

Projects: Fiesta Village WWTP RM Upgrade  
Summerlin Road Force Main Replacement  
Portion of STRAP No.: 08-46-24-00-00001.0410

**BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY  
EASEMENT PURCHASE AGREEMENT**

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between JMAXX, LLC, a Florida limited liability company, whose mailing address is 3301 SE 22nd Place, Cape Coral, FL 33904, hereinafter referred to as Owner, and LEE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as County.

Whereas, County requires a perpetual non-exclusive Public Utility Easement located and described as set forth in attached Exhibit "A"; and

Whereas, County requires a Temporary Construction Easement located and described as set forth in attached Exhibit "B". All Exhibits are attached hereto and made a part hereof by reference, in conjunction with the Fiesta Village WWTP RM Upgrade and Summerlin Road Force Main Replacement Project.

- a) Owner will grant said easements to County for the sum of \$30,000; County to pay recording costs, documentary stamps, and title insurance.
- b) Owner agrees that said easement will be granted to County by execution of the perpetual, nonexclusive Public Utility Easement in form and substance set forth in Exhibit "C".
- c) Owner agrees that said easement will be granted to County by execution of the Temporary Construction Easement in form and substance set forth in Exhibit "D".
- d) County will pay Owner the amount agreed upon in item (a) of this agreement by County Warrant within 60 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual Easement instrument by County.
- e) Owner agrees that County will be allowed to use said easement areas as specified in the PUE and TCE instruments.
- f) County agrees to complete construction within the easement area in a timely manner.
- g) Owner will provide either a release, satisfaction of mortgage, or subordination agreement for all mortgages that encumber the property. County will pay reasonable

lender processing fees and costs associated with obtaining releases of mortgage, not to exceed \$500 per release.

Regarding any dispute relating to this Easement, the prevailing party shall be entitled to the recovery of their attorneys' fees from the other party.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

**JMAXX, LLC**, a Florida limited liability company

\_\_\_\_\_  
[1<sup>st</sup> Witness' Signature]

\_\_\_\_\_  
[Type or Print Name]

\_\_\_\_\_  
[2<sup>nd</sup> Witness' Signature]

\_\_\_\_\_  
[Type or Print Name]

BY:

\_\_\_\_\_  
[Signature Grantor's/Owner's]

Janice Albion

\_\_\_\_\_  
[Type or Print Signatory's Name]

Manager

\_\_\_\_\_  
[Signatory's Title]

Projects: Fiesta Village RM Upgrade #0616  
Summerlin Road Force Main Replacement  
Page 3 of 3

ATTEST:  
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

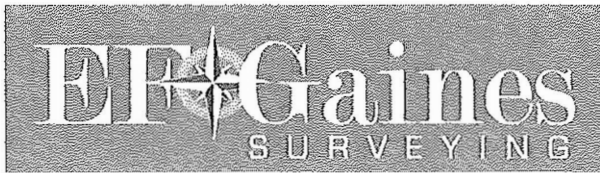
BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Kevin Ruane, Chair

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

\_\_\_\_\_  
County Attorney's Office

Attachment: Exhibit "A" – Legal Description/Sketch of the Public Utility Easement  
Exhibit "B" – Legal Description/Sketch of the Temporary Construction Easement  
Exhibit "C" – Public Utility Easement (form)  
Exhibit "D" – Temporary Construction Easement (form)



E.F. Gaines Surveying Services, Inc.  
 5235 Ramsey Way, Suite 10  
 Fort Myers, Florida 33907  
 (P) 239-418-0126: (W) EFGaines.com

**LEGAL DESCRIPTION**  
**Safety Street Utility Easement**

Located in Section 8, Township 46 South, Range 24 East, Lee County, Florida

All that part of Section 8, Township 46 South, Range 24 East, Lee County, Florida being more particularly described as follows;

**BEGINNING** at the northeast corner of Lot 4, of a subdivision named Storgard, according to the plat thereof as recorded in Plat Book 73, Page 82, Public Records of Lee County, Florida also being a point on the west line of Safety Street per Official Record Book 837, Page 822, Public Records of Lee County, Florida; thence along the west line of said Safety Street N.01°41'40"W. for 14.81; thence continue along the westerly line of Safety Street northerly and northwesterly 21.68 feet along the arc of a circular curve concave to the southwest, having a radius of 25.00 feet, through a central angle of 49°40'47" and being subtended by a chord which bears N.26°32'04"W. for 21.00 feet to a point of reverse curvature; thence continue along said westerly line northwesterly and northerly 58.03 feet along the arc of a circular curve concave to the northeast, having a radius of 60.00 feet, through a central angle of 55°25'08" and being subtended by a chord which bears N.23°39'53"W. for 55.80 feet to the southerly right-of-way line of Summerlin Road and a point on a non-tangential curve; thence along said southerly right-of-way line northeasterly 115.30 feet along a non-tangential curve concave to the northwest, having a radius of 2979.79 feet, through a central angle of 2°13'01" and being subtended by a chord which bears N.77°56'48"E. for 115.29 feet to a point on a non-tangential curve and the easterly line of aforementioned Safety Street; thence along said easterly line of Safety Street southeasterly, southerly and southwesterly 79.73 feet along the arc of a non-tangential circular curve concave to the west, having a radius of 60.00 feet, through a central angle of 76°08'13" and being subtended by a chord which bears S.09°55'01"W. for 73.99 feet to a point of reverse curvature; thence continue along said easterly line southwesterly and southerly 21.68 feet along the arc of a circular curve concave to the southeast, having a radius of 25.00 feet, through a central angle of 49°40'47" and being subtended by a chord which bears S.23°08'44"W. for 21.00 feet; thence continue along the east line of Safety Street S.01°41'40"E. for 34.81 feet; thence S.88°18'20"W. for 60.00 feet to the west side of said Safety Street; thence along said west side of Safety Street N.01°41'40"W. for 20.00 feet to the **POINT OF BEGINNING** of the parcel herein described;

Containing 10160 square feet, more or less;

Bearings are based on the west line of Safety Street being N.01°41'40"W.

