

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

**Blue Sheet No. 20060382**

**1. ACTION REQUESTED/PURPOSE:** Authorize: 1) the Division of County Lands to make a binding offer to property owner in the amount of \$285,000 for Parcels 103 – 109WPE, Corkscrew Road Water Treatment Plant Wellfield Expansion, Project No. 7097, pursuant to the Purchase Agreement; 2) payments of costs to close and the Division of County Lands to handle and accept all documentation necessary to complete transaction.

**2. WHAT ACTION ACCOMPLISHES:** Makes binding offer to property owner.

**3. MANAGEMENT RECOMMENDATION:** Approve.

<b>4. Departmental Category:</b> 6 <span style="font-size: 2em; margin-left: 50px;">CGA</span>		<b>5. Meeting Date:</b> 04-25-2006
<b>6. Agenda:</b>	<b>7. Requirement/Purpose: (specify)</b>	<b>8. Request Initiated:</b>
<input checked="" type="checkbox"/> Consent	<input checked="" type="checkbox"/> Statute 73 & 125	<b>Commissioner</b>
<input type="checkbox"/> Administrative	<input type="checkbox"/> Ordinance	<b>Department</b> Independent
<input type="checkbox"/> Appeals	<input type="checkbox"/> Admin. Code	<b>Division</b> County Lands
<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other Res 06-02-03	<b>By:</b> Karen L.W. Forsyth, Director <i>[Signature]</i>
<input type="checkbox"/> Walk-On		

**9. Background:**  
Negotiated for: Utilities Division

**Interest to Acquire:** Fee-simple interests (±4.5 acres), Utility Easements (±3.36 acres), and Wellfield Protection Easements (±9.78 acres), in an agricultural tract.

**Property Details:**

**Owner:** Resource Conservation Holdings, L.L.C., a Florida limited liability company  
**Property Address:** 16871, 17501, 18701, 18901, et al, Corkscrew Road, Estero  
**STRAP Nos.:** 23-46-26-00-00003.0000, 24-46-26-00-00001.0000, 19-46-27-00-00001.0000, ~.0050, ~.0060, ~.0040

**Purchase Details:**

**Binding Offer Amount:** \$285,000  
**Estimated Costs to Close:** \$4,500

In order to expedite acquisition efforts, staff recommends Board make a binding offer in the amount of \$285,000, so that the offer may be conveyed to the owner to commence the statutory 30 day negotiation period, prior to initiating Eminent Domain procedures.

**Appraisal Information:**

**Appraisal Firm:** Maxwell & Hendry Valuation Services, Inc.  
**Appraised Value:** \$256,000 (adjusted value reflects deleted and modified parcel areas).

**Staff Recommendation:** Staff is of the opinion that the purchase price increase (11.5%) above the appraised value, can be justified considering the costs of condemnation to be over \$7,500, excluding land value increases and attorney fees and costs. The increased binding offer amount may also entice the owner to settle the acquisition of the necessary parcels, prior to initiating condemnation efforts.

**Account:** 20709748712.506525

**Attachments:** Purchase and Sale Agreement, Appraisal Data, Title Data, Sales History

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director	
<i>[Signature]</i>	N/A	N/A	SAD 4/16 <i>[Signature]</i>	<i>[Signature]</i>	Analyst	Risk	Grants	Mgr.	
<b>11. Commission Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Other					RECEIVED BY COUNTY ADMIN 4/10/06 10:35 4/13/06 11:00 4/13/06 11:00		Rec. by CoAtty Date: 4/10/06 Time: 4:15pm Forwarded To: Admin 4/10/06 10:30am		APR 07 2006

This document prepared by  
Lee County Division of County Lands  
Project: Corkscrew Rd. WTP Wellfield Expansion, No. 7097  
Parcels: 103 – 106, 108, 109, misc.  
STRAP No.: 23-46-26-00-00003.0000, 24-46-26-00-00001.0000,  
19-46-27-00-00001.0000, ~.0050, ~.0060, ~.0040

BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY  
AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE  
IN LIEU OF CONDEMNATION PROCEEDINGS

THIS AGREEMENT for purchase and sale of real property is made this \_\_\_\_\_ day of \_\_\_\_\_, 2006 by and between RESOURCE CONSERVATION HOLDINGS, L.L.C., a Florida limited liability company, hereinafter referred to as SELLER, whose address is 140 N.E. 4<sup>th</sup> Avenue, Delray Beach, Florida 33483, and LEE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as BUYER.

WITNESSETH:

- 1. AGREEMENT TO PURCHASE AND TO SELL:** SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a fee-simple parcel of land consisting of 4.5 acres more or less, and located at 16871, 17501, 18701, 18901, et al, Corkscrew Road, Estero, Florida 33928, and more particularly described in "Exhibit A" attached hereto and made a part hereof, and non-exclusive, waterline utility easement parcels consisting of 3.36 acres more or less, and located at 16871, 17501, 18701, 18901, et al, Corkscrew Road, Estero, Florida 33928, and more particularly described in "Exhibit B" attached hereto and made a part hereof, and wellfield protection easement parcels consisting of 9.78 acres more or less, and located at 16871, 17501, 18701, 18901, et al, Corkscrew Road, Estero, Florida 33928, and more particularly described in "Exhibit C" attached hereto and made a part hereof; hereinafter collectively called the "Property". This Property is being acquired for the Corkscrew Road Water Treatment Plant Wellfield Expansion, No. 7097, hereinafter called the "Project", with the SELLER'S understanding that the property, if not voluntarily sold, would have been condemned by BUYER through the exercise of its eminent domain powers.
- 2. PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price("Purchase Price") will be Two Hundred Eighty-Five Thousand and no/100 Dollars (\$285,000), payable at closing by County warrant. The Purchase Price is mutually agreeable to both the SELLER and BUYER and represents the voluntary sale and purchase of the property in lieu of BUYER's condemnation.

3. **EVIDENCE OF TITLE:** BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER'S sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.

5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:

- (a) A statutory warranty deed, a waterline utility and wellfield protection easement (the form of the easement instrument is attached as Exhibit "D", hereto), and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) utility services up to, but not including the date of closing;
- (c) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (d) payment of partial release of mortgage fees, if any;
- (e) SELLER'S attorney fees, if any.

6. **BUYER'S INSTRUMENTS AND EXPENSES:** BUYER will pay for:

- (a) Recording fee for deed;
- (b) survey, (if desired by BUYER).

7. **TAXES:** SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.

This voluntary sale and purchase is considered by Florida law to be exempt from the payment of Documentary Stamp Taxes because this transaction was made under the threat of an eminent domain proceeding by the BUYER.

8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.

9. **SURVEY:** BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for such survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants and/or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat such discrepancies, violations and/or encroachments as a title defect.

10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental conditions unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.

11. **ABSENCE OF ENVIRONMENTAL LIABILITIES:** The SELLER warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before 90 days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. **ATTORNEYS' FEES:** The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. **REAL ESTATE BROKERS:** SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.

16. **POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. **SPECIAL CONDITIONS:** Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_

CHARLIE GREEN, CLERK

BY: \_\_\_\_\_  
DEPUTY CLERK (DATE)

SELLER:

CONSERVATION RESOURCE  
HOLDINGS, L.L.C., a Florida limited  
liability company

BY: \_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(Print Name and Title)

SELLER:

\_\_\_\_\_  
(DATE)

BUYER:

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

BY: \_\_\_\_\_  
TAMMARA HALL, CHAIRWOMAN

APPROVED AS TO LEGAL FORM  
AND SUFFICIENCY

\_\_\_\_\_  
COUNTY ATTORNEY (DATE)

Parcel 4 (103)

A parcel of land lying in Section 23, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 23 and run S89°28'40"W, along the South line of said Section 23, a distance of 1068.85 feet; Thence N00°31'20"W a distance of 50.00 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4936, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°28'40"W, along said North right-of-way line, a distance of 259.91 feet to the Southwest corner of said Official Records Book 3463, Page 4936; Thence N00°38'39"W, along the West line of said Official Records Book 3463, Page 4936, a distance of 145.00 feet; Thence N89°28'40"E, parallel with said North right-of-way line, a distance of 260.22; Thence S00°31'20"E a distance of 145.00 feet to the Point of Beginning.  
Containing 0.87 acres more or less.  
Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

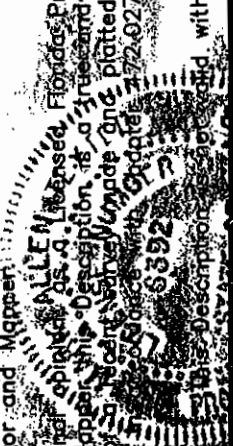
No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper

In my professional opinion as a Licensed Florida Professional Surveyor and Mapper this Description is a true and correct representation of a parcel of land and is platted under my direction, dated 6/22/07, Florida Statutes.



**JOHNSON**  
**ENGINEERING**

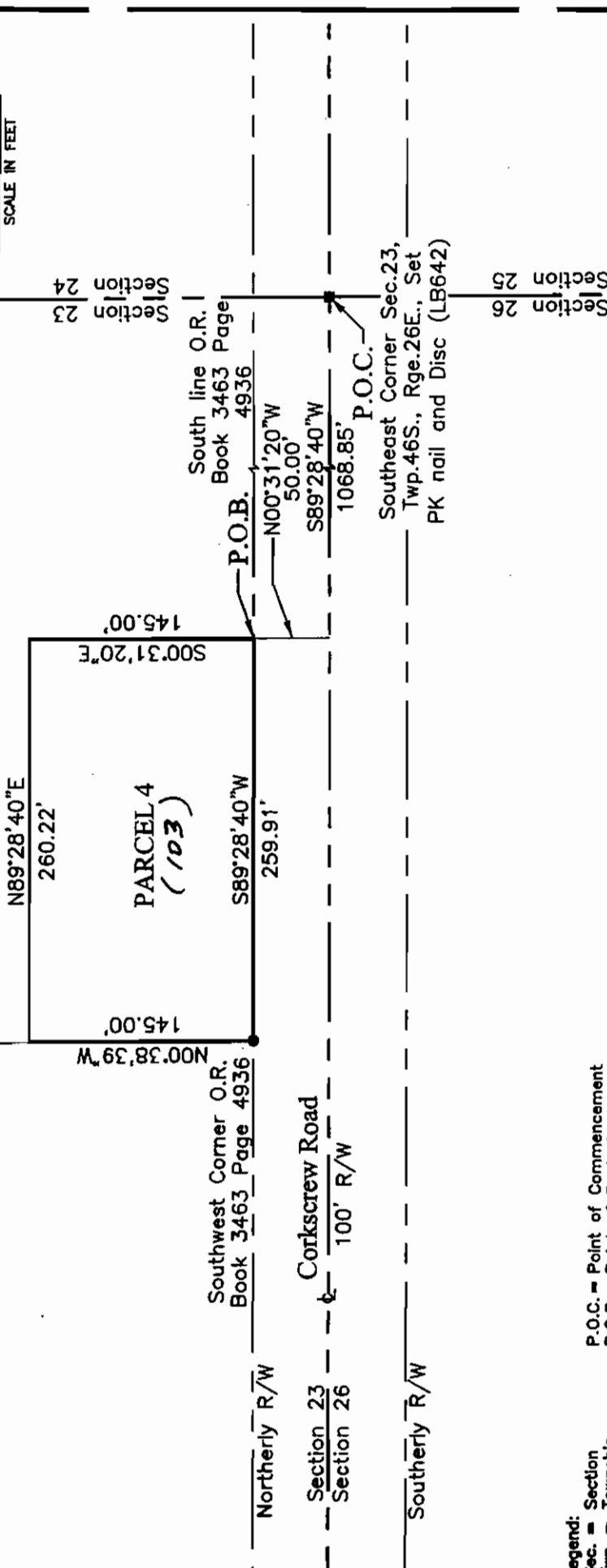
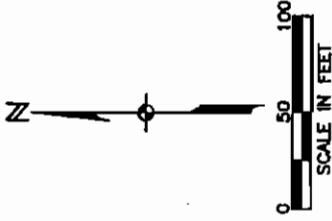
Lee County Utilities  
Sec. 23, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (883) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

DATE: 6/20/05	PROJECT NO.: 20033735	FILE NO.: 23-46-26	SCALE: As Shown	SHEET: 1 of 2
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Exhibit "A" Page 2 of 2

O.R. Book 3463 Page 4936



This Sketch of Description is not valid without sheet 1 of 2

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	23-46-26	As Shown	2 of 2

Sketch of Description.  
Parcel 4

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0584  
FAX (863) 612-0341  
E.B. #842 & L.B. #842

**JOHNSON ENGINEERING**  
Lee County Utilities  
Sec. 23, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning

Project Parcel No. 103



Parcel 19 (104A)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said section 24, a distance of 2630.09 feet to the South one-quarter corner of said Section 24; Thence S89°03'21"W, along the South line of said Section 24, a distance of 1484.50 feet; Thence N00°56'39"W a distance of 125.98 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°40'20"W, along said North right-of-way line, a distance of 38.91 to the beginning of a curve to the left; Thence along the arc of said curved right-of-way (said curve being curved concave to the South with a delta angle of 11°07'00" and a radius of 900.00 feet and having a chord bearing of S84°06'56"W and a chord length of 174.35 feet) a distance of 174.62 feet to the end of this curve; Thence S78°33'17"W, along said North right-of-way line, a distance of 38.91 feet; Thence N11°26'43"W a distance of 144.55 feet; Thence N78°33'17"E a distance of 38.84 feet to the beginning of a curve to the right; Thence along the arc of said curve (said curve being curved concave to the South with a delta angle of 11°07'17" and a radius of 1044.55 feet and having a chord bearing of N84°06'48"E and a chord length of 202.43 feet) a distance of 202.75 feet to the end of this curve; Thence N89°40'20"E a distance of 38.90 feet; Thence S00°19'40"E a distance of 144.55 feet to the Point of Beginning. Containing 0.88 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor on a Map.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and plotted under my direction, in full accordance with Chapter 472.027, Florida Statutes, 6392.

This Description is not valid, without sheet 2 of 2



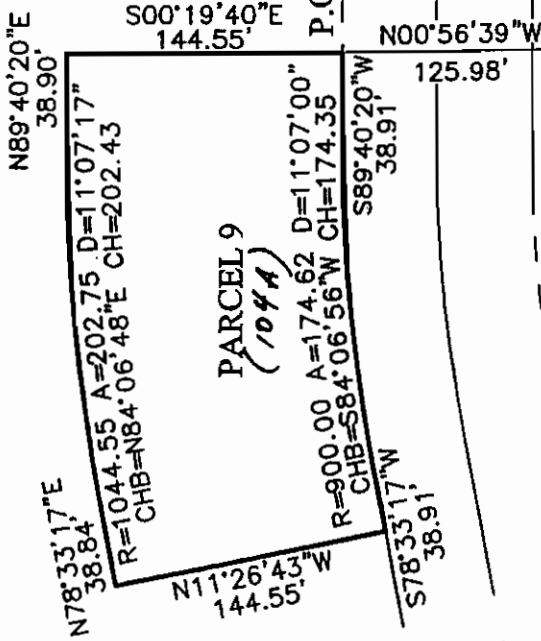
Lee County Utilities  
Sec. 24, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

251 HICKPOCKEE AVENUE  
LABELLE, FLORIDA 33635  
PHONE (863) 612-0594  
FAX (863) 612-0541  
E.B. #642 & L.B. #642

FLORIDA SURVEYORS ASSOCIATION  
DATE: 6/30/05 PROJECT NO.: 20033335 FILE NO.: 24-46-26 SCALE: As Shown SHEET: 1 of 2

Project Parcel No. 104A

O.R. Book 3463 Page 4823



S:\03735\legals\Revised\081603.dwg (Parcel 9 sketch) mct Jun 29, 2005 - 4:04pm

S. Line O.R. Book 3463 Pg. 4823  
Northerly R/W  
Corkscrew Road  
100' R/W  
Southerly R/W

Sec. 24  
Sec. 25  
S. 1/4 Cor. Sec. 24,  
Twp. 46S.,  
Rge. 26E.  
S89°03'21"W  
1484.50'  
S89°03'26"W  
2630.09'  
P.O.C.  
S.E. Cor. Sec. 24,  
Twp. 46S., Rge. 26E.

