

This document prepared by  
Lee County Department of County Lands  
Project No.: Littleton Road Widening – Corbett Road to U.S. 41, No. 5028  
Parcel No.: 350-A (TCE), 350-B (TCE) and 350-C (TCE)  
Easement in Part of STRAP No. 33-43-24-01-00001.00CE

**BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY  
EASEMENT PURCHASE AGREEMENT  
IN LIEU OF CONDEMNATION PROCEEDINGS**

This Agreement made and entered into this 18 day of JANUARY, 2022, by and between **Six Lakes Country Club, Inc., a Florida Corporation**, whose address is 9151 Littleton Road, North Fort Myers, Florida 33903, hereinafter referred to as Owner, and **Lee County, a political subdivision of the State of Florida**, for the use and benefit of said Lee County, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, hereinafter referred to as County.

Whereas, County requires a temporary construction easement as located and described in attached Exhibit "A" ("Easement Area"). This temporary construction easement interest is being acquired for the Littleton Road Widening – Corbett Road to U.S. 41 Project, No. 5028.

- a) Owner will grant said easement to County for the sum of \$7,000.00, inclusive of land, improvements and cost to cure; County to pay recording costs and title insurance fees.
- b) The purchase price is mutually agreeable to both the Owner and County and represents the voluntary sale and purchase of the temporary construction easement interest in the property in lieu of County's condemnation.
- c) Owner will grant said easement to County by execution of the Temporary Construction Easement Agreement in the form and substance set forth in attached Exhibit "B" ("Temporary Easement").
- d) County will pay Owner the amount agreed upon in item (a) of this agreement in U.S. Currency by Automated Clearing House (ACH) transfer within 90 days of the execution and acceptance of this Easement Purchase Agreement and the Temporary Easement by County.
- e) Owner agrees that County, its successors and assigns will be allowed to use said Easement Area as specified in the Temporary Easement.

- f) County agrees to complete construction within the Easement Area in accordance with the terms and conditions set forth in attached Exhibit "B".
- g) Owner will provide either a release, satisfaction of mortgage, consent or subordination agreement for all mortgages that encumber the Easement Area, if required. County will pay reasonable lender processing fees and costs associated with obtaining releases of mortgage, not to exceed \$1,000 per release.
- h) This voluntary sale and purchase is considered by Florida law to be exempt from the payment of Documentary Stamp Taxes because this transaction was made under the threat of eminent domain by the County.

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

**WITNESSES:**

*Deborah S Miknis*  
1<sup>st</sup> Witness' Signature  
Deborah S Miknis  
Type or print name  
*Cathy Sands*  
2<sup>nd</sup> Witness' Signature  
Cathy Sands  
Type or print name

**OWNER:**

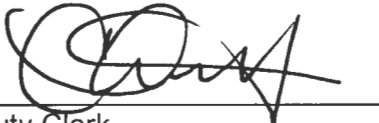
Six Lakes Country Club, Inc.,  
a Florida Corporation

BY: *Dennis P. Miser*  
Dennis P. Miser  
Print Name  
President  
Corporate Title  
January 18, 2022  
Date

Approved and accepted for and on behalf of Lee County, Florida, this 01 day  
of March, 2022.

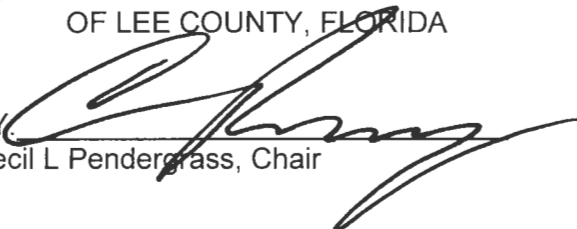
ATTEST:  
CLERK OF CIRCUIT COURT

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



**COUNTY:**  
BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Cecil L Pendergrass, Chair



APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

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



# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A, 350-B AND 350-C  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

Exhibit "A"  
 Page 1 of 8

## SHEET INDEX:

SHEET 1 = NOTES AND ABBREVIATIONS

SHEET 2 = KEY SHEET

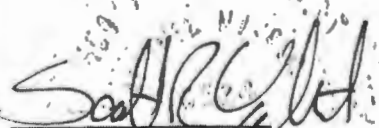
SHEET 3 - 4 = T.C.E. PARCEL 350-A

SHEET 5 - 6 = T.C.E. PARCEL 350-B

SHEET 7 - 8 = T.C.E. PARCEL 350-C

## NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2UES, INC. IS LB-8336.
2. BEARINGS SHOWN ARE BASED ON THE NORTH LINE THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING S 89°52'34" W.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NOT VALID WITHOUT ALL SHEETS.

  
 SCOTT R. URQUHART  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6524  
 (FOR THE FIRM - LB 8336)  
 SIGNED THIS 19 DAY OF APRIL, 2021

## ABBREVIATIONS:

BRG. = BEARING  
 CCMB = COUNTY COMMISSION MINUTE BOOK  
 COR. = CORNER  
 D.B. = DEED BOOK  
 DIST. = DISTANCE  
 DWG = DRAWING  
 ESMT. = EASEMENT  
 FT. = FOOT  
 INC. = INCORPORATED  
 INST = INSTRUMENT  
 LB = LICENSED BUSINESS  
 LCEC = LEE COUNTY ELECTRIC CO-OP  
 O.R. = OFFICIAL RECORD BOOK  
 NO. = NUMBER  
 PG. = PAGE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 REV. = REVISION  
 R/W = RIGHT OF WAY  
 SEC. = SECTION  
 S.F. = SQUARE FEET  
 SKD = SKETCH AND DESCRIPTION  
 S.R. = S.R.  
 T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

J:\2019\190601 LITTLETON\DRAWING\SKD\SIGNST. ESMT\SITCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-A, B & C.DWG

FOR		LEE COUNTY	
DWG DATE:	2/17/2021	DRAWN BY:	RJO
CHECKED BY:	SU	REV. DATE:	
COUNTY:	LEE	PROJECT NO.:	190601
DRAWING NO.:	190601 SKD	REVISION:	

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0722  
 Fax: 239.277.7179

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A, 350-B AND 350-C  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

