

1. ACTION REQUESTED/PURPOSE: Approve the Resolution of Necessity for the acquisition and condemnation of Parcels 1, 23, 56, 58, 63, 64, and 91 required for the Gladiolus Drive Widening Project, No. 4083.

2. WHAT ACTION ACCOMPLISHES: Allows the County to proceed with condemnation, if necessary, so parcels can be acquired for the Gladiolus Drive Widening Project, No. 4083

3. MANAGEMENT RECOMMENDATION: Management recommends Board approve the Action Requested.

4. Departmental Category: *12*

A12B

5. Meeting Date: **12-13-2005**

6. Agenda:
 Consent
 Administrative
 Appeals
 Public
 Walk-On

7. Requirement/Purpose: (specify)
 Statute 73,74,125.127
 Ordinance
 Admin. Code
 Other

8. Request Initiated:
 Commissioner _____
 Department County Attorney
 Division Litigation
 By: John Renner
 Chief Assistant County Attorney

9. Background:

The Gladiolus Drive Widening Project will improve Gladiolus Drive from Winker Road to Pine Ridge Road, in Fort Myers, by constructing a four and six-lane divided roadway, with sidewalks, stormwater drainage and utilities. Approval of the Resolution of Necessity is required should condemnation proceedings be necessary for the acquisitions of parcels required for the project.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
			<i>Co Bonds</i>	<i>[Signature]</i>	Analyst	Risk	Grants	Mgr.	
			<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

REC'D
by CO. ATTY:
11/23/05
3:30 PM
CO. ATTY.
FORWARDED TO:

RECEIVED
CO. ATTY.
11/28/05

RECEIVED BY
COUNTY ADMIN: *[Signature]*
11-28-05
4:34 PM
COUNTY ADMIN
FORWARDED TO:

**RESOLUTION OF NECESSITY
OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

WHEREAS, after consideration of the availability of alternative routes, the costs of the project, environmental factors, longrange area planning, and safety concerns, The Board of County Commissioners of Lee County, Florida, desires to exercise its right to condemn property for public use or purpose and that the property to be condemned is necessary for that use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA, that:

The Capital Improvement Project provides for the construction of the Gladiolus Drive Widening, Project No. 4083, extending from Winkler Road to Pine Ridge Road in Fort Myers.

SECTION ONE: USE, NECESSITY AND DESCRIPTION OF PROPERTY

The Board of County Commissioners finds that the fee simple rights to property described in the attached Exhibit "A" and a utility easement right described in the attached Exhibit "B" are necessary for the Gladiolus Drive Widening Project and are being acquired for the following specific public use or purpose:

To improve traffic flow and transportation safety, increased traffic flow for public as well as private vehicles, improved evacuation routes, improve Gladiolus Drive to a four/six-lane divided roadway, with sidewalk, storm water drainage and utilities. Exhibit A consists of Parcel 1, 23, 56, 58, 63, and 64. Exhibit "B" consists of Parcel 91.

SECTION TWO: AUTHORITY AND ESTATE

By virtue of the authority granted to the Board of County Commissioners of Lee County by Chapters 73, 74, 125 and 127, Florida Statutes, and all other statutory or common law which grant to the Board of County Commissioners the power to institute and proceed with acquiring property under the exercise of the power of eminent domain, the Board of County Commissioners hereby authorizes and directs the County Attorney's Office to commence and prosecute any and all proceedings necessary to acquire the fee simple interest in the properties described in Exhibit "A" for the above described public use or purpose.

Resolution of Necessity

Gladiolus Drive Widening, Project No. 4083

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote was as follows:

Robert P. Janes	_____
Douglas St. Cerny	_____
Ray Judah	_____
Tammy Hall	_____
John E. Albion	_____

DULY PASSED AND ADOPTED this _____ day of _____, 2005.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

Chairwoman or Vice-Chairman

APPROVED AS TO FORM:

Office of County Attorney

Exhibit "A"

PARCEL 1

DESCRIPTION

OF

A triangular shaped parcel or tract of land lying in a parcel of land described and recorded in Official Record Book 3503 at Page 1549, Lee County Public Records, said parcel or tract lying in the northwest quarter (NW ¼) of Section 32, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

