

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

**Blue Sheet No. 20041053**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Approve Resolution of Necessity for the acquisition and condemnation of Parcels 101, 101E, 103A, 103B, 105, 105A, 110, 112, 116, 117, and 118 for the Three Oaks Parkway Widening, Project No. 4081.

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

**WHAT ACTION ACCOMPLISHES:** The Resolution of Necessity allows the County to proceed with condemnation, if necessary, so parcels can be obtained for the Three Oaks Parkway Widening Project.

**2. DEPARTMENTAL CATEGORY:** 06  
**COMMISSION DISTRICT #5**

*C12B*

**3. MEETING DATE:** *09-07-2004*

**4. AGENDA:**

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

**5. REQUIREMENT/PURPOSE:**  
(Specify)

- STATUTE 73, 125
- ORDINANCE
- ADMIN. CODE
- OTHER

**6. REQUESTOR OF INFORMATION:**

- A. COMMISSIONER
- B. DEPARTMENT County Attorney
- C. DIVISION Litigation
- BY: John Renner,  
Chief Assistant County Attorney

**7. BACKGROUND:**

**Negotiated for:** Department of Transportation

**Interest to Acquire:** Fee Simple, as to Parcels 101, 103A, 103B, 105, 105A, 110, 112, 116, 117, and 118; Easement interest as to Parcel 101E.

**Project Details:** Widening of Three Oaks Parkway from Corkscrew to Alico Road, to provide an urban arterial four-lane road with median for future expansion to six lanes, stormwater drainage, sidewalk/bikepath including landscaping, lighting, and signalization.

**Staff Recommendation:** County staff recommends that the Board approve the requested motion.

**Attachments:** Resolution of Necessity

**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
			<i>Co. lands</i>	<i>[Signature]</i>	OA <i>[Signature]</i>	OM <i>[Signature]</i>	Risk <i>[Signature]</i>	GC <i>[Signature]</i>	<i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: <i>8/23/04</i>
Time: <i>2:50</i>
Forwarded To:

*8/23/04*

RECEIVED BY COUNTY ADMIN:
<i>8/23/04</i>
<i>4:05 pm</i>
COUNTY ADM.N FORWARDED TO:
<i>8/26/04</i>
<i>30m</i>

*RK*  
*DS*

**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:

Three Oaks Parkway Widening, Project Number 4081, provides an expansion of Three Oaks Parkway north to Alico Road.

**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" and a perpetual sidewalk easement described in the attached Exhibit "B" are necessary for Three Oaks Parkway Widening Project and is 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. Provide a four lane arterial section road with median for future expansion to six lanes, stormwater drainage, sidewalk/bikepath, signalization and lighting, utilities, and core level landscaping. Provide a continuation of Three Oaks Parkway parallel to I-75 from Corkscrew Road to Alico Road in Lee County.

Fee Simple Interest: Parcels 101, 103A, 103B, 105, 105A, 110, 112, 116, 117, and 118 for right-of-way.

Easement Interest: Parcel 101E for a Perpetual sidewalk easement.

**Resolution of Necessity**

Three Oaks Parkway Widening, Project No. 4081

Page 2

**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 in fee simple the property described in Exhibit "A" and a perpetual easement interest in the property described in Exhibit "B" 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 \_\_\_\_\_, 20\_\_.

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

# Exhibit "A"

## PARCEL 101

A portion of those lands described in Official Record Book 3463, Page 671 lying in Section 35, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Section 35, Township 46 South, Range 25 East, said point being a 3"x 3" concrete monument; thence N 89°43'11" E along the north line of said Section 35, 70.65 feet to survey base line station 113+08.25 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°43'11" E along the north line of said Section 35, 50.01 feet to the east right of way line of Three Oaks Parkway per Lee county Department of Transportation Corlico Parkway project 84-026 and the northwest corner of those lands described in Official Record Book 3463 page 671 said point being 50.00 feet right of station 113+07.35 and the POINT OF BEGINNING; thence continuing N 89°43'11" E along the north line of said Section 35 and the north line of the lands described in Official Record Book 3463, Page 671, Public Records of Lee County, Florida 29.37 feet; thence departing said north line S 01°18'39" E, 1197.50 feet to the north right of way line of Corkscrew Road per Lee County Project No. 4722; Thence N 89°55'07" W along said north right of way line 29.45 feet to the east right of way line of Three Oaks Parkway said point being 50.00 feet right of station 101+10.04; thence N 01°18'25" W along said east right of way line 1197.32 feet to the POINT OF BEGINNING.

Said lands contain 35,211 square feet, more or less.

### NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF THREE OAKS PARKWAY HAVING A BEARING OF S 01°18'25" E FROM P.I. STATION 113+36.93 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114" TO THE PROJECT R/W BEGINNING STATION 100+00.00 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114".

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

*Bob Potter*  
BOB POTTER, P.S.M. DATE 9/8/2003  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.  
P.O. BOX 1235  
LEHIGH ACRES  
FLORIDA 33970  
239/332-4569  
FX:239/332-8734

Licensed Business Number 3114

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 101	
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 9/4/03	SEC-TWP-RBE 35-46S-25E	FILE: 8240-101	COUNTY: LEE COUNTY



# Exhibit "A"

Page 3 of 20

PARCEL 103A

A portion of the lands described in Official Record Book 2110, Page 3142, lying in Section 26, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the southwest corner of said Section 26, Township 46 South, Range 25 East, said point being a 3"x 3" concrete monument; thence N 89°43'11" E along the south line of said Section 26, 70.65 feet to survey base line station 113+08.25 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°43'11" E along the south line of said Section 26, 50.01 feet to the east right of way line of Three Oaks Parkway per Lee county Department of Transportation Corlico Parkway project 84-026 and the southwest corner of a 40 foot Road Easement recorded in Official Record Book 2934, Page 2113, Public Records of Lee County, Florida said point also being N 89°43'11" E, 50.00 feet right of survey base line station 113+07.35 said point also being the POINT OF BEGINNING; thence departing the south line of said Section 26, N 01°18'25" W, along said east right of way line 30.45 feet; thence N 03°18'25" W along said east right of way line 219.86 feet to a point on the north line of the road easement described in Official Record Book 2934, page 2113 said point lying S 89°43'11" W, 50.07 feet of station 115+58.56; thence N 89°43'11" E along said north line 37.02 feet; thence departing said north line S 01°18'46" E 247.39 feet; thence S 01°18'39" E 2.65 feet to the south line of the lands described in Official Record Book 2110, Page 3142, Public Records of Lee County, Florida; thence S 89°43'11" W, along said south line 29.37 feet to the east right of way line of Three Oaks Parkway and the POINT OF BEGINNING.

Said lands contain 8,182 square feet, more or less.

**NOTE:**

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF THREE OAKS PARKWAY HAVING A BEARING OF N 03°18'25" W FROM P.I. STATION 113+36.93 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114" TO P.I. STATION 119+30.02 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114".

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

*[Signature]*  
BOB POTTER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

9/8/2003  
DATE

**AIM Engineering & Surveying, Inc.**



5300 LEE BLVD.  
P.O. BOX 1235  
LEHIGH ACRES  
FLORIDA 33970  
239/332-4569  
FX:239/332-8734

Licensed Business Number 3114

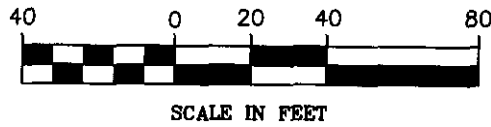
**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 103A	
DRAWN BY: LWC	CLIENT: LEE COUNTY	FILE: 8240-103A	COUNTY: LEE COUNTY
DATE: 9/8/03	SEC-TWP-R&E 26-46S-25E		

