

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

Blue Sheet No. 20040565

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the Resolution of Necessity for the acquisition and condemnation of parcels required for the Summerlin Road Six-Laning (Cypress Lake Drive to Boy Scout Drive), Project No. 6007.

WHY ACTION IS NECESSARY: The Board must formally approve the Resolution of Necessity prior to proceeding with condemnation of parcels necessary for the project.

WHAT ACTION ACCOMPLISHES: Allows the County to proceed with condemnation, if necessary, so parcels can be acquired for the Summerlin Road Six-Laning (Cypress Lake Drive to Boy Scout Drive), Project No. 6007.

2. DEPARTMENTAL CATEGORY: 12
COMMISSION DISTRICT #:

A12A

3. MEETING DATE:

06-29-2004

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE *73.74.125.127*
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION

- A. _____
- B. DEPARTMENT *County Attorney*
- C. DIVISION *Litigation*
- BY *John Renner, Assistant County Attorney*

7. BACKGROUND:

The Summerlin Road Six-Laning Project No. 6007 provides for construction of overpass intersection improvements at College Parkway, and widening the segment of Summerlin Road from Cypress Lake Drive to Boy Scout Drive, in Fort Myers, to a six-lane roadway, with sidewalks, bike paths, stormwater drainage, and utilities.

Approval of the Resolution of Necessity is required should condemnation proceedings be necessary for the acquisition of parcels required for the project.

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
					OA	OM	RISK	GC	
<i>[Signature]</i>				<i>[Signature]</i>	<i>6/15/04</i>	<i>6/15/04</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *6/11/04*
Time: *4:00*
Forwarded To: *[Signature]*

RECEIVED BY
COUNTY ADMIN: *[Signature]*
6/11/04
COUNTY ADMIN
FORWARDED TO: *[Signature]*
5:50pm

25

**RESOLUTION OF NECESSITY
OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

WHEREAS, after consideration of the availability of alternative routes, the costs of the project, environmental factors, long range area planning, and safety concerns, The Board of County Commissioners of Lee County, Florida, desires to exercise its right to condemn property for public use or purpose, and that the property to be condemned is necessary for that use.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE
COUNTY FLORIDA, that:**

The Capital Improvement Project provides for the construction of the Summerlin Road Six Laning, Project No. 6007, by acquiring the necessary land to expand the existing right-of-way for construction of overpass intersection improvements at College Parkway and the widening of Summerlin Road (designated a controlled access road per Resolution No. 93-11-112) from Cypress Lake Drive to Boy Scout Drive.

SECTION ONE: USE, NECESSITY AND DESCRIPTION OF PROPERTY

The Board of County Commissioners finds that the fee simple rights to property described in the attached Exhibit "A" are necessary for the Summerlin Road Six-Laning Project, and are being acquired for the following specific public use or purpose:

To improve traffic flow and transportation safety by providing right-of-way for an increased traffic flow for public as well as private vehicles, and improvement of evacuation routes. Provides for overpass intersection improvements at College Parkway, and widening this segment of Summerlin Road (designated a controlled access road per Resolution No. 93-11-112) to a six-lane roadway with sidewalk, bike path, stormwater drainage, and utilities. Exhibit "A" consists of Parcels 208, 209, 210, and 211.

SECTION TWO: AUTHORITY AND ESTATE

By virtue of the authority granted to the Board of County Commissioners of Lee County by Chapters 73, 74, 125 and 127, Florida Statutes, and all other statutory or common law which grant to the Board of County Commissioners the power to institute and proceed with acquiring property under the exercise of the power of eminent domain, the Board of County Commissioners hereby authorizes and directs the County Attorney's Office to commence and prosecute any and all proceedings necessary to acquire the fee simple interest in the properties described in Exhibit "A" for the above described public use or purpose.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption.

The motion was seconded by Commissioner _____, and upon being put to a vote was as follows:

- Bob Janes _____
- Douglas St. Cerny _____
- Ray Judah _____
- Andrew W. Coy _____
- John E. Albion _____

DULY PASSED AND ADOPTED this _____ day of _____, 2004.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

Chairman

APPROVED AS TO FORM:

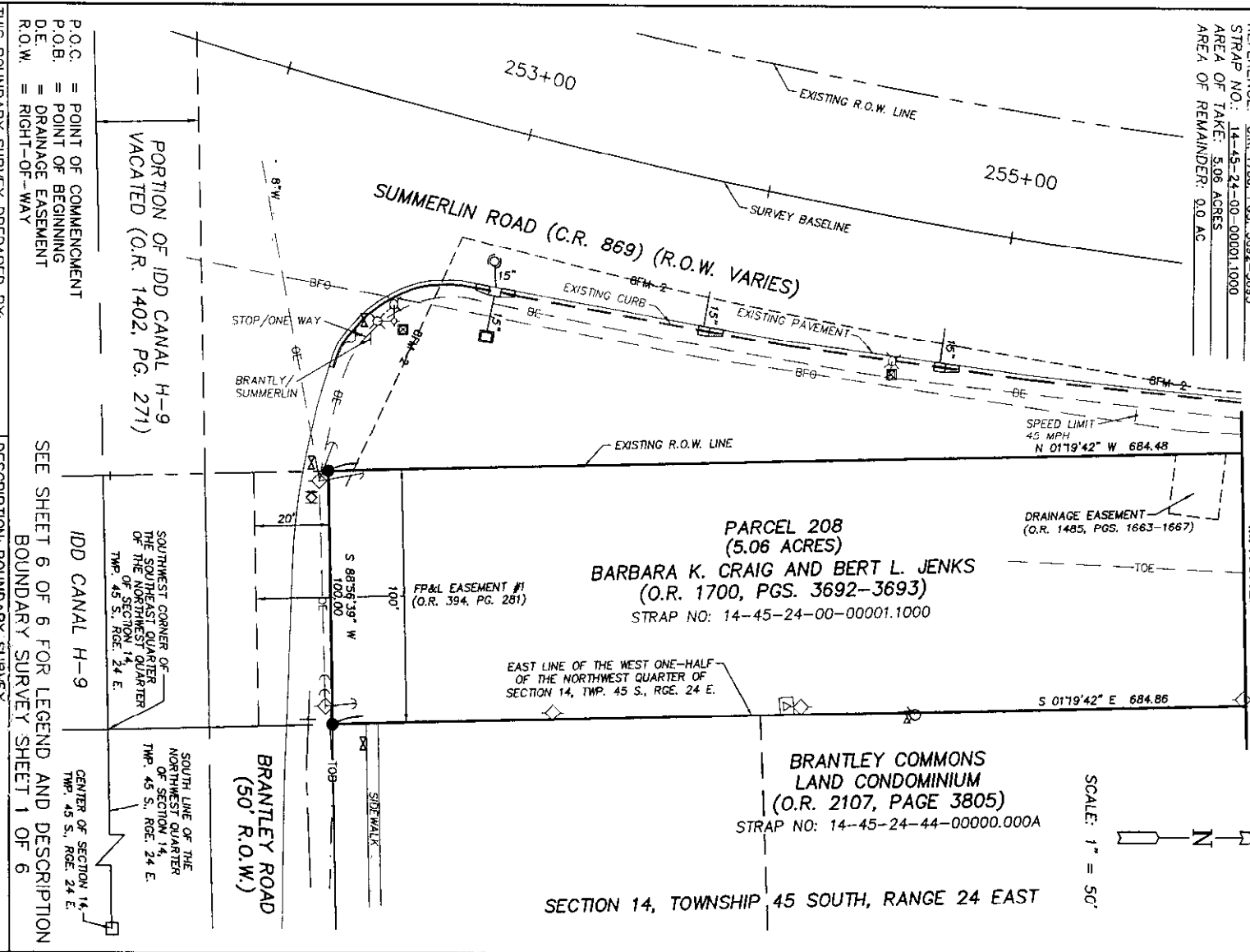
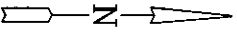
Office of County Attorney

