

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

Blue Sheet No. 20070580-UTL

1. ACTION REQUESTED/PURPOSE:

Developer Contributed Asset: Approve final acceptance, by Resolution and recording of one (1) utility easement, as a donation of two water services and one 6" diameter fire line, to provide potable water service and fire protection to *Lakeridge Commons*, a redeveloped commercial building. This is a Developer contributed asset and the project is located on the west side of U.S. 41 North approximately 1/4 mile north of Gladiolus Drive.

2. FUNDING SOURCE:

No funds required.

3. WHAT ACTION ACCOMPLISHES:

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

4. MANAGEMENT RECOMMENDATION: Approval.

5. Departmental Category: 10 - Utilities C10H		6. Meeting Date: MAY 01 2007
7. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	8. Requirement/Purpose: (specify) <input type="checkbox"/> Statute <input type="checkbox"/> Ordinance <input type="checkbox"/> Admin. Code <input checked="" type="checkbox"/> Other <u>Approval</u>	9. Request Initiated: Commissioner Department <u>Public Works</u> Division <u>Utilities</u> By: <u>Douglas L. Meurer</u> 4.12.2007 Douglas L. Meurer, P.E., Director

10. Background:

Fire lines and single water services do not require permission to construct by the Board, therefore, no previous Blue Sheet number is provided.
The installation has been inspected for conformance to the Lee County Utilities Operations Manual.
Satisfactory pressure and bacteriological testing has been completed.
Record drawings have been received.
Engineer's Certification of Completion has been provided—copy attached.
Project Location Map—copy attached.
Warranty has been provided—copy attached.
Waiver of Lien has been provided—copy attached.
Certification of Contributed Assets has been provided—copy attached.
100% of the connection fees have been paid.
Sanitary sewer service is provided by Lee County Utilities via existing infrastructure located within the right-of-way of Lakeridge Court.
Funds are available for recording fees in: Account No. OD5360748700.504930
(Util-Util Eng-Dep Clerk Fees for Recording & Filing)

SECTION 26 TOWNSHIP 45S RANGE 24E DISTRICT # 5 COMMISSIONER MANN

11. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Res.	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<u>J. Lavender</u> Date: <u>4.16.07</u>	N/A Date:	N/A Date:	<u>T.O.</u> T. Osterhout Date: <u>4/12</u>	<u>S. Covert</u> S. Covert Date: <u>4/16/07</u>	<u>RK</u> 4/17	<u>MR</u> 4/19/07	<u>US</u> 4/17/07	<u>PL</u> 4/16/07	<u>J. Lavender</u> Date: <u>4.16.07</u>

12. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN RK
4-17-07
10 AM
COUNTY ADMIN FORWARDED TO: PL
4-18-07
11:1 SAM

Rec. by CoAtty
Date: 4/16/07
Time: 4:00 pm
Forwarded To: 4/17/07
8:45 am

RESOLUTION NO.

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

WHEREAS, it is the desire of "ALEX THOMAS REALTY CORP.", owner of record, to make a contribution to Lee County Utilities of water facilities (two water services, one six inch diameter fire line), serving "LAKERIDGE COMMONS"; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a Warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of \$11,259.00 is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner _____ who moved for its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes: _____ (1)
- Commissioner Brian Bigelow: _____ (2)
- Commissioner Ray Judah: _____ (3)
- Commissioner Tammara Hall: _____ (4)
- Commissioner Frank Mann: _____ (5)

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

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
CHAIR

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY

BS 20070580-UTL

COPY

LETTER OF COMPLETION

DATE: April 6, 2007

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

Gentlemen:

This is to certify that the **water service(s) and fire line up to and including 1st OS + Y valve(s)** located at **Lakeridge Commons, 14330 South Tamiami Trail** (Name of Development/Project) was designed by me and has been constructed in conformance with:
the revised plans, attached and the approved specifications.

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

Bacteriological Test and Pressure Test(s) - Water Main

Very truly yours,

Johnson Engineering, Inc.

