

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY **BLUE SHEET NO: 20030439 -UTL**

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize the Chairman, on behalf of the BOCC to execute: 1) a "Termination of Exclusive and Perpetual Water Pipeline Easement Grant" as recorded in OR Book 2333, Page 3336; and, 2) a "Partial Release of Exclusive and Perpetual Water Pipeline Easement Grant", as recorded in OR Book 3024, Page 2880; and approve recording of same, for a project known as Suncoast Furniture, Inc.

WHY ACTION IS NECESSARY:

To allow the owner to obtain a clear title and certificate of occupancy for the recently expanded building.

WHAT ACTION ACCOMPLISHES: Releases the easement recorded on OR Book 2333, Page 3336 and a portion of the easement recorded in OR Book 3024, Page 2880, in the Public Records of Lee County, Florida.

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

CIOF

3. MEETING DATE: *04-29-2003*

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- TIME REQUIRED: _____

5. REQUIREMENT/PURPOSE:

- (Specify)*
- STATUTE _____
 - ORDINANCE _____
 - ADMIN. CODE _____
 - OTHER Easement Termination;
Easement Partial Release

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: _____
- B. DEPARTMENT: Lee County - Public Works
- C. DIVISION/SECTION: Environmental Services/Utilities
BY: Rick Diaz, Util. Director DATE: *4/15/03*

7. BACKGROUND:

The subject property is located within what was previously Florida Cities Water Company's water service area, and is located at 1692 Thomas Road, Ft. Myers, FL 33912. Project location map attached.

The property was originally developed in 1989 and facilities were constructed that were accepted for ownership and maintenance by Florida Cities Water Company (FCWC) and as a part of the acceptance process, granted FCWC the easement recorded in OR Book 2333, Page 3336 (easement #1 copy attached).

The property was then redeveloped in 1992 where the first building expansion took place and was constructed over easement #1 and no additional utility improvements were performed.

The building was again expanded in 1998 and the necessary utility removal was performed, and additional facilities were constructed, and accepted for ownership and maintenance by FCWC. At that time another easement was granted to FCWC and recorded in OR Book 3024, Page 2880 (easement # 2 copy attached). However, easement #1 was not released or vacated.

In September of 2002, Suncoast Furniture obtained the necessary permits to construct a third expansion to the building. The lender requested a survey to be performed and at that time it was discovered that the existing building encroached into easement #1 and the expansion that was more than 50% complete encroached into easement #2.

Easement #1 is needed to be released in full and a 2' X 9' portion of easement #2 needs to be released to allow the Owners to clear an exception from the title company and close on the building.

The release of easement #1 and the partial release of easement #2 will not alter or otherwise adversely impact the ability of Lee County Utilities to adequately operate and maintain the existing utility infrastructure located on the subject property.

Funds are available for recording in Acct. #OD5360748700.504930

SECTION 6 TOWNSHIP 46S RANGE 25E DISTRICT 5 COMMISSIONER ALBION

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
<i>J. Lavender</i> Date: <i>4-15-03</i>	N/A Date:	N/A Date:	<i>P.O.</i> Date: <i>4-15</i>	<i>S. Owen</i> Date: <i>4/15/03</i>	<i>CPM</i> 4/17/03 OA: <i>P.M.</i> 4/16/03 OM: <i>KS</i> 4/16/03 Risk: <i>WS</i> 4/16/03 GC: <i>JS</i> 4-16-03	<i>J. Lavender</i> Date: <i>4-15-03</i>

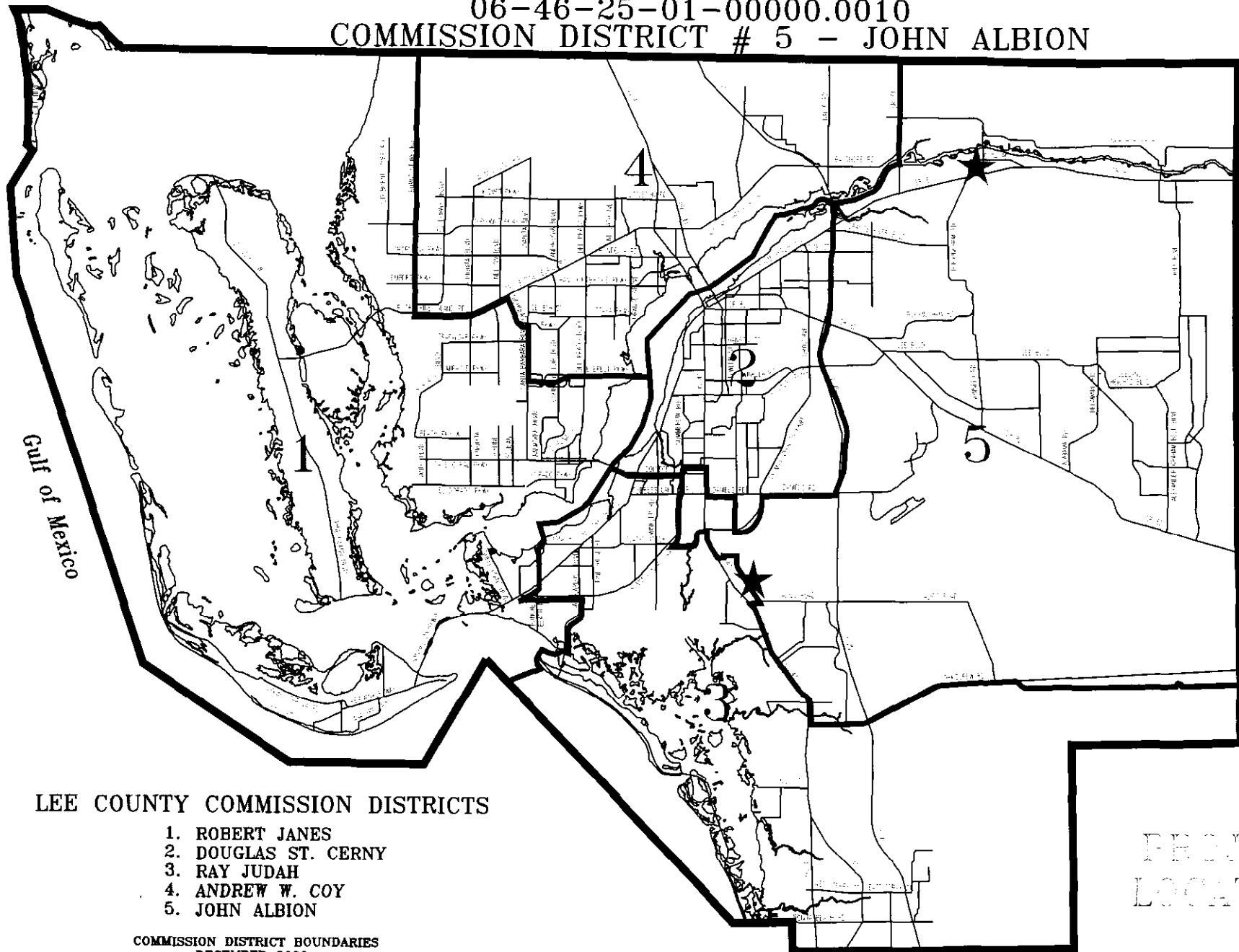
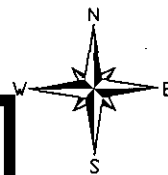
10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *4/15/03*
Time: *2:30 PM*
Forwarded To:
City Admn

**RECEIVED BY
COUNTY ADMIN.** *PN*
4-15-03
4:15
COUNTY CLERK
FCWC
4/17 12:00
C

SUNCOAST FURNITURE
06-46-25-01-00000.0010
COMMISSION DISTRICT # 5 - JOHN ALBION



COPY

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

This Instrument Prepared by:

Lee County Attorney's Office
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 335-2236

STRAP Number: 06-46-25-01-00000.0010

This Space for Recording

TERMINATION OF EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT

THIS AGREEMENT made and entered into as of _____, 2003, by and between SUNCOAST ALUMINUM FURNITURE INC., a Florida corporation, whose mailing address is 6291 Thomas Road, Fort Myers, Florida 33912 ("Suncoast") and LEE COUNTY, FLORIDA, whose mailing address is c/o Lee County Utilities, P.O. Box 398, Fort Myers, Florida 33902 ("Lee County").

