

# PELICAN LANDING UNIT SIX

BEING A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

\$106491

SEPTEMBER 1991

### APPROVALS

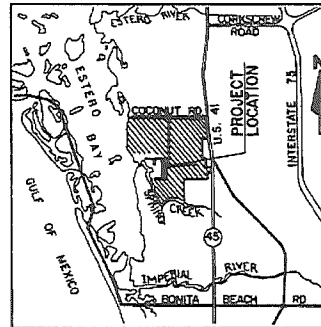
THIS PLAT ACCEPTED THIS 23<sup>rd</sup> DAY OF October, 1991 A.D. IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

[Signature]  
BOARD CHAIRMAN  
Andrew M. Long  
COUNTY ATTORNEY  
Charlison  
CLERK OF COURT

Paul J. Benson  
DIRECTOR, DIVISION OF DEVELOPMENT REVIEW  
Mary Gibbs  
DIRECTOR, DEPT. OF COMM. DEV.

\$106491

JOHNSON ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
FORT MYERS, FLORIDA



VICINITY MAP  
SCALE: 1"=2000'

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN LANDING UNIT SIX HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 5:01 AM. THIS 23<sup>rd</sup> DAY OF October, 1991, AND WAS DULY RECORDED IN PLAT BOOK 48 AT PAGES 82 AND 83 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlison  
CLERK OF THE CIRCUIT COURT  
IN AND FOR LEE COUNTY

**NOTICE:**  
LAND DESCRIBED IN THIS PLAT IS SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWER FACILITIES BEING SPECIFICALLY 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 SEWER FACILITIES WITHIN THE SUBDIVISION.

### CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN LANDING UNIT SIX IS A TRUE AND CORRECT REPRESENTATION OF THE HEREINDESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DONE THIS 23<sup>rd</sup> DAY OF OCTOBER, 1991.  
W. Britt Pomeroy, Jr.  
W. BRITT POMEROY, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4448

ING UNIT SIX  
CPMENT  
15-91

### NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DIMENSIONS ON CURVES ARE ARC LENGTH UNLESS OTHERWISE NOTED ("L"=ARC LENGTH)
- 3. B.I.D.D.E. AND B.I.D.U.E. INDICATES BAYSIDE IMPROVEMENT DISTRICT DRAINAGE EASEMENTS AND UTILITY EASEMENTS RESPECTFULLY.
- 4. ALL CURVES INDICATED ARE CIRCULAR.
- 5. (P)=PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE TAPERED CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
- 6. (C)=PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
- 7. BEARINGS SHOWN ARE BASED ON THE PLAT OF "PELICAN'S NEST UNIT ONE", AS RECORDED IN PLAT BOOK 41, PAGES 58 THRU 60. PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 8. D.E. = DRAINAGE EASEMENT
- 9. U.E. = UTILITY EASEMENT
- 10. (NR) INDICATES NON-RADIAL LINE.
- 11. A 6.0 FOOT UTILITY EASEMENT IS RESERVED ALONG EACH SIDE LOT LINE AND A 10.0 FOOT UTILITY EASEMENT IS RESERVED ALONG THE FRONT LINE OF EACH LOT. SEE PLAT FOR ADDITIONAL EASEMENTS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTINGHOUSE COMMUNITIES OF NAPLES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, OWNER OF THE LANDS DESCRIBED HEREIN HAS CAUSED THIS PLAT OF PELICAN LANDING UNIT SIX TO BE MADE AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

THE ROAD RIGHTS-OF-WAY OF GOLDCREST DRIVE AND BAY CEDAR DRIVE HEREINAFTER COLLECTIVELY REFERRED TO AS TRACT "C") AND TRACT "B" TO THE PELICAN LANDING COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION FOR THE BENEFIT OF ITS PRESENT AND FUTURE MEMBERS, ITS SUCCESSORS AND ITS ASSIGNS, AND THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES, AND EMPLOYEES, RESERVING UNTO WESTINGHOUSE COMMUNITIES OF NAPLES, INC. ITS SUCCESSORS, ITS ASSIGNS, EMPLOYEES AND INVITEES A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACTS "B" AND "C".

