

**LEE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA ITEM SUMMARY** **BLUE SHEET NO: 20040466 -UTL**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:**

Approve final acceptance, by Resolution, and recording of one Utility Easement as a donation of a 6" diameter fire line and a force main serving *BASS ROAD MEDICAL*. This is a Developer Contributed asset project located on the east side of Bass Road approximately 1/2 mile north of Summerlin Road.

**WHY ACTION IS NECESSARY:**

To provide fire protection and sanitary sewer service to the recently constructed medical office.

**WHAT ACTION ACCOMPLISHES:**

Places the fire line and force main into operation and complies with the Lee County Utilities Operations Manual.

**2. DEPARTMENTAL CATEGORY:** 10  
**COMMISSION DISTRICT #:** 3

C10C

**3. MEETING DATE:** 05-11-2004

**4. AGENDA:**

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

**5. REQUIREMENT/PURPOSE:**

- (Specify)
- STATUTE \_\_\_\_\_
  - ORDINANCE \_\_\_\_\_
  - ADMIN. CODE \_\_\_\_\_
  - OTHER Res., Easement \_\_\_\_\_

**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: 4/22/04

**7. BACKGROUND:**

Fire lines and single wastewater service connections do not require permission to construct by the Board, therefore, no previous Blue Sheet number is provided.  
 The installation has been inspected for conformance to the Lee County Utilities Operations manual.  
 Satisfactory pressure and bacteriological testing has been completed.  
 Record drawings have been received.  
 Engineer's Certification of Completion has been provided---copy attached.  
 Project Location Map---copy attached.  
 Warranty has been provided---copy attached.  
 Waiver of Lien has been provided---copy attached.  
 Certification of Contributed Assets has been provided---copy attached.  
 100% connection/capacity fees have been paid.  
 Potable water service is provided by Lee County Utilities via existing infrastructure located within the right-of-way of Bass Road.  
 Funds are available for Easement recording fees in Account # OD5360748700.504930.

SECTION 04 TOWNSHIP 46S RANGE 24E DISTRICT #3 COMMISSIONER JUDAH

**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	
J. Lavender Date: 4/26/04	N/A Date:	N/A Date:	T.O. T. Osterhout Date: 4/22	S. Diaz Date: 4/27/04	P.W. 4/28/04	A.B. 4/28/04	A.Z. 4/28/04	J.V. 4/28/04	J. Lavender Date: 4-26-04

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

**Rec. by CoAtty**  
 Date: 4/27/04  
 Time: 12:40 pm

Forwarded To:  
 Admin.  
 4/27/04 1:25

RECEIVED BY  
 COUNTY ADMIN: [Signature]  
 4/27/04  
 3:40pm SLT  
 COUNTY ADMIN  
 FORWARDED TO: [Signature]  
 4-28-04  
 5pm





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



FDOR10240300  
 DR-219  
 R. 07/98

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

04462413000000110

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:**

**BONDVILLE ASSOCIATES, LLC**

Last First MI  
**4081 TAMiami TRAIL N**

City  
**NAPLES**

State Zip Code  
**FL 34110**

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 First MI  
**P. O. BOX 398**

City  
**FT. MYERS**

State Zip Code  
**FL 33902 (2394798181)**

5. Date of Sale/Transfer

\$ . 0 0  
 (Round to the nearest dollar.)

Property Located In 46 County Code

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.) \$ . 0 0

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 . 0 0

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/her has any knowledge.

Signature of Grantor or Grantee or Agent

Date 4/22/08

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><b>This copy to Department of Revenue</b></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**

RESOLUTION NO. \_\_\_\_\_

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

WHEREAS, it is the desire of Bondville Associates, LLC, owner of record, to make a contribution to Lee County Utilities of water facilities (6" diameter fire line) and sewer facilities (force main) serving "**BASS ROAD MEDICAL**"; 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 **\$13,140.00** 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

COPY

LETTER OF COMPLETION

DATE: 2/19/2004

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

Gentlemen:

This is to certify that the **sanitary sewer and fire line up to and including 1st OS and Y valve** located in

Bass Road Medical  
(Name of Development)

