

**GENERAL NOTES**

- (R) DENOTES RADIAL
- (M) DENOTES NON RADIAL
- DENOTES PCP (PERMANENT CONTROL POINT)
- DENOTES PPM (PERMANENT REFERENCE MONUMENT)
- DENOTES DRAINAGE EASEMENT
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT
- DENOTES SET IT FROM PIPE & CAP
- DISTANCES SHOWN HEREIN ARE IN FEET AND/OR DECIMAL PARTS THEREOF.

BEARINGS SHOWN HEREIN ARE RELATIVE TO THE CENTERLINE OF SURVEY OF STATE ROAD NO. 45 (TAMPAH TRAIL), AS ESTABLISHED BY OTHERS.

PERMANENT CONTROL POINTS (PCPs) ARE NOT SET, UPON COMPLETION OF THE ROAD CONSTRUCTION, THE PCPS SHALL BE INSTALLED IN ACCORDANCE WITH PART 1 OF CHAPTER 177, FLORIDA STATUTES.

**EASEMENT DEDICATION**

EASEMENTS ARE HEREBY RESERVED IN PERPETUITY FOR UNDERGROUND PUBLIC UTILITIES AND ARE 6 FEET WIDE ALONG THE SIDES AND 10 FEET ALONG THE FRONT OF EACH BUILDING SITE, UNLESS OTHERWISE SHOWN.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN'S NEST UNIT ONE IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLATED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF PART 1 OF CHAPTER 177, FLORIDA STATUTES.

WILSON, MILLER, BARTON, SOILL & PEEK, INC.

*Paul H. Thomas*  
PAUL H. THOMAS, PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 2817

**APPROVALS**

THIS PLAT WAS ACCEPTED THIS 19th DAY OF October, A.D. 1988, IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

*Ronald K. Brown* COUNTY ENGINEER  
*August J. Smith* COUNTY CLERK  
*Bice J. Fernald* CHAIRMAN OF THE BOARD  
*Charles Green* CLERK OF THE COURT

*James J. Williamson*  
DIRECTOR, DIVISION OF COMMUNITY DEVELOPMENT

**CLERK'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT OF PELICAN'S NEST UNIT ONE HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION, I FIND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF PART 1 OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT WAS FILED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ON THIS 21st DAY OF October, A.D. 1988, AT 2:14 P.M. BY Paul H. Thomas, SURVEYOR.