LAKE MAINTENANCE AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE BAYSIDE IMPROVEMENT DISTRICT.

AN EASEMENT FOR DRAINAGE AND UTILITY PURPOSES ON, OVER AND UNDER TRACTS "B" AND "C" IS HEREBY GRANTED TO THE BAYSIDE IMPROVEMENT DISTRICT AND PUBLIC UTILITIES.

ALL UTILITY EASEMENTS SHOWN HEREON ARE FOR PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TELEVISION AND ARE DEDICATED HEREBY.

IN WITNESS WHEREOF, WESTINGHOUSE COMMUNITIES OF NAPLES, 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 23<sup>rd</sup> DAY OF October, 1991 A.D.

WESTINGHOUSE COMMUNITIES OF NAPLES, INC.

Lisa C. Swinder  
WITNESS AS TO BOTH

[Signature]  
BYRON R. KOSTE, PRESIDENT

Sally Rhodes  
WITNESS AS TO BOTH

Robert W. McClure  
ROBERT W. MCCLURE, SECRETARY

### NOTICE

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

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED BYRON R. KOSTE, PRESIDENT AND ROBERT W. MCCLURE, SECRETARY OF WESTINGHOUSE COMMUNITIES OF NAPLES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN 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 THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

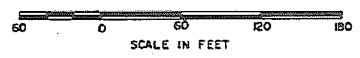
WITNESS MY HAND AND OFFICIAL SEAL AT FT. MYERS SAID COUNTY AND STATE THIS 23<sup>rd</sup> DAY OF October, 1991 A.D.