WITNESSETH:

WHEREAS, Florida Cities Water Company, a Florida corporation, was previously granted an Exclusive and Perpetual Water Pipeline Easement Grant for an exclusive and perpetual 20 foot-wide, permanent water pipeline easement by instrument dated October 12, 1992, recorded in Official Record (O.R.) Book 2333, Page 3336, of the Public Records of Lee County, Florida ("Water Pipeline Easement"), which easement is more particularly described in attached Exhibit "A" and incorporated herein by reference; and

WHEREAS, Suncoast is now the owner of the lands over which the Water Pipeline Easement described in Exhibit "A" was given; and

WHEREAS, Lee County is the successor in interest to Florida Cities Water Company as to all rights and benefits under the Water Pipeline Easement referenced above; and

WHEREAS, Lee County has no further need for the easement area and Suncoast and Lee County desire to cancel and terminate the Exclusive and Perpetual Water Pipeline Easement Grant described above;

NOW, THEREFORE, in consideration of Ten Dollars paid one to the other, the receipt of which is hereby acknowledged, and other good and valuable consideration, Suncoast and Lee County hereby agree as follows:

The Exclusive and Perpetual Water Pipeline Easement dated October 12, 1992 and recorded in Official Record Book 2333 at page 3336, public records of Lee County, Florida is hereby terminated and all rights, privileges, and benefits thereunder are hereby declared null and void.

IN WITNESS WHEREOF, the parties hereto have hereunto signed and sealed this instrument on this 14th day of April, 2003.

Suncoast Aluminum Furniture, Inc.

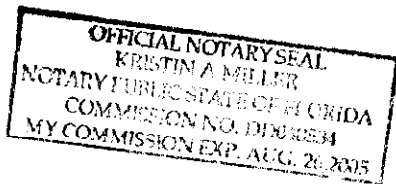
[Signature]
1st Witness Signature
THOM OSTERHOUT
Typed or Printed Name

BY: [Signature]
Signature
PRAKASH C VARSHNEY
Typed or Printed Name
President
Title of Corporate Officer

[Signature]
2nd Witness Signature
Terry A. Kelley
Typed or Printed Name

Lee County
Florida

The foregoing instrument was acknowledged before me this 14th day of April, 2003, by Prakash Chandra Varshney, the President of Suncoast Aluminum Furniture, Inc., a Florida Corporation, on behalf of the corporation. He/she is personally known to me or has produced DL # Y625 663-42-093-0 as identification.



[Signature]
[Signature of Notary]
Kristin A. Miller
[Typed or printed name]
Fiscal Officer
[Title]
Com # DD048534
[Serial number, if any]

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chairman

[Type or Print Name]

Approved as to form by:

County Attorney's Office

EXHIBIT "A"

LEGAL DESCRIPTION OF THE EASEMENT CONTAINED IN THE EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT AS RECORDED IN O.R. BOOK 2333, PAGE 3336, LEE COUNTY PUBLIC RECORDS, LEE COUNTY, FLORIDA, TO BE TERMINATED

A TRACT OR PARCEL OF LAND LYING IN THE SOUTH ONE-HALF(S-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION RUN S00°22'47"E ALONG THE SECTION LINE FOR 385.99 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE 50 FEET FROM THE CENTERLINE OF FORMER STATE ROAD No. 45; THENCE RUN S40°31'34"E ALONG SAID NORTHEASTERLY LINE FOR 1707.14 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORD BOOK 557 AT PAGE 264 OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE RUN N49°28'26"E ALONG SAID SOUTHEASTERLY BOUNDARY ALONG THE NORTHWESTERLY LINE OF THOMAS ROAD (60 FEET WIDE) FOR 173.34 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 970 FEET (CHORD BEARING N40°02'14"E) (CHORD 311.08 FEET) (DELTA 18°52'24") FOR 319.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 1030 FEET (CHORD BEARING N36°25'02"E) (CHORD 208.75 FEET) (DELTA 11°37'56") FOR 209.11 FEET; TO THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING RUN N32°31'32"E FOR 522.80 FEET TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1762 AT PAGE 2778, LEE COUNTY RECORDS; THENCE RUN S49°28'26"W ALONG SAID NORTHWESTERLY LINE FOR 10.10 FEET; THENCE RUN S32°31'32"E FOR 218.97 FEET; THENCE RUN S49°28'26"W FOR 57.81 FEET; THENCE RUN S40°31'34"E FOR 20.00 FEET; THENCE RUN N49°28'26"E FOR 55.00 FEET; THENCE RUN S32°31'32"E FOR 285.00 FEET, TO THE SAID NORTHWESTERLY SIDE OF THOMAS ROAD; THENCE ALONG THE SAID NORTHWESTERLY SIDE OF THOMAS ROAD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET (CENTRAL ANGLE 0°34'39") FOR 10.38 FEET TO THE POINT OF BEGINNING. CONTAINING 0.15 ACRES OF LAND MORE OR LESS.

BEARINGS HEREINABOVE MENTIONED ARE FROM THE CENTERLINE SURVEY OF NEW STATE ROAD No. 45.

This Instrument Prepared by:

Lee County Attorney's Office
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 335-2236

STRAP Number: 06-46-25-01-00000.0010

This Space for Recording

PARTIAL RELEASE OF EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT

THIS AGREEMENT made and entered into as of _____, 2003, by and between SUNCOAST ALUMINUM FURNITURE, INC., a Florida corporation, whose mailing address is 6291 Thomas Road, Fort Myers, Florida 33912 ("Suncoast") and LEE COUNTY, FLORIDA, whose mailing address is c/o Lee County Utilities, P.O. Box 398, Fort Myers, Florida 33902 ("Lee County").

WITNESSETH:

WHEREAS, Suncoast herein previously granted to Florida Cities Water Company, a Florida corporation, an Exclusive and Perpetual Water Pipeline Easement Grant for an exclusive and perpetual 20 foot-wide, permanent waterline easement by instrument dated June 23, 1998, recorded in Official Record (O.R.) Book 3024, Page 2880, of the Public Records of Lee County, Florida ("Water Pipeline Easement"), which easement is more particularly described in attached Exhibit "A" and incorporated herein by reference; and

WHEREAS, Suncoast is now the owner of the lands over which the Water Pipeline Easement described in Exhibit "A" was given; and

WHEREAS, Lee County is the successor in interest to Florida Cities Water Company as to all rights and benefits under the Water Pipeline Easement referenced above; and

WHEREAS, Suncoast is encroaching within a portion of Lee County's exclusive and perpetual Water Pipeline Easement; and

WHEREAS, Suncoast has requested and Lee County has agreed to release a portion of the Water Pipeline Easement from the operation and effect of the terms of that easement. The portion of the Water Pipeline Easement to be released is described in attached Exhibit "B" and incorporated herein by reference.

NOW, THEREFORE, in consideration of Ten Dollars paid one to the other, the receipt of which is hereby acknowledged, and other good and valuable consideration, Suncoast and Lee County hereby agree as follows:

The Exclusive and Perpetual Water Pipeline Easement dated June 23, 1998 and recorded in O.R. Book 3024, Page 2880 of the Public Records of Lee County, Florida is hereby partially released by Lee County only as to that portion of the Water Pipeline Easement described in attached Exhibit "B," and all rights, privileges, and benefits thereunder are hereby extinguished and declared null and void as to the described portion of the Water Pipeline Easement.

IN WITNESS WHEREOF, the parties hereto have hereunto signed and sealed this instrument on this 14th day of April, 2003.

[Signature]
1st Witness Signature
JOHN OSTERHOUT
Typed or Printed Name

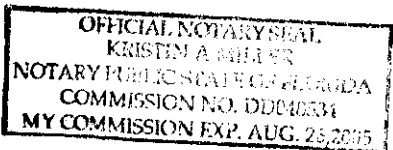
[Signature]
2nd Witness Signature
Terry A. Kelley
Typed or Printed Name

Lee County
Florida

Suncoast Aluminum Furniture, Inc.

