

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

Blue Sheet No. 20060835-UTL

1. Action Requested/Purpose:

Approve final acceptance, by Resolution and recording of one (1) utility easement, as a donation of water, gravity and force main extensions, lift station and eight (8) 4" diameter fire lines to provide potable water service, fire protection and sanitary sewer service to *Bella Terra, Phase 2*, a phased residential development. This is a developer contributed asset project located on the south side of Corkscrew Road, approximately 1-2/3 miles west of Alico Road in Estero.

2. What Action Accomplishes:

Places the potable water and sanitary sewer facilities into operation and complies with the Lee County Utilities Operations Manual.

3. Management Recommendation:

Approval.

4. Departmental Category: 10 **C I O K** **5. Meeting Date:** 08-01-2006

6. Agenda:	<input checked="" type="checkbox"/> Consent	7. Requirement/Purpose (specify)	8. Request Initiated:
	<input type="checkbox"/> Administrative		
	<input type="checkbox"/> Appeals		
	<input type="checkbox"/> Public		
	<input type="checkbox"/> Walk-On		
	<input type="checkbox"/> Statute	Commissioner Department Public Works Division Utilities By: S. Ivan Velez, P.E., Acting Director	
	<input type="checkbox"/> Ordinance		
	<input type="checkbox"/> Admin. Code		
	<input checked="" type="checkbox"/> Other		
	<input type="checkbox"/> Approval		

9. Background:

This project is located within the former Gulf Environmental Services' service area however, it was built to Lee County Utilities' Standards and Specifications.

The Board granted permission to construct on 09/09/03, Blue Sheet #20030967.

The installation has been inspected for conformance to the Lee County Utilities Operations Manual.

Satisfactory pressure and bacteriological testing of the water system has been completed.

Satisfactory pressure testing of the force main has been completed.

Satisfactory closed circuit television inspection of the gravity collection system has been performed.

Satisfactory lift station start-ups have been performed. (L/S#7823)

Record Drawings have been provided.

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

Project location map---copy attached.

Warranty has been provided---copy attached.

Waiver of Lien has been provided---copy attached.

Certification of Contributory Assets has been provided---copy attached.

100% of the connection fees have been paid.

Funds for recording fees are available in Account No. OD5360748700.504930.

SECTION 29 TOWNSHIP 46S RANGE 26E DISTRICT #3 COMMISSIONER JUDAH

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
J. Lavender Date: 6/27/06	N/A	N/A	T.O. T. Osterhout Date: 6/22	S. Coovert Date:	P.M. 6/28/06	W 6/28/06	M 6/28/06	M 6/28/06	J. Lavender Date: 6/27/06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: PM 6/27/06 4:07 PM
COUNTY ADMIN FORWARDED TO: PR 7/9 SAM

Rev. by CoAtty Date: 6/27/06 Time: 10:55 AM Forwarded To: Admin 6/27/06
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RESOLUTION NO.

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

WHEREAS, it is the desire of "HABITAT LAKES, LLC", owner of record, to make a contribution to Lee County Utilities of water facilities (eight four inch diameter fire lines to provide potable water service, and fire protection), and sewer facilities (gravity and force main extensions, lift station, and sanitary sewer), serving "BELLA TERRA, PH 2"; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a Warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of **\$1,378,476.20** is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner _____ who moved for its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes: _____ (1)
- Commissioner Douglas St. Cerny: _____ (2)
- Commissioner Ray Judah: _____ (3)
- Commissioner Tammara Hall: _____ (4)
- Commissioner John Albion: _____ (5)

DULY PASSED AND ADOPTED this _____ day of _____, 2006.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
TAMMARA HALL, CHAIRWOMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

BS 20060835-UTL

COPY

LETTER OF COMPLETION

DATE: 09/27/2004

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

Gentlemen:

This is to certify that the **water distribution and sanitary sewer** systems located in
BELLA TERRA - PHASES 2-1, 2-2, and 2-3
(Name of Development)