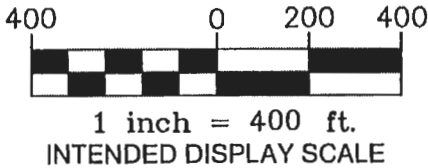
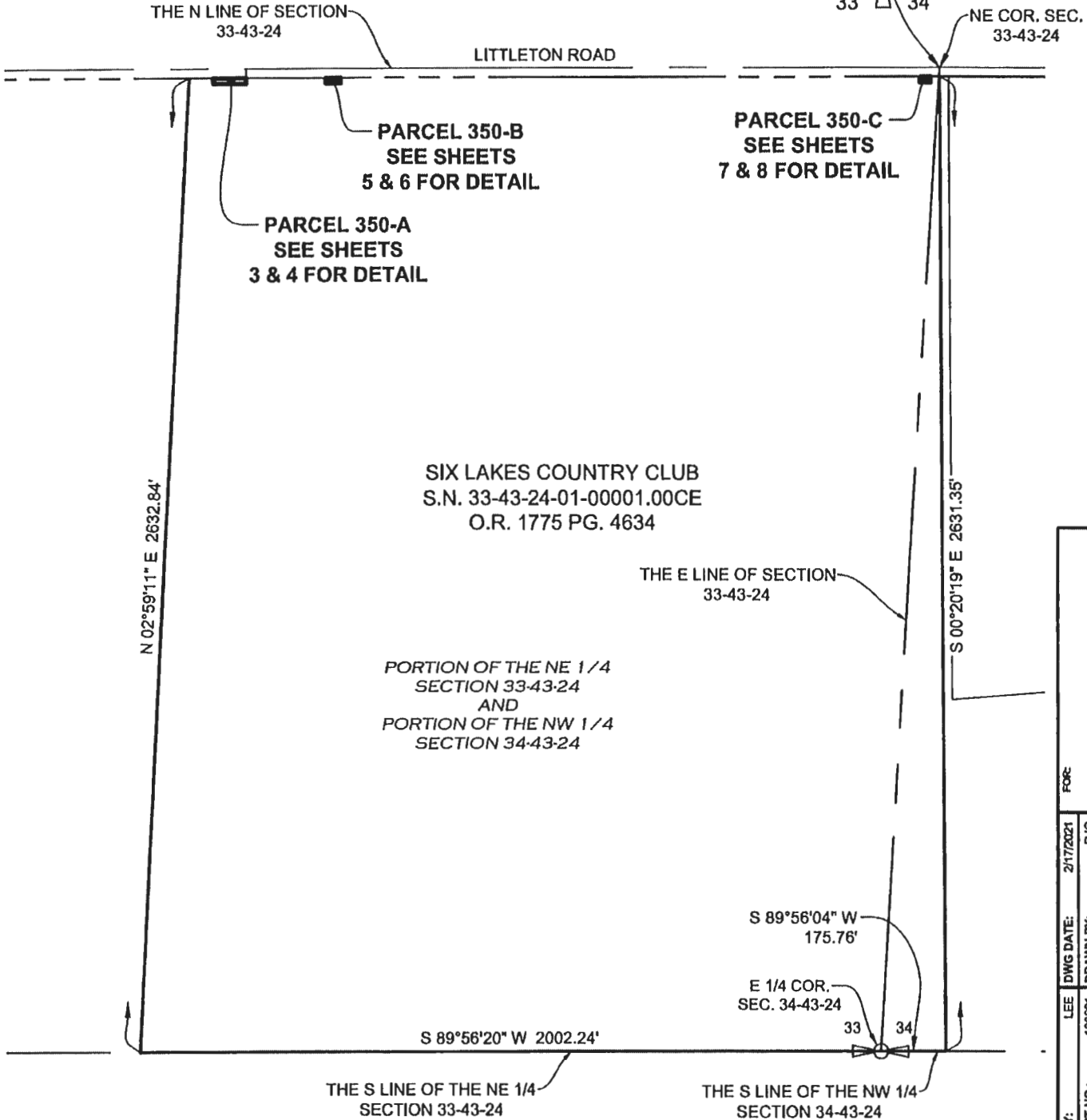


Exhibit "A"  
 Page 2 of 8



FOR:		LEE COUNTY	
DATE:	2/17/2021	DRAWN BY:	RJO
CHECKED BY:	SU	REV. DATE:	
COUNTY:	LEE	PROJECT NO.:	190601
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

KEY SHEET

J:\2019\190601 LITTLETONDRAWING\SKD\SICONST. ESMT\STCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-A, B & C.DWG

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0722  
 Fax: 239.277.7179

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

Exhibit "A"  
 Page 3 of 8

**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A**

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1775, PAGE 4634, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE RUN S 89°52'34" W ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 1870.66 FEET; THENCE DEPARTING SAID SECTION LINE RUN S 00°07'26" E A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD AS PER COUNTY COMMISSION MINUTE BOOK 5, PAGE 580, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE S 00°07'26" E A DISTANCE OF 15.00 FEET; THENCE S 89°52'34" W A DISTANCE OF 90.05 FEET; THENCE N 00°07'26" W A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD; THENCE N 89°52'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 90.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,351 SQUARE FEET MORE OR LESS

J:\2019\190601 LITTLETON\DRAWING\KDS\CONSTR. ESMTS\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-A, B & C.DWG

FOR:		LEE COUNTY	
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

SEE SHEET 4 OF 8 FOR SKETCH

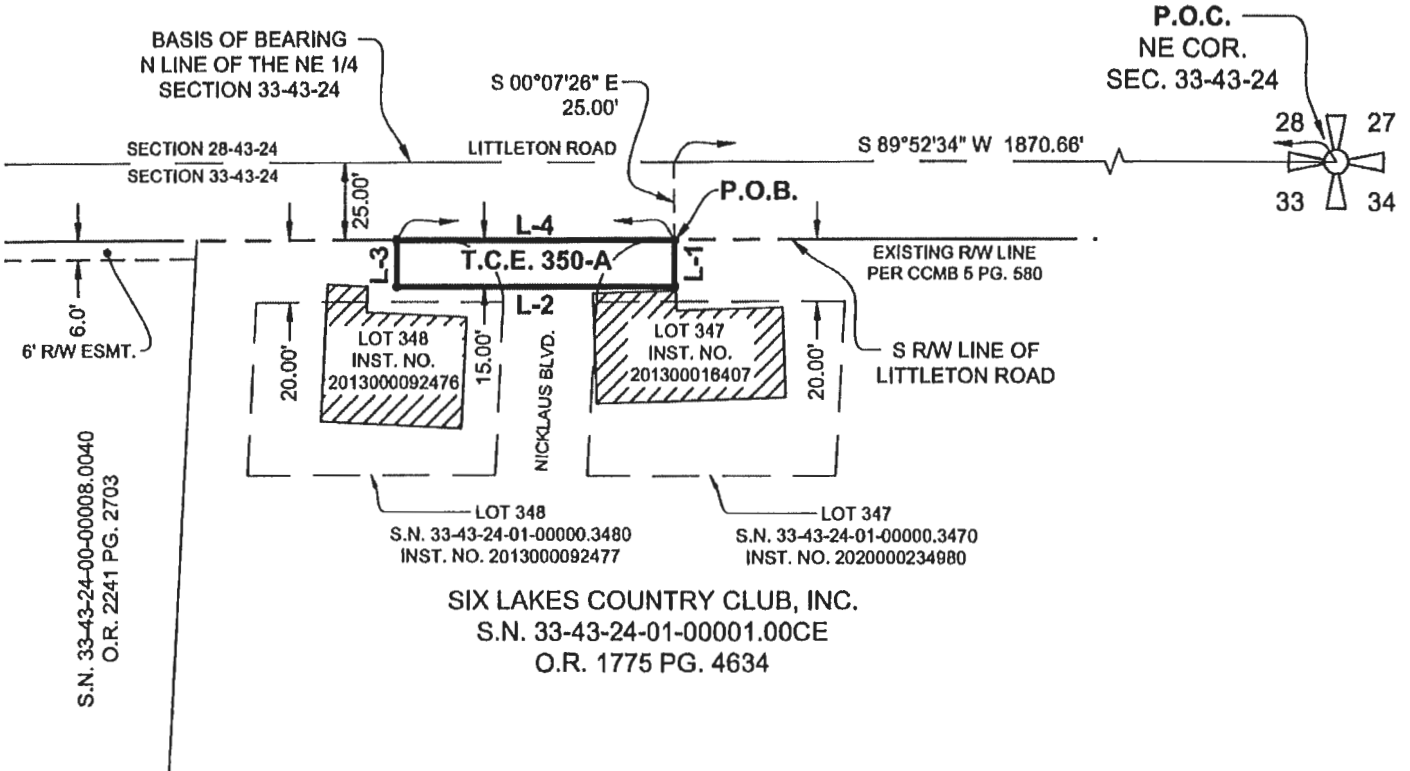
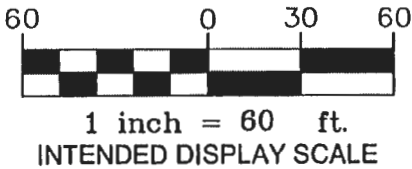
SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0722  
 Fax: 239.277.7179

