

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

Blue Sheet No. 20040686

1. REQUESTED MOTION:

ACTION REQUESTED: Accept a Quitclaim Deed for 50' wide parcel, a portion of land known as New Canal in Plat Book 30, Pages 79 and 80, for the Three Oaks Parkway South Extension Project, No. 4043; authorize the Division of County Lands to handle all documentation necessary to complete the transaction; authorize payment of costs to record.

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

WHAT ACTION ACCOMPLISHES: The acceptance of deed clears title to any remaining interest that may be held by Manna Christian Missions, Inc., a Florida non-profit corporation.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 3

CL6A

3. MEETING DATE:

06-15-2004

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE 125
- ORDINANCE
- ADMIN.
- OTHER

6. REQUESTOR OF INFORMATION

- A. _____
- B. DEPARTMENT Independent
- C. DIVISION County Lands
- BY Karen L. W. Forsyth, Director *[Signature]*

7. BACKGROUND: On July 6, 1977, Manna Christian Missions, Inc., a Florida non-profit corporation, submitted the plat of Leitner Creek Manor, Unit 2, to the Lee County Board of County Commissioners for approval. The plat was subsequently approved, and recorded in Plat Book 30, Pages 79 and 80.

The plat established the dedication of a 50' drainage easement, known as New Canal, to the perpetual use of the public. A portion of New Canal is within the proposed Three Oaks Parkway South Extension corridor. In order to clear title to any remaining interest that may be held by Manna Christian Missions, Inc., they have provided a quitclaim deed for the portion of New Canal that is within the proposed corridor.

Staff Recommends Board approve the Requested Motion.

Funds for recording costs are available in Account Number: **20404318808.506110**
(20 - CIP; 4043 - Three Oaks Parkway South Extension; 18808 - Road Impact Fees, Bonita; 506110 - Land)

Attachments: Quitclaim Deed (Copy); Plat Book 30, Pages 79 & 80

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
					QA	OM	RISK	GC	
<i>K. Forsyth</i>			<i>SAD 6/15/04</i>	<i>[Signature] 6-1-04</i>	<i>[Signature] 6/1/04</i>	<i>[Signature] 6/2/04</i>	<i>[Signature] 6/2/04</i>	<i>[Signature] 6/2/04</i>	<i>[Signature] 6/2/04</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *5/28/04*
Time: *3:09*
[Signature]
Forwarded To:
Co. Adm.
doc-rima (5/24/04)
6/1/04 2PM

RECEIVED BY
COUNTY ADMIN:
6/1/04
3:30 PM
COUNTY ADMIN
FORWARDED TO: *PP*
6-3-04
11:40 AM

Project: Three Oaks Parkway, No. 4043
Parcel: 257/Canal Parcel

THIS SPACE FOR RECORDING

QUIT-CLAIM DEED

THIS Quit-Claim Deed, executed this 19 day of May, 2004, by **MANNA CHRISTIAN MISSIONS, INC.**, a Florida non-profit corporation, and having its principal place of business at 10421 Ragsdale Street, Post Office Drawer 2248, Bonita Springs, Florida 34133, Grantor, to **LEE COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 398, Fort Myers, FL 33902-0398, Grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO

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

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

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

MANNA CHRISTIAN MISSIONS, INC., a Florida non-profit corporation

WB 2
1st Witness Signature

By: [Signature]
Peter T. Quinn, President

William B. Tucker
Printed Name of 1st Witness

Jessica Valderrama
2nd Witness Signature

Jessica Valderrama
Printed Name of 2nd Witness

COPY

(CORPORATE SEAL)

STATE OF Florida)

COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 19 day of May, 2004, by Peter T. Quinn, President of Manna Christian Missions, Inc., a Florida non-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification. (type of identification)



WB 2
(Signature of Notary Public)
William B. Tucker
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



May 11, 2004

THREE OAKS PARKWAY

PARCEL 257

**PART OF BLOCK 1
LEITNER CREEK MANOR UNIT 2
LYING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA**

A tract or parcel of land being part of Block 1, Leitner Creek Manor Unit 2, as recorded in Plat Book 30, Pages 79 and 80, in the Public Records of Lee County, Florida, lying in the Southwest Quarter (SW-1/4) of Section 25, Township 47 South, Range 25, East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Southwest Quarter (SW-1/4) of said section, run S 89° 15' 06" W along the north line of said Southwest Quarter (SW-1/4) for 949.86 feet to the northwest corner of Lot 20, Block 1 and the Point of Beginning.