BY: [Signature]
Signature
Prakash C. Varshney
Typed or Printed Name
President
Title of Corporate Officer

The foregoing instrument was acknowledged before me this 14th day of April, 2003, by Prakash C. Varshney, the President, of Suncoast Aluminum Furniture, Inc., a Florida Corporation, on behalf of the corporation. He/she is personally known to me or has produced DL #V625-663-42-093-0 as identification.



[Signature]
[Signature of Notary]
Kristin A. Miller
[Typed or printed name]
Fiscal officer
[Title]
Comm # DD048534
[Serial number, if any]

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chairman

[Type or Print Name]

Approved as to form by:

County Attorney's Office

EXHIBIT "A"

**LEGAL DESCRIPTION OF EASEMENT AS RECORDED IN OFFICIAL RECORDS
BOOK 3024, PAGE 2880, LEE COUNTY PUBLIC RECORDS, LEE COUNTY,
FLORIDA:**

A TWENTY FEET (20') WIDE PUBLIC UTILITY EASEMENT LYING IN BETTINELLI INDUSTRIAL, A SUBDIVISION IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 41, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID BETTINELLI INDUSTRIAL; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'38", CHORD BEARING AND DISTANCE = S41°56'42"W, 10.38 FEET) FOR 10.38 FEET; THENCE N32°31'32"W, 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 146.34 FEET; THENCE N51°07'21"E FOR 47.20 FEET; THENCE N38°52'39"W FOR 9.00 FEET; THENCE N51°07'21"E FOR 20.00 FEET; THENCE S38°52'39"E FOR 9.00 FEET; THENCE N51°07'21"E FOR 42.00 FEET; THENCE S38°52'39"E FOR 20.00 FEET; THENCE S51°07'21"W FOR 91.30 FEET; THENCE S32°31'32"E, 10 FEET NORTHEASTERLY OF AND PARALLEL WITH THE AFORESAID NORTHEASTERLY LINE OF LOT 1 FOR 123.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 2; AND THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'33", CHORD BEARING AND DISTANCE = S42°31' 15"W, 10.35 FEET) FOR 10.35 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON THE PLAT OF BETTINELLI INDUSTRIAL.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT "B"

LEGAL DESCRIPTION OF THE PORTION OF THE EASEMENT TO BE RELEASED:

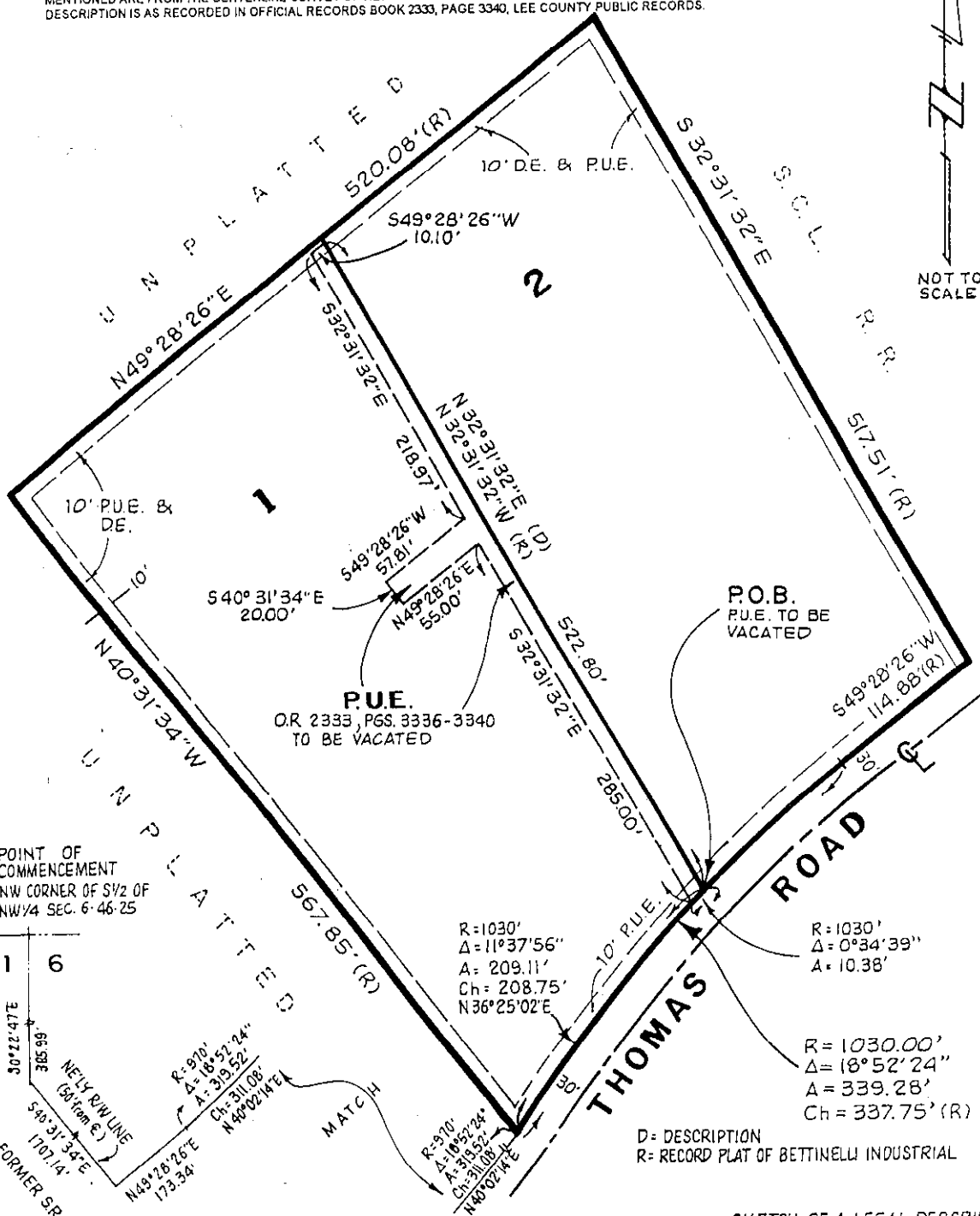
A PARCEL OF LAND LYING IN BETTINELLI INDUSTRIAL, A SUBDIVISION IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 41, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID BETTINELLI INDUSTRIAL; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'38", CHORD BEARING AND DISTANCE = S41°56'42"W, 10.38 FEET) FOR 10.38 FEET; THENCE N 32°31' 2"W, 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 146.34 FEET; THENCE N51°07' 21"E FOR 47.20 FEET; THENCE N38°52'39"W FOR 9.00 FEET; THENCE N51°07' 21"E FOR 18.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N51°07'21"E FOR 2.00 FEET; THENCE S38°52'39"E FOR 9.00 FEET; THENCE S51°07'21"W FOR 2.00 FEET; AND THENCE N38°52'39"W FOR 9.00 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON THE PLAT OF BETTINELLI INDUSTRIAL.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LEGAL DESCRIPTION TO VACATE A PUBLIC UTILITY EASEMENT
 A TRACT OR PARCEL OF LAND LYING IN THE NORTH ONE-HALF (S-1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. THIS TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:
 FROM THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION RUN 300°22'47"E ALONG THE SECTION LINE FOR 385.99 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE 50 FEET FROM THE CENTERLINE OF FORMER STATE ROAD No. 45; THENCE RUN S40°31'34"E ALONG SAID NORTHEASTERLY LINE FOR 1707.14 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORD BOOK 557 AT PAGE 264 OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE RUN N49°28'26"E ALONG SAID SOUTHEASTERLY BOUNDARY ALONG THE NORTHWESTERLY LINE OF THOMAS ROAD (60 FEET WIDE) FOR 173.34 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 970 FEET (CHORD BEARING N40°02'14"E) (CHORD 311.08 FEET) (DELTA 18°52'24") FOR 319.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 1030 FEET (CHORD BEARING N36°25'02"E) (CHORD 208.75 FEET) (DELTA 11°37'56") FOR 209.11 FEET; TO THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING RUN N 32°31'32"E FOR 522.80 FEET TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1762 AT PAGE 2778, LEE COUNTY RECORDS; THENCE RUN S49°28'26"W ALONG SAID NORTHWESTERLY LINE FOR 10.10 FEET; THENCE RUN S32°31'32"E FOR 218.97 FEET; THENCE RUN S49°28'26"W FOR 57.81 FEET; THENCE RUN S40°31'34"E FOR 20.00 FEET; THENCE RUN N49°28'26"E FOR 55.00 FEET; THENCE RUN S32°31'32"E FOR 285.00 FEET, TO THE SAID NORTHWESTERLY SIDE OF THOMAS ROAD; THENCE ALONG THE SAID NORTHWESTERLY SIDE OF THOMAS ROAD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET (CENTRAL ANGLE 0°34'39") FOR 10.38 FEET TO THE POINT OF BEGINNING. CONTAINING 0.15 ACRES OF LAND MORE OR LESS. BEARINGS HEREINAFOVE MENTIONED ARE FROM THE CENTERLINE SURVEY OF NEW STATE ROAD No. 45.
 DESCRIPTION IS AS RECORDED IN OFFICIAL RECORDS BOOK 2333, PAGE 3340, LEE COUNTY PUBLIC RECORDS.



