

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

Blue Sheet No. 20050940-UTL

**1. Action Requested/Purpose:**

Approve final acceptance by Resolution and recording of one (1) utility easement as a donation of water and gravity main extensions to provide potable water service, fire protection and sanitary sewer service to *Pangola*, a recently constructed 6-lot single-family residential development. This is a developer contributed asset project located on the northwest side of Hancock Bridge Parkway approximately 1/2 mile east of Orange Grove Boulevard.

**2. What Action Accomplishes:**

Places the water and gravity main extensions 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

*C10J*

5. Meeting Date:

*08-02-2005*

6. Agenda:

7. Requirement/Purpose (specify)

8. Request Initiated:

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

- Statute
- Ordinance
- Admin. Code
- Other

Commissioner Department Division By: *Public Works Utilities 7/7/05 Rick Diaz, P. E., Utilities Director*

**9. Background:**

The Board granted permission to construct on 9/09/03, Blue Sheet #20030989. 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. Satisfactory closed circuit television inspection of the gravity collection system has been performed. 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. Funds are available for recording fees in account number OD5360748700.504930.

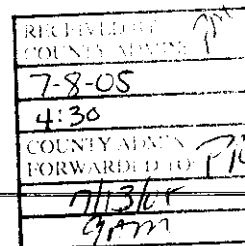
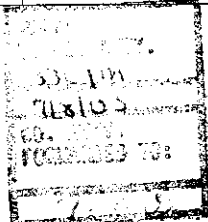
SECTIONS 09 TOWNSHIP 44S RANGE 24E DISTRICT # 4 COMMISSIONER HALL

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>J. Lavender</i> Date: <i>7/8/05</i>	N/A	N/A	<i>T. Osterhout</i> Date: <i>7/7</i>	<i>S. Coovert</i> Date: <i>7/7</i>	<i>P.M.</i> <i>7/11/05</i>	<i>JR</i> <i>7/11/05</i>	<i>ky</i> <i>7/11/05</i>	<i>ML</i> <i>7/11/05</i>	<i>J. Lavender</i> Date: <i>7/8/05</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other





**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      0123456789

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

**0944243300000050-70-90-110**

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:**

**MARTINS-SOMRAK, CORP.**

Last First MI Corporate Name (if applicable)  
**3800 COLONIAL BLVD-#206 FORT MYERS FL 33912**

Mailing Address City State Zip Code Phone No.

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**

Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer

**8 / 2 / 2005**  
Month Day Year

\$ **\$10** . **00**  
Sale/Transfer Price (Round to the nearest dollar.)

Property Located In **Lee**

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:  
(Round to the nearest dollar.) \$ **.00**

YES /  NO  
**.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 \$ **.00**  
\$ **.70**

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

Signature of Grantor or Grantee or Agent

Signature of Grantor or Grantee or Agent

Date **7/7/05**

To be completed by the Clerk of the Circuit Court's Office

Clerks Date Stamp

**This copy to Property Appraiser**

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.

0 1 2 3 4 5 6 7 8 9

0123456789

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

0944243300000050-70-90-110

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:**

**MARTINS-SOMRAK, CORP.**

Last First MI  
**3800 COLONIAL BLVD-#206**

City State  
**FORT MYERS FL**

Corporate Name (if applicable)  
**33912**

Mailing Address City  
**RICK DIAZ, P.E. UTIL. DIRECTOR**

State Zip Code Phone No.  
**FOR LEE CO. BD. OF CO. COMMISSIONERS**

4. Grantee (Buyer):

Last First MI  
**P. O. BOX 398**

City State  
**FT. MYERS FL**

Corporate Name (if applicable)  
**33902 (239) 4798181**

Mailing Address

City Sale/Transfer Price  
**\$10**

State Zip Code Phone No.

5. Date of Sale/Transfer

Month Day Year  
**8 2 2005**

(Round to the nearest dollar.)

Property Located In County Code  
**. 00 46**

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:  
 (Round to the nearest dollar.) \$

YES  NO  
**. 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 \$ **. 00**  
 \$ **0.70**

12. Amount of Documentary Stamp Tax

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

YES  NO

Signature of Grantor or Grantee or Agent

Date

**2/2/05**

To be completed by the Clerk of the Circuit Court's Office

Clerks Date Stamp

This copy to Department of Revenue

O. R. Book  
 and  
 Page Number  
 and  
 File Number

Date Recorded

Month Day Year

This copy to Department of Revenue

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

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

WHEREAS, it is the desire of "Martins-Somrak Corporation", owner of record, to make a contribution to Lee County Utilities of water facilities (water main extension) and sewer facilities (gravity main extension) serving "**PANGOLA**"; 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 **\$54,826.25** 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 Bob Janes: \_\_\_\_\_ (1)
- Commissioner Douglas St. Cerny: \_\_\_\_\_ (2)
- Commissioner Ray Judah: \_\_\_\_\_ (3)
- Commissioner Tammy Hall: \_\_\_\_\_ (4)
- Commissioner John Albion: \_\_\_\_\_ (5)

