

Agenda Item Summary

1. ACTION REQUESTED/PURPOSE: Conduct a Public Hearing to adopt a Resolution on Petition to Vacate two 12-foot wide Drainage Easements located at 14330 S. Tamiami Trail, Ft. Myers (Case No. VAC2006-00031), and if approved, to authorize the Chair to accept a replacement easement. *JJF*

2. FUNDING SOURCE: No funds required.

3. WHAT ACTION ACCOMPLISHES: To provide for the redevelopment of an existing site to allow a two-unit commercial building on the subject parcel. **The vacation of this easement will not alter existing drainage conditions and the easement is not necessary to accommodate any future drainage requirements.** The Board must formally accept the replacement drainage easement. *JJF*

4. MANAGEMENT RECOMMENDATION: Approve

5. Departmental Category:

COMMISSION DISTRICT #: 5

9:30 PM 1

6. Meeting Date:

4-17-2007

7. Agenda:

Consent

Administrative

Appeals

Public

Walk-On

8. Requirement/Purpose: (specify)

Statute

F.S. CH. 177

Ordinance

Admin. Code

13-1

Other

9. Request Initiated:

Commissioner

Department

Community Development

Division

Development Services

By:

3/7/07

Peter J. Eckenrode, Director

10. Background:

The completed Petition to Vacate, VAC2006-00031 was submitted by Chad Boyko and Johson Engineering, Inc. on behalf of Alex Thomas Realty Corp.

LOCATION: The site is located at **14330 S. Tamiami Trail, Ft. Myers, Florida 33912** and its strap number is **26-45-24-04-00000.0010**. Petition No. VAC2006-00031 proposes to vacate two portions of a 12-foot wide Drainage Easements located across the North side and the Southeast corner of Lot 1, Unit 1, Section 26, Township 45 South, Range 24 East, Lakeridge Park Subdivision, as recorded in Plat Book 39, Page 60 of the Public Records of Lee County, Florida.

There is approximately 320 +/- linear feet of existing drainage pipe that will be removed and replaced within a Replacement Easement submitted by the applicant. This Replacement Easement Grant will be held in trust by this office to be recorded upon successful completion of the proposed vacation. The Petitioner will pay the cost of recording the replacement drainage easement. *JJF*

Documentation pertaining to this Petition to Vacate is available for viewing at the Office of Lee Cares.

There are no objections to the Petition to Vacate.

Attached to this Blue sheet is the Petition to Vacate, Notice of Public Hearing and Exhibits.

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>M. Gibbs</i>				<i>John J. Freedyne 3-9-07</i>	<i>3/13/07</i>	<i>3/13/07</i>	<i>3/13/07</i>	<i>3/13/07</i>	<i>3-13-07</i>

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *TD.*
3/4/07 4:15 PM
 COUNTY ADMIN FORWARDED TO: *PL*
3/11/07 8:30

Rec. by CoAtty
 Date: *3/13/07*
 Time: *3:20 PM*
 Forwarded To: *Co. Admin*
3/19/07 3:39 PM



PETITION TO VACATE

TRANSMITTAL FOR PUBLIC NOTICE REQUIREMENTS

DATE: February 15, 2007

To: Molly Schweers
Public Resources

FROM: Ron Wilson
Development Services

BLUESHEET NUMBER: 20070264

CASE NUMBER: VAC2006-00031

Applicable Public Noticing Requirement:

PTV under AC13-1

1st Notice - 15 days prior to Public Hearing
2nd Notice - 7 days prior to Public Hearing

PTV under AC13-8

One Notice - 15 days prior to Public Hearing

Upon scheduling of Public Hearing date, please provide e-mail notice to Ron Wilson, Development Services (rwilson@leegov.com) and John Fredyma, Assistant County Attorney (fredymjj@leegov.com).

NOTICE OF PUBLIC HEARING FOR PETITION TO VACATE

Case Number: VAC2006-00031

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 17th of April, 2007 @ 9:30 A.M. in the County Commissioners' Meeting Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida, the Board of County Commissioners of Lee County, Florida, will consider and take action on a Petition vacating the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".

Interested parties may appear in person or through a representative and be heard with respect to the Petition to Vacate.

Anyone wishing to appeal the decision made by the Board with respect to any matter considered at this meeting will need a record of the proceeding for such appeal, and may need a verbatim record, to include all testimony and evidence upon which the appeal is to be based.

A copy of the Petition to Vacate is on file in the Office of the Clerk of the Circuit Court of Lee County, Florida, Minutes Office, 2115 Second Street, Fort Myers, Florida.



LEE COUNTY

CHARLIE GREEN, CLERK

SOUTHWEST FLORIDA

Deputy Clerk Signature

Please Print Name

APPROVED AS TO FORM

Handwritten signature of John J. Fredyma in black ink.

County Attorney Signature

Handwritten signature of John J. Fredyma in black ink.

Please Print Name



March 6, 2006

DESCRIPTION

**VACATION – PART OF 12' DRAINAGE EASEMENT
LAKERIDGE PARK SUBDIVISION, UNIT ONE
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA**

A strip of land 12 feet wide, lying in Section 26, Township 45 South, Range 24 East, Lee County, Florida, being a part of a 12-foot drainage easement in Lot 1 as shown on the plat of Lakeridge Park Subdivision, Unit One as recorded in Plat Book 39 at Page 60, public records of Lee County, Florida, which 12-foot strip is described as follows:

Parcel 1

From the northeast corner of said Lot 1 run S 00° 33' 30" E along the east line of said lot for 27.00 feet; thence run S 29° 40' 51" E continuing along said east lot line for 27.16 feet to the northeasterly most corner of a 12-foot drainage easement as shown said plat and the Point of Beginning.

From said Point of Beginning continue S 29° 40' 51" E along said east lot line for 12.63 feet to an intersection with the southerly line of said 12-foot drainage easement; thence run the following four courses and distances along the south line of said 12-foot drainage easement: S 42° 08' 33" W departing said east lot line for 86.90 feet; N 52° 58' 09" W for 123.95 feet; S 41° 00' 01" W for 90.03 feet; N 59° 19' 40" W for 31.02 feet; thence run N 00° 33' 30" W departing the south line of said drainage easement for 14.03 feet to an intersection with the northerly line of said 12-foot drainage easement; thence run the following four courses and distances along the north line of said 12-foot drainage easement: S 59° 19' 40" E for 28.29 feet; N 41° 00' 01" E for 91.22 feet; S 52° 58' 09" E for 124.17 feet; N 42° 08' 33" E for 79.87 feet to the Point of Beginning.

Parcel contains 3,933 square feet (0.09 acres), more or less.

AND

Parcel 2

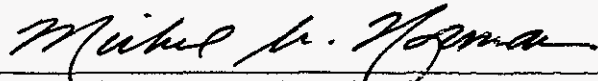
From the southeast corner of said Lot 1 and the northeast corner of Lot 2 as shown on said plat run N 00° 33' 30" W along the east line of said Lot 1 for 42.47 feet to an intersection with the southeasterly most corner of a 12-foot drainage easement lying in Lot 1 as shown said plat and the Point of Beginning.

From said Point of Beginning run S 64° 34' 04" W departing said east lot line and along the southerly line of said 12-foot drainage easement for 61.07 feet to an intersection with the easterly prolongation of the northerly line of said 12-foot drainage easement; thence run S 89° 12' 52" W departing the southerly line of said drainage easement for 28.78 feet to an intersection with the angle point of said drainage easement; thence run N 64° 34' 04" E along the northerly line of

said 12-foot drainage easement for 92.79 feet to an intersection with the east line of said Lot 1, also being the northeasterly most corner of said 12-foot drainage easement; thence run S 00° 33' 30" E along said east lot line for 13.23 feet to the Point of Beginning.

Parcel contains 923 square feet (0.02 acres), more or less.

Bearings hereinabove mentioned are based on the east line of Lot 1, as shown on the plat of Lakeridge Park Subdivision, Unit One as recorded in Plat Book 39, Page 60, public records of Lee County, Florida wherein said east line bears S 00° 33' 30" E.



Michael W. Norman (for The Firm LB-642)

Professional Land Surveyor

Florida Certificate No. 4500

Exhibit "A"
Petition to Vacate
VAC2006-00031
[Page Two of Two]

20055176 - 03-06-06 - Vacation - Part of 12' Drainage Easement

THIS INSTRUMENT PREPARED BY:

Department of Community Development
Development Services Division
1500 Monroe Street
Fort Myers Florida 33901

RESOLUTION NO. _____ FOR PETITION TO VACATE

Case Number: VAC2006-00031

WHEREAS, Petitioner Alex Thomas Realty Corp., a Florida corporation in accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, filed a Petition to Vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A"; and

WHEREAS, the Board of County Commissioners of Lee County, Florida held a Public Hearing on this Petition to Vacate on the _____; and

WHEREAS, a legally sufficient Affidavit of Publication regarding the Notice of Public Hearing on this Petition to Vacate was entered into the minutes of the County Commission Meeting; and

WHEREAS, the Petitioner(s) has fee simple title ownership to the underlying land sought to be vacated; and

WHEREAS, the Petitioner(s) has provided proof that all applicable state and county taxes have been paid; and

WHEREAS, Petitioner(s) did provide notice to all affected property owners concerning the intent of the Petition to Vacate in accordance with LCAC 13-1; and

WHEREAS, the letters of review and recommendation provided by the various governmental and utility entities indicate that granting the Petition to Vacate will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW therefore be it resolved by the Board of County Commissioners as follows:

1. Petition to Vacate No. VAC2006-00031 is hereby granted.
2. The public's interest in the easement, plat or portion of a plat legally described in Exhibit "A" and graphically depicted in the sketch attached as Exhibit "B" is hereby vacated.
3. This Resolution will become effective upon recording of a fully executed copy in the public records of Lee County, Florida.

