

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

Blue Sheet No. 20050510-UTL

**1. Action Requested/Purpose:**

Approve final acceptance by Resolution and recording of one (1) utility easement as a donation of a water main extension, one (1) 10" diameter fire line and one (1) fire hydrant serving *Robb & Stucky Warehouse*. This is a developer contributed asset project located on the west side of Plantation Road approximately 1/4 miles north of Ben C. Pratt/Six Mile Cypress Parkway. This project will provide potable water service and fire protection to this proposed Warehouse.

**2. What Action Accomplishes:**

Places the water main extension, fire line and fire hydrant into operation and complies with the Lee County Utilities Operations Manual.

**3. Management Recommendation:**

Lee County Utilities requests that the County Manager's office recommend approval of this item.

**4. Departmental Category: 10**

*CIOI*

**5. Meeting Date:**

*05-10-2005*

**6. Agenda:**

- Consent
- Administrative
- Appeals
- Public
- Walk-On

**7. Requirement/Purpose (specify)**

- Statute
- Ordinance
- Admin. Code
- Other Approval

**8. Request Initiated:**

Commissioner \_\_\_\_\_  
 Department Public Works  
 Division Utilities  
 By: *Rick Diaz* 4/15/05  
 Rick Diaz, P. E., Utilities Director

**9. Background:**

The Board granted permission to construct on 11/02/04, Blue Sheet #20041246.  
 The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing of the water system has been completed.  
 Record Drawings have been provided.  
 Engineer's Certification of Completion has been provided---copy attached.  
 Project location map---copy attached.  
 Warranty has been provided---copy attached.  
 Waiver of lien has been provided---copy attached.  
 Certification of Contributory Assets has been provided---copy attached.  
 100% of the connection fees have been paid.  
 Sanitary Sewer Service is provided via a privately owned & maintained on-site septic system.  
 Funds are available for recording fees in account number OD5360748700.504930.

SECTION 30 TOWNSHIP 45S RANGE 25E DISTRICT # 2 COMMISSIONER ST CERNY

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services <i>Comm 4/20/05</i>				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>J. Lavender</i> Date: <i>4/8/05</i>	N/A	N/A	<i>n.o.</i> T. Osterhout Date: <i>4/15</i>	<i>S. Coovert</i> Date: _____	<i>P.M.</i> <i>4/19/05</i>	<i>28</i> <i>4/19/05</i>	<i>14</i> <i>4/19/05</i>	<i>14</i> <i>4/19/05</i>	<i>J. Lavender</i> Date: <i>4/8/05</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
Date: <i>4/19/05</i>
Time: <i>10:30</i>
Forwarded To: <i>CE. H. H. M.</i>
<i>4/19/05</i>

RECEIVED BY COUNTY ADMIN: <i>PM</i>
<i>4-19-05</i>
<i>12:30 PM</i>
COUNTY ADMIN FORWARDED TO: <i>PE</i>
<i>4-20-05</i>
<i>1 PM</i>

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

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

WHEREAS, it is the desire of "Ryan Plantation Road, LLC", owner of record, to make a contribution to Lee County Utilities of water facilities (one water main extension, one 10" diameter fire line and one fire hydrant) serving "**ROBB & STUCKY WAREHOUSE**"; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of **\$74,820.00** is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner \_\_\_\_\_ who moved for its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

- Commissioner Janes \_\_\_\_\_ (1)
- Commissioner St. Cerny: \_\_\_\_\_ (2)
- Commissioner Judah: \_\_\_\_\_ (3)
- Commissioner Hall: \_\_\_\_\_ (4)
- Commissioner Albion: \_\_\_\_\_ (5)

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: \_\_\_\_\_  
DEPUTY CLERK

By: \_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

COPY

LETTER OF COMPLETION

DATE: 1/10/05

Department of Lee County Utilities  
Division of Engineering  
Post Office Box 398  
Fort Myers, FL 33902

Gentlemen:

This is to certify that the **WATER Distribution System** located in  
Robb and Stucky Warehouse  
(Name of Development)

were designed by me and have been constructed in conformance with:

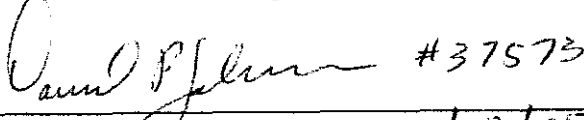
**Revised Plans, attached and Approved Specifications**