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

ATTEST:  
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

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

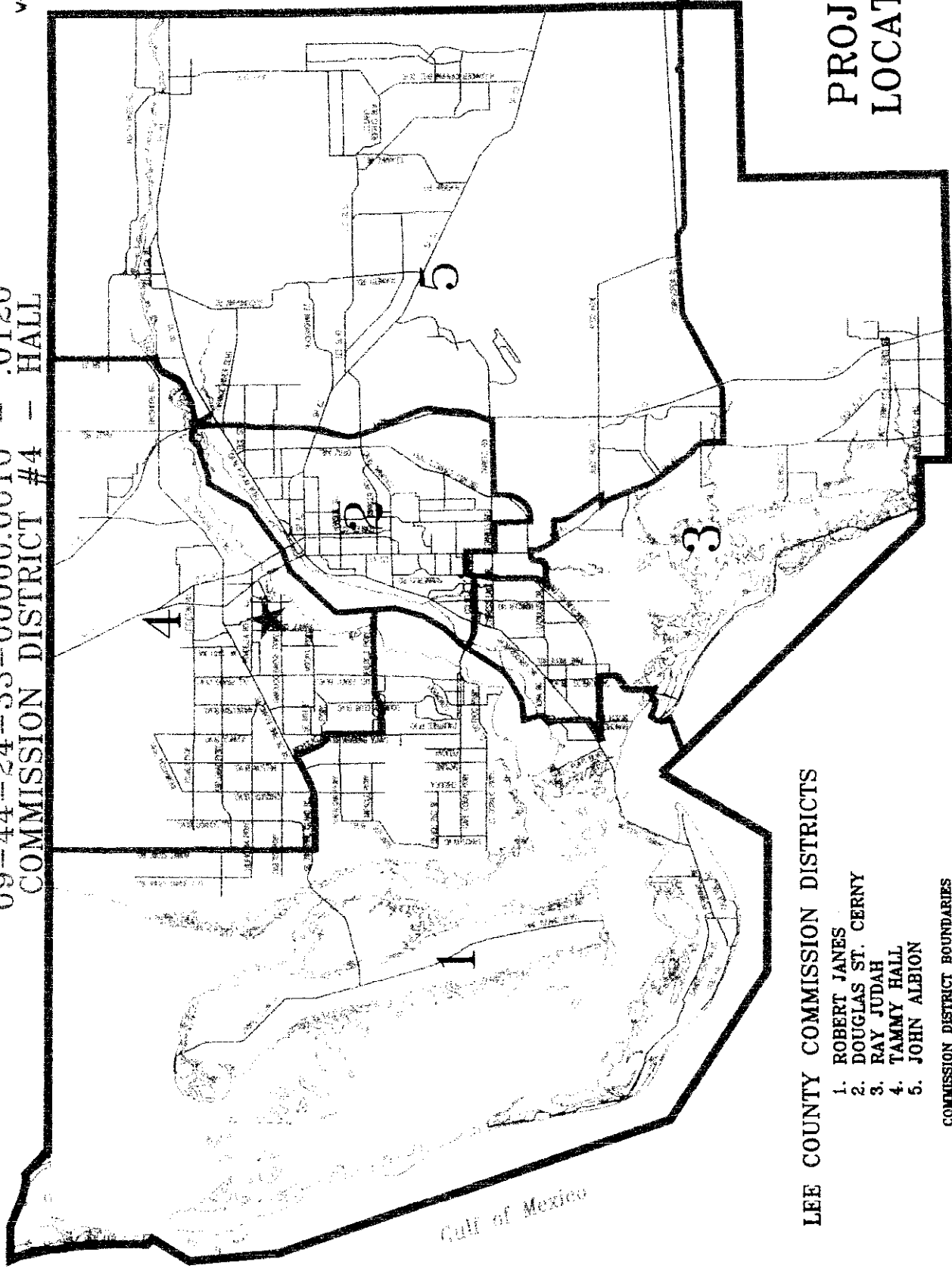
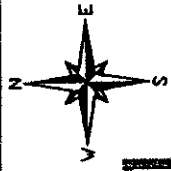
By: \_\_\_\_\_  
CHAIRMAN

