

3614611

GRANT OF EASEMENT

THIS INDENTURE made and executed this 22nd day of June, 1994, by and between PELICAN'S NEST ASSOCIATES, LTD., a Florida limited partnership, whose address is 9200 Bonita Beach Road, Suite 101, Bonita Springs, Florida 33923, (hereinafter called GRANTOR); and PELICAN LANDING COMMUNITY ASSOCIATION, INC. a Florida not-for-profit corporation, whose address is 9200 Bonita Beach Road, S.E., Suite 101, Bonita Springs, Florida 33923, its successors and assigns, (hereinafter called GRANTEE);

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTOR hereby grants to GRANTEE, its successors and assigns, for the benefit of GRANTEE'S present and future members, and their tenants, invitees, business invitees, licensees, mortgagees and employees, a non-exclusive easement for access over, across and through the property described in Exhibit "A", attached hereto, and made a part hereof, for the purpose of ingress and egress to the lands described in Exhibit "B", attached hereto, and made a part hereof, situated in Pelican Landing, Lee County, Florida.

TO HAVE AND TO HOLD the easement hereby granted unto said GRANTEE, its successors and assigns.

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 successors or assigns, or any other party requiring access to any of the property over which said easement is granted.

This easement shall automatically expire if the lands described in Exhibit "A" are included on a plat recorded in the public records of Lee County, Florida, and dedicated as public and/or private right-of-way.

This easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

Documentary Tax Pd. \$ 70
Intangible Tax Pd. \$ _____
CHARLIE GREEN, CLERK, LEE COUNTY
By W. Sherwood Deputy Clerk

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

OR2512 PG2922

24 002
-707

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

WITNESSES:

PELICAN'S NEST ASSOCIATES, LTD.
a Florida limited partnership

Laura A. Sargeant
Laura A. Sargeant

By: PELICAN'S NEST INVESTMENTS, INC.
Its sole General Partner

Joann Finn
Joann Finn

BY: Jerry H. Schmoyer
Jerry H. Schmoyer
Its Vice-President



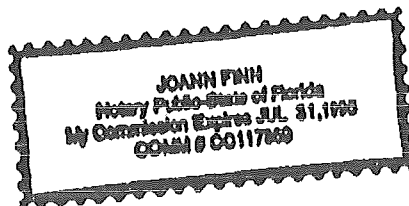
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 22nd day of June, 1994, by Jerry H. Schmoyer, Vice-President of PELICAN'S NEST INVESTMENTS, INC., the sole General partner of PELICAN'S NEST ASSOCIATES, LTD., a Florida limited partnership, on behalf of the corporation. He is personally known to me and did not take an oath.

