

Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: Conduct a Public Hearing to adopt a Resolution on Petition to Vacate a 12-foot wide Public Utility Easement located at 10161 and 10181 Mallory E. Pkwy, St. Jame City (Case No. VAC2006-00003).

2. WHAT ACTION ACCOMPLISHES: To enable development of the property as one continuous parcel on the combined lots. The vacation of this easement will not alter existing utility conditions and the easement is not necessary to accommodate any future utility requirements.

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category: COMMISSION DISTRICT #: 1		9:30 AM PH 3	5. Meeting Date: 03-14-2006	
6. Agenda:		7. Requirement/Purpose: (specify)		8. Request Initiated:
<input type="checkbox"/> Consent		<input checked="" type="checkbox"/> Statute	F.S. Ch. 177	
<input type="checkbox"/> Administrative		<input type="checkbox"/> Ordinance		Commissioner
<input type="checkbox"/> Appeals		<input checked="" type="checkbox"/> Admin. Code	13-1	
<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Other		Department Community Development
<input type="checkbox"/> Walk-On				Division Development Services
				By: <i>[Signature]</i> 1/24/06
				Peter J. Eckenrode, Director

9. Background:

The completed petition to vacate, VAC2006-00003 was submitted by Charlie Garcia, managing member of Alliance Recovery Group, LLC.

LOCATION: The site is located at 10161 and 10181 Mallory E. Pkwy, St. James City, Florida 33956 and its strap numbers are 28-44-22-09-0000A.0060 and 0070. Petition No. VAC2006-00003 proposes to vacate a twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 6 and 7, both in Block A, Section 28, Township 44 South, Range 22 East, Pine Island Industrial Park, as recorded in Plat Book 45, Page 53 of the Public Records of Lee County, Florida; **LESS and EXCEPT** the easterly twelve feet and westerly six feet thereof.

Documentation pertaining to this Petition to Vacate is available for viewing at the Office of Lee Cares.

There are no objections to this Petition to Vacate.

Attached to this Blue sheet is the Petition to Vacate, Notice of Public Hearing and Exhibits.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>M. M. Gibson</i>				<i>John J. Hedgour</i> 2/7/06	Analyst <i>[Signature]</i> 2/7/06	Risk <i>[Signature]</i> 2/7/06	Grants <i>[Signature]</i> 2/7/06	Other <i>[Signature]</i> 2/7/06	<i>HS 2/7/06</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:	<i>[Signature]</i>
DATE:	2-7-06
TIME:	1:30
COUNTY ADMIN FORWARDED TO:	<i>[Signature]</i>
	2/5/06
	3/2/06

Rec. by CoAtty	
Date:	2/4/06
Time:	4:16pm
Forwarded To:	Co. Admin
	2/7/06 11AM



PETITION TO VACATE
TRANSMITTAL FOR PUBLIC NOTICE
REQUIREMENTS

DATE: January 19, 2006

To: Richard DeSalvo
Public Resources

FROM: Ron Wilson
Development Services

BLUESHEET NUMBER: 20060063

CASE NUMBER: VAC2006-00003

Applicable Public Noticing Requirement:

PTV under AC13-1
1st Notice - 15 days prior to Public Hearing
2nd Notice - 7 days prior to Public Hearing

PTV under AC13-8
One Notice - 15 days prior to Public Hearing

Upon scheduling of Public Hearing date, please provide e-mail notice to Ron Wilson, Development Services (rwilson@leegov.com) and John Fredyma, Assistant County Attorney (fredymjj@leegov.com).

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2006-00003

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 7th day of March, 2006 @ 9:30 AM in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".

Interested parties may appear in person or through a representative and be heard with respect to the Petition to Vacate.

Anyone wishing to appeal the decision made by the Board with respect to any matter considered at this meeting will need a record of the proceeding for such appeal, and may need a verbatim record, to include all testimony and evidence upon which the appeal is to be based.

A copy of the Petition to Vacate is on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Office, 2115 Second Street, Fort Myers, Florida.

CHARLIE GREEN, CLERK

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

John J. Fredyma

County Attorney Signature

JOHN J. FREDYMA

Please Print Name

EXHIBIT "A"
Petition to Vacate
VAC2006-00003

Legal Description of the Public Utility Easement to be Vacated:

The twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 6 and 7, both in Block A, Plat of Section 28, Township 44 South, Range 22 East, Pine Island Industrial Park, as recorded in Plat Book 45, Page 53 of the Public Records of Lee County, Florida;

LESS and EXCEPT the easterly twelve feet and westerly six feet thereof.