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

**the approved plans and the approved specifications**

Upon completion of the work, we observed the following successful tests of the facilities:

**Bacteriological Test , Pressure Test(s) - Force Main , Pressure Test(s) - Water Main ,  
Lift Station Start-up**

Very truly yours,

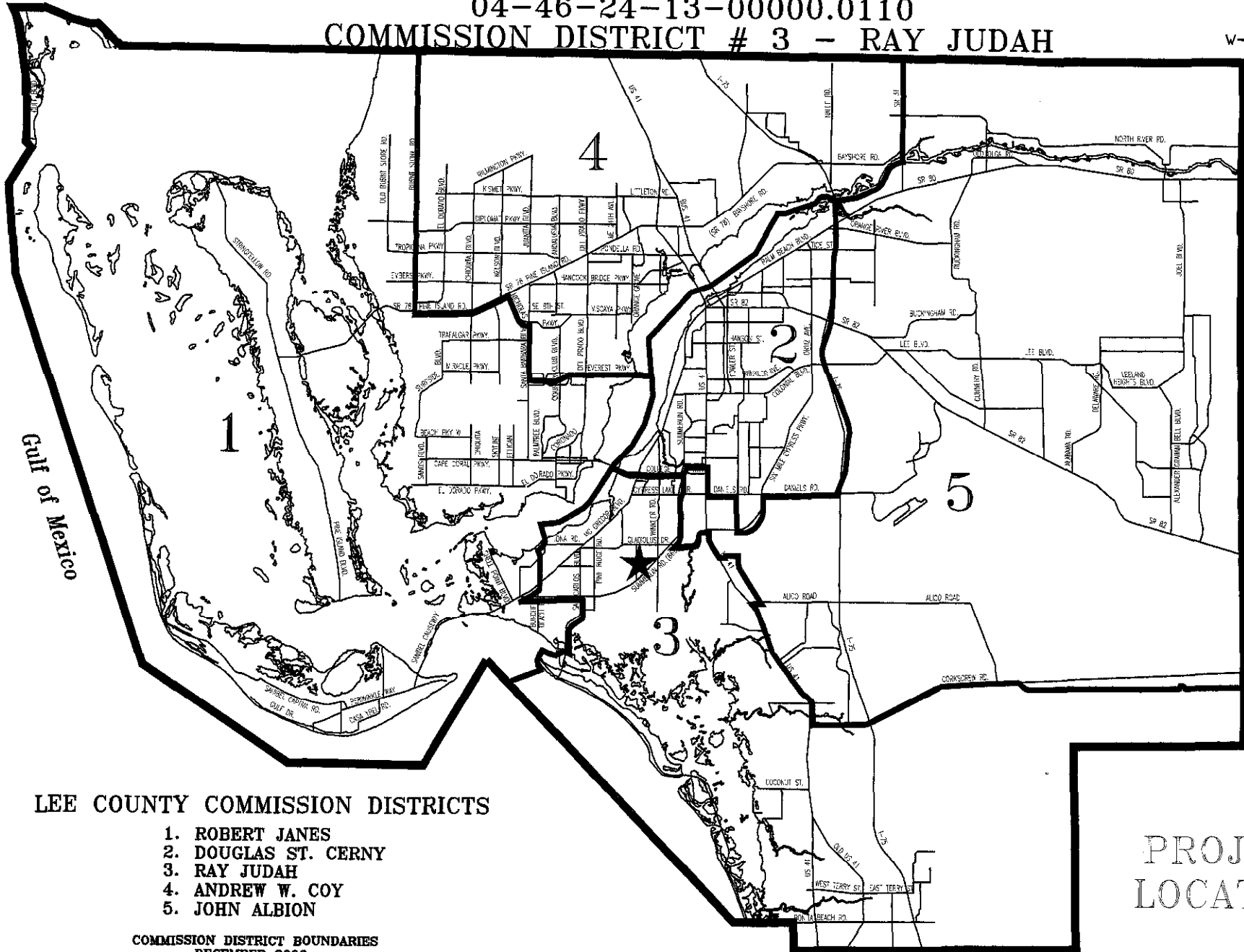
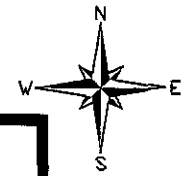
David Douglas, P.E.  
(Owner or Name of Corporation)

