

1. REQUESTED MOTION:

ACTION REQUESTED: Accept a Petition VAC2002-00053 to Vacate a 12-foot wide Drainage and/or Public Utility Easement common to Lots 25 & 26, Block 26, Unit 5, a subdivision of Lehigh Acres, in Lehigh Acres, Florida. Adopt a Resolution setting a Public Hearing for 5:00 p.m. on the 8th day of April, 2003.

WHY ACTION IS NECESSARY: To build a single-family residence on the combined lots. **The vacation of this Drainage and/or Public Utility Easement will not alter existing drainage and utility conditions and the easement is not necessary for future drainage and utility requirements.**

WHAT ACTION ACCOMPLISHES: Setting the time and date of the Public Hearing.

2. DEPARTMENTAL CATEGORY: 04
COMMISSION DISTRICT #: 5

C4B

3. MEETING DATE:

03-11-2003

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE F.S. Ch. 177
- ORDINANCE
- ADMIN. CODE 13-1
- OTHER

6. REQUESTOR OF INFORMATION:

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

BY:  2-12-03

Peter J. Eckenrode, Director

7. BACKGROUND:

The completed Petition to Vacate, VAC2003-00053 was submitted by Larry Nipper.

LOCATION: Petition # VAC2002-00053 proposes to vacate a 12-foot wide Drainage and/or Public Utility Easement centered on the common lot line between lots 25 & 26, Block 25, Unit 5, a subdivision of Lehigh Acres, as recorded in Plat Book 26, Pages 27-35, of the Public Records of Lee County, Florida, LESS AND EXCEPT the north 6-feet and the south 6-feet thereof. The site is located at 5302 Billings Street, Lehigh Acres, Florida 33905.

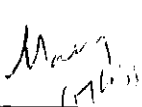
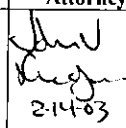
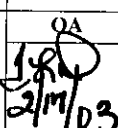
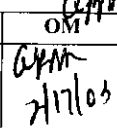
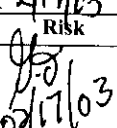
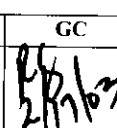
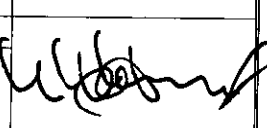
Documentation pertaining to this Petition to Vacate is available for viewing at the Office of Lee Cares.

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, Resolution to set Public Hearing, Notice of Public Hearing with exhibits.

8. MANAGEMENT RECOMMENDATIONS:


9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services Risk			G County Manager	
	N/A	N/A	N/A	 2-14-03	QA  2/17/03	OM  2/17/03	Risk  2/17/03	GC  2/17/03	

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 2-13-03
Time: 4:45 PM

RECEIVED BY
COUNTY ADMIN. 
2-17-03
9:45
ADMIN.
DED TO: PR
2-18-03
8:35 AM

Forwarded To:
CO. ADM.
2/17/03 9 AM

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2002-00053

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 8th day of April 2003 @ 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.

CHARLIE GREEN, CLERK

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"

A legal description of the area proposed for vacation:

A Twelve-foot wide Drainage and/or Public Utility Easement centered on the common lot line between Lots 25 and 26, Block 25, Unit 5, a subdivision of Lehigh Acres, as recorded in Plat Book 26 at Pages 27 thru 35 of the Public Records of Lee County, Florida, less and except the north six feet and the south six feet thereof.

**RESOLUTION NO. _____ TO SET PUBLIC HEARING
FOR PETITION TO VACATE Case Number: VAC2002-00053**

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. VAC2002-00053 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

Please Print Name

BOARD OF COUNTY
COMMISSIONERS OF
LEE COUNTY, FLORIDA

Chairman Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"

A legal description of the area proposed for vacation:

A Twelve-foot wide Drainage and/or Public Utility Easement centered on the common lot line between Lots 25 and 26, Block 25, Unit 5, a subdivision of Lehigh Acres, as recorded in Plat Book 26 at Pages 27 thru 35 of the Public Records of Lee County, Florida, less and except the north six feet and the south six feet thereof.

PETITION TO VACATE

Case Number: LC 2002-00053

Petitioner(s), Larry Nippel
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 318 Lehigh, FL 33910.
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
Larry Nippel
Printed Name

By: _____
Petitioner Signature

Printed Name

RECEIVED
OCT 21 2002
PS
COMMISSIONER OF PUBLIC WORKS
11/3/03
VAC 2002-00053

EXHIBIT "A"

A legal description of the area proposed for vacation:

A Twelve-foot wide Drainage and/or Public Utility Easement centered on the common lot line between Lots 25 and 26, Block 25, Unit 5, a subdivision of Lehigh Acres, as recorded in Plat Book 26 at Pages 27 thru 35 of the Public Records of Lee County, Florida, less and except the north six feet and the south six feet thereof.

Pay Online:



Real Property Information

Account	Tax Year	Status
20-44-26-05-00025.0250	2002	PAID
Original Account	Book/Page	
20-44-26-05-00025.0250	3709/4418	
Physical Address	Mailing Address	
NIPPER LARRY 5300 BILLINGS ST LEHIGH ACRES FL 33971	NIPPER LARRY P O BOX 398 LEHIGH ACRES FL 33970 USA	
Legal Description		
LEHIGH ACRES UNIT 5 BLK 25 PB 26 PG 32 LOT 25		
Total Amount Due as of 2/14/2003		\$0.00

Pay Online:



Real Property Information

Account	Tax Year	Status
20-44-26-05-00025.0260	2002	PAID
Original Account	Book/Page	
20-44-26-05-00025.0260	3709/4418	
Physical Address	Mailing Address	
NIPPER LARRY 5302 BILLINGS ST LEHIGH ACRES FL 33971	NIPPER LARRY P O BOX 398 LEHIGH ACRES FL 33970 USA	
Legal Description		
LEHIGH ACRES UNIT 5 BLK 25 PB 26 PG 32 LOT 26		
Total Amount Due as of 2/14/2003		\$0.00

9-25-02
Today's Date

Larry Nipper
Contact Person

Company Name

P.O. Box 398
Mailing Address

High FL 33970
City State Zip

RE: Request for a letter of Review and Recommendation on a proposed easement vacation located on the following parcel(s):

STRAP NO. 20 - 44 - 26 - 05 - 00025 . 0250
STRAP NO. 20 - 44 - 26 - 05 - 00025 . 0260

To Whom It May Concern:

We intend to submit a Petition to the Lee County Board of Commissioners seeking to vacate the public interest in the easements on the property identified above. As a result of combining adjacent lots into one building site, these platted easements prohibit the construction of our proposed site plan. We have included a sketch or drawing of the parcel(s) with the easements clearly marked and more particularly described as follows:

A 12-foot wide Utility and/or Drainage Easement centered on the lot line common to Lots 25 & 26 Block 25 Unit 5 a subdivision of High Acres as recorded in Plat Book 26 Page 21 less and except the north ~~east~~ 6 feet and the south ~~west~~ 6 feet thereof. 35

Please provide us with a letter of review and recommendation so we can proceed with our Petition submittal. If you have any questions, please do not hesitate to contact us directly and thank you in advance for your consideration.

