

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

Blue Sheet No. 20030851

1. REQUESTED MOTION:

ACTION REQUESTED: (1) Accept a Quit Claim Deed for the acquisition of Parcel 110 for the Cypress Lake Drive Widening, Project No. 4064; (2) authorize payment of necessary costs and fees to close; and (3) authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction.

WHY ACTION IS NECESSARY: The Board must accept all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: The Board avoids Eminent Domain proceedings.

2. DEPARTMENTAL CATEGORY: 06

COMMISSION DISTRICT #: 3

C6C

3. MEETING DATE:

08-12-2003

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:

- (Specify)*
- STATUTE 73.125
 - ORDINANCE
 - ADMIN.
 - OTHER

6. REQUESTOR OF INFORMATION

- A.
- B. DEPARTMENT Independent
- C. DIVISION County Lands
- BY Karen L. W. Forsyth, Director

[Handwritten signature]

7. BACKGROUND

Negotiated for: Department of Transportation

Interest to Acquire: Fee Interest; vacant property for relocation of Lee Tran bus shelter, approximately 240 square feet (a portion of Reflection Lakes Master Association's common area)

Property Details:

Owner: Reflection Lakes Master Association, Inc., a Florida non-profit corporation
STRAP No.: 26-45-24-06-000B1.00CE

Purchase Details:

Purchase Price: None – property being donated
Costs to Close: Approximately \$100. (The seller is responsible for attorney fees, if any.)

Staff Recommendation: County staff recommends that the Board approve the requested motion.

Account: 20406430700.506110

204064 – Cypress Lake Drive Widening; 30700 – Transportation Capital Improvement Fund;
506110 – Land

Attachments: Site Location Map, Quit Claim Deed; Updated In-House Title Search

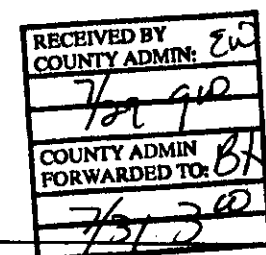
9. RECOMMENDED APPROVAL:

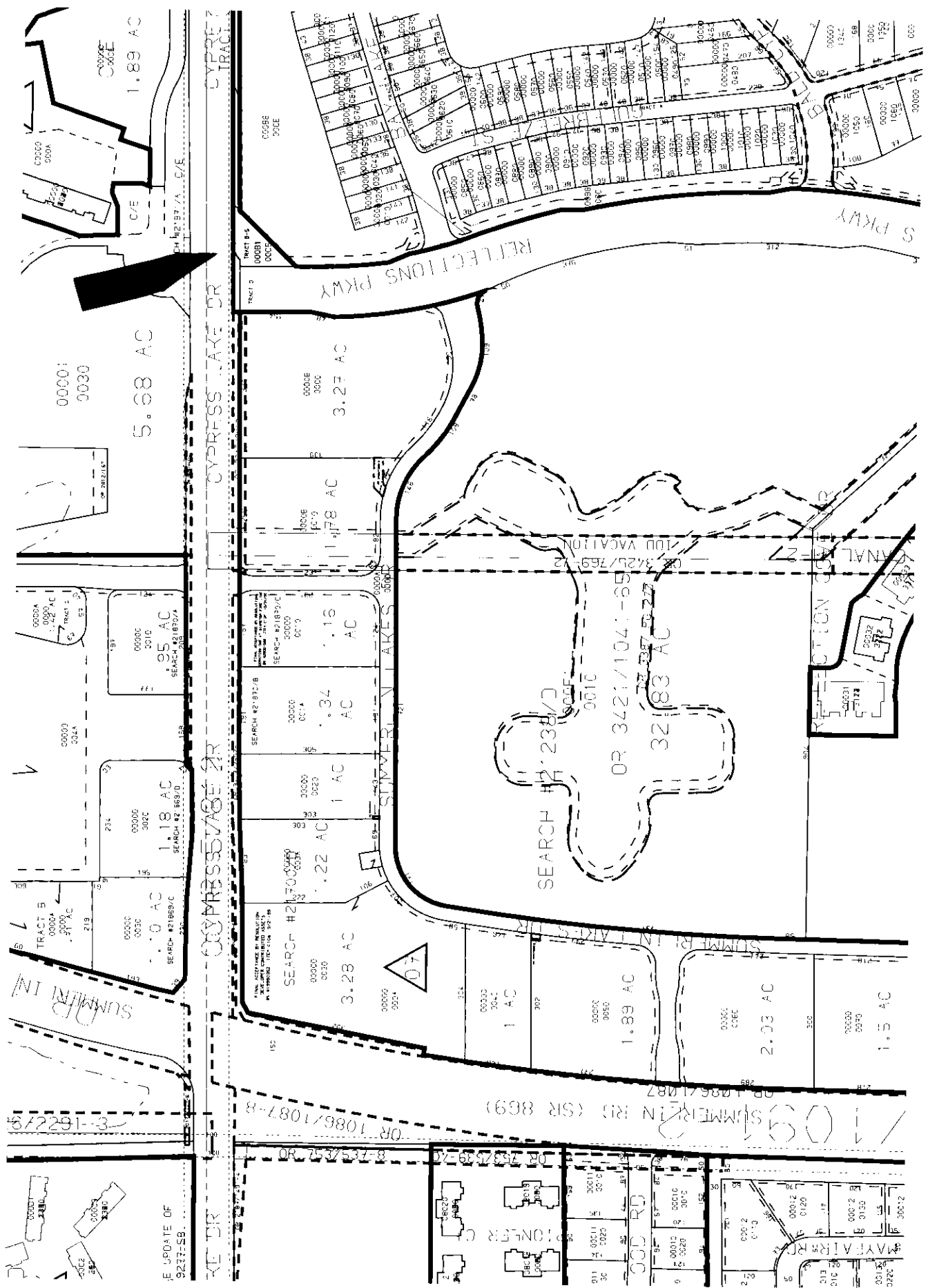
A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	RISK	GC	
<i>K. Forsyth</i>			<i>[Signature]</i>	<i>[Signature]</i> 7-28-03	<i>[Signature]</i> 7-29-03	<i>[Signature]</i> 7-31-03	<i>[Signature]</i> 7-31	<i>[Signature]</i> Rk for R6 7/29	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER







DATE OF
9237-58

OR 1086/1087-B

SUMMER LN RD (SR 869)

OR 1086/1087

OR 758/759

OR 758/759

OR 758/759

OR 758/759

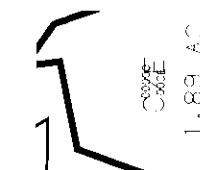
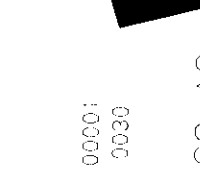
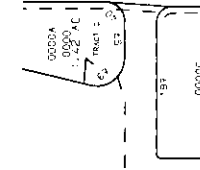
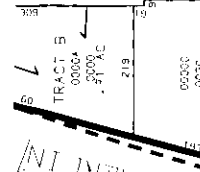
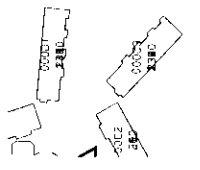
OR 758/759

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OR 758/759



This Instrument Prepared by:
County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

Project: Cypress Lake Drive Widening Project No. 4064
STRAP No.: 23-45-24-08-000B8.00CE
Parcel: 110

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

**THIS SPACE FOR RECORDING
QUIT-CLAIM DEED**

THIS Quit-Claim Deed, executed this 23 day of June, 2003, by **Reflection Lakes Master Association, Inc.**, a non-profit corporation existing under the laws of the State of Florida, and having its principal place of business at 123 N.W. 13th Street, Suite 300, Boca Raton, FL 33432, Grantor, to **LEE COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 398, Fort Myers, FL 33902-0398, Grantee:

(The terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, The Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the Grantee, all the right, title interest, claim and demand that the Grantor has in the following described parcel of land located in Lee County, Florida.

