

Introduction to Parcel Fabric




A Peek Under the Sheet






Presented By:
Jennifer Rivera, CFE
Lynnell Sturgeon, CFE








Converting Feature Classes to Parcel Fabric

Past

- [-]  **sdedata.DBO.Cadastral**
 -  sdedata.DBO.Parcel_Point
 -  sdedata.DBO.Parcel_Poly

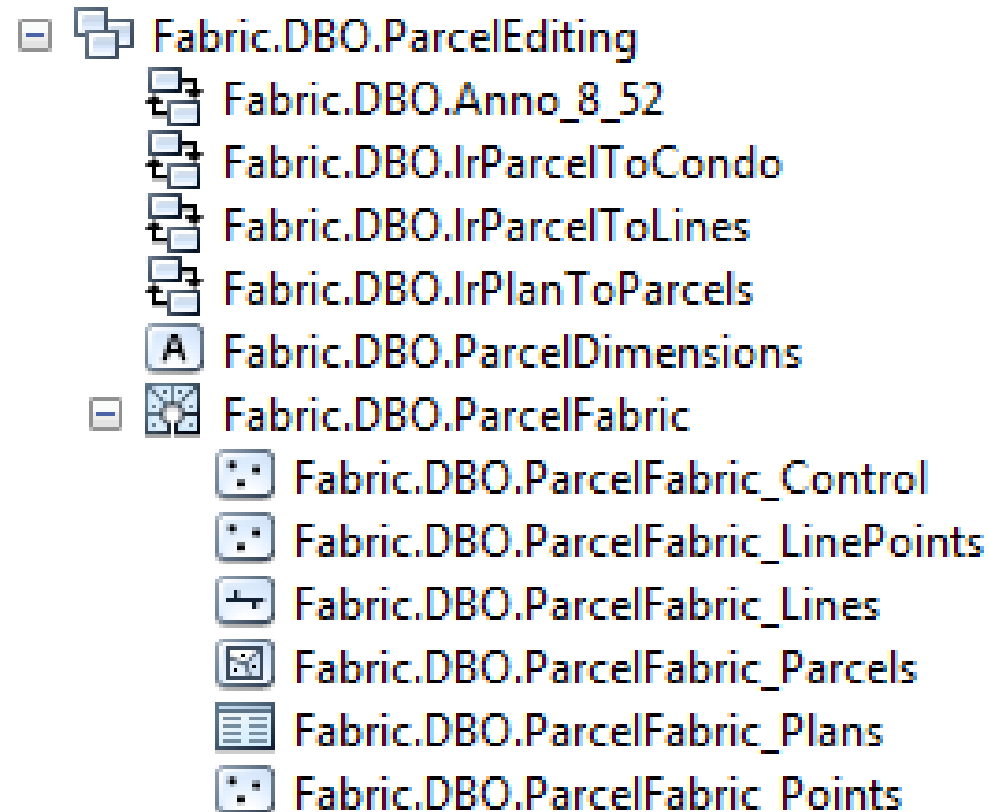
 -  sdedata.DBO.EasementsPoly
 -  sdedata.DBO.Subdivisions
 -  sdedata.DBO.ParcelLotLines

Present

- [-]  **Fabric.DBO.ParcelFabric**
 -  Fabric.DBO.ParcelFabric_Control
 -  Fabric.DBO.ParcelFabric_LinePoints
 -  Fabric.DBO.ParcelFabric_Lines
 -  Fabric.DBO.ParcelFabric_Parcels
 -  Fabric.DBO.ParcelFabric_Plans
 -  Fabric.DBO.ParcelFabric_Points

Introduction to Parcel Fabric

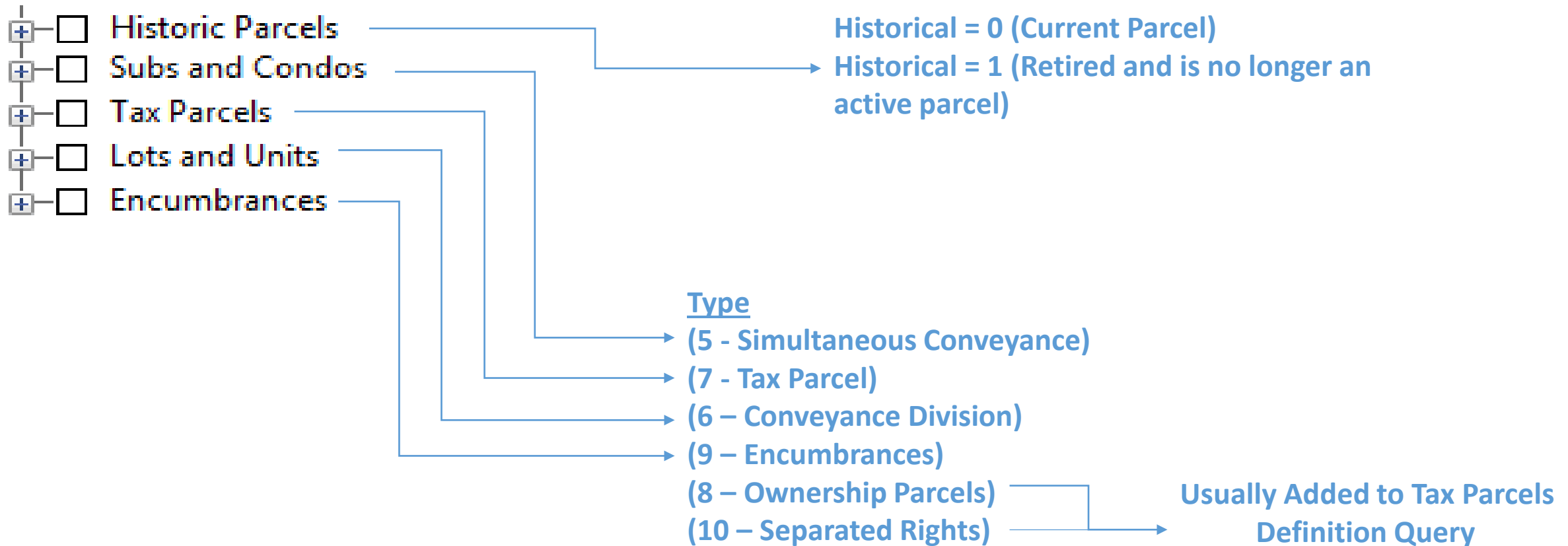
- A parcel fabric is a dataset for the storage, maintenance and editing of parcels.



Introduction to Parcel Fabric

 Fabric.DBO.ParcelFabric_Parcel

 SdeData.DBO.ParcelFabric (As seen by Jurisdictions)



INSTR # 2012000132370, Doc Type D, Pages 4, Recorded 06/15/2012 at 10:08 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$0.70 Rec. Fee \$35.50 Deputy Clerk WMILLER

This instrument was prepared by,
please record and return to:
MARK D. McWILLIAMS, ESQ.
4600 N. Ocean Blvd., Suite 206
Boynton Beach, FL 33435

PERSONAL REPRESENTATIVE DISTRIBUTIVE DEED

THIS INDENTURE is made his 1st day of June 2012, by and between LINDA M. HART, the duly qualified and acting Personal Representative of the Estate of ROBERT T. MORGAN, JR., deceased, whose address is 5375 Palm Way, Lake Worth, FL 33463, Party of the First Part, and MARY H. MORGAN, whose address is 8739 NW 36th Avenue, Miami, FL 33147, Party of the Second Part.

