

PREPARED BY:

RICHARD ROOSA, CITY ATTORNEY
2523 ESTERO BOULEVARD
TOWN OF FORT MYERS BEACH
FLORIDA 33932

RESOLUTION 04-25

RESOLUTION OF THE TOWN COUNCIL
OF TOWN OF FORT MYERS BEACH, FLORIDA
LEVYING A SPECIAL ASSESSMENT LIEN AGAINST THE PROPERTY OF

Margaret A. Tesoro and Leona M. Tesoro J/T
(FROM THE MOST RECENT TAX RECORDS)

BE IT RESOLVED BY THE TOWN COUNCIL OF TOWN OF FORT MYERS BEACH,
FLORIDA, that:

This Resolution is adopted pursuant to the provisions of Ordinance No. 96-13 (Lot Mowing Ordinance).

It is hereby found and determined as follows:

A. All conditions precedent to the levying of a Special Assessment Lien on the property described herein pursuant to the provisions of the Lot Mowing Ordinance have been complied with.

B. Written demands have been made on the record owner or owners of the herein described property for payment of the cost incurred by the County in correcting conditions in violation of the Lot Mowing Ordinance and said owner or owners have not reimbursed the County for such cost.

A Special assessment Lien pursuant to and in accordance with the provisions of the Lee County Lot Mowing Ordinance, in the principal amount of \$271 .00, which shall bear interest at the rate of 12% per annum, is hereby levied against the following described property located in Lee County, Florida:

Page 2
Lot Mowing Lien

STRAP NO.:19-46-24-W3-01700.0170
STREET ADDRESS: 215 Nature View Ct.
LEGAL DESCRIPTION:
THE PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK
2424, PAGE 1236, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

A certified copy of this resolution shall be recorded in the Official Records Book of Lee County, Florida, and a copy thereof mailed by the Clerk to the owners of the subject property as shown on the most recent tax records of Lee County, Florida.

The foregoing resolution was adopted by the Fort Myers Beach Town Council upon being put to a vote, the result was as follows:

Howard Rynearson	<u>Yes</u>
Don Massucco	<u>Yes</u>
Bill Thomas	<u>Yes</u>
W. H. "Bill" Van Duzer	<u>Yes</u>
Garr Reynolds	<u>Yes</u>

APPLICATION DULY GRANTED/DENIED this 21st day of June, 2004.

ATTEST:

By: Marsha Segal-George
Marsha Segal-George, Town Clerk
Approved as to form by:

Richard V.S. Roosa
Richard V.S. Roosa, Town Attorney

TOWN OF FORT MYERS BEACH

By: Bill Thomas
Bill Thomas, Mayor

FROM THE OFFICE OF
DEVELOPMENT SERVICES

Lot Mowing Liens
(See Attached List)

ROUTE TO: Richard Roosa
City Attorney

COUNTY ATTORNEY: Please review and forward resolutions to
Mayor and City Council. After review, please
return files to Code Enforcement, Attn: Charles DiF

FOLLOWING IS A SUMMARY OF ATTACHED PAPERWORK CONCERNING
PROPERTY OWNED BY: Margaret A. Tesoro and Leona M. Tesoro J/T

1. LEGAL DESCRIPTION: ATTACHED

2. COPY OF NOTICE SENT: 9/19/03

3. COPIES OF SIGNED RETURN RECEIPTS: n/a

4. AFFIDAVIT OF POSTING: ATTACHED

5. PROPERTY WAS MOWED BY LEE COUNTY CONTRACTOR ON: 10/30/03

6. COPY OF INVOICE IN AMOUNT OF: \$253.00

7. LIEN AMOUNT REQUESTED: \$271.00

mn

R \$15.00
DS \$1049.30

Return to Preparer:

JAMES W. WHITNEY, P.A.
Attorney at Law
Post Office Box 2820
Fort Myers Beach, Florida 33932-2820

3455026

Parcel Strap #19-46-24-17-00000.0170

Documentary Tax Pd. \$ 1049.30
Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By: *[Signature]*
Deputy Clerk