SEE SCHEDULE "A" ATTACHED HERETO

TO HAVE and to HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, The Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of two separate witnesses:

Reflection Lakes Master Association, Inc.

Kelly Cochran
1st Witness Signature

By [Signature]
Name: Jay Coughlin
Title: President

Kelly Cochran
Printed Name of 1st Witness

Marie A. Damone
2nd Witness Signature

(CORPORATE SEAL)

Marie Damone
Printed Name of 2nd Witness

STATE OF FLORIDA)

COUNTY OF LEE)

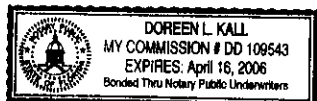
The foregoing instrument was acknowledged before me this 23 day of June, 2003, by

Jay Coughlin, President of Reflection Lakes Master Association, Inc.
(name of officer or agent, title of officer or agent) (name of corporation)

a Florida non-profit Corporation, on behalf of the corporation. He she is personally known to me or
(state)

has produced _____ as identification.
(type of identification)

SEAL



Doreen L. Kall
(Signature of Notary Public)

Doreen L. Kall
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

LEGAL AND SKETCH OF A BUS SHELTER LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

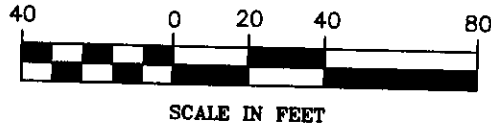
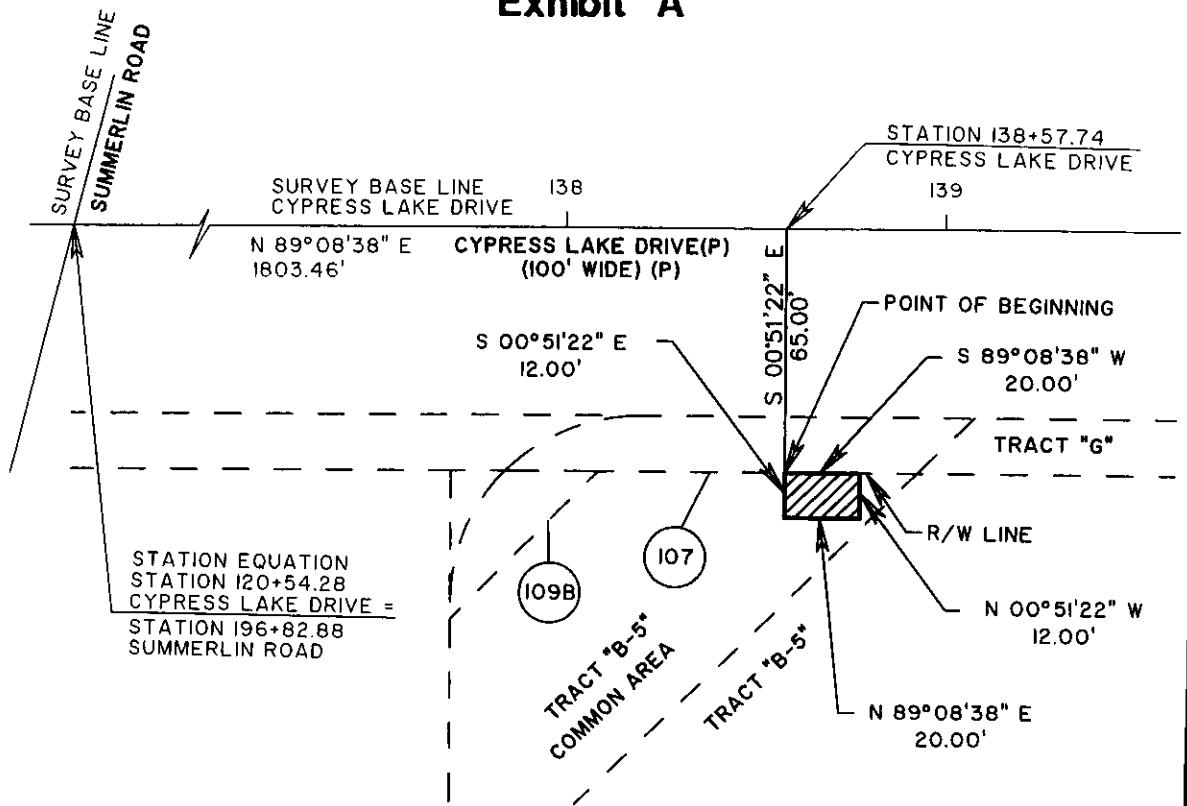