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

SEE SHEET 2 OF 6
MATCHLINE

PARCEL NO. 208
PROPERTY OWNER: BARBARA K. CRAIG AND BERT L. JENKS
REFERENCE: O.R. 1700, PGS. 3692-3693
STRAP NO.: 14-45-24-00-00001.1000
AREA OF TAKE: 5.06 ACRES
AREA OF REMAINDER: 0.0 AC

SCALE: 1" = 50'



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY

THIS BOUNDARY SURVEY PREPARED BY:

AGNOI



ARBR & BRUNDAGE, INC.

Professional engineers, planners, & land surveyors
Center County Suite 200, 7400 Terminal Trail, North Naples, FL 34108 (941)387-8111
Lee County Suite 101, 1420 Brantley Street, Fort Myers, FL 33901 (941)387-8111
Certificate of Authorization No. 12 3848 and 88 3804 Fax: (941)388-8208

SEE SHEET 6 OF 6 FOR LEGEND AND DESCRIPTION
BOUNDARY SURVEY SHEET 1 OF 6

DESCRIPTION: BOUNDARY SURVEY

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

6/20/03	BY: <i>George W. Hackney</i>	GEORGE W. HACKNEY, P.S.M. NO. 5606
8/27/03	SCALE: 1" = 50'	DATE: MAY 28, 2003
1/02/04	DRAWN BY: JAN	PROJECT NO.: 7993
	ACAD NO: 8566-B51	FILE NO.: 8566

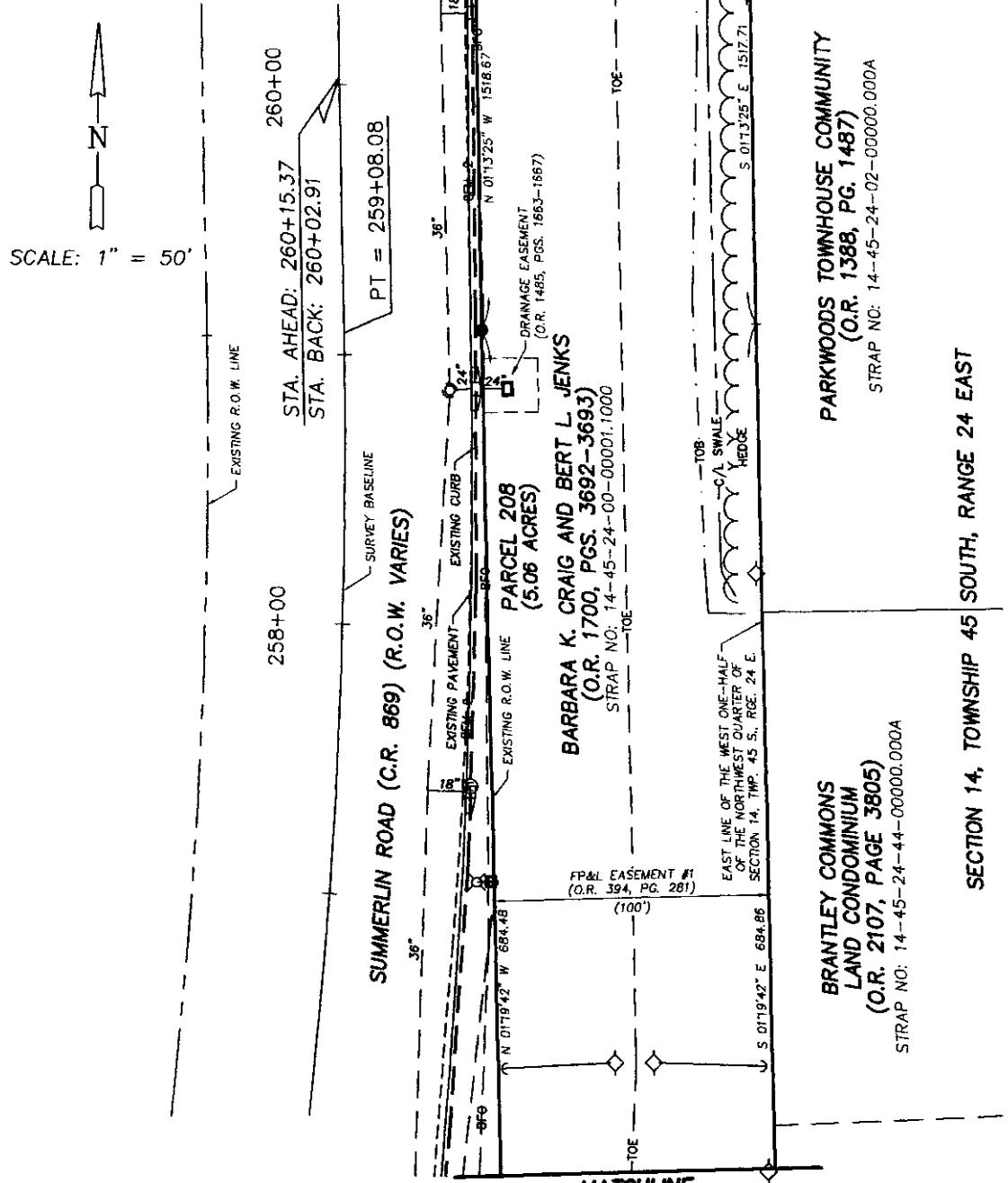
Exhibit "A"