This Sketch of Description is not valid without sheet 1 of 2

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

Lee County Utilities  
Sec. 24, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

**JOHNSON**  
**ENGINEERING**

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LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

DATE	PROJECT NO.	FILE NO.	SCALE
8/20/05	20033735	24-46-28	As Shown

Sketch of Description  
Parcel 9  
SHEET 2 of 2

Project Parcel No. 104A

Parcel 12 (104B)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows:  
 Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said Section 24, a distance of 2417.76 feet; Thence N00°56'34"W a distance of 108.39 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°29'34"W, parallel with said North right-of-way line, a distance of 211.88 feet; Thence S89°40'20"W, parallel with said North right-of-way line, a distance of 48.24 feet; Thence N00°19'40"W a distance of 145.00 feet; Thence N89°40'20"E a distance of 48.01 feet; Thence N89°29'34"E a distance of 211.66 feet; Thence S00°30'26"E a distance of 145.00 feet to the Point of Beginning.  
 Containing 0.87 acres more or less.  
 Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



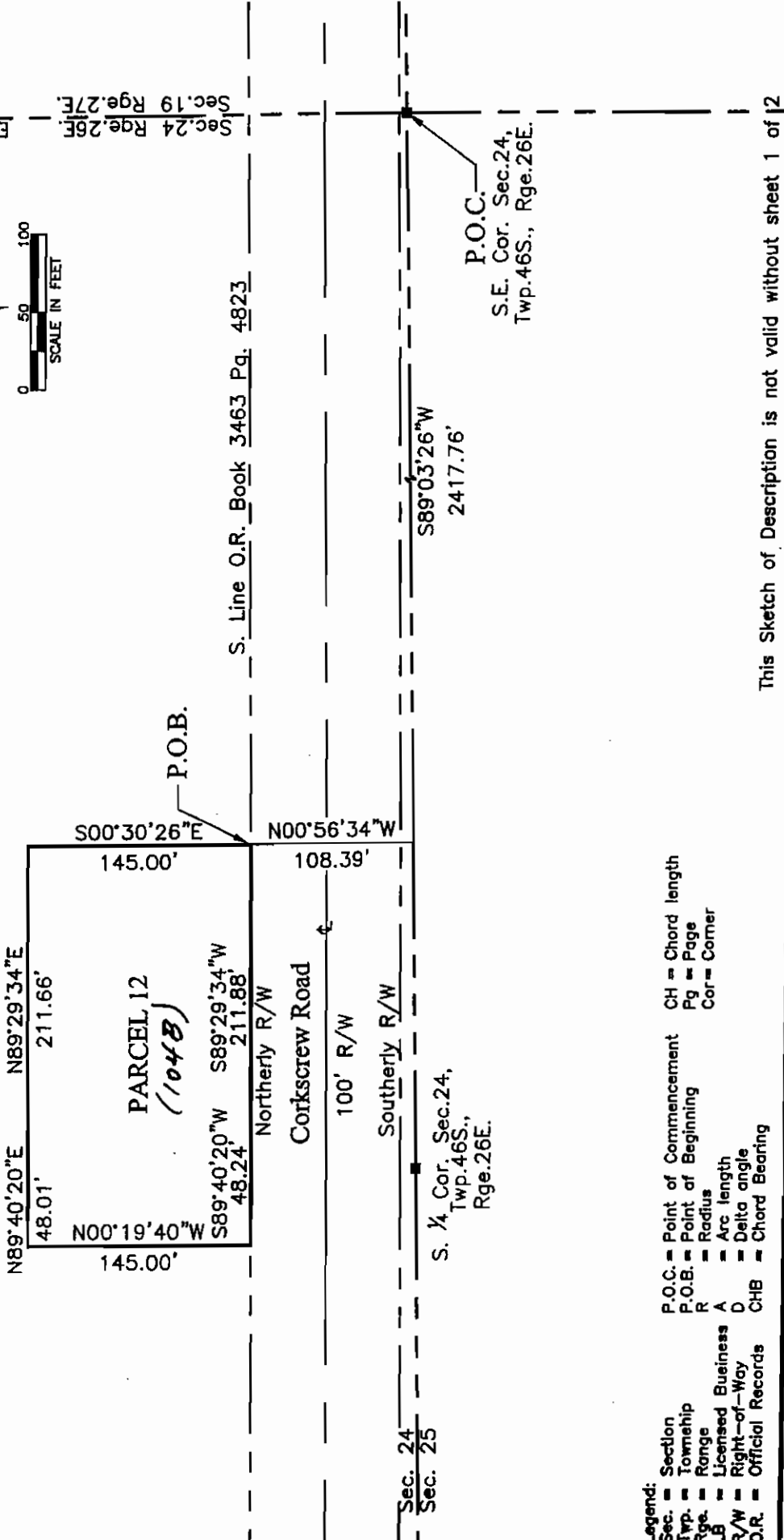
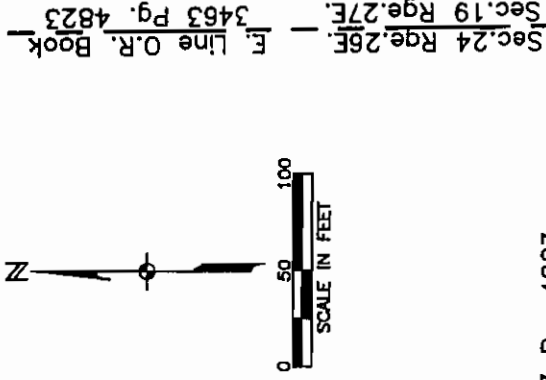
Lee County Utilities  
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PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #642

FLORIDA PROFESSIONAL SURVEYOR  
Description  
Parcel 12

DATE	6/20/05	FILE NO.	24-46-26	SCALE	As Shown	SHEET	1 of 2
PROJECT NO.	20033735						

O.R. Book 3463 Page 4823



- Legend:
- Sec. = Section
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  - P.O.B. = Point of Beginning
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  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 12

Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

**JOHNSON**  
**ENGINEERING**

251 HICKPOCHEE AVENUE  
 LABELLE, FLORIDA 33935  
 PHONE (863) 612-0594  
 FAX (863) 612-0341  
 E.B. #642 & L.B. #642

Sketch of Description  
 Parcel 12

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
9/20/05	20033735	24-46-26	As Shown	2 of 2

Project Parcel No. 104B

Parcel 15 (104c)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run N00°46'45"W, along the East line of said section 24, a distance of 90.00 feet to the North right-of-way line of Corkscrew Road also being the Southeast corner of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°29'34"W, along said North right-of-way line, a distance of 185.33 feet; Thence N00°30'26"W, a distance of 190.00 feet; Thence N89°29'34"E a distance of 184.43 feet to the East line of said Section 24 and the East line of said Official records Book 3463 page 4823; Thence S00°46'45"E, along the East line of said Section 24 and the East line of said Official Records Book 3463 page 4823, a distance of 190.00 feet to the Point of Beginning. Containing 0.81 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*[Signature]*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

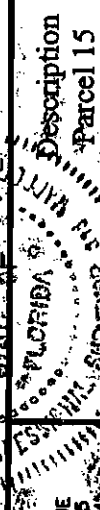
In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
Sec. 24, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

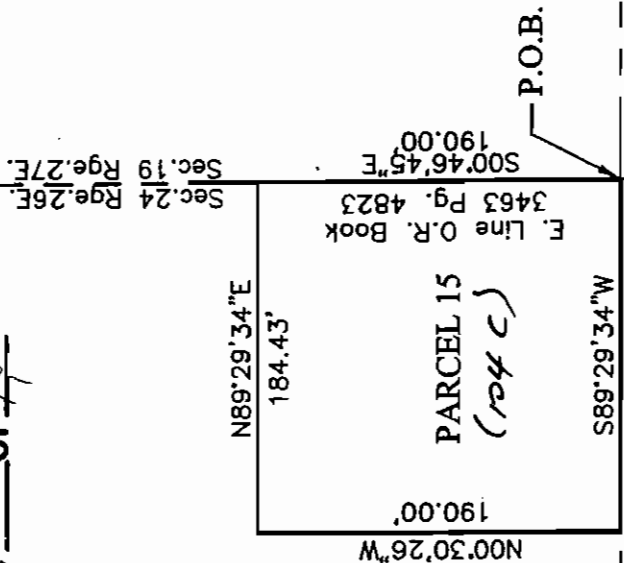
251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #642



DATE: 6/20/05	PROJECT NO.: 20033735	FILE NO.: 24-46-26	SCALE: As Shown	SHEET: 1 of 2
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O.R. Book 3463 Page 4823

\9\033735\legals\RevCase081605.dwg (Parcel 15 sketch) msk Jun 29, 2005 - 4:03pm



S. Line O.R. Book  
3463 Pg. 4823

Corkscrew Road  
100' R/W  
S. line Sec. 24

Southerly R/W

P.O.C.  
S.E. Cor. Sec. 24,  
Twp. 46S., Rge. 26E.

This Sketch of Description is not valid without sheet 1 of 2

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - CH = Chord length
  - Pg = Page
  - Cor = Corner
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing

**JOHNSON**  
**ENGINEERING**

Lee County Utilities  
Sec. 24, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #842

Sketch of Description  
Parcel 15

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	24-46-26	As Shown	2 of 2

Project Parcel No. 104 C

Parcel 16 (105)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run S89°01'52"W, along the South line of said section 19, a distance of 5226.56 feet; Thence N00°58'08"W a distance of 89.66 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4815, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°27'58"W, along said North right-of-way line, a distance of 44.14 feet; Thence S89°29'34"W, along said North right-of-way line, a distance of 0.23 feet to the West line of said Section 19 and the West line of said Official Records Book 3463 page 4815; Thence N00°46'45"E, along the West line of said Section 19 and the West line of said Official Records Book 3463 page 4815, a distance of 190.00 feet; Thence N89°29'34"E a distance of 1.08 feet; Thence N89°27'58"E a distance of 44.09 feet; Thence S00°32'02"E a distance of 190.00 feet to the Point of Beginning. Containing 0.20 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a survey made and plotted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2

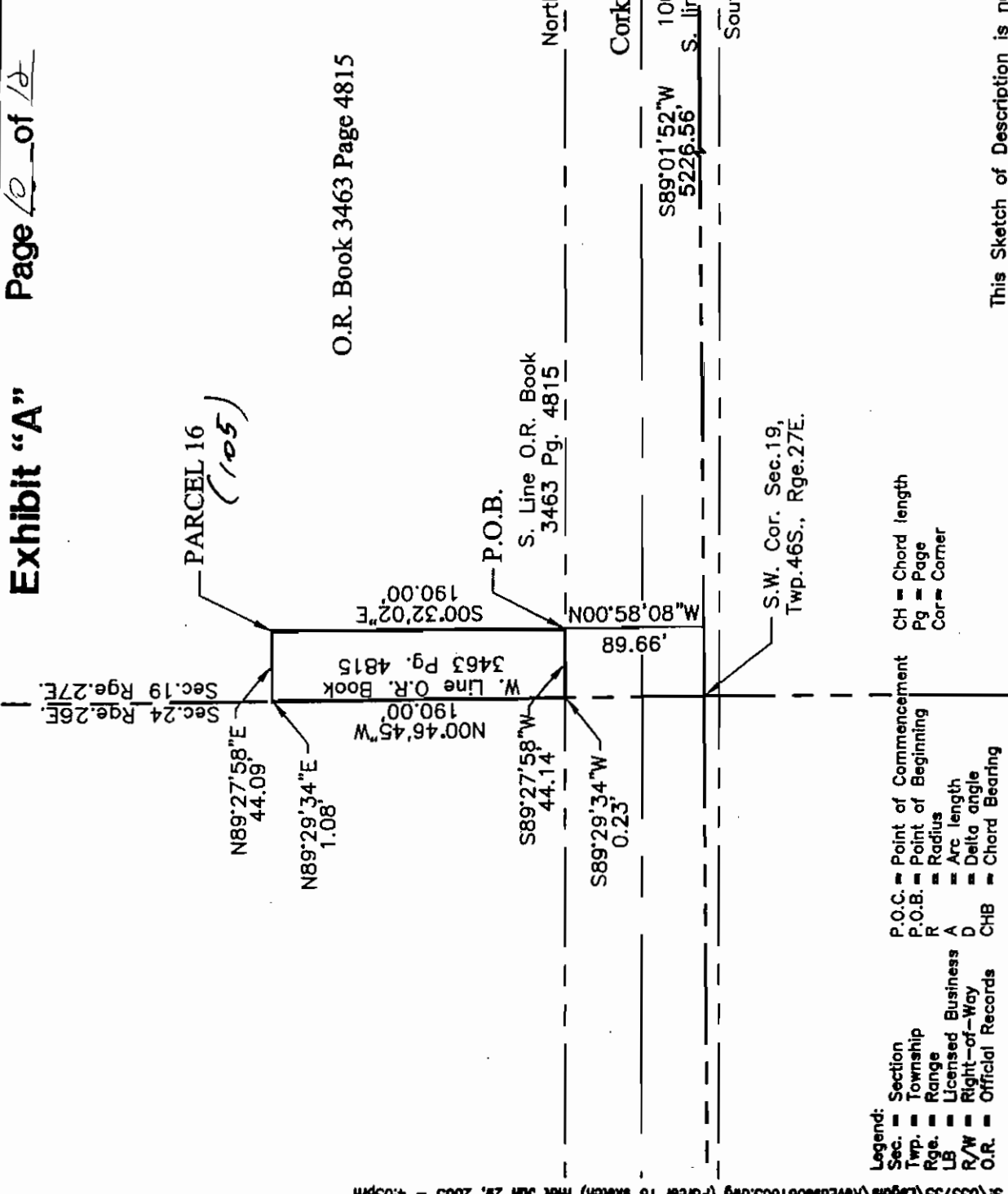
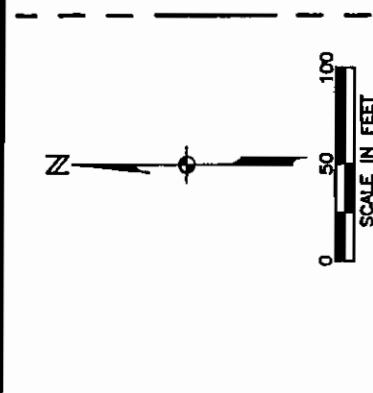


Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

251 HICKPOCKEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0592  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

FLORIDA SURVEYORS' ASSOCIATION  
STATE OF FLORIDA  
6/20/05 PROJECT NO. 20033735 FILE NO. 19-46-27 SCALE As Shown SHEET 1 of 2

Project Parcel No. 105



O.R. Book 3463 Page 4815

P.O.B.  
S. Line O.R. Book  
3463 Pg. 4815

S.W. Cor. Sec. 19,  
Twp. 46S., Rge. 27E.

P.O.C.  
S.E. Cor. Sec. 19,  
Twp. 46S., Rge. 27E.

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

**JOHNSON**  
**ENGINEERING**

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	19-46-27	As Shown	2 of 2

Sketch of Description  
Parcel 16

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33035  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

Project Parcel No. 105



Parcel 27 (109)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run N00°35'44"W, along the East line of said Section 19, a distance of 50.00 feet to the North right-of-way line of Corkscrew Road also being the Southeast corner of a parcel of land described in Official Records Book 2774, Page 3261, Public Records of Lee County, Florida and the point of beginning of the parcel of land herein described; Thence S89°19'54"W, along said North right-of-way line, a distance of 0.35 feet; Thence S89°27'58"W, along said North right-of-way line, a distance of 145.00 feet; Thence N89°27'58"E a distance of 259.24; Thence N89°19'54"E, a distance of 1.38 feet to the East line of said Official Records Book 2774, Page 3261 and the East line of said Section 19; Thence S00°11'37"W, along the East line of said Official Records Book 2774, Page 3261 and the East line of said Section 19, a distance of 145.00 feet to the Point of Beginning. Containing 0.87 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter* (For the firm LB-642)

Mark A. Texter  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of the actual survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2

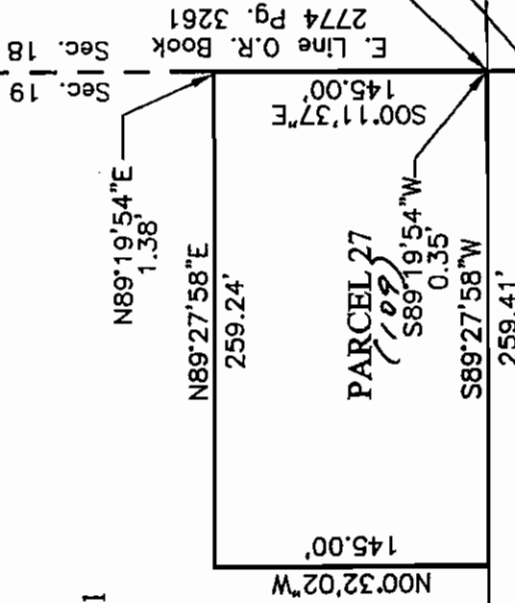


Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

251 HICKPOCKET WEAVER  
LABELLE, FLORIDA 38935  
PHONE (863) 612-0584  
FAX (863) 612-0581  
E.B. #642 & L.B. #642

FLORIDA SURVEYOR  
6/20/05  
PROJECT NO. 20053735  
FILE NO. 19-46-27  
SCALE As Shown  
SHEET 1 of 2

O.R. Book 2774 Page 3261



Northerly R/W  
Conkscrew Road  
100' R/W  
S. Line Sec. 19  
S. Line O.R. Book  
2774 Pg. 3261

Southerly R/W

P.O.C.  
S.E. Cor. Sec. 19,  
Twp. 46S., Rge. 27E.

