

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20021286-UTL

1. REQUESTED MOTION:

ACTION REQUESTED: Approve final acceptance, by Resolution, and recording of one utility easement as a donation of a water distribution system and a gravity collection system serving PLANTATION PRESERVE. This is a developer contributed asset project located on the east side of Plantation Road approximately 1,200' north of Penzance Boulevard.

WHY ACTION IS NECESSARY: To provide potable water service, fire protection and sanitary sewer service to the recently constructed residential subdivision.

WHAT ACTION ACCOMPLISHES: Places the water and sewer systems into operation and complies with the Lee County Utilities Operations Manual.

2. DEPARTMENTAL CATEGORY: 10 - UTILITIES
COMMISSION DISTRICT #: 5

C10A

3. MEETING DATE:

1-14-03

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: 10/31/02

7. BACKGROUND:

The Board granted permission to construct on 01/15/02, Blue Sheet #20011397. The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing of the water system has been completed. Satisfactory closed circuit television inspection of the gravity collection system has been performed. As-builts have been provided. Engineer's Certification of Completion has been provided---copy attached. Project location map---copy attached. Warranty has been provided---copy attached. Waiver of Lien has been provided---copy attached. Certification of Contributory Assets has been provided---copy attached. 100% of the connection fees have been paid for these phases of the project.

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

SECTIONS 07 TOWNSHIP 45S RANGE 25E DISTRICT #5 COMMISSIONER ALBION

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
					OA	OM	Risk	GC	
<i>J. Lavender</i> Date: <u>1-6-02</u>	N/A Date:	N/A Date:	<i>T.O.</i> T. Osterhout Date: <u>10-31</u>	<i>D. Owen</i> D. Owen Date: <u>12/27/02</u>	<u>12/30/02</u>	<u>1/2/03</u>	<u>12/30/02</u>	<u>1/2/03</u>	<i>J. Lavender</i> Date: <u>1-6-02</u>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 12/27/02
Time: 11:15 am
Forwarded to: Budget
12/27/02 9:42

RECEIVED BY
COUNTY ADMIN. PM
12-27-02
2:20
COUNTY ADMIN.
FORWARDED TO:
12-27-02

RESOLUTION NO. _____

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

WHEREAS, it is the desire of Advance Homes, Inc., owner of record, to make a contribution to Lee County Utilities of water facilities (water distribution system), and sewer facilities (gravity collection system) serving "PLANTATION PRESERVE"; 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 \$298,109.00 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 : _____ (1)
- Commissioner Douglas St. Cerny: _____ (2)
- Commissioner Ray Judah (C): _____ (3)
- Commissioner Andrew Coy: _____ (4)
- Commissioner John Albion (V-C): _____ (5)

DULY PASSED AND ADOPTED this _____ day of _____, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
CHAIRMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

COPY

LETTER OF COMPLETION

DATE: July 25, 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 / or sewer collection system (s) located in _____

Plantation Preserve

(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: Water Main Pressure Test
-- Low Pressure Sewer Test, VIDEO INSPECTION OF GRAVITY SEWERS +

FINAL INSPECTION OF ALL FACILITIES.

Very truly yours,

MICHAEL L. SHANNON
LIC. NO. 45991

Banks Engineering, Inc. E.B. 6469
(Owner or Name of Corporation)