Mary C. Clark  
NOTARY PUBLIC STATE OF FLORIDA-AT-LARGE  
MY COMMISSION EXPIRES August 22, 1992

[Signature]  
NOTARY

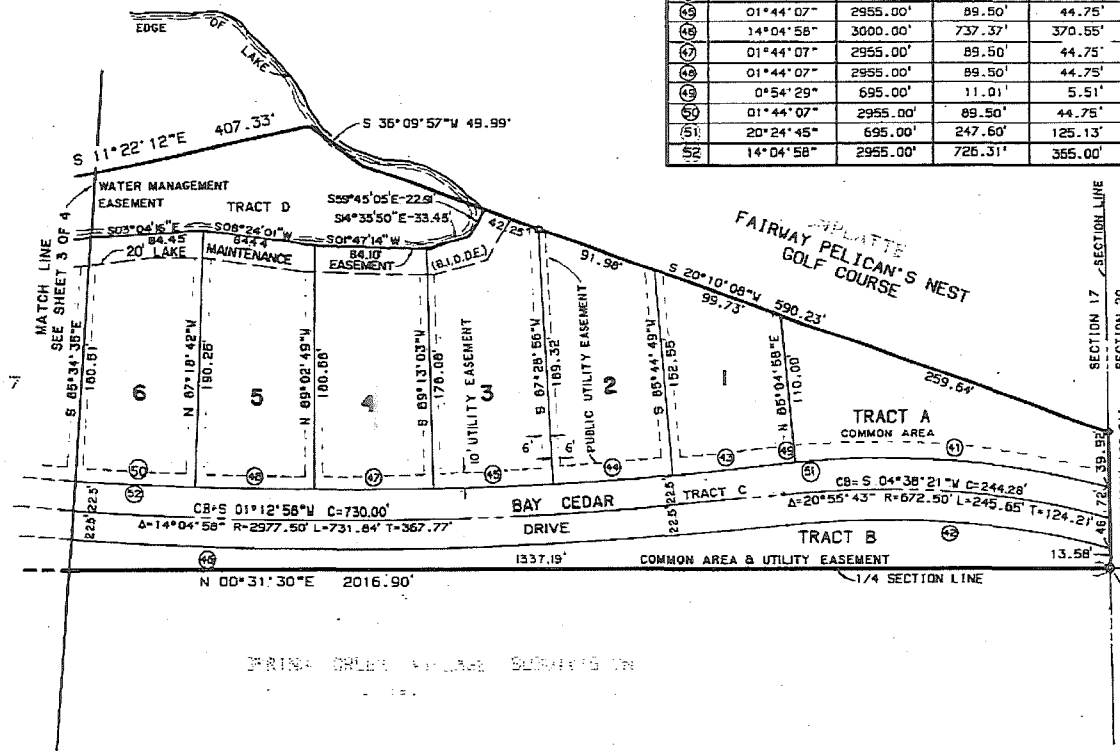
# PELICAN LANDING UNIT SIX

BEING A SUBDIVISION OF A PORTION OF  
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARINGS	CHORD DIST.
41	19°30'16"	695.00'	236.59'	119.45'	N 04°50'06"E	236.45'
42	21°28'54"	690.00'	243.70'	123.30'	S 04°54'56"W	242.28'
43	01°34'20"	2955.00'	81.09'	40.55'	N 05°02'21"W	81.08'
44	01°44'07"	2955.00'	89.50'	44.75'	N 03°23'07"W	89.50'
45	01°44'07"	2955.00'	89.50'	44.75'	N 01°39'00"W	89.50'
46	14°04'58"	3000.00'	737.37'	370.55'	S 01°12'58"W	735.52'
47	01°44'07"	2955.00'	89.50'	44.75'	N 0°05'07"E	89.50'
48	01°44'07"	2955.00'	89.50'	44.75'	N 01°49'14"E	89.50'
49	0°54'29"	695.00'	11.01'	5.51'	N 05°22'17"W	11.01'
50	01°44'07"	2955.00'	89.50'	44.75'	N 03°33'22"E	89.50'
51	20°24'45"	695.00'	247.60'	125.13'	N 04°22'52"E	246.30'
52	14°04'58"	2955.00'	726.31'	355.00'	N 01°12'58"E	724.48'



POINT OF BEGINNING-DESCRIPTION  
SW CORNER OF SE 1/4  
SECTION 17  
FOUND 4"x4" CONCRETE MONUMENT  
WITH DISK STAMPED "STARNES &  
ASSOC. L.S. 2465"  
1/4 SECTION CORNER

# PELICAN LANDING UNIT SIX

BEING A SUBDIVISION OF A PORTION OF  
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

