

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

**Blue Sheet No. 20070139-UTL**

**1. ACTION REQUESTED/PURPOSE:**

Developer Contributed Asset: Approve final acceptance, by Resolution and recording of one Utility Easement, as a donation of one 4" diameter fire line and one fire hydrant, to provide fire protection to *Laboda Medical Office Building*, a recently constructed medical office. This is a Developer Contributed asset project located at the corner of Metro Parkway and Lois Lee Lane.

**2. FUNDING SOURCE:**

No funds required.

**3. WHAT ACTION ACCOMPLISHES:**

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

**4. MANAGEMENT RECOMMENDATION:** Approve.

|  |   |  |
|--|---|--|
| <b>5. Departmental Category:</b> 10 - Utilities <b>CIOA</b>  |   | <b>6. Meeting Date:</b> FEB 20 2007  |
| <b>7. Agenda:</b><br><input checked="" type="checkbox"/> Consent<br><input type="checkbox"/> Administrative<br><input type="checkbox"/> Appeals<br><input type="checkbox"/> Public<br><input type="checkbox"/> Walk-On | <b>8. Requirement/Purpose: (specify)</b><br><input type="checkbox"/> Statute<br><input type="checkbox"/> Ordinance<br><input type="checkbox"/> Admin. Code<br><input checked="" type="checkbox"/> Other <b>Approval</b> | <b>9. Request Initiated:</b><br><b>Commissioner</b><br><b>Department</b> Public Works<br><b>Division</b> Utilities<br><b>By:</b> <i>Douglas L. Meurer</i> 2-1-2007<br><b>Douglas L. Meurer, P.E., Director</b> |

**10. Background:**

Fire lines and fire hydrants do not require permission to construct by the Board, therefore, no previous Blue Sheet number is provided.  
 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.  
 Potable water and sanitary sewer service is provided by Lee County Utilities via existing infrastructure located within the right-of-way of Metropolis Avenue.  
 Funds are available for recording fees in: Account No. OD5360748700.504930  
 (Util-Util Eng-Dep Clerk Fees for Recording & Filing)

SECTION 30 TOWNSHIP 45S RANGE 25E DISTRICT # 5 COMMISSIONER MANN

**11. Review for Scheduling:**

| Department Director                | Purchasing or Contracts | Human Res.   | Other                                    | County Attorney                               | Budget Services      |                     |                     |                     | County Manager/P.W. Director       |
|------------------------------------|-------------------------|--------------|--|---|----------------------|---------------------|---------------------|---------------------|------------------------------------|
|                                    |                         |              |  |   | Analyst              | Risk                | Grants              | Mgr.                |                                    |
| <i>J. Lavender</i><br>Date: 2-2-07 | N/A<br>Date:            | N/A<br>Date: | <i>T.O.</i><br>T. Osterhout<br>Date: 2/1 | <i>S. Covert</i><br>S. Covert<br>Date: 2/5/07 | <i>ekw</i><br>2-5-07 | <i>MP</i><br>2/5/07 | <i>MP</i><br>2-5-07 | <i>JL</i><br>2/5/07 | <i>J. Lavender</i><br>Date: 2-2-07 |

**12. Commission Action:**

- Approved
- Deferred
- Denied
- Other

|                               |
|-------------------------------|
| RECEIVED BY<br>COUNTY ADMIN:  |
| 2/ 11:45 AM                   |
| 15 to EW                      |
| COUNTY ADMIN<br>FORWARDED TO: |
| 2/ 3:00                       |
| 16 to PR                      |

|                |
|----------------|
| Rec. by CoAtty |
| Date: 2/2/07   |
| Time: 3:40 PM  |
| Forwarded To:  |
| 2/5/07         |
| 9:30 AM        |

RESOLUTION NO.