Signed,

The Petitioner
with return mailing address
and daytime telephone no.

RECEIVED

OCT 24 2002
1/3/03

COMMUNITY DEVELOPMENT

VAC 200 05052

13.9
98.1



Prepared By and Return To:
Brenda McLeod
Fidelity National Title Insurance Company of New York
12595 New Brittany Blvd.
Fort Myers, FL 33907

File No. 02-015-704011

Property Appraiser's Parcel I.D. (folio) Number (s)
20-44-26-05-00025.0260

SS#: _____

INSTR # 5541386
OR BK 03709 PG 4418
RECORDED 08/21/2002 10:20:17 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DEED DOC 98.00
DEPUTY CLERK C Keller

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this August 14, 2002, by S. W. Florida Land Two, L.L.C., a Florida Limited Liability Company, hereinafter called the grantor and Larry Nipper, whose post office address is P.O. Box 398 , Lehigh Acres, Florida 33970, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt, whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Lee County, Florida viz:

Lots 25 and 26, Block 25, Unit 5, Section 20, Township 44 South, Range 26 East, Lehigh Acres, according to the plat thereof, as recorded in Plat Book 26, Page 32 of the Public Records of Lee County, Lee.

Subject to encumbrances, easements and restrictions of record and taxes for December 31, 2002.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Gail Ebert Lynn
Witness Signature

GAIL EBERT LYNN
Witness Printed Name

Johanna Seybold
Witness Signature

Johanna Seybold
Witness Printed Name

S.W. Florida Land Two, L.L.C., a Florida Limited Liability Company

By: Janet E. Allison
Janet E. Allison, Manager

8660 College Parkway, Suite 160 , Fort Myers, FL 33919

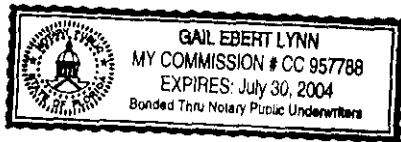
STATE OF FLORIDA

COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared JANET E. ALLISON

to me known to be the Manager respectively of the limited liability company named as the grantor in the foregoing deed, or who have produced Personally known as identification and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under the authority duly vested in them by said limited liability company.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of August, 2002.



Gail Ebert Lynn
Notary Public

GAIL EBERT LYNN
Printed Name of Notary
My Commission Expires: 7/30/04



Florida Power & Light Company

September 30, 2002

Larry Nipper
P.O. Box 398
Lehigh Fl. 33970

Re: Vacating Of Easement

Dear Mr. Nipper;

Florida Power and Light Co. has no objection to vacating the easement common to lots 25 & 26 , less and except the north and south 6 feet thereof. These lots have the following strap numbers;

20-44-26-05-00025.0250
20-44-26-05-00025.0260

If you have any questions, please feel free to contact me at the number listed below.

Sincerely,

A handwritten signature in black ink that reads "Dan Thompson".

Dan Thompson
Customer Project Manager
239-332-9168

VAC-006-6992

1/3/03

UAC 2002-00053



October 14, 2002

Mr. Larry Nipper
P.O. Box 398
Lehigh Acres, Florida 33970

RE: Vacation of Easement – Lots 25 & 26, Unit 5, Block 25,
Section 20, Township 44S, Range 26E.
A 12 foot wide public utility and drainage easement
centered on the lot line between the above listed lots.

Dear Mr. Nipper:

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 239-336-2039.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Sloan".

Craig Sloan
Engineer

VAC 2002-00053

1/3/03



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941)479-8181

Bob James
District One

Douglas B. St. Comy
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stillwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

September 30, 2002

Larry Nipper
P.O. Box 398
Lehigh, Fl. 33970

**SUBJECT: PROPOSED EASEMENT VACATION AT THE FOLLOW STRAP NUMBERS
20-44-26-05-00025-0250 & 20-44-26-05-00025.0260**

Dear Mr. Nipper:

Lee County Utilities has reviewed the easement described in your letter dated September 25, 2002. Lee County Utilities has no facilities located within the easement, therefore, there is no objection to the vacation of this easement. Please contact Florida Water Service at 278-5050 for information regarding their facilities.

Should you have any questions, or require further assistance, please do not hesitate to contact our office at 479-8532 or 479-8181.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Engineering Tech II
UTILITIES ENGINEERING

VAC 2002-00025

1/3/03
VAC 2002-00025



301 Tower Road
Naples, FL 34113
Telephone: 941-732-3819
FAX: 941-992-1289

October 2, 2002

Larry Nipper
PO BOX 398
Lehigh, FL 33970

Re: Request for a Letter of Review and Recommendation on a Proposed
Easement Vacation of the Following Location:
Strap #20-44-26-05-00025-0250
Strap#2044-26-0500025-0260

Dear Larry Nipper,

Comcast has no existing utilities in the above referenced location and has no
objection with the vacation of the above referenced utility easement.

Sincerely,

Erin Becken

for - Scott Miller
Design Coordinator

VAC 2002-00053

1/3/03

VAC 2002-00053



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8580

Bob James
District One

October 11, 2002

Douglas B. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

Mr. Larry Nipper
P. O. Box 398
Lehigh Acres, FL 33970

John F. Albion
District Five

Donald D. Stilwell
County Manager

**RE: Petition to Vacate
The 12 foot wide Drainage and Utility Easement
On the Lot Line common to Lots 25 and 26,
Block 25, Unit 5, Lehigh Acres**

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

Dear Mr. Nipper:

Lee County Department of Transportation has reviewed your request to vacate the above described easement recorded in Plat Book 26, page 32. 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

Cc: Don Blackburn, Development Services
Allen Davies, Natural Resources
DOT PTV File

1/3/03

UAC 2002-00053

S:\DOCUMENT\Petition To Vacate\2002\Lots 25&26 Lehigh-Nipper.doc



BOARD OF COUNTY COMMISSIONERS

February 07, 2003

479-8348

Writer's Direct Dial Number: _____

Bob Janes
District One

Douglas R. St. Gerny
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

Larry Nipper
PO Box 398
Lehigh Acres, Florida 33970

Re: Recommendation for proposed vacation of a 12-foot wide Public Utility Easement located at 5302 Billings Street, Lehigh Acres, Florida 33905.

Dear Mr. Nipper:

This office has received your request to vacate a twelve-foot wide Drainage and/or Public Utility Easement centered on the common lot line between Lots 25 and 26, Block 25, Unit 5, a subdivision of Lehigh Acres, Section 20, Township 44 South, Range 26 East, as recorded in Plat Book 26, Pages 27 thru 35 of the Public Records of Lee County, Florida, LESS and EXCEPT the North six-foot and the South six-feet thereof.