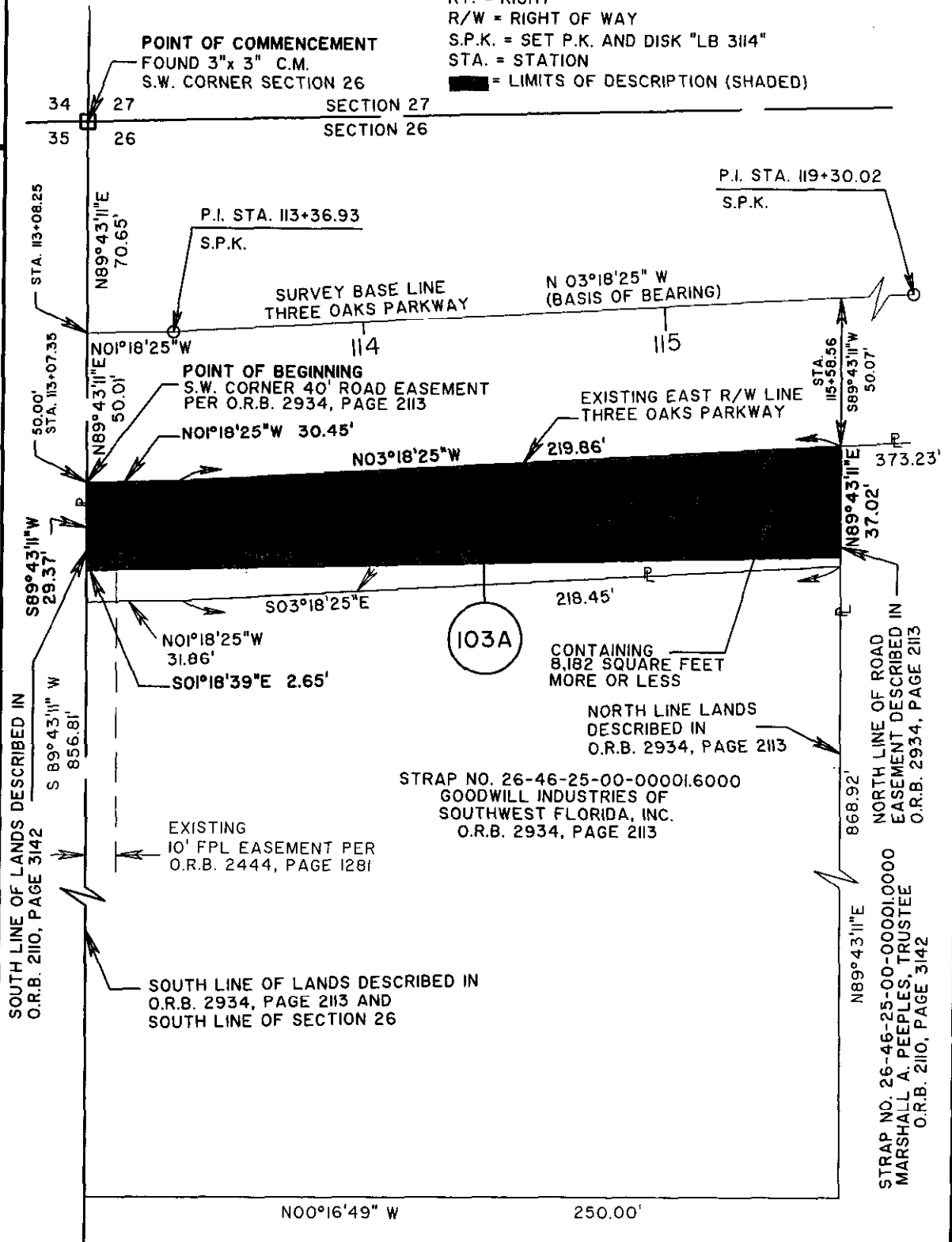
# Exhibit "A"

Page 4 of 20



## LEGEND

- C.M. = CONCRETE MONUMENT
- FP&L = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORD BOOK
- P.I. = POINT OF INTERSECTION
- P.K. = PARKER-KALON NAIL
- P.L. = PROPERTY LINE
- RT. = RIGHT
- R/W = RIGHT OF WAY
- S.P.K. = SET P.K. AND DISK "LB 3114"
- STA. = STATION
- = LIMITS OF DESCRIPTION (SHADED)



AIM Engineering & Surveying, Inc.



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FX:239/332-8734

Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH PARCEL 103A THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 9/8/03	SEC-TWP-RGE 26-46S-25E
FILE: 8240-103A	COUNTY: LEE COUNTY

**Exhibit "A"**

Page 5 of 20

**PARCEL 103B**

A portion of the lands described in Official Record Book 2110, Page 3142, lying in Section 26, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the southwest corner of said Section 26, Township 46 South, Range 25 East, said point being a 3"x 3" concrete monument; thence N 89°43'11" E along the south line of said Section 26, 70.65 feet to survey base line station 113+08.25 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°43'11" E along the south line of said Section 26, 50.01 feet to the east right of way line of Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026; thence departing the south line of said Section 26, N 01°18'25" W, 30.45 feet along said east right of way line; thence N 03°18'25" W along said east right of way line 219.86 feet to the south line of the lands described in Official Record Book 2110, page 3142 Public Records of Lee County, Florida said point lying N 89°43'11" E, 50.07 feet right of survey base line station 115+58.56 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps) and the POINT OF BEGINNING; thence continue N 03°18'25" W along said east right of way line 373.23 feet; thence N 01°18'46" W along said east right of way line 559.11 feet to a point on the north line of the lands described in Official Record Book 2110, Page 3142; Public Records of Lee County, Florida said point being N 89°56'46" E, 50.01 feet right of station 124+91.10; thence N 89°56'46" E along said north line 50.01 feet; thence S 01°18'46" E 931.68 feet to the north line of the lands described in Official Record Book 2934, Page 2113; Public Records of Lee County, Florida; thence S 89°43'11" W, along said north line 37.02 feet to the east right of way line of Three Oaks Parkway and the POINT OF BEGINNING.

Said lands contain 1.014 acres, more or less.

**NOTE:**

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF THREE OAKS PARKWAY HAVING A BEARING OF N 03°18'25" W FROM P.I. STATION 113+36.93 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114" TO P.I. STATION 119+30.02 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114".

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

*[Signature]* 9/8/2003  
BOB POTTER, P.S.M. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5685

**AIM Engineering & Surveying, Inc.**



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Licensed Business Number 3114

**THIS IS NOT A SURVEY**

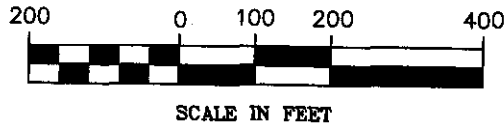
**SHEET 1 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 103B	
DRAWN BY: LWC	CLIENT: LEE COUNTY	FILE: 8240-103B	COUNTY: LEE COUNTY
DATE: 9/8/03	SEC-TWP-R&E 26-46S-25E		



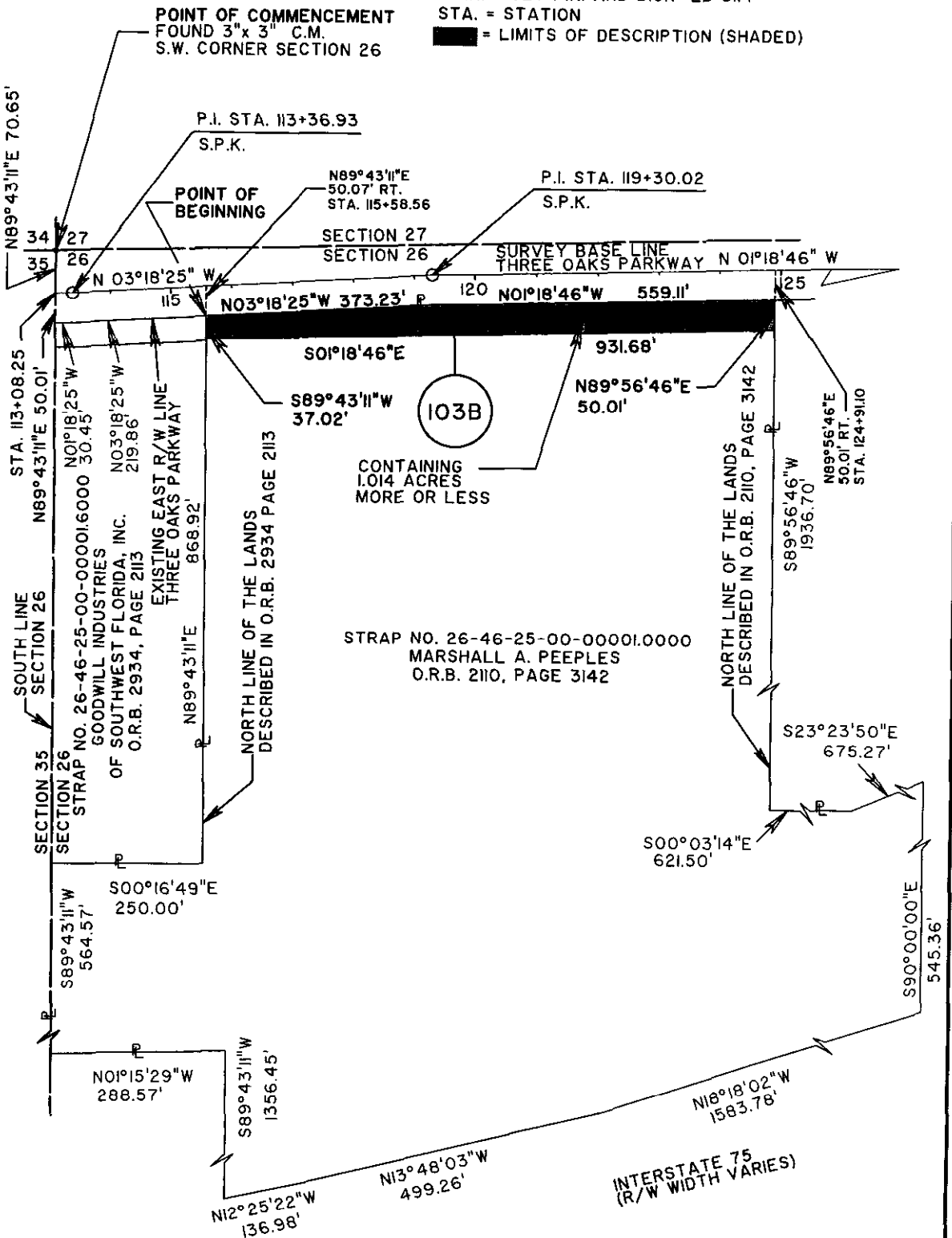
Exhibit "A"