(Owner or Name of Corporation/Firm)

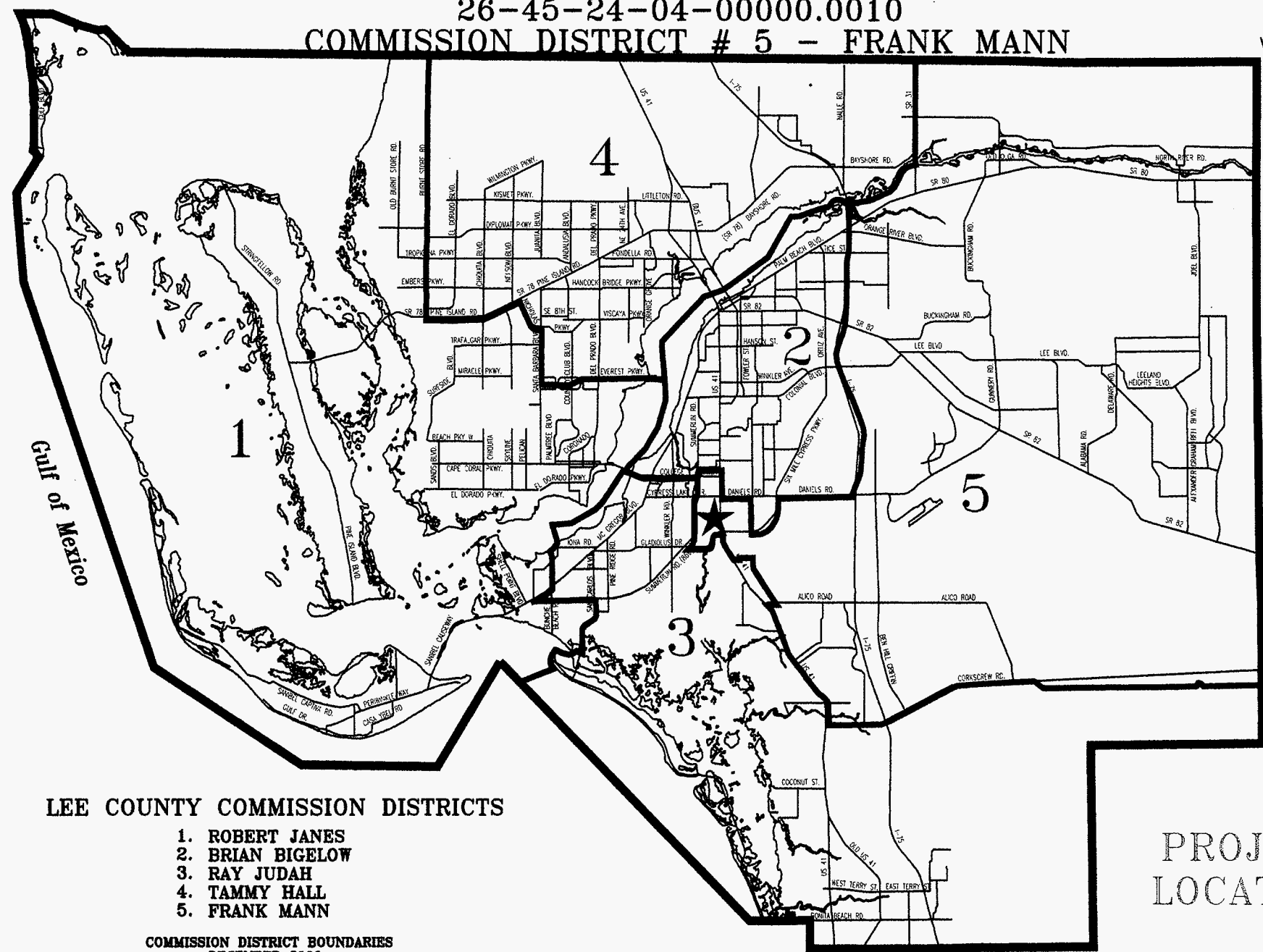
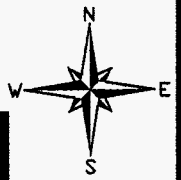


(Signature)

Kevin M. Winter, P.E., Project Engineer (#41267)
(Name and Title)

(Seal of Engineering Firm)

