

Inter-Department Agreement between Parks and Recreation's – Conservation 20/20 and Lee County Utilities to Exchange Land

This Inter-Department Agreement between Parks and Recreation's – Conservation 20/20 (C20/20) and Lee County Utilities (LCU) is for the purpose of memorializing the following described land exchange between these two County departments.

20/20 has a 31.89+/- acre parcel of land that is part of Wild Turkey Strand (Conservation 20/20 Nomination 90). This parcel is heavily disturbed and not desirable for conservation purposes. It is located along the north side of Alico Road, near the location where Alico Road curves to Corkscrew Road, further described in Exhibit "A" attached hereto. C20/20 will be provided access over and across this property to enter at a mutually agreeable gate adjoining the Wild Turkey Strand Preserve.

LCU has a 48.5+/- acre parcel of land previously purchased to support the Corkscrew Water Treatment Plant (CWTP) well field, further described in Exhibit "B" attached hereto. Since its purchase, the property surrounding it has been rezoned and approved for residential use, a development known as "The Place". The abutting property is designated as preserve, making LCU's property more appropriate as conservation use, thus creating a continuous uninterrupted preserve corridor for approximately four (4) miles. The parcel is located along the north side of Corkscrew Road, east of the CWTP and has a groundwater source well located upon its southerly boundary. LCU will retain the southerly 250 feet, less the easterly and westerly 60 feet, totaling 4.02 +/- acres. Also, LCU retains the subsurface use of the easterly and westerly 60 feet of the southerly 250 feet for infrastructure to connect to, pass through and continue underground operations.

The land area calculations are as follows:

Net parcel size of LCU's exchange parcel is 44.56 acres (48.58 acres - 4.02 acres being retained by LCU)

C20/20 Parcel size (portion of nomination 90) is 31.89 acres

LCU's exchange parcel is 12.67 acres greater than the C20/20 parcel

EXHIBIT "A"

1 of 3

A PARCEL OF LAND
LYING IN
SECTIONS 4&9, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

PARCEL NUMBER 1:

ALL OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 959.405 FEET OF SAID SECTION 4, AND THE SOUTH 1,319.318 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 4.

PARCEL NUMBER 2:

THAT PART OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, RUN SOUTH 01°12'44" EAST ALONG THE WEST LINE OF SAID SECTION, 232.62 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD; THENCE RUN NORTH 88°44'26" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROAD 1646.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE LYING CONCAVE SOUTHWESTERLY; THENCE FOLLOWING ALONG THE ARC OF SAID CURVE (SAID CURVE HAVING A RADIUS OF 621.78 FEET; AN ARC OF 374.19 FEET; A CHORD OF 368.57 FEET; A CHORD BEARING OF SOUTH 74°01'09" EAST) 374.19 FEET; THENCE NORTH 33°13'16" EAST 303.87 FEET TO THE NORTH LINE OF SAID SECTION, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION AND 480.10 FEET NORTH 88°50'55" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 88°50'55" WEST ALONG THE NORTH LINE OF SAID SECTION, 2172.18 FEET TO THE NORTHWEST CORNER OF SAID SECTION AND THE POINT OF BEGINNING.

TOGETHER WITH THE 20 FOOT WATERLINE EASEMENT RECORDED IN THE DEED TO FLORIDA ROCK INDUSTRIES, INC., RECORDED IN OFFICIAL RECORDS BOOK 1699, PAGE 4416, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

