

RESOLUTION NUMBER 21-23

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING A SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE SCHOOL BOARD OF LEE COUNTY AND THE TOWN OF FORT MYERS BEACH REGARDING THE EXCHANGE OF REAL PROPERTY AND IMPROVEMENTS RELATED TO THE REDEVELOPMENT OF BAY OAKS RECREATIONAL FACILITY; AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT BY THE TOWN MANAGER AND AUTHORIZING ALL APPROPRIATE TOWN OFFICIALS TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE SECOND AMENDED INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article X of the Town Charter of the Town of Fort Myers Beach (“Town”) empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

WHEREAS, the School Board and the Town both serve the people of the Town of Fort Myers Beach; and

WHEREAS, both the School Board and the Town are duly empowered pursuant to Section 163.01, Florida Statutes, to enter into interlocal agreements for the sharing of certain governmental powers and obligations; and

WHEREAS, the School Board is the owner of certain real property upon which is located the Fort Myers Beach Elementary School (“School Board Property”); and

WHEREAS, the Town is the owner of that certain real property commonly known as Bay Oaks Recreational Facility, located adjacent to the School Board Property (“Town Property”); and

WHEREAS, the School Board and the Town have each determined the need for improvement to its existing facilities and/or for additional facilities; and

WHEREAS, in order to maximize the use of their respective properties, the School Board and the Town entered into an Interlocal Agreement regarding the exchange of certain portions of their properties (“Agreement”), which Agreement the parties have previously amended (“First Amendment”); and

WHEREAS, the School Board and Town desire to further amend the Agreement to extend the closing date therein, and update the legal description of the parcels of land the parties have agreed to exchange (“Second Amendment”).

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE TOWN OF FORT MYERS BEACH AS FOLLOWS:

Section 1. The above recitals are true and correct and are hereby incorporated by reference as though fully set forth herein and are hereby adopted as the legislative and administrative findings of the Town Council.

Section 2. The Second Amendment to the Agreement attached hereto as Exhibit “A”, between the School Board and Town, regarding the exchange of School Board Property and Town Property is approved. The Town Manager is authorized to execute the Second Amendment on behalf of the Town and all appropriate Town officials are authorized to take all necessary steps to implement the Second Amended Agreement.

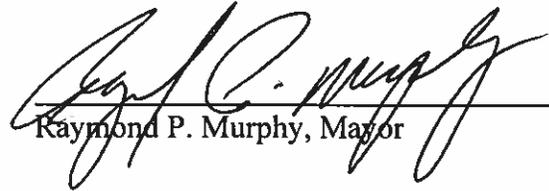
Section 3. This resolution shall take effect immediately upon its adoption by the Town Council of the Town of Fort Myers Beach.

The foregoing Resolution was adopted by the Town Council upon a motion by Council Member Veach and seconded by Council Member Allers, and upon being put to a vote, the result was as follows:

Raymond P. Murphy, Mayor	aye
Rexann Hosafros, Vice Mayor	aye
Dan Allers, Council Member	aye
Bill Veach, Council Member	aye
Jim Atterholt, Council Member	aye

ADOPTED this 3rd day of May, 2021 by the Town Council of the Town of Fort Myers Beach, Florida.

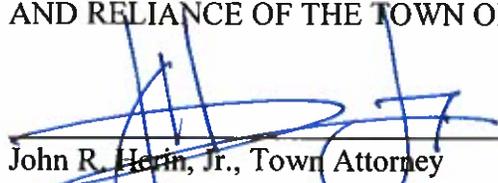
TOWN OF FORT MYERS BEACH


Raymond P. Murphy, Mayor

ATTEST:


Amy Baker, Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE TOWN OF FORT MYERS BEACH SOLELY:


John R. Herin, Jr., Town Attorney

This Resolution was filed in the Office of the Town Clerk on this 6 day of May 2021.

**SECOND AMENDMENT TO INTERLOCAL AGREEMENT RELATING TO
EXCHANGE OF REAL PROPERTY AND IMPROVEMENTS**

THIS SECOND AMENDMENT TO INTERLOCAL AGREEMENT RELATING TO EXCHANGE OF REAL PROPERTY AND IMPROVEMENTS (this "Second Amendment"), is made as of the 3rd day of May, 2021 by and between the TOWN OF FORT MYERS BEACH (the "Town"), and THE SCHOOL BOARD OF LEE COUNTY, FLORIDA (the "School Board").

