

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

Blue Sheet No. 20061449-UTL

1. Action Requested/Purpose:

Approve final acceptance, by Resolution as a donation of water and gravity main extensions to provide potable water service, fire protection and sanitary sewer service to *Verandah-Cottonwood Bend*, a phased presidential development. This is a Developer Contributed asset project located on the south side of State Road 80, approximately 1/2 mile east of State Road 31.

2. What Action Accomplishes:

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

3. Management Recommendation:

Approval.

4. Departmental Category: 10 – Utilities

CIOC

5. Meeting Date: ~~NOV 21 2006~~ **NOV 21 2006**

6. Agenda:

- Consent
- Administrative
- Appeals
- Public
- Walk-On

7. Requirement/Purpose (specify)

- Statute
- Ordinance
- Admin. Code
- Other Approval

8. Request Initiated:

Commissioner _____
 Department Public Works
 Division Utilities
 By: Douglas L. Meurer 11-2-2006
Douglas L. Meurer, P.E., Director

9. Background:

The Board granted permission to construct on 04/19/05, Blue Sheet #20050326.
 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.
 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 are available for recording fees in account number OD5360748700.504930.

SECTION 36 TOWNSHIP 43S 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.	
<u>J. Lavender</u> Date: 11-3-06	N/A	N/A	<u>T.O.</u> T. Osterhout Date: 11/2	<u>S. Covert</u> S. Covert Date: 11/6/06	<u>elbw</u> 11-6-06	<u>MR</u> 11-7-06	<u>W</u> 11/7/06	<u>M</u> 11/7/06	<u>J. Lavender</u> Date: 11-3-06

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
 COUNTY ADMIN. AD
 11/6/06
 4:03 PM
 COUNTY ADMIN
 FORWARDED TO: AL
 11-7-06
 2pm

Rec. by CoAtty
 Date: 11/6/06
 Time: 1:55 PM
 Forwarded To:
 11/6/06
 3:30pm

RESOLUTION NO.

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

WHEREAS, it is the desire of "Cottonwood Bend at Verandah Condominium Association, Inc.", owner of record, to make a contribution to Lee County Utilities of water facilities (a water distribution system), and sewer facilities (a gravity main extension), serving "VERANDAH, COTTONWOOD BEND"; 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 \$278,003.90 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: _____
CHAIR

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

BS 20061449-UTL

COPY

LETTER OF COMPLETION

DATE: 2/1/2006

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

Gentlemen:

This is to certify that the **water distribution and sanitary sewer systems** located in
Cottonwood Bend at Verandah
(Name of Development/Project)

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

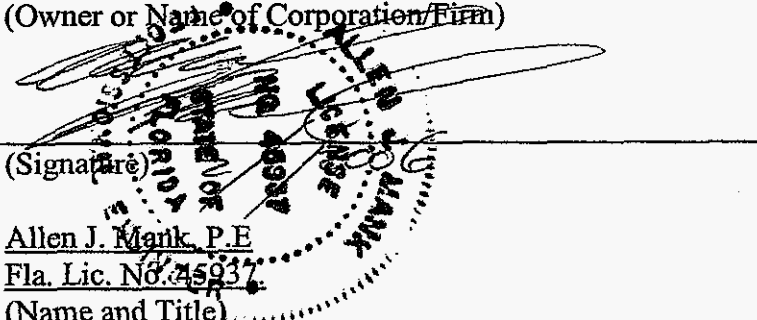
Upon completion of the work, we observed the following successful tests of the facilities:
**Low Pressure Test(s) - Gravity Main , Pressure Test(s) - Water Main ,
TV Inspection, Mandrill - Gravity Main and Bacteriological Test**

Very truly yours,

Johnson Engineering, Inc.
(Owner or Name of Corporation/Firm)

(Signature)

Allen J. Mark, P.E
Fla. Lic. No. 25937
(Name and Title)

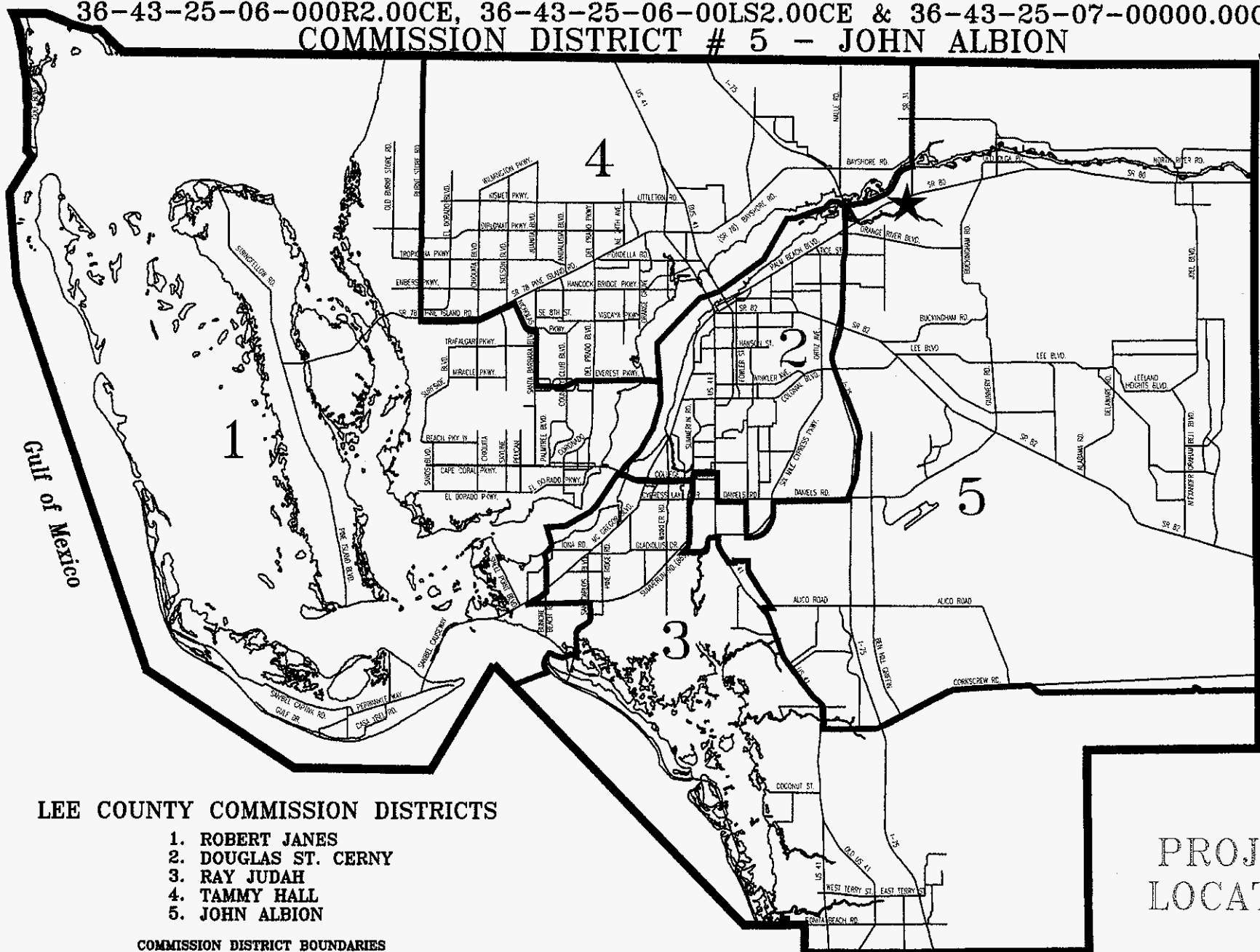


(Seal of Engineering Firm)

RECEIVED FEB - 1 2006

VERANDAH - COTTONWOOD BEND

36-43-25-06-000R2.00CE, 36-43-25-06-00LS2.00CE & 36-43-25-07-00000.00CE
COMMISSION DISTRICT # 5 - JOHN ALBION



COPY

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

PROJECT
 LOCATION

COPY

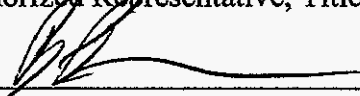
WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer of Cottonwood Bend at Verandah 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.

Mitchell & Stark Const. Co., Inc.
(Contractor/Company Name)

Brian Penner, Vice President
(Authorized Representative, Title)

BY: 
(Signature)

STATE OF FL)
) SS:
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 30th day of January, 2006 by Brian Penner who is personally known to me - _____, and who did not take an oath.


Notary Public Signature

Belinda Burgbacher
Printed Name of Notary Public



Belinda Burgbacher
Commission #DD179217
Expires: Jan 22, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

(Notary Seal & Commission Number)

RECEIVED FEB - 1 2006

COPY

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of
Two hundred seventy eight thousand three dollars and ninety cents(\$278,003.90) hereby waivers and
releases its lien and right to claim a lien for labor, services, or materials furnished to Verandah
Development LLC (F.K.A. State Road 80 LLC) on the job of Cottonwood Bend at Verandah to the
following described property:

Cottonwood Bend at Verandah
(Name of Development/Project)

Cottonwood Bend at Verandah
Ft. Myers, FL 33905

(Location)

Water Distribution System and Sanitary Sewer System

(Facilities Constructed)

36-43-25-06-000R2.00CE

~~36-43-25-06-000L8.00CE~~ 36-43-25-06-00L92.00CE

36-43-25-07-00000.00CE

(Strap # or Section, Township & Range)

Dated on: July 11, 2006

By: [Signature]
(Signature of Authorized Representative)

By: Brian Penner
(Print Name of Authorized Representative)

Title: Vice President

Phone #: (239)597-2165 Ext.25

Mitchell & Stark Const. Co., Inc.
(Name of Firm or Corporation)

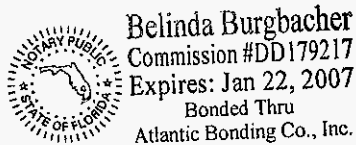
6001 Shirley Street
(Address of Firm or Corporation)

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

Fax#: (239)566-7865

STATE OF FL)
) SS:
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 11 th day of July, 2006 by
Brian Penner who is personally known to me - _____, and who did not take an oath.