\_\_\_\_\_  
(Signature)

Vice President  
(Title)

(Seal of Engineering Firm)

**BASS ROAD MEDICAL**  
**04-46-24-13-00000.0110**  
**COMMISSION DISTRICT # 3 - RAY JUDAH**



COPY

**LEE COUNTY COMMISSION DISTRICTS**

- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. ANDREW W. COY
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES  
 DECEMBER 2000

PROJECT  
 LOCATION

COPY

**WARRANTY**

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

16261 BASS ROAD FORT MYERS, FL

STRAP# 04-46-24-13-00-000.0110

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.

CHRISTO, INCORPORATED

(NAME OF OWNER OR CONTRACTOR)

BY:

*Robert A. Keiling*

(SIGNATURE & TITLE) **ROBERT A. KEILING-PRESIDENT**

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 17<sup>TH</sup> day of

FEBRUARY, 20 04 by ROBERT A. KEILING who has produced  
(Print or Type Name)

PERSONALLY KNOWN TO ME as identification, and who (did) (did not) take an oath.  
(Type of Identification and Number)

*Mark K. Nottingham*  
Notary Public Signature

MARK K. NOTTINGHAM  
Printed Name of Notary Public

DD 261445 JAN. 6, 2008  
Notary Commission Number

MARK K. NOTTINGHAM  
Notary Public, State of Florida  
My comm. exp. Jan. 6, 2008  
Comm. No. DD 261445

(NOTARY SEAL)

COPY

**WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT**

The undersigned lienor, in consideration of the final payment in the amount  
Of THIRTEEN THOUSAND ONE HUNDRED FORTY DOLLARS AND NO/100 (\$ 13,140.00)

Hereby waives and releases its lien and right to claim a lien for labor, service, or materials

Furnished to DEANGELIS DIAMOND. on the job  
(Insert name of your customer)

Of BONDVILLE ASSOCIATION, LLC to the following describe  
(Insert name of the owner)

Property: BASS ROAD MEDICAL  
(Name of Development/Project)

SEE EXHIBIT 'A' & 'B' FOR DESCRIPTION  
(Facilities Constructed)

16261 BASS ROAD FORT MYERS, FL  
(Project Location)

04-46-24-13-00-000.0110

Dated on February 17, 2004

By: *Robert A. Keiling*  
(Signature of Authorized Representative)

CHRISTO, INCORPORATED  
(Name of Firm or Corporation)

By: ROBERT A. KEILING  
(Print Name of Authorized Representative)

4461-B HANCOCK BRIDGE PKWY  
(Address)

Title: PRESIDENT

N. FORT MYERS, FL 33903  
(City, State & Zip)

Phone #: 239-997-2823

Fax#: 239-997-4672

State of FLORIDA  
County of LEE

The foregoing instrument was signed and acknowledged before me this 17<sup>TH</sup> day of February

2004, by Robert A. Keiling, who produced personally known to me as identification or who is personally  
Known to me, and who did/did not take an oath.

**MARK K. NOTTINGHAM**  
Notary Public, State of Florida  
My comm. exp. Jan. 6, 2008  
Comm No. 05 261445

NOTARY SEAL

Notary Public: *Mark K. Nottingham*  
(Signature)  
Notary Public Name: MARK K. NOTTINGHAM  
(Print)  
My Commission Expires: JAN. 6, 2008



COPY

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: BASS ROAD MEDICAL

LOCATION: 16261 BASS ROAD FORT MYERS, FL

STRAP# 04-46-24-13-00-000.0110

(Including STRAP)

NAME AND ADDRESS OF OWNER: BONDVILLE ASSOCIATES, LLC

DENNIS LYNCH - 4081 N. TAMIAMI TRAIL C-210 NAPLES, FL 34103

(as shown on Deed)

