

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

Blue Sheet No. 20070368

1. ACTION REQUESTED/PURPOSE: Adopt a Resolution of Exchange relating to 1) privately owned property located in Section 11, Township 44 South, Range 24 East, and 2) County held easement located in Section 11, Township 44 South, Range 24 East; authorize Chairman to execute all documents necessary to effectuate the exchange; authorize the Division of County Lands to handle and accept all documentation to complete this transaction.

2. FUNDING SOURCE: No County funds required.

3. WHAT ACTION ACCOMPLISHES: Exchange of County property must be approved by the Board of County Commissioners pursuant to Florida Statute.

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category: 06

C6E

6. Meeting Date: April 3, 2007
Date Critical

7. Agenda:
 Consent
 Administrative
 Appeals
 Public
 Walk-On

8. Requirement/Purpose: (specify)
 Statute 125.37
 Ordinance
 Admin. Code
 Other

9. Request Initiated:
Commissioner _____
Department Independent
Division County Lands
By: Karen Forsyth, Director

[Handwritten initials/signature]

10. Background:

The proposed exchange consists of a parcel owned by C.R. Hancock Bridge, LLC, within a pending new development known as Hancock Harbor Yacht Club, and an easement acquired by the County by instrument recorded at Official Record Book 2227, Page 3676, Public Records of Lee County, Florida. Based upon the terms of the agreement, staff has determined that a portion of the existing drainage easement previously conveyed to the County several years ago is not necessary for County purposes. This exchange will provide the County with a new public drainage easement serving the needs of the County, the Hancock Harbor project, and adjacent properties.

No County funds are required for this transaction. All costs will be paid by C.R. Hancock Bridge, LLC.

Attachments: Resolution of Exchange; Exchange Agreement (2 originals); County Deed; Letters of No Objection; Location Map

11. 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>[Signature]</i>			<i>[Signature]</i> 3/21/07	<i>[Signature]</i>	<i>[Signature]</i> 3/21/07	<i>[Signature]</i> 3/21/07	<i>[Signature]</i> 3/21/07	<i>[Signature]</i> 3/21/07	<i>[Signature]</i> 3/21/07

12. Commission Action:

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

RECEIVED BY
COUNTY ADMIN:
3/ 11:11 AM
121
COUNTY ADMIN
FORWARDED TO: PL
3/21
3pm

Rec. by CoAtty
3/29/07
3:15pm
Admin
3/21/07

THIS INSTRUMENT PREPARED BY:

Division of County Lands
PO Box 398
Fort Myers, FL 33902

Strap No. 11-44-24-00-00017.0000

HANCOCK HARBOR YACHT CLUB DRAINAGE EASEMENT EXCHANGE AGREEMENT

This Agreement is entered into this _____ day of _____, 2007, between C.R. Hancock Bridge, LLC, a Maryland Limited Liability Company, whose address is 1427 Clarkview Road, Suite 500, Baltimore, MD 21209 (CRHB); and Lee County, a political subdivision of the State of Florida, whose address is PO Box 398, Fort Myers, FL 33902 (County).

WHEREAS, CRHB is the fee simple owner of property located in Section 11, Township 44 South, Range 24 East, Lee County, Florida and more specifically described in attached Exhibit "A"; and

WHEREAS, CRHB is the Developer of a project known as Hancock Harbor Yacht Club ("Hancock Project") which includes the property described in Exhibit "A"; and

WHEREAS, the County holds an easement interest for public utility purposes over and across the property described in Exhibit "A", said easement being recorded at Official Records Book 2227, Page 3676, Public Records of Lee County, Florida; and

WHEREAS, CRHB desires to develop the Hancock Project in a manner that requires the relocation and reconfiguration of the public drainage easement described above which encumbers the property described in Exhibit "A"; and

WHEREAS, in order to facilitate the design and development of the Hancock Project as proposed by CRHB and accommodate drainage within the Hancock Project for the benefit of the Hancock Project and adjacent properties, the County is willing to relocate and reconfigure the existing public drainage easement to a new location; and

WHEREAS, a principal purpose of this Agreement is to provide for an exchange of real property interests as allowed be and pursuant to Section 125.37, Florida Statutes (2007); and

WHEREAS, the purpose of this Agreement is to set forth the terms acceptable to the parties to accomplish both objectives; and

WHEREAS, the parties believe this Agreement will facilitate county drainage needs and adequately serve to protect the public interest.

NOW, THEREFORE, in consideration of the covenants contained in this Agreement, Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the parties do hereby agree as follows:

1. The recitals set forth above are true and correct and incorporated into this Agreement.
2. The purpose of the Agreement is to accommodate the relocation of the public drainage easement presently existing over the property described in Exhibit "A" by virtue of that certain instrument recorded in O.R. Book 2227, Page 3676, Public Records of Lee County, Florida, while continuing to accommodate the public drainage needs of the County.
3. The County has agreed to relinquish and exchange its rights in the existing public drainage easement based upon CRHB's agreement to provide a new drainage easement, in the form attached hereto as Exhibit "B", over and across the property described in said Exhibit "B." In consideration of this new public drainage easement, the County shall execute and deliver to CRHB a County Deed in the form attached hereto as Exhibit "C" conveying its interest in the existing public drainage easement to CRHB.
4. This Agreement was considered by the Board of County Commissioners in accordance with the requirements of Section 125.37, F.S. CRHB will be responsible for all recording costs and fees associated with this exchange (including but not limited to documentary stamps and costs of advertising required under Section 125.37, F.S.).
5. The parties understand and agree that no impact fee credits will be issued to CRHB, or any other party, for the new public drainage easement described in Exhibit "B."
6. CRHB covenants and agrees that the new public drainage easement described in Exhibit "B" will be shown on any future plat of the property.
7. This Agreement will be construed in accordance with the laws of the State of Florida. The venue for any action arising from this Agreement lies in Lee County, Florida.
8. The parties agree that the rights and obligations provided to CRHB under this Agreement are freely assignable to a purchaser for value.
9. This Agreement, including all exhibits, constitutes the entire agreement of the parties and may be modified only by a written instrument executed with the same formality.
10. The County hereby authorized the Chairman of the Board of County Commissioners, or his designee to accept and execute all documents on behalf of the County and to do all other things prudent and necessary to effectuate the terms of this Agreement and the exchange of real property interests contemplated herein.
11. This Agreement is binding upon and inures to the benefit of the parties, their successors and assigns.

C.R. Hancock Bridge, LLC, a
Maryland Limited Liability Company

[Signature]
Witness Signature

Richard Blake
Printed Name

[Signature]
Witness Signature

Harland Doolittle
Printed Name

By: [Signature]
Printed Name: J. Kemp Deming
Its: V.P. Development

STATE OF Florida
COUNTY OF Lee

The foregoing Agreement was acknowledged before me this day of March,
2007 by Kemp Deming as of C.R. Hancock
Bridge, LLC. He/She is personally known to me or has produced the following identification

SHEPPI BARNES
Notary Public, State of Florida
My Commission Expires: 11/20/2009
No. 100422251

[Signature]
Notary Public

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By:
Deputy Clerk

By:
Chairman

APPROVED AS TO FORM:

By:
Office of County Attorney

DRAINAGE EASEMENT VACATION
LEGAL DESCRIPTION

A PORTION OF A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2227, PAGES 3676 THROUGH 3679 INCLUSIVE, LYING IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE RUN S00°28'07"W FOR 2264.96 FEET ALONG THE WEST LINE OF SAID SECTION 11 AND THE CENTERLINE OF PALM AVENUE TO THE SOUTHEASTERLY RIGHT OF WAY (100 FEET WIDE) OF HANCOCK BRIDGE PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 1833 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N72°29'34"E FOR 119.35 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1739.63 FEET, CENTRAL ANGLE 22°00'00", CHORD BEARING N61°29'34"E, CHORD 663.87 FEET; THENCE NORTHEASTERLY FOR 667.97 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N50°29'36"E FOR 226.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 25.00 FEET, CENTRAL ANGLE 90°00'00", CHORD BEARING S84°30'24"E, CHORD 35.36 FEET; THENCE EASTERLY AND SOUTHEASTERLY FOR 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S39°30'24"E FOR 137.06 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 03°15'47", CHORD BEARING S37°52'31"E, CHORD 282.98 FEET; THENCE SOUTHEASTERLY FOR 283.03 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2227, PAGE 3676 THROUGH 3679, THENCE CONTINUE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BEAU DRIVE ALONG A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE OF 05°49'47", CHORD BEARING S33°19'44"E, CHORD 505.43 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE FOR 505.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS AND TO A CURVE TO THE RIGHT, CONCAVE TO THE NORTH, RADIUS 167.50 FEET, CENTRAL ANGLE 12°54'37", CHORD BEARING S65°42'10"W, CHORD 37.66 FEET; THENCE WESTERLY FOR 37.74 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S72°09'29"W FOR 110.00 FEET; THENCE N17°50'31"W FOR 12.01 FEET, THENCE N72°09'29"E FOR 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 155.50 FEET, CENTRAL ANGLE 09°14'39", CHORD BEARING N65°41'38"E, CHORD 35.01 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE 35.09 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BEAU DRIVE AND TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 00°08'18", CHORD BEARING S30°28'59"E, CHORD 12.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.