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LEGEND

- C.M. = CONCRETE MONUMENT
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- ℙ = PROPERTY LINE
- RT. = RIGHT
- R/W = RIGHT OF WAY
- S.P.K. = SET P.K. AND DISK "LB 3114"
- STA. = STATION
- = LIMITS OF DESCRIPTION (SHADED)



**AIM Engineering & Surveying, Inc.**  
 5300 LEE BLVD.  
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 LEHIGH ACRES  
 FLORIDA 33970  
 239/332-4569  
 FX:239/332-8734  
 Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH PARCEL 103B THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 9/8/03	SEC-TWP-RGE 26-46S-25E
FILE: 8240-103B	COUNTY: LEE COUNTY

# Exhibit "A"

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## PARCEL 105

A portion of the lands described in Official Record Book 4127, Page 2485, lying in Section 26, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the southwest corner of said Section 26, Township 46 South, Range 25 East, said point being a 3"x 3" concrete monument; thence N 89°43'11" E along the south line of said Section 26, 70.65 feet to survey base line station 113+08.25 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°43'11" E along the south line of said Section 26, 50.01 feet to the east right of way line of Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026; thence departing the south line of said Section 26, N 01°18'25" W along said east right of way line 30.45 feet; thence N 03°18'25" W along said east right of way line 593.09 feet; thence N 01°18'46" W along said east right of way line 1480.72 feet to the south line of those lands described in Official Record Book 4127, page 2485, Public Records of Lee County, Florida said point being S 90°00'00" E, 50.01 feet right of survey base line station 134+12.80 said point also being the POINT OF BEGINNING; thence continue N 01°18'46" W along said east right of way line 321.75 feet to a point on the north line of those lands described in Official Record Book 4127, Page 2485, Public Records of Lee County, Florida said point being S 90°00'00" E, 50.01 feet right of station 137+34.55; thence S 90°00'00" E along said north line 50.01 feet; thence departing said north line S 01°18'46" E 321.75 feet to the south line of those lands described in Official Record Book 4127, Page 2485, Public Records of Lee County, Florida; thence N 90°00'00" W, along said south line 50.01 feet to the east right of way line of Three Oaks Parkway and the POINT OF BEGINNING.

Said lands contain 16,086 square feet, more or less.

### NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF THREE OAKS PARKWAY HAVING A BEARING OF N 01°18'46" W FROM P.I. STATION 119+30.02 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114" TO P.I. STATION 139+58.34 BEING A SET 5/8" IRON ROD WITH CAP "AIM ENG LB 3114".

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

BOB POTTER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5638

04/20/04  
DATE

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.  
P.O. BOX 1235  
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239/332-4569  
FX:239/332-8734

Licensed Business Number 3114

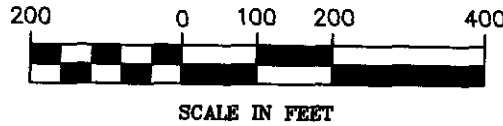
THIS IS NOT A SURVEY

SHEET 1 OF 2

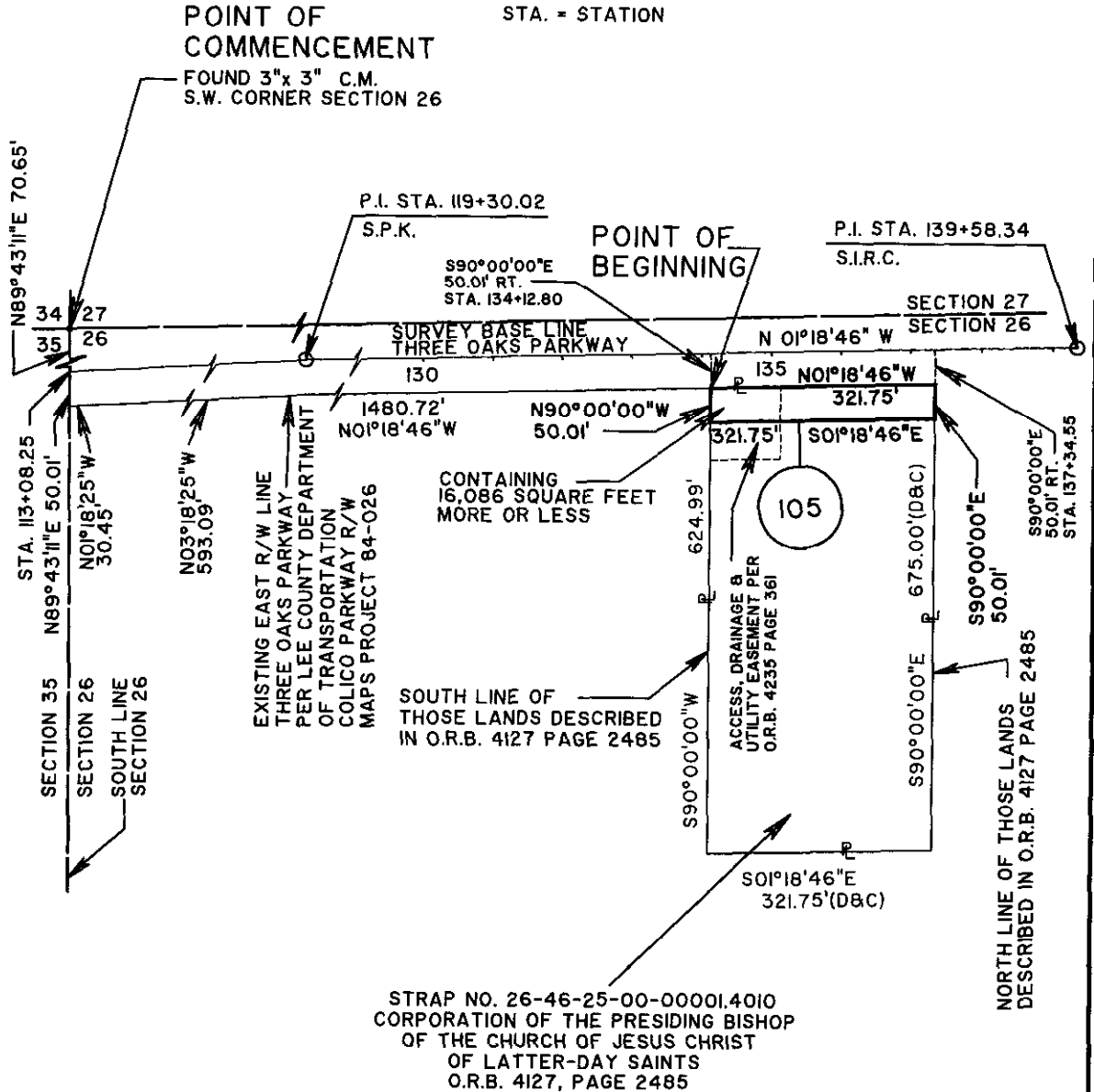
PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 105	
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 4/20/04	SEC-TWP-R&E 26-46S-25E	FILE: 8240-105	COUNTY: LEE COUNTY

Exhibit "A"

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- LEGEND  
 C.M. = CONCRETE MONUMENT  
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 S.I.R.C. = SET 5/8" IRON ROD WITH  
 CAP "AIM ENG LB 3114"  
 S.P.K. = SET P.K. AND DISK  
 "LB 3114"  
 STA. = STATION



AIM Engineering & Surveying, Inc.



