

This Instrument was prepared by:

Lee County Attorney's Office
P.O. Box 398
Fort Myers, Florida 33902

Strap No.: 18-45-26-00-00001.106B

EASEMENT

THIS Easement ("*Easement*") is given this 23rd day June of 2020, by **Lee County**, a Charter County and a political subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398 (the "*County*" or "*Grantor*"), in favor of the **Gateway Services Community Development District**, an independent single-purpose specialized unit of local government created under Florida Statutes Chapter 190, whose address is c/o District Offices, 13240 Griffin Drive, Fort Myers, Florida 33913, its successors and assigns (the "*District*" of "*Grantee*"). Collectively the foregoing may be referred to as the "*Parties*".

The County is the owner of that certain land in Lee County, Florida, being more particularly described in Exhibit "A", attached hereto and made a part hereof (the "*Easement Area*").

Lee County, as Grantor, for and in consideration of the sum of Ten and xx/100 Dollars (\$10.00) and other valuable consideration paid by the Grantee, receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, its successors and assigns, the right, privilege and perpetual easement for ingress, egress and utilities to enter upon the Easement Area and to install, construct, place, connect, operate and maintain sewer utility facilities, irrigation/reuse water and potable water lines, mains, pipes, pumps and facilities, and landscaping, signage, streetlights and drainage facilities, in, on, under, over, upon, and across the Easement Area.

TO HAVE AND TO HOLD the same unto the Grantee and its successors assigns, together with the right to enter upon said land for the purpose of constructing, installing, re-installing, reconstructing, repairing, operating and maintaining the above-described improvements, facilities and utility facilities thereon and therein.

This Easement conveys only the interest of the County and its Board of County Commissioners in the property herein described, and does not warrant the title or represent any state of facts concerning the title.

IN WITNESS WHEREOF the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year above.

ATTEST:
LINDA DOGGETT, CLERK

**Board of County Commissioners
of Lee County, Florida**

BY: Joyce Townsend
Deputy Clerk
Joyce Townsend
[Type or print name]
Deputy Clerk

BY: [Signature]
[Type or print name]
Chair/Vice-chair



Approved as to form for
reliance of Lee County only:

By: Joseph Adams
Office of the Lee County Attorney

Attachment – Exhibit “A” – Legal Description of Easement Area

(052820/1030)

Exhibit A

Commerce Lakes Drive right-of-way, being a tract or parcel of land lying in Section 18, Township 45 South, Range 26 East, Lee County, Florida which tract or parcel is more particularly described as follows:

A tract or parcel of land lying in Section 18, Township 45 South, Range 26 East, Lee County, Florida, which tract or parcel is described as follows:

From the intersection of the West line of Section 19 and the Northwesterly line of Daniels Parkway run North 54°00'05" East along the North line of Daniels Parkway for 3085.75 feet to an intersection with the center line of Gateway Boulevard; thence run North 35°59'56" West along said centerline for 291.85 feet to a point of curvature; thence run Northwesterly and Northerly along the arc of a curve to the right of radius 1300.00 feet (chord bearing North 18°44'01" West) (chord 771.66 feet) (delta 34°31'48") for 783.46 feet to a point of tangency; thence run North 01°28'07" West along said centerline for 337.86 feet to a point of curvature; thence run Northerly and Northwesterly along the arc of a curve to the left of radius 2800.00 feet (chord bearing North 05°41'04" West) (chord 411.68 feet) (delta 08°25'54") for 412.05 feet; thence run North 80°05'59" East for 75.00 feet to an intersection with the East line of said Gateway Boulevard and the Point of Beginning;

From said Point of Beginning run Northerly and Northeasterly along the arc of a curve to the right of radius 30.00 feet (chord bearing North 34°12'43" East) (chord 41.76 feet) (delta 88°13'29") for 46.19 feet to a point of tangency; thence run North 78°19'27" East for 181.89 feet; thence run North 11°40'33" West for 15.00 feet to a point on a non-tangent curve; thence run Easterly and Northeasterly along the arc of a curve to the left of radius 2345.00 feet (chord bearing North 74°39'17" East) (chord 300.16 feet) (delta 07°20'20") for 300.37 feet to a point of tangency; thence run North 70°59'07" East for 474.34 feet; thence run North 35°59'55" West for 94.10 feet; thence run South 70°59'07" West for 446.86 feet to a point of curvature; thence run Southwesterly and Westerly along the arc of a curve to the right of radius 2255.00 feet, (chord bearing South 74°39'17" West) (chord 288.64 feet) (delta 07°20'20") for 288.84 feet; thence run North 11°40'33" West for 15.00 feet; thence run South 78°19'27" West for 181.89 feet to a point of curvature; thence run Southwesterly and Northwesterly along the arc of a curve to the right of radius 30.00 feet (chord bearing North 57°33'48" West) (chord 41.76 feet) (delta 88°13'29") for 46.19 feet to a point of tangency on the East line of said Gateway Boulevard; thence run Southeasterly along the arc of a curve to the right of radius 2875.00 feet (chord bearing South 11°40'33" East) (chord 178.14 feet) (delta 03°33'03") for 178.17 feet to the Point of Beginning.

Parcel Identification Number: 18-45-2600-00001.106B