This Resolution passed by voice and entered into the minutes of the Board of County Commissioners of Lee County, Florida, this _____.

ATTEST
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

Deputy Clerk Signature

Chairman Signature

Please Print Name

Please Print Name

LEE COUNTY
S O U T H W E S T F L O R I D A

APPROVED AS TO FORM

County Attorney Signature

Please Print Name



March 6, 2006

DESCRIPTION

VACATION – PART OF 12' DRAINAGE EASEMENT LAKERIDGE PARK SUBDIVISION, UNIT ONE SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

A strip of land 12 feet wide, lying in Section 26, Township 45 South, Range 24 East, Lee County, Florida, being a part of a 12-foot drainage easement in Lot 1 as shown on the plat of Lakeridge Park Subdivision, Unit One as recorded in Plat Book 39 at Page 60, public records of Lee County, Florida, which 12-foot strip is described as follows:

Parcel 1

From the northeast corner of said Lot 1 run S 00° 33' 30" E along the east line of said lot for 27.00 feet; thence run S 29° 40' 51" E continuing along said east lot line for 27.16 feet to the northeasterly most corner of a 12-foot drainage easement as shown said plat and the Point of Beginning.

From said Point of Beginning continue S 29° 40' 51" E along said east lot line for 12.63 feet to an intersection with the southerly line of said 12-foot drainage easement; thence run the following four courses and distances along the south line of said 12-foot drainage easement: S 42° 08' 33" W departing said east lot line for 86.90 feet; N 52° 58' 09" W for 123.95 feet; S 41° 00' 01" W for 90.03 feet; N 59° 19' 40" W for 31.02 feet; thence run N 00° 33' 30" W departing the south line of said drainage easement for 14.03 feet to an intersection with the northerly line of said 12-foot drainage easement; thence run the following four courses and distances along the north line of said 12-foot drainage easement: S 59° 19' 40" E for 28.29 feet; N 41° 00' 01" E for 91.22 feet; S 52° 58' 09" E for 124.17 feet; N 42° 08' 33" E for 79.87 feet to the Point of Beginning.

Parcel contains 3,933 square feet (0.09 acres), more or less.

AND

Parcel 2

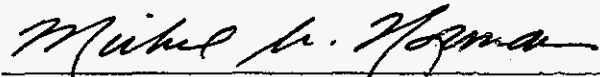
From the southeast corner of said Lot 1 and the northeast corner of Lot 2 as shown on said plat run N 00° 33' 30" W along the east line of said Lot 1 for 42.47 feet to an intersection with the southeasterly most corner of a 12-foot drainage easement lying in Lot 1 as shown said plat and the Point of Beginning.

From said Point of Beginning run S 64° 34' 04" W departing said east lot line and along the southerly line of said 12-foot drainage easement for 61.07 feet to an intersection with the easterly prolongation of the northerly line of said 12-foot drainage easement; thence run S 89° 12' 52" W departing the southerly line of said drainage easement for 28.78 feet to an intersection with the angle point of said drainage easement; thence run N 64° 34' 04" E along the northerly line of

said 12-foot drainage easement for 92.79 feet to an intersection with the east line of said Lot 1, also being the northeasterly most corner of said 12-foot drainage easement; thence run S 00° 33' 30" E along said east lot line for 13.23 feet to the Point of Beginning.

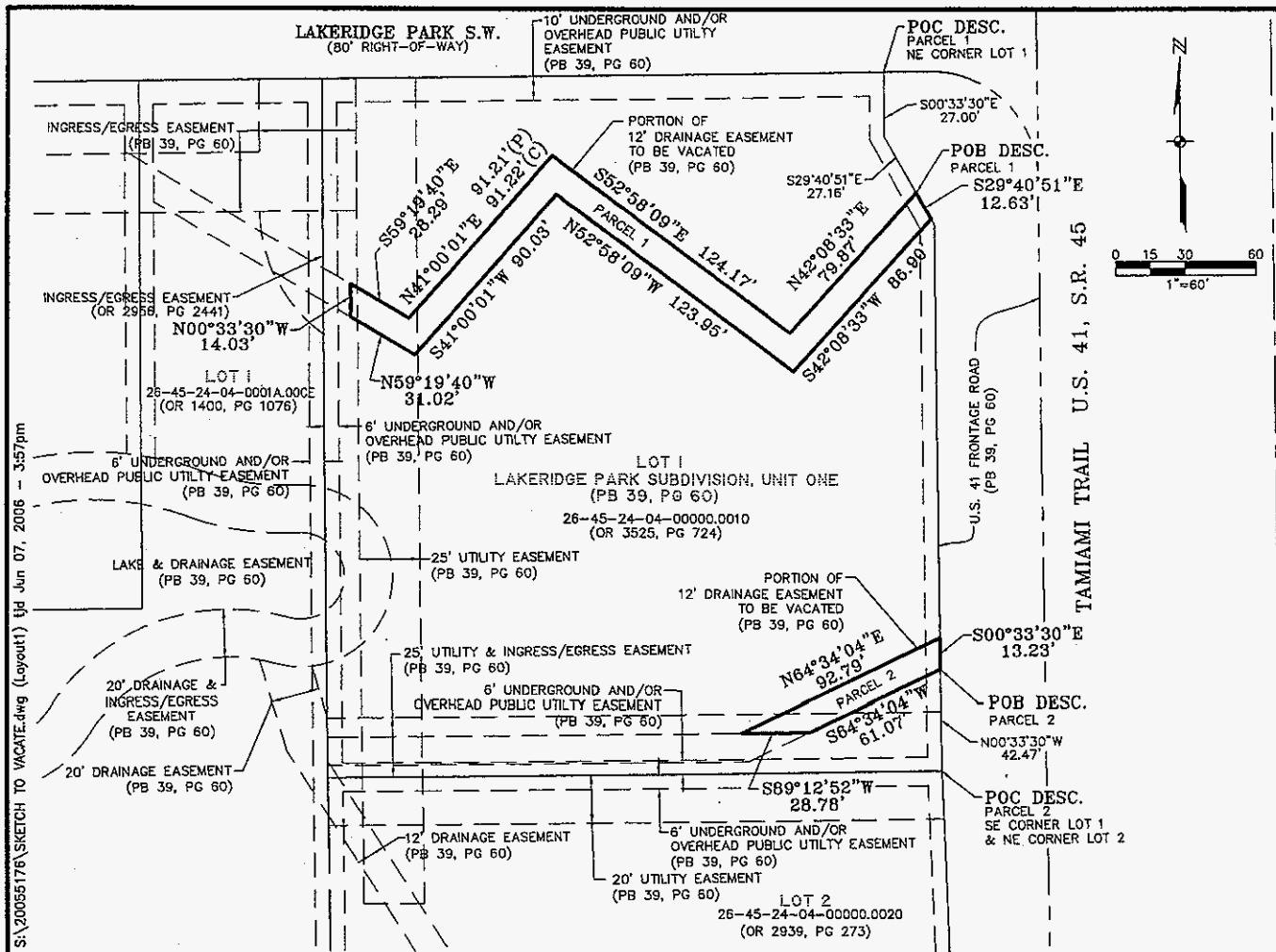
Parcel contains 923 square feet (0.02 acres), more or less.

Bearings hereinabove mentioned are based on the east line of Lot 1, as shown on the plat of Lakeridge Park Subdivision, Unit One as recorded in Plat Book 39, Page 60, public records of Lee County, Florida wherein said east line bears S 00° 33' 30" E.



Michael W. Norman (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4500

Exhibit "A"
Petition to Vacate
VAC2006-00031
[Page Two of Two]



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON LAKERIDGE PARK SUBDIVISION, UNIT ONE AS RECORDED IN PLAT BOOK 39, PAGE 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE EAST LINE OF LOT 1 BEARS N 00°33'30" W.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING.
5. DESC. = DESCRIPTION
6. (C) = CALCULATED
7. (P) = PLATTED
8. PARCEL 1 CONTAINS 3,933 SQUARE FEET (0.09 ACRES) MORE OR LESS. PARCEL 2 CONTAINS 923 SQUARE FEET (0.02 ACRES) MORE OR LESS.
9. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

Michael W. Norman
 MICHAEL W. NORMAN (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 4500

DATE SIGNED: **JUN 07 2006**
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

VACATION PART OF 12' DRAINAGE EASEMENT
 LOT 1
 LAKERIDGE PARK SUBDIVISION, UNIT ONE
 SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA



2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY
 DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/02/06	20055176	26-45-24	1"=60'	1 OF 1

Exhibit "B"
 Petition to Vacate
 VAC2006-00031
 [Page One of One]

S:\20065176\SKETCH TO VACATE.dwg (Layout1) [jd Jun 07, 2006 - 3:57pm]



PETITION TO VACATE (AC 13-1)

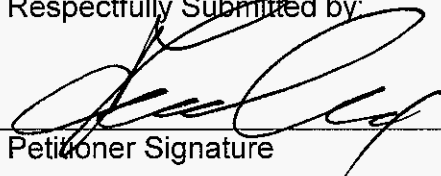
Case Number: VAC2006-00031

Petitioner(s), Alex Thomas Realty Corporation
requests the Board of County Commissioners of Lee County, Florida, to grant this Petition to Vacate and states as follows:

1. Petitioner(s) mailing address, 801 Bentwood Drive, Naples, Florida 34108
2. In accordance with Florida Statute (F.S.) Chapter 177 and Lee County Administrative Code (LCAC) 13-1, Petitioner desires to vacate the public's interest in the easement, plat or portion of a plat legally described in the attached Exhibit "A".
3. A sketch showing the area(s) the Petitioner desires to vacate is attached as Exhibit "B".
4. Proof Petitioner paid all applicable state and county taxes is attached as Exhibit "C".
5. Petitioner is fee simple title holder to the underlying land sought to be vacated.
6. Petitioner did provide notice to all affected property owners concerning the intent of this Petition in accordance with the LCAC 13-1.
7. In accordance with letters of review and recommendation provided by the various governmental and utility entities, it is apparent if the Board grants the Petitioner's request, it will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Wherefore, Petitioner respectfully requests that the Board of County Commissioners adopt a Resolution granting the Petition to Vacate.