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA



SIX LAKES COUNTRY CLUB, INC.  
 S.N. 33-43-24-01-00001.00CE  
 O.R. 1775 PG. 4634

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°07'26" E	15.00'
L-2	S 89°52'34" W	90.05'
L-3	N 00°07'26" W	15.00'
L-4	N 89°52'34" E	90.05'

Exhibit "A"  
 Page 4 of 8

SEE SHEET 3 OF 8 FOR DESCRIPTION

J:\2019\190601 LITTLETON\DRAWING\SKD\CONSTR. ESMT\SITE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-A, B & C.DWG

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0722  
 Fax: 239.277.7179

FOR:		LEE COUNTY	
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-B  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

Exhibit "A"  
 Page 5 of 8

**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-B**

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1775, PAGE 4634, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE RUN S 89°52'34" W ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 1615.12 FEET; THENCE DEPARTING SAID SECTION LINE RUN S 00°07'26" E A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD AS PER COUNTY COMMISSION MINUTE BOOK 5, PAGE 580, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S 00°07'26" E A DISTANCE OF 15.00 FEET; THENCE S 89°52'34" W A DISTANCE OF 40.01 FEET; THENCE N 00°07'26" W A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD; THENCE N 89°52'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET MORE OR LESS

J:\2019\190601 LITTLETON\DRAWING\SKD\CONSTR. ESMT\SITE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-B.DWG

FOR		LEE COUNTY	
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

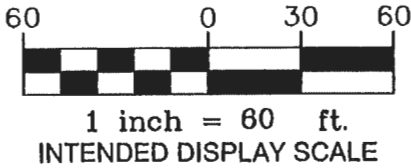
SEE SHEET 6 OF 8 FOR SKETCH

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



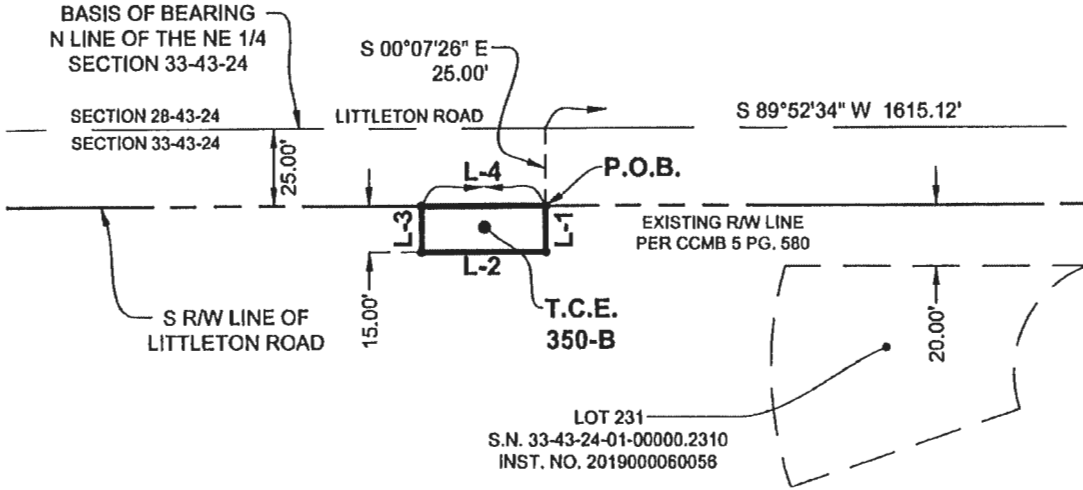
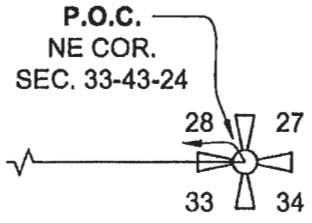
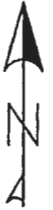
5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0722  
 Fax: 239.277.7179





# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-B  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA



SIX LAKES COUNTRY CLUB, INC.  
 S.N. 33-43-24-01-00001.00CE  
 O.R. 1775 PG. 4634

LOT 231  
 S.N. 33-43-24-01-00000.2310  
 INST. NO. 2019000060056

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°07'26" E	15.00'
L-2	S 89°52'34" W	40.01'
L-3	N 00°07'26" W	15.00'
L-4	N 89°52'34" E	40.01'

Exhibit "A"  
 Page 6 of 8

SEE SHEET 5 OF 8 FOR DESCRIPTION

FOR:		LEE COUNTY	
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

J:\2019\190601 LITTLETONDRAWING\SKD\CONSTR. ESMT\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-B.DWG

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0712  
 Fax: 239.277.7179

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-C  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

Exhibit "A"  
 Page 7 of 8

**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-C**

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1775, PAGE 4634, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE RUN S 89°52'34" W ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 24.91 FEET; THENCE DEPARTING SAID SECTION LINE RUN S 00°07'26" E A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD AS PER COUNTY COMMISSION MINUTE BOOK 5, PAGE 580, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S 00°20'19" E ALONG THE WEST LINE OF A 50-FOOT DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 564 AND OFFICIAL RECORD BOOK 2084, PAGE 2319 - 2327 PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 15.00 FEET; THENCE S 89°52'34" W A DISTANCE OF 27.87 FEET; THENCE N 00°07'26" W A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD; THENCE N 89°52'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 27.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 418 SQUARE FEET MORE OR LESS

J:\2019\190601 LITTLETON\DRAWING\SKD\CONSTR. ESM\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-C.DWG

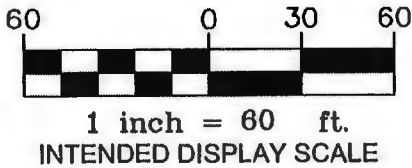
FOR		LEE COUNTY	
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