THIS INSTRUMENT PREPARED BY:

Department of Community Development
Development Services Division
1500 Monroe Street
Fort Myers Florida 33901

RESOLUTION NO. _____ FOR PETITION TO VACATE

Case Number: VAC2006-00003

WHEREAS, Petitioner **Alliance Recovery Group, LLC., a Florida Limited Liability Company** in accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, filed a Petition to Vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A"; and

WHEREAS, the Board of County Commissioners of Lee County, Florida held a Public Hearing on this Petition to Vacate on the _____ ; and

WHEREAS, a legally sufficient Affidavit of Publication regarding the Notice of Public Hearing on this Petition to Vacate was entered into the minutes of the County Commission Meeting; and

WHEREAS, the Petitioner(s) has fee simple title ownership to the underlying land sought to be vacated; and

WHEREAS, the Petitioner(s) has provided proof that all applicable state and county taxes have been paid; and

WHEREAS, Petitioner(s) did provide notice to all affected property owners concerning the intent of the Petition to Vacate in accordance with LCAC 13-1; and

WHEREAS, the letters of review and recommendation provided by the various governmental and utility entities indicate that granting the Petition to Vacate will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW therefore be it resolved by the Board of County Commissioners as follows:

1. Petition to Vacate No. VAC2006-00003 is hereby granted.
2. The public's interest in the easement, plat or portion of a plat legally described in Exhibit "A" and graphically depicted in the sketch attached as Exhibit "B" is hereby vacated.
3. This Resolution will become effective upon recording of a fully executed copy in the public records of Lee County, Florida.

This Resolution passed by voice and entered into the minutes of the Board of County Commissioners of Lee County, Florida, this _____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Deputy Clerk Signature

Chairman Signature

Please Print Name

Please Print Name

APPROVED AS TO FORM

County Attorney Signature

Please Print Name

EXHIBIT "A"
Petition to Vacate
VAC2006-00003

Legal Description of the Public Utility Easement to be Vacated:

The twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 6 and 7, both in Block A, Plat of Section 28, Township 44 South, Range 22 East, Pine Island Industrial Park, as recorded in Plat Book 45, Page 53 of the Public Records of Lee County, Florida;

LESS and EXCEPT the easterly twelve feet and westerly six feet thereof.