Respectfully Submitted by:



Petitioner Signature

Petitioner Signature

Thomas Alex, President Alex Thomas Realty Corporation

Printed Name

Printed Name

VAC2006-00031

RECEIVED
JUN 27 2006

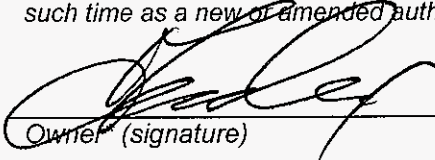
NOTE: This is a legal document and is therefore not available in Word Perfect format.

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 26-45-24-04-00000.0010 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Johnson Engineering, Inc. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.



Owner (signature)

Thomas Alex, President
Alex Thomas Realty Corporation

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

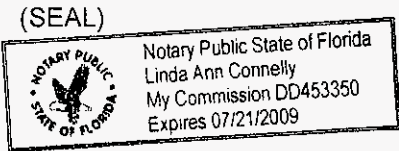
Sworn to (or affirmed) and subscribed before me this 29th day of MARCH, 2006, by Thomas Alex, who is personally known to me or who has produced FLDL A420-820-87-307-0 as identification and who did (did not) take an oath.



Notary Public

LINDA ANN CONNELLY

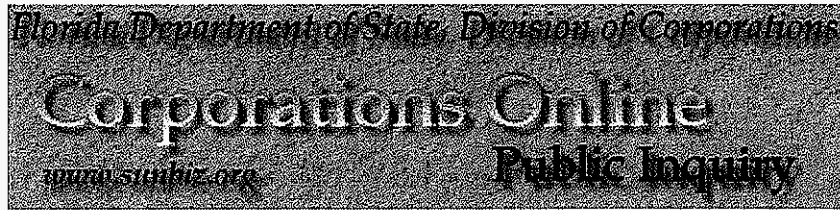
(Name typed, printed or stamped)



RECEIVED

JUN 27 2006

VAC2006-00031



Florida Profit

ALEX THOMAS REALTY CORP.

PRINCIPAL ADDRESS

801 BENTWOOD DR.
 NAPLES FL 34108
 Changed 04/28/2003

MAILING ADDRESS

801 BENTWOOD DR.
 NAPLES FL 34108
 Changed 04/28/2003

Document Number
 P01000053124

FEI Number
 061622209

Date Filed
 05/30/2001

State
 FL

Status
 ACTIVE

Effective Date
 NONE

Registered Agent

Name & Address
ALEX, THOMAS 801 BENTWOOD DRIVE NAPLES FL 34108
Name Changed: 06/27/2001
Address Changed: 06/27/2001

Officer/Director Detail

Name & Address	Title
ALEX, THOMAS 801 BENTWOOD DR NAPLES FL 34108	DPST

Annual Reports

Report Year	Filed Date
2004	09/01/2004
2005	06/28/2005
2006	05/01/2006

[Previous Filing](#)[Return to List](#)[Next Filing](#)

No Events
No Name History Information

Document Images

Listed below are the images available for this filing.

05/01/2006 -- ANNUAL REPORT
06/28/2005 -- ANNUAL REPORT
09/01/2004 -- ANNUAL REPORT
04/28/2003 -- ANN REP/UNIFORM BUS REP
03/05/2002 -- COR - ANN REP/UNIFORM BUS REP
06/27/2001 -- Reg. Agent Change
05/30/2001 -- Domestic Profit

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

[Corporations Inquiry](#)[Corporations Help](#)



March 6, 2006

DESCRIPTION

**VACATION – PART OF 12’ DRAINAGE EASEMENT
LAKERIDGE PARK SUBDIVISION, UNIT ONE
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA**

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From the northeast corner of said Lot 1 run S 00° 33’ 30” E along the east line of said lot for 27.00 feet; thence run S 29° 40’ 51” E continuing along said east lot line for 27.16 feet to the northeasterly most corner of a 12-foot drainage easement as shown said plat and the Point of Beginning.

From said Point of Beginning continue S 29° 40’ 51” E along said east lot line for 12.63 feet to an intersection with the southerly line of said 12-foot drainage easement; thence run the following four courses and distances along the south line of said 12-foot drainage easement: S 42° 08’ 33” W departing said east lot line for 86.90 feet; N 52° 58’ 09” W for 123.95 feet; S 41° 00’ 01” W for 90.03 feet; N 59° 19’ 40” W for 31.02 feet; thence run N 00° 33’ 30” W departing the south line of said drainage easement for 14.03 feet to an intersection with the northerly line of said 12-foot drainage easement; thence run the following four courses and distances along the north line of said 12-foot drainage easement: S 59° 19’ 40” E for 28.29 feet; N 41° 00’ 01” E for 91.22 feet; S 52° 58’ 09” E for 124.17 feet; N 42° 08’ 33” E for 79.87 feet to the Point of Beginning.

Parcel contains 3,933 square feet (0.09 acres), more or less.

AND

Parcel 2

From the southeast corner of said Lot 1 and the northeast corner of Lot 2 as shown on said plat run N 00° 33’ 30” W along the east line of said Lot 1 for 42.47 feet to an intersection with the southeasterly most corner of a 12-foot drainage easement lying in Lot 1 as shown said plat and the Point of Beginning.

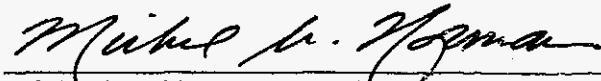
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said 12-foot drainage easement for 92.79 feet to an intersection with the east line of said Lot 1, also being the northeasterly most corner of said 12-foot drainage easement; thence run S 00° 33' 30" E along said east lot line for 13.23 feet to the Point of Beginning.

Parcel contains 923 square feet (0.02 acres), more or less.

Subject to easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the east line of Lot 1, as shown on the plat of Lakeridge Park Subdivision, Unit One as recorded in Plat Book 39, Page 60, public records of Lee County, Florida wherein said east line bears S 00° 33' 30" E.



Michael W. Norman (for The Firm LB-642)

Professional Land Surveyor

Florida Certificate No. 4500

Exhibit "A"
Petition to Vacate
VAC2006-00031
[Page Two of Two]

20055176 - 03-06-06 - Vacation - Part of 12' Drainage Easement

DATE 03/02/06
 PROJECT NO. 20055176
 FILE NO. 26-45-24
 SCALE 1"=60'
 SHEET 1 OF 1

SKETCH TO ACCOMPANY DESCRIPTION

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

JOHNSON
 ENGINEERING

LEE COUNTY, FLORIDA
 SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
 LAKERIDGE PARK SUBDIVISION, UNIT ONE
 LOT 1
 VACATION PART OF 12' DRAINAGE EASEMENT

DATE SIGNED: JUN 07 2006
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

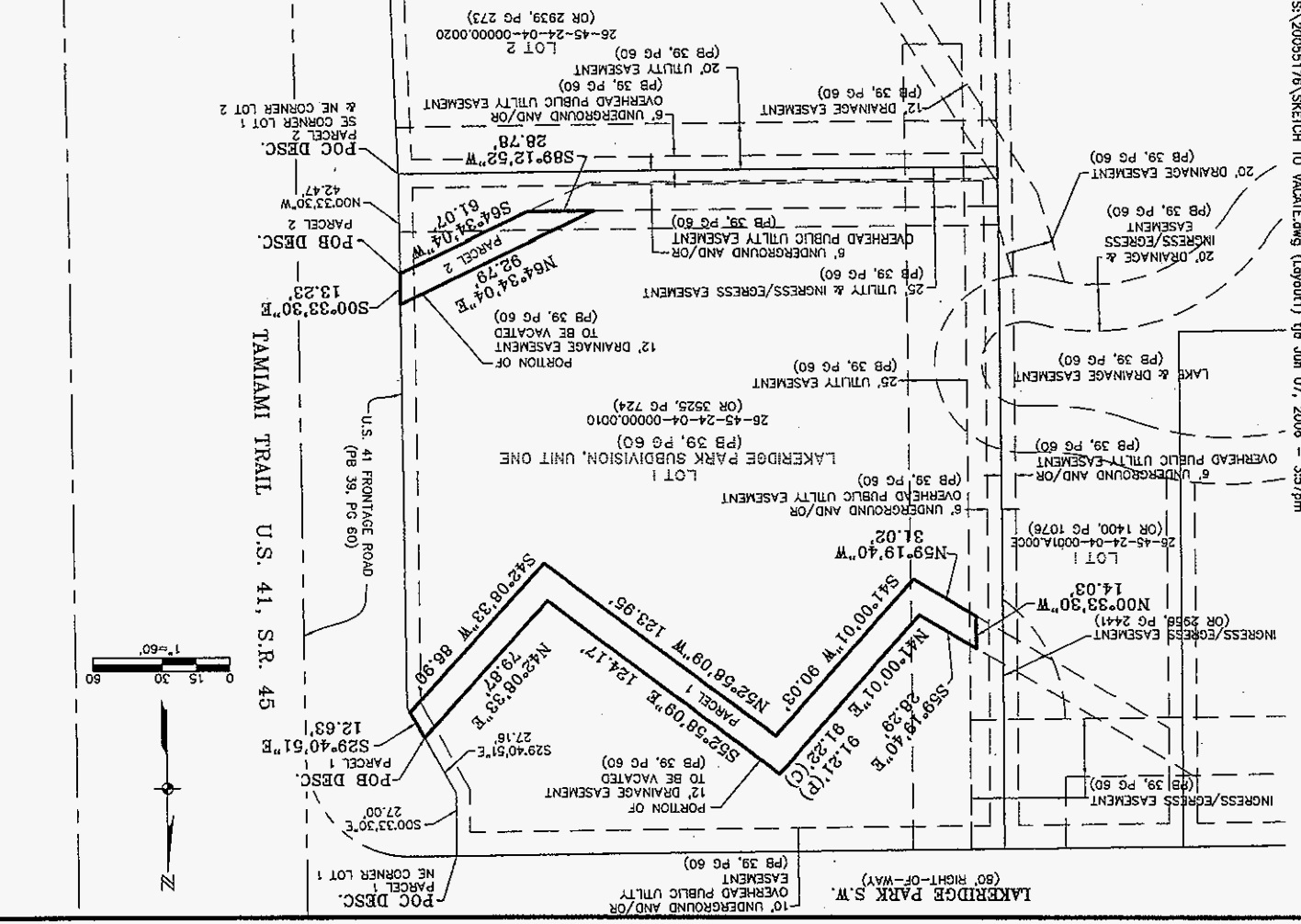
PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 4500
 (FOR THE FIRM LB-642)
 MICHAEL W. NORMAN

