

Prepared by and return to:
Jennifer A. Belpedio, Manager
Collier County
Facilities Management – Real Property Section
3335 Tamiami Trail E, Suite 101
Naples, FL 34112

PROJECT: 60198 Veterans Memorial Boulevard Extension Project
PARCEL: 113FEE
FOLIO: A portion of 00152600002

STATUTORY DEED

THIS STATUTORY DEED, made this _____ day of _____, 2024, by **COLLIER COUNTY**, a political subdivision of the State of Florida, on behalf of the Conservation Collier Program, whose mailing address is 2800 Horseshoe Drive North, Naples, Florida 34104, (hereinafter called the Grantor), to **COLLIER COUNTY**, a political subdivision of the State of Florida, on behalf of Transportation Management Services Department, whose mailing address is 2885 South Horseshoe Drive, Naples, Florida 34104 (hereinafter called the Grantee).

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, successors or assigns.)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto the Grantee, the following described land lying and being in Collier County, Florida:

SEE ATTACHED EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, and reservations of record.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its Board of County Commissioners acting through its Chairman on the day and year first written above.

ATTEST:
CRYSTAL K. KINZEL, Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____,
Deputy Clerk

By: _____
CHRIS HALL, CHAIRMAN

Approved as to form and legality:

By: _____
Sally A. Ashkar, Assistant County Attorney

SA
5/13/24



TE-R0W
5/10/24
113FEE

EXHIBIT "A"

P.O.B.
P.O.C.
NORTH 1/4 CORNER
SEC. 15, TWS. 48S,
RGE. 25E

VETERANS MEMORIAL BOULEVARD
EXTENSION PHASE 2

PARCEL 23-T
OR 2539, PG 1736

PROPOSED
RAILROAD
LICENSE
AGREEMENT

S00°27'27"W 50.00'

SECTION 10, TWS 48S, RGE 25E
SECTION 15, TWS 48S, RGE 25E

S89°32'33"E 30.89'

N89°32'33"W 195.04'

SOUTH RIGHT OF WAY LINE

C6

N05°27'06"E 154.39'

C5
N50°25'36"W 34.50'

C4

N78°40'56"W 164.75'

LAKE PARCEL
326,990 SQUARE FEET
7.51 AC

RAILROAD RIGHT OF WAY

SEMINOLE GULF RAILROAD

RAILROAD RIGHT OF WAY

PID
00152600002
COLLIER COUNTY
C/O REAL PROPERTY MANAGEMENT
OR 4248, PG 1732

S00°33'36"E 791.47'

PID
00153200003
HOMETOWN LANDMARK,
LLC
OR 2499, PG 446

NORTH-SOUTH CENTER OF
SECTION LINE

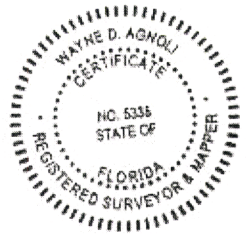
100' ROW
FPL EASEMENT
OR 228, PG 574

N89°26'24"E 8.57'

PID
00152600002
COLLIER COUNTY
C/O REAL PROPERTY MANAGEMENT
OR 4248, PG 1732

PID
00152600002
COLLIER COUNTY
OR 4248 PG 1732

PID
00145681504
SEMINOLE GULF
RAILROAD
OR 5645 PG 3121



REVISED LEGAL DESCRIPTION FOR LAKE EASMENT
EA:4/22/2024



0 37.5 75 150
1"=150'

P.O.C. = POINT OF
COMMENCEMENT
P.O.B. = POINT OF
BEGINNING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	235.95'	116.00'	116°32'25"	S58°39'22"E	197.32'
C2	98.39'	96.00'	58°43'19"	N33°42'46"E	94.14'
C3	140.33'	96.00'	83°45'02"	N36°48'25"W	128.16'
C4	11.84'	24.00'	28°15'20"	N64°33'16"W	11.72'
C5	23.41'	24.00'	55°52'42"	N22°29'15"W	22.49'
C6	81.81'	75.97'	61°42'09"	N25°23'33"W	77.91'

Wayne D. Agnoli
Digitally signed by
Wayne D. Agnoli
Date: 2024.05.10
07:38:45 -04'00'

WAYNE D. AGNOLI
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 5338
DATE
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY WAYNE D. AGNOLI, RSM.