EXCEPT THE FOLLOWING:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING PART OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE S01°12'44"E ALONG THE WEST LINE OF SAID SECTION FOR 232.62 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD; THENCE N88°44'26"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1646.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 621.78 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 34°28'51" FOR 374.19 FEET, SAID CURVE HAVING A CHORD BEARING OF S74°01'09"E AND A CHORD DISTANCE OF 368.57 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTHWESTERLY ALONG THE AFOREDESCRIBED CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 621.78 FEET AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD THROUGH A CENTRAL ANGLE OF 04°04'57" FOR 44.30 FEET, SAID CURVE HAVING A CHORD BEARING OF N58°41'58"W AND A CHORD DISTANCE OF 44.30 FEET TO A SET IRON ROD; THENCE N29°15'33"E ALONG AN EXTENSION OF A RADIAL LINE TO SAID CURVE FOR 53.27 FEET TO A SET IRON ROD; THENCE S56°39'29"E FOR 48.06 FEET TO A SET IRON ROD; THENCE S33°13'16"W FOR 51.55 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THE EXISTING RIGHT-OF-WAY EASEMENT FOR A ROADWAY AND PUBLIC UTILITIES AS RECORDED IN OFFICIAL RECORD BOOK 1265, PAGE 2123, OFFICIAL RECORD BOOK 1278, PAGE 928, AND OFFICIAL RECORD BOOK 1839, PAGE 2871.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID SECTION 9 AS BEARING S01°12'44"E.

Less the following described:

EXHIBIT "A"