CONTAINING 1,757.73 SQUARE FEET OR 0.04 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, 1983(90) NAD.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

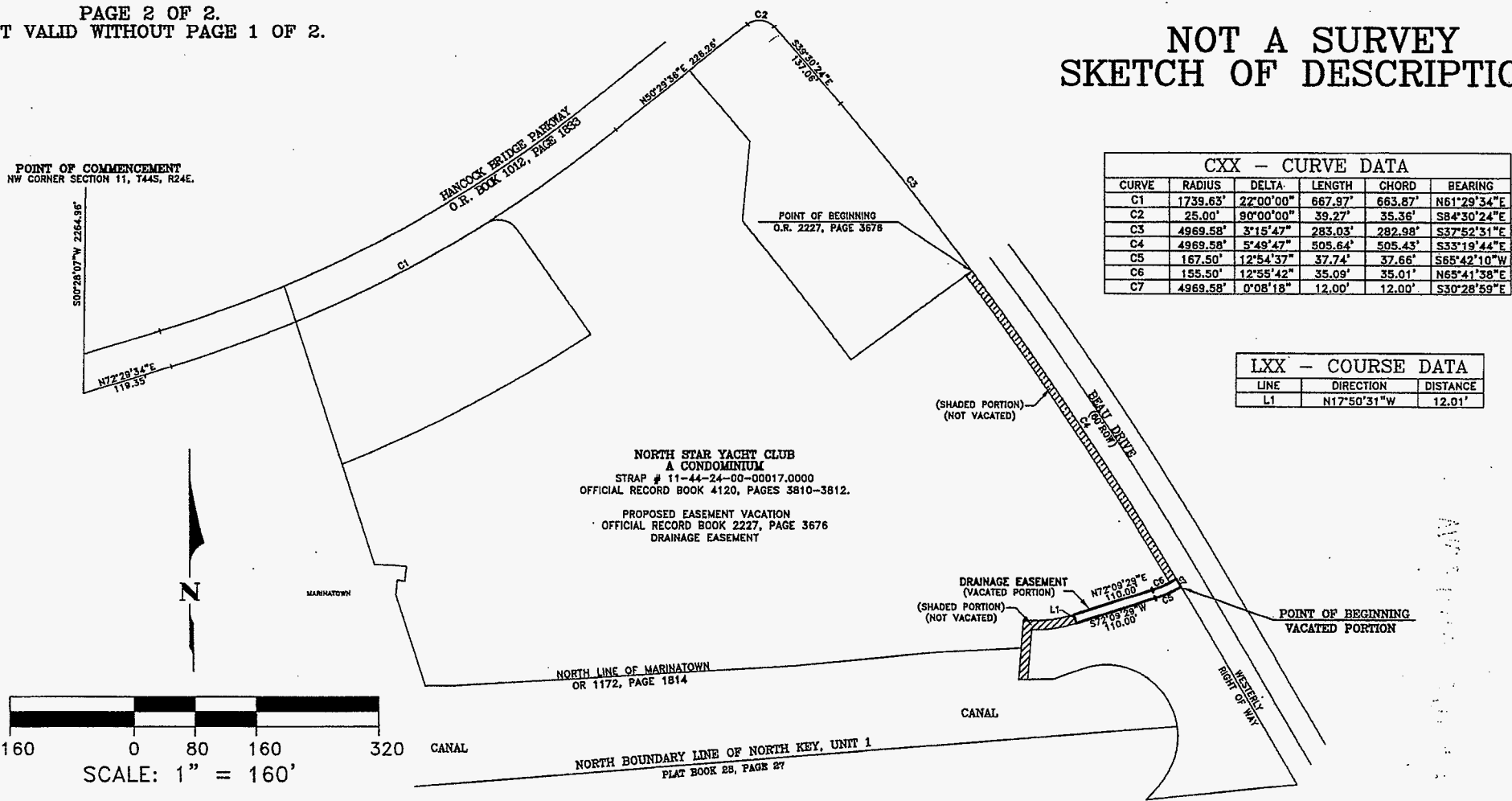
NOT A SURVEY
SKETCH OF DESCRIPTION

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464
MR. GARY E. WORLEY, P.S.M.C.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3654
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL BASED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 05.303, 04.322 & 03.206
DATE OF SIGNATURE: 11/01/08

SHEET 1 OF 1 FILE NO. 04322	 COASTAL ENGINEERING CONSULTANTS, INC. A CECI GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104	CIVIL ENGINEERING SURVEY & MAPPING COASTAL ENGINEERING REAL ESTATE APPRAISAL PLANNING SERVICES PHONE: (239)643-2324 FAX: (239)643-1143 www.coastalengineering.com E-Mail: engcoffier@cecliff.com	CLIENT:	CR HANCOCK BRIDGE, LLC	DATE:	02/14/08	SCALE:	N/A		
			TITLE:	SKETCH OF DESCRIPTION OF A PROPOSED DRAINAGE EASEMENT VACATION LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.	DRAWN:	DLW	F.B.	N/A		
					CHECKED:	PG.	N/A			
					SEC.	11	TWP.	44S	RNG.	24E
					ACAD NO.	05.303, 04322 & 03.206				
		REF. NO.	04322Vacofe.dwg	NO.	1	DATE	11/01/08	BY	DLW	ADDED TEXT "POINT OF BEGINNING"

NOT A SURVEY SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT
NW CORNER SECTION 11, T44S, R24E.

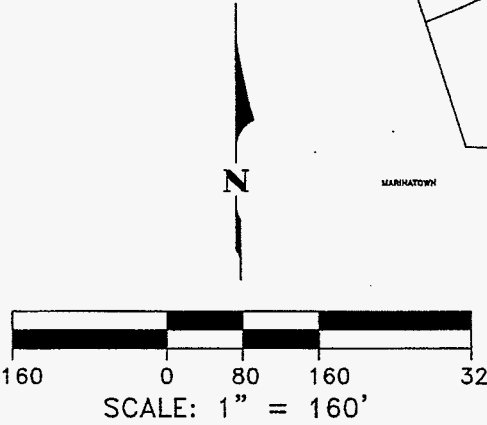


CXX - CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1739.63'	22°00'00"	667.97'	663.87'	N61°29'34"E
C2	25.00'	90°00'00"	39.27'	35.36'	S84°30'24"E
C3	4969.58'	3°15'47"	283.03'	292.98'	S37°52'31"E
C4	4969.58'	5°49'47"	509.64'	505.43'	S33°19'44"E
C5	167.50'	12°54'37"	37.74'	37.66'	S65°42'10"W
C6	155.50'	12°55'42"	35.09'	35.01'	N65°41'38"E
C7	4969.58'	0°08'18"	12.00'	12.00'	S30°28'59"E

LXX - COURSE DATA		
LINE	DIRECTION	DISTANCE
L1	N17°50'31"W	12.01'

