

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

Blue Sheet No. 20070202-UTL

1. ACTION REQUESTED/PURPOSE:

Developer Contributed Asset: Approve final acceptance, by Resolution and recording of one Utility Easement, as a donation of a one 6" diameter fire line, one fire hydrant and one water service, to provide potable water service, fire protection and sewer service to *Plantation Corporate Park, Lot 1*, a recently constructed commercial building. This is a Developer Contributed asset project located northwest corner of Plantation Road and Corporate Park Circle.

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.

5. Departmental Category: 10 - Utilities CIOC		6. Meeting Date: FEB 27 2007
7. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	8. Requirement/Purpose: (specify) <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input type="checkbox"/> Admin. Code <input checked="" type="checkbox"/> Other Approval	9. Request Initiated: Commissioner Department Public Works Division Utilities By: <i>Douglas L. Meurer</i> 2-8-2007 Douglas L. Meurer, P.E., Director

10. Background:

Fire lines, fire hydrants, and single water services 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.
 Sanitary sewer service will be provided Lee County Utilities via existing infrastructure located within the Corporate Park Circle right-of-way.
 Funds are available for recording fees in: Account No. OD5360748700.504930
 (Util-Util Eng-Dep Clerk Fees for Recording & Filing)

SECTION 18 TOWNSHIP 45 S RANGE 25 E DISTRICT # 2 COMMISSIONER BIGELOW

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> Date: 2-9-07	N/A Date:	N/A Date:	<i>P.O.</i> T. Osterhout Date: 2/8	<i>S. Coovert</i> S. Coovert Date: 2/12/07	<i>ebw</i> 2-13-07	<i>MP</i> 2/13/07	<i>H</i> 2/13/07	<i>JL</i> 2/13/07	<i>J. Lavender</i> Date: 2-9-07

12. Commission Action:

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

RECEIVED BY COUNTY ADMIN: <i>EW</i>
2/12/07
4:40 pm
COUNTY ADMIN FORWARDED TO: <i>P/L</i>
2/13/07
<i>1/1/07</i>

Rec. by CoAtty
Date: 2/12/07
Time: 1:15pm
Forwarded To: <i>2/14/07 4:15pm</i>



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



FDOR10240300
 DR-219
 R. 07/98

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

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

1845251800000010

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 20070202** **MOORESTOWN LLC**

Last Mailing Address: **PO BOX 13** City: **WACCABUC** State: **NY** Zip Code: **10597**

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

Last Mailing Address: **P. O. BOX 398** City: **FT. MYERS** State: **FL** Zip Code: **33902** Phone No.: **2394798181**

5. Date of Sale/Transfer: / / **2007** Sale/Transfer Price: \$ **\$10** **00**

Property Located In: **Lee**

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

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

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 \$ **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: **2/8/06**

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	<input type="text"/>		
Date Recorded	<input type="text"/>		

This copy to Property Appraiser



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



FDOR10240300
 DR-219
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number **0 1 2 3 4 5 6 7 8 9 0123456789** **0123456789**
 (If Parcel ID not available please call County Property Appraiser's Office) → **18452518000000010**

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? →
EASEMENT: **BS 20070202** **MOORESTOWN LLC**

3. Grantor (Seller):
 Last **PO BOX 13** First **WACCABUC** MI **NY** Corporate Name (if applicable) **10597**

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

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

5. Date of Sale/Transfer **2007** \$ **\$10** Sale/Transfer Price **. 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

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/her has any knowledge.

Signature of Grantor or Grantee or Agent *[Signature]* Date **2/8/06**

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 Department of Revenue O. R. Book <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> and Page Number <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> and File Number <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Date Recorded <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/> <input type="text"/> Month Day Year	

This copy to Department of Revenue

RESOLUTION NO.

