

1. REQUESTED MOTION:

ACTION REQUESTED: Accept a Petition to Vacate a 5-foot portion of a 20 feet wide Lake Maintenance Easement at 14013 Image Lake Court, Fort Myers, Florida, located off of Summerlin Road, and adopt a resolution, setting a Public Hearing for 5:00 PM on the 12th day of October, 2004. (Case No. VAC2003-00029)

WHY ACTION IS NECESSARY: To legitimize the construction of a single-family residential swimming pool. The existing swimming pool was inadvertently permitted and constructed within the 20 foot wide Lake Maintenance Easement. The vacation of this easement will not alter existing lake maintenance and drainage conditions, and the easement is not necessary to accommodate any future maintenance and drainage requirements.

WHAT ACTION ACCOMPLISHES: Sets the time and date of the Public Hearing.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 3

04

C4A

3. MEETING DATE:

09-14-2004

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE F.S. Ch. 177
- ORDINANCE
- ADMIN. CODE 13-1
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
 - B. DEPARTMENT Community Development
 - C. DIVISION Development Services
 - BY: *[Signature]* 8/24/04
- Peter J. Eckenrode, Director

7. BACKGROUND:

The completed petition to vacate, VAC2003-00029 was submitted by Banks Engineering, Inc. as the agent on behalf of Peter and Dixie L. Melonis.

LOCATION: The site is located at **14013 Image Lake Court, Fort Myers, Florida 33907** and the strap number is 26-45-24-07-00000.0550. Petition No. VAC2003-00029 proposes to vacate a 5-foot portion of a 20 feet wide Lake Maintenance Easement commencing at the southeasterly corner of Lot 55, Reflection Lakes, Unit Two, a subdivision as recorded in Plat Book 66, Pages 25 through 30, Section 26, Township 45 South, Range 24 East, of the Public Records of Lee County, Florida.

Documentation pertaining to this Petition to Vacate is available for viewing at the Office of Lee Cares.

There are no objections to this Petition to Vacate. **The SFWMD has issued a modification to the existing Surface Water Management Permit for the project approving the encroachment.** Staff recommends the scheduling of the Public Hearing.

Attached to this Blue sheet is the Petition to Vacate, Resolution to set Public Hearing, Notice of Public Hearing and Exhibits

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services <i>Admin 9/1/04</i>			G County Manager
					OM	Risk	GC	
<i>[Signature]</i>	N/A	N/A	N/A	<i>[Signature]</i>	<i>[Signature]</i> 9/1/04	<i>[Signature]</i> 9/1/04	<i>[Signature]</i> 9/1/04	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *8/31/04*
Time: *3:30*
Forwarded To:
CC - H. J. N.

RECEIVED BY
COUNTY ADMIN
9-1-04
9:05 am
COUNTY ADMIN
FORWARDED TO: *[Signature]*
9-1-04
4:15 pm

PETITION TO VACATE

Case Number: VAC 2003-00029

Petitioner(s), Peter and Dixie L. Melonis
requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

1. Petitioner(s) mailing address, 14013 Image Lake Court, Ft. Myers, FL 33907
2. In accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, Petitioner desires to vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".
3. A sketch showing the area the Petitioner desires to vacate is attached as Exhibit "B".
4. Proof Petitioner paid all applicable state and county taxes is attached as Exhibit "C".
5. Petitioner is fee simple title holder to the underlying land sought to be vacated.
6. Petitioner did provide notice to all affected property owners concerning the intent of this Petition in accordance with the LCAC 13-1.
7. In accordance with letters of review and recommendation provided by various governmental and utility entities, it is apparent if the Board grants the Petitioner's request, it will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Wherefore, Petitioner respectfully requests the Board of County Commissioners adopt a Resolution granting the Petition to Vacate.

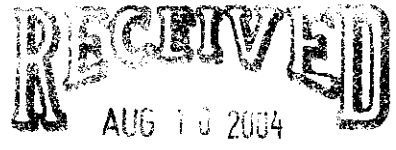
Respectfully Submitted,

By: *Peter Melonis*
Petitioner Signature

Peter Melonis
Printed Name

By: *Dixie L. Melonis*
Petitioner Signature

Dixie L. Melonis
Printed Name



LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

PERMIT COUNTER

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 14013 Image Lake Court, Ft. Myers, FL 33907 (26-45-24-07-00000.0550) and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Banks Engineering, Inc. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

[Signature of Peter Melonies]
Owner*(signature)

Peter Melonies
Printed Name

[Signature of Dixie L. Melonies]
Owner*(signature)

Dixie L. Melonies
Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 6th day of August, 2004, by Peter + Dixie Melonies, who is personally know to me or who has produced as identification and who did (did not) take an oath.

[Signature of Doreen L. Kall]
Notary Public

Doreen L. Kall
(Name typed, printed or stamped)



EXHIBIT "A"
Petition to Vacate VAC2003-00029

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(LOT 55 LAKE MAINT. EASE. VACATION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF REFLECTION LAKES, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 66 AT PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 55; THENCE N.60°48'02"W. ALONG THE SOUTHERLY LINE OF SAID LOT 55 FOR 20.00 FEET TO THE NORTHWESTERLY LINE OF A 20.0 FEET WIDE LAKE MAINTENANCE EASEMENT; THENCE N.29°11'58"E. ALONG SAID NORTHWESTERLY LINE FOR 4.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 5°49'19" FOR A DISTANCE OF 22.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 33.88 FEET; THENCE S.75°20'48"E. ALONG A RADIAL LINE FOR 5.00 FEET TO AN INTERSECTION WITH A CONCENTRIC CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.75°20'48"E.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 34.64 FEET; THENCE N.66°37'21"W. ALONG A RADIAL LINE FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 170 SQUARE FEET, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE SOUTHERLY LINE OF SAID LOT 55 AS BEARING N.60°48'02"W AS PER THE RECORDED PLAT.

EXHIBIT "B"

Petition to Vacate VAC2003-00029

SKETCH

OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF REFLECTION LAKES, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 66 AT PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 170 SQUARE FEET, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE SOUTHERLY LINE OF SAID LOT 55 AS BEARING N.60°48'02"W AS PER THE RECORDED PLAT.



NOT TO SCALE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	222.50'	05°49'19"	22.61'	22.60'	N.26°17'18"E.
2	222.50'	08°43'26"	33.88'	33.85'	N.19°00'56"E.
3	227.50'	08°43'26"	34.64'	34.61'	S.19°00'56"W.
4	222.50'	15°25'09"	59.88'	59.70'	N.06°56'38"E.
5	242.50'	29°57'54"	126.82'	125.38'	N.14°13'01"E.
6	117.50'	29°57'54"	61.45'	60.75'	N.14°13'01"E.

