

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

Blue Sheet No. 20030894

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Resolution of Necessity for the acquisition and condemnation of Parcels 117, 200, 201A, 201B, 207, 208 and 300 for the Bonita Beach Road Widening, Project 4044.

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

WHAT ACTION ACCOMPLISHES: The Resolution of Necessity allows the County to proceed with condemnation, if necessary, so parcels can be obtained for the Bonita Beach Road Widening Project.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #3

C12A

3. MEETING DATE: *11-18-2003*

4. AGENDA:

CONSENT
 ADMINISTRATIVE
 APPEALS
 PUBLIC

5. REQUIREMENT/PURPOSE:
(Specify)

STATUTE *73, 125*
 ORDINANCE
 ADMIN. CODE
 OTHER

6. REQUESTOR OF INFORMATION:

A. COMMISSIONER
B. DEPARTMENT *County Attorney*
C. DIVISION *Litigation*

BY: *John Renner,*
Chief Assistant County Attorney

7. BACKGROUND:

Negotiated for: Department of Transportation

Interest to Acquire: Fee Simple, as to Parcels 117, 200, 207, 208 and 300; Easement interest as to Parcels 201A and 201B.

Project Details: Widening of Bonita Beach Road from east of Eastbrook Drive easterly to I-75, to provide an urban arterial six-lane road with raised median and closed drainage, including landscaping, lighting, signalization.

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

Attachments: Resolution of Necessity

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>Co. Lands</i> <i>K. Forrester</i>			<i>[Signature]</i>	<i>[Signature]</i>	<i>Aggr 10/30/03</i> OA <i>[Signature]</i> OM <i>[Signature]</i> Risk <i>[Signature]</i> GC <i>[Signature]</i>	<i>[Signature]</i> <i>10-30-03</i>

10. COMMISSION ACTION:

APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
Date: *10/29/03*
Time: *11:50*
Forwarded To:

CO. ATTY.
FORWARDED
TO CO. ADMIN.
10-29-03

RECEIVED BY
COUNTY ADMIN: *RL*
10/29/03
COUNTY ADMIN
FORWARDED TO: *OS*
10/30/03

**RESOLUTION OF NECESSITY
OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

WHEREAS, after consideration of the availability of alternative routes, the costs of the project, environmental factors, long range area planning, and safety concerns, the Board of County Commissioners of Lee County, Florida, desires to exercise its right to condemn property for public use or purpose and that the property to be condemned is necessary for that use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA, that:

Bonita Beach Road Widening, Project Number 4044, provides an expansion of Bonita Beach Road from near Eastbrook Drive easterly to Interstate 75.

SECTION ONE: USE, NECESSITY AND DESCRIPTION OF PROPERTY

The Board of County Commissioners finds that the fee simple rights to property described in the attached Exhibit "A" and a perpetual drainage easement described in the attached Exhibit "B" are necessary for Bonita Beach Road Widening Project and is being acquired for the following specific public use or purpose:

To improve traffic flow and transportation safety, increased traffic flow for public as well as private vehicles, improved evacuation routes, improve Bonita Beach Road by providing an urban arterial six-lane road with raised median, for direct access to I-75 and US 41, including providing for closed drainage, landscaping, lighting and signalization.

Fee Simple Interest subject to existing easements, restrictions and reservations of record: Parcels 117, 200, 207, 208, and 300 for right-of-way. Easement Interest also subject to existing easements, restrictions and reservations of record: Parcel 201A - a perpetual drainage easement to construct and maintain an underground drainage pipe; Parcel 201B - A perpetual drainage easement to construct and maintain a stormwater detention/retention pond.

SECTION TWO: AUTHORITY AND ESTATE

By virtue of the authority granted to the Board of County Commissioners of Lee County by Chapters 73, 74, 125 and 127, Florida Statutes, and all other

Resolution of Necessity

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statutory or common law which grant to the Board of County Commissioners the power to institute and proceed with acquiring property under the exercise of the power of eminent domain, the Board of County Commissioners hereby authorizes and directs the County Attorney's Office to commence and prosecute any and all proceedings necessary to acquire in fee simple the property described in Exhibit "A" and Exhibit "B" for the above described public use or purpose.

Provided further, that should the compensation resulting from the condemnation of any parcel of land hereinabove identified be equal to or greater than the compensation necessary to acquire the entire tract of which such parcel forms a part, then the County Attorney is authorized and directed to amend, supplement, or institute proceedings to condemn the entire parent tract of any such parcel.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote was as follows:

- Robert Janes _____
- Douglas St. Cerny _____
- Ray Judah _____
- Andrew W. Coy _____
- John E. Albion _____

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

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

Chairman

APPROVED AS TO FORM:

Office of County Attorney

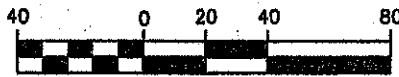
**BOUNDARY SURVEY LYING IN
SECTION I, TOWNSHIP 48 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**