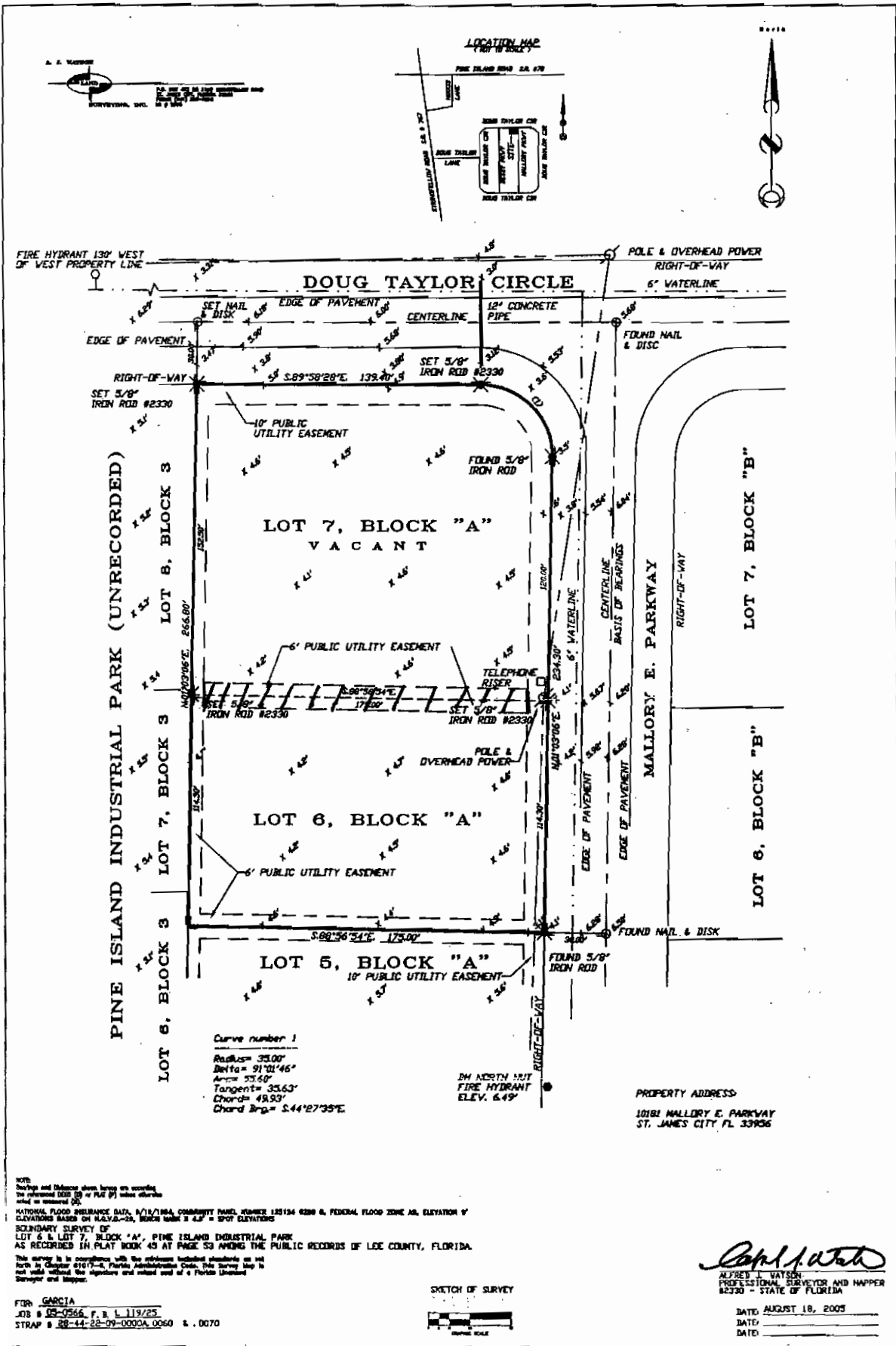


Exhibit "B"
Petition to Vacate
VAC2006-00003
[Page One of One]



PETITION TO VACATE (AC 13-1)

Case Number: VAC 2006-00003

Petitioner(s), ALLIANCE RECOVERY GROUP, LLC requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

- 1. Petitioner(s) mailing address, P.O. Box 218 MATLACHA, FL 33993
2. In accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, Petitioner desires to vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".
3. A sketch showing the area the Petitioner desires to vacate is attached as Exhibit "B".
4. Proof Petitioner paid all applicable state and county taxes is attached as Exhibit "C".
5. Petitioner is fee simple title holder to the underlying land sought to be vacated.
6. Petitioner did provide notice to all affected property owners concerning the intent of this Petition in accordance with the LCAC 13-1.
7. In accordance with letters of review and recommendation provided by various governmental and utility entities, it is apparent if the Board grants the Petitioner's request, it will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Wherefore, Petitioner respectfully requests the Board of County Commissioners adopt a Resolution granting the Petition to Vacate.

Respectfully Submitted by: ALLIANCE RECOVERY GROUP, LLC

BY: [Signature] Petitioner Signature

Petitioner Signature

CHARLIE GARCIA
Printed Name MANAGING MEMBER Printed Name

NOTE: This is a legal document and is therefore not available in Word Perfect format.

VAC 2006-00003



Florida Limited Liability

ALLIANCE RECOVERY GROUP, L.L.C.

PRINCIPAL ADDRESS

4112 NW 11TH ST
 CAPE CORAL FL 33993
 Changed 03/31/2004

MAILING ADDRESS

PO BOX 218
 MATLACHA FL 33993
 Changed 03/31/2004

Document Number
 L02000007921

FEI Number
 030444437

Date Filed
 04/01/2002

State
 FL

Status
 ACTIVE

Effective Date
 NONE

Total Contribution
 0.00

Registered Agent

Name & Address
SELF-PERRY, MARCIA 4112 NW 11TH ST CAPE CORAL FL 33993
Name Changed: 06/21/2004
Address Changed: 06/21/2004

Manager/Member Detail

Name & Address	Title
GARCIA, CHARLIE E 3827 SW 2ND LANE CAPE CORAL FL 33991	MGRM

Annual Reports

Report Year	Filed Date
2004	04/21/2004
2005	01/18/2005
2006	01/10/2006

[Previous Filing](#)[Return to List](#)[Next Filing](#)