Exhibit "A"



DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BASELINE INTERSECTION OF SUMMERLIN ROAD AND CYPRESS LAKE DRIVE BEING STATION 120+54.28 PER LEE COUNTY RIGHT OF WAY MAP CYPRESS LAKE DRIVE COUNTY PROJECT NO. CN-97-01; THENCE NORTH 89°08'38" EAST, ALONG SAID BASELINE OF CYPRESS LAKE DRIVE, A DISTANCE OF 1803.46 FEET TO STATION 138+57.74; THENCE SOUTH 00°51'22" EAST PERPENDICULAR TO SAID BASELINE,, A DISTANCE OF 665.00 FEET TO THE SOUTH LINE OF PARCEL 107 AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°51'22" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°08'38" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°51'22" WEST, A DISTANCE OF 12.00 FEET TO THE SOUTH LINE OF SAID PARCEL 107; THENCE SOUTH 89°08'38" WEST, ALONG SAID SOUTH LINE OF PARCEL 107, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

[Signature]
BOB POTTER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5688
7/2/03 DATE

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX:239/332-8734

THIS IS NOT A SURVEY

SHEET 1 OF 1

PROJECT NUMBER:	DESCRIPTION:	LEGAL AND SKETCH OF A BUS SHELTER EASEMENT SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST	
DRAWN BY:	CLIENT:		
DATE:	SEC-TWP-RGE:	FILE:	COUNTY:
4/14/03	23-45S-24E	SHELTER LEGAL	LEE COUNTY

Division of County Lands

Updated Ownership and Easement Search

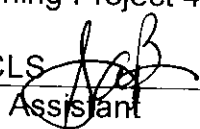
Search No. 22434

Date: July 8, 2003

Parcel: 110

Project: Cypress Lake Widening Project 4064

To: Michael J. O'Hare, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Property Acquisition Assistant 

STRAP: 26-45-24-06-000B1.00CE

Effective Date: June 15, 2003, at 5:00 p.m.

Subject Property: See attached Schedule "X"

Title to the subject property is vested in the following:

Reflection Lakes Master Association, Inc., a Florida non-profit corporation

By that certain instrument dated May 8, 2001, recorded May 25, 2001, in Official Record Book 3419, Page 4889, Public Records of Lee County, Florida.

Easements:

1. Exclusive and Perpetual Water Pipeline Easement Grant to Florida Cities Water Company, recorded in Official Record Book 2771, Page 3030, Public Records of Lee County, Florida. (Cursory review of the metes and bounds description reveals that the easement abuts Cypress Lake Drive.)
2. Nonexclusive perpetual easement granted to Cypress Lake Corporation for purposes of allowing grantee to utilize grantor's property in connection with any and all stormwater drainage systems, construction and maintenance of drainage lines, and road ingress/egress, as recorded in Official Record Book 2925, Page 2135, as amended in Official Record Book 3212, Page 813, Public Records of Lee County, Florida. Note: Easement abuts the westerly side of subject property.
3. Easements for access, maintenance and use of the areas described as stormwater drainage and mitigation areas, as recited in Article IV, Section 4.1 and 4.2 of the Declaration recorded in Official Record Book 3156, Page 2364, Public Records of Lee County, Florida.
4. Easements set forth in Article IV, Sections 4.2 - 4.6 through 4.10 - 8.3 - 13.9 and 13.16 of the Master Declaration for Reflection Lakes, as recorded in Official Record Book 3156, Page 2421, Public Records of Lee County, Florida. [Note: Supplements adding property to the Master Declaration are recorded in Official Record Book 3242, Page 2153; Official Record Book 3314, Page 1048; and Official Record Book 3347, Page 3626.]

