh Acres, FL 33970

Re: Strap No. 16-45-27-11-00034.0200

Dear Mr. Opp:

LCEC does not object to vacation of the platted easements at the referenced site, less those areas described in the following:

A 12-foot-wide utility and/or drainage easement centered on the lot line common to Lots 20 and 21, Block 34, Unit 11, a subdivision of Lehigh Acres, as recorded in Plat Book 27, page 174, LESS and EXCEPT the east 6 feet and the west 6 feet thereof.

Please call me at 656-2422 if I can be of any further assistance.

Sincerely,

Karen Hardin  
Real Property Representative



Box 570  
Fort Myers, Florida 33902-0570

April 19, 2002

Mr. James R. Opp  
P.O. Box 1361  
Lehigh Acres, Florida 33970

RE: Vacation of Easement – Lots 20 & 21, Block 34, Unit 11,  
Section 16, Township 45 South, Range 27 East.  
A 12 foot wide public utility and drainage easement centered  
On the lot line between the above listed lots.

Dear Mr. Opp:

Sprint-Florida Incorporated has reviewed the document for the above referenced information.  
Based on the review, we have no objection to the vacation of a portion of a public utility easement at the  
Lehigh Acres location.

If you should require additional information, please contact me at 941-336-2023.

Sincerely,

A handwritten signature in cursive script that reads "Waymeth Jackson".

Waymeth Jackson  
Engineer

Attachment



May 9, 2002

James R. Opp  
P.O. Box 1361  
Lehigh Acres, FL. 33970

Re: A 12 foot wide Utility and/or Drainage Easement centered on the lot line common to Lots 20 & 21, Block 34, Unit 11, a subdivision of Lehigh Acres as recorded in Plat Book 27, Page 174 less and except the north/east 6 feet and the south/west 6 feet thereof.

Dear Mr. Opp:

Please be advised that Florida Water Services Corporation has reviewed the above-referenced request for a vacation of easement. We have no objection to the vacation of easement as described above.

Please call me at (407) 598-4187, if you need any additional information or other assistance.

Sincerely,

A handwritten signature in cursive script that reads "Rachel L. Cowing". The signature is written in black ink and is positioned above the typed name and title.

Rachel L. Cowing  
Legal Secretary

AN ALLETE COMPANY

Florida Water Services Corporation / P.O. Box 609520 / Orlando, Florida 32860-9520 / Phone 407/598-4100

*Water For Florida's Future*

John E. Manning  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

October 7, 2002

Mr. Thomas W. Pfuner  
Vice President  
I&E Group, Inc.  
1140 Lee Boulevard #101  
Lehigh Acres, FL 33936

Re: VAC2002-00036

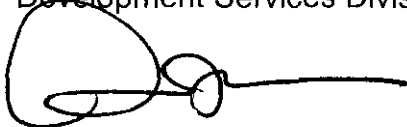
Dear Mr. Pfuner:

You have indicated your desire to combine two lots and eliminate a platted public utility and drainage easement between the residential structure on one lot and the pool on the adjacent lot.

Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Development Services Division



Peter J. Eckenrode  
Director

PJE/sbe

H:\Correspondence\Vacations\Vac2002\00036 Canterbury\Development Review Recommends.wpd



**LEE COUNTY**  
SOUTHWEST FLORIDA

(941) 479-8124

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: \_\_\_\_\_

Wednesday, September 04, 2002

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

Mr. James R. Opp  
P.O. Box 1361  
Lehigh Acres, FL 33970

Re: Petition to Vacate a twelve (12) foot wide public utility and drainage easement common to Lots 20, & 21, Block 343, Unit 1, Lehigh Acres Subdivision as recorded in Plat Book 27 at Page 174, Public Records of Lee County, Florida.

Dear Mr. Opp:

Based on the review of the documents submitted with your request, Lee County Division of Natural Resources has no objection to the vacation of a portion of the subject public utility and drainage easement.

Should you have any questions, please call me at the above telephone number.