No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

[01/10/2006 -- ANNUAL REPORT](#)
[01/18/2005 -- ANN REP/UNIFORM BUS REP](#)
[06/21/2004 -- Reg. Agent Change](#)
[04/21/2004 -- ANNUAL REPORT](#)
[05/02/2003 -- ANN REP/UNIFORM BUS REP](#)
[04/01/2002 -- Florida Limited Liabilites](#)

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT



EXHIBIT "A"
Petition to Vacate
VAC2006-00003

Legal Description of the Public Utility Easement to be Vacated:

The twelve-foot (12') wide Public Utility Easement centered on the common line between Lots 6 and 7, both in Block A, Plat of Section 28, Township 44 South, Range 22 East, Pine Island Industrial Park, as recorded in Plat Book 45, Page 53 of the Public Records of Lee County, Florida;

LESS and EXCEPT the easterly twelve feet and westerly six feet thereof.

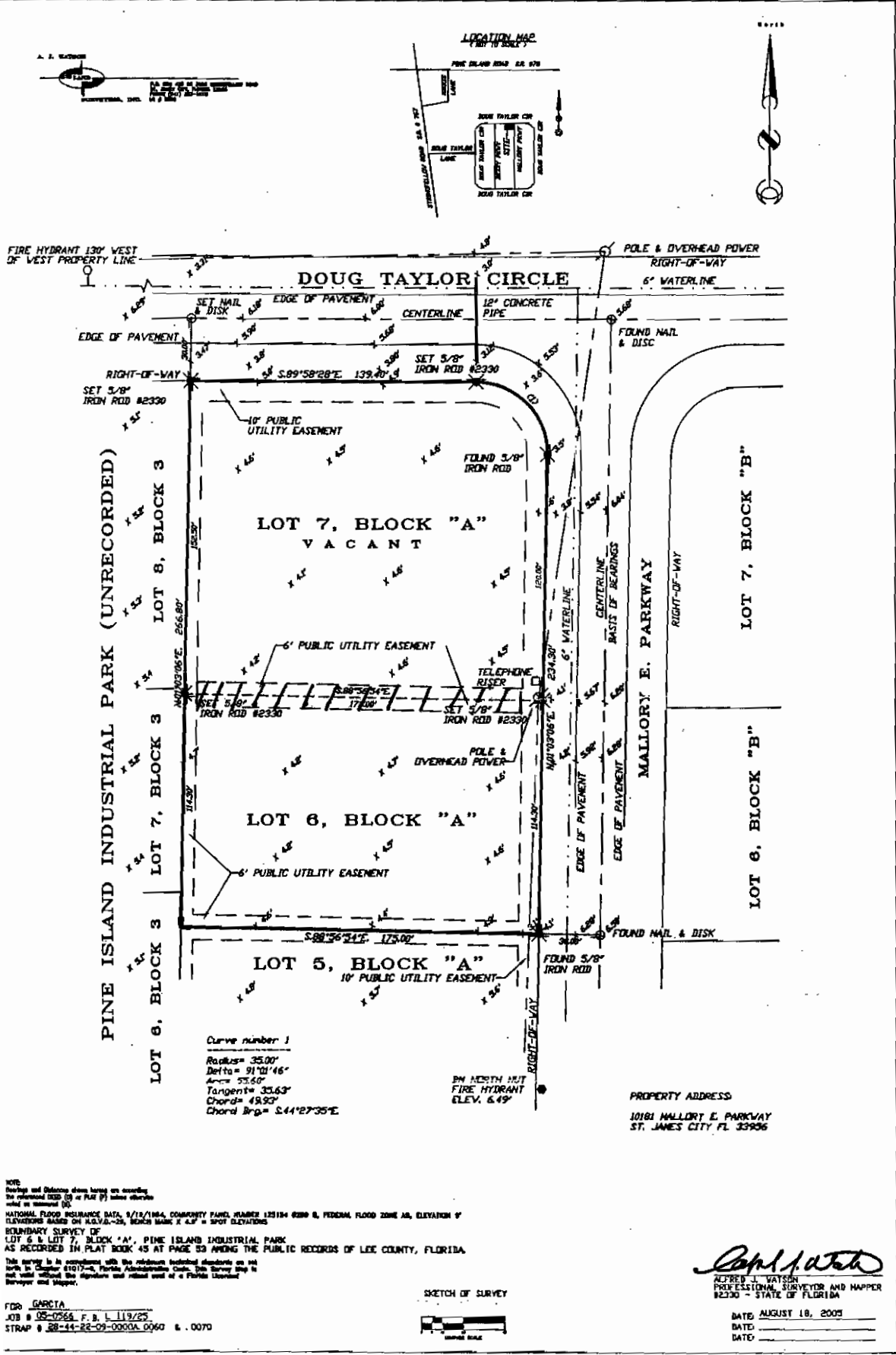


Exhibit "B"
Petition to Vacate
VAC2006-00003
 [Page One of One]

