

1. ACTION REQUESTED/PURPOSE: Approve the Resolution of Necessity for the acquisition and condemnation of the access rights to Parcels 13, 17, 18, 21, 22, and 32 required for the Gladiolus Drive Widening Project, No. 4083.

2. WHAT ACTION ACCOMPLISHES: Allows the County to proceed with condemnation, if necessary, so access rights to 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 A12A 5. Meeting Date: 02-07-2006

6. Agenda:	7. Requirement/Purpose: (specify)		8. Request Initiated:	
	<input checked="" type="checkbox"/> Statute	73,74,125,127		Commissioner
	<input type="checkbox"/> Ordinance			Department
	<input type="checkbox"/> Admin. Code			Division
	<input type="checkbox"/> Other			By: John Renner
<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Statute		Chief Assistant County Attorney	
<input checked="" type="checkbox"/> Administrative				
<input type="checkbox"/> Appeals				
<input type="checkbox"/> Public				
<input type="checkbox"/> Walk-On				

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 acquisition of access rights to parcels along Gladiolus Drive.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
			Co. Lands KF	[Signature]	Analyst RK 1/25	Risk 1/26/06	Grants 1/26/06	Mgr. 1/26/06	[Signature]

11. Commission Action:

Approved

Deferred

Denied

Other

CO. ATTY.
FORWARDED
1-25-06

RECEIVED BY
COUNTY ADMIN: [Signature]
1-25-06
3:41
COUNTY ADMIN
FORWARDED TO: [Signature]
1-26-06
4:20

**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, long range 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 as a result of the improvement of Gladiolus Drive to a four/six-lane divided roadway, vehicular ingress and egress to and from the properties described on Exhibit "A" will become dangerous. To protect the safety of the traveling public as well as persons attempting to enter and leave the properties described on Exhibit "A", the access rights to the property described in the attached Exhibit "A" are necessary for the Gladiolus Drive Widening Project and are being acquired to improve traffic flow and transportation safety, increased traffic flow for public as well as private vehicles. Exhibit "A" consists of Parcel 13, 17, 18, 21, 22, and 32.

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 access rights of the properties described in Exhibit AA@ to and from Gladiolus Drive 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 13

Lot 11, Block A, Little Harlem Park, a subdivision according to the plat thereof recorded in Plat Book 9, page 18, Public Records of Lee County, Florida.

Parcel 17

Lot 6, Block A, Little Harlem Park, a subdivision according to the plat thereof recorded in Plat Book 9, page 18, Public Records of Lee County, Florida.

Parcel 18

Lot 5, Block A, Little Harlem Park, a subdivision according to the plat thereof recorded in Plat Book 9, page 18, Public Records of Lee County, Florida.

Parcel 21

The West 42 feet of Lot 1, Block A, Little Harlem Park, a subdivision according to the plat thereof recorded in Plat Book 9, page 18, Public Records of Lee County, Florida.

Parcel 22

Lot 1, less the West 42 feet, Block A, Little Harlem Park, a subdivision according to the plat thereof recorded in Plat Book 9, page 18, Public Records of Lee County, Florida.

Parcel 32

Lot 2, Block E, Harlem Heights, a subdivision according to the plat thereof recorded in Plat Book 8, page 76, Public Records of Lee County, Florida.

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 11, BLOCK A, LITTLE HARLEM PARK
 AS RECORDED IN PLAT BOOK 9, PAGE 18
 SECTION 32 TOWNSHIP 45 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA

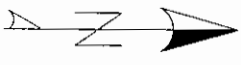
NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0006773.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND OCCUR TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
5. THERE ARE NO USABLE ENCROACHMENTS OTHER THAN THOSE SHOWN, AND THE SQUARE FEET OF ENCROACHMENTS ARE SUBJECT TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCELS.
6. THIS SURVEY DOES NOT REFLECT CHEMICAL CHARACTERISTICS OF THE SURVEYED PARCEL.
7. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
8. BEARINGS SHOWN ON THIS SURVEY MAP ARE BASED ON THE SOUTH LINE OF GLADIOLUS DRIVE AS BEING N89°06'27"E, ESTABLISHED BY MONUMENTATION FOUND AND LOCATED. ALL BEARINGS SHOWN ARE STATE PLANE COORDINATE '83/'90 ADJUSTMENT.
9. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
10. DIMENSIONS SHOWN ARE CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
11. SURVEYED PARCEL CONTAINS 5000 SQUARE FEET OR 0.11 ACRES.
12. MORE OR LESS FIELD WORK: 3-04-05, FIELD BOOK 79, PAGE 76 AND FIELD BOOK 87 PAGE 18.
13. DATE OF LAST FIELD WORK: 3-04-05, FIELD BOOK 79, PAGE 76 AND FIELD BOOK 87 PAGE 18.
14. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
15. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
16. ANY ADJOINING DEED TIES ARE FOR INFORMATIONAL PURPOSES ONLY.
17. ANY ADJOINING DEED TIES MADE BY A SURVEYOR AND A GEODETIC SURVEY BENCHMARK "1924" ELEVATION 7.02' (N.G.D.) 1920
18. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 125095 0235 C MAP REVISED NOVEMBER 4, 1992.
19. THE CONTROL USED TO PREPARE THIS LOT SURVEY WAS RECOVERED BETWEEN 1/2003 AND 3/2005 IN PREPARING A SURVEY FOR THE GLADIOLUS DRIVE WIDENING PROJECT FOR LEE COUNTY BY THIS FIRM.