Michael W. Norman

THIS IS NOT A SURVEY


9. DESCRIPTION ATTACHED.
 8. PARCEL 1 CONTAINS 3,933 SQUARE FEET (0.09 ACRES) MORE OR LESS.
 PARCEL 2 CONTAINS 923 SQUARE FEET (0.02 ACRES) MORE OR LESS.
 7. (P) = PLATTED
 6. (C) = CALCULATED
 5. DESC. = DESCRIPTION
 4. POB = POINT OF BEGINNING.
 3. POC = POINT OF COMMENCEMENT.
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 1. BEARINGS SHOWN HEREON ARE BASED ON LAKERIDGE PARK SUBDIVISION, UNIT ONE AS RECORDED IN PLAT BOOK 39, PAGE 60. PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE EAST LINE OF LOT 1 BEARS N 00°33'30" W.

NOTES:



S:\20055176\SKETCH TO VACATE.dwg (layout1) jlf Jun 07, 2006 1:35:7pm

Exhibit "C"
Petition to Vacate
VAC2006-00031
 [Page One of One]

Real Property Information		
Account	Tax Year	Status
26-45-24-04-00000.0010	2005	PAID
Original Account	Book/Page	
26-45-24-04-00000.0010	3525/ 724	
Owner		
ALEX THOMAS REALTY CORP		
Physical Address	Mailing Address	
14330 S TAMiami TRL Fort Myers FL 33912	801 BENTWOOD DR NAPLES FL 34108 USA	
Legal Description		
LAKERIDGE PARK S/D U-1 REPLAT PB 39 PG 61 PT LOT 1 DESC IN OR 2956 PG 2446		
Outstanding Balance as of 6/29/2006		\$0.00

This Instrument Prepared By:
Lee County Division of Natural Resources
1500 Monroe Street - 3rd Floor
Fort Myers, Florida 33901

Strap Number: 26-45-24-04-00000.0010

THIS SPACE RESERVED FOR RECORDING

PERPETUAL STORMWATER DRAINAGE EASEMENT

This Easement Grant is given this 17 day of October, 2006 by and between Alex Thomas Realty Corp., owner, whose address is 801 Bentwood Drive, Naples, FL 34108 (Grantor) and LEE COUNTY, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, Florida 33902-0398 (Grantee) as follows:

1. In consideration of the sum of One and xx/100 dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to Grantee, its successors and assigns, a drainage easement in, over and across that portion of Grantor's property legally described in Exhibit "A".
2. Grantee has the right and authority to construct and maintain stormwater drainage facilities, including the installation of pipe, within the easement area in accordance with appropriate permits issued for construction and maintenance. The Perpetual Stormwater Drainage Easement is not limited to any one diameter size, type or number of connections to other stormwater lines or systems for providing drainage.
3. Grantee also has the right and authority to remove or trim any roots, trees or other vegetation or structures, including fencing, within the easement area in order to properly install the stormwater drainage facilities.
4. Grantor may use the easement area for landscaping (except trees), walkway, drainage or similar uses, provided no structures, such as sheds, carports, garages or other buildings, are constructed within the easement area.

RECEIVED
JAN 09 2007

COMMUNITY DEVELOPMENT

2000-80050AV

5. Title to any drainage facilities constructed in the easement area will remain in the Grantee, its successors or assigns.

6. Grantor warrants that subject to any existing public roadway or utility easements, Grantor is in lawful possession of the subject property free and clear of all liens and encumbrances, except as stated herein, and has the right and power to convey this easement.

7. County/Grantee, by accepting this Easement, agrees to all the terms contained herein.

8. This easement is binding upon the parties hereto, their successors and assigns.

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

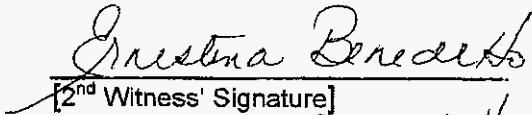
ALEX THOMAS REALTY CORP.



[1st Witness' Signature]

Leslie A. Lehmann

[Type or Print Name]



[2nd Witness' Signature]

ERNESTINA Benedetto

[Type or Print Name]

BY:



[Signature Grantor's/Owner's]

Thomas Alex

[Type or Print Name]

Owner

[Title] *President*

10000 60000000


STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 6th
day of November 2006, by Tomas Alex PRESIDENT OF ALEX THOMAS REALTY
CORP. who produced the following as identification _____

or is personally know to me, and who did/did not take an oath.

[stamp or seal]

NOTARY PUBLIC-STATE OF FLORIDA
 Leslie A. Lehmann
Commission # DD401692
Expires: APR. 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Leslie A. Lehmann
[Signature of Notary]

[Typed or Printed Name]

Approved and accepted for and on behalf of Lee County, Florida, this _____
day of _____, 20_____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chairman

APPROVED AS TO FORM

BY: _____
Office of the County Attorney



December 11, 2006

DESCRIPTION

**12' DRAINAGE EASEMENT
LYING IN LOT 1, LAKERIDGE PARK SUBDIVISION, UNIT ONE
SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA**

A strip of land 12 feet wide, lying in Section 26, Township 45 South, Range 24 East, Lee County, Florida, being a part of Lot 1 as shown on the plat of Lakeridge Park Subdivision, Unit One as recorded in Plat Book 39 at Page 60, public records of Lee County, Florida, which 12-foot strip of land is described as follows:

From the northeast corner of said Lot 1 run South 00° 33' 30" East along the east line of said lot for 27.00 feet; thence run South 29° 40' 51" East continuing along said lot line for 20.04 feet to the Point of Beginning.

From said Point of Beginning continue South 29° 40' 51" East along said lot line for 13.80 feet; thence run South 30° 44' 39" West departing said lot line for 15.03 feet; thence run South 04° 51' 50" West for 38.27 feet; thence run South 00° 47' 08" East for 117.56 feet; thence run South 22° 10' 44" West for 6.53 feet; thence run South 67° 49' 16" East for 19.18 feet to an intersection with said east lot line; thence run South 00° 33' 30" East along said lot line for 13.01 feet; thence run North 67° 49' 16" West departing said lot line for 24.21 feet; thence run South 22° 10' 44" West for 49.81 feet to an intersection with the easterly prolongation of the south line of a 12-foot drainage easement as shown on said plat; thence run South 89° 12' 52" West along said prolongation for 39.93 feet to an intersection with the angle point of said 12-foot drainage easement; thence run North 64° 34' 04" East along the southerly line of said drainage easement for 28.78 feet; thence run North 89° 12' 52" East departing said easement line for 5.83 feet; thence run North 22° 10' 44" East for 57.95 feet; thence run North 00° 47' 08" West for 115.71 feet; thence run North 04° 51' 50" East for 41.62 feet; thence run North 30° 44' 39" East for 4.30 feet; thence run North 40° 42' 08" West for 57.37 feet; thence run North 89° 57' 57" West for 75.70 feet; thence run South 87° 15' 49" West for 94.51 feet; thence run South 06° 07' 24" West for 84.86 feet to an intersection with the south line of a 12-foot drainage easement as shown on said plat; thence run North 59° 19' 40" West along said south line for 7.31 feet; thence run North 00° 33' 30" West departing said south line for 14.03 feet to an intersection with the north line of said drainage easement; thence run North 59° 19' 40" West along said north line for 4.09 feet; thence run North 06° 07' 24" East departing said north line for 76.46 feet; thence run North 87° 15' 49" East for 105.07 feet; thence run South 89° 57' 57" East for 81.50 feet; thence run South 40° 42' 08" East for 58.84 feet; thence run North 30° 44' 39" East for 7.63 feet to the Point of Beginning.

Parcel contains 7,235 square feet (0.17 acres), more or less.

Subject to easements, restrictions and reservations of record. Bearings hereinabove mentioned are based on the east line of Lot 1, as shown on the plat of Lakeridge Park Subdivision, Unit One as recorded in Plat Book 39, Page 60, public records of Lee County, Florida wherein said east line bears South 00° 33' 30" East.