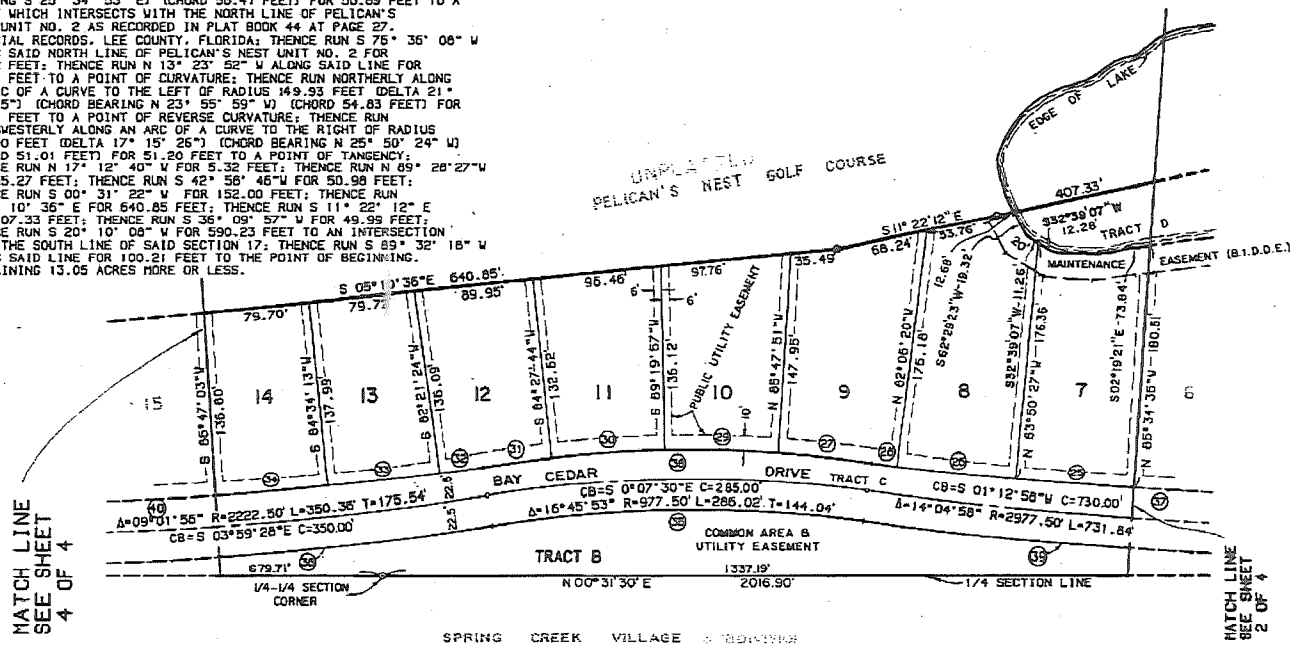


DESCRIPTION  
PARCEL IN  
THE SE-1/4 SECTION 17, T. 47 S., R. 25 E.  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 17 THENCE RUN N 00° 31' 30" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE-1/4) FOR 2016.90 FEET; THENCE RUN S 55° 23' 54" E FOR 73.82 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 145.00 FEET (DELTA 46° 24' 31") (CHORD BEARING N 67° 18' 22" E) (CHORD 145.76 FEET) FOR 149.85 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 29' 22" E FOR 5.94 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 25.00 FEET (DELTA 79° 02' 50") (CHORD BEARING N 50° 59' 13" E) (CHORD 31.82 FEET) FOR 34.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 225.00 FEET (DELTA 43° 10' 28") (CHORD BEARING N 33° 03' 02" E) (CHORD 165.56 FEET) FOR 169.95 FEET TO A POINT OF TANGENCY; THENCE RUN N 54° 30' 15" E FOR 124.22 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 325.00 FEET (DELTA 30° 09' 40") (CHORD BEARING N 39° 33' 26" E) (CHORD 169.11 FEET) FOR 171.08 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN S 65° 31' 24" E FOR 176.42 FEET; THENCE RUN S 29° 32' 06" W FOR 316.77 FEET; THENCE RUN S 66° 54' 00" W FOR 271.67 FEET; THENCE RUN S 17° 12' 40" E FOR 112.14 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 125.00 FEET (DELTA 20° 33' 14") (CHORD BEARING S 27° 29' 17" E) (CHORD 44.50 FEET) FOR 44.84 FEET TO A POINT OF TANGENCY; THENCE RUN S 37° 45' 54" E FOR 20.49 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 133.78 FEET (DELTA 24° 22' 02") (CHORD BEARING S 25° 34' 53" E) (CHORD 55.47 FEET) FOR 55.89 FEET TO A POINT WHICH INTERSECTS WITH THE NORTH LINE OF PELICAN'S NEST UNIT NO. 2 AS RECORDED IN PLAT BOOK 44 AT PAGE 27, OFFICIAL RECORDS, LEE COUNTY, FLORIDA; THENCE RUN S 75° 36' 06" W ALONG SAID NORTH LINE OF PELICAN'S NEST UNIT NO. 2 FOR 55.12 FEET; THENCE RUN N 13° 23' 52" W ALONG SAID LINE FOR 10.42 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 149.93 FEET (DELTA 21° 04' 15") (CHORD BEARING N 23° 55' 59" W) (CHORD 54.83 FEET) FOR 55.