5300 LEE BLVD.  
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 LEHIGH ACRES  
 FLORIDA 33970  
 239/332-4569  
 FX:239/332-8734

Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH PARCEL 105 THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 4/20/04	SEC-TWP-RGE 28-46S-25E
FILE: 8240-105	COUNTY: LEE COUNTY

**Exhibit "A"**

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**PARCEL 105A**

A portion of the lands described in Official Record Book 4235, Page 355, lying in Section 26, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the southwest corner of said Section 26, Township 46 South, Range 25 East, said point being a 3"x 3" concrete monument; thence N 89°43'11" E along the south line of said Section 26, 70.65 feet to survey base line station 113+08.25 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°43'11" E along the south line of said Section 26, 50.01 feet to the east right of way line of Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026; thence departing the south line of said Section 26, N 01°18'25" W along said east right of way line 30.45 feet; thence N 03°18'25" W along said east right of way line 593.09 feet; thence N 01°18'46" W along said east right of way line 1180.76 feet to the south line of the lands described in Official Record Book 4235, page 355, Public Records of Lee County, Florida said point being N 89°56'46" E, 50.01 feet right of survey base line station 131+12.75 said point also being the POINT OF BEGINNING; thence continue N 01°18'46" W along said east right of way line 300.00 feet to a point on the south line of those lands described in Official Record Book 4127, Page 2485, Public Records of Lee County, Florida said point being S 90°00'00" E, 50.01 feet right of station 134+12.80; thence S 90°00'00" E along said south line 50.01 feet; thence departing said south line S 01°18'46" E 299.95 feet to the south line of the lands described in Official Record Book 4235, Page 355, Public Records of Lee County, Florida; thence S 89°56'46" W, along said south line 50.01 feet to the east right of way line of Three Oaks Parkway and the POINT OF BEGINNING.


Said lands contain 14,998 square feet, more or less.

**NOTE:**  
BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF THREE OAKS PARKWAY HAVING A BEARING OF N 01°18'46" W FROM P.I. STATION 119+30.02 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114" TO P.I. STATION 139+58.34 BEING A SET 5/8" IRON ROD WITH CAP "AIM ENG LB 3114".

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

*[Signature]* 04/20/04  
DATE  
BOB POTTER, P. 344  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

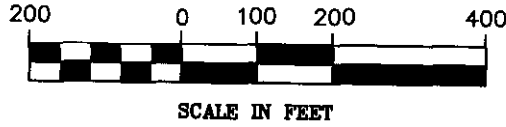
**AIM Engineering & Surveying, Inc.**  
  
 5300 LEE BLVD.  
 P.O. BOX 1235  
 LEHIGH ACRES  
 FLORIDA 33970  
 239/332-4569  
 FX:239/332-8734  
 Licensed Business Number 3114

**THIS IS NOT A SURVEY SHEET 1 OF 2**

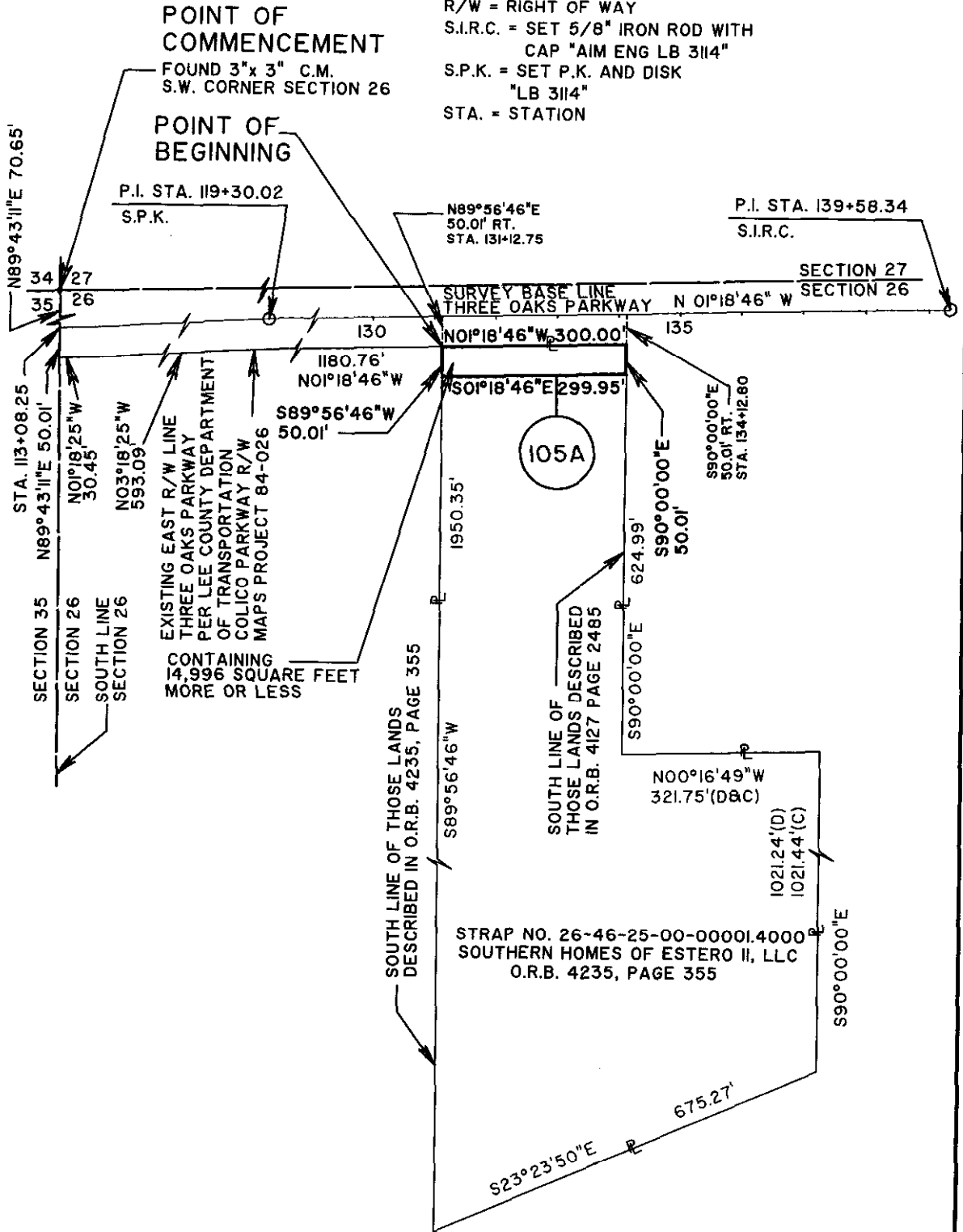
PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 105A	
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 9/20/2003	SEC-TWP-RGE 28-46S-25E	FILE: 8240-105A	COUNTY: LEE COUNTY

Exhibit "A"

Page 10 of 20



- LEGEND**  
 C.M. = CONCRETE MONUMENT  
 O.R.B. = OFFICIAL RECORD BOOK  
 P.I. = POINT OF INTERSECTION  
 P.K. = PARKER-KALON NAIL  
 P.L. = PARENT TRACT PROPERTY LINE  
 RT. = RIGHT  
 R/W = RIGHT OF WAY  
 S.I.R.C. = SET 5/8" IRON ROD WITH CAP "AIM ENG LB 3114"  
 S.P.K. = SET P.K. AND DISK "LB 3114"  
 STA. = STATION



**AIM Engineering & Surveying, Inc.**  
 5300 LEE BLVD.  
 P.O. BOX 1235  
 LEHIGH ACRES  
 FLORIDA 33970  
 239/332-4569  
 FX:239/332-8734  
 Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH PARCEL 105A THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 9/20/2003	SEC-TWP-R9E 26-46S-25E
FILE: 8240-105A	COUNTY: LEE COUNTY

PARCEL 110  
(RIGHT-OF-WAY)

# Exhibit "A"

A portion of the lands described in Official Record Book 3819, Page 754, of the public records of Lee County, Florida, lying in Section 23, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Page 11 of 20