copy

POINT OF COMMENCEMENT
 NW CORNER OF SW 2 OF
 NW 1/4 SEC. 6-46-25

1 6
 30°22'47"E
 385.99
 NELY RW LINE
 (30' from E)
 S40°31'34"E
 1707.14
 FORMER SR. No. 45

R=970'
 Δ=18°52'24"
 A=319.52'
 Ch=311.08'
 N40°02'14"E

R=1030'
 Δ=11°37'56"
 A=209.11'
 Ch=208.75'
 N36°25'02"E

R=1030'
 Δ=0°34'39"
 A=10.38'

R=1030.00'
 Δ=18°52'24"
 A=339.28'
 Ch=337.75'(R)

D= DESCRIPTION
 R= RECORD PLAT OF BETTINELLI INDUSTRIAL

SKETCH OF A LEGAL DESCRIPTION
 NOT A FIELD SURVEY

9-12-02 0802080 LEGAL/SKETCH TO VACATE PUE



OMNI SURVEYS, INC.

TEL (941) 939-3866
 FAX (941) 939-7181
 4568 TILTON COURT FORT MYERS, FL 33907

CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT BOTH THE DESCRIPTION AND THE ACCOMPANYING SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott E. Morhenke
 Scott E. Morhenke, PLS
 Florida Realstrator No. 4920

VALID ONLY WITH EMBOSSED SEAL
 NOV 10 2002

VAC 2002 00060

4490433

43

EXCLUSIVE AND PERPETUAL
WATER PIPELINE
EASEMENT GRANT

Documentary Tax Pd. \$ 70
Intangible Tax Pd.
\$ CHARLIE GREEN, CLERK, LEE COUNTY
By Cindy Keller Deputy Clerk

THIS INDENTURE, made and entered into this 23rd day of June, 1998

between Suncoast Aluminum of 6291 Thomas Road, Fort Myers
(Name) (Address)

OR3024 P62880

Florida 33912, individually or as Trustee, hereinafter referred to as Grantors; and FLORIDA CITIES WATER COMPANY, 4837 Swift Road, Ste 100, Sarasota, Florida 34231, a FLORIDA corporation, hereinafter referred to as Grantee:

WITNESSETH:

1. For and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby grant to the Grantee, its successors and assigns an exclusive and perpetual 20 foot wide permanent easement situated in Lee County, Florida and located and described as shown on the attached plat or legal survey marked Exhibit "A" and as follows:

LEGAL DESCRIPTION:

A TWENTY FEET (20') WIDE PUBLIC UTILITY EASEMENT LYING IN BETTINELLI INDUSTRIAL, A SUBDIVISION IN SECTION 8, TOWNSHIP 48 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 41, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID BETTINELLI INDUSTRIAL; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'38", CHORD BEARING AND DISTANCE = S41°55'42"W, 10.38 FEET); THENCE N32°31'32"W, 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 148.34 FEET; THENCE N51°07'21"E FOR 47.20 FEET; THENCE N38°52'39"W FOR 9.00 FEET; THENCE N51°07'21"E FOR 20.00 FEET; THENCE S38°52'39"E FOR 9.00 FEET; THENCE N51°07'21"E FOR 42.00 FEET; THENCE S38°52'39"E FOR 20.00 FEET; THENCE S51°07'21"W FOR 91.30 FEET; THENCE S32°31'32"E, 10 FEET NORTHEASTERLY OF AND PARALLEL WITH THE AFORESAID NORTHEASTERLY LINE OF LOT 1 FOR 123.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 2; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'33", CHORD BEARING AND DISTANCE = S42°31'15"W, 10.35 FEET) FOR 10.35 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE PLAT OF BETTINELLI INDUSTRIAL. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

ALSO SEE ATTACHED LEGAL SURVEY OF THE SAME ABOVE DESCRIBED EASEMENT AS EXHIBIT "A" ATTACHED

2. Grantee, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew and maintain a WATER LINE, MAIN OR FACILITY together with necessary connections, valves, and other appurtenances, to be located on, under, across and through the above described property with the additional right, privilege and authority to remove, replace, repair and enlarge said line, and to trim and remove roots, shrubs, bushes and plants which affect the operation of this said main, line or facility.

EASEMENTS #2

COPY

COPY

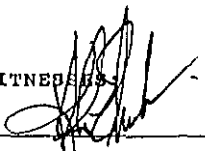
RECORDED BY
CINDY KELLER, D.C.

3. This 20 foot wide permanent easement will not be limited to any one (1) diameter size, type and/or number of connections to the Water Main for providing water service to this and adjacent properties. The area of this 20 foot wide permanent exclusive and perpetual easement is restricted and reserved for the Water Line, main, or facility, except it may be used for farming, roadways, streets, walkways, fences, or similar uses; however, houses, barns, buildings, patios, carports, garages, warehouses, and other similar type structures may not be ever built on this easement.

4. Title to the Utilities constructed hereunder shall remain in the name of the Grantee, Grantee's successors, appointees and assigns.

5. Grantors covenant to and with Grantee that subject to existing easements, if any, for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and telegraph lines covering the land herein described, Grantors are lawfully seized and possessed of said lands, having good and lawful right and power to sell and convey them, and that they are free and clear of all liens and encumbrances, except as herein stated; and Grantors herewith furnish and attach as Exhibit "C" a Certified Title Opinion from Thomas E. Moorey, Attorney, and accordingly, Grantors will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

6. This Agreement shall be binding upon the parties hereto, their successors and assigns.

WITNESSES:


Michele L. Wagner

Prepared by:
John Rosserman, P.E.
6314 Corporate Court
Fort Myers, FL 33919

GRANTOR OR GRANTORS:
Prakesh C. Varshney
Type Name of Owner or Trustee
P.C. Varsel
Owner or Trustee sign here

Type Name of Owner or Trustee

Owner or Trustee sign here

DR3024 P62881

COPY

STATE OF FLORIDA
COUNTY OF Lee

Before me personally appeared Prakash C. Varshey
known to me to be the person described in and who executed the fore-
going instrument, and acknowledged to and before that he
executed this said instrument for the purposes
therein expressed.

WITNESS my hand and official seal, this 15 day of October
A.D. 1998.

Mary Linda Kinnaman
Notary Public
State of Florida at Large

My Commission expires: _____
Mary Linda Kinnaman
Commission # CC 739112
Expires June 9, 2002
EXTENDED THRU
ATLANTIC BONDING CO., INC.



