

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

Blue Sheet No. 20060031-UTL

**1. Action Requested/Purpose:**

Approve final acceptance by Resolution and recording of one (1) utility easement as a donation of one (1) 10" diameter fire line and a force main extension serving 2200 Bruner Lane to provide fire protection and sanitary sewer service to the recently constructed commercial building. This is a developer contributed asset project located at the southeast corner of Bruner Lane approximately 4,700' east of S. Tamiami Trail.

**2. What Action Accomplishes:**

Places the fire line and force main into operation and complies with the Lee County Utilities Operations Manual.

**3. Management Recommendation:**

Approval.

**4. Departmental Category: 10 -**

**CIOC**

**5. Meeting Date:**

**02-14-2006**

**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 1/26/06

**9. Background:**

Fire lines and single 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 of the fire line have been completed. Satisfactory pressure testing of the force main has been completed.  
 Record Drawings have been provided.  
 Engineer's Certification of Completion has been provided---copy attached.  
 Project location map---copy attached.  
 Warranty has been provided---copy attached.  
 Waiver of Lien has been provided---copy attached.  
 Certification of Contributory Assets has been provided---copy attached.  
 100% of the connection fees have been paid.  
 Potable Water Service is provided by Lee County Utilities via existing infrastructure within the Bruner Lane right-of-way.  
 Funds are available for recording fees in account number OD5360748700.504930.

SECTIONS 25 TOWNSHIP 45S RANGE 24E DISTRICT # 5 COMMISSIONER ALBION

**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.	
<u>J. Lavender</u> Date: <u>1-27-06</u>	N/A	N/A	<u>T.O.</u> T. Osterhout Date: <u>1/26</u>	<u>S. Covert</u> Date: <u>1/26/06</u>	<u>Analyst</u> <u>1/30/06</u>	<u>Risk</u> <u>1/30/06</u>	<u>Grants</u> <u>1/30/06</u>	<u>Mgr.</u> <u>1/30/06</u>	<u>J. Lavender</u> Date: <u>1-27-06</u>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: PM  
 1-27-06  
 4:21  
 COUNTY ADMIN FORWARDED TO: 7/2/06  
10:11

Rec. by CoAtty  
 Date: 1/27/06  
 Time: 3:10pm  
 Forwarded To: 1/27/06  
3:30pm

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

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

WHEREAS, it is the desire of "Daniel R. Harper, Trustee of Daniel R. Harper Trust, and Quinton B. McNew, Trustee of Qinton B. McNew Trust", owners of record, to make a contribution to Lee County Utilities of water facilities (one 10" diameter fire line), and sewer facilities (a force main extension), serving **"2200 BRUNER LANE"**; 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 **\$16,962.40** 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 Tammara 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: \_\_\_\_\_  
TAMMARA HALL, CHAIRWOMAN

APPROVED AS TO FORM

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

BS 20060031

**TO: RECORDERS OFFICE**

**PLEASE PUT MY NAME ON THE ATTENTION LINE:**

*Sue Gullledge*

---

**CHARGE TO:            *LEE COUNTY UTILITIES -  
LCU 500283***

**ACCOUNT NO.        *OD5360748700.504930***

**PROJECT NAME:      *2200 BRUNER LANE***

**BLUE SHEET NO.    *20060031-UTL***

**THANK YOU.**



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



FDOR10240300  
 DR-219  
 R. 07/98

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

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

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → 25452400000010000

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 transfer?   
 3. Grantor (Seller): **BS 20060031 EASEMENT:** DANIEL R HARPER, TRUSTEE OF DANIEL R HARPER TR / QUINTON B MCNEW, TRUSTEE OF QUINTON B MCNEW TR

Last First MI Corporate Name (if applicable)  
**5571 HALIFAX AVE 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 2 / 14 / 2006 \$ 10,000.00 Property Located In Lee  
 Month Day Year (Round to the nearest dollar.)