COMMENCE at the west 1/4 corner of said Section 23, Township 46 South, Range 25 East, said point being a 1/2" iron rod no identification, said point also being on the existing westerly right of way line of Three Oaks Parkway per L.C.D.O.T. project 84-026; thence N 89°13'26" E along the north line of said southwest 1/4 Section 23, 95.90 feet to the POINT OF BEGINNING said point also being, 15.89 feet left of survey base line station 191+55.13 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°13'26" E along the north line of said southwest 1/4 Section 23, 16.84 feet to a point on survey base line station 191+60.69; thence continue N 89°13'26" E along the north line of said southwest 1/4 Section 23, 75.97 feet to the proposed easterly right of way line Three Oaks Parkway per L.C.D.O.T. project CN-02-06; said point being the beginning of a nontangent curve concave southeasterly; thence departing said north line of said southwest 1/4 Section 23 and along said easterly right of way line and said curve to the left and having a radius of 1216.33 feet, a delta angle of 17°17'28", the chord for which bears S 09°31'31" W, a chord distance of 365.68 feet, an arc distance of 367.07 feet; thence S 00°52'48" W, 65.91 feet along said easterly right of way; thence S 89°07'13" E, 16.33 feet along said easterly right of way; thence S 00°52'48" W, 905.87 feet along said easterly right of way to a point on the south line of those certain lands described in Official Record Book 3819, Page 754, said point lying 100.00 feet right of survey base line station 178+23.05; thence S 89°16'49" W along said south line, 50.02 feet to the existing easterly right of way line of Three Oaks Parkway, said point lying N 89°16'49" E, 50.02 feet right of survey base line station 178+20.26; thence along said existing easterly right of way line N 00°52'48" E, 1240.05 feet to the beginning of a tangent curve concave northwesterly; thence along said easterly right of way line and along the arc of said curve to the left, having a radius of 1025.00 feet, a delta angle of 02°37'17", the chord for which bears N 00°25'51" W, a chord distance of 46.89 feet, an arc distance of 46.90 feet to survey base line station 191+13.08 and the end of said curve and the beginning of a compound curve concave southwesterly; thence along said easterly right of way line and along the arc of said curve to the left, having a radius of 1025.00 feet, a delta angle of 02°31'33", the chord for which bears N 03°00'17" W, a chord distance of 45.18 feet, an arc distance of 45.19 feet to the end of said curve and the POINT OF BEGINNING.

Said lands contain 1.522 acres, more or less.

**NOTE:**

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SOUTHWEST 1/4 OF SECTION 23 HAVING A BEARING OF N 89°13'26"E FROM THE WEST 1/4 CORNER OF SECTION 23 BEING A F.I.R. 1/2" (NO ID.) TO THE CENTER OF SECTION 23 BEING A FOUND CONCRETE MONUMENT 4"x 4" W/ DISK STAMPED "LB 314 CTR 23"

THIS DESCRIPTION AND SKETCH IS BASED UPON A RIGHT OF WAY MAP FOR L.C.D.O.T. PROJECT CN-02-06 PREPARED BY AIM ENGINEERING AND SURVEYING INC.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

*[Signature]* 5/14/04  
BOB POTTER, P.S.M. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**AIM Engineering & Surveying, Inc.**



5300 LEE BLVD.  
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FX:239/332-8734

Licensed Business Number 3114

**THIS IS NOT A SURVEY SHEET 1 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 110	
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 5/12/04	SEC-TWP-RGE: 23-46S-25E	FILE: PARCEL 110	COUNTY: LEE COUNTY



# Exhibit "A"

Page 13 of 20

**PARCEL 112**

A portion of the lands described in Official Record Book 1931, Page 3673, of the public records of Lee County, Florida, lying in Section 15, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the southwest corner of the northeast 1/4 of said Section 15 said point being a 4" X 4" concrete monument with disk stamped "LB 3114 CTR 15; thence N 89°37'38" E along the south line of said northeast 1/4 Section 15, 1073.20 feet to survey base line station 250+46.33 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence N 89°37'38" E, 50.86 feet to a point on the existing easterly right of way line Three Oaks Parkway per L.C.D.O.T. project 84-026; thence departing said south line S 11°00'31" E, 238.61 feet to a point on the north line of those certain lands described in Official Record Book 1931, Page 3673, said point lying 50.00 feet right of survey base line station 247+98.33; said point also being the POINT OF BEGINNING; thence N 89°59'56" E along said north line to the proposed easterly right of way line of Three Oaks Parkway per Lee county Department of Transportation project No. CN-02-06, 50.94 feet; thence S 11°00'31" E along said proposed easterly right of way line 401.64 feet to the beginning of a tangent curve concave northeasterly; thence along said proposed easterly right of way line and along said curve to the left, having a radius of 1200.00 feet, a delta angle of 14°40'18", the chord for which bears S 18°20'40" E, a chord distance of 306.45 feet an arc distance of 307.28 feet to the end of said curve and a point on the south line of those certain lands described in Official Record Book 1931, Page 3673, said point lying 100.00 feet right of survey base line station 240+54.07; thence departing said proposed easterly right of way line and along said south line S 89°59'56" W, 109.99 feet to survey base line station 241+01.74 of Three Oaks Parkway; thence continue S 89°59'56" W, 20.00 feet to a point on the existing easterly right of way line, said point also being beginning of a nontangent curve concave northwesterly; thence along said easterly right of way line and along the arc of said curve to the left having a radius of 1030.00 feet, a delta angle of 02°20'03", the chord for which bears N 03°31'58" E, a chord distance of 41.96 feet, an arc distance of 41.96 feet to the end of said curve, and the beginning of a compound curve concave northwesterly; thence along said easterly right of way line and along the arc of said curve to the left, having a radius of 1030.00 feet, a delta angle of 13°22'28", the chord for which bears N 04°19'17"W, a chord distance of 239.88 feet, an arc distance of 240.43 feet to the end of said curve; thence N 11°00'31"W along said easterly right of way line, 411.61 feet to the POINT OF BEGINNING.

Said lands contain 42,379 square feet, more or less

**NOTE:**

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE THREE OAKS PARKWAY FROM P.I. STATION 238+78.79 BEING A 5/8" IRON ROD AND CAP "AIM ENG. LB 3114" TO P.I. STATION 252+01.76 BEING A 5/8" IRON ROD AND CAP "AIM ENG. LB 3114" HAVING A BEARING OF N 11°00'31" W

THIS LEGAL DESCRIPTION AND SKETCH IS BASED UPON A RIGHT OF WAY MAP FOR L.C.D.O.T. PROJECT CN-02-06 PREPARED BY AIM ENGINEERING AND SURVEYING INC.

PREPARED BY  
AIM ENGINEERING & SURVEYING, INC.

*Bob Potter* 12-4-03  
DATE  
BOB POTTER, P.E.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5668

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**AIM Engineering & Surveying, Inc.**



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Licensed Business Number 3114

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 112	
DRAWN BY: KBN	CLIENT: LEE COUNTY	FILE: 8240-112	COUNTY: LEE COUNTY
DATE: 12/03/2003	SEC-TWP-RGE 15-48S-25E		





Exhibit "A"

