

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

Blue Sheet No. 20060305-UTL

1. Action Requested/Purpose:

Approve final acceptance, by Resolution and recording of one (1) Utility Easement, as a donation of one (1) 6'' diameter fire line and one (1) water service serving *Raymond Building Supply* to provide potable water service and fire protection to this recently constructed commercial building. This is a Developer Contributed asset project located on the southwest side of Interstate Court approximately 500' northwest of East Street.

2. What Action Accomplishes:

Provides adequate utility infrastructure to support development of the subject property and complies with the Lee County Utilities Operations Manual.

3. Management Recommendation:

Approval.

4. Departmental Category: 10

C10C

5. Meeting Date:

04-25-2006

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: S. Ivan Velez
 S. Ivan Velez, P. E., Acting Director

9. Background:

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

The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing has been completed.

Record drawings have been received.

Engineer's Certification of Completion has been provided—copy attached.

Project Location Map—copy attached.

Warranty has been provided—copy attached.

Waiver of Lien has been provided—copy attached.

Certification of Contributed Assets has been provided—copy attached.

Sanitary sewer service is provided by an existing privately owned and maintained on-site septic system.

Funds are available for recording fees in account number OD5360748700.504930.

SECTION 20 TOWNSHIP 43S RANGE 25E DISTRICT #1 COMMISSIONER HALL

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>4-7-06</u>	N/A	N/A	<u>T.O.</u> T. Osterhout Date: <u>4/6</u>	<u>S. Covert</u> Date: <u>4/10/06</u>	<u>P.M.</u> 4/10/06	<u>or</u> 4/10/06	<u>ky</u> 4/10/06	<u>HL</u> 4/11/06	<u>J. Lavender</u> Date: <u>4-7-06</u>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:
4-10-06 10:55
 COUNTY ADMIN FORWARDED TO: MU
4-10-06 P.M. 11:00

Rec. by CoAtty
 Date: 4/7/06
 Time: 3:45 PM
 Forwarded To: Admin 4/10/06

RESOLUTION NO.

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

WHEREAS, it is the desire of "Raymond Building Supply Corp", owner of record, to make a contribution to Lee County Utilities of water facilities (one six inch diameter fire line and one water service), serving "Raymond Building Supply"; 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 \$11,750.50 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 _____, 2006.

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 20060305-UTL

COPY

LETTER OF COMPLETION

DATE: 2/1/2006

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

Gentlemen:

This is to certify that the **fire line up to and including 1st OS + Y valve(s) and water service(s)** located at

Raymond Building Supply
(Name of Development/Project)

was designed by me and has been constructed in conformance with:

the approved plans and the approved specifications

Upon completion of the work, we observed the following successful tests of the facilities:

Pressure Test(s) - Water Main

Very truly yours,

Ink Engineering, a division of LBFH, Inc.
(Owner or Name of Corporation/Firm)



(Signature)