From said Point of Beginning run S 00° 44' 54" E along the west line of said Lot 20 for 135.00 feet to the southwest corner of said lot; thence run S 89° 15' 06" W along the north line of Wagon Trail (60 feet wide) as shown and recorded in said plat of Leitner Creek Unit 2 for 50.00 feet to the southeast corner of Lot 19, Block 1; thence run N 00° 44' 54" W along the east line of said lot for 135.00 feet to the northeast corner of said lot; thence run N 89° 15' 06" E along the north line of said Southwest Quarter (SW-1/4) for 50.00 feet to the Point of Beginning.

Containing 6,750.00 square feet or 0.15 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Southwest Quarter (SW-1/4) of Section 25, Township 47 South, Range 25 East to bear N 89° 15' 06" E.

Exhibit "A"
Page 1 of 2

20013033 Parcel 257

NOTES:

1. BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE WEST ZONE OF FLORIDA (NAD 83/90 ADJUSTMENT) AND BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 25, TOWNSHIP. 47 SOUTH, RANGE 25 EAST TO BEAR N 89°15'06" E
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. POC = POINT OF COMMENCEMENT.
5. POB = POINT OF BEGINNING
6. DESC. = DESCRIPTION
7. DESCRIPTION ATTACHED.
8. R = RADIUS
9. Δ = DELTA ANGLE
10. CB = CHORD BEARING
11. CH = CHORD LENGTH
12. L = ARC LENGTH
13. PARCEL CONTAINS 6,750 SQUARE FEET OR 0.15 ACRES MORE OR LESS.

SECTION 25, TOWNSHIP 47 SOUTH, RANGE 25 EAST

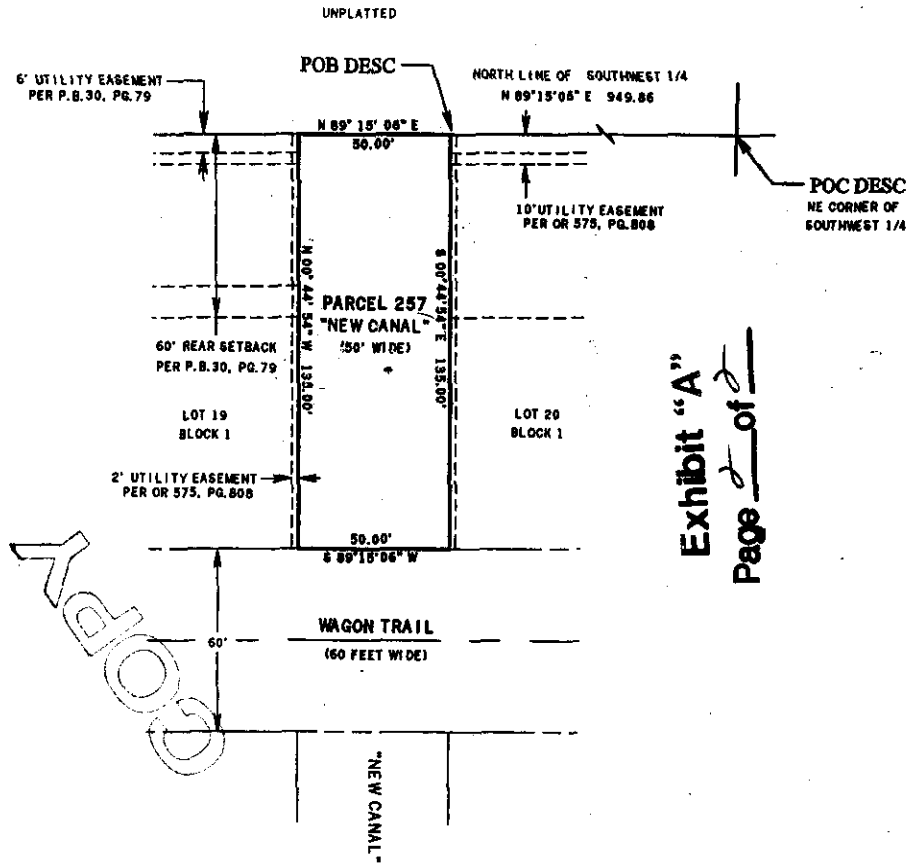


Exhibit "A"
Page 2 of 2

THIS IS NOT A SURVEY

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 5/12/04
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARCEL IN
SECTION 25, TOWNSHIP 47 SOUTH,
RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

PARCEL 257 - THREE OAKS PARKWAY

**JOHNSON
ENGINEERING**

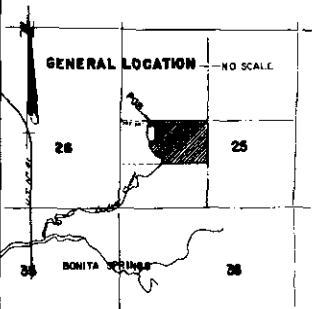
2138 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3861
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05-11-04	20013033	25-47-25	1"=50'	1 OF 2

