

RESOLUTION 157 - 23

A RESOLUTION PROVIDING FOR THE VACATION OF PLAT FOR AN ALLEY AND THE UNDERLYING EASEMENTS LOCATED BETWEEN LOTS 1-8 AND LOTS 65-72, BLOCK 4127, CAPE CORAL UNIT 59; PROVIDING FOR THE VACATION OF PLAT FOR PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENTS ADJACENT TO THE PLATTED ALLEY LYING IN LOTS 1-8 AND LOTS 65-72, BLOCK 4127, CAPE CORAL UNIT 59; PROPERTY LOCATED AT 6 BURNT STORE ROAD NORTH, 16 BURNT STORE ROAD NORTH, 5 NW 32ND PLACE, AND 13 NW 32ND PLACE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Petition was filed by HAROLD M. ARKIN AND PAMELA A. ARKIN, TRUSTEES OF THE ARKIN REVOCABLE FAMILY TRUST; RONALD ARKIN AND JANE ARKIN; LEONARD ARKIN; ESTA Y. RUBINSTEIN, TRUSTEE OF THE ESTA Y. RUBINSTEIN TRUST; BURNT STORE ROAD CCSS LLC; and MARITIME PROPERTIES, INC., for the vacation of plat on property described herein; and

WHEREAS, the Petition meets the requirements City of Cape Coral Land Development Code, Article 3, Chapter 4, Section 3.4.5, "Vacations of Plats, Easements, and Rights-of-Way" and it is in the best interest of the public that such Petition be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA:

Section 1. The Petition meets the requirements of City of Cape Coral Land Development Code, Article 3, Chapter 4, Section 3.4.5, and it is in the best interest of the public that such Petition be granted. The following-described alley and all underlying easements are hereby vacated by the City of Cape Coral, to wit:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°10'57"E. FOR 6.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN N.00°10'57"E. FOR 311.48 FEET; THENCE RUN S.89°16'12"E. FOR 20.00 FEET; THENCE RUN S.00°10'57"W. FOR 312.04 FEET; THENCE RUN N.87°40'20"W. FOR 20.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 6,235.22 SQUARE FEET, MORE OR LESS.

Section 2. The Petition meets the requirements of City of Cape Coral Land Development Code, Article 3, Chapter 4, Section 3.4.5, and it is in the best interest of the public that such Petition be granted. The following described platted easements are hereby vacated by the City of Cape Coral, to wit:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 1-8, BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°10'57"E. FOR 6.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN N.87°40'20"W. FOR 6.00 FEET; THENCE RUN N.00°10'57"E. FOR 311.31 FEET; THENCE RUN S.89°16'12"E. FOR 6.00 FEET; THENCE RUN S.00°10'57"W. FOR 311.48 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,868.39 SQUARE FEET, MORE OR LESS.

Section 3. The Petition meets the requirements of City of Cape Coral Land Development Code, Article 3, Chapter 4, Section 3.4.5, and it is in the best interest of the public that such Petition be granted. The following described platted easements are hereby vacated by the City of Cape Coral, to wit:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 67-72, BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 72, SAID BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°10'57"E. FOR 6.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN N.00°10'57"E. FOR 312.04 FEET; THENCE RUN S.89°16'12"E. FOR 6.00 FEET; THENCE RUN S.00°10'57"W. FOR 312.21 FEET; THENCE RUN N.87°40'20"W. FOR 6.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 1,872.74 SQUARE FEET, MORE OR LESS.

Section 4. The Applicant shall meet the following terms and conditions:

1. The owners shall be responsible for all costs associated with relocating any utility provider facilities occupying easements affected by this vacation.
2. The vacation of the alley and underlying easements located between Lots 1-8 and Lots 65-72 in Block 4127, Unit 59, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by Phillip M. Mould, entitled "(Proposed) Vacation of a Portion of Alley and any and all Underlying Easements in Block 4127, Cape Coral, Unit 59," dated June 2, 2022, that appears in Exhibit "A."
3. The vacation of platted easements located in Lots 1-8, and Lots 65-72 in Block 4127, Unit 59, Cape Coral Subdivision, shall be consistent with that shown in the sketch and accompanying legal description prepared by Phillip M. Mould, entitled "(Proposed) Vacation of Portion of a Public Utility and Drainage Easement Lying in a Portion of Lots 1-8, Block 4127, Cape Coral Unit 59," and "(Proposed) Vacation of Portion of a Public Utility and Drainage Easement Lying in a Portion of Lots 65-72, Block 4127, Cape Coral Unit 59," dated June 2, 2022, that appears in Exhibit "B."
4. Within 90 days of the adoption of this resolution, the owners of Lot 8 and Lot 65 shall provide to the City a perpetual cross-access easement on Lots 8 and 65 that provides a vehicular connection between the alley and NW 32nd Place. The cross-access easement shall be consistent with that shown on the sketch and legal description prepared by Phillip M. Mould, entitled "Cross Access, Ingress, Egress Easement in a Portion of Lot 8, Lot 65, and a Portion of a 20 Foot Alley, Block 4127, Cape Coral, Unit 59," dated November 30, 2022, as shown in Exhibit "C." This easement shall be approved by the City Land Development Manager and the City Property Broker prior to execution.
5. The owners shall pay to the City of Cape Coral the cost of recording this resolution with the Office of the Lee County Clerk of Court.
6. The City shall record this resolution with the Office of the Lee County Clerk of Court following receipt of the recording fees from the owners.

Section 5. This Resolution shall take effect upon its recording within the Office of the Lee County Clerk of Court by the City of Cape Coral.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CAPE CORAL AT ITS REGULAR COUNCIL SESSION THIS _____ DAY OF _____, 2023.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER _____
STEINKE _____
SHEPPARD _____
HAYDEN _____

CUMMINGS _____
WELSH _____
LONG _____
COSDEN _____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____,
2023.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:



JOHN E. NACLERIO III
ASSISTANT CITY ATTORNEY
res/vac22-000033

SKETCH TO ACCOMPANY DESCRIPTION
(PROPOSED) VACATION OF A PORTION OF ALLEY
AND ANY AND ALL UNDERLYING EASEMENTS IN,

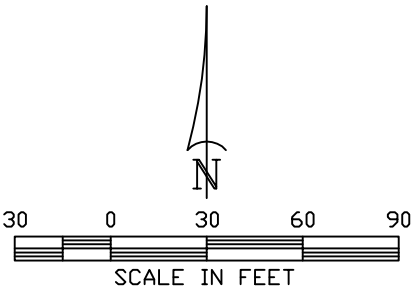
BLOCK 4127
CAPE CORAL, UNIT 59

SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 19, PAGES 140-153)
LEE COUNTY, FLORIDA