Page 2 of 11

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

PARCEL NO. 208
 PROPERTY OWNER: BARBARA K. CRAIG AND BERT L. JENKS
 REFERENCE: O.R. 1700, PGS. 3692-3693
 STRAP NO.: 14-45-24-00-00001.1000
 AREA OF TAKE: 5.06 ACRES
 AREA OF REMAINDER: 0.0 AC

SEE SHEET 3 OF 6
MATCHLINE



PARKWOODS TOWNHOUSE COMMUNITY
 (O.R. 1388, PG. 1487)
 STRAP NO: 14-45-24-02-00000.000A

BRANTLEY COMMONS
 LAND CONDOMINIUM
 (O.R. 2107, PAGE 3805)
 STRAP NO: 14-45-24-44-00000.000A

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 D.E. = DRAINAGE EASEMENT
 R.O.W. = RIGHT-OF-WAY

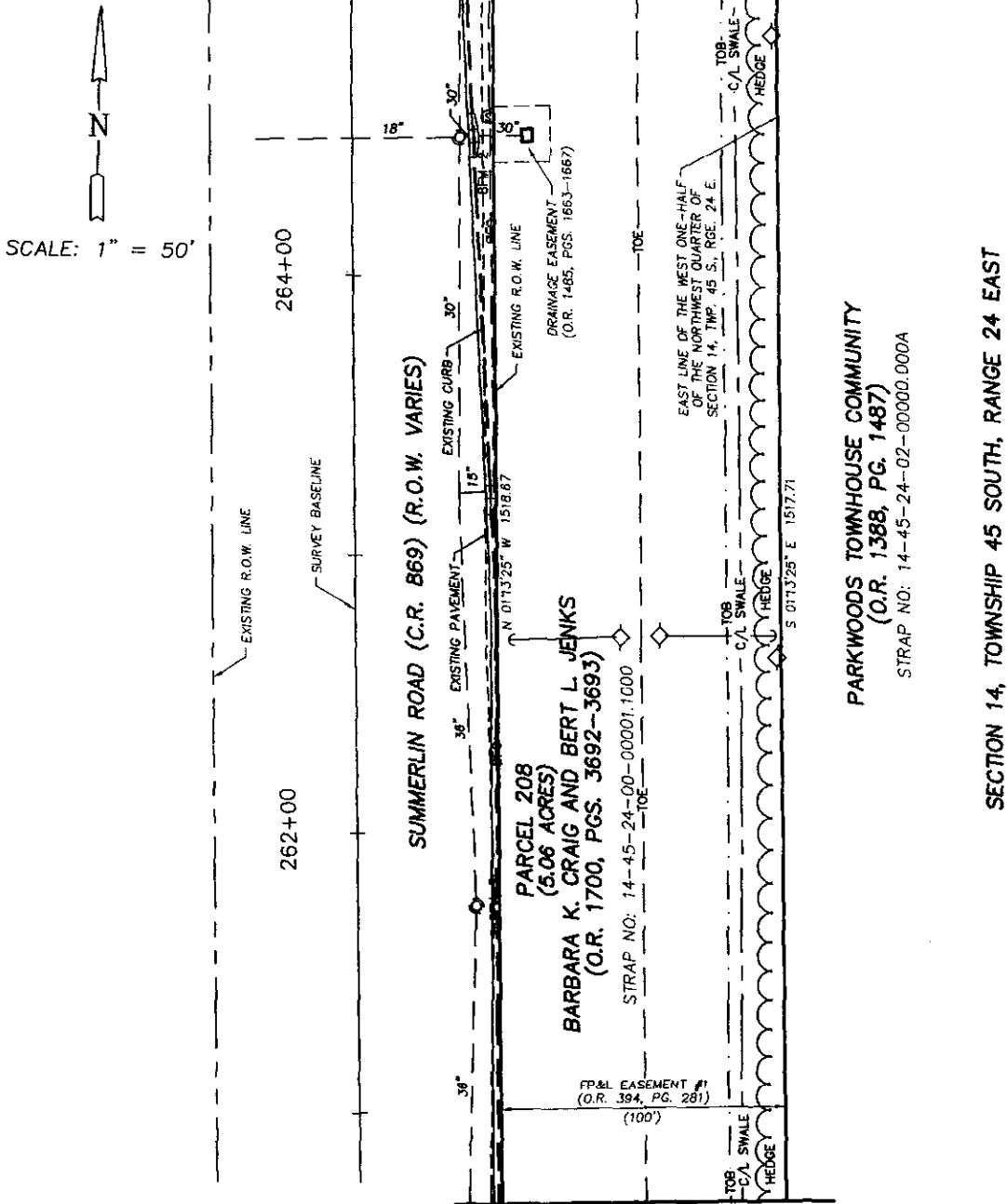
MATCHLINE
 SEE SHEET 1 OF 6
 SEE SHEET 6 OF 6 FOR LEGEND AND DESCRIPTION
 BOUNDARY SURVEY SHEET 2 OF 6