Prepared by:

E.F. Gaines Surveying Services, Inc.  
 Florida License No. LB7165

Elizabeth F. Gaines P.S.M. Digitally signed by Elizabeth F. Gaines  
 4576 State of Florida P.S.M. 4576 State of Florida  
 Date: 2021.03.01 15:22:17 -05'00'

Elizabeth F. Gaines, PSM  
 Florida License No. LS4576

Reference: Sketch 0832-002

**NOTES:**

- Distances are in feet and decimals thereof. Bearings are based on the west line of Safety Street being N.01°41'40"E.
- This is a sketch to accompany a legal description. This is not a Boundary Survey.
- Lands shown hereon are subject to easements, restrictions, reservations and rights-of-way (recorded, unrecorded, written and unwritten). This surveyor has not performed nor been provided with a title search for this project area

**PROPOSED UTILITY EASEMENT (10160.5± SF)**

R=2979.79'  
L=115.30'  
D=2°13'01"  
N77°56'48"E 115.29'

R=60.00'  
L=79.73'  
D=76°08'13"  
S9°55'01"W 73.99'

R=25.00'  
L=21.68'  
D=49°40'47"  
S23°08'44"W 21.00'

S1°41'40"E 34.81'

S88°18'20"W 60.00'

**SAFETY STREET 60' ROAD EASEMENT (O.R. 837, PG. 822)**  
NOTE: THE DESCRIPTION OF THE CIRCULAR AREA AT THE NORTH END OF THIS EASEMENT/PARCEL IS AMBIGUOUS AS WRITTEN IN DEED. IT IS SHOWN HEREON IN IT'S MOST LOCALLY ACCEPTED CONFIGURATION.

OWNER: FAST TRAX ENTERTAINMENT LLC  
STRAP NO. 08-46-24-00-00001.0260  
L.C.I.N.: 2020000161047

R=60.00'  
L=58.03'  
D=55°25'08"  
N23°39'53"W 55.80'

R=25.00'  
L=21.68'  
D=49°40'47"  
N26°32'04"W 21.00'

N1°41'40"W 14.81'

**POINT OF BEGINNING**  
NE CORNER OF LOT 4, STORGARD (PB. 73, PG 82)

**FRONTAGE ROAD**

N1°41'40"W 20.00'

**LOT 4 STORGARD**  
(P.B. 73, PG. 82)

STRAP NO.: 08-46-24-02-00000.0040  
L.C.I.N.: 2012000183152

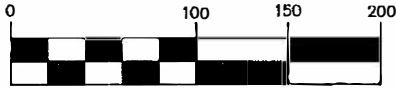
**LOT 5 STORGARD**  
(P.B. 73, PG. 82)

U.E. (FOR WATERLINE)  
O.R. 3138, PG. 886

OWNER: JMAXX LLC  
STRAP NO. 08-46-24-00-00001.0410  
L.C.I.N.: 2010000284426



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- R/W = RIGHT-OF-WAY
- L.C.I.N. = LEE COUNTY INSTRUMENT NO.
- O.R. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK

**FIESTA VILLAGE WWTP-FORT MYERS BEACH WWTP PIPELINE ROUTE 2 - SAFETY STREET UE**

This is a sketch to accompany a legal description (see attached) of a proposed Utility Easement located in Section 8, Township 46 south, Range 24 East, Lee County, Florida.

Elizabeth F. Gaines P.S.M. Digitally signed by Elizabeth F. Gaines P.S.M. 4576 State of Florida  
4576 State of Florida Date: 2021.03.01 15:23:00 -05'00'

Elizabeth F. Gaines, PSM  
Florida License No. LS4576

Not Valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above

Issue Date: 3/1/2021

Field Date: N/A

Checked: EFG

Drawn: KG

Field: N/A

Scale: 1" = 100'

Project No.: 0832

CAD File: 0832-002

Sheet No. 1 of 1



**E.F. Gaines Surveying Services, Inc.**

FL License No. LB7165

5235 Ramsey Way, Suite 10

Fort Myers, Florida 33907

Phone: 239-418-0126

Fax: 239-418-0127

Web: EFGaines.com



E.F. Gaines Surveying Services, Inc.  
5235 Ramsey Way, Suite 10  
Fort Myers, Florida 33907  
(P) 239-418-0126; (W) EFGaines.com

**LEGAL DESCRIPTION**

**Safety Street Temporary Construction Easement**

Located in Section 8, Township 46 South, Range 24 East, Lee County, Florida

---

All that part of Section 8, Township 46 South, Range 24 East, Lee County, Florida being more particularly described as follows;