[Signature] 7/25/02

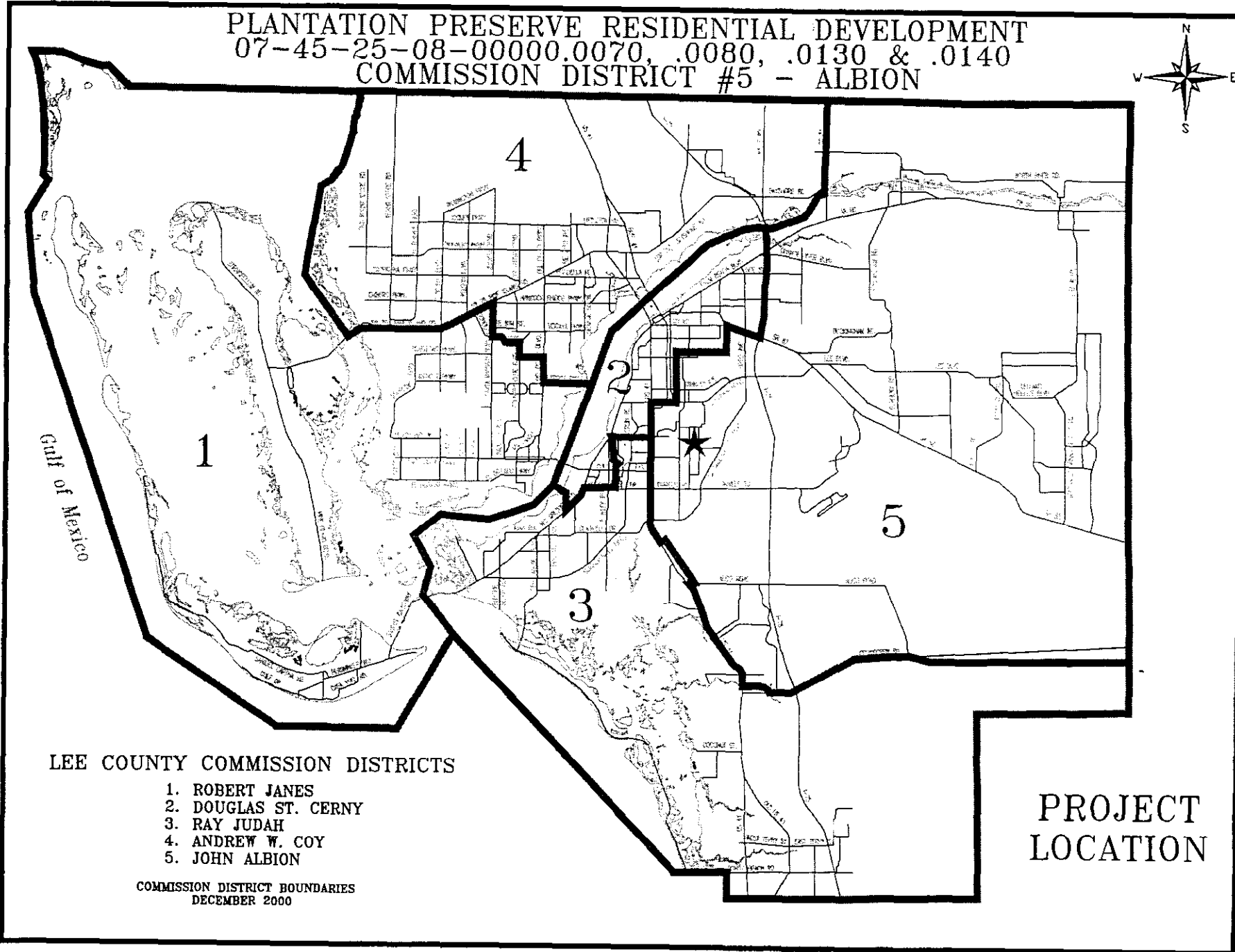
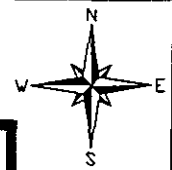
(Signature)

Project Manager
(Title)

(SEAL OF ENGINEERING FIRM)