WITNESSETH:

WHEREAS, the Town and the School Board have entered into that certain Interlocal Agreement Relating to Exchange of Real Property and Improvements effective October 7, 2020 (the "Agreement") with respect to the property and facilities relating to the Bay Oaks Recreational Facility and Fort Myers Beach Elementary School, as more fully described therein (the "Exchange Parcels"); and

WHEREAS, the Town and the School Board amended the Agreement effective December 21, 2020 (the "First Amendment") to extend the Closing Date of the exchange of title to the Exchange Parcels as set forth in the Agreement; and

WHEREAS, the Town and the School Board desire to amend the Agreement and the First Amendment to further extend the Closing Date of the exchange of title to the Exchange Parcels as set forth in the Agreement and First Amendment and to update the legal descriptions of the Exchange Parcels as set forth in the Agreement.

NOW, THEREFORE, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration each to the other paid, the receipt and sufficiency of which is hereby acknowledged, the Town and the School Board hereby agree as follows:

1. **CLOSING.** The time for completing the Closing (as defined in Section 3.1 of the Agreement) is hereby extended sixty (60) days, such that the Closing shall take place on or before the earlier of (i) fifteen (15) days following the satisfaction of all Conditions Precedent or (ii) August 1, 2021.

2. **EXCHANGE PARCELS.** The School Board agrees to grant and convey, and the Town agrees to acquire and accept, fee-simple title to that portion of the School Board Property generally described and depicted on Exhibit "A" attached hereto and incorporated herein (the "School Board Exchange Parcels"). In exchange therefore, the Town agrees to grant and convey, and the School Board agrees to acquire and accept, fee-simple title to that portion of the Town Property generally described and depicted on Exhibit "B" attached hereto and incorporated herein (the "Town Exchange Parcels"). The School Board Exchange Parcels and the Town Exchange Parcels are referred to, collectively, as the "Exchange Parcels". The legal descriptions and depictions of the Exchange Parcels shall be confirmed and finalized pursuant to surveys to be obtained as set forth in Section 2.2.4 of the Agreement.

3. **RATIFICATION.** Except as modified by or where inconsistent with this Second Amendment, the Agreement is hereby ratified and confirmed. Where inconsistent, the terms of

this Second Amendment shall supersede and take precedence over the Agreement. Capitalized terms used but not defined herein shall have the meanings attributed to such terms in the Agreement. The Agreement, as amended hereby, shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

4. COUNTERPART EXECUTION. This Second Amendment may be executed in any number of counterparts and by each of the parties hereto in separate counterparts, all such counterparts together constituting but one and the same instrument. This Second Amendment shall not be effective unless and until the same has been executed and delivered by all parties hereto whether in one or more counterparts. To facilitate execution of this Second Amendment, the parties may execute and exchange counterparts of signature pages by telephone, DocuSign, facsimile or portable document format (.pdf).

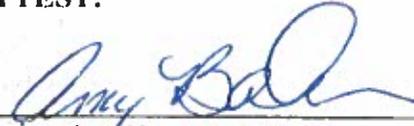
IN WITNESS WHEREOF, the parties have executed this instrument under seal as of the day and year first above written.

TOWN OF FORT MYERS BEACH



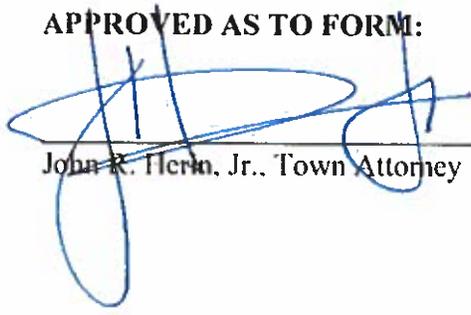
Roger T. Hernstadt, Town Manager

ATTEST:



Amy Baker, Town Clerk

APPROVED AS TO FORM:



John R. Hern, Jr., Town Attorney

**THE SCHOOL BOARD OF LEE
COUNTY, FLORIDA**

By: _____

Its: _____

RATIFIED AND APPROVED:

By: _____

Its: _____

APPROVED AS TO FORM:

By: _____

School Board Attorney



Description of Parcels of Land

Lying in

Section 19, Township 46 South, Range 24 East

Town of Fort Myers Beach, Lee County, Florida

(Conveyance Parcels to Town of Fort Myers Beach)

North Parcel:

A parcel of land situated in the State of Florida, County of Lee, Town of Fort Myers Beach, Section 19, Township 46 South, Range 24 East, being a portion of Block I and a portion of an unnamed street as shown on the plat of Winkler Subdivision, as recorded in Plat Book 8 at Page 45, Public Records of Lee County, Florida, Public Records of Lee County, Florida and further described as follows:

Commencing at the northwesterly most corner of Lot 48, Block J of said Winkler Subdivision; thence $N64^{\circ}14'48''W$ along the northeasterly line of Lot 1, Block J, across an unnamed street and along the northeasterly line of Lot 26, Block I of said subdivision for 350.00 feet to the northeasterly corner of Lot 1, Block I of said subdivision and the Point of Beginning; thence $S45^{\circ}48'43''E$ along the southwesterly line of said parcel of land described in Official Record Book 2599 at page 781 within said Block I, for 158.11 feet to the southeasterly corner of Lot 25 of said Block I, also being the westerly line of an unnamed street (50' wide) as shown on said plat; thence $S25^{\circ}45'12''W$ along the easterly line of said Block I, also being the westerly line of said unnamed street as shown on said plat of Winkler Subdivision, for 100.00 feet to the southeast corner of Lot 21 of said Block I; thence $S64^{\circ}14'48''E$ along the southeasterly extension of the south line of said Lot 21, across said unnamed street, for 50.00 feet to the northwest corner of Lot 7 of Block J of said subdivision; thence $S59^{\circ}26'36''W$, extending across said unnamed street and across a portion of said Block I for 231.98 feet; thence $S11^{\circ}26'52''W$ across said Block I, for 152.53 feet to an intersection with a curve concave to the north having a radius of 25.00 feet and to which point a radial line bears $S65^{\circ}30'22''W$, also being the northerly line of an unnamed street as shown on said plat; thence continue northwesterly along said curve to the right and along the southerly line of said Block I through a central angle of $21^{\circ}44'50''$ (chord bearing $N13^{\circ}37'13''W$) for an arc distance of 9.49 feet to a point of tangency; thence $N02^{\circ}44'48''W$, along the westerly line of Block I, also being the easterly line of an unnamed street (50' wide) as shown on said plat, for 127.34 feet to the beginning of a tangent curve to the left having a radius of 150.00 feet; thence continue northwesterly along said curve and along the westerly line of said Block I through a central angle of $65^{\circ}47'00''$ (chord bearing $N35^{\circ}38'18''W$) for an arc distance of 172.22 feet to a point of tangency; thence $N68^{\circ}31'48''W$ along the westerly line of said Block I and the easterly line of said unnamed street for 22.44 to the beginning of a tangent curve to the right having a radius of 25.00 feet; thence continue northwesterly along the westerly line of said Block I and said unnamed street through a central angle of $94^{\circ}17'00''$ (chord bearing $N21^{\circ}23'18''W$) for an arc distance of 41.14 feet to a point of tangency; thence $N25^{\circ}45'12''E$ along the northwesterly line of said Block I and the easterly line of said unnamed street for 95.36 feet to the southwesterly most corner of Lot 7,



Block I of said subdivision, being the southwesterly most corner of said parcel as described in Official Record Book 2599 at page 781; thence N37°42'07"E along the southwesterly line of said parcel for 102.22 feet; thence N57°33'01"E along the southwesterly line of said parcel for 29.41 feet; thence S88°03'05"E along the southerly line of said parcel for 123.88 feet to the Point of Beginning.

Containing 86,512 square feet (1.99 acres), more or less.