**COMMENCING** at the northeast corner of Lot 4, of a subdivision named Storgard, according to the plat thereof as recorded in Plat Book 73, Page 82, Public Records of Lee County, Florida;  
thence along the east line of said Storgard subdivision also being the west line of Safety Street per Official Record Book 837, Page 822, Public Records of Lee County, Florida S.01°41'40"E. for 20.00 feet to the **POINT OF BEGINNING** of the parcel herein described;  
thence N.88°18'20"E for 30.00 feet to a line which lies 30 feet easterly of as measured at right angles to and parallel with the east line of said Storgard subdivision and the west line of said Safety Street;  
thence along said parallel line S.01°41'40"E for 770.00 feet;  
thence S.88°18'20"W. for 30.00 feet to the east line of said Storgard subdivision and the west line of said Safety Street;  
thence along the east line of said Storgard subdivision and the west line of said Safety Street N.01°41'40"W. for 770.00 feet to the **POINT OF BEGINNING** of the parcel herein described;

Containing 23100 square feet, more or less;

Bearings are based on the west line of Safety Street being N.01°41'40"W.

Prepared by:

E.F. Gaines Surveying Services, Inc.  
Florida License No. LB7165

Elizabeth F. Gaines P.S.M.  
4576 State of Florida

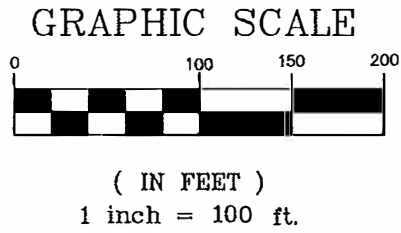
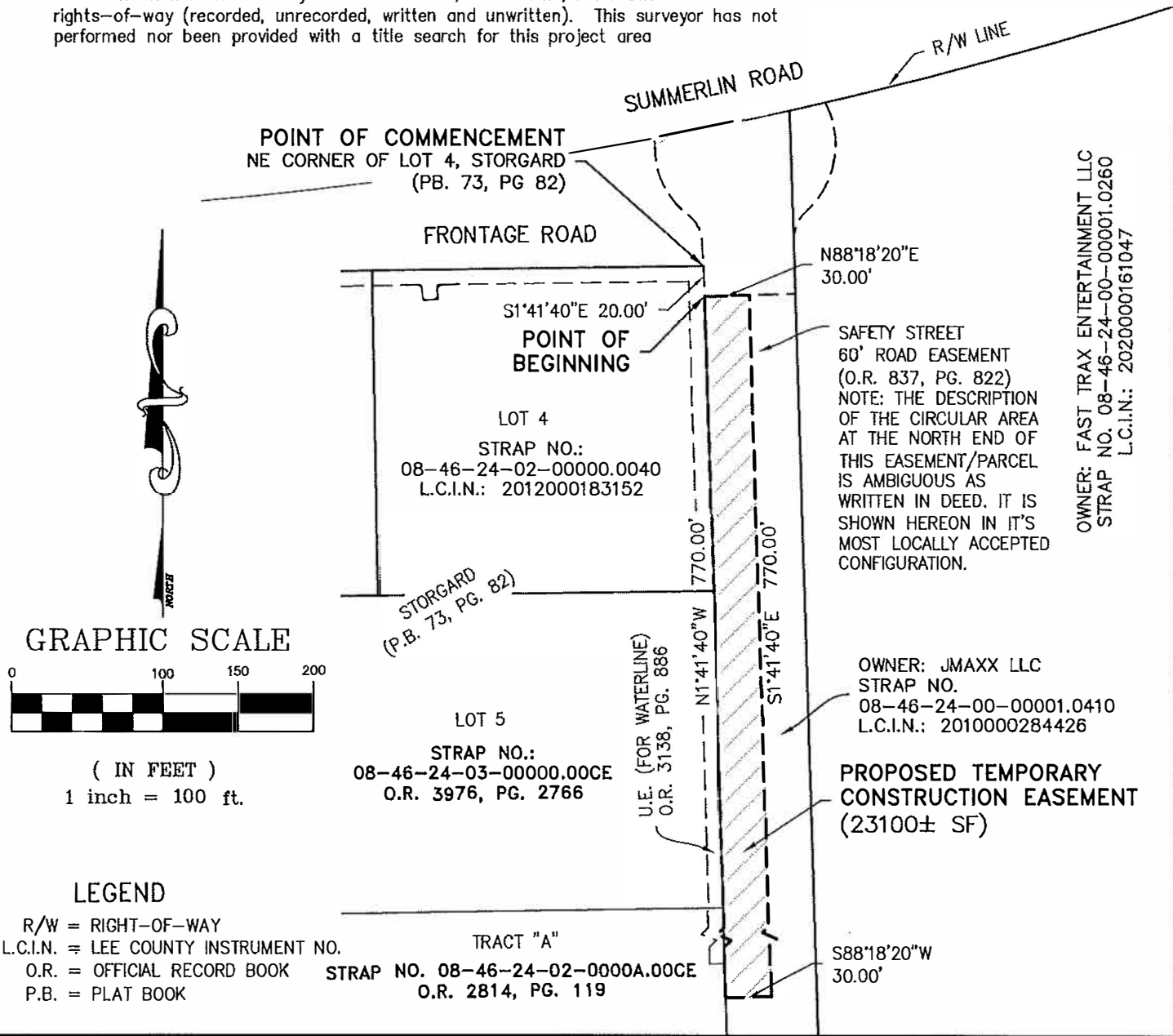
Digitally signed by Elizabeth F. Gaines  
P.S.M. 4576 State of Florida  
Date: 2021.03.01 15:27:58 -05'00'