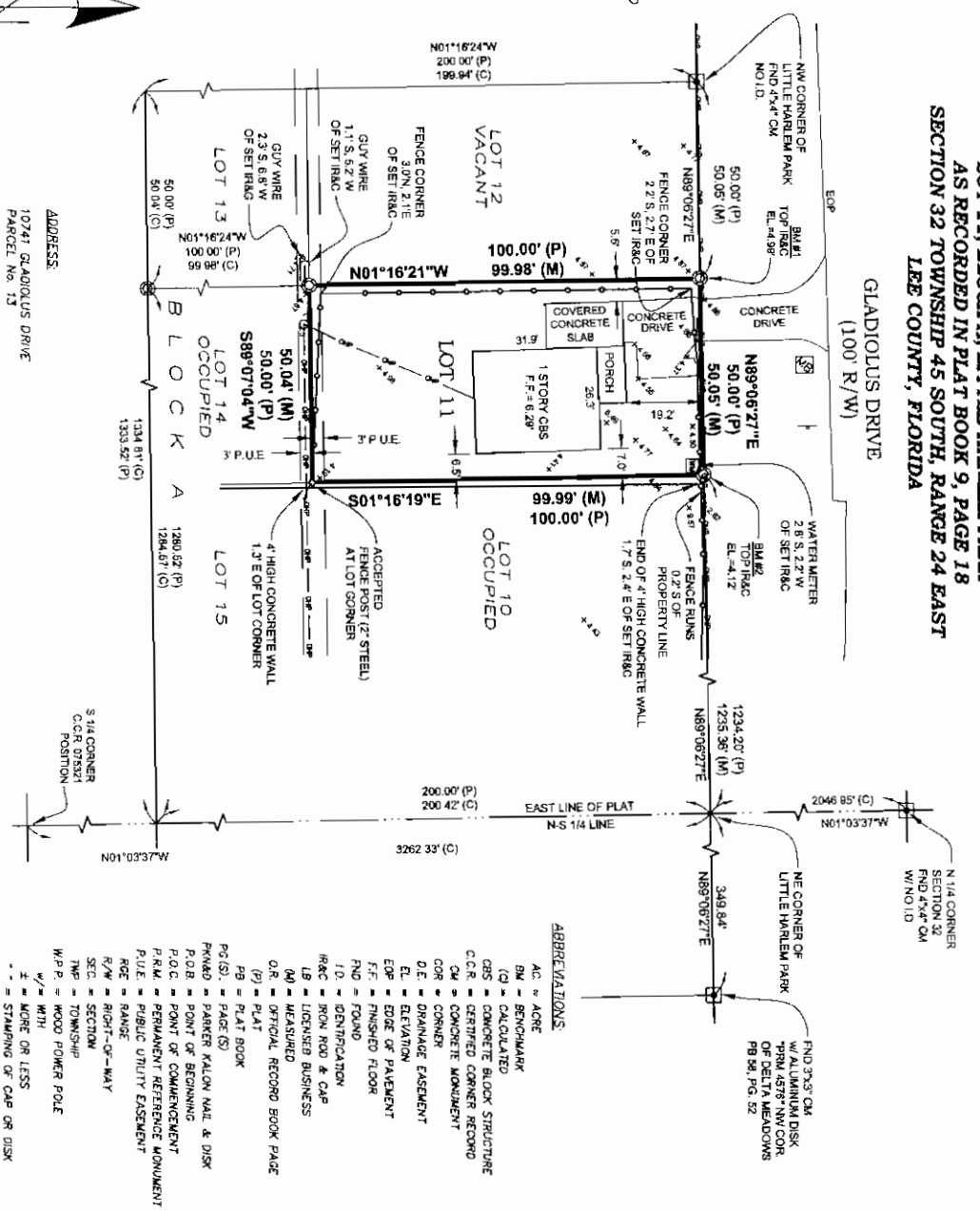
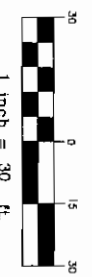
LEGEND:

- ☐ MAIL BOX
- ☐ OVERHEAD POWER
- ☐ POWER POLE
- ☐ SEMI MANHOLE
- ☐ SEMI VALVE
- ☐ SIGN SINGLE POST
- ☐ TELEPHONE RISER
- ☐ WATER METER
- ☐ WATER VALVE
- ☐ SET PKWAD "LB 6773"
- ☐ WOOD POWER POLE
- ☐ GUY WIRE
- ☐ CATCH BASIN
- ☐ CENTERLINE
- ☐ ELECTRICAL BOX
- ☐ ELECTRIC METER
- ☐ EXISTING ELEVATION
- ☐ FENCE - BARBED WIRE
- ☐ FENCE - CHAIN LINK
- ☐ FENCE - WOOD
- ☐ FIRE HYDRANT
- ☐ SET 5/8" IRAC "LB 6773"
- ☐ GUY WIRE

JEFFREY C. COONER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4052
 (FOR THE FIRM - LB 6773)
 THIS DAY OF MARCH 2005



NOTE:
 ALL LOTS SHOWN
 ARE IN BLOCK A



ADDRESS:
 10741 GLADIOLUS DRIVE
 PARCEL No. 13

ABBREVIATIONS:
 AC. = ACRE
 BM = BENCHMARK
 (C) = CALCULATED
 CBS = CONCRETE BLOCK STRUCTURE
 C.C.R. = CERTIFIED CORNER RECORD
 CM = CONCRETE MONUMENT
 COR = CORNER
 DE = DRAINAGE EASEMENT
 EL. = ELEVATION
 EOP = EDGE OF PAVEMENT
 F.F. = FINISHED FLOOR
 FND = FOUND
 I.D. = IDENTIFICATION
 IRAC = IRON ROD & CAP
 LB = LICENSED BUSINESS
 (M) = MEASURED
 O.R. = OFFICIAL RECORD BOOK PAGE
 (P) = PLAT
 PB = PLAT BOOK
 Pg(S). = PAGE(S)
 PKWAD = PARKER KALON NAIL & DISK
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.R.M. = PERMANENT REFERENCE MONUMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 R/OE = RANGE
 R/W = RIGHT-OF-WAY
 SEC. = SECTION
 TWP = TOWNSHIP
 W/P = WOOD POWER POLE
 W/M = WITH
 ± = MORE OR LESS
 * = STAMPING OR CAP OR DISK

COONER & ASSOCIATES, INC.
 SURVEYING AND MAPPING
 5670 ZIP DRIVE, FORT MYERS, FLORIDA 33905
 TELEPHONE: 239.277.0722 FAX: 239.277.1719 EMAIL: SURVEYING@COONER.COM

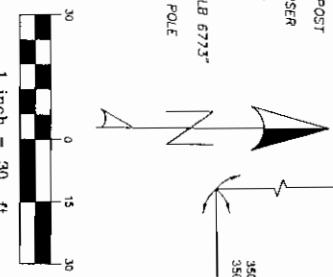
COUNTY:	LEE	DWG DATE:	3/18/05	REVISION:		DATE:	
SEC.:	32, T45S, R24E	SURVEY DATE:	3/07/05	BOND, TITLE CERTIFICATION:			
PROJECT NO.:	220604	DRAWN BY:	JCP				
DRAWING NO.:	PARCEL 13 (LOT 11)	CHECKED BY:	J.C.C.				

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 5, BLOCK A, LITTLE HARLEM PARK
 AS RECORDED IN PLAT BOOK 9, PAGE 18
 SECTION 32 TOWNSHIP 45 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA

- NOTES:
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0066773.
 2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED.
 3. THIS SURVEY IS LIMITED TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
 5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
 6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 7. THIS SURVEY DOES NOT REFLECT CHEMICAL CHARACTERISTICS OF THE SURVEYED PARCEL.
 8. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
 9. BEARINGS SHOWN ON THIS SURVEY MAP ARE BASED ON THE SOUTH LINE OF GLADIOLUS DRIVE AS BEING N89°06'27"E, ESTABLISHED BY PLAT BOOK 9, PAGE 18 AND LOCATED. ALL BEARINGS SHOWN ARE STATE PLATE CONDITIONS AND ADJUSTMENT.
 10. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 11. DIMENSIONS SHOWN ARE CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
 12. SURVEYED PARCEL CONTAINS 5000 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.
 13. DATE OF LAST FIELD WORK: 3-04-05; FIELD BOOK 79, PAGE 77.
 14. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PASSES SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 15. ANY ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS NOTED ON THIS SURVEY.
 16. ANY ADJUTING BEARINGS ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJUTING LANDS.
 17. ELEVATIONS SHOWN HEREON ARE BASED ON A COASTAL AND GEODETIC SURVEY BENCHMARK "M2945" ELEVATION 7.02' (N.G.V.D. 1929).
 18. SURVEY PARCEL IS LOCATED IN FLOOD ZONE A10 (ELEV. 8.00') BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 125099 0325 C. MAP REVISED NOVEMBER 4, 1992.
 19. THE CONTROL USED TO PREPARE THIS LOT SURVEY WAS RECOVERED BETWEEN 1/2003 AND 3/2005 IN PREPARING A SURVEY FOR THE GLADIOLUS DRIVE WIDENING PROJECT FOR LEE COUNTY BY THIS FIRM.