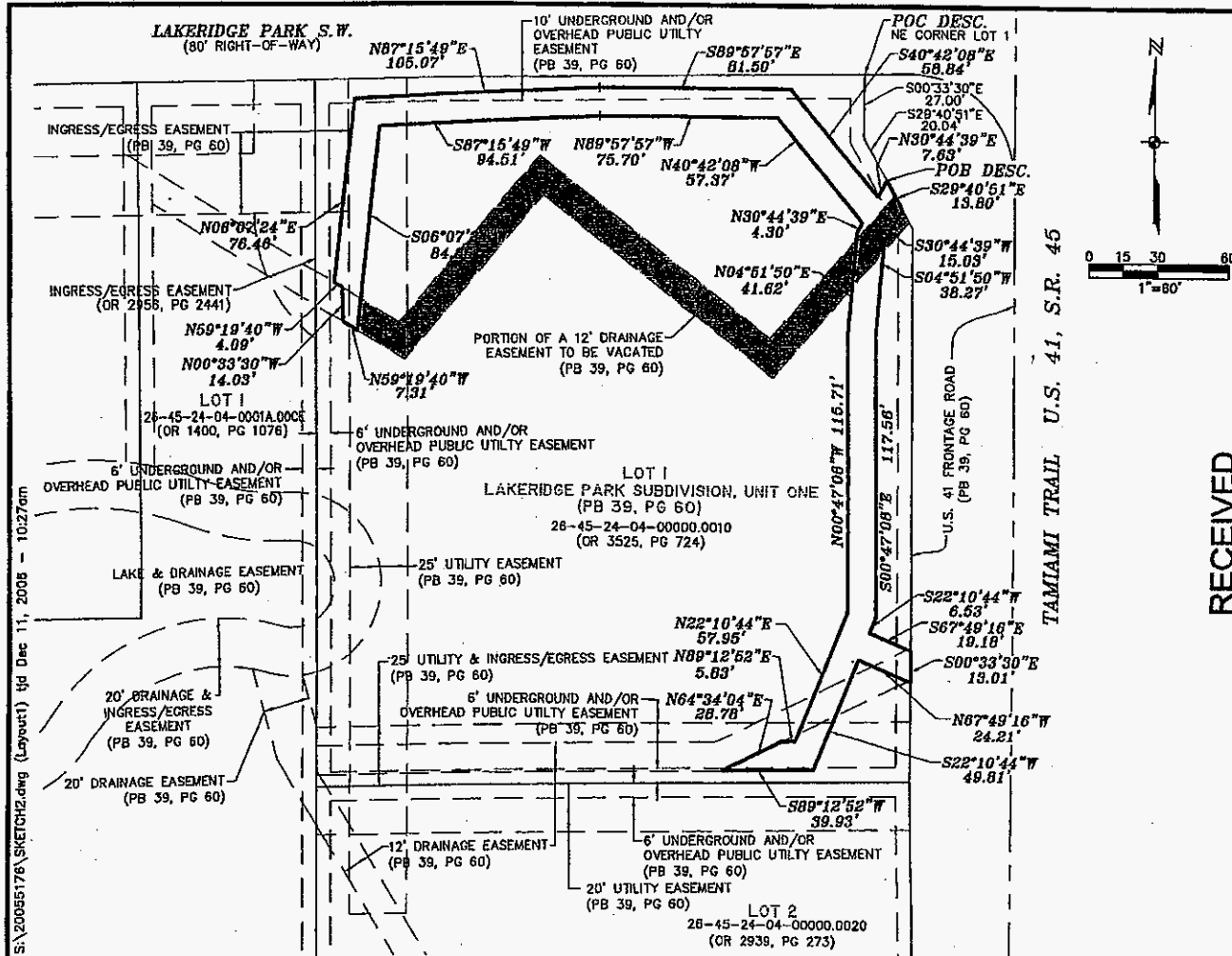
RECEIVED

JAN 10 2007

20055176 - 12-11-06 - 12' Drainage Easement

VAC 2006-00031

SHEET 2 OF 2



RECEIVED
JAN 10 2007

VAC 2006-00031
DR4

- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON LAKERIDGE PARK SUBDIVISION, UNIT ONE AS RECORDED IN PLAT BOOK 39, PAGE 60, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE EAST LINE OF LOT 1 BEARS S 00°33'30" E.
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 3. POC = POINT OF COMMENCEMENT.
 4. POB = POINT OF BEGINNING.
 5. DESC. = DESCRIPTION
 6. PARCEL CONTAINS 7,235 SQUARE FEET (0.17 ACRES) MORE OR LESS.
 7. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

Michael W. Norman
 MICHAEL W. NORMAN (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER,
 FLORIDA CERTIFICATE NO. 4500

DATE SIGNED: DEC 11 2006
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

S:\20055176\SKETCH2.dwg (Layout) 1/6 Dec 11, 2006 - 10:27am

12' DRAINAGE EASEMENT
 LOT 1
 LAKERIDGE PARK SUBDIVISION, UNIT ONE
 SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

2158 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #842 & L.B. #842

SKETCH TO ACCOMPANY
 DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
12/11/06	20055176	26-45-24	1"=80'	1 OF 2

PROPERTY DATA FOR PARCEL 26-45-24-04-00000.0020
TAX YEAR 2006

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004 | 2005 | 2006]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)
| [Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

ASTRIN JANET
5819
TALLOWOOD
CIR
FORT MYERS FL
33919

SITE ADDRESS

14360 S TAMIAMI
TRL
FORT
MYERS FL 33912

LEGAL DESCRIPTION

LAKERIDGE
PARK S/D U-1
REPLAT PB 39
PG 61
LOT 2

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]

[IMAGE OF STRUC](#)

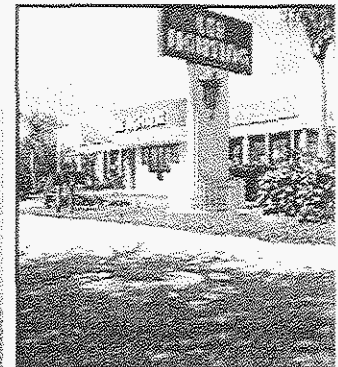
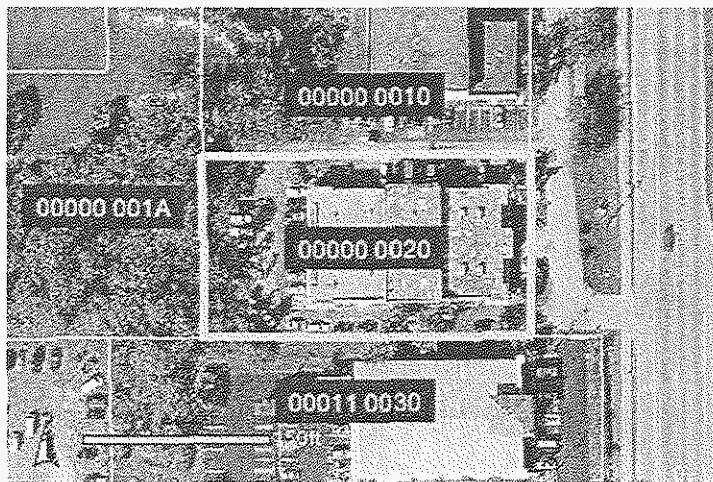


Photo Date: July c

[[PICTOMETRY](#)]

TAXING DISTRICT

012 - SOUTH TRAIL FIRE DISTRICT

DOR CODE

11 - STORES, ONE STORY

PROPERTY VALUES (TAX ROLL 2006) [[NEW!](#) [HISTORY CHART](#)]

[EXEMPTIONS](#)

[ATTRIBUTES](#)

February 23, 2006

Janet Astrin
5819 Tallowood Circle
Fort Myers, Florida 33919

RE: Vacation of Drainage Easement
Lakeridge Commons
STRAP 26-45-24-04-00000-0010

Dear Ms. Astrin:

Johnson Engineering Inc, on behalf of Alex Thomas Realty Corporation is seeking to vacate the public interest in the drainage easement at the location identified above in order to accomplish the following purpose: preparation of construction of a two-unit commercial site, consisting of a 17,548 square foot building, with associated parking, drainage, storm water, and necessary infrastructure. A new drainage easement will be constructed on the property to ensure the same services as before the vacation. The following documents are enclosed for your information:

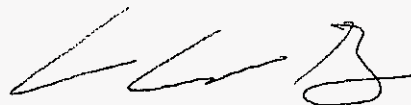
1. Copy of the property survey with existing drainage to be vacated highlighted.
2. Copy of sketch and description of vacated drainage easement.
3. Copy of sketch and description for proposed drainage easement.
4. Area location map indicating subject property.

If you have any questions, please do not hesitate to contact myself directly and thank you in advance for your participation in these matters.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

JOHNSON ENGINEERING, INC.