Parcel 117

LEGEND

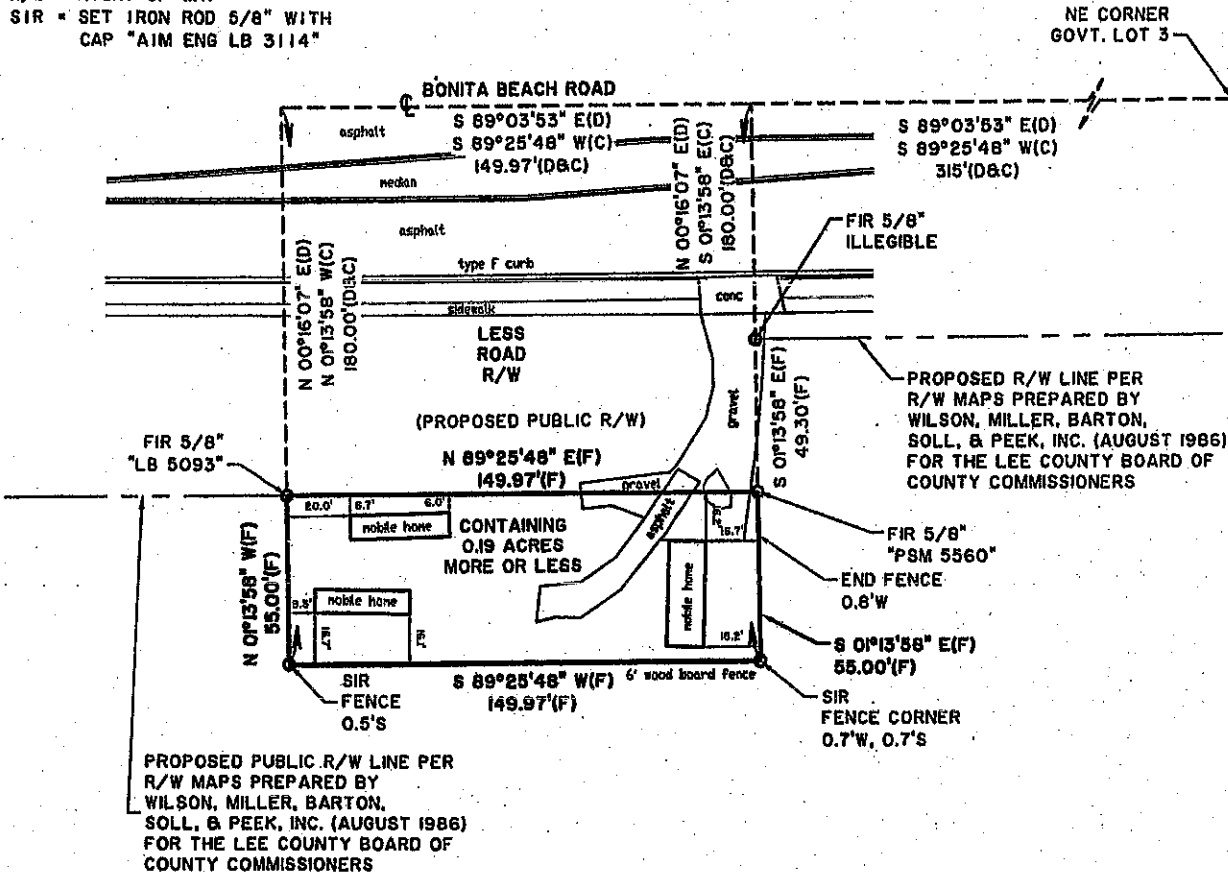
- (P) = PLAT DATA
- (C) = CALCULATED DATA
- (F) = FIELD DATA
- (D) = LEGAL DESCRIPTION DATA
- ☉ = CENTERLINE
- CONC = CONCRETE
- FCM = FOUND CONCRETE MONUMENT
- FIR = FOUND IRON ROD
- ID = IDENTIFICATION
- OHW = OVERHEAD WIRES
- ORB = OFFICIAL RECORD BOOK
- P/K = PARKER-KALON
- PG = PAGE
- R/W = RIGHT-OF-WAY
- SIR = SET IRON ROD 5/8" WITH
CAP "AIM ENG LB 3114"



SCALE IN FEET

Page 1 of 9

Exhibit "A"



NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED UPON BONITA BEACH ROAD HAVING A BEARING OF N 89°25'48" E.
- 2) PROPERTY APPEARS TO LIE IN FLOOD ZONE "B" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 125124 PANEL NO. 0510 C, EFFECTIVE DATE NOVEMBER 3, 1989.
- 3) NO SEARCH FOR VISIBLE EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES WAS MADE.
- 4) NO WETLAND AREAS OR JURISDICTIONAL WETLANDS, IF ANY, WERE LOCATED FOR THIS SURVEY.
- 5) NO UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE LOCATED OTHER THAN SHOWN HEREON.

DESCRIPTION:

BEGINNING AT A POINT 315 FEET NORTH 89°03'53" WEST OF THE NORTHEAST CORNER OF GOV'T. LOT 3, SECTION I, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 0°16'07" WEST 180 FEET TO AN I.P.; THENCE N 89°03'53" WEST 149.97 FEET TO A MONUMENT; THENCE NORTH 0°16'07" EAST 180 FEET TO THE CENTER LINE OF BONITA BEACH ROAD; THENCE SOUTH 89°03'53" EAST ALONG THE CENTER LINE OF BONITA BEACH ROAD 149.97 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS AND EXCEPT ALL THAT PORTION LYING WITHIN ROAD RIGHT OF WAY.

LAST DATE OF FIELD WORK: 2/11/03

AIM Engineering & Surveying, Inc.
P.O. BOX 1235 - 5300 LEE BOULEVARD
Lehigh Acres, Florida 33970
(239) 332-4569 (800) 226-4869
FAX (239) 332-8734 L.B. No. 3114

NOTE:
THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT, NO ABSTRACT EXAMINATION IS IMPLIED. INFORMATION HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD THIS CERTIFICATION APPLIES ONLY TO THE PERSON(S) SHOWN.

CLIENT:		FIELD DATE: 2/11/03	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PREPARED BY: AIM ENGINEERING AND SURVEYING, INC.
PROJECT No: 01-8109	F.B. 653 PG. 78-80	DRAWN BY: LWC		<i>Robert Tad Simpson</i> 2-17-03
S-T-R 1-48S-25E	LEE COUNTY CHECKED BY: RTS	DATE DRAWN: 2/11/03		ROBERT TAD SIMPSON, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 5559
		CAD FILE: 8109		DATE

Exhibit "A"

PARCEL 200

A parcel of land lying in Section 31, Township 47 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 31, said point being Station 444+93.39 on the Survey Base Line of Bonita Beach Road, Lee County Project Number CN-01-16; Thence N 88°57'02" E, 284.29 feet along said Survey Base Line and south line of said Section 31 to station 447+77.68; Thence departing said Survey Base Line, N 01°02'58" W, 31.00 feet to a point on the north right of way line of Bonita Beach Road said point also being 31.00 feet left of station 444+77.68 and the POINT OF BEGINNING; Thence N 31°52'59" E, to the east line of lands described in Official Records Book 2695, Page 16, 36.93 feet; Thence S 00°54'08" E, along said east line, 31.00 feet to the north right of way line of Bonita Beach Road; Thence S 88°57'02" W, along said north right of way line, 20.00 feet to the POINT OF BEGINNING.

Said lands containing 310 square feet, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF BONITA BEACH ROAD, HAVING A BEARING OF N 88°57'02" E. FROM P.I. STATION 444+93.39 BEING A FOUND ALUMINUM DISK STAMPED "MCKEE LB 5093" AT THE SOUTHWEST CORNER OF SECTION 31. TO EQUATION STATION STA. 459+60.75 SURVEY BASE LINE BONITA BEACH ROAD = STA. 142+94.01 I-75 BEING A SET P/K NAIL AND DISK "LB 3114"

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. 6888

7/3/03
DATE

AIM Engineering & Surveying, Inc.