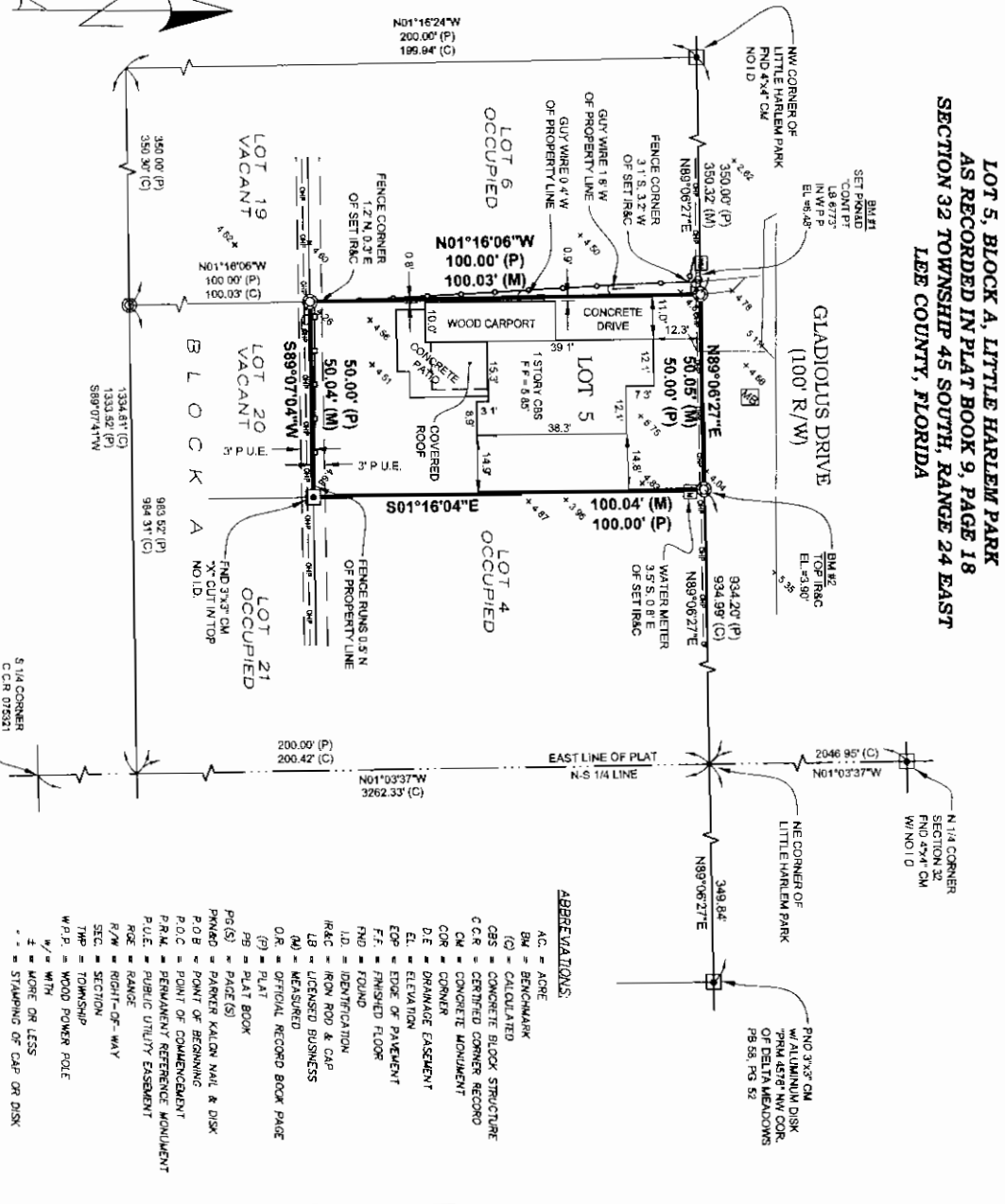
- LEGEND:
- ☐ CATCH BASIN
 - CENTERLINE
 - ☐ ELECTRICAL BOX
 - ⊕ ELECTRIC METER
 - ⊕ EXISTING ELEVATION
 - FENCE - BARBED WIRE
 - FENCE - CHAIN LINK
 - FENCE - WOOD
 - ⊕ FIRE HYDRANT
 - ⊕ SET 5/8" IRDC "LB 6773"
 - ⊕ GUY WIRE
 - ☐ MAIL BOX
 - OVERHEAD POWER
 - ☐ POWER POLE
 - ⊕ SEWER MANHOLE
 - ⊕ SEWER VALVE
 - ⊕ SIGN SINGLE POST
 - ⊕ TELEPHONE RISER
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ SET PAVED "LB 6773"
 - ⊕ WOOD POWER POLE



NOTE:
 ALL LOTS SHOWN ARE IN BLOCK A

ADDRESS:
 10871 GLADIOLUS DRIVE
 PARCEL NO. 18

COONER & ASSOCIATES, INC.
 SURVEYING AND MAPPING
 5870 ZIP DRIVE, FORT MYERS, FLORIDA 33905
 TELEPHONE: 239.277.0722 FAX: 239.277.1719 EMAIL: SURVEYING@COONER.COM