NOT A SURVEY

FILE NAME LAKE-EASEMENT-SITE.dwg	DRAWN JR	SECTION 10-15	TWP. 48S
JOB NUMBER 190062.00.00	DATE 4/25/24	SCALE 1"=150'	SHEET 1 OF 2
			RGE 25E

LAKE SITE PARCEL
VETERANS MEMORIAL
BOULEVARD PHASE II

12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

RWA
ENGINEERING



May 6, 2024 12:55 PM K:\2019\190062.00.01 Veteran's Memorial Extension - Phase 2\008 Sketch And Descriptions\Lake Easement-Site.dwg

DESCRIPTION OF LAKE PARCEL

113FEE

A THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 15, THENCE S00°27'27"W ALONG THE NORTH-SOUTH CENTER OF SECTION LINE FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF VETERANS MEMORIAL BOULEVARD EXTENSION PHASE 2, THENCE SOUTH 89°32'33" EAST ALONG SAID SOUTH OF RIGHT OF WAY LINE FOR A DISTANCE OF 30.89 FEET TO THE POINT OF BEGINNING OF THE LAKE PARCEL HEREIN BEING DESCRIBED;

THENCE LEAVING SAID RIGHT OF WAY LINE S.00°33'36"E. ALONG THE EAST LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 228 PAGE 574, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, FOR 791.47 FEET.

THENCE LEAVING SAID EAST LINE OF SAID EASEMENT N89°26'24"E FOR 8.57 FEET TO THE BEGINNING OF THE ARC OF A CURVE WHOSE RADIUS POINT BEARS N89°36'50"E.

THENCE SOUTHEASTERLY 235.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 116.00 FEET THROUGH A CENTRAL ANGLE OF 116°32'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.58°39'22"E. FOR 197.32 FEET;

THENCE N.63°04'25"E., FOR 266.01 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY 98.39 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 96.00 FEET THROUGH A CENTRAL ANGLE OF 58°43'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.33°42'46"E. FOR 94.14 FEET;

THENCE N.04°42'36"E., FOR 287.82 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 140.33 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 96.00 FEET THROUGH A CENTRAL ANGLE OF 83°45'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.36°48'25"W. FOR 128.16 FEET;

THENCE N.78°40'56"W., FOR 164.75 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 11.84 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET THROUGH A CENTRAL ANGLE OF 28°15'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.64°33'16"W. FOR 11.72 FEET;

THENCE N.50°25'36"W., FOR 34.50 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 23.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET THROUGH A CENTRAL ANGLE OF 55°52'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.22°29'15"W. FOR 22.49 FEET;

THENCE N.05°27'06"E., FOR 154.39 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 81.81 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 75.97 FEET THROUGH A CENTRAL ANGLE OF 61°42'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.25°23'33"W. FOR 77.91 FEET TO A NON-TANGENT INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SAID VETERANS MEMORIAL BOULEVARD;

THENCE N.89°32'33"W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 195.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 326,990 SQUARE FEET OR 7.51 ACRES, OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOT A SURVEY

May 6, 2024 12:55 PM K:\2019\190062.00.01 Veteran's Memorial Extension - Phase 2\008 Sketch And Description\Lake Easement And Description\LAKE-EASEMENT-SITE.dwg

FILE NAME LAKE-EASEMENT-SITE.dwg		DRAWN JR	SECTION 10-15	TWP. 48S
JOB NUMBER 190062.00.00	DATE 4/24/2024	SCALE N/A	SHEET 2 OF 2	RGE 25E

POND SITE PARCEL
VETERANS MEMORIAL
BOULEVARD PHASE II

12800 University Drive, Suite 175
Fort Myers, Florida 33907
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