

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

BLUE SHEET NO: 20040702-UTL

1. REQUESTED MOTION:

**ACTION REQUESTED:** Approve final acceptance, by Resolution, and recording of one Utility Easement as a donation for one 6" diameter fire line and one fire hydrant branch line serving *Villa Vincente St. Vincente de Paul Elderly Housing*. This is considered a developer contributed asset project located on the south side of Palm Beach Blvd. approximately 1-1/3 miles east of S.R. 31.

**WHY ACTION IS NECESSARY:** To provide fire protection to the recently constructed assisted living community.

**WHAT ACTION ACCOMPLISHES:** Places the fire line and fire hydrant into operation and complies with the Lee County Utilities Operations Manual.

2. DEPARTMENTAL CATEGORY: 10  
COMMISSION DISTRICT #: 5

C10B

3. MEETING DATE:

06-22-2004

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: 6/3/04

7. BACKGROUND:

The Board granted permission to construct on 12/02/03, Blue Sheet #20031352. The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing of the water system has been completed. As-builts have been provided. 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 Contributory Assets has been provided---copy attached. Potable water service and sanitary sewer service is provided by Lee County Utilities via existing infrastructure located within the right-of-way of S.R. 80. 100% of the connection fees have been paid. Funds are available for recording fees in account # OD5360748700.504930.

SECTIONS 29 TOWNSHIP 43S RANGE 26E DISTRICT #5 COMMISSIONER ALBION

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	
J. Lavender Date: 6/1/04	N/A Date:	N/A Date:	T. Osterhout Date: 6/3/04	[Signature] Date: 6/7/04	6/9/04	6/9/04	6/9/04	J. Lavender Date: 6/9/04	

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty  
Date: 6/7/04  
Time: 11:20 AM  
Forwarded To: [Signature]

RECEIVED BY COUNTY ADMIN: [Signature]  
6/7/04  
2:20 pm  
COUNTY ADMIN FORWARDED TO: [Signature]  
6-10-04

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

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

WHEREAS, it is the desire of John J. Nevins, Bishop of the Diocese of Venice, owner of record, to make a contribution to Lee County Utilities of water facilities (one fire hydrant) serving "**VILLA VINCENTE ST. VINCENTE DE PAUL ELDERLY HOUSING**"; 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 **\$22,920.00** 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 Janes \_\_\_\_\_ (1)
- Commissioner St. Cerny: \_\_\_\_\_ (2)
- Commissioner Judah: \_\_\_\_\_ (3)
- Commissioner Coy: \_\_\_\_\_ (4)
- Commissioner 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)



FDOR10240300  
 DR-219  
 R. 07/98

Use black ink. 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  
29432600000060000

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: JOHN J. NEVINS, DIOCESE OF VENICE**  
 Last First MI Corporate Name (if applicable)  
P. O. BOX 2006 VENICE FL 34284  
 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 First MI Corporate Name (if applicable)  
P. O. BOX 398 FT. MYERS FL 33902 (2394798181)  
 Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer: \_\_\_\_\_ Sale/Transfer Price: \$ 00 Property Located In: Lee  
 Month Day Year (Round to the nearest dollar.)

6. Type of Document: Contract/Agreement for Deed  Other  7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: \$ 00  
 Warranty Deed  Quit Claim Deed  (Round to the nearest dollar.)

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 \$ 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

Signature: \_\_\_\_\_ Date: 6/3/04

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

**This copy to Property Appraiser**



**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

29432600000060000

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: JOHN J. NEVINS, DIOCESE OF VENICE**

Last First MI Corporate Name (if applicable)  
**P. O. BOX 2006 VENICE FL 34284**

4. Grantee (Buyer):

Mailing Address City State Zip Code Phone No.  
**RICK DIAZ, P.E., UTIL. DIR. FOR LEE CO. BOARD OF COUNTY COMMISSION**

Last First MI Corporate Name (if applicable)  
**P. O. BOX 398 FT. MYERS FL 33902 (239) 4798181**

5. Date of Sale/Transfer

Sale/Transfer Price

\$ . 0 0 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.) \$ . 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: 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 \$ . 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. 207.02(6), Florida Statutes? YES NO