THIS BOUNDARY SURVEY PREPARED BY:		DESCRIPTION: BOUNDARY SURVEY	
GNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34106 (941)697-2111 Lee County: Suite 101, 1625 Hendry Street, Fort Myers, FL 33901 (941)237-2111 Certificate of Authorization Nos. LD 2684 and ES 3664 Fax: (941)698-2203		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: <i>George W. Hackney</i>
		6/20/03	GEORGE W. HACKNEY, P.S.M. NO. 5606
8/27/03	SCALE: 1" = 50'	DATE: MAY 28, 2003	
1/02/04	DRAWN BY: JAN	PROJECT NO.: 7993	
	ACAD NO: 8566-BS1A	FILE NO: 8566	

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 208
PROPERTY OWNER: BARBARA K. CRAIG AND BERT L. JENKS
REFERENCE: O.R. 1700, PGS. 3692-3693
STRAP NO.: 14-45-24-00-00001.1000
AREA OF TAKE: 5.06 ACRES
AREA OF REMAINDER: 0.0 AC

SEE SHEET 4 OF 6
MATCHLINE



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY

MATCHLINE
SEE SHEET 2 OF 6

SEE SHEET 6 OF 6 FOR LEGEND AND DESCRIPTION
BOUNDARY SURVEY SHEET 3 OF 6

THIS BOUNDARY SURVEY PREPARED BY:



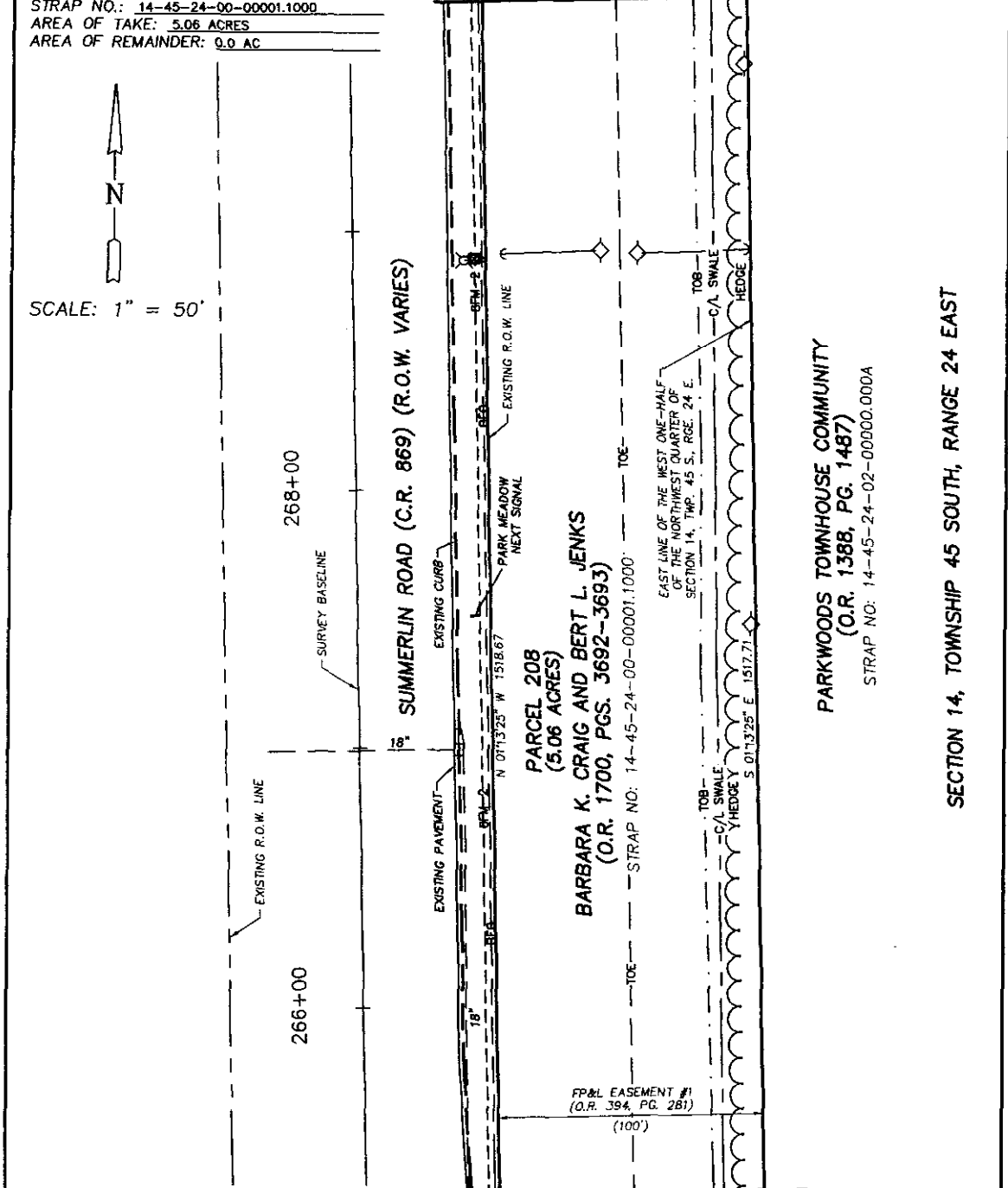
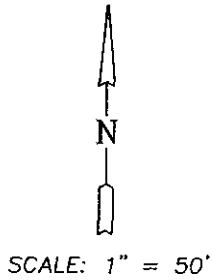
Professional engineers, planners, & land surveyors
Office County: Suite 208, 7400 Tamiami Trail, North Naples, FL 34108 (941) 597-8111
Lee County: Suite 101, 1625 Sanday Street, Fort Myers, FL 33901 (941) 337-8111
Certification of Authorization Nos. LB 9004 and BB 3004 Fax: (941) 596-8283

DESCRIPTION: BOUNDARY SURVEY	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	BY: <i>George W. Hackney</i>
6/20/03	GEORGE W. HACKNEY, P.S.M. NO. 5608
8/27/03	SCALE: 1" = 50' DATE: MAY 28, 2003
1/02/04	DRAWN BY: JAN PROJECT NO.: 7993
	ACAD NO: 8566-BS1B FILE NO: 8566

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 208
PROPERTY OWNER: BARBARA K. CRAIG AND BERT L. JENKS
REFERENCE: O.R. 1700, PGS. 3692-3693
STRAP NO.: 14-45-24-00-00001.1000
AREA OF TAKE: 5.06 ACRES
AREA OF REMAINDER: 0.0 AC