You indicate that as the result of combining adjacent lots into one residential building site, these platted easements prohibit the construction of your proposed site plan. 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/r/m

U:\200302\VAC20020.005\3\D&PUE.WPD

October 23, 2002

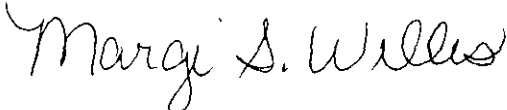
Larry Nipper
P O Box 398
Lehigh, FL 33970

Re: Strap # 20-44-26-05-00025.0250
Strap # 20-44-26-05-00025.0260

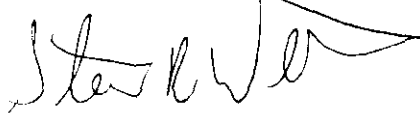
Larry,

You have our permission to vacate the easement on lots 25 & 26 mentioned above and combine them into one lot. Please let us know if we can be of any further assistance.

Sincerely,



Margi S Willis



Steve R Willis

This is the letter explaining the Certified mail receipt. this is for the neighbors it will effect.

PLAT BK. 26 PAGE 27

PLAT OF
UNITS 1 THRU 8
SECTION 20, TWP. 44 S., RGE. 26 E.
A SUBDIVISION OF

LEHIGH ACRES

LEE COUNTY, FLORIDA
LEHIGH ACRES DEVELOPMENT INC.
DEVELOPERS

PLAT BOOK 26 PAGE 27
VDC 2002-0005
VUE
1/3/03

DESCRIPTION
ALL OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY R/W LINE OF BUCKINGHAM ROAD AS RECORDED IN PLATBOOK 5, PAGE 98, PUBLIC RECORDS OF LEE COUNTY FLORIDA.
LESS THE NORTHEAST CORNER THEREOF BEING A PARCEL OR TRACT OF LAND LYING SOUTHEAST OF THE SOUTHERLY R/W LINE OF BUCKINGHAM ROAD AND NORTHEAST OF THE CENTERLINE OF AN EXISTING DRAINAGE EASEMENT AS SHOWN ON BUCKINGHAM PARK SOUTH SECTION RECORDED IN PLATBOOK 9, PAGE 100 & 101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND LESS SAID CANAL DRAINAGE EASEMENT.

APPROVALS

"THIS PLAT APPROVED THIS 1st DAY OF JULY 1971 M. OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS, OF LEE COUNTY, FLORIDA."

APPROVED: *[Signature]*
County Attorney

[Signature]
City Engineer

KNOW ALL MEN BY THESE PRESENTS, THAT LEHIGH ACRES DEVELOPMENT INC. A CORPORATION UNDER THE LAWS OF FLORIDA, BEING THE OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON HAS CAUSED THIS PLAT OF UNITS 1 THRU 8 SECTION 20-44-26 LEHIGH ACRES TO BE LAYED AND SO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC STREETS, ROADS, DRAINS AND/OR CANALS SHOWN HEREON EXCEPT ARMAID AND CENTENNIAL BLVD., ARMAID AND CENTENNIAL BLVD., AND ALL CANAL RIGHTS OF WAY ARE HEREBY DEDICATED TO THE EAST COUNTY WATER CONTROL DISTRICT.
IN WITNESS WHEREOF GERALD H. SOULD AND ARTHUR REEBLER RESPECTIVELY PRESIDENT AND ASST. SEC. OF LEHIGH ACRES DEVELOPMENT INCORPORATED, BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS HAVE EXECUTED THESE PRESENTS FOR AND ON BEHALF OF SAID CORPORATION AND CAUSED ITS CORPORATE SEAL TO BE AFFIXED THIS 7th DAY OF FEBRUARY, A.D. 1970.

I HEREBY CERTIFY THAT THIS PLAT OF UNITS 1 THRU 8 SEC. 20-44-26 LEHIGH ACRES, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLETES IN FORM WITH THE REQUIREMENTS OF SURVEY LAWS OF FLORIDA.
I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT FORT WATERS THIS 8th DAY OF JULY A.D. 1971 AND DATED RECORDED IN PLAT BOOK 26, ON PAGE 27-35 OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
[Signature]
Clerk of the Circuit Court in and for Lee County

LEHIGH ACRES DEVELOPMENT INC.
Gerald H. Sould
Arthur Reebler
ATTEST: *[Signature]*
Notary Public

CERTIFICATE OF SURVEY
I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN.
[Signature]
FLORIDA REGISTERED LAND SURVEYOR No. 1895

STATE OF FLORIDA
COUNTY OF LEE
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED GERALD H. SOULD AND ARTHUR REEBLER RESPECTIVELY PRESIDENT AND ASST. SEC. OF LEHIGH ACRES DEVELOPMENT INCORPORATED TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO ENCLOSED THE FOREGOING DEDICATION AS PRESIDENT AND ASST. SEC. RESPECTIVELY OF LEHIGH ACRES DEVELOPMENT INC. FOR THE PURPOSES THEREIN SET FORTH.
WITNESSES AT HAND AND OFFICIAL SEAL A. FORT WATERS, SAID COUNTY AND STATE THIS 8th DAY OF FEBRUARY, A.D. 1970.
[Signature]
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
My Commission Expires *[Date]*

APPROVAL OF THIS
PLAT FOR RECORDING
DOES NOT NECESSARILY
ASSURE PROPER ZONING

ALL STREETS AND CANALS SHALL BE CONSIDERED AS PART OF THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, WEST ZONE.