WITNESSETH:

WHEREAS, ROBERT T. MORGAN, JR. died intestate a resident of Miami-Dade County, Florida, on February 18, 2011, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the Party of the Second Part as of the date of said Decedent's death according to Florida Statute 732.103(2) and an Order Determining Beneficiary attached hereto.

WHEREAS, the Party of the First Part wishes to distribute said property to the Party of the Second Part and evidence the release of the property from said right to sell or encumber.

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the Estate of said Decedent, the Party of the First Part has released to the Party of the Second Part the right to sell or encumber said property, and surrendered possession thereof, and granted, conveyed, and confirmed unto the Party of the Second Part, her heirs and assigns forever, all of the interest of said Decedent in and to the real property situated in Lee County, Florida, described as follows:



Birth Certificate

Attributes



Tax Parcels

1181968 Folio #

New

Legal Start Date	6/1/2012
Legal End Date	<Null>
Parcel Identification Number	01462700000010120

Death Certificate

Attributes



Tax Parcels

10435448 Folio #

Old

Legal Start Date	2/1/1996
Legal End Date	6/1/2012
Parcel Identification Number	01462700000010120

Legal Description

INSTR # 2012000132370 Page Number: 2 of 4

COMMENCING at a concrete monument, the Southwest Corner of Section 1, Township 46 South, Range 27 East, Lee County, Florida. Run N. 00° 26' 10" W. on the West line of Section 1, 1123.68 feet to a steel pin, thence N. 89° 52' 50" E. 1395.90 feet to a steel pin on the centerline of a 60 foot easement, THE POINT OF BEGINNING; continue N. 89° 52' 50" E. 232.75 feet to a steel pin, thence S. 00° 26' 10" E. 1122.81 feet to a steel pin, thence S. 89° 51' 02" W. 232.75 feet to a steel pin, thence N. 00° 26' 10" W. 1122.93 feet to a steel pin, THE POINT OF BEGINNING.

The above containing 5.86 acres

TOGETHER WITH AND SUBJECT TO easements for ingress, egress, and utilities over and across those certain lands described in an instrument recorded in Official Records Book 1406 at Page 2322, Public Records of Lee County, Florida.

Parcel No.: 01-46-27-00-00001.0120

Stated Area

Legal entered in COGO

Calculates the Stated Area

If differs from stated area entered in the **Plat Area** field

Shape Area

The screenshot shows the 'Parcel Details' window with the 'Lines' tab selected. A table lists six COGO lines with their bearings and distances. Below the table, the 'About entering lines' section shows 'Area: 6.000'. The 'Attributes' section at the bottom shows three area values: 'Stated Area' (6.00 ac), 'PlatArea' (5.86 ac), and 'Shape.area' (267489.410291 (or) 6.14 ac). Blue arrows connect the text labels to the corresponding elements in the software interface.

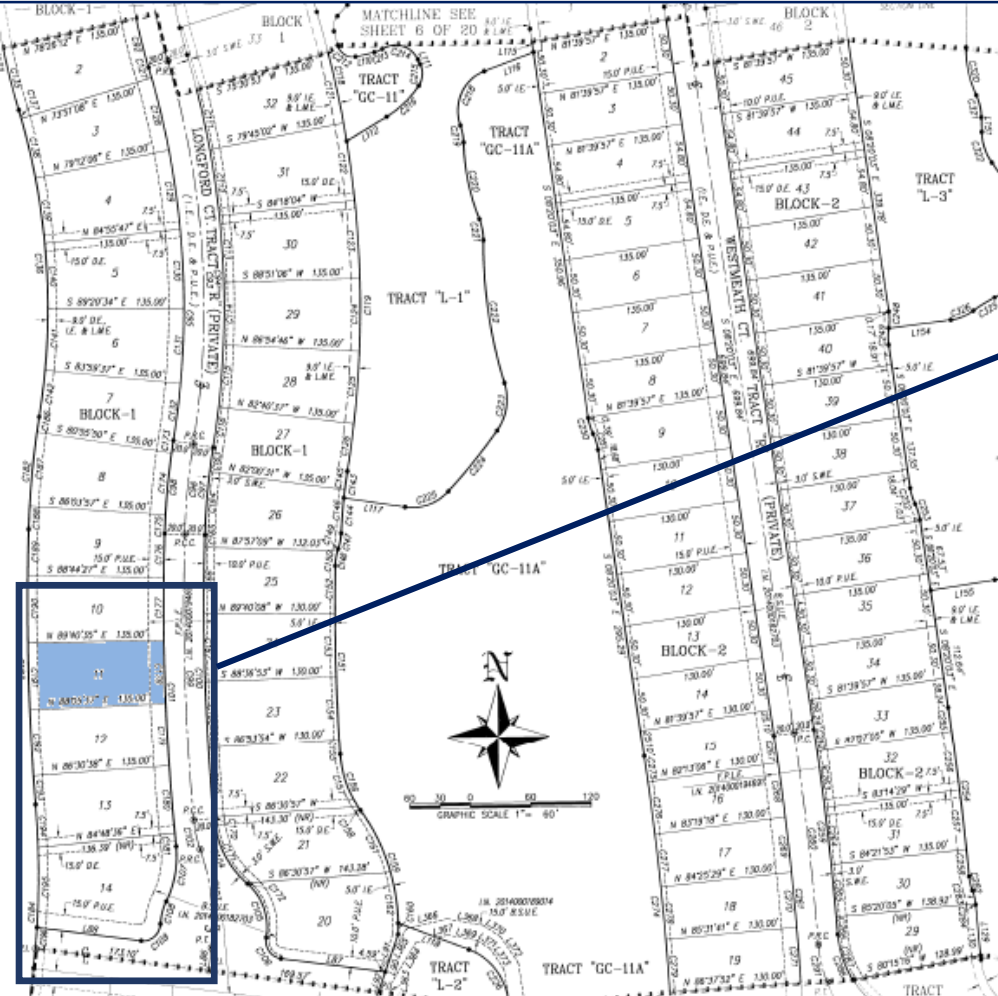
Fro...	Bearing	Distance	Radius	Chord	To	Category
1	N0°26'10"W	1123.680			2	6 Origin Con
2	N89°52'50"E	1395.900			3	6 Origin Con
3	N89°52'50"E	232.750			4	0 Boundary
4	S0°26'10"E	1122.810			5	0 Boundary
5	S89°51'02"W	232.750			6	0 Boundary
6	N0°26'10"W	1122.930			3	0 Boundary
					0	Boundary