SEE SHEET 8 OF 8 FOR SKETCH

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST

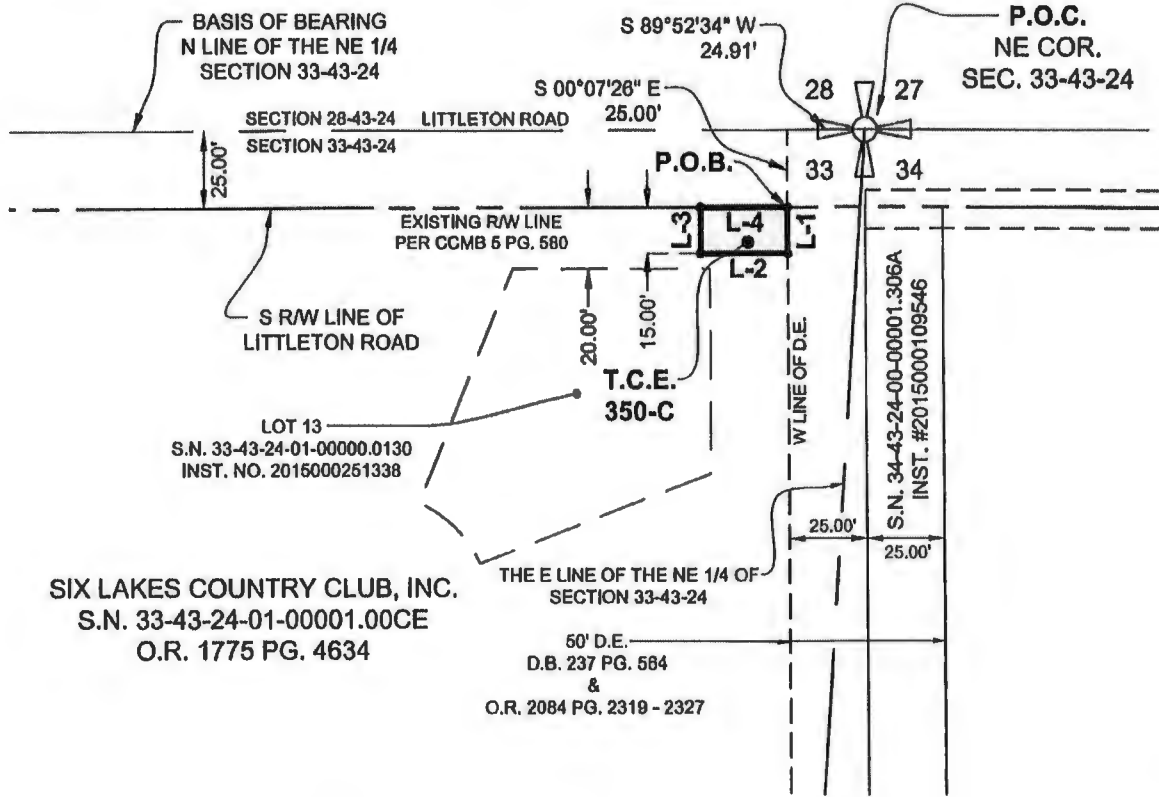


5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0732  
 Fax: 239.277.7179



# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-C  
LYING WITHIN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°20'19" E	15.00'
L-2	S 89°52'34" W	27.87'
L-3	N 00°07'26" W	15.00'
L-4	N 89°52'34" E	27.82'

Exhibit "A"  
Page 8 of 8

SEE SHEET 7 OF 8 FOR DESCRIPTION

J:\2019\190601 LITTLETONDRAWINGS\K\CONSTR. ESMT\SITE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-C.DWG

SKETCH & DESCRIPTION  
T.C.E. - PARCEL 350-A, 350-B AND 350-C  
LYING IN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
Fort Myers, FL 33905  
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Fax: 239.277.7179

FOR			
LEE COUNTY			
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

This instrument prepared by:  
Lee County – County Lands Department  
Post Office Box 398  
Fort Myers, Florida 33902-0398

**Exhibit "B"**  
**Page 1 of 12**

Project: Littleton Road Widening - Corbett Road to US 41, No. 5028  
Parcel No.: 350-A (TCE), 350-B (TCE) and 350-C (TCE)  
Part of STRAP No.: 33-43-24-01-00001.00CE

## **TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

THIS AGREEMENT ("Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, between **Six Lakes Country Club, Inc., a Florida Corporation**, whose address is 9151 Littleton Road, North Fort Myers, Florida 33903 (hereinafter referred to as "*Grantor*"), and **Lee County, a political subdivision of the State of Florida**, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398 (hereinafter referred to as "*County*").

Grantor is the owner of the lands described in attached Exhibit "X", and as such has the power to grant County a temporary interest in these lands (hereinafter the "Temporary Construction Easement Area").

Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the County, permission to enter upon the Temporary Construction Easement Area for the purpose of ingress and egress by workers, machinery, and vehicles, and for the purpose of staging, storing, and/or stockpiling materials and equipment within the Temporary Construction Easement Area as necessary to harmonize the driveway elevation, facilitate construction of a sidewalk, perform drainage and gravity wall improvements within the existing right-of-way, perform grading and restoration activities, and to facilitate removal and re-installation of any perimeter metal fencing and/or gates in conjunction with the Littleton Road Widening - Corbett Road to US 41, Project No. 5028.

County, including County officials, employees, and agents, have the right to enter upon the Temporary Construction Easement Area at reasonable times with the necessary equipment, personnel and vehicles in order to exercise the rights granted herein. County's exercise of its rights may not unreasonably interfere with Grantor's access across the existing driveway. The County has the right and authority to remove and dispose of dirt, rocks, vegetation and improvements, to include, but not be limited to fencing, signs, landscaping and trees within the Temporary Construction Easement Area.

All rights granted to the County by this Agreement commence upon the County's issuance of the Notice to Proceed for the project construction. The rights granted by this Agreement will terminate upon completion of the harmonization/restoration activities or 36 months, after the issuance of the Notice to Proceed, whichever occurs first, unless extending in writing by Grantor and County.

This Agreement will be recorded in the Public Records of Lee County, Florida.

County will restore the Temporary Construction Easement Area to a reasonably safe and aesthetic condition, as such existed prior to the project, as may be reasonably practicable. The restoration work is limited to restoring or replacing sod, curbing, pavement, grading and striping located within the Temporary Construction Easement Area. County is not responsible for restoring or replacing any trees, signage, or landscaping other than sod. Grantor acknowledges that Grantor is solely responsible for restoring or replacing any trees, signage, or landscaping other than sod. County will remove and re-install any portion of the existing perimeter metal fence and metal entrance/exit gates within the Temporary Construction Easement Area as needed to facilitate construction. Temporary fencing within the Temporary Construction Easement Area will be installed to secure the property during construction. County will have a reasonable right of access across Grantor's property for the purpose of reaching the Temporary Construction Easement Area and completing the harmonization or restoration work.

**(Balance of Page Left Intentionally Blank)**

Temporary Construction Easement  
Project: Littleton Road Widening - Corbett Road to US 41, No. 5028  
Parcel No.: 350-A (TCE), 350-B (TCE) and 350-C (TCE)  
Page 3

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

WITNESSES:

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

\_\_\_\_\_  
[Type or print name]

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

\_\_\_\_\_  
[Type or print name]

**GRANTOR:**

Six Lakes Country Club, Inc., a Florida Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by \_\_\_\_\_,  
*(Name and Title of Officer or Agent)*

of Six Lakes Country Club, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.  
*(type of identification)*

\_\_\_\_\_  
Notary Public  
[Affix stamp/seal]

Temporary Construction Easement  
Project: Littleton Road Widening - Corbett Road to US 41, No. 5028  
Parcel No.: 350-A (TCE), 350-B (TCE) and 350-C (TCE)  
Page 4

Approved and accepted for and on behalf of Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

ATTEST:  
LINDA DOGGETT, CLERK

**COUNTY:**  
BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

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

BY: \_\_\_\_\_  
Cecil L Pendergrass, Chair

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

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

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A, 350-B AND 350-C  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

Exhibit "X"  
 Page 1 of 8

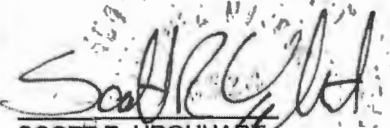
Exhibit "B"  
 Page 5 of 12

### SHEET INDEX:

- SHEET 1 = NOTES AND ABBREVIATIONS
- SHEET 2 = KEY SHEET
- SHEET 3 - 4 = T.C.E. PARCEL 350-A
- SHEET 5 - 6 = T.C.E. PARCEL 350-B
- SHEET 7 - 8 = T.C.E. PARCEL 350-C

### NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2UES, INC. IS LB-8336.
2. BEARINGS SHOWN ARE BASED ON THE NORTH LINE THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING S 89°52'34" W.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NOT VALID WITHOUT ALL SHEETS.

