

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

Blue Sheet No. 20051503-UTL

**1. Action Requested/Purpose:**

Approve final acceptance, by Resolution, and recording of one (1) utility easement, as a donation of one (1) fire hydrant, one (1) fire line, one (1) 5/8" water service and one (1) single sewer service connection serving *Schultz Chapel Office Building* to provide potable water service, fire protection and sanitary sewer service to this recently constructed office building. This is a Developer Contributed asset project located on the south side of International Center Blvd. approximately 500' east of Plantation Road.

**2. What Action Accomplishes:**

Places the fire hydrant, fire line, water service and sewer service connection into operation and complies with the Lee County Utilities Operations Manual.

**3. Management Recommendation:**

Approval.

**4. Departmental Category: 10 -**

**C10A**

**5. Meeting Date:**

**11-15-2005**

**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, P. E., Utilities Director  
 Date: 10/27/05

**9. Background:**

Fire hydrants fire lines, water services and sewer service connections do not require permission to construct by the Board, therefore, no previous Blue Sheet number is provided.

The installation has been inspected for conformance to the Lee County Utilities Operations Manual.

Satisfactory pressure and bacteriological testing has been completed.

Record drawings have been received.

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 Contributed Assets has been provided—copy attached.

100% of the capacity fees have been paid.

Funds are available for recording fees in Account No. OD5360748700.504930.

SECTION 19 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				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>J. Lavender</i> Date: <u>10-31-05</u>	N/A	N/A	<u>T. Osterhout</u> Date: <u>10/27</u>	<u>S. Covert</u> Date: <u>10/27/05</u>	<u>Analyst</u> <u>11/1/05</u>	<u>Risk</u> <u>10/11/05</u>	<u>Grants</u> <u>11/1/05</u>	<u>Mgr.</u> <u>11/1/05</u>	<i>J. Lavender</i> Date: <u>10-31-05</u>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY  
 COUNTY ADMIN: 11  
11-1-05  
9:40  
 COUNTY ADMIN  
 FORWARDED TO: 11  
11-3-05  
11 AM

Rec. by CoAtty  
 Date: 11/3/05  
 Time: 3:30pm  
 Forwarded To:  
Admin

11/1/05 8:50 AM

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

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

WHEREAS, it is the desire of "SCC 1, LLC", owner of record, to make a contribution to Lee County Utilities of water facilities (one fire hydrant, one fire line, one 5/8" diameter water service), and sewer facilities (one single sewer service connection), serving "**SCHULTZ CHAIPEL OFFICE BUILDING**"; 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 **\$24,825.00** 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 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

LETTER OF COMPLETION

DATE: 9/19/2005

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

Gentlemen:

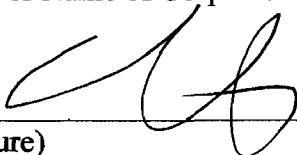
This is to certify that the **water distribution system and sewer service(s)** located at  
**Schultz Chaipel Office Building**  
(Name of Development/Project)

was designed by me and has been constructed in conformance with:  
**the approved plans and the approved specifications**

Upon completion of the work, we observed the following successful tests of the facilities:  
**Bacteriological Test and Pressure Test(s) - Water Main**

Very truly yours,

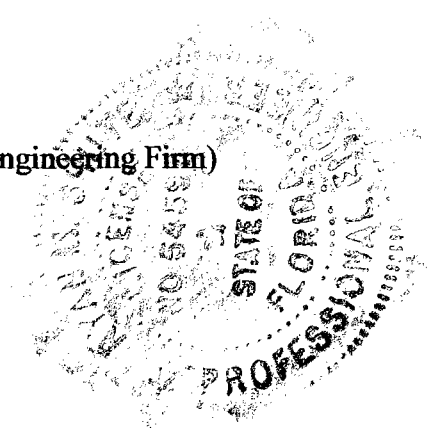
Morris-Depew Associates, Inc.  
(Owner or Name of Corporation/Firm)