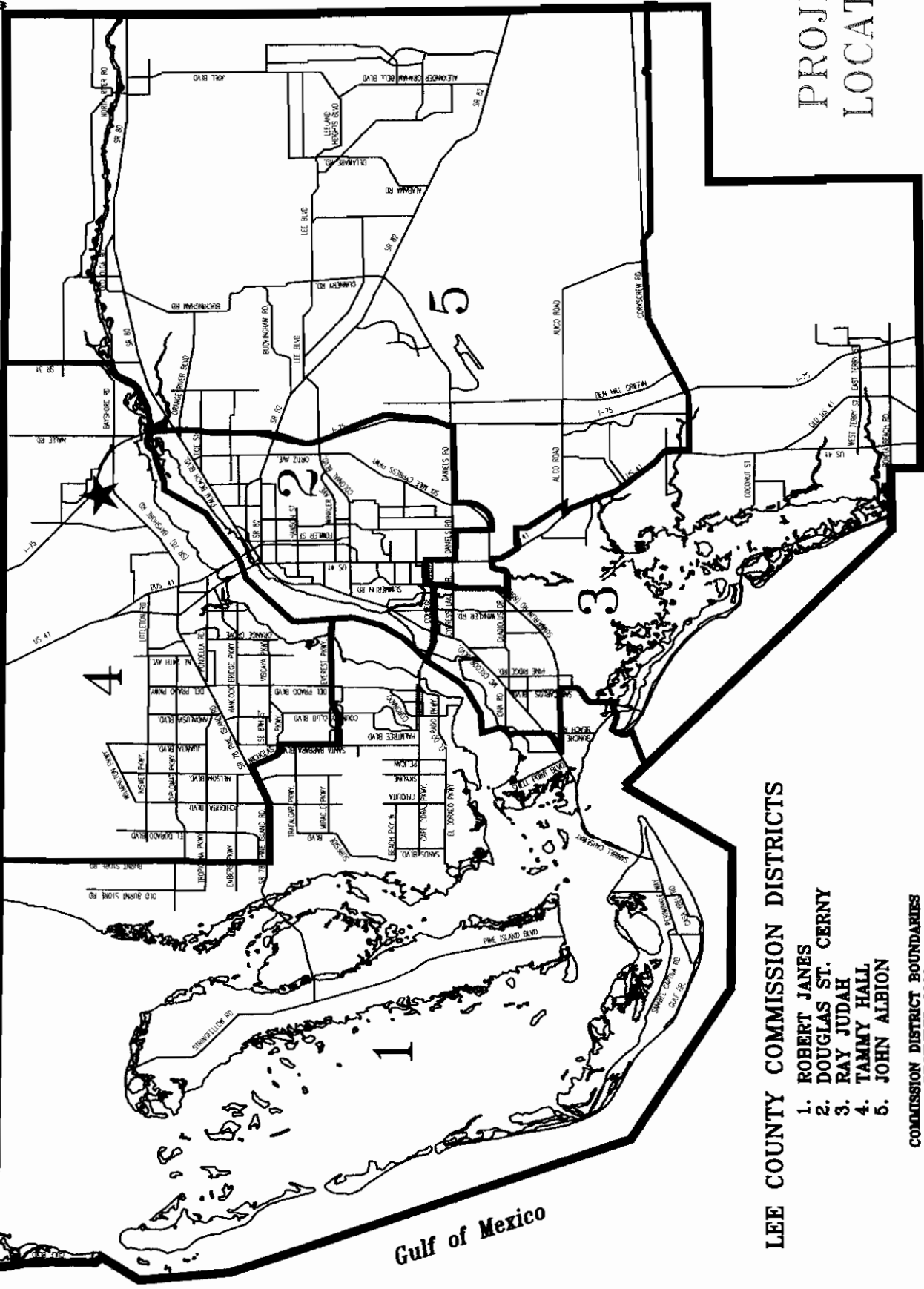
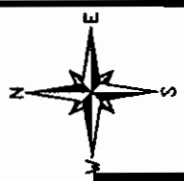
Gordon D. Meiers *Vice President*
(Name and Title)

(Seal of Engineering Firm)

COPY

**PROJECT
LOCATION**

**RAYMOND BUILDING SUPPLY
20-43-25-01-00000.0290 & 0300
COMMISSION DISTRICT # 4 - TAMMY HALL**



LEE COUNTY COMMISSION DISTRICTS

- 1. ROBERT JAMES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. TAMMY HALL
- 5. JOHN ALBION

**COMMISSION DISTRICT BOUNDARIES
DECEMBER 2000**

Gulf of Mexico

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water system of Raymond Building Supply to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

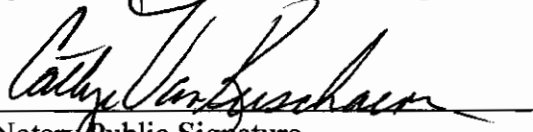
It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

Florida State Underground, Inc.
(Name of Owner/Contractor)

BY: 
(Signature of Owner/Contractor)

STATE OF FL)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was signed and acknowledged before me this 18 th day of JAN, 2006 by Thomas P. McKimm who is personally known to me - _____, and who did not take an oath.


Notary Public Signature

Cathye VanKerschaever
Printed Name of Notary Public



(Notary Seal & Commission Number)

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

COPY

The undersigned lienor, in consideration of the final payment in the amount of ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND 50/100(\$11,750.50) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to RAYMOND BUILDING SUPPLY on the job of RAYMOND BUILDING SUPPLY to the following described property:

RAYMOND BUILDING SUPPLY
(Name of Development/Project)

Water and/or Sewer Service(s) and
Fire Line up to and including 1st OS and Y valve
(Facilities Constructed)

8000 & 8008 INTERSTATE COURT, N. FT. MYERS, FL.
333917
(Location)

20-43-25-01-00000.0290 and 20-43-25-01-00000.0300
(Strap # or Section, Township & Range)

Dated on: March 3, 2006

By: [Signature]
(Signature of Authorized Representative)

FLORIDA STATE UNDERGROUND, INC.
(Name of Firm or Corporation)

By: THOMAS P. MCKIMM
(Print Name of Authorized Representative)

4540 DOMESTIC AVENUE
(Address of Firm or Corporation)

Title: PRESIDENT

NAPLES, FL 34104-
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)643-6449 Ext.