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

**Bacteriological Test and Pressure Test - Water**

Very truly yours,

TKW Consulting Engineers, Inc.  
(Owner or Name of Corporation)

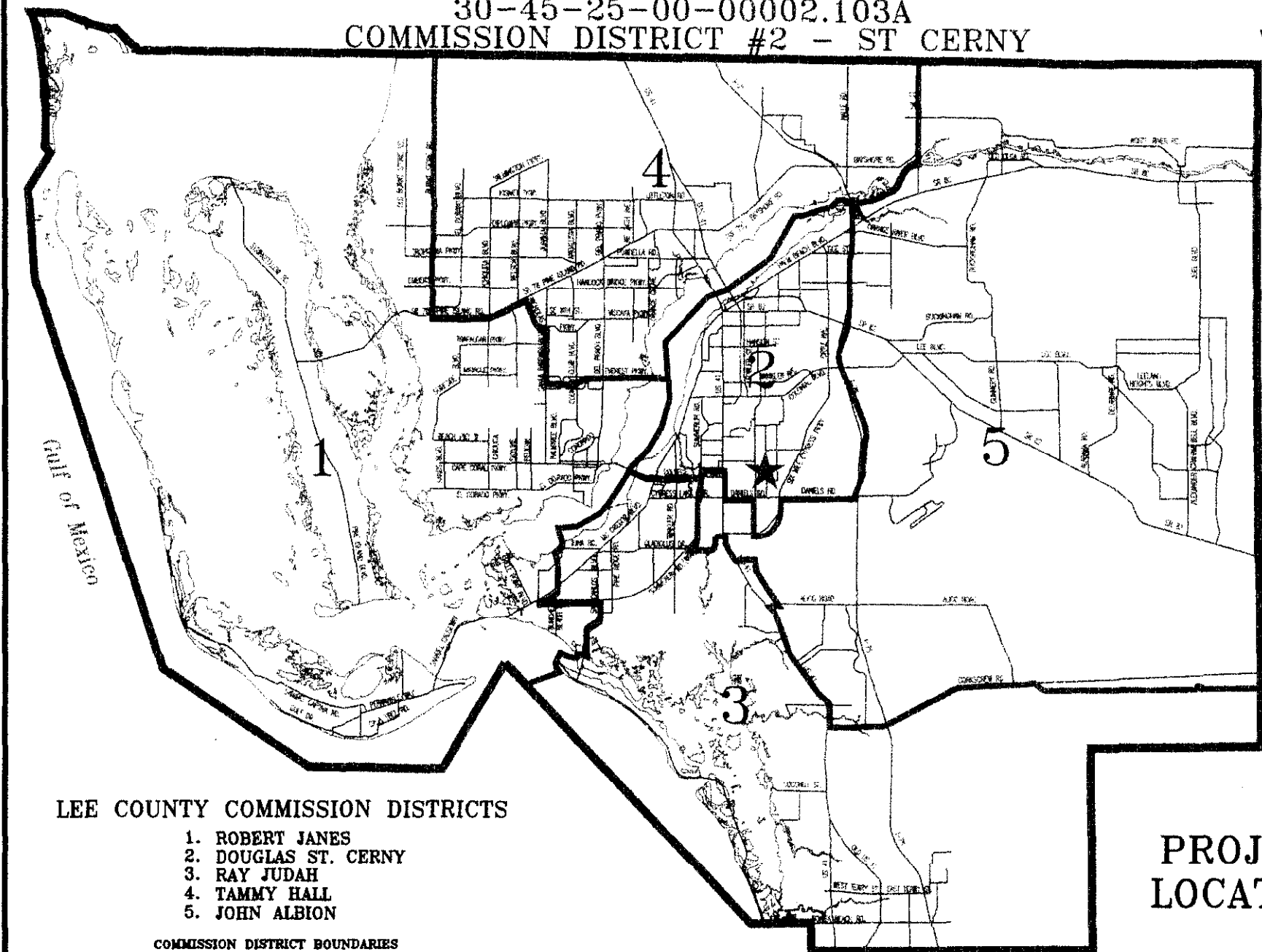
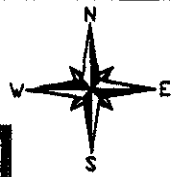
  
