

THIRTEENTH SUPPLEMENT  
TO THE  
DECLARATION AND GENERAL PROTECTIVE COVENANTS  
FOR  
3317685 PELICAN LANDING  
(PARCELS "B" AND "F")

THIS SUPPLEMENT is made this 28<sup>th</sup> day of December, 1992, by WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, which was Declarant of that particular AMENDED AND RESTATED DECLARATION AND GENERAL PROTECTIVE COVENANTS FOR PELICAN LANDING and is hereinafter referred to as DECLARANT.

WITNESSETH:

WHEREAS, DECLARANT has recorded the Amended and Restated Declaration and General Protective Covenants for Pelican Landing (hereinafter referred to as DECLARATION) at Official Records Book 2198, Pages 1873 through 2026, inclusive, of the Public Records of Lee County, Florida, as amended; and

WHEREAS, the DECLARATION provides in Article VIII, Section 1, thereof the "Declarant shall have the unilateral right, privilege and option, from time to time at any time until all property described on Exhibit "A" has been subjected to this DECLARATION or December 31, 2020, whichever is earlier, to subject to the provisions of this DECLARATION and the jurisdiction of the Association any portion of real property, including without limitation that described in Exhibit "A" attached hereto. Such annexation shall be accomplished by filing in the Public Records of Lee County, Florida a Supplemental Declaration annexing such property"; and

WHEREAS, in accordance with the terms of the DECLARATION, DECLARANT desires to subject all of the real property described in Exhibit "A" attached hereto (hereinafter defined and referred to as the PROPERTY) to the DECLARATION for those reasons set forth in the preamble to the DECLARATION; and

WHEREAS, DECLARANT has determined that in order to create a quality development within the PROPERTY, new provisions applicable to the PROPERTY shall be imposed for the preservation of the property values of the owners' therein.

NOW THEREFORE, DECLARANT hereby declares that the real property described in Exhibit "A" hereto shall be held, transferred, sold, conveyed and occupied

RECORD VERIFIED - CHARLIE GREEN, CLERK  
 BY: G. SHERMAN, D.C. ©

15000

subject to the DECLARATION, and the supplemental restrictions, covenants, servitudes, impositions, easements, charges and liens hereinafter set forth.

ARTICLE I  
DEFINITIONS

1. "ASSOCIATION" shall mean and refer to the Pelican Landing Community Association, Inc., a Florida not-for-profit corporation.
2. "CPD ZONING" shall mean and refer to that certain Burnt Pine CPD Resolution Z-92057 of the Board of County Commissioners of Lee County, Florida adopted on December 21, 1992, approving CPD zoning, as amended.
3. "DECLARANT" shall mean and refer to WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, presently having its principal place of business in Lee County, Florida, its successors or assigns of any or all of its rights under the DECLARATION.
4. "DECLARATION" shall mean and refer to the AMENDED AND RESTATED GENERAL COVENANTS AND GENERAL PROTECTIVE COVENANTS FOR PELICAN LANDING as recorded in Official Records Book 2198 at Pages 1873 through 2026, inclusive, of the Public Records of Lee County, Florida, as amended, and as may be amended from time to time.
5. "DISTRICT" shall mean and refer to Bayside Improvement Community Development District as established pursuant to Chapter 190, Florida Statutes.
6. "OWNER" shall mean and refer to any person or persons, entity or entities, who are the record owner or owners of any fee interest in the PROPERTY, their heirs, successors, legal representatives or assigns.
7. "PROPERTY" shall mean and refer to the real property (Parcel "B" and Parcel "F", Pelican Landing), or any portion thereof, as more particularly described in Exhibit "A" attached hereto.
8. "PROPERTY ASSOCIATION" shall mean and refer to any property owners' association, homeowner's association, condominium association, or other such entity, its successors and assigns, for the PROPERTY.
9. "SUPPLEMENT" shall mean this Thirteenth Supplement to the Declaration and General Protective Covenants for Pelican Landing (Parcels "B" and "F").