LAKERIDGE COMMONS
26-45-24-04-00000.0010
COMMISSION DISTRICT # 5 - FRANK MANN



Gulf of Mexico

LEE COUNTY COMMISSION DISTRICTS

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

COMMISSION DISTRICT BOUNDARIES
 DECEMBER 2000

PROJECT
 LOCATION

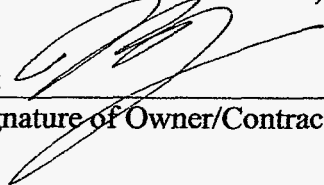
COPY

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water system of Lakeridge Commons to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

Jensen Underground Utilities. Inc.
(Name of Owner/Contractor)

BY: 
(Signature of Owner/Contractor)

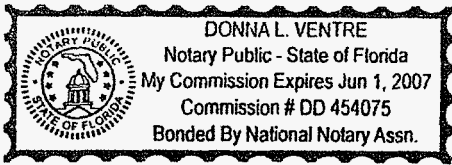
STATE OF FL)
) SS:
COUNTY OF Collier)

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


Notary Public Signature

Donna L Ventre
Printed Name of Notary Public

(Notary Seal & Commission Number)



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

The undersigned lienor, in consideration of the final payment in the amount of Eleven Thousand Two Hundred Fifty Nine and No Cents(\$11,259.00) hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Alex Thomas Realty Group on the job of Lakeridge Commons to the following described property:

Lakeridge Commons

(Name of Development/Project)

14330 S. Tamiami Trail
(Location)

Water Service(s) and
Fire Line up to and including 1st OS and Y valve

(Facilities Constructed)

26-45-24-04-00000.0010
(Strap # or Section, Township & Range)

Dated on: April 6, 2007

By: [Signature]
(Signature of Authorized Representative)

By: Kevin Jensen
(Print Name of Authorized Representative)

Title: President

Phone #: (239)597-0060 Ext.

Jensen Underground Utilities, Inc.
(Name of Firm or Corporation)

5585 Taylor Road
(Address of Firm or Corporation)

Naples, FL 34109-
(City, State & Zip Of Firm Or Corporation)

Fax#: (239)597-0061

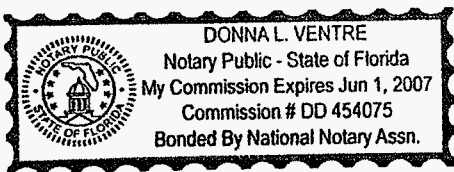
STATE OF FL)
) SS:
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 6 th day of April, 2007 by Kevin Jensen who is personally known to me - _____, and who did not take an oath.

[Signature]
(Notary Public Signature)

Donna L. Ventre
(Printed Name of Notary Public)

(Notary Seal & Commission Number)



CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: Lakeridge Commons

STRAP NUMBER: 26-45-24-04-00000.0010

LOCATION: 14330 S. Tamiami Trail

OWNER'S NAME: (as shown on Deed) Alex Thomas Realty Corp

OWNER'S ADDRESS: 801 Brentwood Drive

OWNER'S ADDRESS: Naples, FL 34108-

OWNER'S TELEPHONE #: (239) 594-8469

TYPE UTILITY SYSTEM: Potable Water
 (Please provide separate 'Certifications' for potable water, sanitary sewer and effluent reuse facilities.)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES
 Please list each element of the system from the drop-down list provided.

ITEM	SIZE	QUANTITY	UNIT	UNIT COST	TOTAL
TAPPING SLEEVE W/VALVE	10" x 6"	1.0	EA	\$6,350.00	\$6,350.00
FIRE LINE UP TO AND INCL 1ST OS + Y VALVE	6"	1.0	EA	\$1,781.00	\$1,781.00
PVC C-900 DR-14	6"	4.0	LF	\$32.00	\$128.00
SINGLE WATER SERVICE/COMPLETE	1"	2.0	EA	\$1,500.00	\$3,000.00
TOTAL					\$11,259.00

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

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

CERTIFYING:

X [Signature]
(Signature of Certifying Agent)

Kevin Jensen, President
(Name & Title of Certifying Agent)

Jensen Underground Utilities, Inc.
(Name of Firm or Corporation)

5585 Taylor Road
(Address of Firm or Corporation)

Naples, FL 34109 -

STATE OF FL)
) SS:
COUNTY OF Collier)

The foregoing instrument was signed and acknowledged before me this 6 th day of April, 2007 by Kevin Jensen who is personally known to me - _____, and who did not take an oath.