\_\_\_\_\_  
(Signature) 1/13/05

Civil Engineering Manager  
(Title)

(Seal of Engineering Firm)



**ROBB & STUCKY WAREHOUSE**  
**30-45-25-00-00002.103A**  
**COMMISSION DISTRICT #2 - ST CERNY**



**LEE COUNTY COMMISSION DISTRICTS**

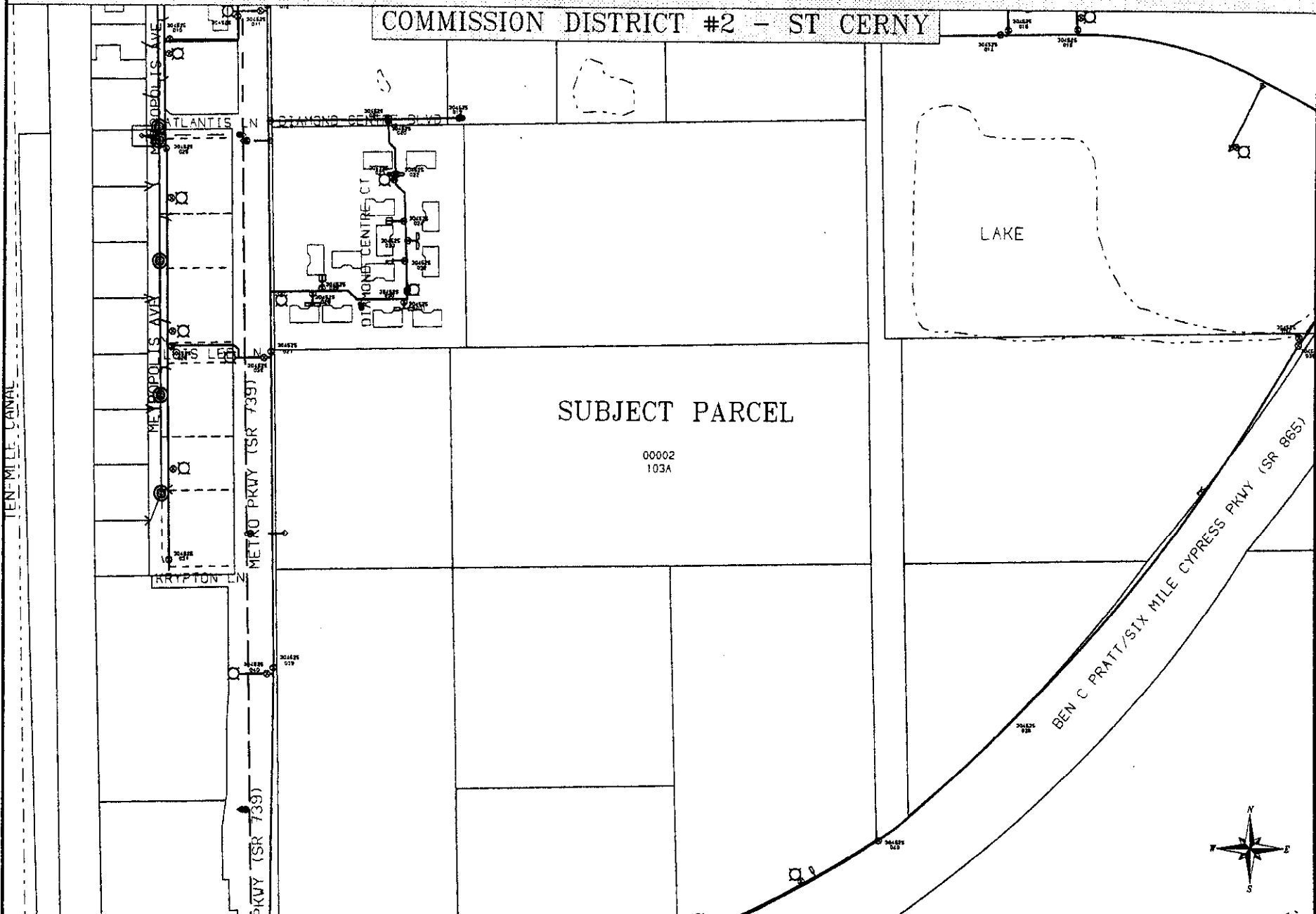
- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. TAMMY HALL
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES  
DECEMBER 2000