7/1/96

PLANTATION PRESERVE RESIDENTIAL DEVELOPMENT
07-45-25-08-00000.0070, .0080, .0130 & .0140
COMMISSION DISTRICT #5 - ALBION



LEE COUNTY COMMISSION DISTRICTS

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

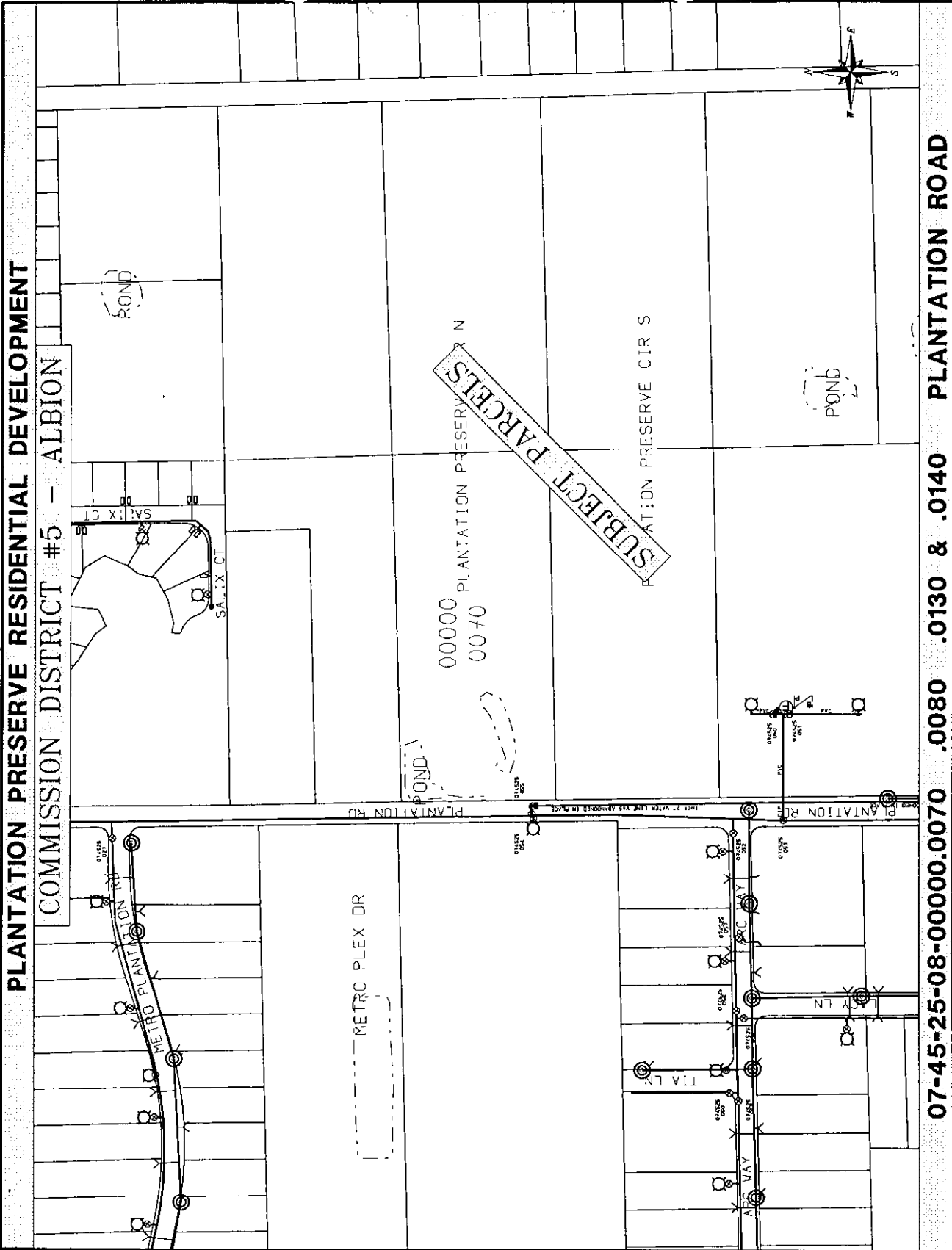
COMMISSION DISTRICT BOUNDARIES
DECEMBER 2000

PROJECT
LOCATION

07-45-25-11-0000A.0000

PLANTATION PRESERVE RESIDENTIAL DEVELOPMENT

COMMISSION DISTRICT #5 - ALBION



00000 PLANTATION PRESERVE N
00070
SUBJECT PARCELS
PLANTATION PRESERVE CIR S

07-45-25-08-00000.0070 .0080 .0130 & .0140 PLANTATION ROAD

STRAP NO. 07-45-25-11-0000A.0000

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the **water and sewer** systems of (Name of Development): PLANTATION PRESERVE STRAP# 07-45-25-11-0000A.0000 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. Keiling*
(SIGNATURE & TITLE) **ROBERT A. KEILING-PRESIDENT**

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 13TH day of DECEMBER, 20 02 by ROBERT A. KEILING who has produced
(Print or Type Name)

PERSONALLY KNOWN TO ME 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)



**WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT**

The undersigned lienor, in consideration of the final payment in the amount of TWO HUNDRED NINETY EIGHT THOUSAND ONE HUNDRED NINE & NO/100 \$ 298,109.00)
hereby waives and releases its lien and right to claim a lien for labor, services, or
materials furnished to BROOKS & FREUND, LLC.
(insert the name of your customer)

on the job of A. JEFFREY SEITZ to the following
(insert the name of the owner)

described property: PLANTATION PRESERVE
(Name of Development/Project)
POTABLE WATER & SANITARY SEWER SEE EXHIBIT "A" FOR BREAKDOWN...
(Facilities Constructed)
PLANTATION PRESERVE CIRCLE FORT MYERS, FLORIDA
(Project Location)
STRAP# 07-45-25-11-0000A.0000
(STRAP(s) #)

Dated on DECEMBER 13, 2002

By: *Robert A. Keiling*
(Signature of Authorized Representative)

CHRISTO, INCORPORATED
(Name of Firm or Corporation)

By: ROBERT A. KEILING
(Print Name of Authorized Representative)

4461-B HANCOCK BRIDGE PKWY.
(Address)

Title: PRESIDENT

N. FORT MYERS, FL 33903
(City, State & Zip)

Phone #: (239)997-2823

Fax #: (239)997-4672

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 13th day
of DECEMBER 20 02, by ROBERT A. KEILING, who
produced PERSONALLY KNOWN TO ME as identification or who is
personally known to me, and who did/did not take an oath.