PLAT BK. 26 PAGE 28

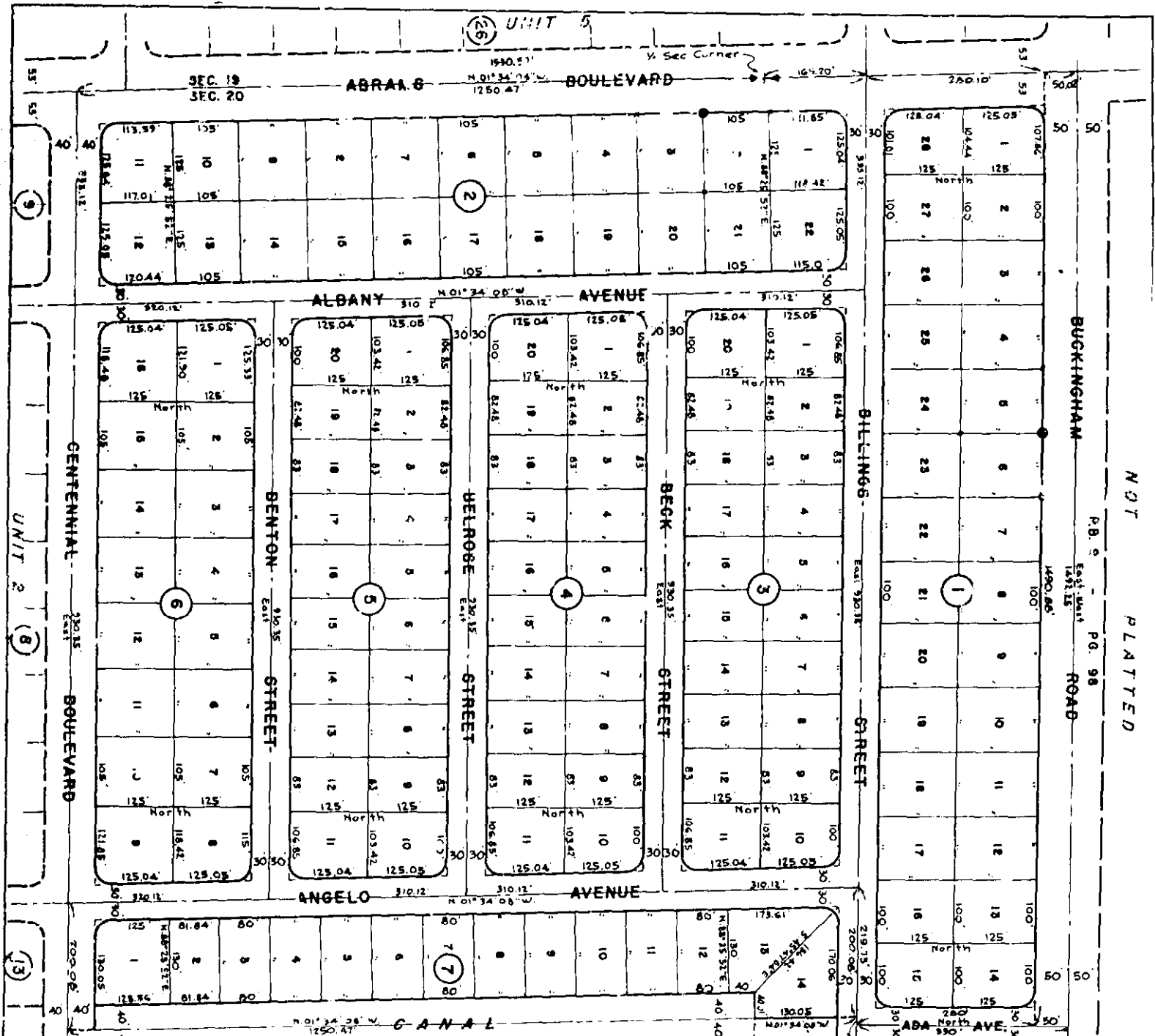
NOT PLATTED

P.B. 9 PG. 98

East 1/2 Sec 14 1/2

ROAD

PLAT BOOK 26 PAGE 28



PLAT OF
UNIT 1
A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA

SCALE IN FEET

All lots subject to a 6 foot utility and Orange Estimation on both sides, front, and back.

All corners of right of way are 25 feet except as shown and the lot dimensions are to the straight line intersection, except where the distances are shown.

(19)

NOTE

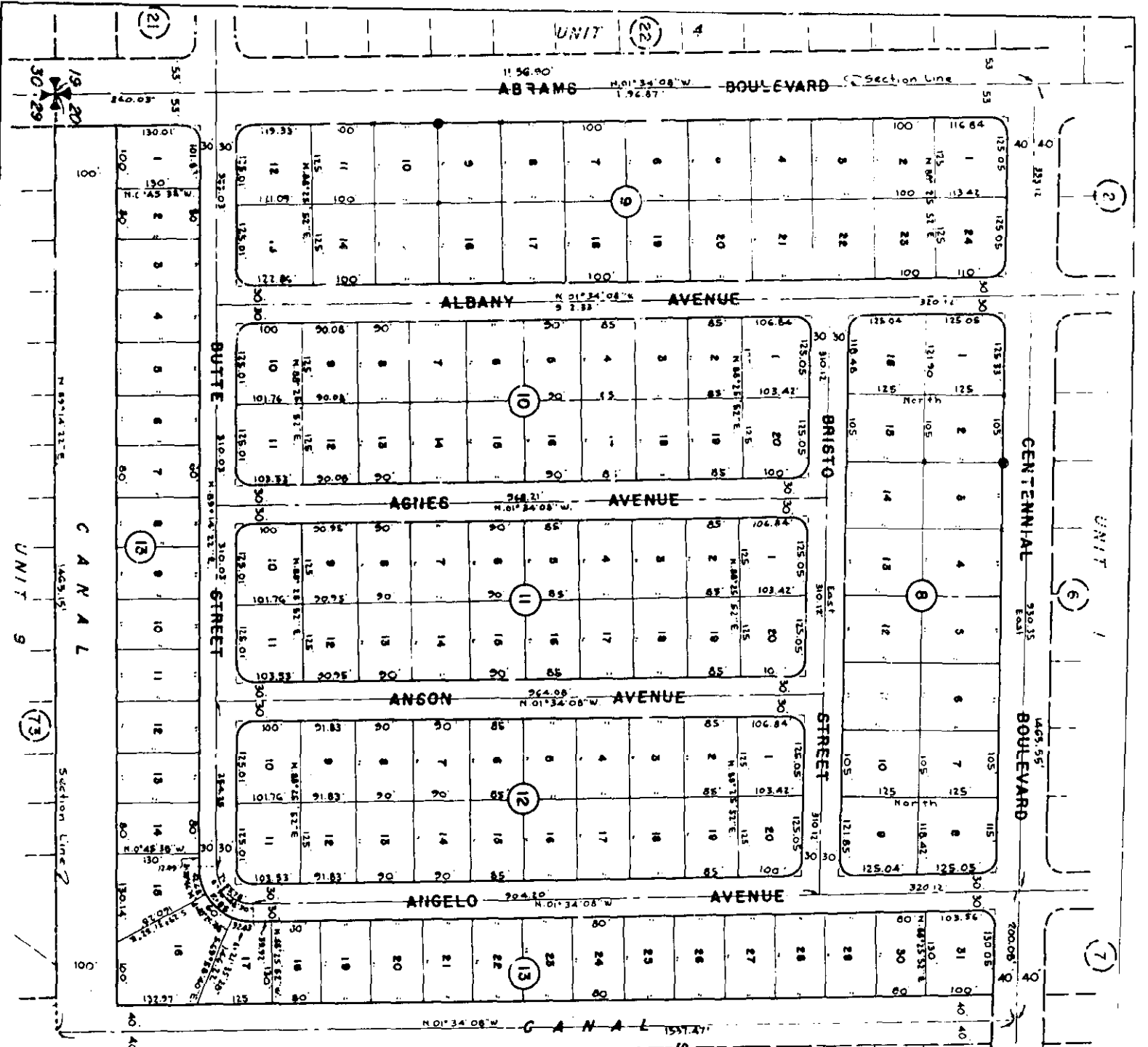
Road rights of way are continuous across canal rights of way for road purposes. County rights for road matters are performed in road rights of way. This note applies to all sheets of this plat.