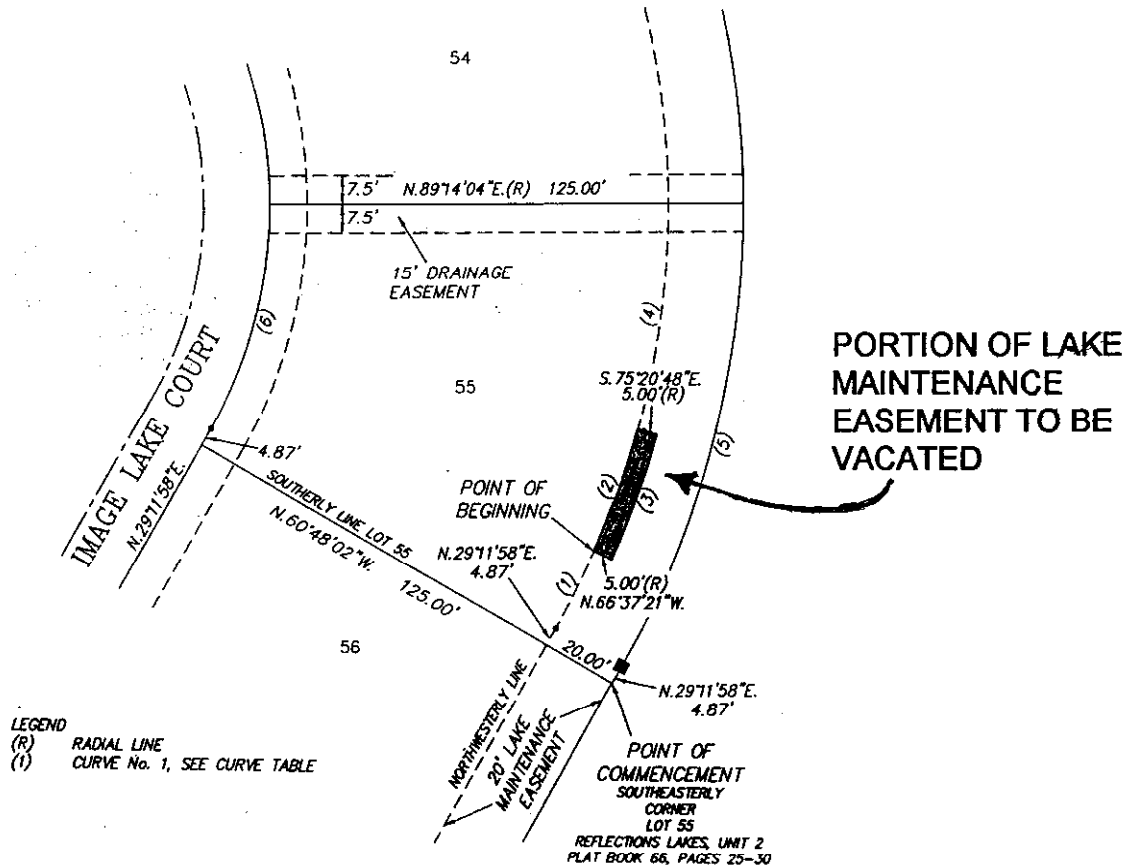




Exhibit "C"
Petition to Vacate
VAC2003-00029
[Page One of One]

View Search By:

 Save as File Tax Year:

 View file format. Account: Extensive Search



Page 1 of 1
4 matches

Account	Tax Year	Name/ Address	Status/ Outstanding Balance	
26-45-24-07-00000.0550	2003	MELONIS PETER JR + DIXIE L 14013 IMAGE LAKE CT	PAID	Details
26-45-24-07-00000.0550	2002	MELONIS PETER JR + DIXIE L 14013 IMAGE LAKE CT	PAID	Details
26-45-24-07-00000.0550	2001	MELONIS PETER JR + DIXIE L 14013 IMAGE LAKE CT	PAID	Details
26-45-24-07-00000.0550	2000	MELONIS PETER JR + DIXIE L 14013 IMAGE LAKE CT	PAID	Details

Page 1 of 1
4 matches

1052
2175-60

INSTR # 5011028
OR BK 03331 PG 4212

This instrument prepared by:
ENGLE HOMES/SOUTHWEST FLORIDA, INC.
123 N.W. 13TH STREET, SUITE 300
BOCA RATON, FL 33432

RECORDED 11/28/00 02:35 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD (F.S. 201.02) 2,175.60
DEPUTY CLERK B Cruz

Tax Folio #: 26-45-24-07-00000.0550
Grantee #1 TIN #:
Grantee #2 TIN #:

WARRANTY DEED

This Indenture, made this 27 day of November 2000 between ENGLE HOMES/SOUTHWEST FLORIDA, INC., a Corporation existing under the laws of the State of Florida, and having its principal place of business at 123 N.W. 13th Street, Suite 300, Boca Raton, FL 33432, hereinafter called the grantor, to

Peter Melonis and Dixie L. Melonis, Husband and Wife

whose post office address is 14013 Image Lake Court, Fort Myers, FL 33907 hereinafter called the grantee,

WITNESSETH, That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to wit:

Lot 55, of REFLECTION LAKES, according to the Plat thereof, recorded in Plat Book 64, page 53, of the Public Records of Lee County, Florida.

This conveyance is subject to the following; however, this instrument shall not serve to reimpose same:

- (1) All taxes, special assessments and other assessments for the year 2000 and subsequent years.
- (2) Restriction, Reservations, covenants, conditions, easements, lien rights, assessments rights contained in Declaration of Master Association, Covenants and Restrictions for Reflection Lakes, recorded in Official Record Book 3156, page 2421.
- (3) Restrictions, reservations, covenants, conditions, easements, lien rights, assessment rights, pursuant to that Stormwater Drainage Areas and Mitigation Areas Declaration of Covenants and Restrictions for Reflection Lakes, recorded in Official Record Book 3156, page 2364.
- (4) Matters shown on the Plat of REFLECTION LAKES, recorded in Plat Book 64, page 53.

Subject to the foregoing, Grantor does hereby warrant the title to all the premises hereby conveyed, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its duly authorized officer on the day and year above written.

Signed, sealed and delivered
In the presence of:

ENGLE HOMES/SOUTHWEST FLORIDA, INC.,
A Florida Corporation,

M.A. Goss

BY: [Signature]
Print Name: David A. Cobb
Title: Division President

M. A. Goss
Print or type name

[Signature]

Rosetta F. Messina
Print or type name

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 27 day of November, 2000 by David A. Cobb, the Div. President of Engle Homes/Southwest Florida, Inc., a Florida Corporation, on behalf of the Corporation, and he is personally known to me.

[Signature]

NOTARY PUBLIC
Printed Name: Mary Anne Goss
My Commission Expires: 2/1/01
Commission No: _____



MARY ANNE GOSS
Notary Public, State of FL
My comm. exp. Feb. 1, 2001
Commission No. CC615267

Bonded Thru Notary Public Underwriters

(Impress or Affix Seal)



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941) 479-8132

John E. Manning
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

November 21, 2000

Linda Stewart
Banks Engineering, Inc
2150 Goodlette Frank Road, Ste 701
Naples, FL 34102

**SUBJECT: PETITION TO VACATE
LOT 55 REFLECTION LAKES, UNIT 2**

Dear Ms. Stewart:

Based on the review of the documents submitted with your request, Lee County Division of Natural Resources has no objection to that proposed.

Should you have any questions, please call me at the above telephone number.

Sincerely,

ENVIRONMENTAL SERVICES DEPARTMENT

Bradley S. Vance
Professional Engineer II
Natural Resources Division

cc: Don Blackburn, Development Services
John Fredyma, County Attorney Office
Margaret Lawson, LCDOT
Roland Ottolini, P.E., NRD



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

FORT MYERS SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
(941) 338-2929 • FL WATS 1-800-248-1201 • Suncom 748-2929 • Fax (941) 338-2936 • www.sfwmd.gov/org/exo/ftmyers/

ON 24-06

December 11, 2000

Linda Stewart
Banks Engineering, Inc.
2150 Goodlette Road, Suite 701
Naples, FL 34102

SUBJECT: Maintenance Easement Encroachment

Dear Ms. Stewart:

This letter is in response to your request for District approval of an encroachment within the maintenance easement associated with the surface water management system serving your development. This easement was granted to Lakewood Property Owners Association, not to the District. The decision to grant an encroachment rests with Lakewood Property Owners Association. However, Lakewood Property Owners Association will still be responsible for the operation and maintenance of the entire SWM system.

Section 7.5 of the SFWMD Basis of Review requires that a minimum twenty foot maintenance easement be legally reserved to Lakewood Property Owners Association to allow for the proper operation and maintenance of the system. The District cannot recommend nor approve an encroachment within this easement.

Please call Richard Thompson or Karen Johnson of this office if you have any questions. The phone number is (941)-338-2929.

Sincerely,

Richard H. Thompson, P.E.
Supervising Professional
Fort Myers Service Center

c: Lakewood Property Owners Association

GOVERNING BOARD

Michael Collins, *Chairman*
Michael D. Minton, *Vice Chairman*
Mitchell W. Berger

Vera M. Carter
Gerardo B. Fernandez
Patrick J. Gleason

Nicolas J. Gutierrez, Jr.
Harkley R. Thornton
Trudi K. Williams

EXECUTIVE OFFICE

Frank R. Finch, P.E., *Executive Director*
James E. Blount, *Chief of Staff*

SERVICE CENTER

Chip Merriam, *Director*



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

August 11, 2004

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Peter & Dixie Melonis
14013 Image Lake Court,
Fort Myers, FL 33907

Andrew W. Coy
District Four

John E. Albion
District Five

Re: VAC2003-00029 - Petition to Vacate a 5-foot portion of a 20 feet wide
Lake Maintenance Easement, Reflection Lakes Subdivision, Lot 55

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Dear Mr. & Mrs. Melonis:

Diana M. Parker
County Hearing Examiner

You have indicated that in order to legitimize the construction of a single-family residential swimming pool, which was constructed within a portion of a 20 feet wide Lake Maintenance Easement located on the rear Lot of 55. The site is located at 14013 Image Lake Court, Fort Myers, Florida 33907.

Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation. A Petition to Vacate, if approved, will only vacate the public rights in the particular interest. However, there may be private rights which are not affected and that remain in effect unless subsequently released.

Should you have any questions, please call me at the above telephone number.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director

PJE/RSK

U:\200406\20030606.162\5244840\DCDLETTER.DOC

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

August 22, 2003

Mr. & Mrs. Peter and Dixie L. Melonis
1208 Tyler Avenue
Fort Myers, Florida 33907

Subject: Request to vacate a portion of a platted drainage easement
Reflection Lakes Subdivision, Lot 55
Case No.VAC2003-00029

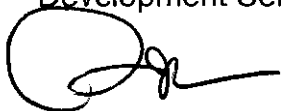
Dear Mr. & Mrs. Melonis:

You have requested approval of a Petition to Vacate to legitimize the construction of a single family residential swimming pool which was constructed within a portion the 20 foot wide lake maintenance easement on your lot in Reflection Lakes

Based on the review of the documentation submitted with your request, this office has no objection to the proposed vacation.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Peter J Eckenrode
Director

PJE/II

U:\200307\VAC20030.002\19\Development Review Recommends.wpd

479-8341

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ ANNA MARIA ISLAND ♦ PORT CHARLOTTE

August 30, 2004

Mrs. Ruth Keith
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

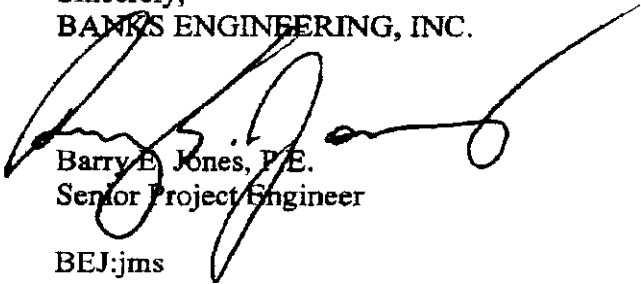
Reference: **REFLECTION LAKES - 14013 IMAGE LAKE COURT - LOT 55**
VAC2003-00029

Dear Mrs. Keith:

Please accept this letter as an explanation as to the correct name of the HOA. The Lakewood Property Owners Association was the original permittee but the Reflection Lakes Stormwater Drainage Areas and Mitigation Areas Joint Council, Inc. is the legal entity that was actually formed to manage the stormwater system.

Should you have any questions or require any additional information, please feel free to call me at 597-2061.

Sincerely,
BANKS ENGINEERING, INC.



Barry E. Jones, P.E.
Senior Project Engineer

BEJ:jms

NOV 16 2000

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

November 14, 2000

Mr. David Cobb, Division President
Reflection Lakes Stormwater Drainage Areas and
Mitigation Areas Joint Council
14009 Clear Water Lane
Fort Myers, Florida 33919

Reference: **REQUEST FOR A LETTER OF NO OBJECTION FOR
LOT 55 REFLECTION LAKES, UNIT 2**

Dear Mr. Cobb:

We are submitting a Petition to the Lee County Board of Commissioners to vacate a portion of the public interest in the Lake Maintenance Easement as identified in the attached Sketch & Description. This request is being submitted to allow for the encroachment on Lot 55 of the subdivision plat. The drainage that is conveyed through this 20 foot easement will not be affected by the 5 foot encroachment.

The subject parcel, Reflection Lakes, Unit 2, is recorded in Plat Book 66 at Pages 25 through 30. By signing the statement below and returning the original signature to our office, you will be acknowledging your concurrence with our proposed vacation.

If you have any questions or require additional information, please feel free to contact me at our Naples office.


Sincerely,
BANKS ENGINEERING, INC.



Linda Stewart

I have no objection to the proposed easement vacation at Lot 55, Reflection Lakes, Unit 2.

FOR: REFLECTION LAKES STORMWATER DRAINAGE AREAS AND
MITIGATION AREAS JOINT COUNCIL

BY:  (Signature)

PRINTED NAME: DAVID A. COBB

TITLE: PRESIDENT

1252_1urofNoObjection-lot55-swcouncil.wpd

NOV 16 2000

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

November 14, 2000

Mr. David Cobb, Division President
Engle Homes/Southwest Florida, Inc.
14009 Clear Water Lane
Fort Myers, Florida 33919

Reference: **REQUEST FOR A LETTER OF NO OBJECTION FOR
LOT 55 REFLECTION LAKES, UNIT 2**

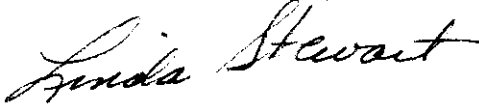
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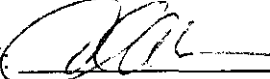
Sincerely,
BANKS ENGINEERING, INC.



Linda Stewart

I have no objection to the proposed easement vacation at Lot 55, Reflection Lakes, Unit 2.

FOR: ENGLE HOMES/SOUTHWEST FLORIDA, INC.

BY:  (Signature)

PRINTED NAME: DAVID A. COBB

TITLE: PRESIDENT

1252_LtrNoObjection-lot55-engle.wpd

Banks Engineering, Inc.

• • • • •

May 20, 2004

Mr. Jay Coughlin
Reflection Lakes Stormwater Drainage Areas and
Mitigation Areas Joint Council
12550 New Brittany Blvd, Suite 101
Fort Myers, Florida 33907

Reference: **REQUEST FOR A LETTER OF NO OBJECTION FOR
LOT 55 REFLECTION LAKES, UNIT 2**

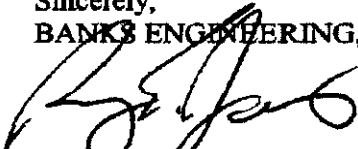
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If you have any questions or require additional information, please feel free to contact me at our Naples office.

Sincerely,
BANKS ENGINEERING, INC.



Barry E. Jones, P.E.
Project Engineer

I have no objection to the proposed easement vacation at Lot 55, Reflection Lakes, Unit 2.

**REFLECTION LAKES STORMWATER DRAINAGE AREAS AND MITIGATION AREAS
JOINT COUNCIL**

BY: _____ (Signature)

PRINTED NAME: Jay Coughlin

TITLE: President

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS • NAPLES • SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(LOT 55 LAKE MAINT. BASE. VACATION)

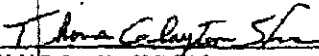
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF REFLECTION LAKES, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 66 AT PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 55; THENCE N.60°48'02"W. ALONG THE SOUTHERLY LINE OF SAID LOT 55 FOR 20.00 FEET TO THE NORTHWESTERLY LINE OF A 20.0 FEET WIDE LAKE MAINTENANCE BASEMENT; THENCE N.29°11'58"E. ALONG SAID NORTHWESTERLY LINE FOR 4.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 5°49'19" FOR A DISTANCE OF 22.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 33.88 FEET; THENCE S.75°20'48"E. ALONG A RADIAL LINE FOR 5.00 FEET TO AN INTERSECTION WITH A CONCENTRIC CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.75°20'48"E.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 34.64 FEET; THENCE N.66°37'21"W. ALONG A RADIAL LINE FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 170 SQUARE FEET, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE SOUTHERLY LINE OF SAID LOT 55 AS BEARING N.60°48'02"W AS PER THE RECORDED PLAT.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESEVATIONS AND RIGHTS-OF-WAY OF RECORD.