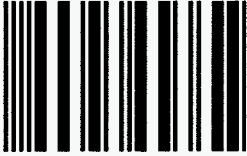
[Signature]
Notary Public Signature

Donna L. Ventre
Printed Name of Notary Public

Notary Commission Number

(NOTARY SEAL)





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



FDOR10240300
 DR-219
 R. 07/98

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

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

<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="3"/>	<input type="text" value="4"/>	<input type="text" value="5"/>	<input type="text" value="6"/>	<input type="text" value="7"/>	<input type="text" value="8"/>	<input type="text" value="9"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="3"/>	<input type="text" value="4"/>	<input type="text" value="5"/>	<input type="text" value="6"/>	<input type="text" value="7"/>	<input type="text" value="8"/>	<input type="text" value="9"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text" value="0"/>
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2. Mark (x) all that apply
 Multi-parcel transaction? → Transaction is a split or cutout from another parcel? → Property was improved with building(s) at time of sale/transfer? →

3. Grantor (Seller): **EASEMENT:** **BS 20070580** **ALEX THOMAS REALTY CORP.**
 Last First MI Corporate Name (if applicable)
801 BRENTWOOD DRIVE **NAPLES** **FL** **34108**

4. Grantee (Buyer): **THOM OSTERHOUT** **AS AGENT:** **FOR LEE CO. BD. OF CO. COMMISSIONERS**
 Last First MI Corporate Name (if applicable)
P. O. BOX 398 **FT. MYERS** **FL** **33902 (2394798181**

5. Date of Sale/Transfer: **05/07/2007** Sale/Transfer Price: **\$10,000.00**
 Month Day Year (Round to the nearest dollar.) Property Located In: **Lee**

6. Type of Document: Contract/Agreement for Deed, Other, Warranty Deed, Quit Claim Deed
 7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: **00**
 (Round to the nearest dollar.)

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage. YES / NO

9. Was the sale/transfer financed? YES / NO If "Yes", please indicate type or types of financing:
 Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare

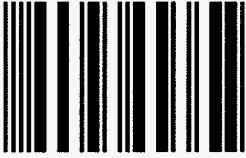
11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES / NO \$ **00** Cents
 12. Amount of Documentary Stamp Tax → \$ **70**

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES / NO
 Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.
 Signature of Grantor or Grantee or Agent: _____ Date: **4/12/07**

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

To be completed by the Clerk of the Circuit Court's Office	Clerks Date Stamp
This copy to Property Appraiser	
O. R. Book and Page Number and File Number	
Date Recorded	

This copy to Property Appraiser



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



FDOR10240300
DR-219
R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

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

0 1 2 3 4 5 6 7 8 9

0123456789

26452404000000010

2. Mark (x) all
that apply

Multi-parcel
transaction? →

Transaction is a split
or cutout from
another parcel? →

Property was improved
with building(s) at time
of sale/transfer? →

3. Grantor (Seller):

EASEMENT:

BS 20070580

ALEX THOMAS REALTY CORP.

Last First MI
801 BRENTWOOD DRIVE

NAPLES

Corporate Name (if applicable)
FL 34108

4. Grantee (Buyer):

Mailing Address
THOM OSTERHOUT

City
AS AGENT:

State Zip Code Phone No.
FOR LEE CO. BD. OF CO. COMMISSIONERS

Last First MI
P. O. BOX 398

FT. MYERS

Corporate Name (if applicable)
FL 33902 (2394798181)

5. Date of Sale/Transfer

05 01
Month Day

2007 \$
Year

City Sale/Transfer Price

\$10

State Zip Code

. 00

Property Located In 46 County Code

6. Type of Document

Warranty
Deed

Contract/Agreement
for Deed
Quit Claim
Deed

Other

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

(Round to the nearest dollar.) \$

YES

NO

. 00

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer
such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights?
Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES

NO

9. Was the sale/transfer financed? YES

NO If "Yes", please indicate type or types of financing:

Conventional

Seller Provided

Agreement or
Contract for Deed

Other

10. Property Type:
Mark (x) all
that apply

Residential

Commercial

Industrial

Agricultural

Institutional/
Miscellaneous

Government

Vacant

Acreage

Timeshare

11. To the best of your knowledge, was personal property
included in the sale/transfer? If "Yes", please state the
amount attributable to the personal property. (Round to the nearest dollar.)