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

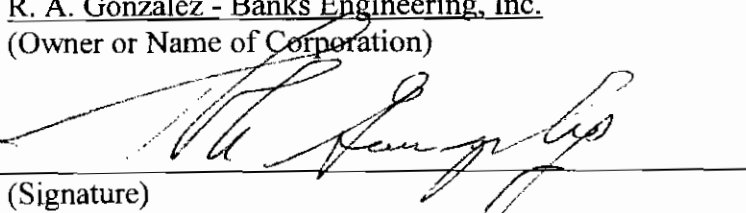
the approved plans and the approved specifications

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

**Bacteriological Test , Pressure Test(s) - Water Main , Low Pressure Test(s) - Gravity Main ,
TV Inspection, Mandrill - Gravity Main , Pressure Test(s) - Force Main
and Lift Station Start-up**

Very truly yours,

R. A. Gonzalez - Banks Engineering, Inc.
(Owner or Name of Corporation)


(Signature)

P.E.14629, Engineering Director
(Title)

(Seal of Engineering Firm)

COPY

LETTER OF COMPLETION

DATE: 01/26/2005

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

Gentlemen:

This is to certify that the **water distribution and sanitary sewer** systems located in
BELLA TERRA - PHASES 2-4 on Barletta Lane
(Name of Development)

was designed by me and have been constructed in conformance with:
the approved plans and the approved specifications

Upon completion of the work, we observed the following successful tests of the facilities:
**Bacteriological Test , Pressure Test(s) - Water Main , Low Pressure Test(s) - Gravity Main
and TV Inspection, Mandrill - Gravity Main**

Very truly yours,

R. A. Gonzalez - Banks Engineering, Inc.
(Owner or Name of Corporation)

(Signature)

P.E.14629, Engineering Director
(Title)

(Seal of Engineering Firm)

RECEIVED JAN 27 2005

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer systems of Bella Terra-Phase 2 to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

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

Haleakala Construction, Inc.
(Contractor/Company Name)

Brenda K. Merchant
(Authorized Representative, Title)

BY: [Signature]
(Signature)

STATE OF FL)
) SS:
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 14 th day of November, 2005 by Brenda K. Merchant who is personally known to me - _____, and who did not take an oath.

[Signature]
Notary Public Signature

LINDA MAHON
Printed Name of Notary Public

 **Linda Mahon**
Commission #DD177119
Expires: Feb 21, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

(Notary Seal & Commission Number)

RECEIVED NOV 15 2005

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

COPY

The undersigned lienor, in consideration of the final payment in the amount of One million, three hundred & seventy-eight thousand, four-hundred & seventy-six dollars & twenty cents (\$1,378,476.20) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Habitat Lakes, LLC on the job of Bella Terra-Phase 2 to the following described property:

Bella Terra - Phase 2
(Name of Development/Project)

Water Distribution System, Sanitary Sewer System, Fire Line up to and including 1st OS and Y valve
(Facilities Constructed)

Bella Terra Blvd., Estero, FL 33928
(Location)

29-46-26-01-0000A.10CE and 29-46-26-01-0000A.00CE
(Strap # or Section, Township & Range)

Dated on: May 16, 2006

By: [Signature]
(Signature of Authorized Representative)

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

By: Brenda K. Merchant
(Print Name of Authorized Representative)

5758 Taylor Road
(Address of Firm or Corporation)

Title: Authorized Agent

Naples, FL 34109-1829
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)598-9418 Ext.

Fax#: (239)598-9418

STATE OF FL)
) SS:
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 16 th day of May, 2006 by Brenda K. Merchant who is personally known to me - _____, and who did not take an oath.



Linda Mahon
Commission #DD177119
Expires: Feb 21, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Linda Mahon
(Notary Public Signature)

(Notary Seal & Commission Number)

Linda Mahon
(Printed Name of Notary Public)

RECEIVED MAY 19 2006

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

CERTIFYING:

X

[Signature]
(Signature of Certifying Agent)

Brenda K. Merchant
(Name & Title of Certifying Agent)

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

5758 Taylor Road
(Address of Firm or Corporation)

Naples, FL 34109 - 1829

STATE OF FL)
) SS:
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 16 th day of May, 2006 by Brenda K. Merchant who is personally known to me - _____, and who did not take an oath.

