

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

Blue Sheet No. 20061775-UTL

1. Action Requested/Purpose:

Developer Contributed Asset: Approve final acceptance, by Resolution and recording of one Utility Easement, as a donation of a 10" diameter master meter and a force main connection, to provide potable water service, fire protection and sewer service to *Gulf Reflections*, a recently constructed multi-family residential development. This is a Developer Contributed asset project located on the west side of Pine Ridge Road approximately 1/2 of a mile south of Kelly Road.

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

CIOB

5. Meeting Date:

JAN 23 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 1-4-2007
 Douglas L. Meurer, P.E., Director

9. Background:

The Board granted permission to construct on 04-19-05, Blue Sheet #20050192.
 The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing has been completed. 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.
 Lee County Utilities requested the developer to construct a privately owned and maintained on-site gravity collection system due to the fact that no regional benefit will be provided by LCU owning and maintaining another lift station in this vicinity. Due to this request, LCU preferred the on-site water system remain under private ownership as well, and this was achieved by constructing the master meter and connecting to existing infrastructure located within the right-of-way of Pine Ridge Road; and, sanitary sewer service was achieved by the off-site force main connection to existing infrastructure located within the right-of-way of Pine Ridge Road.
 Funds are available for recording fees in account number OD5360748700.504930.
 SECTION 32 TOWNSHIP 45S RANGE 25E DISTRICT #3 COMMISSIONER JUDAH

10. Review for Scheduling

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
					Analyst	Risk	Grants	Mgr.	
<u>J. Lavender</u> Date: <u>1/4/07</u>	N/A	N/A	<u>T.O.</u> T. Osterhout Date: <u>1/4</u>	<u>S. Coovert</u> S. Coovert Date: <u>1/8/07</u>	<u>ekw</u> 1-9-07	<u>MT</u> 1-9-07	<u>Ry</u> 1/9/07	<u>JL</u> 1/7/07	<u>J. Lavender</u> Date: <u>1-4-07</u>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
 COUNTY ADMIN:
1/8 3:00
 COUNTY ADMIN
 FORWARDED TO:
1/10/07 9:00
PR

Rec. by CoAtty
 Date: 1/8/07
 Time: 11:45am
 Forwarded To:
Admin 1/10/07

RESOLUTION NO.

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

WHEREAS, it is the desire of "Pine Ridge Real Estate Enterprises, LLC" (Gulf Reflections), owner of record, to make a contribution to Lee County Utilities of water facilities (10" diameter master meter), and sewer facilities (force main connection), serving "GULF REFLECTIONS"; 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 \$39,139.00 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 _____, 2007.

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 20061775-UTL

COPY

LETTER OF COMPLETION

DATE: 11/27/2006

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

Gentlemen:

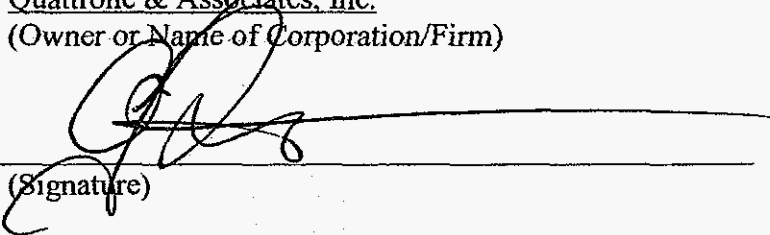
This is to certify that the **water service(s) and force main extension/connection** located at
Gulf Reflections
(Name of Development/Project)

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

Upon completion of the work, we observed the following successful tests of the facilities:
**Bacteriological Test , Pressure Test(s) - Water Main , Pressure Test(s) - Force Main ,
Lift Station Start-up and Low Pressure Test(s) - Gravity Main**

Very truly yours,

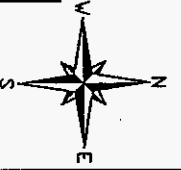
Quattrone & Associates, Inc.
(Owner or Name of Corporation/Firm)


(Signature)