Page 15 of 20

PARCEL 116

A portion of the lands described in Official Record Book 1246, Page 809, of the public records of Lee County, Florida, lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the south 1/4 corner of Section 10 being a 4" X 4" concrete monument with no identification; thence N 89°42'00" E along the south line of said Section 10, 877.98 feet to survey base line station 277+94.41 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°42'00" E along the south line of said Section 10, 50.53 feet to a point on the existing easterly right of way line Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026; thence continue N 89°42'00" E along the south line of said Section 10, 50.49 feet to a point on a non-tangent curve concave southwesterly lying on the proposed easterly right of way line Three Oaks Parkway per Lee County Project No. CN-02-06 said point lying 100.00 feet right of survey base line station 277+80.64 and being the POINT OF BEGINNING; thence southerly along said proposed easterly right of way line and along said curve to the right, having a radius of 1270.00 feet, a delta angle of 05°20'23", the chord for which bears S 05°27'36" E, a chord distance of 118.31 feet, an arc distance of 118.36 feet to a point lying 100.00 feet right of survey base line station 276+71.61; thence S 87°12'07" W, 50.00 feet to a point on a non-tangent curve concave southwesterly lying on the existing easterly right of way line Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026; thence along said existing easterly right of way line and along said curve to the left, having a radius of 1220.00 feet, a delta angle of 05°39'48", the chord for which bears N 05°37'16" W, a chord distance of 120.54 feet, an arc distance of 120.59 feet to the south line of said Section 10; thence continue along said existing easterly right of way line and along said curve to the left, having a radius of 1220.00 feet, a delta angle of 48°57'19", the chord for which bears N 32°55'50" W, a chord distance of 1010.98 feet, an arc distance of 1042.40 feet to the point of tangency; thence N 57°24'29" W, along said existing easterly right of way, 452.14 feet to the point of curvature of a curve concave northeasterly; thence along said existing easterly right of way line and along said curve to the right, having a radius of 1120.00 feet, a delta angle of 01°32'24", the chord for which bears N 56°38'17" W, a chord distance of 30.10 feet, an arc distance of 30.10 feet to the north-south 1/4 Section line of said section 10; thence N 01°23'53" W along said fraction line, 62.19 feet to a point on a non-tangent curve concave northeasterly said point lies on the proposed easterly right of way line Three Oaks Parkway per Lee County Project No. CN-02-06 06 said point also lies 100.00 feet right of survey base line station 293+10.04; thence along said proposed easterly right of way line and said curve to the left, having a radius of 1070.00 feet, a delta angle of 03°28'32", the chord for which bears S 55°40'13" E, a chord distance of 64.89 feet, an arc distance of 64.90 feet to the point of tangency; thence S 57°24'29" E, along said proposed easterly right of way, 452.14 feet to the point of curvature of a curve concave southwesterly; thence along said proposed easterly right of way line and said curve to the right, having a radius of 1270.00 feet, a delta angle of 28°59'13", the chord for which bears S 42°54'52" E, a chord distance of 635.68 feet, an arc distance of 642.52 feet; thence N 61°34'44" E, along said proposed easterly right of way line 439.76 feet to the existing limited access right of way line per section 12075-2402 1-75 (S.R. 93) said point lying 539.76 feet right of Three Oaks Parkway per Lee county Department of Transportation project No. CN-02-06 survey base line station 281+95.00; thence S 14°13'19" E along said proposed right of way line and said existing limited access right of way line, 445.00 feet to a point lying 487.72 feet right of survey base line station 278+86.98; thence departing said existing limited access right of way line S 76°39'47" W, 387.73 feet to a point on a non-tangent curve concave southwesterly said point lying 100.00 feet right of survey base line station 278+86.98; thence along said proposed easterly right of way line and along said curve to the right, having a radius of 1270.00 feet, a delta angle of 05°12'25", the chord for which bears S 10°44'00" E, a chord distance of 115.38 feet, an arc distance of 115.42 feet to the POINT OF BEGINNING.

Said lands contain 5.528 acres, more or less

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 10 HAVING A BEARING OF N 89°42'00" E FROM THE SOUTH 1/4 CORNER BEING A CONCRETE MONUMENT 4"X4" (NO ID) TO THE SOUTHEAST CORNER SECTION 10 BEING A P.K. NAIL AND DISK STAMPED "LB 3114"

THIS LEGAL DESCRIPTION AND SKETCH IS BASED UPON A RIGHT OF WAY MAP FOR L.C.D.O.T. PROJECT CN-02-06 PREPARED BY AIM ENGINEERING AND SURVEYING INC.

PREPARED BY: AIM ENGINEERING & SURVEYING, INC.

Bob L. Potter, P.S.M. DATE 5/14/04  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

AIM Engineering & Surveying, Inc.



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FX:239/332-8734

Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 116	
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 5/7/04	SEC-TWP-RGE 10 & 15-46S-25E	FILE: PARCEL 116	COUNTY: LEE COUNTY



# Exhibit "A"

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**PARCEL 117**

A portion of the lands described in Official Record Book 1248, Page 809, of the public records of Lee County, Florida, lying in Section 10, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the west 1/4 corner of Section 10 being a 5/8" iron rod with cap stamped "LB 5986"; thence N 89°17'52" E along the south line of the northwest 1/4 of said Section 10, 2132.59 feet to survey base line station 310+28.05 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°17'52" E along said south line, 50.00 feet to a point on the existing easterly right of way line Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026 being the POINT OF BEGINNING; thence continue N 89°17'52" E along said south line, 50.00 feet to a point on the proposed easterly right of way line of Three Oaks Parkway per Lee County Project No. CN-02-06, said point lying 100.00 feet right of survey base line station 310+26.90; thence S 01°21'41" E along said proposed easterly right of way line, 643.34 feet to the point of curvature of a curve concave northeasterly; thence along said proposed easterly right of way line and said curve to the left, having a radius of 1070.00 feet, a delta angle of 52°34'16", the chord for which bears S 27°38'49" E, a chord distance of 947.69 feet, an arc distance of 981.77 feet, to the north-south 1/4 section line of said section 10 said point lying 100.00 feet right of survey base line station 293+10.04; thence S 01°23'53" E along said traction line, 62.19 feet to a point on a non-tangent curve concave northeasterly LYING on the existing easterly right of way line Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026; thence along said existing easterly right of way line and said curve to the right, having a radius of 1120.00 feet, a delta angle of 54°30'24", the chord for which bears N 28°36'53" W, a chord distance of 1025.75 feet, an arc distance of 1065.48 feet; thence continue along said existing easterly right of way line, N 01°21'41" W, 643.91 feet to the POINT OF BEGINNING.

Said lands contain 1.914 acres, more or less

**NOTE:**

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10 HAVING A BEARING OF N 89°17'52" E FROM THE WEST 1/4 CORNER BEING A IRON ROD 5/8" WITH CAP STAMPED "LB 5986" TO THE CENTER OF SECTION 10 BEING A CONCRETE MONUMENT 4"x4" WITH 3/8" IRON ROD (NO CAP).

THIS LEGAL DESCRIPTION AND SKETCH IS BASED UPON A RIGHT OF WAY MAP FOR L.C.D.O.T. PROJECT CN-02-06 PREPARED BY AIM ENGINEERING AND SURVEYING INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

*[Signature]* 5/14/04  
BOB L. POTTER, P.S.M. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

**AIM Engineering & Surveying, Inc.**



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239/332-4569  
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Licensed Business Number 3114

**THIS IS NOT A SURVEY SHEET 1 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 117	
DRAWN BY: LWC	CLIENT: LEE COUNTY	FILE:	COUNTY: LEE COUNTY
DATE: 5/7/04	SEC-TWP-RGE 10-46S-25E	PARCEL 117	



# Exhibit "A"

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**PARCEL 118**

A portion of the lands described in Official Record Book 1671, Page 1524, of the public records of Lee County, Florida, lying in Section 10, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the west 1/4 corner of Section 10 being a 5/8" iron rod with cap stamped "LB 5986"; thence N 89°17'52" E along the south line of the northwest 1/4 of said Section 10, 2132.59 feet to survey base line station 310+28.05 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°17'52" E along said fractional line, 50.00 feet to a point on the existing easterly right of way line Three Oaks Parkway per Lee County Department of Transportation Corlico Parkway project 84-026 being the POINT OF BEGINNING; thence N 01°21'41" W along said existing easterly right of way line, 561.72 feet to the point of curvature of a curve concave southwesterly; thence along said existing easterly right of way line and along said curve to the left, having a radius of 1220.00 feet, a delta angle of 28°32'21", the chord for which bears N 15°37'52" W, a chord distance of 601.42 feet, an arc distance of 607.69 feet to the point of tangency; thence N 29°54'02" W along said existing easterly right of way line, 651.46 feet to the point of curvature of a curve concave northeasterly; thence along said existing easterly right of way line and along said curve to the right, having a radius of 1120.00 feet, a delta angle of 24°28'58", the chord for which bears N 17°39'33" W, a chord distance of 474.95 feet, an arc distance of 478.58 feet to the easterly right of way line per order of taking no. 03-1520-CA-JHS; thence N 01°48'11" E along said existing easterly right of way line, 238.91 feet; thence N 00°59'45" W along said existing easterly right of way line, 142.00 feet to the Alico Road existing right of way line per section 12075-2402; thence S 87°25'18" E along said existing right of way line, 4.37 feet; thence N 89°00'53" E along said existing right of way line, 30.64 feet to a point on the proposed easterly right of way line Three Oaks Parkway per Lee County Project No. CN-02-06 said point lying 100.00 feet right of survey base line station 337+07.67; thence S 00°59'45" E along said proposed easterly right of way line, 293.99 feet to the point of curvature of a curve concave northeasterly; thence along said proposed easterly right of way line and along said curve to the left, having a radius of 1070.00 feet, a delta angle of 28°54'17", the chord for which bears S 15°26'53" E, a chord distance of 534.09 feet, an arc distance of 539.80 feet to the point of tangency; thence S 29°54'02" E along said proposed easterly right of way line, 651.46 feet to the point of curvature of a curve concave southwesterly; thence along said proposed easterly right of way line and along said curve to the right, having a radius of 1270.00 feet, a delta angle of 28°32'21", the chord for which bears S 15°37'52" E, a chord distance of 626.07 feet, an arc distance of 632.59 feet to the point of tangency; thence S 01°21'41" E along said proposed easterly right of way line, 562.29 feet to the south line of the northwest 1/4 of said Section 10; thence S 89°17'52" W along said fractional line, 50.00 feet to the POINT OF BEGINNING

Said lands contain 2.980 acres, more or less

**NOTE:**

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 10 HAVING A BEARING OF N 89°17'52" E FROM THE WEST 1/4 CORNER BEING A IRON ROD 5/8" WITH CAP STAMPED "LB 5986" TO THE CENTER OF SECTION 10 BEING A CONCRETE MONUMENT 4"X4" WITH 3/8" IRON ROD (NO ID).