APPROVED AS TO FORM

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



PANGOLA RESIDENTIAL DEVELOPMENT  
09-44-24-33-00000.0010 - .0120  
COMMISSION DISTRICT #4 - HALL



LEE COUNTY COMMISSION DISTRICTS

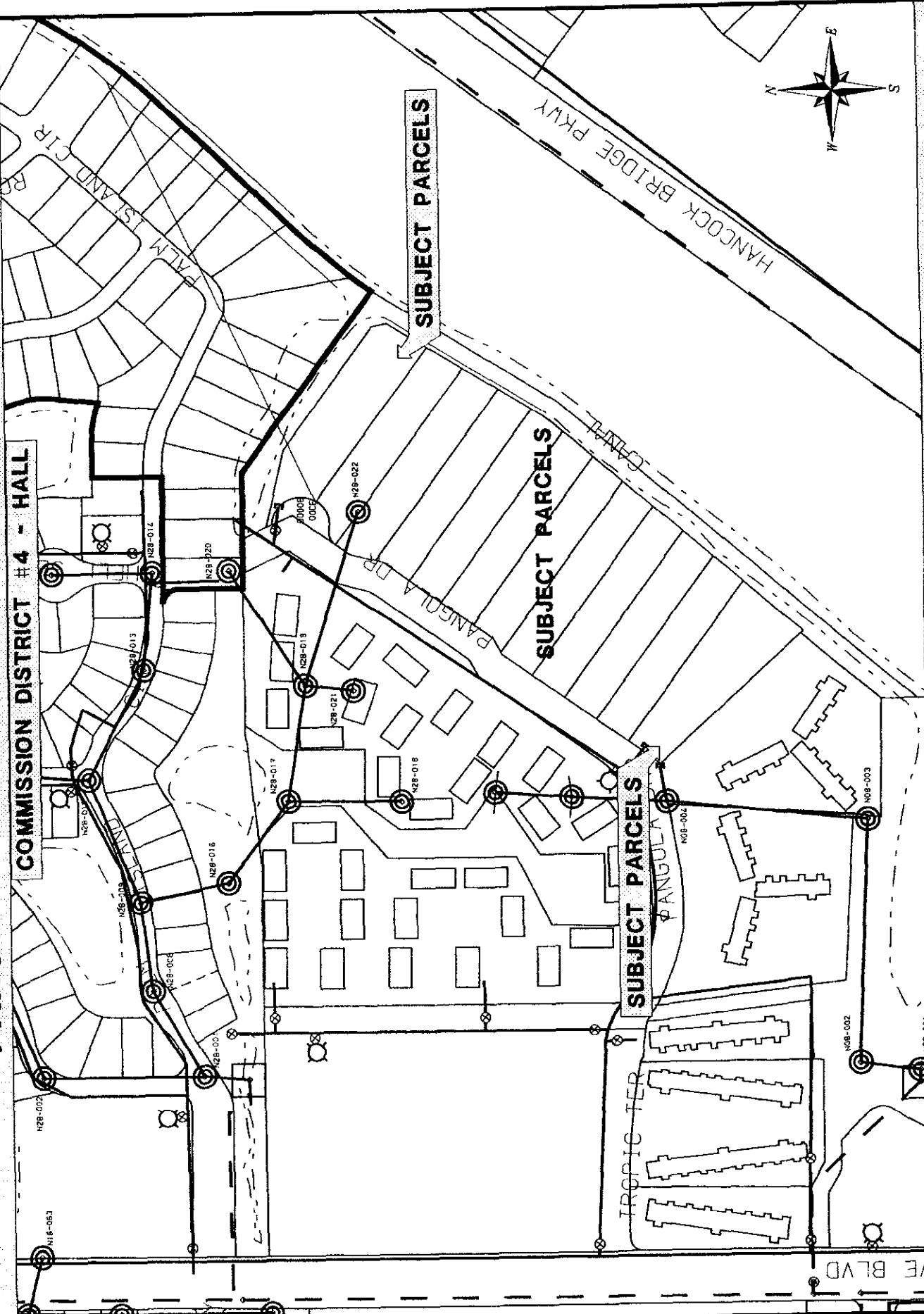
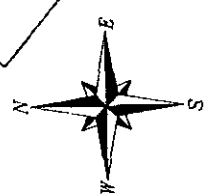
- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. TAMMY HALL
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES  
DECEMBER 2000

PROJECT  
LOCATION

# PANGOLA RESIDENTIAL DEVELOPMENT

COMMISSION DISTRICT #4 - HALL



09-44-24-33-00000.0010 THRU .0120 PANGOLA DRIVE

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer systems of Pangola to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

Michael Sappah  
(Name of Owner/Contractor)

BY: *Michael Sappah*  
(Signature of Owner/Contractor)

STATE OF FL )  
 ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 12 th day of JAN, 2005 by Michael Sappah who is personally known to me - \_\_\_\_\_, and who did not take an oath.

