

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

Blue Sheet No. 20061193 -UTL

**1. Action Requested/Purpose:**

Approve final acceptance, by Resolution and recording of one (1) Utility Easement, as donation of water and gravity main extensions and twenty (20) 4" diameter fire lines to provide potable water service, fire protection and sanitary sewer service to *Villagio, Phase 2 aka Gardens at Estero, Phase 2*, a phased multifamily residential development. This is a developer contributed asset project located on the east side of Three Oaks Parkway approximately 3/4 mile north of Corkscrew Road.

**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 – Utilities **C10B** **5. Meeting Date:** ~~\_\_\_\_\_~~ **OCT 03 2006**

<b>6. Agenda:</b>	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Statute	<b>8. Request Initiated:</b>
	<input type="checkbox"/> Administrative	<input type="checkbox"/> Ordinance	
	<input type="checkbox"/> Appeals	<input type="checkbox"/> Admin. Code	
	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other	
	<input type="checkbox"/> Walk-On	<input type="checkbox"/> Approval	

**Commissioner** \_\_\_\_\_  
**Department** Public Works  
**Division** Utilities  
**By:** *[Signature]* For D. Meurer  
**Douglas L. Meurer, P.E., Director**

**9. Background:**

The Board granted permission to construct on 05/10/05, Blue Sheet #20050509. The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing has been completed. Satisfactory closed circuit television inspection of the gravity collection system has been performed. Record drawings have been received. Engineer's Certification of Completion has been provided—copy attached. Project Location Map—copy attached. Warranty has been provided—copy attached. Waiver of Lien has been provided—copy attached. Certification of Contributed Assets has been provided—copy attached. 100% of the connection fees have been paid. Funds are available for recording fees in account number OD5360748700.504930.

SECTION 26 TOWNSHIP 46S RANGE 25E DISTRICT #5 COMMISSIONER ALBION

**10. Review for Scheduling**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>[Signature]</i> J. Lavender Date: 9/15/06	N/A	N/A	<i>[Signature]</i> T. Osterhout Date: 9/14	<i>[Signature]</i> S. Covert Date: 9/19/06	<i>[Signature]</i> 9-19-06	<i>[Signature]</i> 9/19/06	<i>[Signature]</i> RK for R6 9/19	<i>[Signature]</i> 9/19	<i>[Signature]</i> J. Lavender Date: 9/15/06

**11. Commission Action:**

- Approved**
- Deferred**
- Denied**
- Other**

RECEIVED BY COUNTY ADMIN: *[Signature]*  
 9/19/06 11:48 AM  
 COUNTY ADMIN FORWARDED TO: *[Signature]*  
 9/19/06 10:30 AM

Rec. by CoAtty  
 Date: 9/18/06  
 Time: 4:00 pm  
 Forwarded To: *[Signature]*

RESOLUTION NO.

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

WHEREAS, it is the desire of "THE GARDEN AT ESTERO, INC.", owner of record, to make a contribution to Lee County Utilities of water facilities (potable water, water main extension, and twenty four inch diameter fire lines), and sewer facilities (a gravity main extension, sanitary sewer), serving "VILLAGIO, PHASE 2 AKA GARDENS AT ESTERO, PHASE 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 **\$440,117.00** 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 20061193-UTL**

**COPY**

LETTER OF COMPLETION

DATE: 8/3/2006

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 gravity collection systems** located in  
**Villagio, Phase 2**  
(Name of Development/Project)

were 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,

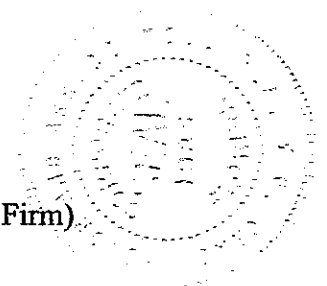
Q. Grady Minor & Associates, P.A.  
(Owner or Name of Corporation/Firm)



(Signature)

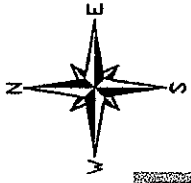
C. Dean Smith, Vice President  
(Name and Title)

(Seal of Engineering Firm)