**PELICAN'S NEST UNIT ONE**  
SECTIONS 17 & 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

**DESCRIPTION**

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 17, THENCE RUN N10°19'18" W ALONG THE EAST LINE OF SAID SECTION 17 FOR 648.03 FEET; THENCE RUN S88°41'29" W FOR 257.91 FEET; THENCE RUN N16°00'00" W FOR 80.00 FEET; THENCE RUN S28°22'02" W FOR 68.74 FEET; THENCE RUN S16°17'08" W FOR 84.26 FEET; THENCE RUN N18°25'55" W FOR 97.36 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST POINT BEARING N75°24'24" E, FROM THE RADIUS POINT OF SAID CURVE, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF THE CURVE OF RADIUS 120.00 FEET (DELTA ANGLE 130°30'00" - CHORD DISTANCE OF 224.50 FEET) FOR 284.22 FEET; THENCE RUN S34°14'29" W FOR 133.72 FEET; THENCE RUN S11°15'00" E FOR 240.00 FEET; THENCE RUN S2°30'00" E FOR 380.00 FEET; THENCE RUN S7°15'00" E FOR 267.00 FEET; THENCE RUN S14°15'00" E FOR 342.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST POINT BEARING N27°15'00" E, FROM THE RADIUS POINT OF SAID CURVE, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF THE CURVE OF RADIUS 115.40 FEET (DELTA ANGLE 72°45'00" - CHORD DISTANCE OF 136.88 FEET) FOR 148.53 FEET TO THE POINT OF TANGENCY, THENCE RUN S10°00'00" W FOR 145.00 FEET; THENCE RUN S9°25'36" W FOR 706.90 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH POINT BEARING N73°24'4" E, FROM THE RADIUS POINT OF SAID CURVE, THENCE RUN WEST ALONG THE ARC OF THE CURVE OF RADIUS 530.74 FEET (DELTA ANGLE 92°21'41" - CHORD DISTANCE OF 86.77 FEET) FOR 86.87 FEET; THENCE RUN S43°30'00" W FOR 200.00 FEET TO A POINT OF CURVATURE, THENCE RUN WESTERLY ALONG THE ARC OR A CURVE TO THE LEFT OF RADIUS 1160.96 FEET (DELTA ANGLE OF 16°00'00" - CHORD DISTANCE OF 323.15 FEET) FOR 324.20 FEET; THENCE RUN S22°30'00" E FOR 141.86 FEET; THENCE RUN N88°42'52" E FOR 480.08 FEET TO A POINT OF CURVATURE, THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 25.00 FEET (DELTA ANGLE 77°42'32" - CHORD DISTANCE OF 31.37 FEET) TO THE POINT OF TANGENCY, THENCE RUN N19°00'00" E FOR 145.44 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH POINT BEARING N27°00'00" E, FROM THE RADIUS POINT OF SAID CURVE, THENCE RUN EASTERLY ALONG THE ARC OF THE CURVE OF RADIUS 485.74 FEET (DELTA ANGLE 14°23'54" - CHORD DISTANCE 121.74 FEET) FOR 122.07 FEET; THENCE RUN S31°15'00" E FOR 231.05 FEET; THENCE RUN S88°23'21" E FOR 197.17 FEET; THENCE RUN S11°30'00" E FOR 315.00 FEET TO THE POINT OF CURVATURE, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF THE CURVE TO THE RIGHT OF RADIUS 340.46 FEET (DELTA ANGLE 79°35'14" - CHORD DISTANCE OF 435.80 FEET) FOR 472.91 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE RUN N12°38'18" W ALONG SAID SECTION LINE FOR 22.50 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE RUN N16°35'34" W ALONG SAID SECTION LINE FOR 2659.37 FEET TO THE POINT OF BEGINNING.

**NOTICE:**

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**NOTICE**

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE AND SEWAGE FACILITIES WITHIN THE SUBDIVISION.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WESTINGHOUSE COMMUNITIES OF MAPLES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA; AND PELICAN'S NEST ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF PELICAN'S NEST UNIT ONE TO BE MADE AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL UTILITY EASEMENTS, AND DO HEREBY DEDICATE TO PELICAN'S NEST COMMUNITY ASSOCIATION, INC. ALL THE DUES AND DRIBRAGE EASEMENTS, HEREBY REMOVING, VACATING AND ABROGATING ANY PLAT OR PLATS OF ANY PART OF SAID LANDS HERETOFORE MADE.

IN WITNESS WHEREOF WESTINGHOUSE COMMUNITIES OF MAPLES, INC. HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS PRESIDENT, ITS CORPORATE SEAL AFFIXED, AND ATTESTED TO BY ITS ASSISTANT SECRETARY THIS 19th DAY OF September, A.D. 1988.

WESTINGHOUSE COMMUNITIES OF MAPLES, INC.

*Byron R. Koste* BYRON R. KOSTE, PRESIDENT  
*Louis H. Huestes* LOUIS H. HUESTES, ASSISTANT SECRETARY

IN WITNESS WHEREOF PELICAN'S NEST ASSOCIATES, LTD., HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS GENERAL PARTNER THIS 19th DAY OF September, A.D. 1988.

PELICAN'S NEST ASSOCIATES, LTD.

BY: PELICAN'S NEST INVESTMENTS, INC. GENERAL PARTNER

*By* BY: *Louis H. Huestes* LOUIS H. HUESTES, PRESIDENT

*By* Petition to Vacate  
Petition No. 98-02-123 DSR  
Description: 5001 w/e/s strip of land-see DCMB  
Date of Hearing: 09/28/88  
Petitioner No. 98-02-13  
CCLAB 1988R Page:286  
Recorded on 09/21/88 OR Book:2707 Page:3201-3205

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, BYRON R. KOSTE, PRESIDENT AND LOUIS H. HUESTES, ASSISTANT SECRETARY OF WESTINGHOUSE COMMUNITIES OF MAPLES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO BE WITNESSES TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL AT SAID COUNTY AND STATE THIS 19th DAY OF September, A.D. 1988.