UNIT 4

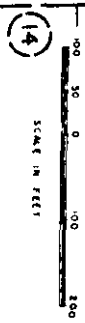
APPROVAL OF THIS
PLAT FOR RECORDING
DOES NOT NECESSARILY
ASSURE PROPER CONDUIT

SHEET 2 OF 9

PLAT BK. 26 PAGE 29



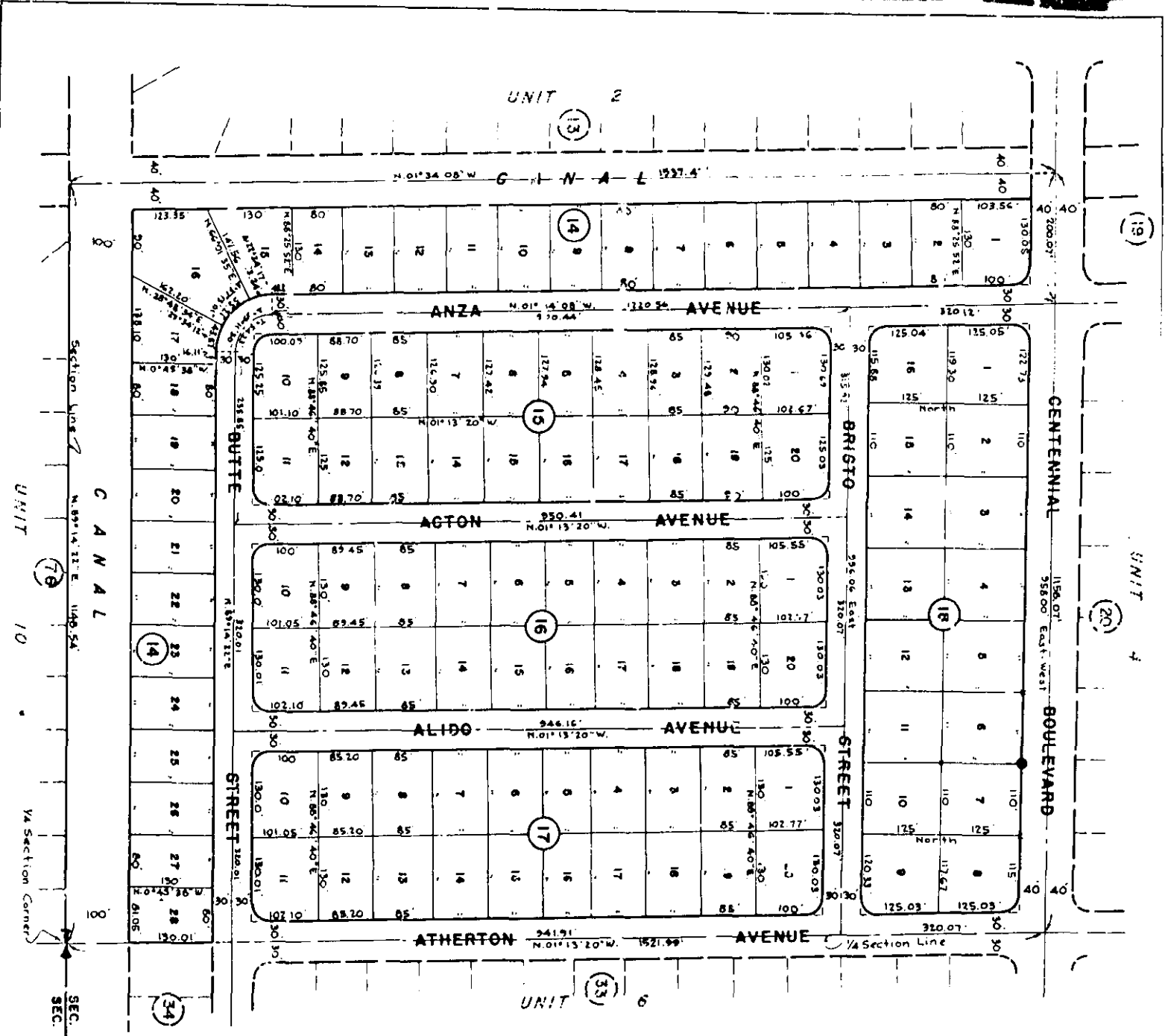
PLAT OF
 UNIT 2
 SECTION 20, TWP 44 S., RGE. 26 E.
 A SUBDIVISION OF
 LEHIGH ACRES
 LEE COUNTY, FLORIDA



(14)
 All lots subject to a 5 year Utility and
 Drainage Easement on both sides, front,
 and back.
 All corners for utility are 25 feet except as
 shown and the lot dimensions are to the
 straight line instructions, "steep" where
 not otherwise indicated.

APPROVAL OF THIS
 PLAT FOR RECORDING
 DOES NOT NECESSARILY
 ASSURE PROPER ZONING.

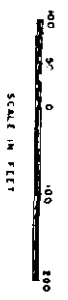
PLAT BK. 26 PAGE 30



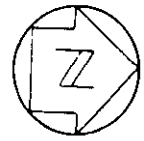
CANAL
 Section Lines
 UNIT 10
 1/4 Section Corner

SEC. 20
 SEC. 29

All lots subject to a 5 foot Utility and
 Drainage Easement on both sides, front,
 and back.
 All corner lot radii are 25 feet except as
 shown and the lot dimensions are to the
 straight line interradial, except where
 the traces are shown.

