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Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
S. Sherwood Deputy Clerk.

OR2570 PG3170

**GRANT OF EASEMENT
SIGNAGE & LANDSCAPING**

THIS INDENTURE made and executed this 24th day of January, 1995, by and between PELICAN LANDING COMMUNITIES, INC., formerly Westinghouse Bayside Communities, Inc., a Florida corporation, whose address is: 24820 Burnt Pine Drive, Bonita Springs, Florida 33923, hereinafter called GRANTOR; and ASCOT ASSOCIATES JOINT VENTURE, a Florida general partnership, organized under the laws of the State of Florida, hereinafter called GRANTEE, whose address is: c/o Leo Salvatori 4501 N. Tamiami Trail, Suite #300, Naples, FL 33940.

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good valuable consideration, receipt of which is hereby acknowledged, the GRANTOR hereby grants to GRANTEE, its successors or assigns, a non-exclusive, perpetual easement for signage and landscaping for the development known as Ascot at Pelican Landing, Lee County Florida, including the construction, maintenance, operation, repair, and replacement of a masonry wall, signage, lighting, landscaping and irrigation and related appurtenances over, under, and through the property as more particularly described in Exhibit "A", attached hereto and made a part hereof.

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

GRANTEE by acceptance of this easement agrees to maintain said easement, including, without limitation, maintenance of the masonry wall, signage, landscaping, lighting and irrigation and in no way interfere at any time with the right of ingress and egress of GRANTOR, its successors or assigns, or its licensees and agents or any other party requiring access to any of the property over which said easement is granted. GRANTEE further agrees that it will at all times use extreme care to repair and or replace any pavement, landscaping or other improvements which it may disturb, damage or destroy in the construction, operation or maintenance of said facilities on, over, in and under the said property.

In the event GRANTOR, its successors or assigns requires modification of this easement, GRANTEE agrees to consider said modification, whose approval shall not be unreasonably withheld. Modification will not impair existing facilities and shall be substantially the same as the existing easement.

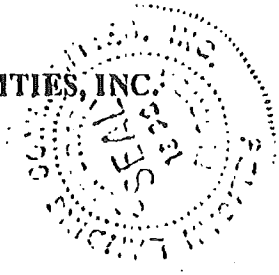
RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: G. SHERWOOD, D.C.

In the event GRANTEE, its successors or assigns, shall fail to use this easement for the purposes intended, then GRANTEE, its successors or assigns shall vacate said easement or relevant part thereof. GRANTEE, upon said vacation, shall have the right to remove any structures or improvements which may be on the property.

IN WITNESS WHEREOF, the GRANTOR, has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

PELICAN LANDING COMMUNITIES, INC.



David W. Caldwell
David W. Caldwell

BY: Jerry H. Schmoyer
Executive Vice President

Cynthia A. Devito
Name:

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24th day of January, A.D. 1995 by Jerry H. Schmoyer, Executive Vice President of Pelican Landing Communities, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me and ~~did~~ (did not) take an oath.



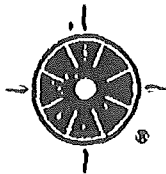
CYNTHIA A. DEVITO
COMMISSION # CC 312854
EXPIRES SEP 2, 1997
Atlantic Bonding Co., Inc.
800-732-2245

Cynthia A. Devito
Notary Public, State of Florida

My Commission Expires: Sep. 2, 1997

CYNTHIA A. DEVITO
Printed Name

This instrument prepared by:
Vivien Hastings, Esquire
801 Laurel Oak Drive, Suite 500
Naples, Florida 33963



WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects & Environmental Consultants
4571 Colonial Boulevard, Suite 200, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

OR2570 PG3172

DESCRIPTION SIGN AND LANDSCAPE BASEMENT FOR THE ASCOT SECTION 21, TOWNSHIP 47S, RANGE 25E LEE COUNTY, FLORIDA

All that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida, also being a part of Tract "E" of Pelican Landing Unit Fourteen according to the plat thereof as recorded in Plat Book 53, pages 35 through 46, Public Records of Lee County, Florida being more particularly described as follows;