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

WHEREAS, it is the desire of "R & H Investments, LLC", owner of record, to make a contribution to Lee County Utilities of water facilities (one 4" diameter fire line and one fire hydrant), serving "LABODA MEDICAL OFFICE BUILDING"; 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 \$5,000.00 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 20070139-UTL**

COPY

LETTER OF COMPLETION

DATE: 1/11/2007

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

Gentlemen:

This is to certify that the **fire line up to and including 1st OS + Y valve(s) and fire hydrant(s)**  
located at

**Laboda Medical Office Building**  
(Name of Development/Project)

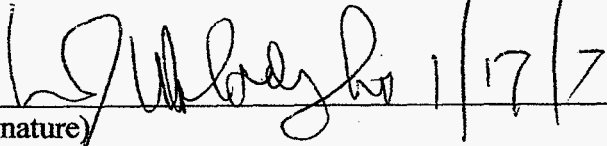
were designed by me and have been constructed in conformance with:  
**the approved plans and the approved specifications**

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

**Bacteriological Test and Pressure Test(s) - Water Main**

Very truly yours,

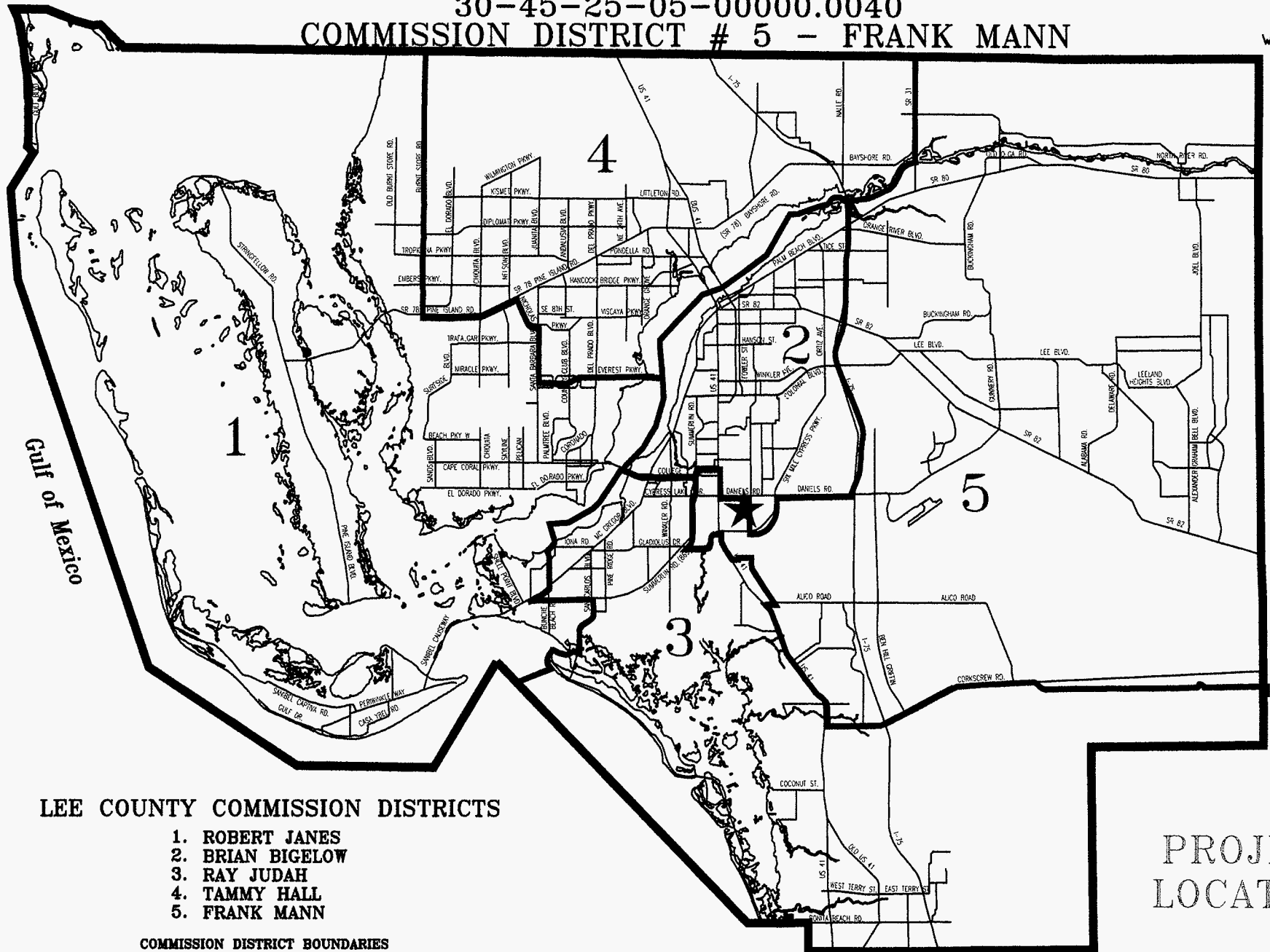
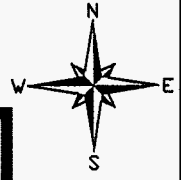
David Douglas Associates, Inc.  
(Owner or Name of Corporation/Firm)