Misclose: S18°32'26"W 0.002 ftus Acc: High Area: 6.000 Report

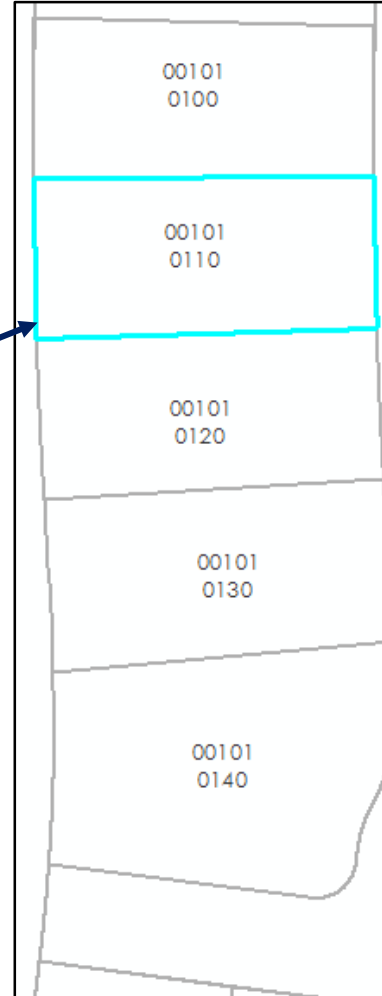
Attribute	Value
Stated Area	6.00 ac
PlatArea	5.86 ac
Shape.area	267489.410291 (or) 6.14 ac

Tax Parcels (7 – Tax Parcel)

Recorded Subdivision Plat

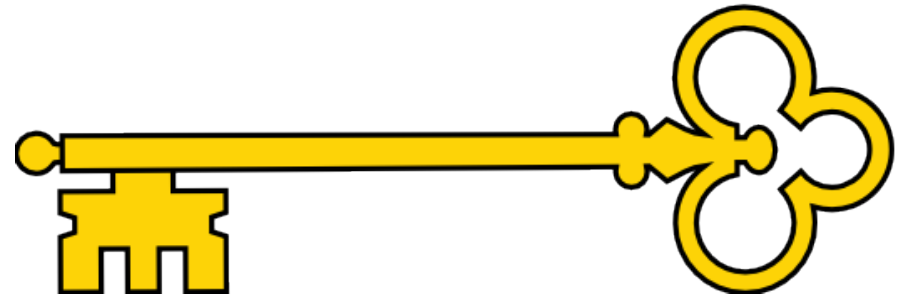


Parcel Fabric – Tax Parcel



Field	Value
Parcel Type (Type)	Tax
Lot or Unit Type (SimConDivType)	Parcel
Parcel Identification Number (Name)	01482684001010110
FolioID	10568980
Stated Area	0.19160000 ac
SectionNumber	01
Township Number	48
Range Number	26
Area	B4
Block Number	00101
Lot	0110
Plan ID	28807
HeaderFolioID	10568752
DORCode	00
OwnerType	Corporate
Legal	BONITA NATIONAL AS DESC IN INST# 2015000023533 BLK 1 LOT 11
Legal Start Date	2/3/2015
Legal End Date	<null>
OwnerName	LENNAR HOMES LLC
Others	
CareOf	
Address1	10481 BEN C PRATT/SIX MILE
Address2	CYPRESS PKWY
City	FORT MYERS
State	FL
ZIP	33966
Country	<null>
TaxingDistrict	017
LandUseCode	0000
LandUseDesc	<null>
Zoning	RPD
Zoning	<null>
GarbageDistrict	001
Shape.area	8343.838328
PlatArea	<null>

Parcel Identification



FolioID Is Key

Property Data
STRAP: 35-44-24-P4-02514.6840 **Folio ID: 10185289**

[Tax Map Viewer] [View Comparables]

Location Information				
Township	Range	Section	Block	Lot
44	24E	23	02402	0140
Municipality	Latitude		Longitude	
City of Fort Myers	26.62682		-81.88577	
Links				
View Parcel on Google Maps	View Recorded Plat at LeeClerk.org		View Parcel on GeoView	
Use the above link to do an Official Records search on the Lee County Clerk of Courts website, using 4 and 27 for the book and page numbers.				

DO NOT PAY - THIS IS NOT A BILL

NOTICE OF PROPOSED PROPERTY

TAX INFORMATION

10185289

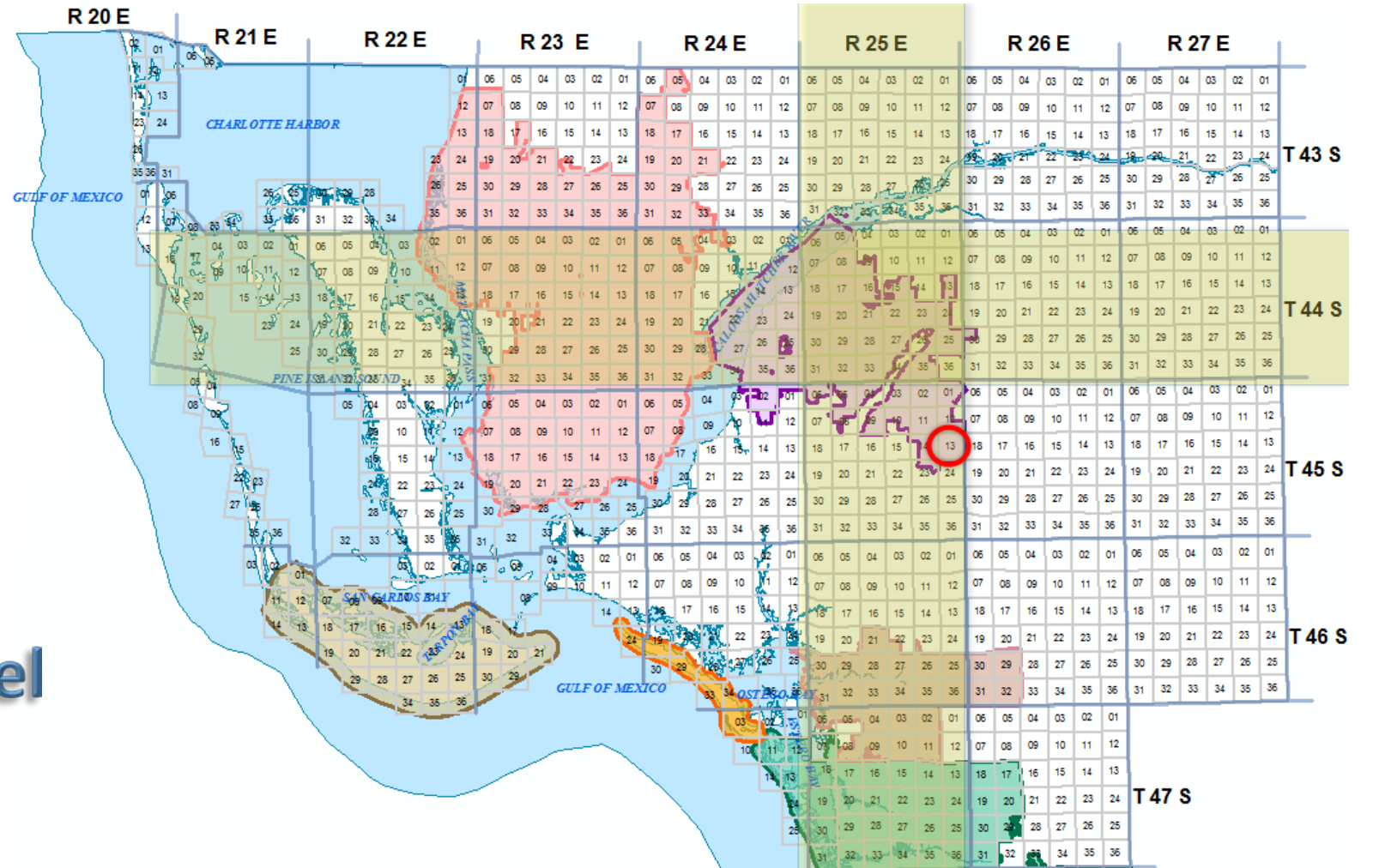
WEEKS MICHAEL
1468 PARK SHORE CIR # 4
FORT MYERS, FL 33901