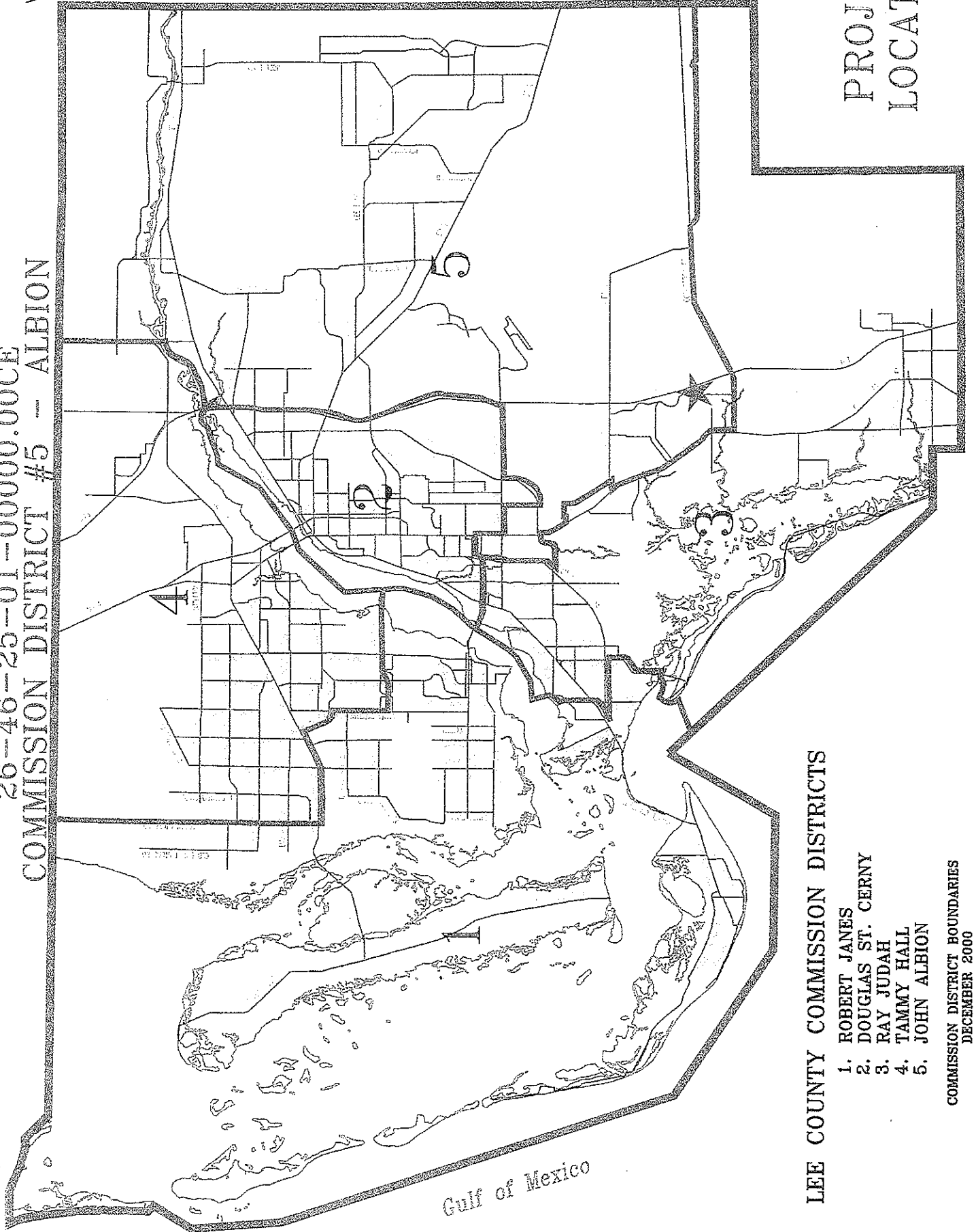
RECEIVED AUG 13 2006

VILLAGIO, PHASE 2 aka GARDENS AT ESTERO, PHASE 2,  
26-46-25-01-00000.00CE  
COMMISSION DISTRICT #5 - ALBION



COPY

PROJECT  
LOCATION

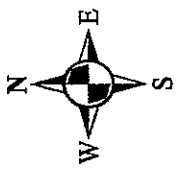


LEE COUNTY COMMISSION DISTRICTS

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

COMMISSION DISTRICT BOUNDARIES  
DECEMBER 2000

Gulf of Mexico



COPY

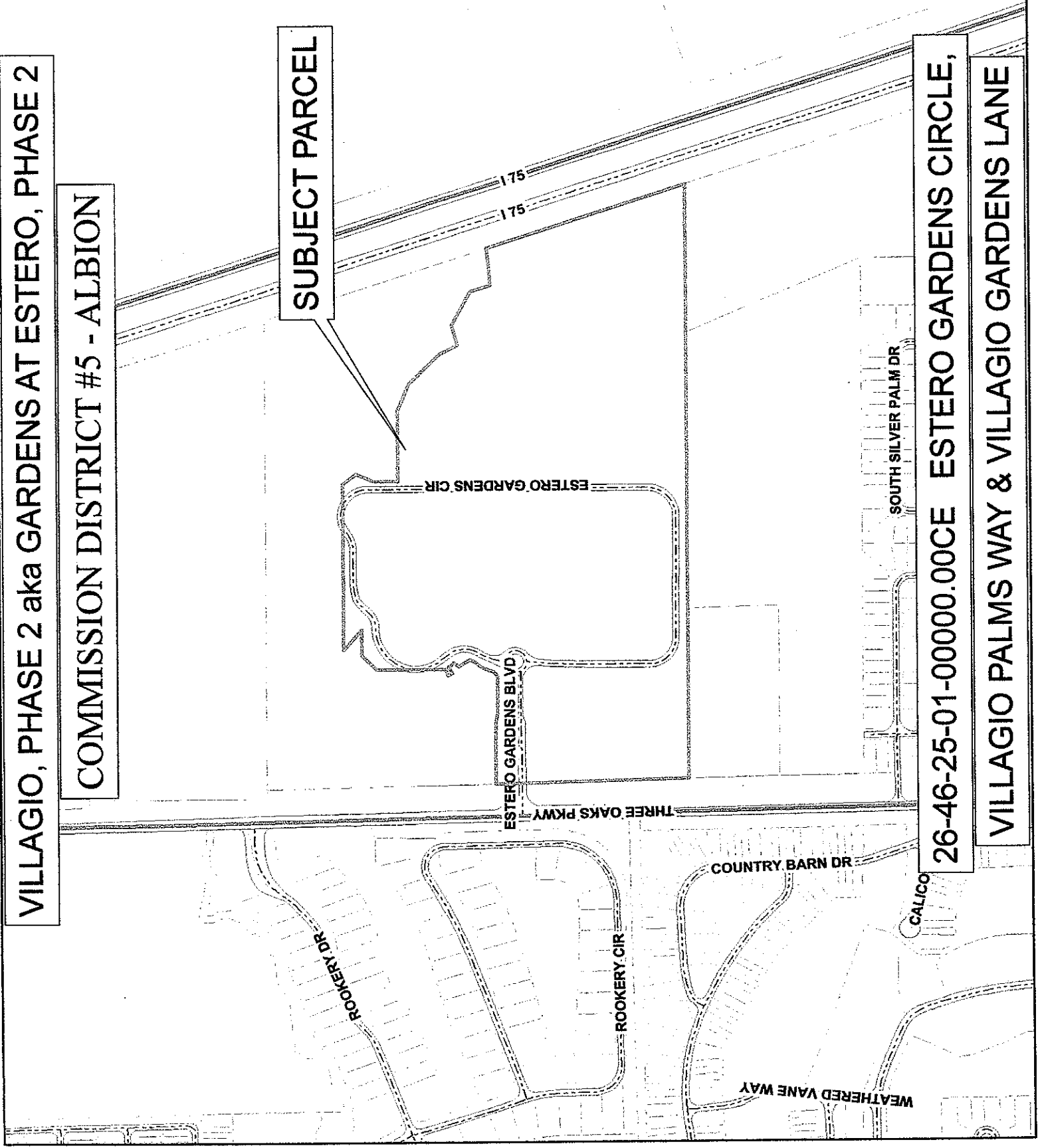
VILLAGIO, PHASE 2 aka GARDENS AT ESTERO, PHASE 2

COMMISSION DISTRICT #5 - ALBION

SUBJECT PARCEL

26-46-25-01-00000.00CE ESTERO GARDENS CIRCLE,

VILLAGIO PALMS WAY & VILLAGIO GARDENS LANE



WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer systems of Villagio, 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.

Strickler Brothers, Inc.  
(Contractor/Company Name)

Steven J. Strickler, President  
(Authorized Representative, Title)

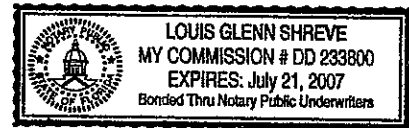
BY: *Steven Strickler*  
(Signature)

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 7<sup>th</sup> day of August, 2006 by Steven J. Strickler who is personally known to me - N/A , and who did not take an oath.

*Louis Glenn Shreve*  
Notary Public Signature

Louis Glenn Shreve  
Printed Name of Notary Public



(Notary Seal & Commission Number)

11.2

## WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer systems of Villagio, Phase 2 (Bridge Area & Canal Crossing) 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.

R.D.M.C., Inc.

(Contractor/Company Name)

David P. Miller, Authorized Agent

(Authorized Representative, Title)

BY: David P. Miller

(Signature)

STATE OF FL )

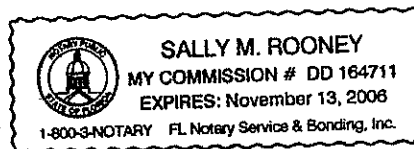
) SS:

COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 2 nd day of August, 2006 by David P. Miller who is personally known to me - N/A , and who did not take an oath.

Sally M. Rooney  
Notary Public Signature

Sally M. Rooney  
Printed Name of Notary Public



(Notary Seal & Commission Number)

**COPY**

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

The undersigned lienor, in consideration of the final payment in the amount of Four Hundred Fifteen Thousand Three Hundred Fifteen Dollars and 00/100(\$415,315.00) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to The Gardens at Estero, Inc. on the job of Villagio, Phase 2 to the following described property:

Villagio, Phase 2

(Name of Development/Project)

Estero Gardens Circle, Villagio Palms Way & Villagio Gardens Ln.

(Location)

Water Distribution System and Gravity Collection System

(Facilities Constructed)

26-46-25-00-00001.3000 and 26-46-25-01-00000.00CE

(Strap # or Section, Township & Range)

Dated on: August 7, 2006

By: *[Signature]*  
(Signature of Authorized Representative)

Strickler Brothers, Inc.

(Name of Firm or Corporation)

By: Steven J. Strickler

(Print Name of Authorized Representative)

4176 Canal St.

(Address of Firm or Corporation)

Title: President

Fort Myers, FL 33916-

(City, State & Zip Of Firm Or Corporation)

Phone #: (239)267-2050 Ext.

Fax#: (239)267-5840

STATE OF FL )  
 ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 7 th day of August, 2006 by Steven J. Strickler who is personally known to me - N/A , and who did not take an oath.



(Notary Seal & Commission Number)

*Louis Glenn Shreve*  
(Notary Public Signature)

Louis Glenn Shreve  
(Printed Name of Notary Public)

RECEIVED AUG 13 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 Steven J. Strickler  
(Signature of Certifying Agent)

Steven J. Strickler, President  
(Name & Title of Certifying Agent)

Strickler Brothers, Inc.  
(Name of Firm or Corporation)

4176 Canal St.  
(Address of Firm or Corporation)

Fort Myers, FL 33916 -

STATE OF FL )  
                  ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 7 th day of August, 2006 by Steven. J. Strickler who is personally known to me - N/A , and who did not take an oath.

Louis Glenn Shreve  
Notary Public Signature

Louis Glenn Shreve  
Printed Name of Notary Public

July 21, 2007  
Notary Commission Number



(NOTARY SEAL)



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 David P. Miller  
(Signature of Certifying Agent)

David P. Miller, Authorized Agent  
(Name & Title of Certifying Agent)

R.D.M.C., Inc.  
(Name of Firm or Corporation)

7676 Jean Blvd.  
(Address of Firm or Corporation)

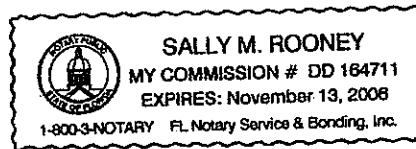
Fort Myers, FL 33912 -

STATE OF FL )  
                          ) SS:  
COUNTY OF LEE )

The foregoing instrument was signed and acknowledged before me this 2nd day of August, 2006 by David P. Miller who is personally known to me - N/A , and who did not take an oath.

Sally M. Rooney  
Notary Public Signature

Sally M. Rooney  
Printed Name of Notary Public



\_\_\_\_\_  
Notary Commission Number

(NOTARY SEAL)



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CERTIFYING:

X *Steven J. Strickler*  
 (Signature of Certifying Agent)

Steven J. Strickler, President  
 (Name & Title of Certifying Agent)

Strickler Brothers, Inc.  
 (Name of Firm or Corporation)

4176 Canal St.  
 (Address of Firm or Corporation)

Fort Myers, FL 33916 -

STATE OF FL )  
 ) SS:  
 COUNTY OF LEE )

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*Louis Glenn Shreve*  
 Notary Public Signature

Louis Glenn Shreve  
 Printed Name of Notary Public

DD 233800  
 Notary Commission Number



(NOTARY SEAL)





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CERTIFYING:

X David P. Miller  
(Signature of Certifying Agent)

David P. Miller, Authorized Agent  
(Name & Title of Certifying Agent)

R.D.M.C., Inc.  
(Name of Firm or Corporation)

7676 Jean Blvd.  
(Address of Firm or Corporation)

Fort Myers, FL 33912 -

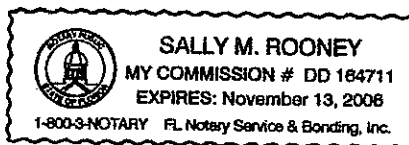
STATE OF FL )  
                          ) SS:  
COUNTY OF LEE )

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Sally M. Rooney  
Notary Public Signature

Sally M. Rooney  
Printed Name of Notary Public

\_\_\_\_\_  
Notary Commission Number



(NOTARY SEAL)