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

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

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

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

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES  /  NO \$ 00  
 12. Amount of Documentary Stamp Tax \$ 70

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES  /  NO  
 Under penalties of perjury I declare that I have read the foregoing return and that the facts stated in it are true. It prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/she has any knowledge  
 Signature of Grantor or Grantee or Agent [Signature] Date 1/26/06

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

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

**This copy to Property Appraiser**



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



FDOR10240300  
 DR-219  
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

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

0 1 2 3 4 5 6 7 8 9      0123456789  
**25452400000010000**

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): **BS 20060031 EASEMENT: DANIEL R HARPER, TRUSTEE OF DANIEL R HARPER TR**  
**QUINTON B MCNEW, TRUSTEE OF QUINTON B MCNEW TR**

Last Ml Corporate Name (if applicable)  
**5571 HALIFAX AVE FORT MYERS FL 33912**

4. Grantee (Buyer): Mailing Address City State Zip Code Phone No.  
**RICK DIAZ, P.E. UTIL. DIRECTOR FOR LEE CO. BD. OF CO. COMMISSIONERS**

Last Ml Corporate Name (if applicable)  
**P. O. BOX 398 FT. MYERS FL 33902 (239) 4798181**

5. Date of Sale/Transfer      Sale/Transfer Price      Property Located In      County Code  
**2 14 2006 \$ \$10 . 00 46**  
 Month Day Year (Round to the nearest dollar.)

6. Type of Document      Contract/Agreement for Deed  Other       7. Are any mortgages on the property? If "Yes", outstanding mortgage balance:      YES  NO   
 Warranty Deed      Quit Claim Deed      (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: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare  
 Mark (x) all that apply     

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**

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/hor has any knowledge

Signature of Grantor or Grantee or Agent \_\_\_\_\_ Date **1/26/06**

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

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

**This copy to Department of Revenue**

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

Strap Number(s):  
25-45-24-00-00001.0000

LCU 500283

THIS SPACE RESERVED FOR RECORDING

### **GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_  
by and between Daniel R. Harper, Trustee of Daniel R. Harper Trust  
& Quinton B. McNew, Trustee of Quinton B. McNew Trust, 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.

BS 20060031-UTL

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.