WARRANTY DEED

THIS INDENTURE, made this 23rd day of August, 1993,
between,
PAUL P. ANGELICCHIO, A Single Man, Grantor(s),
AND
MARGARET A. TESORO, A single woman, and LEONA M. TESORO, A Single
woman, both as joint tenants with full rights of survivorship,
whose post office address is
WALDEN ROAD #6, CARMEL, NY 10512, Grantees,

WITNESSETH that said Grantors, for and in consideration of
the sum of TEN and no/100 DOLLARS and other good and valuable
consideration to said Grantors in hand paid by said Grantees, the
receipt where is hereby acknowledged, has granted, bargained and
sold to the said Grantees, their heirs and assigns forever, the
following described land, situate, lying and being in Lee County,
Florida, to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

Subject to easements, reservations and matters of record including
taxes for the year 1993 and subsequent years

SAID Grantors do hereby fully warrant the title to said land, and
will defend the same against the lawful claims of all persons
whomsoever.

THIS IS NOT NOW, NOR EVER WAS,
THE HOMESTEAD PROPERTY OF THE GRANTOR

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: NELMA CARROLL, D.C.

OR2424 Pg1236

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in our presence:

✓ Lou Cooper

1st WITNESS

✓ Lou Cooper

1ST WITNESS Printed Name

✓ Amber Ruybalid

2nd WITNESS

✓ Amber Ruybalid

2ND WITNESS Printed Name

✓ Paul P. Angelicchio

PAUL P. ANGELICCHIO

STATE OF COLORADO)
COUNTY OF GARFIELD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAUL P. ANGELICCHIO, A single man, who identified themselves(s) to me by:

() COLORADO State Driver License

OR

() Or who were otherwise personally known to me

AND who did not take an oath.

WITNESS my hand and official seal, this 23rd day of August, 1993.

✓ Carol J. Fortune
NOTARY PUBLIC

✓ CAROL J. FORTUNE
(Printed name of Notary)

My Commission Expires: ✓ 7-26-97

EXHIBIT A

Fund File Number 18-93-2582

Lot 17, BORTON'S SUBDIVISION, according to the map or plat thereof on file and recorded in Plat Book 30, Pages 102 and 103, of the Public Records of Lee County, Florida.

TOGETHER WITH a non-exclusive easement over and across a part of Lot 18, said Borton's Subdivision, for driveway easement as shown on the following:

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Borton's Subdivision, according to the map or plat thereof as recorded in Plat Book 30, Pages 102 and 103, of the Public Records of Lee County, Florida, said parcel being in Sections 19 and 20, Township 46 South, Range 24 East, and further bounded and described as follows:

Starting at the Southwesterly most corner of Lot 18 of said Borton's Subdivision, said point being on the property line dividing Lot 18 and 17 of said subdivision and on the Northerly right of way line of Nature View Court, said point also being the principal place of beginning; thence North 89°08'49" East along said Northerly right of way line a distance of 23.00 feet; thence North 3°32'33" East along the property line dividing Lots 18 and 16 of said Borton's Subdivision a distance of 86.66 feet; thence North 86°27'27" West a distance of 22.93 feet to a point on the Westerly line of said Lot 18; thence South 3°32'33" West along the line dividing Lots 18 and 17 of said subdivision a distance of 88.42 feet to the principal place of beginning.