Division of County Lands

Page 2 of 3

Updated Ownership and Easement Search

Search No. 22434

Date: July 8, 2003

Parcel: 110

Project: Cypress Lake Widening Project 4064

NOTE (1): Notice of Adoption of an Amendment to a DRI Development Order, recorded in Official Record Book 2547, Page 3794, Public Records of Lee County, Florida.

NOTE (2): Notice of Development Order Approval, recorded in Official Record Book 2997, Page 975, Public Records of Lee County, Florida.

Tax Status: *No taxes are assessed to this parcel.*
(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

Updated Ownership and Easement Search

Search No. 22434

Date: July 8, 2003

Parcel: 110

Project: Cypress Lake Widening Project 4064

Schedule "X"

Description for the location of a bus shelter lying in Section 23, Township 45 South, Range 24 East, Lee County, Florida being more particularly described as follows:

Commencing at the baseline intersection of Summerlin Road and Cypress Lake Drive being Station 120+54.28 per Lee County right of way map Cypress Lake Drive County Project No. CN-97-01; thence North $89^{\circ}08'38''$ East, along said baseline of Cypress Lake Drive, a distance of 1803.46 feet to Station 138+57.74; thence South $00^{\circ}51'22''$ East perpendicular to said baseline, a distance of 665.00 feet to the South line of Parcel 107 and the Point of Beginning:

Thence continue South $00^{\circ}51'22''$ East, a distance of 12.00 feet; thence North $89^{\circ}08'38''$ East, a distance of 20.00 feet; thence North $00^{\circ}51'22''$ West, a distance of 12.00 feet to the South line of said Parcel 107; thence South $89^{\circ}08'38''$ West, along said South line of Parcel 107, a distance of 20.00 feet to the Point of Beginning.

Florida Department of State, Division of Corporations

Corporations Online

www.sunbiz.org

Public Inquiry

Florida Non Profit

REFLECTION LAKES MASTER ASSOCIATION, INC.

PRINCIPAL ADDRESS
 14004 LAKE MAHOGANY BLVD.
 #2311
 FORT MYERS FL 33907
 Changed 05/02/2003

MAILING ADDRESS
 14004 LAKE MAHOGANY BLVD.
 #2311
 FORT MYERS FL 33907
 Changed 05/02/2003

Document Number N99000003167	FEI Number 650961430	Date Filed 05/21/1999
State FL	Status ACTIVE	Effective Date NONE
Last Event AMENDMENT	Event Date Filed 08/11/1999	Event Effective Date NONE

Registered Agent

Name & Address
BROCK, HERBERT O JR BECKER & POLIAKOFF, P.A 13515 BELL TOWER DR - STE 101 FORT MYERS FL 33907
Name Changed: 02/15/2002
Address Changed: 02/15/2002

Officer/Director Detail

Name & Address	Title
HOPKE, BRIAN 14001 LAKE MAHOGANY BLVD #2311 FORT MYERS FL 33907	VD
SAMPLES, MARCEL 14001 LAKE MAHOGANY BLVD #2311 FORT MYERS FL 33907	STD
COUGHLIN, JAY 14001 LAKE MAHOGANY BLVD #2311 FORT MYERS FL 33907	PD

Annual Reports