021190 DT
Parcel ID: 35-44-24-P4-02514.6840
THE HAMLET PH I
BLDG 1468 OR 1508 PG 1786
UNIT 4
1468 PARK SHORE CIR #4

- Shorter number to remember / repeat / key
- FolioID will provide historical data not available by **STRAP**

Parcel Identification

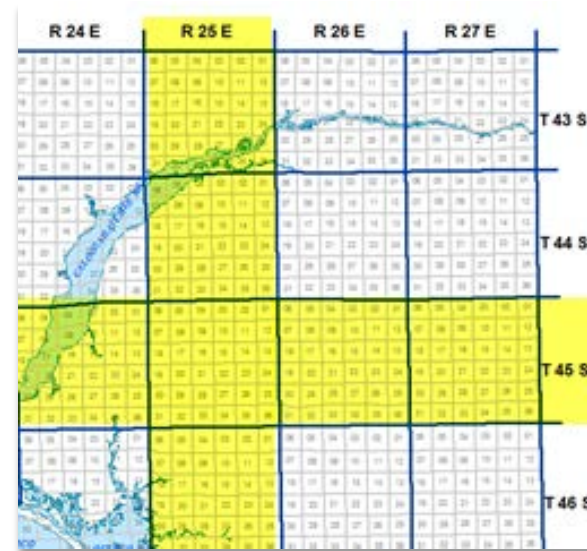
Section
Township
Range
Area
Parcel



Section

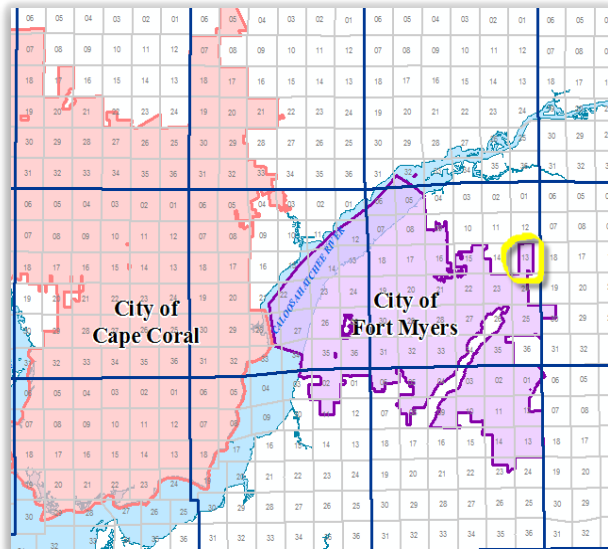
	06	05	04	03	02	01
	07	08	09	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	31	32	33	34	35	36

Township

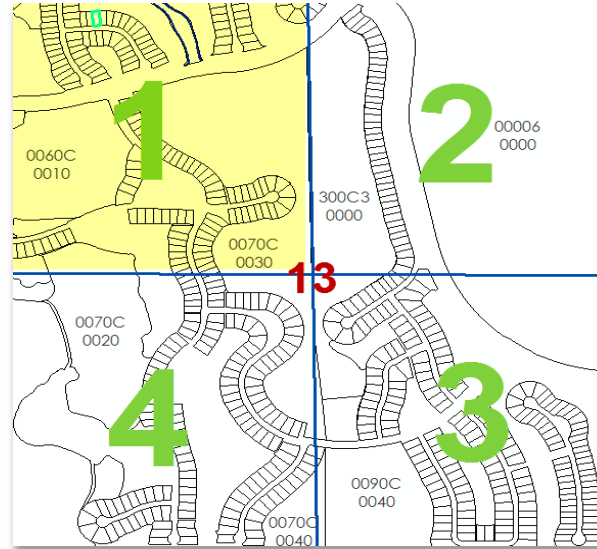


R
a
n
g
e

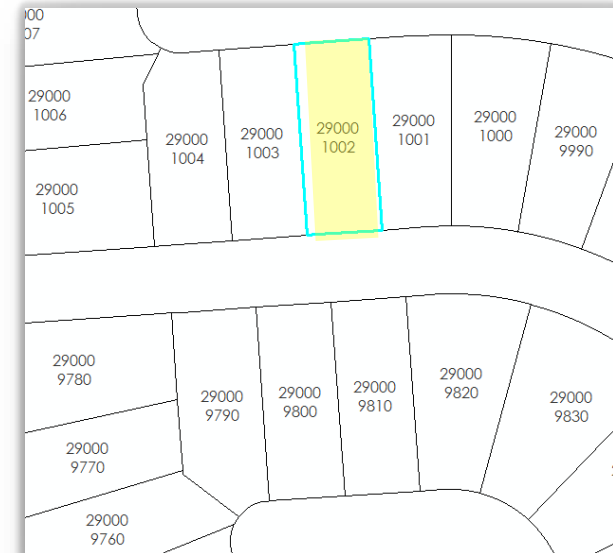
NEW Municipality + Quadrant = AREA



+



Parcel

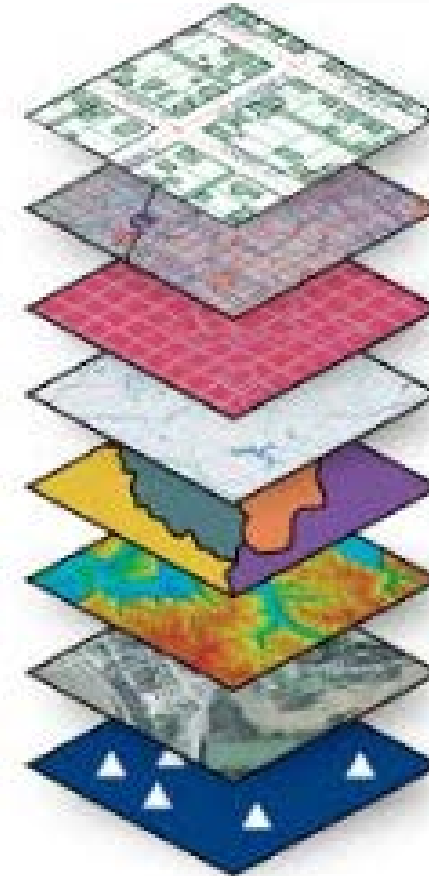


Platted

0 4 - 4 5 - 2 5 - P 2 - 2 5 0 0 0 . 0 1 0 3

S1 S2 - T1 T2 - R1 R2 - M Q - SD1 SD2 B3 B4 B5. L1 L2 L3 L4

S1S2	=	SECTION
T1T2	=	TOWNSHIP
R1R2	=	RANGE
M	=	MUNICODE B- BONITA C- CAPE CORAL E- ESTERO P- FORT MYERS T- SANIBEL W- FORT MYERS BEACH L- LEE COUNTY (formerly 0)
Q	=	QUADRANT (1, 2, 3, 4)
SD1SD2	=	SUBDIVISION (number manually assigned)
B3B4B5	=	BLOCK/TRACT - Block (or) Tract Number/Letter
L1L2L3L4	=	LOT



