

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

**Blue Sheet No. 20040076**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Accept donation of a Perpetual Drainage & Access Easement for parcel in Gladiolus Drive Widening Project #: 4083, authorize payment of recording fees and the Division of County Lands to handle all documentation necessary to complete transaction.

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

**WHAT ACTION ACCOMPLISHES:** Acquires drainage easement necessary for future widening of Gladiolus Drive.

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

06  
3 *C6D*

**3. MEETING DATE:**

*02-10-2004*

**4. AGENDA:**

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

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

- STATUTE 125
- ORDINANCE
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
  - B. DEPARTMENT Independent *SS*
  - C. DIVISION County Lands *1-21-04*
- BY: Karen L. W. Forsyth, Director  
*KKW*

**7. BACKGROUND:**

**Negotiated for:** Department of Transportation

**Interest to Acquire:** Perpetual Drainage and Access Easement

**Property Details:**

**Owner:** Transeastern Laguna Lakes, LLC, a Florida Limited Liability Company  
**STRAP No.:** 33-45-24-15-0000F.0000 and 33-45-24-15-0000M.0000

**Purchase Details:**

**Costs to Close:** \$50.00

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

**Account:** 20408318804.506110

**Attachments:** Copy of Easement; Location Map; Title Data

**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>K. Forsyth</i>			<i>BAO 1/28/04 1/28/04</i>	<i>John J Reagan 1-27-04</i>	<i>OA 1/28/04</i>	<i>OM 1/28/04</i>	<i>Risk 1/28/04</i>	<i>GC 1-28-04</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
 Date: *1/27/04*  
 Time: *2:25 PM*  
 Forwarded To:  
 Co. Adm.  
*1/27/04 4PM*

RECEIVED BY  
 COUNTY ADMIN:  
*1/27/04*  
*4:35 PM*  
 COUNTY ADMIN  
 FORWARDED TO:  
*1/27/04*  
*10 AM*

**THIS INSTRUMENT PREPARED BY:**

Lee County Division of County Lands  
Post Office Box 398  
Fort Myers, Florida 33902

Strap No.: Part of 33-45-24-15-0000F.0000  
and part of 33-45-24-15-0000M.0000

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

**PERPETUAL DRAINAGE and ACCESS EASEMENT**

This indenture is made this 15 day of DECEMBER, 2003 between Transeastern Laguna Lakes LLC, a Florida Limited Liability Company, whose address is 3300 University Drive, Coral Springs, Florida 33065, (Grantor) and Lee County, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, Florida 33902 (Grantee) as follows:

For good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to Grantee, its successors and assigns, a perpetual drainage and access easement over the property more particularly described in attached Exhibit A (Parcel 1 and Parcel 2).

Grantee has the right and authority to maintain the water management system within the easement area, including the right to enter upon Grantor's lands in the event the Grantor fails to properly maintain the system so that it will continuously accommodate the water and storage required. However, primary maintenance responsibility rests with Grantor.

Grantor warrants that subject to existing easements, if any, for public highways, roads, railroads, laterals, ditches, pipelines and electrical transmission and/or distribution lines and telephone and cable television lines covering the land described above, Grantor is lawfully possessed of the land and has good and lawful right and power to convey, and that the property is free and clear of all liens and encumbrances except as recorded in the public records.

This easement is binding on the parties, their successors and assigns.

IN WITNESS of the above this instrument is executed.

**Transeastern Laguna Lakes, LLC, a  
Florida Limited Liability Company**

By: Transeastern Properties, Inc. a  
Florida Corporation its sole  
managing member

[Signature]  
(witness signature)

Evan R. [Signature]  
printed name

Jennifer [Signature]  
(witness signature)

JEN GRUBAN  
printed name

[Signature]

JAN ICKOVIC, Vice President

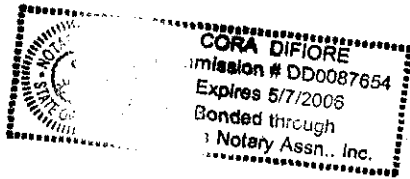
STATE OF FLORIDA )  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 15 day of DECEMBER  
2003, by JAN ICKOVIC, who is personally known  
to me or who has produced the following identification:

[Signature]

Notary Public

(Name typed, printed, or stamped)



ATTEST:  
CHARLIE GREEN, CLERK

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

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

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

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Office of County Attorney

**EXHIBIT A**

**PARCEL ONE**

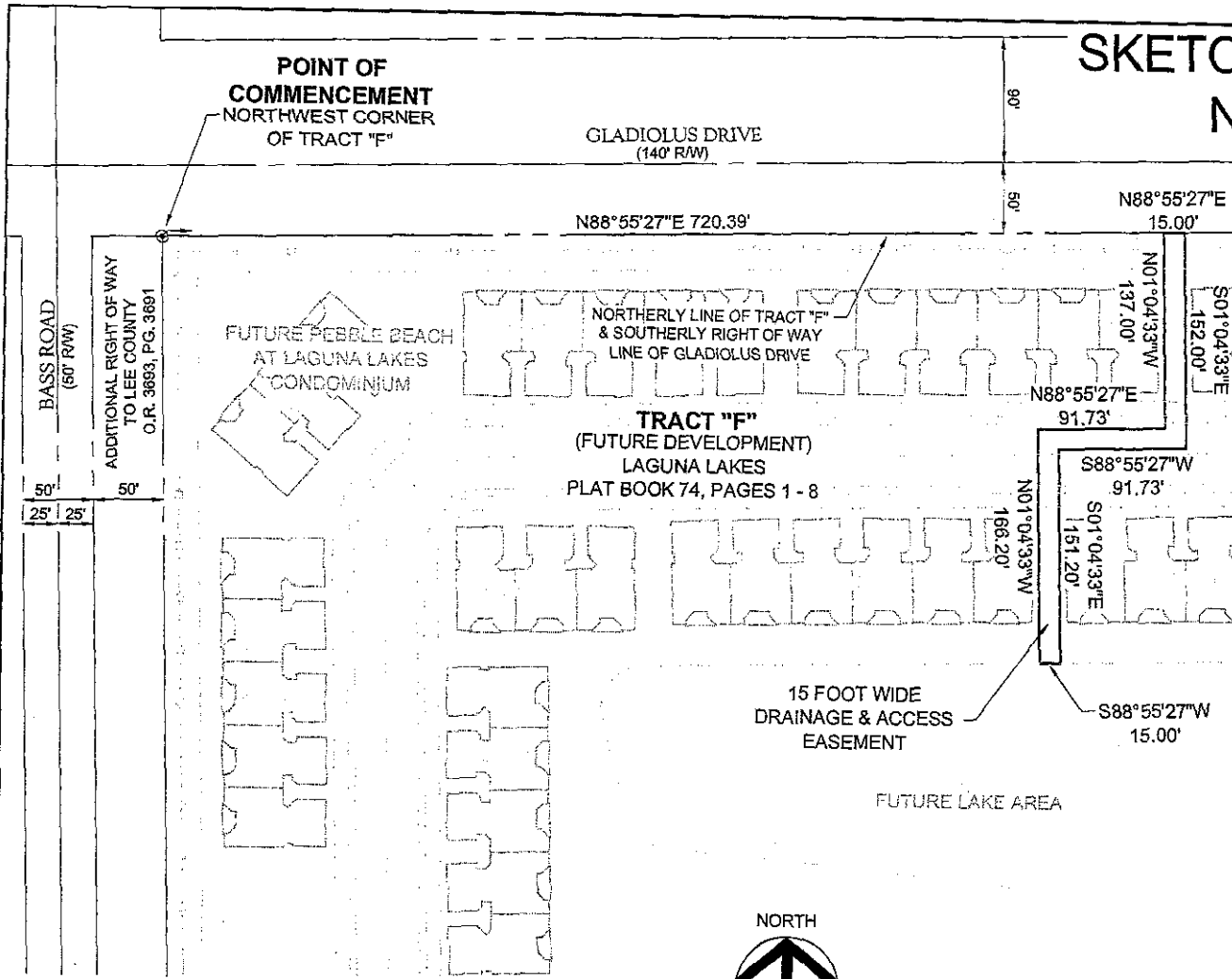
A TRACT OR PARCEL OF LAND LYING IN THAT PORTION OF SECTION 33, TOWNSHIP 45 SOUTH RANGE 24 EAST AND BEING THAT PART OF TRACT "F" OF LAGUNA LAKES, A SUBDIVISION AS RECORDED IN PLAT BOOK 74, PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "F" RUN NORTH 88°55'27" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "F", SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF GLADIOLUS DRIVE (140' R/W), A DISTANCE OF 720.39 FEET TO THE POINT OF BEGINNING:

FROM SAID POINT OF BEGINNING CONTINUE NORTH 88°55'27" EAST ALONG SAID NORTHERLY LINE OF TRACT "F", 15.00 ;  
THENCE LEAVING SAID NORTHERLY LINE OF TRACT "F" SOUTH 01°04'33" EAST, 152 FEET;  
THENCE SOUTH 88°55'27" WEST, 91.73 FEET;  
THENCE SOUTH 01°04'33" EAST, 151.20 FEET;  
THENCE SOUTH 88°55'27" WEST, 15.00 FEET;  
THENCE NORTH 01°04'33" WEST, 166.20 FEET;  
THENCE NORTH 88°55'27" EAST, 91.73 FEET;  
THENCE NORTH 01°04'33" WEST, 137.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 5,924 SQUARE FEET OR 0.14 ACRES.

# SKETCH OF DESCRIPTION NOT A SURVEY



**LAGUNA LAKES DESCRIPTION OF A 15 FOOT WIDE DRAINAGE AND ACCESS EASEMENT**

A TRACT OR PARCEL OF LAND LYING IN THAT PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING THAT PART OF TRACT "F" OF LAGUNA LAKES, A SUBDIVISION AS RECORDED IN PLAT BOOK 74, PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID TRACT "F" RUN NORTH 88°55'27" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "F", SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF GLADIOLUS DRIVE (140' R/W), A DISTANCE OF 720.39 FEET TO THE POINT OF BEGINNING:

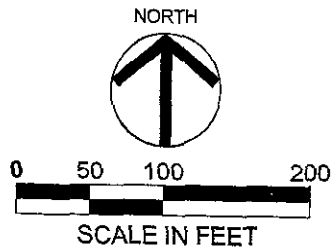
FROM SAID POINT OF BEGINNING CONTINUE NORTH 88°55'27" EAST ALONG SAID NORTHERLY LINE OF TRACT "F", 15.00 FEET;  
 THENCE LEAVING SAID NORTHERLY LINE OF TRACT "F" SOUTH 01°04'33" EAST, 152.00 FEET;  
 THENCE SOUTH 88°55'27" WEST, 91.73 FEET;  
 THENCE SOUTH 01°04'33" EAST, 151.20 FEET;  
 THENCE SOUTH 88°55'27" WEST, 15.00 FEET;  
 THENCE NORTH 01°04'33" WEST, 166.20 FEET;  
 THENCE NORTH 88°55'27" EAST, 91.73 FEET;  
 THENCE NORTH 01°04'33" WEST, 137.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 5,924 SQUARE FEET OR 0.14 ACRES.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

BEARINGS BASED ON THE NORTHERLY LINE OF TRACT "F" TO BEAR NORTH 88°55'27" EAST, PER RECORD PLAT.

- NOTES:**
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
  2. O.R. - DENOTES OFFICIAL RECORDS BOOK.
  3. PG. - DENOTES PAGE.
  4. R/W - DENOTES RIGHT OF WAY.
  5. Ⓞ - DENOTES FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. BARRACO & ASSOC., INC. LB 6940.



MARK G. LEIST (FOR THE FIRM - LB-6940)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5836

DATE SIGNED: \_\_\_\_\_

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

**Barraco**  
 and Associates, Inc.  
 CIVIL ENGINEERS - LAND SURVEYORS  
 LAND PLANNING - LANDSCAPE DESIGN  
 www.barraco.net  
 2071 HOWARD COLLEAVEN  
 PORT OFFICE (DAWATER 2002)  
 PORT WYLER, FLORIDA 32088-3900  
 PHONE (239) 484-8170  
 FAX (239) 484-8188

**Lee County**  
 DEPARTMENT OF TRANSPORTATION  
 800 WINDHOLM STREET  
 PORT WYLER, FLORIDA 32088  
 PHONE (904) 777-0800  
 FAX (904) 775-4820