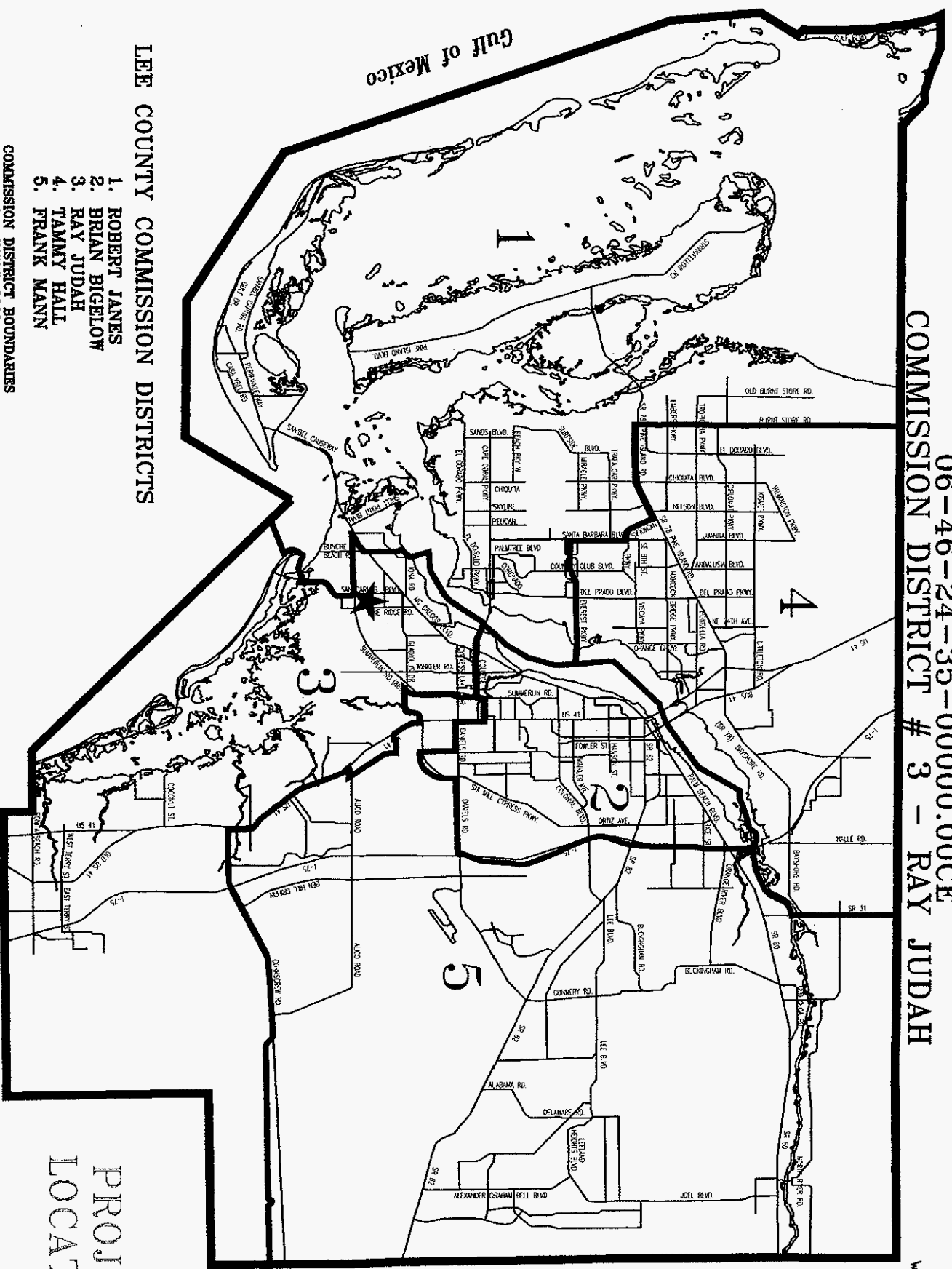
Al Quattrone, PE
President
(Name and Title)

(Seal of Engineering Firm)

GULF REFLECTIONS
 06-46-24-35-00000.00CE
 COMMISSION DISTRICT # 3 - RAY JUDAH



COPY



LEE COUNTY COMMISSION DISTRICTS

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

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 system of Gulf Reflections 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.