Signature of Grantor: *[Signature]* Date: 6/3/07

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

COPY

LETTER OF COMPLETION

DATE: 4/30/2004

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 system located in  
Villa Vincente, St. Vincent dePaul Elderly Housing  
(Name of Development)

were designed by me and have been constructed in conformance with:  
**the revised plans, attached and the approved specifications**

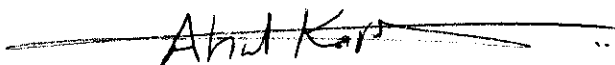
Upon completion of the work, we observed the following successful tests of the facilities:

**Bacteriological Test**

**Pressure Test(s) - Water Main**

Very truly yours,

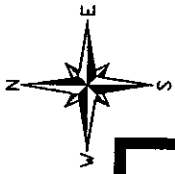
Ahmad R. Kareh, P.E. / Bean, Whitaker, Lutz & Kareh, Inc.  
(Owner or Name of Corporation)

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

Vice-President  
(Title)

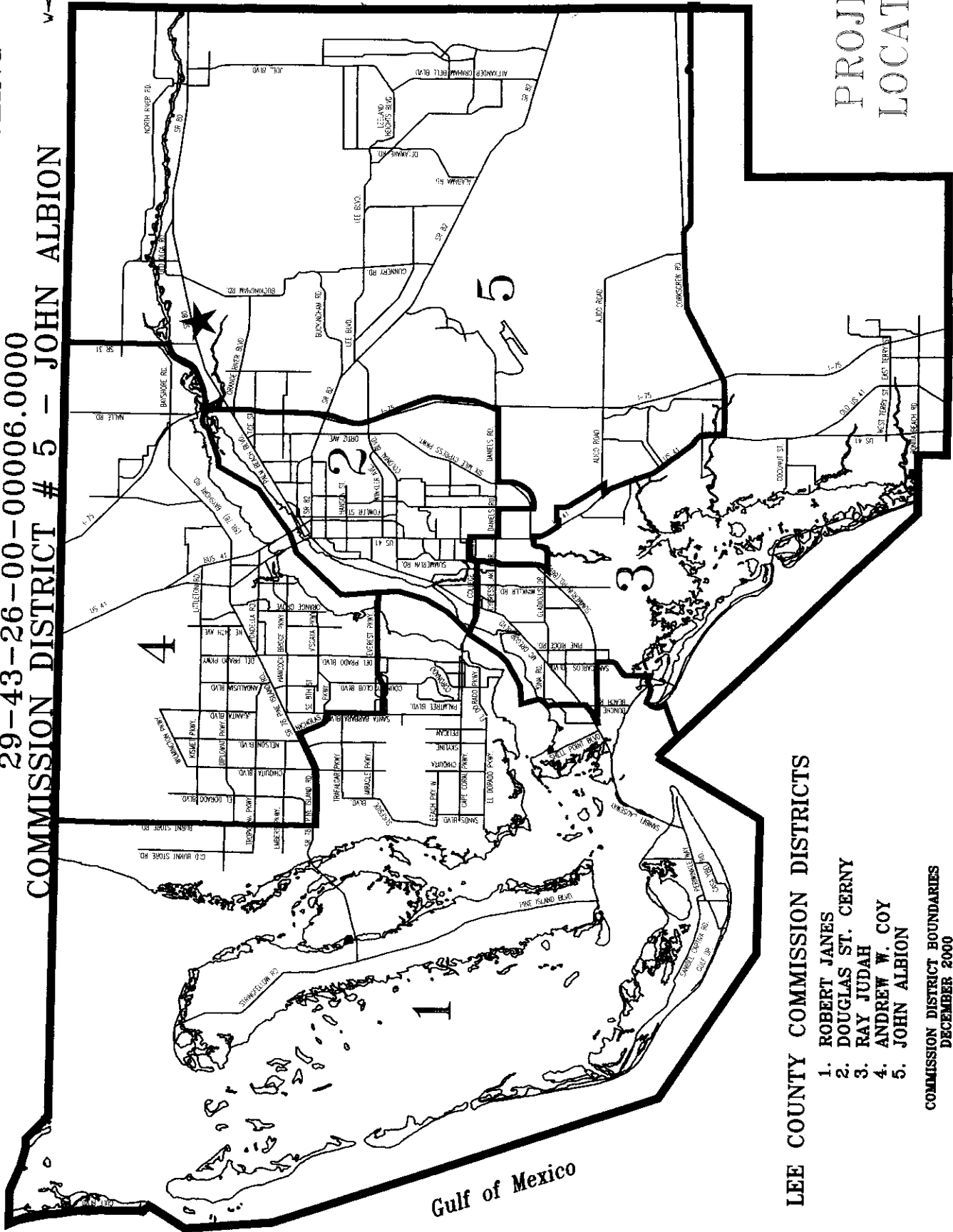
(Seal of Engineering Firm)