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

WHEREAS, it is the desire of "MOORESTOWN, LLC", owner of record, to make a contribution to Lee County Utilities of water facilities (one 6" diameter fire line and one fire hydrant, one water service to supply potable water, and fire protection), serving "PLANTATION CORPORATE PARK, LOT 1"; 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 \$26,365.00 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 20070202-UTL

COPY

LETTER OF COMPLETION

DATE: 12/20/2006

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

Gentlemen:

This is to certify that the **water main extension and fire line up to and including 1st OS + Y valve(s)** located at Plantation Corporate Park Lot 1
(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 ,

Very truly yours,

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

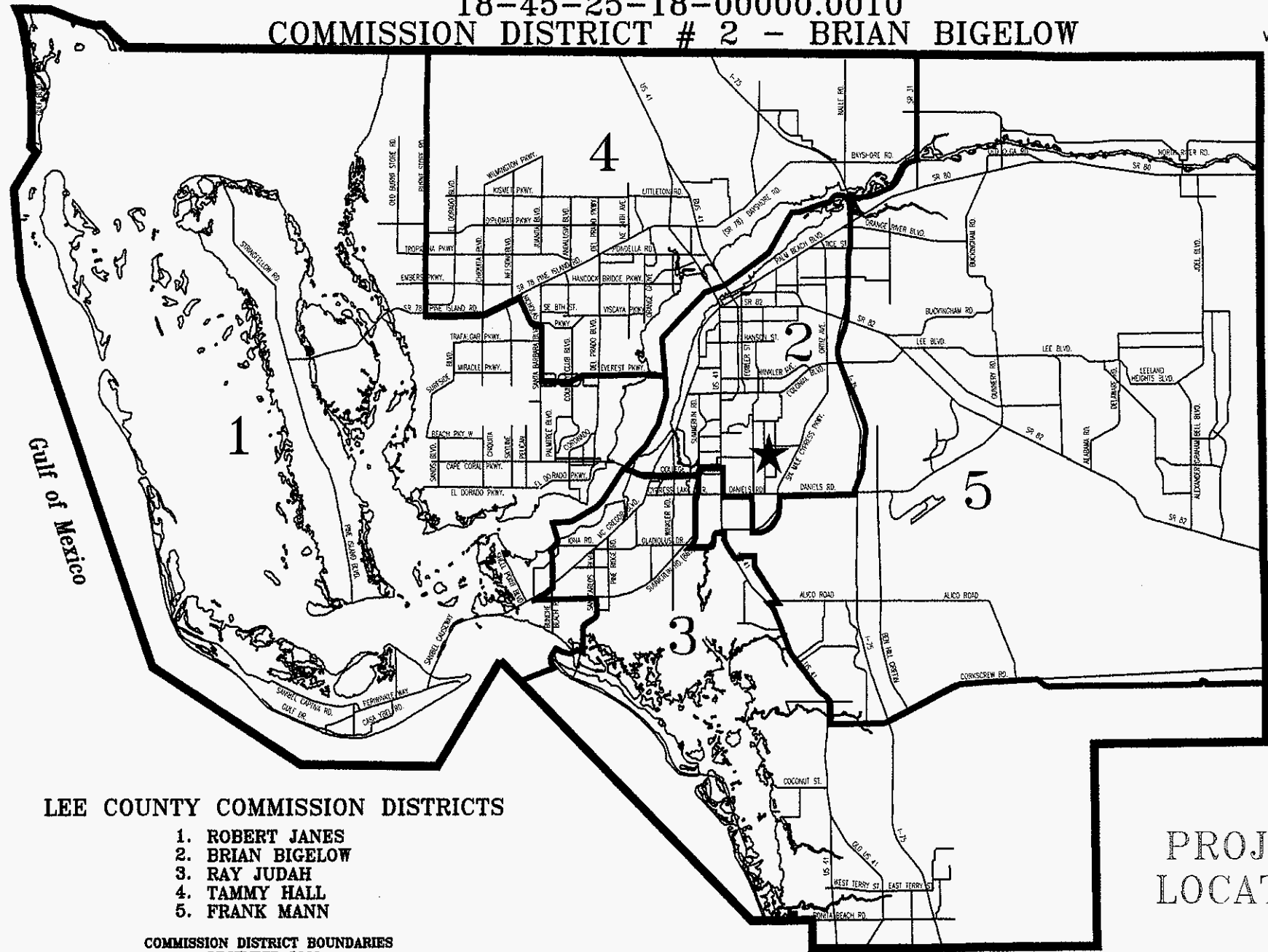
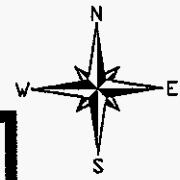
(Signature)