THIS LEGAL DESCRIPTION AND SKETCH IS BASED UPON A RIGHT OF WAY MAP FOR L.C.D.O.T. PROJECT CN-02-06 PREPARED BY AIM ENGINEERING AND SURVEYING INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

*Bob L. Potter* 5/10/04  
BOB L. POTTER, P.S.M. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

**AIM Engineering & Surveying, Inc.**

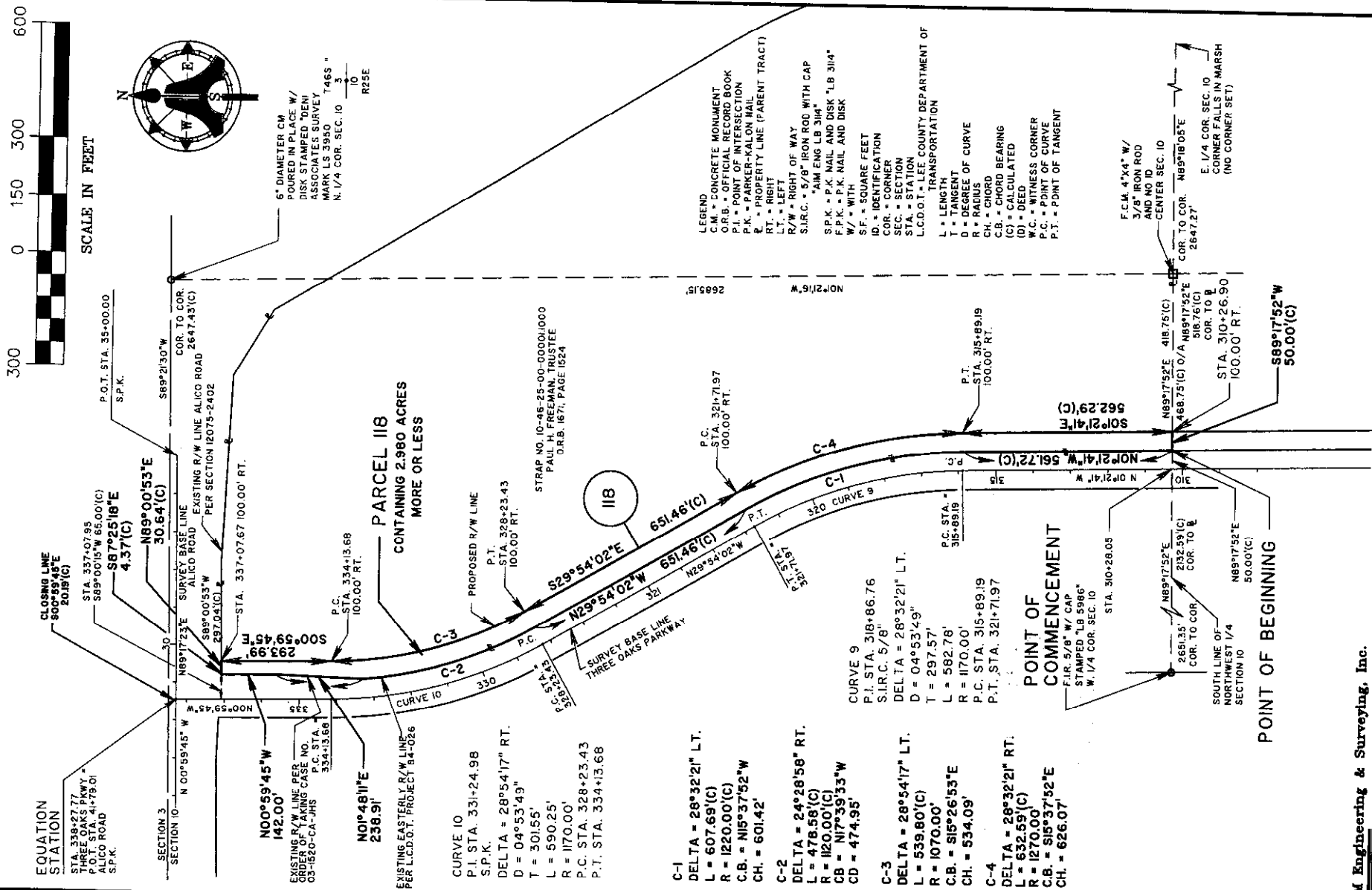


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Licensed Business Number 3114

**THIS IS NOT A SURVEY SHEET 1 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06	LEGAL AND SKETCH PARCEL 118	
DRAWN BY: LWC	CLIENT: LEE COUNTY	FILE:	COUNTY: LEE COUNTY
DATE: 5/10/04	SEC-TWP-RGE 10-46S-25E	PARCEL 118	



AIM Engineering & Surveying, Inc.



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Licensed Business Number 3114

THIS IS NOT A SURVEY

PROJECT NUMBER: DESCRIPTION: LEGAL AND SKETCH PARCEL 118

02-8240 THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06

CLIENT: LWC

DATE: 5/10/04

SEC-TWP-RGE: 10-46S-25E

FILE: PARCEL 118

COUNTY: LEE COUNTY

SHEET 2 OF 2

EQUATION STATION

STA. 338+27.77  
THREE OAKS PKWY  
P.O.T. STA. 41+79.01  
ALICO ROAD  
S.P.K.

SECTION 10 - N 00°59'45" W

N00°59'45"W  
142.00'

N01°48'11"E  
238.91'

CURVE 10  
P.I. STA. 331+24.98  
S.P.K.  
DELTA = 28°54'17" RT.  
D = 04°53'49"  
T = 301.55'  
L = 590.25'  
R = 1170.00'  
P.C. STA. 328+23.43  
P.T. STA. 334+13.68

C-1  
DELTA = 28°32'21" LT.  
L = 607.69'(C)  
R = 1220.00'(C)  
C.B. = N15°37'52"W  
CH. = 601.42'

C-2  
DELTA = 24°28'58" RT.  
L = 478.58'(C)  
R = 1120.00'(C)  
C.B. = N17°39'33"W  
CH. = 474.95'

C-3  
DELTA = 28°54'17" LT.  
L = 539.60'(C)  
R = 1070.00'  
C.B. = S15°26'53"E  
CH. = 534.09'

C-4  
DELTA = 28°32'21" RT.  
L = 632.59'(C)  
R = 1270.00'  
C.B. = S15°37'52"E  
CH. = 626.07'

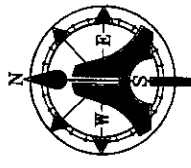
POINT OF COMMENCEMENT

F.I.R. 5/8" W/ CAP  
STAMPED "L 8 5966"  
W. 1/4 COR. SEC. 10

POINT OF BEGINNING

SOUTH LINE OF  
NORTHWEST 1/4  
SECTION 10

SCALE IN FEET



5" DIAMETER C/M  
POURED IN PLACE W/  
DISK STAMPED "DENY"  
ASSOCIATES SURVEY  
MARK L.S. 33930  
N. 1/4 COR. SEC. 10  
3 10  
R25E

LEGEND  
C.M. = CONCRETE MONUMENT  
O.R.B. = OFFICIAL RECORD BOOK  
P.I. = POINT OF INTERSECTION  
P.K. = PARKER-KALON NAIL  
P.L. = PROPERTY LINE (PARENT TRACT)  
R.T. = RIGHT  
L.T. = LEFT  
R/W = RIGHT OF WAY  
S.I.R.C. = 5/8" IRON ROD WITH CAP  
S.P.K. = "AM ENG LB 314"  
F.P.K. = P.K. NAIL AND DISK "LB 314"  
W/ WITH  
S.F. = SQUARE FEET  
ID. = IDENTIFICATION  
COR. = CORNER  
SEC. = SECTION  
STA. = STATION  
L.C.D.O.T. = LEE COUNTY DEPARTMENT OF TRANSPORTATION  
L = LENGTH  
T = TANGENT  
D = DEGREE OF CURVE  
R = RADIUS  
CH. = CHORD BEARING  
(C) = CALCULATED  
W.C. = DEED  
W.C. = WITNESS CORNER  
P.C. = POINT OF CURVE  
P.T. = POINT OF TANGENT