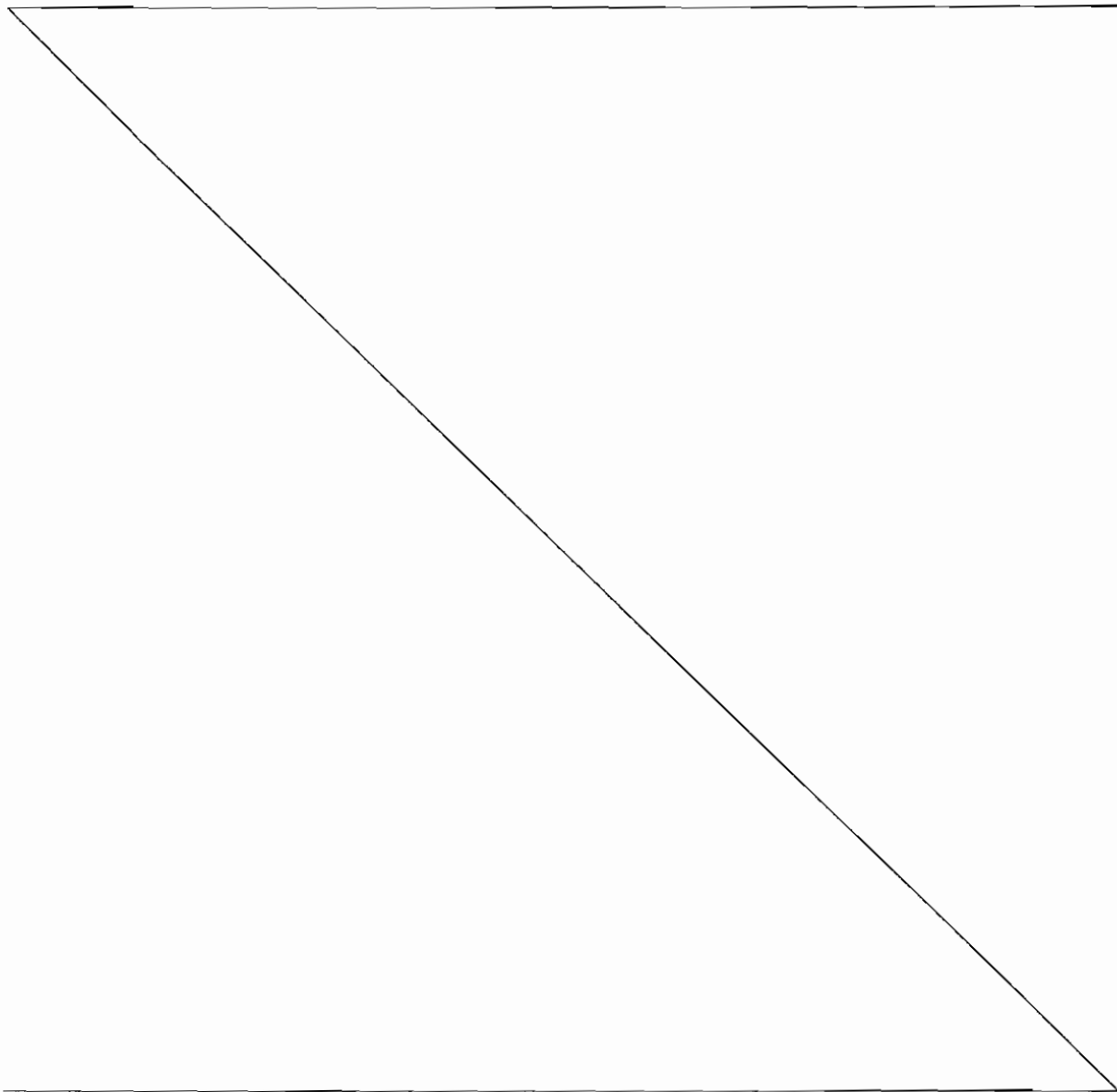
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

*Deborah L. Kapp-Beasley*  
[1<sup>st</sup> Witness' Signature]  
Deborah L. Kapp-Beasley

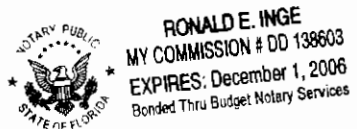
[Type or Print Name]  
*Dennis J. Roza*  
[2<sup>nd</sup> Witness' Signature]  
Dennis J. Roza  
[Type or Print Name]

BY: *Daniel R. Harper*  
[Signature Grantor's/Owner's]  
Daniel R. Harper  
[Type or Print Name]  
Trustee, Daniel R. Harper Trust  
[Title]

STATE OF FL  
COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 20<sup>th</sup> day of SEPTEMBER 2006, by Daniel R. Harper who produced the following as identification \_\_\_\_\_ or is personally know to me and who did/did not take an oath.

[stamp or seal]



*Ronald E. Inge*  
[Signature of Notary]  
Ronald E. Inge  
[Typed or Printed Name]

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

*Deborah L. Kapp-Beasley*  
[1<sup>st</sup> Witness' Signature]

Deborah L. Kapp-Beasley  
[Type or Print Name]

*Denis J. Roza*  
[2<sup>nd</sup> Witness' Signature]

Denis J. Roza  
[Type or Print Name]

BY: *Quinton B. McNew*  
[Signature Grantor's/Owner's]

Quinton B. McNew  
[Type or Print Name]

Trustee, Quinton B. McNew Trust  
[Title]

STATE OF FL

COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 20<sup>th</sup> day of SEPTEMBER 2005, by Quinton B. McNew who produced the following as identification \_\_\_\_\_ or is personally know to me, and who did/did not take an oath.