VILLA VINCENTE ST. VINCENTE de PAUL ELDERLY HOUSEING  
 29-43-26-00-00006.0000  
 COMMISSION DISTRICT # 5 - JOHN ALBION



COPY

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

**WARRANTY**

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the

water systems of (Name of Development): VILLA VINCENTE

13031 PALM BEACH BLVD. FORT MYERS, FL 33905

**STRAP#** 29-43-26-00-00006.0000

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

MARCH, 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)

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

The undersigned lienor, in consideration of the final payment in the amount

Of TWENTY TWO THOUSAND NINE HUNDRED TWENTY DOLLARS & NO/100 (\$ 22,920.00)

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

Furnished to GULF PAVING COMPANY, INC. on the job  
(Insert name of your customer)

Of ST. VINCENTE DEPAUL HOUSING, INC to the following describe  
(Insert name of the owner)

Property: VILLA VINCENTE  
(Name of Development/Project)

WATER - SEE CONTRIBUTORY ASSETS FOR DESCRIPTION  
(Facilities Constructed)

13031 PALM BEACH BLVD. FORT MYERS, FL  
(Project Location)

STRAP# 29-43-26-00-00006.0000

Dated on March 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 MARCH

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.

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

Notary Public: *Mark K. Nottingham*  
(Signature)

Notary Public Name: MARK K. NOTTINGHAM  
(Print)

My Commission Expires: JAN. 6, 2008





11.5

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:

*Robert Keiling*

(Name & Title of Certifying Agent) **ROBERT A. KEILING-PRESIDENT**

OF: **CHRISTO, INCORPORATED**

(Firm or Corporation)

ADDRESS: **4461-B HANCOCK BRIDGE PKWY.**

**N. FORT MYERS, FL 33903**

STATE OF **FLORIDA** )

) SS:

COUNTY OF **LEE** )

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

day of **MARCH**, 20 **04** by **ROBERT A. KEILING**

(Print or Type Name)

who has produced **Personally Known to Me** as identification,

(Type Of Identification and Number)

and who (did) (did not) take an oath.

*Mark K. Nottingham*  
Notary Public Signature

**MARK K. NOTTINGHAM**  
Printed Name of Notary Public

**DD261445 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)

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

**PERPETUAL PUBLIC UTILITY EASEMENT GRANT**

THIS INDENTURE is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by and between \*\_\_\_\_\_, Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, hereinafter referred to as GRANTEE.

\* John J. Nevins, Bishop of the Diocese of Venice, A Corporation Sole

**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.
5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and



LEE COUNTY

SOUTHWEST FLORIDA

(Forms - Perpetual Public Utility Easement - LCU - County Attorney Approved Form 10/2002

- Page- 1 of 3)

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 Catherine N. Buster, SP  
(Signature of 1<sup>st</sup> Witness)

X John J. Nevins  
(Grantor's/Owner's Signature)

CATHERINE N. BUSTER, SP  
(Name of 1<sup>st</sup> Witness)

John J. Nevins, Bishop  
(Grantor's/Owner's Name)

X Janice L. Williams  
(Signature of 2<sup>nd</sup> Witness)

Owner The Diocese of Venice  
Title A Corporation Sole

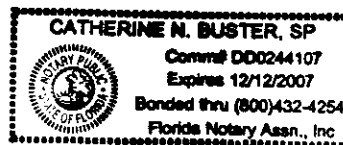
Janice L. Williams  
(Name of 2<sup>nd</sup> Witness)

STATE OF Florida )  
 ) SS:  
COUNTY OF Levy )

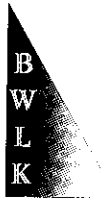
The foregoing instrument was signed and acknowledged before me this 4 th day of MAY 2004 by John J. Nevins who has produced the following as identification - personally known to me and who did not take an oath.