ARTICLE II  
RESTRICTIONS

1. PERMITTED USES. The PROPERTY may be used for the following uses as approved by CPD ZONING:

A. Parcel 1 (i.e., Parcel "B") - (11,000 square feet Total Retail Commercial)  
Retail Commercial

- ADMINISTRATIVE OFFICES BUSINESS SERVICES - Group I
- FOOD STORES - Groups I and II
- PERSONAL SERVICES - Group I and II (Section 1003.33) (except coin operated laundry mats)
- REPAIR SHOPS - Groups I and II (Section 1001.40 (picture framing, clocks, watches and jewelry only)
- RESTAURANT - STANDARD - Groups I, II and III with COP
- SIGNS - in conformance with the Lee County Sign Ordinance
- SPECIALTY RETAIL SHOPS - Groups I, II and III (Section 1001.47)
- USED MERCHANDISE STORES - Group I
- BUSINESS SERVICES - Group I
- PHARMACY AND DRUG STORES

B. Parcel 2 (i.e., Parcel "F") - (40,000 square feet Total - 32,500 square feet Office Commercial and 7,500 square feet Retail Commercial)

1. Office Commercial

- ADMINISTRATIVE OFFICES BUSINESS SERVICES - Group I
- BANKS AND FINANCIAL ESTABLISHMENTS - Groups I and II (Section 1001.03) with Drive-Thru
- BROADCASTING STUDIO, COMMERCIAL RADIO AND TELEVISION
- BUSINESS SERVICES - Group I (Section 1001.05)
- CONTRACTORS AND BUILDERS - Group I, (Section 1001.09)
- CULTURAL FACILITIES - Group I (Section 1001.10)
- EXCAVATION - water retention
- HEALTH CARE FACILITIES - Group III only (Section 1001.20)
- INSURANCE COMPANIES (Section 1001.23)
- MODEL UNITS - limited to uses within this CPD
- OFFICES, MEDICAL
- OFFICES, STANDARD
- RESEARCH AND DEVELOPMENT LABORATORIES - Group II (Section 1001.41)

- SCHOOL, COMMERCIAL (Section 1001.45)
- SIGNS - in conformance with Lee County Sign Ordinance
- SOCIAL SERVICES - Group I (Section 1001.46)
- STUDIOS (Section 1001.49)

2. Retail Commercial

- PERSONAL SERVICES - Group I and II (Section 1003.33) (except coin operated laundry mats)
  - REPAIR SHOPS - Groups I and II (Section 1001.40 (picture framing, clocks, watches and jewelry only)
  - RESTAURANT - STANDARD - Groups I, II and III with COP
  - SPECIALTY RETAIL SHOPS - Groups I, II and III (Section 1001.47)
  - PHARMACY AND DRUG STORES
- C. All section references in this Section 1, Article II, shall refer to such sections in CPD ZONING

2. ADDITIONAL CONDITIONS.

The use of the PROPERTY shall also be subject, inter alia, to the following conditions:

A. All permitted uses shall be conducted entirely within a completely enclosed building, provided however, outdoor dining shall be permitted.

B. There shall be no outside sale or display of any materials, products or goods; and there shall be no advertising flags pennants, streamers, balloons or the like permitted, displayed or tethered on any portion of the PROPERTY or on any building, structure or vehicle on the PROPERTY, except that DECLARANT may, in its sole discretion, if notified in advance of special promotional events, approve in writing such displays.

C. There shall be no use of the PROPERTY that, in the sole opinion of DECLARANT, is or may be obnoxious because of dust, dirt, smoke, fumes, odors, noises or vibrations and there shall be no outside paging systems or loudspeakers permitted in the PROPERTY.

D. There shall be no free-standing "kiosk" type buildings or small light structures permitted in the parking area, service area or building setback area unless approved in writing by DECLARANT prior to construction or installation thereof.

E. There shall be no outside music, festivities, gatherings, events, or food service prior to 8:00am or later than 11:00pm.

F. No building, structure or other improvement shall be placed in or on the PROPERTY unless and until DECLARANT has issued its written approval. In obtaining said written approval, OWNER or any other person applying shall comply with all the requirements and procedures of Article XI of the DECLARATION.

G. Except as approved by DECLARANT in writing, awnings, canopies, shutters and similar additions shall not be attached or affixed to the exterior of any structure.

H. No decorative objects such as weather vanes, statuary, sculptures, birdbaths, fountains, flagpoles and the like shall be placed or installed in or on the PROPERTY without the prior approval of the DECLARANT.

I. Roof stacks and vents shall be placed so as not to be clearly or readily visible from adjacent streets and shall be painted to match the approved roof color. Solar collectors or devices shall be located so as not to be readily visible from surrounding streets, and must be approved in writing by the DECLARANT prior to installation.