**Laguna Lakes**

PART OF SECTION 33  
 TOWNSHIP 45 SOUTH  
 RANGE 24 EAST  
 LEE COUNTY, FLORIDA  
 WWW.LEECOUNTYFLORIDA.COM

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

FILE NAME	23080802020
LAYOUT	LAYOUT
LOCATION	23080802020/23080802020
PLANTING	NO PLANTING
PLANTING	NO PLANTING
DATE	23080802020
DRAWN BY	
CHECKED BY	
SCALE	AS SHOWN
PLAT BOOK	
PLAT NUMBER	

15 FOOT WIDE DRAINAGE AND ACCESS EASEMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT FILE NO.	2156	SHEET NUMBER	1 OF 1
DATE	23-08-24		

**Exhibit "A"**  
**Parcel 1**

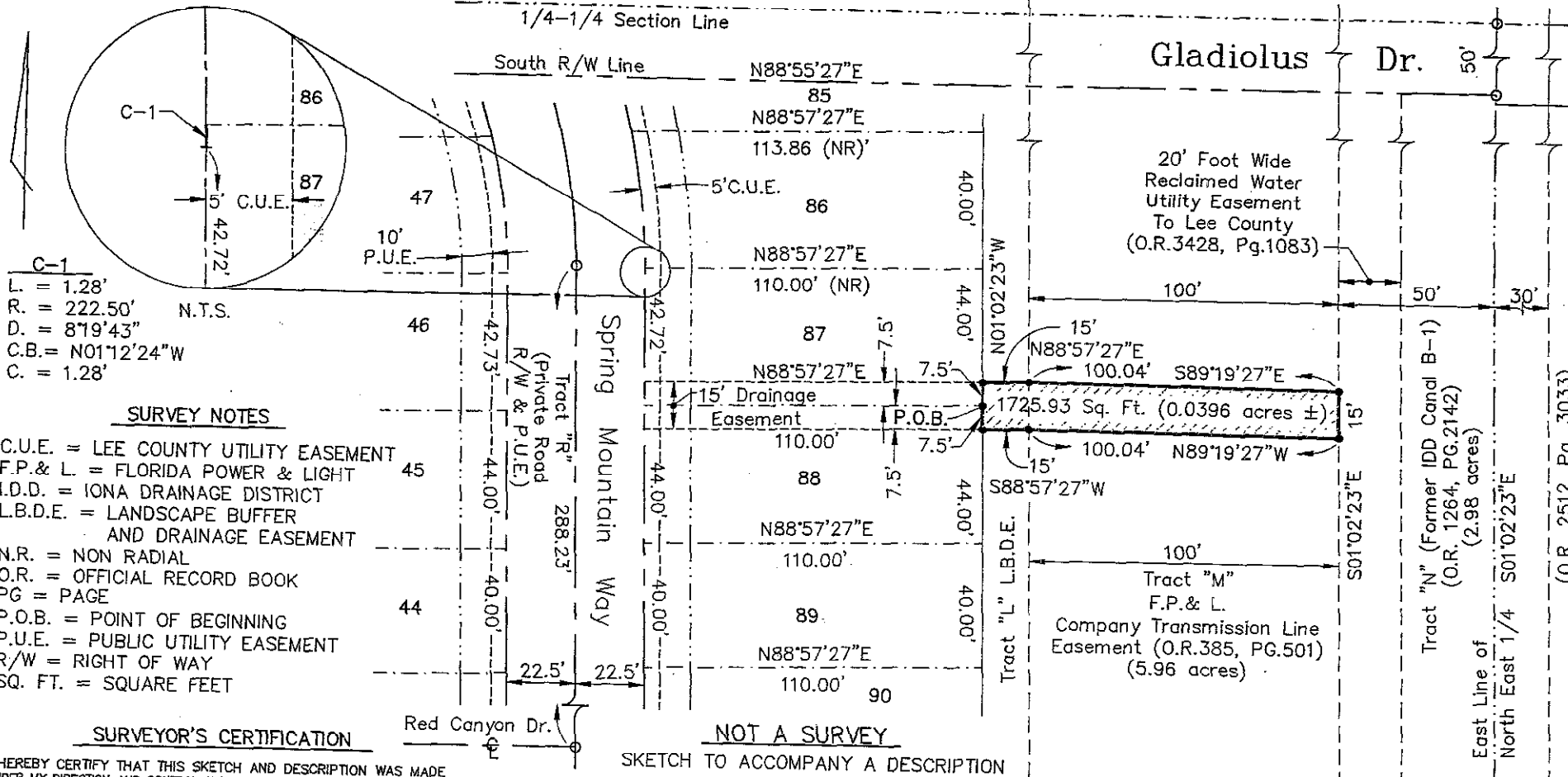
## EXHIBIT A

### PARCEL 2

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN TRACT "M", LAGUNA LAKES, A SUBDIVISION IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS RECORDED IN PLAT BOOK 74 AT PAGES 1 THROUGH 8 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA:

A STRIP OF LAND (15.00 FEET IN WIDTH) LYING WITHIN TRACT "L", PLATTED AS A LANDSCAPE AND BUFFER EASEMENT AND ALSO TRACT "M" DESIGNATED AS A 100 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY TRANSMISSION EASEMENT (OFFICIAL RECORD BOOK 385, PAGE 501) AS SHOWN ON THE PLAT OF LAGUNA LAKES, A SUBDIVISION IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS RECORDED IN PLAT BOOK 74 AT PAGES 1 THROUGH 8 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID 15.00 FOOT WIDE STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 87, LAGUNA LAKES, A SUBDIVISION IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS RECORDED IN PLAT BOOK 74 AT PAGES 1 THROUGH 8 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE 15.00 FOOT WIDE STRIP OF LAND DESCRIBED HEREIN, THENCE RUN N01°02'33" W ALONG THE EAST LINE OF SAID LOT 87 FOR A DISTANCE OF 7.50 FEET, THENCE