- Legend:
- Sec. = Section
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  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
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  - A = Arc length
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  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

**JOHNSON**  
**ENGINEERING**

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

251 HICKPOCKEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (883) 612-0594  
FAX (883) 612-0341  
E.B. #842 & L.B. #842

Sketch of Description  
Parcel 27

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	19-46-27	As Shown	2 of 2

Project Parcel No. 109

Parcel 6 (103-4E)

A parcel of land lying in Section 23, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 23 and run N00°35'10"W, along the East line of said Section 23, a distance of 50.00 feet to the North right-of-way line of Corkscrew Road also being the Southeast corner of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°03'21"W, along said North right-of-way line, a distance of 0.13 feet; Thence S89°28'40"W along said North right-of-way line, a distance of 1068.67 feet; Thence N00°31'20"W a distance of 15.00 feet; Thence N89°28'40"E, parallel with said North right-of-way line, a distance of 1068.61 feet; Thence N89°03'21"E, parallel with said North right-of-way line, a distance of 0.17 feet to the East line of said Official Records Book 3463 page 4823 and the East line of said Section 23; Thence S00°35'10"E along the East line of said Official Records Book 3463 page 4823 and said Section 23 a distance of 15.00 feet to the Point of Beginning. Containing 0.37 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*[Signature]*

Mark A. Texter (For the firm LB-642) Professional Surveyor and Mapper Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPING SEAL  
 MARK A. TEXTER  
 LICENSE NO. 6392  
 EXPIRES 12/31/06  
 I, Mark A. Texter, a Licensed Florida Professional Surveyor and Mapper, this Description is to the best of my knowledge and correct representation of a recent survey made and conducted under my direction, made in accordance with Chapter 225.27, Florida Statutes.

This Description is not valid without sheet 2 of 2

JOHNSON ENGINEERING

Lee County Utilities  
Sec. 23, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

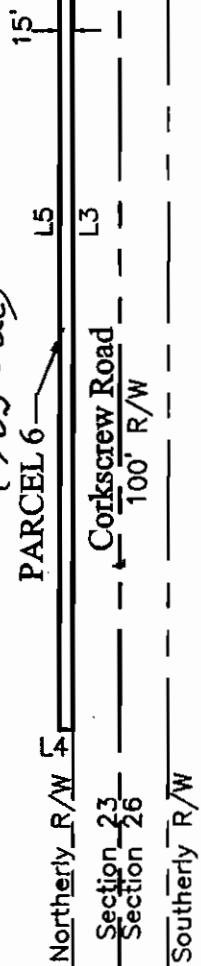
251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0584  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	23-46-26	As Shown	1 of 2

O.R. Book 3463 Page 4823

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N00°35'10"W
L2	0.13	S89°03'21"W
L3	1068.67	S89°28'40"W
L4	15.00	N00°31'20"W
L5	1068.61	N89°28'40"E
L6	0.17	N89°03'21"E
L7	15.00	S00°35'10"E

(103-4E)



- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning

This Sketch of Description is not valid without sheet 1 of 2

<p><b>JOHNSON</b> ENGINEERING</p>	<p>Sketch of Description Parcel 6</p>	<p>SCALE As Shown</p>
<p>Lee County Utilities Sec. 23, Twp. 46 S., Rge. 26 E. Lee County, Florida</p>	<p>251 HICKPOCHEE AVENUE LABELLE, FLORIDA 33935 PHONE (863) 612-0594 FAX (863) 612-0341 E.B. #642 &amp; L.B. #642</p>	<p>DATE 8/20/05</p> <p>PROJECT NO. 20033735</p> <p>FILE NO. 23-46-26</p> <p>SHEET 2 of 2</p>

Parcel 7 (104A-UE)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said section 24, a distance of 2630.09 feet to the South one-quarter corner of said Section 24; Thence S89°03'21"W along the South line of said Section 24 a distance of 1735.36 feet; Thence N00°56'39"W a distance of 104.29 feet to the North right-of-way line of Corkscrew Road also being the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S78°33'17"W, along said North right-of-way line, a distance of 201.41 feet to the beginning of a curve to the right; Thence along the arc of said curved right-of-way line (said curve being curved concave to the North with a delta angle of 10°28'34" and a radius of 1050.00 feet and having a chord bearing of S83°47'37"W and a chord length of 191.72 feet) a distance of 191.99 feet to the end of this curve; Thence S89°03'21"W, along said North right-of-way line, a distance of 505.12 feet to the Southwest corner of said Official Records Book 3463 page 4823; Thence N00°35'10"W along the west line of said Official Records Book 3463 page 4823 a distance of 15.00 feet; Thence N89°03'21"E parallel with said North right-of-way line a distance of 504.15 feet to the beginning of a curve to the left; Thence along the arc of said curve parallel to said North right-of-way line (said curve being curved concave to the North with a delta angle of 10°31'34" and a radius of 1035.00 feet and having a chord bearing of N83°49'01"E and a chord length of 189.88 feet) a distance of 190.14 feet to the end of this curve; Thence N78°33'17"E, parallel with said North right-of-way line, a distance of 201.38 feet; Thence S11°26'43"E a distance of 15.00 feet to the Point of Beginning. Containing 0.31 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642) Professional Surveyor and Mapper Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a real survey made and platted under my direction, in accordance with Chapter 472-027, Florida Statutes, 6392.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
Sec. 24, Twp. 46 S., Rge. 26 E.  
Lee County, Florida



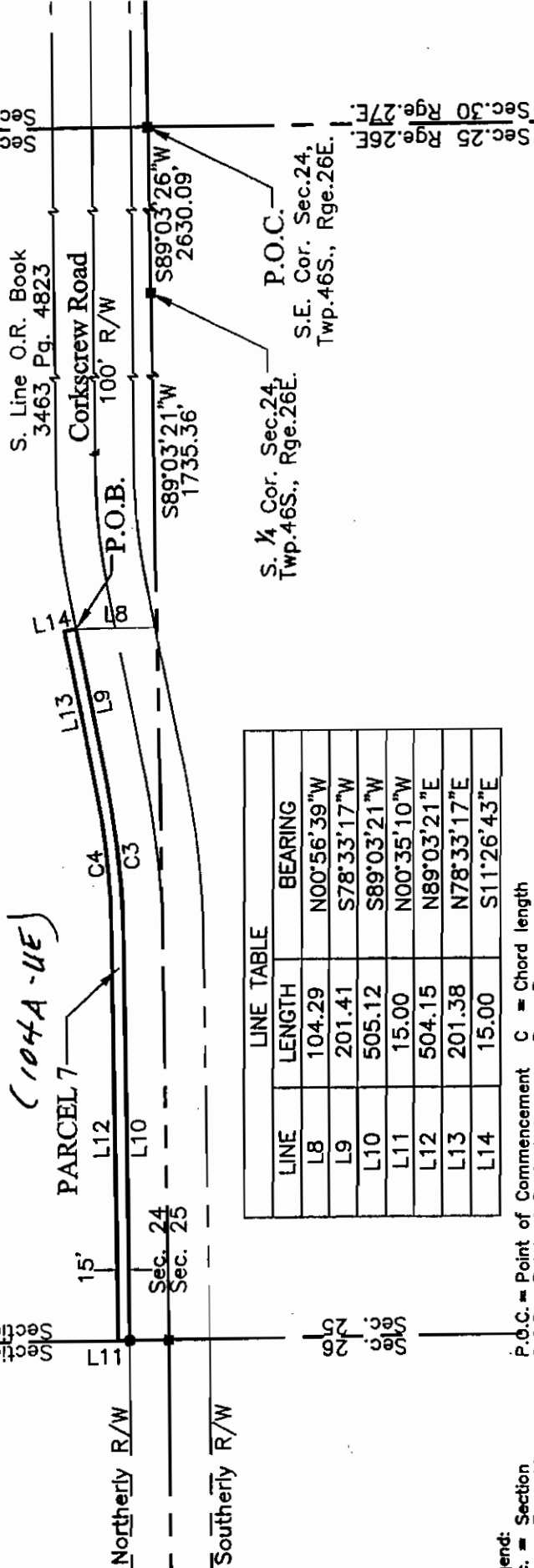
251 HICKPOCKEE AVENUE  
LABELLE, FLORIDA 33507  
PHONE (863) 612-0341  
FAX (863) 612-0341  
E.B. #842 & L.B. #642

DATE	6/20/05	FILE NO.	24-46-26	SCALE	As Shown	SHEET	1 of 2
PROJECT NO.	20033735						

O.R. Book 3463 Page 4823

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHB	CHORD
C3	191.99	1050.00	10°28'34"	S83°47'37"W	191.72
C4	190.14	1035.00	10°31'34"	N83°49'01"E	189.88

(104A-UE)



LINE TABLE		
LINE	LENGTH	BEARING
L8	104.29	N00°56'39"W
L9	201.41	S78°33'17"W
L10	505.12	S89°03'21"W
L11	15.00	N00°35'10"W
L12	504.15	N89°03'21"E
L13	201.38	N78°33'17"E
L14	15.00	S11°26'43"E

- Legend:
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  - C = Chord length
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This Sketch of Description is not valid without sheet 1 of 2



Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

Sketch of Description  
 Parcel 7

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	24-46-26	As Shown	2 of 2

251 HICKPOCHEE AVENUE  
 LABELLE, FLORIDA 33935  
 PHONE (883) 612-0584  
 FAX (883) 612-0341  
 E.B. #842 & L.B. #842

Project Parcel No. 104A-UE

Parcel 10 (104B-116)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said Section 24, a distance of 2630.09 feet to the South one-quarter corner of said Section 24; Thence S89°03'21"W along the South line of said Section 24 a distance of 47.78 feet; Thence N00°56'39"W a distance of 110.52 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°40'20"W, along said North right-of-way line, a distance of 1436.80 feet; Thence N00°19'40"W a distance of 15.00 feet; Thence N89°40'20"E, parallel with said North right-of-way line, a distance of 1436.80 feet; Thence S00°19'40"E a distance of 15.00 feet to the Point of Beginning. Containing 0.49 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is true and correct representation of a recent survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
Sec. 24, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

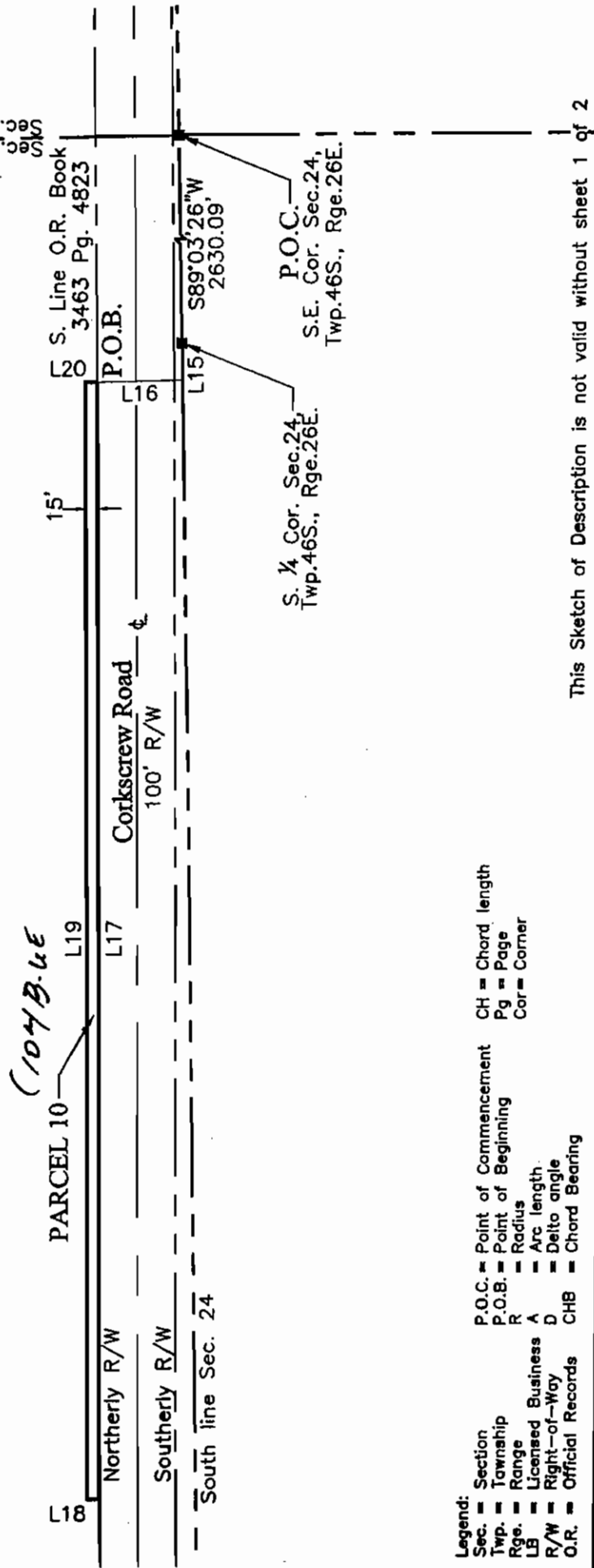
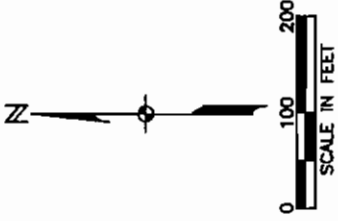
251 HICKPOCKEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

FLORIDA STATE SURVEYOR  
Description  
Parcel 10

DATE: 6/20/05	PROJECT NO: 20033735	FILE NO: 24-46-26	SCALE: As Shown	SHEET: 1 of 2
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O.R. Book 3463 Page 4823

LINE TABLE		
LINE	LENGTH	BEARING
L15	47.78	S89°03'21"W
L16	110.52	N00°56'39"W
L17	1436.80	S89°40'20"W
L18	15.00	N00°19'40"W
L19	1436.80	N89°40'20"E
L20	15.00	S00°19'40"E



This Sketch of Description is not valid without sheet 1 of 2

Legend:  
 Sec. = Section  
 Twp. = Township  
 Rge. = Range  
 LB = Licensed Business  
 R/W = Right-of-Way  
 O.R. = Official Records

P.O.C. = Point of Commencement  
 P.O.B. = Point of Beginning  
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 CHB = Chord Bearing

CH = Chord length  
 Pg = Page  
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**JOHNSON**  
**ENGINEERING**

Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

251 HICKPOCHEE AVENUE  
 LABELLE, FLORIDA 33935  
 PHONE (883) 612-0594  
 FAX (883) 612-0341  
 E.B. #642 & L.B. #642

Sketch of Description  
 Parcel 10

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	24-46-26	As Shown	2 of 2

Project Parcel No. 104B-4E



Parcel 13 (104C-UE)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said Section 24, a distance of 185.07 feet; Thence N00°56'34"W a distance of 91.41 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°29'34"W, along said North right-of-way line, a distance of 2232.75 feet; Thence N00°30'26"W a distance of 15.00 feet; Thence N89°29'34"W, parallel with said North right-of-way line, a distance of 2232.75 feet; Thence S00°30'26"E a distance of 15.00 feet to the Point of Beginning. Containing 0.77 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*  
 Mark A. Texter (For the firm LB-642)  
 Professional Surveyor and Mapper  
 Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

251 HICKPOCHEE AVENUE  
 LABELLE, FLORIDA 33935  
 PHONE (863) 612-0594  
 FAX (863) 612-0341  
 E.B. #642 & L.B. #642

Description Parcel 13

DATE	9/20/05	PROJECT NO.	20033735	FILE NO.	24-46-26	SCALE	As Shown	SHEET	1 of 2
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# Exhibit "B" Page 8 of 16

O.R. Book 3463 Page 4823

LINE TABLE		
LINE	LENGTH	BEARING
L21	185.07	S89°03'26"W
L22	91.41	N00°56'34"W
L23	2232.75	S89°29'34"W
L24	15.00	N00°30'26"W
L25	2232.75	N89°29'34"E
L26	15.00	S00°30'26"E

S. Line O.R.  
Book 3463  
Pg. 4823

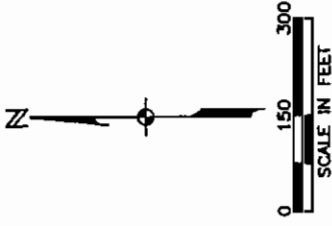
L24  
Northerly R/W  
Southerly R/W  
S. line Sec. 24

S. 1/4 Cor. Sec. 24,  
Twp. 46S., Rge. 26E.

PARCEL 13 (104C-4E)

Corkscrew Road  
100' R/W

P.O.C.  
S.E. Cor. Sec. 24,  
Twp. 46S., Rge. 26E.



- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

## JOHNSON ENGINEERING

Lee County Utilities  
Sec. 24, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #842

Sketch of Description  
Parcel 13

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	24-46-26	As Shown	2 of 2

Project Parcel No. / 104C-4E

Parcel 18 (105-4E)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run S89°01'52"W, along the South line of said section 19, a distance of 4280.95 feet; Thence N00°58'08"W a distance of 82.49 feet to the North right-of-way line of Corkscrew Road also being the Southeast corner of a parcel of land described in Official Records Book 3463, Page 4815, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°27'58"W, along said North right-of-way line, a distance of 945.64 feet; Thence N00°32'02"W a distance of 15.00 feet; Thence N89°27'58"E, parallel with said North right-of-way line, a distance of 945.58 feet to the East line of said Official Records Book 3463 page 4815; Thence S00°46'45"E, along the East line of said Official Records Book 3463 page 4815, a distance of 15.00 feet to the Point of Beginning. Containing 0.33 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East, State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a field survey made and platted under my direction made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



251 HICKPOCHES AVENUE  
LABELLE, FLORIDA 32550  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #642

FLORIDA SURVEYOR AND MAPPER  
SURVEY FOR  
PROJECT NO. 20033735  
FILE NO. 19-46-27  
SCALE As Shown  
SHEET 1 of 2

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

Project Parcel No. 105-4E

LINE TABLE		
LINE	LENGTH	BEARING
L27	82.49	N00°58'08"W
L28	945.64	S89°27'58"W
L29	15.00	N00°32'02"W
L30	945.58	N89°27'58"E
L31	15.00	S00°46'45"E

O.R. Book 3463 Page 4815

PARCEL 18  
(105-WE)

S. Line O.R. Book  
3463 Pg. 4815

Northerly R/W  
Corkscrew Road  
100' R/W  
Southerly R/W

S. line Sec. 19

S.W. Cor. Sec.19,  
Twp.46S., Rge.27E.

P.O.C.  
S.E. Cor. Sec.19,  
Twp.46S., Rge.27E.

S89°01'52"W  
4280.95'

P.O.B.



E. Line O.R. Book  
3463 Pg. 4815

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

**JOHNSON**  
**ENGINEERING**

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

Sketch of Description  
Parcel 18

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	19-46-27	As Shown	2 of 2

Parcel 19 (106-UE)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run S89°01'52"W, along the South line of said Section 19, a distance of 2960.97 feet; Thence N00°58'08"W a distance of 72.47 feet to the North right-of-way line of Corkscrew Road and the Southeast corner of a parcel of land described in Official Records Book 3463, Page 4882, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°27'58"W, along said North right-of-way line, a distance of 1320.01 feet to the Southwest corner of said Official Records Book 3463 page 4882; Thence N00°46'45"W, along the West line of said Official Records Book 3463 page 4882, a distance of 15.00 feet; Thence N89°27'58"E, parallel with said North right-of-way line, a distance of 1320.01 feet to the East line of said Official Records Book 3463 page 4882; Thence S00°46'45"E, along the East line of said Official Records Book 3463 page 4882, a distance of 15.00 feet to the Point of Beginning.  
Containing 0.45 acres more or less.  
Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 03-02-06

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper this Description is a true and correct representation of a recent survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

Description  
Parcel 19

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/02/06	20033735	19-106-UE	AS SHOWN	1 of 2

Project Parcel No. 106-UE

# Exhibit "B"

Page 12 of 16

S:\033735\Legals\Revise Parc 19 030206\Report\19030206.dwg (Parcel 19 sketch) mat Mar 02, 2006 - 1:09pm

W. Line O.R. Book 3463 Pg. 4882

E. Line O.R. Book 3463 Pg. 4882

LINE TABLE		
LINE	LENGTH	BEARING
L32	72.47	N00°58'08"W
L33	1320.01	S89°27'58"W
L34	15.00	N00°46'45"W
L35	1320.01	N89°27'58"E
L36	15.00	S00°46'45"E

O.R. Book 3463 Page 4882

PARCEL 19  
(106-44)

15'

Northerly R/W  
Corkscrew Road  
100' R/W  
Southerly R/W

S. Line O.R. Book 3463 Pg. 4882  
S. line Sec. 19

P.O.B.  
L32 L36  
L33 L35  
S89°01'52"W  
2960.97'

Legend:  
 Sec. = Section  
 Twp. = Township  
 Rge. = Range  
 LB = Licensed Business  
 R/W = Right-of-Way  
 O.R. = Official Records  
 P.O.C. = Point of Commencement  
 P.O.B. = Point of Beginning  
 R = Radius  
 A = Arc length  
 D = Delta angle  
 CHB = Chord Bearing  
 CH = Chord length  
 Pg = Page  
 Cor = Corner

P.O.C.  
S.E. Cor. Sec. 19,  
Twp. 46S., Rge. 27E.

This Sketch of Description is not valid without sheet 1 of 2

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

**JOHNSON**  
**ENGINEERING**

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0584  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

Sketch of Description  
Parcel 19

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/02/06	20033735	19-46-27	As Shown	2 of 2

Project Parcel No. 106-44

Parcel 24 (108-UE)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run S89°01'52"W, along the South line of said section 19, a distance of 1317.16 feet; Thence N00°58'08"W a distance of 60.00 feet to the North right-of-way line of Corkscrew Road also being the Southeast corner of a parcel of land described in Official Records Book 3463, Page 4796, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°27'58"W, along said North right-of-way line, a distance of 821.91 feet to the Southwest corner of said Official Records Book 3463 page 4796; Thence N00°34'01"W, along said West line of said Official Records Book 3463 page 4796, a distance of 15.00 feet; Thence N89°27'58"E, parallel with said North right-of-way line, a distance of 821.96 feet to the East line of said Official Records Book 3463 page 4796; Thence S00°21'16"E, along the East line of said Official Records Book 3463 page 4796, a distance of 15.00 feet to the Point of Beginning.  
Containing 0.28 acres more or less.  
Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East, State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a field survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #842

Description  
Parcel 24



DATE 6/20/05	PROJECT NO. 20033735	FILE NO. 19-46-27	SCALE As Shown	SHEET 1 of 2
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Project Parcel No. 108-UE

# Exhibit "B" Page 14 of 16

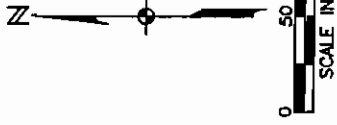
O.R. Book 3463 Page 4796

PARCEL 24  
*(108-0E)*

W. Line O.R. Book 3463 Pg. 4796

E. Line O.R. Book 3463 Pg. 4796

S:\033735\Legals\RevCase081605.dwg (Parcel 24 sketch) mok Jun 28, 2005 - 4:04pm



N00°34'01"W  
15.00'

S00°21'16"E  
15.00'

N89°27'58"E  
821.96'

S. Line O.R. Book 3463 Pg. 4796

P.O.B.

N00°58'08"W  
60.00'

S89°27'58"W  
821.91'

Northerly R/W  
Corkscrew Road

100' R/W S. line Sec. 19

Southerly R/W

S89°01'52"W  
1317.16'

P.O.C.

S.E. Cor. Sec. 19,  
Twp. 46S., Rge. 27E.

Legend:  
Sec. = Section  
Twp. = Township  
Rge. = Range  
LB = Licensed Business  
R/W = Right-of-Way  
O.R. = Official Records

P.O.C. = Point of Commencement  
P.O.B. = Point of Beginning  
R = Radius  
A = Arc length  
D = Delta angle  
CHB = Chord Bearing

CH = Chord length  
Pg = Page  
Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

**JOHNSON**  
**ENGINEERING**

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33835  
PHONE (863) 612-0584  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

Sketch of Description  
Parcel 24

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	19-46-27	As Shown	2 of 2

Project Parcel No. 108ue



Parcel 25 (109-4E)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run S89°01'52"W, along the South line of said section 19, a distance of 259.08 feet; Thence N00°58'08"W a distance of 51.97 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 2774, Page 3261, Public Records of Lee County, Florida and the Point of Beginning of the parcel of land herein described; Thence S89°27'58"W, along said North right-of-way line, a distance of 1058.11 feet to the Southwest corner of said Official Records Book 2774 page 3261; Thence N00°21'16"W, along the West line of said Official Records Book 2774 page 3261, a distance of 15.00 feet; Thence N89°27'58"E, parallel with said North right-of-way line, a distance of 1058.07 feet; Thence S00°32'02"E a distance of 15.00 feet to the Point of Beginning. Containing 0.36 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*  
 Mark A. Texter (For the firm LB-642)  
 Professional Surveyor and Mapper  
 Florida Certificate No. 6392

Date signed: 10-30-05  
 Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of the actual survey made and platted under my direction and in accordance with Chapter 472.027, Florida Statutes, 6392

This Description is not valid without sheet 2 of 2



Lee County Utilities  
 Sec. 19, Twp. 46 S., Rge. 27 E.  
 Lee County, Florida

251 HICKPOCKEE AVENUE  
 LABELLE, FLORIDA 33905  
 PHONE (863) 612-0594  
 FAX (863) 612-0341  
 E.B. #842 & L.B. #842

FLORIDA PROFESSIONAL SURVEYOR  
 STATE OF FLORIDA  
 9/10/05  
 PROJECT NO.: 20033735  
 FILE NO.: 19-46-27  
 SCALE: As Shown  
 SHEET: 1 of 2

Project Parcel No. 109-4E

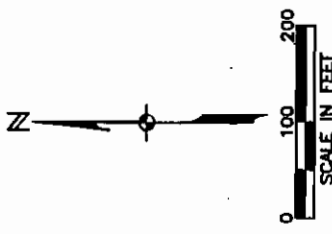
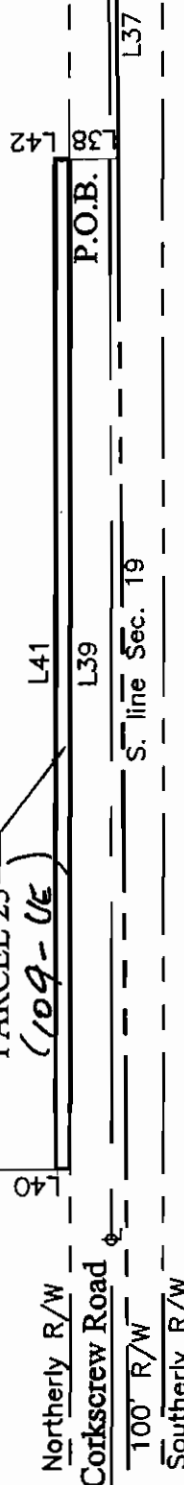
# Exhibit "B" Page 16 of 16

O.R. Book 2774 Page 3261

LINE	LENGTH	BEARING
L37	259.08	S89°01'52"W
L38	51.97	N00°58'08"W
L39	1058.11	S89°27'58"W
L40	15.00	N00°21'16"W
L41	1058.07	N89°27'58"E
L42	15.00	S00°32'02"E

S. Line O.R. Book 2774 Pg. 3261

PARCEL 25  
(109-UE)



W. Line O.R. Book 2774 Pg. 3261  
S. Line O.R. Book 2774 Pg. 3261

P.O.C.  
S.E. Cor. Sec. 19,  
Twp. 46S., Rge. 27E.

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

**JOHNSON**  
**ENGINEERING**

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #642

Sketch of Description  
Parcel 25

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	19-46-27	As Shown	2 of 2

Project Parcel No. / 09-UE

S:\033735\Legals\Revs08061803.dwg (Parcel 25 sketch) mat Jun 29, 2005 - 4:04pm

Parcel 5 (103-WPE)

A parcel of land lying in Section 23, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 23 and run S89°28'40"W, along the South line of said Section 23, a distance of 920.07 feet; Thence N00°31'20"W a distance of 50.00 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4936, Public Records of Lee County, Florida; Thence continue N00°31'20"W, a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; Thence S89°28'40"W, parallel with said North right-of-way line, a distance of 148.78 feet; Thence N00°31'20"W a distance of 130.00 feet; Thence S89°28'40"W a distance of 260.22 feet to the West line of said Official Records Book 3463 page 4936; Thence N00°38'39"W, along the West line of said Official Records Book 3463 page 4936, a distance of 127.16 feet to the beginning of a non-tangent curve to the right, from which the radius point bears S24°57'36"E a distance of 255.00 feet; Thence Southeasterly along the arc of said curve (said curve having a delto angle of 30°03'51", a radius of 255.00 feet, a chord bearing of N80°04'20"E, a chord length of 132.27 feet) a distance of 133.80 feet to the end of this curve and the beginning of a non-tangent curve to the right, from which the radius point bears S06°08'54"E a distance of 255.00 feet; Thence Southeasterly along the arc of said curve (said curve having a delta ongle of 101°15'09", a radius of 255.00 feet, a chord bearing of S45°31'20"E, a chord length of 394.24 feet) a distance of 450.63 feet to the Point of Beginning. Containing 1.52 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:  
THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East, State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*  
Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and platted under my direction in accordance with Chapter 472.027, Florida Statutes, 6392.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
Sec. 23, Twp. 46 S., Rge. 26 E.  
Lee County, Florida

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

FLORIDA SURVEYOR  
DATE 7/11/11  
FILE NO. 23-46-26  
SCALE As Shown  
SHEET 1 of 2

Project Parcel No. 103-WPE

O.R. Book 3463 Page 4936

Non-Tangent  
 $R=255.00$   $A=133.80$   
 $CHB=N80^{\circ}04'20"E$   
 $D=30^{\circ}03'51"$   
 $CH=132.27$

Non-Tangent  
 $R=255.00$   $A=450.63$   $D=101^{\circ}15'09"$   
 $CHB=S45^{\circ}31'20"E$   $CH=394.24$

PARCEL 5  
 (103-WPE)

$N00^{\circ}38'39"W$   
 $127.16'$

$S89^{\circ}28'40"W$   
 $260.22'$

$N00^{\circ}31'20"W$   
 $130.00'$

$S89^{\circ}28'40"W$   
 $148.78'$

P.O.B.  
 $N00^{\circ}31'20"W$   
 $15.00'$

South line O.R. Book 3463 Page 4936

Corkscrew Road  
 $100'$  R/W

Northerly R/W

Section 23  
 Section 26

Southerly R/W

P.O.C.  
 $920.07'$

Southeast Corner Sec.23,  
 Twp.46S., Rge.26E., Set  
 PK nail and Disc (LB642)

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length

**JOHNSON**  
**ENGINEERING**

Lee County Utilities  
 Sec. 23, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

251 HICKPOCHEE AVENUE  
 LABELLE, FLORIDA 33835  
 PHONE (863) 612-0594  
 FAX (863) 612-0341  
 E.B. #642 & L.B. #642

Sketch of Description  
 Parcel 5

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	23-46-26	As Shown	2 of 2

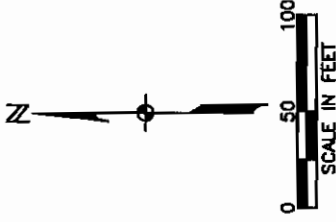
This Sketch of Description is not valid, without sheet 1 of 2

Project Parcel No. 103-WPE

East Line O.R. Book 3463 Page 4936

Section 23  
 Section 24

Section 25  
 Section 26



Parcel 8 (1044-WPE)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said section 24, a distance of 2630.09 feet to the South one-quarter corner of said Section 24; Thence S89°03'21"W along the South line of said Section 24 a distance of 1335.31 feet; Thence N00°56'39"W a distance of 124.37 feet to the North right-of-way line of Corkscrew Road also being the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida; Thence continue N00°56'39"W a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; Thence S89°40'20"W, parallel to said North right-of-way line, a distance of 149.03; Thence N00°19'40"W a distance of 129.55 feet; Thence S89°40'20"W a distance of 38.91 feet to the beginning of a curve to the left; Thence along the arc of said curve (said curve being curved concave to the South with a delta angle of 11°07'17" and a radius of 1044.55 feet and having a chord bearing of S84°06'48"W and a chord length of 202.43 feet) a distance of 202.75 feet to the end of this curve; Thence S78°33'17"W a distance of 38.84 feet; Thence S11°26'43"E a distance of 129.55 feet; Thence S78°33'17"W, parallel with said North right-of-way line, a distance of 149.03 feet to the beginning of a non-tangent curve to the right, from which the radius point bears N73°33'23"E a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southeast with a delta angle of 106°11'07" and a radius of 255.00 feet and having a chord bearing of N36°38'57"E and a chord length of 407.80 feet) a distance of 472.59 feet to the end of this curve and the beginning of a non-tangent curve to the right, from which the radius point bears S11°30'39"E a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southwest with a delta angle of 106°10'56" and a radius of 255.00 feet and having a chord bearing of S48°25'11"E and a chord length of 407.79 feet) a distance of 472.57 feet to the Point of Beginning.

