

PELICAN LANDING UNIT SEVENTEEN

A REPLAT OF TRACTS "C" AND "I" OF THE PLAT OF
PELICAN LANDING UNIT FOURTEEN, PLAT BOOK 53, PAGES 35-46
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PLAT BOOK 53 PAGE 50

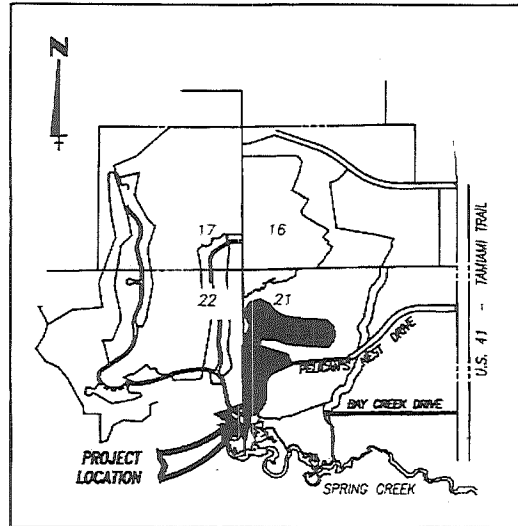
SHEET 1 OF 4

NOTICE

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE 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 OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE AND SEWER FACILITIES.

NOTICE

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



VICINITY SKETCH
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTINGHOUSE BAYSIDE COMMUNITIES, 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 SEVENTEEN, A REPLAT OF TRACTS "C" & "I" OF THE PLAT OF PELICAN LANDING UNIT FOURTEEN, PLAT BOOK 53, PAGES 35-46, LEE COUNTY, FLORIDA TO BE MADE, HEREBY REVOKING, VACATING AND ABROGATING ANY PLAT OR PLATS OF ANY PART OF SAID LANDS HERETOFORE MADE AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

THE ROAD RIGHT-OF-WAY OF RIDGE OAK DRIVE (HEREIN REFERRED TO AS TRACT "A"), AND TRACTS "E" AND "C" ARE HEREBY TEMPORARILY DEDICATED TO THE PELICAN LANDING COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS (SUBJECT TO EASEMENTS SET FORTH HEREIN), FOR THE BENEFIT OF ITS MEMBERS, THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES, UNTIL SUCH TIME AS THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT IS ESTABLISHED BY LEE COUNTY ORDINANCE PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AT WHICH TIME PELICAN LANDING COMMUNITY ASSOCIATION, INC. SHALL CONVEY AND TRANSFER BY RECORDED INSTRUMENT (SUBJECT TO EASEMENTS SET FORTH HEREIN) WITHOUT CONSIDERATION, THIS DEDICATED PROPERTY TO THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, NOTWITHSTANDING THE FOREGOING, WESTINGHOUSE BAYSIDE COMMUNITIES, INC. RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, EMPLOYEES AND INVITEES, A PERPETUAL RIGHT FOR INGRESS AND EGRESS, ON, OVER AND ACROSS SAID TRACT "A".

A NON-EXCLUSIVE DRAINAGE EASEMENT OVER TRACT "A" AND NON-EXCLUSIVE BUFFER, LAKE DRAINAGE AND MAINTENANCE EASEMENTS SHOWN HEREON ARE HEREBY TEMPORARILY GRANTED TO THE PELICAN LANDING COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITS MEMBERS, THEIR TENANTS, INVITEES, LICENSEES, MORTGAGEES AND EMPLOYEES, UNTIL SUCH TIME AS THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT IS ESTABLISHED BY LEE COUNTY ORDINANCE PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AT WHICH TIME THE PELICAN LANDING COMMUNITY ASSOCIATION, INC., SHALL ASSIGN AND TRANSFER SUCH EASEMENTS, WITHOUT CONSIDERATION, BY RECORDED INSTRUMENT, TO THE BAY CREEK COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

ALL UTILITY EASEMENTS SHOWN HEREON ARE FOR PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TELEVISION AND ARE HEREBY GRANTED TO GOVERNMENTAL AGENCIES AND PUBLIC UTILITIES HAVING THE AUTHORITY TO PROVIDE FOR SUCH SERVICES.