Fax#: (239)643-6891

STATE OF FL)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was signed and acknowledged before me this 3rd day of March, 2006 by THOMAS P. MCKIMM who is personally known to me - _____, and who did not take an oath.

 Cathye VanKerschaever
Commission # DD467293
Expires September 19, 2009
Bonded Troy Fain - Insurance, Inc 800-365-7019

[Signature]
(Notary Public Signature)

(Notary Seal & Commission Number)

CATHYE VANKERSCHAEVER
(Printed Name of Notary Public)

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: RAYMOND BUILDING SUPPLY

STRAP NUMBER: 20-43-25-01-00000.0290 and 20-43-25-01-00000.0300

LOCATION: 8000 & 8008 INTERSTATE COURT, N. FORT MYERS, FL. 33917

OWNER'S NAME: (as shown on Deed) RAYMOND BUILDING SUPPLY CORP

OWNER'S ADDRESS: 7751 BAYSHORE ROAD

OWNER'S ADDRESS: N. FT. MYERS, FL 33917-

TYPE UTILITY SYSTEM: POTABLE WATER

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

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

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

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
TAPPING SLEEVE W/VALVE	6"	1.0	EA	\$3,205.00	\$3,205.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	6"	25.0	LF	\$224.72	\$5,618.00
ASSORTED FITTINGS	6"	2.0	EA	\$408.00	\$816.00
SINGLE WATER SERVICE/COMPLETE	2"	1.0	EA	\$2,111.50	\$2,111.50
TOTAL					\$11,750.50

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

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING:

[Handwritten Signature]

X
(Signature of Certifying Agent)

THOMAS P. MCKIMM, PRESIDENT

(Name & Title of Certifying Agent)

FLORIDA STATE UNDERGROUND, INC.

(Name of Firm or Corporation)

4540 DOMESTIC AVENUE

(Address of Firm or Corporation)

NAPLES, FL 34104 -

STATE OF FL)

) SS:

COUNTY OF COLLIER)

The foregoing instrument was signed and acknowledged before me this 3 rd day of March, 2006 by THOMAS P. MCKIMM who is personally known to me - _____, and who did not take an oath.

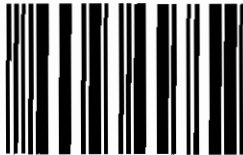
[Handwritten Signature]
Notary Public Signature

CATHYE VANKERSCHAEVER
Printed Name of Notary Public



Notary Commission Number

(NOTARY SEAL)



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.

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

&

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 20060305** **EASEMENT:** **RAYMOND BUILDING SUPPLY CORP**

Last First MI Corporate Name (if applicable)
7751 BAYSHORE ROAD **NORTH FT MYERS** **FL** **33917** ()
 Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer): **S. IVAN VELEZ PE ACTING UTIL DIR** **FOR LEE CO. BD. OF CO. COMMISSIONERS**

Last First MI Corporate Name (if applicable)
P. O. BOX 398 **FT. MYERS** **FL** **33902** (**2394798181**)
 Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer Sale/Transfer Price Property Located In
 / / \$.
 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", YES / NO
 Warranty Deed Quit Claim Deed outstanding mortgage balance: \$.
 (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
 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 \$. Cents

12. Amount of Documentary Stamp Tax \$.

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES / NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge

Signature of Grantor or Grantee or Agent _____ Date _____

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

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

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
20432501000000290 & 20432501000000300

2. Mark (x) all that apply: Multi-parcel transaction? → BS 20060305 Transaction is a split or cutout from another parcel? → EASEMENT: Property was improved with building(s) at time of sale/transfer? → RAYMOND BUILDING SUPPLY CORP

3. Grantor (Seller): Last 7751 BAYSHORE ROAD First NORTH FT MYERS MI FL Corporate Name (if applicable) 33917

4. Grantee (Buyer): Mailing Address S. IVAN VELEZ PE ACTING UTIL DIR City FOR LEE CO. BD. OF CO. COMMISSIONERS State FL Zip Code 33902 Phone No. 2394798181

5. Date of Sale/Transfer: Last 4 First 25 MI 2006 State FL Corporate Name (if applicable) 33902 Phone No. 2394798181

5. Date of Sale/Transfer: Month 4 Day 25 Year 2006 Sale/Transfer Price \$. 00 Property Located In 46 County Code 46
 (Round to the nearest dollar.)