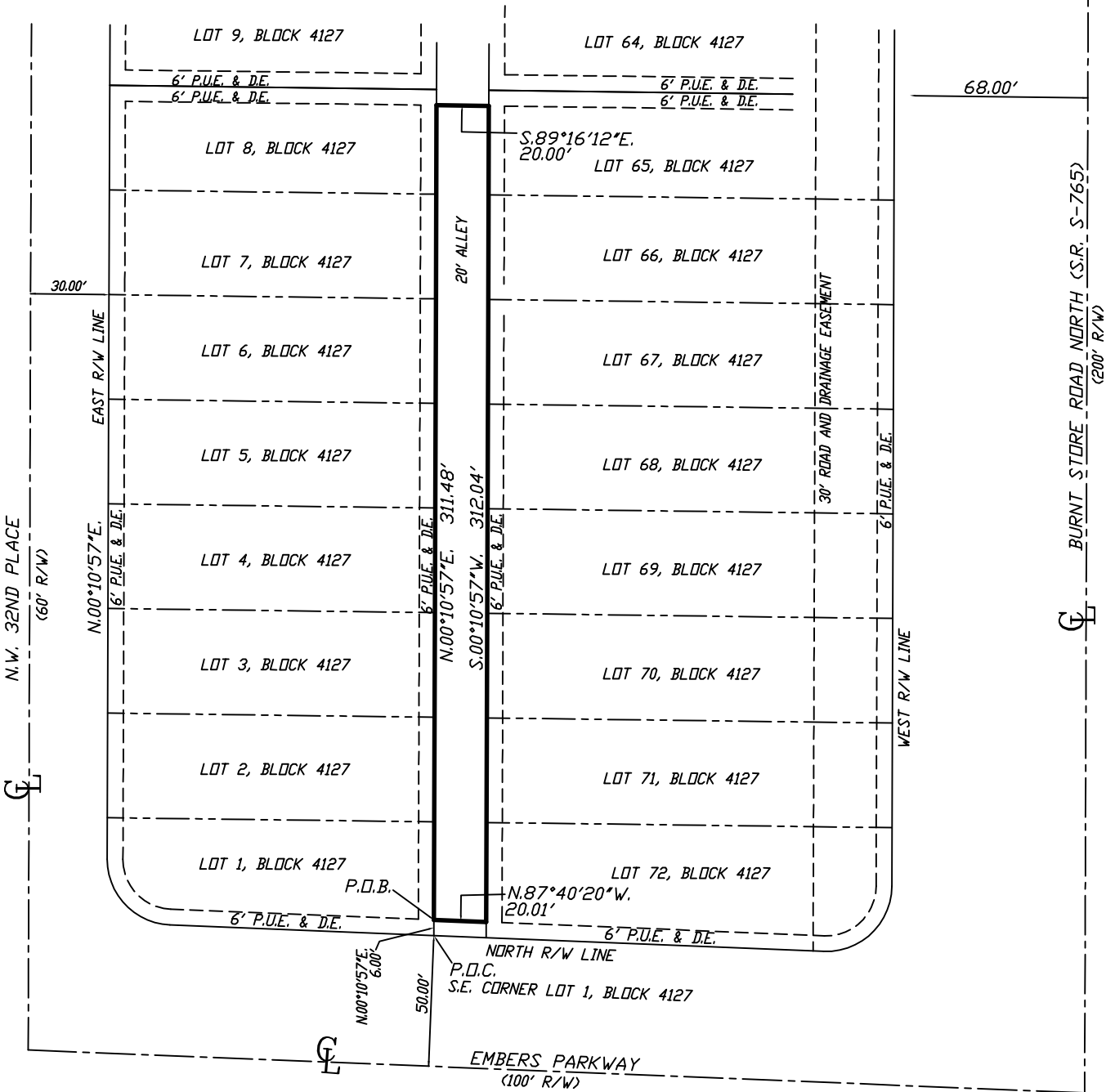
NOT A BOUNDARY SURVEY

LEGEND:

- R/W RIGHT OF WAY
CL CENTERLINE
P.U.E. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



SEE SHEET 2 OF 2 EXHIBIT "A"
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH



- SKETCH NOTES:**
1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE EAST RIGHT-OF-WAY LINE OF N.W. 32ND PLACE, AS BEING N.00°10'57"E.
 2. FIELD NOTES IN CAPE CORAL, BLOCK 4127.
 3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 9. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 60 SCALE DRAWING.

NOT A BOUNDARY SURVEY

HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			
CERTIFICATE OF AUTHORIZATION: LB #6921			
DRAWN: PMM	CHECK: FBH	SCALE 1"=60'	PROJ. # CC-U59-4127-1
SKETCH DATE 06/02/2022		FILE NO. 44-23-7	SHT.- 1 OF - 2

EXHIBIT "A"

DESCRIPTION TO ACCOMPANY SKETCH

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

(PROPOSED) VACATION OF A PORTION OF ALLEY
AND ANY AND ALL UNDERLYING EASEMENTS IN,**BLOCK 4127**
CAPE CORAL, UNIT 59SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 19, PAGES 140-153)
LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

DESCRIPTION:A PLOT OR PARCEL OF LAND LYING IN A PORTION OF BLOCK 4127, CAPE
CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS;COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 4127, CAPE
CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC
RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°10'57"E. FOR 6.00 FEET,
TO THE POINT OF BEGINNING; THENCE RUN N.00°10'57"E. FOR 311.48 FEET;
THENCE RUN S.89°16'12"E. FOR 20.00 FEET; THENCE RUN S.00°10'57"W. FOR
312.04 FEET; THENCE RUN N.87°40'20"W. FOR 20.01 FEET, TO THE POINT OF
BEGINNING.

CONTAINING: 6,235.22 SQUARE FEET, MORE OR LESS.

NOT A BOUNDARY SURVEY**CERTIFIED TO"**HAROLD ARKIN
CITY OF CAPE CORAL, FLORIDA**SKETCH / DESCRIPTION NOTES:**

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE EAST RIGHT-OF-WAY
LINE OF N.W. 32ND PLACE, AS BEING N.00°10'57"E.
2. FIELD NOTES IN CAPE CORAL, BLOCK 4127.
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IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A
DIGITAL SEAL IN ACCORDANCE WITH THE
APPLICABLE STATE LAWS AND STATUTES FS
668.001-006; FS 668.50; FS 472.025; 5J-17.062,
FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THE SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 60 SCALE DRAWING.