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT

Allen L. Davies, Jr.  
Natural Resources Division

-cc: Don Blackburn, Development Services  
Joan Henry, County Attorney's Office  
Margaret Lawson, LCDOT  
Roland Ottolini, P.E., NRD

S:\NATRES\SURFACE\DOCUMENT\vac280.doc



**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: 479-8580 \_\_\_\_\_

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

August 23, 2002

Mr. James R. Opp  
P. O. Box 1361  
Lehigh Acres, FL 33970

**RE: Petition to Vacate the 12 foot wide Drainage and Utility Easement on the lot line common to Lots 20 and 21, Block 34, Unit 11, Lehigh Acres**

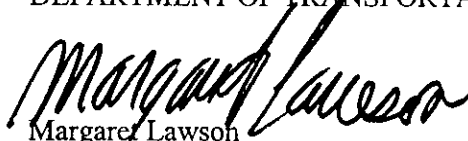
Dear Mr. Opp:

Lee County Department of Transportation has reviewed your request to vacate the above described easement recorded in Plat Book 27, page 174. DOT has no facilities within the easement and does not maintain it.

Therefore, DOT offers no objection to this petition to vacate as proposed.

Yours very truly,

DEPARTMENT OF TRANSPORTATION



Margaret Lawson  
Right-of-way Supervisor

MAL/mlb

S:\DOCUMENT\Petition To Vacate\2002\Lots 20&21 Blk 34-Opp.doc



**RESOLUTION NO. \_\_\_\_\_ TO SET PUBLIC HEARING  
FOR PETITION TO VACATE Case Number: VAC2002-00036**

WHEREAS, a Petition to Vacate was filed with the Board of County Commissioners;  
and

WHEREAS, the Petitioner seeks to abandon, discontinue, close or vacate a portion  
of a plat, easement, parcel or right-of-way legally described in the attached Exhibit "A".

WHEREAS, under Florida Statute and the Lee County Administrative Code, the  
Board must hold a Public Hearing in order to grant a vacation affecting a public easement,  
public right-of-way or platted lands.

BE IT THEREFORE RESOLVED by the Board of County Commissioners of Lee  
County, Florida, as follows:

1. A Public Hearing on Petition to Vacate No. VAC2002-00036 is set for the  
\_\_\_\_\_ in the Lee County Commission Chambers.

2. A Notice of Public Hearing on this Petition to Vacate will be published in  
accordance with the Lee County Administrative Code.

THIS RESOLUTION passed by voice and entered into the minutes of the Board of  
County Commissioners of Lee County, Florida this \_\_\_\_\_.

ATTEST:  
CHARLIE GREEN, CLERK  
\_\_\_\_\_  
Deputy Clerk Signature

BOARD OF COUNTY  
COMMISSIONERS OF  
LEE COUNTY, FLORIDA  
\_\_\_\_\_  
Chairman Signature