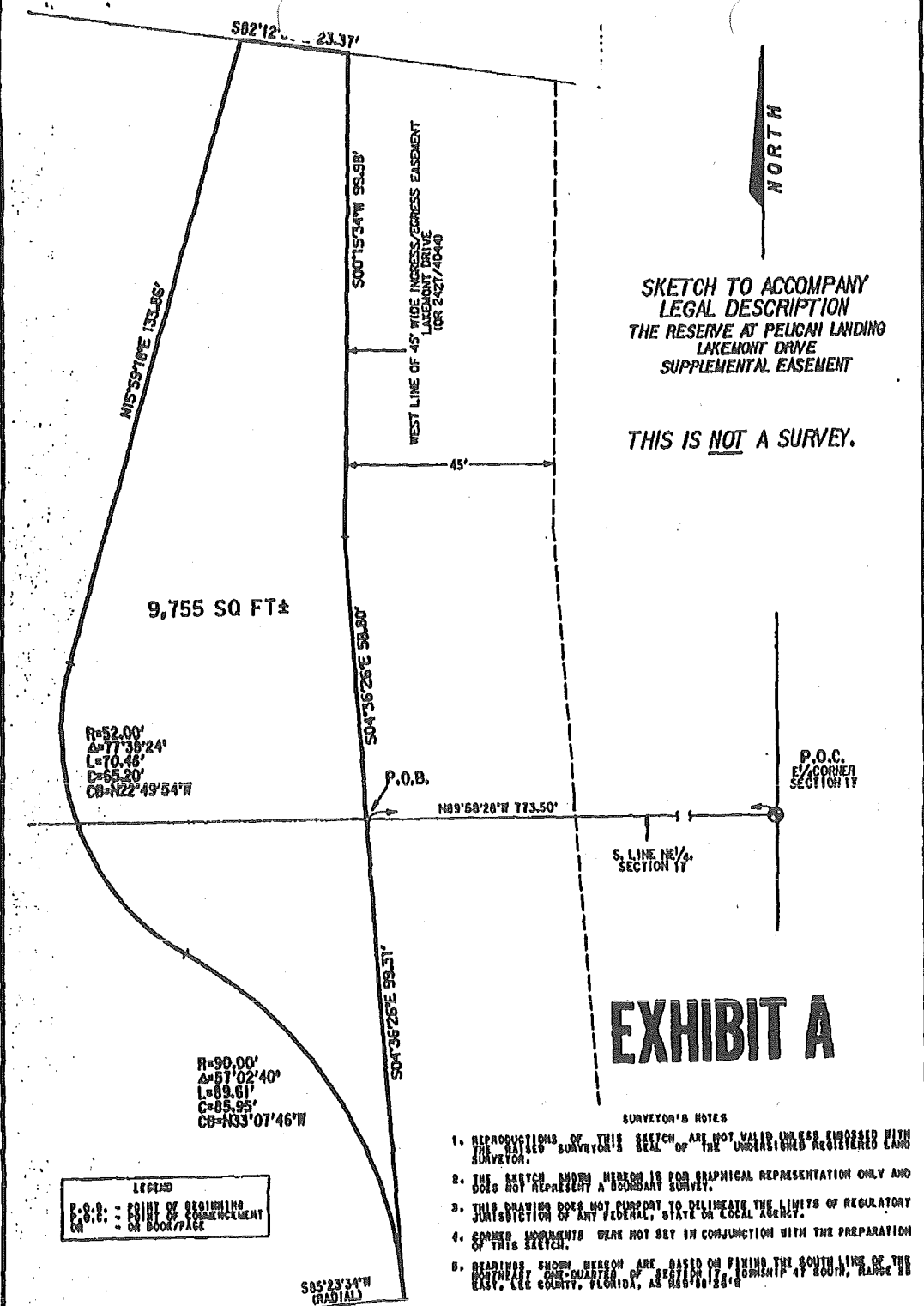
Joann Finn
NOTARY PUBLIC
Joann Finn
My Commission Expires: 07-31-95
Commission No.: CC117869

This instrument prepared by:

Vivien N. Hastings, Esq. ✓
801 Laurel Oak Drive, Suite 500
Naples, FL 33963



OR2512 P62923



SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THE RESERVE AT PELICAN LANDING
LAKEMONT DRIVE
SUPPLEMENTAL EASEMENT

THIS IS NOT A SURVEY.

082512 P62924

R=52.00'
Δ=77°38'24"
L=70.46'
C=85.20'
CB=N22°49'54"W

R=90.00'
Δ=57°02'40"
L=89.61'
C=85.95'
CB=N33°07'46"W

LEGEND
E-O.B. :: POINT OF BEGINNING
OR POINT OF COMMENCEMENT
ON BOOK/PAGE

S85°23'34"W
(RADIAL)

EXHIBIT A

SURVEYOR'S NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS EMPLOYED WITH THE RAISED SURVEYOR'S SEAL OF THE UNDERSTANDING REGISTERED LAND SURVEYOR.
2. THE SKETCH SHOWN HEREON IS FOR GRAPHICAL REPRESENTATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING DOES NOT PURPORT TO DELINEATE THE LIMITS OF REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
4. CORNER MONUMENTS WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS SKETCH.
5. BEARINGS SHOWN HEREON ARE BASED ON FIXING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, CORNER 17 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA, AS N89°58'26"W.

FIELD BOOK	JOB NO.
SCALE	ORIGINAL DATE
DRAWN BY	REV
DATE	REV
	REV
	REV

SURVEYOR'S CERTIFICATION

I, EDWARD A. MCCARTHY, DO HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE REAL PROPERTY DESCRIBED IN THE ACCOMPANYING INSTRUMENTS, AND THAT THE SAME COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 8101-8, FLORIDA ADMINISTRATIVE CODE.

