

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20040090 -UTL

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve final acceptance, by Resolution and recording of two (2) utility easements, as a donation for water distribution and gravity collection systems serving *Shenandoah Subdivision*. This is a developer-contributed asset project located on the west side of Cook Road and Vesta Lane approximately 1/2 mile north of McGregor Boulevard.

WHY ACTION IS NECESSARY: To provide potable water service, fire protection and sanitary sewer service to the recently constructed residential subdivision.

WHAT ACTION ACCOMPLISHES: Complies with the Lee County Utilities Operations Manual and places the water system and gravity collection system into operation.

2. DEPARTMENTAL CATEGORY: 10 - UTILITIES
COMMISSION DISTRICT #: 1

C10B

3. MEETING DATE:

02-17-2004

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE
 - ORDINANCE
 - ADMIN. CODE
 - OTHER Res., Easements

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: _____
- B. DEPARTMENT: Lee County Public Works
- C. DIVISION/SECTION: Utilities Division
- BY: Rick Diaz, P.E., Utilities Director
- DATE: 1/29/04

7. BACKGROUND:

The Board granted permission to construct on 08/27/02; Blue Sheet No. 20020916.
The installation has been inspected for conformance to the Lee County Utilities Operations Manual.
Satisfactory pressure and bacteriological testing of the water main has been performed.
Satisfactory closed circuit television inspection of the gravity main has been performed.
Record drawings have been received.
Engineer's Certification of Completion has been received---copy attached.
Project Location Map---copy attached.
The Warranty has been provided---copy attached.
The Waiver of Lien has been provided---copy attached.
Certification of Contributed Assets has been provided---copy attached.
100% of the connection fees have been paid.
Funds are available for recording fees in account number OD5360748700.504930.

SECTION 02 TOWNSHIP 46S RANGE 23E DISTRICT 1 COMMISSIONER JANES

8. 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
					OA	OM	Risk	GC	
<i>J. Lavender</i> Date: 2-3-04	N/A Date:	N/A Date:	N.O. T. Osterhout Date: 1-29	<i>S. J. Lavender</i> Date: 2/3/2004	<i>P.M.</i> 2/4/04	<i>B.</i> 2/4/04	<i>58</i> 2-4-04	<i>K.S.</i> 2-4-04	<i>J. Lavender</i> Date: 2-3-04

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 2/3/04
Time: 3:30 PM
Forwarded To:
Admin 2-4-04

Rec. by CoAtty
Date: 1-30-04
Time: 4:30
Forwarded To:

RECEIVED BY
COUNTY ADMIN:
2/4/04
103502567
COUNTY ADMIN
FORWARDED TO: *PK*
2/5/04
1001

RESOLUTION ESTABLISHING UTILITY ACCEPTANCE OF
DEVELOPER CONTRIBUTED ASSETS
IN LEE COUNTY, FLORIDA

WHEREAS, it is the desire of Shenandoah Properties, Inc., owner of record, to make a contribution to Lee County Utilities of water facilities (water distribution system) and sewer facilities (gravity collection system) serving "**SHENANDOAH SUBDIVISION**"; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a Warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of **\$291,435.85** is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner _____ who moved for its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes: _____ (1)
- Commissioner Douglas St. Cerny: _____ (2)
- Commissioner Ray Judah: _____ (3)
- Commissioner Andrew Coy: _____ (4)
- Commissioner John Albion: _____ (5)

DULY PASSED AND ADOPTED this _____ day of _____,

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
CHAIRMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
(PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number
(If Parcel ID not available
please call County Property
Appraiser's Office) →

0 1 2 3 4 5 6 7 8 9

0123456789

024623220000A0000

2. Mark (x) all
that apply

Multi-parcel
transaction? →

Transaction is a split
or cutout from
another parcel? →

Property was improved
with building(s) at time
of sale/transfer? →

3. Grantor (Seller):

EASEMENT DONATION BY:

SHENANDOAH PROPERTIES, INC.

Last First MI
17499 MCGREGOR BOULEVARD

FORT MYERS

FL Corporate Name (if applicable)
33908

Mailing Address City
RICK DIAZ, P.E., UTIL. DIR. FOR

LEE CO. BOARD OF COUNTY COMMISSION

4. Grantee (Buyer):

Last First MI
P. O. BOX 398

FT. MYERS

FL Corporate Name (if applicable)
33902 (2394798181)

Mailing Address

City

State

Zip Code

Phone No.

5. Date of Sale/Transfer

Sale/Transfer Price

\$

. 00

Property Located In

46

County Code

Month Day Year

(Round to the nearest dollar.)

6. Type of Document

Contract/Agreement for Deed Other

Warranty Deed

Quit Claim Deed

7. Are any mortgages on the property? If "Yes",
outstanding mortgage balance:

YES

NO

(Round to the nearest dollar.) \$

. 00

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer

such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights?
Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES

NO

9. Was the sale/transfer financed? YES

NO If "Yes", please indicate type or types of financing:

Conventional

Seller Provided

Agreement or
Contract for Deed

Other

10. Property Type:
Mark (x) all
that apply

Residential

Commercial

Industrial

Agricultural

Institutional/
Miscellaneous

Government

Vacant

Acreage

Timeshare

11. To the best of your knowledge, was personal property
included in the sale/transfer? If "Yes", please state the
amount attributable to the personal property. (Round to the nearest dollar.)

YES

NO

\$

Cents

. 00

12. Amount of Documentary Stamp Tax

\$

0.00

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES

NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other
than the taxpayer, his/her declaration is based on all information of which he/she has any knowledge.

Signature of Grantor or Grantee or Agent

Date

1/29/04

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY
OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

To be completed by the Clerk of the Circuit Court's Office

Clerks Date Stamp

This copy to Department of Revenue

O. R. Book
and

□ □ □ □ □

Page Number
and

□ □ □ □

File Number

□ □ □ □ □ □ □ □ □ □ □ □

Date Recorded

□ □ / □ □ / □ □ □ □

Month Day Year

This copy to Department of Revenue



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
(PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300
DR-219
R. 07/98

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.
0 1 2 3 4 5 6 7 8 9 0 1 2 3 4 5 6 7 8 9

1. Parcel Identification Number
(If Parcel ID not available
please call County Property
Appraiser's Office) →

024623220000A0000

2. Mark (x) all
that apply

Multi-parcel
transaction? →

Transaction is a split
or cutout from
another parcel? →

Property was improved
with building(s) at time
of sale/transfer? →

3. Grantor (Seller):

EASEMENT DONATION BY:

ROBERT B. + DEBORAH W. CORTEZ

Last

16020 COOK ROAD

First

FORT MYERS

MI

FL

Corporate Name (if applicable)

33908

Mailing Address

City

State

Zip Code

Phone No.