ABBREVIATIONS:

- AC. = ACRE
- BM = BENCHMARK
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- C.C.R. = CERTIFIED CORNER RECORD
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- EL. = ELEVATION
- EOP = EDGE OF PAVEMENT
- F.F. = FINISHED FLOOR
- FND = FOUND
- I.D. = IDENTIFICATION
- IR&C = IRON ROD & CAP
- LB = LICENSED BUSINESS
- (M) = MEASURED
- OR. = ORIGINAL RECORD BOOK PAGE
- (P) = PLAT
- PS (S) = PAGE(S)
- PKWD = PARKER KALON NAIL & DISK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- RGE = RANGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- THP = TOWNSHIP
- W.P.P. = WOOD POWER POLE
- ± = WITH
- ± = MORE OR LESS
- ± = STAMPING OF CAP OR DISK

COUNTY:	LEE	DWG. DATE:	3/16/05	REVISION:		DATE:	
SEC.:	32, 7455, R24E	SURVEY DATE:	3/04/05	ROUND, TOPO, CERTIFICATION:		DATE:	
PROJECT NO.:	020664	DRAWN BY:	JRF				
DRAWING NO.:	PARCEL 16 (LOT 5)	CHECKED BY:	J.C.C.				

BOUNDARY AND TOPOGRAPHIC SURVEY
 LOT 5, BLOCK A, LITTLE HARLEM PARK
 AS RECORDED IN PLAT BOOK 9, PAGE 18
 532, 7455, R24E, LEE COUNTY, FLORIDA

FOR: LEE COUNTY PUBLIC WORKS

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 1, LESS THE WEST 42 FEET, BLOCK A, LITTLE HARLEM PARK
 AS RECORDED IN PLAT BOOK 9, PAGE 18
 SECTION 32 TOWNSHIP 45 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA

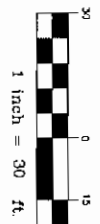
NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0068773.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN ON THIS SURVEY.
5. THE SURVEYOR HAS NOT MADE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
7. THIS SURVEY DOES NOT REFLECT CHEMICAL CHARACTERISTICS OF THE SURVEYED PARCEL.
8. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
9. BEARINGS SHOWN ON THIS SURVEY MAP ARE BASED ON THE SOUTH LINE OF GLADIOLUS DRIVE AS BEING N89°08'27"E, ESTABLISHED BY MONUMENTATION FOUND AND LOCATED. ALL BEARINGS SHOWN ARE STATE PLANE COORDINATE 83/90 ADJUSTMENT.
10. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
11. DISTANCES SHOWN ARE CALCULATED FROM THE CENTER LINE UNLESS OTHERWISE NOTED.
12. SURVEYED PARCEL CONTAINS 5001 SQUARE FEET OR 0.11 ACRES; MORE OR LESS.
13. DATE OF LAST FIELD WORK: 3-04-05; FIELD BOOK 79, PAGE 77.
14. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
15. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
16. ANY ADJOINING DEED GIES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
17. ELEVATIONS SHOWN HEREON ARE BASED ON A COASTAL AND GEODETIC SURVEY BENCHMARK MARK 2425 ELEVATION 742.10 (N.C. 70, 1993) BASED ON FLOOD INSURANCE RATE MAP IN FLOOD ZONE 1 (0.5 TO 1.0) BASED ON REVISED NOVEMBER 4, 1992.
18. EAST 42 FEET OF LOT 1 SHOWN PER ARTICLE OF AGREEMENT RECORDED IN O.R. BOOK 1830, PAGE 3992. NO DOCUMENTATION FOUND SHOWING TRANSFER OF TITLE RELATIVE TO THIS DESCRIPTION IN TITLE WORK PROVIDED BY LEE COUNTY DIVISION OF COUNTY LANDS.

LEGEND:

- ☒ MAIL BOX
- ☒ OVERHEAD POWER
- ☒ POWER POLE
- ☒ SEWER MANHOLE
- ☒ SEWER VALVE
- ☒ SIGN SINGLE POST
- ☒ TELEPHONE RISER
- ☒ WATER METER
- ☒ WATER VALVE
- ☒ WOOD POWER POLE
- ☒ GUY WIRE
- ☒ FENCE - BARBED WIRE
- ☒ FENCE - CHAIN LINK
- ☒ FENCE - HOOGWIRE
- ☒ FIRE HYDRANT
- ☒ SET 5/8" IRAC 1B 6773"
- ☒ SET PKR&D 1B 6773"
- ☒ CENTERLINE
- ☒ ELECTRICAL BOX
- ☒ ELECTRICAL METER
- ☒ EXISTING ELEVATION
- ☒ FENCE - CHAIN LINK
- ☒ FENCE - HOOGWIRE
- ☒ FIRE HYDRANT
- ☒ SET 5/8" IRAC 1B 6773"
- ☒ SET PKR&D 1B 6773"
- ☒ GUY WIRE
- ☒ WOOD POWER POLE