[Signature]
Notary Public Signature

Linda Mahon
Printed Name of Notary Public

DD177119
Notary Commission Number



(NOTARY SEAL)

RECEIVED MAY 19 2006

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: Bella Terra - Phase 2

STRAP NUMBER: 29-46-26-01-0000A.10CE and 29-46-26-01-0000A.00CE

LOCATION: Bella Terra Blvd., Estero, FL 33928

OWNER'S NAME: (as shown on Deed) Habitat Lakes, LLC

OWNER'S ADDRESS: 782 NW 42nd Avenue, Suite 630

OWNER'S ADDRESS: Miami, FL 33126-5547

TYPE UTILITY SYSTEM: SANITARY SEWER

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

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

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

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC SDR-26 GRAVITY MAIN	8"	8,316.0	LF	\$29.40	\$244,490.40
PVC SDR-26 GRAVITY MAIN	10"	458.0	LF	\$30.50	\$13,969.00
PVC SDR-26 GRAVITY MAIN	12"	1,580.0	LF	\$32.40	\$51,192.00
MANHOLE	4'	62.0	EA	\$5,372.00	\$333,064.00
MANHOLE	6'	1.0	EA	\$7,540.00	\$7,540.00
DOUBLE SEWER SERVICE W/CLEANOUT	6"	77.0	EA	\$930.00	\$71,610.00
SINGLE SEWER SERVICE W/CLEANOUT	6"	53.0	EA	\$786.70	\$41,695.10
PVC C-900 DR-18 FORCE MAIN	6"	37.0	LF	\$16.10	\$595.70
PVC C-900 DR-18 FORCE MAIN	10"	1,363.0	LF	\$18.30	\$24,942.90
PVC C-900 DR-14 FORCE MAIN	10"	236.0	LF	\$18.90	\$4,460.40
PVC C-900 DR-18 FORCE MAIN	12"	46.0	LF	\$19.20	\$883.20
PVC C-900 DR-14 FORCE MAIN	12"	106.0	LF	\$20.50	\$2,173.00
STEEL CASING	24"	84.0	LF	\$30.70	\$2,578.80
ASSORTED FITTINGS	10"	19.0	EA	\$200.00	\$3,800.00
ASSORTED FITTINGS	12"	1.0	EA	\$250.00	\$250.00
PLUG VALVE	10"	1.0	EA	\$4,352.00	\$4,352.00
PLUG VALVE	12"	1.0	EA	\$5,548.00	\$5,548.00
LIFT STATION	6'	1.0	EA	\$130,000.00	\$130,000.00
TOTAL					\$943,144.50

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

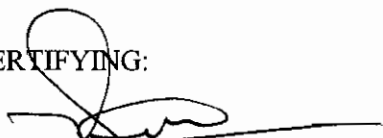


RECEIVED NOV 15 2005

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

CERTIFYING:

X



(Signature of Certifying Agent)

Brenda K. Merchant

(Name & Title of Certifying Agent)

Haleakala Construction, Inc.

(Name of Firm or Corporation)

5758 Taylor Road

(Address of Firm or Corporation)

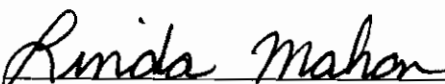
Naples, FL 34109 - 1829

STATE OF FL)

) SS:

COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 14 th day of November, 2005 by Brenda K. Merchant who is personally known to me - _____, and who did not take an oath.



Notary Public Signature



Linda Mahon
Commission #DD177119
Expires: Feb 21, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

LINDA MAHON

Printed Name of Notary Public

DD177119

Notary Commission Number

(NOTARY SEAL)

RECEIVED NOV 15 2005

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

Strap Number(s):
29-46-26-03-00000.00CE

LCU 500283
(THIS SPACE RESERVED FOR RECORDING)

GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____
2006, by and between "Condominium I at Barletta Association, Inc.", Owner,
hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political subdivision of
the State of Florida, hereinafter referred to as GRANTEE.

WITNESSETH:

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

BS 20060835-UTL



3. The public utility easement will not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures may not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents will remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

5. Subject to any pre-existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, GRANTOR(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free from any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the right, title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, agrees to assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3. within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE will have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be restored by GRANTEE, to the condition in which it existed prior to the damage, as is reasonably practicable.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes.