TYPE UTILITY SYSTEM: WATER

(List water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system, e.g., pipe, manholes; lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY/UNIT	COST	TOTAL
DIP CL 50	6"	34 LF	30.00	1020.00
MJ TEE	10" X 6"	1 EA	2000.00	2000.00
GATE VAVLES	6"	1 EA	2000.00	2000.00
MJ 90 degree BEND	6"	1 EA	300.00	300.00
FLANGE 90 degree BEND	6"	1 EA	350.00	350.00
O S & Y VALVE	6"	1 EA	1500.00	1500.00
FLANGE X PE SPOOL PIECE	6" X 6'	1 EA	550.00	550.00
FLANGE X PE SPOOL PIECE	6" X 2'	1 EA	350.00	350.00

8070.00

TOTAL AMOUNT



**EXHIBIT 'A'**  
**WAIVER ATTACHMENT**

DATE: FEBRUARY 17, 2004

PROJECT NAME: BASS ROAD MEDICAL

PROJECT ADDRESS: 16261 BASS ROAD FORT MYERS, FL

STRAP#: 04-46-24-13-00-000.0110

**DESCRIPTION OF THE UTILITY SYSTEM CONSTRUCTED:      WATER**

REMOVE BLOW-OFF, INSTALLED 10" X 6" TEE, 6" GATE VALVE, 34 LF 6" DIP CL 50, 6" 90degree BEND AND UP TO AND INCLUDING 6" O S & Y VALVE IN 6" DCDA TO PROVIDE FIRE SERVICE TO NEW MEDICAL BUILDING.





**EXHIBIT 'B'**  
**WAIVER ATTACHMENT**

DATE: FEBRUARY 17, 2004

PROJECT NAME: BASS ROAD MEDICAL

PROJECT ADDRESS: 16261 BASS ROAD FORT MYERS, FL

STRAP#: 04-46-24-13-00-000.0110

**DESCRIPTION OF THE UTILITY SYSTEM CONSTRUCTED:      SEWER**

INSTALLED 8" X 4" HOT TAP, 8 LF 4" PVC C-900 DR-14 AND 1-4" PLUG VALVE TO PROVIDE SEWER SERVICE TO PRIVATE LIFT STATION FOR NEW MEDICAL BUILDING.

COPY

TO: LEE COUNTY FINANCE DEPARTMENT

FROM: UTILITIES ENGINEERING  
(Department)  
SUE GULLEDGE

BS 20040466-UTL

A. AUTHORIZATION:

This transmittal authorizes the UTIL. ENGINEERING office to incur expenses for filing/records against:

Purchase Order # N/A for BASS ROAD MEDICAL project.

EASEMENT: BONNVILLE ASSOCIATES LLC

ACCOUNT NO. OD5360748700.504930

ORIGINAL EASEMENT TO MINUTES AFTER RECORDING, WITH COPY TO SUE GULLEDGE, UTILITIES

*Sue Gullledge*  
SUE GULLEDGE Signature Authorization

B. SERVICE RECEIVED:

RECORDING EASEMENT

O. R. COPIES

PLAT COPIES

CASE #/INDEX FEE

DESCRIPTION OF SERVICE RECORDING

AMOUNT OF FEE INCURRED \$

(date)

(DEPUTY CLERK)

(CUSTOMER) (DEPT.)

THIS FORM GOES TO CASHIER WITH REGULAR RECEIPT ATTACHED

C. INVOICE INFORMATION: (FOR CLERK'S DEPARTMENT ONLY)

REC'D

ENTERED

CUST. # 500283

INV. #

PLEASE REMIT TO: Clerk's Accounting  
P.O. BOX 2396  
FORT MYERS, FLORIDA 33902-2396

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

Strap Number:

04-46-24-13-00000.0110

THIS SPACE RESERVED FOR RECORDING

### **GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_, by and between Bondville Associates, LLC, Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political sub-division of the State of Florida, 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 will 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 may 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 will remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

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 from any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the right, 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, agrees to 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.