**NORTH STAR YACHT CLUB
A CONDOMINIUM**
STRAP # 11-44-24-00-00017.0000
OFFICIAL RECORD BOOK 4120, PAGES 3810-3812.

PROPOSED EASEMENT VACATION
OFFICIAL RECORD BOOK 2227, PAGE 3676
DRAINAGE EASEMENT



SHEET 1 OF 1 24x36 FOR FILE	COASTAL ENGINEERING CONSULTANTS INC. A CECI GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104	CIVIL ENGINEERING SURVEY & MAPPING COASTAL ENGINEERING REAL ESTATE APPRAISAL CERTIFIED PLANNERS PHONE: (239)643-2324 FAX: (239)643-1143 www.coastalengineering.com E-Mail: engcollier@cecifl.com	CLIENT: CR HANCOCK BRIDGE, LLC TITLE: SKETCH OF DESCRIPTION OF A PROPOSED DRAINAGE EASEMENT VACATION LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.	DATE: 02/14/06 DRAWN: DLW CHECKED: PG. SEC. 11 TWP. 44S RNG. 24E ACAD NO. 05.303, 04.322 & 03.206 REF. NO. 04322VACATE.dwg	SCALE: 1" = 160' F.B. N/A PG. N/A	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REVISION DESCRIPTION				
	NO.	DATE	BY	REVISION DESCRIPTION										

NORTH STAR YACHT CLUB, A CONDOMINIUM DRAINAGE EASEMENT

NORTH STAR YACHT CLUB, A CONDOMINIUM 15.0' DRAINAGE EASEMENT LEGAL DESCRIPTION

A 15.00' DRAINAGE EASEMENT LYING IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE RUN S00°28'07"W FOR 2264.96 FEET ALONG THE WEST LINE OF SAID SECTION 11 AND THE CENTERLINE OF PALM AVENUE TO THE SOUTHEASTERLY RIGHT OF WAY (100 FEET WIDE) OF HANCOCK BRIDGE PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 1833 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N72°29'34"E FOR 119.35 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1739.63 FEET, CENTRAL ANGLE 22°00'00", CHORD BEARING N61°29'34"E, CHORD 663.87 FEET; THENCE NORTHEASTERLY FOR 667.97 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N50°29'36"E FOR 226.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 25.00 FEET, CENTRAL ANGLE 90°00'00", CHORD BEARING S84°30'24"E, CHORD 35.36 FEET; THENCE EASTERLY AND SOUTHEASTERLY FOR 39.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE S39°30'24"E FOR 137.06 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 08°16'50", CHORD BEARING S35°21'59"E, CHORD 717.59 FEET; THENCE SOUTHEASTERLY FOR 718.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT AND THE POINT OF A COMPOUND CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 00°10'23", CHORD BEARING S31°08'23"E, CHORD 15.00 FEET; THENCE SOUTHEASTERLY FOR 15.00 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE, THENCE LEAVING SAID RIGHT OF WAY CONTINUE S58°03'47"W FOR 95.43 FEET; THENCE S35°35'32"W FOR 58.81 FEET; THENCE N54°24'28"W FOR 15.00 FEET; THENCE N35°35'32"E FOR 61.79 FEET; THENCE N58°03'47"E FOR 98.61 FEET THENCE TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2,359.80 SQUARE FEET OR 0.05 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, 1983(90) NAD.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

NOT A SURVEY SKETCH OF DESCRIPTION


 COASTAL ENGINEERING CONSULTANTS, INC.
 FLORIDA BUSINESS AUTHORIZATION NO. LB 2464
 MR. DANA E. WORLEY, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5688
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 CEC FILE NO. 04.322 BG 08
 DATE OF SIGNATURE: 08-22-06


SHEET 1 OF 1 FILE NO. 04.322	 COASTAL ENGINEERING CONSULTANTS INC. A CECI GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104	CIVIL ENGINEERING SURVEY & MAPPING COASTAL ENGINEERING REAL ESTATE APPRAISAL PLANNING SERVICES PHONE: (239)643-2324 FAX: (239)643-1143 www.coastalengineering.com E-Mail: engcall@cecfl.com	CLIENT: CR HANCOCK BRIDGE, LLC	DATE: 08/22/06	SCALE: N/A			
			TITLE: SKETCH OF DESCRIPTION OF A 15.0' DRAINAGE EASEMENT LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.	DRAWN: DLW	F.B. N/A	CHECKED: PG. N/A	SEC. 11	TWP. 44S
				ACAD NO. 04.322 BG 08				
				REF. NO. 043220E-STR29.dwg	NO.	DATE	BY	REVISION DESCRIPTION

Exhibit "B"

NOT A SURVEY SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT
NW CORNER SECTION 11, T44S, R24E.

S00°28'07"W 2364.85'
N72°28'34"E 119.35'

HANCOCK BRIDGE PARKWAY
O.R. BOOK 1012, PAGE 1833

N80°29'35"E 282.58'
S85°30'42"E 157.05'

CXX - CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1739.63'	22°00'00"	667.97'	663.87'	N61°29'34"E
C2	25.00'	90°00'00"	39.27'	35.36'	S84°30'24"E
C3	4969.58'	8°16'50"	718.22'	717.59'	S35°21'59"E
C4	4969.58'	0°10'23"	15.00'	15.00'	S31°08'23"E

LXX - COURSE DATA		
LINE	DIRECTION	DISTANCE
L1	N54°24'28"W	15.00'

NORTH STAR YACHT CLUB
A CONDOMINIUM
STRAP # 11-44-24-00-00017.0000
OFFICIAL RECORD BOOK 4120, PAGES 3810-3812.

POINT OF BEGINNING
15' DRAINAGE EASEMENT

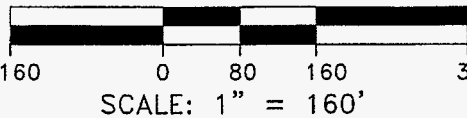
15.0' DRAINAGE EASEMENT

A PORTION OF AN EXISTING 12' DRAINAGE
EASEMENT AS RECORDED IN OFFICIAL
RECORD BOOK 2227, PAGE 3676

NORTH LINE OF MARINATOWN
OR 1172, PAGE 1814

NORTH BOUNDARY LINE OF NORTH KEY, UNIT 1
PLAT BOOK 28, PAGE 27

BELL DRIVE
WESTERLY
RIGHT OF WAY



SHEET 1 OF 1 FILE NO. 04.322	COASTAL ENGINEERING CONSULTANTS INC. A CECI GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104	CIVIL ENGINEERING SURVEY & MAPPING COASTAL ENGINEERING REAL ESTATE APPRAISAL PLANNERS PHONE: (239)643-2324 FAX: (239)643-1143 www.coastalengineering.com E-Mail: engcoller@cecifi.com	CLIENT: CR HANCOCK BRIDGE, LLC TITLE: SKETCH OF DESCRIPTION OF A 15' DRAINAGE EASEMENT LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.	DATE: 09/22/06 DRAWN: DLW CHECKED: PO SEC. 11 TWP. 44S RND. 24E ACAD NO. 04.322 BG 08 REF. NO. 04322DE-STR29.dwg	SCALE: 1" = 160' N/A N/A N/A N/A N/A	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	BY	REVISION DESCRIPTION								
	NO.	DATE	BY	REVISION DESCRIPTION														

Exhibit "B"

This Instrument Prepared by:
DIVISION OF COUNTY LANDS
Post Office Box 398
Fort Myers, Florida 33902-0398

Exhibit "C"

STRAP No. 11-44-24-00-00017.0000

THIS SPACE FOR RECORDING

COUNTY DEED (Statutory)

THIS DEED, executed this ___ day of _____, 20___, by **LEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, COUNTY, to **C.R. HANCOCK BRIDGE, LLC, a Maryland Limited Liability Company** whose address is 1427 Clarkview Road, Ste. 500, Baltimore, Maryland 21209, Grantee.

WITNESSETH: The COUNTY, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs and assigns forever, the following described land, lying and being in Lee County, Florida:

SEE ATTACHED EXHIBIT "A"

This transfer expressly includes any right or interest the County may hold under FS s.270.11 with respect to petroleum, phosphate, metal, or minerals in, on, or under the subject parcel.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, and does not warrant the title or represent any state of facts concerning the title.

IN WITNESS WHEREOF the COUNTY has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year above.