Containing 2.27 acres more or less.

Subject to easements, reservations, restrictions, and rights-of-way of record.



Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*  
 Mark A. Texter (For the firm LB-642)  
 Professional Surveyor and Mapper  
 Florida Certificate No. 6392

Date signed: 6-30-05

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is true and correct representations of a real property survey made and platted under my direction in accordance with Chapter 472.027, Florida Statutes.

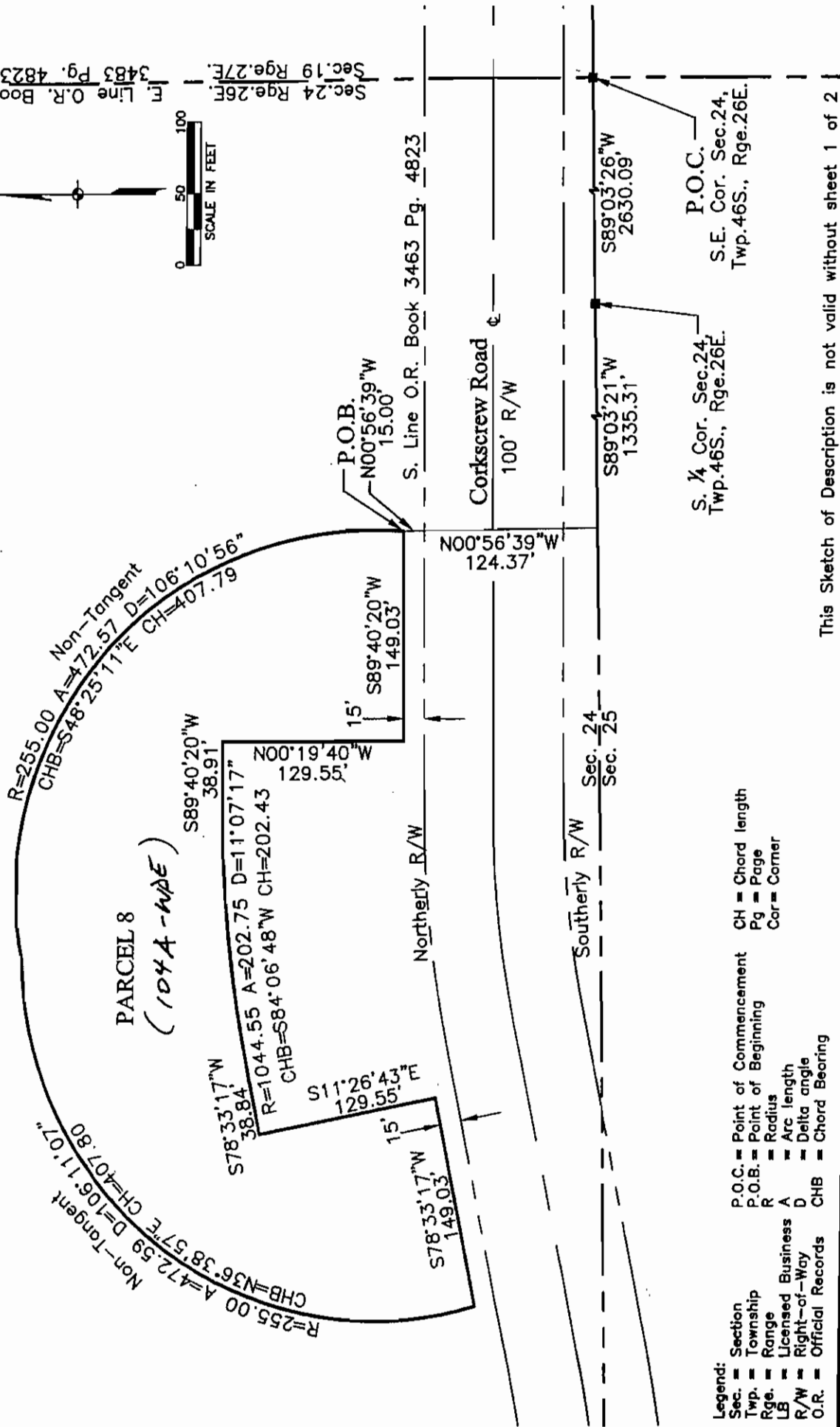
This Description is not valid without sheet 2 of 2

251 HICKPOCKEE AVENUE  
 LABELLE, FLORIDA 33555  
 PHONE (863) 612-0581  
 FAX (863) 612-0341  
 E.B. #642 & L.B. #642



DATE: 6/20/05	PROJECT NO.: 20933256	FILE NO.: 24-46-26	SCALE: As Shown	SHEET: 1 of 2
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O.R. Book 3463 Page 4823



S:\033735\Legals\RevCase061605.dwg (Parcel 8 sketch) m01 Jun 28, 2005 - 4:04pm

This Sketch of Description is not valid without sheet 1 of 2

<p>Lee County Utilities                  Sec. 24, Twp. 46 S., Rge. 26 E.                  Lee County, Florida</p>		<p>Sketch of Description                  Parcel 8</p>	
<p>DATE: 6/20/05</p>	<p>PROJECT NO.: 20033735</p>	<p>FILE NO.: 24-16-26</p>	<p>SCALE: As Shown</p>
<p>251 HICKPOCHEE AVENUE                  LABELLE, FLORIDA 33835                  PHONE (863) 612-0594                  FAX (863) 612-0341                  E.B. #842 &amp; L.B. #642</p>		<p>SHEET: 2 of 2</p>	

**JOHNSON ENGINEERING**

Project Parcel No. 104A-WDE

Parcel 11 (104B-WPE)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said section 24, a distance of 2268.87 feet; Thence N00°56'34"W a distance of 107.25 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida; Thence continue N00°56'34"W a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; Thence S89°29'34"W, parallel with said North right-of-way line, a distance of 148.77 feet; Thence N00°30'26"W a distance of 130.00 feet; Thence S89°29'34"W a distance of 211.66 feet; Thence S89°40'20"W a distance of 48.01 feet; Thence S00°19'40"E a distance of 130.00 feet; Thence S89°40'20"W, parallel with said North right-of-way line, a distance of 148.75 feet to the beginning of a non-tangent curve to the right, from which the radius point bears N84°00'21"E a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southeast with a delta angle of 101°06'48" and a radius of 255.00 feet and having a chord bearing of N44°33'45"E and a chord length of 393.85 feet) a distance of 450.01 feet to the end of this curve and the beginning of a non-tangent curve to the right, from which the radius point bears S06°08'00"E a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southwest with a delta angle of 101°15'09" and a radius of 255.00 feet and having a chord bearing of S45°30'26"E and a chord length of 394.24 feet) a distance of 450.63 feet to the Point of Beginning. Containing 2.18 acres more or less. Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*  
 Mark A. Texter (For the firm LB-642)  
 Professional Surveyor and Mapper  
 Florida Certificate No. 6392

Date signed: 6-30-05  
 Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

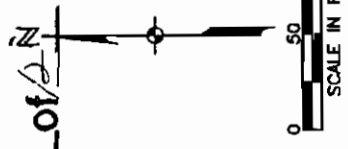
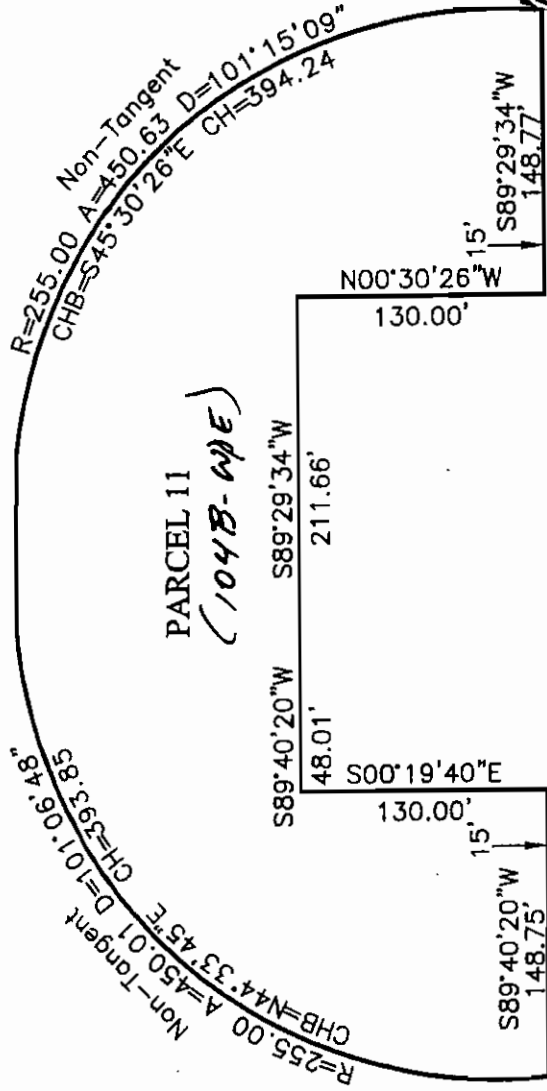
251 HICKPOCKEE AVENUE LABELLE, FLORIDA 33935 PHONE (863) 612-0594 FAX (863) 612-0341 E.B. #642 & L.B. #642	PROJECT NO. 20033736	FILE NO. 24-46-26	SCALE As Shown	SHEET 1 of 2
DATE 6/20/05		Description Parcel 11		

Project Parcel No. 104B-WPE

# Exhibit "C"

Page 6 of 2

O.R. Book 3463 Page 4823



Sec. 24 Rge. 26E  
 Sec. 19 Rge. 27E  
 E. Line O.R. Book 3463 Pg. 4823

P.O.B.  
 N00°56'34"W  
 15.00'  
 S. Line O.R. Book 3463 Pg. 4823

S. 1/4 Cor. Sec. 24,  
 Twp. 46S.,  
 Rge. 26E.

P.O.C.  
 S.E. Cor. Sec. 24,  
 Twp. 46S., Rge. 26E.

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB. = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2



Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

Sketch of Description  
 Parcel 11

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
9/20/05	20033735	24-46-26	As Shown	2 of 2

Project Parcel No. 1048-NPE



# Exhibit "C"

## Parcel 14 (107C-WPE)

A parcel of land lying in Section 24, Township 46 South, Range 26 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 24 and run S89°03'26"W, along the South line of said Section 24, a distance of 185.07 feet; Thence N00°56'34"W a distance of 91.41 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4823, Public Records of Lee County, Florida; Thence continue N00°56'34"W a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; Thence S89°29'34"W, parallel with said North right-of-way line, a distance of 140.21 feet to the beginning of a non-tangent curve to the right, from which the radius point bears N73°33'36"E a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southeast with a delta angle of 123°55'39" and a radius of 255.00 feet and having a chord bearing of N45°31'26"E and a chord length of 450.15 feet) a distance of 551.55 feet to the end of this curve and the East line of said Section 24 and the East line of said Official records Book 3463 page 4823; Thence S00°46'45"E, along the East line of said Section 24 and the East line of said Official Records Book 3463 page 4823, a distance of 137.53 feet; Thence S89°29'34"W a distance of 184.43 feet; Thence S00°30'26"E a distance of 175.00 feet to the Point of Beginning.

Containing 1.42 acres more or less.

Subject to easements, reservations, restrictions, and rights-of-way record.

### NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

*Lee County Utilities*

No other person or Entity may rely on this Description.

*Mark A. Texter*  
 Mark A. Texter (For the firm LB-642)  
 Professional Surveyor and Mapper  
 Florida Certificate No. 6392

Date signed: 6-30-05  
 Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion, as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and platted under my direction, made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



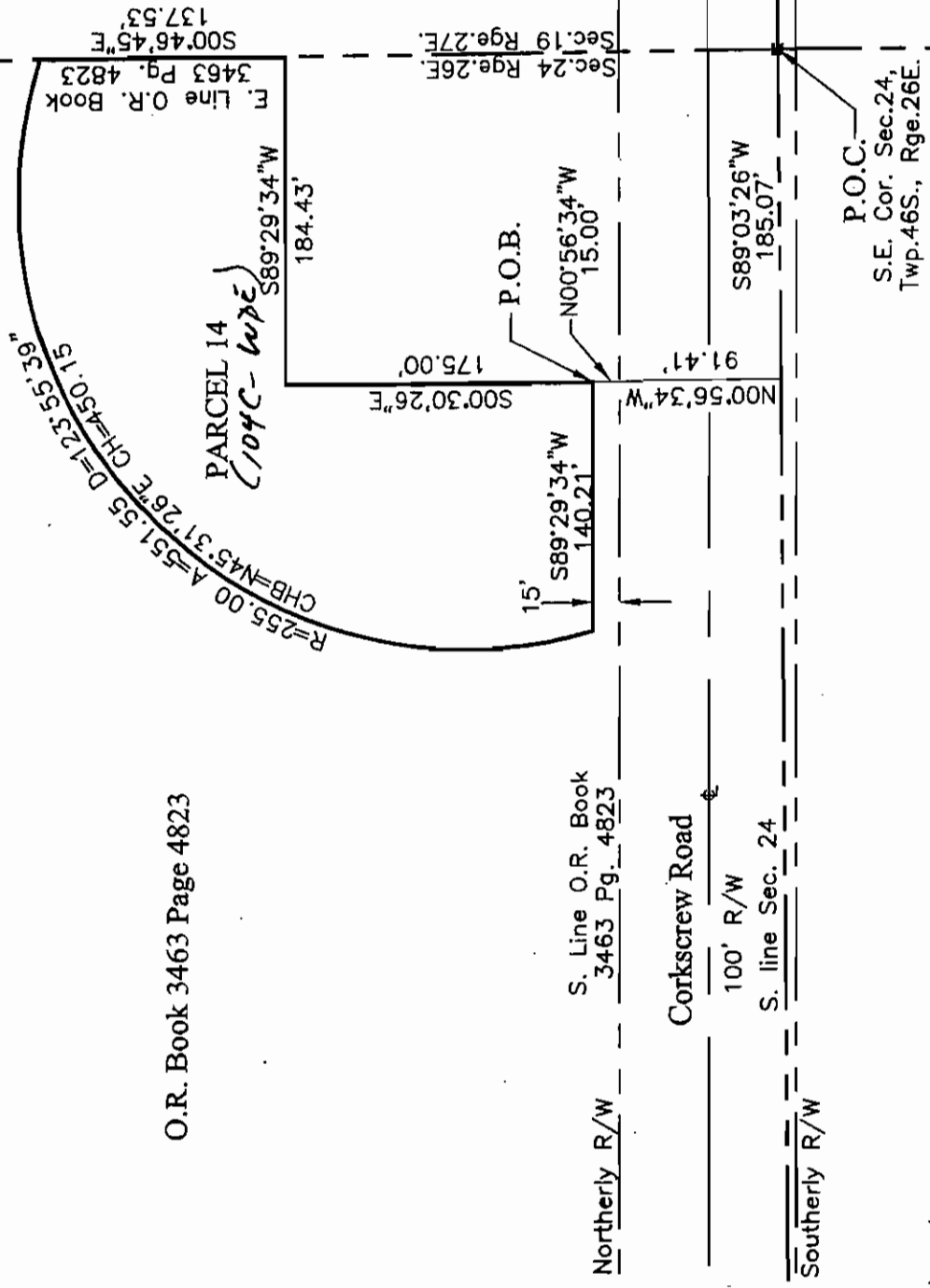
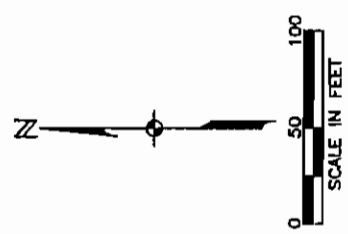
251 HICKPOCHEE AVENUE  
 LABELLE, FLORIDA 33905  
 PHONE (863) 612-0594  
 FAX (863) 612-0341  
 E.B. #642 & L.B. #642