Haskins Inc.
(Contractor/Company Name)
Joel Chambers Operations Manager
(Authorized Representative, Title)
BY: [Signature]
(Signature)

STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was signed and acknowledged before me this 18th day of October, 2006 by Joel Chambers ~~who is personally known to me - na~~, and who did not take an oath. who has provided FL Doc. C516-42-59-254-0

[Signature]
Notary Public Signature

Iniavette Ramirez
Printed Name of Notary Public

 Iniavette Ramirez
Commission #DD370027
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

(Notary Seal & Commission Number)

COPY

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of Thirty thousand Five Hundred Sixty Four and No Cents(\$30,564.00) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Pine Ridge Real Estate Enterprises, LLC on the job of Gulf Reflections to the following described property:

Gulf Reflections
(Name of Development/Project)

water distribution system
(Facilities Constructed)

16520 Pine Ridge Rd. Ft. Myers, FL.
(Location)

06-46-24-35-00000.00CE
(Strap # or Section, Township & Range)

Dated on: November 27, 2006

By: [Signature]
(Signature of Authorized Representative)

Haskins Inc.
(Name of Firm or Corporation)

By: Joel Chambers
(Print Name of Authorized Representative)

10956 Enterprise Ave.
(Address of Firm or Corporation)

Title: Operations Manager

Bonita Springs, Fl 34135-
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)947-3857 Ext.

Fax#: (239)947-3857

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 27th day of Nov., 2006 by Joel Chambers who is personally known to me - na, and who did not take an oath.

JOYCE D. BOLT
Notary Public, State of Florida
My comm. exp. Jan. 3, 2010
Comm. No. DD 593784

[Signature]
(Notary Public Signature)

(Notary Seal & Commission Number)

Joyce BOLT
(Printed Name of Notary Public)

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)

Joel Chambers
(Name & Title of Certifying Agent)

Haskins Inc.
(Name of Firm or Corporation)

10956 Enterprise Avenue
(Address of Firm or Corporation)

Bonita Springs, FL 34135 -

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 27th day of Nov, 2006 by Joel Chambers who is personally known to me - na, and who did not take an oath.


Notary Public Signature

Joyce BOLT
Printed Name of Notary Public

JOYCE D. BOLT
Notary Public, State of Florida
My comm. exp. Jan. 3, 2010
Comm. No. DD 503784

Notary Commission Number

(NOTARY SEAL)

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

CERTIFYING:

X [Signature]
(Signature of Certifying Agent)

Joel Chambers
(Name & Title of Certifying Agent)

Haskins Inc.
(Name of Firm or Corporation)

10956 Enterprise Avenue
(Address of Firm or Corporation)

Bonita Springs, FL 34135 -

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 27th day of Nov, 2006 by Joel Chambers who is personally known to me - na, and who did not take an oath.

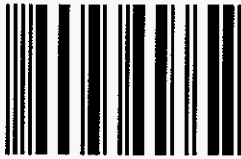
[Signature]
Notary Public Signature

Joyce Dolt
Printed Name of Notary Public

JOYCE D. BOLT
Notary Public, State of Florida
My comm. exp. Jan. 3, 2010
Comm. No. DD 503784

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

064624350000000CE

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 20061775

PINE RIDGE REAL ESTATE ENTERPRISES LLC

Last First MI Corporate Name (if applicable)
1311 NEWPORT CENTER DR W-#C DEERFIELD BEACH FL 33442

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 (239) 4798181

Mailing Address City State Zip Code Phone No.
 5. Date of Sale/Transfer Sale/Transfer Price

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 \$ **. 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/she has any knowledge.

Signature of Grantor or Grantee or Agent *[Signature]* Date **1/4/09**

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
<p>This copy to Department of Revenue</p> <p>O. R. Book and Page Number and File Number</p> <p>Date Recorded</p> <p>Month / Day / Year</p>	

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. 20061775-UTL

PROJECT NAME: GULF REFLECTIONS

**EASEMENT NAME: PINE RIDGE REAL ESTATE
ENTERPRISES, LLC**

TYPING BY: *Sue Gulledge*

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

Strap Number(s):

06-46-24-35-00000.00CE

LCU 500283

(THIS SPACE RESERVED FOR RECORDING)

GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____ 2007, by and between "PINE RIDGE REAL ESTATE ENTERPRISES, 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 20061775-UTL