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



FDOR10240300  
 DR-219  
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

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

0 1 2 3 4 5 6 7 8 9

0123456789

2. Mark (x) all  
 that apply

Multi-parcel  
 transaction? →

Transaction is a split  
 or cutout from  
 another parcel? →

Property was improved  
 with building(s) at time  
 of sale/transfer? →

3. Grantor (Seller):

**EASEMENT :**

**BS 20061193**

**THE GARDENS AT ESTERO, INC**

Last First MI  
**1499 W PALMETTO PARK ROAD**

City State  
**BOCA RATON FL**

Corporate Name (if applicable)  
**33486**

Mailing Address

**THOM OSTERHOUT**

City State  
**AS AGENT: FOR LEE CO. BD. OF**

Zip Code Phone No.  
**CO. COMMISSIONERS**

4. Grantee (Buyer):

Last First MI  
**P. O. BOX 398**

City State  
**FT. MYERS FL**

Corporate Name (if applicable)  
**33902 (2394798181)**

Mailing Address

5. Date of Sale/Transfer

**10 03**  
 Month Day

**2006**  
 Year

**\$ 10**  
 Sale/Transfer Price  
 (Round to the nearest dollar.)

**. 00**

Property Located In **46** County Code

6. Type of Document

Warranty  
 Deed

Contract/Agreement for Deed  Other   
 Quit Claim Deed

7. Are any mortgages on the property? If "Yes",  
 outstanding mortgage balance:

**\$**  
 (Round to the nearest dollar.)

YES  NO

**. 00**

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer  
 such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights?  
 Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES  NO

9. Was the sale/transfer financed? YES  NO  If "Yes", please indicate type or types of financing:

Conventional

Seller Provided

Agreement or  
 Contract for Deed

Other

10. Property Type:  
 Mark (x) all  
 that apply

Residential

Commercial

Industrial

Agricultural

Institutional/  
 Miscellaneous

Government

Vacant

Acreage

Timeshare

11. To the best of your knowledge, was personal property  
 included in the sale/transfer? If "Yes", please state the  
 amount attributable to the personal property. (Round to the nearest dollar.)

YES  NO

**\$**  
**\$**

**0.70**

Cents  
**. 00**

12. Amount of Documentary Stamp Tax →

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

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

Signature of Grantor or Grantee or Agent

Date

**9/14/06**

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

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

**This copy to Department of Revenue**

**TO: RECORDERS OFFICE**

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

***Sue Gulledge***

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

**ACCOUNT NO. OD5360748700.504930**

**THANK YOU.**

**FOR UTILITIES USE ONLY:**

**BLUE SHEET NO. 20061193-UTL**

**PROJECT NAME: VILLAGIO, PHASE 2 AKA  
GARDENS AT ESTERO, PHASE  
2**

**EASEMENT NAME: THE GARDENS AR ESTERO,  
INC. AND VILLAGIO AT ESTERO  
CONDOMINIUM ASSOCIATION,  
INC**

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

Strap Number(s):

**26-46-25-00-00001.3000**  
**26-46-25-01-00000.00CE**

**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 "**THE GARDENS AT ESTERO, INC. AND VILLAGIO AT ESTERO CONDOMINIUM 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 20061193-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.

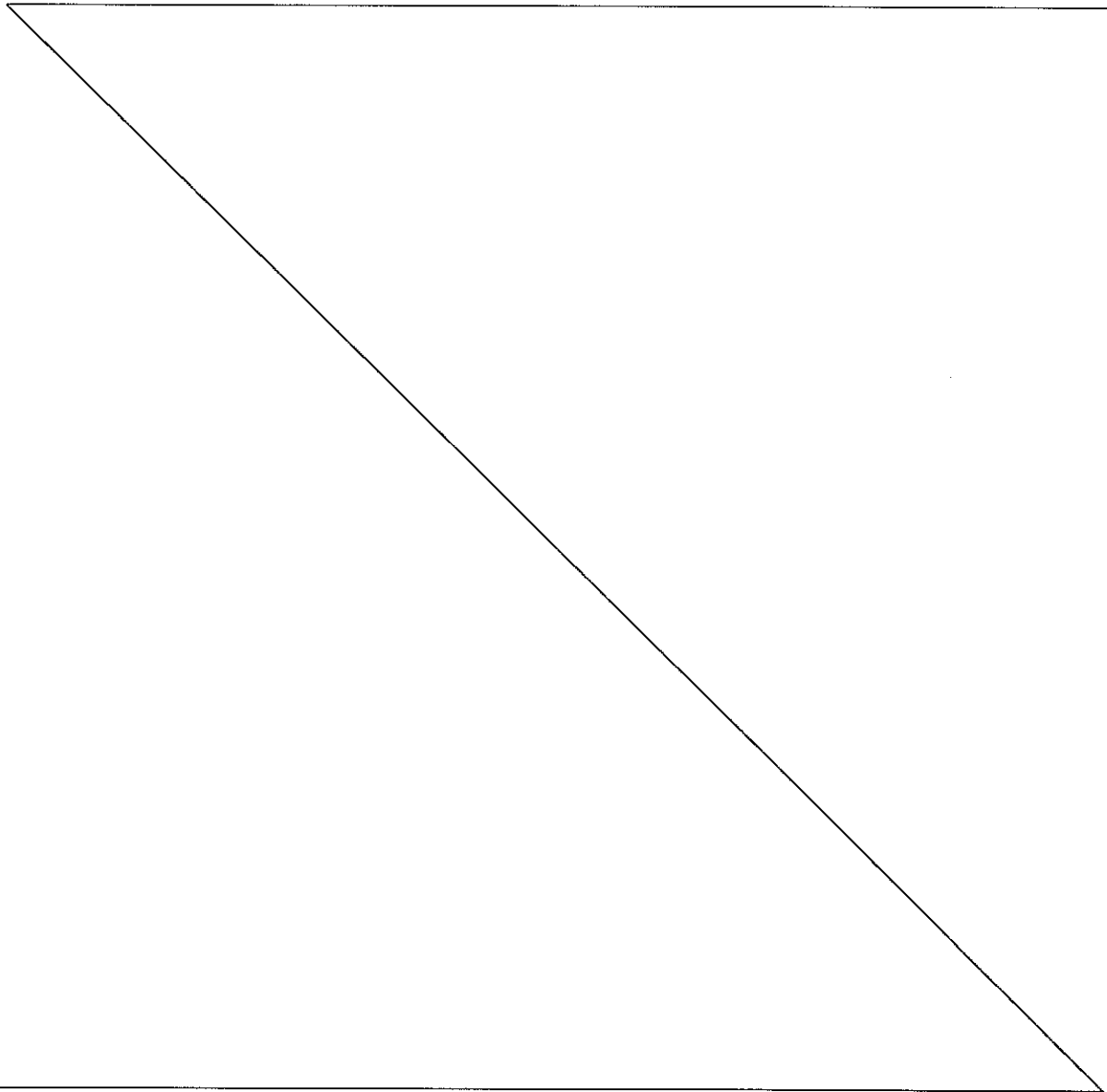
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

C. Dean Smith  
[1<sup>st</sup> Witness' Signature]

C. Dean Smith

[Type or Print Name]

Lori Sherman  
[2<sup>nd</sup> Witness' Signature]

Lori Sherman

[Type or Print Name]

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

Steven Goldfarb

[Type or Print Name]

Vice President

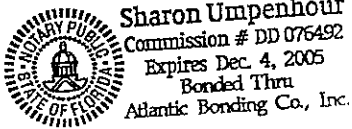
[Title]

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 15th day of November 2005, by Steven Goldfarb who produced the following as identification N/A or is personally know to me, and who ~~did~~ did not take an oath.

[stamp or seal]



Sharon Umpenhour  
[Signature of Notary]