Phillip M Mould,
P.S.M.
6515 State
of Florida

Digitally signed
by Phillip M
Mould, P.S.M.
6515 State of
Florida
Date:
2022.08.26
09:29:29 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
#6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, INC.
3046 DEL PRADO BLVD. S. 3A
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

DRAWN: PMM	CHECK: FBH	PROJ. # CC-U59-4127-1
SKETCH DATE: 9/26/17	FILE NO. 44-23-7	SHT.-2 OF - 2

SKETCH TO ACCOMPANY DESCRIPTION
(PROPOSED) VACATION OF A PORTION OF PUBLIC
UTILITY AND DRAINAGE EASEMENT LYING IN A PORTION OF

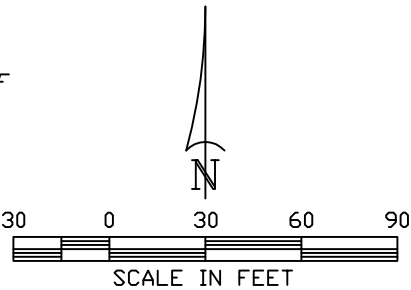
LOTS 1-8, BLOCK 4127,
CAPE CORAL, UNIT 59

SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 19, PAGES 140-153)
LEE COUNTY, FLORIDA

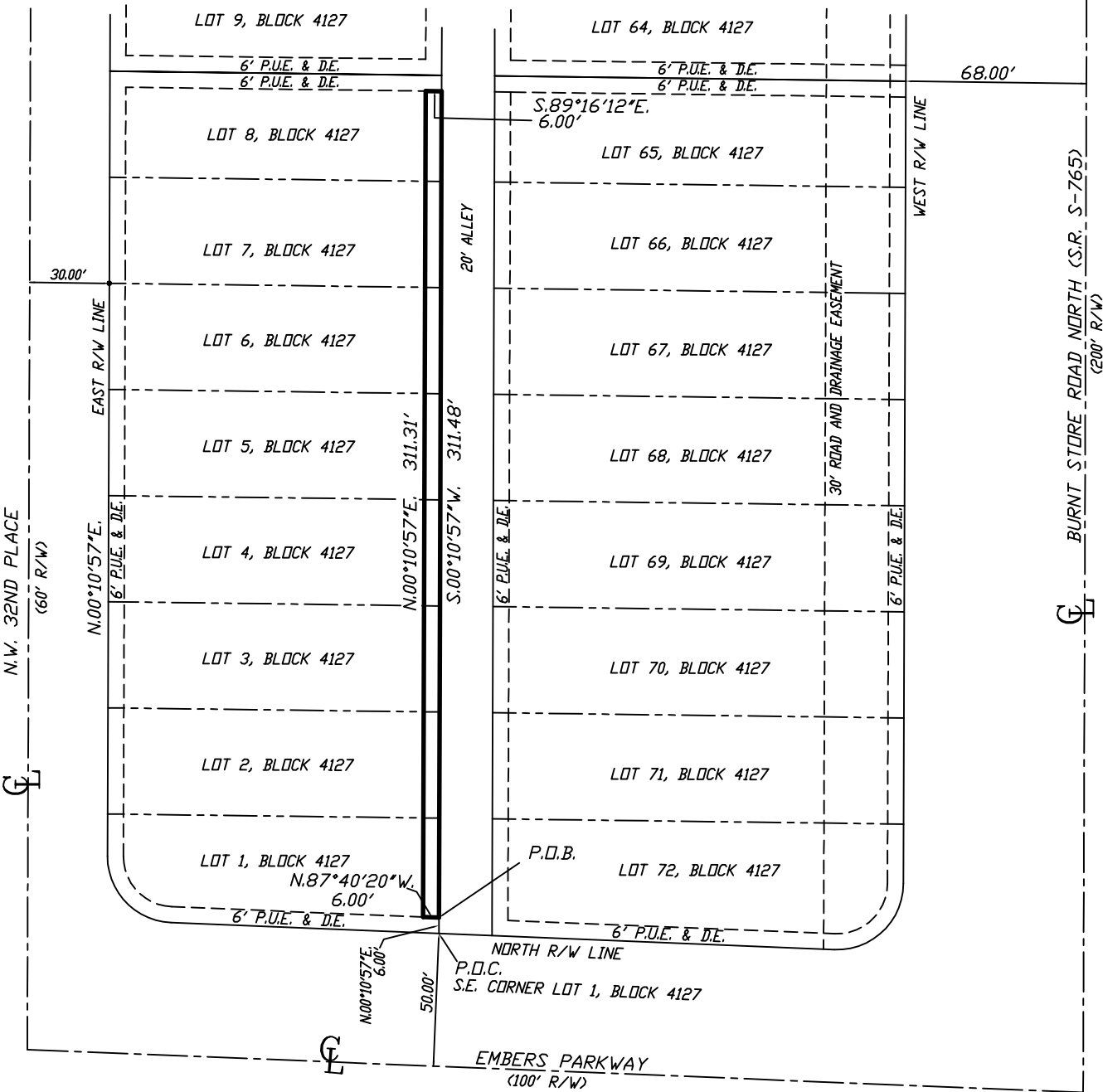
NOT A BOUNDARY SURVEY

LEGEND:

- R/W RIGHT OF WAY
CL CENTERLINE
P.U.E. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



SEE SHEET 2 OF 2 EXHIBIT "B"
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH



SKETCH NOTES:

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NOT A BOUNDARY SURVEY

HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			
CERTIFICATE OF AUTHORIZATION: LB #6921			
DRAWN: PMM	CHECK: FBH	SCALE 1"=60'	PROJ. # CC-U59-4127-1
SKETCH DATE 06/02/2022		FILE NO. 44-23-7	SHT.- 1 OF - 2

EXHIBIT "B"

DESCRIPTION TO ACCOMPANY SKETCH

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

(PROPOSED) VACATION OF A PORTION OF PUBLIC
UTILITY AND DRAINAGE EASEMENT LYING IN A PORTION OF**LOTS 1-8, BLOCK 4127,
CAPE CORAL, UNIT 59**SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 19, PAGES 140-153)
LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

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A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 1-8, BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140 - 153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°10'57"E. FOR 6.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN N.87°40'20"W. FOR 6.00 FEET; THENCE RUN N.00°10'57"E. FOR 311.31 FEET; THENCE RUN S.89°16'12"E. FOR 6.00 FEET; THENCE RUN S.00°10'57"W. FOR 311.48 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,868.39 SQUARE FEET, MORE OR LESS.

NOT A BOUNDARY SURVEY**CERTIFIED TO"**HAROLD ARKIN
CITY OF CAPE CORAL, FLORIDA**SKETCH / DESCRIPTION NOTES:**

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7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THE SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 60 SCALE DRAWING.

Phillip M Mould,
P.S.M.
6515 State of Florida

Digitally signed by Phillip M Mould, P.S.M.
6515 State of Florida
Date: 2022.11.29 12:19:01 -05'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
#6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, INC.
3046 DEL PRADO BLVD. S. 3A
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

DRAWN: PMM	CHECK: FBH	PROJ. # CC-U59-4127-1
SKETCH DATE: 9/26/17	FILE NO. 44-23-7	SHT.-2 OF - 2

SKETCH TO ACCOMPANY DESCRIPTION
(PROPOSED) VACATION OF A PORTION OF PUBLIC
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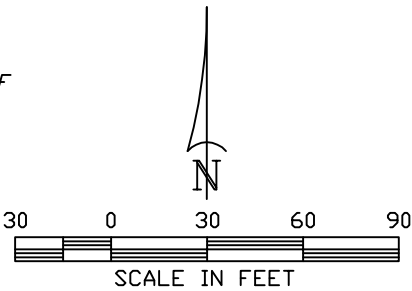
LOTS 65-72, BLOCK 4127,
CAPE CORAL, UNIT 59

SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
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LEE COUNTY, FLORIDA