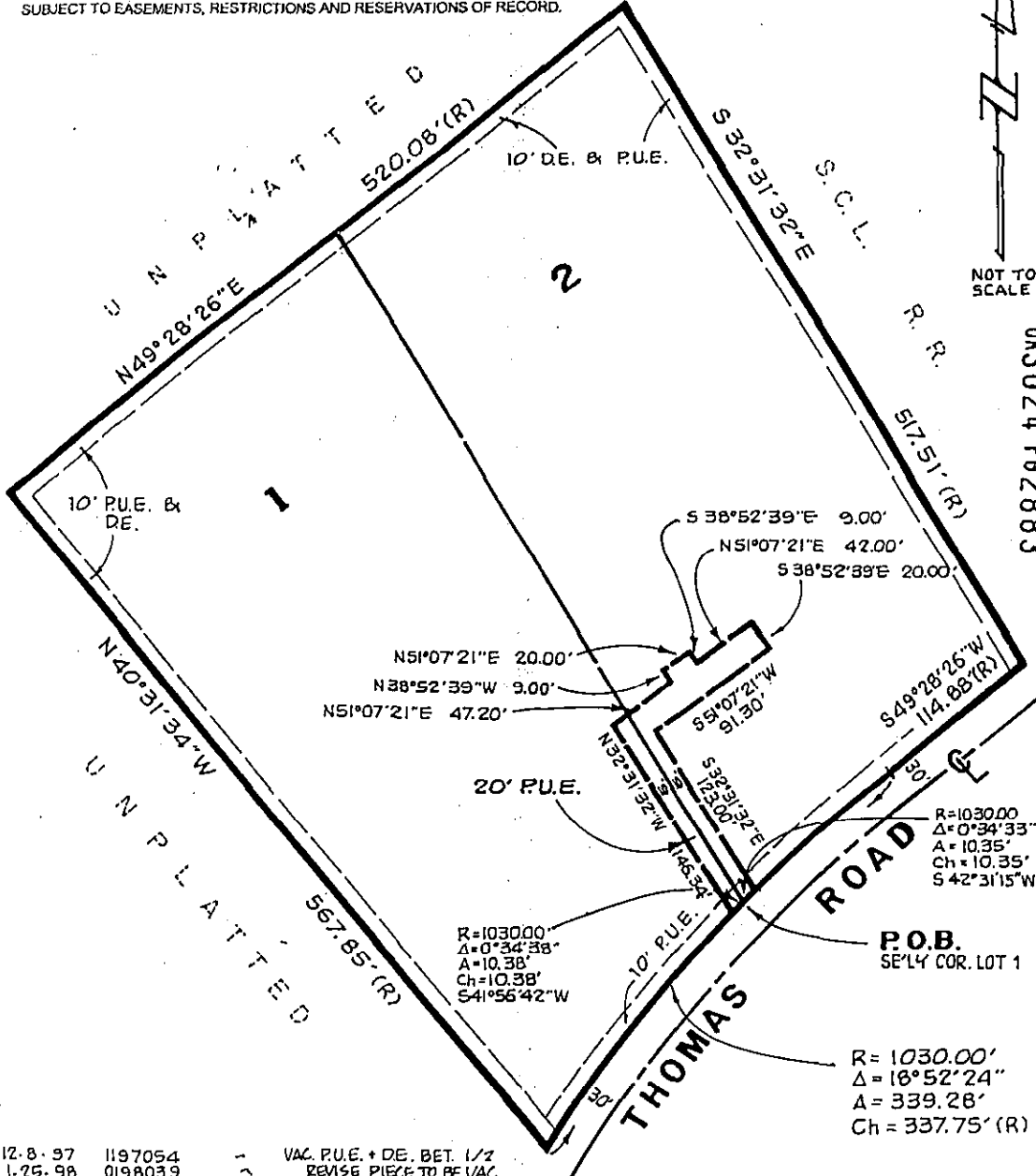
THIS EASEMENT DOCUMENT WAS PREPARED BY THE GRANTOR AND LEGAL
DESCRIPTION AND SURVEY PREPARED BY THE GRANTOR AS DESCRIBED AND
ATTESTED TO.

OR3024 P62882

COPY

LEGAL DESCRIPTION:

A TWENTY FEET (20') WIDE PUBLIC UTILITY EASEMENT LYING IN BETTINELLI INDUSTRIAL, A SUBDIVISION IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 41, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEASTLY CORNER OF LOT 1 OF SAID BETTINELLI INDUSTRIAL; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTLY LINE OF SAID LOT 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'38", CHORD BEARING AND DISTANCE = S41°56'42"W, 10.38 FEET); THENCE N32°31'32"W, 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 1 FOR 146.34 FEET; THENCE N51°07'21"E FOR 47.20 FEET; THENCE N38°52'39"W FOR 9.00 FEET; THENCE N51°07'21"E FOR 20.00 FEET; THENCE S38°52'39"E FOR 9.00 FEET; THENCE N51°07'21"E FOR 42.00 FEET; THENCE S38°52'39"E FOR 20.00 FEET; THENCE S51°07'21"W FOR 81.30 FEET; THENCE S32°31'32"E, 10 FEET NORTHEASTLY OF AND PARALLEL WITH THE AFORESAID NORTHEASTLY LINE OF LOT 1 FOR 123.00 FEET TO A POINT ON THE SOUTHEASTLY LINE OF LOT 2; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTLY LINE OF SAID LOT 2 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'33", CHORD BEARING AND DISTANCE = S42°31'15"W, 10.35 FEET) TO THE POINT OF BEGINNING. BEARINGS BASED ON THE PLAT OF BETTINELLI INDUSTRIAL. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



NOT TO SCALE

OR3024 P62883

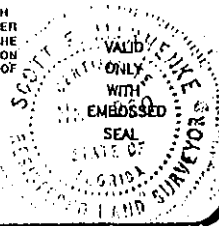
copy

12-8-97	1197054	1	VAC. P.U.E. + DE. BET. 1/2
1-25-98	0198039	1	REVIS6 PIECE TO BE VAC.
6-5-98	0598062	2	PROPOSED 20' P.U.E.
7-28-98	0798059	2	MOVE E'LY LEG. OF P&M G.
10-14-98	0998036	2	CHNG. 20' P.U.E./ASBLT WATER

SKETCH OF A LEGAL DESCRIPTION
 NOT A FIELD SURVEY

CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE SKETCH OF LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT BOTH THE SKETCH AND THE ACCOMPANYING DESCRIPTION ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott E. Marhenke
 Scott E. Marhenke, PLS
 Florida Registration No. 4920



OMNI SURVEYS, INC.

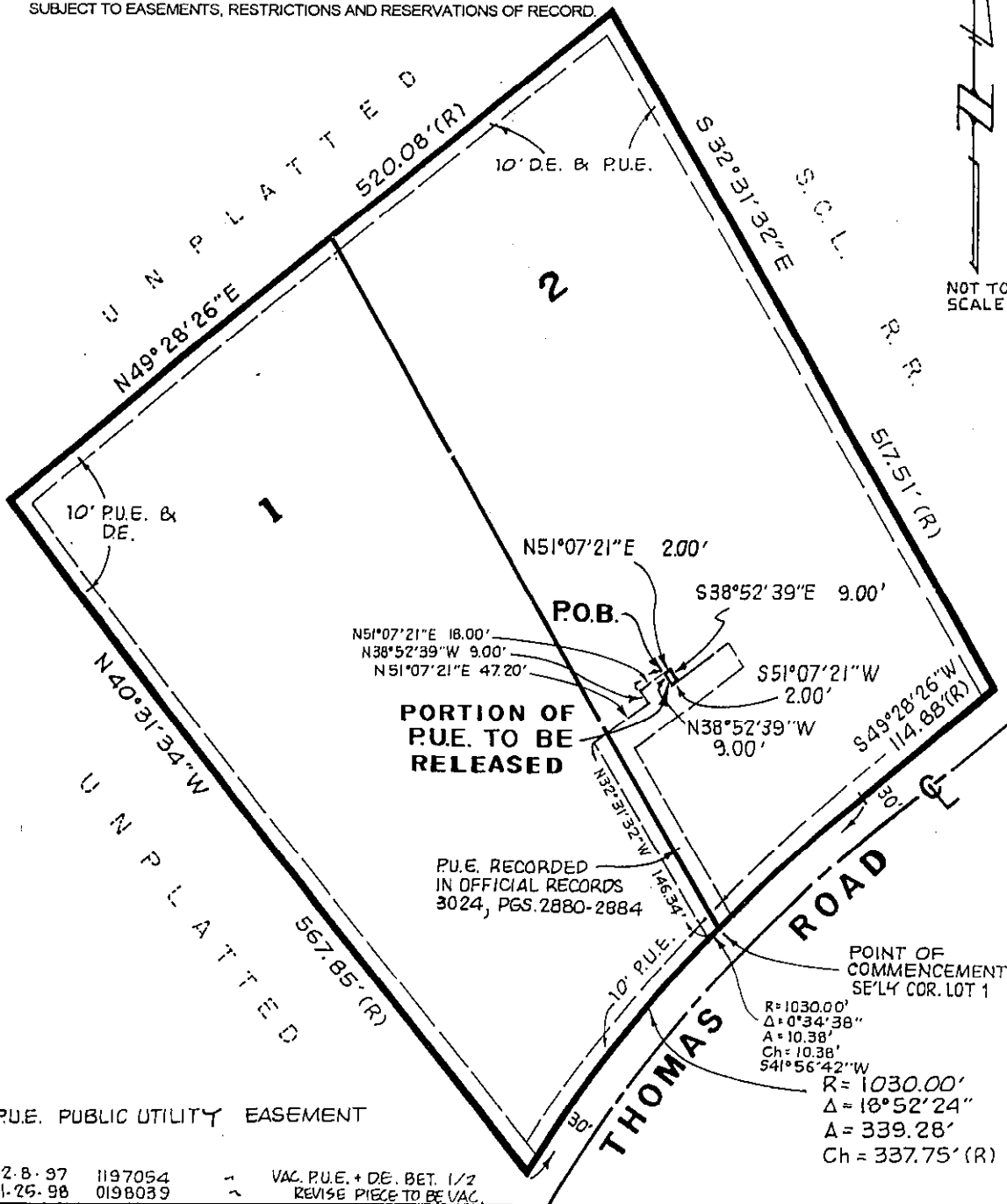
TEL. (941) 939-3888
 FAX (941) 939-7181
 4568 TILTON COURT FORT MYERS, FL 33907