12/20/06

James D. Ottensmann, PE
Senior Engineer
(Name and Title)

(Seal of Engineering Firm)

PLANTATION CORPORATE PARK, LOT 1
 18-45-25-18-0000.0010
 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

PROJECT
 LOCATION

COPY

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water system of PLANTATION CORPORATE PARK ^{Lot 1} 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.

CHRISTO, INCORPORATED

(Contractor/Company Name)

ROBERT A. KEILING-PRESIDENT

(Authorized Representative, Title)

BY: *Robert A. Keiling*

(Signature)

STATE OF FL)

) SS:

COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 1 st day of December, 2006 by ROBERT A. KEILING who is personally known to me - _____, and who did not take an oath.

Mark K. Nottingham
Notary Public Signature

MARK K. NOTTINGHAM
Notary Public, State of Florida
My comm. exp. Jan. 6, 2008
Comm. No. DD 261445

MARK K. NOTTINGHAM
Printed Name of Notary Public

(Notary Seal & Commission Number)

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

The undersigned lienor, in consideration of the final payment in the amount of TWENTY SIX THOUSAND THREE HUNDRES SIXTY FIVE & NO/100(\$26,365.00) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to MOORESTOWN LLC on the job of BROOKS & FREUND, LLC to the following described property:

PLANTATION CORPORATE PARK Lot 1

(Name of Development/Project)

6360/6601 CORPORATE PARK CIRCLE
FORT MYERS, FL 33912

(Location)

Water Main Extension and
Fire Line up to and including 1st OS and Y valve

(Facilities Constructed)

18-45-25-18-00000.0010

(Strap # or Section, Township & Range)

Dated on: December 1, 2006

By: 
(Signature of Authorized Representative)

By: ROBERT A. KEILING
(Print Name of Authorized Representative)

Title: PRESIDENT

Phone #: (239)997-2823 Ext.

CHRISTO, INCORPORATED
(Name of Firm or Corporation)

4461-B HANCOCK BRIDGE PKWY
(Address of Firm or Corporation)

N. FORT MYERS, FL 33903-
(City, State & Zip Of Firm Or Corporation)

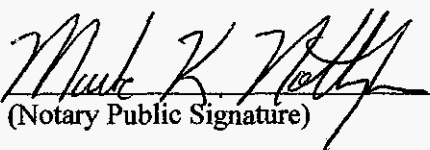
Fax#: (239)997-4672

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 1 st day of December, 2006 by ROBERT A. KEILING who is personally known to me - _____, and who did not take an oath.

MARK K. NOTTINGHAM
Notary Public, State of Florida
My comm. exp. Jan. 6, 2008
Comm. No. DD 261445

(Notary Seal & Commission Number)


(Notary Public Signature)

MARK K. NOTTINGHAM
(Printed Name of Notary Public)