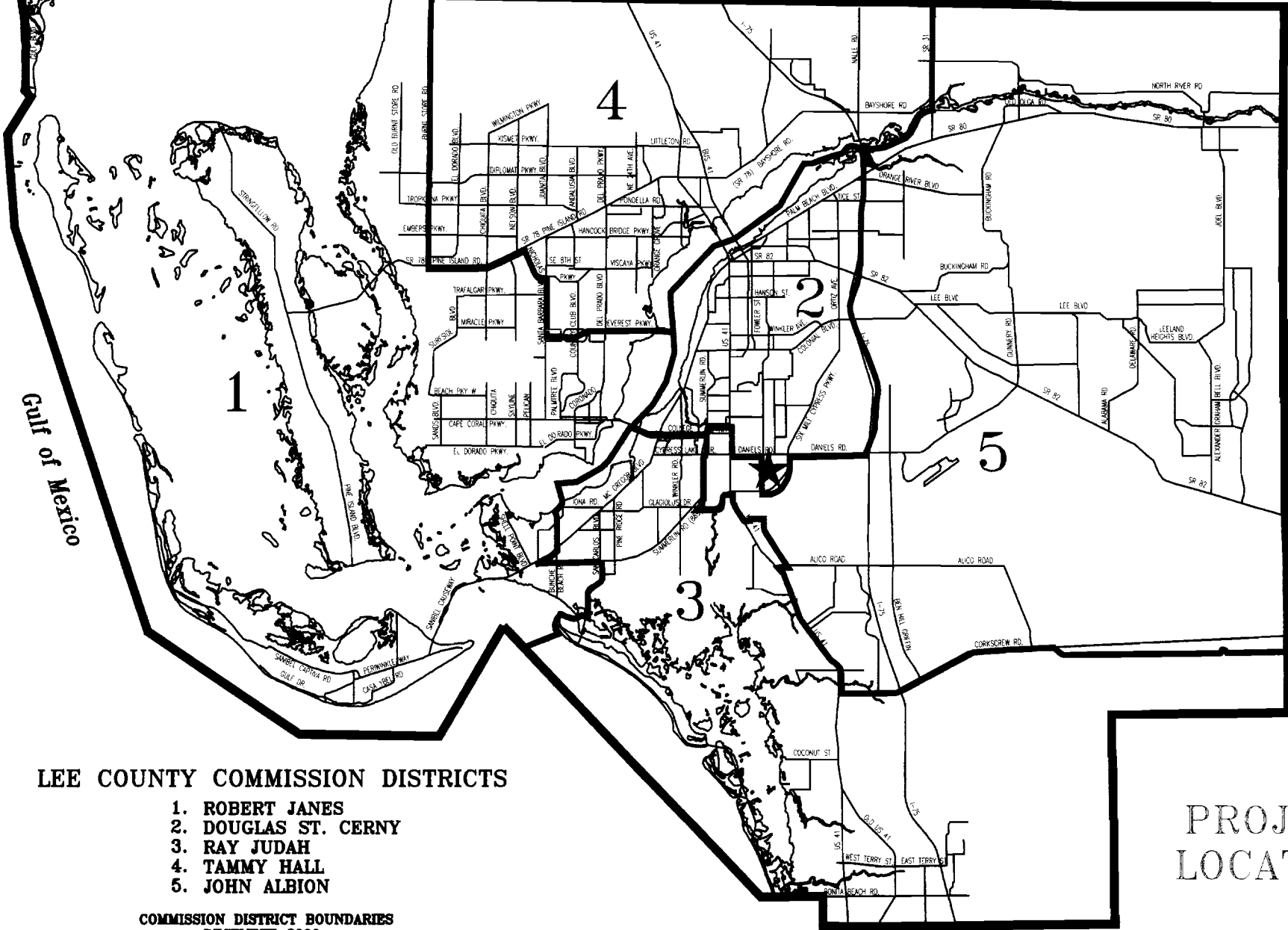
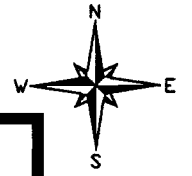
(Signature)

Ryan M. Shute P.E., Authorized Agent  
(Name and Title)

(Seal of Engineering Firm)



**SCHULTZ CHAPEL OFFICE BUILDING**  
**19-45-25-18-0000C.0000**  
**COMMISSION DISTRICT # 2 - DOUGLAS 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**

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer systems of SCHULTZ CHAPEL OFFICE BUILDING 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.

