

3747233

DR2585 PG0782

GRANT OF EASEMENT

Irrigation

THIS INDENTURE made and executed this 21st day of March, 1995, by and between PELICAN LANDING COMMUNITIES, INC., a Florida corporation, whose address is: 24820 Burnt Pine Drive, Bonita Springs, Florida 33923, ("GRANTOR"), and the BAY CREEK COMMUNITY DEVELOPMENT DISTRICT, a community development district organized under the laws of the State of Florida, whose address is: 10300 N.W. 11 Manor, Coral Springs, Florida 33071, ("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, GRANTOR hereby grants to GRANTEE, its successors and assigns, an easement for irrigation, including the construction, maintenance, repair and replacement of irrigation mains, meters, pumps and related appurtenances over, under and through the property as more particularly described in Exhibit "A" (legal description and sketch), attached hereto and made a part hereof, including reasonable access to said property for purposes of ingress and egress over GRANTOR's, its successors and assigns, property;

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 and in no way interfere at any time with the right of ingress and egress of GRANTOR, its successors or assigns, or any other party requiring access to 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 or destroy in the construction, operation or maintenance of said District facilities on, over, in or under 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 be substantially the same as existing easement. Said modifications shall be done at no expense to GRANTEE;

2400
170
Documentary Tax Pd. \$
Intangible Tax Pd.
By CHARLIE GREEN, CLERK, LEE COUNTY
Deputy Clerk

RECORD VERIFIED - CHARLIE GREEN CLERK
BY: KAT TANNER, 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 shall have the right to remove any structures or improvements which may be on the property.

IN WITNESS WHEREOF, 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.

WITNESSES:

Laura Sargeant

Print: LAURA A. SARGEANT

Joann Finn

Print: Joann Finn

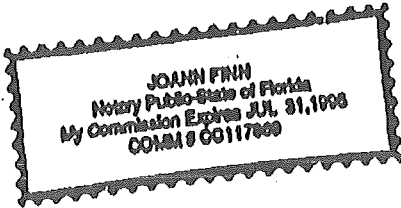
By: Jerry H. Schmoyer
Executive Vice President

DR2585 PG0783

STATE OF FLORIDA
COUNTY OF LEE

Before me personally appeared Jerry H. Schmoyer, as Executive Vice President of Pelican Landing Communities, Inc., a Florida corporation, to me well known to be the person who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument in the capacity and for the purposes therein expressed. He is personally known to me.

Witness my hand and official seal this 21st day of March, 1995.



Joann Finn
Notary Public - State of Florida
Print: Joann Finn

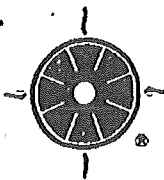
My Commission expires: 7-31-95

Commission number: 00117869

This instrument prepared by:
Vivien N. Hastings, Esq.
801 Laurel Oak Drive, Suite 500
Naples, FL 33963

PLEASE RETURN TO:
Laura A. Sargeant ✓
Pelican Landing Communities, Inc.
24820 Burnt Pine Drive
Bonita Springs, FL 33923

OR2585 P60784



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

DESCRIPTION 10' UTILITY EASEMENT #2 Pelican Landing Unit Fourteen Section 21, Township 47 South, Range 25 East, 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;

BEGINNING at the intersection of the westerlymost corner of Lot 8 of Pelican Landing Unit Seventeen according to the plat thereof as recorded in Plat Book 53, pages 50 through 53, Public Records of Lee County, Florida and the east line of Tract "A" of said Pelican Landing Unit Seventeen;
thence along the south line of said Lot 8, S.60°24'41"E. 10.03 feet to a point on a curve which lies 10.00 feet easterly of, as measured at right angles to, and parallel with the east line of aforesaid Tract "A",
thence along said parallel line southwesterly 230.41 feet along the arc of a non-tangential circular curve concave to the southeast, having a radius of 972.50 feet, through a central angle of 13°34'29" and being subtended by a chord which bears S.18°23'31"W. 229.87 feet to a point on the north line of Lot 7 of said Pelican Landing Unit Seventeen;
thence along said north line of Lot 7, N.73°14'37"W. 10.04 feet to a point on a curve and the east line of said Tract "A",
thence along said east line of Tract "A", northeasterly 232.65 feet along the arc of a non-tangential circular curve concave to the southeast, having a radius of 982.50 feet, through a central angle of 13°34'02" and being subtended by a chord which bears N.18°26'27"E. 232.11 feet to the Point of Beginning of the parcel herein described;

Parcel contains 2315 square feet, more or less.