J. All air conditioning units or other exterior mechanical equipment shall be shielded and hidden so that they shall not be readily visible from any adjacent streets and properties. Wall airconditioning units may be permitted only upon the prior written approval of DECLARANT. Window air conditioning units shall not be permitted.

K. No outside satellite receptor dish or device or any other type of electronic device now in existence or that may hereafter come into existence, that is utilized or designed to be utilized for the transmission or reception of electronic or other type of signal shall be allowed without the prior written approval of DECLARANT.

L. No structure of any kind of what is commonly known as "factory built", "manufactured", "modular" type construction shall be erected in the PROPERTY without the prior written permission of DECLARANT.

M. No newspaper or magazine vending machines or "racks", or other vending machines, shall be placed on the PROPERTY until the appropriateness, style, design, type, appearance, material, mounting, color and location thereof shall have been approved in writing by DECLARANT prior to installation. DECLARANT shall have the right and power to select a uniform style and/or brand of newspaper, magazine, or any other type of vending machines or "racks" for use on the PROPERTY and upon such selection OWNER shall only use the uniform machine or "rack" selected by DECLARANT.

N. No tents and no accessory or temporary buildings or structures shall be permitted in the PROPERTY unless approved in writing by DECLARANT. DECLARANT may, upon request of OWNER, permit a temporary construction facility during construction

and its size, appearance, and temporary location in the PROPERTY must be first approved in writing by DECLARANT.

O. No pollution or contamination of the soil, water or atmosphere by harmful or offensive substances shall be permitted, allowed or conducted upon any portion of the PROPERTY. DECLARANT shall have the right in the exercise of its discretion to determine what activities or substances constitute pollution and contamination. Pollution and contamination include, but are not limited to, those activities and substances described as such in any statute, ordinance, regulation or rule promulgated by an appropriate governmental authority.

## 2. BUILDING SETBACK LINES, SIZE OF BUILDING AND BUILDING HEIGHT

A. The minimum distance between any two unattached principal structures shall be in accordance with CPD ZONING and the site plan for the PROPERTY approved in writing by DECLARANT and Lee County.

B. The minimum setback for tract boundaries for principal structures, accessory structures or improvements shall be in accordance with the site plan for the PROPERTY approved in writing by DECLARANT and Lee County.

C. The minimum square footage shall be eight hundred (800) square feet per tenant usable space on the ground floor.

D. Unless otherwise approved by DECLARANT in writing, Parcel "B" of the PROPERTY shall contain no more than 11,000 square feet of gross leasable retail area and Parcel "F" of the PROPERTY shall contain no more than 40,000 square feet of gross leasable office area, of which up to 7,500 square feet may be used for retail.

E. No building or structure shall exceed thirty-five (35') feet above average grade in height. All Structures shall be developed with a common architectural theme and shall be subject to review and approval by DECLARANT as further described herein.

## 3. LANDSCAPING AND SITE AMENITIES

A. OWNER shall submit to DECLARANT for approval a master landscape and site amenities plan for the PROPERTY including adjacent rights-of-way and area between the PROPERTY'S property line and any abutting rights-of-way or water's edge. The landscape plan shall define the method of installation and landscape material and size of material to be used. The DECLARANT shall make available a list of recommended landscape materials. It is DECLARANT'S intent that the existing native vegetation be retained to the maximum extent possible. Clearing shall be done selectively, retaining

wherever possible the native vegetation. The landscape plan shall indicate OWNER'S plan for the retention and/or clearing of the existing native vegetation, in accordance with Article II, Section 11 of this Declaration. OWNER shall install and maintain landscaping throughout the areas as shown on such landscape plans approved by DECLARANT.

B. OWNER shall be responsible for any repair and/or replacement of existing landscaping which abuts the PROPERTY and which is damaged or destroyed as a result of the acts of the OWNER or its agents.

C. Prior to making any change, variation or deviation from the approved landscaping plan, OWNER shall first obtain DECLARANT'S written approval of the change, variation or deviation. Any additional landscaping to be installed after completion of the Structure requires written approval of DECLARANT prior to installation.

D. OWNER shall install or retain the landscape material as approved by DECLARANT. All landscaping, trees, shrubs and lawns shall be maintained by OWNER in good and living condition at all times.