4. Grantee (Buyer):

RICK DIAZ, P.E., UTIL. DIR. FOR

LEE CO. BOARD OF COUNTY COMMISSION

Last

P. O. BOX 398

First

FT. MYERS

MI

FL

Corporate Name (if applicable)

33902

(239) 4798181

Mailing Address

City

State

Zip Code

Phone No.

5. Date of Sale/Transfer

Month / Day / Year

Sale/Transfer Price

\$ (Round to the nearest dollar.)

Property Located In

Lee

6. Type of Document

Contract/Agreement for Deed

Other

Warranty Deed

Quit Claim Deed

7. Are any mortgages on the property? If "Yes",
outstanding mortgage balance:

YES / NO

(Round to the nearest dollar.) \$.00

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer

such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES / NO

9. Was the sale/transfer financed? YES / NO If "Yes", please indicate type or types of financing:

Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type:

Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.)

YES / NO

\$.00 Cents

12. Amount of Documentary Stamp Tax

\$

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES / NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/she has any knowledge.

Signature of Grantor or Grantee or Agent

Date 1/29/04

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

To be completed by the Clerk of the Circuit Court's Office
This copy to Property Appraiser
O. R. Book and Page Number and File Number
Date Recorded
Clerks Date Stamp

This copy to Property Appraiser



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
(PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number
(If Parcel ID not available
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Appraiser's Office) →

0 1 2 3 4 5 6 7 8 9

0123456789

024623220000A0000

2. Mark (x) all
that apply Multi-parcel
transaction? →

Transaction is a split
or cutout from
another parcel? →

Property was improved
with building(s) at time
of sale/transfer? →

3. Grantor (Seller):

EASEMENT DONATION BY:

ROBERT B. + DEBORAH W. CORTEZ

Last
16020 COOK ROAD

First MI
FORT MYERS

State Zip Code
FL 33908

4. Grantee (Buyer):

Mailing Address City
RICK DIAZ, P.E., UTIL. DIR. FOR

State Zip Code Phone No.
LEE CO. BOARD OF COUNTY COMMISSION

Last
P. O. BOX 398

First MI
FT. MYERS

State Zip Code Phone No.
FL 33902 (239) 4798181

5. Date of Sale/Transfer

Sale/Transfer Price

\$

. 00

Property Located In **46** County Code

Month Day Year (Round to the nearest dollar.)

6. Type of Document

Contract/Agreement for Deed Other
Warranty Deed
Quit Claim Deed

7. Are any mortgages on the property? If "Yes",
outstanding mortgage balance:

YES NO

(Round to the nearest dollar.) \$

. 00

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES NO

9. Was the sale/transfer financed? YES NO If "Yes", please indicate type or types of financing:

Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare
Mark (x) all that apply

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.)

YES NO \$

Cents
. 00

12. Amount of Documentary Stamp Tax \$ **0.00**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which neither has any knowledge.

Signature of Grantor or Grantee or Agent *[Signature]* Date **1/29/04**

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

To be completed by the Clerk of the Circuit Court's Office		Clerks Date Stamp	
<p>This copy to Department of Revenue</p> <p>O. R. Book and Page Number and File Number</p> <p>Date Recorded</p> <p>Month Day Year</p>			

This copy to Department of Revenue

COPY

11.4

LETTER OF COMPLETION

DATE: January 27, 2003

Department of Lee County Utilities
Division of Engineering
Post Office Box 398
Fort Myers, FL 33902

Gentlemen:

This is to certify that the water distribution and ~~or~~ sewage collection system(s) located in _____

_____ Shenandoah Subdivision
_____ (Name of Development)

were designed by me and have been constructed in conformance with:

the approved plans

the revised plans, attached

and:

the approved specifications

the revised specifications, attached

Upon completion of the work, we observed the following successful tests of the facilities: _____
_____ Pressure Test, Sewer Viewing

Very truly yours,

Ahmad R. Kareh, P.E. / Bean, Whitaker, Lutz & Kareh, Inc.
(Owner or Name of Corporation)

Ahmad Kareh
(Signature)

Vice-President
(Title)

SEAL OF ENGINEERING FIRM



COPY

11.4

LETTER OF COMPLETION

DATE: 11/24-2003

Department of Lee County Utilities
Division of Engineering
Post Office Box 398
Fort Myers, FL 33902

Gentlemen:

This is to certify that the water distribution and/or sewage collection system(s) located in _____

Shenandoah Subdivision Cook Road Extension

(Name of Development)

were designed by me and have been constructed in conformance with:

the approved plans the revised plans, attached

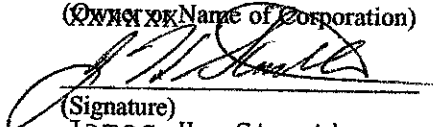
and:

the approved specifications the revised specifications, attached

Upon completion of the work, we observed the following successful tests of the facilities: _____
Pressure test of water main

Very truly yours,

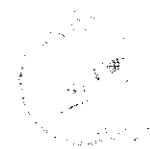
Sanibel Surveys Inc.
(Owner or Name of Corporation)



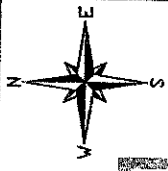
(Signature)
James H. Strothers, P.E.