6. Type of Document: Contract/Agreement for Deed Warranty Deed Quit Claim Deed Other 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 0.70
 13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent [Signature] Date 4/6/06

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
This copy to Department of Revenue	
O. R. Book and Page Number and File Number	
Date Recorded	
Month Day Year	

This copy to Department of Revenue

TO: RECORDERS OFFICE

PLEASE PUT MY NAME ON THE ATTENTION LINE:

Sue Gulledge

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

ACCOUNT NO. OD5360748700.504930

THANK YOU.

FOR UTILITIES USE ONLY:

BLUE SHEET NO. 20060305-UTL

PROJECT NAME: RAYMOND BUILDING SUPPLY

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

Strap Numbers:

20-43-25-01-00000.0290
20-43-25-01-00000.0300

LCU 500283
THIS SPACE RESERVED FOR RECORDING

GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____ 2006, by and between **"Raymond Building Supply"**, Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political subdivision 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 20060305-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.

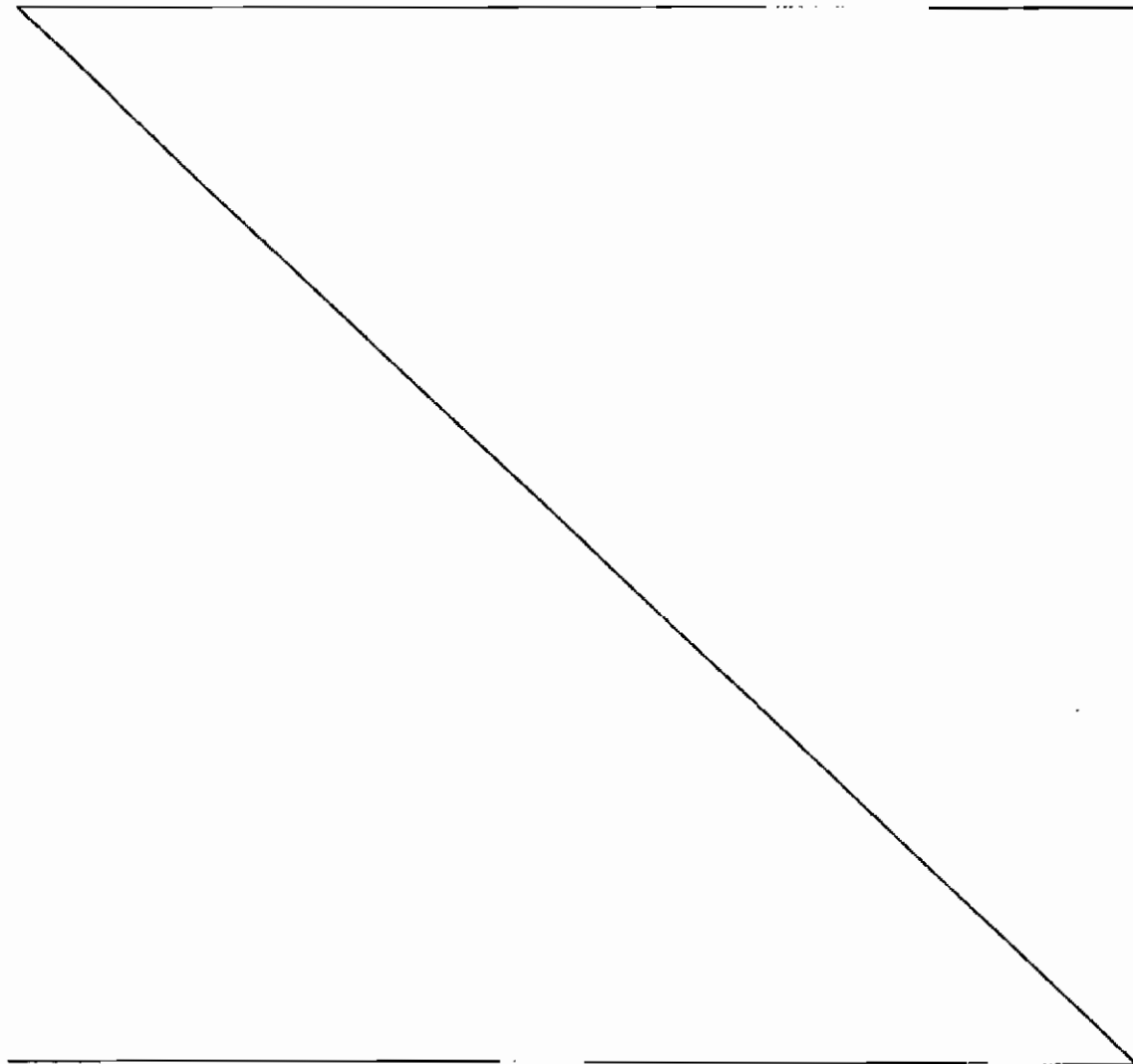
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