LEGAL DESCRIPTION TO RELEASE A PORTION OF A PUBLIC UTILITY EASEMENT:

A PARCEL OF LAND LYING IN BETTINELLI INDUSTRIAL, A SUBDIVISION IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 41, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID BETTINELLI INDUSTRIAL; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'38", CHORD BEARING AND DISTANCE = S41°56'42"W, 10.38 FEET) FOR 10.38 FEET; THENCE N32°31'32"W, 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 146.34 FEET; THENCE N51°07'21"E FOR 47.20 FEET; THENCE N38°52'39"W FOR 9.00 FEET; THENCE N51°07'21"E FOR 18.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N51°07'21"E FOR 2.00 FEET THENCE S38°52'39"E FOR 9.00 FEET; THENCE S51°07'21"W FOR 2.00 FEET; THENCE N38°52'39"W FOR 9.00 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE PLAT OF BETTINELLI INDUSTRIAL.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



COPY

P.U.E. PUBLIC UTILITY EASEMENT

12-8-97	1197054	~	VAC. P.U.E. + DE. BET. 1/2
1-25-98	0198039	~	REVISE PIECE TO BE VAC.
6-5-98	0598062	~	PROPOSED 20' P.U.E.
7-28-98	0798059	~	MOVE E'LY LEG OF EGM S.
10-14-98	0998036	~	CHNG. 20' P.U.E./ASBLT WATER
9-11-02	0902027	~	MODIFY 20' P.U.E.
2-17-03	0203026	~	SHOW PORTION PUE TO BE VAC.

SKETCH OF A LEGAL DESCRIPTION
NOT A FIELD SURVEY

CERTIFICATE
I HEREBY CERTIFY THAT THE ABOVE SKETCH OF LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT BOTH THE SKETCH AND THE ACCOMPANYING DESCRIPTION ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VALID
ONLY
WITH
EMBOSSED
SEAL



OMNI SURVEYS, INC.

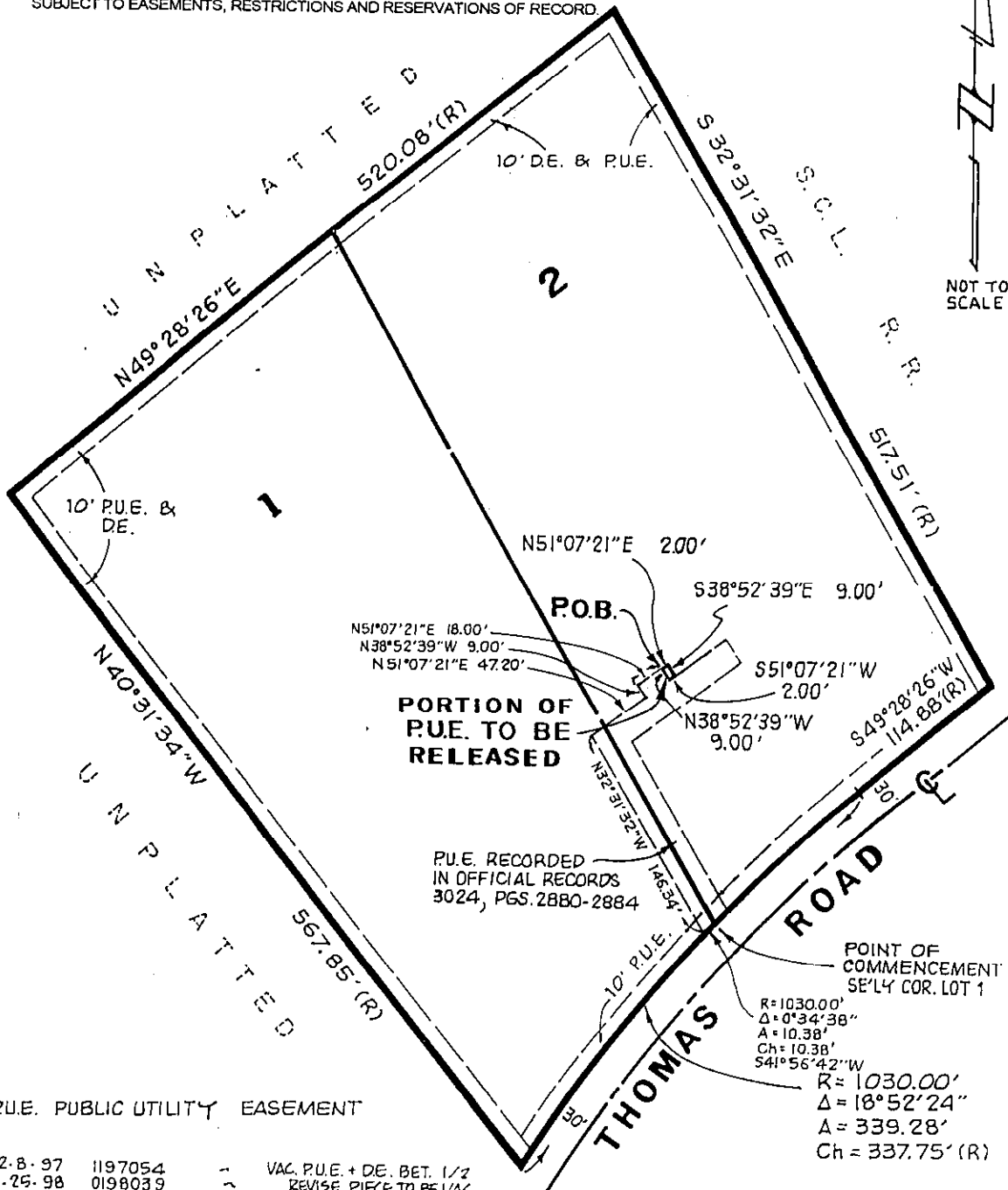
TEL (941) 939-3666
FAX (941) 939-7181
4568 TILTON COURT FORT MYERS, FL 33907

Scott E. Marhenko
Scott E. Marhenko, PLS
Florida Registration No. 4920

LEGAL DESCRIPTION TO RELEASE A PORTION OF A PUBLIC UTILITY EASEMENT:

A PARCEL OF LAND LYING IN BETTINELLI INDUSTRIAL, A SUBDIVISION IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 41, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID BETTINELLI INDUSTRIAL; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 1,030.00 FEET, INTERIOR ANGLE = 00°34'38", CHORD BEARING AND DISTANCE = S41°56'42"W, 10.38 FEET) FOR 10.38 FEET; THENCE N32°31'32"W, 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1 FOR 148.34 FEET; THENCE N51°07'21"E FOR 47.20 FEET; THENCE N38°52'39"W FOR 9.00 FEET; THENCE N51°07'21"E FOR 18.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N51°07'21"E FOR 2.00 FEET THENCE S38°52'39"E FOR 9.00 FEET; THENCE S51°07'21"W FOR 2.00 FEET; THENCE N38°52'39"W FOR 9.00 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE PLAT OF BETTINELLI INDUSTRIAL.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



COPY

P.U.E. PUBLIC UTILITY EASEMENT

12-8-97	1197054	1	VAC. P.U.E. + DE. BET. 1/2
1-26-98	0198039	1	REVISE PIECE TO BE VAC.
6-5-98	0598062	~	PROPOSED 20' P.U.E.
7-28-98	0798059	^	MOVE E'LY LES OF EGM'S
10-14-98	0998036	^	CHNG. 20' P.U.E./ASBLT WATER
9-11-02	0902027	~	MODIFY 20' P.U.E.
2-17-03	0203026	~	SHOW PORTION PUE TO BE VAC.