10. This easement will be binding upon the parties hereto, their successors in interest and any assigns.

(Balance of Page Left Intentionally Blank)

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

[Signature]
[1st Witness' Signature]

Colleen Miller
[Type or Print Name]

[Signature]
[2nd Witness' Signature]

Janna Jones
[Type or Print Name]

BY: [Signature]
[Signature Grantor's/Owner's]

Darin McMurray Andy Sorensen
[Type or Print Name]


Vice President/Director
[Title]

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 28th day of November 2005, by ANDY SORENSEN ~~Darin McMurray~~ who produced the following as identification _____ or is personally known to me, and who did/did not take an oath.

[stamp or seal]

NOTARY PUBLIC-STATE OF FLORIDA
 **Sandra Warnke**
Commission # DD457558
Expires: SEP 24, 2009
Bonded Thru Atlantic Bonding Co., Inc.

[Signature]
[Signature of Notary]

SANDRA WARNKE
[Typed or Printed Name]

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

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Tammara Hall, Chairwoman

APPROVED AS TO FORM

BY: _____
Office of the County Attorney
Scott S. Coover, Esquire

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

(LEE COUNTY UTILITY EASEMENT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT "MF-1" BELLA TERRA UNIT ONE, AS RECORDED IN PLAT BOOK 77, AT PAGE 84 THROUGH 99, PUBLIC RECORDS OF SAID LEE COUNTY BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

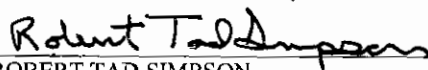
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "MF-1"; THENCE N.02°07'59"W. ALONG THE EAST LINE OF SAID TRACT "MF-1" FOR 176.00 FEET; THENCE S.87°52'01"W. FOR 112.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°52'01"W. FOR 7.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A LEE COUNTY UTILITY EASEMENT OF SAID BELLA TERRA UNIT ONE; THENCE N.02°07'59"W. ALONG SAID EASTERLY LINE FOR 20.00 FEET; THENCE N.87°52'01"E. FOR 7.00 FEET; THENCE S.02°07'59"E. FOR 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 140 SQUARE FEET, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994998 WHEREIN THE EAST LINE OF TRACT "MF-1" BELLA TERRA UNIT ONE AS RECORDED IN PLAT BOOK 77, PAGES 84 THROUGH 99, LEE COUNTY PUBLIC RECORDS BEARS N.02°07'59"W.

DESCRIPTION PREPARED: 07-08-05


ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

S:\Jobs\15xx\1580\SURVEY\DESCRIPTIONS\1580_LCUE_SKT_DESC.DOC
S:\Jobs\15xx\1580\SURVEY\DESCRIPTIONS\1580_LCUE_SKT_DESC.DWG

SHEET 1 OF 2



1" = 40'

NOTE: ALL ADJACENT EASEMENTS AND TRACTS, UNLESS OTHERWISE NOTED, ARE PART OF BELLA TERRA UNIT ONE, AS SHOWN IN PLAT BOOK 77, PAGES 84 THROUGH 99, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