***** END OF EXHIBIT A *****

OR2424 Pg1238

CHARLIE GREEN LEE CIV. R.
93 SEP 14 PM 4:19

LOT MOWING COMPLAINT FORM

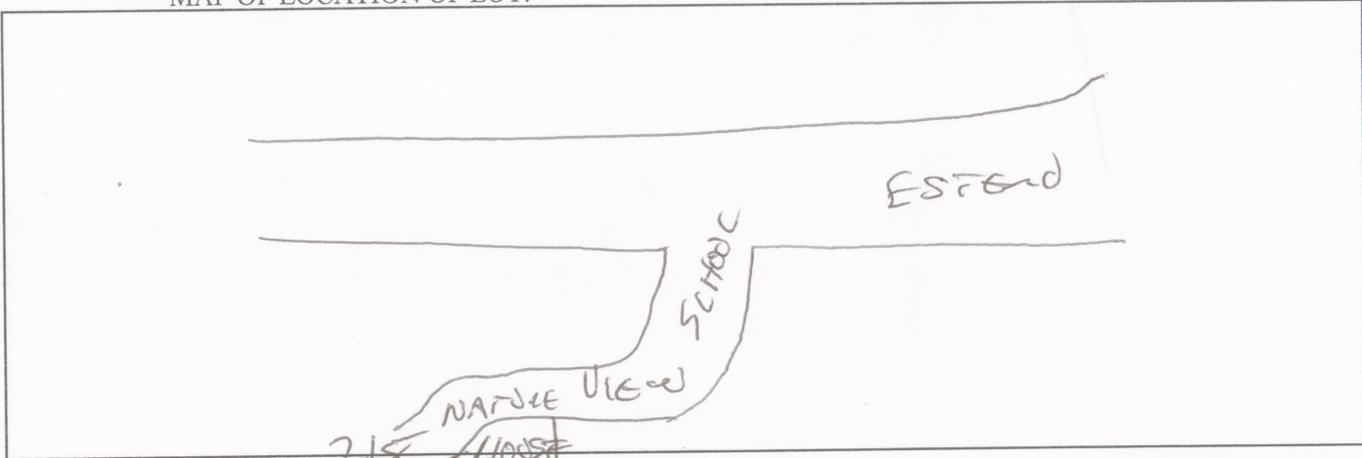
V102003-17783

S-T-R-A-P# 19-4624-W3 01700 .0170 REF# _____ \$ _____ / _____

FEE
TOTAL

NAME: MARGARET A + LEONIA TESOND JT

VIOLATION ADDRESS: 215 NATURE VIEW CT
MAP OF LOCATION OF LOT:



HOUSE ON PROPERTY VACANT PROPERTY _____ REINSPECTION DATE: _____ FENCED
IN: ACCESSIBLE _____ NOT ACCESSIBLE _____ 25 DAY 10-14-03 10 DAY _____

SQ. FOOTAGE: _____ X _____ = 10,944 2nd INSP. DATE: _____ MOWED NOT

MOWED _____ (CIRCLE ONE & INITIAL)
GRASS HEIGHT: 30" 50% MORE _____
TYPE OF LAND USE: SUB

DLP

OATH OF POSTING

I, PAUL SMITH certify that on 9-19-03, I physically posted a Notice of Violation for a nuisance pursuant to Lee County Lot Mowing Ordinance 93-23, as amended, at the violation address above. The violation consisted of unlawful grasses and weeds.

Under penalties of perjury, I declare that I have read the foregoing statement pertaining to posting and the facts stated in it are true.

[Signature]
Signature of Inspector

10-14-03
Date

DATE NOTICE SENT: 9-19-03 DATE NOTICE RECV: UNCLAIMED / RETURNED
OWNER MOWED: _____
DATE OF CONTRACTOR LIST: _____ DATE CONTRACTOR MOWED: _____
DATE INVOICE MAILED: _____ PAID CHK# _____ DATE: _____
DATE LIEN PLACED: _____ & OR/BK/PG _____
DATE LIEN RELEASED: _____ & OR/BK/PG _____

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 19-46-24-W3-01700.0170
TAX YEAR 2003**

Parcel data is available for the following tax years:
[[2001](#) | [2002](#) | [2003](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)
| [Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2003 ROLL.

PROPERTY DETAILS

<p>OWNER OF RECORD TESORO MARGARET A + LEONA M TESORO J/T 215 NATURE VIEW CT FT MYERS FL 33931</p> <p>SITE ADDRESS 215 NATURE VIEW CT FORT MYERS BEACH FL 33931</p> <p>LEGAL DESCRIPTION BORTONS SUBDIVISION PB 30 PG 103 LOT 17</p>	<p>[VIEWER] TAX MAP [PRINT]</p>  <p>[PICTOMETRY ONLINE]</p>	<p>IMAGE OF STRUCTURE</p>  <p>© 2004 Lee County Property Appraiser</p> <p>Photo Date: May of 2003 PHOTO DATED AFTER 2003 ROLL</p>
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<p>TAXING DISTRICT 033 - TOWN OF FT MYERS BEACH</p>	<p>DOR CODE 08 - MULTI-FAMILY LESS THAN 10</p>
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PROPERTY VALUES		EXEMPTIONS		ATTRIBUTES	
JUST	183,920	HOMESTEAD	25,000	UNITS OF MEASURE	LT
ASSESSED	183,920	AGRICULTURAL	0	NUMBER OF UNITS	1.00
ASSESSED SOH	132,780	WIDOW	0	FRONTAGE	0
TAXABLE	107,780	WIDOWER	0	DEPTH	0