SKETCH OF A LEGAL DESCRIPTION
NOT A FIELD SURVEY

3-10-03 0203086 WRONG

CERTIFICATE
I HEREBY CERTIFY THAT THE ABOVE SKETCH OF LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT BOTH THE SKETCH AND THE ACCOMPANYING DESCRIPTION ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VALID
ONLY
WITH
EMBOSSSED
SEAL



OMNI SURVEYS, INC.

TEL (941) 939-3866
FAX (941) 939-7181
4568 TILTON COURT FORT MYERS, FL 33907

Scott E. Marhenke
Scott E. Marhenke, PLS
Florida Registration No. 4920

24.00
70

EXCLUSIVE AND PERPETUAL
WATER PIPELINE
EASEMENT GRANT

3278129

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: TERRY P. ESTILL, P.C.

THIS INDENTURE, made and entered into this _____
between Paul Varshney of 6291 Thomas Road, Ft. Myers
(Name) (Address)

Florida, individually or as Trustee, hereinafter
referred to as Grantors; and FLORIDA CITIES WATER COMPANY, 4837 Swift
Road, Ste 100, Sarasota, Florida 34231, a FLORIDA corporation, herein-
after referred to as Grantee:

WITNESSETH:

1. For and in consideration of the sum of One Dollar and
other good and valuable consideration, receipt of which is hereby ack-
nowledged, Grantor does hereby grant to the Grantee, its successors
and assigns an exclusive and perpetual 20 foot wide permanent easement
situated in Lee County, Florida and located and described as
shown on the attached plat or legal survey marked Exhibit "A" and as
follows:

COMPLETE LEGAL DESCRIPTION HERE OR
ATTACH AS EXHIBIT "B"

Documentary Tax Pd. \$ 70
Intangible Tax Pd. (Please so state here accordingly)

By: Charlie Green Deputy Clerk
CRABTREE GREEN, CLERK, LEE COUNTY

SEE ATTACHED, EXHIBIT "A" FOR:

1. Sealed Survey showing 20' utility easement on side of property line.
2. Legal Description of property.
3. Legal Description of easements.

**ALSO SEE ATTACHED LEGAL SURVEY OF THE SAME
ABOVE DESCRIBED EASEMENT AS EXHIBIT "A" ATTACHED**

2. Grantee, its successors, appointees and assigns, are
granted the right, privilege, and authority to construct, replace,
renew and maintain a WATER LINE, MAIN OR FACILITY together with
necessary connections, valves, and other appurtenances, to be located
on, under, across and through the above described property with the
additional right, privilege and authority to remove, replace, repair
and enlarge said line, and to trim and remove roots, shrubs, bushes
and plants which affect the operation of this said main, line or
facility.

DR2333 PG3336

COOPY

EASEMENT #1

3. This 20 foot wide permanent easement will not be limited to any one (1) diameter size, type and/or number of connections to the Water Main for providing water service to this and adjacent properties. The area of this 20 foot wide permanent exclusive and perpetual easement is restricted and reserved for the Water Line, main, or facility, except it may be used for farming, roadways, streets, walkways, fences, or similar uses; however, houses, barns, buildings, patios, carports, garages, warehouses, and other similar type structures may not be ever built on this easement.

4. Title to the Utilities constructed hereunder shall remain in the name of the Grantee, Grantee's successors, appointees and assigns.

5. Grantors covenant to and with Grantee that subject to existing easements, if any, for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and telegraph lines covering the land herein described, Grantors are lawfully seized and possessed of said lands, having good and lawful right and power to sell and convey them, and that they are free and clear of all liens and encumbrances, except as herein stated; and Grantors herewith furnish and attach as Exhibit ^{Allen, Knudsen, DeBoest,} "C" a Certified Title Opinion from Edwards & Roberts, P.A., and accordingly, Grantors will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

6. This Agreement shall be binding upon the parties hereto, their successors and assigns.

WITNESSES:

Antonia M. ...
Thomas Fleming

GRANTOR OR GRANTORS:

Paul Varshey
 Type Name of Owner or Trustee

Caroline ...
 Owner or Trustee sign here

Type Name of Owner or Trustee

Owner or Trustee sign here

OR2333 Pg3337

STATE OF FLORIDA
COUNTY OF Lee

Before me personally appeared Paul Varshney
known to me to be the person described in and who executed the fore-
going instrument, and acknowledged to and before that Paul
Varshney executed this said instrument for the purposes
therein expressed.

OR2333 PG3338

WITNESS my hand and official seal, this 19th day of October
A.D. 1992.

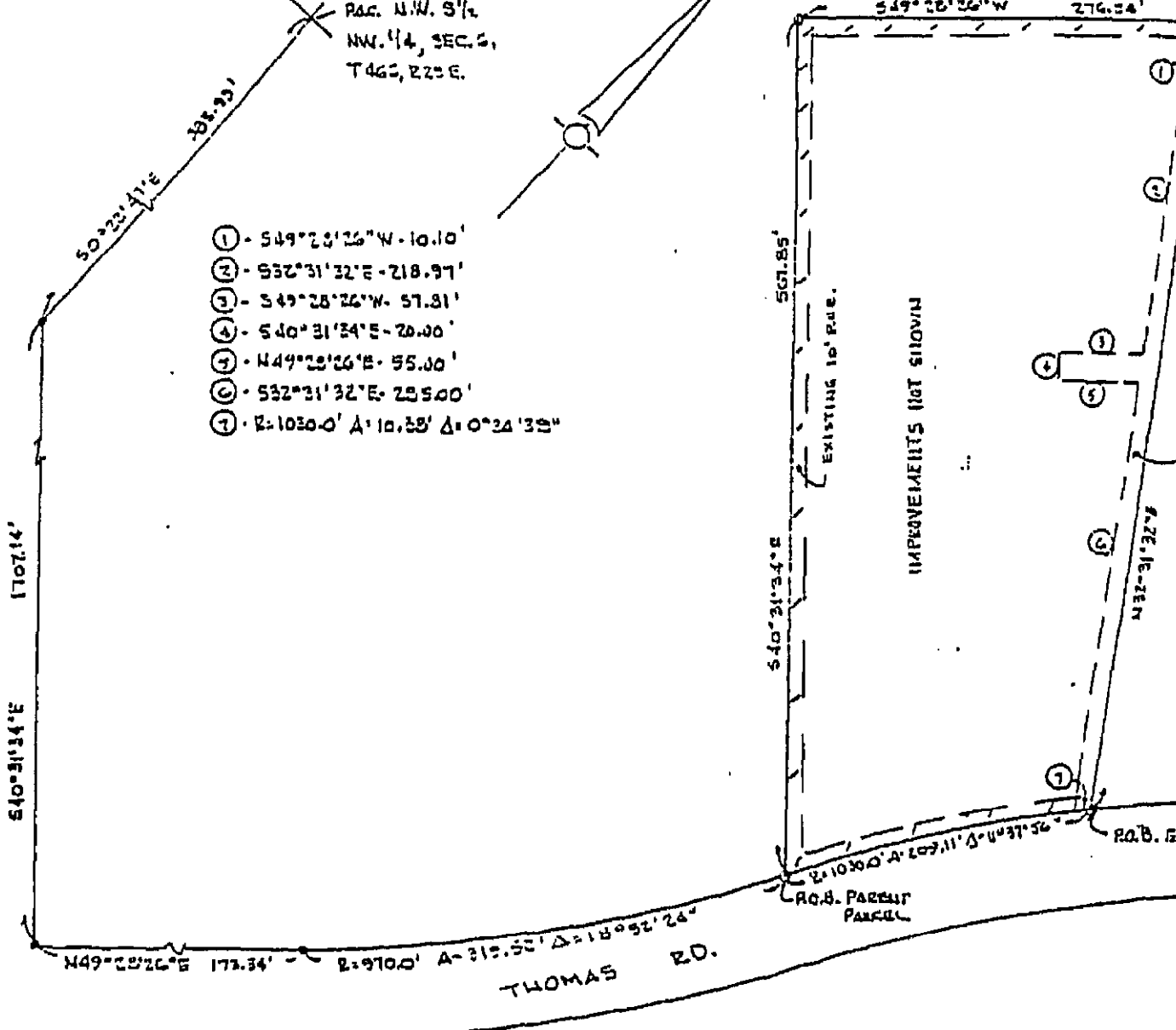
Alan P. White
Notary Public
ALAN P. WHITE Florida at Large
Notary Public, State of FL
My Comm. Exp. Aug. 6, 1993
Comm. No. AA 696298