  
 SCOTT R. URQUHART  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6524  
 (FOR THE FIRM - LB 8336)  
 SIGNED THIS 19 DAY OF APRIL, 2021

### ABBREVIATIONS:

- BRG. = BEARING
- CCMB = COUNTY COMMISSION MINUTE BOOK
- COR. = CORNER
- D.B. = DEED BOOK
- DIST. = DISTANCE
- DWG = DRAWING
- ESMT. = EASEMENT
- FT. = FOOT
- INC. = INCORPORATED
- INST = INSTRUMENT
- LB = LICENSED BUSINESS
- LCEC = LEE COUNTY ELECTRIC CO-OP
- O.R. = OFFICIAL RECORD BOOK
- NO. = NUMBER
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- REV. = REVISION
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- SKD = SKETCH AND DESCRIPTION
- S.R. = S.R.
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

LEE COUNTY	
COUNTY:	LEE
PROJECT NO.:	190601
DRAWING NO.:	190601 SKD
REVISION:	
DWG DATE:	2/17/2021
DRAWN BY:	RJO
CHECKED BY:	SU
REV. DATE:	

J:\2019\190601 LITTLETONDRAWING\SKD\CONSTR. ESMTS\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-A, B & C.DWG



# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A, 350-B AND 350-C  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

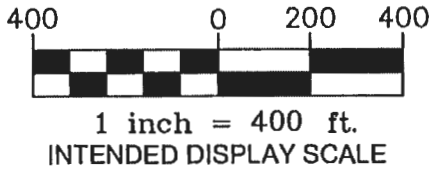


Exhibit "B"  
 Page 6 of 12

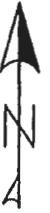
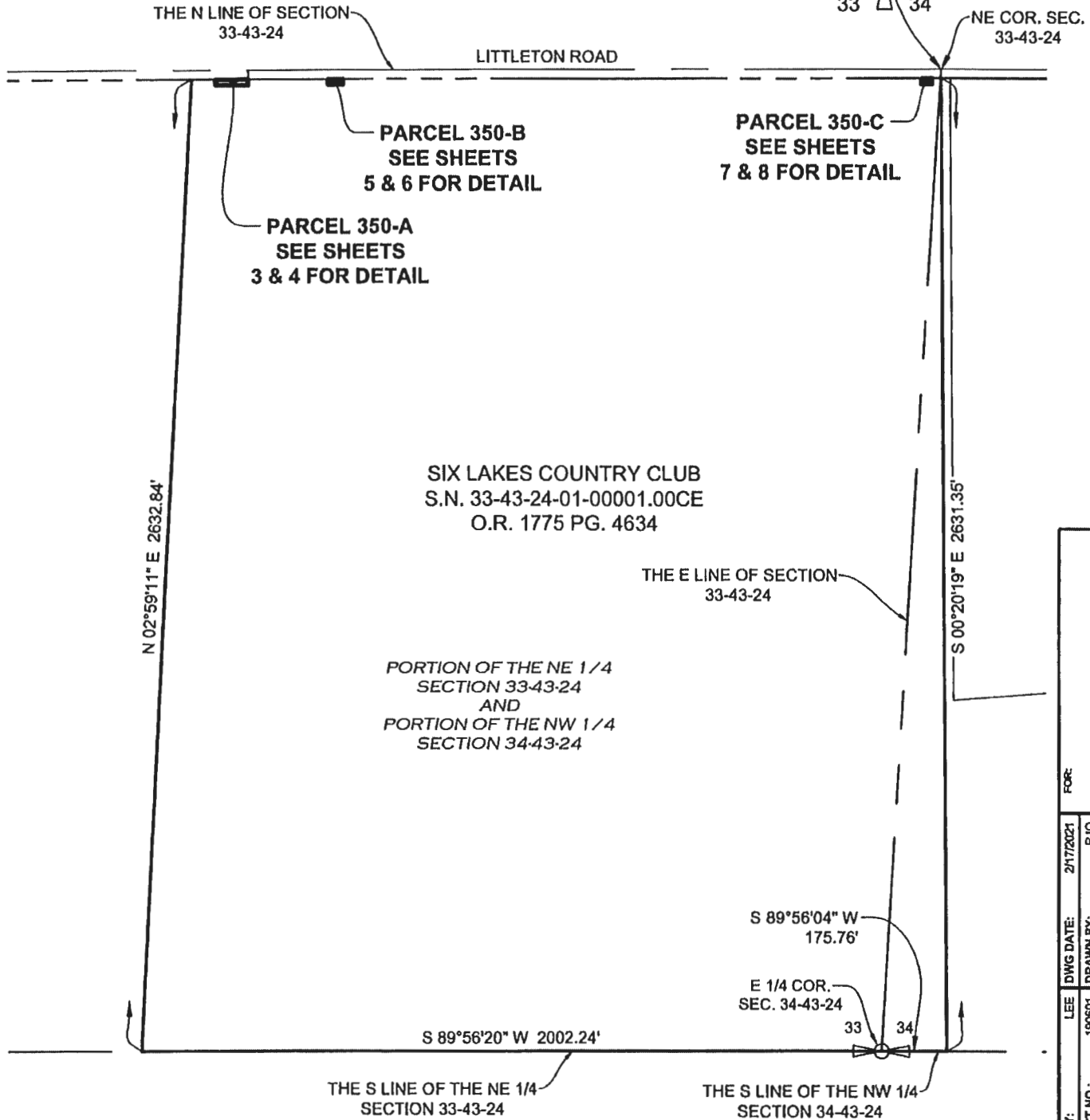
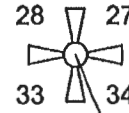


Exhibit "X"  
 Page 2 of 8



FOR		LEE COUNTY	
DWG DATE:	2/17/2021	DRAWN BY:	RJO
CHECKED BY:	SU	REV. DATE:	
COUNTY:	LEE	PROJECT NO.:	190601
DRAWING NO.:	190601 SKD	REVISION:	

KEY SHEET

J:\2019\190601 LITTLETON\DRAWING\SKD\CONSTR. ESM\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-A, B & C.DWG

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0722  
 Fax: 239.277.7179

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA

Exhibit "B"  
 Page 7 of 12

Exhibit "X"  
 Page 3 of 8

**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A**

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1775, PAGE 4634, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE RUN S 89°52'34" W ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 1870.66 FEET; THENCE DEPARTING SAID SECTION LINE RUN S 00°07'26" E A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD AS PER COUNTY COMMISSION MINUTE BOOK 5, PAGE 580, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE S 00°07'26" E A DISTANCE OF 15.00 FEET; THENCE S 89°52'34" W A DISTANCE OF 90.05 FEET; THENCE N 00°07'26" W A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD; THENCE N 89°52'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 90.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,351 SQUARE FEET MORE OR LESS

J:\2019\190601 LITTLETON\DRAWING\SKD\S\CONST. ESMT\STCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-A, B & C.DWG

FOR:		LEE COUNTY	
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SU
REVISION:		REV. DATE:	

