

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

Blue Sheet No. 20030136

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve and execute two quitclaim deeds covering a turn-around area at the end of Third Street in Boca Grande in order to clear a cloud on the title created by the grant of a "temporary turn-around easement" to Lee County as support for the recording of Golden Beach Plat in 1961.

**WHY ACTION IS NECESSARY:** Board approval is required for the execution of a quitclaim deed.

**WHAT ACTION ACCOMPLISHES:** Clears a cloud on the title created by the 1961 deed.

**2. DEPARTMENTAL CATEGORY:**  
**COMMISSION DISTRICT #**

*C12A*

**3. MEETING DATE:**

*02-18-2003*

**4. AGENDA:**

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

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

- STATUTE
- ORDINANCE
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT County Attorney's Office
- C. DIVISION
- BY: Dawn E. Perry-Lehnert

**7. BACKGROUND:**

The Golden Beach Unit 2 Plat was approved by the Board on May 31, 1961 with a condition that a "deed from Boca Grande Hotel, Inc. to the County be received and placed in escrow in the Clerk's Office, before the plat" was recorded. This deed was given to the County as required and includes a reverter clause stating:

It is understood that this deed is given upon the express understanding and condition that the turn-around described herein, may be used by Grantee until the land to the north and east of the above-described tract is subdivided at which time the above-conveyed land shall revert to the Grantor herein.

The deed was recorded in the Public Records at OR Book 77, Page 39. This turn-around area was subsequently subdivided

Continued on Page 2

**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
				<i>initials</i>	<i>CA 2/4/03</i>				
				<i>initials</i>	OA	OM	RISK	GC	<i>1-4-03</i>
				<i>initials</i>	<i>RK 2/3</i>	<i>2/4/03</i>	<i>2/04/03</i>	<i>2/4/03</i>	

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

This Instrument Prepared by:

Dawn E. Perry-Lehnert  
Lee County Attorney's Office  
Post Office Box 398  
Fort Myers, FL 33902-0398

STRAP No. 23-43-20-00-00002.0270

THIS SPACE FOR RECORDING

COUNTY DEED

THIS DEED, executed this \_\_\_ day of \_\_\_\_\_, 2003 , by LEE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398 Grantor, to Patricia W. Hobbs, whose address is P.O. Box 3508, Wilmington, Delaware 19807, Grantee.

Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land, lying and being in Lee County, Florida:

SEE ATTACHED EXHIBIT A

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, and is not be deemed to warrant the title or to represent any state of facts concerning the same.

**IN WITNESS WHEREOF** Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chairman

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Office of County Attorney

# SKETCH AND DESCRIPTION

## DESCRIPTION

A 100.0 FOOT DIAMETER CUL-DE-SAC AS SHOWN ON THE RECORD PLAT OF GOLDEN BEACH, UNIT NO. 2, RECORDED IN PLAT BOOK 14, PAGE 83, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING A PORTION OF SECTION 23, TOWNSHIP 43 SOUTH, RANG 20 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, SAID PLAT OF GOLDEN BEACH, UNIT NO. 2, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND THE WEST LINE OF SAID LOT 12, WHOSE RADIUS POINT BEARS SOUTH 77 DEGREES 39 MINUTES 26 SECONDS EAST, HAVING A RADIUS DISTANCE OF 470.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 00 SECONDS, A DISTANCE OF 83.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, AND THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, WHOSE RADIUS POINT BEARS NORTH 7 DEGREES 29 MINUTES 26 SECONDS WEST, HAVING A RADIUS DISTANCE OF 50.0 FEET, A CENTRAL ANGLE OF 144 DEGREES 44 MINUTES 58 SECONDS, A DISTANCE OF 126.33 FEET; THENCE SOUTH 27 DEGREES 45 MINUTES 36 SECONDS WEST A DISTANCE OF 50.00 BACK TO THE SAID RADIUS POINT; THENCE 22 DEGREES 30 MINUTES 34 SECONDS WEST, A DISTANCE OF 43.30 FEET TO THE INTERSECTION OF THIRD STREET SOUTH (50' RIGHT-OF-WAY) AND THE LIMITS OF THE PLAT OF SAID GOLDEN BEACH SUBDIVISION, UNIT 2; THENCE SOUTH 67 DEGREES 29 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S NOTATIONS:

- 1) THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THE DESCRIPTION HEREON.
- 2) BEARINGS ARE BASED ON RECORD PLAT DATA BEARING NORTH 17 DEGREES 25 MINUTES 34 SECONDS EAST ALONG THE WEST LOT LINE OF LOT 12.
- 3) ALL DISTANCES ARE EXPRESSED IN U.S. STANDARD FEET AND DECIMALS THEREOF.
- 4) THIS SKETCH AND DESCRIPTION CONTAINS TWO (2) SHEETS AND IS INTENDED TO BE USED IN ITS ENTIRETY.