THOMAS C. SHAW, P.E.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION No. 4672

S:\Job\12\04\1252\Documents\Legal Descriptions\LOT_55_LME_VAC.doc

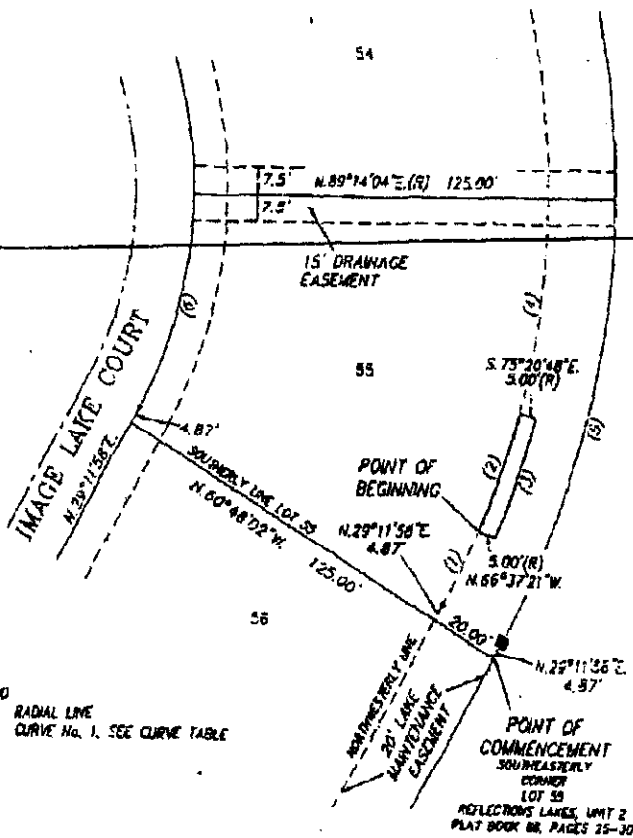
MAY 06 04 09:37a Engle Homes SWFL

239 597 113 P.7

S:\wbs\12x11252\SUBSET\101_100.dwg Tue Nov 14 11:32:50 2000



LEGEND
(R) RADIAL LINE
(C) CURVE NO. 1. SEE CURVE TABLE



POINT OF COMMENCEMENT
SOUTHEASTLY CORNER
LOT 55
REFLECTION LINES, UNIT 2
PLAT BOOK 88, PAGES 25-30

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	222.50'	05°45'19"	22.61'	22.80'	N.25°17'18"E
2	222.50'	08°43'26"	33.08'	33.85'	N.19°00'36"E
3	222.50'	15°25'08"	59.86'	59.70'	N.08°56'39"E
4	242.30'	29°57'54"	128.82'	125.38'	N.14°13'01"E
5	117.50'	29°57'54"	61.45'	60.75'	N.14°13'01"E

SHEET 1 OF 1

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF REFLECTION LINES, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 88 AT PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 170 SQUARE FEET, MORE OR LESS.

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PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

NOTE:
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION
THIS IS NOT A SURVEY

Thomas C. Shaw
THOMAS C. SHAW
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 4672

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

PREPARED NOVEMBER 14, 2000

PREPARED BY:
Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING

6300 CORNWELL ROAD - SUITE 104

HAPLES, FLORIDA 33416

(813) 488-8988

FLORIDA SURVEYOR LICENSE CERTIFICATION NO. 88897

May 06 04 09:36a

Engle Homes SWFL

239 590 6113

p. 4

Banks Engineering, Inc.
 Professional Engineers, Planners & Land Surveyors
 FORT MYERS • NAPLES • SARASOTA • ANNA MARIA ISLAND

September 5, 2003

Mr. Kevin S. King
14017 Image Lake Court
Fort Myers, Florida 33907

Reference: **REQUEST FOR A LETTER OF NO OBJECTION FOR
LOT 55 REFLECTION LAKES, UNIT 2**

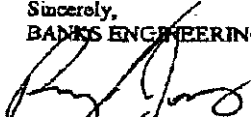
Dear Mr. King:

We are submitting a Petition to the Lee County Board of Commissioners to vacate a portion of the public interest in the Lake Maintenance Easement as identified in the attached Sketch & Description. This request is being submitted to allow for the encroachment on Lot 55 of the subdivision plat. The drainage that is conveyed through this 20 foot easement will not be affected by the 5 foot encroachment.

The subject parcel, Reflection Lakes, Unit 2, is recorded in Plat Book 66 at Pages 25 through 30. By signing the statement below and returning the original signature to our office, you will be acknowledging your concurrence with our proposed vacation.

If you have any questions or require additional information, please feel free to contact me at our Naples office.

Sincerely,
BANKS ENGINEERING, INC.



Barry E. Jones, P.E.
Project Engineer

I have no objection to the proposed easement vacation at Lot 55, Reflection Lakes, Unit 2.

BY:  (Signature)

PRINTED NAME: Kevin S King

TITLE: Resident/owner lot 55

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ ANNA MARIA ISLAND ♦ PORT CHARLOTTE

August 19, 2004

Mr. Peter J. Eckenrode, P.E.
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

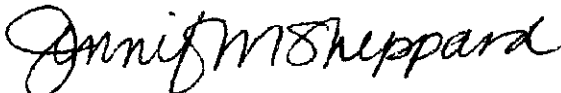
Reference: **REFLECTION LAKES - 14013 IMAGE LAKE COURT - LOT 55**
VAC2003-00029

Dear Mr. Eckenrode:

Please accept this letter as an explanation as to the reason for seeking an easement vacation. The reason for this vacation request is that the incorrect pool model was constructed on the site and it slightly encroaches into the Lake Maintenance Easement. A modification to the lake edge and the corresponding Lake Maintenance Easement was approved by SFWMD.

Should you have any questions or require any additional information, please feel free to call me at 597-2061.

Sincerely,
BANKS ENGINEERING, INC.



Jennifer M. Sheppard
Office Manager

:jms

Banks Engineering, Inc.

6640 WILLOW PARK DRIVE, SUITE B
NAPLES, FLORIDA 34109
PHONE (239) 597-2061
FAX (239) 597-3082

LETTER OF TRANSMITTAL

DATE: 8/19/04	JOB NO. 1252
ATTENTION:	
RE:	
Reflection Lake - Lot 55	
VAC2003-00029	

Ruth Keith

479-8341

WE ARE SENDING YOU 1 Attached By Fax Under separate cover via the following items:
1 Sheets to follow

COPIES	DATE	DESCRIPTION
1		Ltr of Explanation

THESE ARE TRANSMITTED as checked below:

 For approval For your use As requested
 For review and comment
 For Bids Due

REMARKS:

Ruth:

Please let me know if this is sufficient.

Thanks

Copy to:

Signed: Jenny M Sheppard
Jennifer M. Sheppard
Office Manager - Naples



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LOWER WEST COAST REGIONAL SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
 (239) 338-2929 • FL WATS 1-800-248-1201 • Suncom 748-2929 • Fax (239) 338-2936 • www.sfwmd.gov/org/exo/ftmyers/

Environmental Resource Regulation
Application No.: 040323-26

April 21, 2004

ENGLE HOMES SOUTHWEST FLORIDA INC
14009 CLEAR WATER LANE
FORT MYERS, FL 33907

Dear Permittee:

SUBJECT: PERMIT NO.: 36-02898-S
Project : REFLECTION LAKES
Location: Lee County, S23,26/T45S/R24E

District staff has reviewed the information submitted March 23, 2004, for relocation of the shoreline and the lake maintenance easement on Lake 10 at Reflection Lakes as shown on sheet 14 of 28 signed and sealed on March 1 2004 by Barry Jones, P.E.. No other changes to the surface water management system are authorized by this modification.

Based on that information, District staff has determined that the proposed activities are in compliance with the original surface water management Permit and appropriate provisions of FAC Rule 40E-4.331(2)(b). Therefore, the changes have been recorded in our files.

Please understand that your permit remains subject to the Standard Limiting Conditions and all other Spec Conditions not modified and as originally issued.

Should you have any questions concerning this matter, please contact this office.

Sincerely,

[Signature]
Ricardo A. Valera, P.E.
Sr Supv Engineer
Lower West Coast Service Center

RV/cq

c: Banks Engineering Inc
 Lee County Engineer

GOVERNING BOARD

Nicolas J. Gutierrez, Jr., Esq., *Chair*
 Pamela Brooks-Thomas, *Vice-Chair*
 Jeta M. Bugadé

Michael Collins
 Hugh M. English
 Lennart E. Lindahl, P.E.

Kevin McCarty
 Hankley R. Thornton
 Trudi K. Williams, P.E.

EXECUTIVE OFFICE

Henry Dean, *Executive Director*

Banks Engineering, Inc.

6640 WILLOW PARK DRIVE, SUITE B
NAPLES, FLORIDA 34109
PHONE (239) 597-2061
FAX (239) 597-3082

LETTER OF TRANSMITTAL

DATE: 6/10/04	JOB NO.: 1252
ATTENTION:	
RE:	
Easement Vacation	
Lot 55 - VAC 2003-00029	
Reflection Lakes	

Ruth Keith
Lee Co. Dev. Services
479-8341

WE ARE SENDING YOU 6 Attached By Fax Under separate cover via _____ the following items:
6 Sheets to follow

COPIES	DATE	DESCRIPTION
1		Ltr Sent to SFWMD dated March 18, 2004

THESE ARE TRANSMITTED as checked below:

_____ For approval _____ For your use _____ As requested
 _____ For review and comment _____
 _____ For Bids Due _____

REMARKS:

Please call me with any other questions.