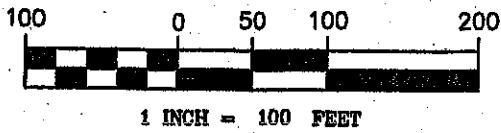
5300 LEE BLVD.
P.O. BOX 1236
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX:239/332-8734

Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 1 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 200 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/3/03	SEC-TWP-RGE: 31-47S-26E
FILE: 8109-200	COUNTY: LEE COUNTY

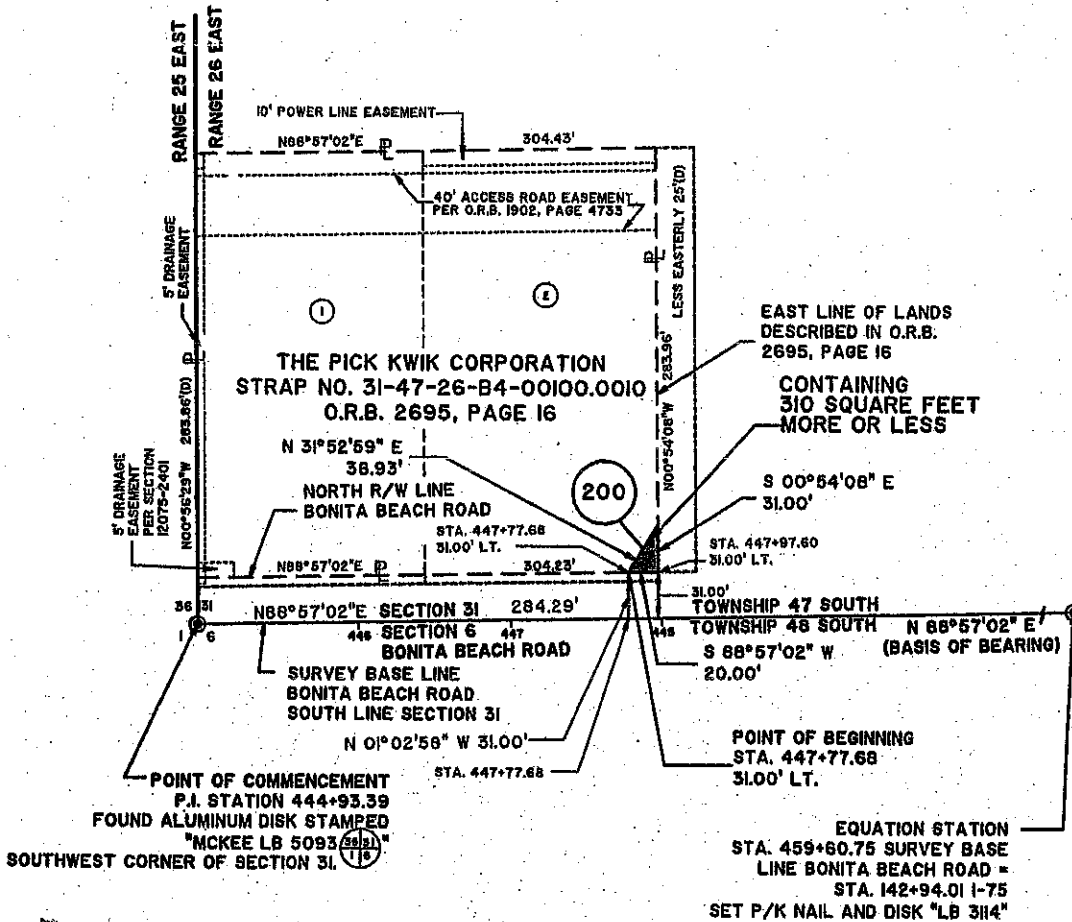


LEGEND
 O.R.B. = OFFICIAL RECORDS BOOK
 E. = PROPERTY LINE
 STA. = STATION
 LT. = LEFT
 R/W = RIGHT OF WAY
 P.I. = POINT OF INTERSECTION
 (D) = DEED



Exhibit "A" Page 3 of 9

OAKLAND ACRES
 AS RECORDED IN UNRECORDED PLAT BOOK I,
 PAGE 812 AND MISCELLANEOUS BOOK 61,
 PAGE 471 OF THE PUBLIC RECORDS OF LEE
 COUNTY, FLORIDA



AIM Engineering & Surveying, Inc.

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



Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 200 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/3/03	SEC-TWP-RGE: 31-47S-28E
FILE: 8109-200	COUNTY: LEE COUNTY

Exhibit "A"

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PARCEL 207

A parcel of land lying in Section 36, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 36, said point being Station 444+93.39 on the Survey Base Line of Bonita Beach Road, Lee County Project Number CN-01-16; Thence S 88°44'56" W, 1389.74 feet along said Survey Base Line and south line of said Section 36 to station 431+03.65; Thence departing said Survey Base Line, N 01°15'04" W, 25.00 feet to a point on the north right of way line of Bonita Beach Road said point also being 25.00 feet left of station 431+03.65 and the POINT OF BEGINNING; Thence S 88°44'56" W, along said north right of way line, 40.00 feet to the east right of way line of Quinn Street said point being 25.00 feet left of station 430+63.65; Thence along said east right of way line, N 00°56'31" W, 40.00 feet; Thence S 46°05'47" E, 56.42 feet to the north right of way line of Bonita Beach Road and the POINT OF BEGINNING.

Said lands containing 900 square feet, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF BONITA BEACH ROAD, HAVING A BEARING OF S 88°44'56" W. FROM P.I. STATION 444+93.39 BEING A FOUND ALUMINUM DISK STAMPED "MCKEE LB 5093" AT THE SOUTHEAST CORNER OF SECTION 36. TO P.I. STATION 418+53.68 BEING A FOUND ALUMINUM DISK STAMPED "PLS 3955 1/4 COR" AT THE SOUTH 1/4 CORNER OF SECTION 36

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

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

Bob Potter 7/3/03
BOB POTTER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

AIM Engineering & Surveying, Inc.