[stamp or seal]



RONALD E. INGE  
MY COMMISSION # DD 138603  
EXPIRES: December 1, 2006  
Bonded Thru Budget Notary Services

*Ronald E. Inge*  
[Signature of Notary]

Ronald E. Inge  
[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: \_\_\_\_\_  
TAMMARA HALL, CHAIRWOMAN

APPROVED AS TO FORM

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

# Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA  
HOLMES BEACH ♦ PORT CHARLOTTE

## DESCRIPTION OF AN EASEMENT LYING IN SECTION 25, T-45-S, R-24-E, LEE COUNTY, FLORIDA.

(EASEMENT)

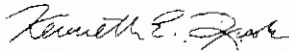
AN EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEING OVER, ACROSS AND THROUGH A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3381, PAGE 3085, LEE COUNTY PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE S.89°04'32"W. ALONG THE SOUTH LINE OF SAID FRACTION, BEING ALSO THE SOUTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3381, PAGE 3085, FOR 640.51 FEET; THENCE N.00°55'28"W. ALONG THE EAST LINE OF SAID PARCEL FOR 341.83 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF BRYMER LANE BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.11°24'08"E.; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND SAID CURVE BEING ALSO THE NORTHERLY LINE OF SAID PARCEL, THROUGH A CENTRAL ANGLE OF 17°21'55" FOR 33.34 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND SAID CURVE, AND SAID NORTHERLY LINE, THROUGH A CENTRAL ANGLE OF 10°51'07" FOR 20.83 FEET; THENCE S.50°09'58"E. FOR 12.46 FEET; THENCE S.39°50'02"W. FOR 20.00 FEET; THENCE N.50°09'58"W. FOR 18.18 FEET TO THE **POINT OF BEGINNING**.

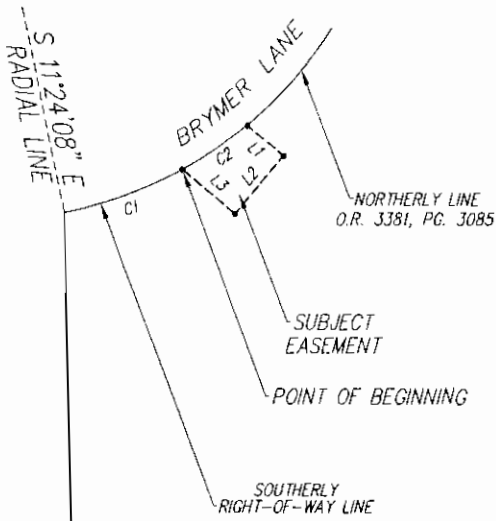
BEARINGS ARE BASED ON THE SOUTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3381, PAGE 3085 AS BEARING S.89°04'32"W.

BANKS ENGINEERING, INC.  
FLORIDA LICENSED BUSINESS NO. LB6690

APRIL 21, 2005



KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSE NO. LS4684



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°09'58" E	12.46'
L2	S 39°50'02" W	20.00'
L3	N 50°09'58" W	18.18'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	110.00'	17°21'55"	33.34'	33.21'	S 69°54'55" W
C2	110.00'	10°51'07"	20.83'	20.80'	S 55°48'24" W

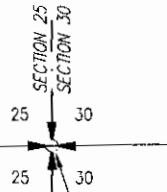
O.R. 2857 PG. 522

N 00°55'28" W 341.83'

W. LINE O.R. 3381, PG. 3085

O.R. 3381, PG. 3085

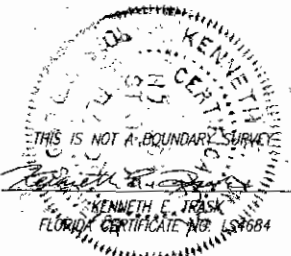
BEARING BASIS  
S. LINE O.R. 3381, PG. 3085  
S. LINE N.E. 1/4 SECTION 25  
S 89°04'32" W 640.51'



POINT OF COMMENCEMENT  
S.E. CORNER N.E. 1/4  
SECTION 25-45-24

LEGEND

O.R. LEE COUNTY OFFICIAL RECORDS  
PG. AT PAGE



THIS IS NOT A BOUNDARY SURVEY

Banka Engineering, Inc.