Project Engineer
(Title)

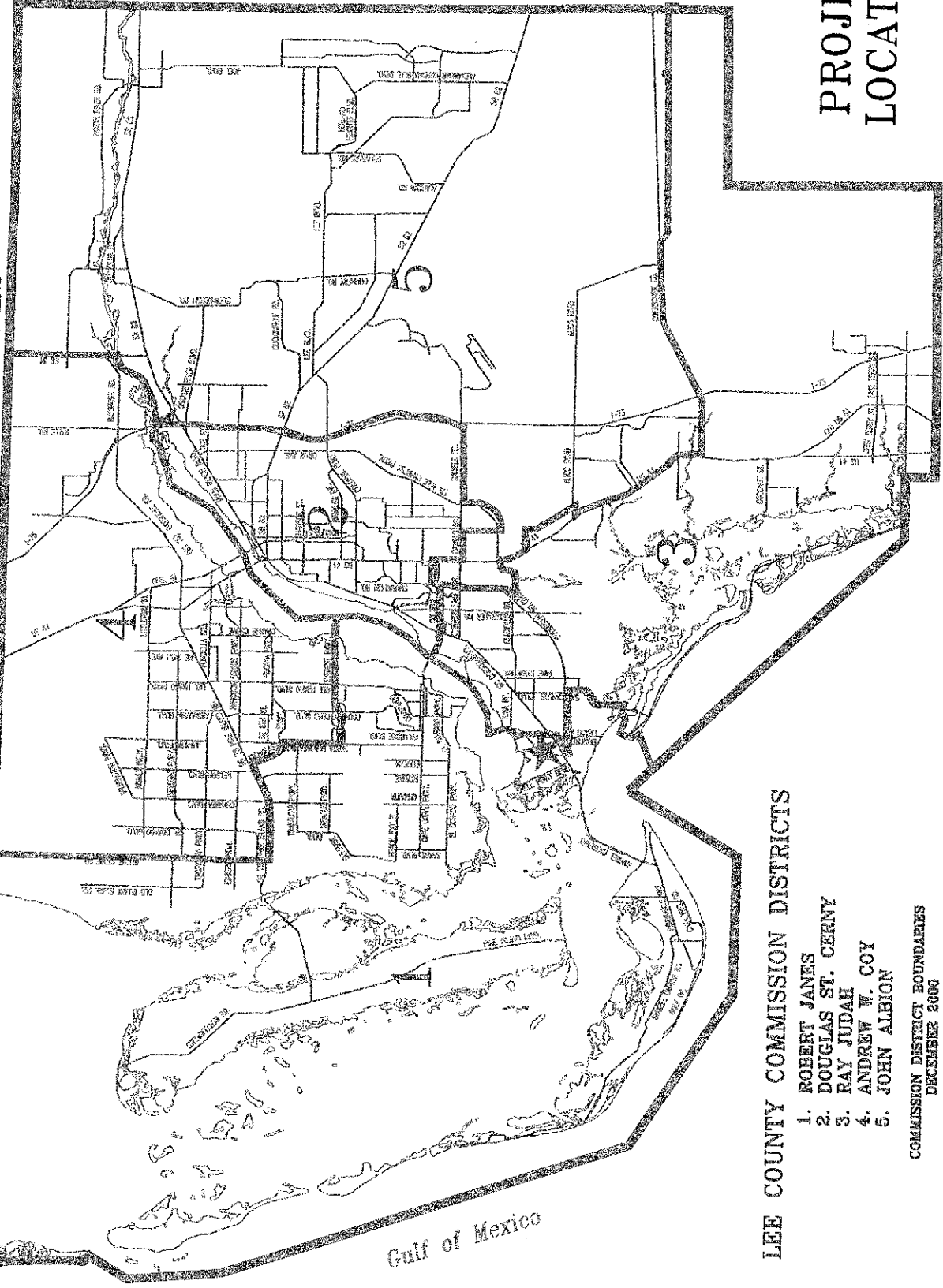
SEAL OF ENGINEERING FIRM



COPY



SHENANDOAH
02-46-23-22-0000A.0000
COMMISSION DISTRICT #1 - JANES



PROJECT
LOCATION

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

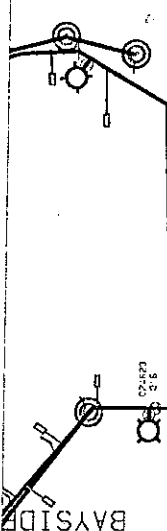
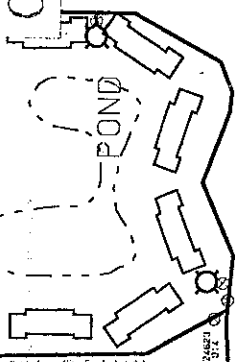
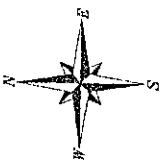
Gulf of Mexico

COPY

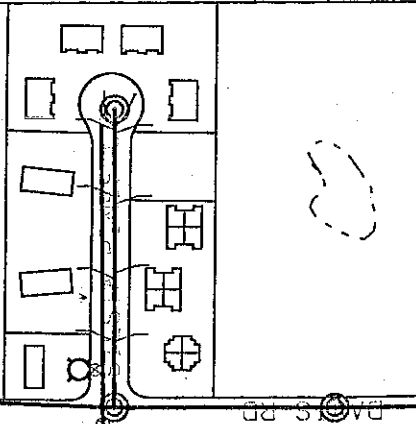
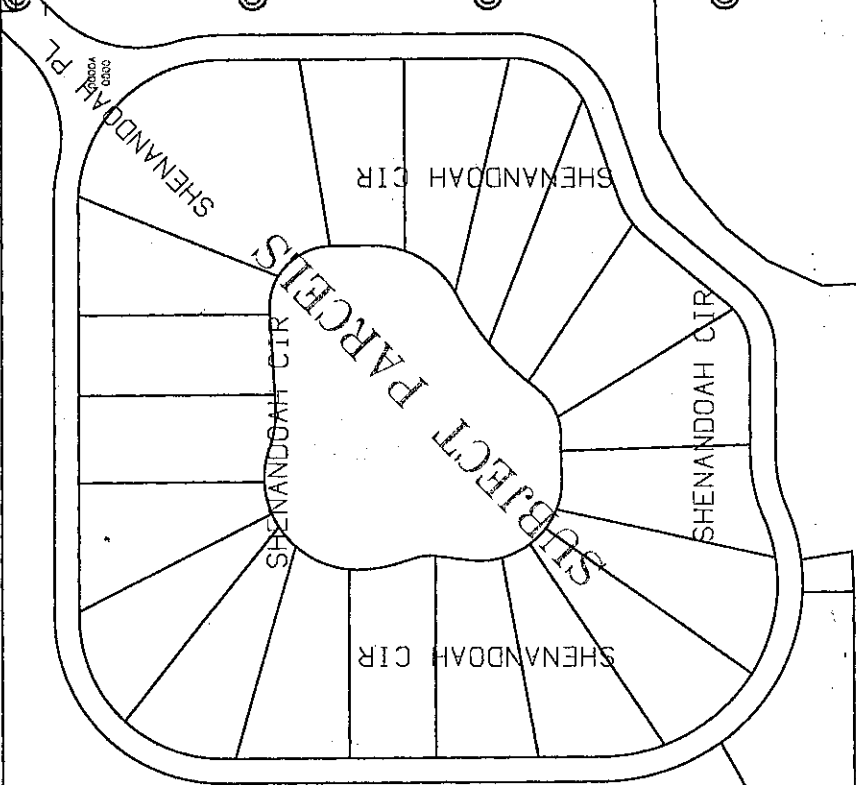
SHENANDOAH