*[Signature]*  
Notary Public Signature



BRUCE MONNIER  
MY COMMISSION # DD 277366  
EXPIRES: December 25, 2007  
Bonded Thru Budget Notary Services

Bruce Monnier  
Printed Name of Notary Public

(Notary Seal & Commission Number)

RECEIVED APR 4 - 2005







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 Michael Sappah  
(Signature of Certifying Agent)

Michael Sappah  
(Name & Title of Certifying Agent)

B.J. Enterprises, Inc.  
(Name of Firm or Corporation)

8102 Grady Dr  
(Address of Firm or Corporation)

N Fort Myers, FL 33917 -

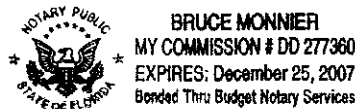
STATE OF FL )  
                  ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 12 th day of January, 2005 by Michael Sappah who is personally known to me - \_\_\_\_\_, and who did not take an oath.

Bruce Monnier  
Notary Public Signature

Bruce Monnier  
Printed Name of Notary Public

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



(NOTARY SEAL)



(If more space is required, use additional forms(s)).

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 *Michael Sappah*  
(Signature of Certifying Agent)

Michael Sappah  
(Name & Title of Certifying Agent)

B.J. Enterprises, Inc.  
(Name of Firm or Corporation)

8102 Grady Dr  
(Address of Firm or Corporation)

N Fort Myers, FL 33917 -

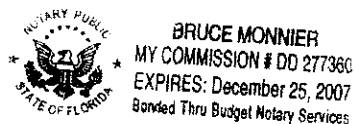
STATE OF FL )  
                  ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 20<sup>th</sup> day of June, 2005 by Michael Sappah who is personally known to me - \_\_\_\_\_, and who did not take an oath.

*Bruce Monnier*

Notary Public Signature

Bruce Monnier  
Printed Name of Notary Public



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

(NOTARY SEAL)

RECEIVED JUN 22 2005

TO: LEE COUNTY FINANCE DEPARTMENT

FROM: UTILITIES ENGINEERING  
(Department)

V#111463  
BS 20050940-UTL

SUE GULLEDGE

A. AUTHORIZATION:

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

Purchase Order # N/A for PANGOLA project.  
EASEMENT: MARTINS-SOMRAK CORP.

ACCOUNT NO. OD5360748700.504930

ORIGINAL EASEMENT TO MINUTES AFTER RECORDING,  
WITH COPY TO SUE GULLEDGE, UTILITIES

*Sue Gullidge*  
SUE GULLEDGE  
6-28-05  
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(s):  
09-44-24-33-00000.0050,  
09-44-24-33-00000.0070,  
09-44-24-33-00000.0090 and  
09-44-24-33-00000.0110

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 Martins-Somrak Corporation, 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.