Elizabeth F. Gaines, PSM  
Florida License No. LS4576

Reference: Sketch 0832-003


**NOTES:**

- Distances are in feet and decimals thereof. Bearings are based on the west line of Safety Street being N.01°41'40"E.
- This is a sketch to accompany a legal description. This is not a Boundary Survey.
- Lands shown hereon are subject to easements, restrictions, reservations and rights-of-way (recorded, unrecorded, written and unwritten). This surveyor has not performed nor been provided with a title search for this project area



**LEGEND**

R/W = RIGHT-OF-WAY  
L.C.I.N. = LEE COUNTY INSTRUMENT NO.  
O.R. = OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK

<b>FIESTA VILLAGE WWTP-FORT MYERS BEACH WWTP PIPELINE ROUTE 2 - SAFETY STREET TCE</b>		Issue Date: 3/1/2021 Field Date: N/A	  <b>E.F. Gaines</b> Surveying Services, Inc.  FL License No. LB7165  5235 Ramsey Way, Suite 10 Fort Myers, Florida 33907 Phone: 239-418-0126 Fax: 239-418-0127 Web: EFGaines.com
This is a sketch to accompany a legal description (see attached) of a proposed Temporary Construction Easement located in Section 8, Township 46 south, Range 24 East, Lee County, Florida.		Checked: EFG Drawn: KLG	
Elizabeth F. Gaines P.S.M. 4576 State of Florida		Digitally signed by Elizabeth F. Gaines P.S.M. 4576 State of Florida Date: 2021.03.01 15:28:54 -05'00'	
Elizabeth F. Gaines, PSM Florida License No. LS4576		Field: N/A Scale: 1" = 100'	
Not valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above		Project No.: 0832 CAD File: 0832-003	
		Sheet No. 1 of 1	

This Instrument Prepared By:

Lee County  
Department of County Lands  
Post Office Box 398  
Fort Myers, Florida 33902-0398

Projects: Fiesta Village WWTP RM Upgrade  
Summerlin Road Force Main Replacement  
Portion of STRAP No.: 08-46-24-00-00001.0410

**PERPETUAL PUBLIC UTILITY EASEMENT**

THIS Perpetual Public Utility Easement to Lee County ("*Easement*") is given this \_\_\_\_ day of \_\_\_\_\_ 2021, by JMAXX, LLC, a Florida limited liability company, whose mailing address is 3301 SE 22<sup>nd</sup> Place, Cape Coral, FL 33904 (hereinafter the "*GRANTOR*"), to LEE COUNTY, a political sub-division of the State of Florida, whose mailing address is P. O. Box 398, Fort Myers, FL 33902 (hereinafter the "*COUNTY*").

**WITNESSETH:**

1. For and in consideration of the sum of TEN and xx/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the COUNTY a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in *Exhibit "A"*, attached hereto and incorporated herein by reference (hereinafter the "*Easement Area*").

2. Lee County is granted the right, privilege, and authority to construct, replace, renew, extend (but not outside the Easement Area) and maintain an underground wastewater collection and/or reuse water distribution system, together with, but not limited to, all necessary valves and appurtenances, to be located under, across and through the Easement Area, together with the additional right, privilege and authority to remove, replace, and repair 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 within the Easement Area.

3. The to-be-constructed pipes within the Easement Area will not be limited to any particular diameter size or type. The total area of this Easement Area is reserved



for and limited to 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 shall not be constructed on or placed within this Easement Area at any time, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by the COUNTY will remain in the COUNTY.

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 real property herein described, GRANTOR covenants that they are lawfully seized and possessed of the real property rights described herein within the Easement Area in attached Exhibit "A", have good and lawful right and power to sell and convey it, and that the property is free of liens and encumbrances, except as herein stated, and accordingly, GRANTOR will forever defend the right, title and terms of this Easement and the quiet possession thereof by the COUNTY against all claims and demands of such parties claiming by, through or under GRANTOR.

7. The COUNTY 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 COUNTY 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.

9. By acceptance of this Easement, the COUNTY assumes no responsibility for ownership or maintenance of any associated roads. This Easement is strictly for utility purposes and is limited thereto.

10. This Easement will be binding upon the GRANTOR their successors in interest and any assigns.

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# Exhibit "C"

IN WITNESS WHEREOF, the GRANTOR has caused this document intending to be bound as of the date and year first above written.

**JMAXX, LLC**, a Florida limited liability company

BY:

\_\_\_\_\_  
[1<sup>st</sup> Witness' Signature]

\_\_\_\_\_  
[Type or Print Name]

\_\_\_\_\_  
[2<sup>nd</sup> Witness' Signature]

\_\_\_\_\_  
[Type or Print Name]

\_\_\_\_\_  
[Signature Grantor's/Owner's]

Janice Albion

\_\_\_\_\_  
[Type or Print Signatory's Name]

Manager

\_\_\_\_\_  
[Signatory's Title]

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by Janice Albion, as the Manager of JMAXX, LLC, a Florida Limited Liability Company, who is personally known to me or who produced the following as identification:

\_\_\_\_\_.