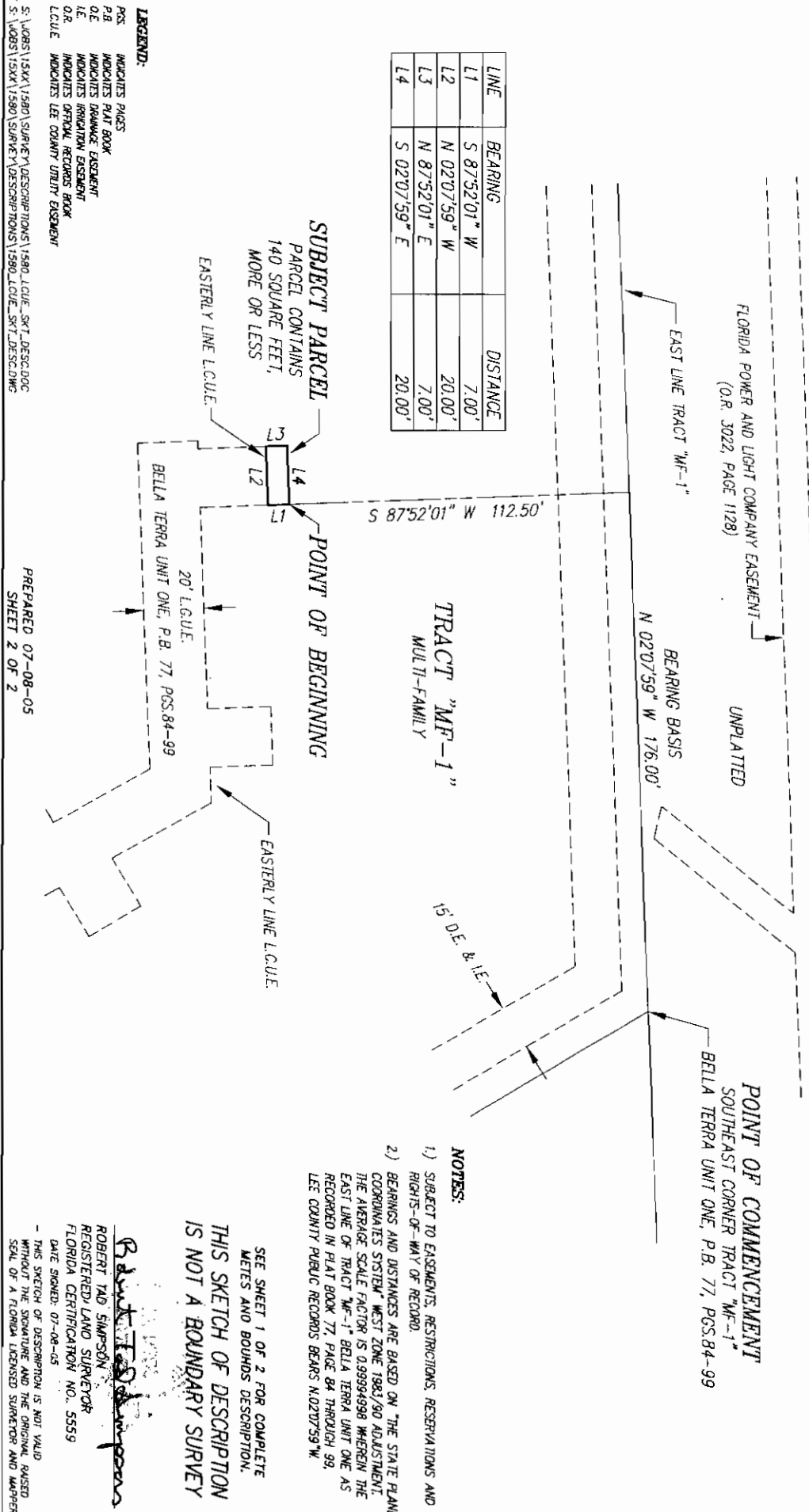
Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
 FLORIDA BUSINESS CERTIFICATION NUMBER LB 6890
 10511 SIX MILE CROSS PARKWAY - SUITE 101
 FORT WORTH, FLORIDA 33912
 (299) 639-5400

SKETCH OF DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA (LEE COUNTY UTILITY EASEMENT)

LINE	BEARING	DISTANCE
L1	S 87°52'01" W	7.00'
L2	N 02°07'59" W	20.00'
L3	N 87°52'01" E	7.00'
L4	S 02°07'59" E	20.00'



LEGEND:

- POS. MONUMENT PLAT BOOK
- P.B. MONUMENT DRAWING EASEMENT
- LE. MONUMENT IRRIGATION EASEMENT
- O.R. MONUMENT OFFICIAL RECORDS BOOK
- L.C.U.E. MONUMENT LEE COUNTY UTILITY EASEMENT

NOTES:

- 1) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2) BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994989 WHEN THE EAST LINE OF TRACT "MF-1" BELLA TERRA UNIT ONE AS RECORDED IN PLAT BOOK 77, PAGE 84 THROUGH 99, LEE COUNTY PUBLIC RECORDS BEARS N.02°07'59" W.

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.
 THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Robert Tad Simpson
 ROBERT TAD SIMPSON
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 5559
 DATE SIGNED: 07-08-05
 - THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 07-08-05
 SHEET 2 OF 2

S:\A0851\15XX\1590\SURVEY\DESCRIPTIONS\1590_LCUE_SMT_DESC.DWG
 S:\A0851\15XX\1590\SURVEY\DESCRIPTIONS\1590_LCUE_SMT_DESC.DWG