Calculated
spatially
using
parcel
centroid

Unplatted

3 3 - 4 6 - 2 5 - E 2 - U 1 9 0 3 . 2 3 4 0

S1 S2 - T1 T2 - R1 R2 - M Q - United States National Grid X & Y Coordinates

S1S2 = SECTION

T1T2 = TOWNSHIP

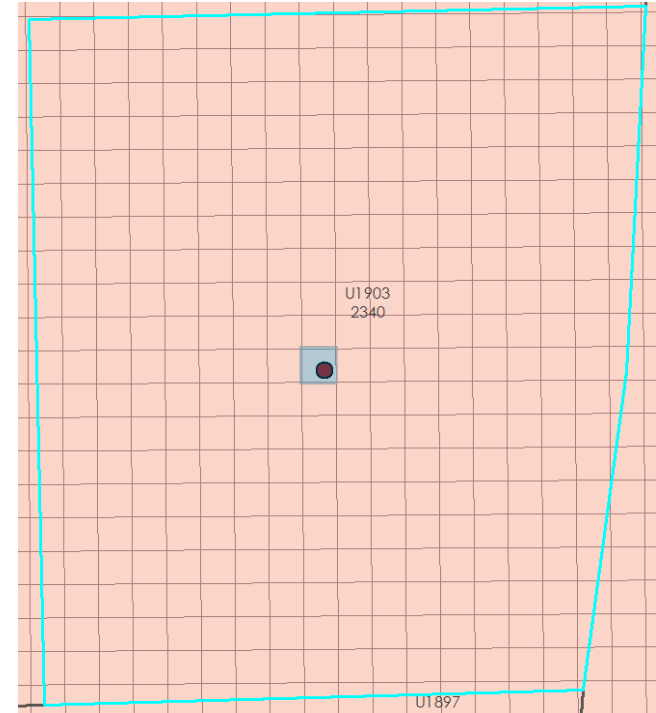
R1R2 = RANGE

M = MUNICODE

- B- BONITA
- C- CAPE CORAL
- E- ESTERO
- P- FORT MYERS
- T- SANIBEL
- W- FORT MYERS BEACH
- L- LEE COUNTY (formerly 0)

Q = QUADRANT (1 ,2, 3, 4)

LAST 9 = U (for USNG) X1X2X3X4Y1Y2Y3Y4



Identify

Identify from: USNG.DBO.USNG10M

MK

Location: 717,710.535 761,472.488 Feet

Field	Value
GRID10M	1903 2339

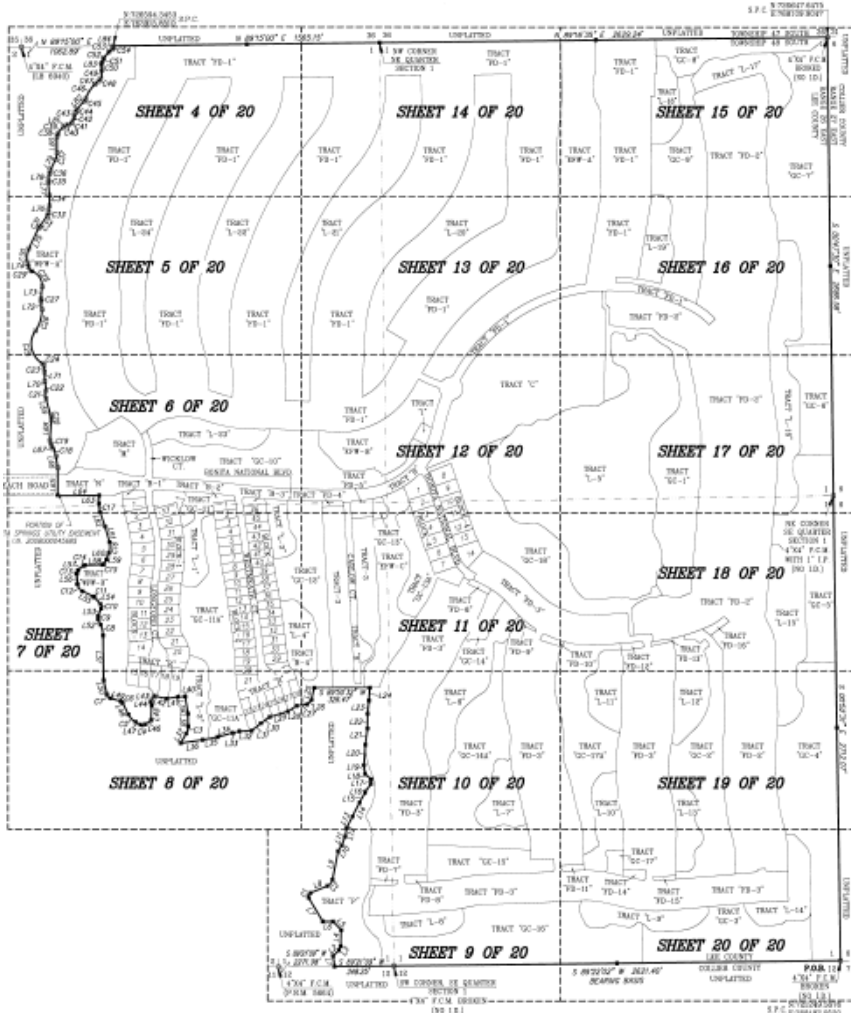
Subs and Condos (5 – Simultaneous Conveyance)