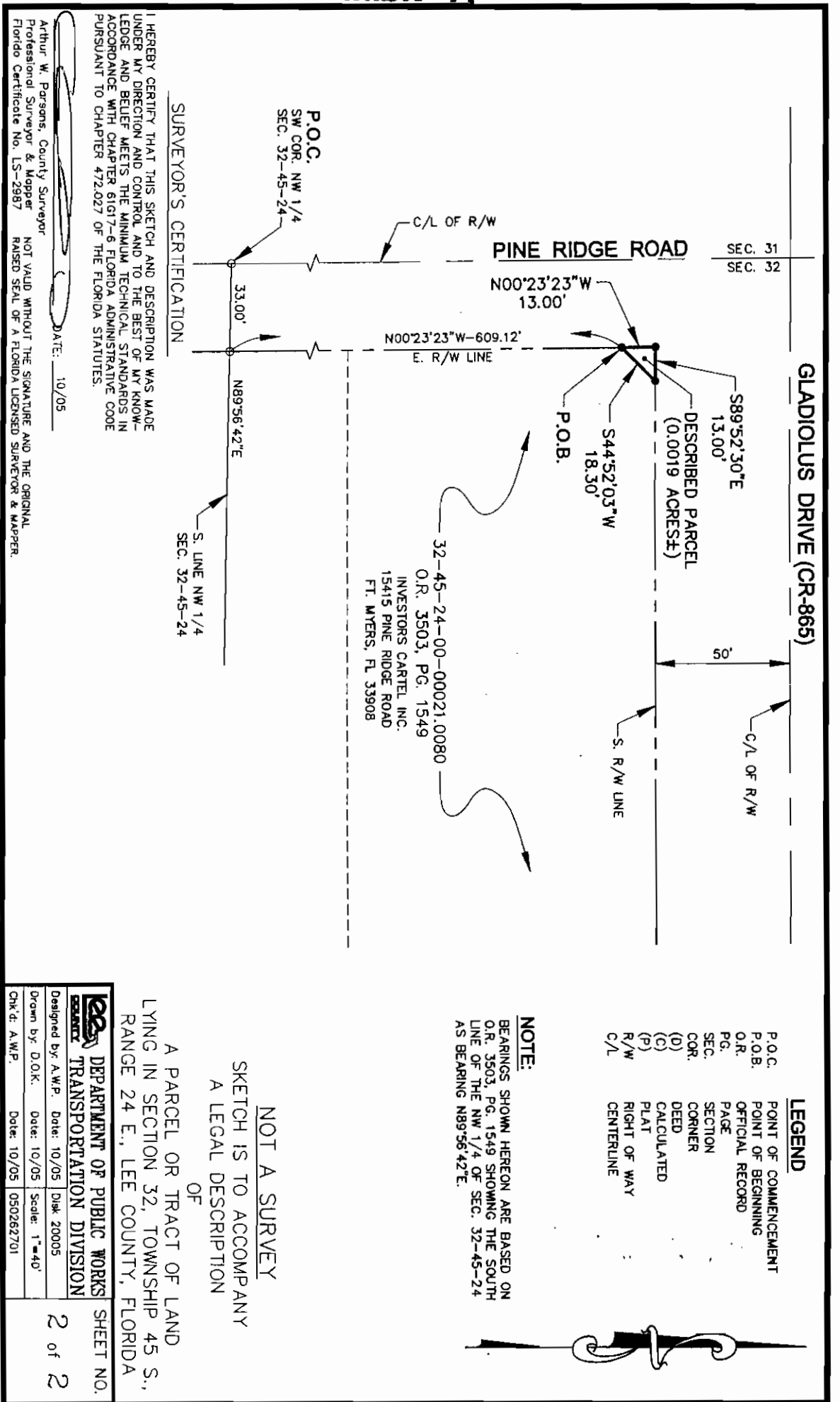
Commencing at the southwest corner of the northwest quarter (NW ¼) of Section 32, Township 45 South, Range 24 East, Lee County, Florida, thence run N 89° 56' 42" E along the south line of the northwest quarter (NW ¼) of said section 32 for a distance of 33.00 feet to the east right of way of Pine Ridge Road; thence (departing the south line of the northwest quarter (NW ¼) of said section 32) run N 00° 23' 23" W along the east right of way line of Pine Ridge Road for a distance of 609.12 feet to the Point of Beginning of the parcel or tract described herein; thence; continue N 00° 23' 23" W along said right of way line for a distance of 13.00 feet to a point on the south right of way line of Gladiolus Drive; thence run S 89° 52' 30" E along said south right of way line for a distance of 13.00 feet; thence (departing said right of way line) run S 44° 52' 03" W for a distance of 18.30 feet to the Point of Beginning, containing 84.50 square feet (0.0019 Acres) more or less.

Bearings mentioned hereinabove are based on a parcel or tract of land recorded in Official Record Book 3503, Page 1549, Public Records of Lee County, Florida showing the south line of the northwest quarter (NW ¼) of Section 32, Township 45 South, Range 24 East, Lee County, Florida as bearing N 89° 56' 42" E.



Arthur W. Parsons, County Surveyor
Professional Surveyor and Mapper
Florida Certificate No. LS-2987

Exhibit "A"



I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

SURVEYOR'S CERTIFICATION

Arthur W. Parsons, County Surveyor
 Professional Surveyor & Mapper
 Florida Certificate No. LS-2987

DATE: 10/05

S. LINE NW 1/4
 SEC. 32-45-24

P.O.C.
 SW COR. NW 1/4
 SEC. 32-45-24

N00°23'23"W
 13.00'

N00°23'23"W-609.12'
 E. R/W LINE

S89°52'30"E
 13.00'

S44°52'03"W
 18.30'

P.O.B.

SEC. 31
 SEC. 32

GLADIOLUS DRIVE (CR-865)