And also:

South Parcel:

A parcel of land situated in the State of Florida, County of Lee, Town of Fort Myers Beach, Section 19, Township 46 South, Range 24 East, being all of Lots 10 through 24, Block D, Winkler Subdivision, as recorded in Plat Book 8 at Page 45, Public Records of Lee County, Florida, and further described as follows:

Beginning at the southwest corner of Lot 24, Block D of said Winkler Subdivision; thence N21°28'12"E along the northwesterly line of Lot 24 and Lot 10 of said Block D for 300.00 feet to the northwest corner of said Lot 10; also being the southerly line of said unnamed street (50' wide) as shown on said plat; thence S68°31'48"E along the northeasterly line of said Block D, also being the southwesterly line of said unnamed street as shown on said plat of Winkler Subdivision, for 75.00 feet to the beginning of a tangent curve to the right having a radius of 100.00 feet; thence continue southeasterly along said curve and said unnamed street and along the northeasterly line of said Block D through a central angle of 65°47'00" (chord bearing S35°38'18"E) for an arc distance of 114.81 feet to a point of tangency; thence S02°44'48"E, along the easterly line of said Block D, also being the westerly line of said unnamed street as shown on said plat for 225.62 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet; thence continue southwesterly along said curve and along the westerly line of said unnamed street through a central angle of 114°13'00" (chord bearing S54°21'42"W) for an arc distance of 49.84 feet to a point of tangency on the northerly right of way line of Oak Street (50' wide) as shown on said plat; thence N68°31'48"W along the southwesterly line of said Block D, and along the northerly line of said Oak Street for 235.95 feet to the Point of Beginning.

Containing 61,071 square feet (1.40 acres), more or less.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bearings are state plane grid for the Florida West Zone (North American datum of 1983/1990 adjustment) with the westerly line of Bay Road (the easterly line of said Block J) as bearing N25°45'12"E.

CES, Inc. (LB8267)

Date: 5-11-2021



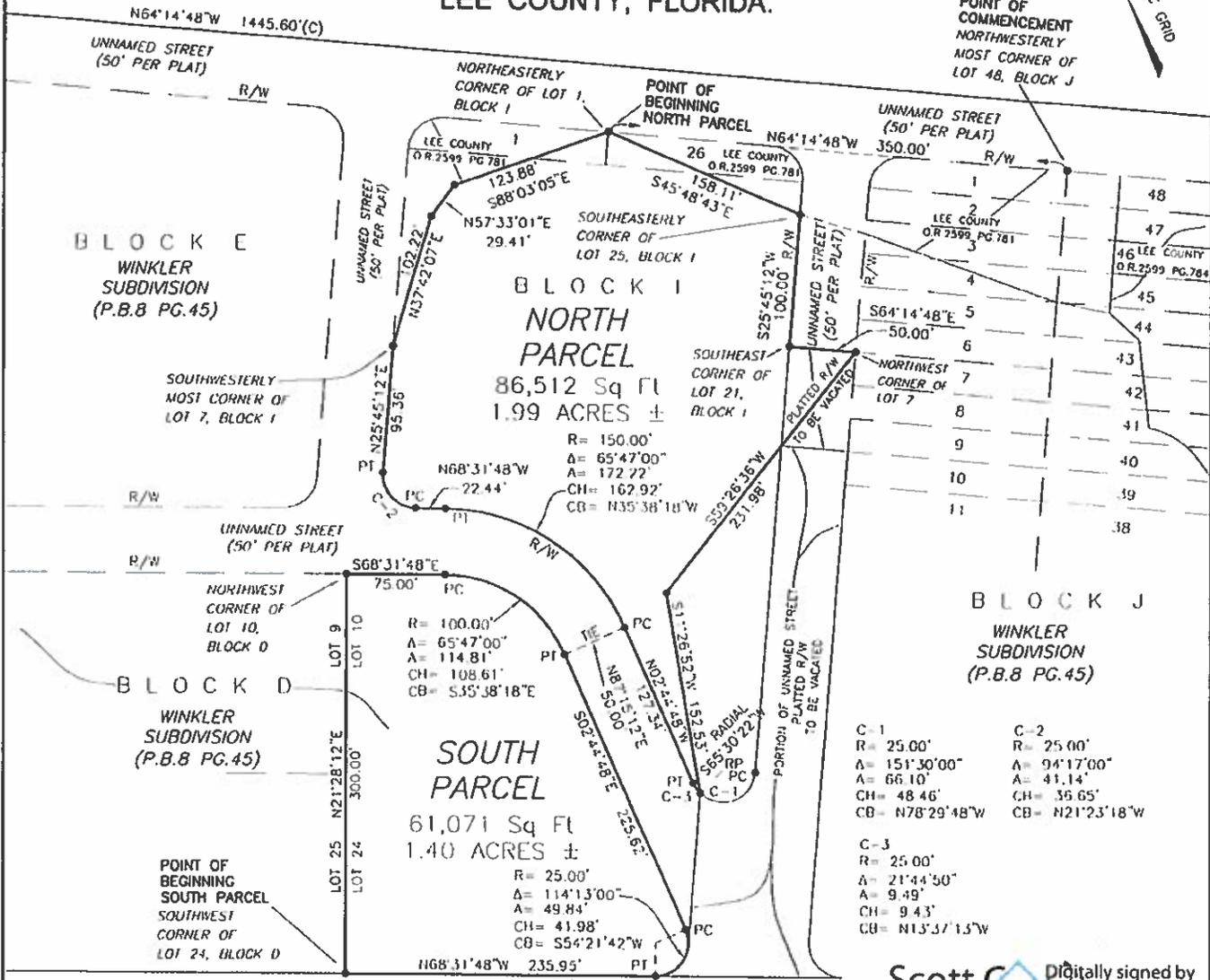
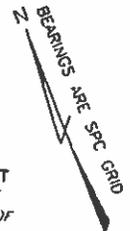
Scott C. Whitaker, P.S.M. 4324 / Professional Surveyor and Mapper