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

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

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

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

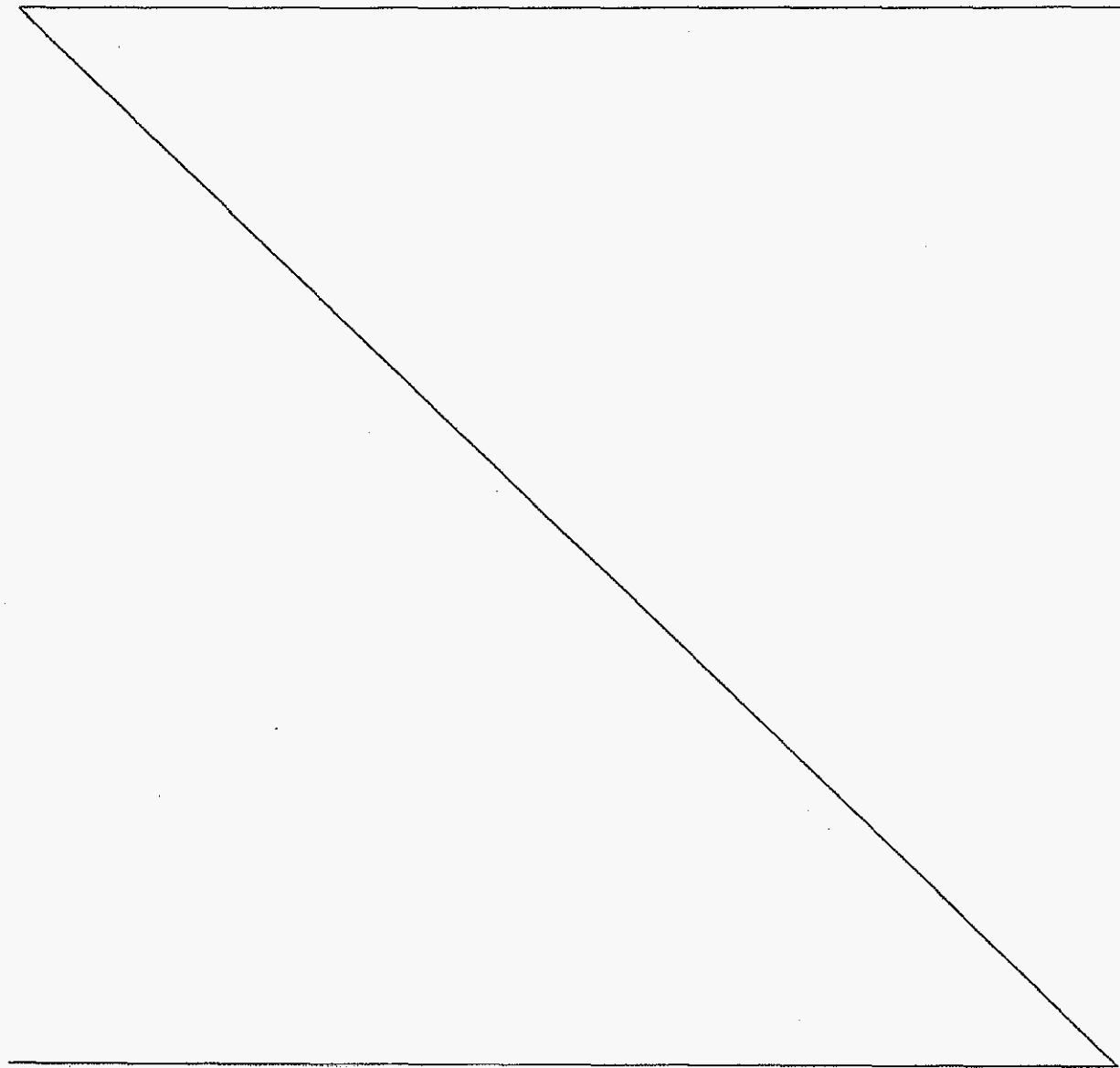
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

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

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

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

(Balance of Page Left Intentionally Blank)



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

[Signature]
[1st Witness Signature]

Andree Sweet

[Type or Print Name]

[Signature]
[2nd Witness' Signature]

Chantal Pereira

[Type or Print Name]

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

Albert R. Capellini

[Type or Print Name]

Managing Member

[Title]

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was signed and acknowledged before me this 3 day of November 2006, by Albert R. Capellini who produced the following as identification _____ or is personally know to me, and who did/did not take an oath.

[stamp or seal]



Laura P. Thompson
Commission #DD244813
Expires: Aug 25, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
[Signature of Notary]

Laura P. Thompson

[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



METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

LEGAL DESCRIPTION
OF AN EASEMENT LYING IN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

(LEE COUNTY UTILITY EASEMENT)

A LEE COUNTY UTILITY EASEMENT SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 6; THENCE S.00°38'42"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 6, ALSO BEING THE CENTERLINE OF PINE RIDGE ROAD (66 FEET WIDE) FOR 11.35 FEET; THENCE LEAVING SAID CENTERLINE N.89°54'32"W. FOR 33.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PINE RIDGE ROAD; THENCE S.00°38'42"E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 196.67 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S.00°38'42"E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE N.89°54'32"W. FOR 17.62 FEET; THENCE N.00°05'28"E. FOR 20.00 FEET; THENCE S.89°54'32"E. FOR 17.37 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE POINT OF BEGINNING.