Copy to: _____

Signed: Jennifer M. Sheppard
 Jennifer M. Sheppard
 Office Manager - Naples

S:\Admin\Standard Forms\BEI Blank Forms\JennFax.doc

12#1 19#
1753 SF 2012**Banks Engineering, Inc.**Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ ANNA MARIA ISLAND

March 18, 2004

Mr. Ricardo A. Valera, P.E.
Senior Supervising Professional
South Florida Water Management District
2301 McGregor Boulevard
Fort Myers, Florida 33901Reference: **REFLECTION LAKES**
ERP PERMIT NO. 36-02898-S

Dear Mr. Valera:

We are requesting a letter modification for the above referenced permit to reflect a relocation of the shoreline and the corresponding lake maintenance easement on lake 10 at Reflection Lakes.

The total lake area to be removed from the water quality area of the system is +/- 150 sq. ft. = .003 acres. The water quality area of this Surface Water Management System is 46.87 acres. The .003 acre reduction is less than .1% of the available water quality area. We feel this change qualifies as a letter modification since it will not significantly effect the system.

We have included a copy of the surface water management calculations from the latest modification that was approved under Permit No. 36-02898-S, Application No. 010418-6 to document the water quality area of the overall system.

Should you have any questions or require any additional information, please feel free to call me at 597-2061.

Sincerely,
BANKS ENGINEERING, INC.
Barry E. Jones, P.E.
Senior Project Manager

**SURFACE WATER MANAGEMENT CALCULATIONS
MODIFICATION ERP No. 36-02898-S
REFLECTION LAKES - PHASE VI
(Revised March 2001)**

PROJECT DATA:

Total Project Area	= 365.75 ^{1,2} Ac
Controlled Basin Area	= 281.56 Ac ³ total
Control Elevation	= 4.0 NGVD
Basin Outfall	= Hendry Creek via Lakes Park via onsite wetlands
5-Year, 24-Hour Rainfall	= 5.3"
10-Year, 24-Hour Rainfall	= 6.5"
10-Year, 72-hour Rainfall	= 8.8"
25-Year, 24-Hour Rainfall	= 7.9"
25-Year, 72-Hour Rainfall	= 10.74"
100-Year, 24-Hour Rainfall	= 9.74"
100-Year, 72-Hour Rainfall	= 13.25"

¹Includes 28.15 Acres of commercial property owned by the previous landowner which drains through the residential portion of the project. The proposed system provides water quality treatment and peak attenuation for the commercial area. Pretreatment volumes equal to 1/2" are provided within the commercial area.

²Includes a portion (8.0 Acres) of Cypress Lake Drive, which flows through the Project. The permitted flow-through rate is 29.77 cfs pursuant to previous District permitting.

³Includes the commercial area described above but excludes: 1) three environmental conservation areas, 2) the Lakes Park Flowway Project, 3) a portion of the Lakes Park lake, 4) three indigenous vegetation preserve areas, and, 5) a portion of Spring Lake. Refer to the attached calculations, Summary of Node Areas, for an area breakdown. The attached Nodal Diagrams define basin boundaries.

PROJECT DESIGN CRITERIA:

Maximum allowable runoff per existing ERP: 76.34 cfs

Proposed allowable runoff: 76.34 cfs + (4.3 ac/640 ac/sm)*102 csm = 76.99 cfs

Provide 1/2" of dry pretreatment detention within the commercial area.

NODE PARAMETERS:

REFER TO THE ATTACHED CALCULATIONS FOR MODEL INPUT DETAILS OF THE ON-SITE AREAS.

Set boundary node as a time-stage node with a maximum elevation of 6.2, the projected 25-year flood stage per the Johnson Report. Lag the Projects peak by 24 hours as compared to the peak for the watershed (refer to model input for boundary node).

A handwritten signature in black ink is written over a circular stamp. The stamp contains some illegible text and a date, possibly '3/1/01'. The signature appears to be 'R. Johnson'.

Water Management Calculations
Modification to ERP No. 36-02898-S
Reflection Lakes - Phase VI

MODEL PARAMETERS AND RESULTS:

This model is a variation of the model for Reflection Lakes Phase V with an additional 4.1 acres of single-family development added to the Lake 5B basin with updated data. The total lake area within the residential component of this project under this variation is the same as Phase V, 47.45 acres, as indicated by the enclosed Summary of Node Area. However, discounting the areas of water features in Lakes 2, 3 and 7 (47.45 - 0.32 - 0.16 - .10), results in an adjusted lake area of 46.87 which provides for a water quality volume of 26.72 Ac-ft (46.87 X 0.57') which exceeds the required water quality volume of 25.90 Ac-ft (see calculation below).

The results from the updated model compared with those of the original modification are attached. It can be seen from the output files that: 1) the proposed roadway elevations meet the 5-yr, 24-hr stage criterion, 2) the Project berm elevation meets the 25-yr, 72-hour stage criterion, 3) the proposed minimum floor elevation meets the 100-yr, 72-hour, no discharge criterion, and, 4) the system essentially recovers after 14 days.

Water Quality Volume Calculations:

Volume for 1" over overall area = 256.26 Ac X 1") 1 ft / 12" =	21.36 Ac-ft
Volume for 1" over Commercial Area* = 28.15 Ac x 1" / 1 ft./12" =	2.34 Ac-ft
Volume for L.C.D.O.T. Cypress Lake Drive =	<u>2.2 Ac-ft</u>
Total	25.90 Ac-ft

*1/2" of pre-treatment provided onsite plus this 1" provides total of 1.5" water quality for commercial area.

Volume for 2.5" over impervious area:

$$\begin{aligned} \text{Site area} &= \text{Total} - (\text{lakes} + \text{roof} + \text{decks}) \\ &= 281.56 - (47.45 + 51.16 + 9.75) = 173.20 \text{ Ac} \\ \\ \text{Impervious area} &= \text{Site area} - \text{pervious} \\ &= 173.20 - (12.10 + 71.82 + 29.8) = 59.48 \text{ Ac} \\ \\ \text{Percentage of impervious} &= 59.48 / 173.2 \times 100\% = 34.34 \% \\ \\ \text{For 2.5" over the percentage impervious} &= 2.5" \times 0.3434 = 0.86" \\ \\ \text{Volume} &= 0.86 \text{ in} \times 1 \text{ ft}/12 \text{ in} \times (281.56 - 47.45) \text{ Ac} = 16.77 \text{ Ac-ft (1" controls)} \end{aligned}$$

BANKS ENGINEERING, INC.

71.

BANKS ENGINEERING, INC.

10511-101 SIX MILE CYPRESS PKWY.
FORT MYERS, FL 33912
(239) 939-5490

SOUTHTRUST BANK
FORT MYERS, FL 33912

63-943/631

71.