E. OWNER shall be responsible for maintaining and keeping in good working order the landscape irrigation system installed in or on the PROPERTY and adjacent right-of-way and areas between the property line of the PROPERTY and any abutting road or water's edge.

F. All privacy and/or decorative walls shall require the written approval of DECLARANT. If a wall and/or fence is approved in writing by DECLARANT it shall be located in a manner to limit the area enclosed to that necessary to afford privacy to outdoor activity areas. No wall or fence shall be constructed with a height of more than six (6) feet above the existing ground level of adjoining property. No walls or fences shall be erected or placed on any property line. Any fences or walls shall have a landscape buffer between the wall or fence and the adjacent property line. All proposed walls must be approved in writing prior to construction by the DECLARANT.

G. A wall, fence or enclosure shall only be constructed of materials and with a design and color as approved by DECLARANT in writing. No chain link fencing shall be allowed.

H. No stone, gravel, or paving of any type shall be used as a lawn unless approved as part of the final landscape plan.

I. No artificial trees, shrubs, grass or other vegetation will be placed or maintained as part of the landscaping in the PROPERTY.

J. All required lawns and landscaping shall be completed at the time of completion of the first principal building on the PROPERTY as evidenced by the issuance of a Certificate of Occupancy by the appropriate governmental agency.

K. All areas not covered by structures shall be landscaped to the pavement edge of any abutting streets and to the water line of any abutting lakes or other water management facilities.

L. Failure by OWNER to install and/or maintain the landscaping or irrigation system as required herein, and upon fifteen (15) days after written notice to commence the corrections or improvements as required by DECLARANT, shall be cause for DECLARANT to enter upon the PROPERTY to install and/or maintain such landscape material and/or irrigation system and such entry shall not be deemed a trespass. Any costs incurred by DECLARANT shall be borne by OWNER and shall be due and payable within fifteen (15) days after request from DECLARANT for payment. Upon failure by OWNER to make such payment within said period DECLARANT is hereby empowered to file a Claim of Lien against the PROPERTY in the Public Records of Lee County, Florida, in order to secure such payment, and other sums all as hereinafter set forth.

4. PARKING AND STORAGE AREAS.

A. The design and layout of all service roads and parking areas must be submitted to DECLARANT for approval. No parking shall be permitted on any street or service road, and adequate permanent paved parking and service roads shall be constructed and maintained in accordance with standards acceptable to DECLARANT and Lee County for such use.

B. No truck, bus or commercial vehicle or trailer of any kind shall be permitted to be parked on the PROPERTY for a period of more than 4 hours unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or are necessary and incident to business in the PROPERTY, or unless kept fully enclosed inside a structure so that it is not visible from outside of the structure. No truck, bus or commercial vehicle or trailer of any kind shall be parked overnight on the PROPERTY except in accordance with a plan approved by DECLARANT restricting such parking to specified areas on the PROPERTY.

C. No boat, boat trailer or other trailer of any kind, camper, motor home, recreation vehicle, mobile home or disabled vehicle shall be permitted to be parked or stored on the PROPERTY at any time, other than normal business hours, unless kept fully enclosed inside a building.



D. None of the aforementioned vehicles, boats, motor homes, campers, vans or trailers shall be used as a domicile or residence, either permanent or temporary.

E. All service and deliveries for any building on the PROPERTY shall be contained to the rear of the buildings where physically possible, or to designated delivery areas as approved by DECLARANT.

F. All garbage and trash containers, fuel tanks, sprinkler pumps and other such outdoor equipment must be underground or placed in sight-screened, walled-in or fenced-in areas so that they will not readily be visible from any adjacent road or Site. In addition, DECLARANT or its designee may require that adequate landscaping be installed around these facilities and maintained by the OWNER. No unenclosed storage area shall be permitted on the PROPERTY except in conjunction with construction and then only with DECLARANT'S expressed written consent. No enclosed storage shall be constructed or erected which is separated from the principal structure on the PROPERTY. Garbage shall be kept in closed containers. Garbage, trash and all waste material shall be regularly removed from the PROPERTY and not allowed to accumulate.

5. WATER MANAGEMENT AREAS

Surface water drainage and management, including but not limited to storm water storage and capacity, shall conform to the overall water management requirements of the South Florida Water Management District and the DISTRICT and meet with the approval of DECLARANT.

