

3752737

GRANT OF GOLF CART PATH EASEMENT

THIS EASEMENT ("Easement") is made this 3/2<sup>nd</sup> day of March, 1995, by PELICAN LANDING COMMUNITIES, INC., a Florida corporation, whose address is: 24820 Burnt Pine Drive, Bonita Springs, Florida 33923, and PELICAN LANDING COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation whose address is: 24820 Burnt Pine Drive, Bonita Springs, Florida 33923, (herein collectively called "Grantors"), and PELICAN'S NEST GOLF CLUB, INC., a Florida not-for-profit corporation, whose address is: 24831 Pennyroyal Drive, Bonita Springs, Florida 33923, ("Grantee").

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

WITNESSETH:

WHEREAS, Grantee has or is acquiring the real property legally described on Exhibit "A", attached hereto and incorporated herein ("Benefitted Property") from Pelican Landing Communities, Inc. ("PLC") or entities affiliated with PLC;

WHEREAS, the Benefitted Property is operated as a golf course;

WHEREAS, Grantors are the owners of the real property legally described on Exhibit "B", attached hereto and incorporated herein (the "Burdened Property");

WHEREAS, the Burdened Property is located in part of Tract "C" of the plat of Pelican Landing Unit Sixteen as recorded in Plat Book 53, pages 47 through 49, inclusive, of the Public Records of Lee County, Florida;

WHEREAS, said Tract "C" has been dedicated by recorded plat to the Pelican Landing Community Association, Inc.;

WHEREAS, in accordance with the Amended and Restated Declaration and General Covenants for Pelican Landing recorded in Official Records Book 2198, Page 1873 et seq. of the Public Records of Lee County, Florida, PLC has reserved the right to grant easements to the owner of the Recreational Property (as defined in said Declaration);

WHEREAS, the Burdened Property is utilized as a golf cart path for the golf course operated on the Benefitted Property.

WHEREAS, additionally, Grantors desire to grant to Grantee and all employees, agents, members and invitees of said parties, the right to use the Burdened Property for purposes of a golf cart, maintenance vehicle and pedestrian path to and from contiguous portions of the Benefitted Property.

RECORD VERIFIED - CHARLIE GREEN, CLERK  
BY: HELEN CARROLL, P.C.

DR2588 PG0945

28 PA  
127.20  
10

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The parties acknowledge the foregoing recitals are true and correct, and the same are hereby incorporated herein.

2. Golf Cart Path Easement. Grantors hereby grant Grantee and all employees, agents, members and invitees of Grantee a non-exclusive easement for use as a golf cart path for legal and physical access over, across and upon the Burdened Property. The easement over, across and upon the Burdened Property shall terminate at such time as the Benefitted Property is no longer being operated as a golf course, or in the event Grantors relocate the golf cart path on the Burdened Property to the Benefitted Property. Nothing included herein shall be deemed to impair the rights of the Grantors, their successors or assigns, for pedestrian and vehicular ingress and egress over and upon the Easement.

3. Obligations of Grantee. Grantee covenants and agrees to install and maintain, at its expense, stop signs on the easement where it crosses any and all roadways, regulating golf cart traffic.

4. Indemnification. Grantee hereby indemnifies and holds Grantors and their successors in title and interest to the Burdened Property harmless from and against any and all losses, costs, damages, liabilities, expenses, penalties (including attorney fees at trial and appellate levels) incurred or sustained by Grantors, their successors and assigns, as a result of any act or omission of Grantee or its successors, employees, agents, representatives, guests and invitees, with respect to the use, operations, maintenance, or having access to the Burdened Property, except to the extent the same is caused by the negligent or willful act or omission of Grantors, their invitees, guests, agents, representatives, successors and assigns.

5. Maintenance of Burdened Property. Grantee, at its expense, shall maintain, repair and replace golf cart path improvements on the Burdened Property. Any landscape improvements on the Burdened Property that become disturbed, damaged or destroyed as a result of Grantee's hereindescribed use, shall be repaired or replaced by Grantee at its sole cost and expense. In the event that Grantee fails to repair or replace the golf cart path improvements or such landscape improvements within thirty (30) days after notice from Grantors of the defect or damage, then Grantors shall have the right to make such repair or replacement and Grantee covenants and agrees to reimburse Grantors for the cost of same within ten (10) days after written demand by Grantors. Grantee shall have the right, at its expense, to relocate the golf cart path to any other portion of the Burdened Property.