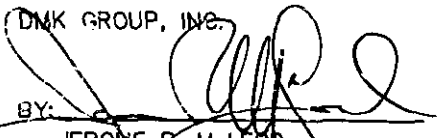
## PREPARED FOR THE EXCLUSIVE USE OF:

ANDREW HOBBS

## SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE ATTACHED DESCRIPTION(S) WAS PREPARED UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND SKETCH COMPLY WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON."

07/22/02  
DATE OF SIGNATURE

DMK GROUP, INC.  
BY: 

NOTE: Not valid unless signed and imprinted with an embossed Surveyor's seal.

JEROME R. McLEOD  
Professional Surveyor and Mapper  
State of Florida Certificate No. 5525  
Land Surveying Business No. 3943

 <b>DMK GROUP, INC.</b> ENGINEERS SURVEYORS PLANNERS	4315 McCall Rd. Englewood, FL 34224 (941) 475-6596	DATE: 07/22/02	JOB No. 02-0700C	
		SCALE: 1"=30'	DWN. TDM CK'D JRM	
		UPDATES & REV.	DATE	DWN. BY:
		REVISE SKETCH	12/08/02	JRM

# SKETCH AND DESCRIPTION

A PORTION OF SECTION 23-43S-23E

A PORTION OF CUL-DE-SAC

A PORTION OF SECTION 23-43S-20E

Curve number 1  
 -----  
 Radius= 470.0'  
 Delta= 10°10'00"  
 Arc= 84.30'  
 Chord= 83.29'  
 Chord Brg.= N.17°25'34"E.

Curve number 2  
 -----  
 Radius= 50.00'  
 Delta= 144°44'58"  
 Arc= 126.33'  
 Chord= 95.31'  
 Chord Brg.= N.10°08'05"E.

Curve number 3  
 -----  
 Radius= 50.00'  
 Delta= 155°15'01"  
 Arc= 135.47'  
 Chord= 97.68'  
 Chord Brg.= N.40°08'05"E.

**ABBREVIATIONS:**

- Approx.=Approximate
- B.M.=Bench Mark
- (C)=Calculated data
- C.=Chord dimension
- C.B.=Chord Bearing
- C.M.=Concrete Monument
- Conc.=Concrete
- (D)=Deed data, Description data
- D.E.P.=Department of Environmental Protection
- D.N.R.=Department of Natural Resources
- D.O.T.=Department of Transportation
- Drain.=Drainage
- Es'tmt=Easement
- (F)=Field data
- Fin. Fl.=Finished Floor
- Fnd.=Found
- Gar. Fl.=Garage Floor
- L.B.=Land Surveying Business
- (M)=Measured data
- N.A.V.D.=North American Vertical Datum 1988
- N.G.V.D.=National Geodetic Vertical Datum 1929
- O.R.=Official Records
- (P)=Plat data
- P.C.=Point of Curvature
- P.C.C.=Point of Compound Curvature
- P.C.P.=Permanent Control Point
- P.I.=Point of Intersection
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- P.O.L.=Point on Line
- P.O.T.=Point of Terminus
- P.R.C.=Point of Reverse Curvature

- P.R.M.=Permanent Reference Monument
- P.T.=Point of Tangency
- R.=Radius
- R/W=Right-of-Way
- S.F.=Square Feet
- T.B.M.=Temporary Bench Mark
- Typ.=Typical
- U.S.G.S.=United States Geodetic Survey
- Util.=Utility
- ⊕ =Centerline
- ⊔ =Property Line

LOT 11

S.67°29'26"E. 25.00'  
 (RADIAL)

THIRD STREET SOUTH (P)  
 (50' R/W)

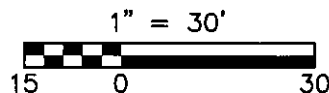
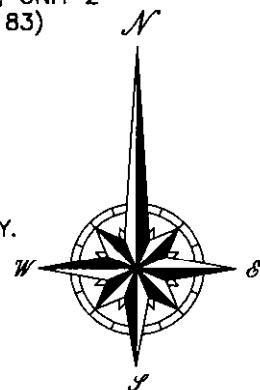
P.O.B.  
 NORTHWEST CORNER  
 OF LOT 12