CERTIFICATION OF CONTRIBUTORY ASSETS COPY

PROJECT NAME: PLANTATION CORPORATE PARK .Lot 1

STRAP NUMBER: 18-45-25-18-00000.0010

LOCATION: 6360/6601 CORPORATE PARK CIRCLE

OWNER'S NAME: (as shown on Deed) MOORESTOWN LLC

OWNER'S ADDRESS: P.O. BOX 13

OWNER'S ADDRESS: WACCABUC, NY 10597-

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
CL-50 DIP	8"	55.0	LF	\$35.00	\$1,925.00
PVC C-900 DR-18	6"	58.0	LF	\$30.00	\$1,740.00
FIRE HYDRANT ASSEMBLY	6"	1.0	EA	\$3,000.00	\$3,000.00
TAPPING SLEEVE W/VALVE	12" x 8"	1.0	EA	\$7,500.00	\$7,500.00
GATE VALVE	6"	1.0	EA	\$1,200.00	\$1,200.00
ASSORTED FITTINGS	8"	1.0	LS	\$1,500.00	\$1,500.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	6"	1.0	EA	\$7,500.00	\$7,500.00
SINGLE WATER SERVICE/COMPLETE	2"	1.0	EA	\$1,000.00	\$1,000.00
ASSORTED FITTINGS	6"	1.0	LS	\$1,000.00	\$1,000.00
TOTAL					\$26,365.00

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

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

CERTIFYING:

X *Robert A. Keiling*
(Signature of Certifying Agent)

ROBERT A. KEILING- PRESIDENT
(Name & Title of Certifying Agent)

CHRISTO, INCORPORATED
(Name of Firm or Corporation)

4461-B HANCOCK BRIDGE PKWY
(Address of Firm or Corporation)

N. FORT MYERS, FL 33903 -

STATE OF FL)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 1 st day of December, 2006 by ROBERT A. KEILING who is personally known to me - _____, and who did not take an oath.

Mark K. Nottingham
Notary Public Signature

MARK K. NOTTINGHAM
Printed Name of Notary Public

MARK K. NOTTINGHAM
Notary Public, State of Florida
My comm. exp. Jan. 6, 2008
Comm. No. DD 261445

Notary Commission Number

(NOTARY SEAL)

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. 20070202-UTL

**PROJECT NAME: PLANTATION CORPORATE
PARK, LOT 1**

EASEMENT NAME: MOORESTOWN LLC

TYPING BY: *Jeanette Cruz*

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

Strap Number(s):

18-45-25-18-00000.0010

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 "MORRESTOWN 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 20070202-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.