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE  
10811 SIX MILE CYPRESS PARKWAY - SUITE 101  
FORT MYERS, FLORIDA 33912  
PHONE: (239) 836-3480 FAX: (239) 939-2523  
ENGINEERING LICENSE # 01 6488  
SURVEY LICENSE # LB 6600

SKETCH OF AN EASEMENT

LYING IN SECTION 25, T-45-S, R-24-E  
LEE COUNTY, FLORIDA

ENGINEER_NAME	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
LICENSE_NUMBER	04-21-2005	1475	1475_014-4301 -SKT-DESC		BC	KI	1"=60'	2 OF 2	25-15-24

LETTER OF COMPLETION

DATE: 6/29/2005

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

Gentlemen:

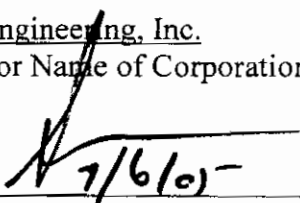
This is to certify that the **water distribution and sanitary sewer** located in  
2200 Bruner Lane  
(Name of Development)

were designed by me and have been constructed in conformance with:  
**the revised plans, attached and the approved specifications**

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

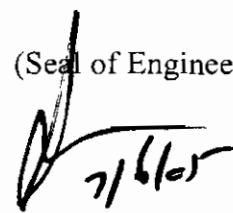
Very truly yours,

Banks Engineering, Inc.  
(Owner or Name of Corporation)

  
\_\_\_\_\_  
(Signature)

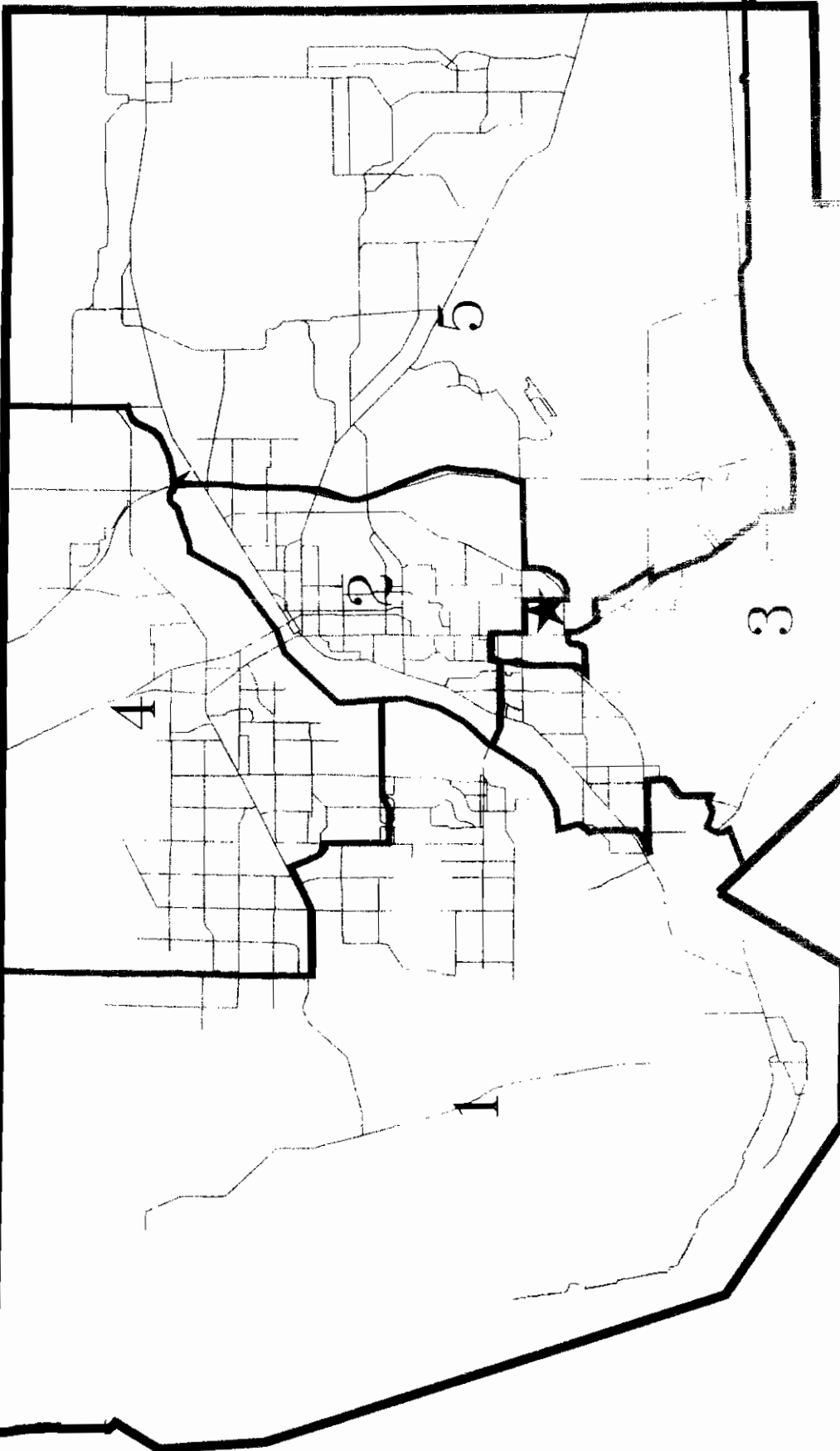
Project Manager  
(Title)