\_\_\_\_\_  
Please Print Name

\_\_\_\_\_  
Please Print Name

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney Signature

\_\_\_\_\_  
Please Print Name

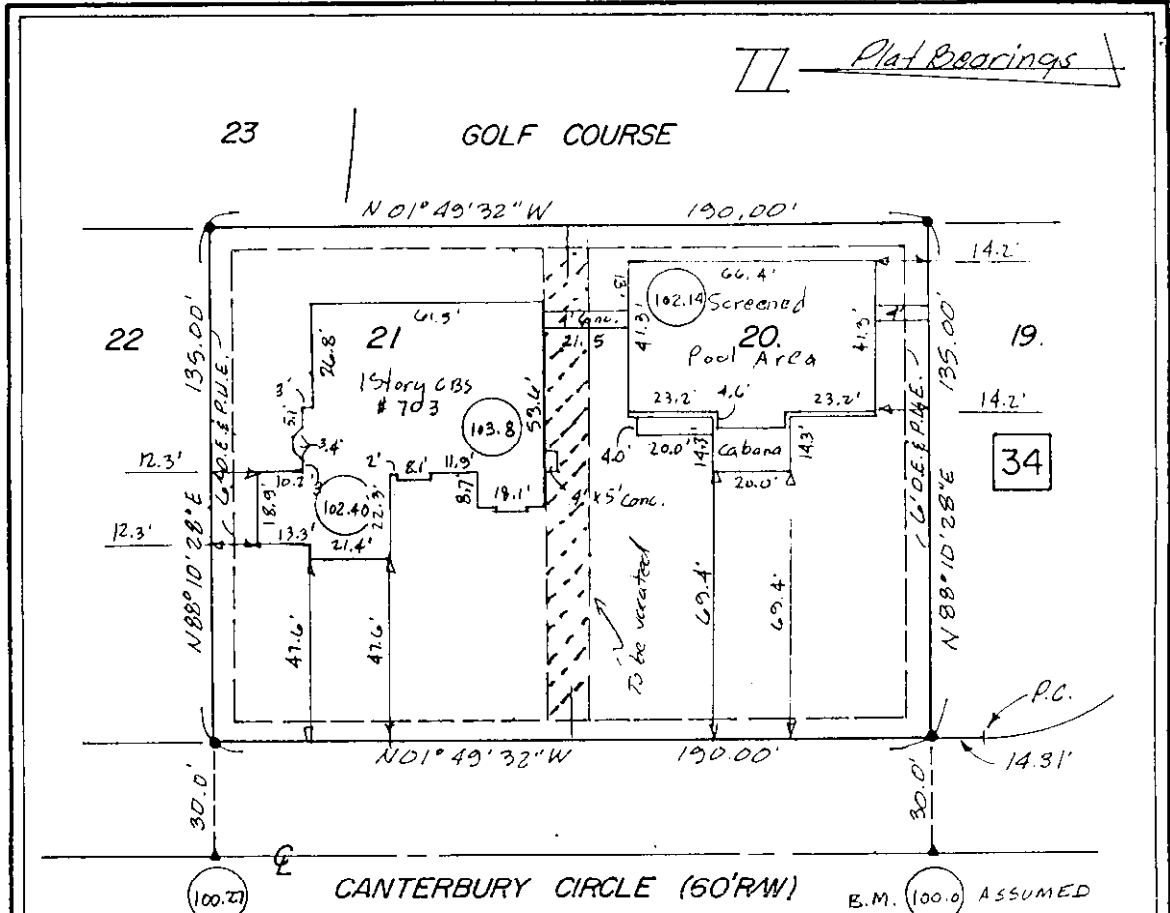
**VAC2002-00036**

**Legal Description:**

A twelve-foot (12') wide public utility and drainage easement centered on the lot line common to Lots 20 and 21, Block 34, Unit 11, a subdivision of Lehigh Acres, as recorded in Plat Book 27, page 174 of the public records of Lee County, Florida.

**Less and Except** for the East six-feet (6') and West six-feet (6') thereof.

Plat Bearings



Subject Property Located in Boundary & Assumed Elevation  
 FEMA Flood Zone B  
 Panel: 125124-0375-B

LEGAL DESCRIPTION:  
 Lots 20 & 21, Block 34, Lehigh Acres, as recorded in  
 Plat Book 27, Page 174, in the Public Records of Lee  
 County, Florida

CERTIFY TO: Pfuner & Sons Construction  
 I & E Real Estate Holding, Inc.

703 Canterbury Circle

- LEGEND**
- o = 1/4" Iron/cap set
  - = 1/4" Iron rod found
  - ◊ = PK Nail set
  - ▲ = PK Nail found
  - = Concrete Monument Found
  - P.U.E. = Public Utility Easement
  - D.E. = Drainage Easement
  - P.C. = Point of Curve
  - P.T. = Point of Tangent
  - P.R.C. = Point of Reverse Curve
  - R/W = Right of Way
  - P.O.B. = Point of Beginning

- P.O.C. = Point of Commencement
- C.B.S. = Concrete Block Stucco
- N.G.V.D. = National Geodetic Vertical Datum (1929)
- P.P. = Power Pole
- T. PED = Telephone Pedestal
- F.H. = Fire Hydrant
- C.B. = Catch Basin
- = Center Line
- D = Dead
- M = Measured
- C = Calculated
- P = Plat

- NOTES:**
1. Description as furnished by client. No search of the Public Records was Conducted by this firm.
  2. Elevations as shown are based on N.G.V.D. 1929 Datum unless otherwise Stated.
  3. Bearings are based on plat or deed.
  4. Encroachments are based on plat.
  5. There may be others easements not shown Hereon recorded in the Public Records of governing county.
  6. No Determination of Hazardous Waste Materials have been made by this firm.
  7. Signor limits liability only up to the Cost of the survey.
  8. This survey is protected by copyright And all rights are reserved.
  9. Not valid without signature and Raised Seal.