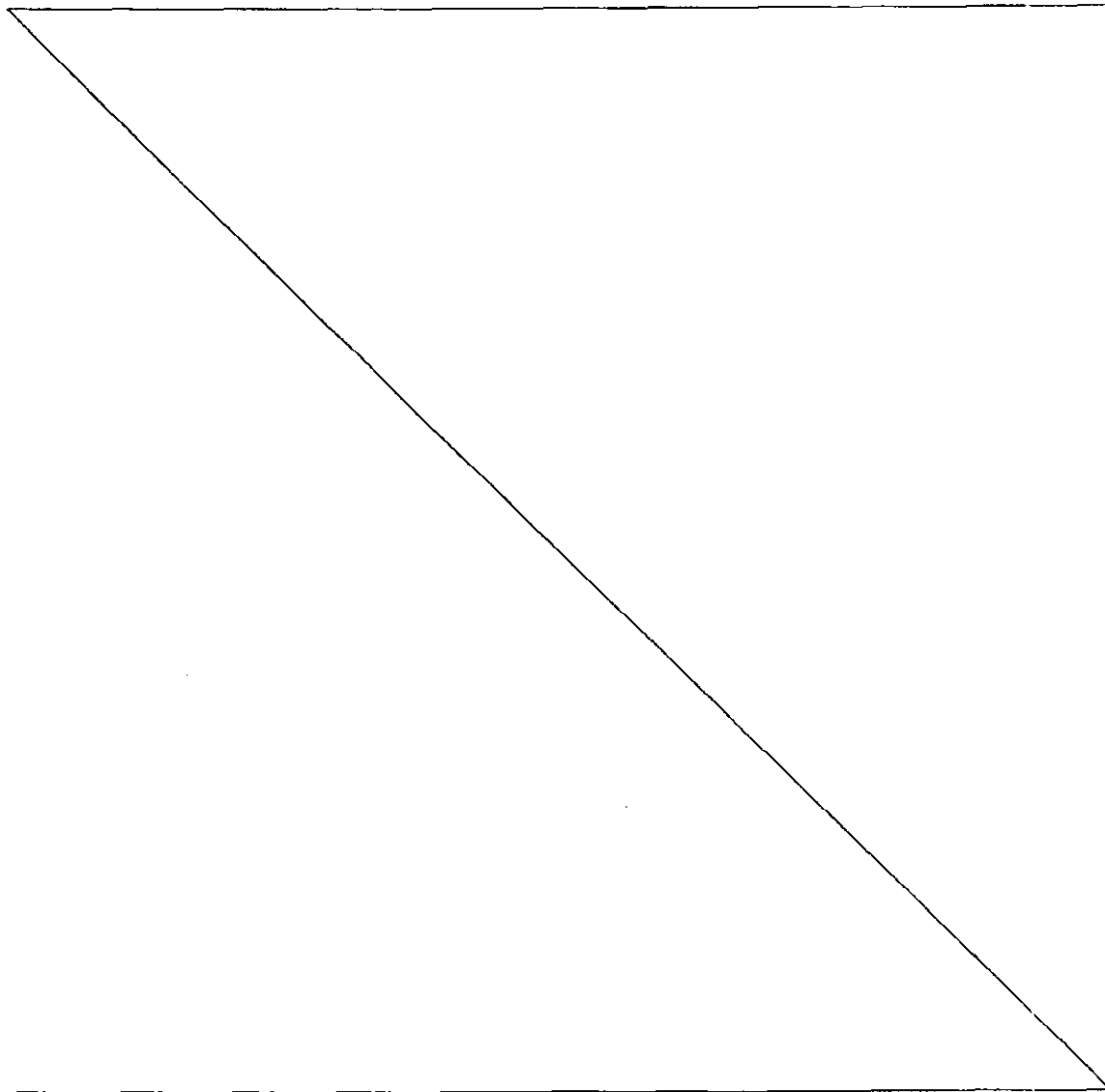
8. GRANTEE will have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or 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.

Denise Williams

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

Denise Williams

[Type or Print Name]

Gustavo Maribau

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

GUSTAVO MARIBAU

[Type or Print Name]

BY: MADON'S SCORAK CORP  
James A. Scorak

[Signature Grantor's/Owner's]

JAMES A. SCORAK

[Type or Print Name]

PRESIDENT

[Title]

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 19<sup>TH</sup> day of JUNE 2005 by JAMES A. SCORAK who produced the following as identification \_\_\_\_\_ or is personally known to me, and who did/did not take an oath.

[stamp or seal]



Tonya L. Mehterian  
My Commission DD256268  
Expires October 07 2007

Tonya L. Mehterian

[Signature of Notary]

Tonya L. Mehterian

[Typed or Printed Name]

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

ATTEST:  
CHARLIE GREEN, CLERK

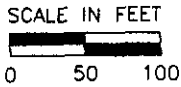
BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

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

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

APPROVED AS TO FORM

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



PANGOLA DRIVE  
EXTENSION NUMBER 4  
UTILITY, ROADWAY &  
RECIPROCAL EASEMENT  
(60' RIGHT-OF-WAY)  
C.P.B. 2/127

**CURVE TABLE**

No.	Radius	Delta	Length	Tangent	Chord	Chord Bearing
C1	30.00'	33°28'06"	17.52'	9.02'	17.28'	S52°30'53"W

**LINE TABLE**

No.	Bearing	Length
L1	N35°41'30"E	48.85'
L2	N14°41'30"E	64.18'
L3	N35°41'30"E	259.04'
L4	N35°41'30"E	16.30'
L5	S54°18'30"E	5.00'
L6	N60°41'30"E	37.86'
L7	N35°41'30"E	15.19'
L8	N35°41'30"E	33.24'
L9	N14°41'30"E	64.18'
L10	N35°41'30"E	257.00'
L11	N60°41'30"E	37.86'