LEITNER CREEK MANOR Unit 2

A MOBILE HOME SUBDIVISION IN SECTION 25, T. 47S., R. 25 E., LEE COUNTY, FLORIDA



AMEY, INC.
 -ENGINEERING-
 3605 HANSON STREET
 FORT MYERS, FLORIDA
 WO N° 4148--NOV'75

DESCRIPTION

A portion of lot 1 lying in Section 25, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows: From the Northwest corner of the Southwest 1/4 of said Section 25, run East along the North line of said fraction, 795.55 feet to the North-east corner of the Leitner Creek Drainage Easement, as shown on plat of Leitner Creek Manor, as recorded in Plat Book 25, Page 20, Public Records of Lee County, Fla, and the Point of Beginning of lots herein described. From said P.O.B. continue East along said North line of SW 1/4 of said Section 25, 1321.25 feet to the North-east corner of said SW 1/4, Section 25, thence S. 00° 15' 30" W. along the East line of said fraction, 1325.61 feet to the Southeast corner of the North 1/2, SW 1/4, Section 25, thence S. 89° 52' 00" W. along the South line of the N. 1/2 of the SW 1/4, Section 25, 1285.52 feet to the Southeast corner of said said Leitner Creek Drainage Easement, Leitner Creek Manor, P.B. 25, P. 106, thence N. 30° 00' 00" W. along the Easterly Right of Way of said Drainage Easement, 102.50 feet to the P.O.B. of a curve of a circle to the left having 1000 feet elements, a radius of 100.00 feet & a chord width of 60.00 feet and an arc distance of 100.50 feet, thence North westerly, along said curve to the left and along Drainage Easement Right of Way, 100.50 feet to the P.O.B. of said curve, thence West, parallel to the North line of the SW 1/4, Section 25 and along the Northern Right of Way of said Drainage Easement, 137.62 feet, thence N. 17° 10' 00" W. along the Easterly Right of Way of said Drainage Easement, 606.63 feet, thence East, parallel to the North line said SW 1/4 and along the SW Right of Way of Section 25, 25 shown on said plat of Leitner Creek Manor, 122.50 feet, thence North, 320.0 feet, thence West, parallel to the North line of said SW 1/4, Section 25 and along the Northern Right of Way of Wagon Trail, as shown on said recorded plat of Leitner Creek Manor, 250.00 feet, thence N. 11° 16' 00" West along the Easterly Right of Way of said Leitner Creek Drainage Easement, 1376.5 feet to the P.O.B.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FRANK QUINN, Jr., President, and HENRY WICKS, Secretary of, Manna Christian Mission, Inc. a Florida Corporation, owners of the herein described lands, have caused this plat of Leitner Creek Manor, Unit 2, to be made and hereby declare all streets, courts, trails, creeks easements, etc., shown hereon, to the perpetual use of the public.

IN WITNESS WHEREOF we have set our hands and seals this 17 day of July, A. D., 1975.

Manna Christian Mission, Inc.
 Frank Quinn, Jr. President
 Henry Wicks, Secretary
 Witnesses

ACKNOWLEDGEMENT

COUNTY OF LEE
 STATE OF FLORIDA

I HEREBY CERTIFY that on this day, personally appeared before me, the undersigned authority, FRANK QUINN, JR., President and HENRY WICKS, Secretary, of Manna Christian Mission, Inc. to me well known to be the persons who signed the foregoing instrument and acknowledged the execution thereof, to be their free act and deed for the uses and purposes herein mentioned. Witness my hand & official seal this 17 day of July, A. D., 1975.

My Commission Expires: April 6, 1980

James T. Updegrave
 Notary Public, State of Fla. at Large.

APPROVAL

This plat was accepted this 16th day of July, A. D., 1975, in open meeting of the Board of County Commissioners of Lee County, Florida.

Sal Gerasi, by Officer Kent D.C.
 County Chairman
 County Clerk

James T. Updegrave
 County Attorney
 1020108

CLERK'S CERTIFICATE

I HEREBY CERTIFY that this plat of Leitner Creek Manor, Unit 2, has been examined by me and from my examination I find that said plat complies in form with requirements of Chapter 177, Laws of Florida, 2015 of 1971. I further certify that said plat was filed for record in Plat Book 25, Page 20, and was duly recorded in Plat Book 25, Page 20, Public Records of Lee County, Florida.

Sal Gerasi by Officer Kent D.C.
 Clerk of the Circuit Court, in and for Lee County, Fla.