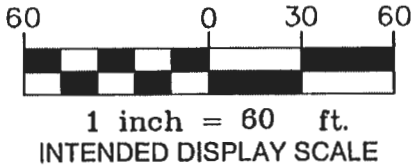
SEE SHEET 4 OF 8 FOR SKETCH

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



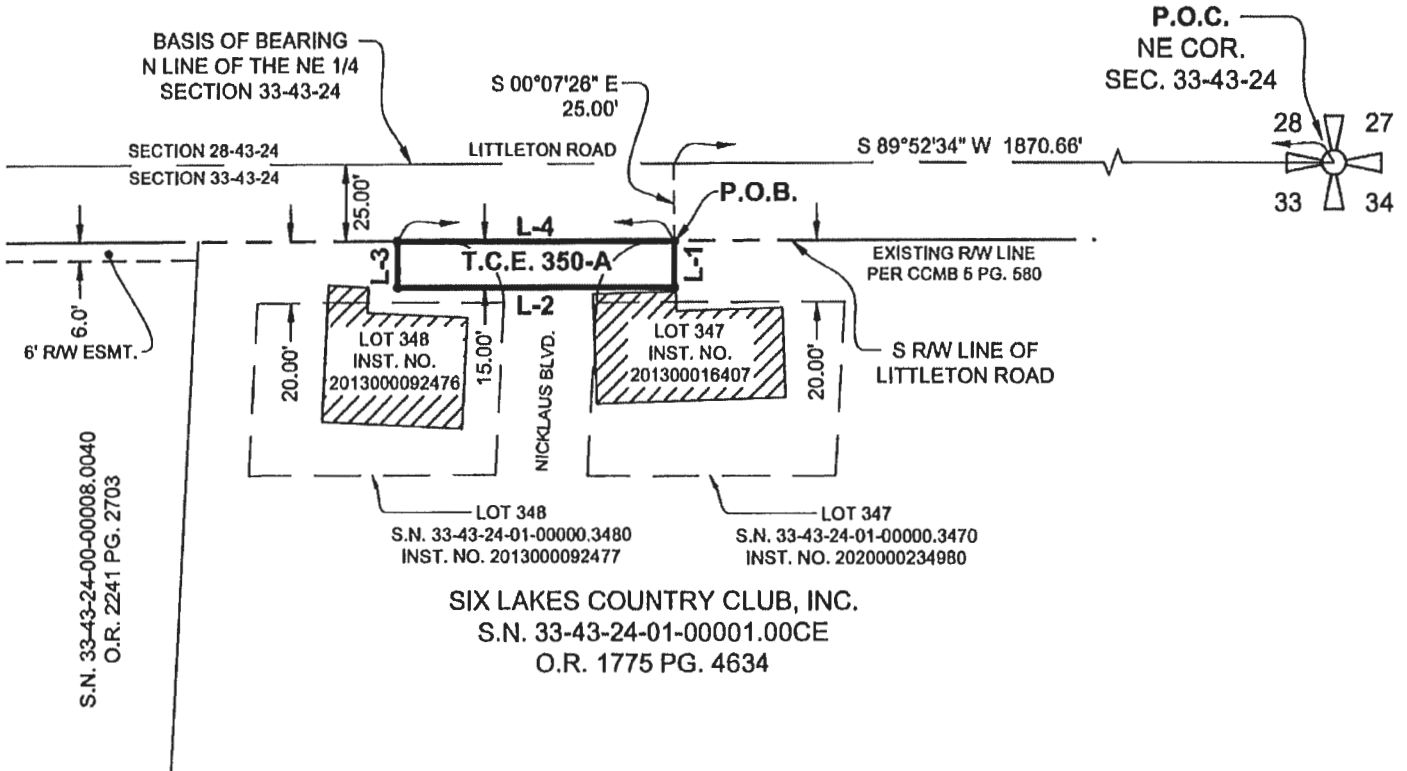
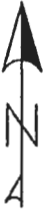
5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0721  
 Fax: 239.277.7179

3 OF 8



# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-A  
LYING WITHIN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°07'26" E	15.00'
L-2	S 89°52'34" W	90.05'
L-3	N 00°07'26" W	15.00'
L-4	N 89°52'34" E	90.05'

Exhibit "X"  
Page 4 of 8

Exhibit "B"  
Page 8 of 12

SEE SHEET 3 OF 8 FOR DESCRIPTION

FOR: LEE COUNTY			
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SCD	CHECKED BY:	SU
REVISION:		REV. DATE:	

J:\2019\190601 LITTLETONDRAWING\SKD\CONSTR. ESM\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL 350-A, B & C.DWG

SKETCH & DESCRIPTION  
T.C.E. - PARCEL 350-A, 350-B AND 350-C  
LYING IN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
Fort Myers, FL 33905  
Tel: 239.277.0222  
Fax: 239.277.7179

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-B  
LYING WITHIN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-B**

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1775, PAGE 4634, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE RUN S 89°52'34" W ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 1615.12 FEET; THENCE DEPARTING SAID SECTION LINE RUN S 00°07'26" E A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD AS PER COUNTY COMMISSION MINUTE BOOK 5, PAGE 580, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S 00°07'26" E A DISTANCE OF 15.00 FEET; THENCE S 89°52'34" W A DISTANCE OF 40.01 FEET; THENCE N 00°07'26" W A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD; THENCE N 89°52'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 600 SQUARE FEET MORE OR LESS

J:\2019\190601 LITTLETON\DRAWING\SKD\CONSTR. ESMT\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-B.DWG

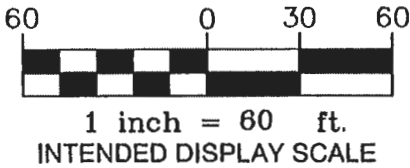
SEE SHEET 6 OF 8 FOR SKETCH

	FOR	LEE COUNTY	
COUNTY:	DWG DATE:	DRAWN BY:	REV. DATE:
PROJECT NO.:	LEE	RJO	SU
DRAWING NO.:	190601 SKD	190601 SKD	190601 SKD
REVISION:			

SKETCH & DESCRIPTION  
T.C.E. - PARCEL 350-A, 350-B AND 350-C  
LYING IN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST

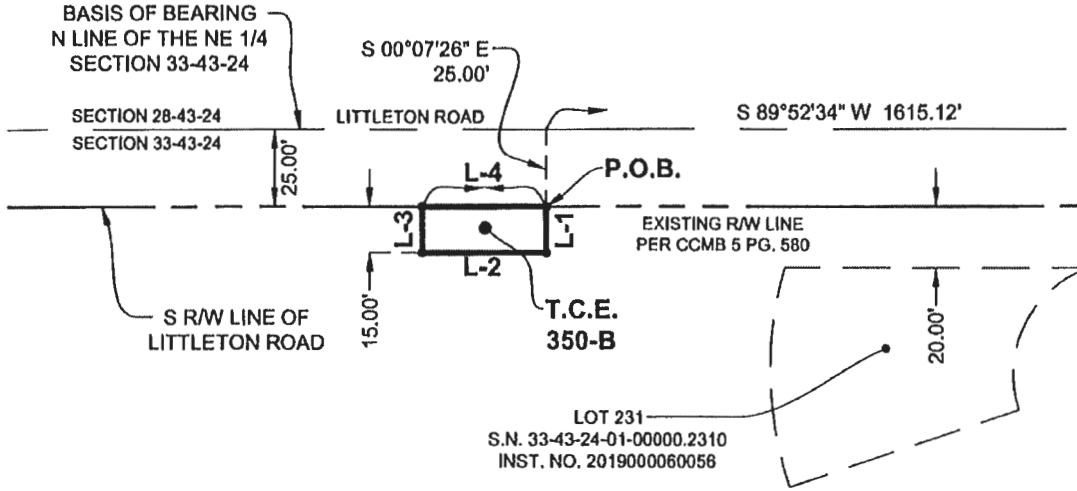
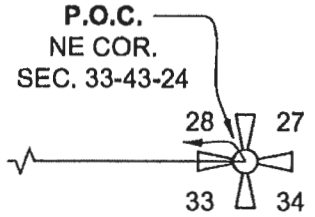
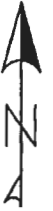


5470 Zip Drive  
Fort Myers, FL 33903  
Tel: 239.277.0722  
Fax: 239.277.7179



# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-B  
 LYING WITHIN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
 LEE COUNTY, FLORIDA