**LEGEND**

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- R/W - RIGHT-OF-WAY LINE
- OR - OFFICIAL RECORDS BOOK / PAGE
- PB - PLAT BOOK / PAGE
- C.P.B. - CONDOMINIUM PLAT BOOK/PAGE
- P.U.E. - PUBLIC UTILITY EASEMENT
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- R.A.E. - RECREATION ACCESS EASEMENT
- LCEC - LEE COUNTY ELECTRIC CO-OP EASEMENT

PANGOLA DRIVE  
EXTENSION NUMBER 4  
UTILITY, ROADWAY &  
RECIPROCAL EASEMENT  
(60' RIGHT-OF-WAY)  
C.P.B. 2/127

PANGOLA DRIVE  
EXTENSION NUMBER 3  
(60' RIGHT-OF-WAY)  
C.P.B. 1/174  
OR 418/297  
OR 455/884

PANGOLA DRIVE  
EXTENSION NUMBER 2  
(60' RIGHT-OF-WAY)  
C.P.B. 1/123

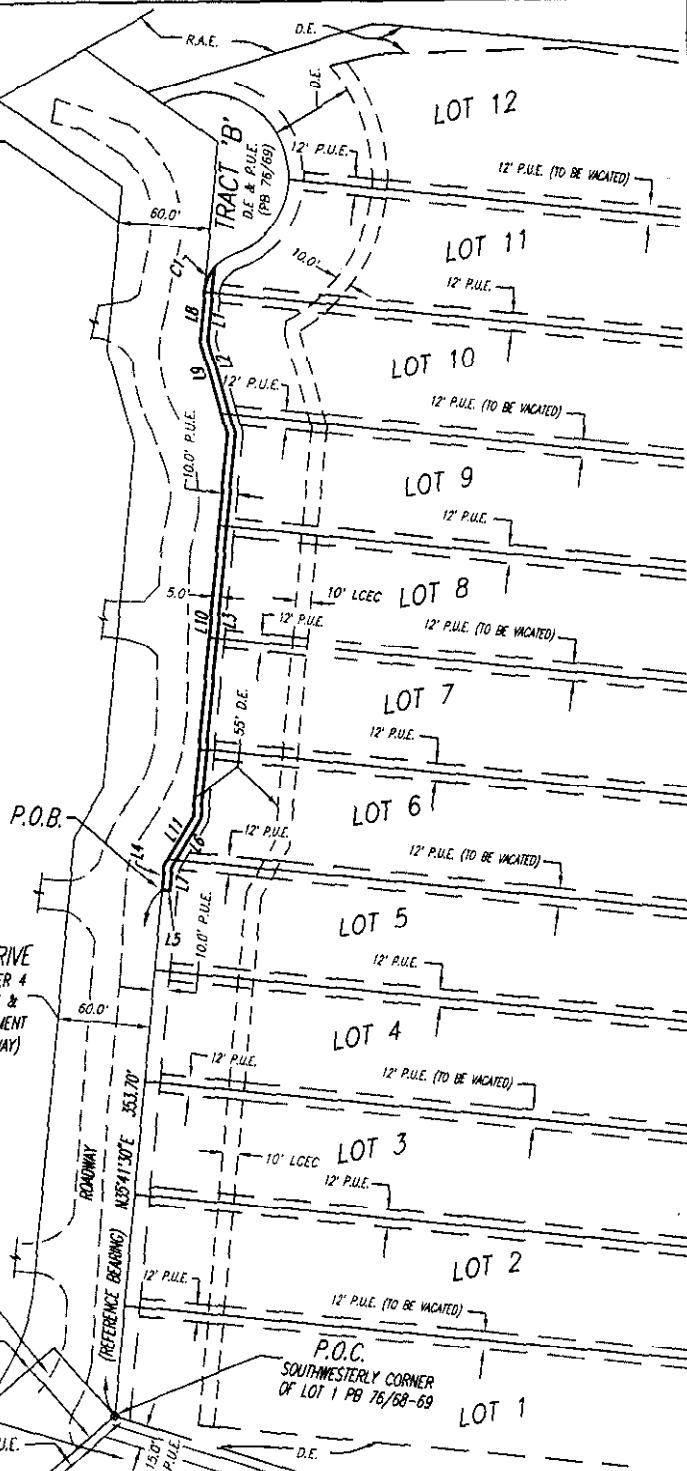
TROPIC TERRACE  
A CONDOMINIUM  
BUILDING NO. 1500  
C.P.B. 1/174  
LOT 5

EXISTING 60' P.U.E.  
C.P.B. 1/174

P.O.B.

P.O.C.  
SOUTHWESTERLY CORNER  
OF LOT 1 PB 76/68-69

ROADWAY  
(REFERENCE BEARING) N35°41'30"E 363.70'



**SURVEYOR'S NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 1 ACCORDING TO THE PLAT OF PANGOLA ESTATES, AS RECORDED IN PLAT BOOK 76, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING N.35°41'30"E.