(OFFICIAL SEAL)

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO LEGAL FORM:

Office of County Attorney

RESOLUTION OF EXCHANGE

WHEREAS, C.R. Hancock Bridge, LLC, a Maryland Limited Liability Company, as the Developer of a project known as Hancock Harbor Yacht Club desires to exchange an existing public drainage easement held by the County for a new public drainage easement over, across and through certain property within the Hancock Harbor Yacht Club project; and

WHEREAS, the Board of County Commissioners entered into the Hancock Harbor Yacht Club Drainage Easement Agreement on _____, 2007; and

WHEREAS, based upon the terms of this agreement, County staff has determined that a portion of the existing drainage easement previously conveyed to the County by instrument recorded at O.R. Book 2227, Page 3676, Public Records of Lee County, Florida, will not be necessary for County purposes; and

WHEREAS, this exchange would provide the County with a new public drainage easement to serve the needs of the County, the Hancock Harbor project, and adjacent properties; and

WHEREAS, an exchange is of mutual benefit to the Developer and the public; and

WHEREAS, the proposed exchange was advertised and approved after full consideration by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS that:

1. An exchange will be accomplished by the execution and recording of documents as indicated below:

- a. County deed to C.R. Hancock Bridge, LLC, for the property described in the existing drainage easement described hereinabove, said property being more particularly described in the attached Exhibit "A".
- b. Perpetual Drainage Easement from C.R. Hancock Bridge, LLC, to Lee County, a political subdivision of the State of Florida, for a new public drainage easement over certain property within the Hancock Harbor project, said property being more particularly described in the attached Exhibit "B".

2. Lee County Staff has the authority to take all action necessary to complete the exchange and to close the transaction. The Chairman may execute the necessary documents on behalf of the Board.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and, being put to a vote, the vote was as follows:

Robert P. Janes	_____
Brian Bigelow	_____
Ray Judah	_____
Tammara A. Hall	_____
Franklin Mann	_____

DULY PASSED AND ADOPTED THIS _____ day of _____, 2007.

ATTEST BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

CHARLIE GREEN, CLERK

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

By: _____
Office of the County Attorney

DRAINAGE EASEMENT VACATION
LEGAL DESCRIPTION

A PORTION OF A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2227, PAGES 3676 THROUGH 3679 INCLUSIVE, LYING IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE RUN S00°28'07"W FOR 2264.96 FEET ALONG THE WEST LINE OF SAID SECTION 11 AND THE CENTERLINE OF PALM AVENUE TO THE SOUTHEASTERLY RIGHT OF WAY (100 FEET WIDE) OF HANCOCK BRIDGE PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 1833 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N72°29'34"E FOR 119.35 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1739.63 FEET, CENTRAL ANGLE 22°00'00", CHORD BEARING N61°29'34"E, CHORD 663.87 FEET; THENCE NORTHEASTERLY FOR 667.97 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N50°29'36"E FOR 226.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 25.00 FEET, CENTRAL ANGLE 90°00'00", CHORD BEARING S84°30'24"E, CHORD 35.36 FEET; THENCE EASTERLY AND SOUTHEASTERLY FOR 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S39°30'24"E FOR 137.06 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 03°15'47", CHORD BEARING S37°52'31"E, CHORD 282.98 FEET; THENCE SOUTHEASTERLY FOR 283.03 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2227, PAGE 3676 THROUGH 3679, THENCE CONTINUE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BEAU DRIVE ALONG A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE OF 05°49'47", CHORD BEARING S33°19'44"E, CHORD 505.43 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE FOR 505.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS AND TO A CURVE TO THE RIGHT, CONCAVE TO THE NORTH, RADIUS 167.50 FEET, CENTRAL ANGLE 12°54'37", CHORD BEARING S65°42'10"W, CHORD 37.66 FEET; THENCE WESTERLY FOR 37.74 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S72°09'29"W FOR 110.00 FEET; THENCE N17°50'31"W FOR 12.01 FEET, THENCE N72°09'29"E FOR 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 155.50 FEET, CENTRAL ANGLE 09°14'39", CHORD BEARING N65°41'38"E, CHORD 35.01 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE 35.09 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BEAU DRIVE AND TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 00°08'18", CHORD BEARING S30°28'59"E, CHORD 12.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 1,757.73 SQUARE FEET OR 0.04 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, 1983(90) NAD.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

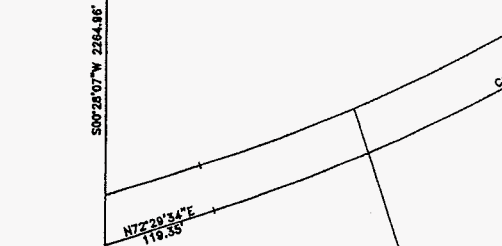
NOT A SURVEY
SKETCH OF DESCRIPTION

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464
MR. DAN E. WORLEY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6554
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL BASED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 05.303, 04.322 & 03.206
DATE OF SIGNATURE: 11/01/06

SHEET 1 OF 1 FILE NO. 04322	COASTAL ENGINEERING CONSULTANTS INC. A CECI GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104 CIVIL ENGINEERING SURVEY & MAPPING COASTAL ENGINEERING REAL ESTATE APPRAISAL PLANNING SERVICES PHONE: (239)643-2324 FAX: (239)643-1143 www.coastalengineering.com E-Mail: engcollier@cecifl.com	CLIENT:	CR HANCOCK BRIDGE, LLC	DATE:	02/14/06	SCALE:	N/A		
		TITLE:	SKETCH OF DESCRIPTION OF A PROPOSED DRAINAGE EASEMENT VACATION LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.	DRAWN:	DLW	F.B.:	N/A		
				CHECKED:		Pg.:	N/A		
				SEC.:	11	TWP.:	44S	RNG.:	24E
				ACAD NO.:	05.303, 04322 & 03.206				
		REF. NO.:	04322Vacate.dwg	NO.:	11/01/06	DLW	ADDED TEXT "POINT OF BEGINNING"		
							REVISION DESCRIPTION		

NOT A SURVEY
SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT
NW CORNER SECTION 11, T44S, R24E.



HANCOCK BRIDGE PARKWAY
O.R. Bkx 1012, PAGE 1553

POINT OF BEGINNING
O.R. 2227, PAGE 3676

CXX - CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1739.63'	22°00'00"	667.97'	663.87'	N61°29'34"E
C2	25.00'	90°00'00"	39.27'	35.36'	S84°30'24"E
C3	4969.58'	3°15'47"	295.03'	282.98'	S37°52'31"E
C4	4969.58'	5°49'47"	505.64'	505.43'	S33°19'44"E
C5	167.50'	12°54'37"	37.74'	37.66'	S65°42'10"W
C6	155.50'	12°55'42"	35.09'	35.01'	N65°41'38"E
C7	4969.58'	0°08'18"	12.00'	12.00'	S30°28'59"E

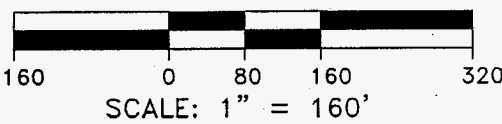
LXX - COURSE DATA		
LINE	DIRECTION	DISTANCE
L1	N17°50'31"W	12.01'

NORTH STAR YACHT CLUB
A CONDOMINIUM
STRAP # 11-44-24-00-00017.0000
OFFICIAL RECORD BOOK 4120, PAGES 3810-3812.
PROPOSED EASEMENT VACATION
OFFICIAL RECORD BOOK 2227, PAGE 3676
DRAINAGE EASEMENT

(SHADED PORTION)
(NOT VACATED)

DRAINAGE EASEMENT
(VACATED PORTION)
(SHADED PORTION)
(NOT VACATED)

POINT OF BEGINNING
VACATED PORTION



MARINATOWN

NORTH LINE OF MARINATOWN
OR 1172, PAGE 1814

NORTH BOUNDARY LINE OF NORTH KEY, UNIT 1
PLAT BOOK 88, PAGE 27

CANAL

DATE:	02/14/08	SCALE:	1" = 160'
DRAWN:	DLW	F.B.:	N/A
CHECKED:		PG.:	N/A
SEC.:	11	TWP.:	44S
		RNG.:	24E
ACAD NO.:	05.303, 04.322 & 03.206		
REF. NO.:	04322VACATE.dwg		
NO.	DATE	BY	REVISION DESCRIPTION

COASTAL ENGINEERING CONSULTANTS INC.
A CECI GROUP COMPANY
Serving Florida Since 1977
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104

CIVIL ENGINEERING
SURVEY & MAPPING
COASTAL ENGINEERING
REAL ESTATE APPRAISAL
CERTIFIED PLANNERS

PHONE: (239)643-2324
FAX: (239)643-1143
www.coastalengineering.com
E-Mail: engcollier@cecifl.com

CLIENT: **CR HANCOCK BRIDGE, LLC**

TITLE: **SKETCH OF DESCRIPTION OF A PROPOSED DRAINAGE EASEMENT VACATION**
LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