  
(Signature)

Louis J. Wolodzko, P.E., FL #62382  
(Name and Title)

(Seal of Engineering Firm)

**LABODA MEDICAL OFFICE BUILDING**  
**30-45-25-05-00000.0040**  
**COMMISSION DISTRICT # 5 - FRANK MANN**



COPY

**LEE COUNTY COMMISSION DISTRICTS**

- 1. ROBERT JANES
- 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 system of Laboda Medical Office Building 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.

Florida West Underground, Inc.  
(Name of Owner/Contractor)

BY: [Signature]  
(Signature of Owner/Contractor)

STATE OF FL )  
 ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 9th day of NOV, 2006 by Timothy Tillman who is personally known to me, and who did not take an oath.

[Signature]  
Notary Public Signature

Printed Name of Notary Public



(Notary Seal & Commission Number)

COPY

WAIVER AND RELEASE OF LIEN  
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of Five Thousand and No/100 Dollars(\$5,000.00 ) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to R + H INVESTMENTS LLC on the job of Laboda Medical Office Building to the following described property:

Laboda Medical Office Building  
(Name of Development/Project)

fire line up to and including 1st OS and Y valve  
(Facilities Constructed)

14361 METROPOLIS AVE FORT MYERS FL 33912  
(Location)

30-45-25-05-00000.0040  
(Strap # or Section, Township & Range)

Dated on: November , 2006

By: [Signature]  
(Signature of Authorized Representative)

Florida West Underground, Inc  
(Name of Firm or Corporation)

By: Tim Tillman  
(Print Name of Authorized Representative)

10880 Metro Pkwy STE J  
(Address of Firm or Corporation)

Title: Secretary/Treasurer

Fort Myers, FL 33966-  
(City, State & Zip Of Firm Or Corporation)

Phone #: (239)694-9378 Ext.

Fax#: (239)936-8956

STATE OF FL )  
) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 9th day of Nov, 2006 by Timothy Tillman who is personally known to me -  , and who did not take an oath.

[Signature]  
(Notary Public Signature)

(Notary Seal & Commission Number)

(Printed Name of Notary Public)



# COPY

11.5

### CERTIFICATION OF CONTRIBUTORY ASSETS

**PROJECT NAME:** Laboda Medical Office Building

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**STRAP NUMBER:** 30-45-25-05-00000.0040

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**LOCATION:** 14361 METROPOLIS AVE FORT MYERS FL 33912

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**OWNER'S NAME: (as shown on Deed)** R + H INVESTMENTS LLC

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**OWNER'S ADDRESS:** 13670 METPOPOLIS AVE #104

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**OWNER'S ADDRESS:** Fort Myers, FL 33912-

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**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             |
|---|------|----------|------|------------|-------------------|
| FIRE LINE UP TO AND INCL 1ST OS + Y VALVE | 4"   | 1.0      | EA   | \$3,000.00 | \$3,000.00        |
| FIRE HYDRANT ASSEMBLY                     | 6"   | 1.0      | EA   | \$590.00   | \$590.00          |
| PVC C-900 DR-18                           | 6"   | 41.0     | LF   | \$10.00    | \$410.00          |
| GATE VALVE                                | 6"   | 1.0      | EA   | \$500.00   | \$500.00          |
| ASSORTED FITTINGS                         |      | 1.0      | LS   | \$500.00   | \$500.00          |
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| <b>TOTAL</b>                              |      |          |      |            | <b>\$5,000.00</b> |

