

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

Blue Sheet No. 20061631-UTL

**1. Action Requested/Purpose:**

Developer Contributed Asset: Approve final acceptance, by Resolution and recording of two Utility Easements, as a donation of five 4" diameter fire lines, a water and gravity main extensions, to provide potable water service, fire protection and sanitary sewer service to *Bella Casa Luxury Condominiums*, a recently constructed multi-family residential community. This is a Developer Contributed asset project located along the west side of Plantation Road approximately 1/2 mile north of Daniels Parkway.

**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:** \_\_\_\_\_

**JAN 16 2007**

**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* 12-22-2006  
**Douglas L. Meurer, P.E., Director**

**9. Background:**

The Board granted permission to construct on 08-09-05, Blue Sheet #20050996.  
 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 19 TOWNSHIP 45S RANGE 25E DISTRICT # 2 COMMISSIONER BIGELOW

**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>J. Lavender</i> Date: 12-28-06	N/A	N/A	<i>N.O.</i> T. Osterhout Date: 12/22	<i>S. Coovert</i> Date: 1/3/07	<i>RK for EW</i> 1/3/07	<i>WR</i> 1/3/07	<i>MY</i> 1/3/07	<i>[Signature]</i> 1/3/07	<i>J. Lavender</i> Date: 12-28-06

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

REC'D  
 BY CO. ATTY.  
 12/28/06  
 2:29pm  
 CO. ATTY.  
 FORWARDED TO:  
 1/3/07  
 9:00am

RECEIVED BY  
 COUNTY ADMIN:  
 1/3  
 11am  
 COUNTY ADMIN  
 FORWARDED TO:  
 1/4/07  
 9:40am

RESOLUTION NO.

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

WHEREAS, it is the desire of "BELLA CASA, LLC", owner of record, to make a contribution to Lee County Utilities of water facilities (potable water, fire protection), and sewer facilities (gravity main extension, sanitary sewer), serving "BELLA CASA LUXURY CONDOMINIUMS"; 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 **\$360,062.00** 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 Brian Bigelow: \_\_\_\_\_ (2)
- Commissioner Ray Judah: \_\_\_\_\_ (3)
- Commissioner Tammara Hall: \_\_\_\_\_ (4)
- Commissioner Frank Mann: \_\_\_\_\_ (5)

DULY PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 200

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 20061631-UTL**

**COPY**

LETTER OF COMPLETION

DATE: 5/15/2006

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  
**Bella Casa Luxury Condominiums**  
(Name of Development/Project)

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

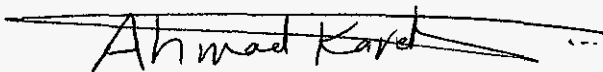
**the revised plans, attached and the approved specifications**

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,

Ahmad Kareh, P.E./Bean, Whitaker, Lutz & Kareh, Inc.  
(Owner or Name of Corporation/Firm)

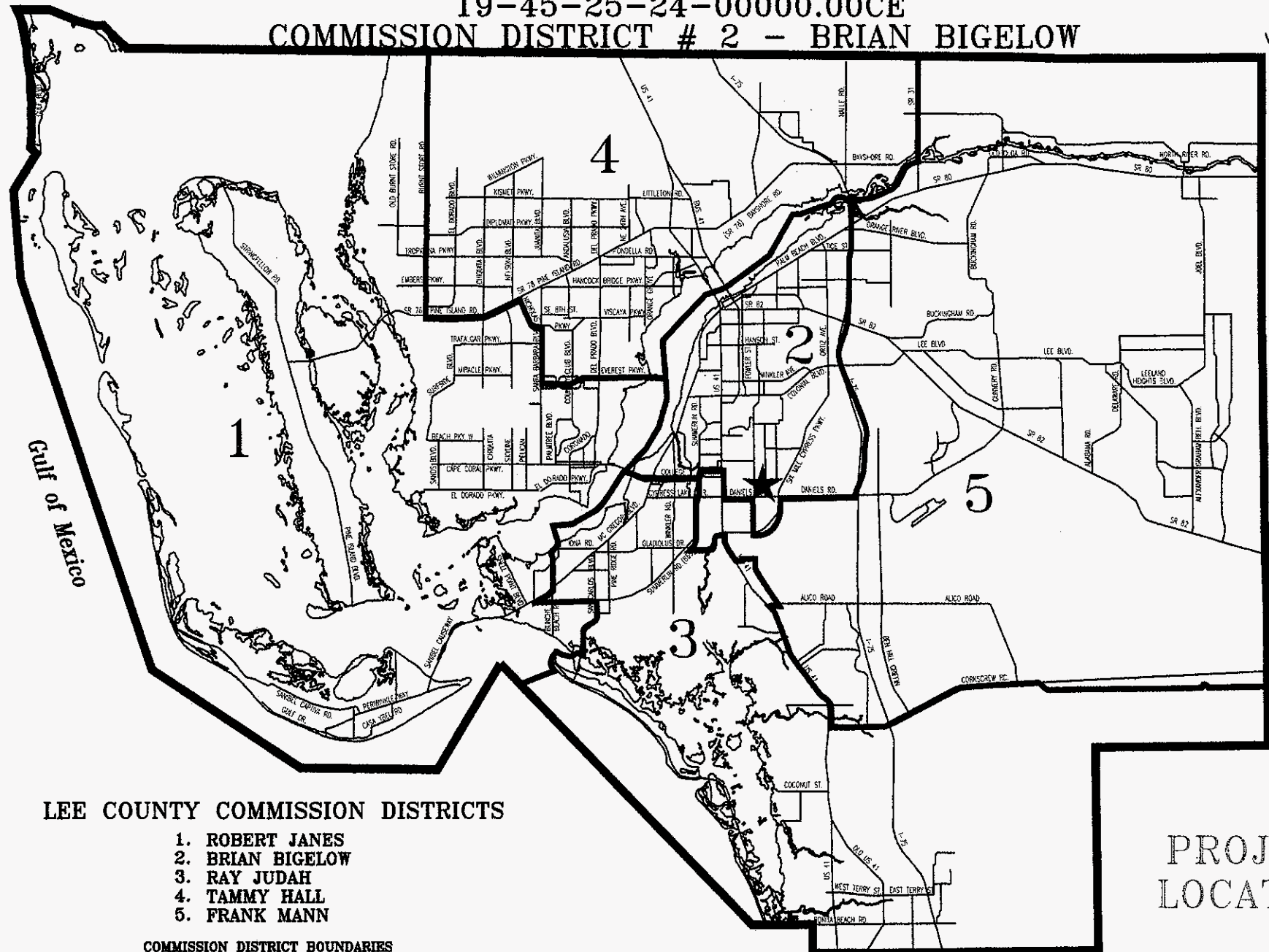


(Signature)