Sharon Umpenhour

[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

COPY

**PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 017°49' WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 708.87 FEET; THENCE RUN NORTH 88°42'11" EAST FOR A DISTANCE OF 1,269.88 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET; THROUGH A CENTRAL ANGLE OF 41°41'43"; SUBTENDED BY A CHORD OF 51.25 FEET AT A BEARING OF SOUTH 89°09'08" EAST, FOR A DISTANCE OF 52.40 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 40°44'56" EAST FOR A DISTANCE OF 16.30 FEET; THENCE RUN NORTH 55°48'24" EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 58°48'24" WEST, A DISTANCE OF 72.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 72.00 FEET; THROUGH A CENTRAL ANGLE OF 143°13'43"; SUBTENDED BY A CHORD OF 18.67 FEET AT A BEARING OF SOUTH 25°44'46" EAST, FOR A DISTANCE OF 18.72 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 187°53' EAST FOR A DISTANCE OF 602.74 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET; THROUGH A CENTRAL ANGLE OF 90°00'00"; SUBTENDED BY A CHORD OF 127.28 FEET AT A BEARING OF SOUTH 63°17'53" EAST, FOR A DISTANCE OF 141.37 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 71°42'07" EAST FOR A DISTANCE OF 104.60 FEET; THENCE RUN SOUTH 207°21'0" EAST FOR A DISTANCE OF 17.82 FEET; THENCE RUN NORTH 69°37'50" EAST FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 207°21'0" WEST FOR A DISTANCE OF 17.46 FEET; THENCE RUN NORTH 71°42'07" EAST FOR A DISTANCE OF 129.51 FEET; THENCE RUN SOUTH 187°53' EAST FOR A DISTANCE OF 169.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET; THROUGH A CENTRAL ANGLE OF 13°42'48"; SUBTENDED BY A CHORD OF 17.91 FEET AT A BEARING OF SOUTH 11°26'29" EAST, FOR A DISTANCE OF 17.85 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 71°42'07" WEST FOR A DISTANCE OF 29.48 FEET; THENCE RUN SOUTH 187°53' EAST FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 71°42'07" EAST FOR A DISTANCE OF 26.29 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 86°33'28" WEST, A DISTANCE OF 75.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET; THROUGH A CENTRAL ANGLE OF 50°21'54"; SUBTENDED BY A CHORD OF 63.83 FEET AT A BEARING OF SOUTH 28°37'29" WEST, FOR A DISTANCE OF 65.93 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.50 FEET; THROUGH A CENTRAL ANGLE OF 23°34'26"; SUBTENDED BY A CHORD OF 107.90 FEET AT A BEARING OF SOUTH 63°05'46" EAST, FOR A DISTANCE OF 246.88 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH FOR A DISTANCE OF 41.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET; THROUGH A CENTRAL ANGLE OF 16°57'00"; SUBTENDED BY A CHORD OF 37.58 FEET AT A BEARING OF NORTH 08°28'30" WEST, FOR A DISTANCE OF 37.72 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 71°42'07" EAST FOR A DISTANCE OF 10.04 FEET; THENCE RUN NORTH 187°53' WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 71°42'07" WEST FOR A DISTANCE OF 181.27 FEET; THENCE RUN SOUTH 71°56'42" WEST FOR A DISTANCE OF 58.93 FEET; THENCE RUN NORTH 187°53' WEST FOR A DISTANCE OF 17.70 FEET; THENCE RUN SOUTH 207°17'18" EAST FOR A DISTANCE OF 67.59 FEET; THENCE RUN NORTH 19°55'43" WEST FOR A DISTANCE OF 18.33 FEET; THENCE RUN SOUTH 70°04'17" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 19°55'43" EAST FOR A DISTANCE OF 18.05 FEET; THENCE RUN SOUTH 71°42'07" WEST FOR A DISTANCE OF 62.82 FEET; THENCE RUN SOUTH 187°53' EAST FOR A DISTANCE OF 17.17 FEET; THENCE RUN SOUTH 71°56'42" WEST FOR A DISTANCE OF 14.44 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET; THROUGH A CENTRAL ANGLE OF 106°57'17"; SUBTENDED BY A CHORD OF 106.66 FEET AT A BEARING OF NORTH 62°43'50" WEST, FOR A DISTANCE OF 118.66 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 17°24'21" WEST FOR A DISTANCE OF 169.12 FEET; THENCE RUN NORTH 18°47'04" WEST FOR A DISTANCE OF 8.25 FEET; THENCE RUN NORTH 18°47'04" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 71°12'56" WEST FOR A DISTANCE OF 8.01 FEET; THENCE RUN NORTH 17°24'21" WEST FOR A DISTANCE OF 164.79 FEET; THENCE RUN NORTH 70°24'11" EAST FOR A DISTANCE OF 82.08 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET; THROUGH A CENTRAL ANGLE OF 49°48'41"; SUBTENDED BY A CHORD OF 63.17 FEET AT A BEARING OF SOUTH 84°41'29" EAST, FOR A DISTANCE OF 65.20 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 59°47'09" EAST FOR A DISTANCE OF 93.28 FEET; THENCE RUN SOUTH 26°15'17" WEST FOR A DISTANCE OF 10.88 FEET; THENCE RUN SOUTH 63°44'43" EAST FOR A DISTANCE OF 121.76 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET; THROUGH A CENTRAL ANGLE OF 39°29'51"; SUBTENDED BY A CHORD OF 50.68 FEET AT A BEARING OF SOUTH 40°02'15" EAST, FOR A DISTANCE OF 51.70 FEET TO THE APREMENTIONED POINT "A"; THENCE RUN NORTH 79°12'09" EAST FOR A DISTANCE OF 50.47 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET; THROUGH A CENTRAL ANGLE OF 43°33'07"; SUBTENDED BY A CHORD OF 94.60 FEET AT A BEARING OF NORTH 40°04'23" WEST, FOR A DISTANCE OF 96.91 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 61°50'54" WEST FOR A DISTANCE OF 211.05 FEET; THENCE RUN NORTH 28°09'06" EAST FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 61°50'54" WEST FOR A DISTANCE OF 11.30 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 137.50 FEET; THROUGH A CENTRAL ANGLE OF 06°15'09"; SUBTENDED BY A CHORD OF 15.00 FEET AT A BEARING OF NORTH 64°58'28" WEST, FOR A DISTANCE OF 15.00 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 21°53'57" WEST FOR A DISTANCE OF 10.00 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 21°53'57" WEST, A DISTANCE OF 127.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 127.50 FEET; THROUGH A CENTRAL ANGLE OF 40°11'50"; SUBTENDED BY A CHORD OF 87.63 FEET AT A BEARING OF NORTH 88°11'58" WEST, FOR A DISTANCE OF 88.45 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 71°42'07" WEST FOR A DISTANCE OF 24.23 FEET; THENCE RUN NORTH 187°53' WEST FOR A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 71°42'07" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 187°53' EAST FOR A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 71°42'07" WEST FOR A DISTANCE OF 12.35 FEET; THENCE RUN NORTH 17°24'21" WEST FOR A DISTANCE OF 193.44 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET; THROUGH A CENTRAL ANGLE OF 72°35'39"; SUBTENDED BY A CHORD OF 142.07 FEET AT A BEARING OF NORTH 53°42'10" WEST, FOR A DISTANCE OF 152.04 FEET TO THE END OF SAID CURVE; THENCE RUN WEST FOR A DISTANCE OF 210.48 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 48.44 FEET TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES, MORE OR LESS.

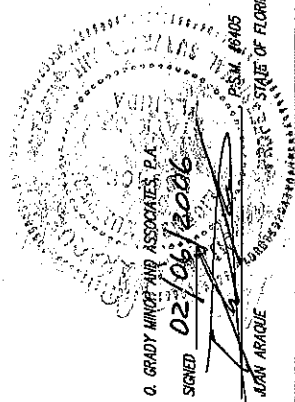
**NOTES**

BEARINGS REFER TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 01°17'49" W.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 2, 3, 4, 5, 6 OF 6



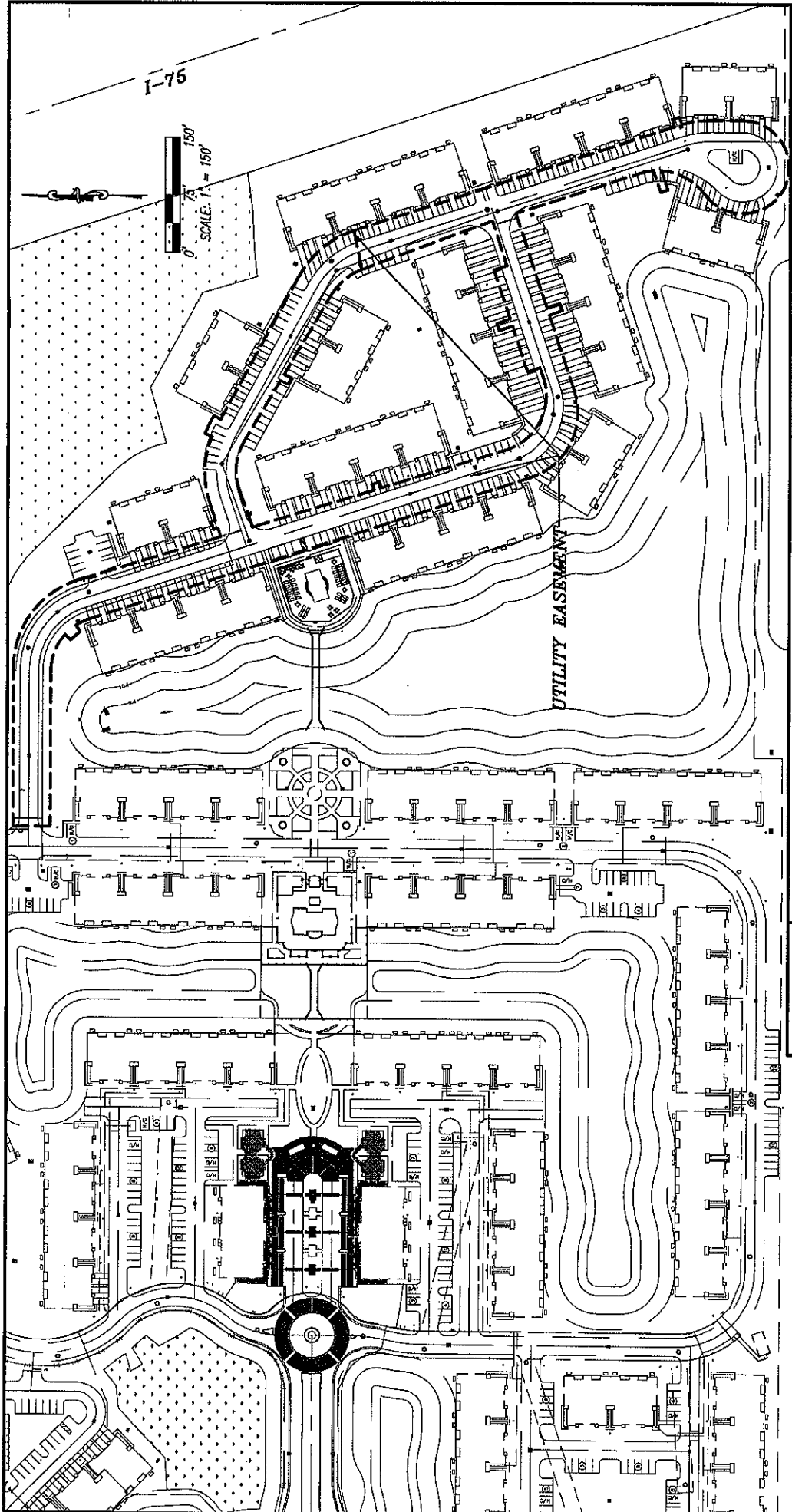
SHEET: 1 OF 6	
DRAWN: JD	
JOB CODE: VILAPRH	
SCALE: 1" = 50'	