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

Permit #16951

RECEIVED  
 JAN 22 2007  
 NU-CAPE CONSTRUCTION

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)

TIMOTHY TILMAN - Secretary Treasurer  
(Name & Title of Certifying Agent)

Florida West Underground, Inc.  
(Name of Firm or Corporation)

10880 Metro Pkwy Suite J  
(Address of Firm or Corporation)

Fort Myers, FL 33966 - 1153

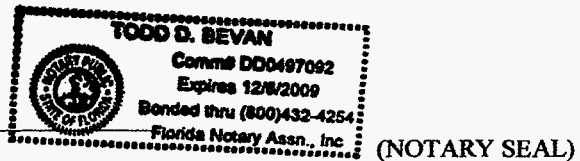
STATE OF FL )  
                  ) SS:  
COUNTY OF Lee )

The foregoing instrument was signed and acknowledged before me this 18th day of JAN, 2007 by TIMOTHY TILMAN who is personally known to me - ✓, and who did not take an oath.

[Signature]  
Notary Public Signature

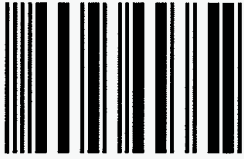
\_\_\_\_\_  
Printed Name of Notary Public

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









**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

30452505000000040

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 20070139**

**R & H INVESTMENTS LLC**

Last First MI Corporate Name (if applicable)  
**13670 METROPOLIS AVE-#104 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 (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  
 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: 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 *John Oth* Date 2/1/07

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

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

**This copy to Department of Revenue**

**TO: RECORDERS OFFICE**

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

***Sue Gulledge***

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

**ACCOUNT NO. OD5360748700.504930**

**THANK YOU.**

**FOR UTILITIES USE ONLY:**

**BLUE SHEET NO. 20070147-UTL**

**PROJECT NAME: LABODA MEDICAL OFFICE  
BUILDING**

**EASEMENT NAME: R & H INVESTMENTS, LLC**

**TYPING BY: *Sue Gulledge***

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

Strap Number(s):

**30-45-25-05-00000.0040**

**LCU 500283**

(THIS SPACE RESERVED FOR RECORDING)

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**GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT**

THIS INDENTURE is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2007, by and between "R & H INVESTMENTS, 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 20070139-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.