THIS SKETCH DOES NOT PURPORT TO DEPICT THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.

CORNER MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS SKETCH.

**\* THIS IS NOT A SURVEY \***  
SEE ATTACHED FOR LEGAL DESCRIPTION

FOR: MARTINS-SOMRAK HOMES

Jun 16, 2005 - 07:36:19 MHAINES\X\SUR\03794\03794-008001.dwg

SKETCH AND DESCRIPTION  
PANGOLA ESTATES  
5' LEE COUNTY UTILITIES EASEMENT  
SEC. 9, TWP. 44 S., RGE. 24 E., LEE COUNTY, FL.



Partners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

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DRAWN BY: 1223	CHKD BY: 1223	CAD FILE: 38824.v1	PIN: 03794-000-003	TASK: CSS00	SHEET 1 OF 1	DRAWING INDEX NO: A-03794-08	REV:
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**LEGAL DESCRIPTION  
PANGOLA ESTATES  
5' LEE COUNTY UTILITIES EASEMENT  
Section 9, Township 44 South, Range 24 East, Lee County, Florida**

A five (5) foot wide easement lying within the plat of Pangola Estates, as recorded in Plat Book 76, pages 68 and 69, of the Public Records of Lee County, Florida, and being more particularly described as follows:

**COMMENCE** at the Northeast corner of Tropic Terrace, a condominium, Building #1500, as recorded in Condominium Plat Book 1, Page 174, of the aforementioned Public Records (said point also being the Southwesterly corner of Lot 1 according to the aforementioned plat of Pangola Estates); thence, along the Westerly boundary of said plat of Pangola Estates, N.35°41'30"E., 353.70 feet to the **POINT OF BEGINNING**; thence, continue, along said Westerly boundary of Pangola Estates for the following five (5) courses:

1. N.35°41'30"E., 16.30 feet;
2. N.60°41'30"E., 37.86 feet;
3. N.35°41'30"E., 257.00 feet;
4. N.14°41'30"E., 64.18 feet;
5. N.35°41'30"E., 33.24 feet;

thence, along the arc of a non-tangent circular curve concave to the Southeast and having for its elements a radius of 30.00 feet, a central angle of 33°28'06", a chord distance of 17.28 feet, a chord bearing of N.52°30'53"E., an arc distance of 17.52 feet; thence S.35°41'30"W., 48.85 feet; thence S.14°41'30"W., 64.18 feet; thence S.35°41'30"W., 259.04 feet; thence S.60°41'30"W., 37.86 feet; thence S.35°41'30"W., 15.19 feet; thence N.54°18'30"W., 5.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 2,090 square feet, more or less.

Subject to easements, reservations, restrictions and rights of way of record.

This legal description is not valid without the signature and raised seal of a Florida licensed surveyor and mapper. Bearings referred to herein are based on the plat of Pangola Estates as recorded in Plat Book 76, pages 68 and 69, of the Public Records of Lee County, Florida, fixing the Westerly line of Lots 1 and 2 as N.35°41'30"E.

**SEE ATTACHED SKETCH**

Prepared by:

**WilsonMiller, Inc.**



Mark D. Haines  
Professional Surveyor and Mapper No. LS5312  
State of Florida

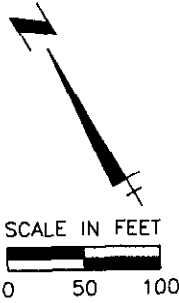
6/16/05  
Date

PIN: 03794-000-003 CSS00 ; Ref.: A-03794-05; Date: June 10, 2005

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PANGOLA DRIVE  
EXTENSION NUMBER 4  
UTILITY, ROADWAY &  
RECIPROCAL EASEMENT  
(60' RIGHT-OF-WAY)  
C.P.B. 2/127

**CURVE TABLE**

No.	Radius	Delta	Length	Tangent	Chord	Chord Bearing
C1	30.00'	33°28'06"	17.52'	9.02'	17.28'	S52°30'53"W

**LINE TABLE**

No.	Bearing	Length
L1	N35°41'30"E	48.85'
L2	N14°41'30"E	64.18'
L3	N35°41'30"E	259.04'
L4	N35°41'30"E	16.30'
L5	S54°18'30"E	5.00'
L6	N60°41'30"E	37.86'
L7	N35°41'30"E	15.19'
L8	N35°41'30"E	33.24'
L9	N14°41'30"E	64.18'
L10	N35°41'30"E	257.00'
L11	N60°41'30"E	37.86'