DATE: 5/2/02  
 SCALE: 1" = 40'  
 JOB # 14054

BY: *R.L. Schumann*  
 R.L. SCHUMANN, RLS  
 FLORIDA REC. #2239

S & H Land Survey Company  
 13591 McGregor Blvd., Suite 21  
 Ft. Myers, Florida 33919

Date of Signature 5/9/02

Exhibit B

# NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2002-00036

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 26th day of November 2002 @ 5:00 PM in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".

Interested parties may appear in person or through a representative and be heard with respect to the Petition to Vacate.

Anyone wishing to appeal the decision made by the Board with respect to any matter considered at this meeting will need a record of the proceeding for such appeal, and may need a verbatim record, to include all testimony and evidence upon which the appeal is to be based.

A copy of the Petition to Vacate is on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Office, 2115 Second Street, Fort Myers, Florida.

LEE COUNTY  
SOUTH WEST FLORIDA  
CHARLIE GREEN, CLERK

\_\_\_\_\_  
Deputy Clerk Signature

\_\_\_\_\_  
Please Print Name

APPROVED AS TO FORM

\_\_\_\_\_  
County Attorney Signature

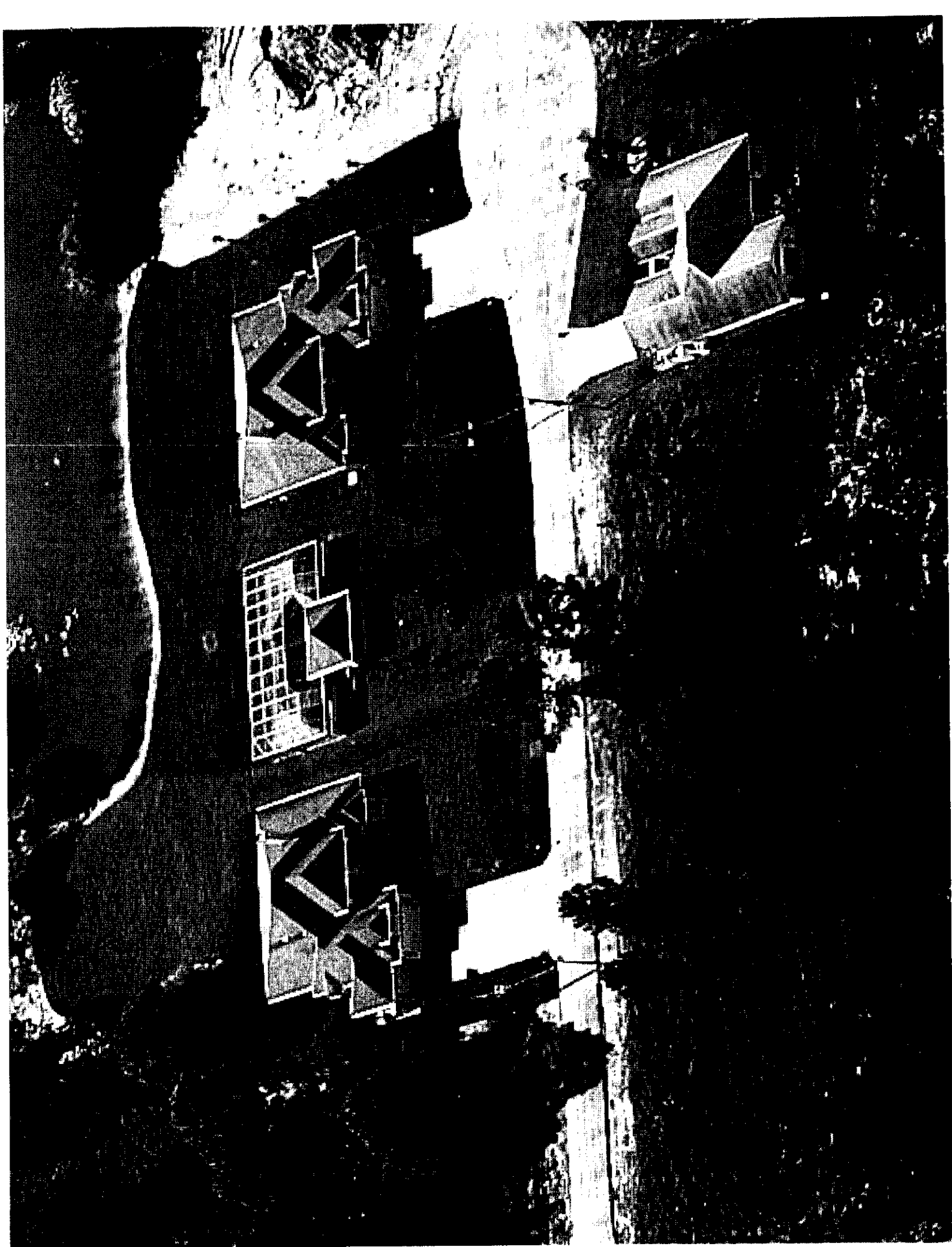
\_\_\_\_\_  
Please Print Name

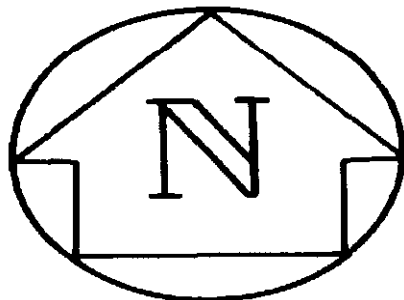
**VAC2002-00036**

**Legal Description:**

A twelve-foot (12') wide public utility and drainage easement centered on the lot line common to Lots 20 and 21, Block 34, Unit 11, a subdivision of Lehigh Acres, as recorded in Plat Book 27, page 174 of the public records of Lee County, Florida.

**Less and Except** for the East six-feet (6') and West six-feet (6') thereof.



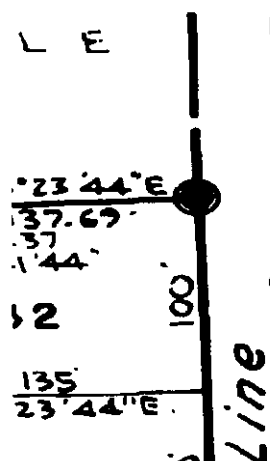


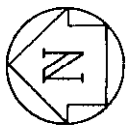
SCALE IN FEET  
SCALE 1" = 100'

NOTES

All lots subject to a 6 foot Utility and Drainage Easement on both sides, front, and back.

All corner lot radii are 30 feet except as shown and the lot dimensions are to the straight line intersections, except where arc distances are shown.





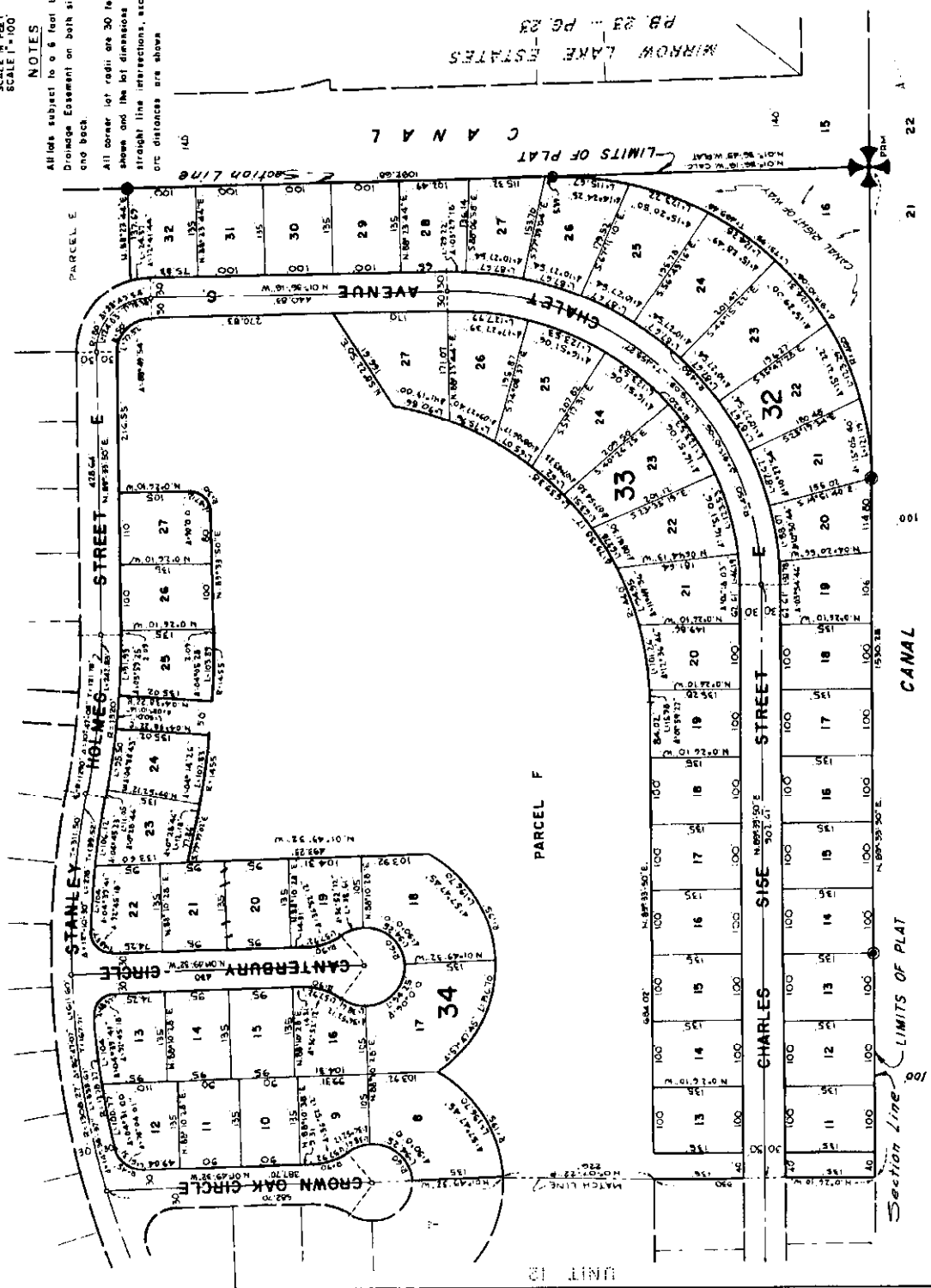
SCALE IN FEET  
SCALE 1"=100'