SEE SHEET 5 OF 6
MATCHLINE



PARKWOODS TOWNHOUSE COMMUNITY
(O.R. 1388, PG. 1487)
STRAP NO: 14-45-24-02-00000.000A

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY

MATCHLINE
SEE SHEET 3 OF 6

SEE SHEET 6 OF 6 FOR LEGEND AND DESCRIPTION
BOUNDARY SURVEY SHEET 4 OF 6

THIS BOUNDARY SURVEY PREPARED BY:		DESCRIPTION: BOUNDARY SURVEY			
<p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 206, 7400 Tamiami Trail, North, Naples, FL 34108 (941)297-3111 Lee County: Suite 101, 1828 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificate of Authorization Nos. L21 2004 and EE 2004 Fax: (941)360-2203</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING			
		REVISION:			
		6/20/03	BY:	GEORGE W. HACKNEY, P.S.M. NO. 5606	
		8/27/03	SCALE: 1" = 50'	DATE: MAY 28, 2003	
1/02/04	DRAWN BY: JAN	PROJECT NO.: 7993			
		ACAD NO: 8566-BS1C	FILE NO: 8566		

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 208

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

ALL THAT PART OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE AFORESAID SECTION 14 LYING EAST OF THE SUMMERLIN ROAD (C.R. 869) RIGHT OF WAY AND LYING NORTH OF BRANTLEY ROAD, AND LYING SOUTH OF PARK MEADOWS DRIVE;

CONTAINING 5.06 ACRES OF LAND, MORE OR LESS;

EXISTING SYMBOLS LEGEND

	SIGN		FM VALVE
	ELEC. BOX		WATER HYDRANT
	ELECTRIC MAN HOLE		WATER METER
	ELECTRIC TRANS.		WATER VALVE
	GUY WIRE		SANITARY SEWER MANHOLE
	LAMP POST		STORM CATCH BASIN
	POLELIGHT		STORM DRAIN MANHOLE
	POWER POLE-CONCRETE		DRAINAGE INLET
	POWER POLE-WOOD		MITERED END SECTION
	TENSION POLE		

EXISTING LINE-TYPE LEGEND

	SWALE
	TREE LINE
* NUMBER INDICATES PIPE SIZE IN INCHES	
	24" RCP STORM SEWER
	W WATER MAIN
	FM FORCE MAIN
	BE BURIED ELECTRIC
	BFO BURIED FIBER OPTIC CABLE
	TOL TRANSFORMER LINES
	OE OVERHEAD ELECTRIC

SURVEYORS NOTES:

1. UNDERGROUND UTILITIES LOCATIONS HEREON ARE APPROXIMATE. BOUNDARY SURVEY SHEET 6 OF 6

THIS BOUNDARY SURVEY PREPARED BY:



AGNOLI
BARBER &
BRUNDAGE, INC.
Professional engineers, planners, & land surveyors
Collier County: Suite 206, 7406 Tamiami Trail, North Naples, FL 34108 (941)297-2111
Lee County: Suite 101, 1825 Broadway Street, Fort Myers, FL 33901 (941)297-2111
Certificate of Authorization Nos. LB 3064 and EB 3064 Fax: (941)298-2203

DESCRIPTION: BOUNDARY SURVEY

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

6/20/03

8/27/03

1/02/04

BY:

GEORGE W. HACKNEY, P.S.M. NO. 5606

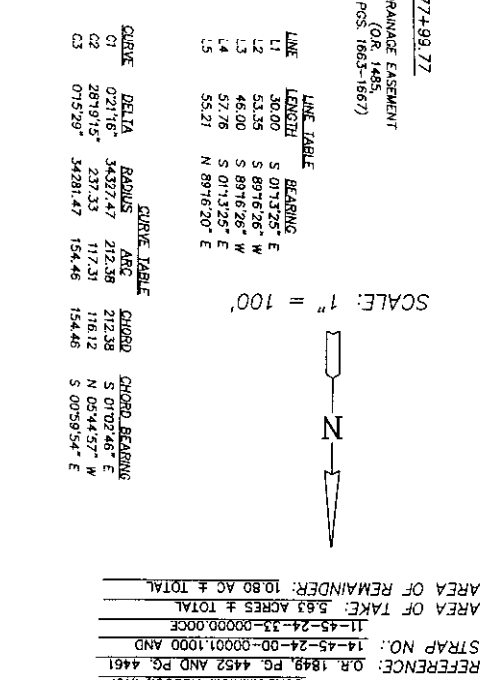
SCALE: N.T.S. DATE: MAY 28, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-BS1E FILE NO: 8566

SECTIONS 14 AND 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 209 AND 210
PROPERTY OWNER: VILLAGE OF WHISKEY CREEK
CONDOMINIUM ASSOC., INC.
REFERENCE: O.R. 1849, PG. 4452 AND PG. 4461
STRAP NO.: 14-45-24-00-00001.0000 AND
11-45-24-33-00000.0000
AREA OF TAKE: 5.63 ACRES ± TOTAL
AREA OF REMAINDER: 10.80 AC ± TOTAL



SCALE: 1" = 100'

LINE	LENGTH	BEARING	CHORD BEARING
L1	30.00	S 01°32'5" E	S 01°02'46" E
L2	53.35	S 89°16'26" W	N 05°14'57" W
L3	46.00	S 89°16'26" W	N 00°34'31" W
L4	57.76	S 01°32'5" E	S 00°59'54" E
L5	55.21	N 89°16'20" E	

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	0°21'16"	34327.47	212.38	212.38	S 01°02'46" E
C2	287°19'15"	237.33	117.31	116.12	N 05°14'57" W
C3	0°15'29"	34281.47	154.46	154.46	S 00°59'54" E

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	N 0°24'54" W
L2	53.47	S 89°16'26" W
L3	73.07	S 46°35'41" W
L4	46.00	S 89°16'26" W
L6	12.12	S 0°24'54" E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	0°19'14"	34327.47	182.06	182.06	N 00°34'31" W