(Notary Seal & Commission Number)

[Signature]
(Notary Public Signature)

Belinda Burgbacher
(Printed Name of Notary Public)

COPY

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: Cottonwood Bend at Verandah

STRAP NUMBER: 36-43-25-06-000R2.00CE, 36-43-25-07-00000.00CE, 36-43-25-06-00LS2.00CE

LOCATION: Verandah Commercial, Ft. Myers, FL 33905

OWNER'S NAME: Verandah Development LLC (F.K.A., State Road 80 LLC)

OWNER'S ADDRESS: 9990 Coconut Road, Suite 200

OWNER'S ADDRESS: Bonita Springs, FL 34135-

TYPE UTILITY SYSTEM: POTABLE WATER

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

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

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

<u>ITEM</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
PVC C-900 DR-18	8"	1,470.0	LF	\$20.60	\$30,282.00
CL-50 DIP	6"	92.0	LF	\$20.00	\$1,840.00
FIRE HYDRANT ASSEMBLY	6"	3.0	EA	\$3,065.00	\$9,195.00
STEEL CASING	20"	48.0	LF	\$100.00	\$4,800.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	4"	11.0	EA	\$3,900.00	\$42,900.00
SINGLE WATER SERVICE/COMPLETE	1"	1.0	EA	\$560.00	\$560.00
SINGLE WATER SERVICE/COMPLETE	2"	19.0	EA	\$925.00	\$17,575.00
<u>TOTAL</u>					\$107,152.00

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

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

CERTIFYING:

X

(Signature of Certifying Agent)

L.D. Neal, Project Manager

(Name & Title of Certifying Agent)

Mitchell & Stark Const. Co., Inc.

(Name of Firm or Corporation)

6001 Shirley Street

(Address of Firm or Corporation)

Naples, FL 34109 -

STATE OF FL)

) SS:

COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 11 th day of July, 2006 by L.D. Neal, Project Manager who is personally known to me - _____, and who did not take an oath.

Notary Public Signature

Belinda Burgbacher

Printed Name of Notary Public



Belinda Burgbacher
Commission #DD179217
Expires: Jan 22, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Commission Number

(NOTARY SEAL)



LEE COUNTY
SOUTHWEST FLORIDA

Contractor's Certification of Contributory Assets - Form (January 2004)

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: Cottonwood Bend at Verandah

STRAP NUMBER: 36-43-25-06-000R2.00CE, 36-43-25-06-00LS2.00CE

LOCATION: Cottonwood Bend, Ft. Myers, FL 33905

OWNER'S NAME: Verandah Development LLC (F.K.A., State Road 80 LLC)

OWNER'S ADDRESS: 9990 Coconut Road, Suite 200

OWNER'S ADDRESS: Bonita Springs, FL 34135-

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.

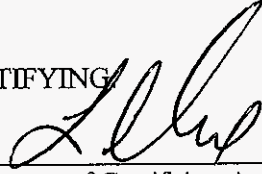
<u>ITEM</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>
PVC SDR-26 GRAVITY MAIN	8"	1,893.0	LF	\$28.30	\$53,571.90
MANHOLE	4'	12.0	EA	\$4,500.00	\$54,000.00
SINGLE SEWER SERVICE W/CLEANOUT	4"	35.0	EA	\$890.00	\$31,150.00
DOUBLE SEWER SERVICE W/CLEANOUT	6"	34.0	EA	\$945.00	\$32,130.00
<u>TOTAL</u>					\$170,851.90

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

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

CERTIFYING

X



(Signature of Certifying Agent)

L.D. Neal, Project Manager

(Name & Title of Certifying Agent)

Mitchell & Stark Const. Co., Inc.

(Name of Firm or Corporation)

6001 Shirley Street

(Address of Firm or Corporation)

Naples, FL 34109 -

STATE OF FL)

) SS:

COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 11 th day of July, 2006 by L.D. Neal, Project Manager who is personally known to me - _____, and who did not take an oath.


Notary Public Signature

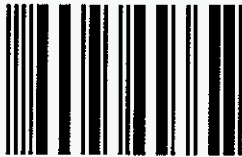
Belinda Burgbacher
Printed Name of Notary Public



Belinda Burgbacher
Commission #DD179217
Expires: Jan 22, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Commission Number

(NOTARY SEAL)



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



FDOR10240300
 DR-219
 R. 07/98

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

0	1	2	3	4	5	6	7	8	9							0	1	2	3	4	5	6	7	8	9						
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1. Parcel Identification Number
 (If Parcel ID not available please call County Property Appraiser's Office) →

3643250700000000CE

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 20061449** **COTTONWOOD BEND AT VERANDAH CONDO ASSN INC.**

Last First MI Corporate Name (if applicable)
10471 SIX MILE CYPRESS PKWY #2 FORT MYERS FL 33912

Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer): **THOM OSTERHOUT AS AGENT: FOR LEE CO. BD. OF CO. COMMISSIONERS**

Last First MI Corporate Name (if applicable)
P. O. BOX 398 FT. MYERS FL 33902 (239)4798181

Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer: **11/21/2006** \$ **10,000.00**

Month Day Year Sale/Transfer Price
 (Round to the nearest dollar.)

Property Located In: **Lee**

6. Type of Document Contract/Agreement for Deed Other Warranty Deed Quit Claim Deed

7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: **\$0.00**

YES / NO
 (Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES / NO

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

Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES / NO \$ **0.00**

12. Amount of Documentary Stamp Tax \$ **70**

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

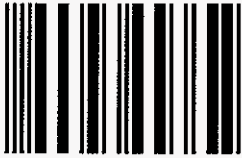
Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent: *Thom Osterhout* Date: **11/2/02**

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.

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



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



FDOR10240300
 DR-219
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number **0 1 2 3 4 5 6 7 8 9** **0123456789**
 (If Parcel ID not available please call County Property Appraiser's Office) → **364325070000000CE**
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 20061449 COTTONWOOD BEND AT VERANDAH CONDO ASSN INC.**

Last First MI Corporate Name (if applicable)
10471 SIX MILE CYPRESS PKWY #2 FORT MYERS FL 33912

Mailing Address City State Zip Code Phone No.
THOM OSTERHOUT AS AGENT: FOR LEE CO. BD. OF CO. COMMISSIONERS

Last First MI Corporate Name (if applicable)
P. O. BOX 398 FT. MYERS FL 33902 2394798181

Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer **11 21 2006** \$ **\$10** . **00** Property Located In **46** County Code
 Month Day Year (Round to the nearest dollar.)

6. Type of Document Contract/Agreement for Deed Other 7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: **\$** **00**
 Warranty Deed Quit Claim Deed (Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES NO

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

Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare
 Mark (x) all that apply

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES NO \$ **0.70** Cents **00**
12. Amount of Documentary Stamp Tax \$ **0.70**

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

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

Signature of Grantor or Grantee or Agent *Thom Osterhout* Date 11/21/02

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

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

This copy to Department of Revenue

TO: RECORDERS OFFICE

PLEASE PUT MY NAME ON THE ATTENTION LINE:

Sue Gulledge

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

ACCOUNT NO. OD5360748700.504930

THANK YOU.

FOR UTILITIES USE ONLY:

BLUE SHEET NO. 20061449-UTL

**PROJECT NAME: VERANDAH, COTTONWOOD
BEND**

**EASEMENT NAME: COTTONWOOD BEND AT
VERANDAH CONDOMINIUM
ASSOCIATION, INC.**

TYPING BY: *Sue Gulledge*

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

Strap Number(s):

36-43-25-07-00000.00CE

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 "**COTTONWOOD BEND AT VERANDAH 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 20061449-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.

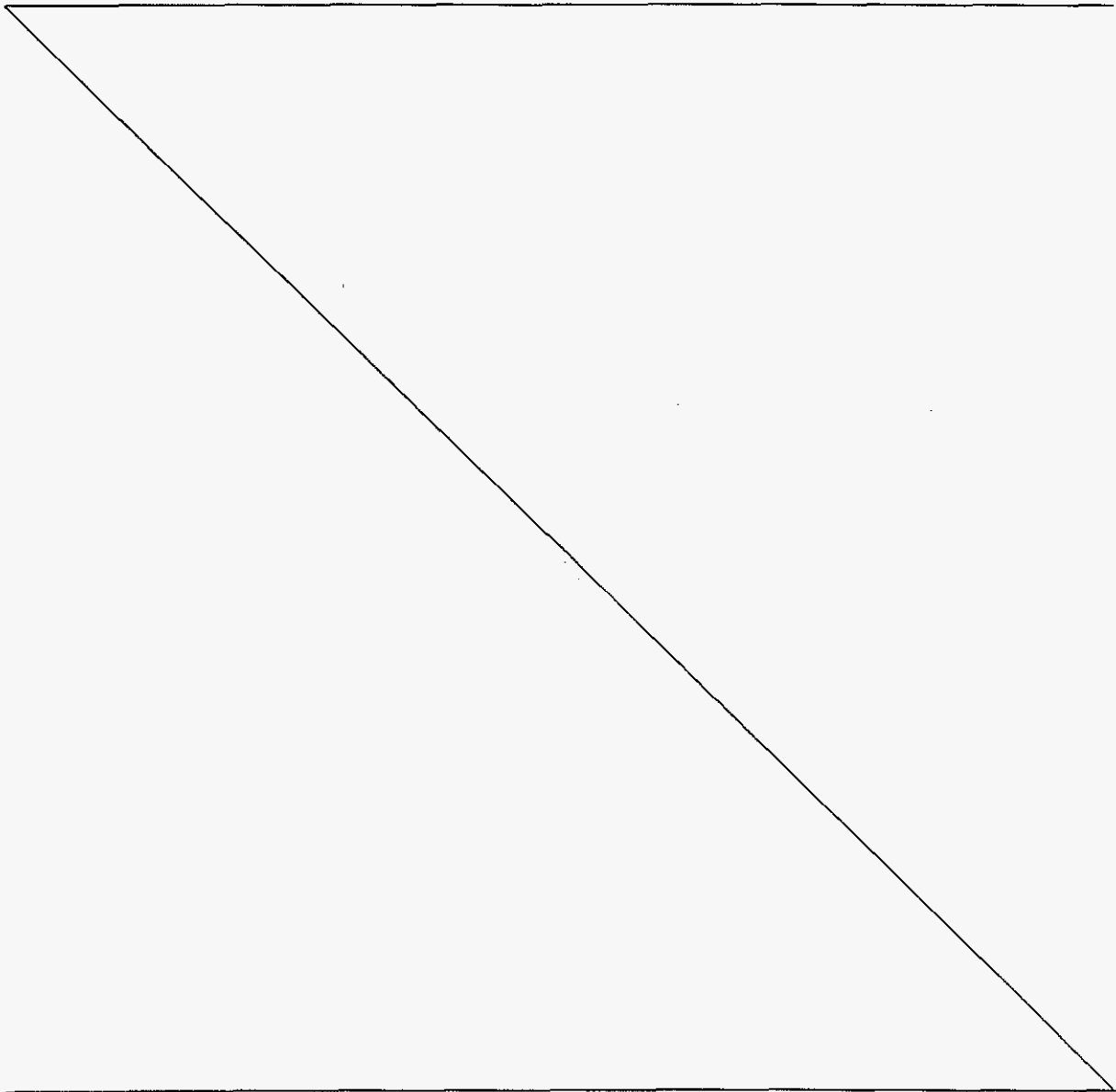
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

Laura D. Fornaciari
[1st Witness' Signature]

LAURA D. FORNACIARI

[Type or Print Name]

Karen A. Hughes
[2nd Witness' Signature]

KAREN A. HUGHES

[Type or Print Name]

BY:

John DeBietto
[Signature Grantor's/Owner's]

JOHN DEBIETTO

[Type or Print Name]

PRESIDENT

[Title]

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 18 day of July 2006 by _____ who produced the following as identification John Debietto or is personally know to me, and who did/did not take an oath.