**NOTES**

All lots subject to a 6 foot Utility and  
Drainage Easement on both sides, front,  
and back  
All corner lot radii are 30 feet except as  
shown and the lot dimensions are to the  
straight line intersections, except where  
arc distances are shown

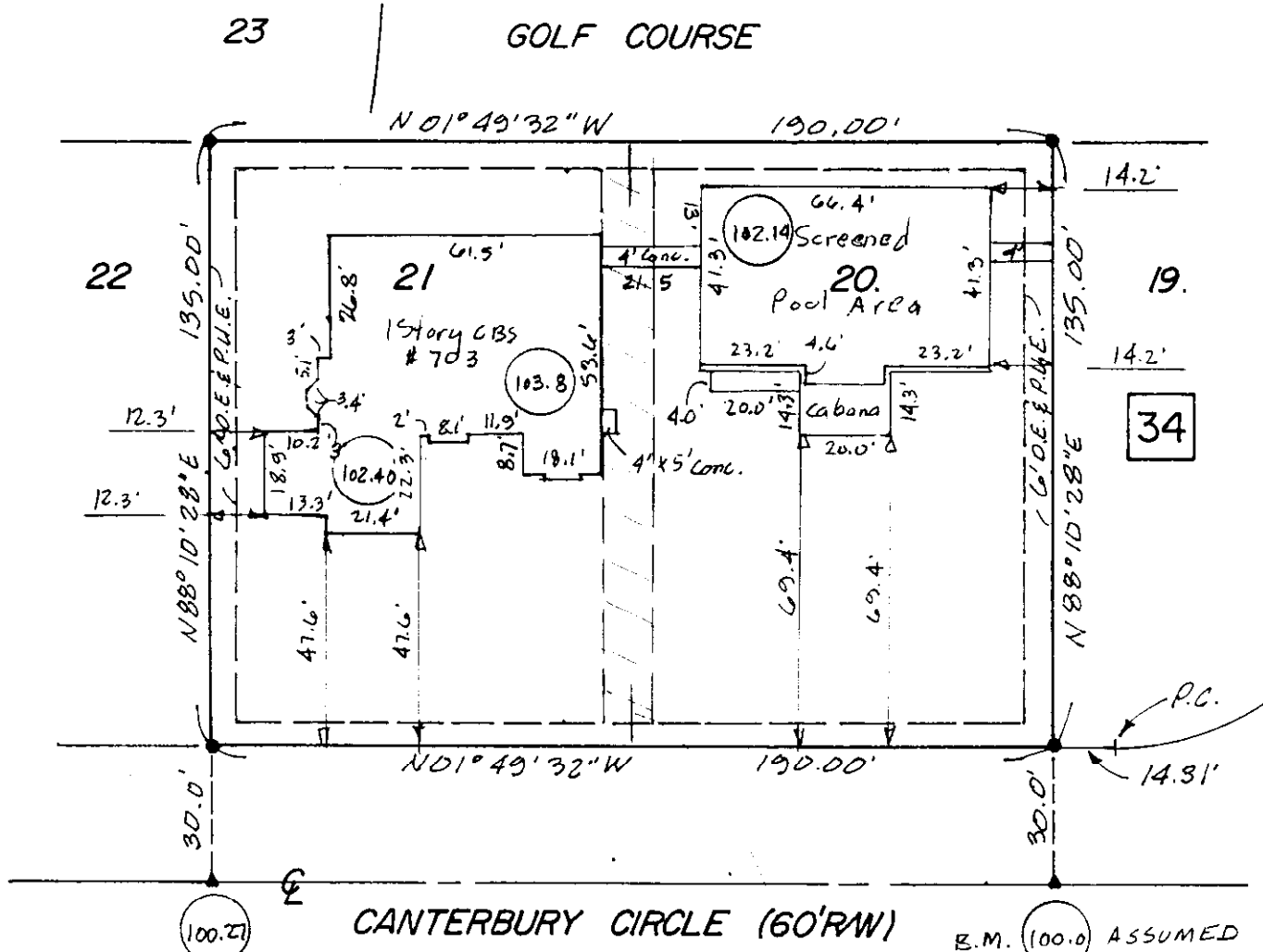
PLAT OF  
**UNIT II**  
SECTION 16, TWP 45 S., RGE. 27 E.  
A SUBDIVISION OF  
**LEHIGH ACRES**  
LEE COUNTY, FLORIDA