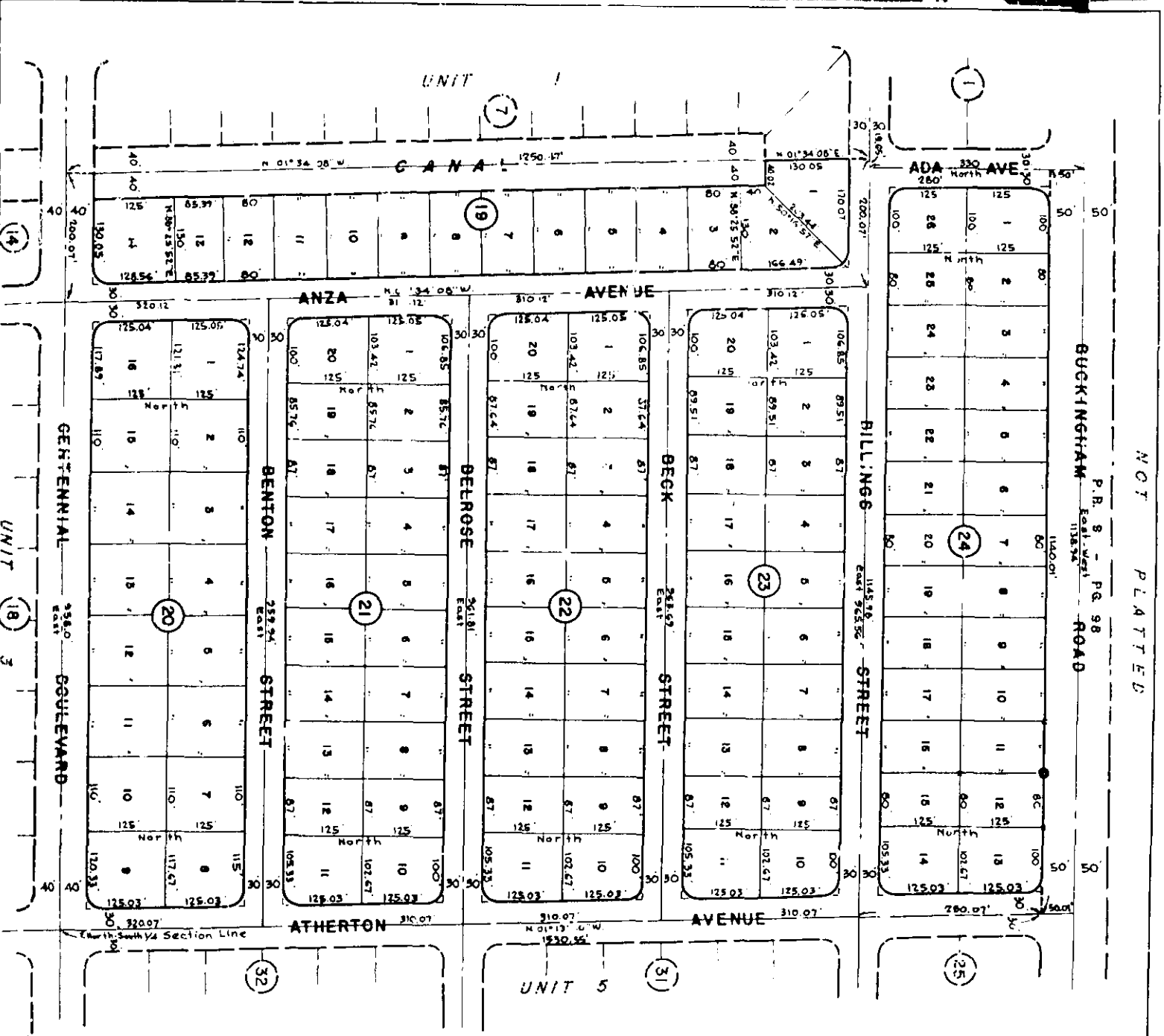


PLAT OF
 UNIT 3
 SECTION 20, TWP 44S, RGE. 26E.
 A SUBDIVISION OF
 LEHIGH ACRES
 LEE COUNTY, FLORIDA



APPROVAL OF THIS
 PLAT FOR RECORDING
 DOES NOT NECESSARILY
 ASSURE PROPER ZONING

PLAT BK. 26 PAGE 31



NOT PLATTED

P.B. 8 - PG. 98
Buckingham Road

PLAT BOOK 26 PAGE 31

PLAT OF
UNIT 4
SECTION 20, TWP. 44S., RGE. 26 E.
A SUBDIVISION OF

LEHIGH ACRES

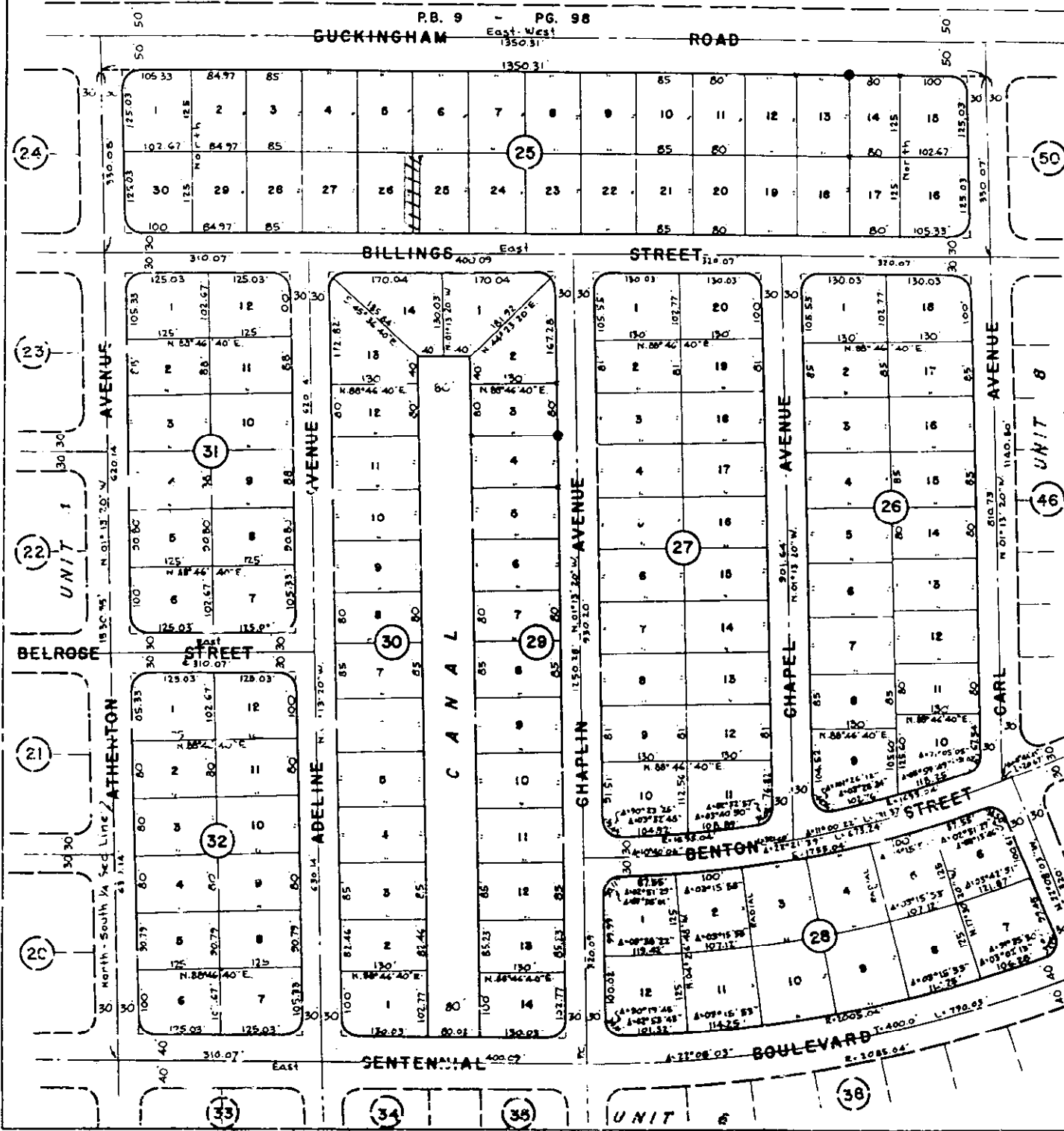
LEE COUNTY, FLORIDA



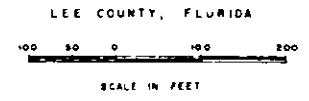
All lots subject to a 5 foot utility and
Drainage Easement on both sides, front,
and back.
All corners lot radii are 25 feet except as
shown and the lot dimensions are in the
straight line intersections, except where
the distances are shown.