Catherine N. Buster, SP  
Notary Public Signature

CATHERINE N. BUSTER, SP  
Printed Name of Notary Public



(Notary Seal & Commission Number)



# Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard  
Fort Myers, Florida 33919-5910  
email – fmooffice@bwlk.net  
(Ph) 239-481-1331 (Fax) 239-481-1073

## Description of a Parcel of Land Lying in Lee County, Florida Section 29, Township 43 South, Range 26 East (Villa Vincente' – (Lee County Utilities Water Main Easement))

A Tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 29, Township 43 South, Range 26 East, being a portion of lands described in Official Records Book 1585 at page 1683 of the Public Records of said Lee County, Florida, being further described as follows:

Commencing at a concrete monument on the southerly Right-of-Way line of S.R. 80 (Palm Beach Boulevard), said point marking the northeast corner of lands described in Official Records Book 1585, at page 1683, Public Records, Lee County, Florida, and the northwest corner of lands described in Official Records Book 2147, at page 1073 of said Public Records; thence S 77° 11' 00" W along said southerly Right-of-Way line for 47.01 feet to an intersection with a point marking the northeast corner of an existing 20 feet wide Lee County Utilities Water Main Easement as described in official records book 2142 at page 0584 of said Public Records; thence S 12° 49' 00" E along the easterly line of said easement for 81.53 feet; thence S 01° 26' 25" E along said easterly line passing through a point of a existing 10 feet wide Florida Power & Light Easement at 485.68 feet, as recorded in Official Records Book 4137 at page 3584; thence continue S 01° 26' 25" E along said easterly line and the westerly line of said Florida Power & Light Easement for 214.32 feet to the **Point of Beginning** of the herein described proposed 20 feet wide Lee County Utilities Water Main Easement; Thence continue S 01° 26' 25" E along the westerly line of said Florida Power & Light Easement and the easterly line of said proposed easement for 60.00 feet; thence S 88° 33' 35" W for 20.00 feet; thence N 01° 26' 25" W for 51.29 feet; thence S 88° 30' 39" W for 229.26 feet; thence S 01° 29' 21" E for 12.19 feet; thence S 88° 30' 39" W for 20.00 feet; thence N 01° 29' 21" W for 32.19 feet; thence N 88° 30' 39" W for 249.25 feet to the **Point of Beginning**.

Containing 6,429 square feet, more or less.

Subject to any and all easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Assumed North based on the southerly Right-of-Way line of State Road 80 (Palm Beach Boulevard) as bearing S 77°11'00" W.

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5/17/04

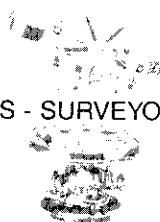
Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

  
Elwood Finefield, P.S.M. No. 6187

### PRINCIPALS

WILLIAM E. BEAN, PSM, CHAIRMAN  
SCOTT C. WHITAKER, PSM, PRESIDENT  
JOSEPH L. LUTZ, PSM  
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