JEFFREY C. COONER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4052
 (FOR THE FIRM - LB 6773)
 THIS 27th DAY OF MARCH 2005

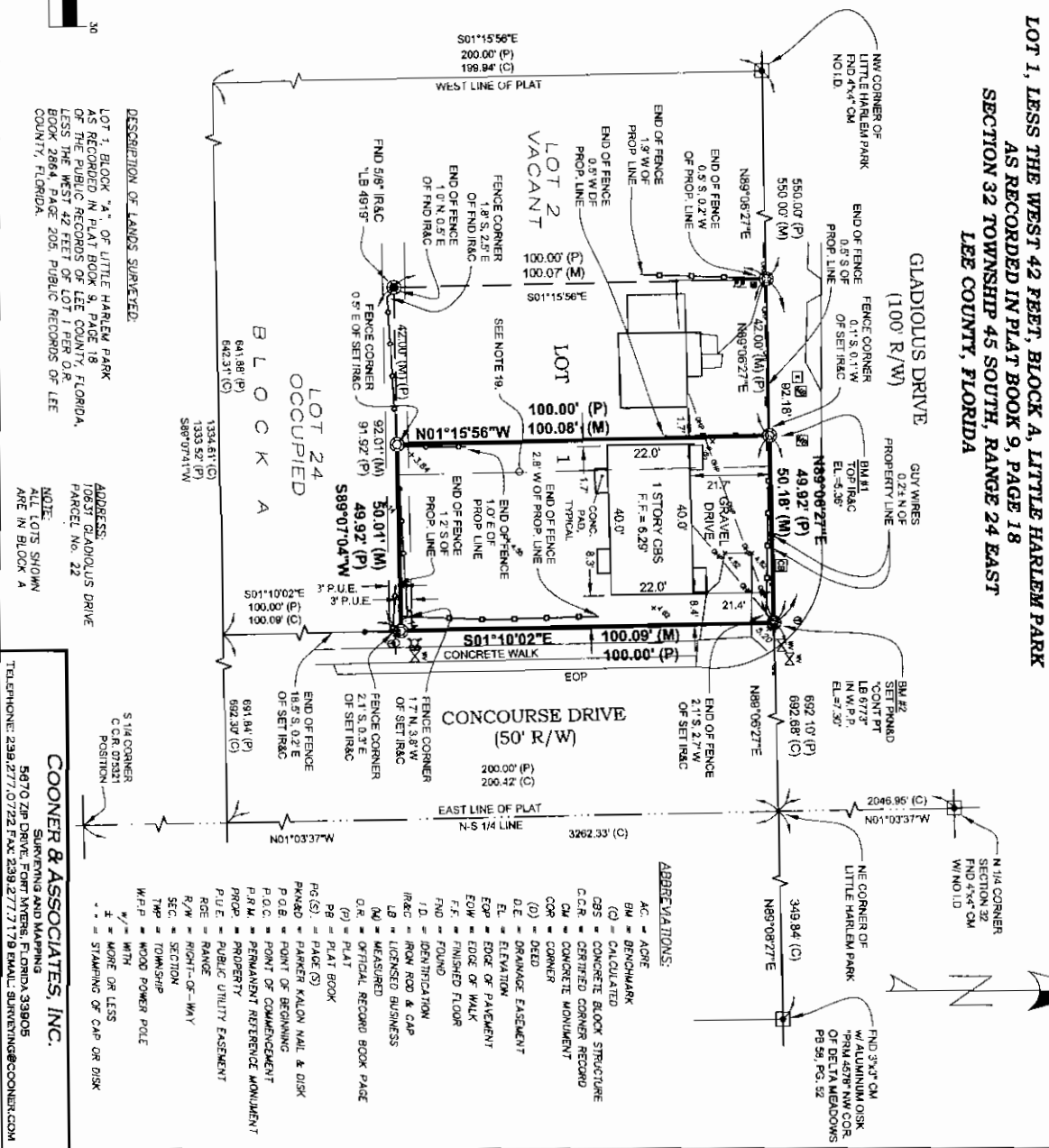


DESCRIPTION OF LANDS SURVEYED:
 LOT 1, BLOCK "A", OF LITTLE HARLEM PARK AS RECORDED IN PLAT BOOK 9, PAGE 18 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS THE WEST 42 FEET OF LOT 1 PER O.R. BOOK 2864, PAGE 205, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

ADDRESS:
 10831 GLADIOLUS DRIVE
 PARCEL NO. 22

NOTE:
 ALL QTS SHOWN ARE IN BLOCK A

COONER & ASSOCIATES, INC.
 SURVEYING AND MAPPING
 5870 ZIP DRIVE, FORT MYERS, FLORIDA 33905
 TELEPHONE: 239.277.0722 FAX: 239.277.1719 EMAIL: SURVEYING@COONER.COM