[stamp or seal]



Erin H. Demarest
[Signature of Notary]

[Signature of Notary]

ERIN H. DEMAREST

[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: _____
Chair

APPROVED AS TO FORM

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

December 28, 2005

LEE COUNTY UTILITY EASEMENT-1

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southwest corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five, run S 79° 58' 58" W for 11.57 feet to an intersection with a non-tangent curve being a point on a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

From said Point of Beginning run southwesterly along said 10 foot wide easement line and an arc of said curve to the right, having a radius of 25.00 feet (delta 23° 04' 26") (chord bearing S 37° 50' 52" W) (chord 10.00 feet) for 10.07 feet; thence departing said easement line, run N 52° 09' 08" W for 10.00 feet; thence run N 37° 50' 52" E for 10.00 feet; thence run S 52° 09' 08" E for 10.00 feet to the Point of Beginning.

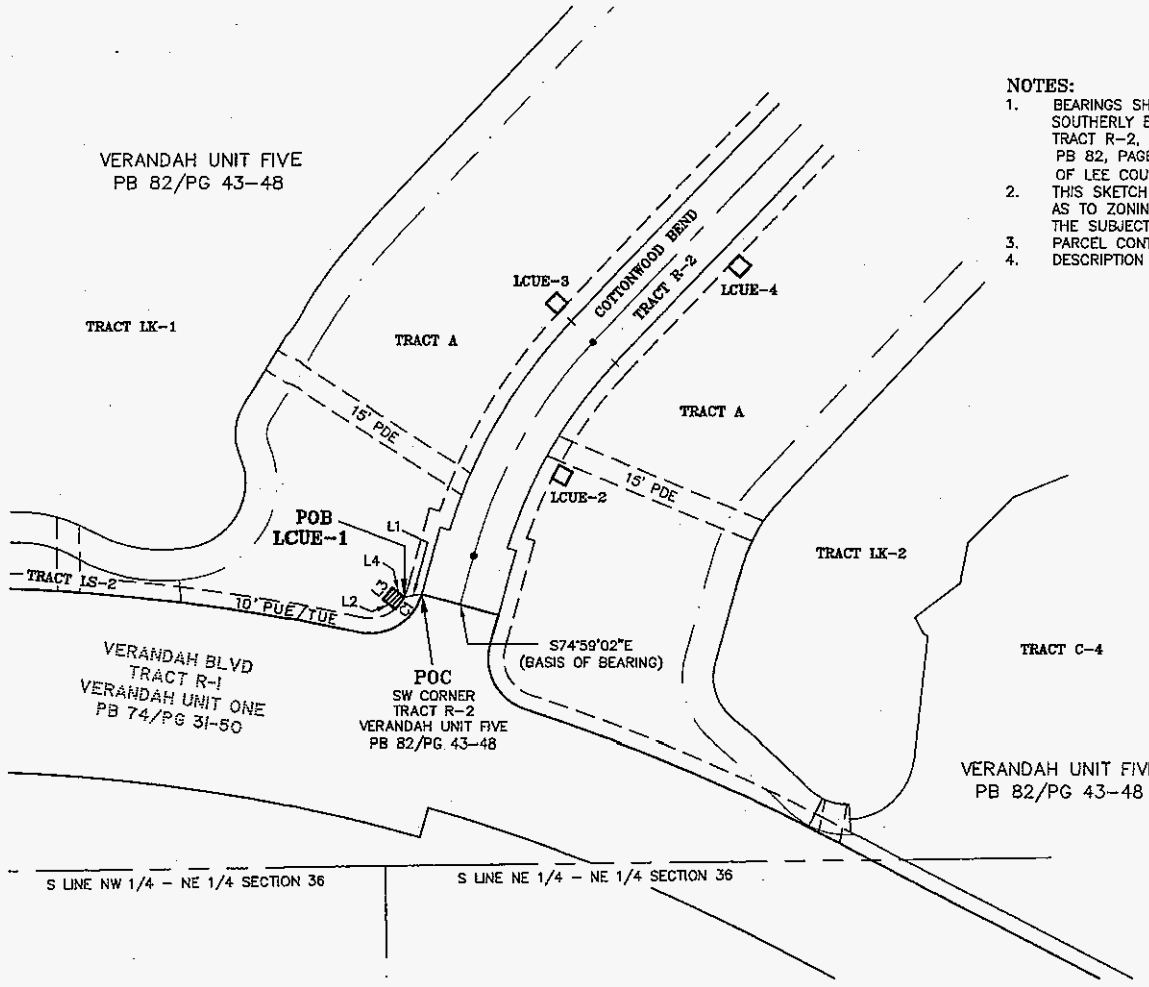
Containing 103 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

20044478 LCUE-1/VERANDAH UNIT FIVE

S:\D44478\LCUE-1.dwg New LCUE.dwg (LCUE-1) dsh Jan 04, 2006 - 4:07pm

VERANDAH UNIT FIVE
PB 82/PG 43-48



- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E.
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 3. PARCEL CONTAINS 103 SQUARE FEET MORE OR LESS.
 4. DESCRIPTION ATTACHED.

LEGEND

TRACTS	
IK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
C	= CONSERVATION
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00	23°04'26"	S37°50'52"W	10.00	10.07

LINE TABLE		
LINE	BEARING	LENGTH
L1	S79°58'58"W	11.57
L2	N52°09'08"W	10.00
L3	N37°50'52"E	10.00
L4	S52°09'08"E	10.00



THIS IS NOT A SURVEY

Francis L. Summerall
 FRANCIS L. SUMMERALL (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6652

DATE SIGNED: 01-05-06
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

S LINE NW 1/4 - NE 1/4 SECTION 36 S LINE NE 1/4 - NE 1/4 SECTION 36

EASEMENT LYING IN
 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
 LEE COUNTY, FLORIDA

JOHNSON
 ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
 LEE COUNTY UTILITY EASEMENT-1
 VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

COPY

December 28, 2005

LEE COUNTY UTILITY EASEMENT-2

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southeast corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five run along the easterly right-of-way line of Cottonwood Bend the following courses and distances: N 15° 00' 58" E for 43.41 feet; N 72° 59' 58" W for 5.82 feet to an intersection with a non-tangent curve; northerly along an arc of said curve to the right, having a radius of 310.00 feet (delta 10° 00' 04") (chord bearing N 22° 00' 04" E) (chord 54.04 feet) for 54.11 feet; thence departing said right-of-way line run S 62° 59' 55" E for 10.00 feet to an intersection with a non-tangent curve being a point on a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

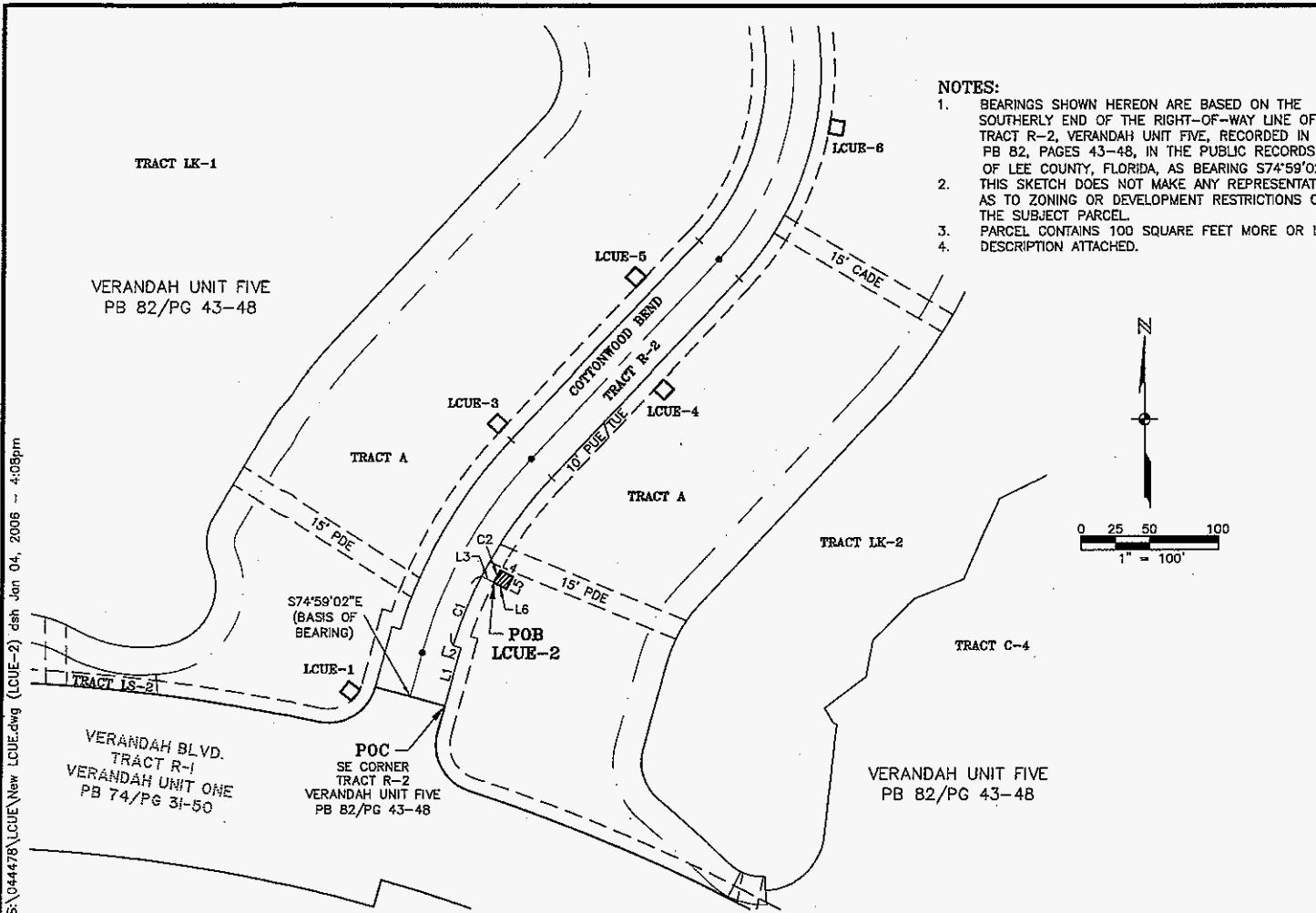
From said Point of Beginning run northeasterly along said 10 foot wide easement line and an arc of said curve to the right, having a radius of 300.00 feet (delta 01° 54' 36") (chord bearing N 27° 57' 23" E) (chord 10.00 feet) for 10.00 feet; thence departing said easement line run S 62° 22' 03" E for 10.00 feet; thence run S 27° 57' 23" W for 10.00 feet; thence run N 62° 22' 03" W for 10.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

20044478 LCUE-2/VERANDAH UNIT FIVE

COPY



- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 2. PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS. DESCRIPTION ATTACHED.