CHRISTO, INC. / ROBERT A. KEILING

(Name of Owner/Contractor)

BY: *Robert A. Keiling*

(Signature of Owner/Contractor)

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 15 th day of AUG, 2005 by ROBERT A. KEILING who is personally known to me - \_\_\_\_\_, 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 Seal & Commission Number)

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

The undersigned lienor, in consideration of the final payment in the amount of  
TWENTY FOUR THOUSAND EIGHT HUNDRED TWENTY FIVE & NO/100  
(\$24,825.00 ) hereby waivers and releases its lien and right to claim a lien for labor, services, or  
materials furnished to THOMAS COOK GENERAL CONTRACTOR on the job of SCHULTZ  
CHAPEL OFFICE BUILDING to the following described property:

SCHULTZ CHAPEL OFFICE BUILDING  
(Name of Development/Project)

water distribution and sanitary sewer systems  
(Facilities Constructed)

6810 INTERNATIONAL CENTER BLVD  
(Location)

19-45-25-18-0000C.0000  
(Strap # or Section, Township & Range)

Dated on: August 15, 2005

By: *Robert A. Keiling*  
(Signature of Authorized Representative)

CHRISTO, INCORPORATED  
(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. FORT 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 15 th day of August, 2005 by  
ROBERT A. KEILING who is personally known to me - \_\_\_\_\_, 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

*Mark K. Nottingham*  
(Notary Public Signature)

(Notary Seal & Commission Number)

MARK K. NOTTINGHAM  
(Printed Name of Notary Public)

**CERTIFICATION OF CONTRIBUTORY ASSETS**

PROJECT NAME: SCHULTZ CHAPEL OFFICE BUILDING

STRAP NUMBER: 19-45-25-18-0000C.0000

LOCATION: 6810 INTERNATIONAL CENTER BLVD. FORT MYERS FL

OWNER'S NAME: (as shown on Deed) SCC1,LLC

OWNER'S ADDRESS: 12660 WORLD PLAZA LANE

OWNER'S ADDRESS: FORT MYERS,FL 33907-

TYPE UTILITY SYSTEM: POTABLE WATER

(Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

**DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES**

Please list each element of the system from the drop-down list provided.

<u>ITEM</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
CL-50 DIP	10"	49.0	LF	\$150.00	\$7,350.00
TAPPING SLEEVE W/VALVE	12" x 10"	1.0	EA	\$4,000.00	\$4,000.00
FIRE HYDRANT ASSEMBLY	6"	1.0	EA	\$3,000.00	\$3,000.00
ASSORTED FITTINGS	10"	1.0	LS	\$1,000.00	\$1,000.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	10" x 4"	1.0	LS	\$1,500.00	\$1,500.00
SINGLE WATER SERVICE/COMPLETE	1"	1.0	LS	\$700.00	\$700.00
<b><u>TOTAL</u></b>					<b>\$17,550.00</b>

(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 Robert A. Keiling  
(Signature of Certifying Agent)

ROBERT A. KEILING- PRESIDENT  
(Name & Title of Certifying Agent)

CHRISTO, INCORPORATED  
(Name of Firm or Corporation)

4461-B HANCOCK BRIDGE PKWY  
(Address of Firm or Corporation)

N. FORT MYERS, FL 33903 -

STATE OF FL )  
                  ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 15 th day of August, 2005 by ROBERT A. KEILING who is personally known to me - \_\_\_\_\_, and who did not take an oath.

Mark K. Nottingham  
Notary Public Signature

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

MARK K. NOTTINGHAM  
Printed Name of Notary Public

DD 261445  
Notary Commission Number

(NOTARY SEAL)





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- PRESIDENT  
(Name & Title of Certifying Agent)

CHRISTO, INCORPORATED  
(Name of Firm or Corporation)

4461-B HANCOCK BRIDGE PKWY  
(Address of Firm or Corporation)

N. FORT MYERS, FL 33903 -

STATE OF FL )  
                  ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 15 th day of August, 2005 by ROBERT A. KEILING who is personally known to me - \_\_\_\_\_, and who did not take an oath.