IN WITNESS WHEREOF, WESTINGHOUSE BAYSIDE COMMUNITIES, INC. HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS EXECUTIVE VICE-PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY THIS 22nd DAY OF OCTOBER, 1993 A.D.

WESTINGHOUSE BAYSIDE COMMUNITIES, INC.

Jerry H. Schmoeyer
JERRY H. SCHMOEYER, EXECUTIVE VICE-PRESIDENT

Laura A. Sargeant
NAME: LAURA A. SARGEANT
WITNESS AS TO BOTH

Wen Hastings
WEN HASTINGS, ASSISTANT SECRETARY

Craig A. Meusy
NAME: CRAIG A. MEUSY
WITNESS AS TO BOTH

APPROVALS

THIS PLAT WAS ACCEPTED THIS 24th DAY OF NOVEMBER, 1993 A.D. IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA.

John E. Albion
CHAIRMAN OF THE BOARD
NAME: JOHN E. ALBION

Charlie Green
CLERK OF COURT
NAME: CHARLIE GREEN

Patrick G. White
COUNTY ATTORNEY
NAME: PATRICK G. WHITE

Walter J. McCarthy
DIRECTOR, DIVISION OF ZONING & DEVELOPMENT REVIEW
NAME: WALTER J. MCCARTHY

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
NAME: Mark Gibbs

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "PELICAN LANDING UNIT SEVENTEEN, A REPLAT OF TRACTS C & I OF THE PLAT OF PELICAN LANDING UNIT FOURTEEN" HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD THIS 27th DAY OF DECEMBER, 1993 A.D., AND DULY RECORDED IN PLAT BOOK 53, PAGES 35 THROUGH 46 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
NAME: CHARLIE GREEN
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "PELICAN LANDING UNIT SEVENTEEN, A REPLAT OF TRACTS C & I OF THE PLAT OF PELICAN LANDING UNIT FOURTEEN" IS A TRUE AND CORRECT REPRESENTATION OF THE HEREOF DESCRIBED LANDS 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 (PRMS) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

WILSON, MILLER, BARTON & PEEK, INC.

Elizabeth F. Gaines
ELIZABETH F. GAINES
P.L.S. NO. 4576

11-2-93
DATE

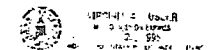
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF OCTOBER, 1993 A.D. BY JERRY H. SCHMOEYER, EXECUTIVE VICE-PRESIDENT AND WEN HASTINGS, ASSISTANT SECRETARY OF WESTINGHOUSE BAYSIDE COMMUNITIES, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND 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 THEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