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

Notary Public: *Mark K. Nottingham*
(Signature)

Notary Public Name: MARK K. NOTTINGHAM
(Print)

Notary Seal

My Commission Expires: 1-6-04



EXHIBIT 'A'
WAIVER ATTACHMENT

DATE: DECEMBER 13, 2002

PROJECT NAME: PLANTATION PRESERVE

PROJECT ADDRESS: PLANTATION PRESERVE CIRCLE, FORT MYERS, FL

STRAP#: 07-45-25-11-0000A.0000

DESCRIPTION OF THE UTILITY SYSTEM CONSTRUCTED:

20" X 8" HOT TAP, 54 LF 20" CASING, 4509 LF 8" WATER, 6 HYDRANTS,
8- 8" GATE VALVES, 16 SINGLE & 63 DOUBLE WATER SERVICES,
TIE INTO EX. MANHOLE, 3841 LF 8" SEWER, 636 LF 10" SEWER,
17 MANHOLES, 11 SINGLE & 63 DOUBLE SEWER SERVICES W/ CLEAN-OUT
TO SERVE NEW RESIDENTIAL COMMUNITY.....

COMPLETED BY: CHRISTO, INCORPORATED - DAWN C. KEILING
12-13-02



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: PLANTATION PRESERVE

LOCATION: PLANTATION PRESERVE CIRCLE FORT MYERS, FL 33912

STRAP# 07-45-25-11-0000A.0000

(Including STRAP)

NAME AND ADDRESS OF OWNER: A. JEFFREY SEITZ

ADVANCE HOMES, INC. 4215 EAST 60TH STREET #6 DAVENPORT, IOWA

NOTE: EASEMENT IS ON ADJACENT ^(as shown on Decd) PROPERTY, OWNED BY NEW COVENANT FELLOWSHIP INC.

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	8"	4329 LF	9.00	38961.00
DIP CL 50	8"	180 LF	18.00	3240.00
PVC C-900, DR-18	6"	18 LF	8.00	144.00
STEEL CASING	20" X 1/4"	54 LF	100.00	5400.00
TAPPING SLEEVE	20" X 8"	1 EA	2000.00	2000.00
TAPPING VALVE	8"	1 EA	2000.00	2000.00
45degree BEND	8"	4 EA	300.00	1200.00
22 1/2 degree BEND	8"	6 EA	300.00	1800.00
90 degree BEND	8"	1 EA	300.00	300.00
MJ TEE	8" X 8"	2 EA	400.00	800.00
MJ TEE	8" X 6"	6 EA	400.00	2400.00
GATE VALVE	8"	8 EA	900.00	7200.00
GATE VALVE	6"	6 EA	700.00	4200.00
FIRE HYDRANT	5 1/2"	6 EA	1500.00	9000.00
BLOW OFF ASSY	8" X 2"	1 EA	487.00	487.00
SINGLE WATER SERVICE	1"	16 EA	200.00	3200.00
DOUBLE WATER SERVICE	1"	63 EA	300.00	18900.00
101,232.00				

TOTAL AMOUNT



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: PLANTATION PRESERVE

LOCATION: PLANTATION PRESERVE CIRCLE FORT MYERS, FL 33912

STRAP# 07-45-25-11-0000A.0000

(Including STRAP)

NAME AND ADDRESS OF OWNER: A. JEFFREY SEITZ

ADVANCE HOMES, INC. 4215 EAST 60TH STREET #6 DAVENPORT, IOWA
 (as shown on Deed)

TYPE UTILITY SYSTEM: SEWER
 (List water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

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

ITEM	SIZE	QUANTITY/UNIT	COST	TOTAL
PVC SDR 26 (0-6')	8"	1417 LF	18.00	25506.00
PVC SDR 26 (6-8')	8"	1417 LF	25.00	35425.00
PVC SDR 26 (8-10')	8"	607 LF	30.00	18210.00
PVC SDR 26 (10-12')	10"	636 LF	40.00	25440.00
PVC C-900 (0-6')	8"	400 LF	21.00	8400.00
PRECAST MANHOLE (0-6')	4'	6 EA	2400.00	14400.00
PRECAST MANHOLE (6-8')	4'	5 EA	2800.00	14000.00
PRECAST MANHOLE (8-10')	4'	3 EA	3500.00	10500.00
PRECAST MANHOLE (10-12')	4'	2 EA	4000.00	8000.00
PRECAST MANHOLE (12-14')	4'	1 EA	11646.00	11646.00
SINGLE SERVICE W/ CLN/OUT	6"	11 EA	300.00	3300.00
DOUBLE SERVICE W/CLN/OUT	6"	63 EA	350.00	22050.00
				196,877.00