COMMISSION DISTRICT # 1 - JANES

CUTTER'S CT



- 1ST TER
- 2ND TER
- 3RD TER
- 4TH TER
- 5TH TER
- 6 TERR



SHENANDOAH CIRCLE

02-46-23-22-0000A.0000

024823 012 017

024823 012 017

024823 012 017

024823 012 017

024823 012 017

COPY

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water systems of Shenandoah to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

MARK VANGARSEL
(NAME OF OWNER/CONTRACTOR)

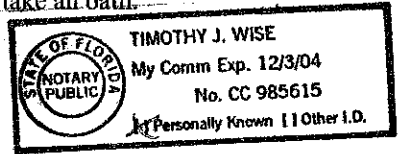
BY: [Signature]
(SIGNATURE OF OWNER/CONTRACTOR)

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 18th day of SEPT, 2003 by MARK VANGARSEL who is personally known to me - _____, and who did take an oath.

[Signature]

Notary Public Signature



TIMOTHY J. WISE
Printed Name of Notary Public

(Notary Seal & Commission Number)



COPY

Warranty

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and/or sewer systems of (Name of Development):

SHENANDOAH SUBDIVISION

to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty.

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

Gulf Coast Underground, Inc.

BY: [Signature], President

STATE OF FLORIDA)
COUNTY OF LEE)

The forgoing instrument was signed and acknowledged before me this 9th day of December, 2002 by STEVEN R. GOBLE who is personally known and who (did)(did not) take an oath.

[Signature]
Notary Public Signature

SANDI HUBEART
Printed Name of Notary Public
CC910398
Notary Commission Number



Sandi Hubeart
MY COMMISSION # CC910398 EXPIRES
February 14, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

(Notary Seal)



COPY

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of two hundred fifty-two thousand six hundred ninety-four dollars and 85/100(\$252,694.85) hereby waivers and releases its lien and right to claim a lien for labor, services, or materials furnished to Cougar Contracting on the job of Shenandoah Subdivision to the following described property:

Shenandoah Subdivision (On-Site)
(Name of Development/Project)

water distribution and sanitary sewer systems
(Facilities Constructed)

Shenandoah Circle
(Location)

02-46-23-22-0000A.0000 and 02-46-23-22-0000B.0000
(Strap # or Section, Township & Range)

Dated on: January 26, 2004

By: [Signature]
(Signature of Authorized Representative)

Gulf Coast Underground, Inc.
(Name of Firm or Corporation)

By: Steven R. Goble
(Print Name of Authorized Representative)

3551 Metro Pkwy.
(Address of Firm or Corporation)

Title: President

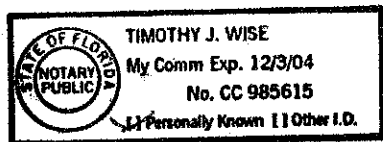
Fort Myers, FL 33916-
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)274-9504 Ext.

Fax#: (239)274-9505

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 26th day of January, 2004 by Steven R. Goble who is personally known to me - _____, and who did not take an oath.



(Notary Seal & Commission Number)

[Signature]
(Notary Public Signature)

Timothy J. Wise
(Printed Name of Notary Public)



COPY

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of
thirty-eight thousand seven hundred forty-one and 00/100(\$38,741.00) hereby waivers and releases its
lien and right to claim a lien for labor, services, or materials furnished to Shenandoah Properties, LLC on
the job of Shenandoah Subdivision to the following described property:

Shenandoah Subdivision (Off-Site)
(Name of Development/Project)

water distribution system
(Facilities Constructed)

Shenandoah Circle & Cook Road
(Location)

02-46-23-22-0000A.0000 and 02-46-23-22-0000B.0000
(Strap # or Section, Township & Range)

Dated on: January 26, 2004

By: [Signature]
(Signature of Authorized Representative)

Gulf Coast Underground, Inc.
(Name of Firm or Corporation)

By: Steven R. Goble
(Print Name of Authorized Representative)

3551 Metro Pkwy.
(Address of Firm or Corporation)

Title: President

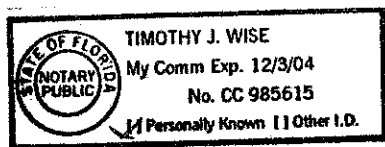
Fort Myers, FL 33916-
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)274-9504 Ext.

Fax#: (239)274-9505

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 26 th day of January, 2004 by
Steven R. Goble who is personally known to me - _____, and who did not take an oath.



(Notary Seal & Commission Number)

[Signature]
(Notary Public Signature)

Timothy J. Wise
(Printed Name of Notary Public)



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: SHENANDOAH (ON-SITE)

STRAP NUMBER: 02-46-23-22-0000A.0000 and 02-46-23-22-0000B.0000

LOCATION: SHENADOAH CIR

OWNER'S NAME: SHENANDOAH PROPERTIES LLC

OWNER'S ADDRESS: 17499 MCGREGOR BLVD

OWNER'S ADDRESS: FORT MYERS,FL 33908-

TYPE UTILITY SYSTEM: POTABLE WATER

(Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system from the drop-down list provided.

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC C-900 DR-18	8"	3,807.0	LF	\$12.58	\$47,892.06
CL-50 DIP	8"	250.0	LF	\$18.21	\$4,552.50
CL-50 DIP (DEFLECTIONS)	8"	2.0	LS	\$1,800.00	\$3,600.00
STEEL CASING	16"	33.0	LF	\$19.39	\$639.87
GATE VALVE	8"	7.0	EA	\$850.00	\$5,950.00
FIRE HYDRANT ASSEMBLY		6.0	EA	\$2,600.00	\$15,600.00
SINGLE WATER SERVICE/COMPLETE	1"	15.0	EA	\$180.00	\$2,700.00
DOUBLE WATER SERVICE/COMPLETE	1"	4.0	EA	\$228.82	\$915.28
TAPPING SLEEVE W/VALVE	10"x8"	1.0	EA	\$3,200.00	\$3,200.00
TOTAL					\$85,049.71

(If more space is required, use additional forms(s).)