LEGEND

TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
C	= CONSERVATION

POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	310.00	10°00'04"	N22°00'04"E	54.04	84.11
C2	300.00	1°54'36"	N27°57'23"E	10.00	10.00

LINE TABLE

LINE	BEARING	LENGTH
L1	N15°00'58"E	43.41
L2	N72°59'58"W	5.82
L3	S62°59'58"E	10.00
L4	S82°22'03"E	10.00
L5	S27°57'23"W	10.00
L6	N62°22'03"W	10.00

THIS IS NOT A SURVEY

FRANCES L. SLUSHER, LEAD (THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 01-05-06

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

S:\044478\LCUE\New LCUE-2.dwg (LCUE-2) dsh Jan 04, 2006 - 4:08pm

EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**SKETCH TO ACCOMPANY DESCRIPTION
LEE COUNTY UTILITY EASEMENT-2
VERANDAH UNIT FIVE**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2



December 28, 2005

LEE COUNTY UTILITY EASEMENT-3

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southwest corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five run along the westerly right-of-way line of Cottonwood Bend the following courses and distances: N 15° 00' 58" E for 45.21 feet; S 72° 59' 58" E for 6.21 feet to an intersection with a non-tangent curve; northeasterly along an arc of said curve to the right, having a radius of 350.00 feet (delta 25° 40' 34") (chord bearing N 29° 50' 19" E) (chord 155.54 feet) for 156.85 feet; thence departing said right-of-way line run N 47° 19' 25" W for 10.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

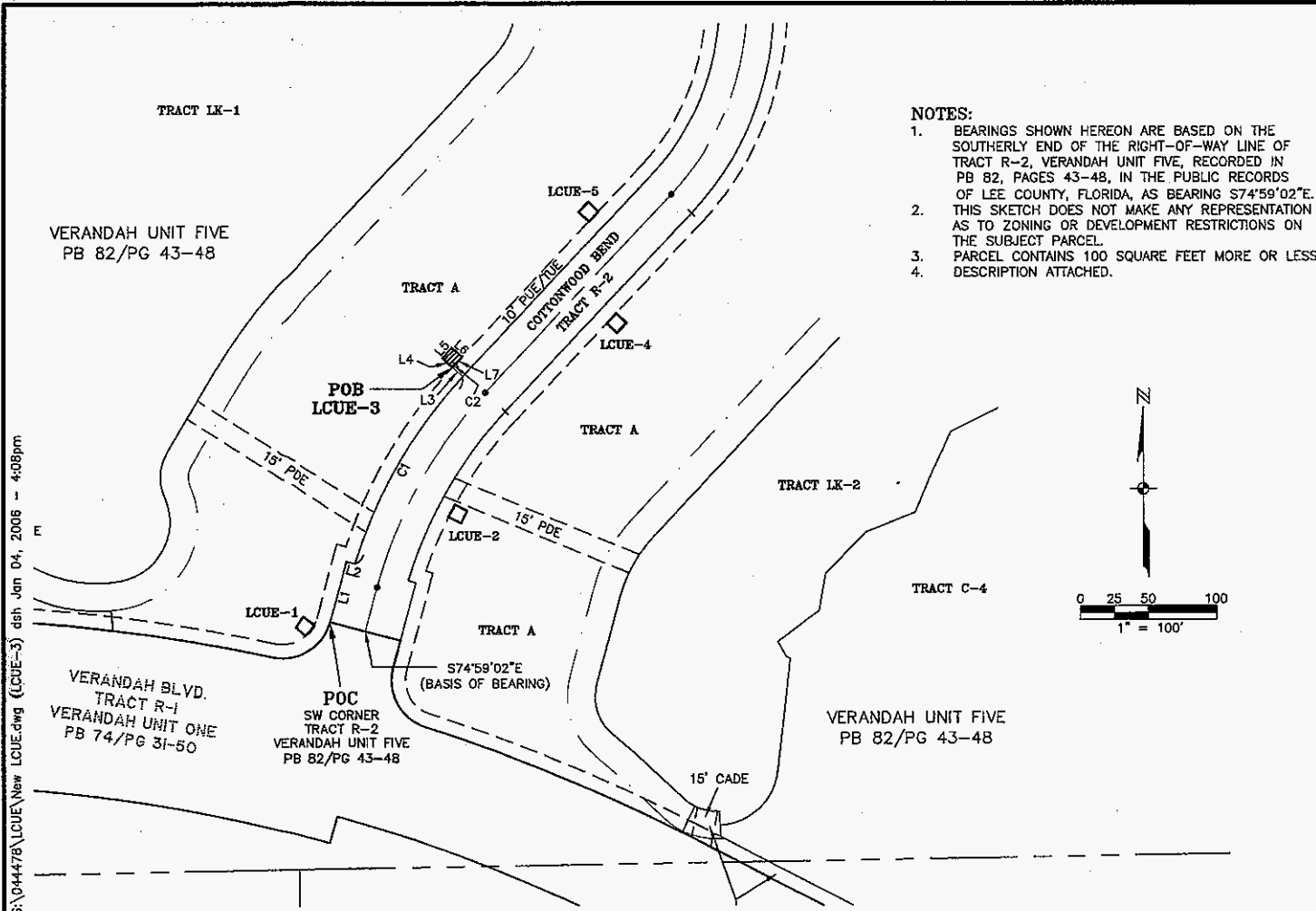
From said Point of Beginning run N 46° 51' 24" W departing said easement line for 10.00 feet; thence run N 43° 04' 29" E for 10.00 feet; thence run S 46° 51' 24" E for 10.00 feet to an intersection with said easement line; thence run along said easement line the following courses and distances: S 43° 08' 36" W for 7.07 feet to a point of curvature; southwesterly along an arc of said curve to the left, having a radius of 360.00 feet (delta 00° 28' 00") (chord bearing S 42° 54' 36" W) (chord 2.93 feet) for 2.93 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

20044478 LCUE-3/VERANDAH UNIT FIVE

S:\044478\LCUE\New LCUE.dwg (LCUE-3) dsh Jan 04, 2006 - 4:08pm



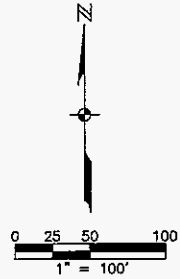
- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 - PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS. DESCRIPTION ATTACHED.

LEGEND

TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
C	= CONSERVATION
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00	25°40'34"	N29°50'19"E	155.54 156.85
C2	360.00	0°28'00"	S42°54'36"W	2.93 2.93

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°00'58"E	45.21
L2	S72°59'58"E	6.21
L3	N47°19'25"W	10.00
L4	N46°51'24"W	10.00
L5	N43°04'29"E	10.00
L6	S48°51'24"E	10.00
L7	S43°08'36"W	7.07



THIS IS NOT A SURVEY

Frances L. Summerall
 FRANCES L. SUMMERALL (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5662

DATE SIGNED: 12/05/06
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

EASEMENT LYING IN
 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
 LEE COUNTY, FLORIDA.



2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
 LEE COUNTY UTILITY EASEMENT-3
 VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

COPY



December 28, 2005

LEE COUNTY UTILITY EASEMENT-4

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southeast corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five run along the easterly right-of-way line of Cottonwood Bend the following courses and distances: N 15° 00' 58" E for 43.41 feet; N 72° 59' 58" W for 5.82 feet to an intersection with a non-tangent curve; northerly along an arc of said curve to the right, having a radius of 310.00 feet (delta 26° 08' 34") (chord bearing N 30° 04' 19" E) (chord 140.22 feet) for 141.45 feet to a point of tangency; N 43° 08' 36" E for 96.59 feet; thence departing said right-of-way line run S 46° 51' 24" E for 10.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

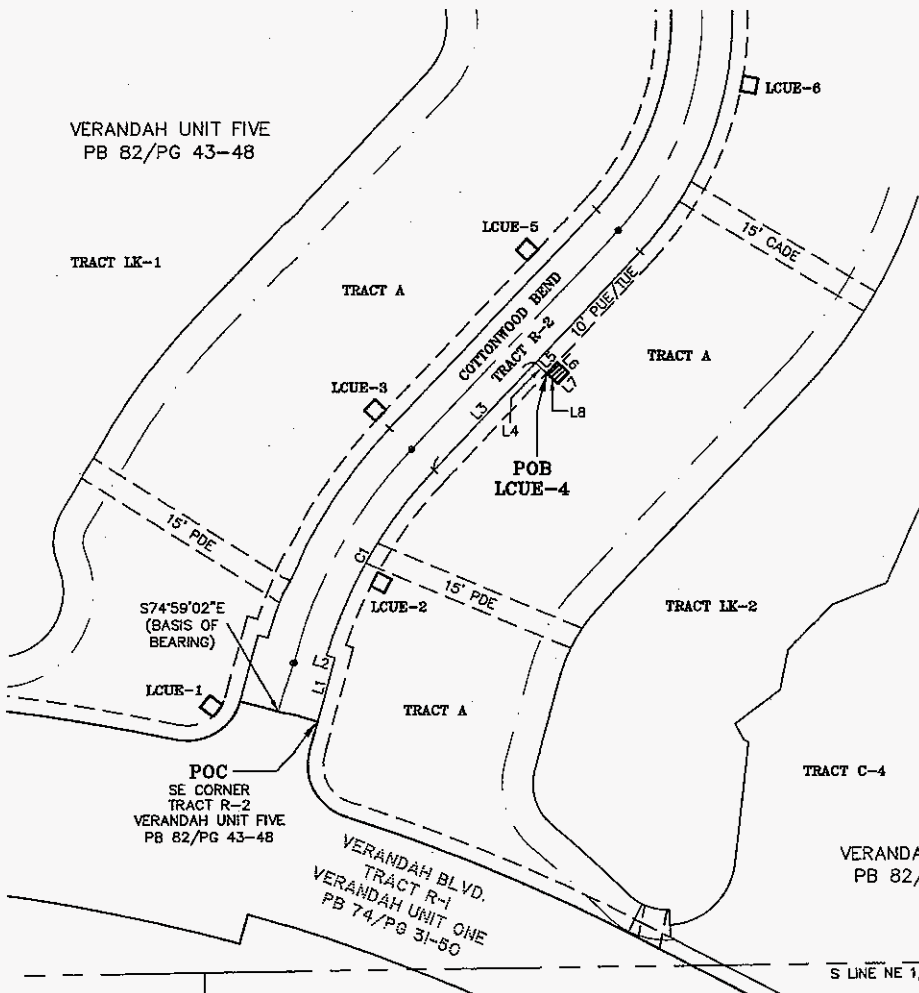
From said Point of Beginning run N 43° 08' 36" E along said easement line for 10.00 feet; thence departing said easement line run S 46° 51' 24" E for 10.00 feet; thence run S 43° 08' 36" W for 10.00 feet; thence run N 46° 51' 24" W for 10.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