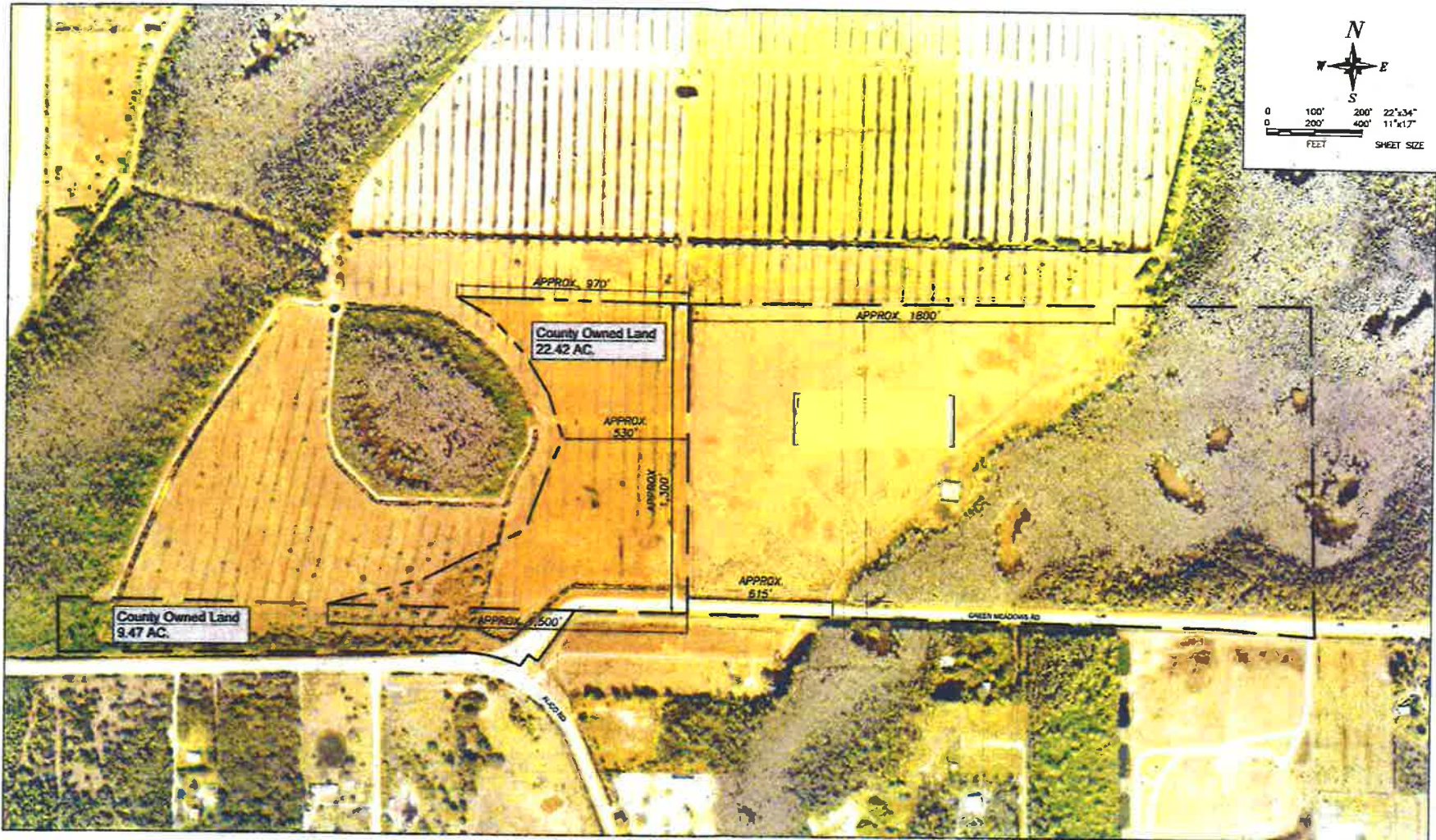
2 of 3

All that part of Section 4, Township 46 South, Range 26 East, Lee County, Florida being more particularly described as follows:

BEGINNING at the southwest corner of said Section 4;
thence along the west line of the southwest one-quarter of said Section 4 $N01^{\circ}08'46''W$ for 3137.91 feet to the west one-quarter corner of said Section 4;
thence along the west line of the northwest one-quarter of said Section 4 $N01^{\circ}08'56''W$ for 2189.73 feet to a line which lies 959.405 feet southerly of, as measured at right angles to, and parallel with the north line of the northwest one-quarter of said Section 4;
thence along said parallel line $N89^{\circ}08'27''E$ for 2641.64 feet to a line which lies 959.405 feet southerly of, as measured at right angles to, and parallel with the north line of the northeast one-quarter of said Section 4;
thence along said parallel line $N89^{\circ}08'19''E$ for 2641.64 feet to the east line of the northeast one-quarter of said Section 4;
thence along said east line $S01^{\circ}19'24''E$ for 2286.64 feet to the east one-quarter corner of said Section 4;
thence along the east line of the southeast one-quarter of said Section 4 $S01^{\circ}19'13''E$ for 1917.79 feet to a line which lies 1319.318 feet northerly of, as measured at right angles to, and parallel with the south line of said Section 4;
thence along said parallel line $N88^{\circ}43'42''W$ for 3611.39 feet;
thence $S60^{\circ}00'26''E$ for 59.77 feet;
thence $S56^{\circ}07'08''E$ for 114.44 feet;
thence $S49^{\circ}07'04''E$ for 159.47 feet;
thence $S34^{\circ}43'47''E$ for 127.36 feet;
thence $S26^{\circ}44'22''E$ for 133.22 feet;
thence $S13^{\circ}52'02''E$ for 187.39 feet;
thence $S22^{\circ}58'21''W$ for 164.29 feet;
thence $S25^{\circ}53'39''W$ for 99.18 feet;
thence $S13^{\circ}57'46''W$ for 135.93 feet;
thence $S13^{\circ}37'39''W$ for 102.68 feet;
thence $S74^{\circ}54'46''W$ for 887.61 feet to the south line of said Section 4;
thence along said south line $N88^{\circ}43'42''W$ for 1086.09 feet to the Point of Beginning of the parcel herein described.

EXHIBIT "A"

3 of 3



EXISTING SITE

EXISTING SITE

LEE COUNTY PUBLIC WORKS UTILITIES DIVISION

APRIL 18, 2017

Exhibit "B"

1 of 2

The West one-half ($W \frac{1}{2}$) of the following described property: The South one-half ($S \frac{1}{2}$) of the West three-quarters ($W \frac{3}{4}$) of Section 19, Township 46 South, Range 27 East, Lee County, Florida. Less the West 2310 feet thereof and less any portion which lies within the Right-of-Way of Corkscrew Road;

Also, less the South 250 feet (North of Corkscrew Road's Northerly right of way), less the Easterly and Westerly 60 feet of the aforementioned South 250 feet.

Exhibit "B"

2 of 2

Proposed
20/20 Land
Swap



Legend

- Raw Water Well
- SUBTYPE
- Raw Water Main

Easements

- UTILITY
- TYPE1
- Utility
- Conservation

Retained by LCU