Recorded Subdivision Plat

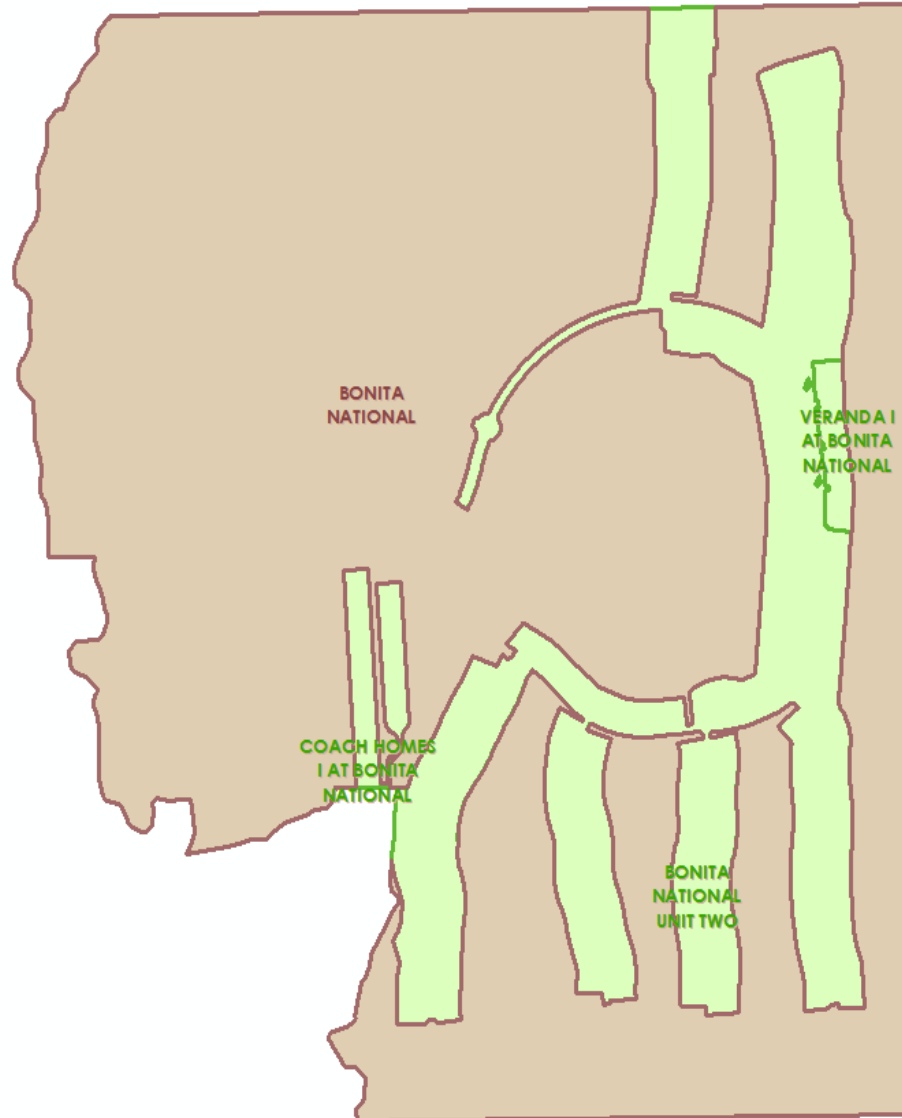
BONITA NATIONAL

SECTION 1, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

KEY MAP, SHEET INDEX AND OVERALL BOUNDARY INFORMATION



Parcel Fabric Subdivision



Field	Value
Compiled	No
Description	BONITA NATIONAL
FolioID	10568752
LegalStartDate	7/23/2015
Name	014826B100100000A
PlanID	58231
SourceReference	2015000023533
Stated Area	398.4 a
Sub or Condo Number	01482601B1
Sub or Condo Type	Subdivision
Type	Simultaneous Conveyance

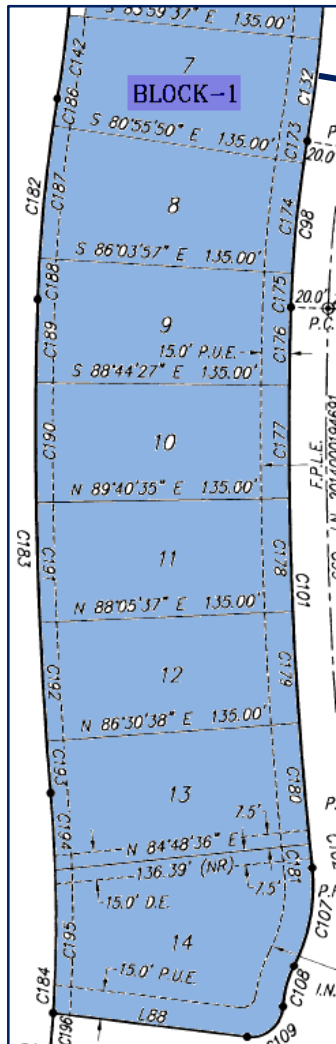
Subs and Condos

Sub or Condo Type

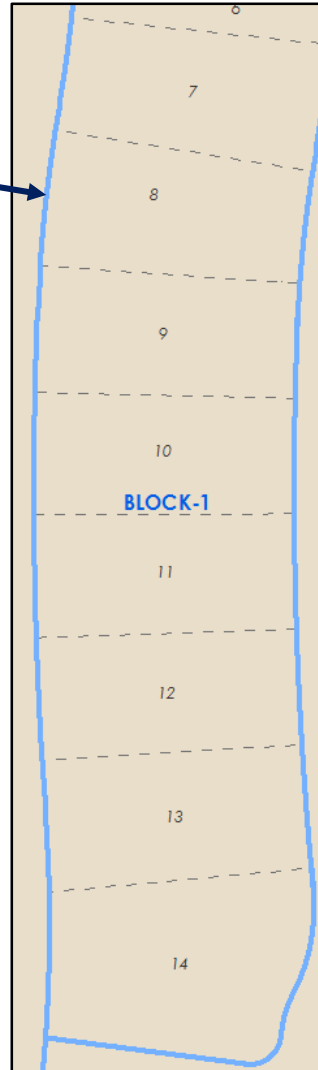
- Subdivision
- Condominium

Blocks (6 – Conveyance Division)