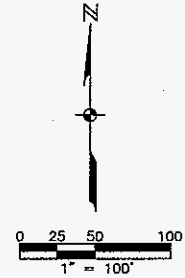
20044478 LCUE-4/VERANDAH UNIT FIVE

S:\044478\LCUE\New LCUE.dwg (LCUE-4) dsh Jan 04, 2006 - 4:08pm



LEGEND

TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
C	= CONSERVATION
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	310.00	26°08'34"	N30°04'19"E	140.22	141.45

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°00'58"E	43.41
L2	N72°59'58"W	5.82
L3	N43°08'36"E	96.59
L4	S46°51'24"E	10.00
L5	N43°08'36"E	10.00
L6	S48°51'24"E	10.00
L7	S43°08'36"W	10.00
L8	N48°51'24"W	10.00

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS.
4. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

Frances L. Summerall
 FRANCES L. SUMMERALL (FOR THE FIRM, LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5552
 DATE SIGNED: 01-25-06
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

EASEMENT LYING IN
 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
 LEE COUNTY, FLORIDA

JOHNSON
 ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
 LEE COUNTY UTILITY EASEMENT-4
 VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

COPY



December 28, 2005

LEE COUNTY UTILITY EASEMENT-5

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southwest corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five run along the westerly right-of-way line of Cottonwood Bend the following courses and distances: N 15° 00' 58" E for 45.21 feet; S 72° 59' 58" E for 6.21 feet to an intersection with a non-tangent curve; northeasterly along an arc of said curve to the right, having a radius of 350.00 feet (delta 26° 08' 34") (chord bearing N 30° 04' 19" E) (chord 158.32 feet) for 159.70 feet to a point of tangency; N 43° 08' 36" E for 141.55 feet; thence departing said right-of-way line run N 46° 51' 24" W for 10.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

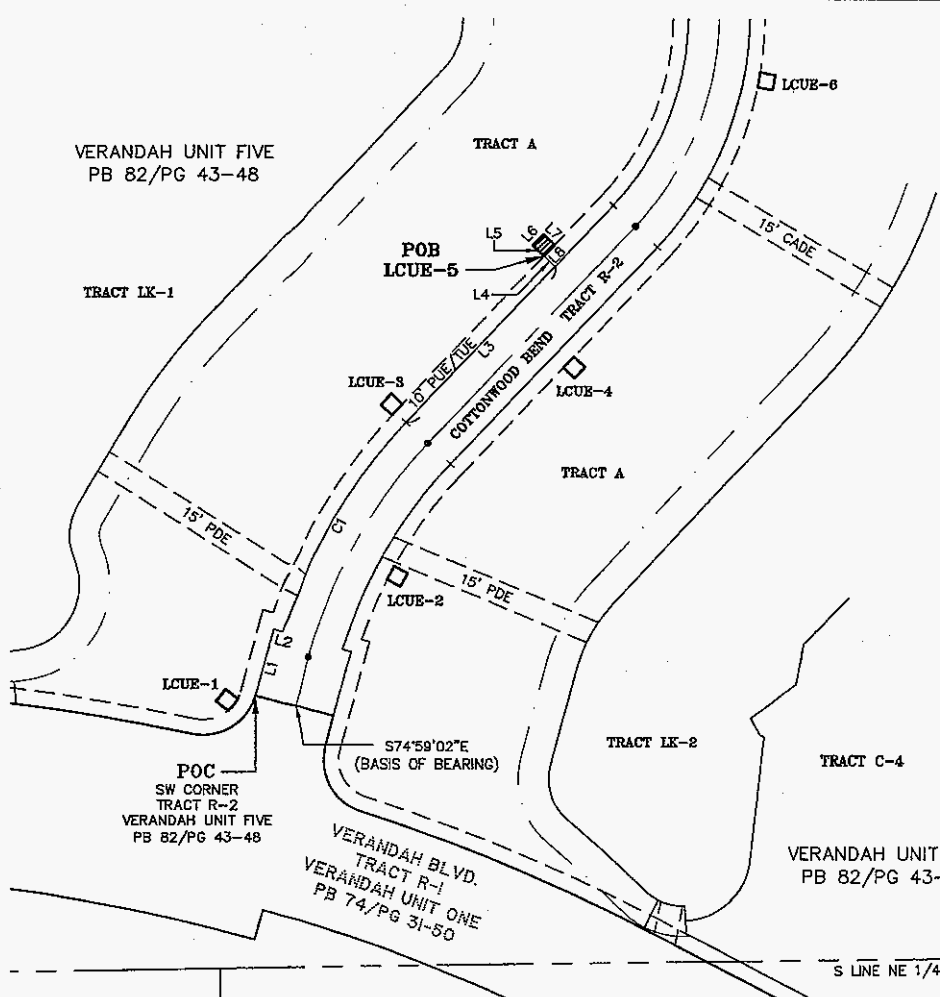
From said Point of Beginning continue N 46° 51' 24" W departing said easement line for 10.00 feet; thence run N 43° 08' 36" E for 10.00 feet; thence run S 46° 51' 24" E for 10.00 feet to an intersection with said easement line; thence run S 43° 08' 36" W along said easement line for 10.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

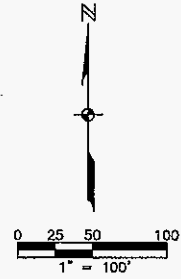
20044478 LCUE-5/VERANDAH UNIT FIVE

S:\044478\LCUE\New LCUE-5.dwg (LCUE-5) dsh Jan 04, 2008 -- 4:08pm



LEGEND

TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
C	= CONSERVATION
POC = POINT OF COMMENCEMENT	
POB = POINT OF BEGINNING	
LCUE = LEE COUNTY UTILITY EASEMENT	
PDE = PRIMARY DRAINAGE EASEMENT	
CADE = COMMUNITY ASSOCIATION DRAINAGE EASEMENT	
PUE = PUBLIC UTILITY EASEMENT	
TUE = TECHNOLOGY UTILITY EASEMENT	
PB = PLAT BOOK	
PG = PAGE	



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	350.00	26°08'34"	N30°04'19"E	158.32	159.70

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°00'58"E	45.21
L2	S72°59'58"E	6.21
L3	N43°08'36"E	141.55
L4	N46°51'24"W	10.00
L5	N46°51'24"W	10.00
L6	N43°08'36"E	10.00
L7	S46°51'24"E	10.00
L8	S43°08'36"W	10.00

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS.
4. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

Frances S. Summerall
 FRANCES S. SUMMERALL FOR THE FIRM LB-642
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 2652
 DATE SIGNED: 01-25-08
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

EASEMENT LYING IN
 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
 LEE COUNTY UTILITY BASEMENT-5
 VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

COPY

December 28, 2005

LEE COUNTY UTILITY EASEMENT-6

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southeast corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five run along the easterly right-of-way line of Cottonwood Bend the following courses and distances: N 15° 00' 58" E for 43.41 feet; N 72° 59' 58" W for 5.82 feet to an intersection with a non-tangent curve; northeasterly along an arc of said curve to the right, having a radius of 310.00 feet (delta 26° 08' 34") (chord bearing N 30° 04' 19" E) (chord 140.22 feet) for 141.45 feet to a point of tangency; N 43° 08' 36" E for 196.56 feet to a point of curvature; northeasterly along an arc of said curve to the left, having a radius of 220.00 feet (delta 31° 41' 58") (chord bearing N 27° 17' 36" E) (chord 120.17 feet) for 121.72 feet; thence departing said right-of-way line run S 78° 33' 23" E for 10.00 feet to an intersection with a non-tangent curve being a point on a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