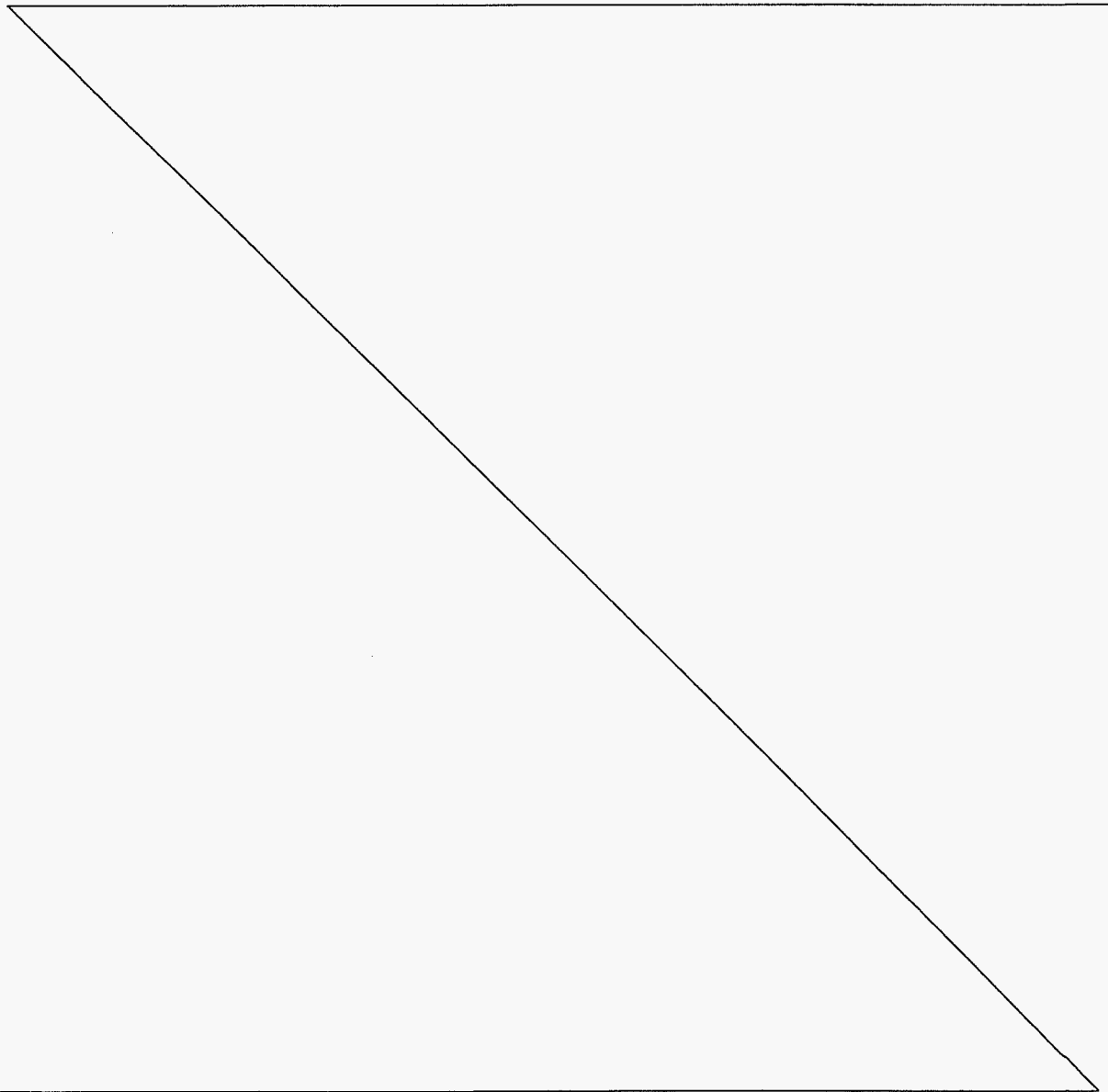
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

Beverly N. Centalanza  
[1<sup>st</sup> Witness' Signature]

Beverly N. Centalanza  
[Type or Print Name]

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

ERIC DOCHINGER  
[Type or Print Name]

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

Michele Laboda  
[Type or Print Name]

President  
[Title]

STATE OF FLORIDA

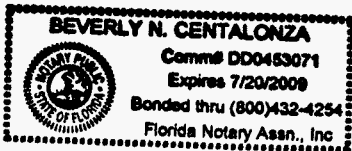
COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 12<sup>th</sup> day of October 2006 by michele Laboda who produced the following as identification \_\_\_\_\_ or is personally know to me, and who did/did not take an oath.

[stamp or seal]

Beverly N. Centalanza  
[Signature of Notary]

Beverly N. Centalanza  
[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



# SKETCH AND DESCRIPTION

LOT 4, CENTRAL METROPOLITAN COMMERCIAL CENTER SOUTH,  
AS RECORDED IN PLAT BOOK 58, PAGE 5,  
LEE COUNTY PUBLIC RECORDS  
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

**LEGAL DESCRIPTION**

A 20' WIDE LEE COUNTY UTILITY EASEMENT LYING IN LOT 4, CENTRAL METROPOLITAN COMMERCIAL CENTER SOUTH, AS RECORDED IN PLAT BOOK 58, PAGE 5, LEE COUNTY PUBLIC RECORDS SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4 THENCE RUN SOUTH ALONG THE EAST LINE OF LOT 4 S 00°54'49" E ALSO BEING THE WEST RIGHT-OF-WAY (100' WIDE) OF METRO PARKWAY SOUTH A DISTANCE OF 24.55 FEET TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 20 FOOT WIDE EASEMENT; THENCE LEAVING SAID EAST LINE RUN THE FOLLOWING 4 COURSES:

- S 89°21'26" W A DISTANCE OF 45.63 FEET
  - S 00°04'08" E A DISTANCE OF 20.00 FEET
  - N 89°21'26" E A DISTANCE OF 45.92 FEET
  - N 00°54'49" W A DISTANCE OF 20.00 FEET
- TO A POINT OF TERMINUS, AND SAID POINT OF BEGINNING, OF THE 20' FOOT WIDE LEE COUNTY UTILITY EASEMENT.

**NOTES**

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF COONER & ASSOCIATES, INC. IS LB-0006773.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
3. BEARING AND DISTANCES SHOWN ARE MEASURED OR CALCULATED FROM MEASUREMENTS UNLESS OTHERWISE NOTED.
4. THIS SURVEY AND COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
5. DATE OF LAST FIELD WORK: 9-21-06;
6. THE BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY LINE OF LOIS LEE LANE AS BEING N 88°55'31" E.
7. NOT VALID WITHOUT ALL 3 SHEETS OF THIS SKETCH AND DESCRIPTION.
8. DIGITAL BACKGROUND DATA WAS PROVIDED BY DDA ENGINEERING & PLANNERS INC.

**LEGEND:**

- A.K.A.= ALSO KNOWN AS
- P.O.B.= POINT OF BEGINNING
- P.O.C.= POINT OF COMMENCEMENT
- P.O.T.= POINT OF TERMINUS
- R= RADIUS
- L= LENGTH
- DA= DELTA
- CH= CHORD
- CDB= CHORD BEARING
- FPL= FLORIDA POWER AND LIGHT
- IR&C= IRON ROD AND CAP
- CM= CONCRETE MONUMENT
- PK&D= PARKER KALON NAIL & DISK
- LB= LICENSED BUSINESS
- R/W= RIGHT-OF-WAY

ROBERT G. AMANN, JR.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5573

(FOR THE FIRM LB-6773)  
SIGNED THIS DAY OF October, 2006.

**THIS IS NOT A SURVEY**

**COONER & ASSOCIATES, INC.**

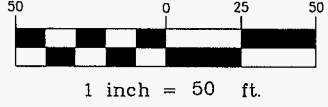
SURVEYING AND MAPPING  
5670 ZIP DRIVE, FORT MYERS, FLORIDA 33905  
TELEPHONE: 239.277.0722 FAX: 239.277.7179 EMAIL: SURVEYING@COONER.COM