RUN N88°57'27" E ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF A 15.00 WIDE DRAINAGE EASEMENT AS SHOWN ON PLAT OF SAID LAGUNA LAKES TO A POINT ON THE EASTERLY LINE OF AFORESAID TRACT "L" AND THE WESTERLY LINE OF AFORESAID FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR A DISTANCE OF 15.00 FEET; THENCE RUN S89°19'27"E FOR A DISTANCE OF 100.04 FEET TO THE EAST LINE OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 385, PAGE 501 OF SAID PUBLIC RECORDS; AND THE WESTERLY LINE OF IONA DRAINAGE DISTRICT EASEMENT B-1 AS RECORDED IN OFFICIAL RECORD BOOK 1264, PAGE 2142 OF SAID PUBLIC RECORDS; THENCE RUN S 01°02'23"E ALONG SAID EAST LINE FOR A DISTANCE OF 15.00 FEET; THENCE (DEPARTING SAID EAST LINE) RUN N89°19'27"W FOR A DISTANCE OF 100.04 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "L" AND THE WESTERLY LINE OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE RUN S88°57'27"W ALONG THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF A 15.00 WIDE DRAINAGE EASEMENT AS SHOWN ON PLAT OF SAID LAGUNA LAKES TO A POINT ON THE EASTERLY LINE OF LOT 88 OF SAID LAGUNA LAKES; THENCE RUN N01°02'33"W ALONG THE EAST LINE OF SAID LOT 88 FOR A DISTANCE OF 7.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 88 AND THE POINT OF BEGINNING. CONTAINING 1725.93 SQUARE FEET (0.0396 ACRES) MORE OR LESS.



C-1  
 L. = 1.28'  
 R. = 222.50' N.T.S.  
 D. = 879°43"  
 C.B. = N01°12'24"W  
 C. = 1.28'

**SURVEY NOTES**

- C.U.E. = LEE COUNTY UTILITY EASEMENT
- F.P. & L. = FLORIDA POWER & LIGHT
- I.D.D. = IONA DRAINAGE DISTRICT
- L.B.D.E. = LANDSCAPE BUFFER AND DRAINAGE EASEMENT
- N.R. = NON RADIAL
- O.R. = OFFICIAL RECORD BOOK
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- SQ. FT. = SQUARE FEET