Mark K. Nottingham  
Notary Public Signature

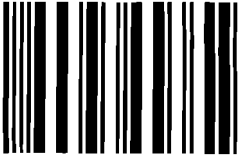
MARK K. NOTTINGHAM  
Printed Name of Notary Public

DD 261445  
Notary Commission Number

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

(NOTARY SEAL)





**FLORIDA DEPARTMENT OF REVENUE**  
**RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY**



FDOR10240300  
 DR-219  
 R. 07/98

(PLEASE READ INSTRUCTIONS BEFORE COMPLETING)

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

194525180000C0000

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? →

**EASEMENT:**

**SCC 1, LLC**

3. Grantor (Seller):

Last  
**12660 WORLD PLAZA LN**

First MI  
**FORT MYERS**

State Zip Code  
**FL 33907**

Corporate Name (if applicable)  
 ( )

4. Grantee (Buyer):

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

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

Last  
**P. O. BOX 398**

First MI  
**FT. MYERS**

State Zip Code Phone No.  
**FL 33902 (239) 4798181**

Corporate Name (if applicable)  
 ( )

5. Date of Sale/Transfer

**11 15 2005**  
 Month Day Year

Sale/Transfer Price

**\$ 10**  
 (Round to the nearest dollar.)

**. 00** 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

**\$ . 00**  
**\$ 0.70**

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

Date **10/27/05**

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

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

# RECORDERS OFFICE:

PLEASE PUT MY NAME ON THE ATTENTION LINE:

*Sue Gullledge*

---

LCU 500283

OD5360748700.504930

BLUE SHEET NO. 2005 1503

THANK YOU

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

Strap Number(s):  
19-45-25-18-0000C.0000

LCU 500283  
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 SCC 1, 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.

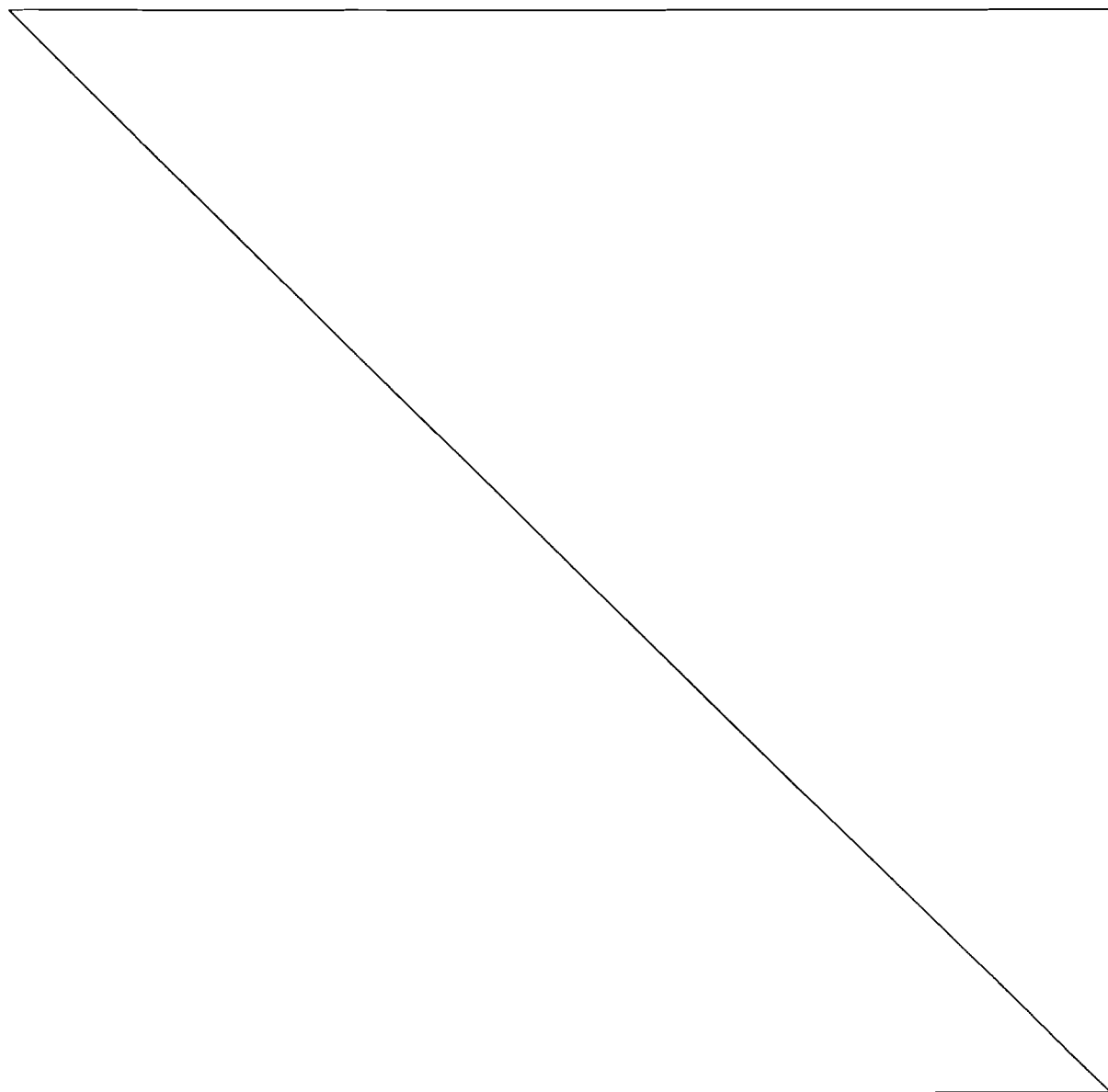
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment 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.