6. MAILBOXES

All mailboxes must be installed and maintained in accordance with the standards established by DECLARANT. The design, material and location of all mail boxes must be first approved in writing by DECLARANT.

7. CONSTRUCTION

During any construction activity within the PROPERTY, the construction area shall be maintained in a neat and orderly manner and OWNER shall provide for trash and debris containment and removal. No temporary trailers shall be placed in the PROPERTY without the prior written approval of DECLARANT. Construction vehicles shall be parked so as not to block or interfere with the use of the streets or roads within the PROPERTY. Construction vehicles shall not be stored in the PROPERTY.

8. LIGHTING

No exterior lighting fixtures, structures or improvements shall be placed in, on or about the PROPERTY, unless the written approval of DECLARANT has been obtained.

9. ACCESS

Permanent access to Parcel "B" shall be via one (1) access point on Pelican Landing Parkway. Permanent access to Parcel "F" shall be via two (2) access points on Burnt Pine Drive, with one southern access aligned with Strike Lane.

10. SIGNS

Signs shall not be erected nor displayed in the PROPERTY, unless the placement and character, form, size, and time of placement of the sign is first approved in writing by Declarant. Signs must also conform with local regulatory ordinances. No sales price may be displayed on any sign. No flashing signs shall be permitted. DECLARANT may summarily remove and destroy all unauthorized signs and same shall not be deemed a trespass.

11. ANIMALS

No animals, livestock or poultry or any kind may be raised, bred or kept in the PROPERTY.

12. NATIVE VEGETATION

To the extent possible, OWNER shall protect suitable native vegetation to be integrated into the final landscape plan. The design review process and construction activities shall include these steps:

- A. Site review by OWNER or builder with DECLARANT of existing native vegetation.
- B. Review by DECLARANT of tree-clearing plans.
- C. Review by DECLARANT of building placement so as to minimize disturbance and removal of existing native vegetation.
- D. Installation of protective identification of native vegetation during construction.
- E. Transplanting of suitable trees removed from construction areas.

13. NO SUBDIVISION

The PROPERTY shall not be divided, subdivided, sold or conveyed, except as a whole, without the approval of DECLARANT which approval may be withheld.

ARTICLE III  
GENERAL PROVISIONS

1. PROPERTY UNITS

In accordance with Article 1, Section 34 of the DECLARATION, DECLARANT hereby assigns 7.7 PROPERTY UNITS to the PROPERTY.

2. APPROVALS

All approvals and disapprovals under this DECLARATION shall be in writing.

3. OWNER COMPLIANCE

The covenants, restrictions and servitudes imposed by this DECLARATION shall apply not only to OWNER, but also any persons, entity or entities, occupying OWNERS'S premises under lease from OWNER or by permission or invitation of OWNER or OWNER'S tenants, expressed or implied. Failure of OWNER to notify said persons, entities or occupants of the existence of this DECLARATION shall not in any way act to limit or divest the right of DECLARANT of enforcement of this DECLARATION. OWNER shall be responsible for any violations of this DECLARATION by OWNER'S tenants, licensees, invitees or guests and by guests, licensees, and invitees of OWNER'S tenants at any time.

4. NOTICE TO DECLARANT

Any notice to DECLARANT, or requests for approval of plans, specifications and location of structures, buildings, signs or other improvements shall be in writing and delivered or mailed to DECLARANT at its principal place of business as shown by the records of the Florida Department of State, or at any other location designated by DECLARANT.

5. LIENS AND ENFORCEMENT

- A. Enforcement of this SUPPLEMENT by DECLARANT shall be by any procedure at law or in equity against any person or persons, entity or entities, violating or attempting to violate any covenants or restriction either to restrain

violating or attempting to violate any covenant or restriction or to require certain performances or to recover damages or to enforce any lien created hereby.

- B. Failure by DECLARANT to enforce any provision under this SUPPLEMENT shall in no event be deemed a waiver of the right to enforce the same at any other time or from time to time.

6. SUBMISSION TO PROPERTY ASSOCIATION

Nothing contained herein shall be construed as in any manner limiting or preventing the PROPERTY, or any part thereof, from being submitted to a PROPERTY ASSOCIATION, or the ASSOCIATION may administer the PROPERTY. Provided however, if the PROPERTY or any part thereof, is submitted to a PROPERTY ASSOCIATION, all applicable provisions of the DECLARATION and this SUPPLEMENT shall be fully satisfied.