UNIT 10





Plat Bearings



Subject Property Located in **Boundary & Assumed Elevation**  
 FEMA Flood Zone B  
 Panel: 125124-0375-B

**LEGAL DESCRIPTION:**  
 Lots 20 & 21, Block 34, Lehigh Acres, as recorded in  
 Plat Book 27, Page 174, in the Public Records of Lee  
 County, Florida

**CERTIFY TO:** Pfuner & Sons Construction  
 I & E Real Estate Holding, Inc.

**703 Canterbury Circle**

**LEGEND**

- |                                  |                                |
|----------------------------------|--------------------------------|
| o = 1/4" Iron/cap set            | P.O.C. = Point of Commencement |
| • = 1/2" Iron rod found          | C.B.S. = Concrete Block Stucco |
| • = PK Nail set                  | N.G.V.D. = National Geodetic   |
| • = PK Nail found                | Vertical Datum (1929)          |
| • = Concrete Monument Found      | P.P. = Power Pole              |
| P.U.E. = Public Utility Easement | T. PED = Telephone Pedestal    |
| D.E. = Drainage Easement         | F.H. = Fire Hydrant            |
| P.C. = Point of Curve            | C.B. = Catch Basin             |
| P.T. = Point of Tangent          | - - - = Center Line            |
| P.R.C. = Point of Reverse Curve  | D = Deed                       |
| R/W = Right of Way               | M = Measured                   |
| P.O.B. = Point of Beginning      | C = Calculated                 |
|                                  | P = Plat                       |

**NOTES:**

- Description as furnished by client. No search of the Public Records was conducted by this firm.
- Elevations as shown are based on N.G.V.D. 1929 Datum unless otherwise stated.
- Bearings are based on plat or deed.
- Encroachments are based on plat.
- There may be others easements not shown hereon recorded in the Public Records of governing county.
- No Determination of Hazardous Waste Materials have been made by this firm.
- Signor limits liability only up to the Cost of the survey.
- This survey is protected by copyright and all rights are reserved.
- Not valid without signature and Raised Seal.

DATE: 5/2/02  
 SCALE: 1" = 40'  
 JOB # 14054

BY: *R.L. Schumann*  
 R.L. SCHUMANN, RLS  
 FLORIDA REC. #2239

S & H Land Survey Company  
 13591 McGregor Blvd., Suite 21  
 Ft. Myers, Florida 33919

Date of Signature 5/9/02