POST, DUCKLEY, SCHUM & JERHIGAN, INC.
Edward A. McCarthy
EDWARD A. MCCARTHY
REGISTERED LAND SURVEYOR NO. 3078
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF LEE
CORNER 17 SOUTH
RANGE 28 EAST
SECTION 17

SHEET 1 OF 2

**LEGAL DESCRIPTION
THE RESERVE AT PELICAN LANDING
LAKEMONT DRIVE
SUPPLEMENTAL EASEMENT**

A parcel of land lying within section 17, township 47 south, range 25 east, Lee County, Florida, being more particularly described as follows:

Commence at the east quarter corner of said section 17; thence, along the south line of the northeast one-quarter of said section 17, N89°58'28"W, 773.50 feet, to an intersection with the west line of a 45 foot wide ingress and egress easement as recorded in Official Record Book 2427, pages 4044-4048, Public Records of Lee County, Florida, and the point of beginning; thence, along said west line of the aforementioned ingress and egress easement, S04°36'26"E, 99.31 feet to a point on the arc of a tangent circular curve concave to the southwest (a radial line through said point bears S85°23'34"W); thence northwesterly along the arc of said curve, having for its elements a radius of 90.00 feet, a central angle of 57°02'40", a chord distance of 85.95 feet, a chord bearing of N33°07'46"W, an arc distance of 89.61 feet; to a point of reverse curvature; thence northwesterly along the arc of a tangent circular curve concave to the east, having for its elements a radius of 52.00 feet, a central angle of 77°38'24", a chord distance of 65.20 feet, a chord bearing of N22°49'54"W, an arc distance of 70.46 feet; thence N15°59'18"E, 133.86 feet; thence, to an intersection with the west line of the aforementioned ingress and egress easement, S82°12'39"E, 23.37 feet; thence, along said west line, S00°15'34"W, 99.98 feet; thence, continue along said west line, S04°36'26"E, 58.80 feet, to the point of beginning.

Said parcel contains 9,755 square feet, more or less.

The above mentioned bearings are based on fixing the south line of the northeast one-quarter of section 17, township 47 south, range 25 east, Lee County, Florida, as N89°58'28"W.

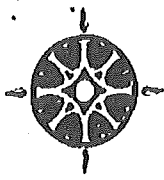
EXHIBIT A

6/22/94
rs_ingrs.wp

SHEET 2 OF 2

DR2512 P62925

94 JUN 22 . M 3:39



WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects, Environmental Consultants & Construction Managers
4571 Colonial Boulevard, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

DESCRIPTION "SO-CALLED UNIT 5" SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

All that part of Section 17, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the east quarter corner of said Section 17; thence along the east-west quarter section line of said Section 17, N.89°58'35"W. 728.35 feet to an intersection with a certain wetland conservation easement recorded in Official Record Book 2374, pages 695-708, Public Records, Lee County, Florida; thence leaving said quarter section line continue along said easement line N.04°36'26"W. 47.87 feet, thence N.39°50'12"E. 14.01 feet; thence N.00°15'34"E. 92.62 feet to the POINT OF BEGINNING of the parcel herein described;

From said Point of Beginning and leaving said wetland conservation easement N.82°12'39"W. 577.81 feet; thence N.16°33'50"E. 608.78 feet; thence S.73°26'10"E. 290.41 feet to a point on said wetland conservation easement line; thence along said easement line S.00°15'34"W. 22.24 feet; thence continuing along said easement line the following three (3) courses: S.37°37'15"E. 71.89 feet; thence S.63°33'33"E. 88.08 feet; thence S.00°15'34"W. 460.64 feet to the Point of Beginning of the parcel herein described.

Containing 6.31 acres more or less.

SUBJECT TO any easements, restrictions, reservations or rights-of-way of record.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

Ron L. Wallace
Ron L. Wallace; PLS # 4961

14 Sept. 93
Date:

REF: 0250
W.O.: 3045
Revised: August 23, 1993
Revised: August 24, 1993
Revised: September 14, 1993

EXHIBIT "B"

Naples
(813) 649-4040
Fax (813) 643-5716

Fort Myers
(813) 939-1020
Fax (813) 939-7479

Sarasota
(813) 371-3690
Fax (813) 377-9852

OK
9/14/93

OR 24 27 PGL 048

OR 25 12 PGL 926

CHARLE GREEN LEE CTY, FL
93 SEP 28 AM 9:02