APPROVAL OF THIS
PLAT FOR RECORDING
DOES NOT NECESSARILY
ASSURE PROPER ZONING



PLAT OF
UNIT 5
 SECTION 20, TWP. 44S., RGE. 26E
 A SUBDIVISION OF
LEHIGH ACRES

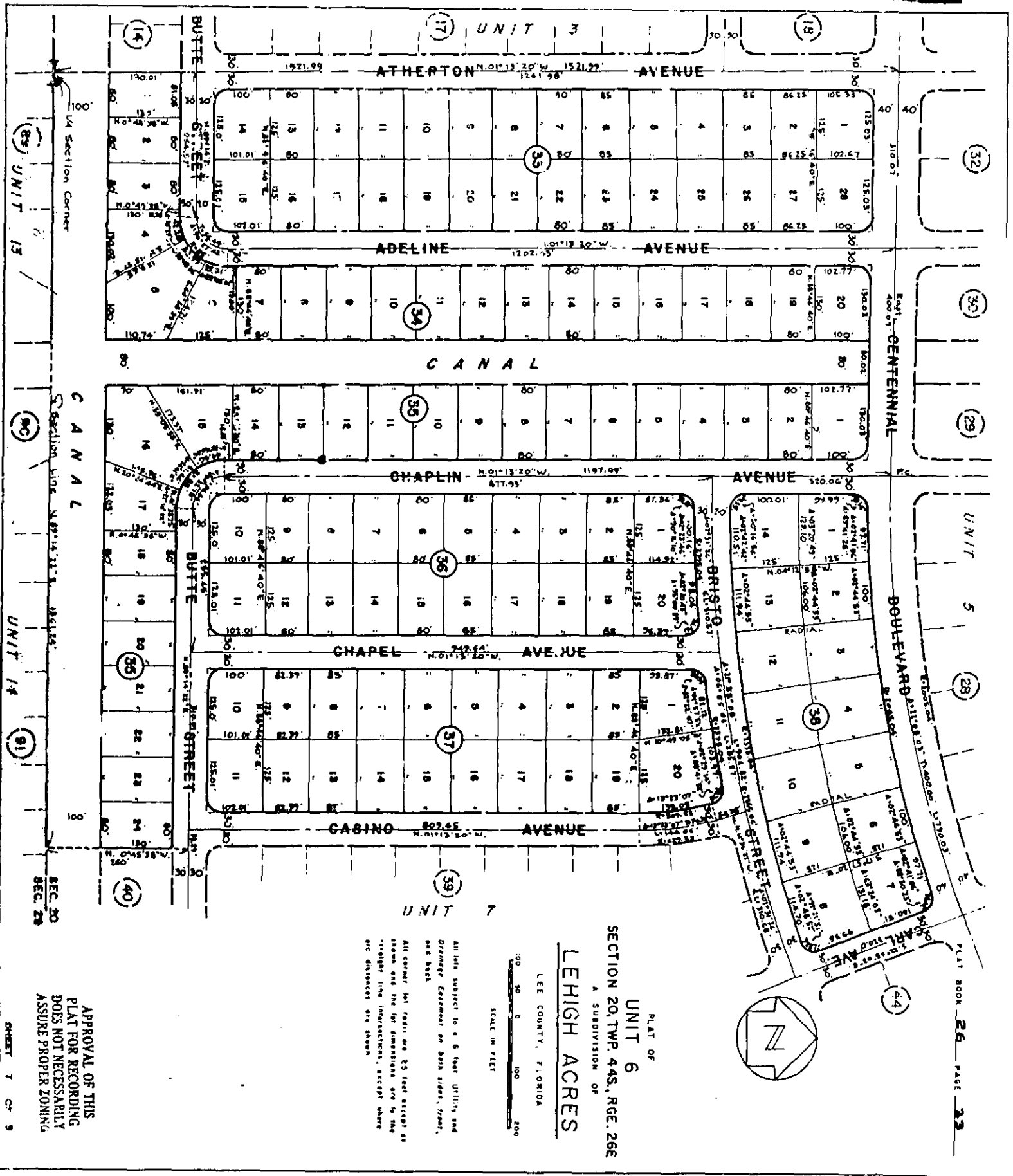


All lots subject to a 6 foot Utility and Drainage Easement on both sides, front, and back.

All corner lot radii are 25 feet except as shown and the lot dimensions are to the straight line intersections, except where arc distances are shown.

APPROVAL OF THIS
 PLAT FOR RECORDING
 DOES NOT NECESSARILY
 ASSURE PROPER ZONING

PLAT BK. 26 PAGE 33



PLAT OF
 UNIT 6
 SECTION 20, TWP. 44S., RGE. 26E
 A SUBDIVISION OF
LEHIGH ACRES
 LEE COUNTY, FLORIDA

SCALE IN FEET
 0 50 100 200

All lots subject to a 6 foot Utility and
 Drains (Easement) on both sides, 7' each,
 and back.
 All corners 1/4" radii and 25 feet except as
 shown and the lot dimensions are to the
 straight line instructions, except where
 one dimension is shown.

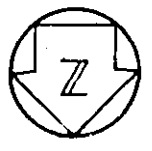
APPROVAL OF THIS
 PLAT FOR RECORDING
 DOES NOT NECESSARILY
 ASSURE PROPER ZONING

PLAT BK. 26 PAGE 34

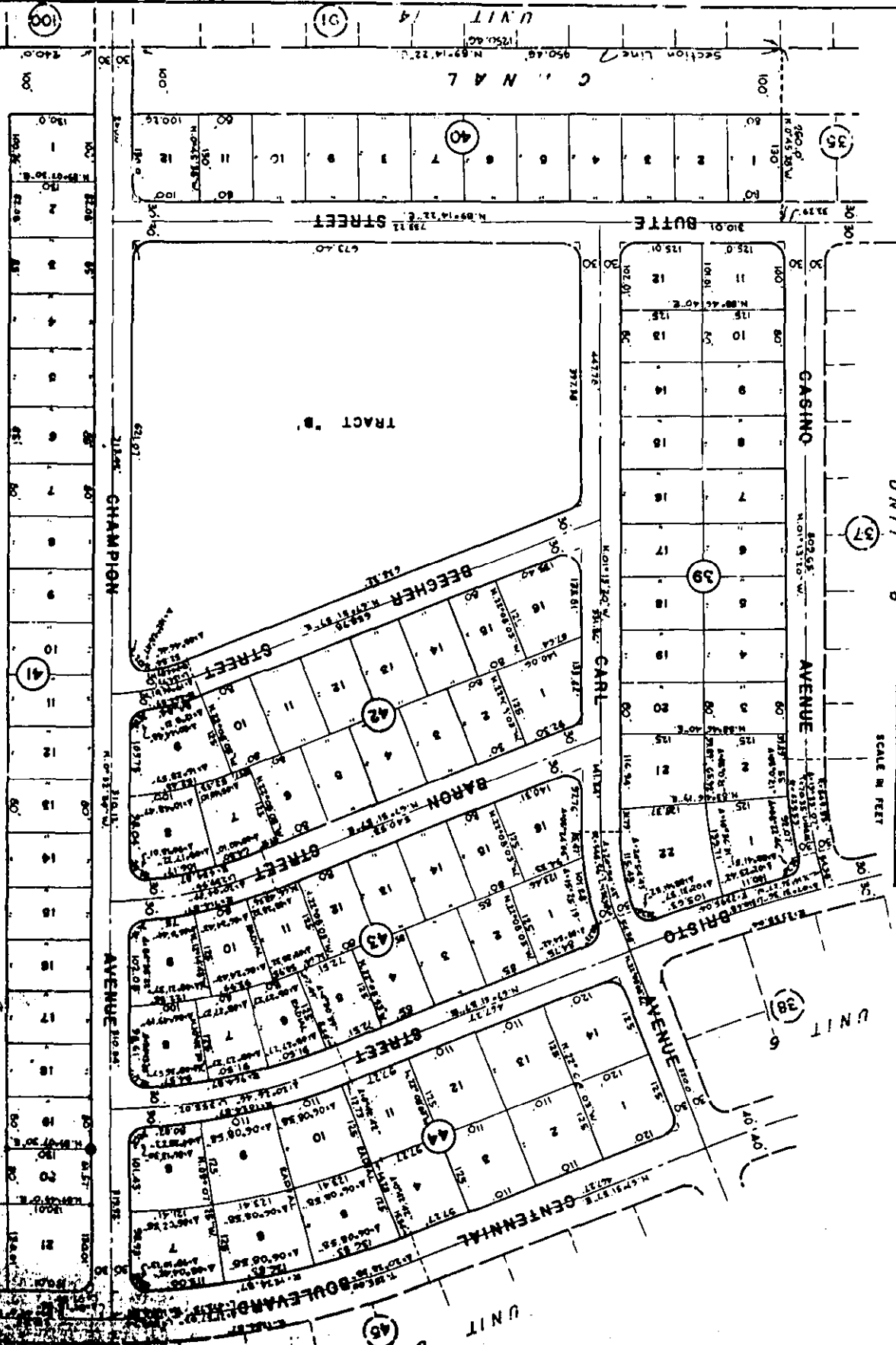
roads and tracks
 At least 10 feet wide
 and
 Driveway Easement in both directions,
 10 feet wide.
 At center line, the lot shall accept in
 them and the lot dimensions are to the
 street line, the instructions, street names
 are distances are shown.