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY

THIS BOUNDARY SURVEY PREPARED BY:
DESCRIPTION: SKETCH AND DESCRIPTION
CLIENT: LEE COUNTY D.O.T. & ENGINEERING

ACAD NO: 8566-SD23 FILE NO: 8566
DRAWN BY: JAN PROJECT NO: 7993
SCALE: 1" = 100' DATE: JUNE 9, 2004
BY: GEORGE W. HACKNEY, P.S.M. NO. 5606

REVISION:
CLIENT: LEE COUNTY D.O.T. & ENGINEERING

DESCRIPTION: SKETCH AND DESCRIPTION
SEE SHEET 3 OF 3 FOR DESCRIPTION
SKETCH SHEET 1 OF 3

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST
SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST

VILLAGE OF WHISKEY CREEK CONDOMINIUM ASSOCIATION (O.R. 1849, PG. 4461)
VILLAGE OF WHISKEY CREEK CONDOMINIUM ASSOCIATION, INC. (O.R. 1849, PG. 4452)
VILLAGE OF WHISKEY CREEK CONDOMINIUM ASSOCIATION, INC. (O.R. 1849, PG. 4452)
PARCEL 210 (5.32 ACRES)
PARCEL 209 (0.31 ACRES)
PARKWOODS TOWNHOUSE COMMUNITY (O.R. 1388, PG. 1487)

SUMMERLIN ROAD (C.R. 869) (100' R.O.W.)
PARK MEADOW DRIVE (60' R.O.W.)
IDD CANAL H-11
DRAINAGE EASEMENT (O.R. 1485, PGS. 1663-1667)

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	N 0°24'54" W
L2	53.47	S 89°16'26" W
L3	73.07	S 46°35'41" W
L4	46.00	S 89°16'26" W
L6	12.12	S 0°24'54" E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	0°19'14"	34327.47	182.06	182.06	N 00°34'31" W

STRAPE NO. 11-45-24-33-00000.0000
STRAPE NO. 14-45-24-00-00001.0000

PT. = 2801+42.11
STA. 277+99.77
STA. 279+00
STA. 281+00
STA. 283+00
STA. 285+00

SEE SHEET 2 OF 3
MATCHLINE

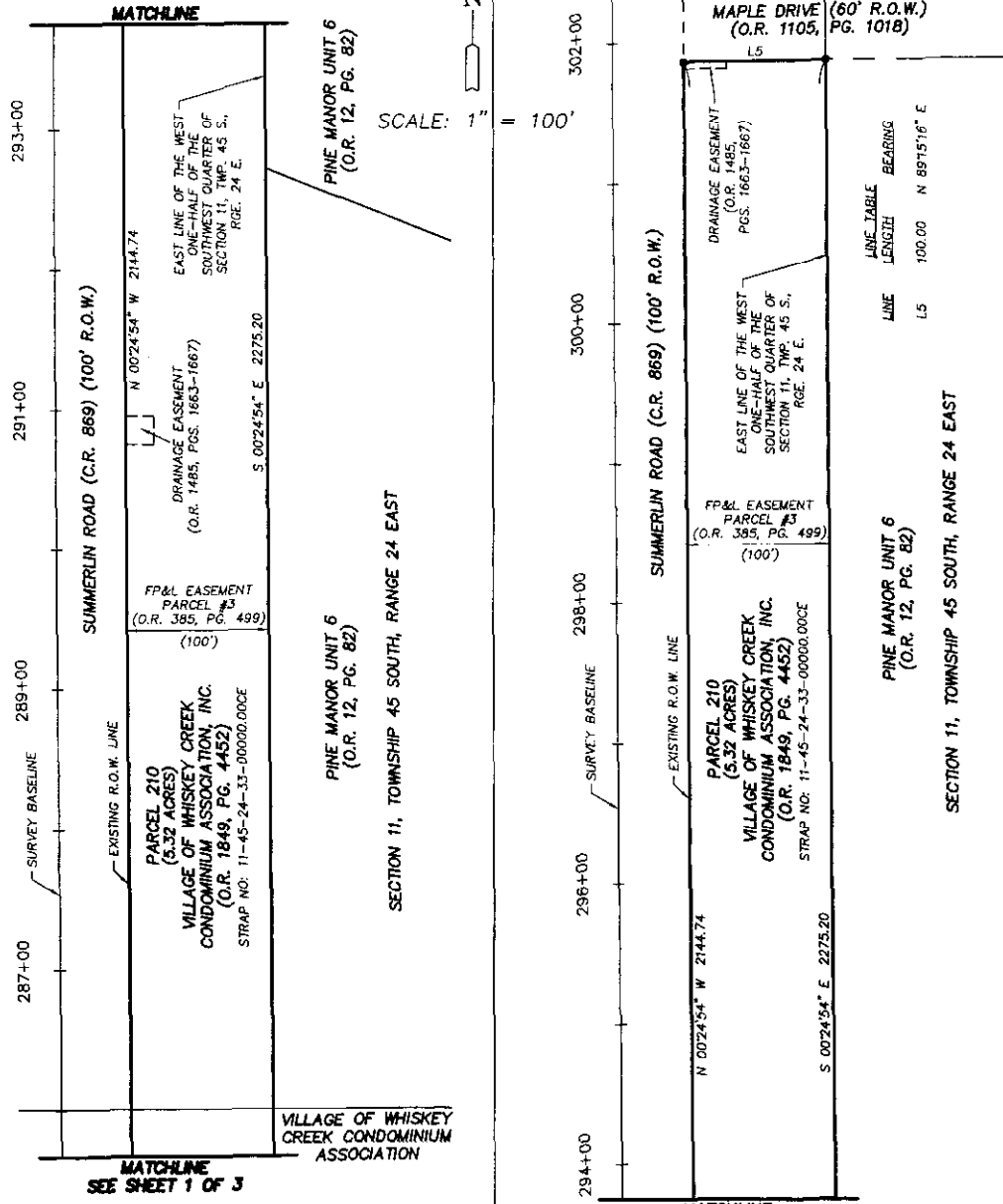
GNOLI
BARBER & BRUNDAGE, INC.
Professional engineers, planners, & land surveyors
Office: 8890 Coconut Road, Suite 104, Boca Raton, Florida 33434 (561) 993-1111
Fax: (561) 993-2800
Certification of Authorization No. 12 3664 and 12 3665