**PROJECT  
LOCATION**

# ROBB & STUCKY WAREHOUSE

COMMISSION DISTRICT #2 - ST CERNY



30-45-25-00-00002.103A

14550 PLANTATION ROAD



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

The undersigned lienor, in consideration of the final payment in the amount of Seventy-Four Thousand Eight Hundred Twenty and 00/100(\$74,820.00 ) hereby waivers and releases its lien and right to claim a lien for labor, services, or materials furnished to Ryan Companies US, Inc. on the job of Ryan Plantation Road, LLC to the following described property:

Robb & Stucky Warehouse  
(aka Robb & Stucky Distribution Facility)  
(Name of Development/Project)

water distribution system  
(Facilities Constructed)

14550 Plantation Road  
(Location)

30-45-25-00-00002.103A  
(Strap # or Section, Township & Range)

Dated on: January 26, 2005

By: [Signature]  
(Signature of Authorized Representative)

Christo, Inc.  
(Name of Firm or Corporation)

By: Robert A. Keiling  
(Print Name of Authorized Representative)

4461-B Hancock Bridge Pkwy.  
(Address of Firm or Corporation)

Title: President

N. Ft. Myers, FL 33903-  
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)997-2823 Ext.

Fax#: (239)997-4672

STATE OF FL )  
) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 26 th day of January, 2005 by Robert A. Keiling who is personally known to me - N/A , and who did not take an oath.

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

[Signature]  
(Notary Public Signature)

(Notary Seal & Commission Number)

Mark K. Nottingham  
(Printed Name of Notary Public)







I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

x Robert A. Keiling  
(Signature of Certifying Agent)

Robert A. Keiling  
(Name & Title of Certifying Agent)

Christo, Inc.  
(Name of Firm or Corporation)

4461-B Hancock Bridge Pkwy.  
(Address of Firm or Corporation)

N. Ft. Myers, FL 33903 -

STATE OF FL )  
) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 26 th day of January, 2005 by Robert A. Keiling who is personally known to me - N/A , and who did not take an oath.

Mark K. Nottingham  
Notary Public Signature

Mark K. Nottingham  
Printed Name of Notary Public

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

\_\_\_\_\_  
Notary Commission Number

(NOTARY SEAL)





**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**  
 (PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300  
 DR-219  
 R. 07/98

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

0 1 2 3 4 5 6 7 8 9      0 1 2 3 4 5 6 7 8 9

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → 3045250000002103A

2. Mark (x) all that apply: Multi-parcel transaction?  Transaction is a split or cutout from another parcel?  Property was improved with building(s) at time of sale/transfer?

3. Grantor (Seller): **EASEMENT DONATION BY: RYAN PLANTATION ROAD, LLC**  
 Last First MI Corporate Name (if applicable)  
**50 SOUTH TENTH ST-#300 MINNEAPOLIS MN 55403**

4. Grantee (Buyer): **RICK DIAZ, P.E. UTIL. DIRECTOR FOR LEE CO. BD. OF CO. COMMISSIONERS**  
 Last First MI Corporate Name (if applicable)  
**P. O. BOX 398 FT. MYERS FL 33902 (239) 4798181**

5. Date of Sale/Transfer: **5 / 10 / 2005** \$ **\$10,000** Property Located In **Lee**  
 Month Day Year (Round to the nearest dollar.)

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

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage? YES  /  NO

9. Was the sale/transfer financed? YES  /  NO If "Yes", please indicate type or types of financing:  
 Conventional  Seller Provided  Agreement or Contract for Deed  Other

10. Property Type: Residential  Commercial  Industrial  Agricultural  Institutional/Miscellaneous  Government  Vacant  Acreage  Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES  /  NO \$ **00**  
 Cents

12. Amount of Documentary Stamp Tax \$ **70**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES  /  NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true, if prepared by someone other than the taxpayer, his/her declaration is based on all information of which neither has any knowledge.