Alfred J. Watson
 ALFRED J. WATSON
 PROFESSIONAL SURVEYOR AND MAPPER
 #2330 - STATE OF FLORIDA

Exhibit "C"
Petition to Vacate
VAC2006-00003
 [Page One of One]

Real Property Information		
Account	Tax Year	Status
28-44-22-09-0000A.0060	2005	PAID
Original Account	Book/Page	
28-44-22-09-0000A.0060	4744/1710	
Owner		
ALLIANCE RECOVERY GROUP LLC		
Physical Address	Mailing Address	
10161 MALLORY E PKWY St James City FL 33956	PO BOX 218 MATLACHA FL 33993 USA	
Legal Description		
PINE ISLAND INDUSTRIAL PK BLK A PB 45 PG 53 LOT 6		
Outstanding Balance as of 1/12/2006		\$0.00

Real Property Information		
Account	Tax Year	Status
28-44-22-09-0000A.0070	2005	PAID
Original Account	Book/Page	
28-44-22-09-0000A.0070	4744/1710	
Owner		
ALLIANCE RECOVERY GROUP LLC		
Physical Address	Mailing Address	
10181 MALLORY E PKWY St James City FL 33956	PO BOX 218 MATLACHA FL 33993 USA	
Legal Description		
PINE ISLAND INDUSTRIAL PK BLK A PB 45 PG 53 LOT 7		
Outstanding Balance as of 1/12/2006		\$0.00



INSTR # 6832670
 OR BK 04744 Pgs 1710 - 1711; (2pgs)
 RECORDED 06/08/2005 09:03:35 AM
 CHARLIE GREEN, CLERK OF COURT
 LEE COUNTY, FLORIDA
 RECORDING FEE 18.50
 DEED DUC 1,050.00
 DEPUTY CLERK D Shaw

Prepared by and return to:
 Timothy J. Bruehl

Waggoner & Bruehl, P.A.
 5400 Pine Island Road, Suite D
 Bokeelia, FL 33922

Will Call No.: 105

Parcel Identification No. 28-44-22-09-0000A.0060

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of May, 2005 between **Ronald R. Marra and Lisa B. Marra, husband and wife** whose post office address is **P. O. Box 350, Saint James City, FL 33956** of the County of Lee, State of Florida, grantor*, and **Alliance Recovery Group, LLC, a Florida limited liability company** whose post office address is **P. O. Box 218, Matlacha, FL 33993** of the County of Lee, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida**, to-wit:

Lots 6 and 7, Block A, PINE ISLAND INDUSTRIAL PARK, according to the map or plat thereof on file in the Office of the Clerk of the Circuit Court, recorded in Plat Book 45, Page 53, Public Records of Lee County, Florida.

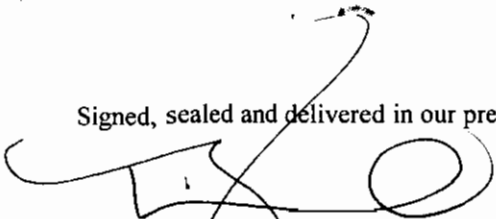
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

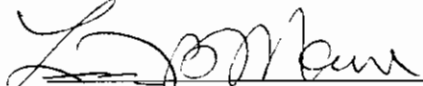
VAC 2006-00003

Signed, sealed and delivered in our presence:


Witness Name: TIMOTHY J. BRUENT

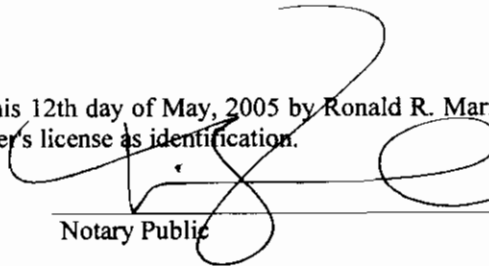

Ronald R. Marra (Seal)


Witness Name: BARBARA M. BEARDSLEY


Lisa B. Marra (Seal)

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 12th day of May, 2005 by Ronald R. Marra and Lisa B. Marra, who are personally known or have produced a driver's license as identification.