Chad W. Boyko
Planning Technician

RECEIVED

JUN 27 2006

Enclosures

cwb

20055176

VAC 2006-00031

**PROPERTY DATA FOR PARCEL 26-45-24-04-00000.001A
TAX YEAR 2006**

Parcel data is available for the following tax years:
[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)
| [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LONGHOUSE HOSPITALITY LLC
4770 S ATLANTA RD
SMYRNA GA 30080

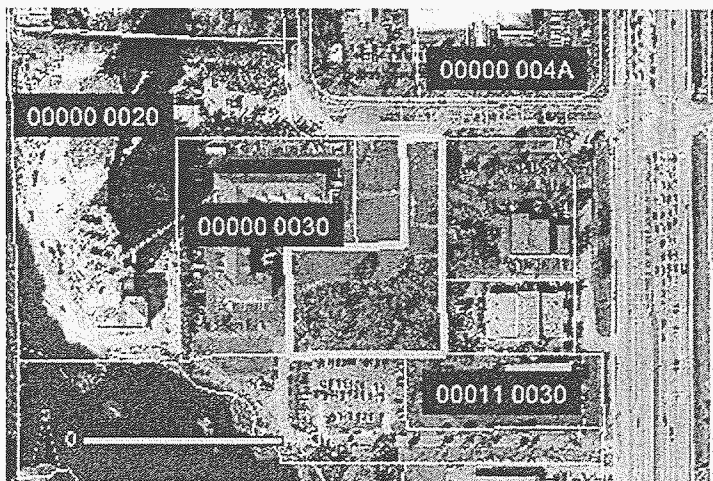
SITE ADDRESS

7051 LAKERIDGE CT
FT MYERS FL 33907

LEGAL DESCRIPTION

LAKERIDGE PARK S/D U-1
REPLAT PB 39 PG 61
LOT 1 LES OR 2956 PG 2446

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

012 - SOUTH TRAIL FIRE DISTRICT

DOR CODE

10 - VACANT COMMERCIAL

**PROPERTY VALUES (TAX
ROLL 2006)** [[NEW!](#) [HISTORY
CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	379,750	HOMESTEAD	0	UNITS OF MEASURE	SF
ASSESSED	379,750	AGRICULTURAL	0	NUMBER OF UNITS	84,388.00
ASSESSED SOH	379,750	WIDOW	0	FRONTAGE	0
TAXABLE	379,750	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	

February 23, 2006

Longhouse Hospitality LLC
4770 S Atlanta Rd.
Smyrna, Georgia 30080

RE: Vacation of Drainage Easement
Lakeridge Commons
STRAP 26-45-24-04-00000-0010

To Whom It May Concern:

Johnson Engineering Inc, on behalf of Alex Thomas Realty Corporation is seeking to vacate the public interest in the drainage easement at the location identified above in order to accomplish the following purpose: preparation of construction of a two-unit commercial site, consisting of a 17,548 square foot building, with associated parking, drainage, storm water, and necessary infrastructure. A new drainage easement will be constructed on the property to ensure the same services as before the vacation. The following documents are enclosed for your information:

1. Copy of the property survey with existing drainage to vacated highlighted.
2. Copy of sketch and description of vacated drainage easement.
3. Copy of sketch and description for proposed drainage easement.
4. Area location map indicating subject property.

If you have any questions, please do not hesitate to contact myself directly and thank you in advance for your participation in these matters.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

JOHNSON ENGINEERING, INC.



Chad W. Boyko
Planning Technician

Enclosures

cwb

20055176

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JUN 27 2006

VAC 2006-00031

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Longhouse Hospitality LLC
 4770 S. Atlanta Rd.
 Smyrna, GA 30080

2. Article Number
 (Transfer from service label)

7002 1000 0005 4029 9272

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

CWB

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Heather Floyd
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Janet Astrin
 5819 Tallwood Cir.
 Fort Myers, FL 33919

2. Article Number
 (Transfer from service label)

7002 1000 0005 4029 9289

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

CWB

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 Lawrence Astrin 3-14
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

0-124

Prepared by and return to:
Richard D. Lyons, Esq.
Bond, Schoeneck & King, P.A.
26811 South Bay Drive, #200
Bonita Springs, FL 34134
941-947-6816
Parcel Identification No. 26-45-24-04-00000.0010

10.50
10850.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of November, 2001 between 658963 Ontario, Ltd., whose post office address is 64 Henderson Drive, Whitby, Ontario, L1N 7Y9, Canada, grantor*, and Alex Thomas Realty Corp., a Florida corporation, whose post office address is 801 Bentwood Drive, Naples, Florida 34108-8221 of the County of Collier, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County Florida, to-wit:

Tract or parcel of land being part of Lot 1, Lakeridge Park Subdivision, Unit One in Section 26, Township 45 South, Range 24 East as recorded in Plat Book 39, Page 60 and 61, Public Records of Lee County, Florida, which is described as follows:

From the Point of Beginning being the Northeasterly corner of said Lot 1; thence South 0° 33' 30" East for 27.00 feet along the Easterly boundary of said Lot 1; thence South 29° 40' 51" East for 42.49 feet; thence South 0° 33' 30" East for 228.80 feet; thence South 89° 12' 52" West for 256.00 feet along the Southerly boundary of said Lot 1; thence North 00° 33' 30" West for 293.00 feet; thence North 89° 12' 52" East for 235.32 feet along the Northerly boundary of said lot 1 to the Point of Beginning.

- This conveyance is subject to the following:
1. Ad valorem property taxes for the year of closing and subsequent years;
 2. Covenants, Restrictions, and public utility easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

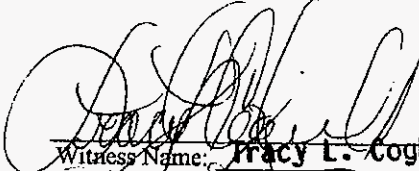

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DEPUTY CLERK J Miller
DOC TAX PD(F.S.201.02) 10,850.00
RECORDING FEE 10.50
LEE COUNTY
CHARLIE GREEN CLERK OF COURT
RECORDED 11/21/01 04:17 PM
DR BK 03525 PG 0724
INSTR # 5289871

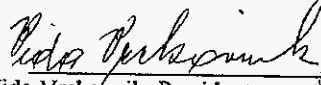
VAC 2006-00031

RECEIVED
JUN 27 2006

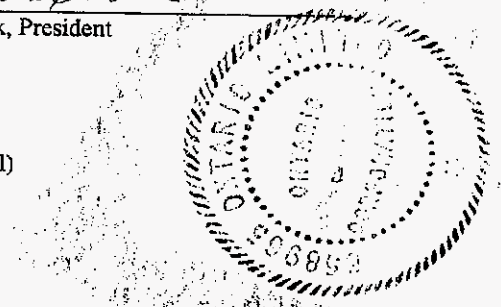
Signed, sealed and delivered in our presence:


Witness Name: Tracy L. Coghill

Witness Name: Nancy Moss

658963 Ontario Ltd.


Vida Vrckovnik, President

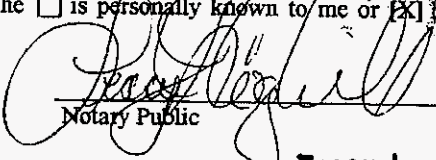
(Corporate Seal)



State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 15th day of November, 2001 by Vida Vrckovnik, President of 658963 Ontario, Ltd., on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: Tracy L. Coghill

My Commission Expires: _____



OR BK 03525 PG 0725

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

March 5, 2007

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Chad Boyko
Johnson Engineering, Inc.
2158 Johnson St.
Ft. Myers, FL 33901

Re: VAC2006-00031 - Petition to Vacate two 12-foot wide Drainage Easements located across the North side and the Southeast corner of Lot 1, Unit 1, Lakeridge Park Subdivision, in S 26, T 45S, R 24E, according to the map or plat thereof on file and recorded in Plat Book 39, Page 60 of the Public Records of Lee County, FL

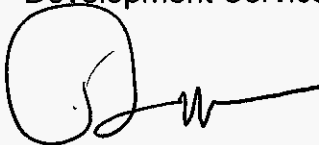
Dear Mr. Boyko:

You have indicated that in order to allow for construction of a two-unit commercial building on the subject lot, your client, Alex Thomas Realty Corp. desires to eliminate the Drainage Easements located on your lot. The site is located at 14330 S. Tamiami Trail, Ft. Myers, Florida. Based on a review of the information provided and our subsequent research, this office has no objection to the proposed vacation.

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

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Peter J. Eckenrode
Director

PJE/RXW

U:\200702\20060627.105\8133930\DCDLETTER.DOC

June 26, 2006

Mr. Peter J. Eckenrode
Development Services Director
Lee County Department of Community Development
P.O. Box 398
Fort Myers, FL 33902

RE: Lakeridge Commons
STRAP 26-45-24-04-00000.0010
Application for Vacation of Drainage Easement

Dear Mr. Eckenrode:

This is a request for vacation of a drainage easement located on the property known as 26-45-24-00000-0010 (14330 South Tamiami Trail), recorded in Plat Book 39, Pages 60 and 61 of the public records of Lee County, Florida. Johnson Engineering represents Alex Thomas Realty Corporation, who wishes to vacate this drainage easement.

The existing Harmon's Photo was demolished to allow for the construction of a two-unit commercial building consisting of a 17,548 square foot building, with associated parking, drainage, storm water, and necessary infrastructure. The building was approved under Development Order number DOS2005-00148. This building will contain two tenants: a 13,038 square foot furniture store, and a 4,510 square foot retail sales store with an unknown tenant at this time.

There is approximately 320 +/- linear feet of existing drainage pipe that will have to be removed and disposed of. The existing drainage pipe currently runs through the center of the property in the same location of the proposed building. There will be approximately 619 +/- linear feet of proposed drainage pipe constructed around the perimeter of the property as shown on the attached sketch allowing the proposed building to be constructed within the center of the property.

The following documents are enclosed for your review:

- Application for Vacation of Drainage Easement with Executed Petition AC 13-1
- Check No. 1021 in the amount of \$600.00

Three (3) copies of each of the following:

- Original Petition to Vacate
- Printed Tax Receipt
- Plat Book 39, Pages 60 and 61, Lakeridge Park Subdivision, Unit One with area outlined to be vacated.