[Handwritten Signature]

[1st Witness' Signature]

ALAN L THOMAS

[Type or Print Name]

CHARLES D. BABIB

[2nd Witness' Signature]

[Handwritten Signature]

[Type or Print Name]

BY: *[Handwritten Signature]*

[Signature Grantor's/Owner's]

DWANE SWANSON

[Type or Print Name]

V.P.

[Title]

STATE OF FLORIDA
COUNTY OF *Lee*

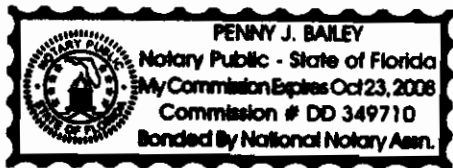
The foregoing instrument was signed and acknowledged before me this *24* day of *Jan* 20*06* by *Dwane Swanson* who produced the following as identification or is personally know to me, and who did/did not take an oath.

[stamp or seal]

[Handwritten Signature]

[Signature of Notary]

[Typed or Printed Name]



Approved and accepted for and on behalf of Lee County, Florida, this _____ day of _____, 2006.

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

SURVEYORS NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF EAST STREET N.E. BEING THE PLAT BEARING OF N.00°04'23"E. AS SHOWN IN THE PLAT OF "I-75/BAYSHORE ROAD INDUSTRIAL PARK" AS RECORDED IN PLAT BOOK 34, PAGE 42 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
2. SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.
4. SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

LEGEND

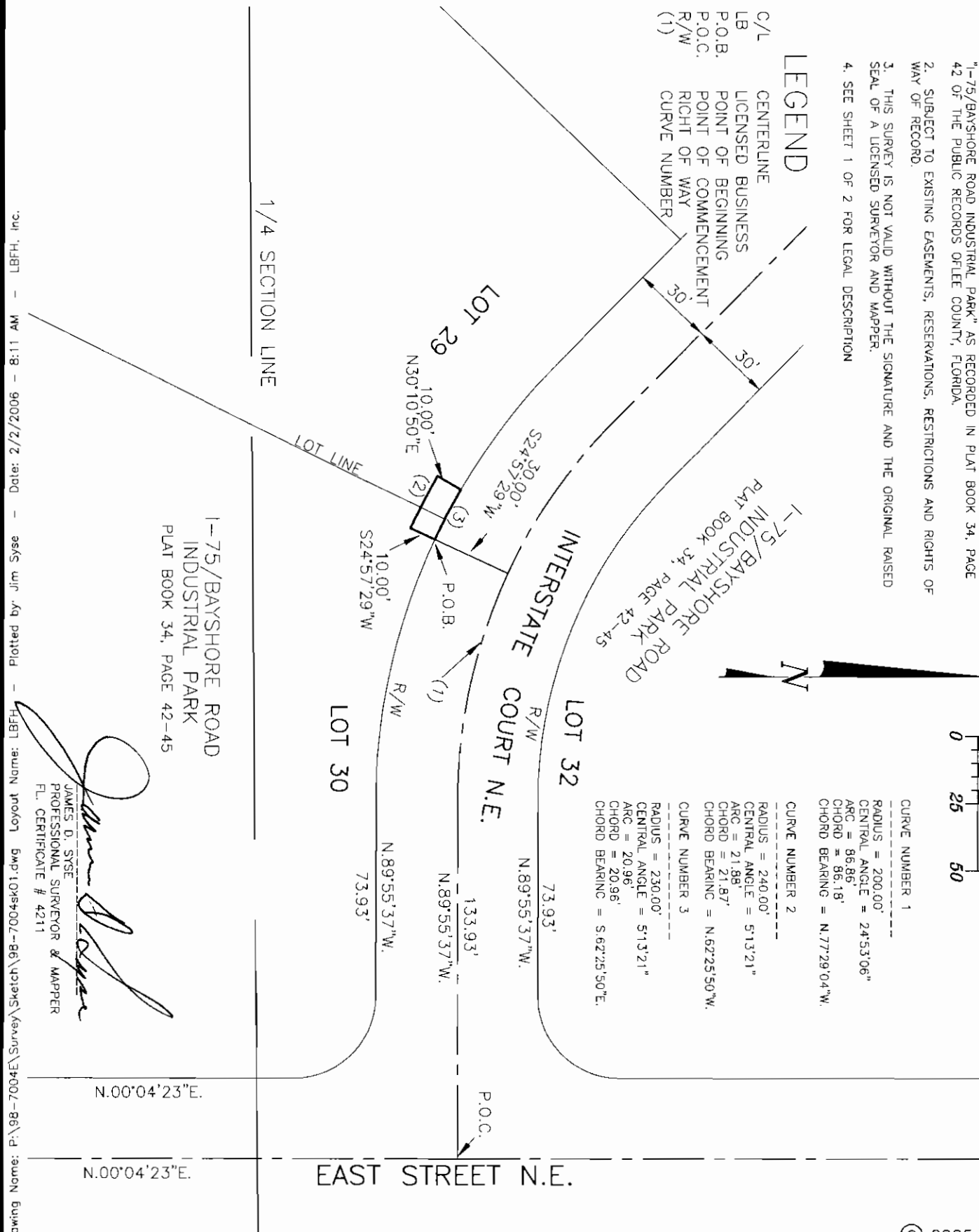
- C/L CENTERLINE
- LB LICENSED BUSINESS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- (1) CURVE NUMBER