ABBREVIATIONS:

- AC = ADRE
- BM = BENCHMARK
- CB = CALCULATED
- CBS = CONCRETE BLOCK STRUCTURE
- C.C.R. = CARRIED CORNER RECORD
- CM = CONCRETE MONUMENT
- CCR = CORNER
- (D) = DEED
- DE = DRAINAGE EASEMENT
- EL = ELEVATION
- EOP = EDGE OF PAYMENT
- EQW = EDGE OF WALK
- F.F. = FINISHED FLOOR
- FND = FOUND
- ID = IDENTIFICATION
- IRAC = IRON ROD & CAP
- LB = LICENSED BUSINESS
- (M) = MEASURED
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- (P) = PLAT
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- PB(S) = PAGE(S)
- PK&D = PARKER KALON NAIL & DISK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROBERTY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/OE = RANGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- TWP = TOWNSHIP
- W.F.P. = WOOD POWER POLE
- W/M = WITH
- * = MORE OR LESS
- ** = STAMPING OF CAP OR DISK

COUNTY:	LEE	SPW DATE:	3/18/05	REVISION:	DATE:	FOR:
SEC.:	32, T45S, R24E	SURVEY DATE:	3/18/05	BOARD, TYP., CERTIFICATION:	3-18	
PROJECT NO.:	02504	DRAWN BY:	J.C.C.			
DRAWING NO.:	PARCEL 22 (LOT 1)	CHECKED BY:	J.C.C.			

BOUNDARY AND TOPOGRAPHIC SURVEY
 LOT 1, LESS THE WEST 42 FEET, BLOCK A
 LITTLE HARLEM PARK
 S32, T45S, R24E, LEE COUNTY, FLORIDA

LEE COUNTY PUBLIC WORKS

BOUNDARY AND TOPOGRAPHIC SURVEY

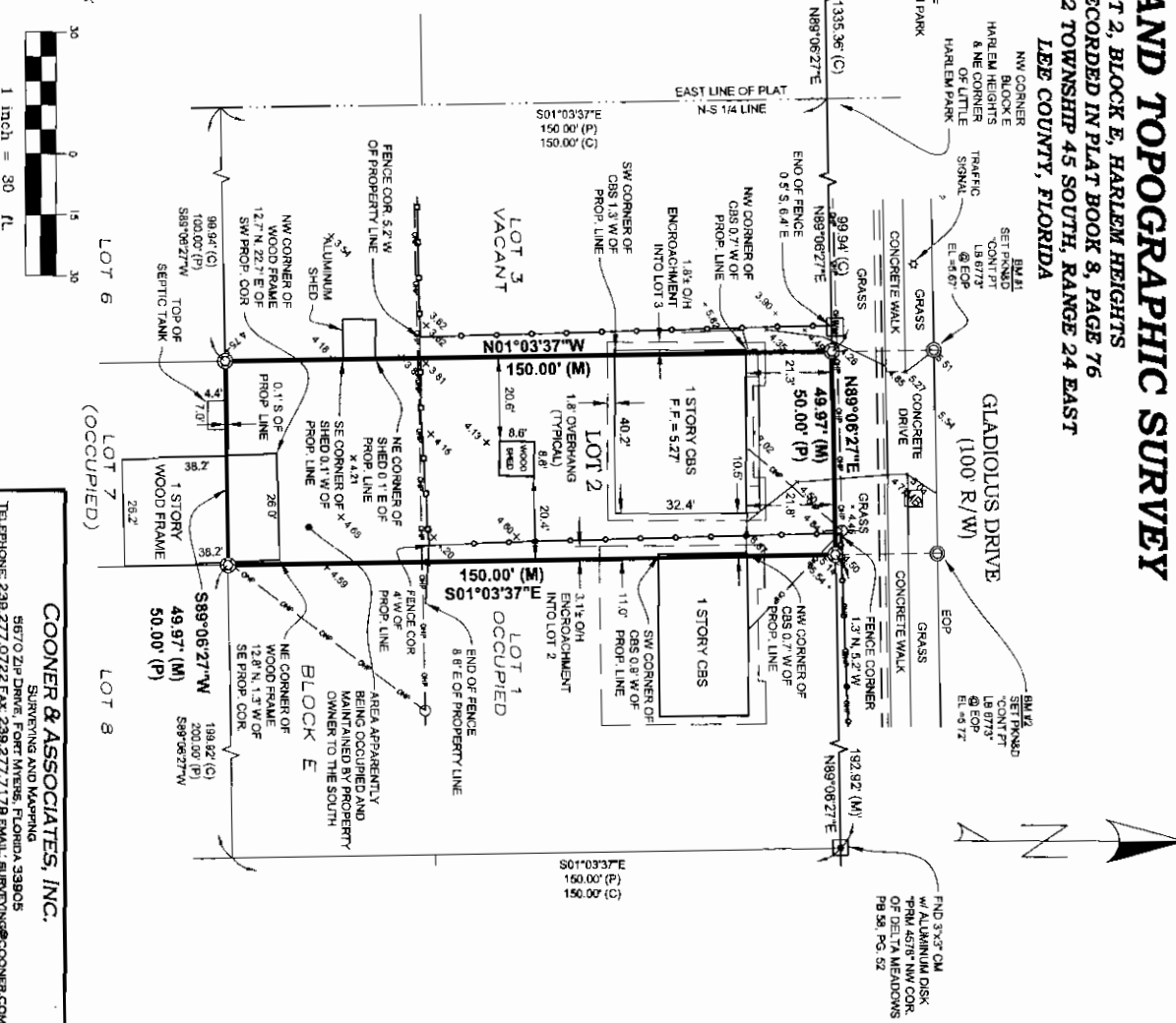
LOT 2, BLOCK E, HARLEM HEIGHTS
 AS RECORDED IN PLAT BOOK 8, PAGE 76
 SECTION 32 TOWNSHIP 45 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA

- NOTES:
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF JEFFREY C. COONER AND ASSOCIATES, INC. IS LB-0008773.
 2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
 3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
 5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 7. THE SURVEY PLACES DO NOT REFLECT CHEMICAL CHARACTERISTICS OF THE SURVEYED AREAS.
 8. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
 9. BEARINGS SHOWN ON THIS SURVEY MAP ARE BASED ON THE SOUTH LINE OF GLADIOLUS DRIVE AS BEING N89°06'27"E, ESTABLISHED BY MONUMENTATION FOUND AND LOCATED. ALL BEARINGS SHOWN ARE STATE PLANE COORDINATE 83/90 ADJUSTMENT.
 10. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
 11. DIMENSIONS SHOWN ARE CALCULATED FROM FIELD TIES UNLESS NOTED.
 12. SURVEYED PARCEL CONTAINS 7500 SQUARE FEET OR 0.17 ACRES.
 13. DATE OF LAST FIELD WORK: J-04-05; FIELD BOOK 79, PAGE 78 AND FIELD BOOK 87 PAGE 18.
 14. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 15. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
 16. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY".
 17. NO SURVEY WAS MADE OF ADJOINING LANDS.
 18. ELEVATIONS SHOWN HEREON ARE BASED ON A COASTAL AND GEODETIC SURVEY BENCHMARK "2245" ELEVATION 7.02' (N.G.V.D. 1928).
 19. SURVEY PANEL IS LOCATED IN FLOOD ZONE A10 (ELEV. 8.00') BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 125095 0325 C. MAP REVISED NOVEMBER 4, 1992.

- LEGEND:
- ☐ CATCH BASIN
 - CENTERLINE
 - ⊞ ELECTRICAL BOX
 - EXISTING ELEVATION
 - FENCE - BARBED WIRE
 - FENCE - CHAIN LINK
 - FENCE - HOG WIRE
 - ⊞ FIRE HYDRANT
 - ↓ GUY WIRE
 - ⊞ MAIL BOX
 - OVERHEAD POWER LINE
 - ⊞ POWER POLE
 - ⊞ SEWER MANHOLE
 - ⊞ SEWER VALVE
 - ⊞ SIGN SINGLE POST
 - ⊞ TELEPHONE RISER
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ SET 5/8" IRAC "LB 6773"
 - ⊞ SET PINKED "LB 6773"

JEFFREY C. COONER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4052
 (FOR THE FIRM - LB 6773)
 THIS DAY OF June 2005

- ABBREVIATIONS:
- BM = BENCHMARK
 - CBS = CONCRETE BLOCK STRUCTURE
 - COR = CORNER
 - EL = ELEVATION
 - EOP = EDGE OF PAVEMENT
 - F.F. = FINISHED FLOOR
 - FO = FOUND
 - ID = IDENTIFICATION
 - IRAC = IRON ROD & CAP
 - LB = LICENSED BUSINESS
 - M = MEASURED
 - O.R. = OFFICIAL RECORD
 - (P) = PLAT
 - PB = PLAT BOOK
 - PG(S) = PAGE(S)
 - P.M. = PERMANENT REFERENCE MONUMENT
 - PROP = PROPERTY
 - R/W = RIGHT-OF-WAY
 - w/ = WITH
 - + = MORE OR LESS
 - = STAMPING OF CAP OR DISK



1 of 1	BOUNDARY AND TOPOGRAPHIC SURVEY LOT 2 BLOCK E, HARLEM HEIGHTS AS RECORDED IN PLAT BOOK 8, PAGE 76 S32, T46S, R24E, LEE COUNTY, FLORIDA	COUNTY: LEE	DATE: 3/18/05	REVISION:	DATE:	FOR:
		SEC.: 32, T46S, R24E	SURVEY DATE: 3/07/05			LEE COUNTY PUBLIC WORKS
		PROJECT NO.: 025504	DRAWN BY: JFC			
		DRAWING NO.: PARCEL 32 (LOT 2)	CHECKED BY: J.C.C.			

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