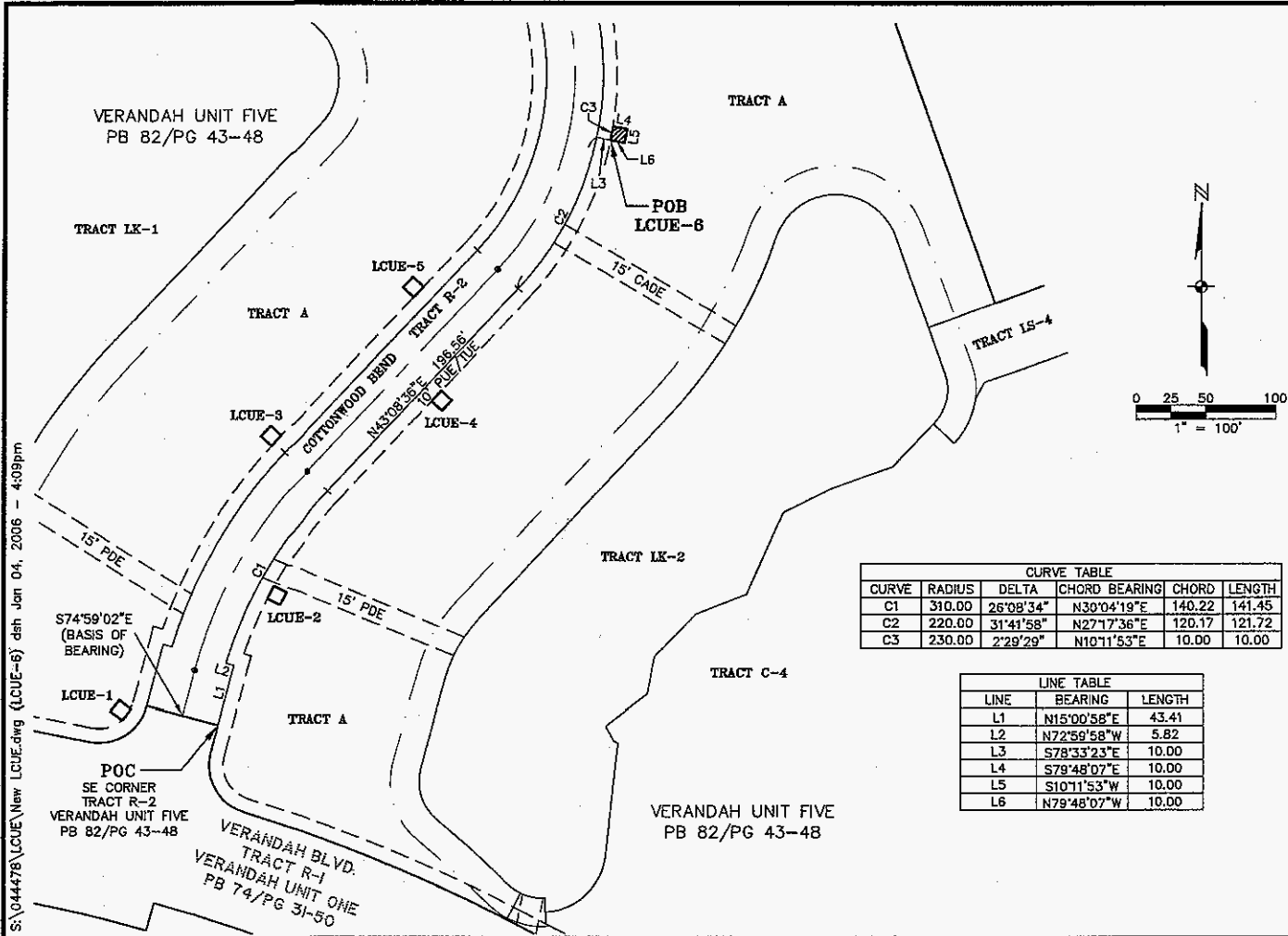
From said Point of Beginning run northerly along said easement line and an arc of said curve to the left, having a radius of 230.00 feet (delta 02° 29' 29") (chord bearing N 10° 11' 53" E) (chord 10.00 feet) for 10.00 feet; thence departing said easement line run S 79° 48' 07" E for 10.00 feet; thence run S 10° 11' 53" W for 10.00 feet; thence run N 79° 48' 07" W for 10.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

20044478 LCUE-6/VERANDAH UNIT FIVE

S:\044478\LCUE-New LCUE-6.dwg (LCUE-6) dsh Jan 04, 2006 - 4:09pm



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS. DESCRIPTION ATTACHED.
- 4.

LEGEND

TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
C	= CONSERVATION
LS	= LANDSCAPE BUFFER
POC = POINT OF COMMENCEMENT	
POB = POINT OF BEGINNING	
LCUE = LEE COUNTY UTILITY EASEMENT	
PDE = PRIMARY DRAINAGE EASEMENT	
CADE = COMMUNITY ASSOCIATION DRAINAGE EASEMENT	
PUE = PUBLIC UTILITY EASEMENT	
TUE = TECHNOLOGY UTILITY EASEMENT	
PB = PLAT BOOK	
PG = PAGE	

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	310.00	26°08'34"	N30°04'19"E	140.22	141.45
C2	220.00	31°41'58"	N27°17'36"E	120.17	121.72
C3	230.00	2°29'29"	N10°11'53"E	10.00	10.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°00'58"E	43.41
L2	N72°59'58"W	5.82
L3	S78°33'23"E	10.00
L4	S79°48'07"E	10.00
L5	S10°11'53"W	10.00
L6	N79°48'07"W	10.00

THIS IS NOT A SURVEY

Francis J. Summerlin
 FRANCIS J. SUMMERLIN (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5692
 DATE SIGNED: 01/05/06
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

EASEMENT LYING IN
 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
 LEE COUNTY, FLORIDA



2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.G. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
 LEE COUNTY UTILITY EASEMENT-6
 VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

COPY



December 28, 2005

LEE COUNTY UTILITY EASEMENT-7

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southwest corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five run along the westerly right-of-way line of Cottonwood Bend the following courses and distances: N 15° 00' 58" E for 45.21 feet; S 72° 59' 58" E for 6.21 feet to an intersection with a non-tangent curve; northeasterly along an arc of said curve to the right, having a radius of 350.00 feet (delta 26° 08' 34") (chord bearing N 30° 04' 19" E) (chord 158.32 feet) for 159.70 feet to a point of tangency; N 43° 08' 36" E for 196.56 feet to a point of curvature; thence run northerly along an arc of said curve to the left, having a radius of 180.00 feet (delta 100° 49' 40") (chord bearing N 07° 16' 15" W) (chord 277.44 feet) for 316.76 feet to a point of tangency; N 57° 41' 05" W for 3.03 feet; thence departing said right-of-way line run S 32° 18' 55" W for 10.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

From said Point of Beginning run S 32° 18' 51" W departing said easement line for 10.00 feet; thence run N 57° 41' 05" W for 10.00 feet; thence run N 32° 18' 51" E for 10.00 feet to an intersection with said easement line; thence run S 57° 41' 05" E along said easement line for 10.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

20044478 LCUE-7/VERANDAH UNIT FIVE

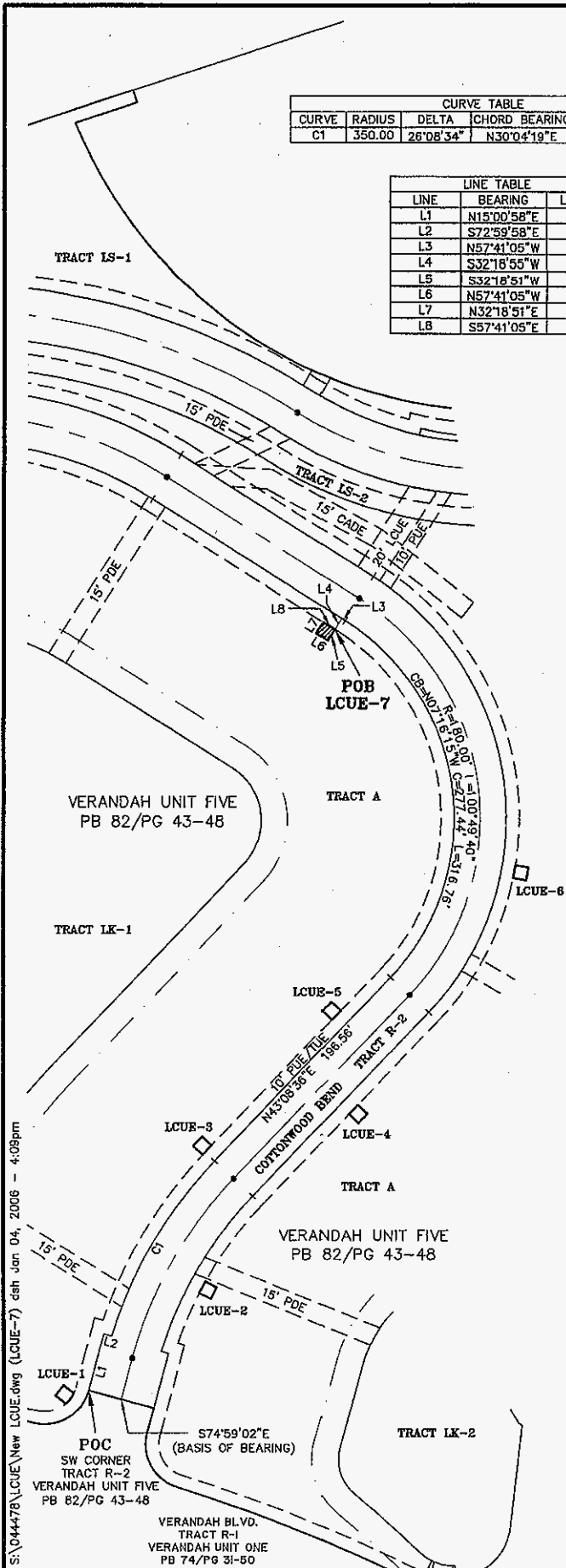
COPY

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	350.00	26°08'34"	N30°04'19"E	158.32	159.70

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°00'58"E	45.21
L2	S72°59'58"E	6.21
L3	N57°41'05"W	3.03
L4	S32°18'55"W	10.00
L5	S32°18'51"W	10.00
L6	N57°41'05"W	10.00
L7	N32°18'51"E	10.00
L8	S57°41'05"E	10.00



LEGEND	
TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 - PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS. DESCRIPTION ATTACHED.

EASEMENT LYING IN
SECTION 36
TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE - PB 82/PG 43-48
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

Frances L. Summerall
FRANCES L. SUMMERALL (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA, CERTIFICATE NO. 5652

DATE SIGNED: 01-05-06
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION LEE COUNTY UTILITY EASEMENT-7 VERANDAH UNIT FIVE				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

December 28, 2005

LEE COUNTY UTILITY EASEMENT-8

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the southwest corner of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five run along the westerly and southerly right-of-way line of Cottonwood Bend the following courses and distances: N 15° 00' 58" E for 45.21 feet; S 72° 59' 58" E for 6.21 feet to an intersection with a non-tangent curve; northeasterly along an arc of said curve to the right, having a radius of 350.00 feet (delta 26° 08' 34") (chord bearing N 30° 04' 19" E) (chord 158.32 feet) for 159.70 feet to a point of tangency; N 43° 08' 36" E for 196.56 feet to a point of curvature; northerly along an arc of said curve to the left, having a radius of 180.00 feet (delta 100° 49' 40") (chord bearing N 07° 16' 15" W) (chord 277.44 feet) for 316.76 feet to a point of tangency; N 57° 41' 05" W for 174.57 feet to a point of curvature; westerly along an arc of said curve to the left, having a radius of 280.00 feet (delta 29° 37' 02") (chord bearing N 72° 29' 35" W) (chord 143.13 feet) for 144.74 feet; thence departing said right-of-way line run S 02° 41' 54" W for 10.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

From said Point of Beginning run S 01° 38' 14" W departing said easement line for 10.00 feet; thence run N 88° 21' 46" W for 10.00 feet; thence run N 01° 38' 14" E for 10.00 feet to an intersection with a non-tangent curve being a point on said easement line; thence run easterly along said easement line and an arc of said curve to the right, having a radius of 270.00 feet (delta 02° 07' 20") (chord bearing S 88° 21' 46" E) (chord 10.00 feet) for 10.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the southerly end of the right-of-way line of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing S 74° 59' 02" E.