One Hundred Dollars and 00/100*****

DATE

AMOUNT

3/19/04

\$100.00**

PAY
TO THE
ORDER
OF

South Florida Water Management District



AUTHORIZED SIGNATURE

⑈007141⑈ ⑆063109430⑆ 61 777 094⑈

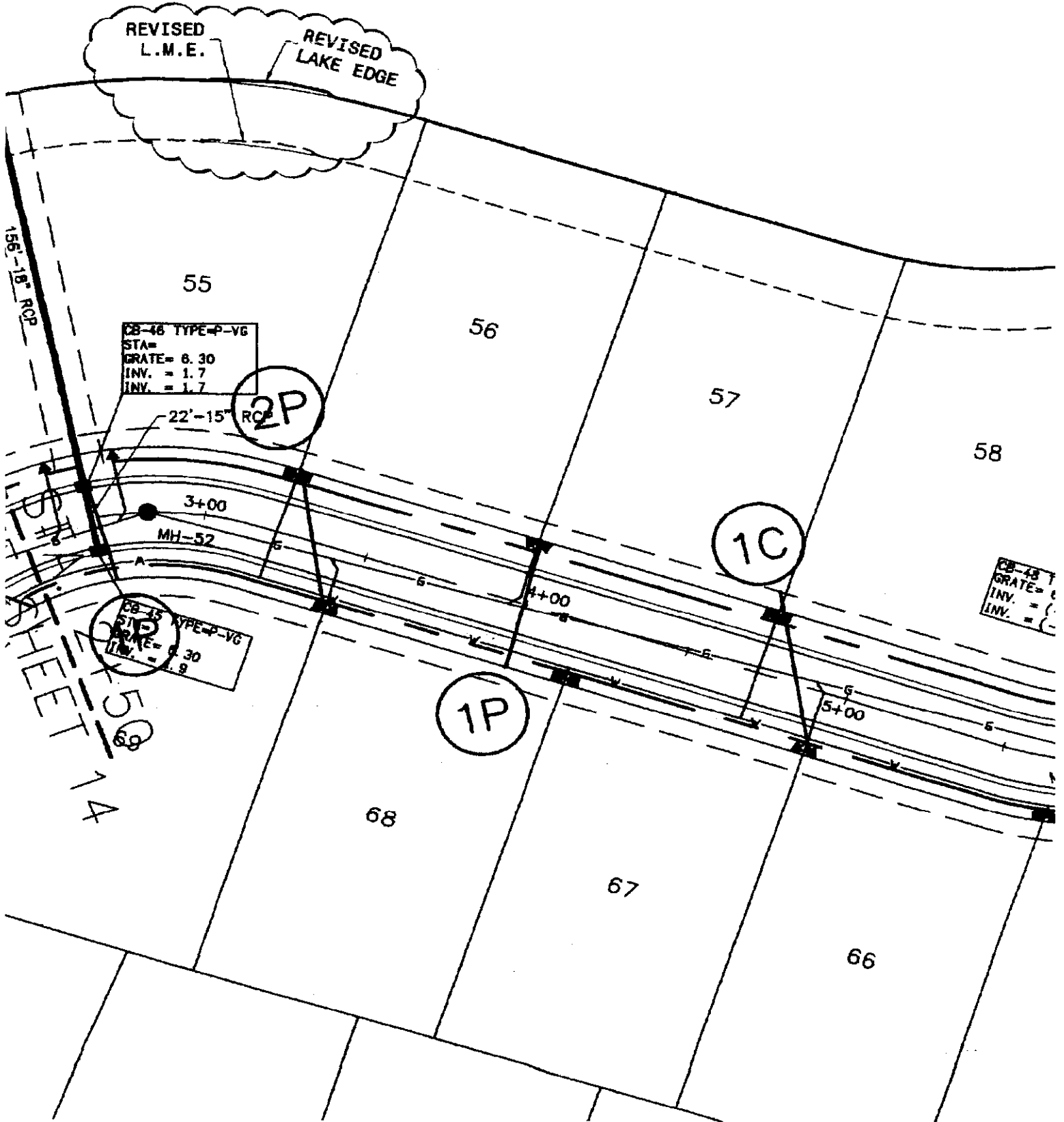
BANKS ENGINEERING, INC.

71.

3/19/04

South Florida Water Management District
Letter Modification - #1252

\$100.00**



REVISED L.M.E.

REVISED LAKE EDGE

CB-48 TYPE-P-VG
 STA= 2.30
 GRATE= 8.30
 INV. = 1.7
 INV. = 1.7

2P

22'-15" RCP

3+00

MH-52

CB-48 TYPE-P-VG
 STA= 2.9
 GRATE= 8.30
 INV. = 1.9

1P

1P

1C

CB-48 T
 GRATE= 6
 INV. = 6
 INV. = 6

5+00

68

67

66

55

56

57

58

SHEET 14

**RESOLUTION NO. _____ TO SET PUBLIC HEARING
FOR PETITION TO VACATE Case Number: VAC2003-00029**

WHEREAS, a Petition to Vacate was filed with the Board of County Commissioners;
and

WHEREAS, the Petitioner seeks to abandon, discontinue, close or vacate a portion
of a plat, easement, parcel or right-of-way legally described in the attached Exhibit "A".

WHEREAS, under Florida Statute and the Lee County Administrative Code, the
Board must hold a Public Hearing in order to grant a vacation affecting a public easement,
public right-of-way or platted lands.

BE IT THEREFORE RESOLVED by the Board of County Commissioners of Lee
County, Florida, as follows:

1. A Public Hearing on Petition to Vacate No. VAC2003-00029 is set for the
_____ in the Lee County Commission Chambers.
2. A Notice of Public Hearing on this Petition to Vacate will be published in
accordance with the Lee County Administrative Code.

THIS RESOLUTION passed by voice and entered into the minutes of the Board of
County Commissioners of Lee County, Florida this _____.

ATTEST:
CHARLIE GREEN, CLERK

Deputy Clerk Signature

BOARD OF COUNTY
COMMISSIONERS OF
LEE COUNTY, FLORIDA

Chairman Signature

Please Print Name

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"
Petition to Vacate VAC2003-00029

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(LOT 55 LAKE MAINT. EASE. VACATION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF REFLECTION LAKES, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 66 AT PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 170 SQUARE FEET, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE SOUTHERLY LINE OF SAID LOT 55 AS BEARING N.60°48'02"W AS PER THE RECORDED PLAT.

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2003-00029

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 12th day of October, 2004 @ 5:00 pm in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".

Interested parties may appear in person or through a representative and be heard with respect to the Petition to Vacate.

Anyone wishing to appeal the decision made by the Board with respect to any matter considered at this meeting will need a record of the proceeding for such appeal, and may need a verbatim record, to include all testimony and evidence upon which the appeal is to be based.

A copy of the Petition to Vacate is on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Office, 2115 Second Street, Fort Myers, Florida.

 **CHARLIE GREEN, CLERK**

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"
Petition to Vacate VAC2003-00029

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(LOT 55 LAKE MAINT. EASE. VACATION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF REFLECTION LAKES, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 66 AT PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 55; THENCE N.60°48'02"W. ALONG THE SOUTHERLY LINE OF SAID LOT 55 FOR 20.00 FEET TO THE NORTHWESTERLY LINE OF A 20.0 FEET WIDE LAKE MAINTENANCE EASEMENT; THENCE N.29°11'58"E. ALONG SAID NORTHWESTERLY LINE FOR 4.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 5°49'19" FOR A DISTANCE OF 22.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 33.88 FEET; THENCE S.75°20'48"E. ALONG A RADIAL LINE FOR 5.00 FEET TO AN INTERSECTION WITH A CONCENTRIC CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.75°20'48"E.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 34.64 FEET; THENCE N.66°37'21"W. ALONG A RADIAL LINE FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 170 SQUARE FEET, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE SOUTHERLY LINE OF SAID LOT 55 AS BEARING N.60°48'02"W AS PER THE RECORDED PLAT.

EXHIBIT "A"
Petition to Vacate VAC2003-00029

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(LOT 55 LAKE MAINT. EASE. VACATION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING A PART OF REFLECTION LAKES, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 66 AT PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 55; THENCE N.60°48'02"W. ALONG THE SOUTHERLY LINE OF SAID LOT 55 FOR 20.00 FEET TO THE NORTHWESTERLY LINE OF A 20.0 FEET WIDE LAKE MAINTENANCE EASEMENT; THENCE N.29°11'58"E. ALONG SAID NORTHWESTERLY LINE FOR 4.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 5°49'19" FOR A DISTANCE OF 22.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID NORTHWESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 33.88 FEET; THENCE S.75°20'48"E. ALONG A RADIAL LINE FOR 5.00 FEET TO AN INTERSECTION WITH A CONCENTRIC CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.75°20'48"E.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'26" FOR A DISTANCE OF 34.64 FEET; THENCE N.66°37'21"W. ALONG A RADIAL LINE FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 170 SQUARE FEET, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE SOUTHERLY LINE OF SAID LOT 55 AS BEARING N.60°48'02"W AS PER THE RECORDED PLAT.