Charles H Hart

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

Charles H Hart

[Type or Print Name]

Marcia Whitehead

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

Marcia C. Whitehead

[Type or Print Name]

BY:

DL Schultz

[Signature Grantor's/Owner's]

David L Schultz

[Type or Print Name]

Partner

[Title]

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 12<sup>th</sup> day of Oct. 2005 by David L Schultz who produced the following as identification N/A or is personally know to me, and who did/did not take an oath.

[stamp or seal]



Laura Hannahan

[Signature of Notary]

LAURA HANNAHAN

[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

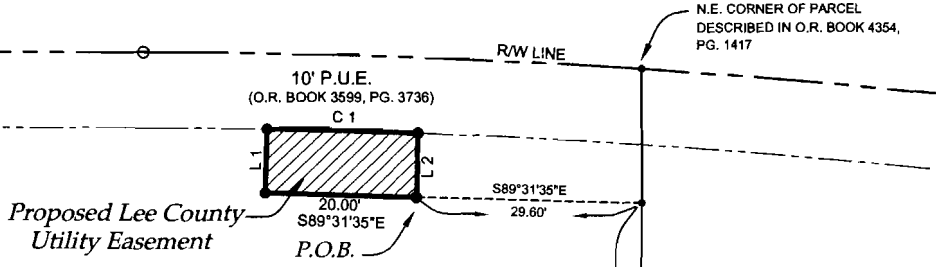
BY: \_\_\_\_\_  
Deputy Clerk

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

APPROVED AS TO FORM

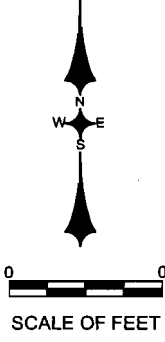
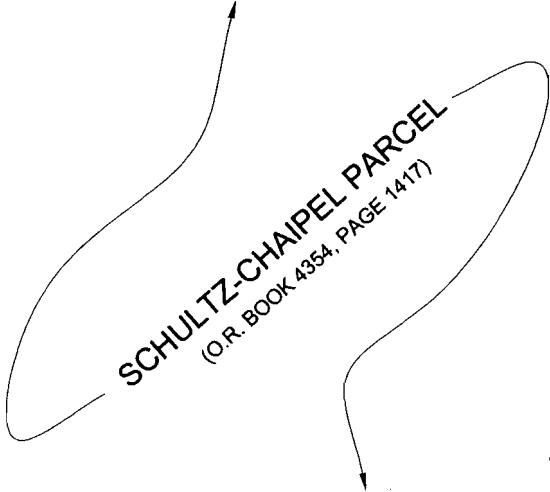
BY: \_\_\_\_\_  
Office of the County Attorney

C/L R/W International Center Boulevard



LINE TABLE		
LINE	BEARING	DIST.
L-1	N0°28'25"E	8.48'
L-2	S0°28'25"W	8.48'