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 3800 VIA DEL REY  
 BONITA SPRINGS, FLORIDA 34134  
 PHONE: (239) 947-1144 FAX: (239) 947-0375  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**LEGAL DESCRIPTION**  
 VILLAGIO, PHASE TWO  
 UTILITY EASEMENT  
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA  
 DATE: FEBRUARY, 2006  
 DRAWING: B-3181-1

\* NOT A SURVEY \*

COPY



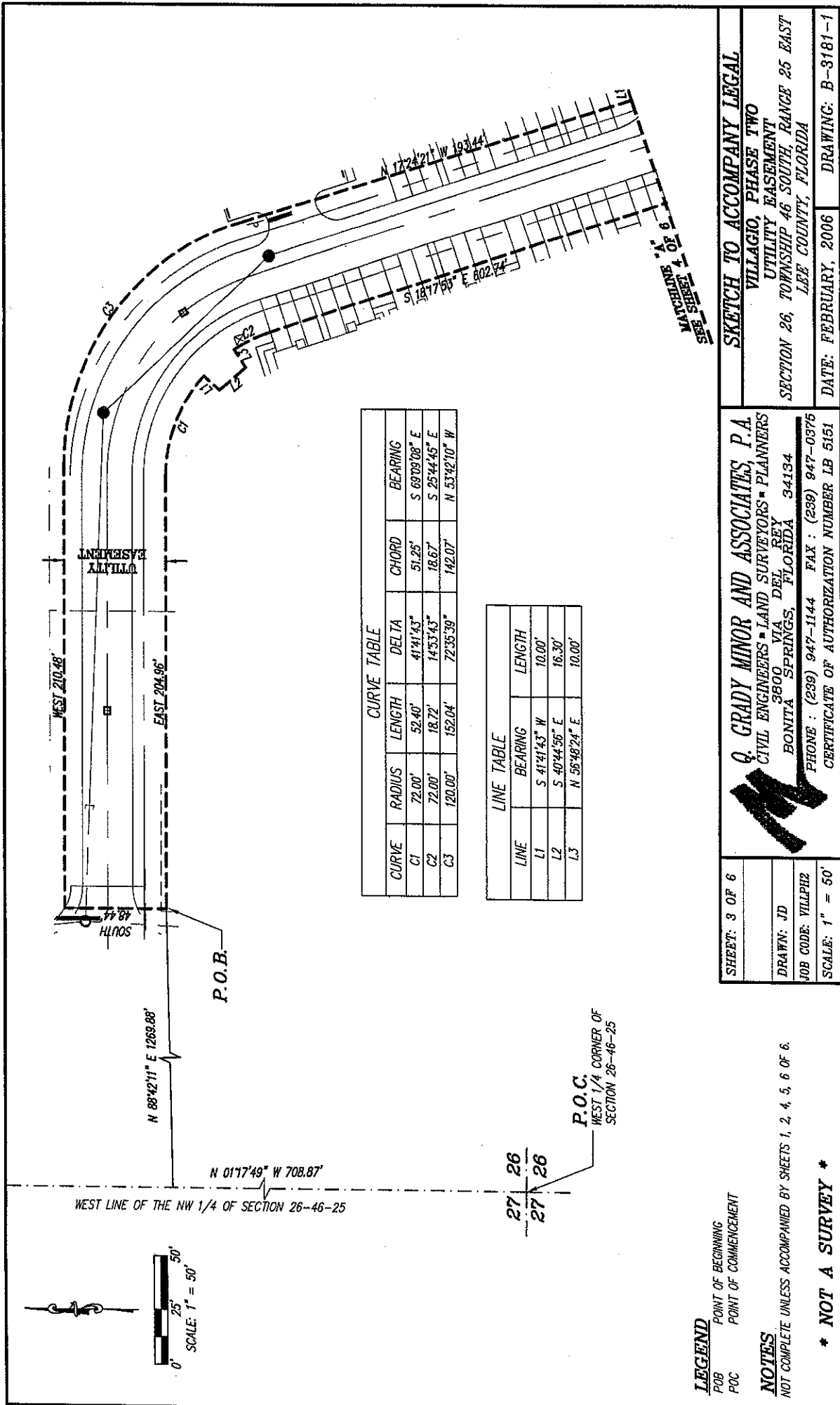
SHEET: 2 OF 6  
 DRAWN: JD  
 JOB CODE: VILPH2  
 SCALE: 1" = 150'

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
 BONITA SPRINGS, FLORIDA 34134  
 VIA DEL REY  
 PHONE : (239) 947-1144 FAX : (239) 947-0375  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**VICINITY MAP- L.C.U. EASEMENT**  
 VILLAGIO, PHASE TWO  
 UTILITY EASEMENT  
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA  
 DATE: FEBRUARY, 2006 DRAWING: B-3181-1

**NOTES**  
 NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1, 3, 4, 5 OF 5.

**\* NOT A SURVEY \***



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	72.00'	52.40'	41°41'43"	51.25'	S 69°09'08" E
C2	72.00'	18.72'	14°53'43"	18.67'	S 25°44'45" E
C3	120.00'	152.04'	72°35'39"	142.07'	N 53°42'10" W

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 41°41'43" W	10.00'
L2	S 40°44'56" E	16.30'
L3	N 56°48'24" E	10.00'

MATCHLINE "A" OF  
SEE SHEET 4 OF 6

**SKETCH TO ACCOMPANY LEGAL**  
VILLAGIO, PHASE TWO  
UTILITY EASEMENT  
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
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3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134  
PHONE : (239) 947-1144 FAX : (239) 947-0375  
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SHEET: 3 OF 6

DRAWN: JD

JOB CODE: VILLPH2

SCALE: 1" = 50'

**LEGEND**  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

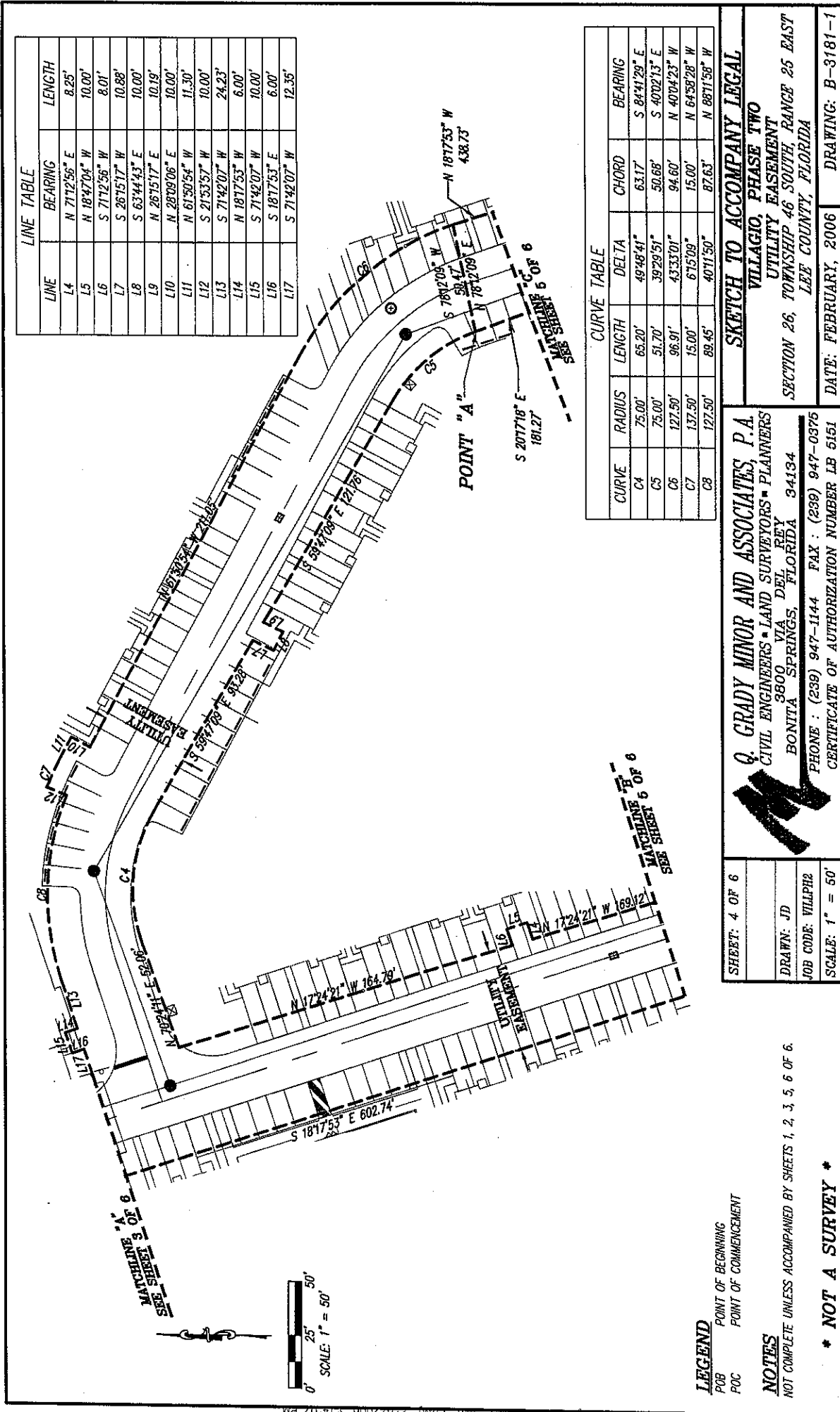
**NOTES**  
NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1, 2, 4, 5, 6 OF 6.