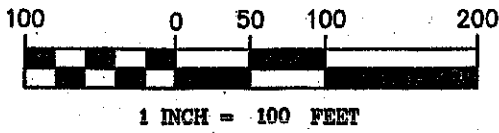


5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4869
FX:239/332-8734

THIS IS NOT A SURVEY SHEET 1 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 207 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16		
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 7/2/03	SEC-TWP-RGE 36-47S-25E	FILE: 8109-207	COUNTY: LEE COUNTY

Licensed Business Number 3114

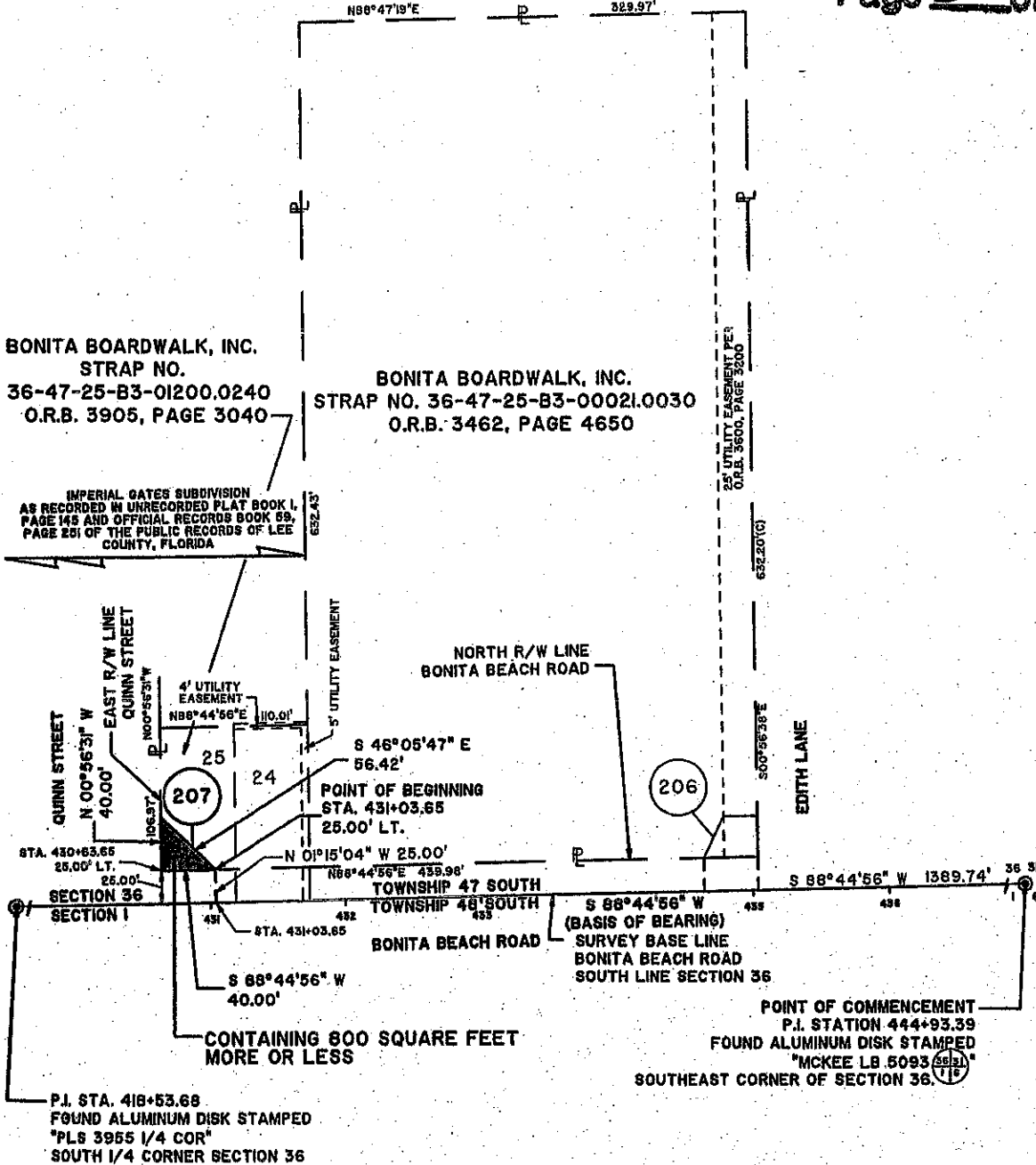


LEGEND:
 O.R.B. = OFFICIAL RECORDS BOOK
 P.L. = PROPERTY LINE
 STA. = STATION
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 P.I. = POINT OF INTERSECTION



Exhibit "A"

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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 2 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 207 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/2/03	SEC-TWP-RGE: 36-47S-25E
FILE: 8109-207	COUNTY: LEE COUNTY

Licensed Business Number 3114

Exhibit "A"

PARCEL 208

Page 6 of 9

A parcel of land lying in Section 36, Township 47 South, Range 25 East, being a portion of lots 26 through 29, Imperial Gates Subdivision as recorded in Unrecorded Plat Book I, Page 145 and Official Record Book 59, Page 251 of the public records of Lee County, Florida, being more particularly described as follows:

COMMENCE at the South Quarter (S 1/4) corner of Section 36, said point being Station 418+53.68 on the Survey Base Line of Bonita Beach Road, Lee County Project Number CN-01-16; Thence N 88°44'56" E, 1139.97 feet along said Survey Base Line and south line of said Section 36 to station 429+93.65; Thence departing said Survey Base Line, N 01°15'04" W, 25.00 feet to a point on the north right of way line of Bonita Beach Road said point also being 25.00 feet left of station 429+93.65 and the POINT OF BEGINNING; Thence N 32°39'11" E, 36.15 feet to the west right of way line of Quinn Street; Thence S 00°56'31" E along said west right of way line of Quinn Street, 30.00 feet to the north right of way line of Bonita Beach Road; Thence S 88°44'56" W along said north right of way line of Bonita Beach road, 20.00 feet to the POINT OF BEGINNING.

Said lands containing 300 square feet, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF BONITA BEACH ROAD, HAVING A BEARING OF N 88°44'56" E. FROM P.I. STATION 418+53.68 BEING A FOUND ALUMINUM DISK STAMPED "PLS 3955 1/4 COR" AT THE SOUTH 1/4 CORNER OF SECTION 36 TO P.I. STATION 444+93.39 BEING A FOUND ALUMINUM DISK STAMPED "MCKEE LB 5093" AT THE SOUTHEAST CORNER OF SECTION 36.

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. 5888

DATE
7/3/03

AIM Engineering & Surveying, Inc.