(Seal of Engineering Firm)

  
SAMUEL W. MARSHALL P.E.  
FLA CERTIFICATE 48881



2200 BRUNER LANE  
25-45-24-00-00001.0000  
COMMISSION DISTRICT #5 - ALBION



### 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

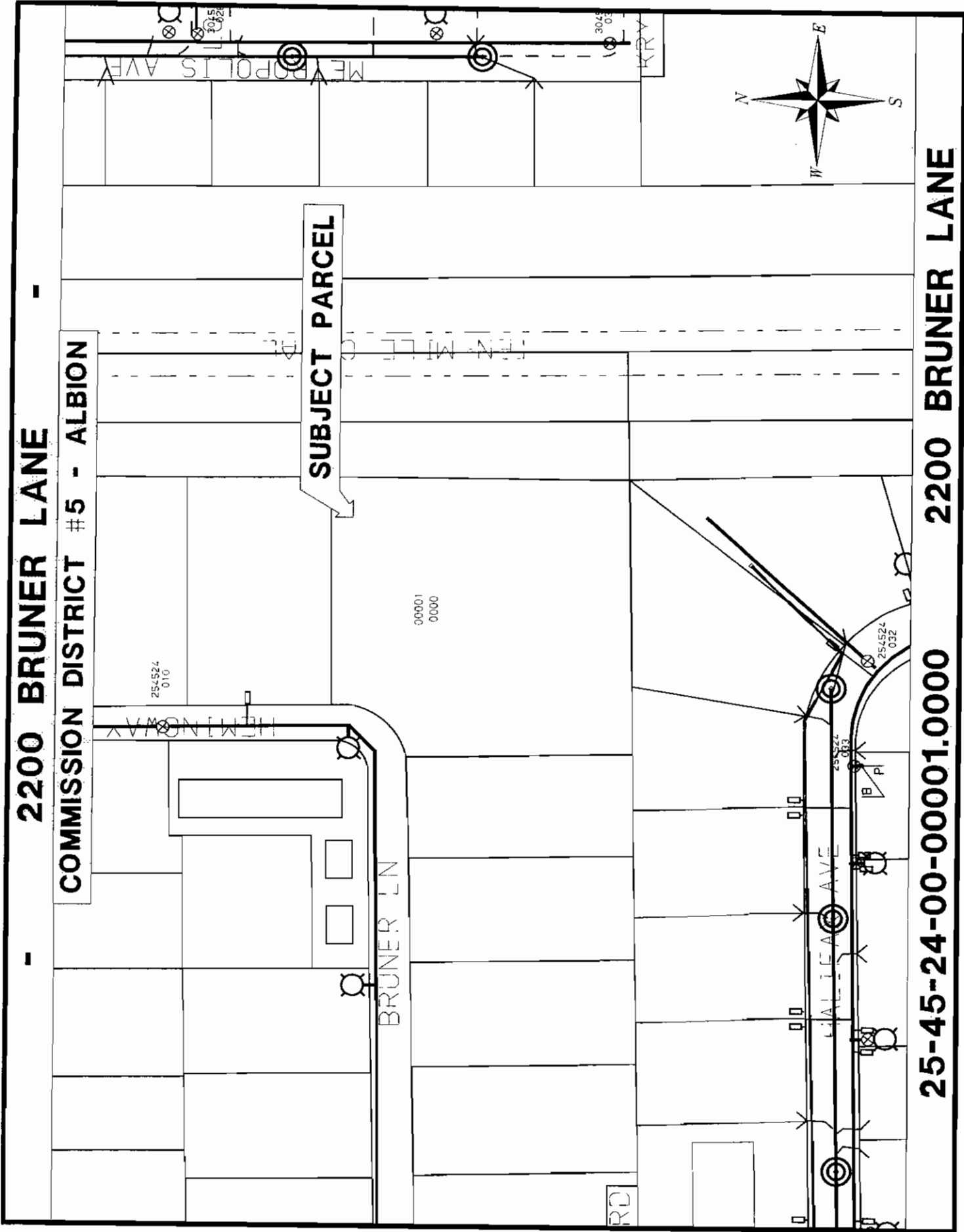
2200 BRUNER LANE

COMMISSION DISTRICT #5 - ALBION

SUBJECT PARCEL

2200 BRUNER LANE

25-45-24-00-00001.0000







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

The undersigned lienor, in consideration of the final payment in the amount of Sixteen Thousand Nine Hundred Sixty-two Dollars and 40/100(\$16,962.40 ) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Daniel R. Harper, Trustee of Daniel R. Harper Trust & Quinton B. McNew, Trustee of Quinton B. McNew Trust, on the job of 2200 Bruner Lane to the following described property:

2200 Bruner Lane

(Name of Development/Project)

2200 Bruner Lane

(Location)

Water Main Extension,

Fire Line up to and including 1st OS and Y valve and

Force Main Extension/Connection

(Facilities Constructed)

25-45-24-00-00001.0000

(Strap # or Section, Township & Range)

Dated on: September 13, 2005

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

(Signature of Authorized Representative)

Denco Construction, Inc.

(Name of Firm or Corporation)

By: Dennis H. Bubar