FLORIDA SURVEYOR AND MAPPER  
 Description  
 Parcel 14  
 DATE: 6/30/05  
 LICENSE NO.: 6392  
 FILE NO.: 24-46-26  
 SCALE: As Shown  
 SHEET: 1 of 2

Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

Project Parcel No. 107C-WPE

O.R. Book 3463 Page 4823



- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

**JOHNSON ENGINEERING**

Lee County Utilities  
 Sec. 24, Twp. 46 S., Rge. 26 E.  
 Lee County, Florida

Sketch of Description  
 Parcel 14

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	24-46-26	As Shown	2 of 2

Project Parcel No. 104C-WPE

Parcel 17 (105-ape)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run S89°01'52"W, along the South line of said section 19, a distance of 5079.07 feet; Thence N00°58'08"W a distance of 88.54 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 3463, Page 4815, Public Records of Lee County, Florida; Thence continue N00°58'08"W a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; Thence S89°27'58"W, parallel with said North right-of-way line, a distance of 147.39 feet; Thence N00°32'02"W a distance of 175.00; Thence S89°27'58"W a distance of 44.09 feet; Thence S89°29'34"W a distance of 1.08 feet to the West line of said Section 19 and the West line of said Official Records Book 3463 page 4815; Thence N00°46'45"W, along the West line of said Section 19 and the West line of said Official Records Book 3463 page 4815, a distance of 137.53 feet to the beginning of a non-tangent curve to the right, from which the radius point bears S172°15'W a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southwest with a delta angle of 46°01'58" and a radius of 255.00 feet and having a chord bearing of S49°29'46"E and a chord length of 199.41 feet) a distance of 204.87 feet to the end of this curve and the beginning of a non-tangent curve to the right, from which the radius point bears S54°45'44"W a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southwest with a delta angle of 42°54'58" and a radius of 255.00 feet and having a chord bearing of S13°46'47"E and a chord length of 186.57 feet) a distance of 191.00 feet to the Point of Beginning.  
Containing 0.87 acres more or less.  
Subject to easements, reservations, restrictions, and rights-of-way of record.

NOTES:

THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

*Mark A. Texter*

Mark A. Texter (For the firm LB-642)  
Professional Surveyor and Mapper  
Florida Certificate No. 6392

Date signed: 6-30-05  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion as a Licensed Florida Professional Surveyor and Mapper this Description is a true and correct representation of a field survey made and platted under my direction made in accordance with Chapter 472.027, Florida Statutes.

This Description is not valid without sheet 2 of 2



Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

251 HICKPOCKEE AVENUE  
LABELLE, FLORIDA 33935  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #642 & L.B. #642

FLORIDA SURVEYORS & MAPPERS  
6/20/05 PROJECT NO. 20033735 FILE NO. 19-46-27 SCALE As Shown SHEET 1 of 2

Project Parcel No. 105 WPE

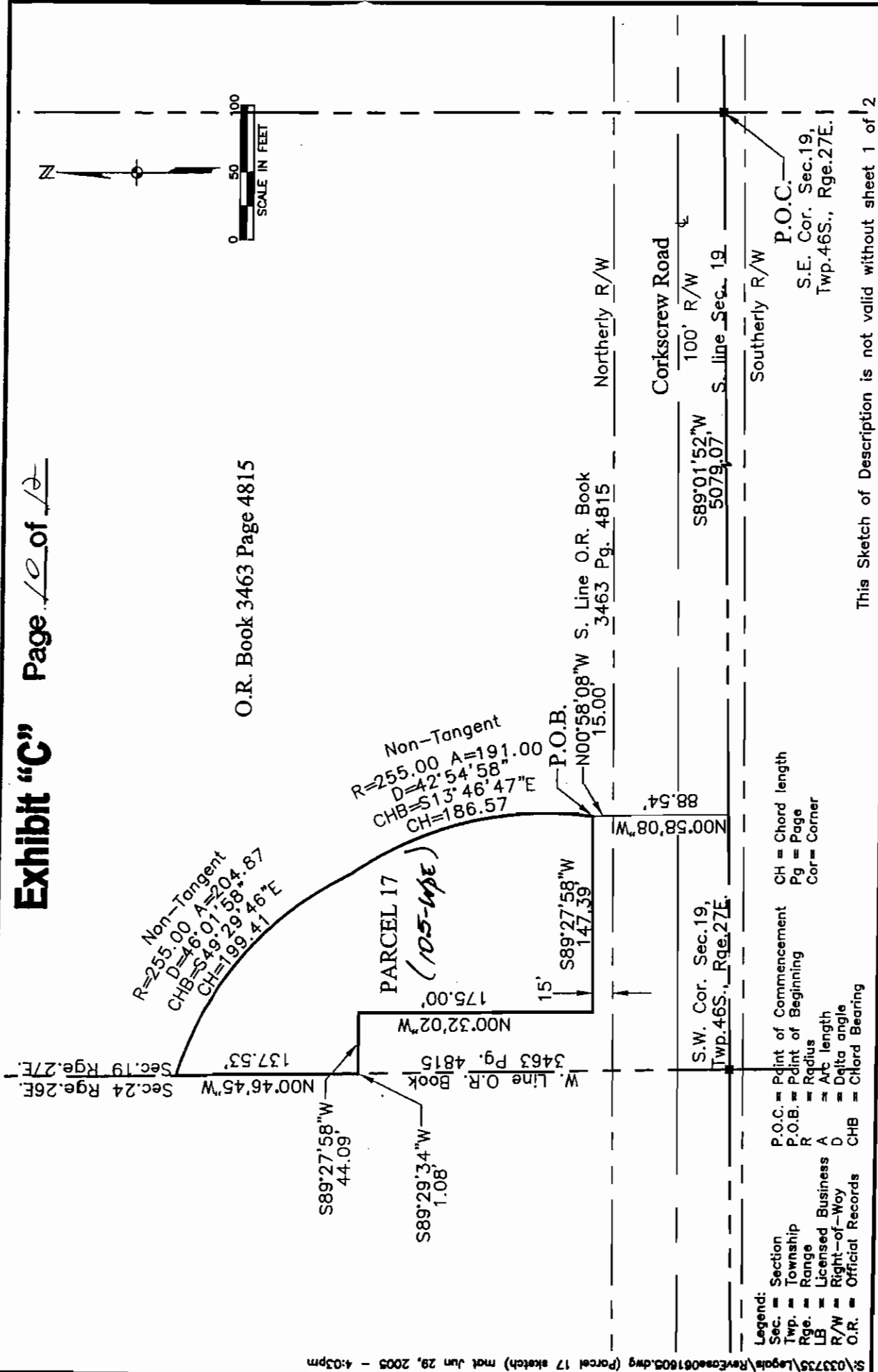
O.R. Book 3463 Page 4815

S:\033735\Legal\RevCase061603.dwg (Parcel 17 sketch) mdt Jun 29, 2005 - 4:03pm

Non-Tangent  
 $R=255.00$   $A=191.00$   
 $D=42^{\circ}54'58"$   
 $CHB=513^{\circ}46'47"E$   
 $CH=186.57$

Non-Tangent  
 $R=255.00$   $A=204.87$   
 $D=46^{\circ}01'20.4"$   
 $CHB=549^{\circ}29'58.4"E$   
 $CH=199.47$

PARCEL 17  
 (105-WPE)



Legend:  
 Sec. = Section  
 Twp. = Township  
 Rge. = Range  
 LB = Licensed Business  
 R/W = Right-of-Way  
 O.R. = Official Records

P.O.C. = Point of Commencement  
 P.O.B. = Point of Beginning  
 R = Radius  
 A = Arc length  
 D = Delta angle  
 CHB = Chord Bearing

CH = Chord length  
 Pg = Page  
 Cor = Corner

This Sketch of Description is not valid without sheet 1 of 2

Lee County Utilities Sec. 19, Twp. 46 S., Rge. 27 E. Lee County, Florida		Sketch of Description Parcel 17	
DATE 6/20/05	PROJECT NO. 20053735	FILE NO. 19-46-27	SCALE As Shown
			SHEET 2 of 2

**JOHNSON**  
**ENGINEERING**

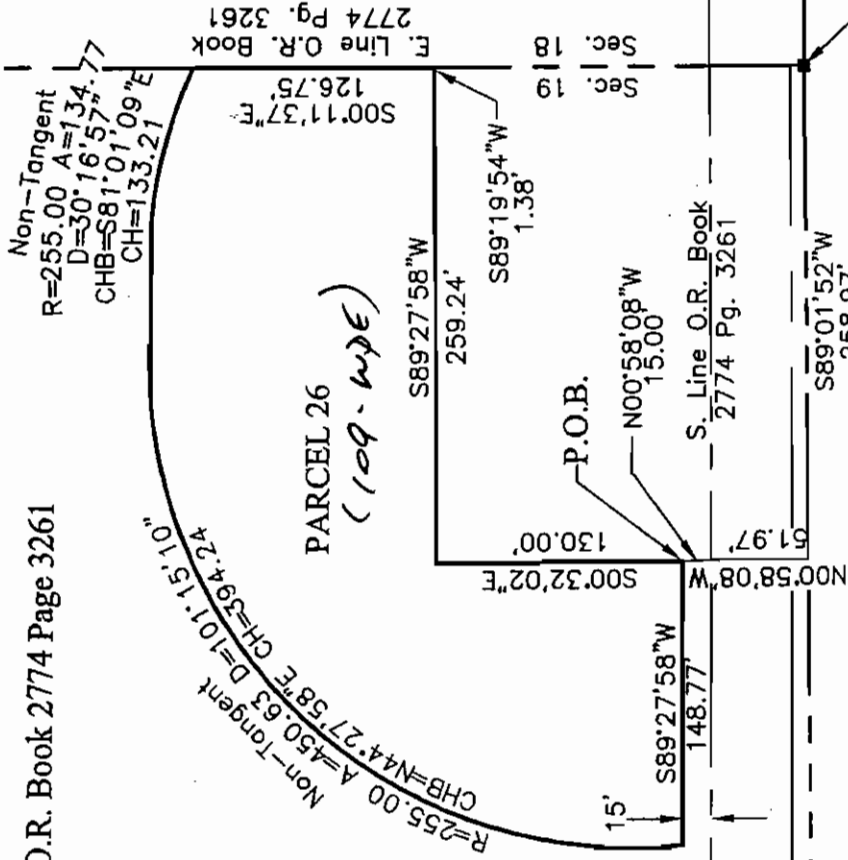
251 HICKPOCHEE AVENUE  
 LABELLE, FLORIDA 33935  
 PHONE (863) 612-0594  
 FAX (863) 612-0341  
 E.B. #842 & L.B. #842

Project Parcel No. 105-WPE

# Exhibit "C"

Page 4 of 12

O.R. Book 2774 Page 3261



PARCEL 26  
(109-wpe)

P.O.C.  
S.E. Cor. Sec. 19,  
Twp. 46S., Rge. 27E.



This Sketch of Description is not valid without sheet 1 of 2

- Legend:
- Sec. = Section
  - Twp. = Township
  - Rge. = Range
  - LB = Licensed Business
  - R/W = Right-of-Way
  - O.R. = Official Records
  - P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - R = Radius
  - A = Arc length
  - D = Delta angle
  - CHB = Chord Bearing
  - CH = Chord length
  - Pg = Page
  - Cor = Corner

## JOHNSON ENGINEERING

Lee County Utilities  
Sec. 19, Twp. 46 S., Rge. 27 E.  
Lee County, Florida

Sketch of Description  
Parcel 26

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
6/20/05	20033735	19-46-27	As Shown	2 of 2

251 HICKPOCHEE AVENUE  
LABELLE, FLORIDA 33835  
PHONE (863) 612-0594  
FAX (863) 612-0341  
E.B. #842 & L.B. #642

Project Parcel No. 109-wpe

# Exhibit "C"

Page 12 of 14

Parcel 26 (109-WPE)

A parcel of land lying in Section 19, Township 46 South, Range 27 East, Lee County, Florida, and being more particularly described as follows: Commence at the Southeast corner of said Section 19 and run S89°01'52"W, along the South line of said Section 19, a distance of 258.97 feet; Thence N00°58'08"W a distance of 51.97 feet to the North right-of-way line of Corkscrew Road also being on the South line of a parcel of land described in Official Records Book 2774, Page 3261, Public Records of Lee County, Florida; Thence continue N00°58'08"W a distance of 15.00 feet to the Point of Beginning of the parcel of land herein described; Thence S89°27'58"W, along said North right-of-way line, a distance of 148.77 feet to the beginning of a non-tangent curve to the right, from which the radius point bears N83°50'23"E a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southeast with a delta angle of 101°15'10" and a radius of 255.00 feet and having a chord bearing of N44°27'58"E and a chord length of 394.24 feet) a distance of 450.63 feet to the end of this curve and the beginning of a non-tangent curve to the right, from which the radius point bears S06°09'37"E a distance of 255.00 feet; Thence along the arc of said curve (said curve being curved concave to the Southwest with a delta angle of 30°16'57" and a radius of 255.00 feet and having a chord bearing of S81°01'09"E and a chord length of 133.21 feet) a distance of 134.77 feet to the East line of said Official Records Book 2774, Page 3261 and the East line of said Section 19; Thence S00°11'37"W, along the East line of said Official Records Book 2774, Page 3261 and the East line of said Section 19, a distance of 126.75 feet; Thence S89°27'58"W a distance of 259.24 feet; Thence S00°32'02"E a distance of 130.00 feet to the Point of Beginning.

Containing 1.52 acres more or less.

Subject to easements, reservations, restrictions, and rights-of-way as recorded.

### NOTES:


THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE.

Bearing Reference: Bearing of S89°28'40"W on the South line of the Southeast one-quarter of Section 23, Township 46 South, Range 26 East. State Plane Coordinate, Florida West Zone, NAD 83(90).

This Description is only for the benefit of:

Lee County Utilities

No other person or Entity may rely on this Description.

  
 Mark A. Texter (For the firm LB-642)  
 Professional Surveyor and Mapper  
 Florida Certificate No. 6392

Date signed: 6-30-05  
 Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

In my professional opinion as a Licensed Florida Professional Surveyor and Mapper, this Description is a true and correct representation of a recent survey made and plotted under my direction, made in accordance with Chapter 472.027, Florida Statutes, 6392.

This Description is not valid without sheet 2 of 2



Lee County Utilities

Sec. 19, Twp. 46 S., Rge. 27 E.