COMMENCING at the northwest corner of said Section 21;
thence along the north line of said Section 21, N.88°38'34"E, 1841.12 feet to the east line of those lands as described in O.R. Book 2474, pg. 3978-3980, Public Records of Lee County, Florida;
thence along said east line, S.01°21'26"E, 560.21 feet;
thence continue along said east line S.16°53'43"W, 160.54 feet;
thence continue along said east line S.35°32'25"W, 70.67 feet to the POINT OF BEGINNING of the parcel herein described;
thence continue along said east line S.35°32'25"W, 30.00 feet;
thence S.54°27'35"E, 33.83 feet to a point on a curve and the west line of those lands as described in O.R. Book 2456, pg. 1717-1722, Public Records of Lee County, Florida;
thence along said west line northwesterly 23.42 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 80.00 feet, through a central angle of 16°46'21" and being subtended by a chord which bears N.10°49'33"W, 23.34 feet to a point of reverse curvature;
thence continue along said west line northwesterly 22.09 feet along the arc of a circular curve concave to the southwest, having a radius of 50.00 feet, through a central angle of 25°18'56" and being subtended by a chord which bears N.15°05'50"W, 21.91 feet to the Point of Beginning of the parcel herein described;

Parcel contains 531 square feet, more or less.

Subject to easements, restrictions, reservations and rights-of-way of record;
Bearings shown herein are based on the north of Section 21, Township 47 South, Range 25 East, Lee County, Florida being N.88°38'34"E.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

Elizabeth F. Gaines, P.L.S. #4576

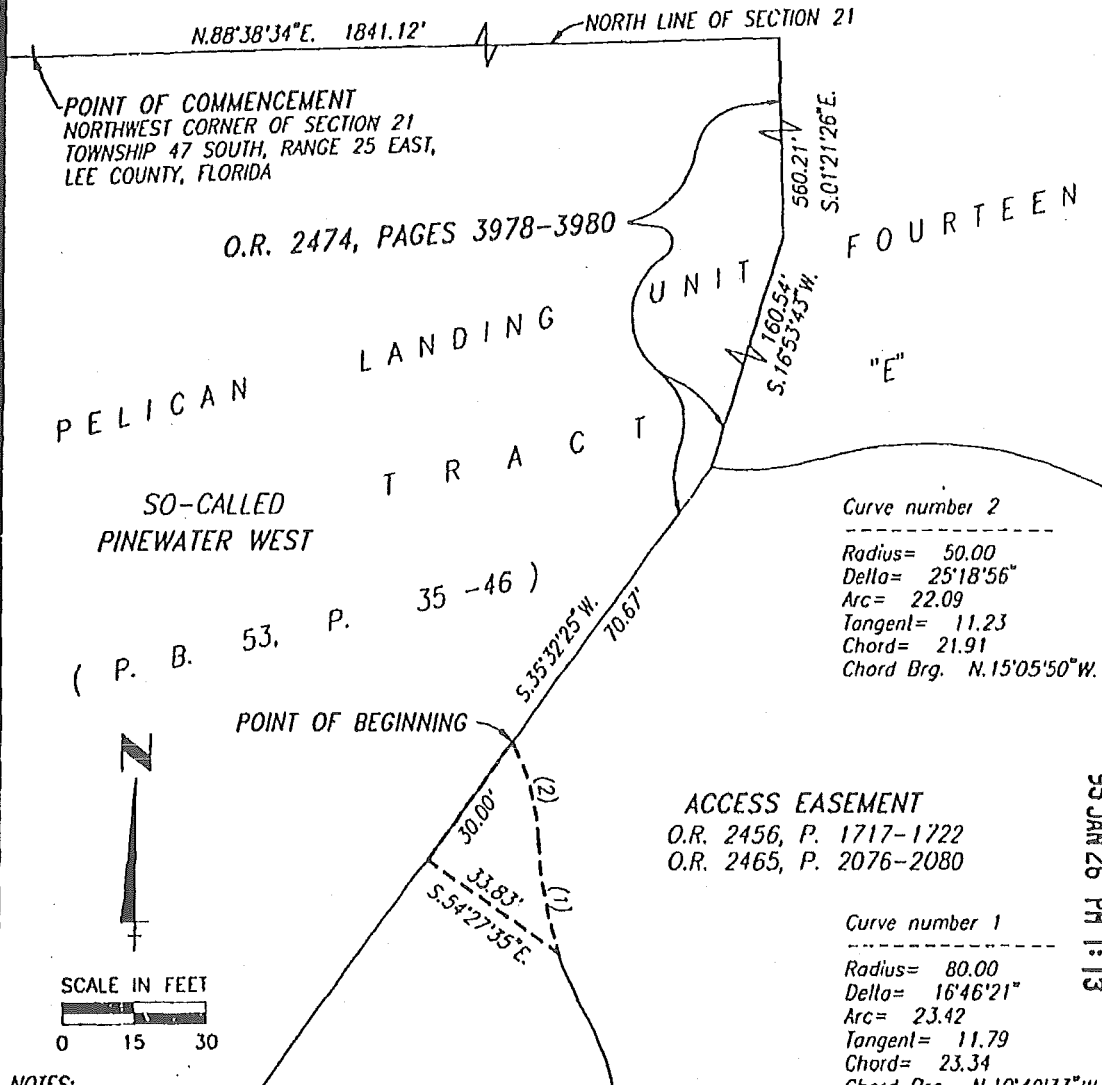
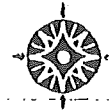
1-20-95
Date