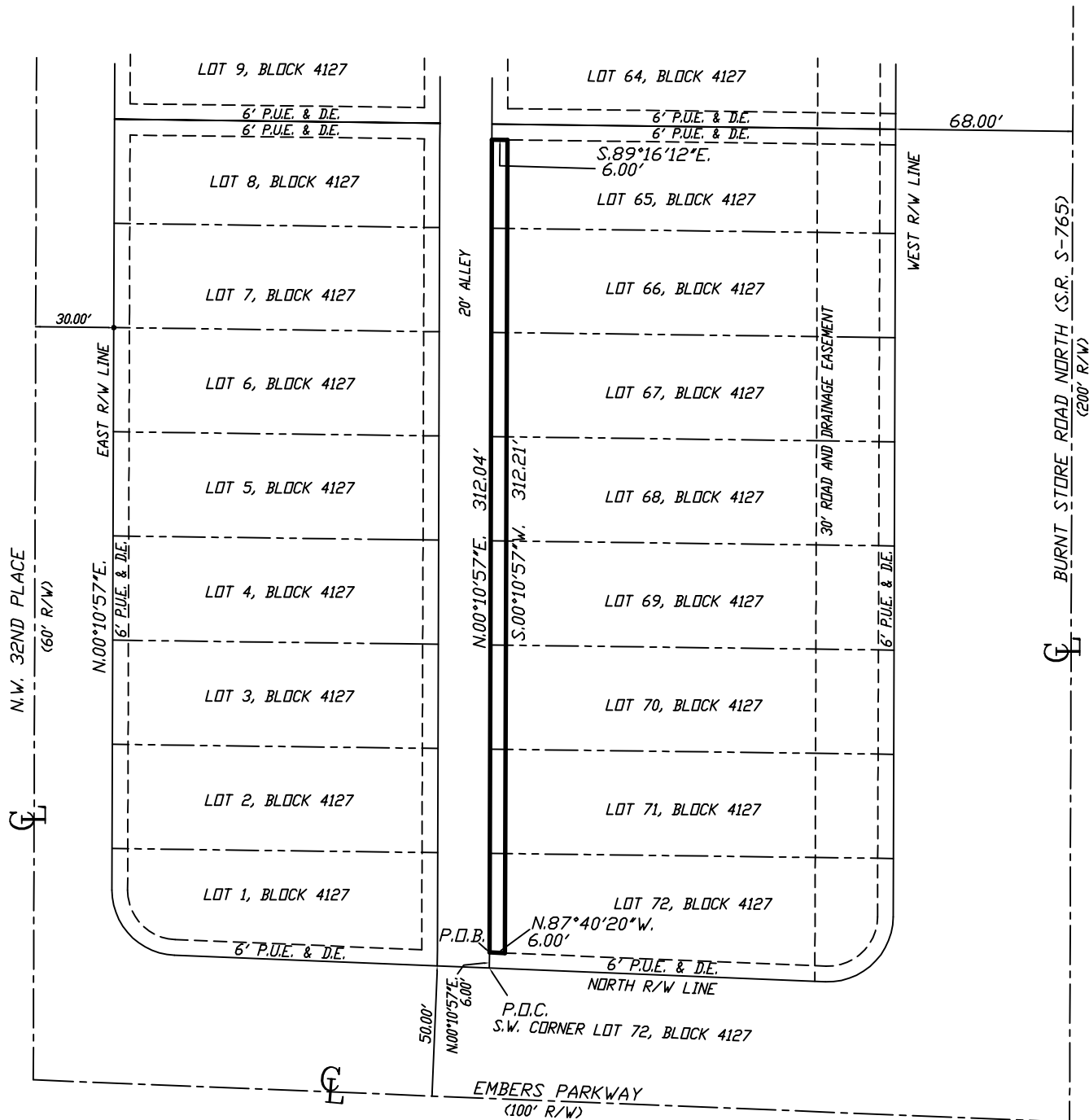
NOT A BOUNDARY SURVEY

LEGEND:

- R/W RIGHT OF WAY
CL CENTERLINE
P.U.E. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
P.D.B. POINT OF BEGINNING
P.D.C. POINT OF COMMENCEMENT



SEE SHEET 2 OF 2 EXHIBIT "C"
FOR DESCRIPTION TO ACCOMPANY THIS SKETCH



SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREDON TAKEN FROM THE EAST RIGHT-OF-WAY LINE OF N.W. 32ND PLACE, AS BEING N00°10'57"E.
2. FIELD NOTES IN CAPE CORAL, BLOCK 4127.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
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NOT A BOUNDARY SURVEY

HARRIS-JORGENSEN, LLC 3048 DEL PRADO BLVD. S. #100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921			
CERTIFICATE OF AUTHORIZATION: LB #6921			
DRAWN: PMM	CHECKED: FBH	SCALE 1"=60'	PROJ. # CC-U59-4127-1
SKETCH DATE 06/02/2022		FILE NO. 44-23-7	SHT.- 1 OF - 2

EXHIBIT "C"

DESCRIPTION TO ACCOMPANY SKETCH

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

(PROPOSED) VACATION OF A PORTION OF PUBLIC
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CAPE CORAL, UNIT 59**SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 19, PAGES 140-153)
LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

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CONTAINING: 1,872.74 SQUARE FEET, MORE OR LESS.