32-45-24-00-00021.0080
 O.R. 3503, PG. 1549
 INVESTORS CARTEL INC.
 15415 PINE RIDGE ROAD
 FT. MYERS, FL 33908

A PARCEL OR TRACT OF LAND
 LYING IN SECTION 32, TOWNSHIP 45 S.,
 RANGE 24 E., LEE COUNTY, FLORIDA

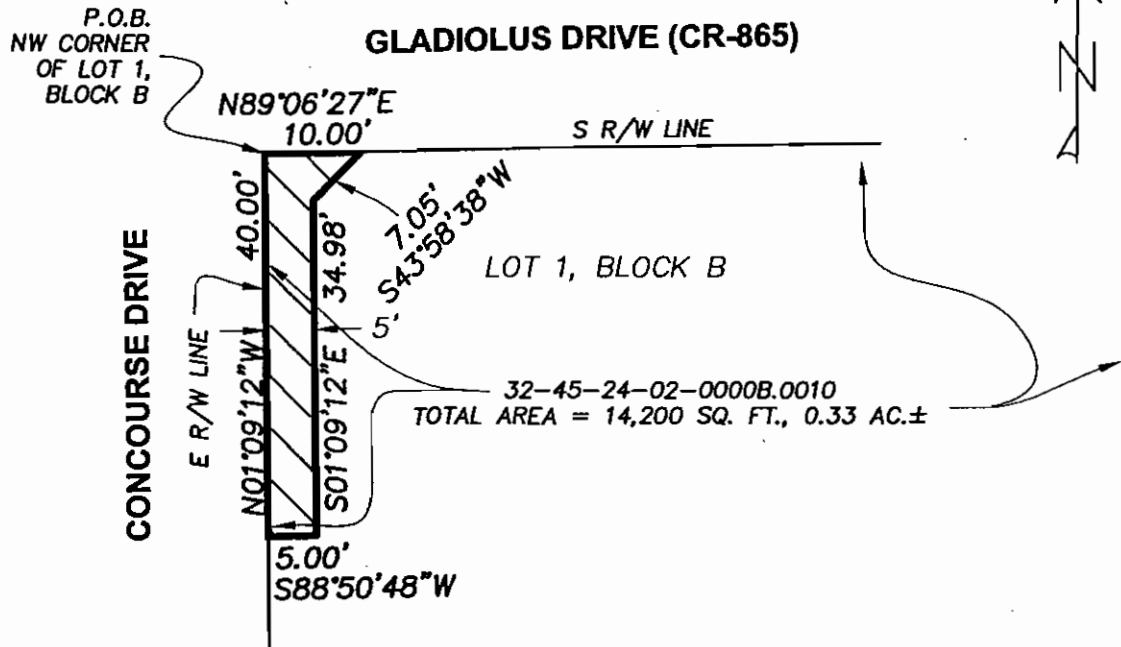
NOT A SURVEY
 SKETCH IS TO ACCOMPANY
 A LEGAL DESCRIPTION
 OF

DESIGNED BY A.W.P.	Date: 10/05	Disc: 20005	SHEET NO. 2 of 2
DRAWN BY D.O.K.	Date: 10/05	Scale: 1"=40'	
CHK'D. A.W.P.	Date: 10/05	050262701	

Exhibit "A"

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SE 1/4 OF THE NW 1/4 OF
SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA



PARCEL NO.: 23
 PROPERTY OWNER: MARY J. WASHINGTON

 REFERENCE: O.R.B. 1181/1868
 STRAP NO.: 32-45-24-02-0000B.0010
 AREA OF TAKE: 212 SQ. FT.
 AREA OF REMAINDER: 13,988 SQ. FT., 0.32 AC.±

- KEY:**
- AC. = ACRES
 - COR. = CORNER
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - O.R.B. = OFFICIAL RECORDS BOOK/PAGE
 - R/W = RIGHT-OF-WAY
 - SEC. = SECTION
 - SQ. FT. = SQUARE FEET

James N. Wilkison

 JAMES N. WILKISON (FOR THE FIRM LB6773)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 4876
 THIS 4th DAY OF May 2005.

NOTE:
 SEE SHEET 2 OF 2
 FOR DESCRIPTION

THIS IS NOT A SURVEY

JEFFREY C. COONER AND ASSOCIATES, INC.

SURVEYING AND MAPPING
 3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912
 PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SE 1/4 OF THE NW 1/4 OF SEC 32-45-24	DATE: 2/17/05	SCALE: 1"=20'
	PROJECT No: 020504	DWG No: 08_0010SKD1 SHEET: 1 OF 2

Exhibit "A"

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SE 1/4 OF THE NW 1/4 OF
SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

DESCRIPTION:

DESCRIPTION OF A PARCEL OF LAND SITUATED IN LOT 1, BLOCK B, LITTLE HARLEM PARK, AS RECORDED IN PLAT BOOK 9, PAGE 18, IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 1181, PAGE 1868, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE RUN N89°06'27"E, A DISTANCE OF 10.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865), SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1; THENCE RUN S43°58'38"W, A DISTANCE OF 7.05 FEET TO A LINE THAT IS 5.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF CONCOURSE DRIVE; THENCE RUN S01°09'12"E, A DISTANCE OF 34.98 FEET ALONG SAID LINE; THENCE RUN S88°50'48"W, A DISTANCE OF 5.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF CONCOURSE DRIVE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1; THENCE RUN N01°09'12"W, A DISTANCE OF 40.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 212 SQUARE FEET.

NOTE:
SEE SHEET 1 OF 2
FOR SKETCH

THIS IS NOT A SURVEY

JEFFREY C. COONER AND ASSOCIATES, INC.

SURVEYING AND MAPPING

3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912

PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SE 1/4 OF THE NW 1/4 OF SEC 32-45-24	DATE: 2/17/05	SCALE:
	PROJECT No: 020504	DWG No: 08_0010SKD1 SHEET: 2 OF 2

Exhibit "A"

DESCRIPTION

PARCEL 56

OF

A triangular shaped parcel or tract of land lying in and being a part of a parcel of land recorded in Official Record Book 3266 at Pages 1435-1436, Section 32, Township 45 South, Range 24 East, Official Records of Lee county Florida, said parcel or tract being described as follows:

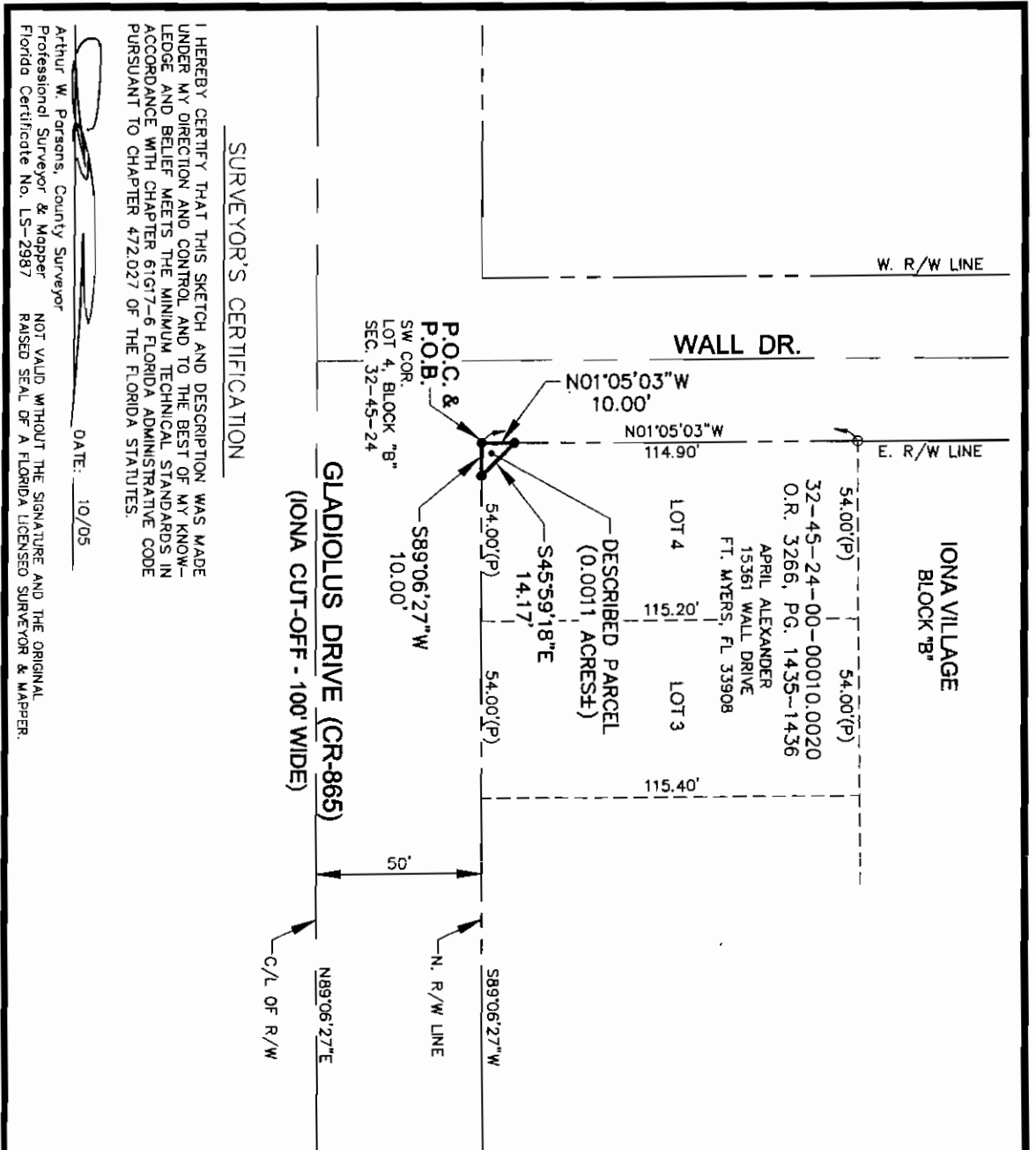
Commencing at the Point of Beginning at the southwest corner of the parcel of land lying in Section 32, Township 45 South, Range 24 East, Lee County, Florida and at the point of intersection of the north right of way line of Gladiolus Drive C.R. 865 and the east right of way line of Wall Drive, said parcel described and recorded in Official Record Book 3266 at Pages 1435-1436, aforesaid public records, thence run N 01° 05' 03" W along the east right of way line of Wall Drive for a distance of 10.00 feet ; thence (departing said right of way line) run S 45° 59' 18" E for a distance of 14.17 feet to a point on the north right of way line of Gladiolus Drive; thence run S 89° 06' 27" W for a distance of 10.00 feet to the point of beginning containing 50.03 square feet (0.0011 acres) more or less..

Bearings mentioned hereinabove are State Plane Coordinate for the Florida West Zone based on the centerline of Gladiolus Drive from Station 134+42.49 to Station 175+00.98 as being N 89° 06' 27"E.



Arthur W. Parsons, County Surveyor
Professional Surveyor and Mapper
Florida Certificate No. LS-2987

Exhibit "A"



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

Arthur W. Parsons, County Surveyor
Professional Surveyor & Mapper
Florida Certificate No. LS-2987

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

DATE: 10/05

LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORD
PG.	PAGE
SEC.	SECTION
COR.	CORNER
(D)	DEED
(C)	CALCULATED
(P)	PLAT
R/W	RIGHT OF WAY
C/L	CENTERLINE

NOTE:

BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE FOR THE FLORIDA WEST ZONE BASED ON THE CENTERLINE OF GLADIOLUS DRIVE FROM STATION 134+42.49 TO STATION 175+00.98 AS BEING N89°06'27"E.

NOT A SURVEY
SKETCH IS TO ACCOMPANY
A LEGAL DESCRIPTION
OF

A PARCEL OR TRACT OF LAND
LYING IN SECTION 32, TOWNSHIP 45 S.,
RANGE 24 E., LEE COUNTY, FLORIDA

		SHEET NO.
DEPARTMENT OF PUBLIC WORKS TRANSPORTATION DIVISION		
Designed by A.W.P.	Date: 10/05	2 of 2
Drawn by D.O.K.	Date: 10/05	
Checked by A.W.P.	Date: 10/05	
	Scale: 1"=40'	
	Disk 20005	
	050272701	

Exhibit "A"

DESCRIPTION


PARCEL 58

OF

A triangular shaped parcel or tract of land lying in and being a part of a parcel of land described and recorded in Official Record Book 3988 at Pages 3541-3542, Lee County Public Records, said parcel or tract lying in Section 32, Township 45 South, Range 24 East, Lee County, Florida, being described as follows:

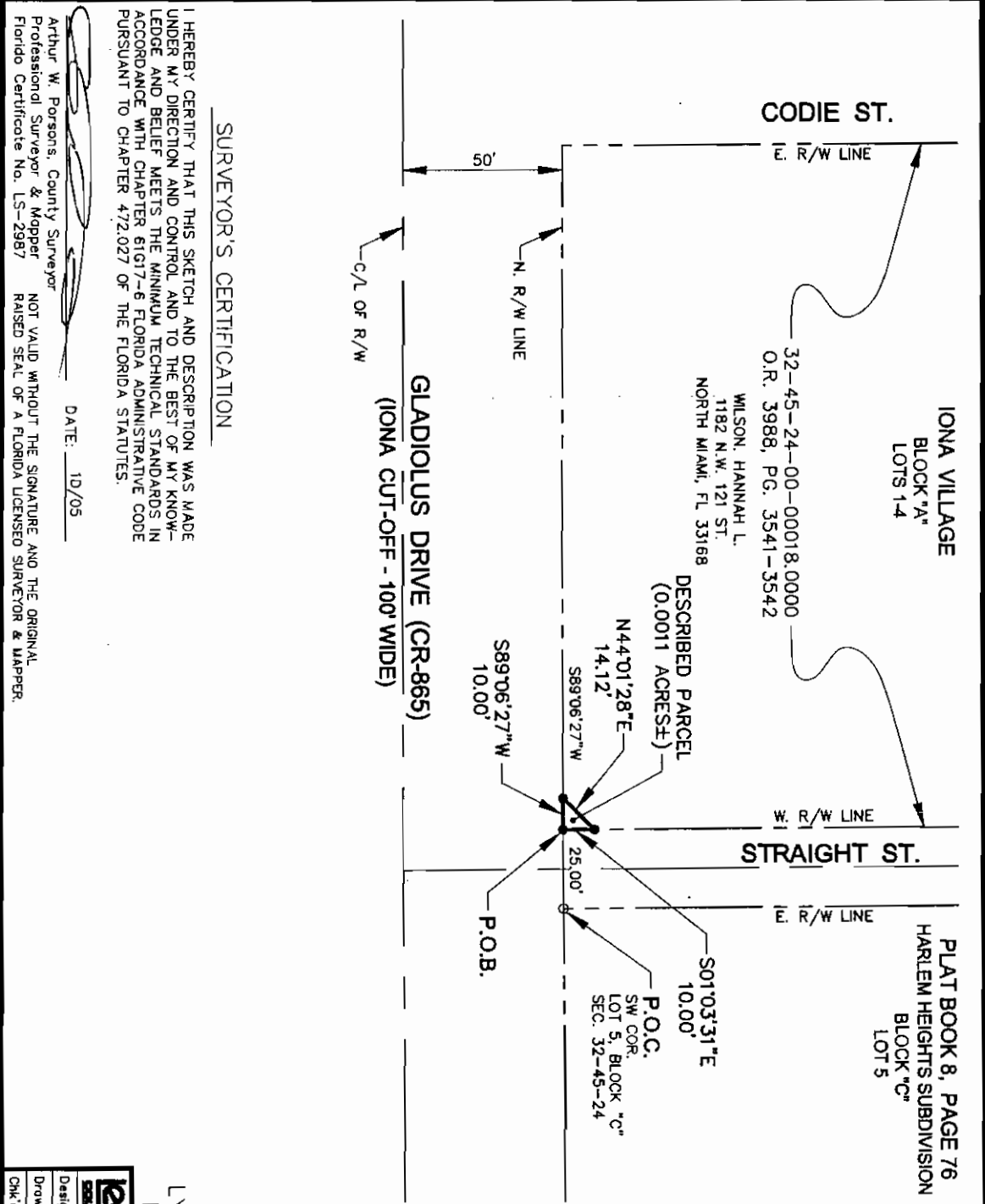
Commencing at the southwest corner of Lot 5, Block "C", Harlem Heights Subdivision, as shown in Plat Book 8, Page 76, Public Records of Lee County, Florida, said point being on the north right of way line Gladiolus Drive (IONA Cut-Off – 100 feet wide) and the east right of way line of "Straight Street" (25.00 feet wide); thence run S 89° 06' 27" W along the north right of way line of Gladiolus Drive for a distance of 25.00 feet to the Point of Beginning of the parcel or tract described herein; thence continue S 89° 06' 27" W along said north right of way line for a distance of 10.00 feet; thence (departing said right of way line) run N 44° 01' 28" E for a distance of 14.12 feet to a point on the west right of way line of Straight Street; thence run S 01° 03' 31" E along said right of way line for a distance of 10.00 to the Point of Beginning, containing 50.00 square feet (0.0011 acres) more or less..

Bearings mentioned hereinabove are based on a parcel or tract of land recorded in Official Record Book 3988, Pages 3541-3542, Public Records of Lee County, Florida showing the north right of way line Gladiolus Drive (IONA Cut-Off – 100 feet wide) as bearing S 89° 06' 27" W.



Arthur W. Parsons, County Surveyor
Professional Surveyor and Mapper
Florida Certificate No. LS-2987

Exhibit "A"



HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

SURVEYOR'S CERTIFICATION

Arthur W. Forsson, County Surveyor
 Professional Surveyor & Mapper
 Florida Certificate No. LS-2987

DATE: 10/05

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

LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORD
PG.	PAGE
SEC.	SECTION
COR.	CORNER
(D)	DEED
(C)	CALCULATED
(P)	PLAT
(R)	RIGHT OF WAY
C/L	CENTERLINE

NOTE:
 BEARINGS SHOWN HEREON ARE BASED ON O.R. 3988, PG. 3541-3542 SHOWING THE NORTH R/W LINE OF GLADIOLUS DRIVE AS BEARING S89°06'27"W.