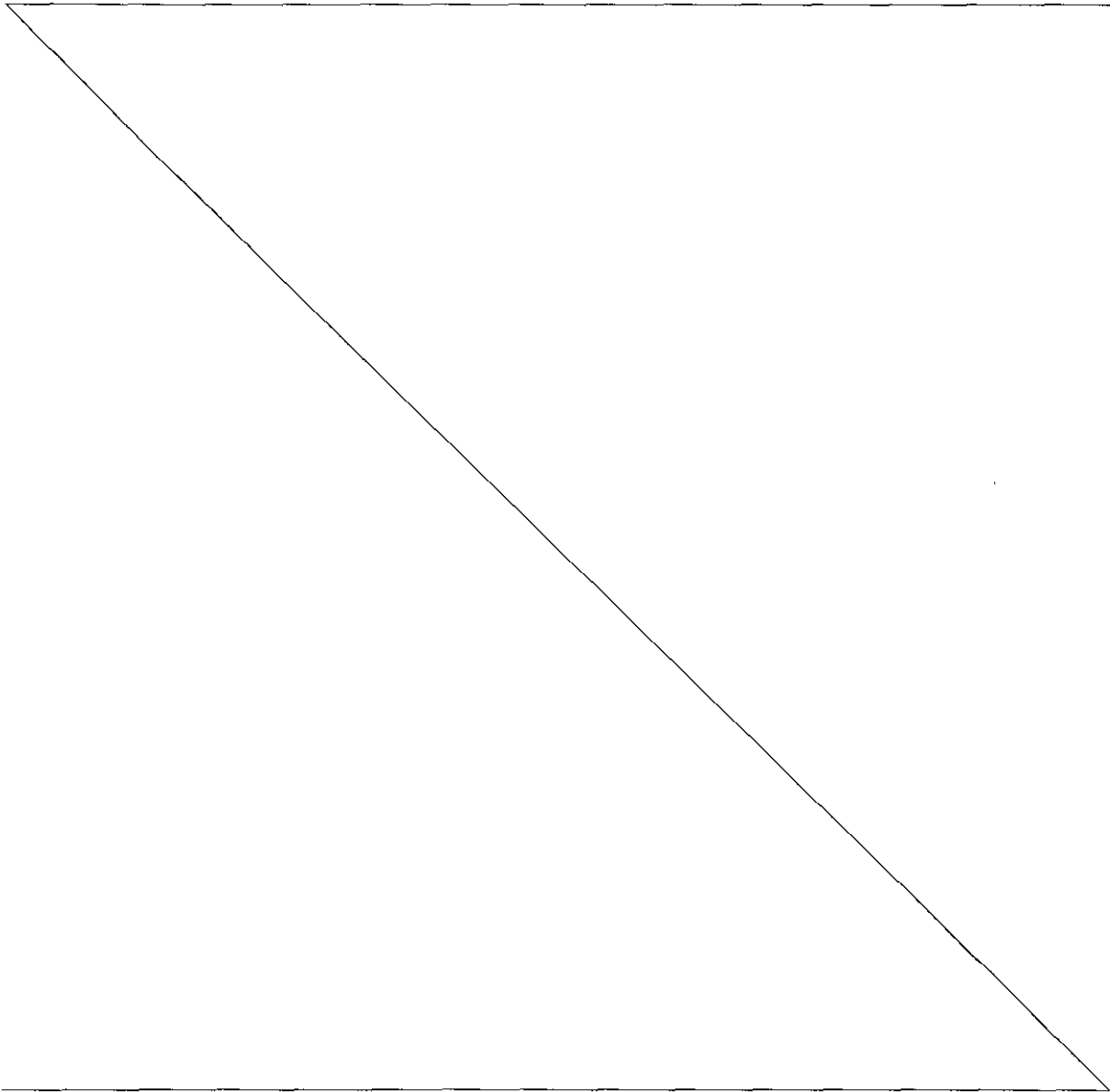
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment 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 will 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.

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.

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

(Balance of Page Left Intentionally Blank)



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

[Signature]  
[1<sup>st</sup> Witness' Signature]

ARTHUR McDONNELL  
[Type or Print Name]

Narciso Domingo  
[2<sup>nd</sup> Witness' Signature]

Narciso Domingo  
[Type or Print Name]

BY: [Signature]  
[Signature Grantor's/Owner's]

Dennis Lynch  
[Type or Print Name]

Managing Partner  
[Title]

STATE OF FLORIDA

COUNTY OF LEE COWER

The foregoing instrument was signed and acknowledged before me this 6<sup>th</sup> day of April 2004 by Dennis Lynch, managing Partner, who produced the following as identification \_\_\_\_\_ or is personally know to me, and who ~~did~~/did not take an oath.