NORTH STAR YACHT CLUB, A CONDOMINIUM DRAINAGE EASEMENT

NORTH STAR YACHT CLUB, A CONDOMINIUM 15.0' DRAINAGE EASEMENT LEGAL DESCRIPTION

A 15.00' DRAINAGE EASEMENT LYING IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE RUN S00°28'07"W FOR 2264.96 FEET ALONG THE WEST LINE OF SAID SECTION 11 AND THE CENTERLINE OF PALM AVENUE TO THE SOUTHEASTERLY RIGHT OF WAY (100 FEET WIDE) OF HANCOCK BRIDGE PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 1833 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N72°29'34"E FOR 119.35 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1739.63 FEET, CENTRAL ANGLE 22°00'00", CHORD BEARING N61°29'34"E, CHORD 663.87 FEET; THENCE NORTHEASTERLY FOR 667.97 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N50°29'36"E FOR 226.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 25.00 FEET, CENTRAL ANGLE 90°00'00", CHORD BEARING S84°30'24"E, CHORD 35.36 FEET; THENCE EASTERLY AND SOUTHEASTERLY FOR 39.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE S39°30'24"E FOR 137.06 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 08°16'50", CHORD BEARING S35°21'59"E, CHORD 717.59 FEET; THENCE SOUTHEASTERLY FOR 718.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT AND THE POINT OF A COMPOUND CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 00°10'23", CHORD BEARING S31°08'23"E, CHORD 15.00 FEET; THENCE SOUTHEASTERLY FOR 15.00 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE, THENCE LEAVING SAID RIGHT OF WAY CONTINUE S58°03'47"W FOR 95.43 FEET; THENCE S35°35'32"W FOR 58.81 FEET; THENCE N54°24'28"W FOR 15.00 FEET; THENCE N35°35'32"E FOR 61.79 FEET; THENCE N58°03'47"E FOR 98.61 FEET THENCE TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 2,359.80 SQUARE FEET OR 0.05 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, 1983(90) NAD.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

NOT A SURVEY SKETCH OF DESCRIPTION

WORLEY & BATES
SURVEYORS & MAPPERS
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

MR. DANA L. WORLEY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5651
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 04,322 BG 08
DATE OF SIGNATURE: 09-22-06

<p style="font-size: 8px;">SHEET 1 OF 2 FILE NO. 04,322</p> <p>COASTAL ENGINEERING CONSULTANTS INC. A CEC GROUP COMPANY Serving Florida Since 1977 3106 SOUTH HORSESHOE DRIVE NAPLES, FLORIDA 34104</p>	<p>CIVIL ENGINEERING SURVEY & MAPPING COASTAL ENGINEERING REAL ESTATE APPRAISAL PLANNING SERVICES</p> <p>PHONE: (239)643-2324 FAX: (239)643-1143 www.coastalengineering.com E-Mail: engcollier@cecfl.com</p>	<p>CLIENT: CR HANCOCK BRIDGE, LLC</p> <p>TITLE: SKETCH OF DESCRIPTION OF A 15.0' DRAINAGE EASEMENT LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td>DATE: 09/22/06</td> <td>SCALE: N/A</td> </tr> <tr> <td>DRAWN: DLW</td> <td>F.B. N/A</td> </tr> <tr> <td>CHECKED: PG.</td> <td>N/A</td> </tr> <tr> <td>SEC. 11 TWP. 44S</td> <td>RNG. 24E</td> </tr> <tr> <td>ACAD NO. 04,322</td> <td>BG 08</td> </tr> <tr> <td>REF. NO. 04322DE-STR29.dwg</td> <td></td> </tr> </table>	DATE: 09/22/06	SCALE: N/A	DRAWN: DLW	F.B. N/A	CHECKED: PG.	N/A	SEC. 11 TWP. 44S	RNG. 24E	ACAD NO. 04,322	BG 08	REF. NO. 04322DE-STR29.dwg	
	DATE: 09/22/06	SCALE: N/A													
DRAWN: DLW	F.B. N/A														
CHECKED: PG.	N/A														
SEC. 11 TWP. 44S	RNG. 24E														
ACAD NO. 04,322	BG 08														
REF. NO. 04322DE-STR29.dwg															
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 75%;">REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				NO.	DATE	BY	REVISION DESCRIPTION								
NO.	DATE	BY	REVISION DESCRIPTION												

Exhibit "B"

NOT A SURVEY
SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT
NW CORNER SECTION 11, T44S, R24E.

S00°25'07"W 2264.96'

N72°29'34"E
119.35'

HANCOCK BRIDGE PARKWAY
O.R. BOOK 1012, PAGE 1633

N89°29'36"E 288.28'

S58°02'14"E
157.06'

CXX - CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1739.63'	22°00'00"	667.97'	663.87'	N61°29'34"E
C2	25.00'	90°00'00"	39.27'	35.36'	S84°30'24"E
C3	4969.58'	8°16'50"	718.22'	717.59'	S35°21'59"E
C4	4969.58'	0°10'23"	15.00'	15.00'	S31°08'23"E

LXX - COURSE DATA		
LINE	DIRECTION	DISTANCE
L1	N54°24'28"W	15.00'

NORTH STAR YACHT CLUB
A CONDOMINIUM
STRAP # 11-44-24-00-00017.0000
OFFICIAL RECORD BOOK 4120, PAGES 3810-3812.

POINT OF BEGINNING
15' DRAINAGE EASEMENT

15.0' DRAINAGE EASEMENT

A PORTION OF AN EXISTING 12' DRAINAGE
EASEMENT AS RECORDED IN OFFICIAL
RECORD BOOK 2227, PAGE 3676

NORTH LINE OF MARINATOWN
OR 1172, PAGE 1814

NORTH BOUNDARY LINE OF NORTH KEY, UNIT 1
PLAT BOOK 28, PAGE 27

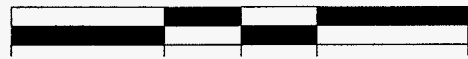
DEAL DRIVE
RIGHT OF WAY

METERY
RIGHT OF WAY

MARINATOWN

CANAL

CANAL



SCALE: 1" = 160'

SHEET 1 OF 1
FILE NO. 04-322

COASTAL
ENGINEERING
CONSULTANTS
INC.
A CECI GROUP COMPANY
Serving Florida Since 1977

3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104

CIVIL ENGINEERING
SURVEY & MAPPING
COASTAL ENGINEERING
REAL ESTATE APPRAISAL
PLANNERS
PHONE: (239)643-2324
FAX: (239)643-1143
www.coastalengineering.com
E-Mail: engcollier@cecifl.com

CLIENT:

CR HANCOCK BRIDGE, LLC

TITLE:

SKETCH OF DESCRIPTION OF A 15' DRAINAGE EASEMENT
LYING IN A PORTION OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

DATE: 09/22/08 SCALE: 1" = 160'

DRAWN: DLW F.B. N/A

CHECKED: PG. N/A

SEC. 11 TWP. 44S RING. 24E

ACAD NO. 04.322 BG 08

REF. NO. 04322DE-STR29.dwg

NO.	DATE	BY	REVISION DESCRIPTION

Exhibit "B"



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number (239) 479-8124

Bob Janes
District One

Wednesday, July 26, 2006

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Ms. Sheri Barnes
Jeppesen Engineering Corp.
1090 Innovation Avenue, Suite A115
North Port, FL 34589

Tammy Hall
District Four

John E. Albion
District Five

Re: Petition to Vacate a portion of a twelve-foot (12') wide public utility easement as recorded in OR Book 2227, Page 3676, lying in part of Section 11, Township 44 South, Range 24 East, Lee County, Florida.

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Dear Ms. Barnes:

Based on the review of the documents submitted with your request, Lee County Division of Natural Resources has no objection to the vacation of a portion of the subject public utility easement.

Should you have any questions, please call me at the above telephone number.

Regards,

LEE COUNTY PUBLIC WORKS DEPARTMENT

Allen L. Davies, Jr.
Natural Resources Division

S:\SURFACE\DOCUMENT\vac556.doc

RECEIVED

NOV 22 2006



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8517

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

October 13, 2006

Ms. Sheri Barnes
Jeppesen Engineering Corporation
1090 Innovation Avenue
Suite A115
North Port, FL 34289

**Re: Petition to Vacate—Drainage Easement; 3414 Hancock Bridge Parkway;
STRAP #11-44-24-00-00017.0000; North Fort Myers 33903**

Ms. Barnes:

Lee County Department of Transportation has reviewed the request to vacate the drainage easement at the location described above.