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 170.00 FEET (DELTA 17° 15' 26") (CHORD BEARING N 25° 50' 24" W) (CHORD 51.01 FEET) FOR 51.20 FEET TO A POINT OF TANGENCY; THENCE RUN N 17° 12' 40" W FOR 5.32 FEET; THENCE RUN N 89° 28' 27" W FOR 55.27 FEET; THENCE RUN S 42° 58' 46" W FOR 50.98 FEET; THENCE RUN S 00° 31' 26" W FOR 152.00 FEET; THENCE RUN S 05° 10' 36" E FOR 640.85 FEET; THENCE RUN S 11° 22' 12" E FOR 407.33 FEET; THENCE RUN S 36° 09' 57" W FOR 49.99 FEET; THENCE RUN S 20° 10' 08" W FOR 590.23 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17; THENCE RUN S 89° 32' 18" W ALONG SAID LINE FOR 100.21 FEET TO THE POINT OF BEGINNING. CONTAINING 13.05 ACRES MORE OR LESS.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	01°44'07"	2955.00'	89.50'	44.75'	N 05°17'29"E	89.50'
2	01°44'07"	2955.00'	89.50'	44.75'	N 07°01'36"E	89.50'
3	04°03'18"	1000.00'	70.77'	35.40'	N 06°13'48"E	70.76'
4	0°21'48"	2955.00'	18.72'	9.36'	N 08°04'34"E	18.73'
5	04°52'12"	1000.00'	85.00'	42.52'	N 01°46'03"E	84.97'
6	04°52'13"	1000.00'	85.00'	42.53'	N 03°06'09"W	84.97'
7	02°58'10"	1000.00'	51.83'	25.92'	N 07°01'21"W	51.82'
8	0°51'50"	2200.00'	33.17'	16.59'	N 08°04'31"W	33.18'
9	02°12'49"	2200.00'	85.00'	42.50'	N 06°32'11"W	84.99'
10	02°12'50"	2200.00'	85.01'	42.51'	N 04°19'22"W	84.99'
11	16°45'53"	955.00'	279.43'	140.72'	S 0°07'30"E	278.44'
12	09°01'56"	2245.00'	353.91'	177.32'	S 03°59'28"E	353.54'
13	14°04'58"	2955.00'	726.31'	365.00'	N 01°12'58"E	726.48'
14	15°45'53"	1000.00'	292.60'	147.35'	N 0°07'30"W	291.56'
15	14°04'58"	3000.00'	737.37'	370.55'	N 01°12'58"E	735.52'
16	09°01'56"	2200.00'	346.82'	173.77'	S 03°59'28"E	346.46'