20044478 LCUE-8/VERANDAH UNIT FIVE

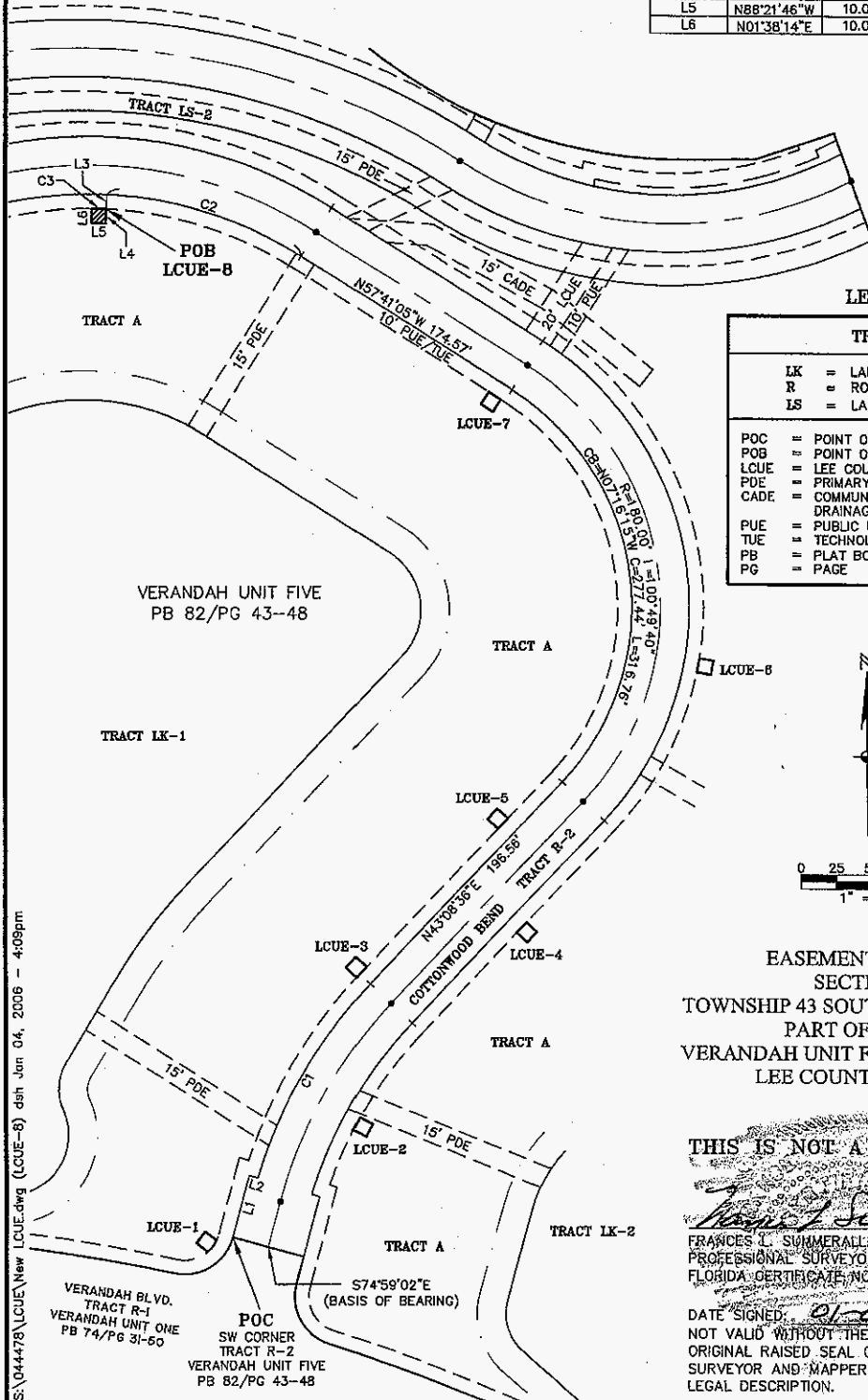
COPY

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY END OF THE RIGHT-OF-WAY LINE OF TRACT R-2, VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING S74°59'02"E. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
2. PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS. DESCRIPTION ATTACHED.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	350.00	28°08'34"	N30°04'19"E	158.32	159.70
C2	280.00	29°37'02"	N72°29'35"W	143.13	144.74
C3	270.00	2°07'20"	S88°21'46"E	10.00	10.00

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°00'58"E	45.21
L2	S72°59'58"E	6.21
L3	S02°41'54"W	10.00
L4	S01°38'14"W	10.00
L5	N88°21'46"W	10.00
L6	N01°38'14"E	10.00



LEGEND

TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE



EASEMENT LYING IN
SECTION 36
TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE - PB 82/PG 43-48
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY

Frances I. Summerall
FRANCES I. SUMMERALL (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6652

DATE SIGNED: *12/28/05*
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

S:\044478\LCUE\New LCUE.dwg (LCUE-8) dsh Jun 04, 2006 - 4:09pm

JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
LEE COUNTY UTILITY EASEMENT-8
VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

December 28, 2005

LEE COUNTY UTILITY EASEMENT-9

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

From the center of the cul-de-sac of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five, thence run along the centerline of said Cottonwood Bend the following courses and distances: N 47° 16' 15" W for 136.28 feet to a point of curvature; northerly along an arc of said curve to the right, having a radius of 162.00 feet (delta 74° 34' 42") (chord bearing N 09° 58' 53" W) (chord 196.29 feet) for 210.87 feet to a point of tangency; N 27° 18' 28" E for 79.15 feet to a point of curvature; northeasterly along an arc of said curve to the right, having a radius of 190.00 feet (delta 41° 15' 17") (chord bearing N 47° 56' 06" E) (chord 133.87 feet) for 136.81 feet; thence departing said centerline run S 21° 26' 15" E for 30.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement being a point on a non-tangent curve and the Point of Beginning of the herein described easement.

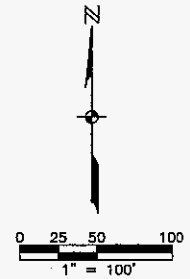
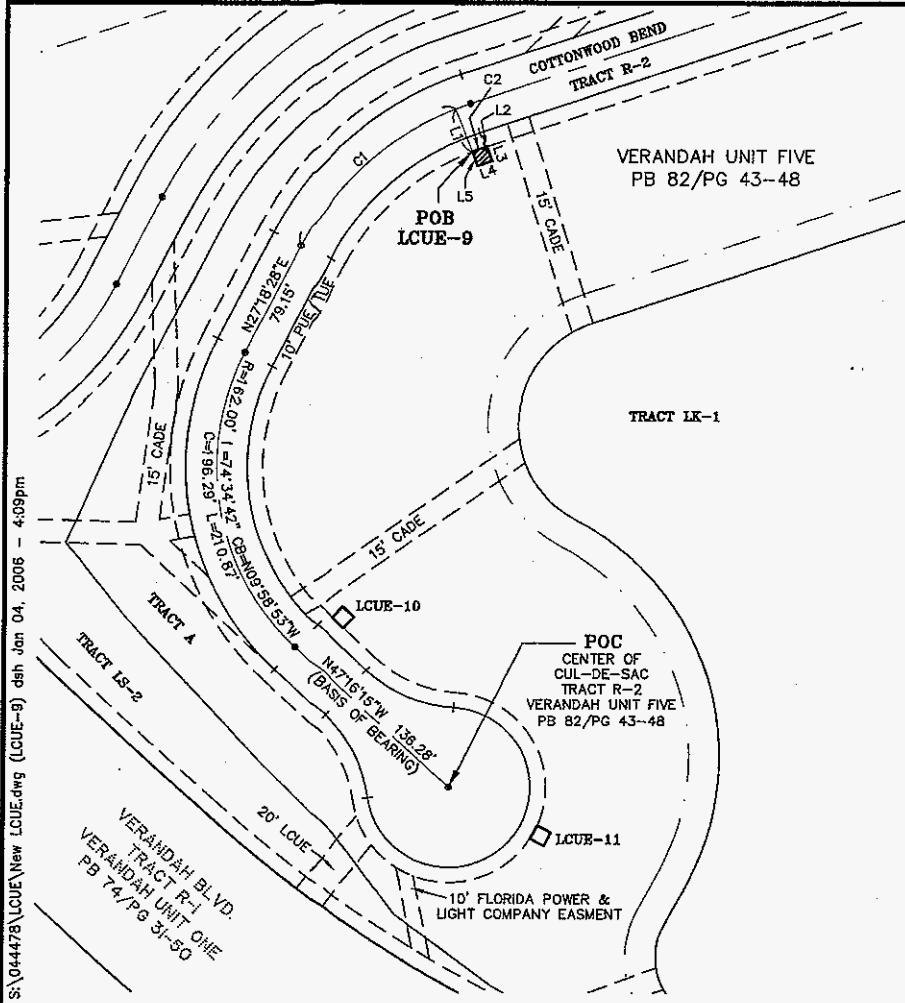
From said Point of Beginning run along said easement line the following courses and distances: easterly an arc of said curve to the right, having a radius of 160.00 feet (delta 03° 02' 21") (chord bearing N 70° 04' 55" E) (chord 8.49 feet) for 8.49 feet to a point of tangency; N 71° 36' 06" E for 1.51 feet; thence departing said easement line run S 19° 38' 48" E for 10.00 feet; thence run S 70° 18' 44" W for 10.00 feet; thence run N 19° 38' 48" W for 10.00 feet to the Point of Beginning.

Containing 100 square feet or 0.0023 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the centerline of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing N 47° 16' 15" W.