NOT A BOUNDARY SURVEY**CERTIFIED TO"**HAROLD ARKIN
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Phillip M Mould,
P.S.M.
6515 State of Florida

Digitally signed
by Phillip M
Mould, P.S.M.
6515 State of
Florida
Date:
2022.08.26
09:31:06 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
#6515 - STATE OF FLORIDA

HARRIS-JORGENSEN, INC.
3046 DEL PRADO BLVD. S. 3A
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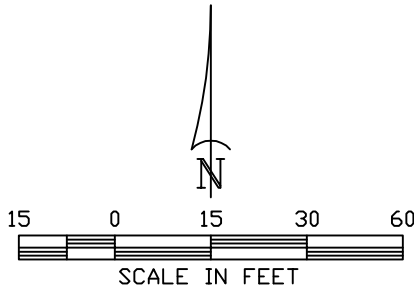
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SKETCH DATE: 9/26/17	FILE NO. 44-23-7	SHT.-2 OF - 2

SKETCH TO ACCOMPANY DESCRIPTION

CROSS ACCESS, INGRESS, EGRESS EASEMENT IN A
PORTION OF LOT 8, LOT 65, AND A
PORTION OF A 20 FOOT ALLEY, BLOCK 4127,
CAPE CORAL, UNIT 59

SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 19, PAGES 140-153)
LEE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY



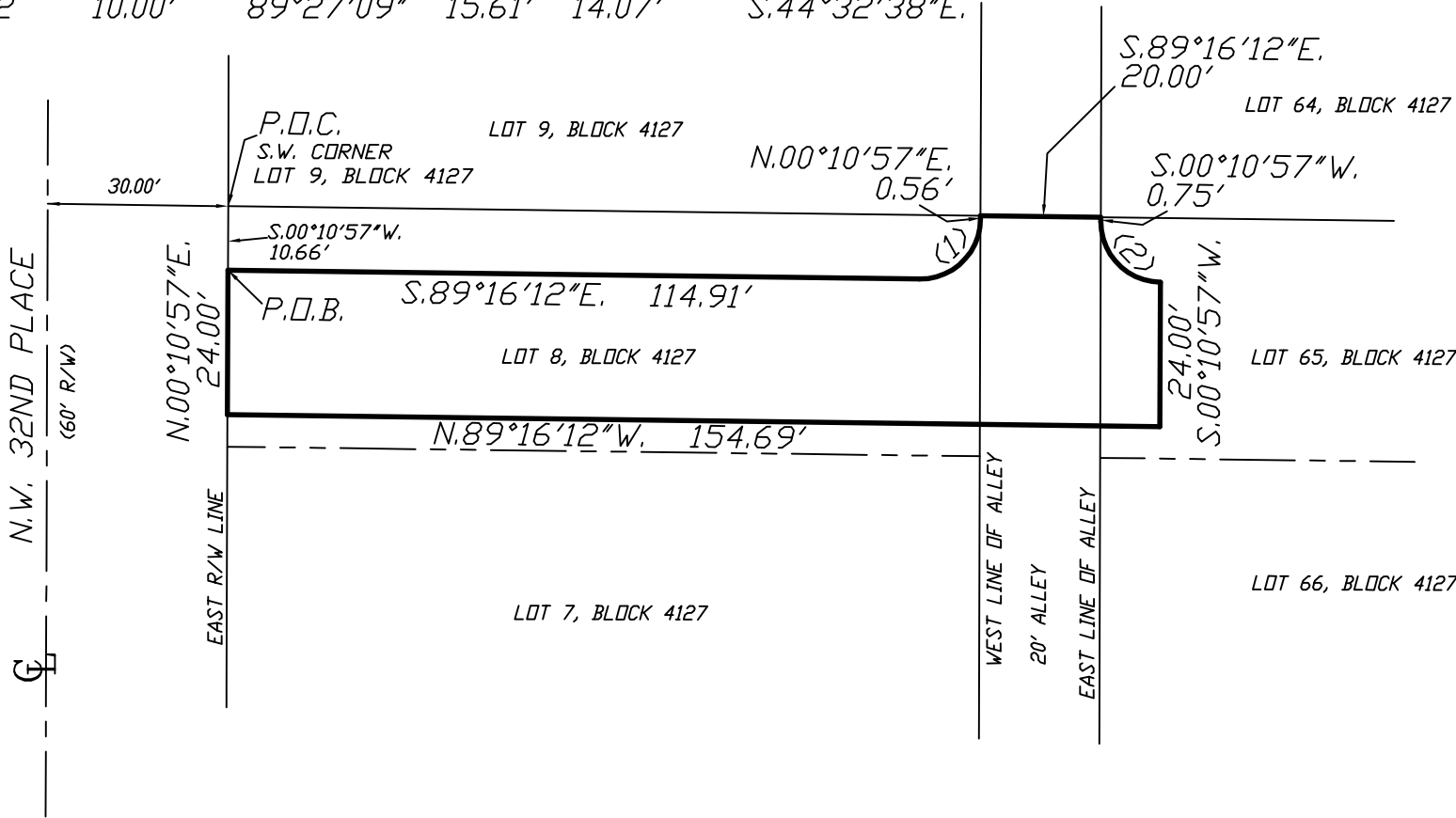
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	10.00'	90°32'51"	15.80'	14.21'	N.45°27'22"E.
2	10.00'	89°27'09"	15.61'	14.07'	S.44°32'38"E.