EASEMENT CONTAINS 350 SQUARE FEET, MORE OR LESS.

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

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST BEING S.00°38'42"E.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

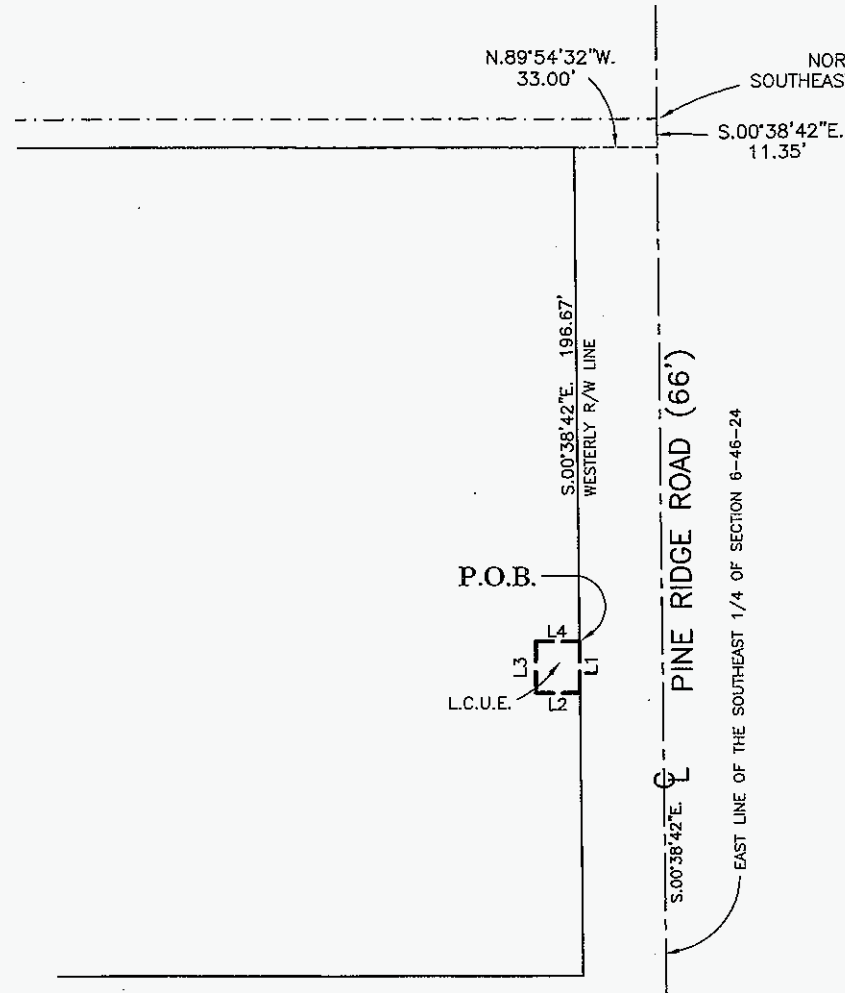
8-16-2005

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5743

SHEET 1 OF 2

5348SK-2.doc

SKETCH TO ACCOMPANY DESCRIPTION



P.O.C.
NORTHEAST CORNER OF
SOUTHEAST 1/4 SECTION 6-46-24

- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORD BOOK
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - FPL = FLORIDA POWER & LIGHT COMPANY
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT

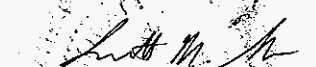


LINE TABLE

Line	Bearing	Distance
L1	S.00°38'42"E.	20.00'
L2	N.89°54'32"W.	17.62'
L3	N.00°05'26"E.	20.00'
L4	S.89°54'32"E.	17.37'


FOR THE EXCLUSIVE USE OF:
- JWR CONSTRUCTION SERVICES, INC.

*** THIS IS NOT A SURVEY ***

BY: 
SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5743

DATE SIGNED: 8-16-2005

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

TITLE: SKETCH OF DESCRIPTION			
 METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LB# 7071		5245 RAMSEY WAY, SUITE #2 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
		FILE NAME: 5348SK.DWG	FIELD BOOK/PAGE: N/A
SKETCH DATE: 8-16-2005	DRAWN BY: SMS	SCALE: 1" = 60'	CHECKED BY: SMS (S-T-R) 6-46-24

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

COPY