Vice-President  
(Name and Title)

(Seal of Engineering Firm)

**BELLA CASA LUXURY CONDOMINIUMS**  
**19-45-25-24-00000.00CE**  
**COMMISSION DISTRICT # 2 - BRIAN BIGELOW**



Gulf of Mexico

**LEE COUNTY COMMISSION DISTRICTS**

- 1. ROBERT JANES
- 2. BRIAN BIGELOW
- 3. RAY JUDAH
- 4. TAMMY HALL
- 5. FRANK MANN

COMMISSION DISTRICT BOUNDARIES  
 DECEMBER 2000

**COPY**  
 PROJECT  
 LOCATION

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and/or sewer systems of (Name of Development): Bella Casa Luxury Condominiums

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 Bros Inc  
(NAME OF OWNER OR CONTRACTOR)

BY: Steve Strickler Pres.  
(SIGNATURE & TITLE)

STATE OF Florida )  
 ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 22nd day of June, 2006 by Steve Strickler who has produced Personally Known as identification, and who (did) (did not) take an oath.  
(Print or Type Name) (Type Of Identification and Number)

Louis Glenn Shreve  
Notary Public Signature

Louis Glenn Shreve  
Printed Name of Notary Public

DD 233800  
Notary Commission Number



(NOTARY SEAL)

COPY

WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of Two Hundred and One Thousand, TwoHundred and Fifty-Four dollars (\$201,254.00 ) hereby waivers and releases its lien and right to claim a lien for labor, services, or materials furnished to Bella Casa, LLC on the job of Bella Casa Luxury Condominiums to the following described property:

Bella Casa Condominiums  
(Name of Development/Project)

water distribution system  
(Facilities Constructed)

13060 Plantation Road  
(Location)

19-45-25-24-00000.00CE  
(Strap # or Section, Township & Range)

Dated on: October 18, 2006

By: [Signature]  
(Signature of Authorized Representative)

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

By: Steven Strickler  
(Print Name of Authorized Representative)

4176 Canal Street  
(Address of Firm or Corporation)

Title: President

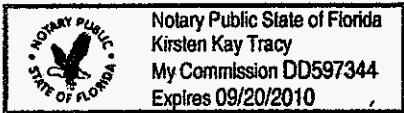
Fort Myers, FL 33916-  
(City, State & Zip Of Firm Or Corporation)

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 18 th day of October, 2006 by Steven Strickler who is personally known to me - \_\_\_\_\_, and who did not take an oath.



(Notary Seal & Commission Number)

[Signature]  
(Notary Public Signature)

Kirsten Kay Tracy  
(Printed Name of Notary Public)

WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

COPY

The undersigned lienor, in consideration of the final payment in the amount of One Hundred and Fifty-Eight Thousand, Eight Hundred and Eight dollars (\$158,808.00 ) hereby waivers and releases its lien and right to claim a lien for labor, services, or materials furnished to Bella Casa, LLC on the job of Bella Casa Luxury Condominiums to the following described property:

Bella Casa Condominiums  
(Name of Development/Project)

sanitary sewer system  
(Facilities Constructed)

13060 Plantation Road  
(Location)

19-45-25-24-00000.00CE  
(Strap # or Section, Township & Range)

Dated on: October 18, 2006

By: *Steve Strickler*  
(Signature of Authorized Representative)

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

By: Steven Strickler  
(Print Name of Authorized Representative)

4176 Canal Street  
(Address of Firm or Corporation)

Title: President

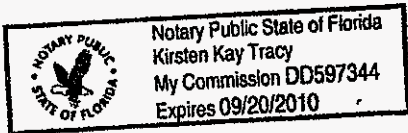
Fort Myers, FL 33916-  
(City, State & Zip Of Firm Or Corporation)

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 18<sup>th</sup> day of October, 2006 by Steven Strickler who is personally known to me - \_\_\_\_\_, and who did not take an oath.



(Notary Seal & Commission Number)

*Kirsten Kay Tracy*  
(Notary Public Signature)

Kirsten Kay Tracy  
(Printed Name of Notary Public)

**CERTIFICATION OF CONTRIBUTORY ASSETS**

**PROJECT NAME:** Bella Casa Luxury Condominiums

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**STRAP NUMBER:** 19-45-25-24-00000.00CE

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**LOCATION:** 13060 Plantation Road

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**OWNER'S NAME: (as shown on Deed)** Bella Casa, LLC

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**OWNER'S ADDRESS:** 15051 S. Tamiami Trail, Suite 203

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**OWNER'S ADDRESS:** Fort Myers,FL 33908-

---

**TYPE UTILITY SYSTEM:** POTABLE WATER  
 (Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

**DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES**  
 Please list each element of the system from the drop-down list provided.


ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC C-900 DR-14 WATER MAIN	10"	1,058.0	LF	\$21.00	\$22,218.00
CL-50 DIP WATER MAIN	10"	2,400.0	LF	\$27.00	\$64,800.00
CL-50 DIP WATER MAIN	6"	172.0	LF	\$18.00	\$3,096.00
FIRE HYDRANT ASSEMBLY		8.0	EA	\$3,340.00	\$26,720.00
SINGLE WATER SERVICE/COMPLETE	2"	10.0	EA	\$1,850.00	\$18,500.00
SINGLE WATER SERVICE/COMPLETE	5/8"	2.0	EA	\$930.00	\$1,860.00
GATE VALVE	10"	6.0	EA	\$1,630.00	\$9,780.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	4"	5.0	EA	\$10,856.00	\$54,280.00
<b>TOTAL</b>					<b>\$</b> <b>\$201,254.00</b>

(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)

Steven Strickler  
(Name & Title of Certifying Agent)

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

4176 Canal Street  
(Address of Firm or Corporation)

Fort Myers, FL 33916 -

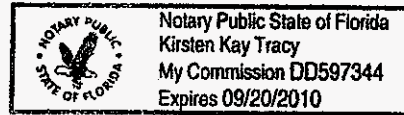
STATE OF FL )  
                  ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 18 th day of October, 2006 by Steven Strickler who is personally known to me - \_\_\_\_\_, and who did not take an oath.

  
Notary Public Signature

Kirsten Kay Tracy  
Printed Name of Notary Public

DD 597344  
Notary Commission Number



(NOTARY SEAL)

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: Bella Casa Luxury Condominiums

STRAP NUMBER: 19-45-25-24-00000.00CE

LOCATION: 13060 Plantation Road

OWNER'S NAME: (as shown on Deed) Bella Casa, LLC

OWNER'S ADDRESS: 15051 S. Tamiami Trail, Suite 203

OWNER'S ADDRESS: Fort Myers, FL 33908-

TYPE UTILITY SYSTEM: SANITARY SEWER

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

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

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

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
PVC SDR-26 GRAVITY MAIN	8"	581.0	LF	\$24.00	\$13,944.00
PVC SDR-26 GRAVITY MAIN	10"	1,672.0	LF	\$27.00	\$45,144.00
PVC SDR-26 GRAVITY MAIN	12"	170.0	LF	\$36.00	\$6,120.00
MANHOLE		14.0	EA	\$5,200.00	\$72,800.00
SINGLE SEWER SERVICE W/CLEANOUT	6"	13.0	EA	\$1,600.00	\$20,800.00
<b>TOTAL</b>					<b>\$158,808.00</b>

(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)

Steven Strickler- President  
(Name & Title of Certifying Agent)

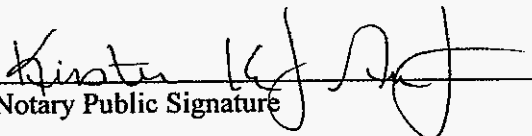
Strickler Brothers, Inc.  
(Name of Firm or Corporation)

4176 Canal Street  
(Address of Firm or Corporation)

Fort Myers, FL 33916 -

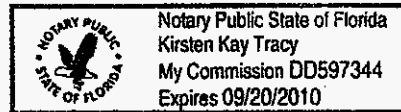
STATE OF FL )  
                  ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 18 th day of October, 2006 by Steven Strickler who is personally known to me - \_\_\_\_\_, and who did not take an oath.

  
Notary Public Signature

Kirsten Kay Tracy  
Printed Name of Notary Public

DD597344  
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

**194525240000000CE**

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):

**WATER EASEMENT: BS 20061631**

**BELLA CASA, LLC**

Last First Mi Corporate Name (if applicable)  
**15051 S TAMiami TRAL SUITE 203 FORT MYERS FL 33908**

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

4. Grantee (Buyer):

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

**2007 \$**

**\$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:

YES

NO

Warranty  
 Deed

Quit Claim  
 Deed

(Round to the nearest dollar.) \$

**. 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:

Residential

Commercial

Industrial

Agricultural

Institutional/  
 Miscellaneous

Government

Vacant

Acreage

Timeshare

Mark (x) all  
 that apply

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

YES

NO \$

Cents

**. 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

*[Handwritten Signature]*

Date **12/22/06**

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	<input type="text"/>	<input type="text"/>	<input type="text"/>
and	<input type="text"/>	<input type="text"/>	<input type="text"/>
Page Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
and	<input type="text"/>	<input type="text"/>	<input type="text"/>
File Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
Date Recorded	<input type="text"/>	<input type="text"/>	<input type="text"/>
	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. 20061631-UTL**

**PROJECT NAME: BELLA CASA LUXURY  
CONDOMINIUMS**

**EASEMENT NAME: BELLA CASA, LLC**

**TYPING BY: *Jeanette Cruz***

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

Strap Number(s):

**19-45-25-24-00000.00CE**

**LCU 500283**

(THIS SPACE RESERVED FOR RECORDING)

**GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

(WATER)

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_  
200 , by and between "BELLA CASA, LLC" 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 20061631-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.