Virginia A. Tisdler
NOTARY PUBLIC - STATE OF FLORIDA
NAME: VIRGINIA A. TISDLER

CC09051
COMMISSION #



4/22/95
MY COMMISSION EXPIRES



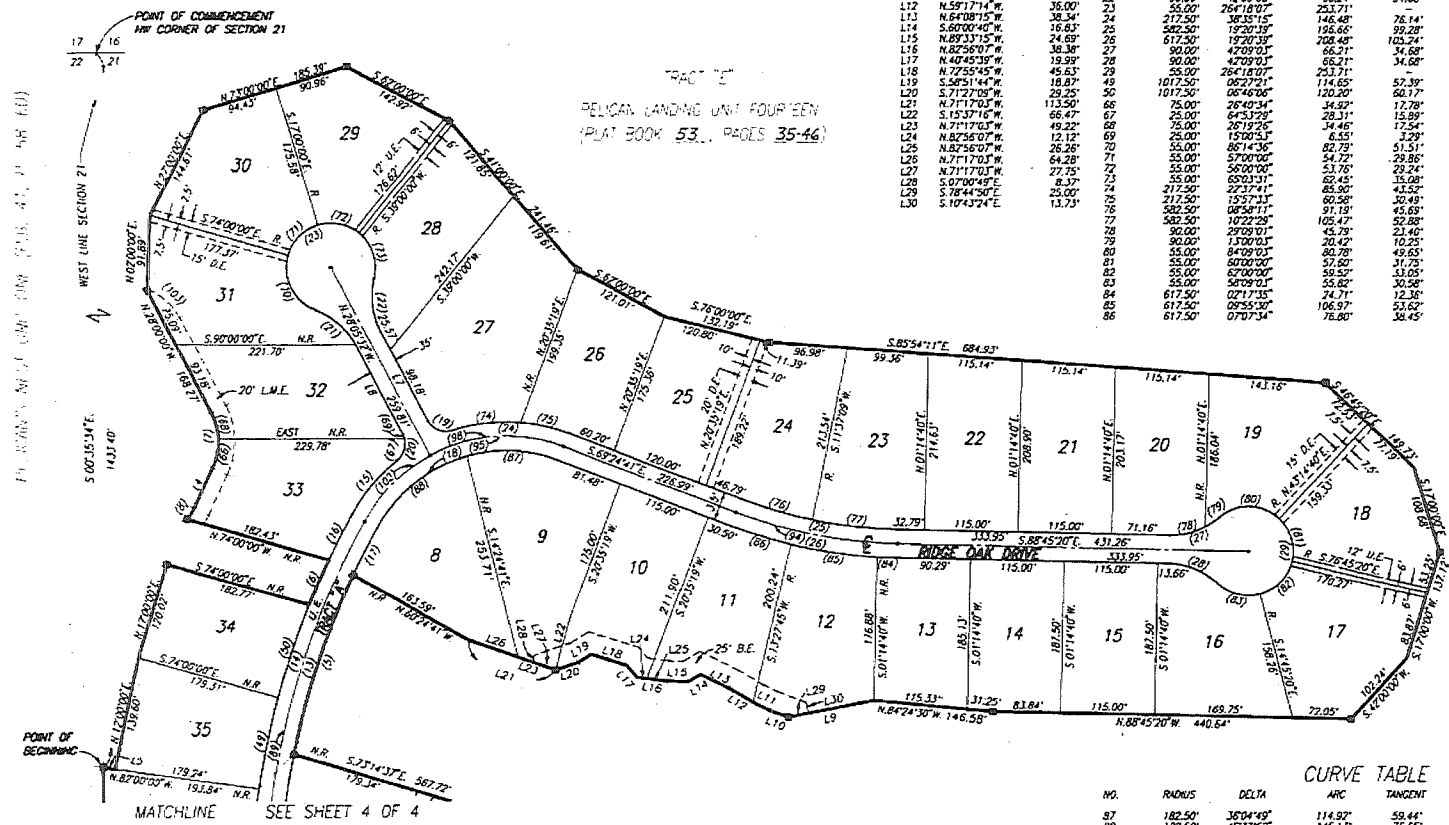
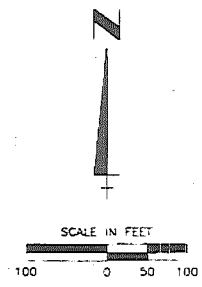
WILSON-MILLER-BARTON & PEEK, INC.

Engineers-Planners-Surveyors-Landscape Architects-Environmental Consultants-Construction Managers
4571 COLONIAL BOULEVARD, FORT MYERS, FLORIDA 33912 (813) 952-1020 FAX (813) 959-7478