SIX LAKES COUNTRY CLUB, INC.  
 S.N. 33-43-24-01-00001.00CE  
 O.R. 1775 PG. 4634

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°07'26" E	15.00'
L-2	S 89°52'34" W	40.01'
L-3	N 00°07'26" W	15.00'
L-4	N 89°52'34" E	40.01'

Exhibit "X"  
 Page 6 of 8

Exhibit "B"  
 Page 10 of 12

SEE SHEET 5 OF 8 FOR DESCRIPTION

J:\2019\190601 LITTLETONDRAWING\SKD\CONSTR. ESM\TCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-B.DWG

SKETCH & DESCRIPTION  
 T.C.E. - PARCEL 350-A, 350-B AND 350-C  
 LYING IN  
 SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5670 Zip Drive  
 Fort Myers, FL 33905  
 Tel: 239.277.0722  
 Fax: 239.277.1179

6 OF 8

FOR:		LEE COUNTY	
LEE COUNTY:	DWG DATE:	DRAWN BY:	CHECKED BY:
PROJECT NO.: 190601	2/17/2021	RJO	SU
DRAWING NO.: 190601 SKD			
REVISION:	REV. DATE:		

# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-C  
LYING WITHIN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

**LEGAL DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-C**

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1775, PAGE 4634, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE RUN S 89°52'34" W ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 24.91 FEET; THENCE DEPARTING SAID SECTION LINE RUN S 00°07'26" E A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD AS PER COUNTY COMMISSION MINUTE BOOK 5, PAGE 580, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S 00°20'19" E ALONG THE WEST LINE OF A 50-FOOT DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 237, PAGE 564 AND OFFICIAL RECORD BOOK 2084, PAGE 2319 - 2327 PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 15.00 FEET; THENCE S 89°52'34" W A DISTANCE OF 27.87 FEET; THENCE N 00°07'26" W A DISTANCE OF 15.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LITTLETON ROAD; THENCE N 89°52'34" E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 27.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 418 SQUARE FEET MORE OR LESS

JA2019190601 LITTLETONDRAWING\SKD\S\CONST. ESMIT\SITCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-C.DWG

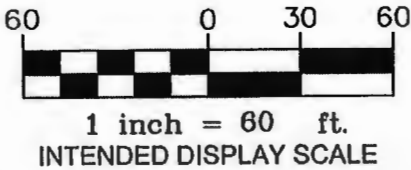
FOR:		LEE COUNTY	
COUNTY:	LEE	DWG DATE:	2/17/2021
PROJECT NO.:	190601	DRAWN BY:	RJO
DRAWING NO.:	190601 SKD	CHECKED BY:	SJ
REVISION:		REV. DATE:	

SEE SHEET 8 OF 8 FOR SKETCH

SKETCH & DESCRIPTION  
T.C.E. - PARCEL 350-A, 350-B AND 350-C  
LYING IN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST

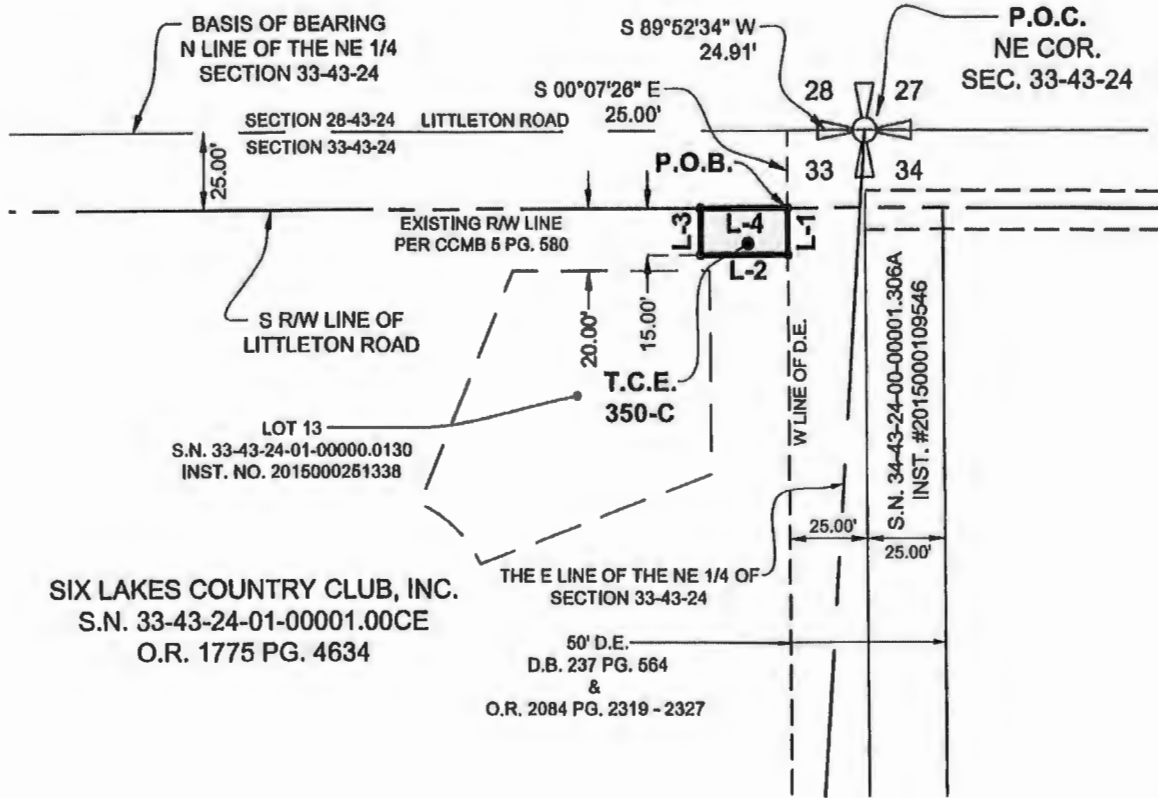


5670 Zip Drive  
Fort Myers, FL 33905  
Tel: 239.277.0722  
Fax: 239.277.7179



# SKETCH & DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT - PARCEL 350-C  
LYING WITHIN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°20'19" E	15.00'
L-2	S 89°52'34" W	27.87'
L-3	N 00°07'26" W	15.00'
L-4	N 89°52'34" E	27.82'

Exhibit "X"  
Page 8 of 8

Exhibit "B"  
Page 12 of 12

SEE SHEET 7 OF 8 FOR DESCRIPTION

FOR	
LEE COUNTY	LEE COUNTY
COUNTY:	LEE
PROJECT NO.:	190601
DRAWING NO.:	190601 SKD
REVISION:	SU
DWG DATE:	2/17/2021
DRAWN BY:	RJO
CHECKED BY:	SU
REV. DATE:	

J:\2019\190601 LITTLETONDRAWING\SKD\S\CONST. ESMT\SITCE PARCEL 350-A, B & C\190601 LITTLETON TCE PARCEL-350-C.DWG

SKETCH & DESCRIPTION  
T.C.E. - PARCEL 350-A, 350-B AND 350-C  
LYING IN  
SECTION 33, TOWNSHIP 43 SOUTH, RANGE 24 EAST



5470 Zip Drive  
Fort Myers, FL 33905  
Tel: 239.277.0722  
Fax: 239.277.7179

The attached document has been approved by the Board of County Commissioners. Please review the instructions below and forward to the appropriate office when complete.