[stamp or seal]

\_\_\_\_\_  
[Signature of Notary]

\_\_\_\_\_  
[Typed or Printed Name]

Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 .

ATTEST:  
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY:  
Deputy Clerk

BY: \_\_\_\_\_  
Kevin Ruane, Chair

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

\_\_\_\_\_  
County Attorney's Office

Attachment: Exhibit "A" – Legal Description/Sketch of the Easement Area



E.F. Gaines Surveying Services, Inc.  
 5235 Ramsey Way, Suite 10  
 Fort Myers, Florida 33907  
 (P) 239-418-0126; (W) EFGaines.com

Exhibit "A" Page 1 of 2

## LEGAL DESCRIPTION

## Safety Street Utility Easement

Located in Section 8, Township 46 South, Range 24 East, Lee County, Florida

All that part of Section 8, Township 46 South, Range 24 East, Lee County, Florida being more particularly described as follows;

**BEGINNING** at the northeast corner of Lot 4, of a subdivision named Storgard, according to the plat thereof as recorded in Plat Book 73, Page 82, Public Records of Lee County, Florida also being a point on the west line of Safety Street per Official Record Book 837, Page 822, Public Records of Lee County, Florida; thence along the west line of said Safety Street N.01°41'40"W. for 14.81; thence continue along the westerly line of Safety Street northerly and northwesterly 21.68 feet along the arc of a circular curve concave to the southwest, having a radius of 25.00 feet, through a central angle of 49°40'47" and being subtended by a chord which bears N.26°32'04"W. for 21.00 feet to a point of reverse curvature; thence continue along said westerly line northwesterly and northerly 58.03 feet along the arc of a circular curve concave to the northeast, having a radius of 60.00 feet, through a central angle of 55°25'08" and being subtended by a chord which bears N.23°39'53"W. for 55.80 feet to the southerly right-of-way line of Summerlin Road and a point on a non-tangential curve; thence along said southerly right-of-way line northeasterly 115.30 feet along a non-tangential curve concave to the northwest, having a radius of 2979.79 feet, through a central angle of 2°13'01" and being subtended by a chord which bears N.77°56'48"E. for 115.29 feet to a point on a non-tangential curve and the easterly line of aforementioned Safety Street; thence along said easterly line of Safety Street southeasterly, southerly and southwesterly 79.73 feet along the arc of a non-tangential circular curve concave to the west, having a radius of 60.00 feet, through a central angle of 76°08'13" and being subtended by a chord which bears S.09°55'01"W. for 73.99 feet to a point of reverse curvature; thence continue along said easterly line southwesterly and southerly 21.68 feet along the arc of a circular curve concave to the southeast, having a radius of 25.00 feet, through a central angle of 49°40'47" and being subtended by a chord which bears S.23°08'44"W. for 21.00 feet; thence continue along the east line of Safety Street S.01°41'40"E. for 34.81 feet; thence S.88°18'20"W. for 60.00 feet to the west side of said Safety Street; thence along said west side of Safety Street N.01°41'40"W. for 20.00 feet to the **POINT OF BEGINNING** of the parcel herein described;

Containing 10160 square feet, more or less;

Bearings are based on the west line of Safety Street being N.01°41'40"W.

Prepared by:

E.F. Gaines Surveying Services, Inc.  
 Florida License No. LB7165

Elizabeth F. Gaines P.S.M. Digitally signed by Elizabeth F. Gaines  
 4576 State of Florida P.S.M. 4576 State of Florida  
 Date: 2021.03.01 15:22:17 -05'00'

Elizabeth F. Gaines, PSM  
 Florida License No. LS4576

Reference: Sketch 0832-002

# Exhibit "C"

## NOTES:

- Distances are in feet and decimals thereof. Bearings are based on the west line of Safety Street being N.01°41'40"E.
- This is a sketch to accompany a legal description. This is not a Boundary Survey.
- Lands shown hereon are subject to easements, restrictions, reservations and rights-of-way (recorded, unrecorded, written and unwritten). This surveyor has not performed nor been provided with a title search for this project area

**PROPOSED UTILITY EASEMENT (10160.5± SF)**

R=2979.79'  
L=115.30'  
D=2°13'01"  
N77°56'48"E 115.29'

R=60.00'  
L=79.73'  
D=76°08'13"  
S9°55'01"W 73.99'

R=25.00'  
L=21.68'  
D=49°40'47"  
S23°08'44"W 21.00'

S1°41'40"E 34.81'

S88°18'20"W  
60.00'

**SAFETY STREET  
60' ROAD EASEMENT  
(O.R. 837, PG. 822)**  
NOTE: THE DESCRIPTION OF THE CIRCULAR AREA AT THE NORTH END OF THIS EASEMENT/PARCEL IS AMBIGUOUS AS WRITTEN IN DEED. IT IS SHOWN HEREON IN IT'S MOST LOCALLY ACCEPTED CONFIGURATION.