**\* NOT A SURVEY \***

COPY

LINE TABLE		
LINE	BEARING	LENGTH
L4	N 71°2'56" E	8.25'
L5	N 18°47'04" W	10.00'
L6	S 71°12'56" W	8.01'
L7	S 26°15'17" W	10.88'
L8	S 63°44'43" E	10.00'
L9	N 26°15'17" E	10.19'
L10	N 28°09'06" E	10.00'
L11	N 61°50'54" W	11.30'
L12	S 21°53'57" W	10.00'
L13	S 71°42'07" W	24.23'
L14	N 18°17'53" W	6.00'
L15	S 71°42'07" W	10.00'
L16	S 18°17'53" E	6.00'
L17	S 71°42'07" W	12.35'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C4	75.00'	65.20'	49°48'41"	63.17'	S 84°41'29" E
C5	75.00'	51.70'	39°29'51"	50.68'	S 40°21'13" E
C6	127.50'	96.91'	43°33'01"	94.60'	N 40°42'23" W
C7	137.50'	15.00'	6°15'09"	15.00'	N 64°58'28" W
C8	127.50'	89.45'	40°11'50"	87.63'	N 88°11'58" W



**LEGEND**  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT

**NOTES**  
 NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1, 2, 3, 5, 6 OF 6.  
 \* NOT A SURVEY \*

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
 3800 VIA DEL REY  
 BONITA SPRINGS, FLORIDA 34134  
 PHONE: (239) 947-1144 FAX: (239) 947-0375  
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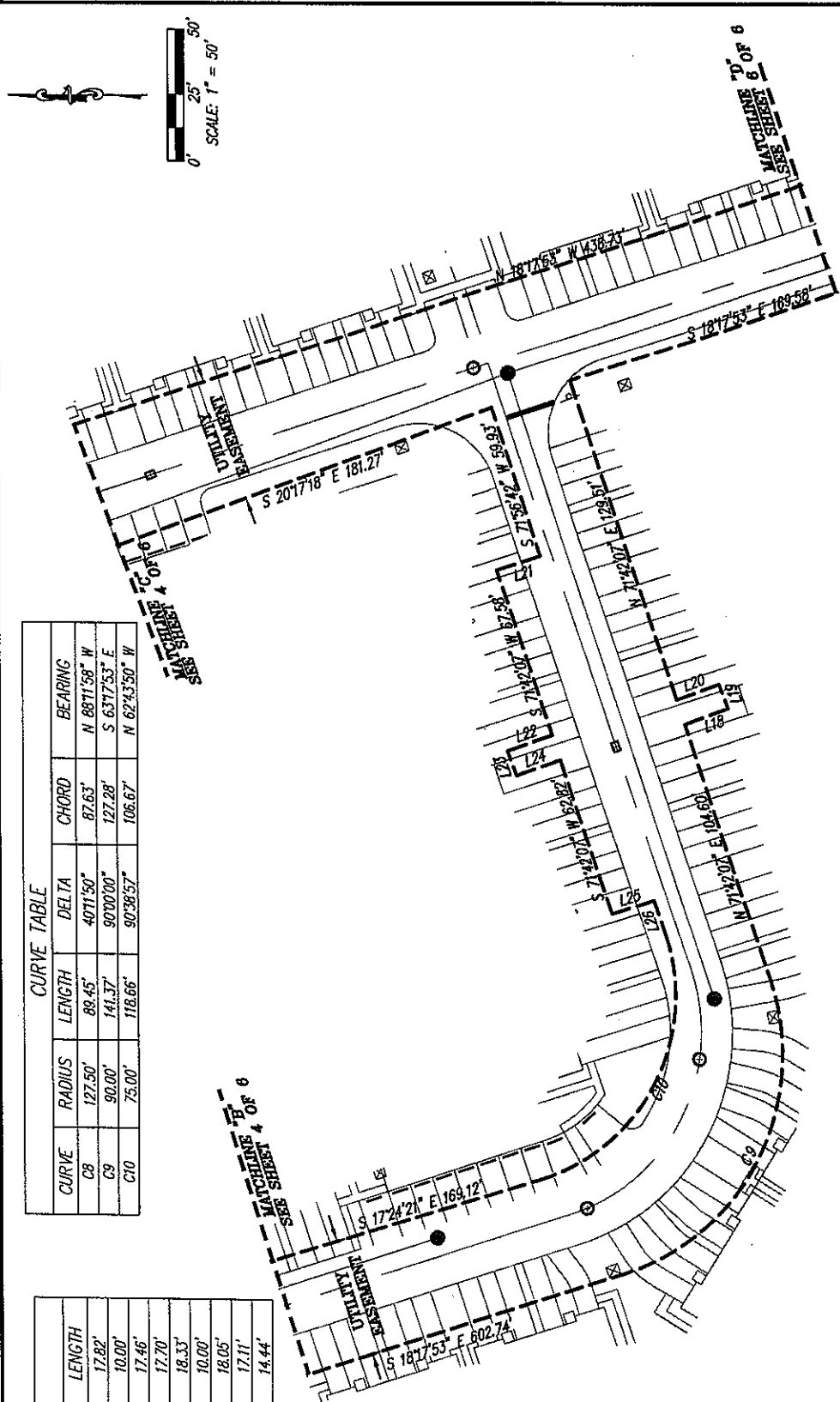
**SKETCH TO ACCOMPANY LEGAL VILLAGIO, PHASE TWO UTILITY EASEMENT SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA**

DATE: FEBRUARY, 2006 DRAWING: B-3181-1

COPY

LINE	BEARING	LENGTH
L18	S 20°22'10" E	17.82'
L19	N 89°57'50" E	10.00'
L20	N 20°22'10" W	17.46'
L21	N 18°17'53" W	17.70'
L22	N 19°55'43" W	18.33'
L23	S 70°04'17" W	10.00'
L24	S 19°55'43" E	18.05'
L25	S 18°17'53" E	17.11'
L26	S 71°56'42" W	14.44'

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C8	127.50'	88.45'	40°11'50"	87.63'	N 88°11'58" W
C9	90.00'	141.37'	90°00'00"	127.28'	S 63°17'53" E
C10	75.00'	118.66'	90°38'57"	106.67'	N 62°43'50" W



**LEGEND**  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT

**NOTES**  
 NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1, 2, 3, 4, 6 OF 6.

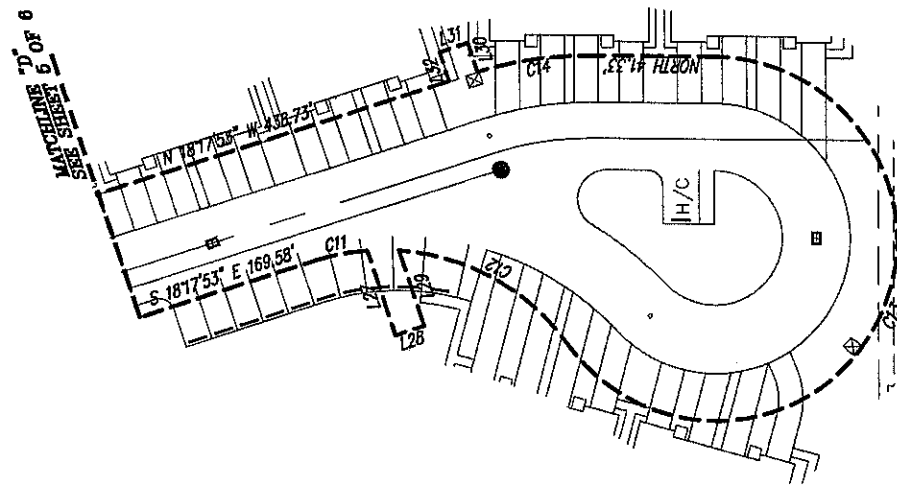
**\* NOT A SURVEY \***

SHEET: 5 OF 6  
 DRAWN: JD  
 JOB CODE: VILLPH2  
 SCALE: 1" = 50'

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 3800 VIA DELL AVE  
 BONITA SPRINGS, FLORIDA 34134  
 PHONE: (239) 947-1144 FAX: (239) 947-0375  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**SKETCH TO ACCOMPANY LEGAL**  
 VILLAGIO, PHASE TWO  
 UTILITY EASEMENT  
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA  
 DATE: FEBRUARY, 2006 DRAWING: B-3181-1

COPY



LINE TABLE		
LINE	BEARING	LENGTH
L27	S 71°42'07" W	29.48'
L28	S 18°17'53" E	10.00'
L29	N 71°42'07" E	26.29'
L30	N 71°42'07" E	10.04'
L31	N 18°17'53" W	10.00'
L32	S 71°42'07" W	10.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C11	75.00'	17.95'	13°42'49"	17.91'
C12	75.00'	65.83'	50°21'54"	63.83'
C13	60.50'	246.88'	233°48'26"	107.90'
C14	122.50'	37.72'	16°57'00"	37.58'

**LEGEND**

POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

**NOTES**

NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1, 2, 3, 4, 5 OF 6.