Exhibit "A"

Page 8 of 11

SECTIONS 14 AND 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

PARCEL NO. 209 AND 210
 PROPERTY OWNER: VILLAGE OF WHISKEY CREEK
 CONDOMINIUM ASSOC., INC.
 REFERENCE: O.R. 1849, PG. 4452 AND PG. 4461
 STRAP NO.: 14-45-24-00-00001.1000 AND
11-45-24-33-00000.000E
 AREA OF TAKE: 5.63 ACRES ± TOTAL
 AREA OF REMAINDER: 10.80 AC ± TOTAL



P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 D.E. = DRAINAGE EASEMENT
 R.O.W. = RIGHT-OF-WAY

SEE SHEET 3 OF 3 FOR DESCRIPTION
 SKETCH SHEET 2 OF 3

THIS BOUNDARY SURVEY PREPARED BY:

AGNOLI BARBER & BRUNDAGE, INC.
 Professional engineers, planners, & land surveyors
 Collier County, Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (239)597-5111
 Lee County, 9990 Coconut Road, Suite 102, Bonita Springs, FL 34105 (239)946-8863
 Certificate of Authorization Nos. LB 5664 and EB 3664 Fax: (239)946-2203

DESCRIPTION: SKETCH AND DESCRIPTION
 CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

BY: GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 100' DATE: JUNE 9, 2004
 DRAWN BY: JAN PROJECT NO.: 7993
 ACAD NO: 8566-SD23 FILE NO.: 8566

Exhibit "A"

Page 9 of 11

SECTIONS 14 AND 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 209

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, BEING A PART OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1803 PAGES 490-492, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 14;

THENCE SOUTH 1°13'25" EAST ALONG THE WEST LINE OF SAID FRACTION A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF IDD CANAL H-11;
 THENCE LEAVING SAID WESTERLY LINE SOUTH 89°16'26" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 53.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°16'26" WEST A DISTANCE OF 46.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID SUMMERLIN ROAD AND THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS NORTH 89°07'52" EAST A DISTANCE OF 34327.47 FEET;
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 0°21'16" AN ARC DISTANCE OF 212.38 FEET;
 THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 1°13'25" EAST A DISTANCE OF 57.76 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID PARK MEADOW DRIVE;
 THENCE NORTH 89°16'20" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 55.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND WHOSE RADIUS BEARS NORTH 81°35'19" WEST A DISTANCE OF 237.33 FEET;
 THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 28°19'15" AN ARC DISTANCE OF 117.31 FEET TO THE BEGINNING OF THE ARC OF A NON TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS NORTH 88°58'22" EAST A DISTANCE OF 34281.47 FEET;
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°15'29" AN ARC DISTANCE OF 154.46 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY LINE OF IDD CANAL H-11 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 0.31 OF AN ACRE OF LAND MORE OR LESS;

LEGAL DESCRIPTION OF PARCEL 210


A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1849, PAGE 4452 PUBLIC RECORDS OF LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 11;

THENCE NORTH 0°24'54" WEST ALONG THE EASTERLY LINE OF SAID FRACTION A DISTANCE OF 50.00 FEET TO THE NORTHERLY LINE OF IDD CANAL H-11;
 THENCE SOUTH 89°16'26" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 53.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;
 THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89°16'26" WEST A DISTANCE OF 46.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SUMMERLIN ROAD (C.R. 869) (100' R.O.W.) AND THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS NORTH 89°15'52" EAST A DISTANCE OF 34327.47 FEET;
 THENCE NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND ALONG SAID EASTERLY LINE OF SUMMERLIN ROAD THROUGH A CENTRAL ANGLE OF 0°19'14" AN ARC DISTANCE OF 192.06 FEET;
 THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 0°24'54" WEST A DISTANCE OF 2144.74 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF MAPLE DRIVE (60' R.O.W.);
 THENCE LEAVING SAID EASTERLY LINE NORTH 89°15'16" EAST A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE AFOREMENTIONED WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 A DISTANCE OF 100.00 FEET;
 THENCE SOUTH 0°24'54" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 2275.20 FEET;
 THENCE LEAVING SAID EASTERLY LINE SOUTH 46°36'41" WEST A DISTANCE OF 73.07 FEET;
 THENCE SOUTH 0°24'54" EAST A DISTANCE OF 12.12 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED NORTHERLY LINE OF IDD CANAL H-11 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