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
 10501 SIX MILE CYPRESS PARKWAY - SUITE 104 FORT MYERS, FLORIDA 33912
 PHONE: (813)930-5490 FAX: (813)930-2523
 FLORIDA BUSINESS CERTIFICATE NUMBER LB 6690

REFLECTION LAKES - UNIT 2

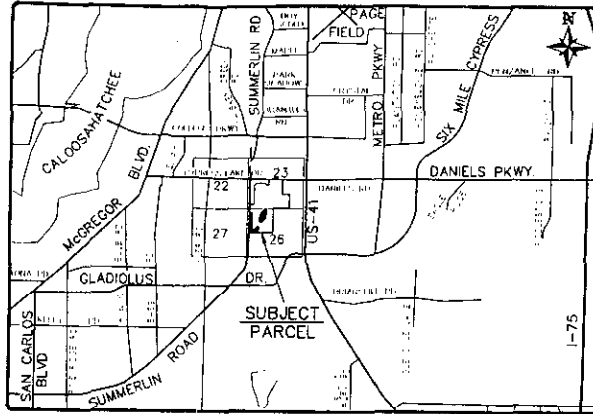
A REPLAT OF TRACTS "F-3" AND "F-4", REFLECTION LAKES,
 A SUBDIVISION, AS RECORDED IN
 PLAT BOOK 64, AT PAGES 53 THROUGH 66, INCLUSIVE,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN
 SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
 LEE COUNTY, FLORIDA

NOTICE:
 THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION
 OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES
 BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF
 THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED
 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:
 LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY
 THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER
 AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE
 BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS
 SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT
 MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO
 BEAR A PORTION OR ALL OF THE EXPENSE OF
 CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS,
 DRAINAGE, WATER AND SEWER FACILITIES.

LEGAL DESCRIPTION:

A TRACT OR A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 45 SOUTH,
 RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:
 TRACTS "F-3" AND "F-4", REFLECTION LAKES, AS RECORDED IN PLAT BOOK 64, AT PAGES 53 THROUGH 66, INCLUSIVE, PUBLIC
 RECORDS OF LEE COUNTY, FLORIDA.
 BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING N.89.1111°E.
 PARCELS CONTAIN 33.24 ACRES, MORE OR LESS.



VICINITY SKETCH
 (NOT TO SCALE)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/SOUTHWEST FLORIDA, INC. A FLORIDA
 CORPORATION, THE OWNER OF THE HEREIN DESCRIBED LANDS, HAS CAUSED THIS PLAT OF
 REFLECTION LAKES - UNIT 2, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 45 SOUTH,
 RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING A REPLAT OF TRACTS "F-3" AND "F-4",
 REFLECTION LAKES, PLAT BOOK 64, PAGES 53 THROUGH 66, LEE COUNTY PUBLIC RECORDS
 TO BE MADE AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS TO THE ENTITY
 OR ENTITIES, AS STATED BELOW:

- ALL DRAINAGE EASEMENTS, AS DEPICTED ON THE FACE OF THE PLAT, TO THE REFLECTION LAKES STORMWATER
 DRAINAGE AREAS AND MITIGATION AREAS JOINT COUNCIL, INC. FOR DRAINAGE AND STORMWATER MANAGEMENT
 PURPOSES.
- ALL LAKE MAINTENANCE EASEMENTS, AS DEPICTED ON THE FACE OF THE PLAT, TO THE REFLECTION LAKES
 STORMWATER DRAINAGE AREAS AND MITIGATION AREAS JOINT COUNCIL, INC. FOR LAKE MAINTENANCE PURPOSES.
- COMMON AREA TRACT "B-7" TO THE REFLECTION LAKES MASTER ASSOCIATION, INC. FOR PROPER PURPOSES.
- TRACT "A" AND TRACT "A-2" TO THE REFLECTION LAKES STORMWATER DRAINAGE AREAS AND MITIGATION AREAS
 JOINT COUNCIL, INC. AND TO REFLECTION LAKES MASTER ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS
 ROAD RIGHT-OF-WAY, FOR INGRESS AND EGRESS, AND FOR DRAINAGE AND MAINTENANCE PURPOSES SUBJECT TO
 A PUBLIC UTILITY EASEMENT AS DEPICTED ON THE FACE OF THE PLAT.
- PUBLIC UTILITY EASEMENTS, AS DEPICTED AND DEPICTED ON THE FACE OF THE PLAT, TO LICENSED PRIVATE
 AND PUBLIC UTILITIES, FOR PUBLIC UTILITY PURPOSES, INCLUDING THE CONSTRUCTION, INSTALLATION,
 MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

IN WITNESS WHEREOF ENGLE HOMES/SOUTHWEST FLORIDA, INC. HAS CAUSED
 THIS DEDICATION TO BE MADE THIS 22 DAY OF APRIL, 2000.

ENGLE HOMES/SOUTHWEST FLORIDA, INC.

By David Cobb
 DIVISION PRESIDENT
 Witness: Robert J. Peters
 PRINTED NAME
 Witness: Jeffrey G. Gahlon
 PRINTED NAME

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS,
 LEE COUNTY, FLORIDA THIS 22 DAY OF March, 2000.

John E. Mhion CHAIRMAN OF THE BOARD
John E. Mhion PRINTED NAME
Chade Green CLERK OF COURT
Chade Green PRINTED NAME
Mary Gibbs DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
MARY GIBBS PRINTED NAME
Walter J. McLaughlin DIRECTOR, DEVELOPMENT SERVICES DIVISION
WALTER J. McLAUGHLIN PRINTED NAME
Patrick S. White COUNTY ATTORNEY
PATRICK S. WHITE PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF LEE
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY
 OF APRIL, 2000, BY DAVID COBB, DIVISION PRESIDENT,
 ENGLE HOMES/SOUTHWEST FLORIDA, INC., ON BEHALF OF THE CORPORATION. HE
 IS PERSONALLY KNOWN TO ME.
Tom O. T. NOTARY PUBLIC - STATE OF FLORIDA
Thomas E. Cavanaugh, Jr. (IF USING STAMP, PERMANENT INK IS REQUIRED)
 PRINTED NAME

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF REFLECTION LAKES
 - UNIT 2, BEING A REPLAT OF TRACTS "F-3" AND "F-4", REFLECTION LAKES,
 PLAT BOOK 64, PAGES 53 THROUGH 66, LEE COUNTY PUBLIC RECORDS,
 WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND
 COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER
 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE
 MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE
 LOCATIONS SHOWN ON THE PLAT.

Richard M. Ritz
 RICHARD M. RITZ
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4000
 DATE: 4-25-2000

CLERK'S CERTIFICATION: 4852967

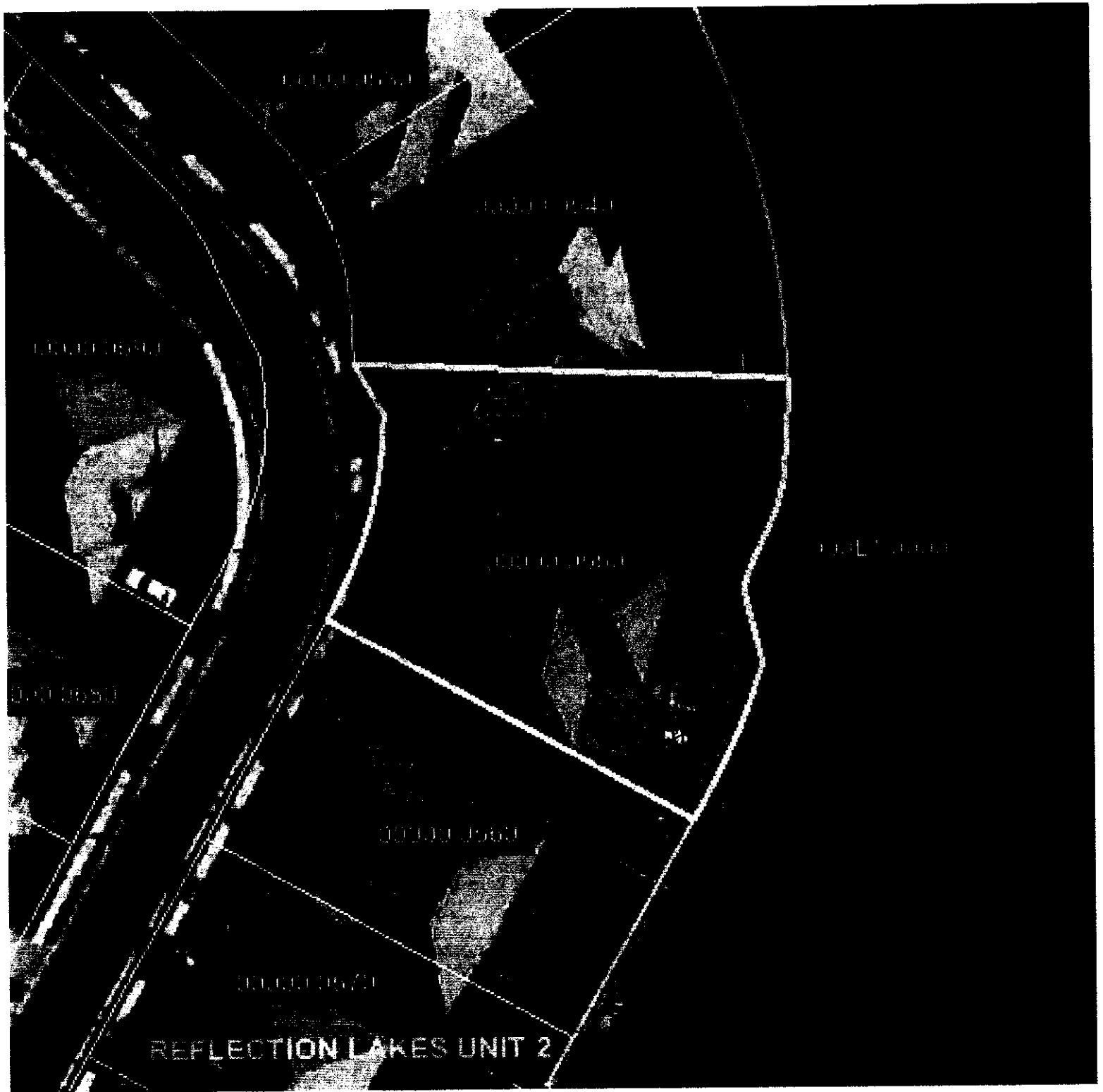
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF REFLECTION LAKES - UNIT 2,
 A SUBDIVISION LOCATED IN SECTION 26 TOWNSHIP 45 SOUTH, RANGE 24 EAST,
 LEE COUNTY, FLORIDA, BEING A REPLAT OF TRACTS "F-3" AND "F-4",
 REFLECTION LAKES, PLAT BOOK 64, PAGES 53 THROUGH 66, LEE COUNTY
 PUBLIC RECORDS, WAS FILED FOR RECORD AT 3:25 PM THIS 11th DAY OF
April, 2000, AND ONLY RECORDED IN PLAT BOOK 64 AT
 PAGES 53 THROUGH 66 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charles Green
 CHARLES GREEN
 CLERK OF CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