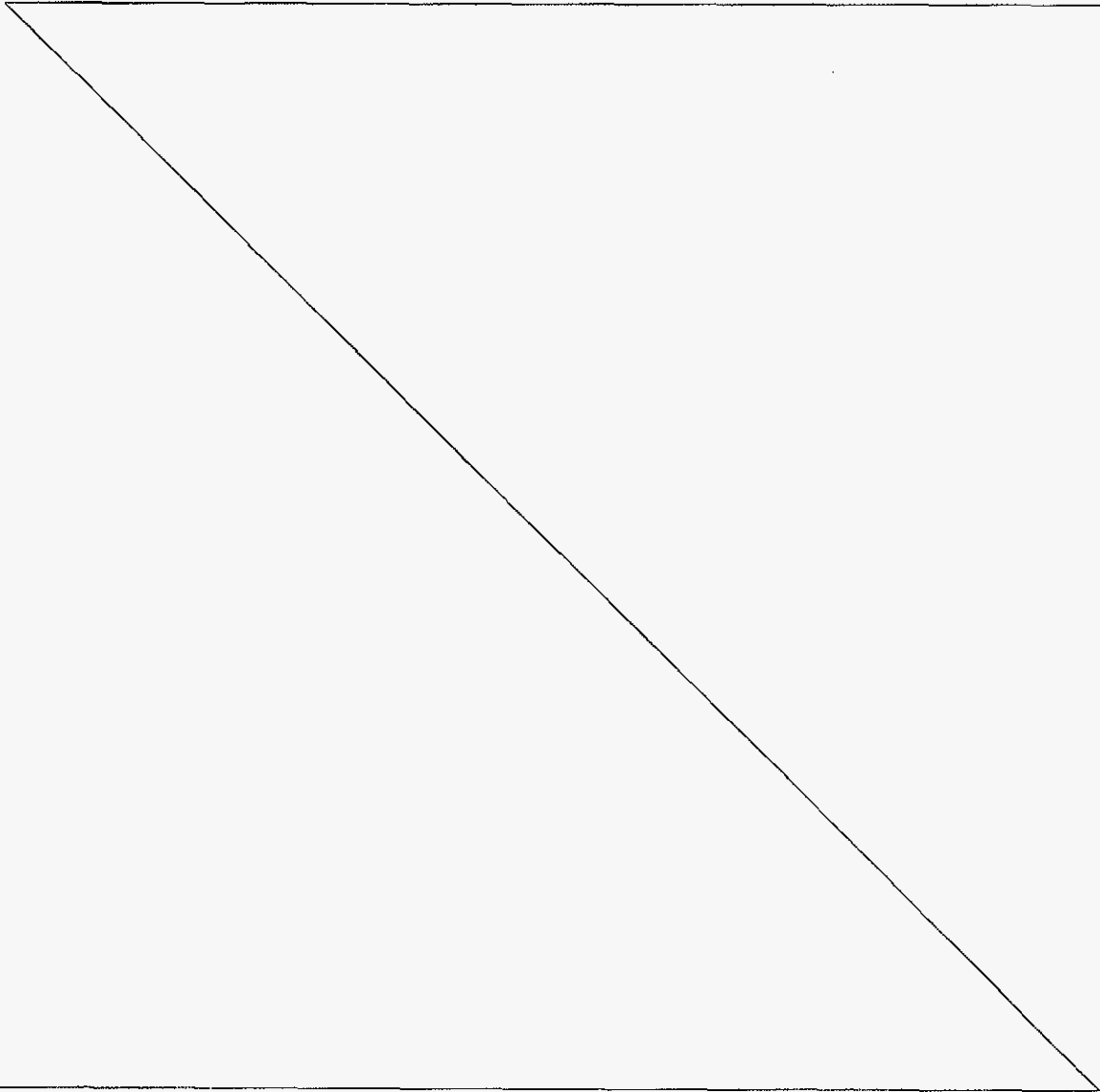
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment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

Barbara Copeland
[1st Witness' Signature]

Barbara Copeland
[Type or Print Name]

Christina Holden
[2nd Witness' Signature]

Christina Holden
[Type or Print Name]

BY: Michael Fitzgerald, member
[Signature Grantor's/Owner's]

Michael J. Fitzgerald

[Type or Print Name]

Managing Member

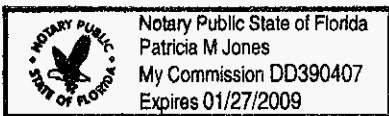
[Title]

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was signed and acknowledged before me this 3/ day of January 2007 by _____ who produced the following as identification _____ or is personally know to me, and who did/did not take an oath.

[stamp or seal]



Patricia M Jones
[Signature of Notary]

PATRICIA M. JONES
[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 18, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

(UTILITY EASEMENT)

AN EASEMENT ACROSS, OVER AND THROUGH A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING IN LOT 1, PLANTATION CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 68 THROUGH 69, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, PLANTATION CORPORATE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73 AT PAGES 68 AND 69 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°39'42"E. THE NORTH RIGHT OF WAY LINE OF CORPORATE PARK CIRCLE A DISTANCE OF 203.19 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°20'30" A DISTANCE OF 173.99 FEET TO THE END OF THE CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.15°40'50"W. A DISTANCE OF 51.86 FEET; THENCE N.74°19'10"E. A DISTANCE OF 20.00 FEET; THENCE S.15°40'50"E. A DISTANCE OF 60.15 FEET; THENCE S.86°51'12"E. A DISTANCE OF 8.48 FEET; THENCE S.01°58'35"W. A DISTANCE OF 6.98 FEET; THENCE S.37°44'04"W. A DISTANCE OF 14.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CORPORATE PARK CIRCLE ALSO BEING A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.50°28'56"W., A RADIAL DISTANCE OF 230.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°28'43" A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,431 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

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

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF CORPORATE PARK CIRCLE BEING N.89°39'42"E.