Signature of Grantor or Grantee or Agent: [Signature] Date 4/15/05

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

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

**This copy to Property Appraiser**



**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**  
 (PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300  
 DR-219  
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number  
 (If Parcel ID not available  
 please call County Property  
 Appraiser's Office) →

0 1 2 3 4 5 6 7 8 9

0123456789

3045250000002103A

2. Mark (x) all  
 that apply Multi-parcel  
 transaction? →

Transaction is a split  
 or cutout from  
 another parcel? →

Property was improved  
 with building(s) at time  
 of sale/transfer? →

3. Grantor (Seller):

**EASEMENT DONATION BY:**

**RYAN PLANTATION ROAD, LLC**

Last Mailing Address  
**50 SOUTH TENTH ST-#300**

First City MI  
**MINNEAPOLIS MN**

Corporate Name (if applicable)  
**55403**

4. Grantee (Buyer):

Mailing Address City State  
**RICK DIAZ, P.E. UTIL. DIRECTOR FOR LEE CO. BD. OF CO. COMMISSIONERS**

Zip Code Phone No.  
**33902 (2394798181)**

Last Mailing Address  
**P. O. BOX 398**

First City MI  
**FT. MYERS FL**

Corporate Name (if applicable)  
**33902 (2394798181)**

5. Date of Sale/Transfer

**5 10 2005 \$**  
 Month Day Year

Sale/Transfer Price

**\$10**

Property Located in **46** County Code

6. Type of Document

Contract/Agreement for Deed  Other  
 Warranty Deed Quit Claim Deed

7. Are any mortgages on the property? If "Yes",  
 outstanding mortgage balance:

YES  NO

(Round to the nearest dollar.) \$

**. 00**

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES  NO

9. Was the sale/transfer financed? YES  NO If "Yes", please indicate type or types of financing:

Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type:  
 Mark (x) all that apply

Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.)

YES  NO \$

Cents  
**. 00**

12. Amount of Documentary Stamp Tax

**0.70**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent

*[Signature]*

Date **4/15/05**

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

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

This copy to Department of Revenue

TO: LEE COUNTY FINANCE DEPARTMENT

FROM: UTILITIES ENGINEERING  
(Department)  
SUE GULLEDGE

V#111463  
BS 20050510-UTL

A. AUTHORIZATION:

This transmittal authorizes the UTIL. ENGINEERING  
office to incur expenses for filing/record against:

Purchase Order # N/A for ROBB & STUCKY WAREHOUSE  
ACCOUNT NO. OD5360748700.504930 EASEMENT: RYAN PLANTATION ROAD, LLC  
ORIGINAL EASEMENT TO MINUTES AFTER RECORDING,  
WITH COPY TO SUE GULLEDGE, UTILITIES

*Sue Gullledge*  
SUE GULLEDGE  
4-15-05

Signature Authorization

B. SERVICE RECEIVED:  
RECORDING

EASEMENT

O. R. COPIES

PLAT COPIES

CASE # INDEX FEE

DESCRIPTION OF SERVICE

RECORDING

AMOUNT OF FEE INCURRED \$

(date)

(DEPUTY CLERK)

(CUSTOMER) (DEPT.)

THIS FORM GOES TO CASHIER WITH REGULAR RECEIPT ATTACHED

C. INVOICE INFORMATION: (FOR CLERK'S DEPARTMENT ONLY)

REC'D

ENTERED

CUST. # 500283

INV. #

PLEASE REMIT TO: Clerk's Accounting  
P.O. BOX 2396  
FORT MYERS, FLORIDA 33902-2396

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

Strap Number:

30-45-25-00-00002.103A

THIS SPACE RESERVED FOR RECORDING

**GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by and between Ryan Plantation Road LLC., Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political sub-division of the State of Florida, hereinafter referred to as GRANTEE.

**WITNESSETH:**

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

3. The public utility easement will not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures may not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents will remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free from any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the right, title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, agrees to assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3. within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