Notary Public

[Notary Seal]

Printed Name: _____

My Commission Expires: _____



Timothy John Bruent
Commission # 00057148
Expires: Oct 10, 2006
Bonded thru
Atlantic Bonding Co., Inc



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: _____

239-479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

January 19, 2006

Charlie Garcia
Alliance Recovery Group, LLC
P.O. Box 218
Matlacha, FL 33993

Re: **VAC2006-00003 - Petition to Vacate** a 12-foot wide Public Utility Easement on the combined lots of 6 and 7, Block A, Pine Island Industrial Park, S 28, T 44S, R 22E, as recorded in Plat Book 45, Page 53, in the public records of Lee County, FL , LESS and EXCEPT the easterly twelve feet and westerly six feet thereof.

Dear Mr. Garcia:

You have indicated that in order to enable development of the property as one continuous parcel, you desire to eliminate the Public Utility Easement located between your two (2) lots. The site is located at 10161 and 10181 Mallory E. Pkwy., St. James City. Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation.

Should you have any questions, please call me at the above telephone number.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director
PJE/RXW

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ARG Alliance Recovery Group

January 6, 2006

Department of Community Development
Attn: Peter J Eckenrode, Director Development Services
P.O. Box 398
Fort Myers, FL 33902

Dear Mr. Eckenrode:

Alliance Recovery Group, LLC is requesting a Vacation of Utility Easement for the following property:

Street Address:

10181 and 10161 Mallory E Parkway, St. James City, FL 33956

Strap Number:

28-44-22-09-0000A.0070

28-44-22-09-0000A.0060

The purpose for this request is to enable development of the property as one continuous parcel of property.

Should you have questions regarding this request I can be contacted at 239-850-6707.

Sincerely,



Charlie Garcia
Alliance Recovery Group, LLC

VAC 2006-00003



P. O. Box 370
Fort Myers, FL 33902-0370

November 8, 2005

Charlie Garcia
P.O. Box 218
Matlacha, FL 33993

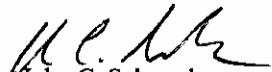
RE: REQUEST VACATION FOR A SIX (6) FOOT PUBLIC AND DRAINAGE EASEMENT AT 10181 & 10161
MALLORY E. PARKWAY, ST. JAMES CITY, FL 33956

Dear Mrs. Miller:

Sprint Florida Inc. has no objection to the proposed referenced vacation of public utility easements as detailed on the attached document.

If further information is required, please don't hesitate to contact me at (239) 336-2012.

Sincerely,


John C. Schroeder
Engineer 1

cc: File

VAC 2006-00003



Greater
Pine Island
Water Association, Inc.

October 20, 2005

Charlie Garcia
P. O. Box 218
Matlacha, FL 33993

Re: Easement Vacation

Dear Mr. Garcia,

Please be advised that the Greater Pine Island Water Association, Inc. has no objection to the vacation of the right-of-way or road easement, utility or drainage easement at 10181 and 10161 Mallory E. Parkway as described in your letter of October 14, 2005.

Sincerely

William J. Thacher
General Manager

rc



**26102 Bonita Grande Dr.
Bonita Springs Fl. 34135
Phone: 239-732-3805
FAX: 239-498-5456**

October 31, 2005

Charlie Garica
P.O.Box 218
Matlacha , Florida 33993

Re: 10181 Mallory E Parkway & 10161 Mallory E. Parkway

Dear Charlie Garcia:

This letter will serve to inform you that Comcast has no objection to your proposed vacation of the address referenced above.

Should you require additional information or assistance, please feel free to contact me here at 732-3805.

Cordially,

A handwritten signature in cursive script that reads "Mark Cook".

Mark Cook
Design Coordinator



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(941) 479-8181

Writer's Direct Dial Number: _____

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

January 5, 2006

Alliance Recovery Group LLC
PO Box 218
Matlacha, Fl. 33993

**SUBJECT: PETITION TO VACATE PUBLIC A UTILITY EASEMENT
BETWEEN 10161 & 10181 Mallory E. Parkway, Pine Island, Florida
STRAP # s 28-44-22-09-0000A.0060 & 28-44-22-09-0000A.0070**

Dear Sir or Madam:

Lee County Utilities has reviewed your request for a vacation of a utility easement as described in your verbal request on January 5, 2006. Lee County Utilities has no facilities located within the area described; therefore, there is no objection to the vacation of this easement.