(Print Name of Authorized Representative)

4600 Cummins Ct.

(Address of Firm or Corporation)

Title: President

Ft. Myers, FL 33905-

(City, State & Zip Of Firm Or Corporation)

Phone #: (239)332-4400 Ext.

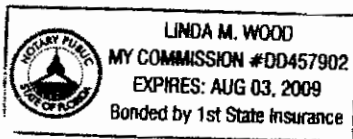
Fax#: (239)332-4592

STATE OF FL )

) SS:

COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 13 th day of September, 2005 by Dennis H. Bubar who is personally known to me - \_\_\_\_\_, and who did not take an oath.



(Notary Seal & Commission Number)

Linda M. Wood  
(Notary Public Signature)

Linda M. Wood

(Printed Name of Notary Public)

RECEIVED 10/19/05



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

11.5

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 [Signature]  
(Signature of Certifying Agent)

Frank Gibson, Estimator  
(Name & Title of Certifying Agent)

Denco Construction, Inc.  
(Name of Firm or Corporation)

4600 Cummins Ct.  
(Address of Firm or Corporation)

Ft. Myers, FL 33905 -

STATE OF FL )  
                  ) SS:  
COUNTY OF LEE )

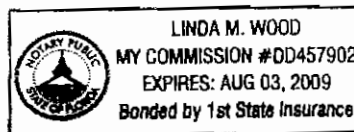
The foregoing instrument was signed and acknowledged before me this 13<sup>th</sup> day of September, 2005 by Frank Gibson who is personally known to me - \_\_\_\_\_, and who did not take an oath.