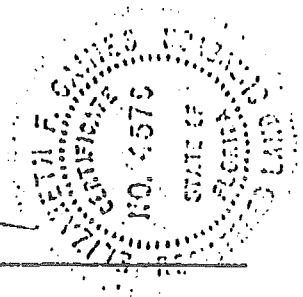
Subject to easements, restrictions, reservations and rights of way of record.
Bearings shown hereon are based on the south line of Lot 8 of said Pelican Landing Unit Seventeen being N.60°24'41"W.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

3-20-95
Date



W.O.: 3964
REF.: A-0250-136
DATE: March 18, 1995

EXHIBIT A

OK'D L.S.
MAR 21 1995

OR2585 P60785

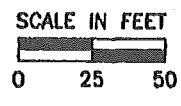
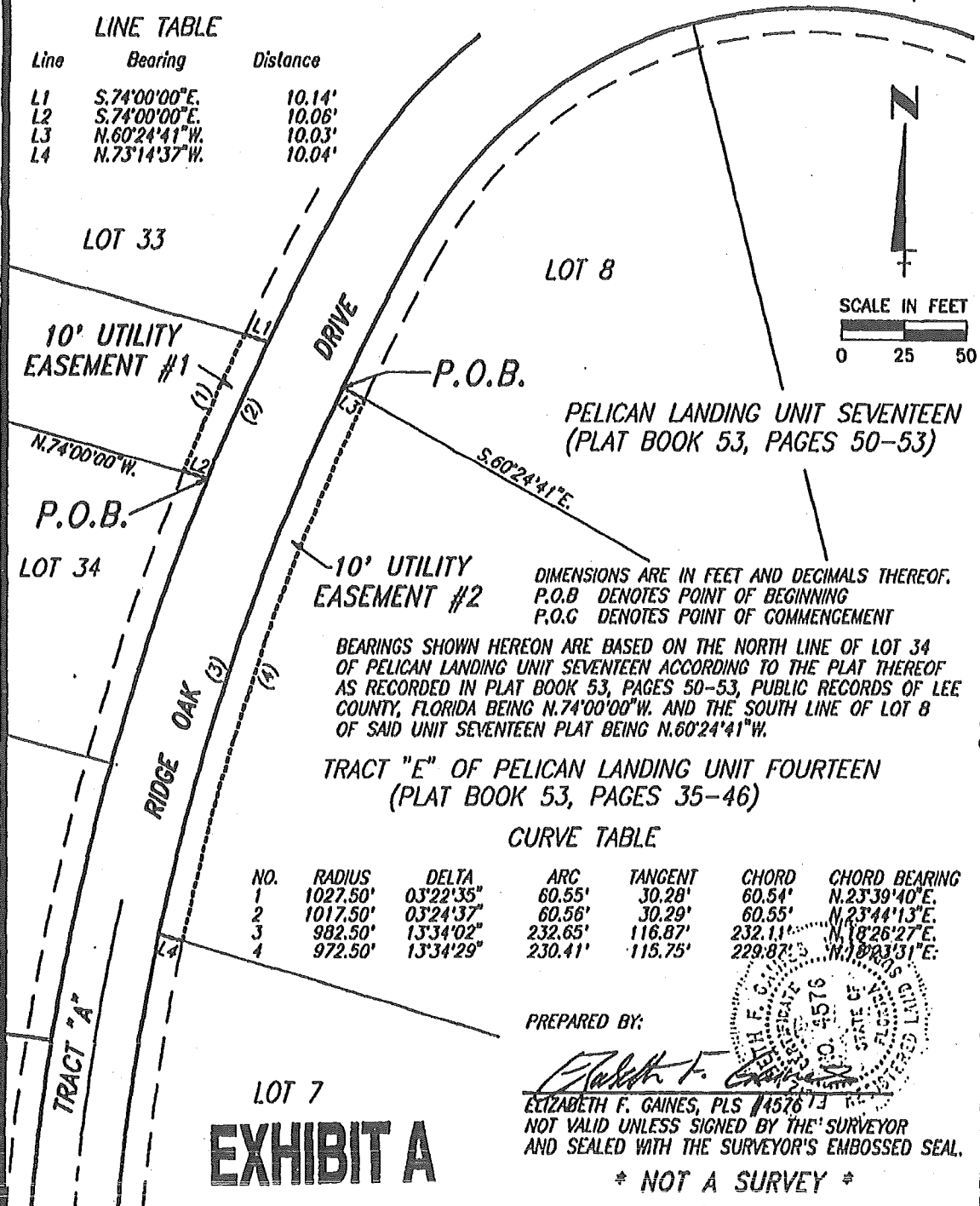
WILSON, MILLER, BARTON & PEEK, INC.

ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS • CONSTRUCTION MANAGERS
 4571 Colonial Boulevard Fort Myers, Florida 33912 (813) 939-1020 Fax (813) 939-7479



LINE TABLE

Line	Bearing	Distance
L1	S.74°00'00"E.	10.14'
L2	S.74°00'00"E.	10.06'
L3	N.60°24'41"W.	10.03'
L4	N.73°14'37"W.	10.04'



DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 P.O.B. DENOTES POINT OF BEGINNING
 P.O.C. DENOTES POINT OF COMMENCEMENT

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 34 OF PELICAN LANDING UNIT SEVENTEEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 50-53, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING N.74°00'00"W. AND THE SOUTH LINE OF LOT 8 OF SAID UNIT SEVENTEEN PLAT BEING N.60°24'41"W.

TRACT "E" OF PELICAN LANDING UNIT FOURTEEN
 (PLAT BOOK 53, PAGES 35-46)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1027.50'	03°22'35"	60.55'	30.28'	60.54'	N.23°39'40"E.
2	1017.50'	03°24'37"	60.56'	30.29'	60.55'	N.23°44'13"E.
3	982.50'	13°34'02"	232.65'	116.87'	232.11'	N.18°26'27"E.
4	972.50'	13°34'29"	230.41'	115.75'	229.87'	N.18°23'31"E.

PREPARED BY:

Elizabeth F. Gaines
 ELIZABETH F. GAINES, PLS #457613
 NOT VALID UNLESS SIGNED BY THE SURVEYOR AND SEALED WITH THE SURVEYOR'S EMBOSSED SEAL.

✦ NOT A SURVEY ✦

EXHIBIT A

DR2585 PG0786

ΔREV NO.	REVISION	DATE	DRAWN BY	EMP. NO.	CHECKED BY	EMP. NO.
DATE:	CLIENT:					
FEB 1995	PELICAN LANDING COMMUNITIES, INC. 24820 BURNT PINE DRIVE, BONITA SPRINGS, FLORIDA 33923					
HORIZONTAL SCALE: 1" = 50'	TITLE:					
VERTICAL SCALE:	SKETCH OF DESCRIPTION 10' UTILITY EASEMENTS #1 AND #2 ALONG RIDGE OAK DRIVE, PART OF TRACT "E" OF PELICAN LANDING UNIT FOURTEEN (P.B 53, P. 35-46), LEE COUNTY, FLORIDA					
SEC: TWP: RGE: 21-47-25	CROSS REFERENCE FILE NO.:	WORK ORDER NO.:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:	
FIELD BOOK:	E-0250-110	3964	0250	1 of 1	A-0250-136	
FIELD BOOK PAGE:						