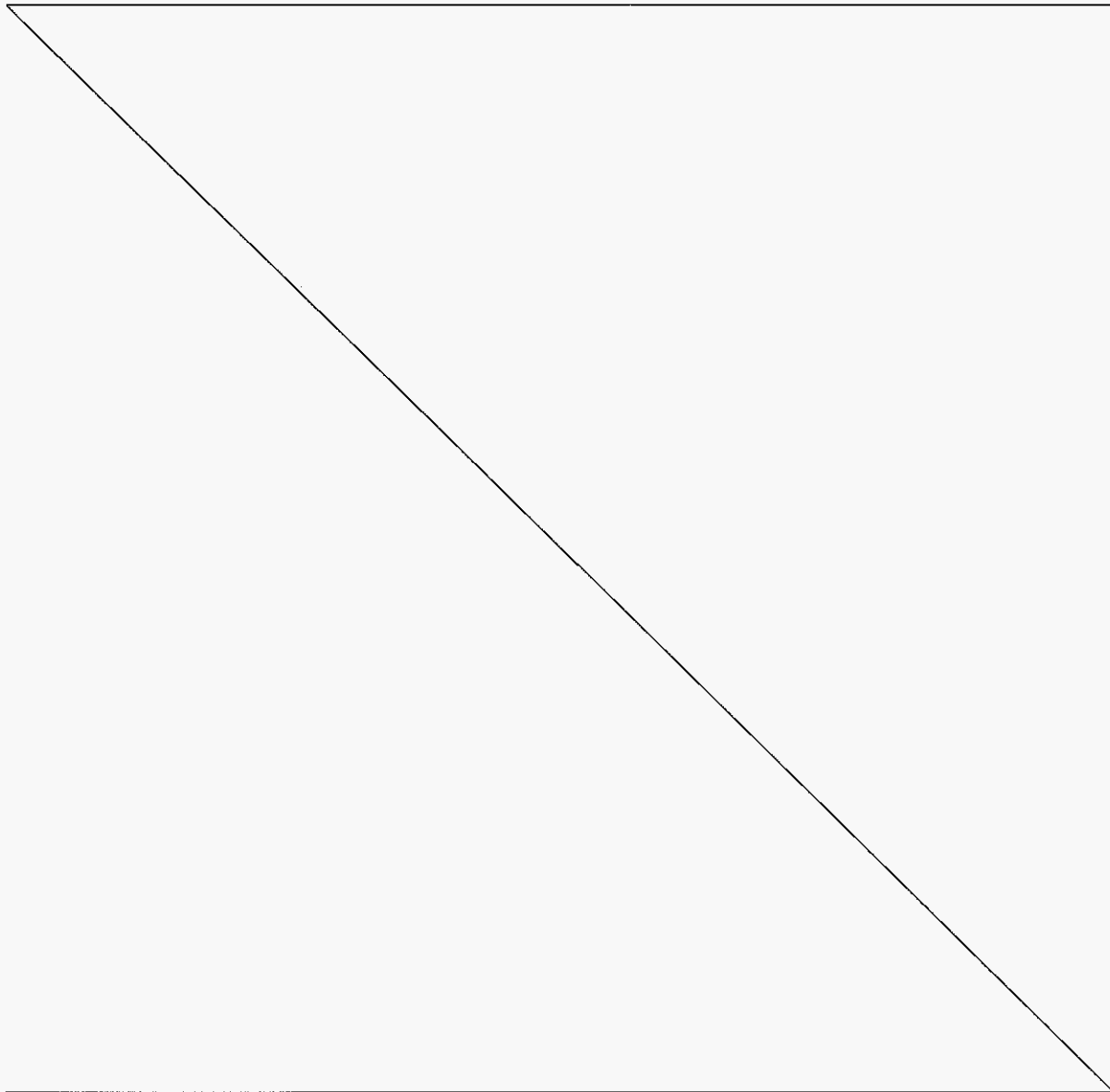
8. GRANTEE will have reasonable right of access across GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or 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.

Ahmad Kareh

[1<sup>st</sup> Witness' Signature]

Ahmad Kareh

[Type or Print Name]

Kelly Anne O'Nan

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

Kelly Anne O'Nan

[Type or Print Name]

BY: Edward D. Adkins

[Signature Grantor's/Owner's]

Edward D. Adkins

[Type or Print Name]

President of Mel-Re Development,  
Inc. As Member of Bella Casa,  
L.L.C.

[Title]

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 16th day of May 2006, by Edward D. Adkins who produced the following as identification N/A or is personally know to me, and who did/did not take an oath.

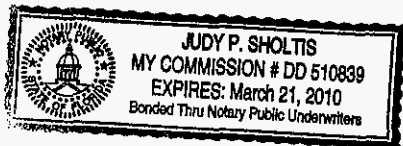
[stamp or seal]

Judy P. Sholtis

[Signature of Notary]

Judy P. Sholtis

[Typed or Printed Name]



Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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



# Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard  
Fort Myers, Florida 33919-5910  
email – fmooffice@bwk.net  
(Ph) 239-481-1331 (Fax) 239-481-1073

Description of a Parcel of Land  
Lying in  
Section 19, Township 45 South, Range 25 East  
Lee County, Florida  
- Bella Casa -  
(20' Water Line Easement)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 19, Township 45 South, Range 25 East, and further described as follows:

A water line easement 20.00 feet wide lying 10.00 feet each side of the following described centerline:

Commencing at the north quarter corner of said Section 19; thence S89°07'15"W along the north line of said Section 19 for 1406.00 feet to the northwest corner of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of said Section 19; thence S00°53'33"W along the west line of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of said Section 19 for 29.47 feet to the Point of Beginning; thence S45°50'00"E for 18.44 feet to Point "A"; thence continue S45°50'00"E for 29.52 feet; thence S30°52'45"E for 105.06 feet to Point "B"; thence N59°07'15"E for 179.06 feet; thence N66°37'15"E for 23.34 feet; thence N89°07'15"E for 143.67 feet; thence S45°52'45"E for 164.24 feet; thence N89°07'15"E for 27.11 feet to Point "C"; thence continue N89°07'15"E for 62.80 feet to Point "D"; thence continue N89°07'15"E for 170.27 feet to Point "E"; thence continue N89°07'15"E for 43.18 feet; thence N44°07'15"E for 156.23 feet; thence N89°07'15"E for 113.57 feet; thence S45°52'45"E for 228.29 feet; thence S00°52'45"E for 27.43 feet; thence S21°37'15"W for 43.58 feet; thence S00°52'45"E for 76.28 feet; thence S44°07'15"W for 193.40 feet to Point "F"; thence continue S44°07'15"W for 42.69 feet; thence S89°12'13"W for 296.88 feet; thence N68°17'47"W for 71.13 feet to Point "G"; thence continue N68°17'47"W for 46.73 feet; thence N45°47'47"W for 79.91 feet; thence S89°07'15"W for 262.49 feet to Point "H"; thence continue S89°07'15"W for 85.47 feet; thence N79°37'45"W for 83.79 feet; thence N30°52'45"W for 80.11 feet; thence N14°07'15"E for 19.81 feet; thence N30°52'45"W for 128.95 feet; thence N14°07'15"E for 39.01 feet; thence N59°07'15"E for 46.08 feet to the aforesaid Point "B".