*By* NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: July 27, 1991

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, LOUIS H. HUESTES, PRESIDENT OF PELICAN'S NEST INVESTMENTS, INC. GENERAL PARTNER OF PELICAN'S NEST ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL AT SAID COUNTY AND STATE THIS 19th DAY OF September, A.D. 1988.

*By* NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: July 27, 1991

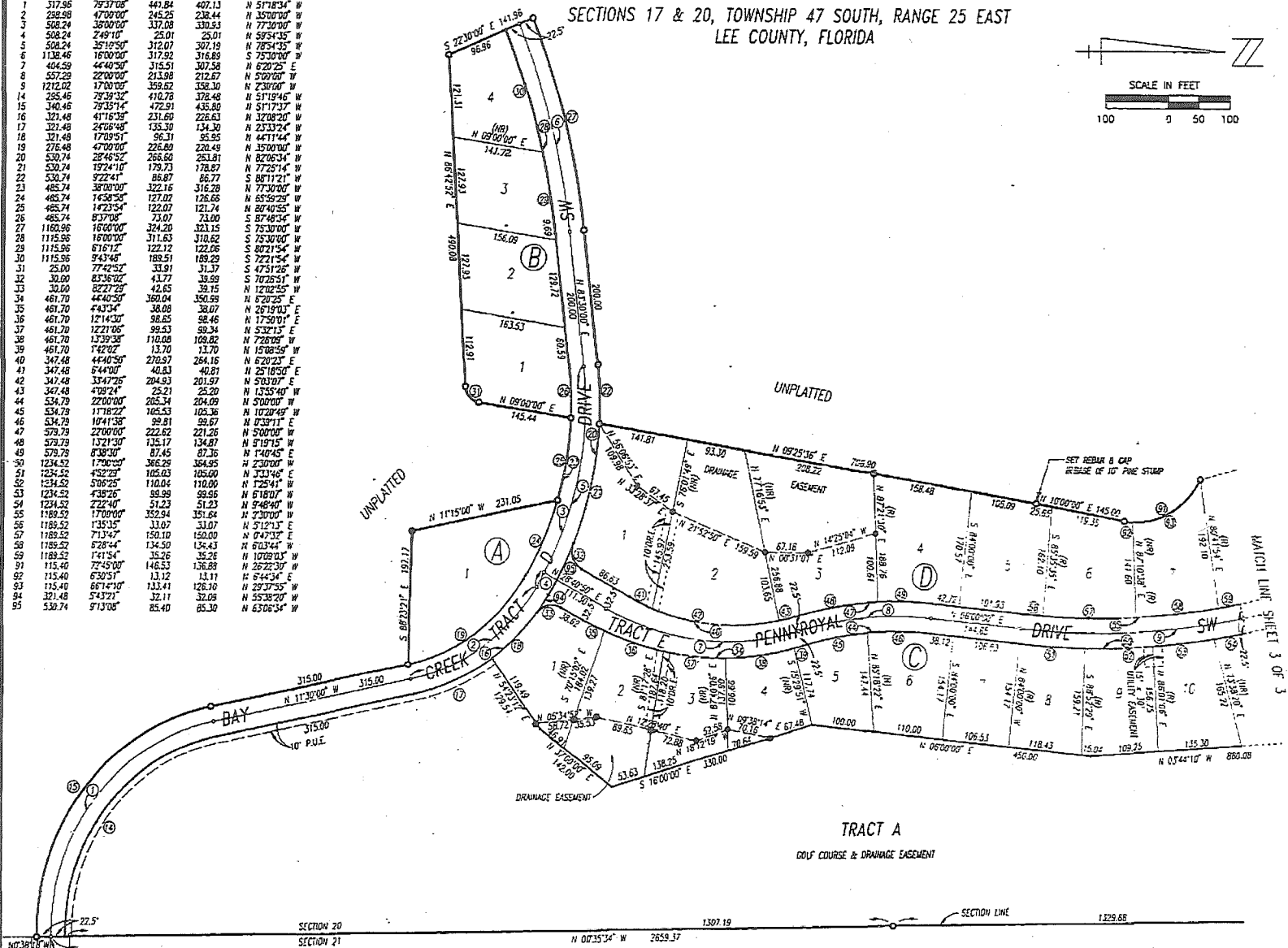
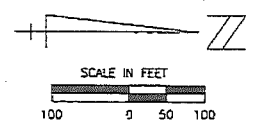


WILSON, MILLER, BARTON, SOILL & PEEK, INC.