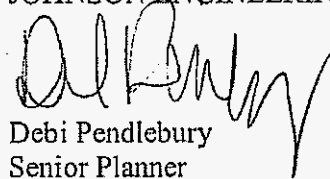
- Proof of Ownership – Warranty Deed (OR Book 03525 Page 0724), Lee County Property Appraisers Parcel Inquiry
- GIS Map of Lakeridge Commons with area to vacated outlined
- Current aerial from Lee Co. Property Appraisers Office with area to be vacated outlined
- Sketch and Description of existing easement to be vacated
- Sketch and Description of proposed easement

- Letters of No Objection from:
 1. Lee County Natural Resources-Mr. Allen Davies
 2. Florida Department of Transportation-Mr. Gerald Strouse
 3. Lee County Transportation Division-Ms. Margaret Lawson
- Proof of Notification of Affected Property Owners:
 1. Janet Astrin-14360 S. Tamiami Trail, Fort Myers, Florida 33912
 2. Longhouse Hospitality LLC-7501 Lakeridge Ct. Fort Myers, FL 33912

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

JOHNSON ENGINEERING, INC.



Debi Pendlebury
Senior Planner

Enclosures

cc: Tom Alex

/dlp

20055176



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

Bob Janes
District One

Monday, April 10, 2006

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

Mr. Chad W. Boyko
Johnson Engineering, Inc.
P.O. Box 1550
Fort Myers, FL 33902-1550

RECEIVED

APR 12 2006

Johnson Engineering

Re: Vacation of Drainage Easement
Lakeridge Commons
STRAP 26-45-24-04-00000-0010

Dear Mr. Boyko:

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 the subject drainage easement provided that a replacement drainage easement be dedicated to Lee County.

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\vac544.doc

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JUN 27 2006

VAC 2006 - 00031



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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

Bob Janes
District One

September 27, 2006

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Debbi Pendlebury
Johnson Engineering, Inc.
P.O. Box 1550
Fort Myers, FL 33902

Tammy Hall
District Four

John E. Albion
District Five

**Re: Petition to Vacate Drainage Easement—Lakeridge Commons;
STRAP# 26-45-24-04-0000.0010**

Donald D. Stillwell
County Manager

David M. Owen
County Attorney

Ms. Pendlebury:

Diana M. Parker
County Hearing Examiner

Lee County Department of Transportation has reviewed the request to vacate the drainage easement at Lakeridge Commons, STRAP #26-45-24-04-0000.0010.

Based on the submittal 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 (Lakewood Commons)



Florida Department of Transportation

JEB BUSH
GOVERNOR

DENVER J. STUTLER, JR.
SECRETARY

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APR 3 - 2006

Johnson Engineering

March 28, 2006

Mr. Chad W. Boyko
Planning Technician
Johnson Engineering
Post Office Box 1550
Fort Myers, Florida 33902

**RE: Vacation of Public Interest on a Drainage Easement
At 14330 S. Tamiami Trail, Fort Myers, Lee County, Florida
Strap# 26-45-24-04-00000.0010
PM Log# 06-28**

Dear Mr. Boyko:

In response to your letter we received on March 14, 2006, our staff has conducted a review of your request to vacate the subject area as marked and generally described as:

A strip of land 12 feet wide, lying in Section 26, Township 45 South, Range 24 East, Lee County, Florida, being a part of Lot 1 as shown on the plat of Lakeridge Park subdivision, Unit One as recorded in Plat Book 39 at Page 60, public records of Lee County, Florida

Based on this review, we offer "No Objection" to this vacation request. If we can be of further assistance, please feel free to contact this office.

Sincerely,

Sylvia Petrosky
Right of Way Agent
Property Management

SAP/jps

cc: Scott Gilbertson, P.E. – Lee County
Peter J. Eckenrode – Lee County
Michael G. Rippe – FDOT
Thomas T. Garcia – FDOT
File, Daily File

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District One-Right of Way Department-Property Management
801 North Broadway Avenue*Post Office Box 1249*Bartow, FL 33831-1249
(863)519-2413*(863)519-5183(FAX)*MS 1-66

www.dot.state.fl.us



LAKERIDGE PARK SUBDIVISION, UNIT ONE

A SUBDIVISION, BEING A REPLAT OF LOT 1, LAKERIDGE PARK SUBDIVISION, IN PLAT BOOK 34 PAGE 48,
 IN N.E. 1/4 OF SECTION 26, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

SHEET 2 OF 2
 DATE: MAY 15, 1987
 JOB NO. 8719

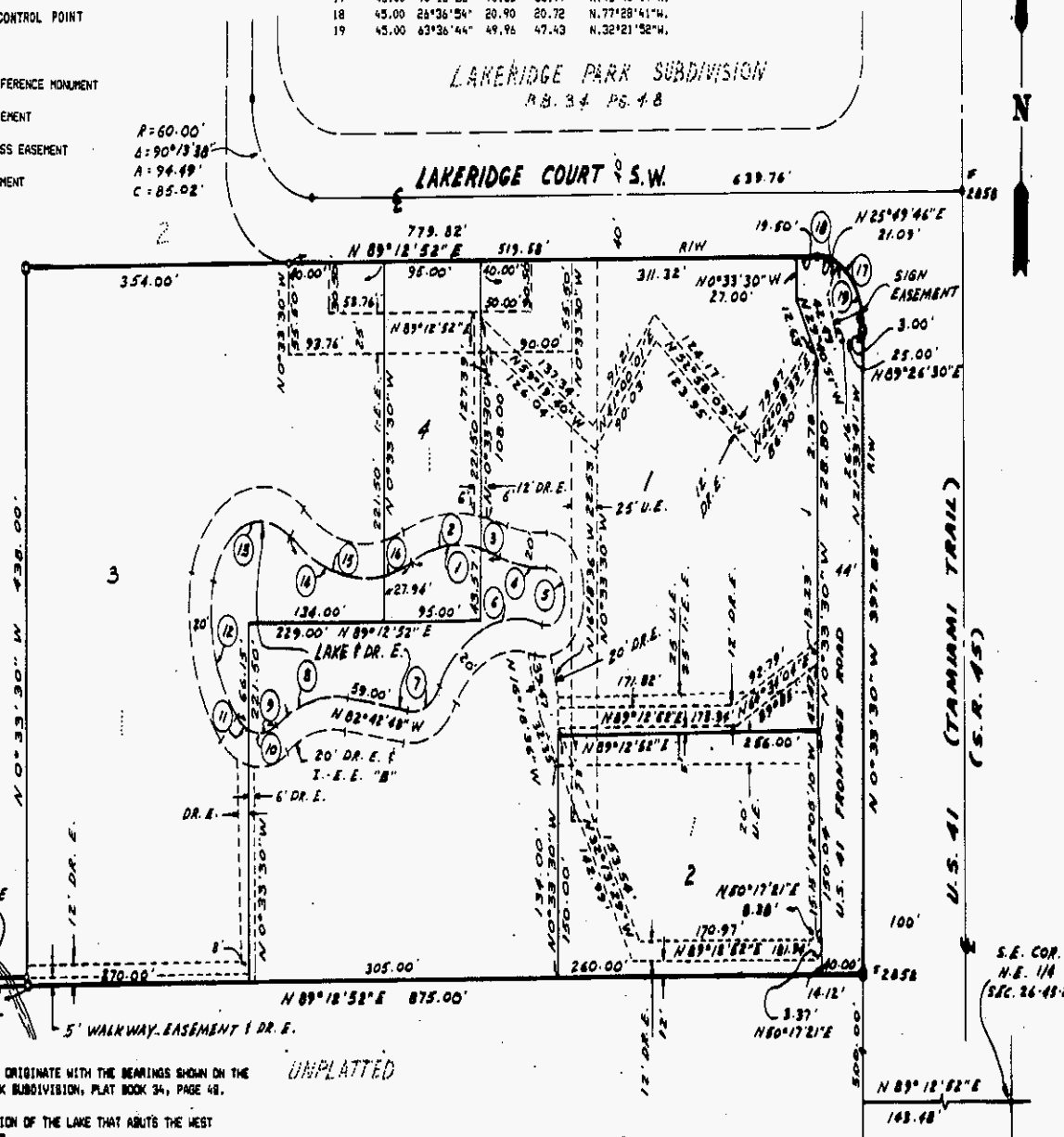
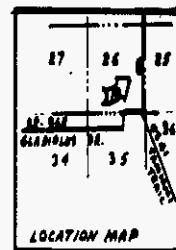
EASEMENT DEDICATION

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS 6 FEET WIDE ON EACH SIDE OF EACH BUILDING SITE LOT LINE FOR UNDERGROUND AND/OR OVERHEAD PUBLIC UTILITIES BUT LIMITED, IF USED, TO ONE SIDE OF ANY ONE LOT WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. IN ADDITION, AN EASEMENT 10 FEET WIDE IS RESERVED ALONG THE FRONT AND 6 FEET ALONG THE REAR OF EACH LOT FOR UNDERGROUND AND/OR OVERHEAD PUBLIC UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES SHOWN.

