

RECORDED & VERIFIED - CHARLIE GREEN, CLERK  
BY: MAY JO REITSCH, D.C.

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3284906  
GRANT OF UTILITY EASEMENT

Docum. Tax Pd \$ 170  
Laughlin Tax Pd.  
LEE COUNTY  
Deputy Clerk  
M. Robinson

OR 2336 PG 3620

It is hereby agreed that Pelican Landing Community Association, Inc. the successor in interest to the Pelican's Nest Community Association and Westinghouse Communities of Naples, Inc., hereinafter referred to as the "Grantor" whose address is 9200 Bonita Beach Road, Suite 101, Bonita Springs, FL 33923, in consideration for Ten (\$10.00) Dollars and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, unto the BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, a chapter 190 F.S. district, hereinafter referred to as the "Grantee" whose address is 10300 11th Manor NW, Coral Springs, FL 33071, and to its successors and assigns, a non-exclusive easement and right-of-way upon; over, across or below the surface of the following described lands of the Grantor, situated in Lee County, Florida; more particularly described as follows:

All of Tracts B, D and E of Pelican's Nest UNIT ONE being the road right-of-way as shown on the plat thereof PB41, pages 58-60, which are known as Pennyroyal Drive and Bay Creek Drive, and

All of Tract C of Pelican's Nest UNIT TWO being the road right-of-way as shown on the plat thereof recorded at PB44, pages 27-31, which is known as Goldcrest Drive, Blue Sage Court and Bay Creek Drive.

All of Lakemont Drive right-of-way as described on Exhibit A attached hereto, for the purposes of construction, operation, maintenance, improving or replacing of irrigation/reuse water mains, laterals, valves and all normal appurtenances thereto, together with the right and privilege to inspect, alter, remove or relocate such lines, facilities and appurtenances thereto within the easement herein granted, with all rights and privileges necessary or convenient for the full use or enjoyment thereof for the above-stated purposes.

The Grantor, however, reserves the right and privilege to use the above-described lands for any and all other purposes except as would interfere with the Grantee's use, occupation or enjoyment thereof.

Grantee, by acceptance of this easement agrees for itself, its successors and assigns, not to interfere at any time with the right of ingress or egress of Grantor, its



PELICAN LANDING:

EASEMENT (LAKEMONT EXTENSION)

W.O. 1899

Ref: D-818-17

Date: December 28, 1990

Revised: January 17, 1991

Street Light Easement (45.00 feet wide) lying over and across part of Section 17, Township 47 South, Range 25 East, Lee County, Florida, and lying 22.50 feet on each side of the following described centerline:

FROM the East  $\frac{1}{4}$  corner of said Section 17 run  $N89^{\circ} 58'28''W$  along the North line of the Southeast Quarter (SE  $\frac{1}{4}$ ) of said Section 17 for 773.50 feet; thence  $S04^{\circ} 36'26''E$  for 325.92 feet; thence  $N80^{\circ} 32'00''E$  for 22.58 feet to the POINT OF BEGINNING of the centerline herein described;

From said Point of Beginning run  $S04^{\circ} 36'26''E$  for 86.63 feet; thence southeasterly 183.28 feet along the arc of a circular curve concave to the northeast, having a radius of 227.50 feet; through a central angle of  $46^{\circ} 09'34''$  and being subtended by a chord which bears  $S27^{\circ} 41'13''E$  for 178.37 feet; thence  $S50^{\circ} 46'00''E$  for 245.98 feet; thence southeasterly, easterly and northeasterly for 201.91 feet along the arc of a circular curve concave to the northeast, having a radius of 227.50 feet, through a central angle of  $50^{\circ} 51'04''$  and being subtended by a chord which bears  $S76^{\circ} 11'32''E$  for 195.35 feet; thence  $N78^{\circ} 22'56''E$  for 191.30 feet; thence easterly and southeasterly 72.29 feet along the arc of a circular curve concave to the southwest, having a radius of 150.00 feet, through a central angle of  $27^{\circ} 36'48''$  and being subtended by a chord which bears  $S87^{\circ} 48'39''E$  for 71.59 feet to the East line of said Section 17 and the Easterly Terminus of said centerline.

The side lines of said easement extend or shorten to meet the West line of Tract J, Replat of Tract E Pelican Landing Unit Three as recorded in Plat Book 47 at Pages 25 and 26 of the Public Records of Lee County, Florida.

OR2336 PG3622

CHARLIE GREEN LEE CITY FL  
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**EXHIBIT A**