OWNER: FAST TRAX ENTERTAINMENT LLC  
STRAP NO. 08-46-24-00-00001.0260  
L.C.I.N.: 2020000161047

## Exhibit "A"

R=60.00'  
L=58.03'  
D=55°25'08"  
N23°39'53"W 55.80'

R=25.00'  
L=21.68'  
D=49°40'47"  
N26°32'04"W 21.00'

N1°41'40"W 14.81'

**POINT OF BEGINNING  
NE CORNER OF LOT 4, STORGARD  
(PB. 73, PG 82)**

**FRONTAGE ROAD**

N1°41'40"W 20.00'

**LOT 4  
STORGARD  
(P.B. 73, PG. 82)**

STRAP NO.:  
08-46-24-02-00000.0040  
L.C.I.N.: 2012000183152

**LOT 5  
STORGARD  
(P.B. 73, PG. 82)**

U.E. (FOR WATERLINE)  
O.R. 3138, PG. 886

OWNER: JMAXX LLC  
STRAP NO. 08-46-24-00-00001.0410  
L.C.I.N.: 2010000284426

Page 2 of 2



**GRAPHIC SCALE**



( IN FEET )

1 inch = 100 ft.

## LEGEND

- R/W = RIGHT-OF-WAY
- L.C.I.N. = LEE COUNTY INSTRUMENT NO.
- O.R. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK

**FIESTA VILLAGE WWTP-FORT MYERS BEACH WWTP  
PIPELINE ROUTE 2 - SAFETY STREET UE**

This is a sketch to accompany a legal description (see attached) of a proposed Utility Easement located in Section B, Township 46 south, Range 24 East, Lee County, Florida.

Elizabeth F. Gaines P.S.M.  
4576 State of Florida

Digitally signed by Elizabeth F. Gaines P.S.M. 4576 State of Florida  
Date: 2021.03.01 15:23:00 -05'00'

Elizabeth F. Gaines, PSM  
Florida License No. LS4576

Not Valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above

Issue Date: 3/1/2021

Field Date: N/A

Checked: EFG

Drawn: KLG

Field: N/A

Scale: 1" = 100'

Project No.: 0832

CAD File: 0832-002

Sheet No. 1 of 1



**E.F. Gaines  
Surveying Services, Inc.**

FL License No. LB7165  
5235 Ramsey Way, Suite 10  
Fort Myers, Florida 33907  
Phone: 239-418-0126  
Fax: 239-418-0127  
Web: EFGaines.com

This instrument prepared by:

Lee County  
Department of County Lands  
Post Office Box 398  
Fort Myers, Florida 33902-0398

Projects: Fiesta Village WWTP RM Upgrade  
Summerlin Road Force Main Replacement  
Portion of STRAP No.: 08-46-24-00-00001.0410

## TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS Temporary Construction Easement Agreement ("TCE") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between JMAXX, LLC, a Florida Limited Liability Company, whose mailing address is 3301 SE 22<sup>nd</sup> Place, Cape Coral, FL 33904, (hereinafter the "GRANTOR"), and LEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 398, Fort Myers, Florida 33902 (hereinafter the "COUNTY").

### WITNESSETH:

GRANTOR is the owner of certain real property located in Lee County, Florida, being more particularly described in Exhibit "X", being attached hereto and incorporated herein by reference, (the "Property")

GRANTOR, for Ten and xx/100 Dollars (\$10.00) and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the COUNTY, a temporary construction easement on the Property described in attached Exhibit "B" (the "Easement Area"), with permission to enter onto the Easement Area for the purpose of ingress and egress by workers, machinery and vehicles, storing and/or stockpiling materials as needed for the clearing of the Easement Area and the installation of certain public utility easements in the real property abutting thereto. At all times, the COUNTY shall ensure that ingress and egress on Safety Street (depicted on the sketch in Exhibit "B") shall not be impeded by the subject activities contemplated herein.

All rights granted to the COUNTY by this TCE start as of the project commencement date (notice of which shall be provided by the COUNTY to GRANTOR at least one (1) week in advance) and terminate twelve weeks from the project commencement or at the project completion date, whichever comes first, and this TCE shall terminate at that time without further notice, unless extended by a written agreement between the parties.

The COUNTY has the right and authority to remove and dispose of dirt, rocks and vegetation from within the Easement Area.

# Exhibit "D"

COUNTY will restore the Easement Area described above to a safe and aesthetic condition, as such existed prior to construction, as may be reasonably practicable. The completed work includes, but is not limited to, restoring or replacing sod, mailboxes, sprinkler systems and landscaping.

**IN WITNESS WHEREOF**, the GRANTOR has caused this document to be signed intending to be bound as of the date and year first above written.

**JMAXX, LLC**, a Florida limited liability company

BY:

\_\_\_\_\_  
[1<sup>st</sup> Witness' Signature]

\_\_\_\_\_  
[Signature Grantor's/Owner's]

\_\_\_\_\_  
Janice Albion

\_\_\_\_\_  
[Type or Print Name]

\_\_\_\_\_  
[Type or Print Signatory's Name]

\_\_\_\_\_  
Manager

\_\_\_\_\_  
[2<sup>nd</sup> Witness' Signature]

\_\_\_\_\_  
[Signatory's Title]

\_\_\_\_\_  
[Type or Print Name]

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Janice Albion, as the Manager of JMAXX, LLC, a Florida Limited Liability Company, who is personally known to me or who produced the following as identification: \_\_\_\_\_

[stamp or seal]

\_\_\_\_\_  
[Signature of Notary]

\_\_\_\_\_  
[Typed or Printed Name]

# Exhibit "D"

Page 3 of 6

Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:  
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY:  
Deputy Clerk