Page 2 of 4

2010596 002DESC_CONVEYANCE PARCELS TO TOWN OF FORT MYERS BEACH.dwg

SKETCH TO ACCOMPANY DESCRIPTION

OF
A PARCEL OF LAND LYING IN
SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
TOWN OF FORT MYERS BEACH,
LEE COUNTY, FLORIDA.



C-1	R = 25.00'	C-2	R = 25.00'
	Δ = 151°30'00"		Δ = 94°17'00"
	A = 66.10'		A = 41.14'
	CH = 48.46'		CH = 35.65'
	CB = N78°29'48"W		CB = N21°23'18"W
C-3	R = 25.00'		
	Δ = 21°44'50"		
	A = 9.49'		
	CH = 9.43'		
	CB = N13°37'13"W		

NOTES:
DESCRIPTION AND SKETCH ARE BASED ON THE RIGHT-OF-WAY CONTROL SURVEY MAPS OF ESTERO BOULEVARD DATED APRIL 16, 2010, RECORD DEEDS, THE RECORD PLAT OF WINKLER SUBDIVISION AND FIELD LOCATED MONUMENTATION.

BEARINGS ARE STATE PLANE GRID FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) BASED ON GLOBAL POSITIONING SYSTEM (GPS) TIES TO THE FLORIDA HIGH PRECISION GEODETIC NETWORK HOLDING NATIONAL GEODETIC SURVEY CONTROL MONUMENT "BOOB-2"

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

THE PROPERTY IS SUBJECT TO ANY CLAIM THAT ANY PART OF SAID LAND IS OWNED BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY, RIPARIAN RIGHTS AND THE TITLE TO FILLED-IN LANDS, IF ANY.

- D.B. = DEED BOOK
- O.R. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVE
- RP = RADIUS POINT
- R/W = RIGHT-OF-WAY
- SPC = STATE PLANE CO-ORDINATE
- PG. = PAGE
- P.I. = POINT OF TANGENCY

Scott C. Whitaker
Digitally signed by Scott C. Whitaker
Date: 2021.05.11 00:15:42 -04'00'

SKETCH OF DESCRIPTION
... THIS IS NOT A SURVEY ...
CES, INC.