NOT A SURVEY
 SKETCH IS TO ACCOMPANY
 A LEGAL DESCRIPTION

A PARCEL OR TRACT OF LAND
 LYING IN SECTION 32, TOWNSHIP 45 S.,
 RANGE 24 E., LEE COUNTY, FLORIDA

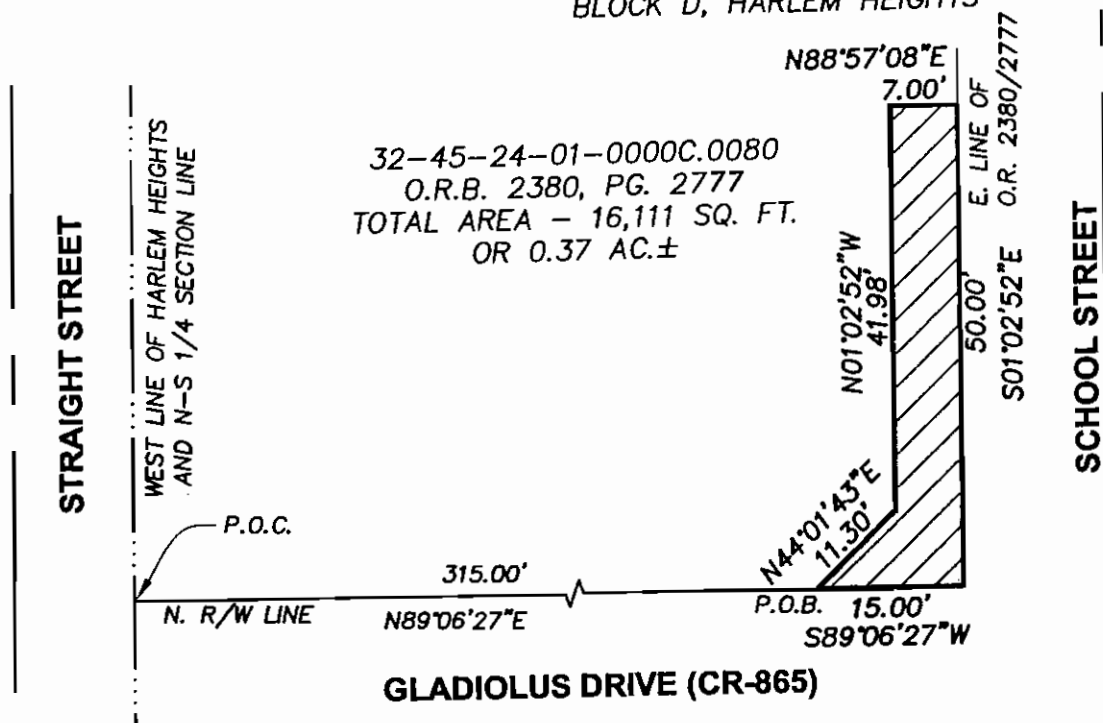
DEPARTMENT OF PUBLIC WORKS TRANSPORTATION DIVISION		SHEET NO.
Designed by A.W.P.	Date: 10/05	Disk 20005
Drawn by D.O.K.	Date: 10/05	Scale: 1"=40'
Chk'd: A.W.P.	Date: 10/05	050282701

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA



BLOCK D, HARLEM HEIGHTS



32-45-24-01-0000C.0080
O.R.B. 2380, PG. 2777
TOTAL AREA - 16,111 SQ. FT.
OR 0.37 AC.±

PARCEL NO.: 63
PROPERTY OWNER: JOE L. STEWART

REFERENCE: O.R.B. 2380 PG. 2777
STRAP NO.: 32-45-24-01-0000C.0080
AREA OF TAKE: 382 SQ. FT., 0.01 AC. MORE OR LESS
AREA OF REMAINDER: 15,729 SQ. FT. OR 0.36 AC. MORE OR LESS

KEY:
AC. - ACRES
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
O.R.B. - OFFICIAL RECORDS BOOK
SQ. FT. - SQUARE FEET

James N. Wlkison
JAMES N. WILKISON (FOR THE FIRM LB6773)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 4876
THIS 4th DAY OF April 2005.

NOTE:
SEE SHEET 2 OF 2
FOR DESCRIPTION

THIS IS NOT A SURVEY

COONER & ASSOCIATES, INC.

SURVEYING AND MAPPING
5670 ZIP DRIVE, FORT MYERS, FLORIDA 33905
PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24	DATE: 4/12/05	SCALE: 1"=20'
	PROJECT No: 020504	DWG No: 0c_0080SKD SHEET: 1 OF 2

Exhibit "A"

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SW 1/4 OF THE NE 1/4 OF
SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

DESCRIPTION:

DESCRIPTION OF A PARCEL OF LAND SITUATED IN LOT 12, BLOCK "D", HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2380, PAGE 2777, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID HARLEM HEIGHTS, ALSO BEING THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 32, AND THE NORTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865), THENCE RUN N89°06'27"E, A DISTANCE OF 315.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE RUN N44°01'43"E, A DISTANCE OF 11.30 FEET TO A POINT ON A LINE RUNNING 7 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2380, PAGE 2777; THENCE RUN N01°02'52"W, A DISTANCE OF 41.98 FEET ALONG SAID PARALLEL LINE; THENCE RUN N88°57'08"E, A DISTANCE OF 7.00 FEET TO SAID EAST LINE; THENCE RUN S01°02'52"E, A DISTANCE OF 50.00 FEET ALONG SAID EAST LINE; THENCE RUN S89°06'27"W, A DISTANCE OF 15.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE TO THE POINT OF BEGINNING.

CONTAINING 382 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

NOTE:
SEE SHEET 1 OF 2
FOR SKETCH

THIS IS NOT A SURVEY

JEFFREY C. COONER AND ASSOCIATES, INC.

SURVEYING AND MAPPING

3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912

PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING

DRAWN BY: JRF

CHECKED BY: J.N.W.

PARCEL DESCRIPTION:

TAKE PARCEL IN THE SW 1/4 OF
THE NE 1/4 OF SEC 32-45-24

DATE: 4/12/05

SCALE:

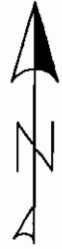
PROJECT No: 020504

DWG No: 0C_0080SKD

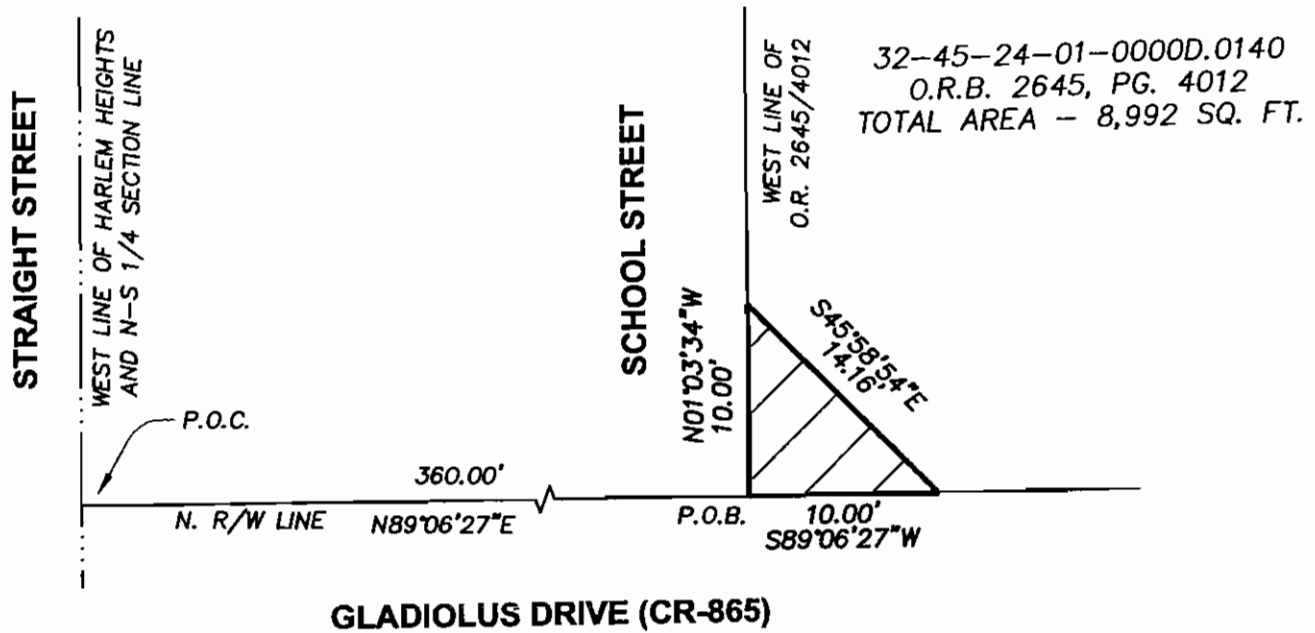
SHEET: 2 OF 2

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA



BLOCK D, HARLEM HEIGHTS



32-45-24-01-0000D.0140
O.R.B. 2645, PG. 4012
TOTAL AREA - 8,992 SQ. FT.

PARCEL NO.: 64
PROPERTY OWNER: WILLIAM T. WILSON

REFERENCE: O.R.B. 2645 PG. 4012
STRAP NO.: 32-45-24-01-0000D.0140
AREA OF TAKE: 50 SQ. FT.
AREA OF REMAINDER: 8942 SQ. FT.

KEY:
AC. - ACRES
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
O.R.B. - OFFICIAL RECORDS BOOK
SQ. FT. - SQUARE FEET

James N. Wilkison

JAMES N. WILKISON (FOR THE FIRM LB6773)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 4876
THIS 14th DAY OF Apr, 2005.

NOTE:
SEE SHEET 2 OF 2
FOR DESCRIPTION

THIS IS NOT A SURVEY

COONER & ASSOCIATES, INC.

SURVEYING AND MAPPING
5670 ZIP DRIVE, FORT MYERS, FLORIDA 33905
PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24	DATE: 4/13/05	SCALE: 1"=10'
	PROJECT No: 020504	DWG No: 0D_0140SKD SHEET: 1 OF 2

SKETCH OF DESCRIPTION

OF A PARCEL LYING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TWP 45 S, RGE 24 E, LEE COUNTY, FLORIDA

DESCRIPTION:

DESCRIPTION OF A PARCEL OF LAND SITUATED IN LOT 12, BLOCK "D", HARLEM HEIGHTS, AS RECORDED IN PLAT BOOK 8, PAGE 76, IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING A PART OF A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 2645, PAGE 4012, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID HARLEM HEIGHTS, ALSO BEING THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 32, AND THE NORTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865), THENCE RUN N89°06'27"E, A DISTANCE OF 360.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE RUN N01°03'34"W, A DISTANCE OF 10.00 FEET ALONG THE WEST LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2645, PAGE 4012; THENCE RUN S45°58'54"E, A DISTANCE OF 14.16 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE RUN S89°06'27"W, A DISTANCE OF 15.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 50 SQUARE FEET.

NOTE:
SEE SHEET 1 OF 2
FOR SKETCH

THIS IS NOT A SURVEY

JEFFREY C. COONER AND ASSOCIATES, INC.

SURVEYING AND MAPPING

3900 COLONIAL BLVD., SUITE 4, FORT MYERS, FLORIDA 33912

PHONE: (239)277-0722 FAX: (239)277-7179 EMAIL: SURVEYING@COONER.COM

CLIENT: LEE COUNTY D.O.T. ENGINEERING	DRAWN BY: JRF	CHECKED BY: J.N.W.
PARCEL DESCRIPTION: TAKE PARCEL IN THE SW 1/4 OF THE NE 1/4 OF SEC 32-45-24	DATE: 4/12/05	SCALE:
	PROJECT No: 020504	DWG No: 0D_0140SKD SHEET: 2 OF 2

Exhibit "B"