CURVE NUMBER	1
RADIUS =	200.00'
CENTRAL ANGLE =	24°53'06"
ARC =	86.86'
CHORD =	86.18'
CHORD BEARING =	N.77°29'04"W.

CURVE NUMBER	2
RADIUS =	240.00'
CENTRAL ANGLE =	51°3'21"
ARC =	21.88'
CHORD =	21.87'
CHORD BEARING =	N.62°25'50"W.

CURVE NUMBER	3
RADIUS =	230.00'
CENTRAL ANGLE =	51°3'21"
ARC =	20.96'
CHORD =	20.96'
CHORD BEARING =	S.62°25'50"E.



I-75/BAYSHORE ROAD
INDUSTRIAL PARK
PLAT BOOK 34, PAGE 42-45

JAMES D. SYSE
PROFESSIONAL SURVEYOR & MAPPER
FL. CERTIFICATE # 4211

Drawing Name: P:\98-7004E\Survey\Sketch\98-7004sk01.dwg Plot Name: LBFH, Inc. Plotted by: Jim Syse Date: 2/2/2006 8:11:23 AM

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CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
"Partners For Results,
Value By Design"

1400 Colonia Blvd, Suite 31, Fort Myers, Florida 33907
(239) 931-0455 Fax: (239) 931-0456
BPR & FBPE License No: 959 www.lbfh.com

Scale: 1"=50'
Sheet 2 OF 2
Computed: CP
Checked: JDS

PROJECT NAME:
UTILITY EASEMENT

Date
2/2/2006

FILE NO.
98-7004sk01

Project No.
98-7004E

FEBRUARY 02, 2006
JOB # 98-7004
FILE # 98-7004SK01LGL
SHEET 1 OF 2

DESCRIPTION: UTILITY EASEMENT

THAT PART OF LOTS 29 AND 30, I75/BAYSHORE ROAD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 42 THRU 45 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF EAST STREET N.E. AND THE CENTERLINE OF INTERSTATE COURT N.E.; THENCE N.89°55'37"W. ALONG THE CENTERLINE OF INTERSTATE COURT N.E., FOR 133.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 24°53'06"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 86.86 FEET; THENCE S.24°57'29"W. ALONG A LINE RADIAL TO SAID CURVE, 30.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE COURT N.E. AND TO THE POINT OF BEGINNING; THENCE CONTINUE S.24°57'29"W, FOR 10.00 FEET TO A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 05°13'21", A CHORD BEARING OF N.62°25'50"W. AND A CHORD DISTANCE OF 21.87 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 21.88 FEET; THENCE N.30°10'50"E. ALONG A LINE RADIAL TO SAID CURVE, 10.00 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE AND A POINT ON A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 05°13'21" A CHORD BEARING OF S.62°25'50"E. AND A CHORD DISTANCE OF 20.96 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.96 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 214 SQUARE FEET MORE OR LESS


**JAMES D. SYSE
SURVEYOR AND MAPPER
FLORIDA CERTIFICATE # 4211**