Scott C. Whitaker
SCOTT C. WHITAKER, P.S.M.
FLORIDA CERTIFICATION NO. 4324

CONYEYANCE PARCELS TO TOWN OF FORT MYERS BEACH

Engineers • Environmental Scientists • Surveyors

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919

33109340254-SCHOOL DISTRICT CONVEYANCE PARCELS TO TOWN OF FORT MYERS BEACH *** FLORIDA CERTIFICATE OF AUTHORIZATION # 1933654 & 183287

DATE	PROJECT NO	DRAWN BY	SCALE	SHEET	FILE NO (S-T-R)
5-11-21	596.002	SCW	1" = 120'	3 OF 4	19-46-24



Engineers • Environmental Scientists • Surveyors

Description of a Parcel of Land
Lying in
Section 19, Township 46 South, Range 24 East
Town of Fort Myers Beach, Lee County, Florida
(Lee County District School Board Site)

A parcel of land situated in the State of Florida, County of Lee, Town of Fort Myers Beach, Section 19, Township 46 South, Range 24 East, being a portion of Blocks J and I and a portion of an Unnamed Street, as shown on the plat of Winkler Subdivision, recorded in Plat Book 8 at Page 45, Public Records of Lee County, Florida, and further described as follows:

Commencing at the northwesterly most corner of Lot 48 of said Block J of said Winkler Subdivision; thence S25°45'12"W along the easterly line of Lots 1 through 4 of said Block J for 100.00 feet to the northwesterly most corner of Lot 44 of said Block J and to the Point of Beginning; thence N49°28'17"W along the southwesterly line of a parcel of land described in Official Record Book 2599 at page 781 within said Block J, for 155.13 feet to the northwest corner of said parcel also being the easterly line of an unnamed street as shown on said plat; thence S25°45'12"W along the westerly line of said Block J, also being the easterly line of said unnamed street as shown on said plat of Winkler Subdivision, for 89.56 feet to the northwest corner of Lot 7 of said Block J; thence S59°26'36"W, extending across said unnamed street and across a portion of said Block I for 231.98 feet; thence S11°26'52"W across said Block I, for 152.53 feet to an intersection with a curve concave to the north having a radius of 25.00 feet and to which point a radial line bears S65°30'22"W, also being the northerly line of an unnamed street as shown on said plat; thence continue S25°45'12"W, departing said block line and extending across said unnamed street, for 114.87 feet to a point on a tangent curve to the right having a radius of 25.00 feet and also lying on the southerly line of Block D as shown on said plat; thence continue southwesterly along said curve and along the southerly portion of said Block D, through a central angle of 85°43'00" (chord bearing S68°36'42"W) for an arc distance of 37.40 feet to a point of cusp lying on the northerly line of Oak Street (50 feet wide) as shown on said plat; thence S68°31'48"E along the northerly line of said Oak Street and the southerly line of said Block J for 392.27 feet to the beginning of a tangent curve to the left having a radius of 25.00 feet; thence continue easterly along said curve and along the southerly line of said Block J through a central angle of 85°43'00" (chord bearing N68°36'42"E) for an arc distance of 37.40 feet to a point of tangency on the westerly line of Bay Road (50 feet wide) as shown on said plat; thence N25°45'12"E along the easterly line of said Block J and the westerly line of said Bay Road for 321.38 feet to the southwesterly most corner of a parcel of land described in Official Record Book 2599 at page 784, said point lying 5.00 feet southwesterly from the northeast corner of Lot 38 of said Block J; thence N10°14'48"W, departing said westerly line of Bay Street, along the



westerly line of said parcel for 50.00 feet to the beginning of a tangent curve to the left having a radius of 65.00 feet; thence continue northwesterly along said westerly line and along said curve through a central angle of $46^{\circ}44'28''$ (chord bearing $N33^{\circ}37'02''W$) for an arc distance of 53.03 feet; thence $N14^{\circ}45'12''E$ along the westerly line of said parcel for 66.02 feet; thence $N26^{\circ}28'11''W$ along the westerly line of said parcel for 30.15 feet to the northwest corner of said parcel as described in Official Record Book 2599 at page 784; thence $N57^{\circ}07'18''W$ along the southwesterly line of said parcel as described in Official Record Book 2599 at page 781 for 40.31 feet to the Point of Beginning.

Containing 187,796 square feet (4.31 acres), more or less.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bearings are state plane grid for the Florida West Zone (North American datum of 1983/1990 adjustment) with the westerly line of Bay Road (the easterly line of said Block J) as bearing $N25^{\circ}45'12''E$.