<b>Meeting Date:</b>	12/07/2021
<b>Agenda Item #:</b>	C13
<b>Agenda Item Title:</b>	Authorize Binding Offer for Littleton Road Widening—Corbett Road to US 41 (Parcel 350-TCE)
<b>Attachment(s):</b>	(1) Easement Purchase Agreement in Lieu of Condemnation Proceeding

Department	Instructions
<b>County Attorney</b>	<p>Please review the attached document(s) at the <b>BLUE</b> sticker. If you have any questions concerning the document(s), contact the originating department.</p> <p>After completion, forward to the <b>CHAIR/VICE CHAIR</b> for signature.</p>
<b>Chair/Vice Chair</b>	<p>Sign the attached document(s) at the <b>RED</b> sticker.</p> <p>After completion, forward to the <b>MINUTES OFFICE</b> for execution.</p>
<b>Minutes Office</b>	<p>Execute the attached document(s).</p> <p>After document(s) are completely executed, return the remaining originals to <b>Laurel Chick, County Administration</b> for distribution.</p>

*3/1/22 EC*

Date out from Administration: 02/25/22

Return to Dept.  Novus

2022 FEB 25 PM 4:07  
 RECEIVED BY  
 LEE CO. ATTORNEY

2022 MAR -1 PM 3:07

RECEIVED  
 MINUTES OFFICE



**MEMORANDUM  
FROM  
COUNTY LANDS**

**DATE:** February 24, 2022

**To:** Laurel Chick  
Internal Services Manager  
County Administration

**FROM:**   
Leah Chin  
Property Acquisition Assistant

**RE: Littleton Rd Widening Project No. 5028-Easement Purchase Agreement  
Parcels 350-A(TCE), 350-B(TCE), 350-C(TCE)**

On December 7, 2021, in accordance with County Lands Consent Agenda Item No. 13, the Lee County Board of County Commissioners authorized County staff to handle and accept all documentation to complete the acquisition of Parcels 350-A(TCE), 350-B(TCE), and 350-C(TCE).

Pursuant to the above Board Action, please find the attached Easement Purchase Agreement in Lieu of Condemnation Proceeding requiring your signature.

For your convenience, we have attached a copy of the Agenda Item Report.

**COUNTY ATTORNEY:**

Please approve the easement agreement and affix your signature in the space provided. Upon approval, please forward the easement agreement to the Commissioner Pendergrass's Office.

**COMMISSIONER PENDERGRASS:**

Please obtain the sign the easement agreement where indicated on the signatory page, then forward them to the Minutes Department.

**MINUTES DEPARTMENT:**

Please affix the Clerks seal and signature where indicated on the signatory page.

**Please return all originals to Department of County Lands via interoffice mail.**

Thank you.

**AGENDA ITEM REPORT**

**DATE:** December 7, 2021  
**DEPARTMENT:** County Lands  
**REQUESTER:** Robert Clemens  
**TITLE:** Authorize Binding Offer for Littleton Road Widening—Corbett Road to US 41 (Parcel 350-TCE)

**I. MOTION REQUESTED**

- A) Authorize County Lands to make a binding offer to Six Lakes Country Club, Inc., a Florida Corporation, in the amount of \$7,000 to acquire a temporary construction easement interest in Parcels 350-A (TCE) (+/- 1,351 square feet), 350-B (TCE) (+/- 600 square feet) and 350-C (TCE) (+/- 418 square feet) for the Littleton Road Widening – Corbett Road to US 41, Project No. 5028 (formerly identified as 8414), pursuant to the terms and conditions of the Easement Purchase Agreement;
- B) Authorize the Chair on behalf of the Board to execute the Easement Purchase Agreement and Temporary Construction Easement Agreement, should the offer be accepted;
- C) Authorize payment of necessary fees and costs to complete the transaction, estimated to be \$1,500; and
- D) Authorize County Lands to handle and accept all documentation necessary to complete the transaction.

**II. ITEM SUMMARY**

Approves an offer of \$7,000 to acquire a temporary construction easement interest in Parcels 350-A (TCE) (+/- 1,351 square feet), 350-B (TCE) (+/- 600 square feet) and 350-C (TCE) (+/- 418 square feet) for the Littleton Road Widening – Corbett Road to US 41, Project No. 5028. This offer is necessary to accommodate the construction schedule, should condemnation actions be required. The estimated cost to close this acquisition is \$1,500. The appraised value is \$5,500 (inclusive of land, improvements and cost to cure). The recommended increase of \$1,500 is to avoid condemnation and its costs and expenses.

**III. BACKGROUND AND IMPLICATIONS OF ACTION**A) Board Action and Other History

On February 21, 2017, Administrative Agenda Item A3, Blue Sheet No. 201700052, the Board approved an alignment study to analyze alternative alignments and determine the right-of-way needs for the future widening of Littleton Road.

On January 15, 2019, Consent Agenda Item 25, the Board approved a three-lane alternative, which includes two (2) 11-foot travel lanes, one (1) 12-foot bi-directional lane, on-road bicycle lanes, and a 6-foot sidewalk on each side of Littleton Road.

The Resolution of Necessity (No. 21-05-34) for this parcel was adopted by the Board of County Commissioners on May 18, 2021 in Administrative Agenda Item 1.

B) Policy IssuesC) BoCC Goals

Transportation

D) Analysis

The Department of Transportation completed the design plans and is finalizing permits for the Littleton Road Widening – Corbett Road to US 41, Project No. 5028. Construction is anticipated to commence in Fiscal Year 2021/22.

Owner: Six Lakes Country Club, Inc., a Florida Corporation  
 Site Address: 9151 Littleton Road, North Fort Myers, FL 33903  
 Part of STRAP No.: 33-43-24-01-00001.00CE

The property has not sold within the prior five years.

Binding Offer Amount/Purchase Price: \$7,000  
 Estimated Closing Costs: \$1,500 (Costs include title commitment, policy and closing expenses)

Appraised Value: \$5,500 (Includes land, improvements and cost to cure)  
 Company: DL Valuation, LLC

Staff is of the opinion that the purchase price of \$7,000 can be justified, considering the costs of condemnation to be between \$7,500 and \$10,000, excluding land value adjustments and additional owner's attorney fees/costs.

E) Options**IV. FINANCIAL INFORMATION**

A)	Current year dollar amount of item:	\$8,500
B)	Is this item approved in the current budget?	Yes
C)	Is this a revenue or expense item?	Expense
D)	Is this Discretionary or Mandatory?	Discretionary
E)	Will this item impact future budgets? If yes, please include reasons in III(D) above.	Yes
F)	Fund: Transportation Capital Improvements Program: Capital Projects Project: Littleton Road Widening – Corbett Road to U.S. 41 Account Strings: 20502838822	
G)	Fund Type?	Other: Road Impact Fees
H)	Comments:	

**V. RECOMMENDATION**

Approve

**VI. TIMING/IMPLEMENTATION**

**VII. FOLLOW UP**

**ATTACHMENTS:**

Description	Upload Date	Type
<a href="#">Easement Purchase Agreement</a>	11/9/2021	Agreement
<a href="#">Appraisal Executive Summary</a>	11/9/2021	Backup Material
<a href="#">Title Data</a>	11/9/2021	Backup Material
<a href="#">Location Maps</a>	11/9/2021	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
County Lands	Clemens, Robert	Approved	11/17/2021 - 12:02 PM
County Lands	Cerchie, Randy	Approved	11/17/2021 - 12:06 PM
Budget Services	Guttery, Angela	Approved	11/18/2021 - 2:07 PM
Budget Services	Winton, Peter	Approved	11/18/2021 - 3:49 PM
County Attorney	Halverson, David	Approved	11/27/2021 - 4:14 PM
County Manager	Mora, Marc	Approved	11/29/2021 - 4:43 PM