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

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

1-8-2007

* SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION *

SKETCH TO ACCOMPANY DESCRIPTION

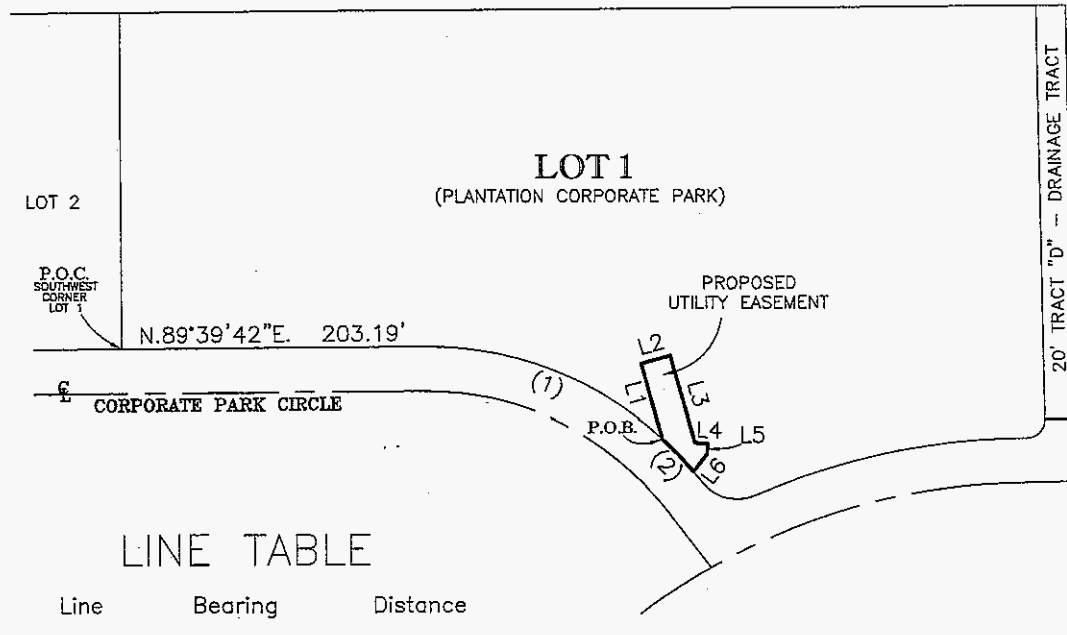
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	230.00'	43°20'30"	173.99'	91.39'	169.87'	S.68°40'03"E.
2	230.00'	07°28'43"	30.02'	15.03'	30.00'	N.43°15'26"W.

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

* THIS IS NOT A SURVEY *



LINE TABLE

Line	Bearing	Distance
L1	N.15°40'50"W.	51.86'
L2	N.74°19'10"E.	20.00'
L3	S.15°40'50"E.	60.15'
L4	S.86°51'12"E.	8.48'
L5	S.01°58'35"W.	6.98'
L6	S.37°44'04"W.	14.97'

PROPOSED UTILITY EASEMENT

TITLE:		SKETCH	
		METRON SURVEYING & MAPPING LAND SURVEYORS-PLANNERS LB# 7071	
10970 SOUTH CLEVELAND AVENUE, SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
9650SK1.DWG	N/A	9650	2 OF 2
SKETCH DATE:	DRAWN BY:	SCALE:	CHECKED BY:
1-8-07	MAC	1" = 100'	SMS
			(S-T-R) 18-45-25

COPY