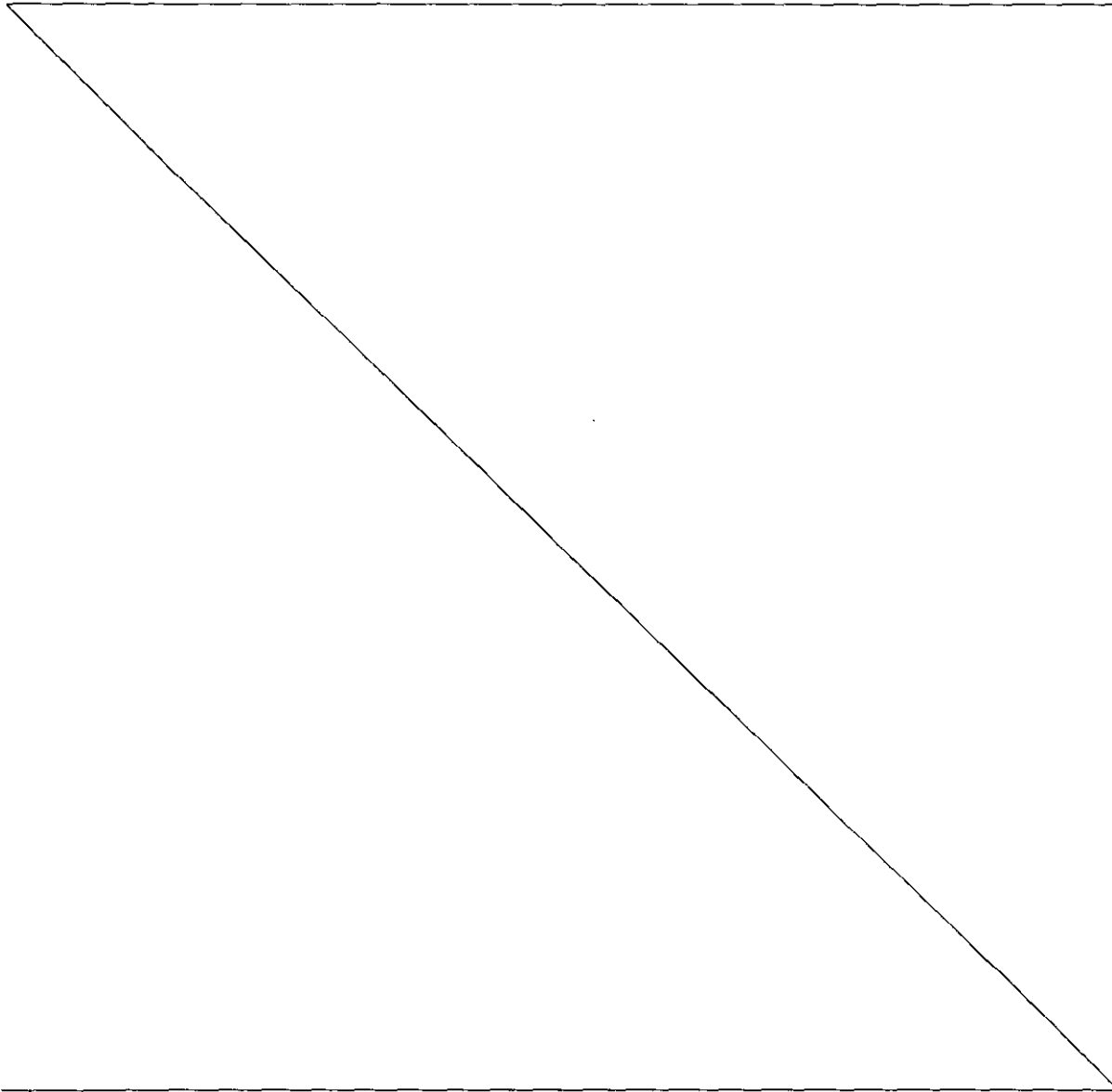
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE will have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be restored by GRANTEE, to the condition in which it existed prior to the damage, as is reasonably practicable.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes.

10. This easement will be binding upon the parties hereto, their successors in interest and any assigns.

(Balance of Page Left Intentionally Blank)



IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

Brian Kombrink  
[1<sup>st</sup> Witness' Signature]

Brian Kombrink  
[Type or Print Name]

Sarah Conant  
[2<sup>nd</sup> Witness' Signature]

Sarah Conant  
[Type or Print Name]

BY: Patrick S. Ryan  
[Signature Grantor's/Owner's]

Mr. Patrick Ryan  
[Type or Print Name]

Managing Member  
[Title]

STATE OF ~~FLORIDA~~ Minnesota  
COUNTY OF Hennepin

The foregoing instrument was signed and acknowledged before me this 13 day of January 2005 by Patrick G. Ryan who produced the following as identification or is personally known to me, and who did/did not take an oath.

