

Parcel No.: 112-TCE (18800-20 Nalle Rd/Anderson)
Project No.: 7619/NLCWTP
STRAP No.: Easement in Part of 15-43-25-00-00006.1000

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

This Easement Purchase Agreement (the "Agreement") made and entered into this 7th day of December, 2021, by and between **DEBRA L. ANDERSON, a single woman**, whose address is 18800 Nalle Road, North Fort Myers, FL 33917, (hereinafter referred to as "Owner"), and **LEE COUNTY, a political subdivision of the State of Florida**, for the use and benefit of Lee County (hereinafter referred to as "County").

Whereas, County requires a ±2,800 square foot temporary construction easement, located and described as set forth in attached Exhibit "A", hereinafter referred to as the "Easement Property". The Easement Property is being acquired for the North Lee County Wellfield Expansion Project No. 7619, in accordance with the following terms and conditions:

- a) Owner will grant said Easement Property to County for the sum of \$500; County to pay at closing the recording costs, title insurance, documentary stamp tax, customary closing charges of County's closing agent, and \$500 commission to the real estate broker.
- b) Owner agrees that said temporary construction easement will be granted to County by execution of the *Temporary Construction Easement Agreement* in the form and substance set forth in attached Exhibit "B".
- c) County will pay Owner the amount agreed upon in item (a) of this Agreement by official bank check within 60 days of the execution and acceptance of this Agreement and the *Temporary Construction Easement Agreement* by County.
- d) Owner agrees that County, its successors and assigns will be allowed to use said Easement Property as specified in the *Temporary Construction Easement Agreement* instruments.

County will restore the Temporary Easement Area to a safe and aesthetic condition. The completed work includes re-grading the driveway, restoring or replacing sod and re-planting native vegetation within the Temporary Easement Area.

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

Signed, sealed and delivered in presence of two separate witnesses:

Grantor:

Ella R Thullen
[1st Witness' Signature]

By: Debra L. Anderson
Debra L. Anderson, a single person

ELLA R Thullen
[Type or print name]

Oct 4th 2021
(Date)

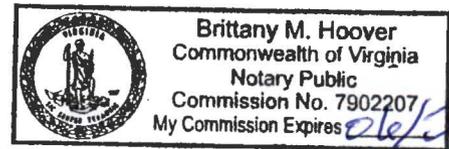
Larry Chaffin
[2nd Witness' Signature]

LARRY Chaffin
[Type or print name]

STATE OF Virginia
COUNTY OF Washington

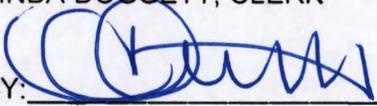
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of October 2021, by Debra L. Anderson. She is personally known to me or has produced Drivers license as identification.
(type of identification)

Brittany M. Hoover
Notary Public
[Affix stamp/seal]



Approved and accepted for and on behalf of Lee County, Florida, this 7th day of
December, 2021.

ATTEST:
LINDA DOGGETT, CLERK

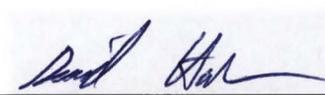
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Cecil L. Pendegrass, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


County Attorney's Office



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

LEGAL DESCRIPTION

PARCEL NO. 112-TCE

A parcel of land located in Section 15,
 Township 43 South, Range 25 East, Lee County, Florida

All that part of Section 15, Township 43 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the northwest corner of the northeast one-quarter (NE 1/4) of Section 15, Township 43 South, Range 25 East, Lee County, Florida;
 thence along the west line of said northeast one-quarter (NE 1/4) S.00°01'24"E. for 1340.84 feet to the north line of the south 320 feet of the north one-half (N 1/2) of the north one-half (N 1/2) of the southwest one-quarter (SW 1/4) of the northeast one-quarter (NE 1/4) of said Section 15;
 thence along said north line S.89°42'52"E. for 25.00 feet to the east right-of-way line of Nalle Road (50 feet in width) per County Commission Book 5, Page 628, Public Records of Lee County, Florida and the **POINT OF BEGINNING** of the Parcel herein described;
 thence along said east right-of-way line of Nalle Road N.00°01'24"W. for 40.00 feet;
 thence S.89°42'52"E. for 70.00 feet;
 thence S.00°01'24"E. for 40.00 feet to the north line of the south 320 feet of the north one-half (N 1/2) of the north one-half (N 1/2) of the southwest one-quarter (SW 1/4) of the northeast one-quarter (NE 1/4) of said Section 15;
 thence along said north line N.89°42'52"W. for 70.00 feet to the aforesaid east right-of-way line of Nalle Road and the **POINT OF BEGINNING** of the parcel herein described;
 Bearings are based on the west line of the northeast one-quarter (NE 1/4) of Section 15, Township 43 South, Range 25 East being N.00°01'24"W.