Recorded Subdivision Plat



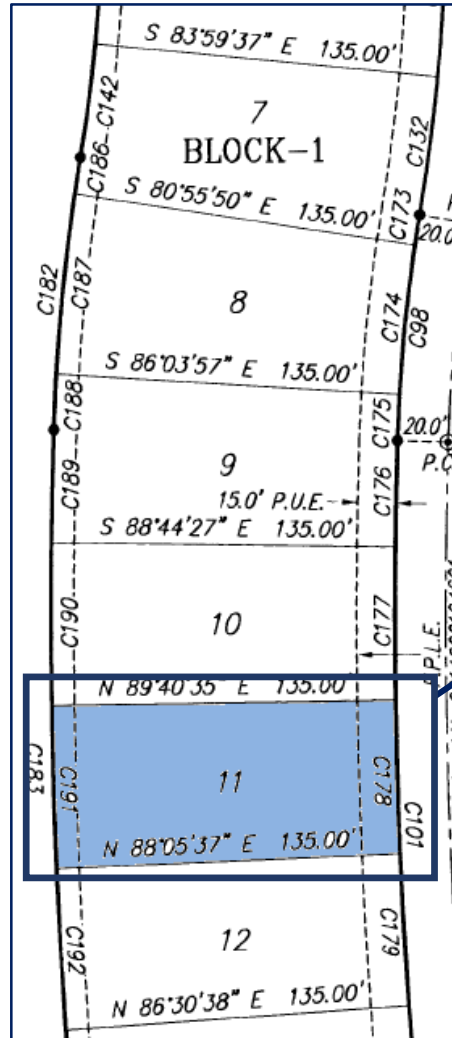
Parcel Fabric - Subdivision



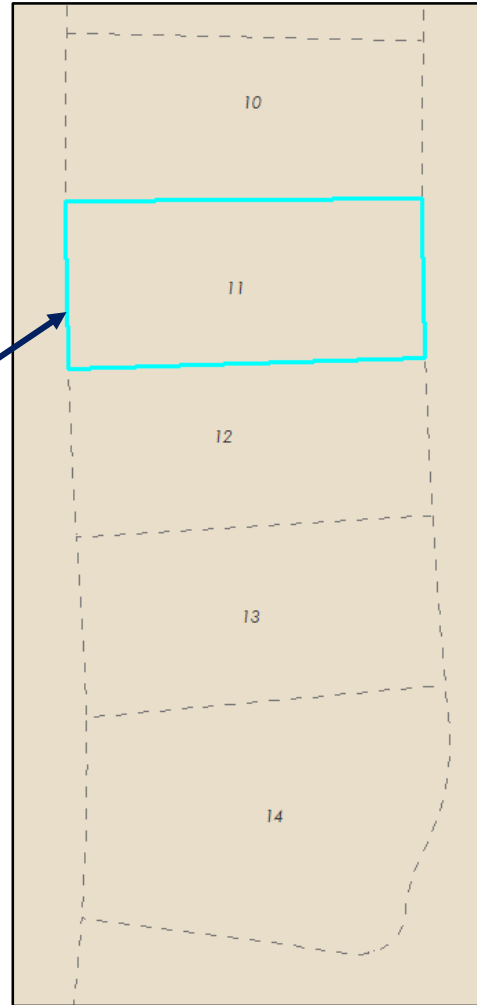
Field	Value
Parcel Type (Type)	Conveyance Division
Lot or Unit Type (SimConDivType)	Block
Block Number	00001
Description (As Stated on Plat)	BLOCK-1

Lots (6 – Conveyance Division)

Recorded Subdivision Plat



Parcel Fabric - Lots



Field	Value
Parcel Type (Type)	Conveyance Division
Lot or Unit Type (SimConDivType)	Lot
Lot or Unit Number (Name)	014826B4001010110
FolioID	10568980
SectionNumber	01
Township Number	48
Range Number	26
Area	B4
Block Number	00101
Lot	0110
Description (As Stated on Plat)	11
PlanID	28807
HeaderFolioID	10568752
DORCode	00
OwnerType	Corporate
Legal	BONITA NATIONAL AS DESC IN INST# 2015000023533 BLK 1 LOT 11
Legal Start Date	2/3/2015
Legal End Date	<null>
OwnerName	LENNAR HOMES LLC
Others	
CareOf	
Address1	10481 BEN C PRATT/SIX MILE
Address2	CYPRESS PKWY
City	FORT MYERS
State	FL
ZIP	33966
Country	<null>
TaxingDistrict	017
LandUseCode	0000
LandUseDesc	<null>
Zoning	RPD
Zoning	<null>
GarbageDistrict	001
Stated Area	0.19160000 ac
PlatArea	<null>

Surface Owned Ownership (8 – Ownership Parcel)

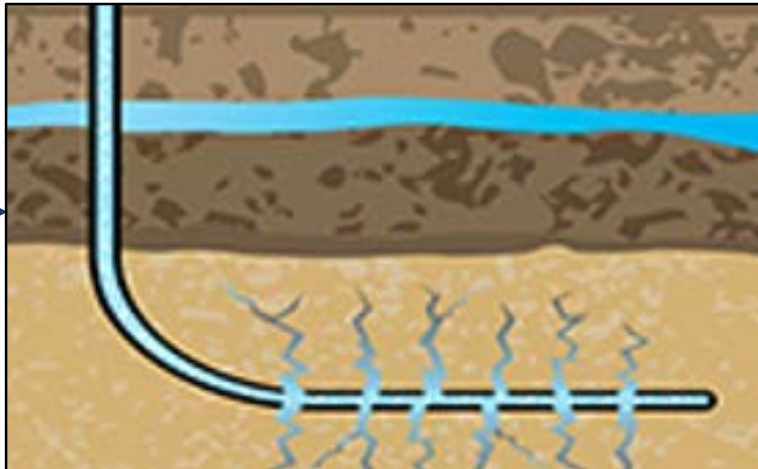
Subsurface - Mineral Rights (10 – Separated Rights)

Ownership Parcel



Field	Value
Parcel Type	Ownership (Must have corresponding Type 10)
Lot or Unit Type	Surface Ownership Only
Parcel Identification Number	28442607000690270
FolioID	10325890
Stated Area	0.252 ac
SectionNumber	28
Township Number	44
Range Number	26
Area	07
Block Number	00069
Lot	0270
Plan ID	1
HeaderFolioID	10325817
DORCode	00
OwnerType	Individual
Legal	LEHIGH ACRES UNIT 7 BLK.69 PB 15 PG 78 LOT 27 LESS SUBSURFACE RIGHTS ASSESSED ...

Separated Rights Parcel

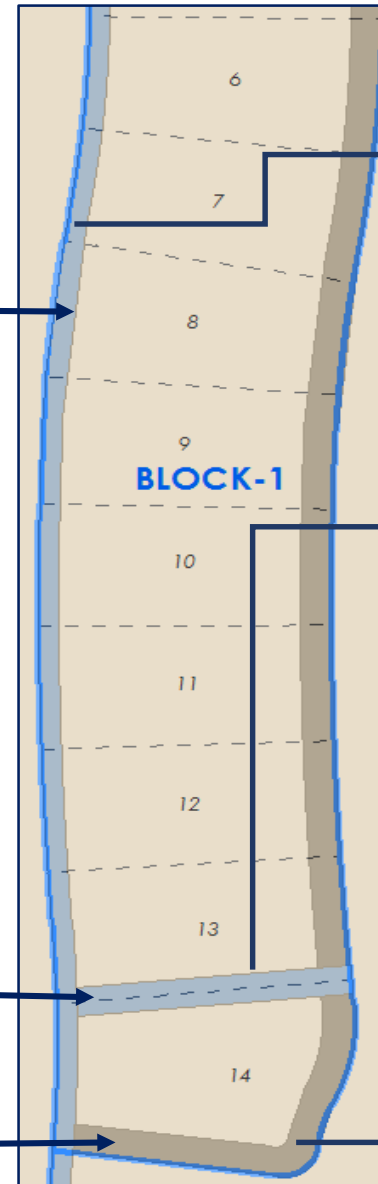
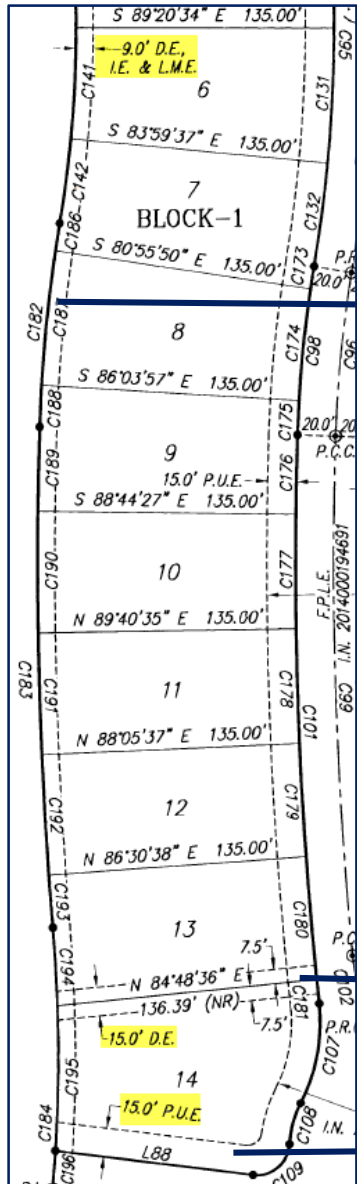