BUILDING	73,920	DISABILITY	0	BEDROOMS	4
LAND	110,000	WHOLLY	0	BATHROOMS	3
BUILDING FEATURES	700	SOH DIFFERENCE	51,140	TOTAL BUILDING SQFT	3,095
LAND FEATURES	0			YEAR IMPROVED	1980

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TYPE	TRANSACTION DETAILS		VACANT / IMPROVED
				DESCRIPTION		
149,900	8/1/1993	<u>2424/1236</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)		I
136,000	7/1/1989	<u>2086/3351</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)		I

PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-46-24-17-00000.0170	Reserved for Renumber ONLY	Thursday, January 12, 1995

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
008 - Town of Fort Myers Beach	R - Residential Category		2	419.86

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A12:EL14	125124	0429	D	092096

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
Page was last modified on Friday, February 27, 2004 3:02:56 PM.

09/09/2009 Lee County - Citrix ICA Client

Lee County Property Line - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites History Mail Print

Address [ame=&SiteNumber=215&SiteStreet=nature+view+ct&SiteZIP=33931&submit1=Start+Search](#) Go Links

Lee County Property Appraiser - Search Results - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Refresh Home Search Favorites History Mail Print

Address [ame=&SiteNumber=215&SiteStreet=nature+view+ct&SiteZIP=33931&submit1=Start+Search](#) Go Links

1 row returned in the search for '215 nature view ct 33931'

STRAP	Owner	Site Address	Links
19-46-24-W3-01700.0170	TESORO MARGARET A +	215 NATURE VIEW CT Fort Myers Beach, FL 33931	2003 TRIM Aerial Viewer

[[New Query](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

Start PERMIT*PLAN Lee County Property Line ... Lee County Property ...

Start In... http... - M... Lee ... New... 76° 8:06 AM

10,944

PERMIT*PLAN

File Edit Options Window Help

Exit New Open Task List QBE

Close Edit Project Group Add Clone Parcel Activity People Fees Valuation Conditions Case Notes Tags Documents GIS

Violations -- VIO2003-17783 Status REC

Name: TESORO MARGARET A +

Updated: 9/15/03

PES

Address: 215 NATURE VIEW CT

Mstr # VIO2003-17783

Project:

General

Notices

Comments

Hearing

County Court

Lot Mowing

Lot Mowing Lien

Staff Contact: SMITHPE

Violation Type: Lot Mowing

Violation Address: 215 NATURE VIEW CT

Violation: Yes

Code Officer: P. Smith

Reported By: TOWN(MICHELLE)

Phone #: () -

Subdivision: Fort Myers Beach

Dates

Received: 9/15/03

Target:

Issued:

Expires:

Finald:

Diractions:

Ready

Start PERMIT*PLAN Welcome To Lee County ...

Start Inboxes - Microsoft Outlook Lee County - Citrix ICA...

76° 8:23 AM

Lee County Geographic Information System - Microsoft Internet Explorer

Lee County Geographic Information System [Help | Reset]

STRAP 19-46-24-W3-01700.0170 [Draw | Select] Search - Select one - Applications - Select one -

Segment: 3.11 FEET

© 2003 Lee County Property Appraiser

Measure

Done Internet

Start | Inbox... | Lee C... | Lee C... | Lee C... | 79° | 9:21 AM

Back to Application

Select map layers to view

- Sample Visible Layers
- Sample Zoom in to see these
- Sample Zoom out to see these

Refresh Open All Close All

Save layers in cookie

- Parcels / Land Records
- Infrastructure / Base Mapping
- Zoning / Development Orders
- District Boundaries
- Planning Districts

10,944 ft²

OFFICIAL NOTIFICATION OF CODE VIOLATION

FORT MYERS BEACH DEVELOPMENT SERVICES DIVISION
CODE ENFORCEMENT
P. O. Box 3077, Fort Myers Beach, FL 33932
(239) 765-0202