F.C.M. 4"x4" W/  
3/8" IRON ROD  
AND NO ID  
CENTER SEC. 10  
COR. TO COR. N89°18'05"E  
2847.27'  
E. 1/4 COR. SEC. 10  
CORNER FALLS IN MARSH  
(NO CORNER SET)

SHEET 2 OF 2

PARCEL 101E  
SIDEWALK EASEMENT

A portion of those lands described in Official Record Book 3463, Page 671 lying in Section 35, Township 46 South, Range 25 East, Lee County Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Section 35, Township 46 South, Range 25 East, said point being a 3"x 3" concrete monument; thence N 89°43'11" E along the north line of said Section 35, 70.65 feet to survey base line station 113+08.25 of Three Oaks Parkway per Lee County Project No. CN-02-06 (Three Oaks Parkway Project Right of Way Maps); thence continue N 89°43'11" E along the north line of said Section 35, 50.01 feet to the east right of way line of Three Oaks Parkway per Lee County Department of Transportation Cortico Parkway project 84-026 and the northwest corner of those lands described in Official Record Book 3463 page 671 said point being 50.00 feet right of station 113+07.35; thence continue N 89°43'11" E along the north line of said Section 35 and the north line of the lands described in Official Record Book 3463, Page 671, Public Records of Lee County, Florida 29.37 feet to the proposed east right of way line of three Oaks Parkway per Lee County Department of Transportation Project CN-02-06; thence S 01°18'39" E along said east line, 1137.04 feet to a point lying 79.44 feet right of station 101+69.78 and the POINT OF BEGINNING; thence S 46°18'39" E departing said east line, 25.27 feet; thence S 00°01'02" W, 43.01 feet to the north right of way line of Corkscrew Road per Lee County Project No. 4722; Thence N 89°55'07" W along said north right of way line 6.32 feet to the east line of a utility easement recorded in Official Record Book 2133 page 2169; thence N 01°18'25" W along said easement, 40.01 feet; thence N 89°55'07" W, 10.56 feet to the proposed east right of way line of three Oaks Parkway per Lee County Department of Transportation Project CN-0206; thence N 01°18'39" W along said east line, 20.45 feet to the POINT OF BEGINNING.

Said lands containing 481 square feet, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF THREE OAKS PARKWAY HAVING A BEARING OF S 01°18'25" E FROM P.I. STATION 113+36.93 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114" TO THE BEGINNING OF LEE COUNTY R/W PROJECT CN-02-06 BEING A SET PARKER-KALON NAIL AND DISK "LB 3114" AT STATION 100+00.00.

PREPARED BY  
AIM ENGINEERING & SURVEYING, INC.

*[Signature]* 1-22-04  
BOB POTTER, P.E.M. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER.

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.  
P.O. BOX 1235  
LEHIGH ACRES  
FLORIDA 33970  
239/332-4569  
FX:239/332-8734

THIS IS NOT A SURVEY SHEET 1 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH SIDEWALK EASEMENT THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-06
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 1/21/04	SEC-TWP-RGE: 35-48S-25E
FILE: 8240-SW-ESMT	COUNTY: LEE COUNTY

Licensed Business Number 3114



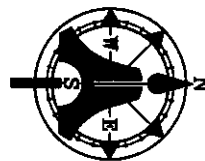
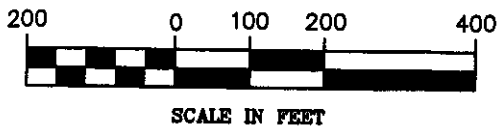
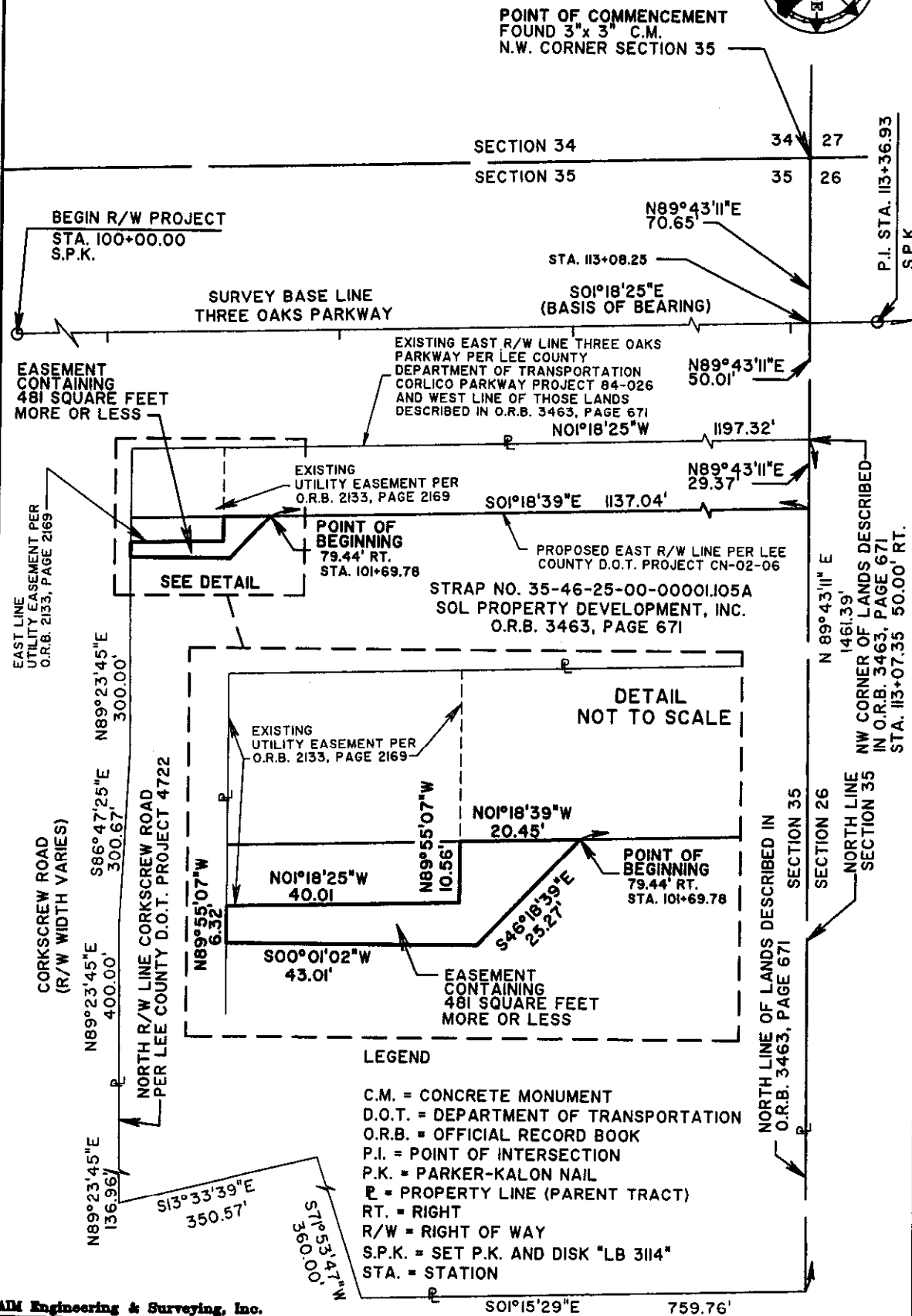


Exhibit "B"

Page 2 of 2



- LEGEND**
- C.M. = CONCRETE MONUMENT
  - D.O.T. = DEPARTMENT OF TRANSPORTATION
  - O.R.B. = OFFICIAL RECORD BOOK
  - P.I. = POINT OF INTERSECTION
  - P.K. = PARKER-KALON NAIL
  - P = PROPERTY LINE (PARENT TRACT)
  - RT. = RIGHT
  - R/W = RIGHT OF WAY
  - S.P.K. = SET P.K. AND DISK "LB 3114"
  - STA. = STATION

**AIM Engineering & Surveying, Inc.**  
 5300 LEE BLVD.  
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 FLORIDA 33970  
 239/332-4569  
 FX:239/332-8734  
 Licensed Business Number 3114

**THIS IS NOT A SURVEY SHEET 2 OF 2**

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH SIDEWALK EASEMENT THREE OAKS PARKWAY LEE COUNTY PROJECT NUMBER CN-02-08
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 1/21/04	SEC-TWP-RGE: 35-46S-25E
FILE: 8240-SW-ESMT	COUNTY: LEE COUNTY