Based on your resubmitted plans and this department's review, DOT offers no objection to this vacation.

Very truly yours,

Margaret Lawson
Right-of-way Supervisor
Lee County Department of Transportation

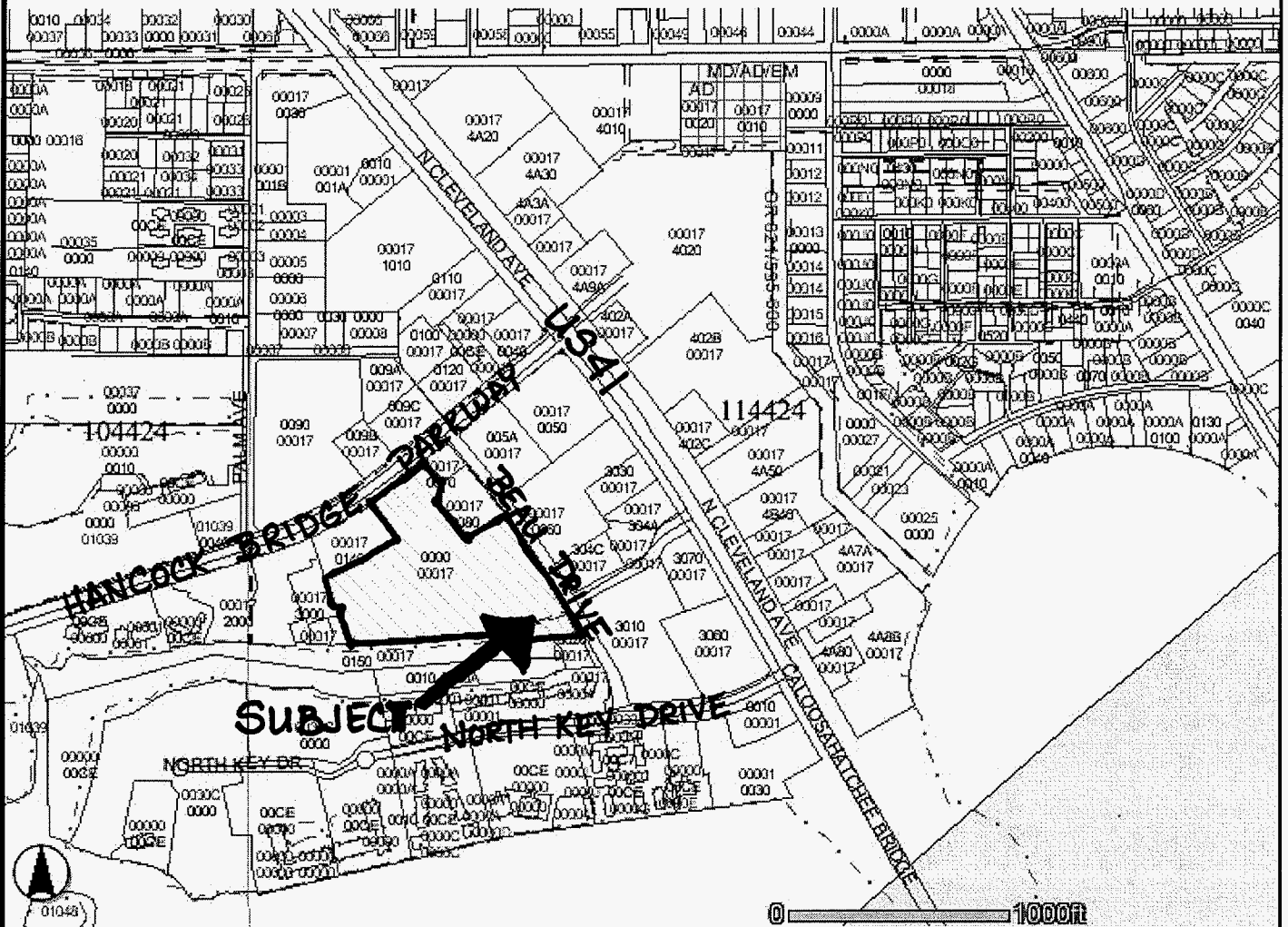
ML/hc

cc: Ron Wilson, Development Services
Allen Davies, Natural Resources
Terry Kelley, Utilities
DOT/PTV File (Hancock Bridge Parkway)

RECEIVED
NOV 22 2006

VAC2006-00049

Location Map



Spickerman, Robert

From: Mcneill, Michele
Sent: Wednesday, March 21, 2007 10:23 AM
To: Spickerman, Robert
Subject: RE: Blue Sheet 20070368 (Easement Exchange)

Will do, thanks Rob.

Michele S. McNeill, SR/WA
Property Acquisition Agent
Lee County Division of County Lands
P.O. Box 398
Fort Myers, FL 33902-0398
mmcneill@leegov.com
Phone 239.479.8505
FAX 239.479.8391

Please note: Florida has a very broad public records law. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Spickerman, Robert
Sent: Wednesday, March 21, 2007 10:17 AM
To: Mcneill, Michele
Cc: Borden, Christina; Forsyth, Karen L
Subject: RE: Blue Sheet 20070368 (Easement Exchange)

Michelle,

I will sign and forward the blue sheet. The Exchange Agreement does not contain any provisions regarding the priority the new easement will have. Before the Agreement goes before the BoCC on 4-3, we will need a revised Easement Agreement signed by the property owner that contains a provision stating that the new easement will be unencumbered and will take priority over all other interests in the

property except for fee ownership. We can then have the new Agreement executed by the Board. If we do not receive the new Agreement back before 4-3, we will then need to pull the blue sheet from BoCC consideration. Please let me know if you should have any questions.

Robert Spickerman

Assistant County Attorney

Lee County Attorney's Office

Phone: 239-335-2236

Fax: 239-335-2606

rspickerman@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

From: McNeill, Michele
Sent: Wednesday, March 21, 2007 9:19 AM
To: Spickerman, Robert
Subject: Blue Sheet 20070368 (Easement Exchange)

Rob,

Out title section is a little backed up right now and will take a few days to prepare a written title report. My cursory look at the chain of title indicates that there is at least one mortgage outstanding. Ownership is as stated in the blue sheet and back up documents. I'll send the property owner a Subordination Agreement to have signed by their lender.

Can you go ahead and route the blue sheet for scheduling and then I'll make sure to have any and all encumbrances released or subordinated prior to closing?

Michele

Michele S. McNeill, SR/WA

Property Acquisition Agent

3/21/2007

Lee County Division of County Lands

P.O. Box 398

Fort Myers, FL 33902-0398

mmcneill@leegov.com

Phone 239.479.8505

FAX 239.479.8391

Please note: Florida has a very broad public records law. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

Spickerman, Robert

From: Mcneill, Michele
Sent: Monday, March 19, 2007 4:23 PM
To: Spickerman, Robert
Subject: RE: Blue Sheet 20070368
Importance: High

Michele S. McNeill, SR/WA
Property Acquisition Agent
Lee County Division of County Lands
P.O. Box 398
Fort Myers, FL 33902-0398
mmcneill@leegov.com
Phone 239.479.8505
FAX 239.479.8391

Please note: Florida has a very broad public records law. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Mcneill, Michele
Sent: Wednesday, March 14, 2007 2:41 PM
To: Sekulski, Georgia
Subject: RE: ad 1169163, your 27, 28 pub 3/19
Importance: High

Looks good. Go forth and conquer... ☺

Michele S. McNeill, SR/WA
Property Acquisition Agent
Lee County Division of County Lands
P.O. Box 398
Fort Myers, FL 33902-0398
mmcneill@leegov.com
Phone 239.479.8505
FAX 239.479.8391

Please note: Florida has a very broad public records law. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: Sekulski, Georgia
Sent: Wednesday, March 14, 2007 11:12 AM
To: Mcneill, Michele
Subject: FW: ad 1169163, your 27, 28 pub 3/19

Hi Michelle,
Here is the proof of your ad from the newspress.
Pls proof read and let me know if there are any corrections.

Thanks

From: Vanderbeck, Gladys [mailto:GVANDERB@Fortmyer.gannett.com]
Sent: Wednesday, March 14, 2007 10:31 AM
To: Sekulski, Georgia
Subject: ad 1169163, your 27, 28 pub 3/19

Please proof and advise of any changes or if ready to pub.
Thank you.