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

Arthur W. Parsons, County Surveyor  
 Professional Surveyor & Mapper  
 Florida Certificate No. 2987

DATE: 11/18/03

**NOT A SURVEY**

SKETCH TO ACCOMPANY A DESCRIPTION OF A PARCEL OR TRACT IN

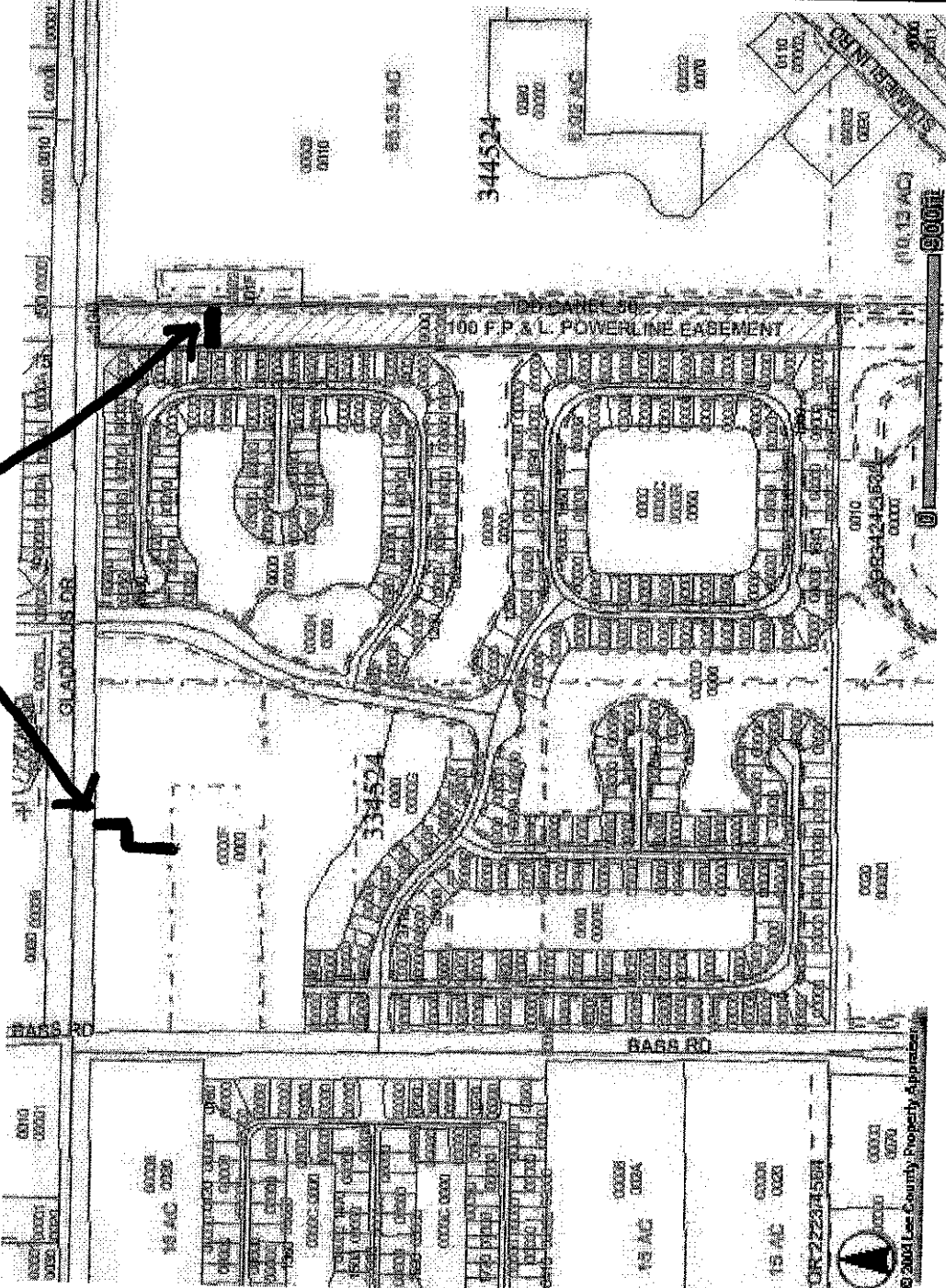
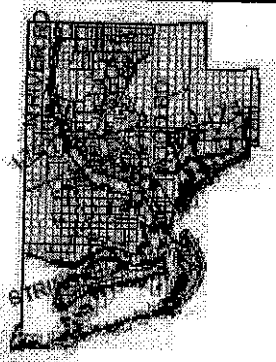
LAGUNA LAKES  
 A SUBDIVISION  
 SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST,  
 RECORDED IN PLAT BOOK 74, PAGE 1 - 8,  
 LEE COUNTY, FLORIDA.