5300 LEE BLVD.
P.O. BOX 1236
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX:239/332-8734



Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 1 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 208 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/2/03	SEC-TWP-RGE: 36-47S-25E
FILE: 8109-208	COUNTY: LEE COUNTY

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
 E = PROPERTY LINE
 STA. = STATION
 LT. = LEFT
 P.I. = POINT OF INTERSECTION
 R/W = RIGHT OF WAY

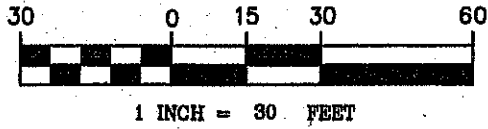
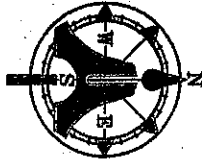
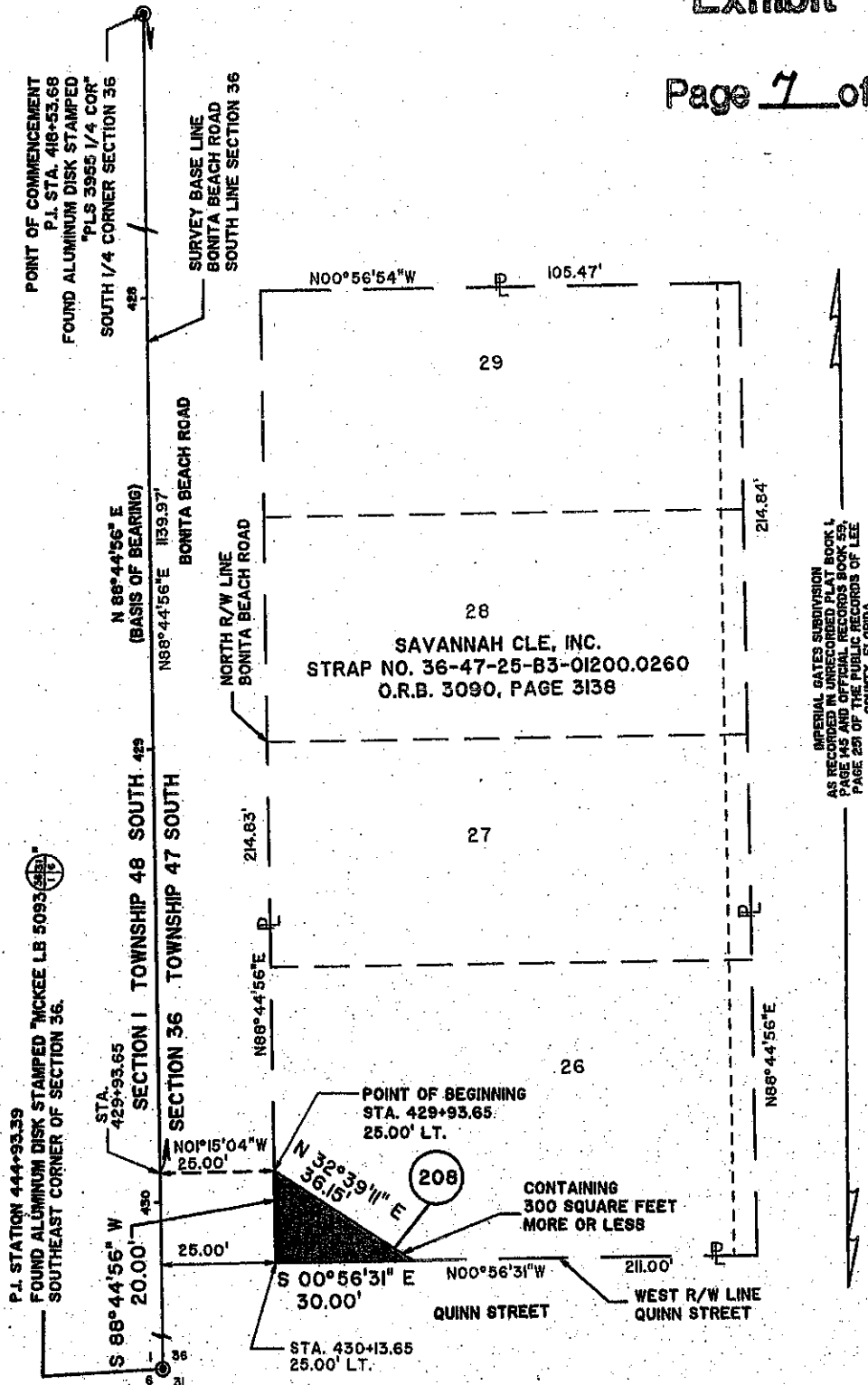


Exhibit "A"

Page 7 of 9



IMPERIAL GATES SUBDIVISION
 AS RECORDED IN OFFICIAL RECORDS BOOK 1,
 PAGE 145 AND OFFICIAL RECORDS BOOK 59,
 PAGE 229 OF THE PUBLIC RECORDS OF LEE
 COUNTY, FLORIDA

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 2 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 208 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/2/03	SEC-TWP-RGE: 36-47S-25E
FILE: 8109-208	COUNTY: LEE COUNTY

Licensed Business Number 3114

Exhibit "A"

Page 8 of 9

PARCEL 300

A parcel of land lying in Section 6, Township 48 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 6, said point being Station 444+93.39 on the Survey Base Line of Bonita Beach Road, Lee County Project Number CN-01-16; Thence N 88°57'02" E, 100.00 feet along said Survey Base Line and north line of said Section 6 to station 445+93.39; Thence departing said Survey Base Line, S 01°02'58" E, 81.22 feet to a point on the south right of way line of Bonita Beach Road said point also being 81.22 feet right of station 445+93.39 and the POINT OF BEGINNING; Thence S 86°20'35" E, along said south right of way line, 204.69 feet to a point being 98.01 feet right of station 447+97.39; Thence departing said south right of way line, S 01°02'58" E, 26.64 feet; Thence S 88°57'02" W, 204.00 feet; Thence N 01°02'58" W, 43.43 feet to the south right of way line of Bonita Beach Road and the POINT OF BEGINNING.