DESCRIPTION

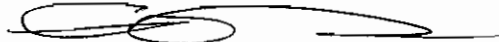
PARCEL 91

OF

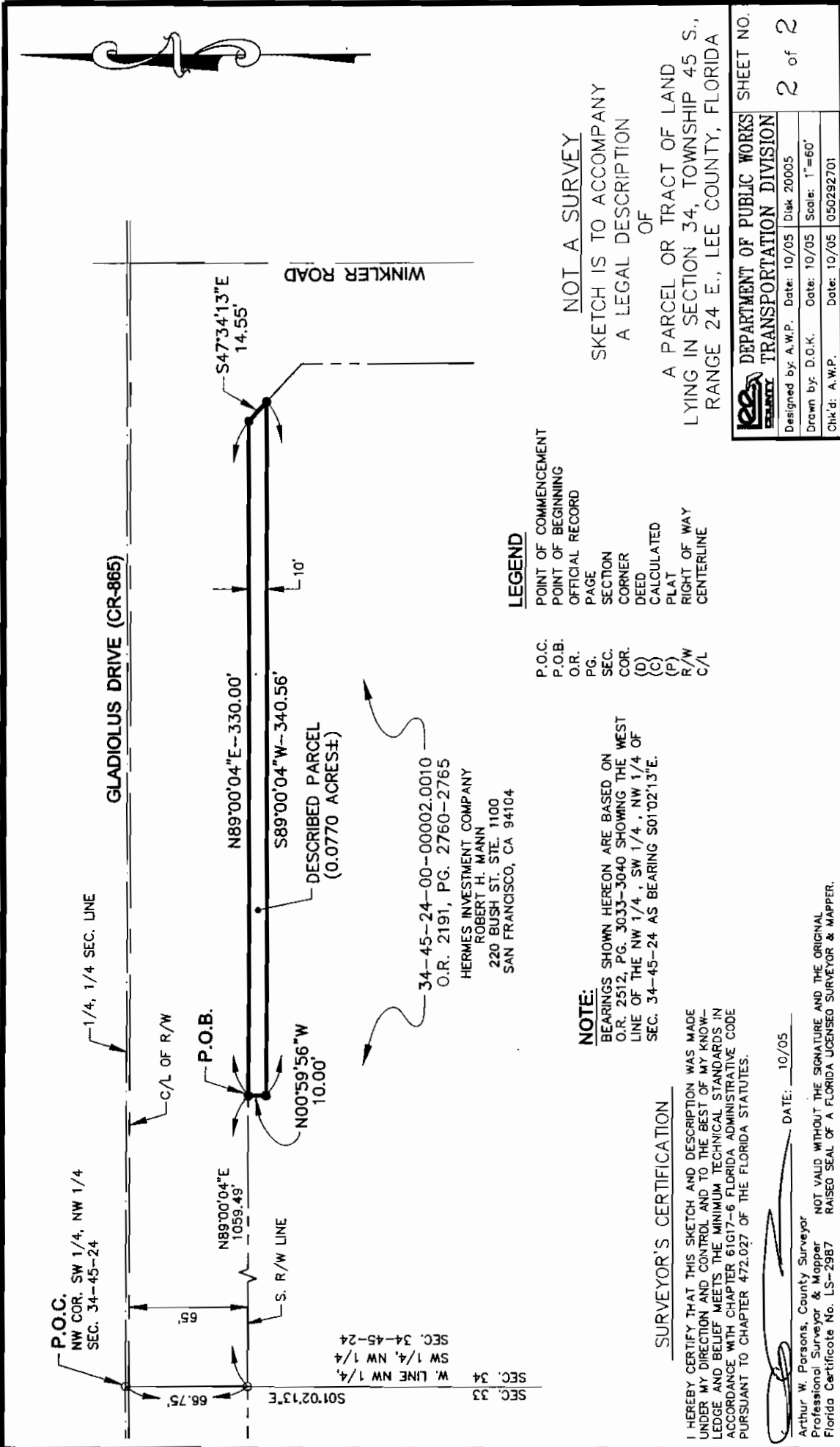
A parcel or tract of land lying in a parcel of land described and recorded in Official Record Book 2191 at Pages 2760-2765, Lee County Public Records, said parcel or tract lying in the northwest quarter (NW ¼) of Section 34, Township 45 South, Range 24 East, Lee County, Florida, being described as follows:

Commencing at the northwest corner of the southwest quarter (SW ¼) of the northwest quarter (NW ¼) of Section 34, Township 45 South, Range 24 East, Lee County, Florida, thence run S 01° 02' 13" E along the west line of the northwest corner of the southwest quarter (SW ¼) of the northwest quarter (NW ¼) of said section 34 a distance of 66.75 feet to the south right of way line of Gladiolus Drive (C R 865); thence run N 89° 00' 04" E along the south right of way line of Gladiolus Drive for a distance of 1059.49 Point of Beginning of the parcel or tract described herein; thence continue N 89° 00' 04" E along said south right of way line for a distance of 330.00 feet; thence run S 47° 34' 13" E for a distance of 14.55 feet; thence run S 89° 00' 04" W along a line 10.00 feet south of (as measured on a perpendicular) the south right of way line of Gladiolus Drive for a distance of 340.56 feet; thence run N 00° 59' 56" W for a distance of 10.00 feet to the Point of Beginning, containing 3353.57 square feet (0.0770 acres) more or less..

Bearings mentioned hereinabove are based on a parcel or tract of land recorded in Official Record Book 2512, Pages 3033-3040, Public Records of Lee County, Florida showing the west line of the northwest corner of the southwest quarter (SW ¼) of the northwest quarter (NW ¼) of said section 34, Township 45 South, Range 24 East, Lee County, Florida as bearing S 01° 02' 13" E.



Arthur W. Parsons, County Surveyor
Professional Surveyor and Mapper
Florida Certificate No. LS-2987



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORD
- PG. PAGE
- SEC. SECTION
- COR. CORNER
- DEED DEED
- (b) CALCULATED
- (c) PLAT
- (f) RIGHT OF WAY
- R/W CENTERLINE
- C/L

NOTE:

BEARINGS SHOWN HEREON ARE BASED ON O.R. 2512, PG. 3033-3040 SHOWING THE WEST LINE OF THE NW 1/4, SW 1/4, NW 1/4 OF SEC. 34-45-24 AS BEARING S01°02'13"E.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

Arthur W. Parsons, County Surveyor
 Professional Surveyor & Mapper
 Florida Certificate No. LS-2987
 DATE: 10/05

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

NOT A SURVEY
 SKETCH IS TO ACCOMPANY
 A LEGAL DESCRIPTION
 OF

A PARCEL OR TRACT OF LAND
 LYING IN SECTION 34, TOWNSHIP 45 S.,
 RANGE 24 E., LEE COUNTY, FLORIDA

DEPARTMENT OF PUBLIC WORKS SHEET NO. 2 of 2
 TRANSPORTATION DIVISION
 Designed by: A.W.P. Date: 10/05 Disk 20005
 Drawn by: D.O.K. Date: 10/05 Scale: 1"=60'
 Chk'd: A.W.P. Date: 10/05 050292701