BY: \_\_\_\_\_  
Kevin Ruane, Chair

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

\_\_\_\_\_  
County Attorney's Office

Attachments: Exhibit "X" – Legal Description of the Property  
Exhibit "B" – Legal Descriptions/sketches of the Easement Area

S:\County Lands\POOL\UTILITIES\Fiesta Village RM Upgrade #0616\TEMPORARY CONSTRUCTION EASEMENT AGREEMENT revised 11 2 2021.docx



# Exhibit "D"

## EXHIBIT "X"

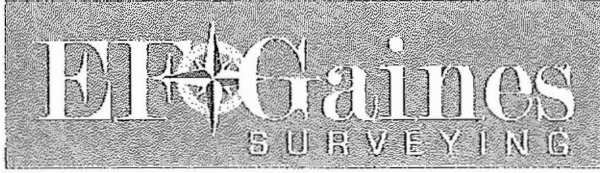
Part of the Northwest Quarter of Section 8, Township 46, South, Range 24 East, more particularly described as follows:

The land lying parallel to and lying 30 feet on both sides of the following described lines: Beginning at a point on the East right-of-way of Pine Ridge Road (25 feet from centerline) 1780 feet South of the North line of Section 8, Township 46 South, Range 24 East; thence East parallel to said North line to a point 60 feet West of the East line of said Section 8; also, beginning at a point 1750 feet South of said North line of said Section 8 and 1774 feet East of the East right-of-way line of Pine Ridge Road; thence North parallel to said East right-of-way line of Pine Ridge Road 1810 feet; said described lines being the centerline of an area 60 feet wide; also that portion of turning circle on the last described property which encompasses an area from 125 feet to 267 feet South of the North line of Section 8 being approximately half a circle running East of the centerline with an East-West radius of 60 feet to the East; also,

The South 60 feet of the West 2350.53 feet of the Northwest Quarter of Section 8, Township 46 South, Range 24 East; and the Northwesterly 60 feet of the following described property; beginning at a point on the South line of said Northwest Quarter of said Section 8, 263.92 feet West of the East line of said Northwest Quarter; thence North 45 degrees 23' East 369.89 feet to the East line of said Northwest Quarter; thence the property enclosed by the following; thence North along the east line of said Northwest Quarter 2432.14 feet; thence Westerly 2695.6 feet parallel to the North line of said Northwest Quarter, then South 50 feet; then Easterly 2635.6 feet along the North line of said Northwest Quarter; then South 2356.11 feet parallel to the East Line of said Northwest Quarter.

# Exhibit "D"

Page 5 of 6



E.F. Gaines Surveying Services, Inc.  
5235 Ramsey Way, Suite 10  
Fort Myers, Florida 33907  
(P) 239-418-0126; (W) EFGaines.com

# Exhibit "B"

## LEGAL DESCRIPTION

Page 1 of 2

### Safety Street Temporary Construction Easement

Located in Section 8, Township 46 South, Range 24 East, Lee County, Florida

All that part of Section 8, Township 46 South, Range 24 East, Lee County, Florida being more particularly described as follows;

**COMMENCING** at the northeast corner of Lot 4, of a subdivision named Storgard, according to the plat thereof as recorded in Plat Book 73, Page 82, Public Records of Lee County, Florida;  
thence along the east line of said Storgard subdivision also being the west line of Safety Street per Official Record Book 837, Page 822, Public Records of Lee County, Florida S.01°41'40"E. for 20.00 feet to the **POINT OF BEGINNING** of the parcel herein described;  
thence N.88°18'20"E for 30.00 feet to a line which lies 30 feet easterly of as measured at right angles to and parallel with the east line of said Storgard subdivision and the west line of said Safety Street;  
thence along said parallel line S.01°41'40"E for 770.00 feet;  
thence S.88°18'20"W. for 30.00 feet to the east line of said Storgard subdivision and the west line of said Safety Street;  
thence along the east line of said Storgard subdivision and the west line of said Safety Street N.01°41'40"W. for 770.00 feet to the **POINT OF BEGINNING** of the parcel herein described;

Containing 23100 square feet, more or less;  
Bearings are based on the west line of Safety Street being N.01°41'40"W.

Prepared by:

E.F. Gaines Surveying Services, Inc.  
Florida License No. LB7165

Elizabeth F. Gaines P.S.M.  
4576 State of Florida

Digitally signed by Elizabeth F. Gaines  
P.S.M. 4576 State of Florida  
Date: 2021.03.01 15:27:58 -05'00'

Elizabeth F. Gaines, PSM  
Florida License No. LS4576

Reference: Sketch 0832-003

# Exhibit "D"

**NOTES:**

- Distances are in feet and decimals thereof. Bearings are based on the west line of Safety Street being N.01°41'40"E.
- This is a sketch to accompany a legal description. This is not a Boundary Survey.
- Lands shown hereon are subject to easements, restrictions, reservations and rights-of-way (recorded, unrecorded, written and unwritten). This surveyor has not performed nor been provided with a title search for this project area

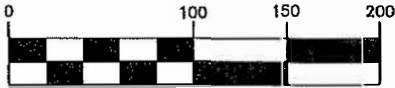
## Exhibit "B"

POINT OF COMMENCEMENT  
NE CORNER OF LOT 4, STORGARD  
(P.B. 73, PG 82)