W.O.F. 3942
REF.: R-0250-121
DATE: January 20, 1995

EXHIBIT A

WILSON, MILLER, BARTON & PEEK, INC.

ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS • CONSTRUCTION MANAGERS
 4571 Colonial Boulevard, Fort Myers, Florida 33912 (813) 939-1920 Fax (813) 939-7479



OR2570 PG3173

95 JAN 26 PM 1:13

CHIEF ENGINEER

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 21
 TOWNSHIP 47 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA

O.R. 2474, PAGES 3978-3980

PELICAN

LANDING

TRACT

UNIT

FOURTEEN

"E"

SO-CALLED
 PINEWATER WEST

(P. B. 53, P. 35-46)

POINT OF BEGINNING

ACCESS EASEMENT
 O.R. 2456, P. 1717-1722
 O.R. 2465, P. 2076-2080



NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING N.88°38'34"E.

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PREPARED BY:

 ELIZABETH F. GAINES, No. 14576

NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH THE SURVEYOR'S EMBOSSED SEAL.

PRINTED

JAN 24 1995

WILSON, MILLER, BARTON & PEEK, INC.
 (P.B.) DENOTES PLAT BOOK
 (P.) DENOTES PAGE
 (O.R.) DENOTES OFFICIAL RECORDS BOOK

* NOT A SURVEY *

EXHIBIT A

Δ REV. NO.	REVISION	DATE	DRAWN BY	EMP. NO.	CHECKED BY	EMP. NO.
DATE:	CLIENT: PELICAN LANDING COMMUNITITES, INC.					
HORIZONTAL SCALE:	24820 BURNT PINE DRIVE, BONITA SPRINGS, FLORIDA 33923					
VERTICAL SCALE:	TITLE: SKETCH OF DESCRIPTION					
SEC. TWP. RGE:	SIGN & LANDSCAPE EASEMENT FOR THE ASCOT BEING PART OF TRACT "E"					
FIELD BOOK:	OF PELICAN LANDING UNIT FOURTEEN (P.B. 53, P. 35-46) LEE COUNTY, FLORIDA					
FIELD BOOK PAGE:	CROSS REFERENCE FILE NO:	WORK ORDER NO.	PROJECT NO.:	SHEET NUMBER:	FILE NO.:	
	0250b001.dwg	3942	0250	1 of 1	A-0250-121	