<b>DEPARTMENT OF PUBLIC WORKS</b> <b>TRANSPORTATION DIVISION</b>			SHEET NO.
Designed by: A.P.	Date: 11/03	Disk 03001	2 of 2
Drawn by: W.E.H.	Date: 11/03	Scale: 1" = 40'	
Chk'd: A.P.	Date: 11/03	030632801.Dwg.	

**Exhibit "A"**  
**Parcel 2**

Location Map

Subject



© 2015 Lee County Property Appraiser



To: Michele S. McNeill SR/WA  
Property Acquisition Agent

From: Kenneth Pitt  
Title Examiner

STRAP: 33-45-24-15-0000M.0000

Effective Date: December 3, 2003.

**Subject Property: Tract M, on the plat of Laguna Lakes, recorded in Plat Book 74 Page 1, Public Records of Lee County, Florida.**

Title to the subject property is vested in the following:

***Transeastern Laguna Lakes, LLC, a Florida limited liability company***

by that certain instrument dated April 22, 2002, recorded April 30, 2002, in Official Record Book 3634, Page 4120, Public Records of Lee County, Florida.

**Easements:**

1. Right-of-Way Agreement to Florida Power & Light Company, recorded in Official Record Book 385, Page 501, Public Records of Lee County, Florida.
2. Grant of Perpetual Non-Exclusive Reclaimed Water Utility Easement and Agreement to Lee County, recorded in Official Record Book 3426, Page 1983, Public Records of Lee County, Florida.
3. Subject to the Master Declaration for Laguna Lakes, recorded in Official Record Book 3905 Page 1527, Public Records of Lee County, Florida.
4. Dedication of All Transmission Line Easements shown as Tract M for Installation and Maintenance of Transmission Lines-to Florida Power and Light Company as shown in Dedication on the plat "Laguna Lakes" recorded in Official Record Book 74 Page 1, Public Records of Lee County, Florida.

NOTE(1): Covenant of Unified Control, recorded in Official Record Book 3619, Page 4331, Public Records of Lee County, Florida.

NOTE(2): Mortgage, Security Agreement and Fixture Financing Statement with Assignment of Leases and Rents executed by Transeastern Laguna Lakes, LLC, a Florida limited liability company in favor of RBC Mortgage Company, dated April 25, 2002, recorded April 30, 2002, in Official Record Book 3634, Page 4123, as partially released by instrument recorded in Official Record Book 3693, Page 3696, said mortgage was later assigned by that certain instrument recorded in Official Record Book 4064 Page 560 Public Records of Lee County, Florida.