CES, Inc. (LB8267)

Scott C.
Whitaker

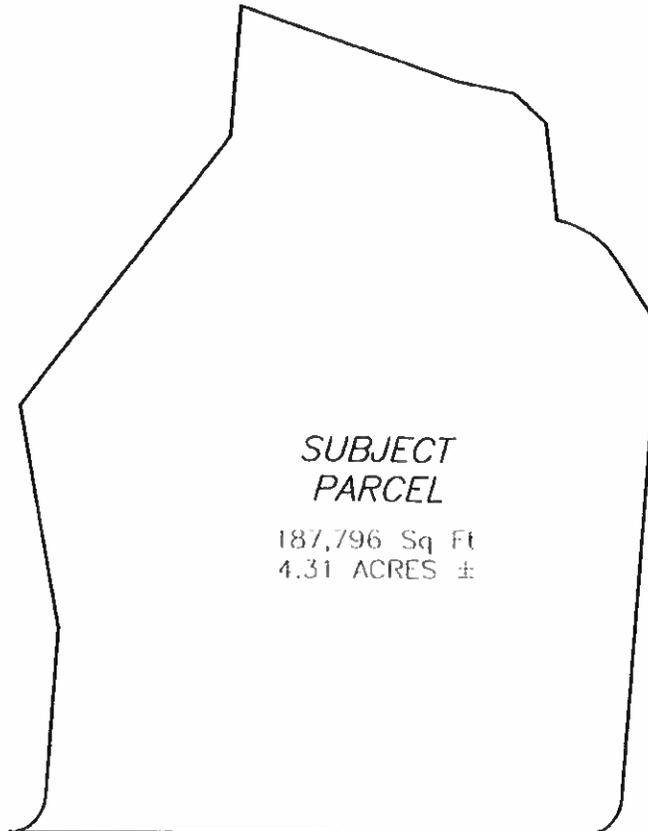
Digitally signed by
Scott C. Whitaker
Date: 2021.04.29
16:40:29 -04'00'



Scott C. Whitaker, P.S.M. 4324
Professional Surveyor and Mapper
State of Florida

SKETCH TO ACCOMPANY DESCRIPTION

OF
 A PARCEL OF LAND LYING IN
 SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
 TOWN OF FORT MYERS BEACH,
 LEE COUNTY, FLORIDA.



NOTES:

DESCRIPTION AND SKETCH ARE BASED ON THE RIGHT-OF-WAY CONTROL SURVEY MAPS OF ESTERO BOULEVARD DATED APRIL 16, 2010, RECORD DEEDS, THE RECORD PLAT OF WINKLER SUBDIVISION AND FIELD LOCATED MONUMENTATION.

BEARINGS ARE STATE PLANE GRID FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) BASED ON GLOBAL POSITIONING SYSTEM (GPS) TIES TO THE FLORIDA HIGH PRECISION GEODETIC NETWORK HOLDING NATIONAL GEODETIC SURVEY CONTROL MONUMENT "BOOB-2".

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS- OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

THE PROPERTY IS SUBJECT TO ANY CLAIM THAT ANY PART OF SAID LAND IS OWNED BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY, RIPARIAN RIGHTS AND THE TITLE TO FILLED-IN LANDS, IF ANY.

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- R/W = RIGHT-OF-WAY
- SPC = STATE PLANE CO-ORDINATE

SKETCH OF DESCRIPTION
 *** THIS IS NOT A SURVEY ***
 CES, INC.