Field	Value
Parcel Type	Separated Right (Must have corresponding Type 8)
Lot or Unit Type	Typically Mineral Rights
Parcel Identification Number	28442699000690270
FolioID	10571747
Stated Area	0.252 ac
SectionNumber	28
Township Number	44
Range Number	26
Area	99
Block Number	00069
Lot	0270
Plan ID	13329
HeaderFolioID	10325817
DORCode	93
OwnerType	Corporate
Legal	SUBSURFACE RIGHTS FOR 28-44-26-07-00069.0270 AS DESC IN OR 4516 PG 2118

Submerged Lease / Easement (9 – Encumbrance)

Recorded Subdivision Plat

Parcel Fabric - Encumbrances



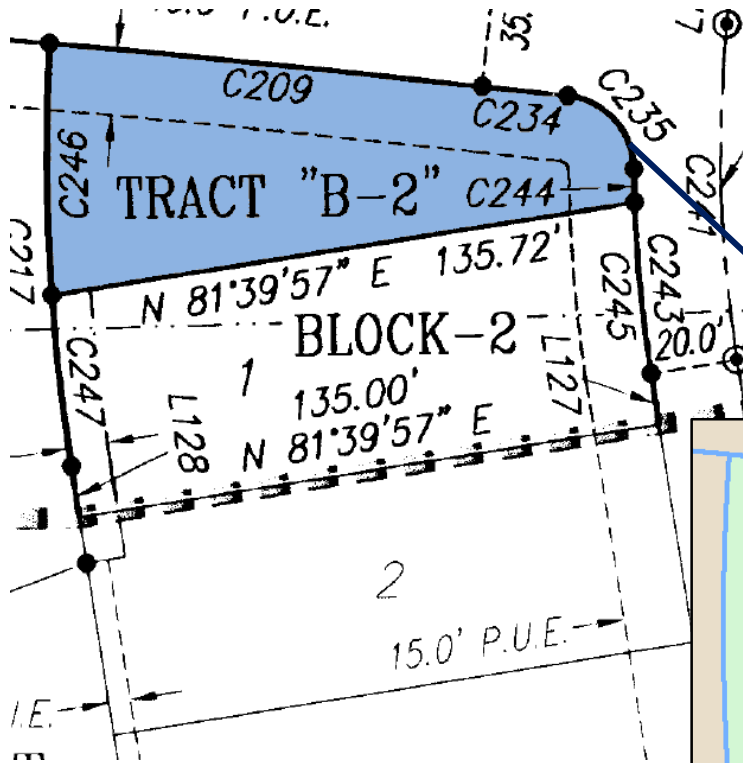
Field	Value
Parcel Type	Encumbrance
Description	9' DE, IE, & LME
Encumbrance Type	Water/Drainage
Encumbrance Sub Type	Other
SourceReference	2015000023533

Field	Value
Parcel Type	Encumbrance
Description	15' DE
Encumbrance Type	Water/Drainage
Encumbrance Sub Type	<null>
SourceReference	2015000023533

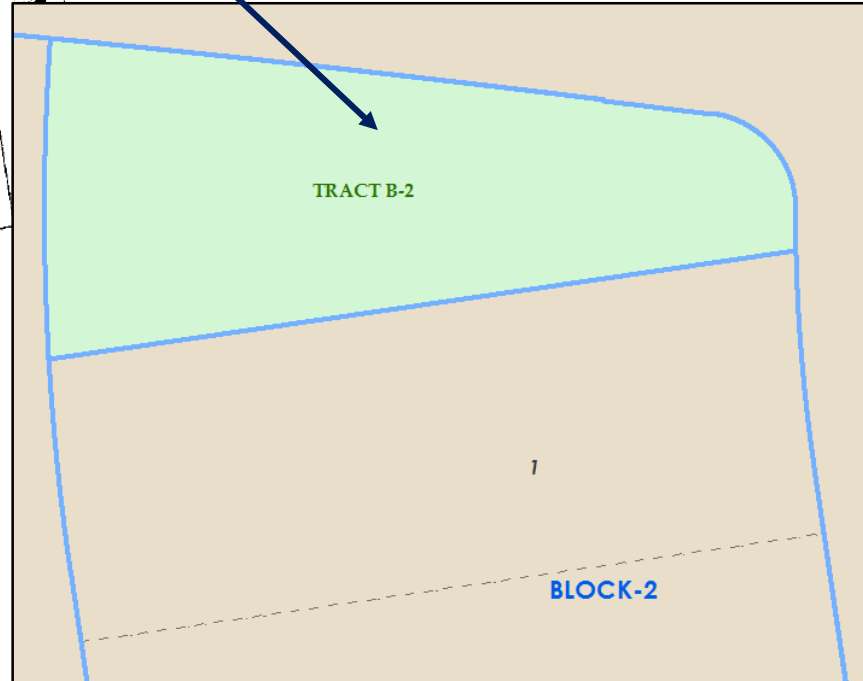
Field	Value
Parcel Type	Encumbrance
Description	15' PUE
Encumbrance Type	Utility/Public
Encumbrance Sub Type	<null>
SourceReference	2015000023533

Common Element (6 – Conveyance Division)

Recorded Subdivision Plat



Parcel Fabric – Conveyance Division



Field	Value
Parcel Type (Type)	Conveyance Division
Lot or Unit Type (SimConDivType)	Common Element
Lot or Unit Number (Name)	014826B10010B02CE
FolioID	10568940
SectionNumber	01
Township Number	48
Range Number	26
Area	B1
Block Number	0010B
Lot	02CE
Description (As Stated on Plat)	TRACT B-2
PlanID	28807
HeaderFolioID	10568752
DORCode	94
OwnerType	Corporate
Legal	BONITA NATIONAL AS DESC IN INST# 2015000023533 TRACT B-2
Legal Start Date	2/3/2015
Legal End Date	<null>
OwnerName	LENNAR HOMES LLC
Others	
CareOf	
Address1	10481 BEN C PRATT/SIX MILE
Address2	CYPRESS PKWY
City	FORT MYERS
State	FL
ZIP	33966
Country	<null>
TaxingDistrict	017
LandUseCode	9925
LandUseDesc	<null>
Zoning	RPD
Zoning	<null>
GarbageDistrict	001
Stated Area	0.12420000 ac
PlatArea	<null>



Questions??
Contact us at:
GISTeam@leepa.org

Presented By:
Jennifer Rivera, CFE
Lynnell Sturgeon, CFE

Definition Queries

Historical Parcels:

Historical = 1 AND Len(Name) = 17 AND FolioID IS NOT NULL AND
(Type IN (7,8,9,10,12) OR SimConDivType IN ('Unit', 'Building', 'Common Element', 'Dock'))

Subs and Condos:

Historical = 0 AND Len(Name) = 17 AND Type = 5

Tax Parcels:

Historical = 0 AND Len(Name) = 17 AND FolioID IS NOT NULL AND
(Type IN (7,8,10,12))

Lots and Units:

Historical = 0 AND Type = 6

Encumbrances:

Historical = 0 AND Type = 9