- NOTE(3): U.C.C. between Transeastern Laguna Lakes, LLC, a Florida limited liability company and RBC Mortgage Company, recorded April 30, 2002 in Official Record Book 3634, Page 4156, Public Records of Lee County, Florida.
- NOTE(4): Notice of Development Order Approval, recorded in Official Record Book 3691, Page 4077, Public Records of Lee County, Florida.
- NOTE(5): Conveyance to Lee County of a fifty foot strip along the Westerly boundary, as described in Official Record Book 3693, Page 3691, Public Records of Lee County, Florida.
- NOTE(6): Mortgage and Security Agreement executed by Transeastern Laguna Lakes, LLC, a Florida limited liability company in favor of City National Bank of Florida, dated August 14, 2002, recorded August 27, 2002, in Official Record Book 3714, Page 1890, as subordinated by instrument recorded in Official Record Book 3714, Page 1915, said Mortgage and Security Agreement was later Modified by Agreement recorded in Official Record Book 4156 page 2049, Public Records of Lee County, Florida.
- NOTE(7): Collateral Assignment of Leases, Rents and Profits between Transeastern Laguna Lakes, LLC, a Florida limited liability company and City National Bank of Florida, dated August 14, 2002, recorded August 27, 2002, in Official Record Book 3714, Page 1930, said Assignmet was later Modified by Agreement recorded in Official Record Book 4156 Page 2049, Public Records of Lee County, Florida.
- NOTE(8): U.C.C. between Transeastern Laguna Lakes, LLC, a Florida limited liability company and City National Bank of Florida, recorded August 27, 2002, in Official Record Book 3714, Page 1935, said Financing Statement was later Modified by Agreement recorded in Official Record Book 4156 Page 2053, Public Records of Lee County, Florida.
- NOTE(9): Notice of Commencement recorded November 24, 2002 in Official Record Book 3785, Page 4775, Public Records of Lee County, Florida.
- NOTE(10): Declaration of Consent to Jurisdiction of Laguna Lakes Community Development District and to the Imposition of Special Assessments, recorded in Official Record Book 3914 Page 167, Public Records of Lee County, Florida.
- NOTE(11): Subject to Lien of Record of Laguna Lakes Community Development District, recorded in Official Record Book 3914 Page 170, Public Records of Lee County, Florida.

**Tax Status:** \$29,673.63 due & owing for Tax Year 2003.  
(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.**

To: Michele S. McNeill SR/WA  
Property Acquisition Agent

From: Kenneth Pitt  
Title Examiner



STRAP: 33-45-24-15-0000F.0000

Effective Date: December 3, 2003.

**Subject Property: Tract F, on the plat of Laguna Lakes, recorded in Plat Book 74 Page 1, Public Records of Lee County, Florida.**

Title to the subject property is vested in the following:

***Transeastern Laguna Lakes, LLC, a Florida limited liability company***

by that certain instrument dated April 22, 2002, recorded April 30, 2002, in Official Record Book 3634, Page 4120, Public Records of Lee County, Florida.

**Easements:**

1. Right-of-Way Agreement to Florida Power & Light Company, recorded in Official Record Book 385, Page 501, Public Records of Lee County, Florida.
2. Grant of Perpetual Non-Exclusive Reclaimed Water Utility Easement and Agreement to Lee County, recorded in Official Record Book 3426, Page 1983, Public Records of Lee County, Florida.
3. Subject to the Master Declaration for Laguna Lakes, recorded in Official Record Book 3905 Page 1527, Public Records of Lee County, Florida.
4. Subject to a 10 foot wide Public Utility Easement, which affects the easterly line of the subject property as shown on the plat "Laguna Lakes" recorded in Plat Book 74 Page 1, Public Records of Lee County, Florida.
5. Subject to a 5 foot wide County Utility Easement, which affects the easterly line of subject property as shown on the plat "Laguna Lakes" recorded in Plat Book 74 Page 1, Public Records of Lee County, Florida.
6. Subject to a Lake Maintenance Easement (whose width varies between 15 and twenty feet), which affects a portion of the Southerly line of subject property as shown on the plat "Laguna Lakes" recorded in Plat Book 74 Page 1, Public Records of Lee County, Florida.

NOTE(1): Covenant of Unified Control, recorded in Official Record Book 3619, Page 4331, Public Records of Lee County, Florida.

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- NOTE(9): Notices of Commencement recorded November 24, 2002 in Official Record Books 3785, Page 4775, 3924 Page 4647, 3924 Page 4659, 3924 Page 4660,3977 Page 2345,3977 Page 2347, 3984 Page 1970, 4035 Page 2493, 4069 Page 3111, 4069 Page 3112, 4069 Page 3113, 4095 Page 2179, 4125 Page 4597 and 4125 Page 4598, Public Records of Lee County, Florida.
- NOTE(10): Declaration of Consent to Jurisdiction of Laguna Lakes Community Development District and to the Imposition of Special Assessments, recorded in Official Record Book 3914 Page 167, Public Records of Lee County, Florida.

NOTE(11): Subject to Lien of Record of Laguna Lakes Community Development District, recorded in Official Record Book 3914 Page 170, Public Records of Lee County, Florida.

**Tax Status:** \$126,055.70 due & owing for Tax Year 2003.

*(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.**