LEGEND

- = PERMANENT CONTROL POINT
- = REBAR & CAP
- = PERMANENT REFERENCE MONUMENT
- DR. E. = DRAINAGE EASEMENT
- I-E. E. = INGRESS-EGRESS EASEMENT
- U.E. = UTILITY EASEMENT

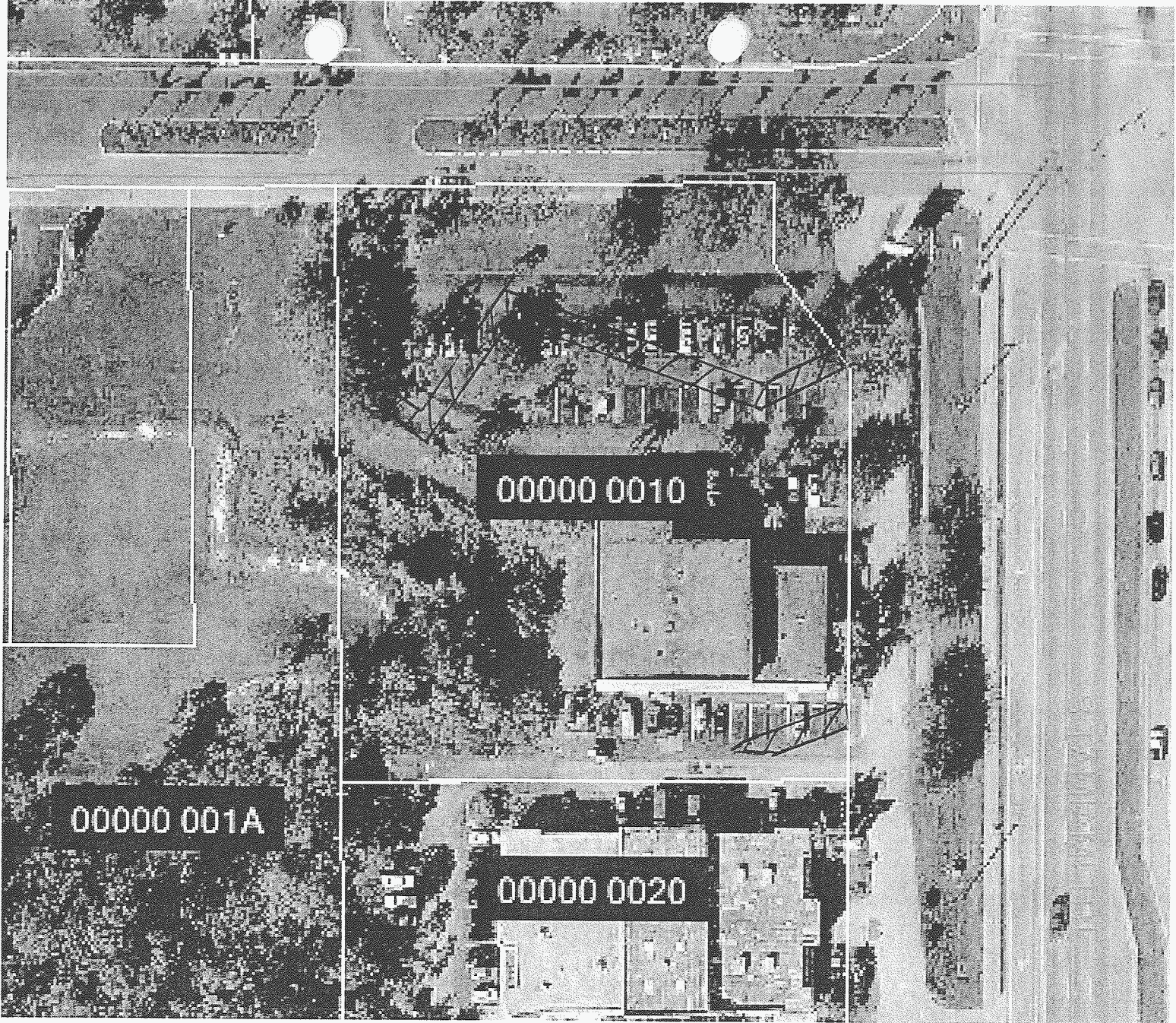
NO.	RADIUS	DELTA	ARC	CHORD	CHD. BEARING
1	115.00	44°14'22"	88.79	86.60	N.87°44'58"E.
2	115.00	34°26'53"	69.14	68.11	N.82°51'14"E.
3	115.00	09°47'29"	19.65	19.63	N.79°01'35"W.
4	115.00	23°14'24"	46.65	46.33	N.81°45'03"W.
5	18.00	198°53'56"	62.30	35.51	N.04°05'42"E.
6	90.00	73°03'37"	114.76	107.14	N.64°01'33"E.
7	33.00	64°47'08"	37.31	35.36	N.64°53'38"E.
8	105.00	40°55'59"	75.01	73.43	N.74°49'12"E.
9	30.00	80°00'28"	41.89	38.57	N.83°38'33"W.
10	30.00	53°36'26"	28.07	27.06	N.83°09'31"E.
11	30.00	26°23'52"	13.82	13.70	N.56°50'13"W.
12	95.00	54°22'40"	60.16	58.82	N.16°26'59"W.
13	48.00	117°53'51"	48.77	82.24	N.69°41'17"E.
14	115.00	63°00'25"	126.46	120.19	N.82°52'01"W.
15	115.00	48°44'56"	97.84	94.92	N.79°44'15"W.
16	115.00	14°15'32"	28.62	28.55	N.72°45'33"E.
17	45.00	90°13'38"	70.86	63.77	N.45°40'19"W.
18	45.00	28°36'54"	20.90	20.72	N.77°28'41"W.
19	45.00	63°36'44"	49.96	47.43	N.32°21'52"W.



NOTES

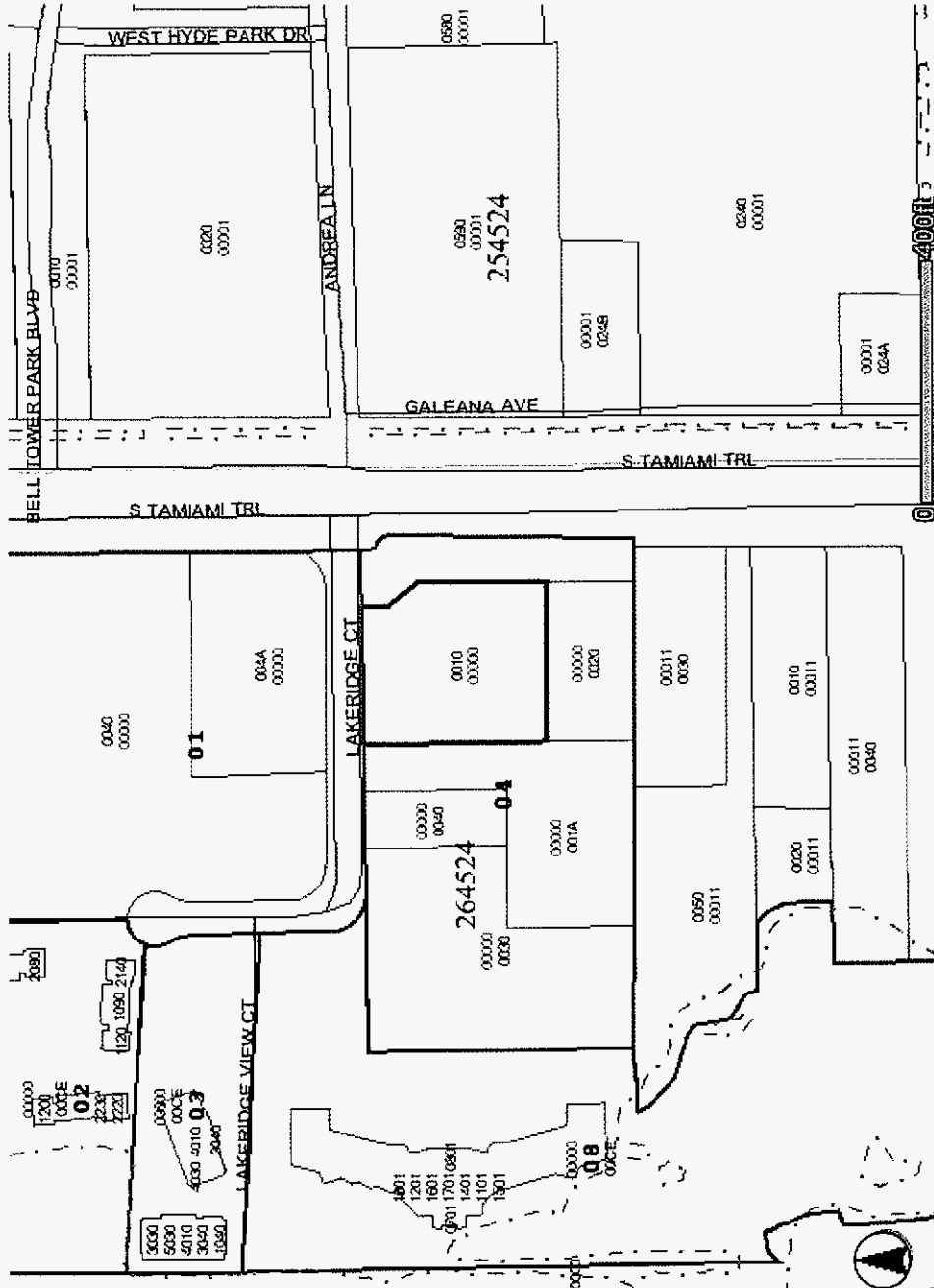
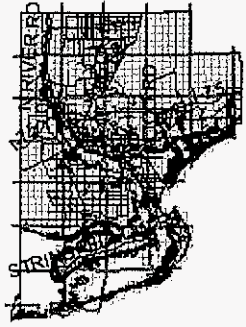
1. BEARINGS SHOWN HEREIN ORIGINATE WITH THE BEARINGS SHOWN ON THE PLAT OF LAKERIDGE PARK SUBDIVISION, PLAT BOOK 34, PAGE 48.
2. LOT 3 INCLUDES A PORTION OF THE LAKE THAT ABUTS THE WEST BOUNDARY OF SAID LOT 3.

UNPLATTED



 - AREAS TO BE VACATED

Lakeridge Commons



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