My Commission expires: _____

THIS EASEMENT DOCUMENT WAS PREPARED BY THE GRANTOR AND LEGAL
DESCRIPTION AND SURVEY PREPARED BY THE GRANTOR AS DESCRIBED AND
ATTESTED TO.

OR 2333 PG 3339

PAR. N.W. 3/4
NW. 1/4, SEC. 6,
T46S, R25E.



- ① - S49°28'26"W - 10.10'
- ② - S52°31'32"E - 218.97'
- ③ - S49°28'26"W - 57.81'
- ④ - S40°31'34"E - 20.00'
- ⑤ - N44°28'26"E - 55.00'
- ⑥ - S52°31'32"E - 235.00'
- ⑦ - E-1036.0' Δ=10.33' Δ=0°24'32"

Specific Purpose Sketch
 Proposed Public Utility Easement
 Parcel of land lying in Section 6, Township 46 South, Range 25 East
 Lee County, Florida
 Scale: 1" = 100' July 1, 1992

EXHIBIT "A"

DESCRIPTION OF PARENT PARCEL

A TRACT OR PARCEL OF LAND LYING IN THE SOUTH ONE-HALF (S-4) OF THE NORTHWEST QUARTER (NW-4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:
 FROM THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION RUN S 00° 22' 47" E ALONG THE SECTION LINE FOR 385.99 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE 50 FEET FROM THE CENTERLINE OF FORMER STATE ROAD NO. 45; THENCE RUN S 40° 31' 34" E ALONG SAID NORTHEASTERLY LINE FOR 1707.14 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORD BOOK 577 AT PAGE 264 OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE RUN N 49° 28' 26" E ALONG SAID SOUTHEASTERLY BOUNDARY ALONG THE NORTHWESTERLY LINE OF THOMAS ROAD (60 FEET WIDE) FOR 173.34 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 970 FEET (CHORD BEARING N 40° 02' 14" E) (CHORD 311.08 FEET) (DELTA 10° 52' 24") FOR 319.52 FEET TO A POINT OF REVERSE CURVATURE AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 1030 FEET (CHORD BEARING N 38° 25' 02" E) (CHORD 208.75 FEET) (DELTA 11° 37' 56") FOR 209.11 FEET; THENCE RUN N 32° 31' 32" E FOR 522.80 FEET TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1762 AT PAGE 2778, LEE COUNTY RECORDS; THENCE RUN S 49° 28' 26" W ALONG SAID NORTHWESTERLY LINE FOR 276.54 FEET; THENCE RUN S 40° 31' 34" E ALONG THE SOUTHWESTERLY LINE OF SAID LANDS FOR 487.85 FEET TO THE POINT OF BEGINNING. CONTAINING 2.26 ACRES MORE OR LESS, SUBJECT TO AN EASEMENT FOR DRAINAGE AND UTILITY (10 FEET WIDE) ALONG THE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARIES OF THE HERETHAFOVE DESCRIBED PARCEL. BEARINGS HERETHAFOVE MENTIONED ARE FROM THE CENTERLINE SURVEY OF NEW STATE ROAD NO. 45.

522.25

PROPOSED P.U.E.
0.15 Ac ±

DESCRIPTION
 PUBLIC UTILITY EASEMENT

A TRACT OR PARCEL OF LAND LYING IN THE SOUTH ONE-HALF (S-4) OF THE NORTHWEST QUARTER (NW-4) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:
 FROM THE NORTHWEST CORNER OF SAID FRACTION OF A SECTION RUN S 00° 22' 47" E ALONG THE SECTION LINE FOR 385.99 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION WITH THE NORTHEASTERLY LINE 50 FEET FROM THE CENTERLINE OF FORMER STATE ROAD NO. 45; THENCE RUN S 40° 31' 34" E ALONG SAID NORTHEASTERLY LINE FOR 1707.14 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORD BOOK 577 AT PAGE 264 OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE RUN N 49° 28' 26" E ALONG SAID SOUTHEASTERLY BOUNDARY ALONG THE NORTHWESTERLY LINE OF THOMAS ROAD (60 FEET WIDE) FOR 173.34 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 970 FEET (CHORD BEARING N 40° 02' 14" E) (CHORD 311.08 FEET) (DELTA 10° 52' 24") FOR 319.52 FEET TO A POINT OF REVERSE CURVATURE THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID THOMAS ROAD ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 1030 FEET (CHORD BEARING N 38° 25' 02" E) (CHORD 208.75 FEET) (DELTA 11° 37' 56") FOR 209.11 FEET; TO THE POINT OF BEGINNING. FROM THE SAID POINT OF BEGINNING RUN N 32° 31' 32" E FOR 522.80 FEET TO THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1762 AT PAGE 2778, LEE COUNTY RECORDS; THENCE RUN S 49° 28' 26" W ALONG SAID NORTHWESTERLY LINE FOR 276.54 FEET; THENCE RUN S 40° 31' 32" E FOR 218.97 FEET; THENCE RUN S 49° 28' 26" W FOR 57.81 FEET THENCE RUN S 40° 31' 34" E FOR 10.00 FEET; THENCE RUN N 49° 28' 26" E FOR 55.00 FEET; THENCE RUN S 32° 31' 32" E FOR 285.00 FEET; TO THE SAID NORTHWESTERLY SIDE OF THOMAS ROAD; THENCE ALONG THE SAID NORTHWESTERLY SIDE OF THOMAS ROAD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET (CENTRAL ANGLE 0° 34' 39") FOR 10.38 FEET TO THE POINT OF BEGINNING. CONTAINING 0.15 ACRES OF LAND MORE OR LESS. BEARINGS HERETHAFOVE MENTIONED ARE FROM THE CENTERLINE SURVEY OF NEW STATE ROAD NO. 45.

EASEMENT

92 OCT 14 AM 10:02

CHARLE GREEN LEE CITY FL

LEGEND:

- C.M. - Concrete Monument
- I.B. - Iron Bar
- P.U.E. - Public Utility Easement
- P.R.M. - Permanent Reference Monument
- S.P. - Screened Porch
- T.B.M. - Temporary Bench Mark
- CL - Center Line
- N & T - Nail and Tap

- C.S.S. - Concrete Block Stucco
- - - Wire Fence
- /- - Wood Fence
- P.E. - Pool Enclosure
- C.P. - Concrete Pad
- OH - Drill Hole
- E.O.P. - Edge of Paving
- R/W - Right-of-way

- (F) - Flat
- (M) - Measured
- (C) - Calculated
- (D) - Dows
- R - Radius
- A - Arc
- Δ - Delta
- Ch - Chord

I HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 21 18- Florida Administrative Code, TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCUMBRANCES, BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OTHER THAN SHOWN.

Robert H. Still 7-1-92
 ROBERT H. STILL, REGISTERED LAND SURVEYOR 191, 2495
 S.F.A.N. SURVEYING, INC. LD3449
 1130-C LEE BLVD. LEHIGH ACRES, FL. 32724
 (407) 368-7400 FAX (407) 368-7485

FIELD SURVEY:

N/A

REV:

FILE NO: 9243

NOT VALID UNLESS
 SIGNED AND SEALED