Side lines to be extended at said "Point of Beginning" to intersect the west line of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of said Section 19.

And Also:

Beginning at the aforesaid Point "C"; thence S00°52'45"E for 24.04 feet to the Point of Terminus of the herein described centerline.

And Also:

Beginning at the aforesaid Point "D"; thence N00°52'45"W for 92.24 feet to the Point of Terminus of the herein described centerline.

Continued...

#### PRINCIPALS:

WILLIAM E. BEAN, PSM, CHAIRMAN  
SCOTT C. WHITAKER, PSM, PRESIDENT  
JOSEPH L. LUTZ, PSM  
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS



#### ASSOCIATES:

TRACY N. BEAN, AICP  
W. BRITT POMEROY, JR., PSM  
STEPHEN H. SKORUPSKI, PSM  
ELWOOD FINEFIELD, PSM  
JAMES A. HESSLER, PSM  
JAMES R. COLEMAN, PSM  
RUDOLF A. NORMAN, PE

Description of a Parcel of Land  
Lying in  
Section 19, Township 45 South, Range 25 East  
Lee County, Florida  
- Bella Casa -  
(20' Water Line Easement)  
- Continued -

And Also:

Beginning at the aforesaid Point "E"; thence S00°52'45"E for 21.69 feet to the Point of Terminus of the herein described centerline.

And Also:

Beginning at the aforesaid Point "F"; thence S45°52'45"E for 49.19 feet to the Point of Terminus of the herein described centerline.

And Also:

Beginning at the aforesaid Point "G"; thence S00°52'44"E for 79.47 feet to the north line of Tuscany Gardens Condominium as described in Official Record Book 4690, Page 4264, and the Point of Terminus of the herein described centerline.

And Also:

Beginning at the aforesaid Point "H"; thence S00°52'45"E for 31.27 feet to the Point of Terminus of the herein described centerline.

And Also:

A water line easement 10.00 feet wide lying 5.00 feet each side of the following described centerline:


Beginning at the aforesaid Point "A"; thence N44°10'00"E for 26.36 feet to the Point of Terminus of the herein described centerline.

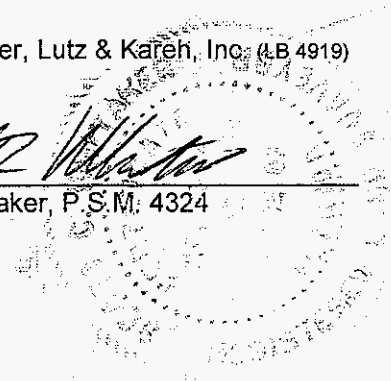
Side lines of said easement to be lengthened or shortened to intersect and provide a minimum width of 20.00 feet or 10.00 feet as stated above.

Bearings are based on State Plane Coordinate - Florida West Zone, North American Datum (N.A.D.) 1983-1990 Adjustment.

Subject to easements, restrictions, reservations and rights-of-way (written and unwritten recorded and unrecorded).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

  
Scott C. Whitaker, P.S.M. 4324



# COPY

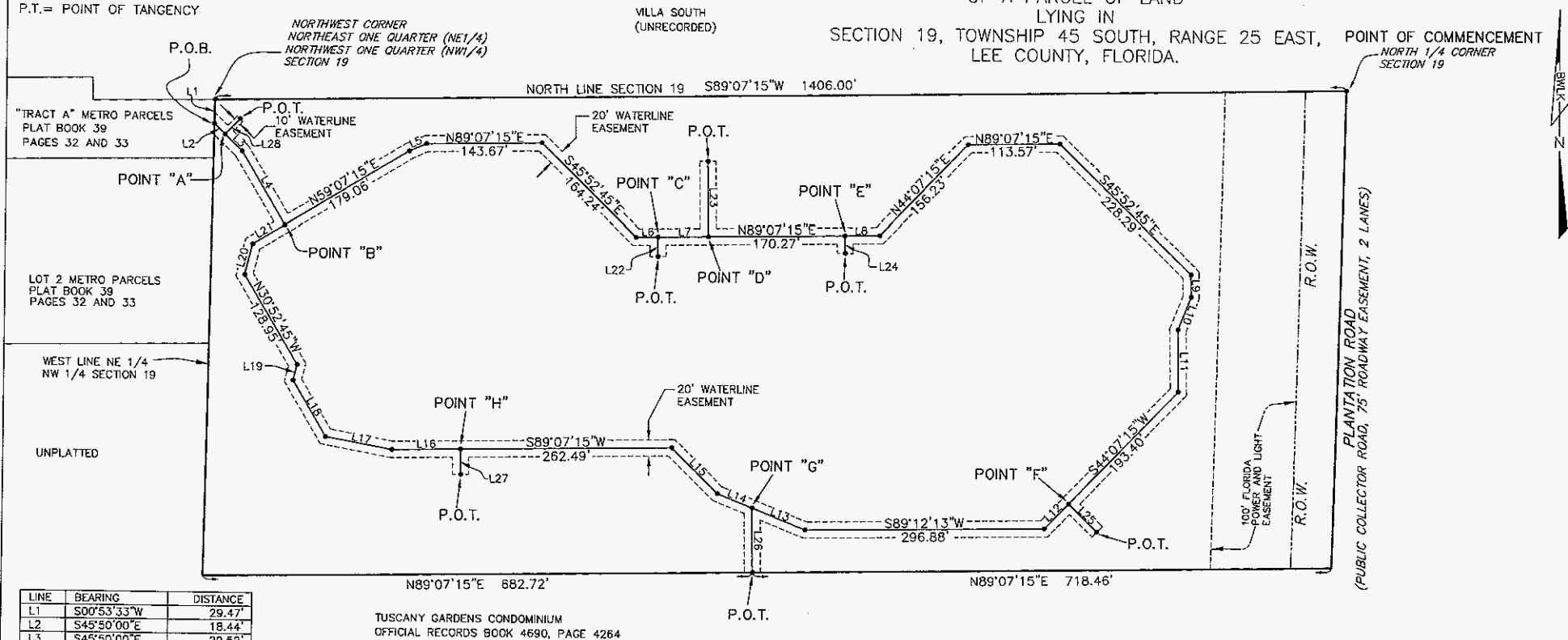
P.O.C.= POINT OF COMMENCEMENT  
 P.O.T.= POINT OF TERMINUS  
 P.O.B.= POINT OF BEGINNING  
 O.R.= OFFICIAL RECORD BOOK  
 PG.= PAGE  
 P.T.= POINT OF TANGENCY

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS,  
 AND RIGHTS-OF-WAY (WRITTEN AND UNWRITTEN, RECORDED  
 AND UNRECORDED).

## SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND  
 LYING IN  
 SECTION 19, TOWNSHIP 45 SOUTH, RANGE 25 EAST,  
 LEE COUNTY, FLORIDA.

POINT OF COMMENCEMENT  
 NORTH 1/4 CORNER  
 SECTION 19



LINE	BEARING	DISTANCE
L1	S00°53'33"W	29.47'
L2	S45°50'00"E	18.44'
L3	S45°50'00"E	29.52'
L4	S30°52'45"E	105.06'
L5	N66°37'15"E	23.34'
L6	N89°07'15"E	27.11'
L7	N89°07'15"E	62.80'
L8	N89°07'15"E	43.18'
L9	S00°52'45"E	27.43'
L10	S21°37'15"W	43.56'
L11	S00°52'45"E	76.28'
L12	S44°07'15"W	42.69'
L13	N68°17'47"W	71.13'
L14	N68°17'47"W	46.73'
L15	N45°47'47"W	79.91'
L16	S89°07'15"W	85.47'

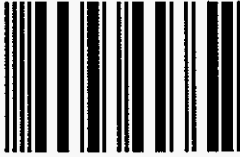
L17	N79°37'45"W	83.79'
L18	N30°52'45"W	80.11'
L19	N14°07'15"E	19.81'
L20	N14°07'15"E	39.01'
L21	N59°07'15"E	46.08'
L22	S00°52'45"E	24.04'
L23	N00°52'45"W	92.24'
L24	S00°52'45"E	21.69'
L25	S45°52'45"E	49.19'
L26	S00°52'44"E	79.47'
L27	S00°52'45"E	31.27'
L28	N44°10'00"E	26.36'

\*\*\* THIS IS NOT A SURVEY \*\*\*  
 Beon, Whitaker, Lutz & Kareh, Inc.  
 SOLO C. WHITAKER, P.S.M.  
 Florida Certificate No. 54324

**BELLA CASA**  
**20' WATERLINE EASEMENT**

**Bean, Whitaker, Lutz & Kareh, Inc.** (LB 4919)  
 CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS  
 13044-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910 (239) 481-1331

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
08-08-06	36333	K.A.E.	1" = 150'	3 OF 3	19-45-25



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY



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

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

19452524000000CE

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):

SEWER EASEMENT: BS 20061631

BELLA CASA, LLC

Last First MI Corporate Name (if applicable)

15051 S TAMiami TRAl SUITE 203 FORT MYERS FL 33908

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

Sale/Transfer Price

Month / Day / Year 2007

\$ 10,000.00 (Round to the nearest dollar.)

Property Located In Lee

6. Type of Document

Contract/Agreement for Deed [x]
Warranty Deed
Quit Claim Deed

Other [x]

7. Are any mortgages on the property? If "Yes",

YES / [x] NO

outstanding mortgage balance:

\$ 00 (Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer

such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES / [x] NO

9. Was the sale/transfer financed? YES / [x] 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 [x] 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 / [x] NO

\$ 00 Cents

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.

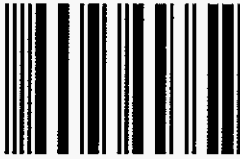
Signature of Grantor or Grantee or Agent

Date 12/22/06

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

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

This copy to Property Appraiser



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



FDOR10240300  
 DR-219  
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

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

0 1 2 3 4 5 6 7 8 9

0123456789

**1945252400000000CE**

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):

**SEWER EASEMENT: BS 20061631**

**BELLA CASA, LLC**

Last First MI State Zip Code Phone No.  
**15051 S TAMiami TRAl SUITE 203 FORT MYERS FL 33908**

4. Grantee (Buyer):

**THOM OSTERHOUT**

City State Zip Code Phone No.  
**AS AGENT: FOR LEE CO. BD. OF CO. COMMISSIONERS**

Last First MI State Zip Code Phone No.  
**P. O. BOX 398 FT. MYERS FL 33902 2394798181**

5. Date of Sale/Transfer

**2007 \$**

Sale/Transfer Price

**\$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   
 Warranty Deed  Quit Claim Deed

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

YES  NO

(Round to the nearest dollar.) \$

**.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  \$

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 *[Signature]*

Date **12/22/06**

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	<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"/> <input type="checkbox"/>
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"/>
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. 20061631-UTL**

**PROJECT NAME: BELLA CASA LUXURY  
CONDOMINIUMS**

**EASEMENT NAME: BELLA CASA, LLC**

**TYPING BY: *Jeanette Cruz***

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

Strap Number(s):

**19-45-25-24-00000.00CE**

**LCU 500283**

(THIS SPACE RESERVED FOR RECORDING)

**GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

(SEWER)

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_  
200 , by and between "BELLA CASA, LLC" 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 20061631-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.