SURVEYORS CERTIFICATE

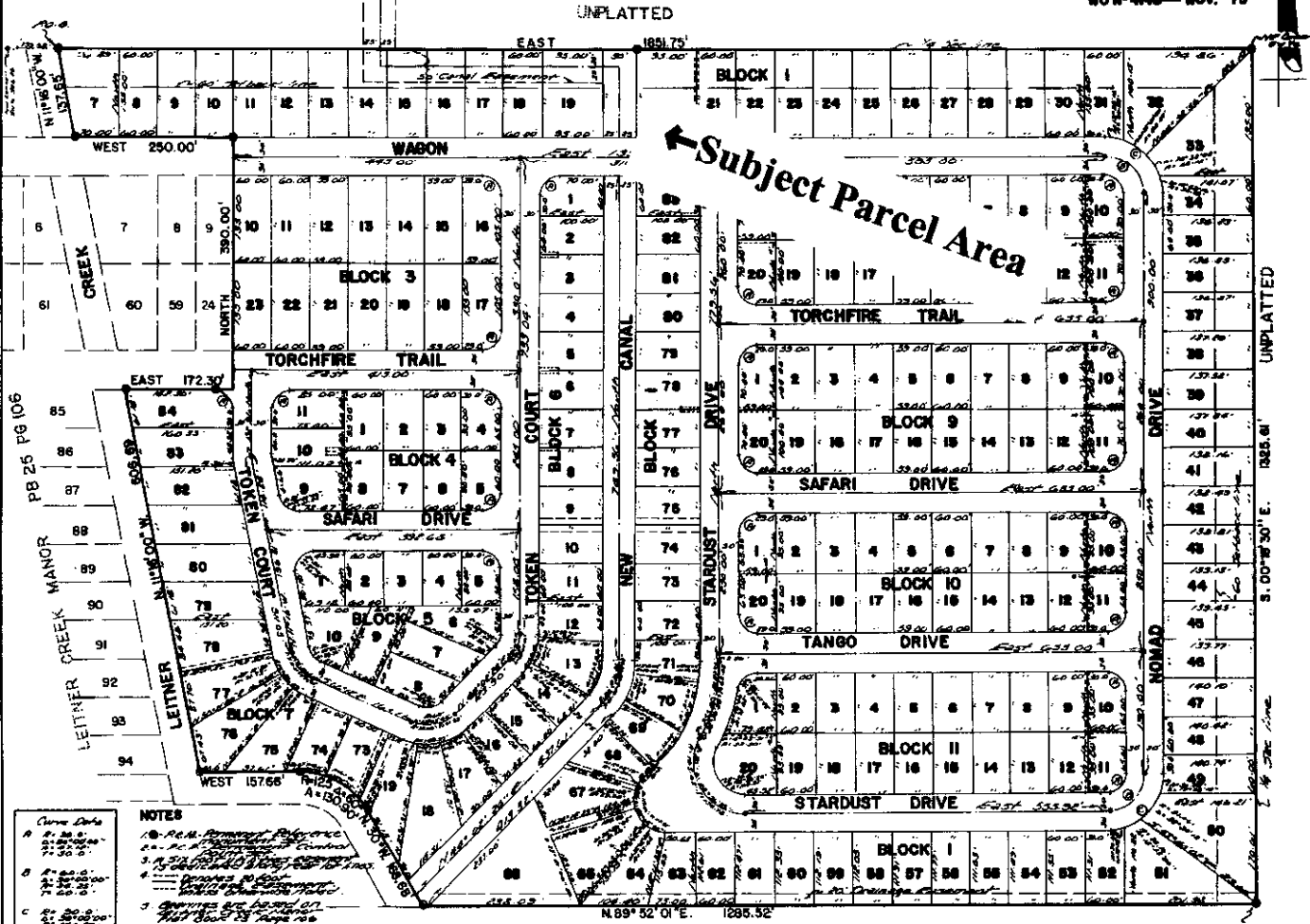
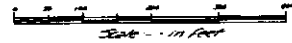
I HEREBY CERTIFY that the shaded part of Leitner Creek Manor, Unit 2, is a part of certain representation of the herein described land, according to a recent survey made and checked under my direction and supervision and that the survey complies with all requirements of Chapter 177, Florida Statutes, 1971 and that forms and records are set where noted.

James T. Updegrave
 Registered Land Surveyor, State of Fla.

LEITNER CREEK MANOR Unit 2

A MOBILE HOME SUBDIVISION IN SECTION 25, T. 47 S., R. 25 E., LEE COUNTY, FLORIDA

AMEY, INC.
ENGINEERING
3805 HANSON STREET
FORT MYERS, FLORIDA
WO N° 4148 - NOV. '78



- Curve Data
- A. R = 200.00'
 - B. R = 150.00'
 - C. R = 100.00'

- NOTES
1. P.C.M. Boundary Reference
 2. P.C.M. Boundary Reference
 3. P.C.M. Boundary Reference
 4. P.C.M. Boundary Reference
 5. Bearings are based on
 6. 10' x 30' Right-of-Way
 7. 12' Utility Easement