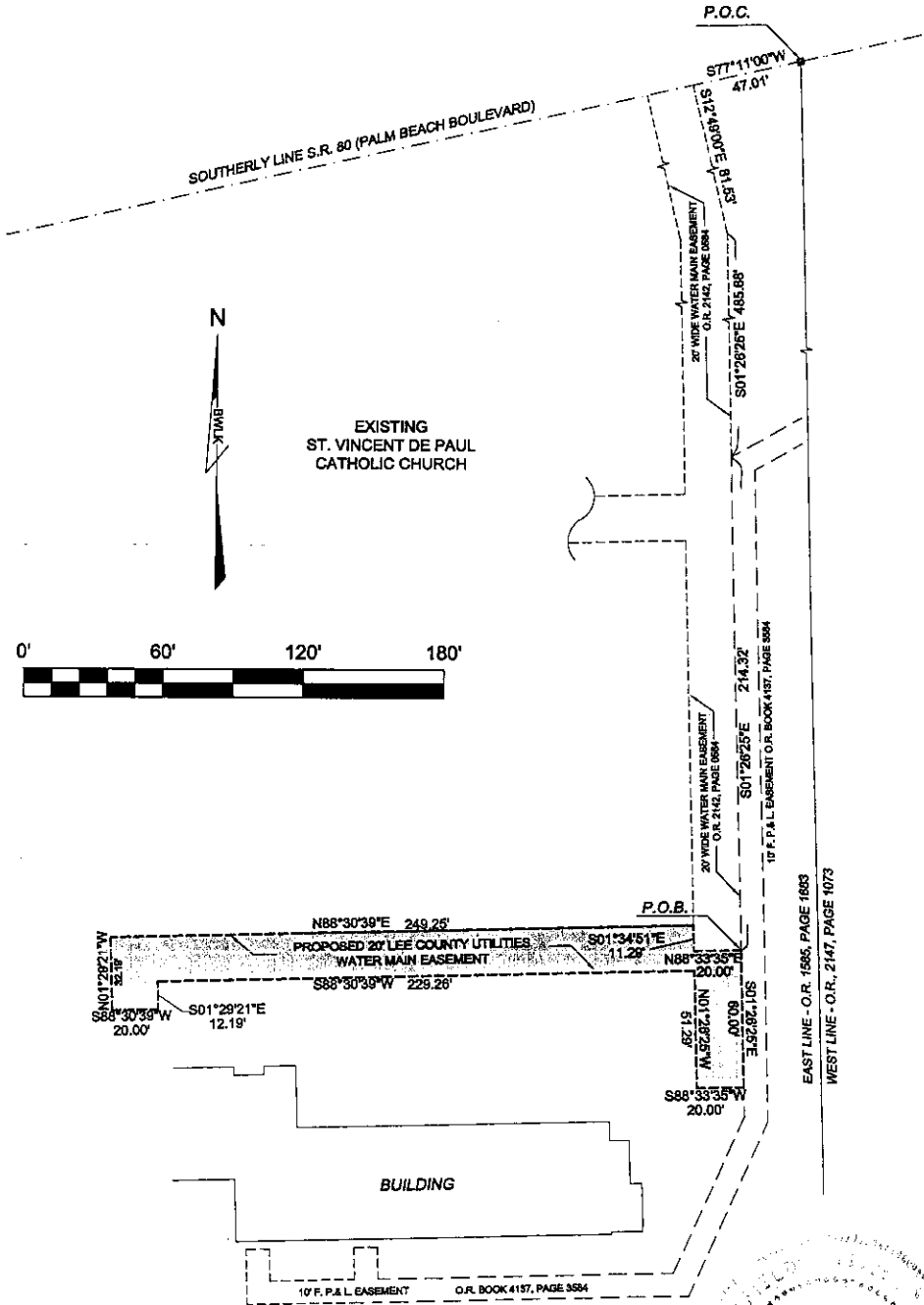


### ASSOCIATES:

TRACY N. BEAN, AICP  
CHARLES D. KNIGHT, PSM  
W. BRITT POMEROY, JR., PSM  
STEPHEN H. SKORUPSKI, PSM  
ELWOOD FINEFIELD, PSM  
JAMES A. HESSLER, PSM  
JAMES R. COLEMAN, PSM  
RUDOLF A. NORMAN, PE

COPY

SKETCH TO ACCOMPANY DESCRIPTION  
(VILLA VINCENTE)  
OF  
PROPOSED 20' LEE COUNTY UTILITIES WATER MAIN EASEMENT  
LYING IN  
SECTION 29, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA



LEGEND

- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.P.A.L. INDICATES - FLORIDA POWER AND LIGHT COMPANY
- O.R. INDICATES - OFFICIAL RECORD

THIS IS NOT A SURVEY  
BEAN, WHITAKER, LUTZ & KAREH, INC.  
Edward J. Lutz  
SILWOOD FINEFIELD, (FOR THE FIRM)  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. LS 89187

Bean, Whitaker, Lutz & Kareh, Inc. (18 4919)  
CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS  
13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 461-1331

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
05-14-04	34416	WF	1" = 60'	2 OF 2	79-43-26