[stamp or seal]



[Signature]  
[Signature of Notary]

Ashley Mass  
[Typed or Printed Name]

Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Chairman

APPROVED AS TO FORM

BY: \_\_\_\_\_  
Office of the County Attorney

March 30, 2004

**DESCRIPTION****WATERLINE EASEMENT  
LYING IN LOT 11  
HEALTHPARK FLORIDA EAST  
SECTION 4, TOWNSHIP 46 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 4, Township 46 South, Range 24 East, Lee County, Florida, being a part of Lot 11 as shown on the Plat of HealthPark Florida East as recorded in Plat Book 68 at Pages 17 through 22, Public Records of Lee County, Florida, which tract or parcel is described as follows:


From an intersection with the north line of said Section 4 with the east right-of-way line of Bass Road (150' wide) run N 89° 01' 22" E along the north line of said Section 4 for 134.77 feet; thence run S 00° 58' 38" E for 32.01 feet to an intersection with the south line of a utility and drainage easement (44' wide) as shown on said plat and the Point of Beginning.

From said Point of Beginning run N 88° 43' 30" E along the said easement line for 20.00 feet; thence run S 01° 17' 30" E departing said easement line for 272.63 feet; thence run S 23° 47' 30" E for 37.49 feet; thence run S 68° 47' 30" E for 41.78 feet; thence run S 80° 02' 30" E for 57.05 feet; thence run N 90° 00' 00" E for 31.31 feet; thence run S 01° 03' 11" E for 35.20 feet to an intersection with the south line of said Lot 11, also being the north line of Lot 12 as shown on said plat; thence run S 88° 43' 30" W along said lot line for 49.06 feet; thence run N 00° 06' 56" W for 18.98 feet; thence run N 80° 02' 30" W for 45.14 feet; thence run N 68° 47' 30" W for 52.03 feet; thence run N 23° 47' 30" W for 49.76 feet; thence run N 01° 17' 30" W for 276.61 feet to the Point of Beginning.

Parcel contains 0.23 acres, more or less.