COPY

FIRST NOTICE OF VIOLATION

Margaret A. Tesoro and
Leoda M. Tesoro J/T
215 Nature View Ct
Ft. Myers, FL 33931

DATE: 9/19/03
REF.#: UIO 2000-17783

PROPERTY: 215 Nature View Ct, FMB

STRAP NO.: 19-46-24-W3-01700.0170

As the Owner of the above-described property, you are hereby notified that a nuisance exists upon such property, contrary to the Town's Lot Mowing Ordinance (Ordinance 96-13). The nuisance consists of grasses and weeds in excess of sixteen (16) inches in height which cover more than fifty percent (50%) of the above-described property.

You are hereby ordered to abate the nuisance by mowing the grasses and weeds within ten (10) days of receipt of this Notice. Upon your failure to abate this nuisance, the Town Manager shall order abatement thereof and at that time Town Employees, servants, agents or contractors will enter upon your property and abate the nuisance. The cost of such abatement will be levied as an assessment against your property. Thereafter, the Town Manager shall prepare an assessment bill for the entire cost of abatement.

If you wish to contest this Notice of Violation, you may appeal to the Town Manager. Requests for appeal must be made in writing and should be directed to the Manager within five (5) days of receipt of this Notice. All decisions of the Town Manager shall be final.

A second notice will contain an invoice detailing the costs incurred by the Town to abate the nuisance on your property along with a request for payment of these costs within thirty(30) days of the date of the notice. In the event this invoice is not paid in full within thirty (30) days, an assessment lien will be placed against your property.

FIRST NOTICE OF VIOLATION
LOT MOWING
PAGE TWO

The assessment is created by a resolution signed by the Mayor of the Town Council and includes the cost to abate the nuisance and associated administrative costs. Under the resolution, the Town will be entitled to collect interest on the unpaid balance of the assessment at the rate of 12% per year for the life of the lien. Upon execution of the resolution, the Mayor will cause a certified copy of the resolution to be recorded in the official public records of the Town. You should understand, that once this resolution is recorded it constitutes a special assessment lien against your property that will remain until it is paid. This means that any subsequent transfer, sale or other disposition of the property will be affected or otherwise encumbered by this lien. Further, you should also be aware that the Town has the power to enforce any assessment, together with the accumulated interest thereon, by civil action, including but not limited to, foreclosure of the lien.

All questions and requests for appeals shall be directed to the Town of Fort Myers Beach, Development Services Division, P. O. Box 3077, Fort Myers Beach, Florida 33932; Attn: Lot Mowing.

Sincerely,



Inspector Name: Paul Smith
Senior Code Enforcement Officer
Development Services Division

For your information, the estimated cost is:

4495
Certified #

Square Footage: 10,944

Contractor Fee: \$ 100.00

Mail, Phone, Etc.: \$ 3.00

Administrative Fee: \$ 150.00

Total: \$ 253.00



INVOICE

LEE COUNTY
DEVELOPMENT SERVICES DIVISION
P. O. Box 398, Ft. Myers, FL 33902-0398
(239) 344-5895

COPY

November 21, 2003

Margaret A. Tesoro
215 Nature View Ct.
Fort Myers Beach, FL. 33931

SECOND NOTICE AND INVOICE

RE: STRAP NO.: 19-46-24-W3-01700.0170
VIOLATION ADDRESS: 215 Nature View Ct.
REFERENCE NO.: 2003-17783

CONTRACTOR REIMBURSEMENT	\$ 70.00
CERTIFIED MAIL REIMBURSEMENT	\$ 3.00
ADMINISTRATIVE REIMBURSEMENT	\$ 150.00
TOTAL AMOUNT TO BE PAID	\$ 223.00

As the Owner of Record of the above-described property you were notified on September 19, 2003 that a nuisance existed on your property, contrary to the Lee County Lot Mowing Ordinance. At that time, you were ordered to abate the nuisance within ten (10) days of receipt by mail, or risk the imposition of an assessment lien against the property for the full cost of abatement to the County.

Since the violation was not abated in a timely fashion, the County Manager took steps necessary to abate the nuisance.