Lee County, Florida

251 HICKPOLE  
 LABELLE, FLORIDA 32033  
 PHONE (863) 812-0341  
 FAX (863) 812-0341  
 E.B. #842 & L.B. #842

Description  
Parcel 26

PROJECT NO.	FILE NO.	SCALE	SHEET
20033735	19-46-27	As Shown	1 of 2

Project Parcel No. 109-WPE

This Instrument Prepared by:  
COUNTY LANDS DIVISION  
P.O. Box 398  
Fort Myers, FL 33902-0398  
Parcel: 103 – 106, 108, 109UE/WPE  
Project: Corkscrew Road Wellfield Expansion, 7097  
STRAP No.: 23-46-26-00-00003.0000, 24-46-26-00-00001.0000,  
19-46-27-00-00001.0000, ~.0050, ~.0060, & .0040

**Exhibit "D"**

Page 1 of 3

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**GRANT OF PERPETUAL PUBLIC WATERLINE UTILITY EASEMENT  
AND WELLFIELD PROTECTION EASEMENT**

This INDENTURE, made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between **RESOURCE CONSERVATION HOLDINGS, L.L.C., A Florida limited liability company**, Owner(s), whose address is 140 N.E. 4<sup>th</sup> Avenue, Delray Beach, Florida 33438, hereinafter "**Grantor**", and **LEE COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, FL 33902-0398, hereinafter "**Grantee**":

**WITNESSETH**

1. For and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and transfers to the Grantee, its successors and assigns, the use of a perpetual public waterline utility easement, located and described as set forth in attached Exhibit "A", and a wellfield protection easement over and in the property located and described as set forth in attached Exhibit "B".

2. Grantee, its successors, appointees, heirs and assigns, are hereby granted the right, privilege, and authority to construct, replace, renew, extend and maintain public utility facilities, to include, but not be limited to: monitoring wells, water systems, with all appurtenances thereto, to be located on, under, above, across, through and within the easement which is located on the property described in Exhibit "A", herein the "Utility Easement Area", with the additional right, privilege and authority to remove, replace, repair and enlarge said facilities within said easement, and to trim and remove roots, trees, shrubs, bushes and plants and remove fences or any other improvements which may affect the operation of the public utility facilities or Grantee's use of the Utility Easement Area.

3. The public utility facilities, located in the Utility Easement Area will not be limited to any particular diameter size or type and/or number of connections to other similar facilities for providing public utility service to this and any adjacent properties. The total area of this public utility easement is to be reserved for the public utility lines, mains, or other utility facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar type uses. Houses, fences, buildings, carports, garages, storage sheds or any other structures will not be constructed upon or placed within the Utility Easement Area at any time, present or future, by Grantor, or its heirs, successors or assigns.

4. The purpose of the wellfield protection easement granted herein is to protect the community potable water supply from contamination and imposes the following restrictions on the future use and enjoyment of the land described in Exhibit B, and Grantor, his successors and assigns, shall not engage in the following activities on or in the land described in Exhibit B:

- a. construction or operation of a private sanitary sewer system, including septic tanks, septic drainfields, deep well injection, or lift stations;
- b. storage or use of hazardous or toxic materials, including underground storage tanks, petroleum products or chemicals;

c. storage of pesticides or herbicides;

d. storage or disposal of liquid or solid waste, including landfills, land spreading of ash, sludge or contaminated soil;

5. Title to any public utility facilities constructed or placed hereunder will remain in the Grantee, Grantee's successors, appointees and/or assigns, or the public utility providing the service.

6. Subject to any 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 covenants that he is lawfully seized and possessed of the real property described in Exhibit "A" and Exhibit "B", has good and lawful right and power to convey and/or encumber the property, and that the property is free and clear of all liens and encumbrances, except as herein stated or recorded in the Public Records, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

7. Grantee will have a reasonable right of access across Grantor's property for the purposes of reaching the Easement Area 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 Area will be restored by the Grantee or the particular utility providing services to the condition in which it existed prior to the damage to the extent reasonably practicable.

8. THIS AGREEMENT AGREEMENT will be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, \_\_\_\_\_, OWNER, has caused this document to be signed on the date first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF TWO WITNESSES:

RESOURCE CONSERVATION HOLDINGS, L.L.C.,  
a Florida limited liability company

BY: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
1<sup>st</sup> Witness Signature

\_\_\_\_\_  
(Print Name & Title)

\_\_\_\_\_  
Printed name of 1st Witness

\_\_\_\_\_  
2nd Witness Signature

\_\_\_\_\_  
Printed name of 2nd Witness



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006,

by \_\_\_\_\_ of Resource Conservation Holdings, L.L.C., a  
*Print Name and Title*

Florida limited liability company, on behalf of the company. He/She is personally known to me or

has produced \_\_\_\_\_ as identification.  
(type of identification)

(Seal)

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
Name typed, printed or stamped)  
Title or Rank)  
Serial Number, if any)

# 5-Year Sales History

Parcel Nos. 103 - 109WPE

Corkscrew Road WTP Wellfield Expansion  
Project No. 7097

Grantor	Grantee	Price	Date	Arms Length Y/N
Resource Conservation Properties, Inc.	*Resource Conservation Holdings, L.L.C.	\$33,200,000	9/14/05	Y**

\* The Division of County Lands has been notified that Youngquist Brothers Rock is a minority interest holder in Resource Conservation Holdings, L.L.C.

\*\* The referenced transaction includes the entire parent tract consisting of approximately 1,360 acres.

# Section One – Executive Summary

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<b>Property type:</b>	Vacant Land
<b>Address:</b>	Portions of Sections 23 & 24, Township 46S, Range 26E & Section 19, Township 46S, Range 27E, Fort Myers, Lee County, FL
<b>Location:</b>	Located on the north side of Corkscrew Road, 1 3/4 miles east of Alico Road
<b>Census Tract:</b>	401.05
<b>Owner of Record:</b>	Resource Conservation Holdings
<b>Site area (acres):</b>	1,360 +/- per owner
<b>Total Pipeline Easement area (acres):</b>	3.27 - 3.36
<b>Total Fee Take areas (acres):</b>	5.36 - 4.50
<b>Total Radial Easement area (acres):</b>	11.30 - 0.70
<b>Remainder Site area (acres):</b>	1,354.64 +/- - 1,355.50
<b>Zoning:</b>	AG-2
<b>Land Use:</b>	93% DRGR / 7% Wetlands
<b>Highest &amp; Best Use - Vacant:</b>	Speculative Holding for Low Density Residential
<b>Highest &amp; Best Use - After Take:</b>	Speculative Holding for Low Density Residential
<b>Condition appraised:</b>	As Is
<b>Interest appraised:</b>	Fee Simple
<b>Value appraised:</b>	Market Value
<b>Date of inspection:</b>	11/21/2005
<b>Date of value:</b>	11/21/2005
<b>Date of report:</b>	12/13/2005
<b>Value of the Whole before Take:</b>	\$34,000,000
<b>Value of the Part Taken:</b>	\$295,688 → <i>adjusted value to be</i>
<b>Remainder Value as Part of Whole:</b>	\$33,704,312 <i>256,000</i>
<b>Remainder Value after Take:</b>	\$33,704,312
<b>Severance Damages:</b>	\$0
<b>Compensation Due the Owner:</b>	\$295,688 <i>256,000</i>
<b>Departures Invoked:</b>	See Data Book
<b>Hypothetical Conditions:</b>	See Scope of Work
<b>Extraordinary Assumptions:</b>	See Data Book
<b>Appraisers:</b>	W. Michael Maxwell, MAI, SRA; Matthew H. Caldwell

## Analysis of the Taking

### Description of the Take

There are eight (8) less than fee Pipeline Easement takings, that are rectangular in shape and run along the southern border of the parent tract.

There are six (6) fee simple Well Site takings, that are rectangular in shape and are spaced along the southern border of the parent tract.

There are seven (7) less than fee Radial Easement takings, that are semi-circular in shape and surround the Well Sites along the southern border of the parent tract.

Parcel #	Acres	Type
6	0.37	Pipeline Easement
7	0.31	Pipeline Easement
10	0.49	Pipeline Easement
13	0.77	Pipeline Easement
18	0.33	Pipeline Easement
19	0.36	Pipeline Easement
24	0.28	Pipeline Easement
25	0.36	Pipeline Easement
<b>Total</b>	<b>3.27</b>	
✓ 4	0.87	Well Site
✓ 9	0.88	Well Site
✓ 12	0.87	Well Site
✓ 15	0.81	Well Site
✓ 16	0.20	Well Site
21	0.86	Well Site
✓ 27	0.87	Well Site
<b>Total</b>	<b>5.36</b>	
5	1.52	Radial Easement
8	2.27	Radial Easement
11	2.18	Radial Easement
14	1.42	Radial Easement
17	0.87	Radial Easement
20	1.52	Radial Easement
26	1.52	Radial Easement
<b>Total</b>	<b>11.30</b>	

enlarged to .45

deleted

deleted.

### Value of the Whole before Take

As already concluded, the value of the land is \$34,000,000. In addition, we must also consider the value of the improvements that will be affected by the taking. We did not observe any affected improvements in the take areas. Therefore, the Value of the Whole before Take is \$34,000,000.

### Value of the Part Taken

In the conclusion of the Land Value, we utilized \$25,000 per acre. We will then apply this to the Take Areas as follows:

The Well site take areas will contain basic, average height, well pumping equipment behind a fenced enclosure. Connecting these Well sites will be a subsurface pipeline easement. Surrounding the take areas are Radial easements. These easements restrict the use of septic tanks, chemical storage tanks (above or below ground), etc.. The purpose is to restrict possible contaminating uses in these easements. This information is based on verbal descriptions given by Lee County and these descriptions are an extraordinary assumption of this report.

Pipeline Easement (Less Than Fee) Take - The taking is for an underground pipeline easement, and will have very little impact on the above ground uses. The easement is also located in areas typically reserved for building setbacks. As the Take will be a sub-surface easement, the owner will lose a portion of their fee simple property rights. In cases similar to this, acquisition settlements and paired sales analysis for reduced property rights have been approximately 15% to 50 % of the fee simple value of the land. As a result, it is our opinion that the appropriate loss for the easement is 25% of the fee simple value.

	3.27	<b>(Pipeline Easement Take Areas)</b>
X	<u>\$25,000</u>	<b>(Per Acre Value)</b>
	\$81,750	<b>(Value of the Part Taken – Fee Simple)</b>
X	25%	<b>(Loss of Fee Simple Rights)</b>
	\$20,438	<b>(Value of the Part Taken – Less Than Fee)</b>

Well Site (Fee Simple) Takes - The taking is for a water well site.

	5.36	<b>(Well Site Take Areas)</b>
X	<u>\$25,000</u>	<b>(Per Acre Value)</b>
	\$134,000	<b>(Value of the Part Taken – Fee Simple)</b>

Radial Easement [Less Than Fee] Take - The taking is for a radial easement. This easement is described by Lee County, as follows: The purpose of the wellfield protection easement granted herein is to protect the community potable water supply from contamination and imposes the following restrictions on the future use and enjoyment of the land, and Grantor, his successors and assigns, shall not engage in the following activities on or in the land: a. construction or operation of a private sanitary sewer system, including septic tanks, septic drainfields, deep well injection, or lift stations; b. storage or use of hazardous or toxic materials, including underground storage tanks, petroleum products or chemicals; c. storage of pesticides or herbicides; d. storage or disposal of liquid or solid waste, including landfills, land spreading of ash, sludge or contaminated soil. As the Take will be an easement, the owner will lose a portion of their fee simple property rights. In cases similar to this, acquisition settlements and paired sales analysis for reduced property rights have been approximately 25% to 75 % of the fee simple value of the land. As a result, it is our opinion that the appropriate loss for the easement is 50% of the fee simple value.

	11.30	(Radial Easement Take Areas)
X	<u>\$25,000</u>	(Per Acre Value)
	\$282,500	(Value of the Part Taken – Fee Simple)
X	50%	(Loss of Fee Simple Rights)
	\$141,250	(Value of the Part Taken – Less Than Fee)
	 \$295,688	 (Value of the Part Taken – Total)

Remainder Value as Part of Whole

The Remainder Value as Part of Whole is the difference between the Value of the Whole before Take and the Value of the Part Taken.

	\$34,000,000	(Value of the Whole before Take)
-	<u>\$295,688</u>	(Value of the Part Taken)
	\$33,704,312	(Remainder Value as Part of Whole)

Remainder Value after Take

The Take areas are being acquired for the construction of a pipeline and well sites for the Corkscrew Road Water Treatment Plant. The improvements to the fee simple well sites will be minimal and contained inside a fenced enclosure. As the parent tract is most likely a future large-scale residential development parcel, proper buffering of the sites would be a part of any good planning practice. If the property continues under agricultural use or is used for mining, the introduction of these easements and takings will adversely impact the subject. Based on this, it is our opinion that there are no damages associated with this type of taking. Therefore, the Remainder Value after Take is the same as the Remainder Value as Part of Whole, or \$33,704,312 and there are no Severance Damages.

Compensation Due the Owner

Value of the Part Taken	\$295,688
Severance Damages	\$0
Compensation Due the Owner	\$295,688

## Division of County Lands

## Ownership and Easement Search

Search No. 23-46-26-00-00003.0000

Date: February 1, 2005

Parcel: 103

Project: Corkscrew Rd WPT 7097

To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt *Kmp*  
Real Estate Title Examiner

STRAP: 23-46-26-00-00003.0000

Effective Date: December 31, 2004, at 5:00 p.m. *2-13-06***Subject Property: The East ½ of the East ½ of Section 23, Township 46 South, Range 26 East, Lee County, Florida, less the right of way for Corkscrew Road.**

Title to the subject property is vested in the following:

*Resource Conservation Holdings, LLC*  
**Resource Conservation Properties, Inc., (a Florida Corporation).** *10/19/2005*  
*by instrument No. 2005000078253*By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4924, Public Records of Lee County, Florida.By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4930, Public Records of Lee County, Florida.By that certain instrument dated July 31, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4936, Public Records of Lee County, Florida.By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4942, Public Records of Lee County, Florida.By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4948, Public Records of Lee County, Florida.By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4954, Public Records of Lee County, Florida.By that certain instrument dated July 7, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4960, Public Records of Lee County, Florida.By that certain instrument dated July 12, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4972, Public Records of Lee County, Florida.By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4978, Public Records of Lee County, Florida.

**Division of County Lands****Ownership and Easement Search**

Search No. 23-46-26-00-00003.0000

Date: February 1, 2005

Parcel: 103

Project: Corkscrew Rd WPT 7097

**Easements: None found of record.**

**Note 1): Subject to a Spreader Agreement, between Resource Conservation Properties, Inc., Long Bay Partners LLC, and Bonita Bay Properties, Inc., (collectively "mortgagor) and Suntrust Bank (mortgagee), recorded in Official Record Book 3463 Page 4980, Public Records of Lee County, Florida. Said agreement spreads a certain Fist Mortgage and Security Agreement and Spreader Agreement recorded in Official Record Book 2948 Page 3949, which was later Amended and Restated by agreements recorded in Official Record Book 3160 Page 3988 and Official Record Book 3401 Page 4102, as well as an Assignment of Leases and Revenues, recorded in Official Record Book 2948 Page 4046, which was later Amended by Official Record Book 3160 Page 3994 and Official Record Book 3401 Page 4117, all in Public Records of Lee County, Florida, to encumber the subject property. The UCC1 Financing Statement and amendments thereof that were spread by this agreement to encumber the subject property are over 5 years old and not shown.**

**Note 2): Subject to a Reservation of a one half interest in all mineral leases, rentals or royalties derived therefrom, together with an undivided one half interest in and to all the oil, gas and minerals of the subject property, by Consolidated Naval Stores Company (N/K/A Consolidated Tomoka, Inc.,) as contained in a deed recorded in Deed Book 262 Page 361, Public Records of Lee County, Florida.**

**Note 3): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.**

**Tax Status: \$381.41 paid on 11/30/04 for Tax Year 2004.**

*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**



**Division of County Lands**

**Ownership and Easement Search**

Search No. 24-46-26-00-00001.0000  
Date: February 2, 2005  
Parcel: 104  
Project: Corkscrew Rd WPT 7097

To: J. Keith Gomez  
Property Acquisition Agent

From: Kenneth Pitt *KPP*  
Real Estate Title Examiner

STRAP: 24-46-26-00-00001.0000

*2-13-06*

Effective Date: January 6, 2005, at 5:00 p.m.

**Subject Property: Section 24, Township 46 South, Range 26 East, Lee County, Florida, less the right of way for Corkscrew Road.**

Title to the subject property is vested in the following:

*Resource Conservation Holdings, LLC*  
**Resource Conservation Properties, Inc., (a Florida Corporation).**

*Instrument No. 2005000078253 recorded 10-19-05*  
By that certain instrument dated July 27, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4823, Public Records of Lee County, Florida.