20044478 LCUE-9/VERANDAH UNIT FIVE

COPY



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	190.00	41°15'17"	N47°58'08"E	133.87	136.81
C2	180.00	3°02'21"	N70°04'55"E	8.49	8.49

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°26'18"E	30.00
L2	N71°36'08"E	1.51
L3	S19°38'48"E	10.00
L4	S70°18'44"W	10.00
L5	N19°38'48"W	10.00

LEGEND	
TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TRACT R-2 (COTTONWOOD BEND), VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING N47°16'15"W.
 - THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 - PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS.
 - DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

Frances L. Summerall
 FRANCES L. SUMMERALL (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 01/25/06
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

S:\044478\LCUE.dwg (LCUE-9) dsh Jan 04, 2006 - 4:09pm

<p>EASEMENT LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48 LEE COUNTY, FLORIDA</p>		<p>2158 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION LEE COUNTY UTILITY EASEMENT-9 VERANDAH UNIT FIVE</p>										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE</td> <td style="width: 25%;">PROJECT NO.</td> <td style="width: 25%;">FILE NO.</td> <td style="width: 25%;">SCALE</td> </tr> <tr> <td>DEC 2005</td> <td>20044478</td> <td>36-43-25</td> <td>1"=100'</td> </tr> </table>		DATE	PROJECT NO.	FILE NO.	SCALE	DEC 2005	20044478	36-43-25	1"=100'	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SHEET</td> <td style="width: 50%;">1 OF 2</td> </tr> </table>		SHEET	1 OF 2
DATE	PROJECT NO.	FILE NO.	SCALE										
DEC 2005	20044478	36-43-25	1"=100'										
SHEET	1 OF 2												

December 28, 2005

LEE COUNTY UTILITY EASEMENT-10

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 -- 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

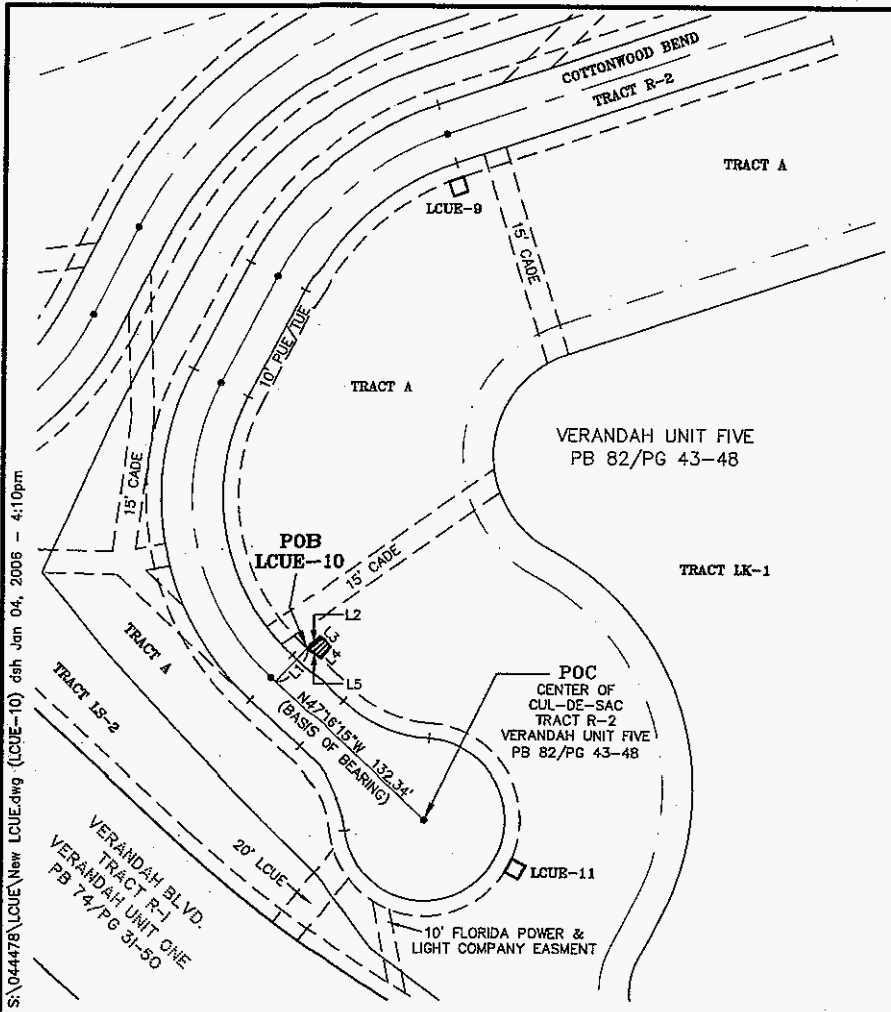
From the center of the cul-de-sac of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five, run along the centerline of said Cottonwood Bend N 47° 16' 15" W for 132.34 feet; thence departing said centerline, run N 42° 43' 45" E for 30.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement and the Point of Beginning of the herein described easement.

From said Point of Beginning, departing said easement line, continue N 42° 43' 45" E for 10.00 feet; thence run S 47° 16' 15" E for 10.00 feet; thence run S 42° 43' 45" W for 10.00 feet to an intersection with said easement line; thence run N 47° 16' 15" W along said easement line for 10.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the centerline of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing N 47° 16' 15" W.

20044478 LCUE-10/VERANDAH UNIT FIVE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°43'45"E	30.00
L2	N42°43'45"E	10.00
L3	S47°16'15"E	10.00
L4	S42°43'45"W	10.00
L5	N47°16'15"W	10.00

LEGEND	
TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE

- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TRACT R-2 (COTTONWOOD BEND), VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING N47°16'15"W.
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 3. PARCEL CONTAINS 100 SQUARE FEET MORE OR LESS.
 4. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY.

Frances L. Summerall
 FRANCES L. SUMMERALL (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5668

DATE SIGNED: 12/05/05
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

S:\044478\LCUE.dwg (LCUE-10) dsh Jan 04, 2006 - 4:10pm

EASEMENT LYING IN
 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
 LEE COUNTY UTILITY EASEMENT-10
 VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

COPY



December 28, 2005

LEE COUNTY UTILITY EASEMENT-11

**EASEMENT LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PART OF TRACT A
VERANDAH UNIT FIVE, PLAT BOOK 82, PAGES 43 – 48
LEE COUNTY, FLORIDA**

An easement lying in Section 36, Township 43 South, Range 25 East, being part of Tract A, Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, being more particularly described as follows:

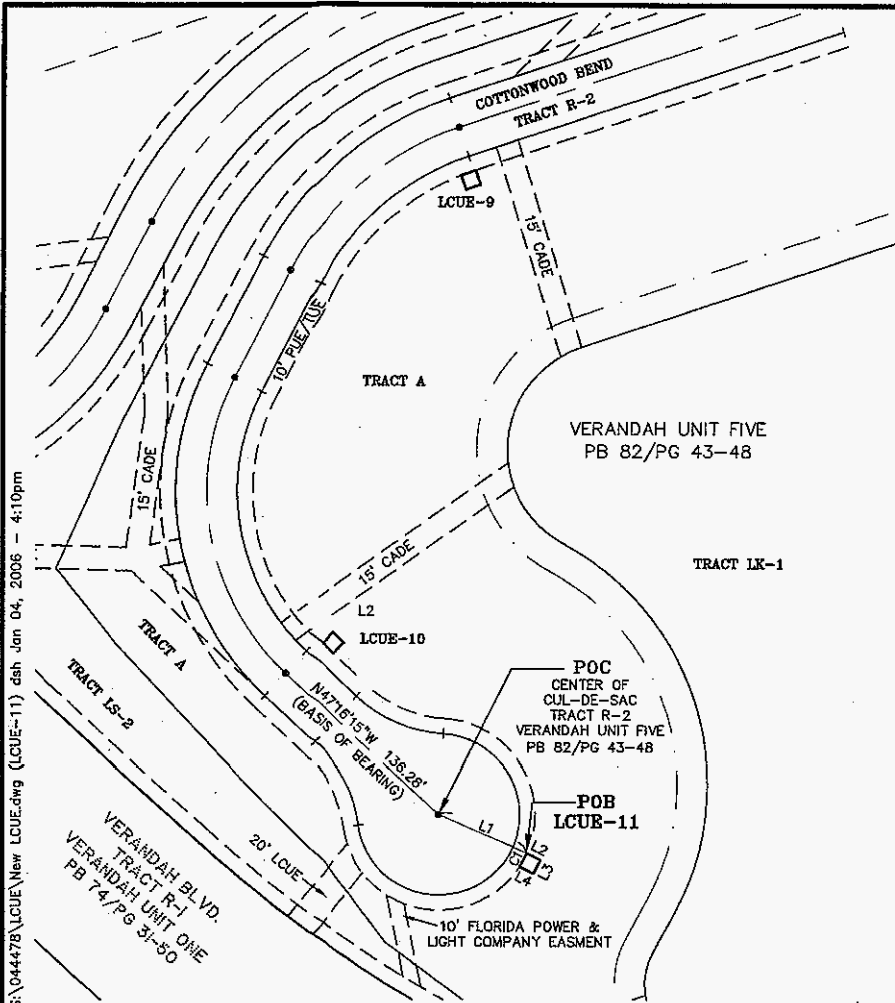
From the center of the cul-de-sac of Tract R-2 (Cottonwood Bend), of said Verandah Unit Five, run S 66° 32' 35" E for 63.00 feet to an intersection with a 10 foot wide Public Utility Easement / Technology Utility Easement the Point of Beginning of the herein described easement.

From said Point of Beginning, departing said easement line, run S 61° 59' 28" E for 10.00 feet; thence run S 28° 00' 32" W for 10.00 feet; thence run N 61° 59' 28" W for 10.00 feet to an intersection with a non-tangent curve and a point on said easement line; thence run northeasterly along said easement line and along an arc of said curve to the left, having a radius of 63.00 feet (delta 09° 06' 15") (chord bearing N 28° 00' 32" E) (chord 10.00 feet) for 10.01 feet to the Point of Beginning.

Containing 99 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 1983/90 Adjustment) and are based on the centerline of Tract R-2 (Cottonwood Bend), Verandah Unit Five, recorded in Plat Book 82, pages 43 through 48, in the Public Records of Lee County, Florida, as bearing N 47° 16' 15" W.

20044478 LCUE-11/VERANDAH UNIT FIVE



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	63.00	9°06'15"	N28°00'32"E	10.00	10.01

LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°32'35"E	63.00
L2	S61°59'28"E	10.00
L3	S28°00'32"W	10.00
L4	N61°59'28"W	10.00

LEGEND	
TRACTS	
LK	= LAKE
R	= ROAD RIGHT-OF-WAY
LS	= LANDSCAPE BUFFER
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
LCUE	= LEE COUNTY UTILITY EASEMENT
PDE	= PRIMARY DRAINAGE EASEMENT
CADE	= COMMUNITY ASSOCIATION DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
TUE	= TECHNOLOGY UTILITY EASEMENT
PB	= PLAT BOOK
PG	= PAGE

- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TRACT R-2 (COTTONWOOD BEND), VERANDAH UNIT FIVE, RECORDED IN PB 82, PAGES 43-48, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING N47°16'15"W.
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 3. PARCEL CONTAINS 99 SQUARE FEET MORE OR LESS.
 4. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

Francis L. Summerall
 FRANCIS L. SUMMERALL (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5652
 DATE SIGNED: 01-25-09
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND NOT VALID WITHOUT LEGAL DESCRIPTION.

S:\044478\LCUE\New LCUE.dwg (LCUE-11) dsh Jan 04, 2006 - 4:10pm

BASEMENT LYING IN
 SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST
 PART OF TRACT A - VERANDAH UNIT FIVE - PB 82/PG 43-48
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3861
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION
 LEE COUNTY UTILITY EASEMENT-11
 VERANDAH UNIT FIVE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
DEC 2005	20044478	36-43-25	1"=100'	1 OF 2

COPY