[stamp or seal]



Pamela K. Shives  
[Signature of Notary]

Pamela K. Shives  
[Typed or Printed Name]



Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Chairman

APPROVED AS TO FORM

BY: \_\_\_\_\_  
Office of the County Attorney

EXHIBIT A

Legal Description

10.00' X 20.00'

**LEE COUNTY UTILITY EASEMENT AT  
ROBB AND STUCKY WAREHOUSE**

A parcel of land located in the Southeast Quarter (SE 1/4) of Northwest Quarter (NW 1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

**COMMENCE** at the Southeast corner of the Southeast 1/4 (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Township 45 South, Range 25 East, Lee County, Florida;  
Thence run S 88°56'47" W, along the south line of said fraction, for a distance of 50.00 feet to the west right-of-way line of Plantation Road (A 100 foot wide right-of-way);  
Thence run N 01°10'06" W, along the west right-of-way line of said Plantation Road, for a distance of 494.47 feet to the **POINT OF BEGINNING** of the herein described parcel of land;

Thence run S 88°49'50" W for a distance of 10.00 feet;

Thence run N 01°10'06" W for a distance of 20.00 feet;

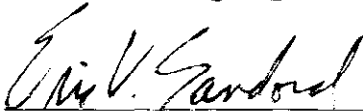
Thence run N 88°49'50" E for a distance of 10.00 feet;

Thence run S 01°10'06" E for a distance of 20.00 feet to the **POINT OF BEGINNING** of the parcel of land herein described, containing 200.0 square feet, more or less.

This property is subject to easements, reservation and or restriction of record.

Bearings shown herein refer to the west right-of-way line of Plantation Road, a 100 foot wide right-of-way, as being N 01°10'06" W.

TKW Consulting Engineers, Inc.



Date 1-12-05

Eric V. Sandoval

Professional Surveyor and Mapper

Florida Certificate No. 5223

**SHEET 1 OF 2**

**10.00' X 20.00'**  
**LEE COUNTY UTILITY EASEMENT**



0' 50' 100'  
 SCALE: 1" = 100'

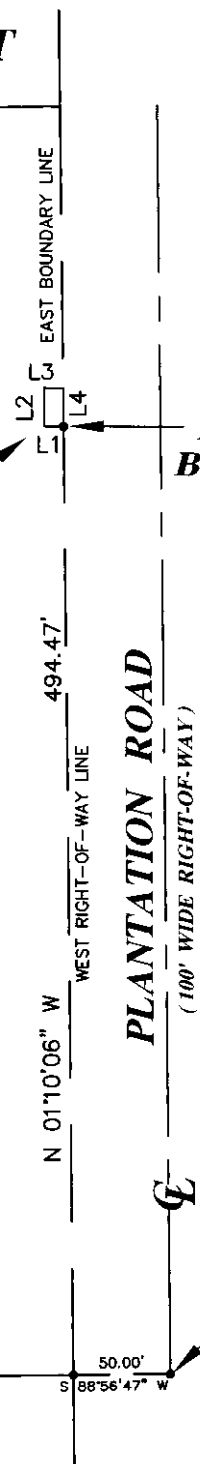
NORTH BOUNDARY LINE

**10.00' X 20.00'**  
**LEE COUNTY UTILITY EASEMENT**  
 200.0 SQ. FT.  
 0.005 ± ACRES

**POINT OF BEGINNING**

**ROBB AND STUCKY**  
**WAREHOUSE SITE**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°49'50"W	10.00'
L2	N01°10'06"W	20.00'
L3	N88°49'50"E	10.00'
L4	S01°10'06"E	20.00'



**POINT OF COMMENCEMENT**

SOUTHEAST CORNER  
 OF THE SOUTHEAST 1/4  
 OF THE NORTHWEST 1/4  
 OF SECTION 30

SOUTH BOUNDARY LINE  
 SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 30

**\* THIS IS NOT A SURVEY \***

LCUE LEE COUNTY UTILITY EASEMENT

DRAWN BY: EVS JOB NO.: 04523 SHEET 2 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**10.00' X 20.00'**  
**LEE COUNTY UTILITY EASEMENT**  
 SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST,  
 LEE COUNTY, FLORIDA

DATE: JANUARY 2005

DRAWING: 04523LCUE



environmental \* civil \* structural \* survey  
 5621 Banner Drive  
 Fort Myers, Florida 33912  
 (239) 278-1992 • FAX (239) 278-0922  
 E-MAIL tkw@tkwonline.com  
 Survey Certification # 734

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