Development Order No. 93-04-018.CDD

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PELICAN LANDING UNIT FOURTEEN, PLAT BOOK 53, PAGES 35-46
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE	NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	N. 25°00'00"E	54.03	5	982.50	1.3402	232.65	116.87	232.11	S. 18°26'27"W
2	S. 87°00'00"E	14.60	6	1017.50	0.27437	60.56	30.29	60.55	N. 27°44'13"E
3	N. 28°05'30"W	123.75	7	25.00	5.70000	63.36	63.36	66.93	N. 01°30'00"W
4	N. 69°04'59"W	24.08	8	50.00	18°18'17"	15.97	8.06	15.91	N. 34°09'09"E
5	N. 63°35'29"W	21.05	9	90.00	47°09'03"	66.21	34.68	64.73	N. 07°01'01"E
6	N. 59°17'14"W	36.00	10	1017.50	0.37010	83.78	41.89	83.78	N. 27°25'03"E
7	N. 64°08'15"W	38.34	11	217.50	22°52'13"	85.82	43.99	85.24	N. 40°22'44"E
8	S. 80°00'40"W	16.83	12	1017.50	0.37006	82.19	41.10	82.18	N. 27°11'34"E
9	N. 89°13'15"W	24.09	13	1017.50	0.37010	83.78	41.89	83.77	N. 27°25'03"E
10	N. 82°56'07"W	26.26	14	1017.50	0.37010	83.78	41.89	83.77	N. 27°25'03"E
11	N. 71°17'03"W	49.22	15	25.00	79°54'23"	34.87	20.94	32.11	N. 68°02'44"W
12	N. 71°17'03"W	49.22	16	25.00	79°54'23"	34.87	20.94	34.87	N. 11°51'39"W
13	N. 71°17'03"W	49.22	17	25.00	79°54'23"	34.87	20.94	34.87	N. 69°10'09"E
14	N. 71°17'03"W	49.22	18	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
15	N. 71°17'03"W	49.22	19	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
16	N. 71°17'03"W	49.22	20	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
17	N. 71°17'03"W	49.22	21	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
18	N. 71°17'03"W	49.22	22	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
19	N. 71°17'03"W	49.22	23	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
20	N. 71°17'03"W	49.22	24	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
21	N. 71°17'03"W	49.22	25	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
22	N. 71°17'03"W	49.22	26	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
23	N. 71°17'03"W	49.22	27	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
24	N. 71°17'03"W	49.22	28	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
25	N. 71°17'03"W	49.22	29	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
26	N. 71°17'03"W	49.22	30	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
27	N. 71°17'03"W	49.22	31	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
28	N. 71°17'03"W	49.22	32	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
29	N. 71°17'03"W	49.22	33	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
30	N. 71°17'03"W	49.22	34	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
31	N. 71°17'03"W	49.22	35	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
32	N. 71°17'03"W	49.22	36	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
33	N. 71°17'03"W	49.22	37	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
34	N. 71°17'03"W	49.22	38	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E
35	N. 71°17'03"W	49.22	39	25.00	79°54'23"	34.87	20.94	34.87	N. 07°01'01"E