CURVE "C1" DATA:  
 RADIUS = 972.50'  
 ARC LENGTH = 20.00'  
 CENTRAL ANGLE = 1°10'42"  
 CHORD BEARING = N89°31'35"W  
 CHORD DISTANCE = 20.00'



"Tract C"  
 International Center  
 PLAT BOOK 70, PG. 72

SECTION 19  
 SECTION 30

DESCRIPTION DRAWING  
 LEE COUNTY UTILITY EASEMENT LYING  
 IN SECTION 19, T. 45 S., R. 25 E.  
 LEE COUNTY, FLORIDA

SOUTH LINE OF TRACT "C"

S.E. CORNER OF PARCEL  
 DESCRIBED IN O.R. BOOK 4354,  
 PG. 1417

(BEARING BASIS)  
 S88°55'40"W  
 853.66'

P.O.C.  
 SOUTHEAST CORNER  
 OF TRACT "C"

I:\VUR056 SCHULTZ CHAPEL & COV05035 Lee County Utility Easement description.dwg, 9/16/2005 3:37:27 PM, mnattfield

JOB NO: 04011  
 SCALE: 1" = 20'  
 DRAWN BY: JTM  
 CHECKED BY: MAH  
 DATE DRAWN: 9-16-05  
 FIELDWORK DATE: 04-17-04  
 FIELD BOOK:



**MORRIS - DEPEW ASSOCIATES, INC.**  
 ENGINEERS \* PLANNERS \* SURVEYORS \* MAPPERS  
 2216 Altamont Avenue \* Fort Myers, Florida 33901 \* (239) 337-3993 \* (FAX) 337-3994

**LEE COUNTY UTILITY EASEMENT  
DESCRIPTION**

Parcel of land in Section 19, Township 45 South, Range 25 East, Lee County, Florida, being a portion of "Tract C" of "International Center" as recorded in Plat Book 70, pages 72 through 74, of the Public Records of Lee County, Florida, said parcel being more particularly described as follows:

Commencing at the southeast corner of said "Tract C"; thence S.88°55'40"W. along the south line of said "Tract C", a distance of 853.66 feet to the southeast corner of that certain parcel of land as described in Official Record Book 4354, page 1417, Public Records of Lee County, Florida; thence N.01°04'20"W. along the east line of said Certain Parcel, a distance of 322.55 feet; thence N.89°31'35"W. a distance of 29.60 feet to the Point-of-Beginning of this description; thence continuing N.89°-31'35"W. a distance of 20.00 feet; thence N.0°28'25"E. a distance of 8.48 feet to a non-radial intersection with the southerly boundary line of an existing curved Public Utility Easement, being concave in the southerly side, said Public Utility Easement as described in Official Record Book 3599, page 3736, Public Records of Lee County, Florida; thence along an arc of said curved easement line, having a radius of 972.50 feet, a central angle of 01°-10'-42" and whose chord bears S.89°31'35"E. for a distance of 20.00 feet, arc distance being 20.00 feet; thence S.0°28'25"W. along a non-tangent, non-radial line, a distance of 8.48 feet to the said Point-of-Beginning of this description.

**SURVEYOR'S NOTES:**

THE DESCRIPTION SHOWN HEREON IS NEW.  
THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT.  
PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.  
BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "C" AS BEARING S.88°55'40"W.  
CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.  
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, AND BOTH SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.  
THIS IS NOT A SURVEY!

Copy

**DESCRIPTION DRAWING  
LEE COUNTY UTILITY EASEMENT LYING  
IN SECTION 19, T. 45 S., R. 25 E.  
LEE COUNTY, FLORIDA**

*Mark A. Hatfield*  
MARK A. HATFIELD P.S.M. DATE 9-16-05  
FLA CERT. NO. 4155

I:\V04055 SCHULZ C\RAPEL & CO\04055 Lee County Utility Easement description.dwg, 9/16/2005 3:37:01 PM, mhathfield

JOB NO: 04011  
SCALE: 1" = 20'  
DRAWN BY: JTM  
CHECKED BY: MAH  
DATE DRAWN: 9-16-05  
FIELDWORK DATE: N/A  
FIELD BOOK: N/A

**MD** MORRIS - DEPEW ASSOCIATES, INC.  
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