# PELICAN'S NEST UNIT ONE

SECTIONS 17 & 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

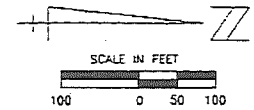
CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	317.96	79°37'08"	441.84	407.13	N 51°18'34" W
2	232.98	47°00'00"	245.25	238.44	N 35°00'00" W
3	508.24	38°00'00"	337.08	330.53	N 77°20'00" W
4	508.24	2°49'10"	25.01	25.01	N 59°51'35" W
5	508.24	35°19'50"	312.07	307.19	N 28°54'35" W
6	1138.46	16°00'00"	317.92	316.89	S 25°30'00" W
7	404.59	44°40'50"	315.51	307.58	N 67°20'25" E
8	557.29	22°00'00"	211.98	212.67	N 50°00'00" W
9	1212.02	17°00'00"	359.62	352.30	N 23°00'00" W
14	285.46	78°38'32"	410.78	378.48	N 51°19'46" W
15	340.46	79°35'14"	472.91	435.80	N 51°17'37" W
16	321.48	41°18'39"	231.60	226.63	N 32°08'20" W
17	321.48	24°06'48"	135.30	134.30	N 25°33'24" W
18	321.48	17°09'51"	96.31	95.95	N 44°11'24" W
19	276.48	47°00'00"	226.80	220.49	N 35°00'00" W
20	530.74	28°46'52"	266.60	263.81	N 82°06'34" W
21	530.74	19°24'10"	179.73	178.87	N 77°29'14" W
22	530.74	9°22'41"	86.87	86.77	S 89°11'21" W
23	485.74	38°00'00"	322.16	316.28	N 77°30'00" W
24	485.74	14°38'35"	127.02	126.66	N 85°59'29" W
25	485.74	14°23'54"	122.07	121.74	N 87°40'55" W
26	485.74	8°37'08"	71.07	71.00	S 87°43'54" W
27	1180.96	16°00'00"	324.20	323.15	S 75°30'00" W
28	1115.96	16°00'00"	311.63	310.62	S 75°30'00" W
29	1115.96	6°16'12"	122.12	122.06	S 80°21'54" W
30	1115.96	9°43'48"	189.51	189.29	S 72°21'54" W
31	25.00	77°42'52"	33.91	31.37	S 77°42'52" W
32	30.00	83°36'02"	43.77	39.59	S 70°26'51" W
33	30.00	82°27'29"	42.65	39.15	N 10°28'55" W
34	461.70	44°40'50"	360.04	350.99	N 67°20'25" E
35	461.70	44°33'44"	368.08	360.07	N 26°19'03" E
36	461.70	12°14'30"	98.65	98.46	N 17°20'00" E
37	461.70	12°21'06"	99.43	99.34	N 53°21'13" E
38	461.70	13°39'38"	110.08	109.82	N 72°08'00" W
39	461.70	14°20'02"	137.70	137.70	N 15°08'58" W
40	347.48	44°40'50"	270.87	264.16	N 67°20'25" E
41	347.48	6°44'00"	40.81	40.81	N 25°18'50" E
42	347.48	33°47'26"	204.93	201.97	N 50°07'00" E
43	347.48	4°29'24"	25.21	25.21	N 15°55'40" W
44	534.79	22°00'00"	265.34	264.09	N 51°00'00" W
45	534.79	11°16'22"	105.53	105.36	N 10°20'40" W
46	534.79	10°41'38"	99.81	99.67	N 07°58'11" E
47	579.79	22°00'00"	222.62	221.26	N 50°00'00" W
48	579.79	13°21'30"	135.17	134.87	N 51°19'15" W
49	579.79	8°38'30"	87.45	87.36	N 74°05'44" W
50	1234.52	17°00'00"	368.99	364.95	N 23°00'00" W
51	1234.52	4°52'29"	105.03	105.00	N 11°14'48" E
52	1234.52	5°06'25"	110.04	110.00	N 12°54'11" W
53	1234.52	4°38'26"	99.99	99.96	N 61°18'07" W
54	1234.52	22°24'00"	512.23	512.23	N 54°48'40" W
55	1180.96	17°00'00"	359.64	351.64	N 23°00'00" W
56	1180.96	13°51'35"	133.07	133.07	N 51°15'15" E
57	1180.96	7°13'47"	150.10	150.00	N 74°32'00" E
58	1180.96	5°28'44"	134.50	134.43	R 61°34'44" W
59	1180.96	14°19'44"	152.16	152.28	N 10°20'00" W
91	115.40	72°45'00"	146.53	136.89	N 52°29'00" E
92	115.40	6°30'51"	13.12	13.11	N 64°43'34" W
93	115.40	66°14'30"	133.41	126.10	N 29°37'55" W
94	321.48	54°32'11"	32.11	32.09	N 55°38'20" W
95	530.74	9°13'08"	85.40	85.30	N 63°06'34" W