Said lands containing 7148 square feet, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF BONITA BEACH ROAD, HAVING A BEARING OF N 88°57'02" E. FROM P.I. STATION 444+93.39 BEING A FOUND ALUMINUM DISK STAMPED "MCKEE LB 5093" AT THE NORTHWEST CORNER OF SECTION 6. TO EQUATION STATION STA. 459+60.75 SURVEY BASE LINE BONITA BEACH ROAD = STA. 142+94.01 I-75 BEING A SET P/K NAIL AND DISK "LB 3114"

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

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

[Signature] 7/3/03
BOB POTTER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5688

AIM Engineering & Surveying, Inc.
5300 LEE BLVD.
P.O. BOX 1238
LEHIGH ACRES
FLORIDA 33970
239/332-4669
FX:239/332-8734
Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 300 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16		
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 7/3/03	SEC-TWP-RGE: 6-48S-26E	FILE: 8109-300	COUNTY: LEE COUNTY

100 0 50 100 200



1 INCH = 100 FEET

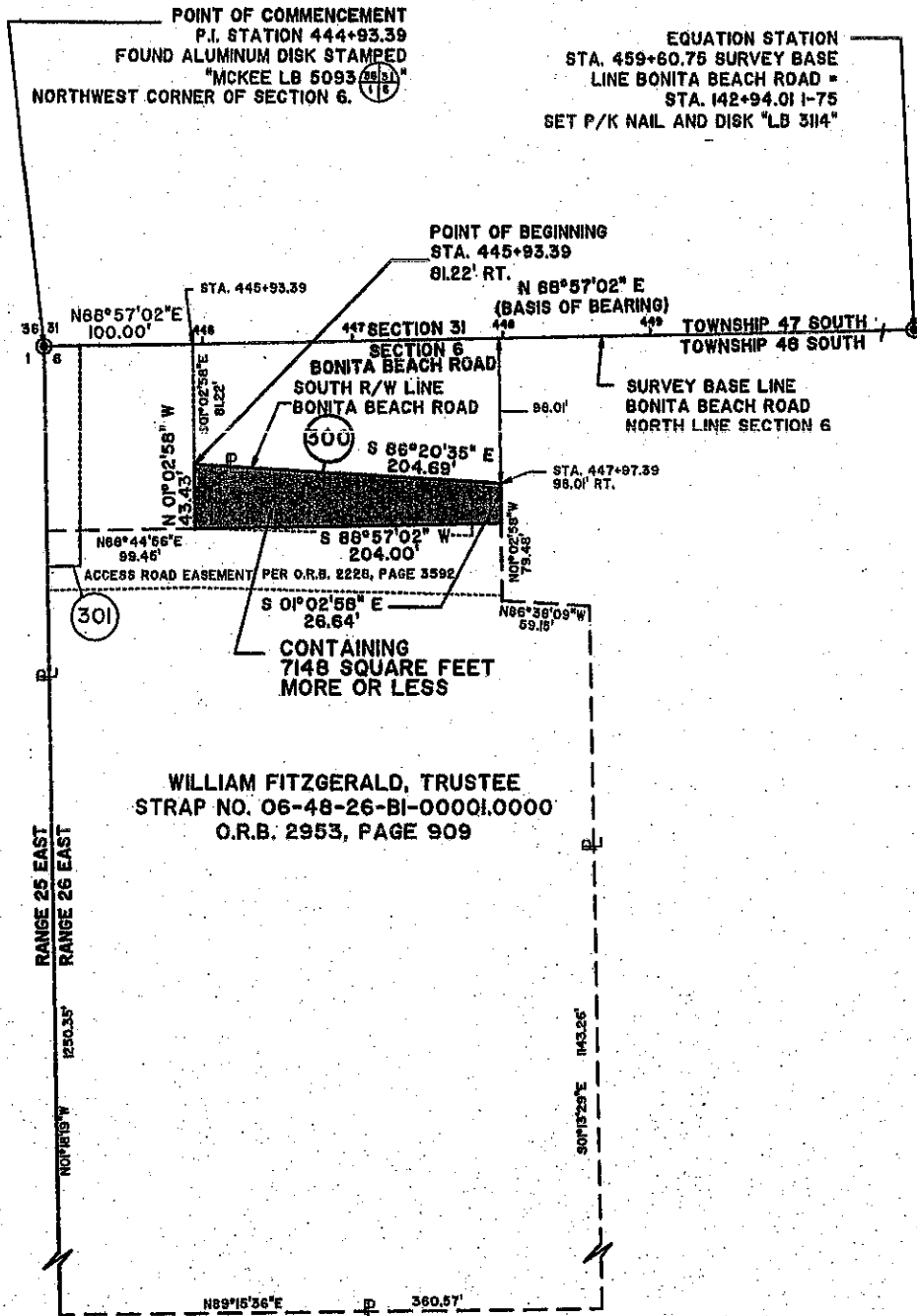
LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
E. = PROPERTY LINE
STA. = STATION
RT. = RIGHT
P.I. = POINT OF INTERSECTION
R/W = RIGHT OF WAY



Exhibit "A"

Page 9 of 9



AIM Engineering & Surveying, Inc.
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX:239/332-8734
AIM
Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 300 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/3/03	SEC-TWP-ROE: 6-48S-28E
FILE: 8109-300	COUNTY: LEE COUNTY

Exhibit "B"

Page 1 of 4

PARCEL 201A

A parcel of land lying in Section 36, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 36, said point being Station 444+93.39 on the Survey Base Line of Bonita Beach Road, Lee County Project Number CN-01-16; Thence S 88°44'56" W, 75.60 feet along said Survey Base Line and south line of said Section 36 to station 444+17.79; Thence departing said Survey Base Line, N 01°07'00" W, 27.26 feet to a point on the north right of way line of Bonita Beach Road said point also being 27.26 feet left of station 444+17.85 and the POINT OF BEGINNING; Thence S 88°57'02" W, along said north right of way line, 35.00 feet to a point being 27.38 feet left of station 443+82.85; Thence departing said north right of way line, N 01°07'01" W, 264.29 feet to the south line of Parcel 201B; Thence N 89°33'04" E, along said south line, 35.00 feet; Thence S 01°07'00" E, 263.92 feet to the north right of way line of Bonita Beach Road and the POINT OF BEGINNING.

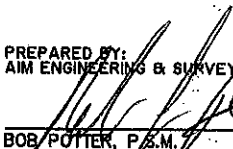
Said lands containing 9,243 Square Feet, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF BONITA BEACH ROAD, HAVING A BEARING OF N 88°44'56" E. FROM P.I. STATION 418+53.68 BEING A FOUND ALUMINUM DISK STAMPED "PLS 3955 1/4 COR" AT THE SOUTH 1/4 CORNER OF SECTION 36 TO P.I. STATION 444+93.39 BEING A FOUND ALUMINUM DISK STAMPED "MCKEE LB 5093" AT THE SOUTHEAST CORNER OF SECTION 36.