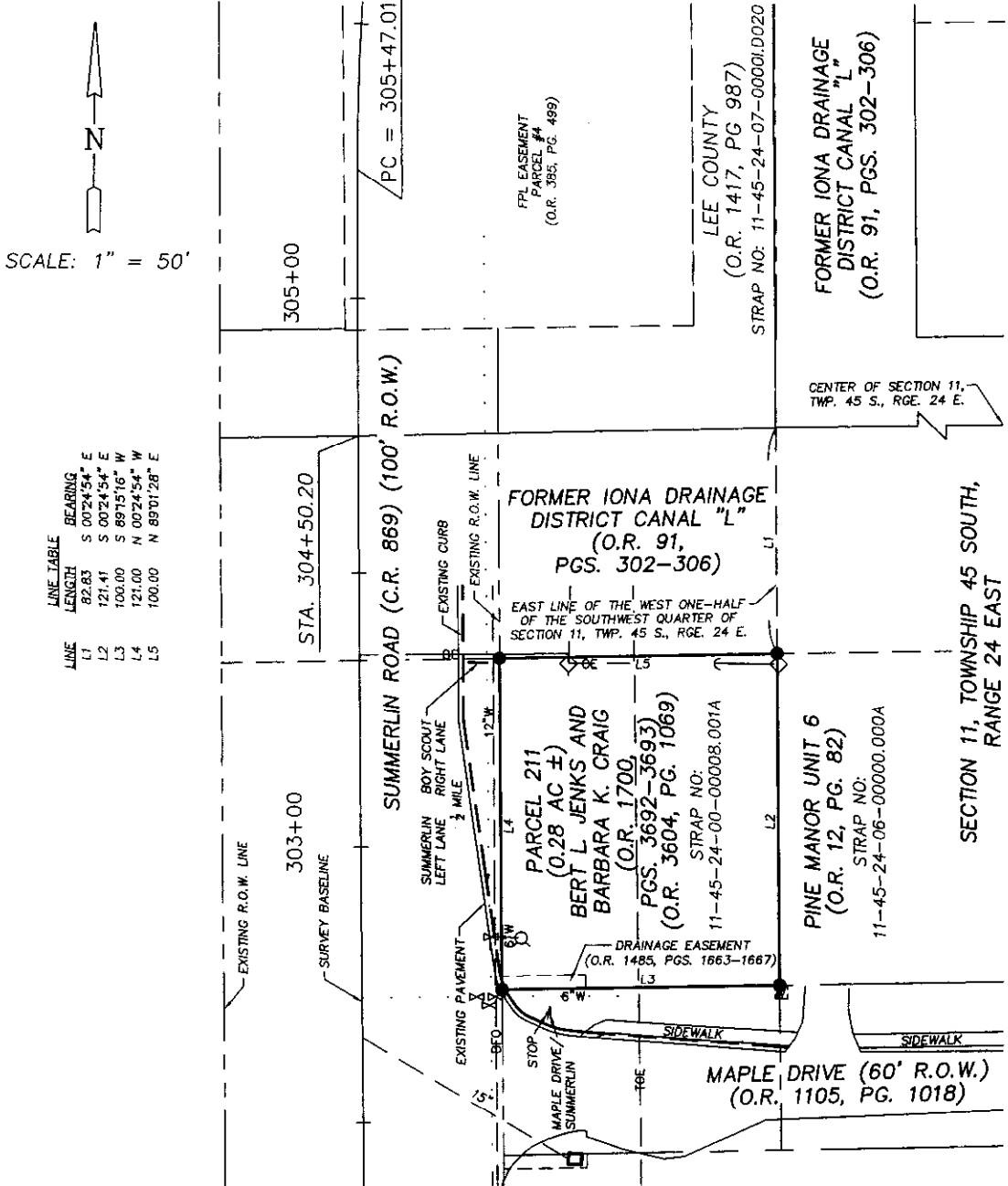
CONTAINING 5.32 ACRES OF LAND MORE OR LESS;

DESCRIPTION SHEET 3 OF 3

THIS BOUNDARY SURVEY PREPARED BY:		DESCRIPTION: SKETCH AND DESCRIPTION	
 <p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (839)687-8111 Lee County: 9990 Coconut Road, Suite 103, Bonita Springs, FL 34135 (839)648-9963 Certificate of Authorization Nos. LB 3664 and EB 3664 Fax: (839)688-2263</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: GEORGE W. HACKNEY, P.S.M. NO. 5606
			SCALE: _____ N.T.S. DATE: JUNE 9, 2004
			DRAWN BY: JAN PROJECT NO.: 7993
		ACAD NO: 8566-SD23	FILE NO: 8566

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 211
PROPERTY OWNER: BERT L. JENKS & BARBARA K. CRAIG
REFERENCE: O.R. 1700, PGS. 3692-3693
STRAP NO.: 11-45-24-00-00008.001A
AREA OF TAKE: 0.28 ACRE ±
AREA OF REMAINDER: 0.00 AC



LINE	LENGTH	BEARING
L1	82.83	S 00°24'54" E
L2	121.41	S 00°24'54" E
L3	100.00	S 89°15'16" W
L4	121.00	N 00°24'54" W
L5	100.00	N 89°15'28" E

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY

SEE SHEET 2 OF 2 FOR LEGEND AND DESCRIPTION
BOUNDARY SURVEY SHEET 1 OF 2

THIS BOUNDARY SURVEY PREPARED BY:



Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941) 597-8111
Lee County: Suite 101, 1826 Hendry Street, Fort Myers, FL 33901 (941) 337-8111
Certificate of Authorization Nos. LB 3694 and EB 3694 Fax: (941) 666-2205

DESCRIPTION: BOUNDARY SURVEY

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

8/28/03

BY: *George W. Hackney*
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 50' DATE: JUNE 3, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-BS3 FILE NO: 8566

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 211

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1700, PAGES 3692-3693 PUBLIC RECORDS OF LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 LYING EAST OF SUMMERLIN ROAD (C.R. 869) (100' R.O.W.) AND LYING NORTH OF MAPLE DRIVE AND LYING SOUTH OF IDD CANAL "L";

CONTAINING 0.28 OF AN ACRE OF LAND MORE OR LESS;

SURVEYORS NOTES:

1. UNDERGROUND UTILITIES LOCATIONS HEREON ARE APPROXIMATE.

EXISTING SYMBOLS LEGEND

	SIGN		FM VALVE
	ELEC. BOX		WATER HYDRANT
	ELECTRIC MAN HOLE		WATER METER
	ELECTRIC TRANS.		WATER VALVE
	GUY WIRE		SANITARY SEWER MANHOLE
	LAMP POST		STORM CATCH BASIN
	POLELIGHT		STORM DRAIN MANHOLE
	POWER POLE-CONCRETE		DRAINAGE INLET
	POWER POLE-WOOD		MITERED END SECTION
	TENSION POLE		

EXISTING LINE--TYPE LEGEND

	SWALE
	TREE LINE
* NUMBER INDICATES PIPE SIZE IN INCHES	
	24" RCP
	STORM SEWER
	WATER MAIN
	FORCE MAIN
	BURIED ELECTRIC
	BURIED FIBER OPTIC CABLE
	TRANSFORMER LINES
	OVERHEAD ELECTRIC

BOUNDARY SURVEY SHEET 2 OF 2

THIS BOUNDARY SURVEY PREPARED BY:		DESCRIPTION: BOUNDARY SURVEY	
<p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941) 597-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941) 837-3111 Certificate of Authorization Nos. LC 3654 and LR 2824 Fax: (941) 566-2208</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY:
	8/28/03	GEORGE W. HACKNEY, P.S.M. NO. 5606	
		SCALE: N.T.S.	DATE: JUNE 3, 2003
		DRAWN BY: JAN	PROJECT NO.: 7993
		ACAD NO: 8566-BS3	FILE NO: 8566