YES

NO

\$

Cents
. 00

12. Amount of Documentary Stamp Tax →

\$

0.70

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES

NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other
than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent

[Handwritten Signature]

Date

4/12/07

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

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

This copy to Department of Revenue

TO: RECORDERS OFFICE

PLEASE PUT MY NAME ON THE ATTENTION LINE:

Sue Gulledge

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

ACCOUNT NO. OD5360748700.504930

THANK YOU.

FOR UTILITIES USE ONLY:

BLUE SHEET NO. 20070580-UTL

PROJECT NAME: LAKERIDGE COMMONS

EASEMENT NAME: ALEX THOMAS REALTY CORP.

TYPING BY: *Jeanette Cruz*

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

Strap Number(s):

26-45-24-04-00000.0010

LCU 500283

(THIS SPACE RESERVED FOR RECORDING)

GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____ 2007, by and between "ALEX THOMAS REALTY CORP." Owner, hereinafter referred to as GRANTOR(S), and "LEE COUNTY", a political subdivision of the State of Florida, hereinafter referred to as GRANTEE.

WITNESSETH:

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

BS 20070580- UTL

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

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

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

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

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

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

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

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

(Balance of Page Left Intentionally Blank)



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

Carol Goff
[1st Witness' Signature]

CAROL GOFF
[Type or Print Name]

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

THOMAS ALEX
[Type or Print Name]

Patricia Poulin
[2nd Witness' Signature]

Director/President
[Title]

PATRICIA POULIN
[Type or Print Name]

Massachusetts
STATE OF FLORIDA
Norfolk
COUNTY OF COLLIER

The foregoing instrument was signed and acknowledged before me this 2nd day of APRIL, 2007, by THOMAS ALEX, Director/President, who produced the following as identification Florida Drivers License or is personally know to me, and who did/did not take an oath.

[stamp or seal]



Lida M. Griffiths
[Signature of Notary]

LIDA M. GRIFFITHS
Notary Public
[Typed or Printed Name] Commonwealth of Massachusetts
My Commission Expires March 30, 2012

Approved and accepted for and on behalf of Lee County, Florida, this _____ day of _____, 2007.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chair

APPROVED AS TO FORM

BY: _____
Office of the County Attorney
Scott S. Coover, Esquire



March 30, 2007

DESCRIPTION

**LEE COUNTY UTILITY 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 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 is described as follows:

From the northeast corner of said Lot 1 run S 89° 12' 52" W along the north line of said lot for 139.94 feet; thence run S 01° 33' 50" E departing said lot line for 10.00 feet to the south line of a 10.00 foot wide public utility easement as recorded in said plat and the Point of Beginning.

From said Point of Beginning continue S 01° 33' 50" E for 6.00 feet; thence run S 89° 12' 52" W for 20.00 feet; thence run N 01° 33' 50" W for 6.00 feet; thence run N 89° 12' 52" E for 20.00 feet to the Point of Beginning.