SCOTT C. WHITAKER, P.S.M.
 FLORIDA CERTIFICATION NO. 4324

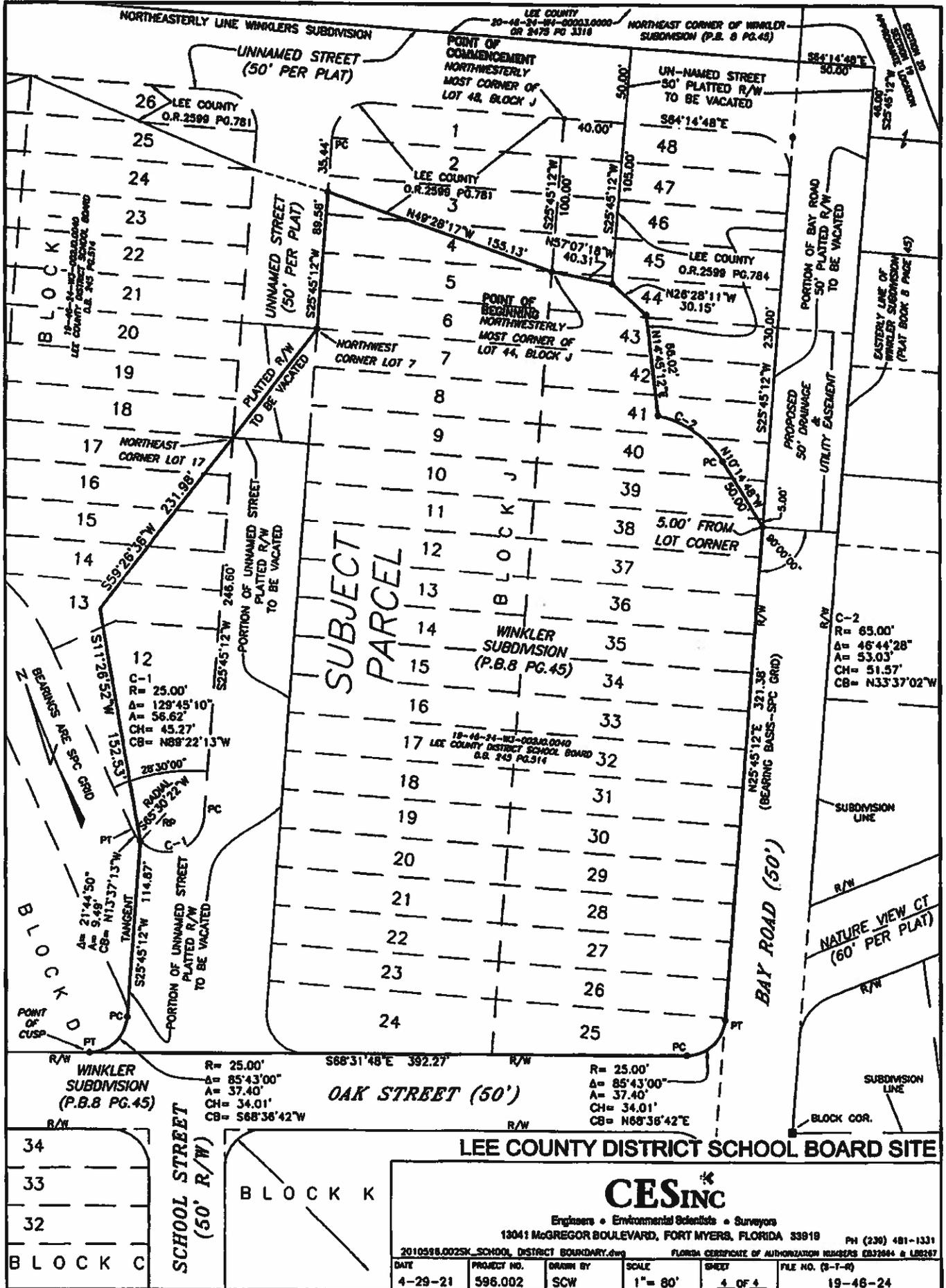
LEE COUNTY DISTRICT SCHOOL BOARD SITE

CES INC

Engineers • Environmental Scientists • Surveyors
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919

Ph (239) 431-1351

20110516 0025K_SCHOOL DISTRICT BOUNDARY.dwg		FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB22694 & EB22697			
DATE	PROJECT NO	DRAWN BY	SCALE	SHEET	FILE NO (S-T-R)
4-29-21	596.002	SCW	1" = 120'	3 OF 4	19-16-24



LEE COUNTY DISTRICT SCHOOL BOARD SITE

CESinc

Engineers • Environmental Scientists • Surveyors
 13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919 PH (239) 481-1331

2010398.0025K_SCHOOL_DISTRICT_BOUNDARY.dwg FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS CE32064 & UB267

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (9-7-4)
4-29-21	596.002	SCW	1" = 80'	4 OF 4	19-46-24