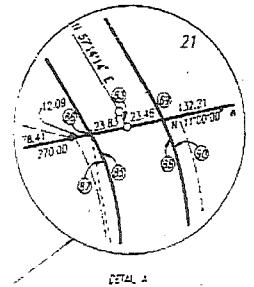
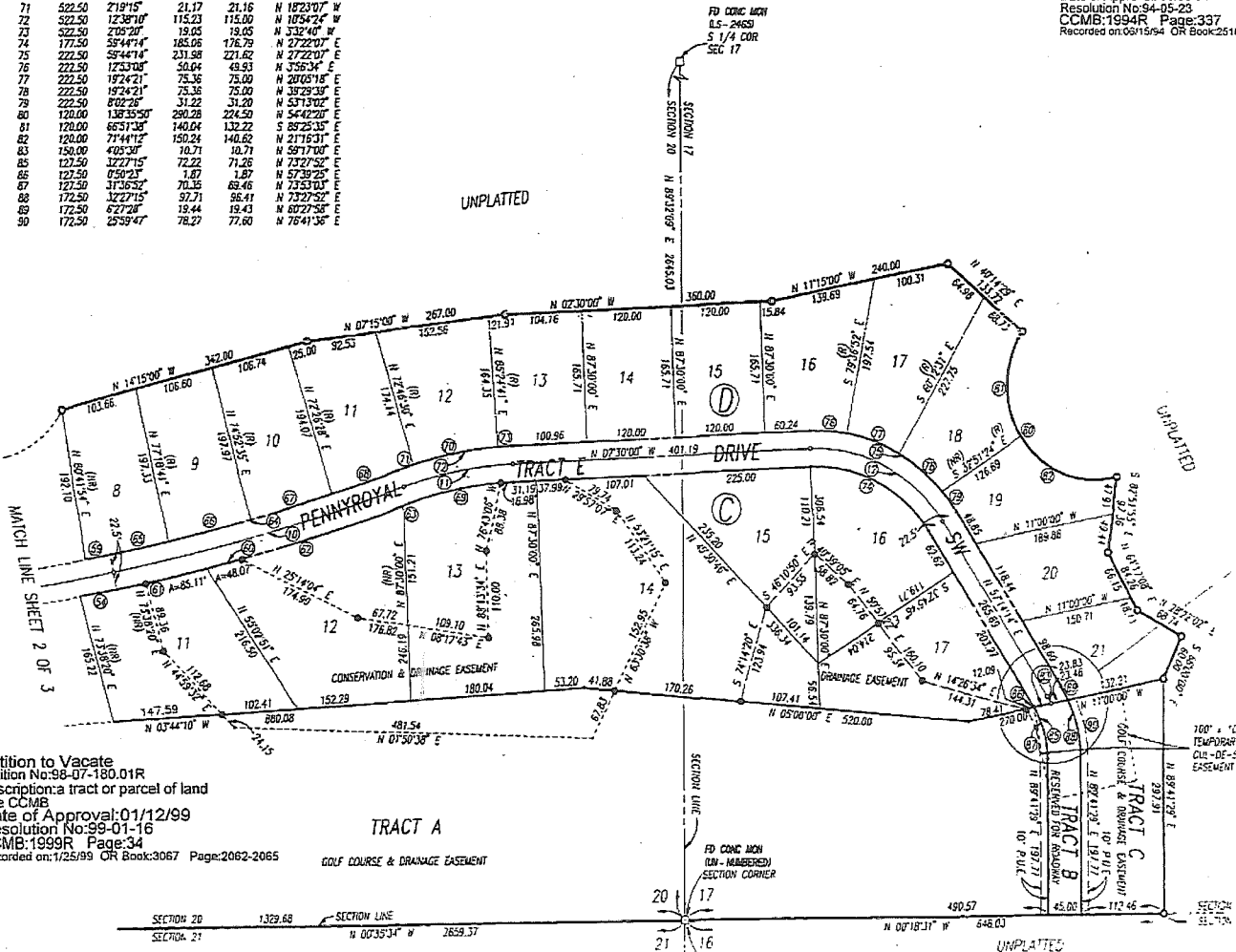
# PELICAN'S NEST UNIT ONE