COPY

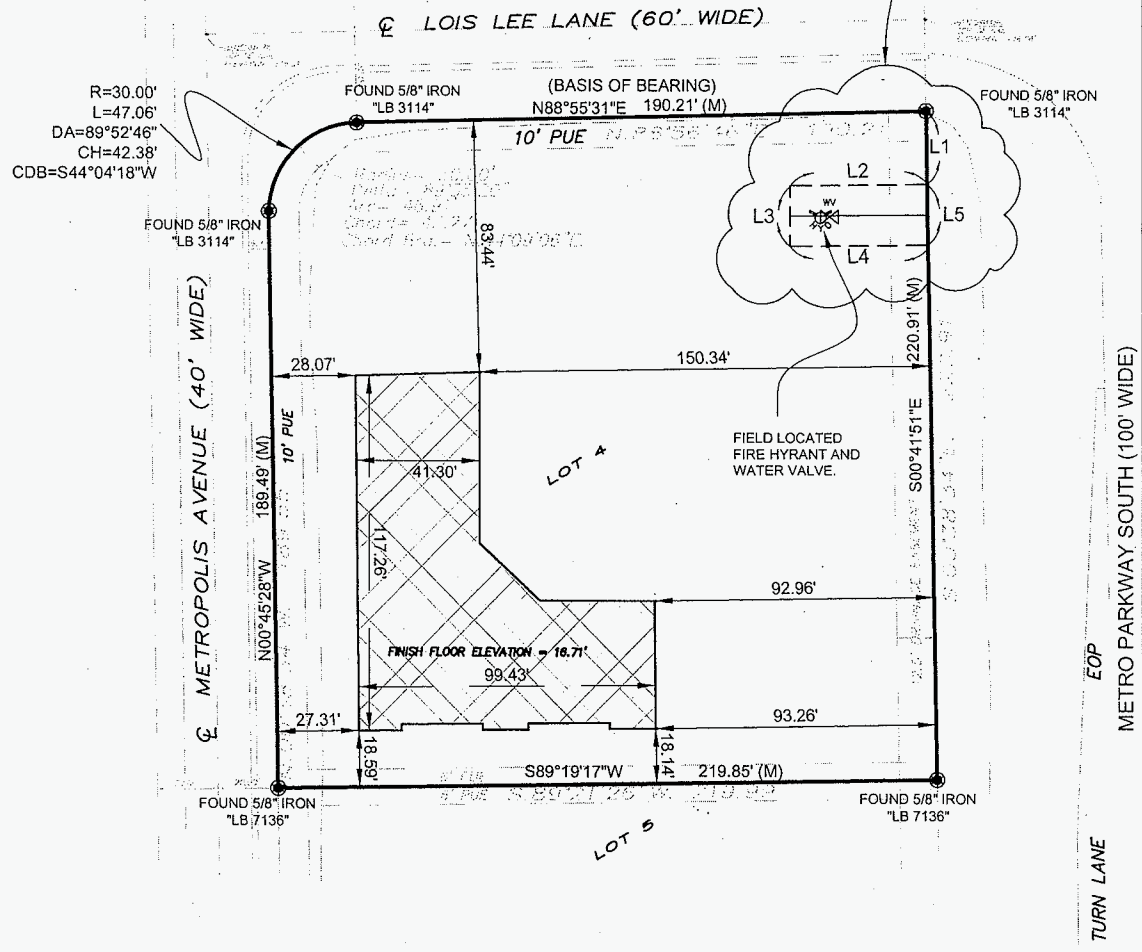
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|---|---|-------------|---------|-----------|---------|--------------|--------|-----------|-----|--------------|------------|-------------|----|-----------|--|------------|--|----------------------|--------|
| SKETCH AND DESCRIPTION<br>LOT 4, CENTRAL METROPOLITAN COMMERCIAL<br>CENTER SOUTH<br>LEE COUNTY, FLORIDA | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>COUNTY:</td> <td>LEE</td> <td>DWG DATE:</td> <td>9-26-06</td> </tr> <tr> <td>PROJECT NO.:</td> <td>060205</td> <td>DRAWN BY:</td> <td>JAA</td> </tr> <tr> <td>DRAWING NO.:</td> <td>060205-ESM</td> <td>CHECKED BY:</td> <td>RG</td> </tr> <tr> <td>REVISION:</td> <td></td> <td>REV. DATE:</td> <td></td> </tr> </table> | COUNTY:     | LEE     | DWG DATE: | 9-26-06 | PROJECT NO.: | 060205 | DRAWN BY: | JAA | DRAWING NO.: | 060205-ESM | CHECKED BY: | RG | REVISION: |  | REV. DATE: |  | NU-CAPE CONSTRUCTION | 1 OF 3 |
| COUNTY:   | LEE   | DWG DATE:   | 9-26-06 |           |         |              |        |           |     |              |            |             |    |           |  |            |  |                      |        |
| PROJECT NO.:  | 060205  | DRAWN BY:   | JAA     |           |         |              |        |           |     |              |            |             |    |           |  |            |  |                      |        |
| DRAWING NO.:  | 060205-ESM  | CHECKED BY: | RG      |           |         |              |        |           |     |              |            |             |    |           |  |            |  |                      |        |
| REVISION:   |   | REV. DATE:  |         |           |         |              |        |           |     |              |            |             |    |           |  |            |  |                      |        |