\* NOT A SURVEY \*

SHEET: 6 OF 6  
DRAWN: JD  
JOB CODE: VILLPH2  
SCALE: 1" = 50'

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
CIVIL ENGINEERS & LAND SURVEYORS - PLANNERS  
3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134  
PHONE: (239) 947-1144 FAX: (239) 947-0375  
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**SKETCH TO ACCOMPANY LEGAL**  
VILLAGIO, PHASE TWO  
UTILITY EASEMENT  
SECTION 26, TOWNSHIP 46 SOUTH RANGE 25 EAST  
LEE COUNTY, FLORIDA  
DATE: FEBRUARY, 2006 DRAWING: B-3181-1

COPY

**PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°17'49" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 1,198.78 FEET; THENCE RUN NORTH 88°42'11" EAST FOR A DISTANCE OF 784.33 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN EAST FOR A DISTANCE OF 415.94 FEET; THENCE RUN NORTH FOR A DISTANCE OF 30.45 FEET; THENCE RUN EAST FOR A DISTANCE OF 30.17 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 15.00 FEET; THENCE RUN WEST FOR A DISTANCE OF 15.17 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 15.45 FEET; THENCE RUN EAST FOR A DISTANCE OF 467.97 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 15.00 FEET; THENCE RUN WEST FOR A DISTANCE OF 736.34 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 5.77 FEET; THENCE RUN SOUTH 45°00'00" EAST FOR A DISTANCE OF 19.42 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 68.47 FEET; THENCE RUN SOUTH 22°30'00" WEST FOR A DISTANCE OF 43.76 FEET; THENCE RUN SOUTH 33°45'00" WEST FOR A DISTANCE OF 26.35 FEET; THENCE RUN SOUTH 11°15'00" WEST FOR A DISTANCE OF 34.42 FEET; THENCE RUN SOUTH 89°39'55" WEST FOR A DISTANCE OF 15.31 FEET; THENCE RUN NORTH 11°15'00" EAST FOR A DISTANCE OF 40.49 FEET; THENCE RUN NORTH 33°45'00" EAST FOR A DISTANCE OF 27.85 FEET; THENCE RUN NORTH 22°30'00" EAST FOR A DISTANCE OF 39.30 FEET; THENCE RUN NORTH FOR A DISTANCE OF 59.27 FEET; THENCE RUN NORTH 45°00'00" WEST FOR A DISTANCE OF 19.42 FEET; THENCE RUN NORTH 45°00'00" WEST FOR A DISTANCE OF 11.98 FEET; THENCE RUN WEST FOR A DISTANCE OF 147.57 FEET; THENCE RUN NORTH FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.39 ACRES MORE OR LESS.

**NOTES**  
BEARINGS REFER TO THE WEST LINE OF THE NW 1/4 OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 01°17'49" W.

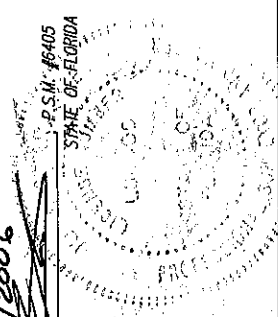
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED **5/12/2006**

JUAN ARAQUE  
P.S.M. #6405  
STATE OF FLORIDA



REVISION:

JOB CODE: VILPH2	SHEET: 1 OF 2
SCALE: 1" = N/A	DRAWN: JD

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 3800 VIA DEL REY 34134  
 BONITA SPRINGS, FLORIDA  
 PHONE: (239) 947-1144 FAX: (239) 947-0375  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**LEGAL DESCRIPTION**  
 VILLAGIO PHASE 2B  
 WATERLINE EASEMENT  
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

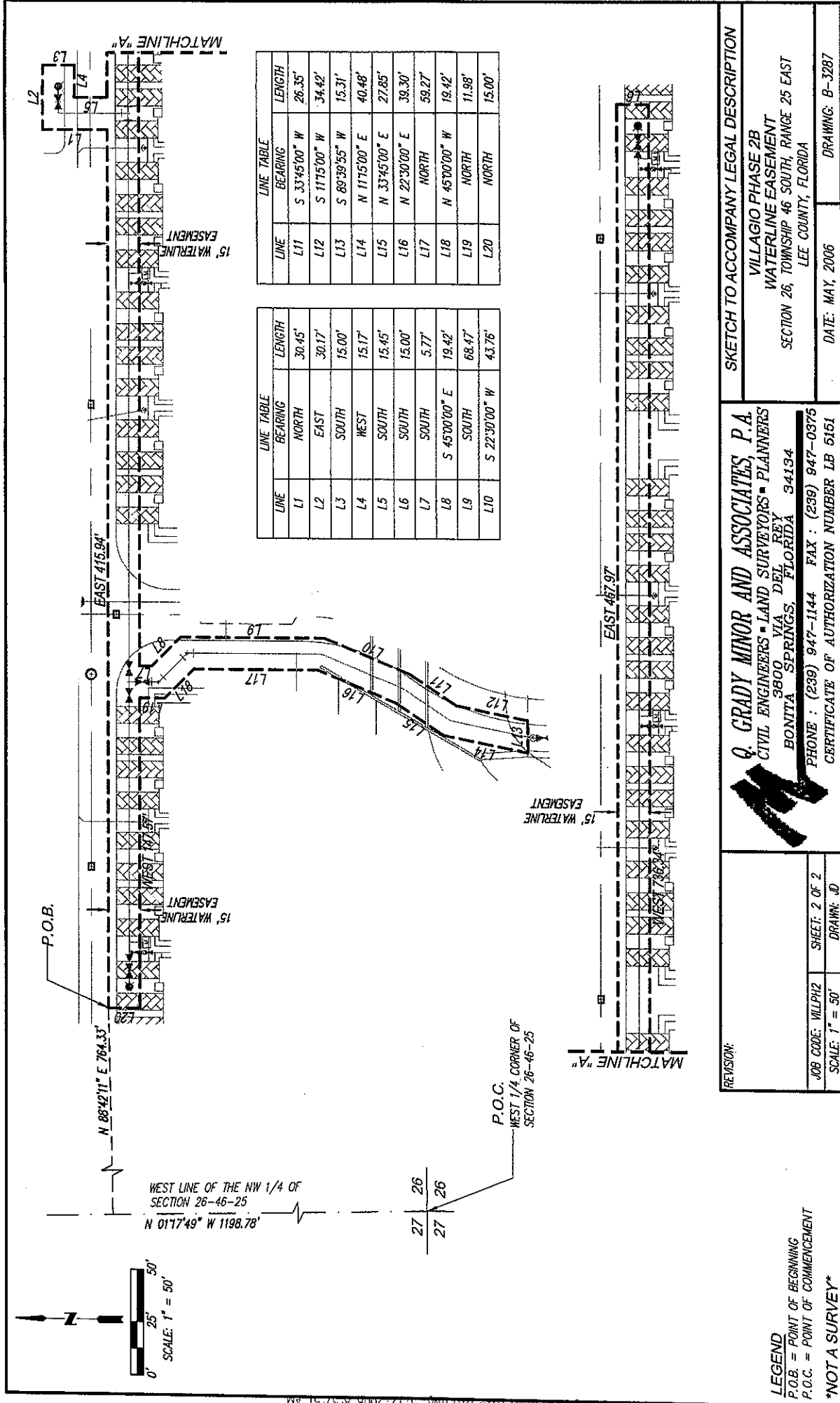
\*NOT A SURVEY\*

DATE: MAY, 2006

DRAWING: B-3287



COPY



LINE	BEARING	LENGTH
L11	S 33°45'00" W	26.35'
L12	S 117°5'00" W	34.42'
L13	S 89°39'55" W	15.31'
L14	N 117°5'00" E	40.48'
L15	N 33°45'00" E	27.85'
L16	N 22°30'00" E	39.30'
L17	NORTH	59.27'
L18	N 45°00'00" W	19.42'
L19	NORTH	11.98'
L20	NORTH	15.00'

LINE	BEARING	LENGTH
L1	NORTH	30.45'
L2	EAST	30.17'
L3	SOUTH	15.00'
L4	WEST	15.17'
L5	SOUTH	15.45'
L6	SOUTH	15.00'
L7	SOUTH	5.77'
L8	S 45°00'00" E	19.42'
L9	SOUTH	68.47'
L10	S 22°30'00" W	43.76'

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
 3800 VIA DEL REY  
 BONITA SPRINGS, FLORIDA 34134  
 PHONE : (239) 947-1144 FAX : (239) 947-0376  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 VILLAGIO PHASE 2B  
 WATERLINE EASEMENT  
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA  
 DATE: MAY, 2006  
 DRAWING: B-3287

REVISION:  
 JOB CODE: WLPH2  
 SCALE: 1" = 50'  
 SHEET: 2 OF 2  
 DRAWN: JD

**LEGEND**  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 \*NOT A SURVEY\*

COPY

**PROPERTY DESCRIPTION**

A 20 FEET WIDE STRIP OF LAND LOCATED IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**COMMENCE** AT THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°17'49" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 FOR A DISTANCE OF 1,203.76 FEET; THENCE RUN NORTH 88°42'11" EAST FOR A DISTANCE OF 721.21 FEET TO THE **POINT OF BEGINNING** OF A 20 FEET WIDE STRIP OF LAND; THENCE RUN NORTH FOR A DISTANCE OF 20.00 FEET; THENCE RUN EAST FOR A DISTANCE OF 984.47 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 20.00 FEET; THENCE RUN WEST FOR A DISTANCE OF 738.45 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 47.92 FEET; THENCE RUN WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH FOR A DISTANCE OF 47.92 FEET; THENCE RUN WEST FOR A DISTANCE OF 226.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.474 ACRE, MORE OR LESS.