PUBLIC NOTICE

Please be advised that a public meeting has been scheduled for the 3rd day of April, 2007 at 9:30AM in the Board of County Commissioners Hearing Chambers in the Lee County Courthouse 2120 Main Street, in downtown Fort Myers, Florida. At this meeting the Board of Commissioners will consider the adoption of a Resolution authorizing the exchange of Lee County public property for other real property owned by C.R. Hancock Bridge, LLC.

THE PROPERTY TO BE RECEIVED BY THE COUNTY IS DESCRIBED AS FOLLOWS:

A 15.00' DRAINAGE EASEMENT LYING IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE RUN S00°28'07"W FOR 2264.96 FEET ALONG THE WEST LINE OF SAID SECTION 11 AND THE CENTERLINE OF PALM AVENUE TO THE SOUTHEASTERLY RIGHT OF WAY (100 FEET WIDE) OF HANCOCK BRIDGE PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 1833 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N72°29'34"E FOR 119.35 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1739.63 FEET, CENTRAL ANGLE 22°00'00", CHORD BEARING N61°29'34"E, CHORD 663.87 FEET; THENCE NORTHEASTERLY FOR 667.97 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N50°29'36"E FOR 226.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 25.00 FEET, CENTRAL ANGLE 90°00'00", CHORD BEARING S84°30'24"E, CHORD 35.36 FEET; THENCE EASTERLY AND SOUTHEASTERLY FOR 39.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE S39°30'24"E FOR 137.06 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 08°16'50", CHORD BEARING S35°21'59"E, CHORD 717.59 FEET; THENCE SOUTHEASTERLY FOR 718.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT AND THE POINT OF A COMPOUND CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 00°10'23", CHORD BEARING S31°08'23"E, CHORD 15.00 FEET; THENCE SOUTHEASTERLY FOR 15.00 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE, THENCE LEAVING SAID RIGHT OF WAY CONTINUE S58°03'47"W FOR 95.43 FEET; THENCE S35°35'32"W FOR 58.81 FEET; THENCE N54°24'28"W FOR 15.00 FEET; THENCE N35°35'32"E FOR 61.79 FEET; THENCE N58°03'47"E FOR 98.61 FEET THENCE TO THE AFOREMENTIONED POINT OF BEGINNING. CONTAINING 2,359.80 SQUARE FEET OR 0.05 ACRES OF LAND, MORE OR LESS. BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, 1983(90) NAD.

THE PUBLIC PROPERTY TO BE EXCHANGED IS DESCRIBED AS FOLLOWS:

A PORTION OF A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2227, PAGES 3676 THROUGH 3679 INCLUSIVE, LYING IN PART OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE RUN S00°28'07"W FOR 2264.96 FEET ALONG THE WEST LINE OF SAID SECTION 11 AND THE CENTERLINE OF PALM AVENUE TO THE SOUTHEASTERLY RIGHT OF WAY (100 FEET WIDE) OF HANCOCK BRIDGE PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 1833 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N72°29'34"E FOR 119.35 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1739.63 FEET, CENTRAL ANGLE 22°00'00", CHORD BEARING N61°29'34"E, CHORD 663.87 FEET; THENCE NORTHEASTERLY FOR 667.97 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N50°29'36"E FOR 226.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 25.00 FEET, CENTRAL ANGLE 90°00'00", CHORD BEARING S84°30'24"E, CHORD 35.36 FEET; THENCE EASTERLY AND SOUTHEASTERLY FOR 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE

3/19/2007

POINT OF TANGENCY; THENCE S39°30'24"E FOR 137.06 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 03°15'47", CHORD BEARING S37°52'31"E, CHORD 282.98 FEET; THENCE SOUTHEASTERLY FOR 283.03 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2227, PAGE 3676 THROUGH 3679, THENCE CONTINUE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BEAU DRIVE ALONG A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE OF 05°49'47", CHORD BEARING S33°19'44"E, CHORD 505.43 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE FOR 505.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS AND TO A CURVE TO THE RIGHT, CONCAVE TO THE NORTH, RADIUS 167.50 FEET, CENTRAL ANGLE 12°54'37", CHORD BEARING S65°42'10"W, CHORD 37.66 FEET; THENCE WESTERLY FOR 37.74 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S72°09'29"W FOR 110.00 FEET; THENCE N17°50'31 "W FOR 12.01 FEET, THENCE N72°09'29"E FOR 110.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 155.50 FEET, CENTRAL ANGLE 09°14'39", CHORD BEARING N65°41'38"E, CHORD 35.01 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CUR

l q; - A " "a B E F Z FY I E C d O : I M E° "

RIGHT OF WAY OF BEAU DRIVE AND TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 00°08'18", CHORD BEARING S30°28'59"E, CHORD 12.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING. CONTAINING 1,757.73 SQUARE FEET OR 0.04 ACRES OF LAND, MORE OR LESS. BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA WEST ZONE, 1983(90) NAD.

THE TERMS AND CONDITIONS OF THIS EXCHANGE ARE AS FOLLOWS:

This exchange is being considered to provide the County with a new public drainage easement to serve the needs of the County, the Hancock Project and adjacent properties.

The exchange of property shall be the consideration for the transaction.

PO: Sekulski

REF: L031907-27

REF: L032607-28

Mar 19, 26 No. 1169163

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P. O. DRAWER 790
FORT MYERS, FL 33902

3038956

OR2227 PG3676

THIS INSTRUMENT PREPARED BY:
WILLIAM L. STEWART, ESQ.
STEWART & KEYES
P. O. DRAWER 790
FORT MYERS, FL 33902

PROPERTY APPRAISER'S PARCEL
I.D. (FOLIO) NUMBER(S):

Documentary Tax Pd. \$.60
Intangible Tax Pd.
By CHARLIE GREEN, CLERK, LEE COUNTY
S. Thompson Deputy Clerk

EASEMENT DEED

THIS INDENTURE,

Made this 19th day of April, A.D., 1991, BETWEEN:

SEAGO GROUP, INC., of the County of Lee, in the State of Florida, party of the first part,

and

LEE COUNTY BOARD OF COUNTY COMMISSIONERS, whose correct mailing address is Post Office Box 398, Fort Myers, 33902-0398, of the County of Lee, in the State of Florida, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell and transfer unto the said party of the second part those certain perpetual easements over land lying and being in the County of Lee, and State of Florida described on Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

SEAGO GROUP, INC.

Laurence K. Scherick

By: Thomas P. Hoolihan, Jr.

Thomas P. Hoolihan, Jr.,
President

Linda Bayler

STATE OF FLORIDA
COUNTY OF LEE

OR2227 PG3677

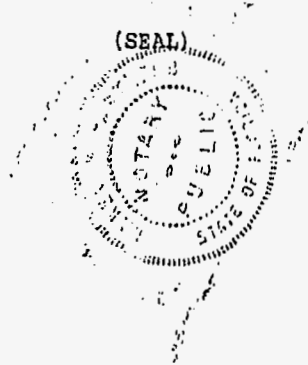
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Thomas P. Hoolihan, Jr., President, to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

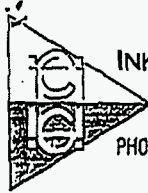
WITNESS my hand and official seal at County of Lee, and State of Florida, this 19th day of April, A.D., 1991.

Karen M. Hartlieb
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 5, 1992
BONDED THRU GENERAL REG. UND.





INK ENGINEERING INC.