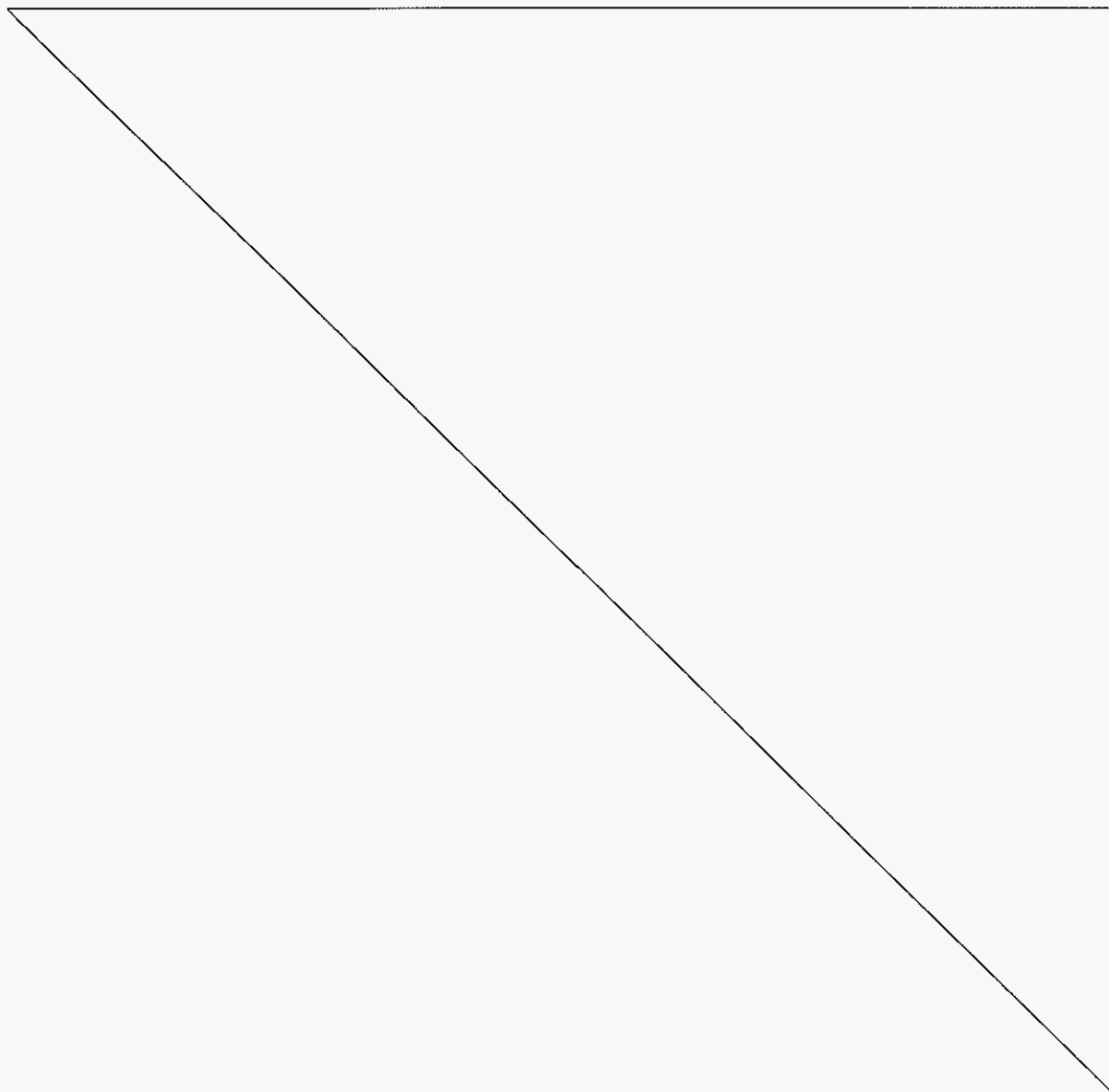
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

Ahmad Kareh

[1<sup>st</sup> Witness' Signature]

~~Ahmad Kareh~~

[Type or Print Name]

Kelly Anne O'Nan

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

Kelly Anne O'Nan

[Type or Print Name]

BY:

*Edward D. Adkins*

[Signature Grantor's/Owner's]

Edward D. Adkins

[Type or Print Name]

President of Mel-Re Development, Inc. As Member of Bella Casa, L.L.C.

[Title]

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 16th day of May 2006, by Edward D. Adkins who produced the following as identification N/A or is personally know to me, and who did/did not take an oath.

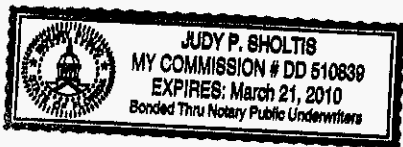
[stamp or seal]

*Judy P. Sholtis*

[Signature of Notary]

Judy P. Sholtis

[Typed or Printed Name]



Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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



# Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard  
Fort Myers, Florida 33919-5910  
email – fmooffice@bwlk.net  
(Ph) 239-481-1331 (Fax) 239-481-1073

## Description of a Parcel of Land Lying in Section 19, Township 45 South, Range 25 East Lee County, Florida - Bella Casa - (20' Sanitary Sewer Easement)

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 19, Township 45 South, Range 25 East, and further described as follows:

A sanitary sewer easement 20.00 feet wide lying 10.00 feet each side of the following described centerline:

Commencing at the north quarter corner of said Section 19; thence S01°21'47"W along the east line of the Northwest One Quarter (NW 1/4) of said Section 19 for 586.08 feet to the north line of Tuscany Gardens Condominium as described in Official Record Book 4690 at Page 4264; thence S89°07'15"W along said north line for 734.46 feet to the Point of Beginning; thence N00°52'44"W for 63.49 feet to Point "A"; thence N54°15'00"W for 111.44 feet; thence S89°19'21"W for 315.33 feet; thence N76°07'34"W for 122.09 feet; thence N30°52'45"W for 208.04 feet; thence N00°52'45"W for 68.28 feet; thence N59°07'15"E for 266.20 feet; thence N89°07'15"E for 173.46 feet; thence S41°23'33"E for 167.37 feet to the Point of Terminus of the herein described centerline.

And Also:

Beginning at the aforesaid Point "A"; thence S75°54'05"E for 121.43 feet; thence N89°08'38"E for 255.66 feet; thence N44°07'15"E for 283.04 feet; thence N01°38'32"E for 148.51 feet; thence N45°52'45"W for 158.06 feet to the Point of Terminus of the herein described centerline.