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

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.


BOB POTTER, P.E.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 9688

AIM Engineering & Surveying, Inc.

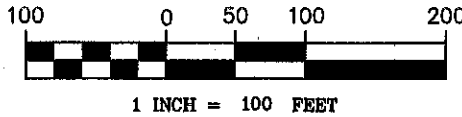


5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX:239/332-8734

THIS IS NOT A SURVEY

SHEET 1 OF 2

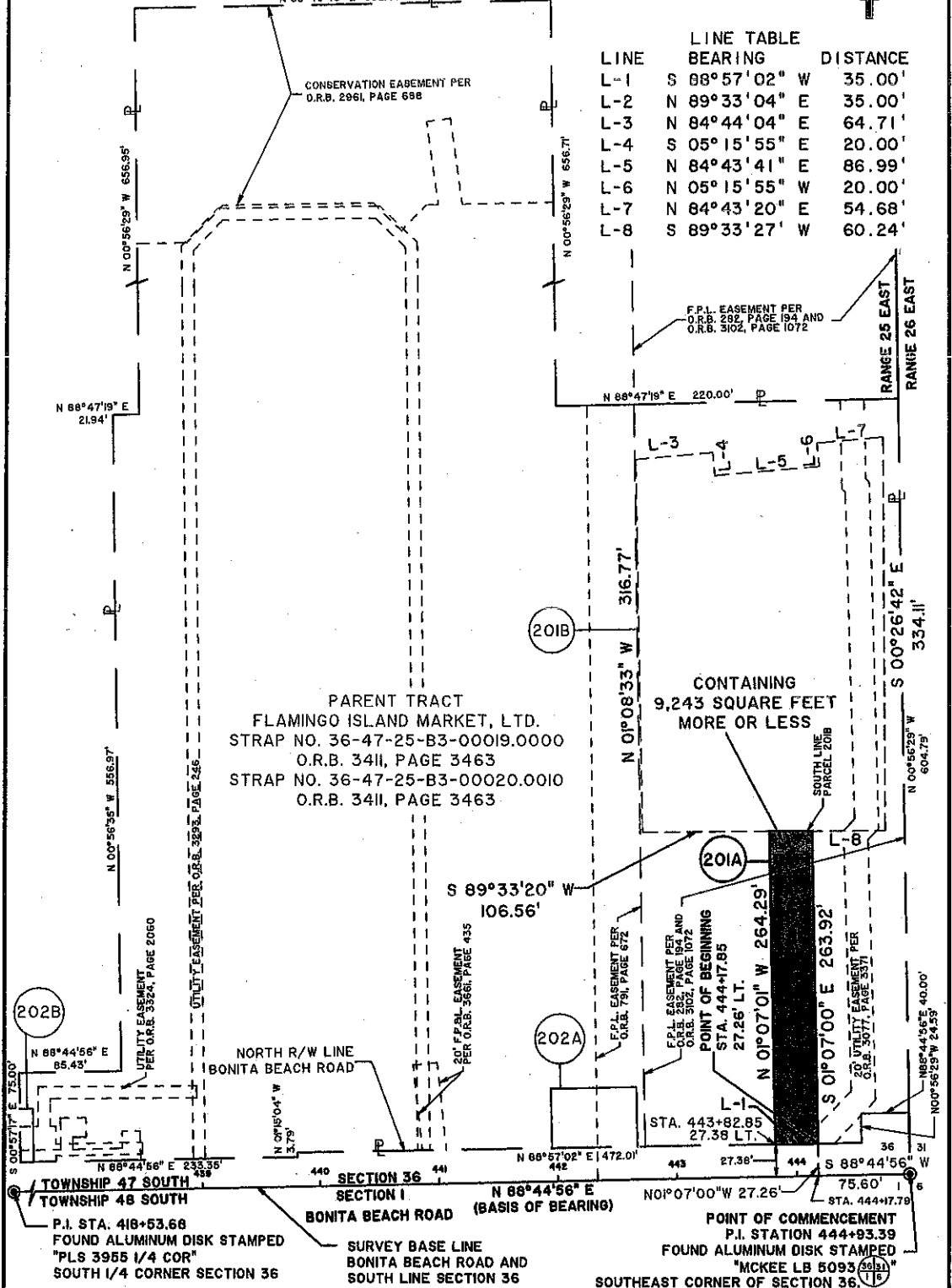
PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 201A BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16		
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 8/24/03	SEC-TWP-RGE 36-47S-25E	FILE: 8109-201A	COUNTY: LEE COUNTY



LEGEND
 O.R.B. = OFFICIAL RECORDS BOOK
 E. = PROPERTY LINE
 STA. = STATION
 LT. = LEFT
 F.P.L. = FLORIDA POWER & LIGHT
 F.P.B.L. = FLORIDA POWER & LIGHT
 P.I. = POINT OF INTERSECTION
 = LIMITS OF DESCRIPTION (SHADED)



LINE	BEARING	DISTANCE
L-1	S 88°57'02" W	35.00'
L-2	N 89°33'04" E	35.00'
L-3	N 84°44'04" E	64.71'
L-4	S 05°15'55" E	20.00'
L-5	N 84°43'41" E	86.99'
L-6	N 05°15'55" W	20.00'
L-7	N 84°43'20" E	54.68'
L-8	S 89°33'27" W	60.24'



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THIS IS NOT A SURVEY SHEET 2 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 201A BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 9/24/03	SEC-TWP-RGE: 36-47S-25E
FILE: 8109-201A	COUNTY: LEE COUNTY

Exhibit "B"

Page 3 of 4

PARCEL 201B

A parcel of land lying in Section 36, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 36, said point being Station 444+93.39 on the Survey Base Line of Bonita Beach Road, Lee County Project Number CN-01-16; Thence S 88°44'56" W, 75.60 feet along said Survey Base Line and south line of said Section 36 to Station 444+17.79; Thence departing said Survey Base Line, N 01°07'00" W, 27.26 feet to a point on the north right of way line of Bonita Beach Road said point also being 27.26 feet left of Station 444+17.85; Thence S 88°57'02" W, along said north right of way line, 35.00 feet to a point being 27.38 feet left of Station 443+82.85; Thence departing said north right of way line, N 01°07'01" W, 264.29 feet to the north line of Parcel 201A and to a point lying 291.67 feet left of Station 443+83.47 and the POINT OF BEGINNING; Thence S 89°33'20" W, 106.58 feet; Thence N 01°08'33" W, 316.77 feet; Thence N 84°44'04" E, 64.71 feet; Thence S 05°15'55" E, 20.00 feet; Thence N 84°43'41" E, 86.99 feet; Thence N 05°15'55" W, 20.00 feet; Thence N 84°43'20" E, 54.68 feet; Thence S 00°26'42" E, 334.11 feet; Thence S 89°33'27" W, 60.24 feet; Thence S 89°33'04" W, 35.00 feet to the POINT OF BEGINNING.