PLAT OF
 UNIT 7
 SECTION 20, TWP. 44S., RGE. 26E.
 A SUBDIVISION OF
 LEHIGH ACRES
 LEE COUNTY, FLORIDA

SCALE IN FEET
 0 50 100 150 200

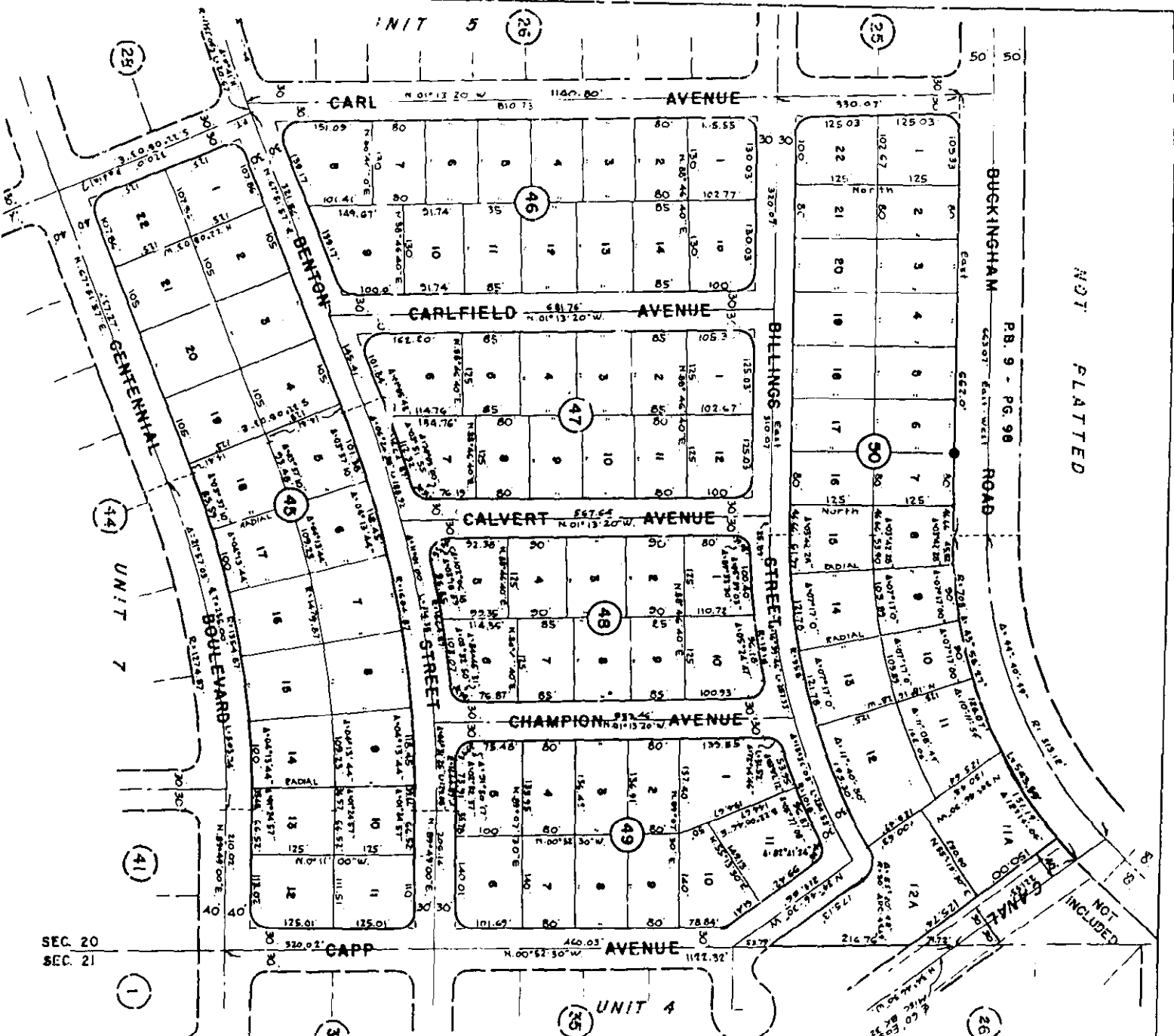


PLAT BOOK 26 PAGE 34



APPROVAL OF THIS
 PLAT FOR RECORDING
 DOES NOT NECESSARILY
 ASSURE PROPER ZONING

PLAT BK. 26 PAGE 35

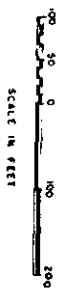


SEC. 20
SEC. 21

APPROVAL OF THIS
PLAT FOR RECORDING
DOES NOT NECESSARILY
ASSURE PROPER ZONING

SHEET 9 OF 3

All lots subject to a 6 foot Utility and
Drainage Easement on both sides, front,
and back.
All corners not noted are 22 feet except as
shown on the lot dimensions, are to the
straight line measurement, except where
the distances are shown.



PLAT OF
UNIT 8
SECTION 20, TWP. 44S., RGE. 26E.
A SUBDIVISION OF
LEHIGH ACRES
LEE COUNTY, FLORIDA



PLAT BOOK 26 PAGE 35