Bearings are based on State Plane Coordinate - Florida West Zone North American Datum (N.A.D.) 1983-1990 Adjustment.

Subject to easements, restrictions, reservations and rights-of-way (written and unwritten, recorded and unrecorded).

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

  
Scott C. Whitaker, P.S.M. 4324

36333\_DESC-SEWER1 6/1/06

PRINCIPALS:  
WILLIAM E. BEAN, PSM, CHAIRMAN  
SCOTT C. WHITAKER, PSM, PRESIDENT  
JOSEPH L. LUTZ, PSM  
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JAMES R. COLEMAN, PSM  
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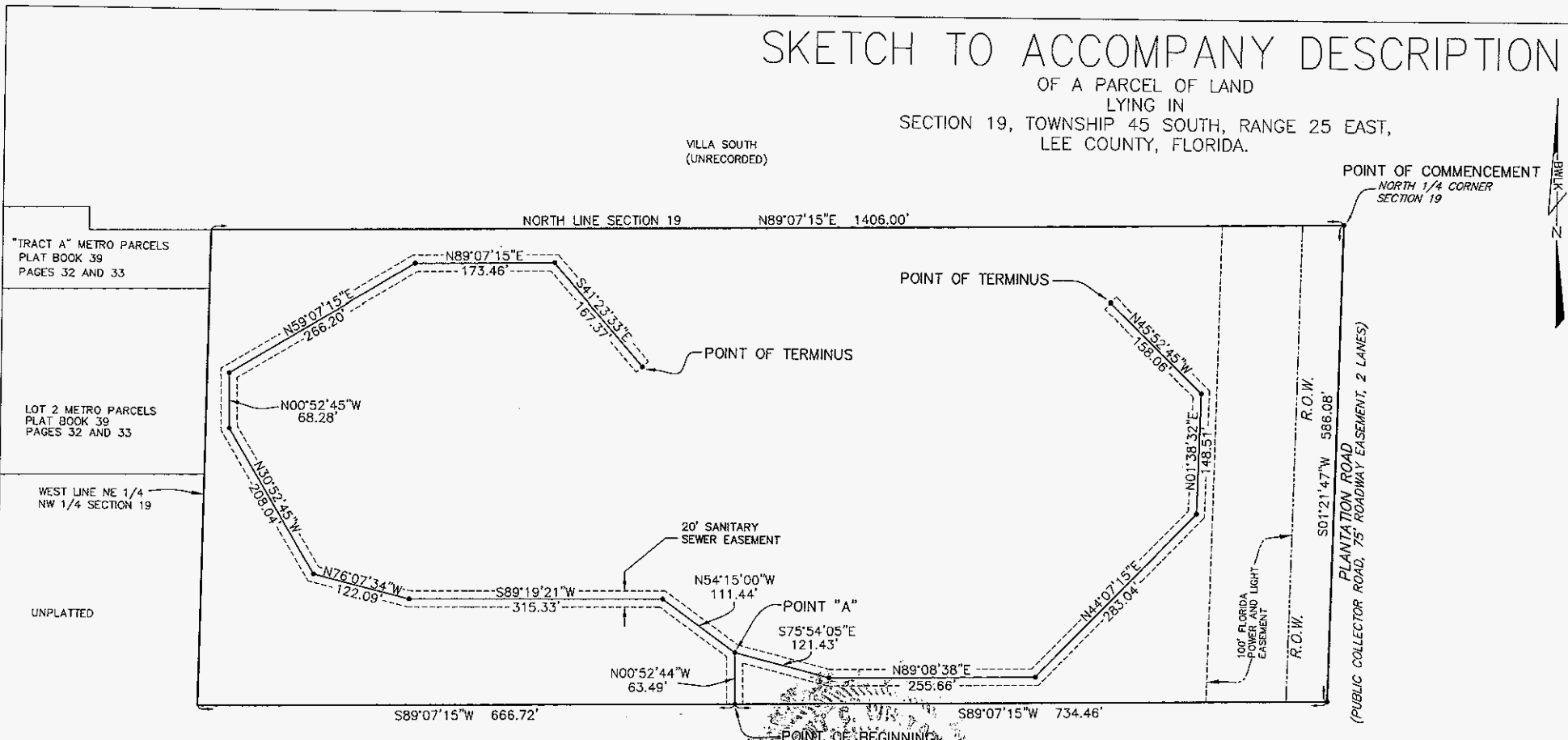
# COPY

## SKETCH TO ACCOMPANY DESCRIPTION

OF A PARCEL OF LAND  
 LYING IN  
 SECTION 19, TOWNSHIP 45 SOUTH, RANGE 25 EAST,  
 LEE COUNTY, FLORIDA.

VILLA SOUTH  
 (UNRECORDED)

POINT OF COMMENCEMENT  
 NORTH 1/4 CORNER  
 SECTION 19



P.O.C.= POINT OF COMMENCEMENT  
 P.O.T.= POINT OF TERMINUS  
 P.O.B.= POINT OF BEGINNING  
 O.R.= OFFICIAL RECORD BOOK  
 PG.= PAGE  
 P.T.= POINT OF TANGENCY

TUSCANY GARDENS CONDOMINIUM  
 OFFICIAL RECORDS BOOK 4690, PAGE 4264

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS,  
 AND RIGHTS-OF-WAY (WRITTEN AND UNWRITTEN, RECORDED  
 AND UNRECORDED).

NO. 4324  
 THIS IS NOT A SURVEY  
 BEAN, WHITAKER, LUTZ & KAREH, INC.  
 SCOTT C. WHITAKER, P.E.S.M.  
 Florida Certificate No. 4324

### BELLA CASA 20' SANITARY SEWER EASEMENT

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)  
 CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS  
 13041-1 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-6910 (239) 481-1331

SK36333_SEWER.DWG	DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
	06-01-06	36333	K.A.E.	1" = 150'	2 OF 2	19-45-25