7. NON-LIABILITY OF DECLARANT

DECLARANT shall not in any way or manner be held liable or responsible for any violation of this SUPPLEMENT by any person or entity other than itself.

8. CONFLICT

In the event of any conflict among the provisions of the DECLARATION and the provisions of this SUPPLEMENT, the DECLARANT reserves the right and the power to resolve any such conflict, and its decision shall be final.

9. AMENDMENT

The DECLARANT may, in its sole discretion, modify, amend, delete, waive or add to this SUPPLEMENT or any part thereof. The power of amendment, however, shall be limited to modification or enlargement of existing covenants which shall not substantially impair the general and uniform plan of development originally set forth herein.

10. SUPPLEMENT TO GENERAL COVENANTS RUNS WITH THE LAND

The covenants, conditions, restrictions and other provisions under the SUPPLEMENT shall run with the land and bind the property within the PROPERTY and shall inure to the benefit of, and be enforceable by, the DECLARANT for a term of thirty (30) years from the date this SUPPLEMENT is recorded, after which time these provisions shall automatically be extended for successive periods of ten (10) years. Any time after the initial

thirty (30) year period provided for in this Section, these provisions may be terminated or modified in whole or in part by the recordation of a written instrument providing for the termination or modifications executed by the then OWNERS of two-thirds (2/3) of the PROPERTY agreeing to the termination or modifications.

11. WAIVER

Any waiver by DECLARANT of any provision of this SUPPLEMENT or breach hereof must be in writing and shall not operate or be construed as a waiver of any other provision or subsequent breach.

12. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this THIRTEENTH SUPPLEMENT TO THE DECLARATION AND GENERAL AND PROTECTIVE COVENANTS FOR PELICAN LANDING (PARCELS "B" and "F") is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portion thereof.

IN WITNESS WHEREOF, WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, does hereby execute this THIRTEENTH SUPPLEMENT TO THE DECLARATION AND GENERAL AND PROTECTIVE COVENANTS FOR PELICAN LANDING (PARCELS "B" and "F"), in its name by its undersigned, authorized officers and affixes its corporate seal hereto, this 28th day of December, 1992, at Bonita Springs, Florida. (SEAL)

WITNESSES:

[Signature]  
LIVIAN HASTINGS  
[Signature]  
HILDA G. HOLZHAUER

WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation

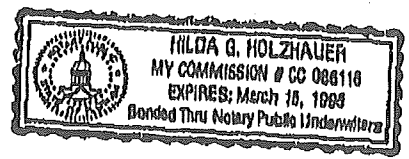
BY: [Signature]  
Jerry H. Schmoyer  
Executive Vice President

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was acknowledged before me this 28th day of <sup>December</sup> ~~September~~, 1992, by Jerry H. Schmoyer, Executive Vice President, of WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, on behalf of the corporation.

[Signature]  
Notary Public: HILDA G. HOLZHAUER  
My Commission Expires: \_\_\_\_\_

deedres.com



2130 JOHNSON STREET  
 TELEPHONE (813) 334-0000  
 TELECOPIER (813) 334-3661  
 POST OFFICE BOX 1380  
 FORT MYERS, FLORIDA  
 33902-1380

CARLE E. JOHNSON  
 1911-1968

November 19, 1992

DESCRIPTION

PARCEL "B"

SE-1/4 OF SECTION 16, T. 47 S., R. 25 E.  
 LEE COUNTY, FLORIDA

A tract or parcel of land located in the southeast quarter (SE-1/4) of Section 16, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

From the southwest corner of the southeast quarter (SE-1/4) of said Section 16 run N 89° 16' 54" E along the south line of said fraction for 929.41 feet; thence run N 00° 06' 43" W for 1,390.60 feet to the Point of Beginning.