Should you have any questions, or require further assistance, please do not hesitate to contact our office at 479-8532 or 479-8181 ext. 8532.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Senior Engineering Tech
UTILITIES ENGINEERING

S:\Engr\MMML\LETTERS\VACATION\01-AA-MASTER-NO-OBJECTION.doc



BOARD OF COUNTY COMMISSIONERS

479-8124

Writer's Direct Dial Number: _____

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

December 6, 2005

Mr. Charlie Garcia
P. O. Box 218
Matlacha, FL 33993

Re: Petition to Vacate, a six-foot (6') wide public utility easement
Lots 6 & 7, Block A, Pine Island Industrial Park


Dear Mr. Garcia:

Based on the review of the documents submitted with your request, Lee County Division of Natural Resources has no objection to the vacation of the subject easement.

Should you have any questions, please call me at the above telephone number.

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT

for.


Allen L. Davies, Jr.
Natural Resources Division

S:\NATRES\SURFACE\DOCUMENT\vac524.doc

VAC 2006-00003



Florida Department of Transportation

JEB BUSH
GOVERNOR

DENVER J. STUTLER, JR.
SECRETARY

November 1, 2005

Mr. Charlie Garcia
Post Office Box 218
Matlacha, Florida 33993

**RE: Vacation of a Public Interest on a Proposed Right of Way or Road Easement
Vacation, Utility or Drainage Easement at 10181 Mallory E Parkway and
10161 Mallory E Parkway, St. James City, Lee County, Florida
PM Log#: 05-120**

Dear Mr. Garcia:

In response to your letter we received on October 14, 2005, our staff conducted a review of your request to vacate the subject area as marked and generally described as referenced above.

Based on this review, we offer "No Objection" to this vacation request. If we can be of further assistance, please feel free to contact this office.

Sincerely,

Sylvia Petrosky
Right of Way Agent
Property Management

SAP/jps

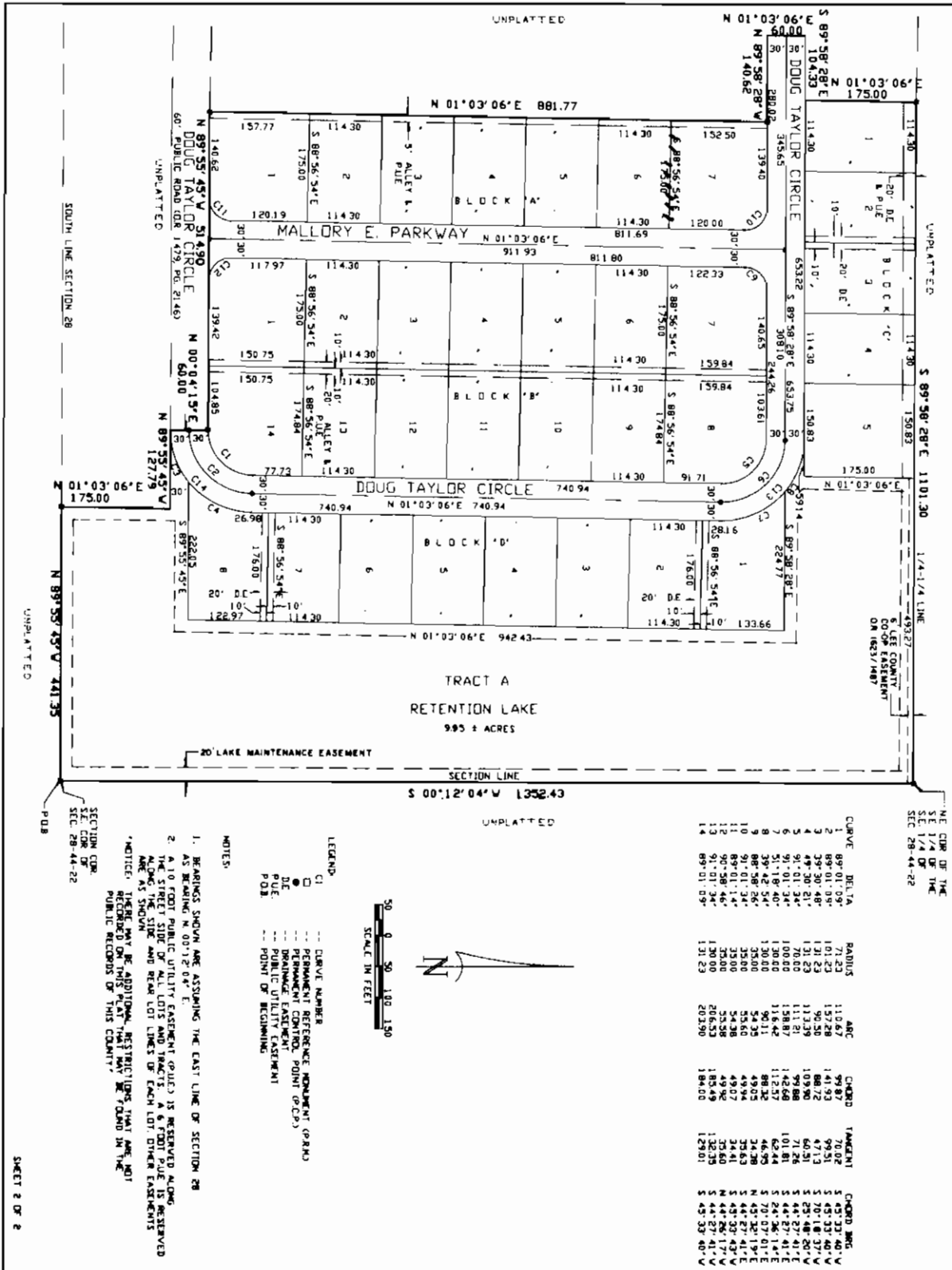
cc: Scott Gilbertson, P.E. – Lee County
Peter J. Eckenrode – Lee County
Michael G. Rippe – FDOT
Thomas T. Garcia – FDOT
File, Daily File