PLATTED LOT LINE  
 AND LIMITS OF PLAT  
 S.67°29'26"E. 150.00'  
 (RADIAL)

LOT 12

P.O.C.  
 SOUTHWEST CORNER  
 OF LOT 12  
 GOLDEN BEACH SUBDIVISION, UNIT 2  
 (PLAT BOOK 14, PAGE 83)

NOTE: THIS SKETCH AND DESCRIPTION  
 CONTAINS TWO (2) SHEETS AND IS  
 INTENDED TO BE USED IN ITS ENTIRETY.



4315 McCall Rd.  
 Englewood, FL  
 34224  
 (941) 475-6596

ENGINEERS SURVEYORS PLANNERS

DATE: 07/22/02	JOB No. 02-0700C
SCALE: 1"=30' DWN. TOM	CK'D JRM
UPDATES & REV. DATE	DWN. BY:
REVISE SKETCH 12/08/02	JRM

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Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land, lying and being in Lee County, Florida:

SEE ATTACHED EXHIBIT A

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**IN WITNESS WHEREOF** Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chairman

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Office of County Attorney

**SKETCH AND DESCRIPTION**

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COMMENCE AT THE SOUTHWEST CORNER OF LOT 12, SAID PLAT OF GOLDEN BEACH, UNIT NO. 2, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND THE WEST LINE OF SAID LOT 12, WHOSE RADIUS POINT BEARS SOUTH 77 DEGREES 39 MINUTES 26 SECONDS EAST, HAVING A RADIUS DISTANCE OF 470.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 00 SECONDS, A DISTANCE OF 83.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, AND THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, WHOSE RADIUS POINT BEARS NORTH 7 DEGREES 29 MINUTES 26 SECONDS WEST, HAVING A RADIUS DISTANCE OF 50.0 FEET, A CENTRAL ANGLE OF 144 DEGREES 44 MINUTES 58 SECONDS, A DISTANCE OF 126.32 FEET; THENCE SOUTH 27 DEGREES 45 MINUTES 36 SECONDS WEST A DISTANCE OF 50.00' BACK TO THE SAID RADIUS POINT; THENCE 22 DEGREES 30 MINUTES 34 SECONDS WEST, A DISTANCE OF 43.30 FEET TO THE INTERSECTION OF THIRD STREET SOUTH (50' RIGHT-OF-WAY) AND THE LIMITS OF THE PLAT OF SAID GOLDEN BEACH SUBDIVISION, UNIT 2; THENCE SOUTH 67 DEGREES 29 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,669.4 SQUARE FEET MORE OR LESS.

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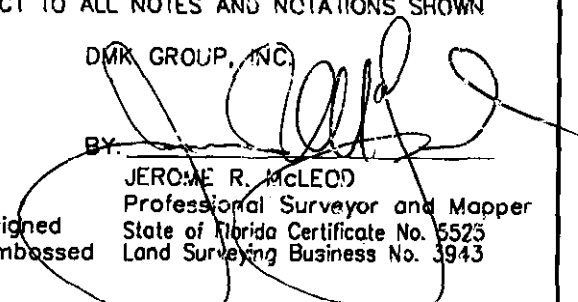
VIRGINIA CHARMAN.

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07/22/02  
DATE OF SIGNATURE

BY:   
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LOT 12

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(50' R/W)

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(RADIAL)

S.22°30'34"W. 43.30'

(RADIAL)  
S.27°45'36"W. 50.00'

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(RADIAL)

P.O.B.  
NORTHWEST CORNER OF LOT 12

P.O.C.  
SOUTHWEST CORNER OF LOT 12  
GOLDEN BEACH SUBDIVISION, UNIT 2  
(PLAT BOOK 14, PAGE 83)

P.R.C.

RADIUS POINT

REMAINDER OF CUL-DE-SAC (NOT INCLUDED)

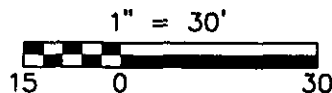
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SHEET 2 OF 2 SHEETS



4315 McCall Rd.  
Englewood, FL  
34224  
(941) 475-6596

ENGINEERS SURVEYORS PLANNERS

DATE: 07/22/02	JOB No. 02-0700	
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