At the present time there is an impending assessment lien which shall accrue interest at a rate of twelve percent (12%) per annum on any unpaid balance if not paid within thirty (30) days from the date this notice was mailed.

SECOND NOTICE AND INVOICE
LOT MOWING
PAGE TWO

If full payment has not been received by the County, the Board of County Commissioners will sign a resolution which shall levy a special assessment lien against the property. The assessment lien will be a legal, valid and binding obligation. Once recorded, the assessment lien shall run with the land and must be satisfied upon sale, transfer or any other disposition of the property. This assessment together with interest thereon, may be enforced by civil action in a Lee County Court of appropriate jurisdiction.

It is hereby requested that you immediately pay such assessment to the Lee County Development Services Division. Please use the reference number listed on the first page, as well as below, in all correspondence and send to Lee County Development Services Division, P.O. Box 398, Fort Myers, FL 33902; Attn: Lot Mowing. If you choose to pay in person, please use our entrance at 1735 Hendry Street, Fort Myers, FL. Our telephone number is (239)335-2535.

Sincerely,



Charles W. DiFelice
Code Enforcement Officer
Development Services Division

REFERENCE NO.: 2003-17783

2691247

This Instrument Prepared By: Strap No. 19-46-24-17-00000.0170

A. Douglas Grace, Jr., Esquire
Post Office Drawer 1647
Fort Myers, Florida 33902

Grantee S.S. # 264 94 5873
Grantor S.S. # 296 24 8774

Statutory Warranty Deed

THIS INDENTURE, made this 24 day of July, 1989, between DOROTHY APPLGATE DUNCAN, formerly known as DOROTHY A. APPLGATE, a married woman, of the County of Lee, State of Florida, Grantor, and PAUL P. ANGELICCHIO, a single person, whose post office address is Post Office Box 585, Fort Myers, Florida 33902, of the County of Lee, State of Florida, Grantee,

WITNESSETH

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions and reservations of record and taxes for the current and subsequent years.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR WHO RESIDES AT 644 PYRULA AVENUE, SANIBEL, FLORIDA 33957.

and Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

Signed in our presence:

Richard A. Hill
Joseph C. Gillingham

Dorothy Applegate Duncan
Dorothy Applegate Duncan,
f/k/a Dorothy A. Applegate

STATE OF FLORIDA)

COUNTY OF LEE)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared DOROTHY APPLGATE DUNCAN, f/k/a DOROTHY A. APPLGATE, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of July, 1989.

[Signature]
Notary Public (Seal)

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 06/29/1991
BORN 03/10/1928

10.50R
748

748.00
STATE OF FLORIDA
COUNTY OF LEE
By Mewart Deputy Clerk

RECORDED BY THE CLERK OF THE COUNTY OF LEE, FLORIDA

OR2086 PG3351

OR2086 PG3352

Lot 17, BORTON'S SUBDIVISION, according to the map or plat thereof on file and recorded in Plat Book 30, Pages 102 and 103, of the Public Records of Lee County, Florida.

TOGETHER WITH a non-exclusive easement over and across a part of Lot 18, said Borton's Subdivision, for driveway easement as shown on the following:

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Borton's Subdivision, according to the map or plat thereof as recorded in Plat Book 30, Pages 102 and 103, of the Public Records of Lee County, Florida, said parcel being in Sections 19 and 20, Township 46 South, Range 24 East, and further bounded and described as follows:

Starting at the Southwesterly most corner of Lot 18 of said Borton's Subdivision, said point being on the property line dividing Lot 18 and 17 of said subdivision and on the Northerly right of way line of Nature View Court, said point also being the principal place of beginning; thence North 89°08'49" East along said Northerly right of way line a distance of 23.00 feet; thence North 3°32'33" East along the property line dividing Lots 18 and 16 of said Borton's Subdivision a distance of 86.66 feet; thence North 86°27'27" West a distance of 22.93 feet to a point on the Westerly line of said Lot 18; thence South 3°32'33" West along the line dividing Lots 18 and 17 of said subdivision a distance of 88.42 feet to the principal place of beginning.

EXHIBIT "A"

CHARLIE GREEN LEE CITY FL
89 JUL 28 PM 2:26