[Signature]  
Notary Public Signature

Linda M. Wood  
Printed Name of Notary Public

DD457902  
Notary Commission Number

(NOTARY SEAL)



RECEIVED 07/14/05



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

11.5

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 [Signature]  
(Signature of Certifying Agent)

Frank Gibson, Estimator  
(Name & Title of Certifying Agent)

Denco Construction, Inc.  
(Name of Firm or Corporation)

4600 Cummins Ct.  
(Address of Firm or Corporation)

Ft. Myers, FL 33905 -

STATE OF FL )

) SS:

COUNTY OF LEE )

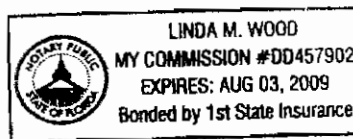
The foregoing instrument was signed and acknowledged before me this 13 th day of September, 2005 by Frank Gibson who is personally known to me - \_\_\_\_\_, and who did not take an oath.

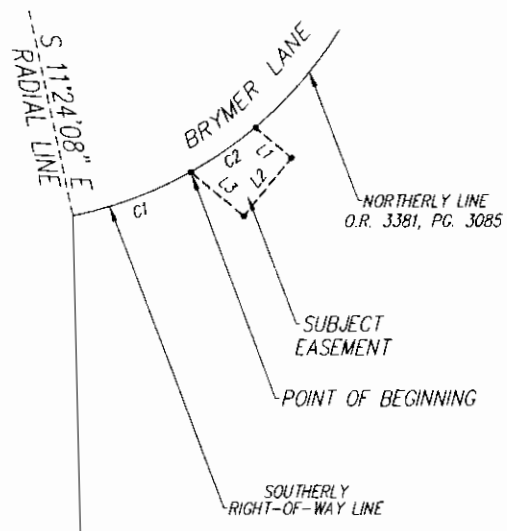
[Signature]  
Notary Public Signature

Linda M. Wood  
Printed Name of Notary Public

DD457902  
Notary Commission Number

(NOTARY SEAL)





LINE TABLE

LINE	BEARING	DISTANCE
L1	S 50°09'58\" E	12.46'
L2	S 39°50'02\" W	20.00'
L3	N 50°09'58\" W	18.18'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	110.00'	17°21'55\"	33.34'	33.21'	S 69°54'55\" W
C2	110.00'	10°51'07\"	20.83'	20.80'	S 55°48'24\" W

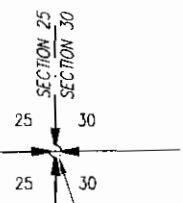
OR 2857 PG 522

N 00°55'28\" W 341.83'

W LINE O.R. 3381, PG. 3085

O.R. 3381, PG. 3085

BEARING BASIS  
S. LINE O.R. 3381, PG. 3085  
S. LINE N.E. 1/4 SECTION 25  
S 89°04'32\" W 640.51'



POINT OF COMMENCEMENT  
S.E. CORNER N.E. 1/4  
SECTION 25-45-24

LEGEND

O.R. LEE COUNTY OFFICIAL RECORDS  
PG. AT PAGE

THIS IS NOT A BOUNDARY SURVEY  
*Kenneth E. Trask*  
KENNETH E. TRASK  
FLORIDA CERTIFICATE NO. LS4684

THIS IS NOT A BOUNDARY SURVEY

<b>Banks Engineering, Inc.</b> Professional Engineers, Planners & Land Surveyors FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE 10511 SIX MILE CYPRESS PARKWAY - SUITE 101 FORT MYERS, FLORIDA 33912 PHONE: (239) 838-5490 FAX: (239) 938-2523 ENGINEERING LICENSE # EB 8469 SURVEY LICENSE # LD 9690	SKETCH OF AN EASEMENT LYING IN SECTION 25, T-45-S, R-24-E LEE COUNTY, FLORIDA	
	ENGINEER NAME LICENSURE NUMBER 04-21-2005 1475	DRAWING 1475-UTL-ESMT- -SKT-DESC