CURVE TABLE

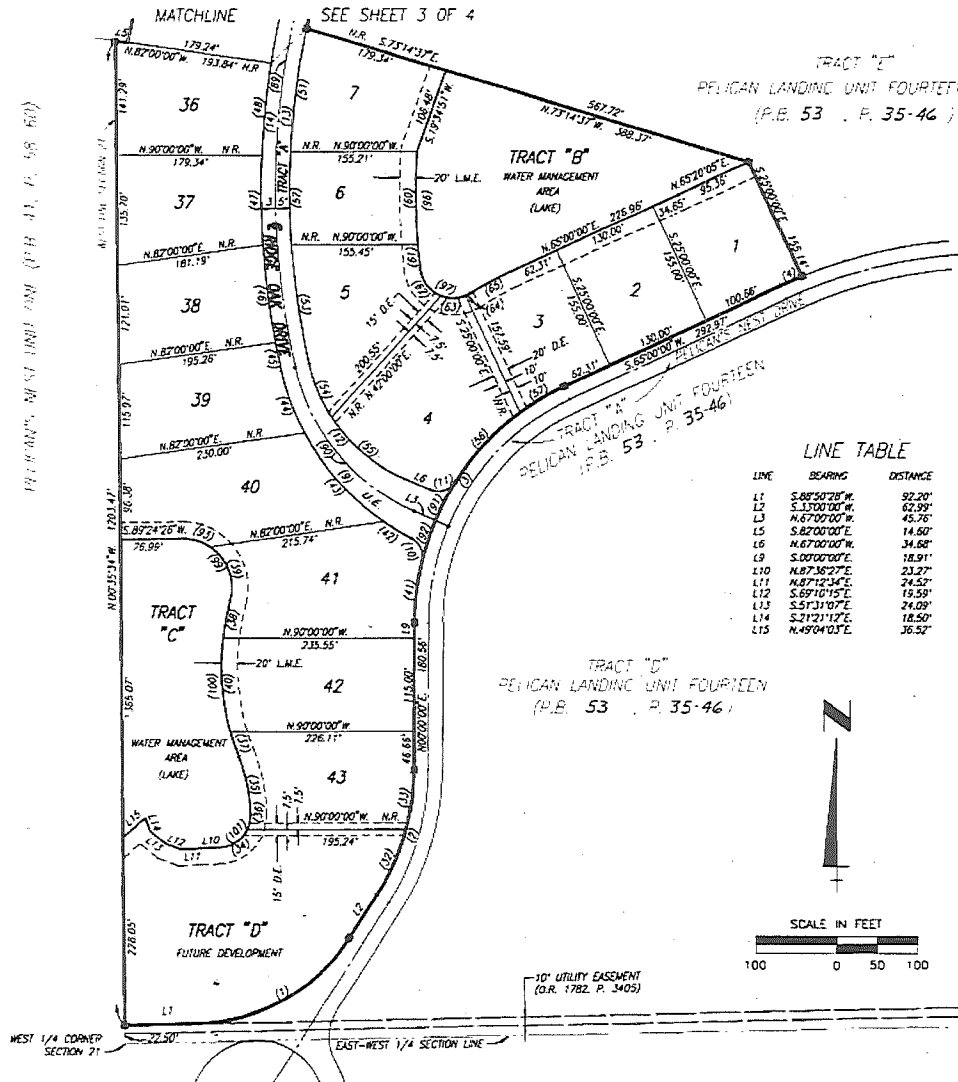
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
87	182.50	36°04'49"	114.92	59.44	113.03	S. 87°27'05"E
88	182.50	45°33'52"	145.13	76.65	141.34	N. 51°43'34"E
89	1000.00	47°11'52"	728.43	379.51	709.63	N. 08°09'47"E
94	600.00	19°20'39"	202.57	102.26	201.61	S. 79°05'00"E
95	200.00	81°38'42"	284.99	172.77	281.49	S. 69°45'58"W
98	200.00	48°40'52"	169.93	90.47	164.86	S. 86°14'51"W
102	200.00	125°50'00"	115.00	59.17	113.49	S. 45°25'31"W
103	70.00	43°56'34"	53.69	28.24	52.24	N. 49°58'21"W

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PLAT BOOK 53 PAGE 53
SHEET 4 OF 4