ENGINEERS • SURVEYORS • PLANNERS

PHONE (813) 995-8500 • 6320 BEAU DRIVE • NORTH FORT MYERS, FLORIDA 33903

APRIL 17, 1991
JOB NUMBER 6903

DR 2227 PG 3678

DESCRIPTION

A DRAINAGE EASEMENT IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE S.0°30'53"W. FOR 2264.96 FEET ALONG THE WEST LINE OF SAID SECTION 11 AND THE CENTERLINE OF PALM AVENUE TO THE SOUTHEASTERLY RIGHT OF WAY (100 FEET WIDE) OF HANCOCK BRIDGE PARKWAY AS RECORDED IN OFFICIAL RECORD BOOK 1012, PAGE 1833 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.72°32'20"E. FOR 119.35 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 1739.63 FEET, CENTRAL ANGLE 22°00'00", CHORD 663.87 FEET; THENCE NORTHEASTERLY FOR 667.97 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.50°32'22"E. FOR 226.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 25.00 FEET, CENTRAL ANGLE 90°00'00", CHORD 35.36 FEET; THENCE EASTERLY AND SOUTHEASTERLY FOR 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S.39°27'38"E. FOR 137.06 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY (30 FEET FROM CENTERLINE) OF BEAU DRIVE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 4969.58 FEET, CENTRAL ANGLE 03°15'47", CHORD 282.99 FEET; THENCE SOUTHEASTERLY FOR 283.03 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 05°49'47" FOR 505.64 FEET TO A CURVE TO THE RIGHT, CONCAVE TO THE NORTH, RADIUS 167.50 FEET, CENTRAL ANGLE 12°54'37", CHORD BEARING S.65°44'56"W., CHORD 37.66 FEET; THENCE WESTERLY FOR 37.74 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S.72°12'15"W. FOR 112.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 167.50 FEET, CENTRAL ANGLE 19°53'40", CHORD 57.87 FEET; THENCE WESTERLY FOR 58.16 FEET ALONG THE ARC OF SAID CURVE; THENCE S.04°43'43"W. FOR 66.74 FEET; THENCE S.88°46'54"W. FOR 12.06 FEET ALONG THE SOUTHERLY EDGE OF THE SEAWALL CAP; THENCE N.04°43'43"E. FOR 79.88 FEET TO A CURVE TO THE LEFT, CONCAVE TO THE NORTH, RADIUS 155.50 FEET, CENTRAL ANGLE 24°06'52", CHORD BEARING N.84°15'40"E., CHORD 64.96 FEET; THENCE EASTERLY FOR 65.45 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.72°12'15"E. FOR 112.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 4959.58 FEET, CENTRAL ANGLE 05°41'14", CHORD BEARING N.39°21'11"W., CHORD 492.10 FEET; THENCE NORTHWESTERLY FOR 492.30 FEET ALONG THE ARC OF SAID CURVE; THENCE N.53°27'24"E. FOR 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1914 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

REFER TO 8-1/2" X 11" SKETCH.

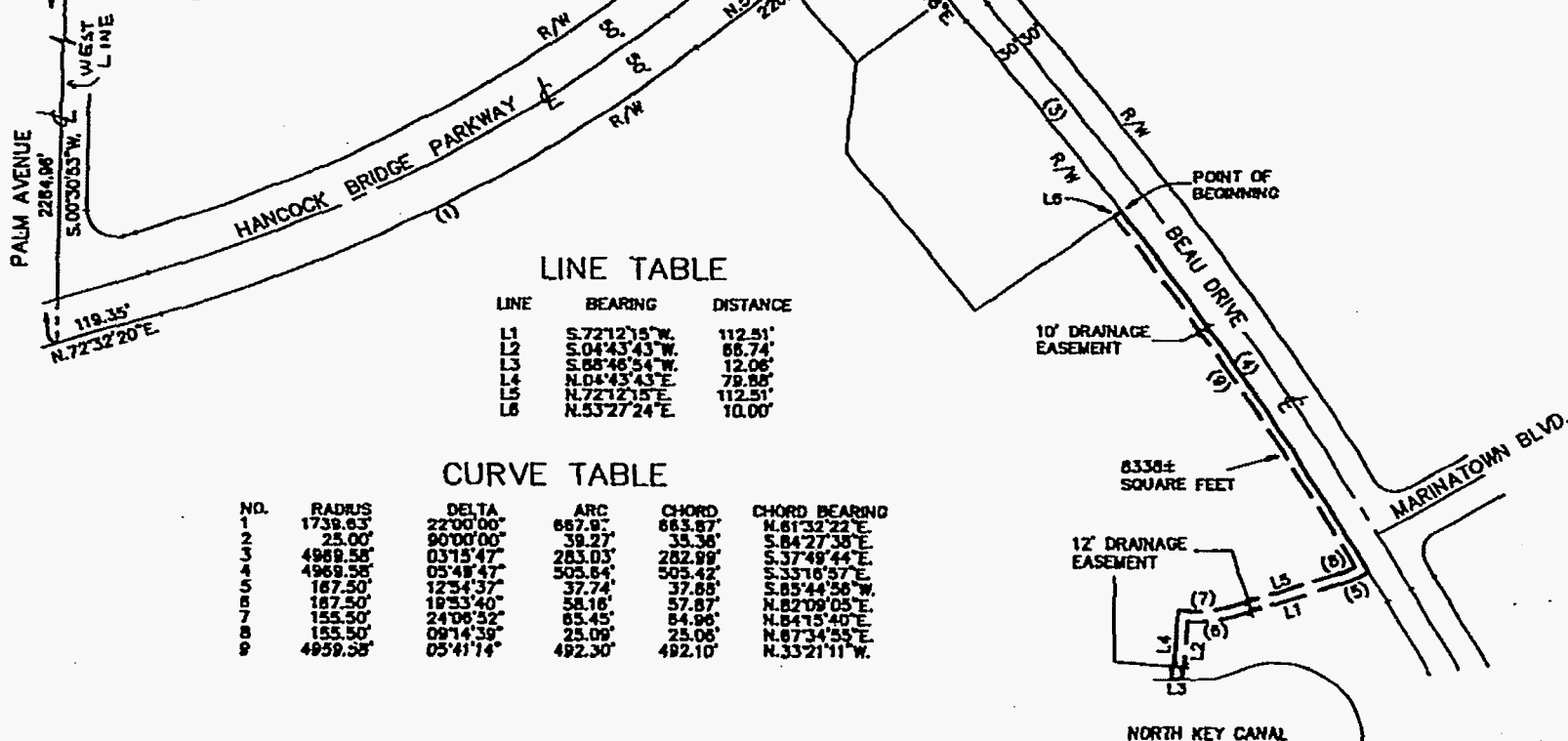
INK ENGINEERING, INC.

Tim J. Pufahl 4/17/91
TIM J. PUF AHL FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4666

CHARLIE GREEN LEE CTY FL

91 JUN 14 PM 3:28

POINT OF COMMENCEMENT
N.W. CORNER SECTION
11-44-24



LINE TABLE

LINE	BEARING	DISTANCE
L1	S.72°12'15\"W.	112.51'
L2	S.04°43'43\"W.	66.74'
L3	S.66°46'54\"W.	12.06'
L4	N.04°43'43\"E.	79.88'
L5	N.72°12'15\"E.	112.51'
L6	N.53°27'24\"E.	10.00'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1739.63'	22°00'00\"	667.9'	663.87'	N.61°32'22\"E.
2	25.00'	90°00'00\"	39.27'	35.36'	S.84°27'38\"E.
3	4969.58'	03°15'47\"	283.03'	282.89'	S.37°48'44\"E.
4	4969.58'	05°48'47\"	505.64'	505.42'	S.33°16'57\"E.
5	167.50'	12°54'37\"	37.74'	37.68'	S.85°44'58\"W.
6	167.50'	19°53'40\"	58.16'	57.87'	N.82°09'05\"E.
7	155.50'	24°06'32\"	65.45'	64.96'	N.84°15'40\"E.
8	155.50'	09°14'39\"	25.09'	25.06'	N.67°34'55\"E.
9	4959.58'	05°41'14\"	492.30'	492.10'	N.33°21'11\"W.

REFER TO ATTACHED DESCRIPTION

SUBJECT TO EASEMENTS,
RESTRICTIONS, RESERVATIONS, OR
RIGHTS OF WAY OF RECORD.

BEARINGS SHOWN HEREON ARE ASSUMED BASED UPON THE
WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11,
TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING S.00°30'53\"W.

INK ENGINEERING, INC.

Tim J. Pufahl 4/17/91

TIM J. PUFAHL
FLA. P.L.S. NO. 4666
NOT VALID UNLESS SEALED WITH
THE PROFESSIONAL'S SEAL.

(SKETCH NOT A SURVEY)

SKETCH TO ACCOMPANY DESCRIPTION OF
DRAINAGE EASEMENT

LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	4/17/91
SCALE	1"=200'
DRAWN	G.C.A.
CHECK	
APPROVED	



INK ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

TEL (813) 995 - 8500 6320 BEAU DRIVE N. FT. MYERS, FLORIDA 33903

3588
NON
BOX

DR2227 PG3679

DWG. 15K5588