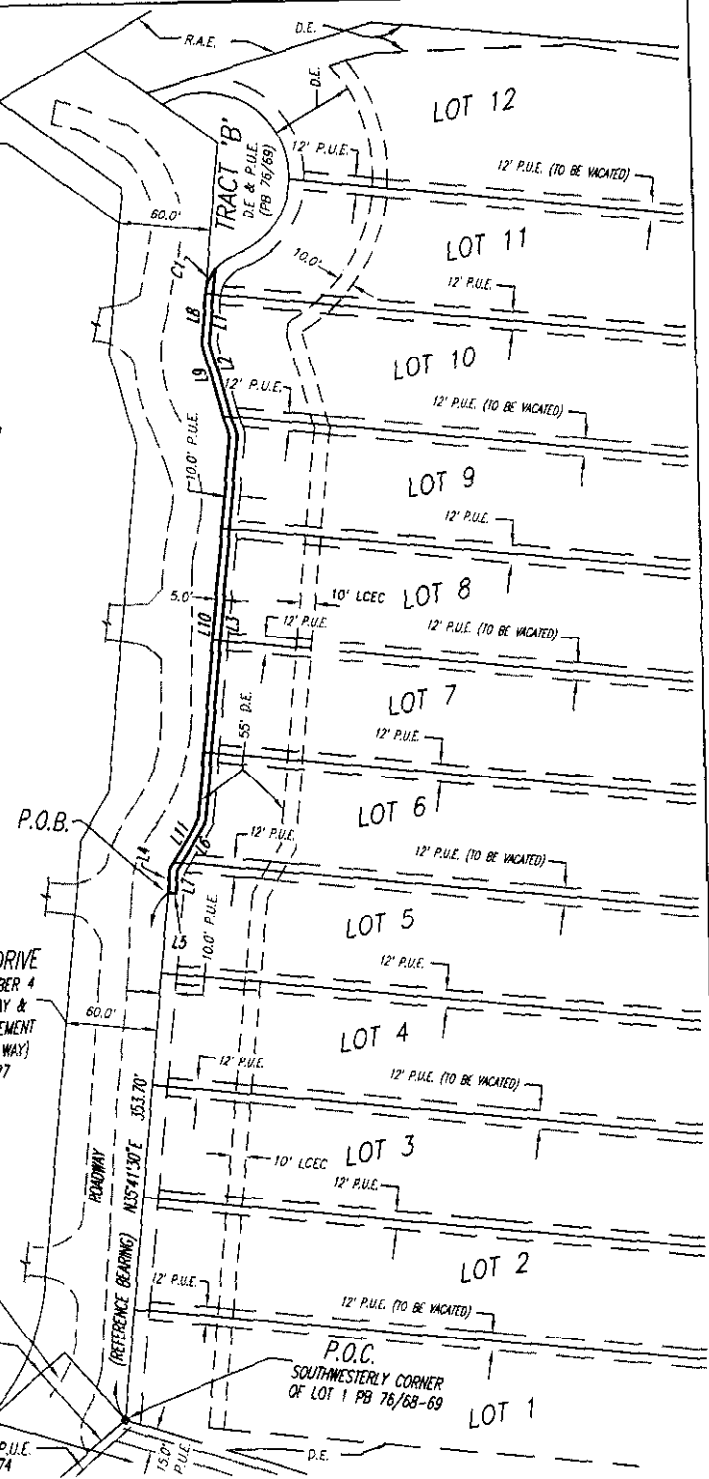
- LEGEND**
- P.O.C. - POINT OF COMMENCEMENT
  - P.O.B. - POINT OF BEGINNING
  - R/W - RIGHT-OF-WAY LINE
  - OR - OFFICIAL RECORDS BOOK / PAGE
  - PB - PLAT BOOK / PAGE
  - C.P.B. - CONDOMINIUM PLAT BOOK/PAGE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - U.E. - UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - R.A.E. - RECREATION ACCESS EASEMENT
  - LCEC - LEE COUNTY ELECTRIC CO-OP EASEMENT

PANGOLA DRIVE  
EXTENSION NUMBER 2  
(60' RIGHT-OF-WAY)  
C.P.B. 1/123

PANGOLA DRIVE  
EXTENSION NUMBER 3  
(60' RIGHT-OF-WAY)  
C.P.B. 1/174  
OR 418/297  
OR 455/884

TROPIC TERRACE  
A CONDOMINIUM  
BUILDING NO. 1500  
C.P.B. 1/174  
LOT 5

EXISTING 60' P.U.E.  
C.P.B. 1/174



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