REVIEW BY THE COUNTY DESIGNATED PROFESSIONAL SURVEYOR AND MAPPER
 DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH.
 177, PART 1.

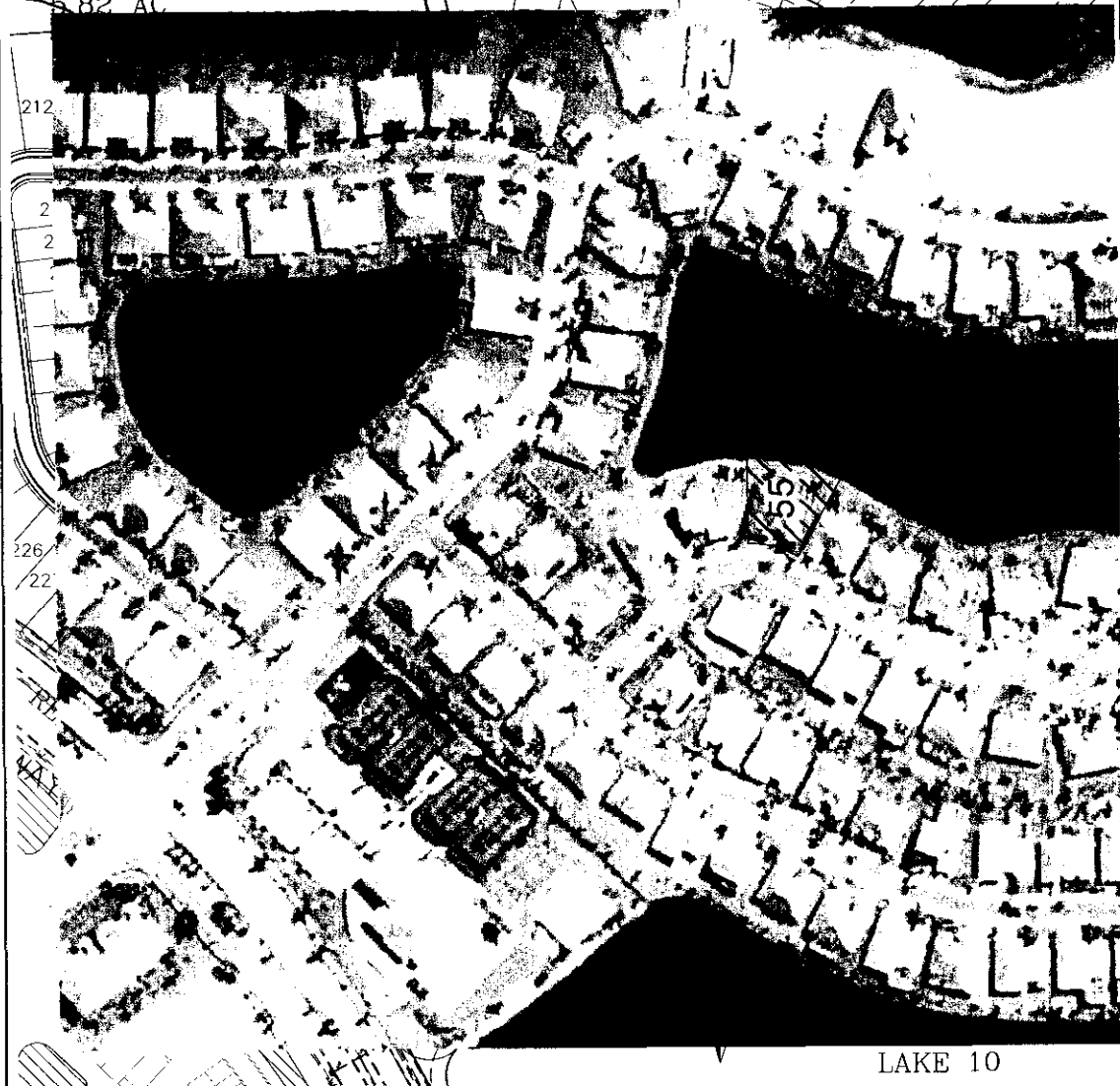
By: D.C.P.S.M.
 PRINTED NAME: Alan Downs
 TITLE: D.C.P.S.M.

00 04-11-11-11-000

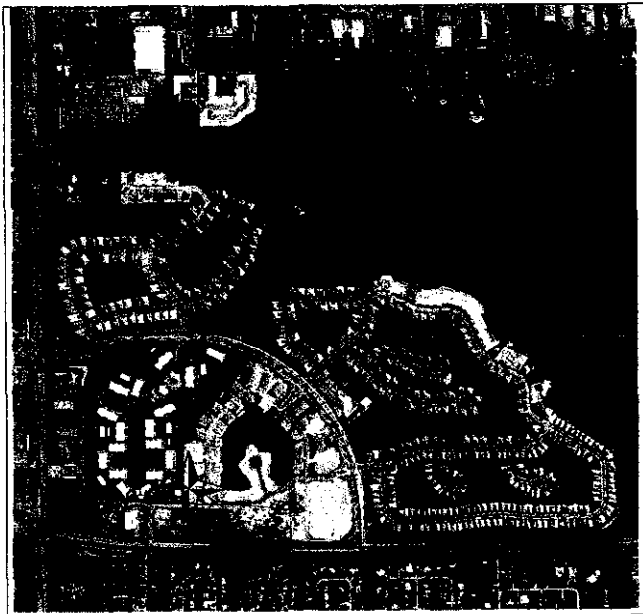


Area to be vacated

LAND PRESERVE
5.82 AC



LAKE 10



LOCATION MAP

N.T.S.

REFLECTION LAKES UNIT TWO, LOT 55
LEE COUNTY, FLORIDA

Banka Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
1001 W. PALM BEACH BLVD., SUITE 100
PALM BEACH, FLORIDA 33480
PHONE: (561) 847-2000 FAX: (561) 847-1000
WWW.BANKAENGINEERING.COM

DATE	PROJECT	DRAWN	CHECKED	SCALE	SHEET	OF
MAY 2003	1252	JGSS		N.T.S.	1	1

PROJECT NO.	1252
DATE	MAY 2003
DRAWN BY	JGSS
CHECKED BY	
SCALE	N.T.S.
SHEET NO.	1
TOTAL SHEETS	1