Said lands containing 1.483 Acres, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF BONITA BEACH ROAD, HAVING A BEARING OF N 88°44'56" E. FROM P.I. STATION 418+53.68 BEING A FOUND ALUMINUM DISK STAMPED "PLS 3955 1/4 COR" AT THE SOUTH 1/4 CORNER OF SECTION 36 TO P.I. STATION 444+93.39 BEING A FOUND ALUMINUM DISK STAMPED "MCKEE LB 5093" AT THE SOUTHEAST CORNER OF SECTION 36.

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

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.


BOB POTTER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5688

AIM Engineering & Surveying, Inc.

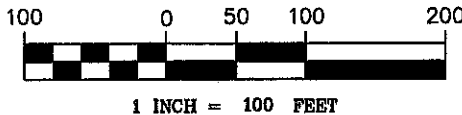


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SHEET 1 OF 2

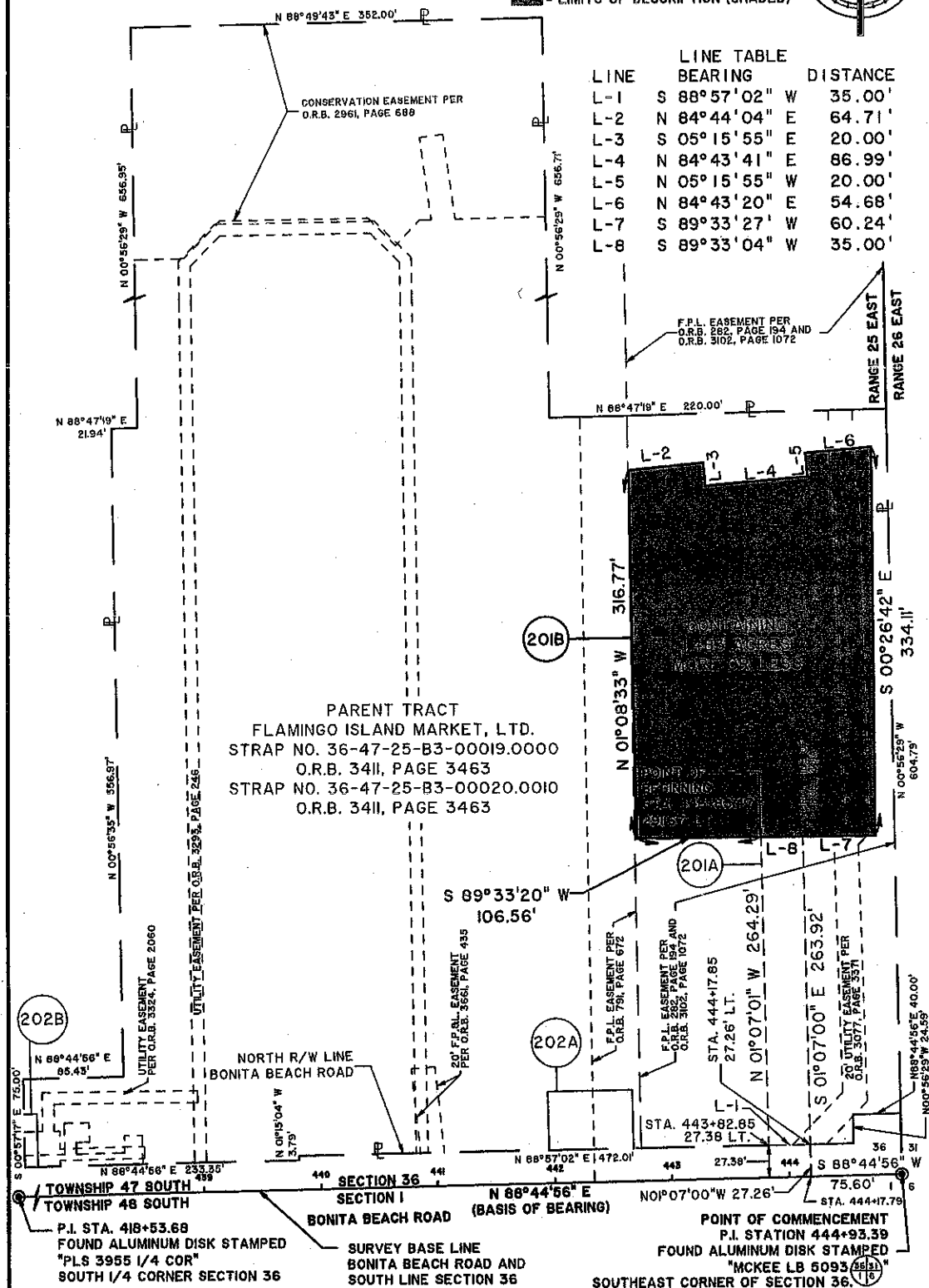
PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 201B BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16	CLIENT: LEE COUNTY	FILE: 8109-201B	COUNTY: LEE COUNTY
DRAWN BY: LWC	DATE: 9/24/03	SEC-TWP-RGE: 36-47S-25E		



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 F.P.B.L. = FLORIDA POWER & LIGHT
 P.I. = POINT OF INTERSECTION
 [Shaded Area] = LIMITS OF DESCRIPTION (SHADED)



LINE	BEARING	DISTANCE
L-1	S 88° 57' 02" W	35.00'
L-2	N 84° 44' 04" E	64.71'
L-3	S 05° 15' 55" E	20.00'
L-4	N 84° 43' 41" E	86.99'
L-5	N 05° 15' 55" W	20.00'
L-6	N 84° 43' 20" E	54.68'
L-7	S 89° 33' 27" W	60.24'
L-8	S 89° 33' 04" W	35.00'



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SHEET 2 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 201B BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-18
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 9/24/03	SEC-TWP-RGE: 36-47S-25E
FILE: 8109-201B	COUNTY: LEE COUNTY