JORGENSEN SURVEYING, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA 33904
 MARCH, 1990

PINE ISLAND INDUSTRIAL PARK

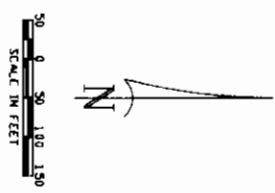
A SUBDIVISION LYING IN
 SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST
 PINE ISLAND, LEE COUNTY, FLORIDA

PLAT BOOK PG. 2



SECTION CORNER OF THE
 SE 1/4 OF THE
 SW 1/4 OF THE
 SEC 28-44-22

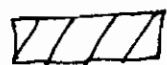
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEG.
1	89° 01' 05"	71.23	110.67	99.87	70.02	5 45' 33" 40" V
2	91° 01' 34"	100.00	100.00	100.00	70.71	5 45' 33" 40" V
3	91° 01' 34"	100.00	100.00	100.00	70.71	5 45' 33" 40" V
4	49° 30' 21"	131.23	111.21	99.88	71.26	5 44' 27" 41" E
5	91° 01' 34"	100.00	100.00	100.00	70.71	5 44' 27" 41" E
6	91° 01' 34"	100.00	100.00	100.00	70.71	5 44' 27" 41" E
7	51° 18' 40"	130.00	116.42	112.37	62.44	5 24' 26" 14" E
8	88° 56' 24"	174.84	174.84	174.84	124.25	5 24' 26" 14" E
9	88° 56' 24"	174.84	174.84	174.84	124.25	5 24' 26" 14" E
10	91° 01' 34"	35.00	35.00	35.00	24.41	5 44' 27" 41" E
11	89° 01' 14"	35.00	35.00	35.00	24.41	5 45' 33" 43" V
12	91° 58' 46"	130.00	203.58	183.49	132.25	5 44' 27" 41" V
13	89° 01' 05"	131.23	203.58	183.49	132.25	5 45' 33" 40" V



- LEGEND**
- CI --- CURVE NUMBER
 - PERMANENT REFERENCE MONUMENT (PRM)
 - PERMANENT REFERENCE POINT (PRP)
 - DE --- DRAINAGE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - POB --- POINT OF BEGINNING

- NOTES**
1. BEARINGS SHOWN ARE ASSUMING THE EAST LINE OF SECTION 28 AS BEARING N 00° 12' 04" E.
 2. A 10 FOOT PUBLIC UTILITY EASEMENT GOULD BE RESERVED ALONG THE STREET SIDE OF ALL LOTS AND TRACTS. A 6 FOOT PUE IS RESERVED ALONG THE SIDE AND REAR LOT LINES OF EACH LOT OTHER EASEMENTS ARE AS SHOWN.
- *NOTICE: REFER TO THE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT AND TO THE PUBLIC RECORDS OF THIS COUNTY.



 - AREA TO BE VACATED