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:  President
(Name and Title of Certifying Agent)
OF: Gulf Coast Underground, Inc.
(Firm or Corporation)

Address: 6421-1 Metro Plantation Road
Fort Myers, FL 33912

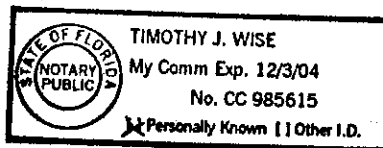
STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 9th day of December, 2002, by STEVEN R. GOBLE who is personally know and who (did) (did not) take an oath.


Notary Public Signature

TIMOTHY J. WISE
Printed Name of Notary Public

CC985615
Notary Commission Number



(Notary Seal)



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: SHENANDOAH (OFF-SITE)

STRAP NUMBER: 02-46-23-22-0000A.0000 and 02-46-23-22-0000B.0000

LOCATION: SHENADOAH CIR

OWNER'S NAME: SHENANDOAH PROPERTIES LLC

OWNER'S ADDRESS: 17499 MCGREGOR BLVD

OWNER'S ADDRESS: FORT MYERS, FL 33908-

TYPE UTILITY SYSTEM: POTABLE WATER
 (Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system from the drop-down list provided.

<u>ITEM</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
PVC C-900 DR-18	8"	1,937.0	LF	\$11.00	\$21,307.00
CL-50 DIP	8"	97.0	LF	\$22.00	\$2,134.00
HDPE SDR-11	8"	140.0	LF	\$25.00	\$3,500.00
HDPE SDR-11 CASING	16"	120.0	LF	\$60.00	\$7,200.00
GATE VALVE	8"	2.0	EA	\$850.00	\$1,700.00
TAPPING SLEEVE W/VALVE	8"	1.0	EA	\$2,900.00	\$2,900.00
<u>TOTAL</u>					\$38,741.00

(If more space is required, use additional forms(s).)



I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

X [Signature]
(Signature of Certifying Agent)

Steven R. Goble
(Name & Title of Certifying Agent)

Gulf Coast Underground, Inc.
(Name of Firm or Corporation)

3551 Metro Pkwy.
(Address of Firm or Corporation)

Fort Myers, FL 33916 -

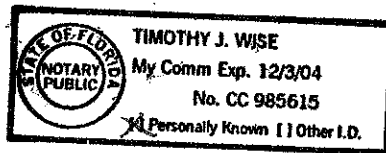
STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 26 th day of January, 2004 by Steven R. Goble who is personally known to me - _____, and who did not take an oath.

[Signature]
Notary Public Signature

Timothy J. Wise
Printed Name of Notary Public

CC985615
Notary Commission Number



(NOTARY SEAL)



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: SHENANDOAH (ON-SITE)

STRAP NUMBER: 02-46-23-22-0000A.0000 and 02-46-23-22-0000B.0000

LOCATION: SHENANDOAH CIRCLE

OWNER'S NAME: SHENANDOAH PROPERTIES, LLC

OWNER'S ADDRESS: 17499 MCGREGOR BLVD.

OWNER'S ADDRESS: FORT MYERS, FL 33908-

TYPE UTILITY SYSTEM: SANITARY SEWER

(Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system from the drop-down list provided.

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC SDR-26 GRAVITY MAIN	8"	3,972.90	LF	\$28.15	\$111,837.14
MANHOLE	4'	7.00	EA	\$2,600.00	\$18,200.00
MANHOLE	4'	3.00	EA	\$2,900.00	\$8,700.00
MANHOLE	4'	3.00	EA	\$3,400.00	\$10,200.00
MANHOLE	4'	2.00	EA	\$4,500.00	\$9,000.00
SINGLE SEWER SERVICE W/CLEANOUT	6"	9.00	EA	\$621.20	\$5,590.80
DOUBLE SEWER SERVICE W/CLEANOUT	6"	6.00	EA	\$686.20	\$4,117.20
TOTAL					\$167,645.14

(If more space is required, use additional forms(s).)

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:  President
(Name and Title of Certifying Agent)
OF: Gulf Coast Underground, Inc.
(Firm or Corporation)

Address: 6421-1 Metro Plantation Road
Fort Myers, FL 33912

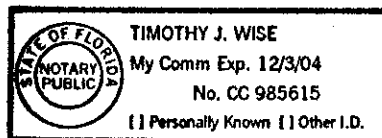
STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 12th day of March, 2003 by STEVEN R. GOBLE who is personally know and who (did) (did not) take an oath.


Notary Public Signature

TIMOTHY J. WISE
Printed Name of Notary Public

CC985615
Notary Commission Number



(Notary Seal)



This Instrument Prepared By:
Lee County Utilities
1500 Monroe Street - 3rd Floor
Fort Myers, Florida 33901

PERPETUAL PUBLIC UTILITY EASEMENT GRANT #1

THIS INDENTURE is made and entered into this _____ day of _____, _____
by and between Shenandoah Properties, LLC, Owner, hereinafter referred to
as GRANTOR(S), and LEE COUNTY, hereinafter referred to as GRANTEE.

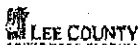
WITNESSETH:

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

3. The public utility easement shall not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures shall not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents shall remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.



(Forms - Perpetual Public Utility Easement - LCU - County Attorney Approved Form 10/2002 - Page 1 of 3)

Perpetual Public Utility Easement Grant - County Attorney Approved 10-2002 - printable version.doc

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free of any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

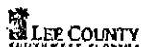
6. GRANTOR(S), its heirs, successors or assigns, shall assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3 within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE shall have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be restored by GRANTEE, to the condition in which it existed prior to the damage as is reasonably practicable. GRANTEE agrees to coordinate each activity within the easement premises in advance with the manager of the U. S. Postal Service, so as not to interfere with Postal Service operations.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes. If GRANTEE fails to utilize the granted easement (Exhibit "A", hereto) for the purposes as set out herein and for the time as set out in Section 255.22, Florida Statutes, then this easement shall be extinguished pursuant to law,

10. This easement shall be binding upon the parties hereto, their successors in interest and any assigns.



IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

Eric Casey
(Signature of 1st Witness)

Eric Casey
(Name of 1st Witness)

X [Signature]
(Grantor's/Owner's Signature)

Mark Naumann, President
Shental Coast Properties, LLC
(Grantor's/Owner's Name)

X Viola A. Fleischman
(Signature of 2nd Witness)

HR Admin
Title

Viola A. Fleischman
(Name of 2nd Witness)

STATE OF Florida,
COUNTY OF Lee) SS:

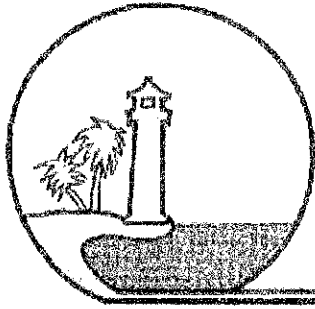
The foregoing instrument was signed and acknowledged before me this 1st day of August 2003 by Mark Naumann who produced the following as identification _____ or is personally known to me, and who did/did not take an oath.