Page 2 of 2



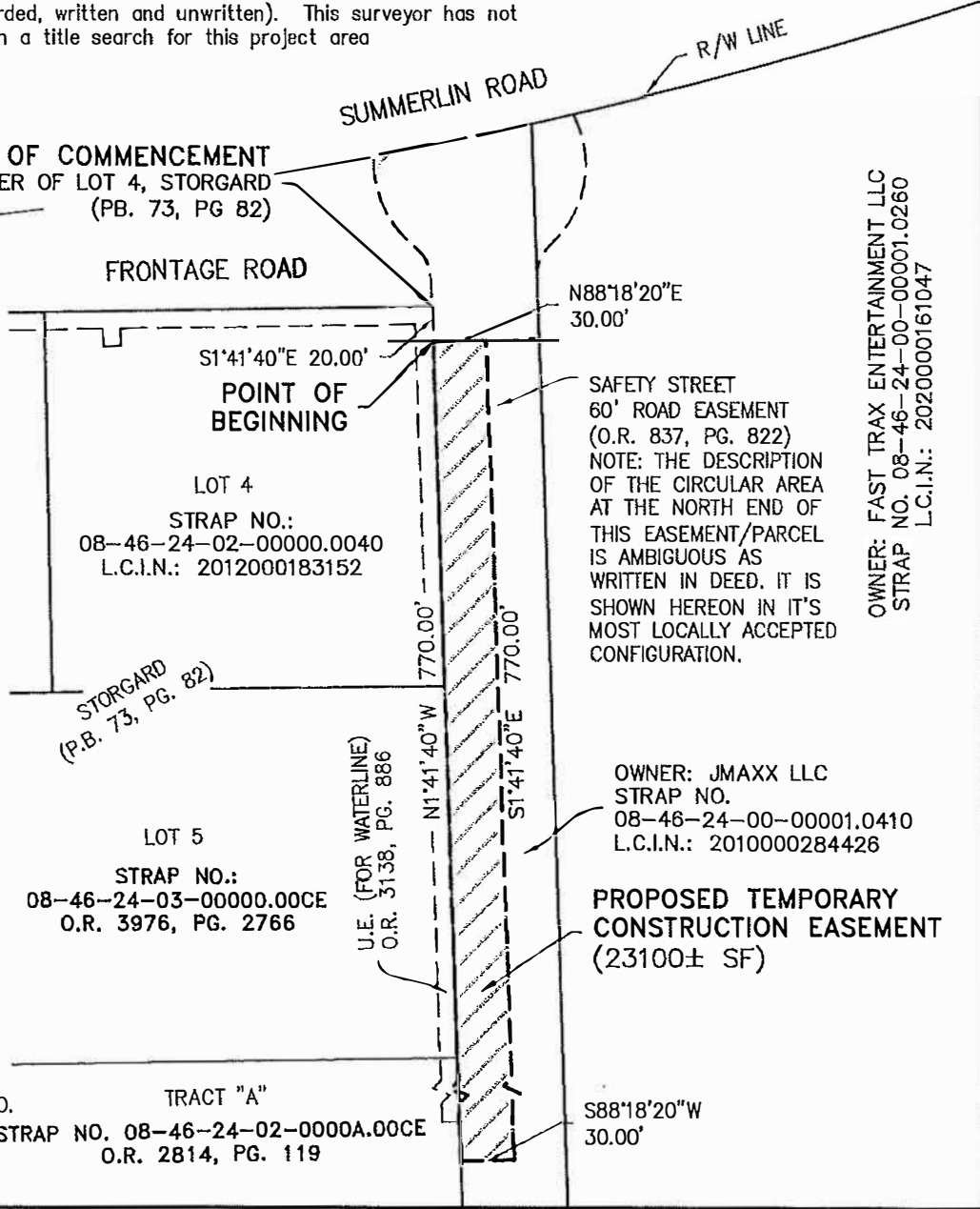
### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

### LEGEND

- R/W = RIGHT-OF-WAY
- L.C.I.N. = LEE COUNTY INSTRUMENT NO.
- O.R. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK



TRACT "A"  
STRAP NO. 08-46-24-02-0000A.00CE  
O.R. 2814, PG. 119

<p>FIESTA VILLAGE WWTP-FORT MYERS BEACH WWTP PIPELINE ROUTE 2 - SAFETY STREET TCE</p>		<p>Issue Date: 3/1/2021</p>
<p>This is a sketch to accompany a legal description (see attached) of a proposed Temporary Construction Easement located in Section 8, Township 46 south, Range 24 East, Lee County, Florida.</p>		<p>Field Date: N/A</p>
<p>Elizabeth F. Gaines P.S.M. 4576 State of Florida</p>		<p>Checked: EFG</p>
<p>Digitally signed by Elizabeth F. Gaines P.S.M. 4576 State of Florida Date: 2021.03.01 15:28:54 -05'00'</p>		<p>Drawn: KLG</p>
<p>Elizabeth F. Gaines, PSM Florida License No. LS4576</p>		<p>Field: N/A</p>
<p>Not valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above</p>		<p>S cael 1" = 100'</p>
		<p>Project No.: 0832</p>
		<p>CAD File: 0832-003</p>
		<p>Sheet No. 1 of 1</p>



**E.F. Gaines**  
Surveying Services, Inc.  
FL License No. LB7165  
5235 Ramsey Way, Suite 10  
Fort Myers, Florida 33907  
Phone: 239-418-0126  
Fax: 239-418-0127  
Web: EFGaines.com