SECTIONS 17 & 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
10	2728.54	832°45'	406.97	406.59	N 151°22' W
11	500.00	1702°45'	148.75	148.21	N 1701°22' W
12	200.00	5944°14'	208.32	159.21	N 2722°07' W
60	2751.04	832°45'	410.32	408.94	N 151°22' W
61	2751.04	235°24'	124.16	124.35	N 121°42' W
62	2751.04	545°45'	276.73	276.61	N 162°18' W
63	2751.04	011°32'	9.23	9.23	N 192°59' W
64	2706.04	632°45'	401.61	403.24	N 151°22' W
65	2706.04	141°20'	79.75	79.75	N 115°40' W
66	2706.04	226°06'	115.01	115.00	N 135°22' W
67	2706.04	226°06'	115.01	115.00	N 162°29' W
68	2706.04	135°13'	93.84	93.84	N 163°08' W
69	477.50	1702°45'	142.06	141.54	N 1701°22' W
70	522.50	1702°45'	155.45	154.87	N 1701°22' W
71	522.50	219°15'	21.17	21.16	N 182°07' W
72	522.50	123°10'	115.23	115.00	N 105°24' W
73	522.50	235°20'	19.05	19.05	N 332°40' W
74	177.50	5944°14'	185.06	176.79	N 2722°07' E
75	222.50	5944°14'	231.98	221.62	N 2722°07' E
76	222.50	123°08'	50.64	49.93	N 356°34' E
77	222.50	1924°21'	75.36	75.00	N 300°18' E
78	222.50	1924°21'	75.36	75.00	N 332°39' E
79	222.50	802°26'	31.22	31.20	N 531°02' E
80	120.00	13835°50'	280.28	224.50	N 54°22'00" E
81	120.00	6657°38'	140.04	132.22	S 88°25'35" E
82	120.00	7744°12'	150.24	140.62	N 217°31' E
83	150.00	408°30'	10.71	10.71	N 89°11'00" E
85	127.50	3227°15'	72.22	71.26	N 732°52' E
86	127.50	050°23'	1.87	1.87	N 573°25' E
87	127.50	3736°32'	70.35	68.46	N 735°03' E
88	172.50	3227°15'	92.71	88.41	N 732°52' E
89	172.50	627°28'	19.44	19.43	N 8027°58' E
90	172.50	2559°47'	78.27	77.80	N 7841°36' E



Petition to Vacate  
Petition No:94-02  
Description:50ft wide right of way; See CCMB  
Date of Approval: 03/30/94  
Resolution No:94-05-23  
CCMB:1994R Page:337  
Recorded on:09/15/94 OR Book:2510 Page:2045-2051



Petition to Vacate  
Petition No:98-07-180.01R  
Description:a tract or parcel of land  
See CCMB  
Date of Approval:01/12/99  
Resolution No:99-01-16  
CCMB:1999R Page:34  
Recorded on:1/25/99 OR Book:3067 Page:2062-2065

**TRACT A**  
GOLF COURSE & DRAINAGE EASEMENT

WILSON, MILLER, BARTON, SOIL & PEEK, INC.