Michele R. Gropp
Notary Public Signature

MICHELE R. GROPP
Printed Name of Notary Public

MICHELE R. GROPP
Notary Public, State of Florida
My comm. exp. Mar. 29, 2005
Comm. No. DD 013574

(Notary Seal & Commission Number)



Sanibel Surveys, Inc
2410 Palm Ridge Road
Sanibel, Florida 33957

Phone Number (239) 472-0095

Fax Number (239) 472-3556

EASEMENT DESCRIPTION SHENANDOAH PROPERTY

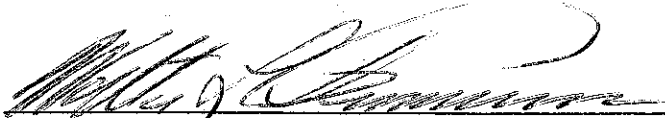
ALL THAT CERTAIN TWENTY FOOT UTILITY EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE BEING DESCRIBED TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COOK ROAD (50 FEET WIDE) SAID POINT BEING LOCATED THE FOLLOWING COURSES AND DISTANCES FROM THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST;

1. N00°57'37"W ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) FOR 1323.93 FEET TO THE NORTHWEST CORNER OF SAID FRACTION;

2. N88°53'26"E ALONG THE NORTH LINE OF SAID FRACTION FOR 1233.68 FEET TO A POINT AND PLACE OF BEGINNING.

THENCE S68°40'32"W 77.24 FEET TO A POINT; THENCE S88°53'26"W 649.63 FEET TO A POINT; THENCE S01°06'34"E 58.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHENANDOAH CIRCLE; THENCE ALONG THE SAME N88°53'26"E 20.00 FEET TO A POINT; THENCE N01°06'34"W 38.31 FEET TO A POINT; THENCE N88°53'26"E 633.19 FEET TO A POINT; THENCE N68°40'32"E 135.12 FEET TO A POINT ON THE NORTH LINE OF AFORESAID FRACTION; THENCE ALONG THE SAME S88°53'26"W 56.15 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.


WALTER L. FRASER (FOR THE FIRM LB-00066470)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 0003985

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 02-46-23-22-0000A.0000
TAX YEAR 2003**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Tax Bills on this Parcel](#)]

**OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2003 ROLL.**

PROPERTY DETAILS

OWNER OF RECORD

SHENANDOAH PROPERTIES
LLC
17499 MCGREGOR BLVD
FORT MYERS FL 33908

SITE ADDRESS

RIGHT OF WAY
FT MYERS FL 33908

LEGAL DESCRIPTION

SHENADOAH
DESC IN PB 74 PGS 56-57
TRACT A

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



TAXING DISTRICT

110 - COUNTY/IONA MCGREGOR
FIRE

DOR CODE

94 - RIGHT-OF-WAY

PROPERTY VALUES

EXEMPTIONS

ATTRIBUTES

JUST	2,100	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	2,100	AGRICULTURAL	0	NUMBER OF UNITS	4.20
ASSESSED SOH	2,100	WIDOW	0	FRONTAGE	0
TAXABLE	2,100	WIDOWER	0	DEPTH	0

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 02-46-23-22-0000B.0000
TAX YEAR 2003**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)

| [Display Building Permits on this Parcel](#)

| [Display Tax Bills on this Parcel](#)]

**OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2003 ROLL.**

PROPERTY DETAILS

OWNER OF RECORD

SHENANDOAH PROPERTIES
LLC
17499 MCGREGOR BLVD
FORT MYERS FL 33908

SITE ADDRESS

COMMON ELEMENT
FL

LEGAL DESCRIPTION

SHENADOAH
DESC IN PB 74 PGS 56-57
TRACT B

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



TAXING DISTRICT

110 - COUNTY/IONA MCGREGOR
FIRE

DOR CODE

97 - OUTDOOR RECREATIONAL

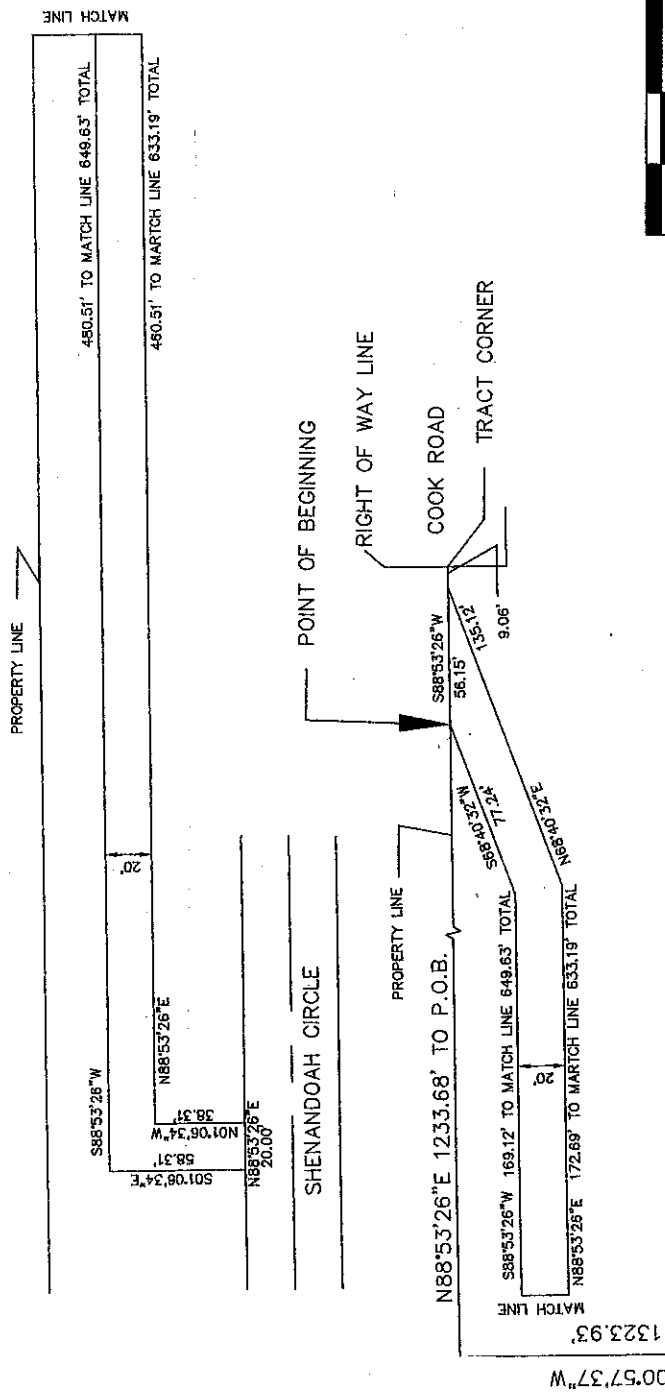
PROPERTY VALUES

EXEMPTIONS

ATTRIBUTES

JUST	450,210	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	450,210	AGRICULTURAL	0 NUMBER OF UNITS	8.39
ASSESSED SOH	450,210	WIDOW	0 FRONTAGE	0

#1



L.C.U. EASEMENT SHENANDOAH PROPERTY

REFERENCE POINT
S.W. CORNER, S.W 1/4,
N.E.1/4
FND CONC. MONUMENT

REVISIONS	DATE	PREPARED BY	SHENANDOAH PROPERTIES, L.L.C. C/O CARLTON-NAUMANN HOMES 17488 MAGNIFICENT BOULEVARD FORT WORTH, TX 76155
			<p>RISEBENT PLAT SHENANDOAH SUBDIVISION SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA</p>
DESIGN BY: JMS		CHECKED BY: JMS	DRAWN BY: JMS
JOB # 02-224			

WALTER L. FRASER, P.L.S. #3995
Valid only with enclosed seal

COPY

PLAN DATE
11-19-03
SHEET
1 OF 1

This Instrument Prepared By:
Lee County Utilities
1500 Monroe Street - 3rd Floor
Fort Myers, Florida 33901

PERPETUAL PUBLIC UTILITY EASEMENT GRANT #2

THIS INDENTURE is made and entered into this _____ day of _____
by and between Robert & Deborah Cortes, Owner, hereinafter referred to
as GRANTOR(S), and LEE COUNTY, hereinafter referred to as GRANTEE.

WITNESSETH:

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

3. The public utility easement shall not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures shall not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents shall remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.



LEE COUNTY
FLORIDA
(Forms - Perpetual Public Utility Easement - LCU - County Attorney Approved Form 10/2002 - Page 1 of 3)

Perpetual Public Utility Easement Grant - County Attorney Approved 10-2002 - printable version.doc

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free of any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, shall assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3 within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE shall have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be restored by GRANTEE, to the condition in which it existed prior to the damage as is reasonably practicable. GRANTEE agrees to coordinate each activity within the easement premises in advance with the manager of the U. S. Postal Service, so as not to interfere with Postal Service operations.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes. If GRANTEE fails to utilize the granted easement (Exhibit "A", hereto) for the purposes as set out herein and for the time as set out in Section 255.22, Florida Statutes, then this easement shall be extinguished pursuant to law,

10. This easement shall be binding upon the parties hereto, their successors in interest and any assigns.



IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

X Viola A. Fleischman x [Signature]
(Signature of 1st Witness) (Grantor's/Owner's Signature)

Viola A. Fleischman Deborah Cortes
(Name of 1st Witness) (Grantor's/Owner's Name)

X Neville B. Blankenship
(Signature of 2nd Witness) Title

NEVILLE B. BLANKENSHIP
(Name of 2nd Witness)

STATE OF Florida
COUNTY OF Lee) SS:

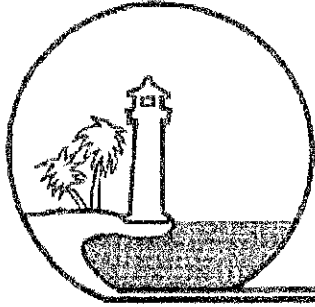
The foregoing instrument was signed and acknowledged before me this 24th day of August 2003 by Robert & Deborah Cortes who produced the following as identification _____ or is personally known to me, and who did/did not take an oath.

Michele R. Gropp
Notary Public Signature
Michele R. Gropp
Printed Name of Notary Public

MICHELE R. GROPP
Notary Public, State of Florida
An. comm. exp. Mar. 29, 2006
Comm. No. DD 013574

(Notary Seal & Commission Number)





Sanibel Surveys, Inc
2410 Palm Ridge Road
Sanibel, Florida 33957

Phone Number (239) 472-0095

Fax Number (239) 472-3566


EASEMENT DESCRIPTION CORTES PROPERTY

ALL THAT CERTAIN TWENTY FOOT UTILITY EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE BEING DESCRIBED TO WIT;

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COOK ROAD (50 FEET WIDE) SAID POINT BEING LOCATED THE FOLLOWING COURSES AND DISTANCES FROM THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST;

1. N00°57'37"W ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) FOR 1323.93 FEET TO THE NORTHWEST CORNER OF SAID FRACTION;
2. N88°53'26"E ALONG THE NORTH LINE OF SAID FRACTION FOR 1298.89 FEET TO THE WESTERLY RIGHT-OF-WAY OF COOK ROAD;
3. N01°01'37"W PARALLEL WITH AND 25.00 FEET WEST OF THE EAST LINE OF SAID FRACTION ALONG SAID RIGHT-OF-WAY FOR 3.34 FEET TO THE PLACE OF BEGINNING.

THENCE CONTINUING N01°01'37"W ALONG SAID RIGHT-OF-WAY 21.32 FEET TO A POINT; THENCE S68°40'32"W 71.32 FEET TO A POINT ON THE AFORESAID NORTH LINE OF SAID FRACTION; THENCE CONTINUING ALONG THE SAME N88°53'26"E 56.15 FEET TO A POINT; THENCE N68°40'32"E 9.66 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.