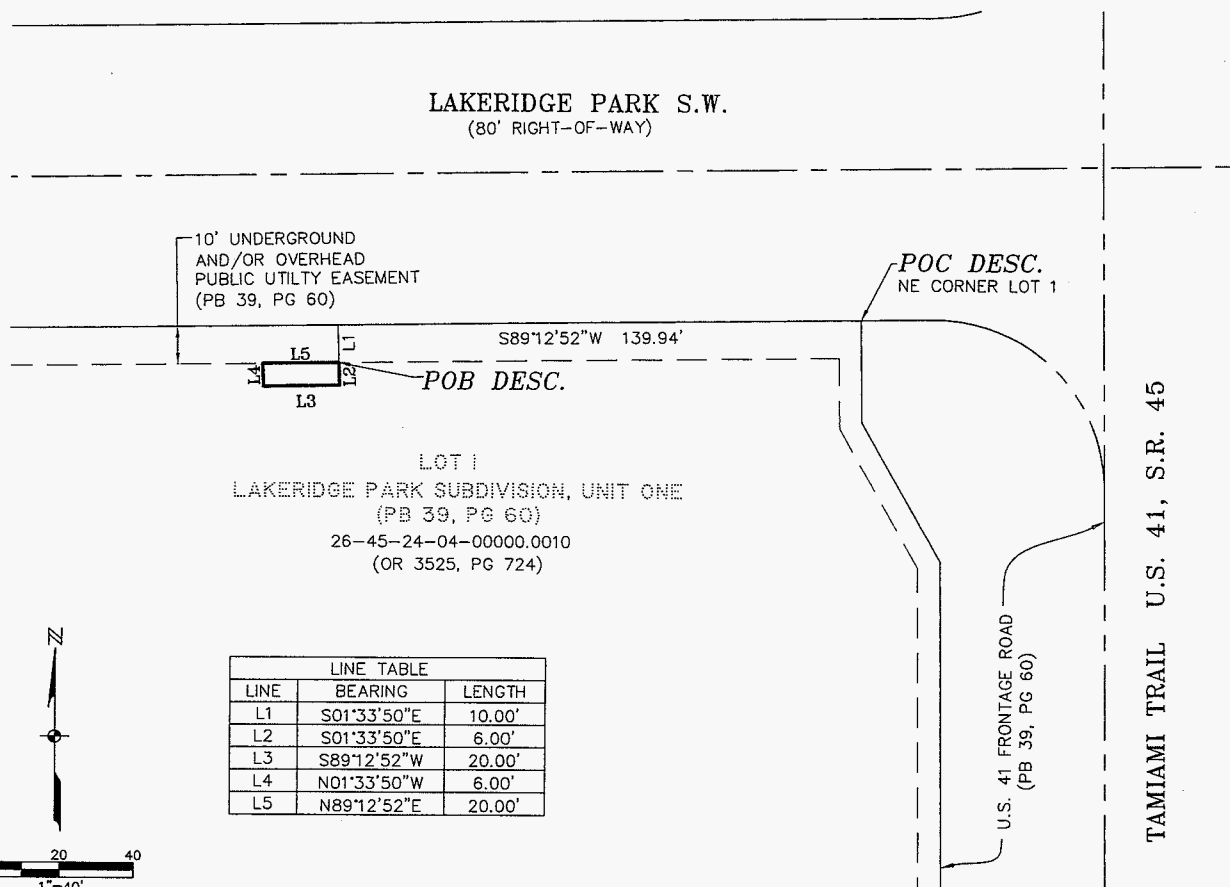
Parcel contains 120 square feet, more or less.

Subject to easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the north 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 89° 12' 52" W.

COPY

S:\20055176\LCUE.dwg (Layout1) kll Mar 30, 2007 - 7:32am



LAKERIDGE PARK S.W.
(80' RIGHT-OF-WAY)

10' UNDERGROUND
AND/OR OVERHEAD
PUBLIC UTILITY EASEMENT
(PB 39, PG 60)

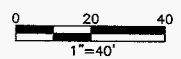
POC DESC.
NE CORNER LOT 1

S89°12'52"W 139.94'

POB DESC.

LOT 1
LAKERIDGE PARK SUBDIVISION, UNIT ONE
(PB 39, PG 60)
26-45-24-04-00000.0010
(OR 3525, PG 724)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°33'50"E	10.00'
L2	S01°33'50"E	6.00'
L3	S89°12'52"W	20.00'
L4	N01°33'50"W	6.00'
L5	N89°12'52"E	20.00'



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 NORTH LINE OF LOT 1 BEARS S 089°12'52" 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. PARCEL CONTAINS 120 SQUARE FEET, MORE OR LESS.
7. DESCRIPTION ATTACHED.

NOT VALID WITHOUT SHEET 2

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: **MAR 30 2007**
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEE COUNTY UTILITY 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. #642 & L.B. #642

SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
03/29/07	20055176	26-45-24	1"=40'	1 OF 2