# SKETCH AND DESCRIPTION

LOT 4, CENTRAL METROPOLITAN COMMERCIAL CENTER SOUTH,  
AS RECORDED IN PLAT BOOK 58, PAGE 5,  
LEE COUNTY PUBLIC RECORDS  
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



SEE SHEET 3 OF 3  
FOR EASEMENT DETAIL



COPY

**THIS IS NOT A SURVEY**

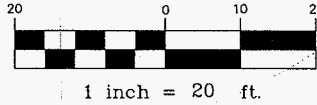
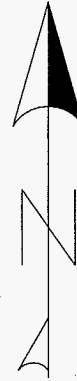
**COONER & ASSOCIATES, INC.**

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5670 ZIP DRIVE, FORT MYERS, FLORIDA 33905  
TELEPHONE: 239.277.0722 FAX: 239.277.7179 EMAIL: SURVEYING@COONER.COM

|   |                         |                   |                      |        |
|---|-------------------------|-------------------|----------------------|--------|
| SKETCH AND DESCRIPTION<br>LOT 4, CENTRAL METROPOLITAN COMMERCIAL<br>CENTER SOUTH<br>LEE COUNTY, FLORIDA | COUNTY: LEE             | DWG DATE: 9-26-06 | NU-CAPE CONSTRUCTION | 2 OF 3 |
|   | PROJECT NO.: 060205     | DRAWN BY: JAA     |                      |        |
|   | DRAWING NO.: 060205-ESM | CHECKED BY: RGA   |                      |        |
|   | REVISION:               | REV. DATE:        |                      |        |

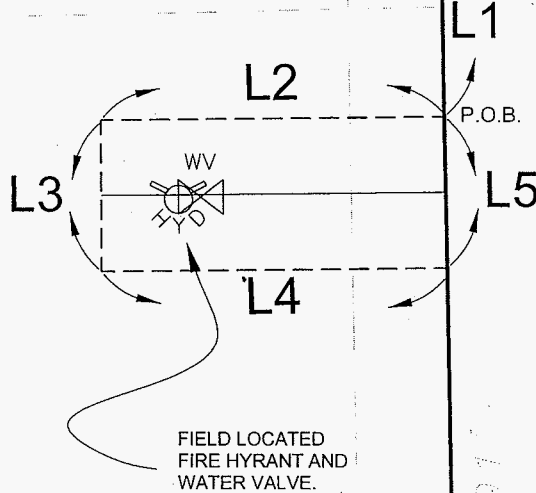
# SKETCH AND DESCRIPTION

LOT 4, CENTRAL METROPOLITAN COMMERCIAL CENTER SOUTH,  
AS RECORDED IN PLAT BOOK 58, PAGE 5,  
LEE COUNTY PUBLIC RECORDS  
SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



(60' WIDE)

P.O.C.  
AT THE NORTHEAST  
CORNER OF LOT 4 OF CENTRAL  
METROPOLITAN COMMERCIAL  
CENTER SOUTH



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 24.55  | S00°54'49"E |
| L2         | 45.63  | S89°21'26"W |
| L3         | 20.00  | S00°04'08"E |
| L4         | 45.92  | N89°21'26"E |
| L5         | 20.00  | N00°54'49"W |

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COPY

|   |                         |                   |                      |        |
|---|-------------------------|-------------------|----------------------|--------|
| SKETCH AND DESCRIPTION<br>LOT 4, CENTRAL METROPOLITAN COMMERCIAL<br>CENTER SOUTH<br>LEE COUNTY, FLORIDA | COUNTY: LEE             | DWG DATE: 9-26-06 | NU-CAPE CONSTRUCTION | 3 OF 3 |
|   | PROJECT NO.: 060205     | DRAWN BY: JAA     |                      |        |
|   | DRAWING NO.: 060205-ESM | CHECKED BY: RGA   |                      |        |
|   | REVISION:               | REV. DATE:        |                      |        |