TOTAL AMOUNT



11.5

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

(Name & Title of Certifying Agent) **ROBERT A. KEILING-PRESIDENT**

OF: **CHRISTO, INCORPORATED**
(Firm or Corporation)

ADDRESS: **4461-B HANCOCK BRIDGE PKWY.**
N. FORT MYERS, FL 33903

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 13TH

day of DECEMBER, 20 02 by ROBERT A. KEILING
(Print or Type Name)

who has produced Personally Known to Me as identification,
(Type Of Identification and Number)

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 Jan. 6, 2004
Notary Commission Number

(NOTARY SEAL)



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

PERPETUAL PUBLIC UTILITY EASEMENT GRANT

THIS INDENTURE is made and entered into this ___ day of _____, by and between NEW COVENANT FELLOWSHIP MINISTRIES, 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 this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures shall not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents shall remain in the GRANTEE, GRANTEE'S successors, appointees, and/or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free of any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, shall indemnify and hold the GRANTEE harmless for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3 within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities location within the above-described easement.

7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised or amended from time to time.

8. GRANTEE shall have reasonable right of access across GRANTOR'S property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR'S property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be restored by GRANTEE, to the condition in which it existed prior to the damage as is reasonably practicable.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of roads. The easement is strictly for utility purposes.

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

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

Vance Scoggins
1st Witness

New Covenant Fellowship Ministries, Inc.
A Florida Corporation

Tom Kelley
2nd Witness

By: [Signature]
Signature
President
Title (print)

STATE OF FLORIDA)
COUNTY OF LEE) SS:

The foregoing instrument was signed and acknowledged before me this 21st day of JANUARY, 2002, by RYAN DEATON
(Print or Type Name)

who is personally known to me
(Type of Identification and Number)

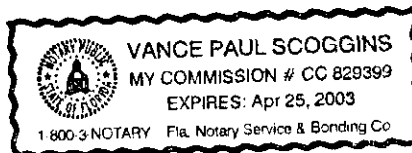
as identification, and who (did) (did not) take an oath.

[Signature]
Notary Public Signature

VANCE PAUL SCOGGINS
Printed Name of Notary Public

CC 829399
Notary Commission Number

(Notary Seal)



Banks Engineering, Inc.

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

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

(PUBLIC UTILITY EASEMENT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PLANTATION ROAD (60 FEET WIDE) AND A POINT COMMON TO THE NORTH AND SOUTH LINE OF LOTS 8 AND 9, PINE RANCH ESTATES (UNRECORDED); THENCE N.89°26'40"E. ALONG SAID NORTH AND SOUTH LINE FOR 20.06 FEET; THENCE S.17°50'50"W. FOR 65.46 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID PLANTATION ROAD; THENCE N.00°00'00"E. ALONG SAID EAST LINE FOR 62.11 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 623.02 SQUARE FEET MORE OR LESS

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

SUBJECT TO FACTS THAT MAY BE REVEALED BY AN ACCURATE BOUNDARY SURVEY.

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 8, PINE RANCH ESTATES (UNRECORDED) AS BEARING N.89°26'40"E.

DESCRIPTION PREPARED 01-15-02

NO JOB FILE NUMBER RELYING ON DESCRIPTIONS OF SURVEYED PROPERTY
NO JOB FILE NUMBER RELYING ON DESCRIPTIONS OF SURVEYED PROPERTY

SHEET 1 OF 2

GGTV

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 7, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(PUBLIC UTILITY EASEMENT)



1" = 20'

PLANTATION ROAD
(60' WIDE)

EAST RIGHT-OF-WAY LINE
PLANTATION ROAD

N.00°00'00"E. 62.11'
07-45-25-08-00000.009A

POINT OF
BEGINNING

N.89°26'40"E.
20.06'

LOT 8
PINE RANCH ESTATES
(UNRECORDED)

NORTH LINE LOT 9
SOUTH LINE LOT 8

SUBJECT PARCEL
PARCEL CONTAINS
62302 SQUARE FEET
MORE OR LESS

LOT 9
PINE RANCH ESTATES
(UNRECORDED)

S.17°50'50"W. 65.46'

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 8, PINE RANCH ESTATES (UNRECORDED) AS BEARING N.89°26'40"E.

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY



THOMAS R. LEHNERT, JR., P.S.M.
FLORIDA CERTIFICATION NO. 5541

PREPARED 01-15-02
SHEET 2 OF 2