WALTER L. FRASER (FOR THE FIRM LB-00066470)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 0003985

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 02-46-23-00-00006.0000
TAX YEAR 2003**

Parcel data is available for the following tax years:
[2001 | 2002 | 2003]

- [[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
- [[Display Building Permits on this Parcel](#)
- [[Display Tangible Accounts on this Parcel](#)
- [[Display Tax Bills on this Parcel](#)]

**OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2003 ROLL.**

PROPERTY DETAILS

OWNER OF RECORD [[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]

CORTES ROBERT
B + DEBORAH W
16020 COOK RD
FORT MYERS FL
33908

SITE ADDRESS

16020 COOK RD
FORT
MYERS FL 33908

LEGAL DESCRIPTION

GOVT LOT 2 +
LESS W 1002.8FT

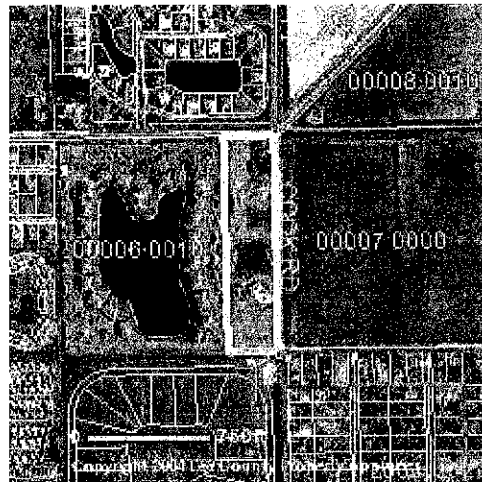


IMAGE OF STRUCTURE



Photo Date: July of 2003
PHOTO DATED AFTER 2003 ROLL

TAXING DISTRICT

110 - COUNTY/IONA MCGREGOR
FIRE

DOR CODE

01 - SINGLE FAMILY RESIDENTIAL

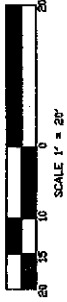
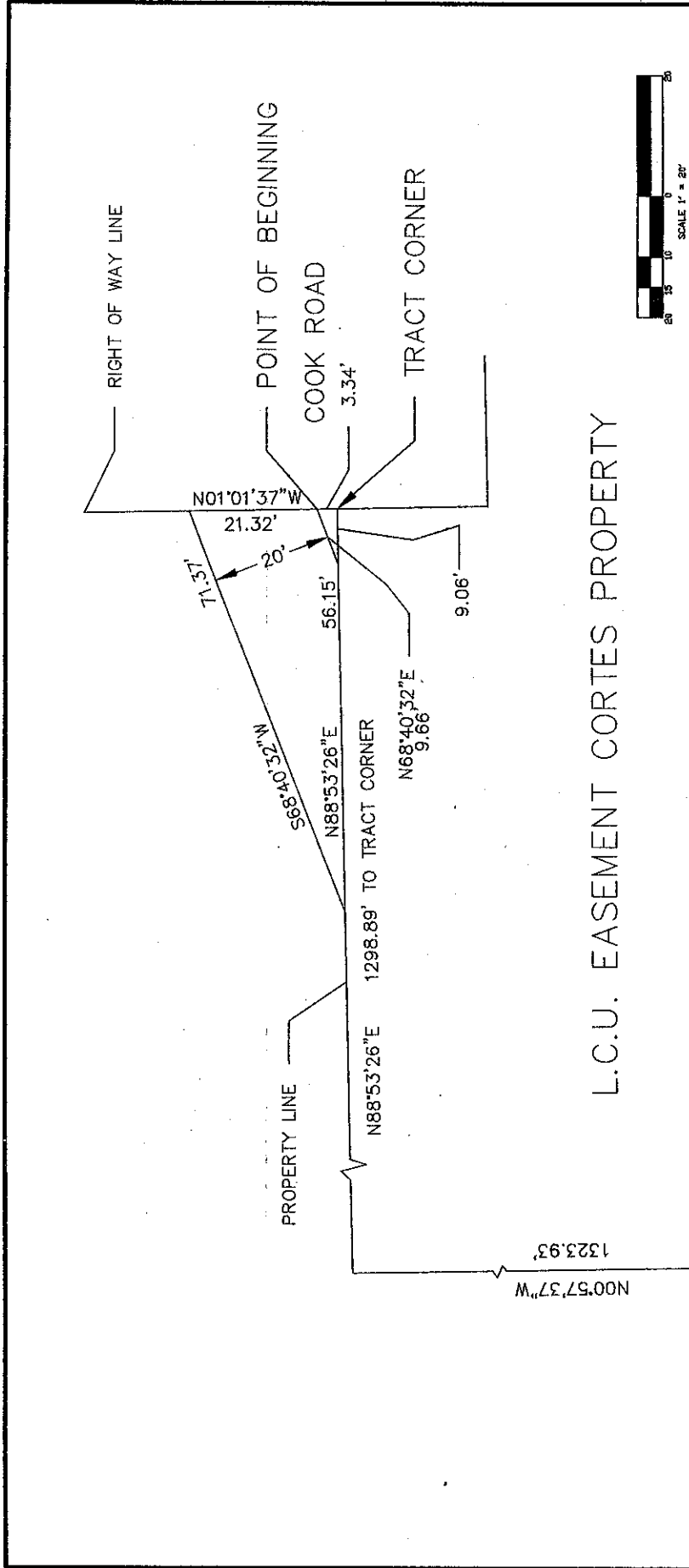
PROPERTY VALUES

EXEMPTIONS

ATTRIBUTES

COPY

#2



REFERENCE POINT
S.W. CORNER, S.W. 1/4,
N.E. 1/4
FND CONC. MONUMENT

REVISIONS

DATE

PREPARED BY: SHENANDOAH PROPERTIES, L.L.C.
C/O CARLTON WALKMANN HOMES
17499 MOGENDOR BOULEVARD
FORT MYERS, FL. 33908

BASHMINT PLAN

SHENANDOAH SUBDIVISION

SECTION 2, TOWNSHIP 46 SOUTH, RANGE 29 EAST, 14E COUNTY, FLORIDA

SANITARY SURVEYS, INC.
2410 PALM RIDGE ROAD
SANITEL, FL. 33957
941-472-0995

DESIGN BY: JHS CHECKED BY: JHS DRAWN BY: JHS JOB # 03-224

PLAN DATE
11-19-03

SHEET
1 OF 1

WALTER J. FRASER, P.L.S. #3985
Valid only when embossed seal.

L.C.U. EASEMENT CORTES PROPERTY