MATCH LINE  
SEE SHEET  
4 OF 4

MATCH LINE  
SEE SHEET  
2 OF 4

SPRING CREEK VILLAGE

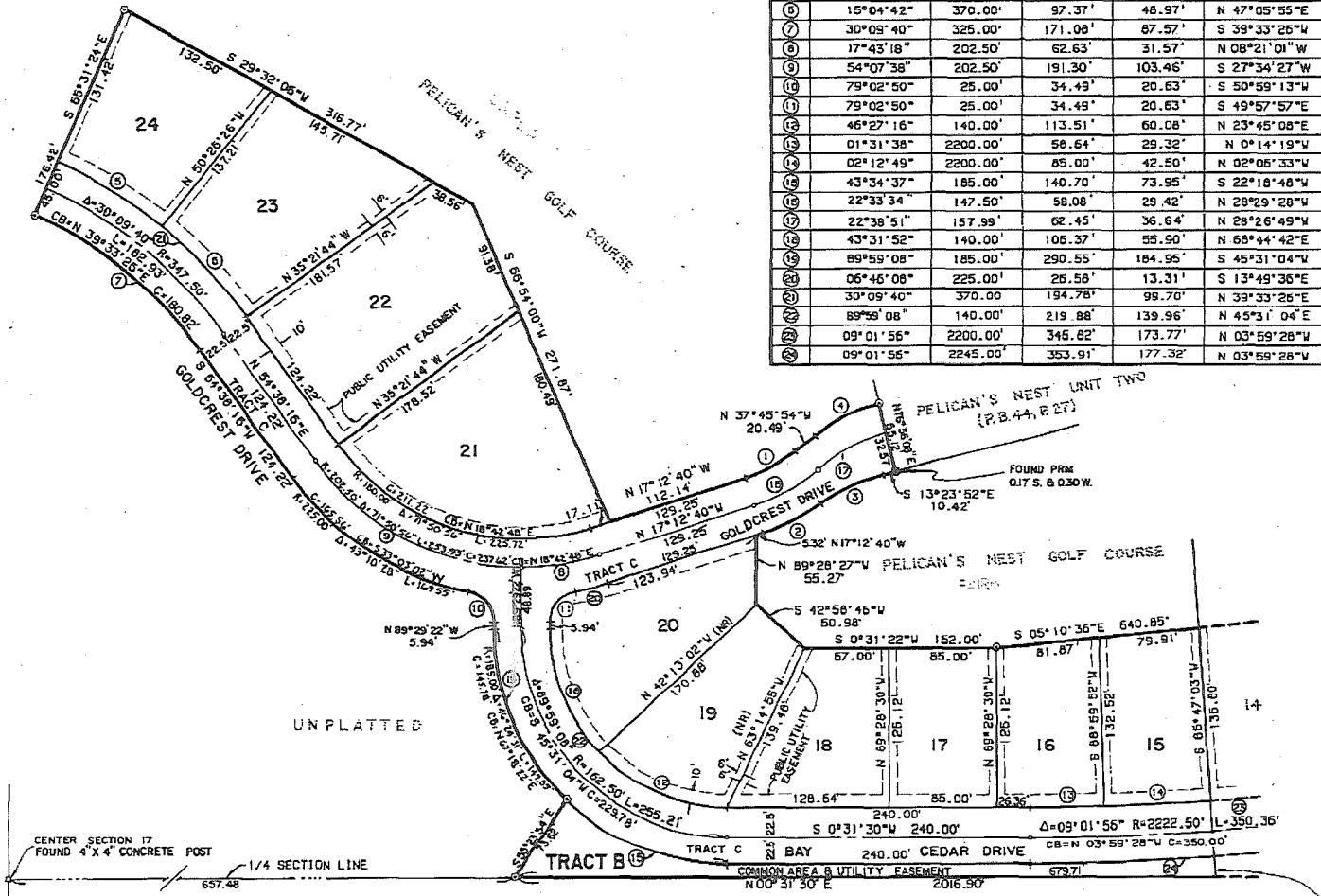
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SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	20°33'14"	125.00'	44.84'	22.66'	N 27°29'17"W	44.50'
2	17°15'26"	170.00'	51.20'	25.60'	S 25°50'24"E	51.01'
3	21°04'15"	149.93'	55.14'	27.88'	S 23°55'59"E	54.83'
4	24°22'02"	133.78'	56.89'	28.88'	N 25°34'53"W	56.47'
5	15°04'58"	370.00'	97.40'	48.98'	N 32°01'05"E	97.12'
6	15°04'42"	370.00'	97.37'	48.97'	N 47°05'55"E	97.09'
7	30°09'40"	325.00'	171.08'	87.57'	S 39°33'26"W	169.11'
8	17°43'18"	202.50'	62.63'	31.57'	N 08°21'01"W	62.38'
9	54°07'38"	202.50'	191.30'	103.46'	S 27°34'27"W	184.27'
10	79°02'50"	25.00'	34.49'	20.63'	S 50°59'13"W	31.82'
11	79°02'50"	25.00'	34.49'	20.63'	S 49°57'57"E	31.82'
12	46°27'16"	140.00'	113.51'	60.08'	N 23°45'08"E	110.43'
13	01°31'38"	2200.00'	58.64'	29.32'	N 0°14'19"W	58.64'
14	02°12'49"	2200.00'	85.00'	42.50'	N 02°06'33"W	84.99'
15	43°34'37"	185.00'	140.70'	73.95'	S 22°18'48"W	137.34'
16	22°33'34"	147.50'	58.08'	29.42'	N 28°29'28"W	57.70'
17	22°38'51"	157.99'	62.45'	36.64'	N 28°26'49"W	62.04'
18	43°31'52"	140.00'	106.37'	55.90'	N 68°44'42"E	103.83'
19	89°59'08"	185.00'	290.55'	184.95'	S 45°31'04"W	261.60'
20	06°46'08"	225.00'	26.58'	13.31'	S 13°49'36"E	26.57'
21	30°09'40"	370.00'	194.78'	99.70'	N 39°33'26"E	192.53'
22	89°59'08"	140.00'	219.88'	139.96'	N 45°31'04"E	197.97'
23	09°01'56"	2200.00'	346.82'	173.77'	N 03°59'28"W	346.46'
24	09°01'56"	2245.00'	353.91'	177.32'	N 03°59'28"W	353.54'



MATCH LINE  
SEE SHEET  
3 OF 4

SPRING CREEK VILLAGE