From said Point of Beginning run S 20° 56' 28" W along a drainage easement as described in Official Record Book 2271 at pages 1994 through 1998 for 70.45 feet; thence run N 38° 55' 14" W for 18.69 feet; thence run

N 53° 21' 17" W	for	6.54	feet;	thence	run
N 33° 18' 54" W	for	31.05	feet;	thence	run
S 75° 02' 01" W	for	64.07	feet;	thence	run
S 47° 45' 19" W	for	45.43	feet;	thence	run
N 66° 54' 51" W	for	35.62	feet;	thence	run
S 14° 44' 07" W	for	65.70	feet;	thence	run
S 52° 46' 49" W	for	6.27	feet;	thence	run
S 13° 34' 28" W	for	30.16	feet;	thence	run
S 71° 11' 32" W	for	65.49	feet;	thence	run
S 58° 06' 01" W	for	29.81	feet;	thence	run
S 60° 27' 16" W	for	23.86	feet;	thence	run
N 51° 09' 34" W	for	3.91	feet;	thence	run
S 28° 29' 57" W	for	6.87	feet;	thence	run
S 60° 27' 16" W	for	33.79	feet;	thence	run

S 32° 18' 58" W for 5.35 feet to the most northeasterly corner of Lot 11, Block A of Pelican Landing Unit Nine (as recorded in Plat Book 49 at pages 99 through 102 of the Public Records of Lee County); thence run along the east line of said Unit Nine the following two courses; N 60° 28' 24" W for 139.48 feet and N 00° 06' 43" W for 203.37 feet to the south line of lands as described in Official Record Book 2267 at page 2034 of the Public Records of Lee County; thence run N 89° 06' 47" E along said lands for 484.64 feet; thence run S 00° 06' 43" E for 55.04 feet to the Point of Beginning.

Contains 1.97 acres, more or less.

CHAIRMAN  
 ARCHIE T. GRANT, JR.

PRESIDENT  
 FORREST H. BANKS

JOSEPH W. EBNER  
 STEVEN K. MORRISON  
 ANDREW D. TILTON  
 JEFFREY C. COONER

DAN W. DICKEY  
 KENTON R. KEILING  
 GEORGE J. KALAL  
 MICHAEL L. HARMON  
 THOMAS L. FENDLEY  
 W. DAVID KEY, JR.  
 W. BRITT POMEROY  
 CARL A. BARRACO  
 GARY R. BULL  
 KEVIN M. WINTER  
 STEPHEN W. ADAMS

CONSULTANT  
 LESTER L. BULSON

EXHIBIT "A"

PAGE ONE

# JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

2158 JOHNSON STREET  
TELEPHONE (813) 334-0026  
TELECOPIER (813) 334-3881  
POST OFFICE BOX 1590  
FORT MYERS, FLORIDA  
33902-1590

## DESCRIPTION PARCEL "F"

CARLE JOHNSON  
1911-1968


From the southwest corner of the southeast quarter (SE-1/4) of said Section 16 run N 89° 16' 54" E along the south line of said fraction for 814.05 feet to the Point of Beginning.

From said Point of Beginning run N 42° 32' 48" W for 481.30 feet to the centerline of a drainage easement as recorded in Official Record Book 2271 at pages 1994 through 1998; thence run along an arc of a curve to the left of radius 77.00 feet (delta 49° 07' 33") (chord bearing N 29° 45' 40" E) (chord 64.02 feet) for 66.02 feet to a point of tangency; thence run N 05° 11' 53" E for 172.95 feet to a point of curvature; thence run along the arc of a curve to the right of radius 97.00 feet (delta 47° 34' 14") (chord bearing N 28° 59' 00" E) (chord 78.24 feet) for 80.54 feet to a point of tangency; thence run N 52° 46' 07" E for 216.05 feet; thence run N 31° 48' 07" E for 211.36 feet; thence run N 00° 47' 18" E for 45.97 feet; thence run N 09° 19' 28" W for 78.22 feet; thence run N 16° 45' 30" E for 188.78 feet; thence run N 20° 56' 28" E for 76.24 feet; thence run S 00° 06' 43" E for 1,334.93 feet to the south line of said Section 16; thence run S 89° 16' 54" W along said Section line for 115.36 feet to the Point of Beginning.

DR 2352 PG 892

Containing 6.75 acres, more or less.

Bearings hereinabove mentioned are based on the east line of Pelican's Nest Unit One which bears N 01° 18' 31" W as recorded in Plat Book 41 at pages 58 through 60 of the Public Records of Lee County.

  
STEVEN L. FORD  
Professional Land Surveyor  
Florida Certificate No. 4992

12/3/92

CHARLIE GREEN LEE CITY FL  
93 JAN -5 PM 12:17

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ARCHIE T. GRANT, JR.

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STEPHEN W. ADAMS

CONSULTANT  
LESTER L. BULSON

EXHIBIT "A"  
PAGE TWO