**NOTES**

BEARINGS REFER TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 01°17'49" W.  
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.  
DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.  
NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 2 & 3 OF 3

Q. GRADY MINOR AND ASSOCIATES, P.A.S  
SIGNED 6/15/2006  
STATE OF FLORIDA  
JUAN ARAQUE  
P.S.H. #6405  
STATE OF FLORIDA

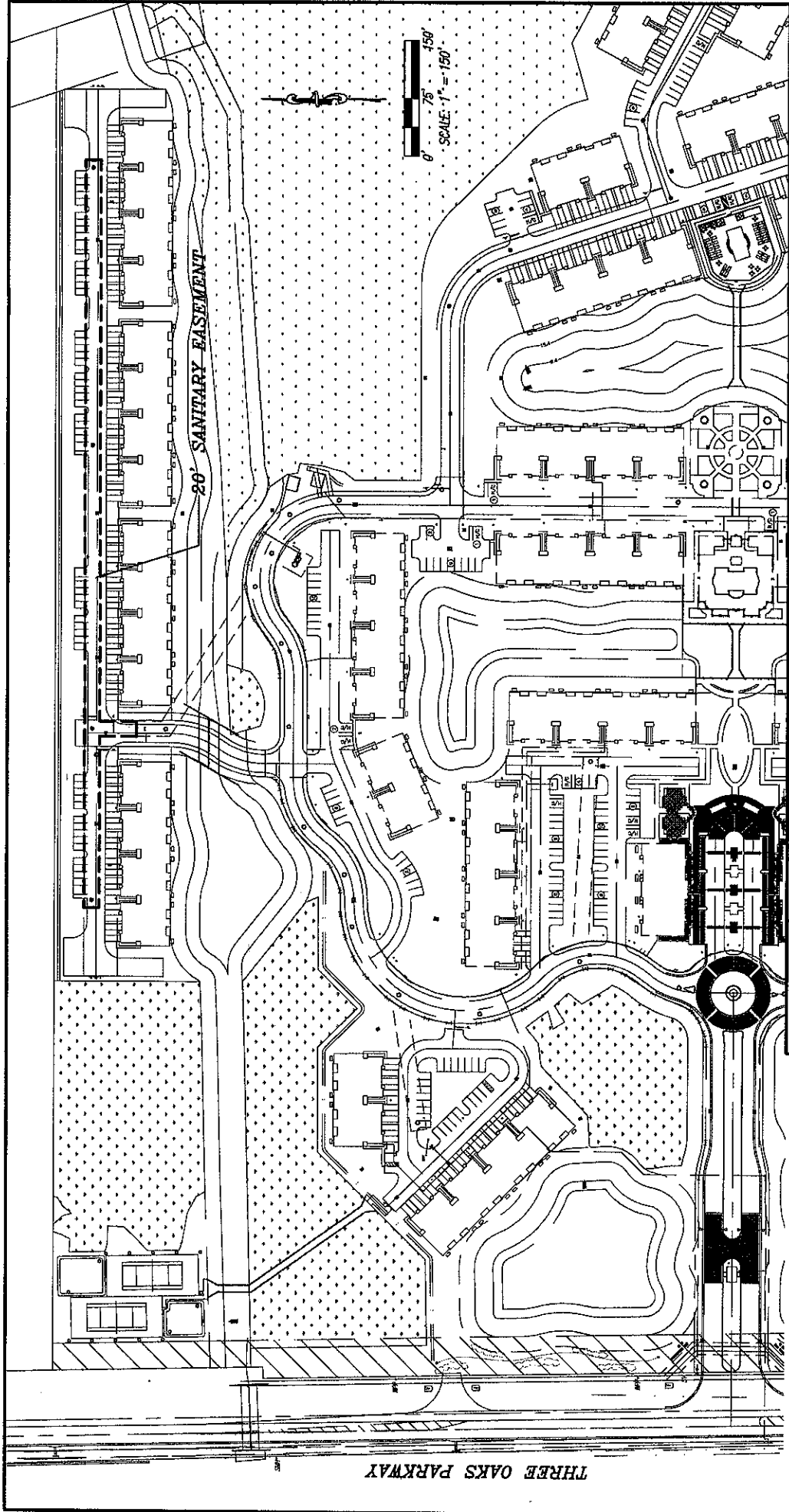
SHEET: 1 OF 3  
DRAWN: JD  
JOB CODE: WILLPH2  
SCALE: 1" = 50'

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134  
PHONE : (239) 947-1144 FAX : (239) 947-0375  
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

**LEGAL DESCRIPTION**  
VILLAGIO, PHASE TWO  
20' SANITARY EASEMENT  
SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA  
DATE: NOVEMBER, 2005 DRAWING: B-3179

\* NOT A SURVEY \*

COPY



SHEET: 2 OF 3

DRAWN: JD

JOB CODE: VILPH2

SCALE: 1" = 150'

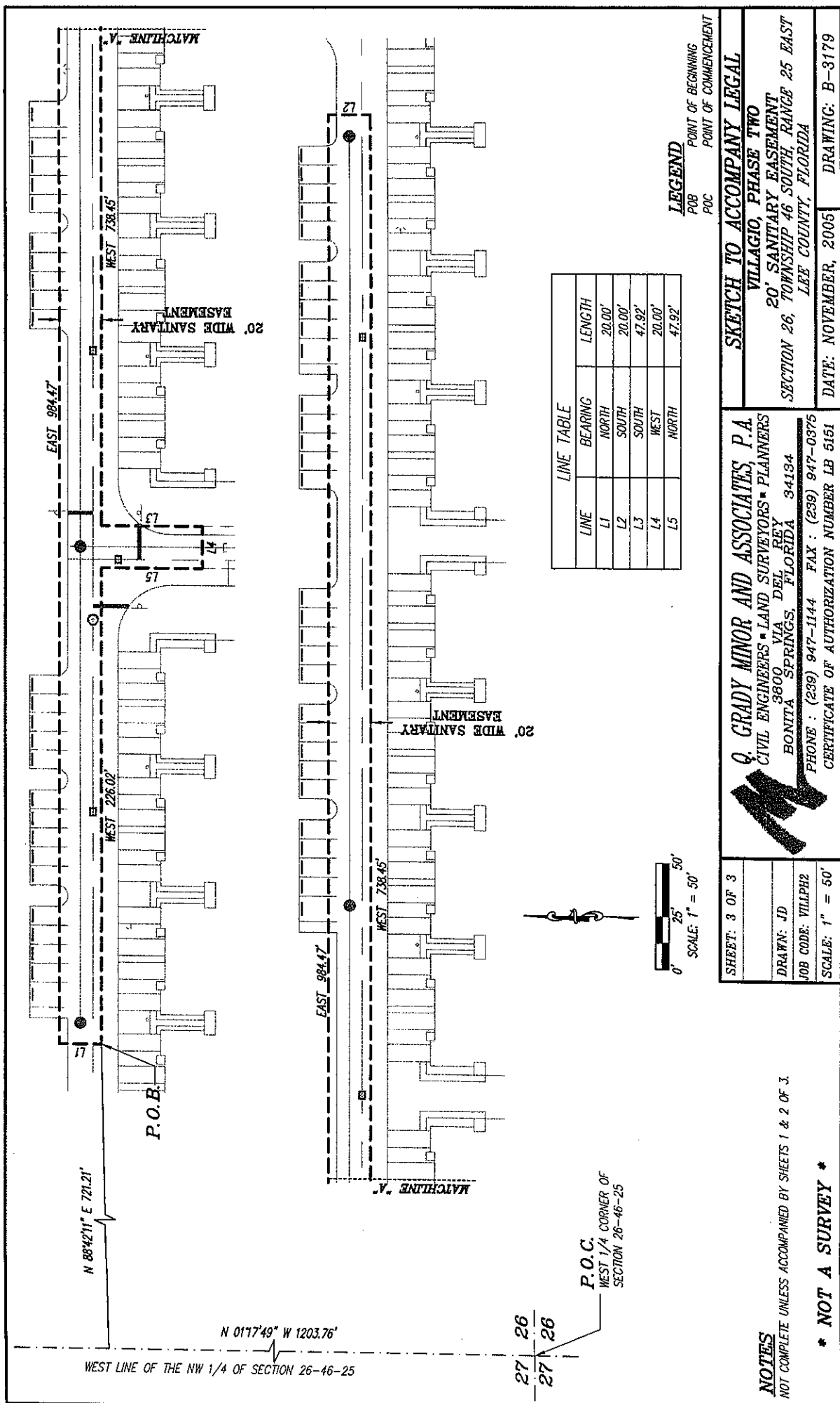
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VICINITY MAP- L.C.U. EASEMENT  
 VILLAGIO, PHASE TWO  
 20' SANITARY EASEMENT  
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA  
 DATE: NOVEMBER, 2005 DRAWING: B-3179

**NOTES**  
 NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 & 3 OF 3.

**\* NOT A SURVEY \***

COPY



LINE TABLE

LINE	BEARING	LENGTH
L1	NORTH	20.00'
L2	SOUTH	20.00'
L3	SOUTH	47.92'
L4	WEST	20.00'
L5	NORTH	47.92'

**LEGEND**  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT

**SKETCH TO ACCOMPANY LEGAL VILLAGIO, PHASE TWO**  
 20' SANITARY EASEMENT  
 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST  
 LEE COUNTY, FLORIDA

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
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SHEET: 3 OF 3  
 DRAWN: JD  
 JOB CODE: VILPH2  
 SCALE: 1" = 50'

**NOTES**  
 NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 & 2 OF 3.  
 \* NOT A SURVEY \*

DATE: NOVEMBER, 2005  
 DRAWING: B-3179