LEGEND:	
R/W	RIGHT OF WAY
CL	CENTERLINE
P.U.E. & D.E	PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE EAST RIGHT-OF-WAY LINE OF N.W. 32ND PLACE, AS BEING N.00°10'57"E.
2. FIELD NOTES IN CAPE CORAL, BLOCK 4127.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THE SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 30 SCALE DRAWING.



HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
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CERTIFICATE OF AUTHORIZATION: LB6921

DRAWN: PMM	CHECK: FBH	SCALE: 1"=30'	PROJ. # CC-U59-4127-1
SKETCH DATE 11/30/2022		FILE NO. 44-23-7	SHT.- 1 OF - 2

EXHIBIT "A"

DESCRIPTION TO ACCOMPANY SKETCH

(SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY DESCRIPTION)

CROSS ACCESS, INGRESS, EGRESS EASEMENT IN A PORTION OF LOT 8, LOT 65, AND A PORTION OF A 20 FOOT ALLEY, BLOCK 4127, CAPE CORAL, UNIT 59

SECTION 7, TOWNSHIP 44 SOUTH, RANGE 23 EAST
(PLAT BOOK 19, PAGES 140-153)
LEE COUNTY, FLORIDA

DESCRIPTION:

NOT A BOUNDARY SURVEY

A PLOT OR PORTION OF LAND LYING IN A PORTION OF LOTS 8, LOT 65, AND A PORTION OF A 20 FOOT WIDE ALLEY, BLOCK 4127, CAPE CORAL UNIT 59, AS RECORDED IN PLAT BOOK 19, PAGES 140-153, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK 4127; THENCE RUN S.00°10'57"W. ALONG THE EAST RIGHT OF WAY LINE OF N.W. 32ND PLACE (60 FEET WIDE) FOR 10.66 FEET, TO THE POINT OF BEGINNING; THENCE RUN S.89°16'12"E. TO A POINT OF CURVATURE FOR 114.91 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT FOR 15.80 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 10.00 FEET, A CENTRAL DELTA ANGLE OF 90°32'51", A CHORD THAT BEARS N.45°27'22"E., AND A CHORD DISTANCE OF 14.21 FEET; THENCE RUN N.00°10'57"E. ALONG THE WEST LINE OF THE AFORESAID 20 FOOT WIDE ALLEY FOR 0.56 FEET; THENCE RUN S.89°16'12"E. TO A POINT ALONG THE EAST LINE OF SAID 20 FOOT WIDE ALLEY, FOR 20.00 FEET; THENCE RUN S.00°10'57"W. TO A POINT OF CURVATURE, FOR 0.75 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT FOR 15.61 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 10.00 FEET, A CENTRAL DELTA ANGLE OF 89°27'09", A CHORD THAT BEARS S.44°32'48"E., AND A CHORD DISTANCE OF 14.07 FEET; THENCE RUN S.00°10'57"W. FOR 24.00 FEET; THENCE RUN N.89°16'12"W. TO A POINT ALONG THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. 32ND PLACE (60 FEET WIDE) FOR 154.69 FEET; THENCE RUN N.00°10'57"E. ALONG SAID EAST RIGHT OF WAY LINE FOR 24.00 FEET, TO THE POINT OF BEGINNING. CONTAINING: 3,974.00 SQUARE FEET, MORE OR LESS.

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA

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