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	225.00'	55°02'38"	219.29'	119.23'	210.71'	S.87°50'14"W
2	262.50'	33°00'00"	162.77'	83.69'	160.48'	S.33°04'00"W
3	317.50'	65°00'00"	360.19'	202.27'	341.19'	S.37°30'00"W
4	617.50'	07°42'32"	29.35'	74.66'	29.34'	S.66°21'41"W
9	300.00'	51°00'36"	269.02'	143.12'	258.35'	N.38°10'01"W
10	25.00'	77°16'13"	13.72'	19.58'	31.22'	S.22°02'15"E
11	25.00'	80°59'16"	39.13'	21.17'	52.33'	S.7°45'15"W
12	200.00'	85°29'15"	189.25'	100.41'	182.30'	S.7°54'28"W
13	382.50'	41°31'31"	712.08'	172.49'	636.53'	N.08°10'51"E
14	1017.50'	41°36'21"	738.88'	44.63'	722.75'	N.08°08'26"E
15	200.00'	15°29'56"	190.16'	72.41'	172.51'	S.71°08'11"W
30	226.32'	202°11'35"	80.42'	40.64'	80.00'	S.47°11'02"W
32	282.50'	175°71'5"	68.52'	44.63'	68.16'	S.74°01'30"W
33	282.50'	150°25'3"	74.20'	17.31'	41.58'	S.07°11'26"W
34	40.00'	67°01'35"	41.30'	24.05'	41.22'	S.56°15'39"W
35	200.00'	20°55'02"	71.22'	36.52'	72.51'	S.17°32'59"E
36	40.00'	26°40'19"	18.62'	9.48'	18.45'	S.17°32'59"E
37	300.00'	06°13'31"	32.60'	16.32'	32.58'	N.18°53'43"W
38	300.00'	08°51'09"	46.35'	23.22'	46.31'	N.10°49'09"W
39	60.00'	71°50'14"	75.23'	43.46'	70.40'	S.27°46'23"E
40	300.00'	22°10'32"	116.11'	58.79'	115.39'	N.04°41'41"W
41	117.50'	113°55'52"	76.35'	37.85'	75.17'	N.05°41'56"E
42	300.00'	07°27'15"	39.03'	19.54'	39.00'	N.52°56'44"W
43	300.00'	27°39'40"	146.58'	74.78'	145.13'	N.47°13'16"W
44	300.00'	15°33'41"	61.48'	40.99'	61.23'	N.26°28'38"W
45	1017.50'	02°00'48"	35.75'	18.88'	35.75'	N.11°39'21"W
46	1017.50'	06°45'42"	120.02'	60.11'	120.01'	N.07°16'06"W
47	1017.50'	01°12'29"	110.54'	55.39'	110.49'	N.00°46'51"W
48	1017.50'	06°28'14"	114.91'	57.52'	114.85'	N.05°34'20"E
49	382.50'	08°56'42"	153.39'	76.85'	153.23'	N.07°11'02"E
50	382.50'	06°21'36"	115.07'	52.60'	115.01'	N.00°28'35"W
51	382.50'	08°15'01"	147.19'	73.73'	147.05'	N.08°17'25"W
52	200.00'	20°37'24"	72.00'	36.39'	71.81'	N.22°53'42"W
53	200.00'	13°27'11"	117.96'	60.75'	116.28'	N.50°00'16"W
54	317.50'	21°02'02"	112.02'	58.18'	116.36'	N.43°01'11"E
55	317.50'	112°31'16"	63.10'	31.66'	63.00'	N.57°16'22"E
56	60.00'	54°15'26"	56.89'	30.74'	54.79'	N.37°10'28"E
57	827.50'	03°49'41"	55.29'	27.65'	55.28'	N.05°08'02"E
58	631.67'	07°25'46"	115.10'	57.64'	115.01'	N.07°46'10"W
59	40.00'	07°03'08"	39.27'	15.14'	39.29'	N.05°46'37"W
60	40.00'	61°11'13"	42.72'	23.65'	40.72'	N.37°26'19"W
61	40.00'	44°39'17"	31.41'	16.56'	30.61'	S.87°28'26"W
62	40.00'	08°19'11"	6.18'	3.10'	6.17'	S.62°31'17"W
63	472.50'	06°52'14"	56.66'	28.56'	56.62'	N.61°33'53"E
64	1000.00'	41°31'52"	725.43'	379.51'	729.63'	N.08°09'49"E
65	200.00'	54°22'46"	237.28'	128.43'	228.47'	N.15°48'37"W
66	317.50'	09°29'42"	52.62'	26.37'	52.56'	N.27°44'51"E
67	317.50'	09°24'08"	52.10'	26.11'	52.04'	N.18°17'56"E
68	60.00'	34°00'44"	35.61'	18.34'	35.09'	N.37°35'12"E
69	431.67'	10°00'54"	145.37'	72.67'	145.19'	N.01°48'44"W
70	40.00'	115°01'31"	80.30'	62.82'	87.48'	N.64°21'28"W
71	60.00'	105°50'18"	110.83'	79.39'	95.73'	N.37°40'22"W
72	300.00'	37°15'14"	155.66'	101.12'	151.64'	S.02°22'53"E
73	40.00'	86°41'54"	61.92'	39.10'	55.92'	N.47°35'30"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.88°50'28"W	92.20'
L2	S.13°00'00"W	62.99'
L3	N.67°00'00"W	45.95'
L4	S.82°00'00"E	14.60'
L5	N.67°00'00"W	34.68'
L6	S.00°00'00"E	18.91'
L7	N.87°36'27"E	23.77'
L8	N.87°12'34"E	74.52'
L9	S.69°10'15"E	15.59'
L10	S.57°31'07"E	24.09'
L11	S.21°21'12"E	18.50'
L12	N.49°04'02"E	36.52'

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