Parcel contains 2800 +/- Square Feet;

Prepared by:

E.F. Gaines Surveying Services, Inc.
 Florida License No. LB 7165

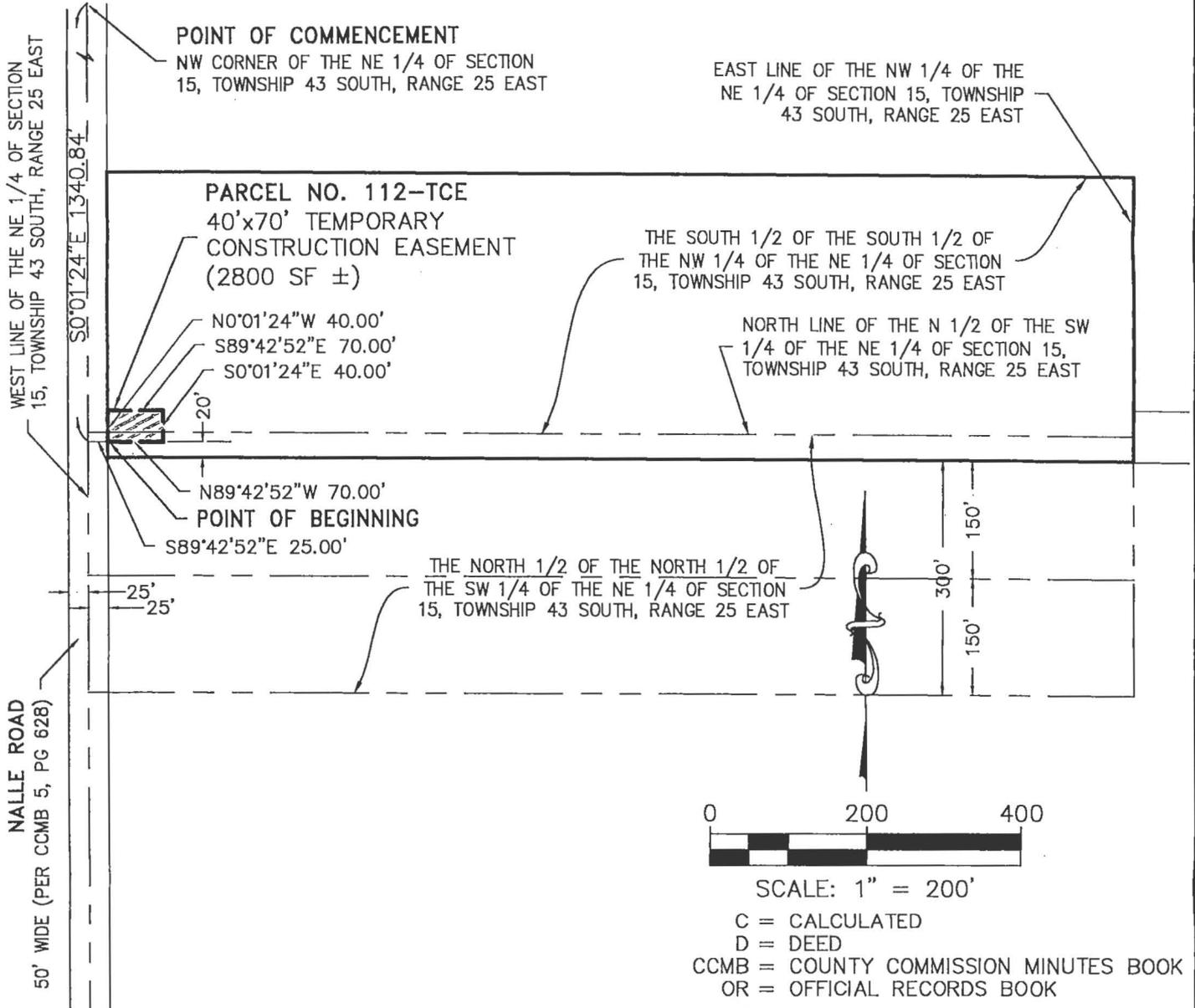
Elizabeth F. Gaines P.S.M. Digitally signed by Elizabeth F.
 4576 State of Florida Gaines P.S.M. 4576 State of Florida
 Date: 2020.07.30 15:37:55 -04'00'

Elizabeth F. Gaines, PSM
 Florida License No. LS 4576

Not valid without the signature and raised seal or Adobe electronic signature of Elizabeth F. Gaines, PSM shown above.
 Date: 07/29/2020
 Ref: 0779-011 SD Parcel 112-TCE.dwg

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEING N.0°01'24"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. THIS IS A SKETCH OF A PARCEL OF LAND (SEE ATTACHED FOR LEGAL DESCRIPTION). THIS IS NOT A BOUNDARY SURVEY.
4. A TITLE COMMITMENT FOR THE SUBJECT PARCEL WAS PROVIDED BY LEE COUNTY FOR USING IN PREPARING THIS SKETCH AND DESCRIPTION (WESTCOR LAND TITLE INSURANCE COMPANY PLANT FILE NO. 20-31747, DATED MAY 19, 2020 AT 12:00 PM).



PARCEL NO. 112-TCE
NLCWTP WELL FIELD EXPANSION PHASE 3A

This is a Sketch and Legal Description (see attached) of a parcel of land located in Section 15, Township 43 South, Range 25 East, Lee County, Florida.

Elizabeth F. Gaines P.S.M. Digitally signed by Elizabeth F. Gaines P.S.M. 4576 State of Florida
Date: 2020.07.30 15:27:03 -04'00'

Elizabeth F. Gaines, PSM
Florida License No. LS 4576

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

Issue Date: 07/29/2020
Field Date: N/A
Checked: EFG
Drawn: EFG
Field: JCG
Scale: 1"=200'
Project No.: 0779
CAD File: 0779-011
Sheet No.: 1 OF 1



E.F. Gaines
Surveying Services, Inc.

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Fort Myers, Florida 33907
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Web: EFGaines.com