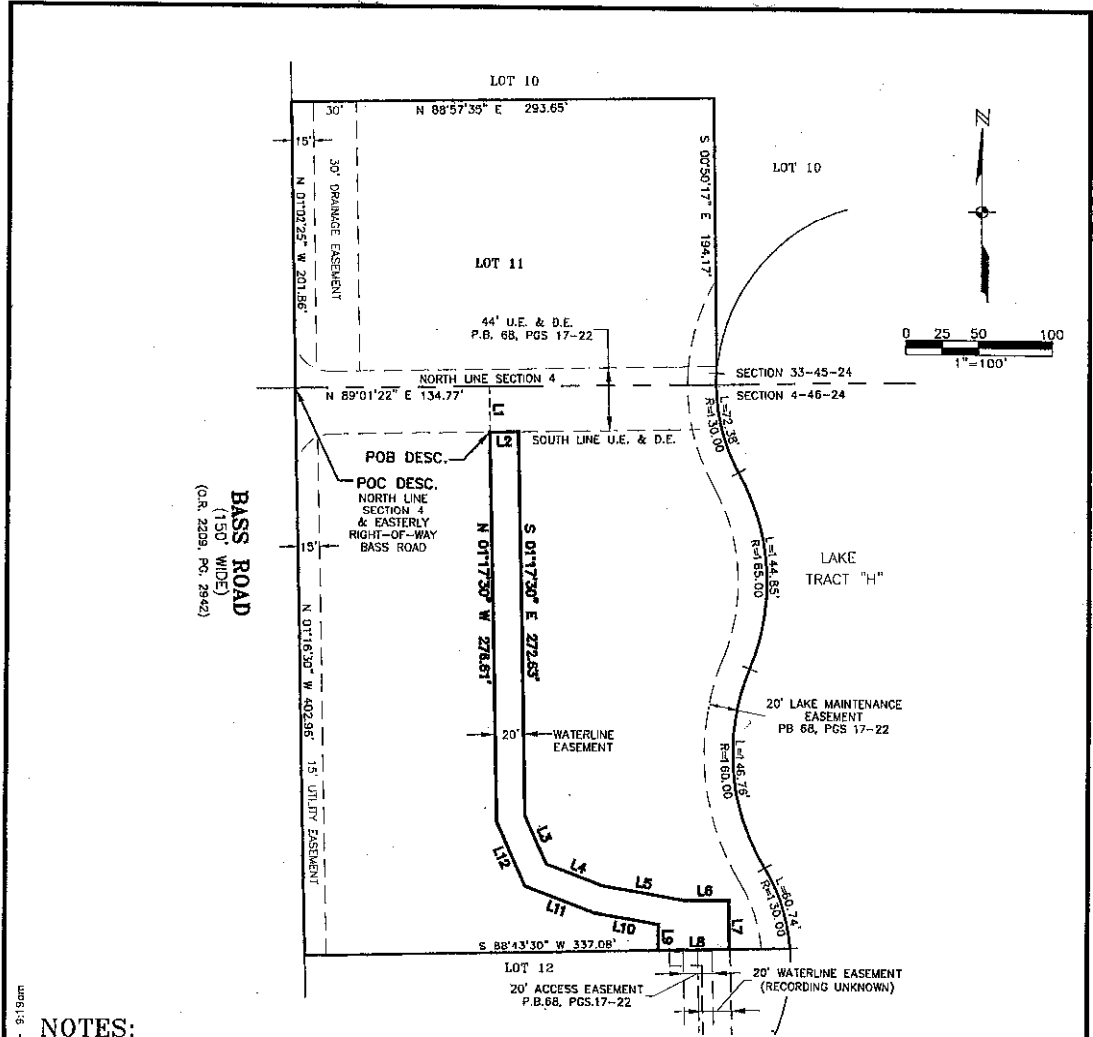
SUBJECT TO easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the Plat of HealthPark Florida East as recorded in Plat Book 68 at Pages 17 through 22, Public Records of Lee County, Florida wherein the west line of Lot 11 bears N 01° 16' 30" W.

  
Michael W. Norman (for The Firm LB-642)  
Professional Land Surveyor  
Florida Certificate No. 4500

19293 Waterline Easement 033004

COPY



**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF HEALTHPARK FLORIDA EAST, PLAT BOOK 68, PAGES 17-22, PUBLIC RECORDS OF LEE COUNTY, FLORIDA WHEREIN THE WEST LINE OF LOT 11 BEARS N 01°16'30" W.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POC= POINT OF COMMENCEMENT.
4. POB= POINT OF BEGINNING.
5. DESC.= DESCRIPTION
6. U.E.= UTILITY EASEMENT
7. D.E.= DRAINAGE EASEMENT
8. O.R.= OFFICIAL RECORD BOOK
9. PG./PGS.= PAGE OR PAGES
6. PARCEL CONTAINS 9,919 SQUARE FEET (0.23 ACRES) MORE OR LESS.
7. DESCRIPTION ATTACHED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°58'38"E	32.01
L2	N88°43'30"E	20.00
L3	S23°47'30"E	37.49
L4	S68°47'30"E	41.78
L5	S80°02'30"E	57.05
L6	N90°00'00"E	31.31
L7	S01°03'11"E	35.20
L8	S88°43'30"W	49.06
L9	N00°06'56"W	18.98
L10	N80°02'30"W	45.14
L11	N68°47'30"W	52.03
L12	N23°47'30"W	49.76

**THIS IS NOT A SURVEY**

*Michael W. Norman*  
 MICHAEL W. NORMAN, GEOR (THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 4500

APR 02 2004

DATE SIGNED: \_\_\_\_\_  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARCEL IN LOT 11  
 HEALTHPARK FLORIDA EAST  
 SECTION 3, TOWNSHIP 45 & 46 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

**JOHNSON ENGINEERING**

2158 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #542 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION  
 20 FOOT WIDE WATERLINE EASEMENT

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
3/16/04	00019293	4-46-24	1"=100'	1 OF 2