**Easements: 1): Subject to an Easement granted to the Florida Power & Light Company, by that certain instrument recorded in Official Record Book 1078 Page 59, Public Records of Lee County, Florida.**

*Mortgage Modifications*  
**Note 1): Subject to a Spreader Agreement, between Resource Conservation Properties, Inc., Long Bay Partners LLC, and Bonita Bay Properties, Inc., (collectively "mortgagor) and Suntrust Bank (mortgagee), recorded in Official Record Book 3463 Page 4980, Public Records of Lee County, Florida. Said agreement spreads a certain First Mortgage and Security Agreement and Spreader Agreement recorded in Official Record Book 2948 Page 3949, which was later Amended and Restated by agreements recorded in Official Record Book 3160 Page 3988 and Official Record Book 3401 Page 4102, as well as an Assignment of Leases and Revenues, recorded in Official Record Book 2948 Page 4046, which was later Amended by Official Record Book 3160 Page 3994 and Official Record Book 3401 Page 4117, all in Public Records of Lee County, Florida, to encumber the subject property. The UCC1 Financing Statement and amendments thereof that were spread by this agreement to encumber the subject property are over 5 years old and not shown. (see 23-46-26-00-00003.0000 for copies of instruments spread to the subject property).**

**Note 2): Subject to a Mortgage in the original principal sum of \$3,272,162.20 between Resource Conservation Properties, Inc., (mortgagor) and Harry Flint and Nora B. Flint (mortgagees), recorded in Official Record Book 3463 Page 4824, Public Records of Lee County, Florida.**

**Division of County Lands**

**Ownership and Easement Search**

Search No. 24-46-26-00-00001.0000

Date: February 2, 2005

Parcel: 104

Project: Corkscrew Rd WPT 7097

**Note 3): Subject to a Reservation of a one half interest in all mineral leases, rentals or royalties derived therefrom, together with an undivided one half interest in and to all the oil, gas and minerals of the subject property, by Consolidated Naval Stores Company (N/K/A Consolidated Tomoka, Inc.,) as contained in a deed recorded in Deed Book 262 Page 361, Public Records of Lee County, Florida.**

**Note 4): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.**

**Note 5): Subject to an Environmental Resource Permit Notice filed by South Florida Water Management, recorded in Official Record Book 4268 Page 2411, Public Records of Lee County, Florida.**

**Tax Status: \$3,240.79 paid on 11/30/04 for Tax Year 2004.**

*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**

**Division of County Lands**

**Ownership and Easement Search**

Search No. 19-46-27-00-00001.0000  
Date: February 3, 2005  
Parcel: 105  
Project: Corkscrew Rd WPT 7097

To: J. Keith Gomez  
Property Acquisition Agent

From: Kenneth Pitt   
Real Estate Title Examiner

STRAP: 19-46-27-00-00001.0000

Effective Date: January 6, 2005, at 5:00 p.m. *2-13-06*

**Subject Property: The West 990 feet of Section 19, Township 46 South, Range 27 East, less the Corkscrew Road Right of Way.**

Title to the subject property is vested in the following:

*Holdings LLC*  
**Resource Conservation Properties, Inc., (a Florida Corporation).**

By that certain instrument dated July 27, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4815, Public Records of Lee County, Florida.

*Instrument No. 2005000078253 recorded 10-19-05*

**Easements: 1): None found of record.**

**Note 1): Subject to a Spreader Agreement, between Resource Conservation Properties, Inc., Long Bay Partners LLC, and Bonita Bay Properties, Inc., (collectively "mortgagor) and Suntrust Bank (mortgagee), recorded in Official Record Book 3463 Page 4980, Public Records of Lee County, Florida. Said agreement spreads a certain First Mortgage and Security Agreement and Spreader Agreement recorded in Official Record Book 2948 Page 3949, which was later Amended and Restated by agreements recorded in Official Record Book 3160 Page 3988 and Official Record Book 3401 Page 4102, as well as an Assignment of Leases and Revenues, recorded in Official Record Book 2948 Page 4046, which was later Amended by Official Record Book 3160 Page 3994 and Official Record Book 3401 Page 4117, all in Public Records of Lee County, Florida, to encumber the subject property. The UCC1 Financing Statement and amendments thereof that were spread by this agreement to encumber the subject property are over 5 years old and not shown. (see 23-46-26-00-00003.0000 for copies of instruments spread to the subject property).**

**Note 2): Subject to a Mortgage in the original principal sum of \$756,000.00 between Resource Conservation Properties, Inc., (mortgagor) and W. Horace Welch, Trustee of the W. Horace Welch Trust U/A/D/ October 9, 1995, as to an undivided 50% interest, Brenda Amelia Welch as to an undivided 25% interest and Donna Kim Johnson as to an undivided 25% interest, (mortgagees), recorded in Official Record Book 3463 Page 4824, Public Records of Lee County, Florida.**

**Division of County Lands**

**Ownership and Easement Search**

Search No. 19-46-27-00-00001.0000

Date: February 3, 2005

Parcel: 105

Project: Corkscrew Rd WPT 7097

**Note 3): Subject to a Reservation of a one half interest in all mineral leases, rentals or royalties derived therefrom, together with an undivided one half interest in and to all the oil, gas and minerals of the subject property, by Consolidated Naval Stores Company (N/K/A Consolidated Tomoka, Inc.,) as contained in a deed recorded in Deed Book 262 Page 361, Public Records of Lee County, Florida.**

**Note 4): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.**

**Note 5): Subject to an Environmental Resource Permit Notice filed by South Florida Water Management, recorded in Official Record Book 4268 Page 2409, Public Records of Lee County, Florida.**

**Note 6): Subject to a Federal Tax Lien vs. a Donna Johnson (253-31-3362) in the sum of \$41,052.30, recorded in Official Record Book 2129 Page 2479, Public Records of Lee County, Florida.**

**Note 7): Subject to a Federal Tax Lien vs. a Donna Johnson (253-31-3362) in the sum of \$3,102.21, recorded in Official Record Book 2224 Page 4508, Public Records of Lee County, Florida.**

**Note 8): Subject to a Judgment vs. a Donna Johnson, in the sum of \$11,430.78 and re-recorded in Official Record Book 2310 Page 2109 and Official Record Book 3100 Page 3340, Public Records of Lee County, Florida.**

**Note 9): Subject to a Judgment vs. a William Welch in the sum of \$1,900.00, recorded in Official Record Book 2425 Page 2126 and re-recorded in Official Record Book 2431 Page 3184, Public Records of Lee County, Florida.**

**Note 10): Subject to a Federal Tax Lien vs. a Donna Johnson (255-31-3362) in the sum of \$41,052.30, recorded in Official Record Book 2589 Page 1314, Public Records of Lee County, Florida.**

*have been filed in ...  
must also be recorded*

**Tax Status: \$337.58 paid on 11/30/04 for Tax Year 2004.**  
(The end user of this report is responsible for verifying tax and/or assessment information.)

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**

**Division of County Lands**

**Ownership and Easement Search**

Search No. 19-46-27-00-00001.0050

Date: February 3, 2005

Parcel: 106

Project: Corkscrew Rd WPT 7097

To: J. Keith Gomez  
Property Acquisition Agent

From: Kenneth Pitt *Km*  
Real Estate Title Examiner

STRAP: 19-46-27-00-00001.0050

Effective Date: ~~January 6, 2005~~, at 5:00 p.m. *2-13-06*

**Subject Property: The South 1/2 of the East 1320 feet of the West 2310 feet of Section 19, Township 46 South, Range 27 East, less the Corkscrew Road Right of Way.**

Title to the subject property is vested in the following:

*Holdings, LLC*  
**Resource Conservation Properties, Inc., (a Florida Corporation).**

*\* Instrument No. 2005000078253 recorded 10-19-05*  
By that certain instrument dated July 30, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4810, Public Records of Lee County, Florida.

By that certain instrument dated June 29, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4880, Public Records of Lee County, Florida.

By that certain instrument dated July 31, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4882, Public Records of Lee County, Florida.

By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4884, Public Records of Lee County, Florida.

By that certain instrument dated July 17, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4886, Public Records of Lee County, Florida.

By that certain instrument dated July 6, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4888, Public Records of Lee County, Florida.

By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4890, Public Records of Lee County, Florida.

By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4892, Public Records of Lee County, Florida.

By that certain instrument dated July 5, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4894, Public Records of Lee County, Florida.

**Division of County Lands****Ownership and Easement Search**

Search No. 19-46-27-00-00001.0050

Date: February 3, 2005

Parcel: 106

Project: Corkscrew Rd WPT 7097

By that certain instrument dated July 12, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4896, Public Records of Lee County, Florida.

By that certain instrument dated August 2, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4899, Public Records of Lee County, Florida.

By that certain instrument dated July 10, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4901, Public Records of Lee County, Florida.

**Easements: 1): None found of record.**

**Note 1): Subject to a Spreader Agreement, between Resource Conservation Properties, Inc., Long Bay Partners LLC, and Bonita Bay Properties, Inc., (collectively "mortgagor) and Suntrust Bank (mortgagee), recorded in Official Record Book 3463 Page 4980, Public Records of Lee County, Florida. Said agreement spreads a certain Fist Mortgage and Security Agreement and Spreader Agreement recorded in Official Record Book 2948 Page 3949, which was later Amended and Restated by agreements recorded in Official Record Book 3160 Page 3988 and Official Record Book 3401 Page 4102, as well as an Assignment of Leases and Revenues, recorded in Official Record Book 2948 Page 4046, which was later Amended by Official Record Book 3160 Page 3994 and Official Record Book 3401 Page 4117, all in Public Records of Lee County, Florida, to encumber the subject property. The UCC1 Financing Statement and amendments thereof that were spread by this agreement to encumber the subject property are over 5 years old and not shown. (see 23-46-26-00-00003.0000 for copies of instruments spread to the subject property).**

**Note 2): Subject to a Reservation of a one half interest in all mineral leases, rentals or royalties derived therefrom, together with an undivided one half interest in and to all the oil, gas and minerals of the subject property, by Consolidated Naval Stores Company (N/K/A Consolidated Tomoka, Inc.,) as contained in a deed recorded in Deed Book 262 Page 361, Public Records of Lee County, Florida.**

**Note 3): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.**

**Note 4): Subject to an Environmental Resource Permit Notice filed by South Florida Water Management, recorded in Official Record Book 4268 Page 2409, Public Records of Lee County, Florida.**

## Division of County Lands

### Ownership and Easement Search

Search No. 19-46-27-00-00001.0050

Date: February 3, 2005

Parcel: 106

Project: Corkscrew Rd WPT 7097

**Tax Status: \$176.43 paid on 11/30/04 for Tax Year 2004.**

*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**

## Division of County Lands

## Ownership and Easement Search

Search No. 19-46-27-00-00001.0060

Date: February 3, 2005

Parcel: 108

Project: Corkscrew Rd WPT 7097

To: J. Keith Gomez  
Property Acquisition Agent

From: Kenneth Pitt *Kmp*  
Real Estate Title Examiner

STRAP: 19-46-27-00-00001.0060

Effective Date: January 6, 2005, at ~~5:00~~ <sup>2-13-06</sup> p.m.

**Subject Property:** The East ½ of the South ½ of the West ¾ths of Section 19, Township 46 South Range 27 East, less the West 2310 feet and less the Corkscrew Road right of way, Lee County, Florida.

Title to the subject property is vested in the following:

*Holdings, LLC*  
Resource Conservation Properties, Inc., (~~a Florida Corporation~~).

By that certain instrument dated ~~July 13, 2001~~, recorded ~~August 7, 2001~~, in ~~Official Record Book 3463 Page 4796~~, Public Records of Lee County, Florida.

*by Instrument No. 2005000078253 recorded 10-19-06*

**Easements: None Found of Record.**

**Note 1):** Subject to a Spreader Agreement, between Resource Conservation Properties, Inc., Long Bay Partners LLC, and Bonita Bay Properties, Inc., (collectively "mortgagor) and Suntrust Bank (mortgagee), recorded in Official Record Book 3463 Page 4980, Public Records of Lee County, Florida. Said agreement spreads a certain First Mortgage and Security Agreement and Spreader Agreement recorded in Official Record Book 2948 Page 3949, which was later Amended and Restated by agreements recorded in Official Record Book 3160 Page 3988 and Official Record Book 3401 Page 4102, as well as an Assignment of Leases and Revenues, recorded in Official Record Book 2948 Page 4046, which was later Amended by Official Record Book 3160 Page 3994 and Official Record Book 3401 Page 4117, all in Public Records of Lee County, Florida, to encumber the subject property. The UCC1 Financing Statement and amendments thereof that were spread by this agreement to encumber the subject property are over 5 years old and not shown. (see 23-46-26-00-00003.0000 for copies of instruments spread to the subject property).

**Note 2):** Subject to a Reservation of a one half interest in all mineral leases, rentals or royalties derived therefrom, together with an undivided one half interest in and to all the oil, gas and minerals of the subject property, by Consolidated Naval Stores Company (N/K/A Consolidated Tomoka, Inc.) as contained in a deed recorded in Deed Book 262 Page 361, Public Records of Lee County, Florida.



## Division of County Lands

## Ownership and Easement Search

Search No. 19-46-27-00-00001.0060

Date: February 3, 2005

Parcel: 108

Project: Corkscrew Rd WPT 7097

**Note 3): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.**

**Note 4): Subject to an Environmental Resource Permit Notice filed by South Florida Water Management, recorded in Official Record Book 4268 Page 2409, Public Records of Lee County, Florida.**

**Tax Status: \$144.67 paid on 11/30/04 for Tax Year 2004.**

*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**

**Division of County Lands****Ownership and Easement Search**

Search No. 19-46-27-00-00001.0040

Date: February 3, 2005

Parcel: 109

Project: Corkscrew Rd WPT 7097

To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt *KMP*  
Real Estate Title Examiner

STRAP: 19-46-27-00-00001.0040

Effective Date: January 6, 2005, at 5:00 p.m. *2-13-06***Subject Property: The East 1/4 of Section 19, Township 46 South Range 27 East, less the Corkscrew Road right of way, Lee County, Florida.**

Title to the subject property is vested in the following:

*Holdings, LLC*  
**Resource Conservation Properties, Inc., (a Florida Corporation).**By that certain instrument dated July 19, 2001, recorded August 7, 2001, in Official Record Book 3463 Page 4806, Public Records of Lee County, Florida.*by instrument No. 2005000078253 recorded 11-19-05***Easements: None Found of Record.**

**Note 1): Subject to a Spreader Agreement, between Resource Conservation Properties, Inc., Long Bay Partners LLC, and Bonita Bay Properties, Inc., (collectively "mortgagor) and Suntrust Bank (mortgagee), recorded in Official Record Book 3463 Page 4980, Public Records of Lee County, Florida. Said agreement spreads a certain First Mortgage and Security Agreement and Spreader Agreement recorded in Official Record Book 2948 Page 3949, which was later Amended and Restated by agreements recorded in Official Record Book 3160 Page 3988 and Official Record Book 3401 Page 4102, as well as an Assignment of Leases and Revenues, recorded in Official Record Book 2948 Page 4046, which was later Amended by Official Record Book 3160 Page 3994 and Official Record Book 3401 Page 4117, all in Public Records of Lee County, Florida, to encumber the subject property. The UCC1 Financing Statement and amendments thereof that were spread by this agreement to encumber the subject property are over 5 years old and not shown. (see 23-46-26-00-00003.0000 for copies of instruments spread to the subject property).**

**Note 2): Subject to a Reservation of a one half interest in all mineral leases, rentals or royalties derived therefrom, together with an undivided one half interest in and to all the oil, gas and minerals of the subject property, by Consolidated Naval Stores Company (N/K/A Consolidated Tomoka, Inc.,) as contained in a deed recorded in Deed Book 262 Page 361, Public Records of Lee County, Florida.**

**Division of County Lands**

**Ownership and Easement Search**

Search No. 19-46-27-00-00001.0040

Date: February 3, 2005

Parcel: 109

Project: Corkscrew Rd WPT 7097

**Note 3): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection, recorded in Official Record Book 2189 Page 3281 and amended by Official Record Book 2189 Page 3334, Public Records of Lee County, Florida.**

**Note 4): Subject to an Environmental Resource Permit Notice filed by South Florida Water Management, recorded in Official Record Book 4268 Page 2409, Public Records of Lee County, Florida.**

**Tax Status: \$1,216.38 paid on 11/30/04 for Tax Year 2004.**

*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.**