6. Payment of Taxes. Grantor agrees to pay or cause to be paid, before any fine, penalty, interest or cost is added thereto, all real estate taxes on the Burdened Property, if any.

DR2588 PG0946

UR2588 PG0947

7. Binding Effect. This easement shall run with the Benefitted Property and the Burdened Property and shall be binding on and shall inure to the benefit of the parties hereto, the respective grantees, successors, assigns and successors in title.

8. Attorney's Fees. In the event legal action is instituted to enforce this Easement, the prevailing party shall be entitled to recover reasonable attorneys' and paralegal fees incurred in enforcing its rights hereunder, whether the same are incurred at the trial or appellate level.

IN WITNESS WHEREOF, the Grantors and Grantee have executed this Easement on the 3/5<sup>th</sup> day of March, 1995.

Signed, sealed and delivered in the presence of:

GRANTORS:

PELICAN LANDING COMMUNITIES, INC., a Florida corporation

WITNESSES:

[Signature]  
Printed Name: DOUGLAS L. SCHWARTZ

By: [Signature]  
Jeff H. Schmoyer  
Executive Vice President

[Signature]  
Printed Name: LAURA A. SARGEANT

PELICAN LANDING COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

[Signature]  
Printed Name: LAURA A. SARGEANT

By: [Signature]  
Douglas L. Schwartz  
President

[Signature]  
Printed Name: MARJUL A. FRITE

GRANTEE:

PELICAN'S NEST GOLF CLUB, INC., a Florida not-for-profit corporation

[Signature]  
Printed Name: KEVIN COLEMAN

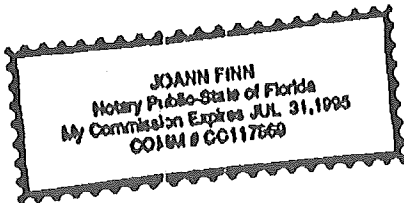
By: [Signature]  
Print: ALAN W. LOWSON  
Its: President

[Signature]  
Printed Name: LAURA A. SARGEANT

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Jerry H. Schmoyer, known to me and known by me to be the Executive Vice President of Pelican Landing Communities, Inc., a Florida corporation, and he acknowledged before me that he executed the foregoing as such officer for and on behalf of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 31  
day of March, 1995.



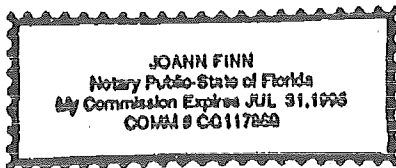
Joann Finn  
Notary Public - State of Florida

Print: Joann Finn  
My Commission expires: 7-31-95  
Commission number: CC117869

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Douglas L. Schwartz, known to me and known by me to be the President of Pelican Landing Community Association, Inc., a not-for-profit Florida corporation, and he acknowledged before me that he executed the foregoing as such officer for and on behalf of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 31  
day of March, 1995.



Joann Finn  
Notary Public - State of Florida

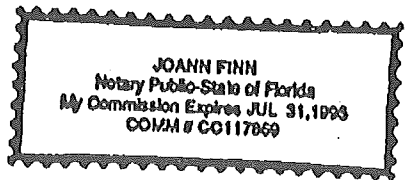
Print: Joann Finn  
My Commission expires: 7-31-95  
Commission number: CC117869

DR2588 P60949

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Alan N. London  
known to me and known by me to be the President of Pelican's Nest Golf Club,  
Inc., a not-for-profit Florida corporation, and he acknowledged before me that he executed the  
foregoing as such officer for and on behalf of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 31  
day of March, 1995.

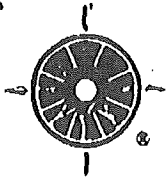


Joann Finn  
Notary Public - State of Florida  
Print: Joann Finn  
My Commission expires: 7-31-95  
Commission number: CC117869

This instrument prepared by:  
Marc I. Spencer, Esq.  
Cherry & Spencer, P.A.  
1665 Palm Beach Lakes Boulevard  
Suite 600  
West Palm Beach, Florida 33401  
(407) 471-7767

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

\grantcp.003



# 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 OF PELICAN LANDING GOLF COURSE PARCEL "A-1" BEING PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

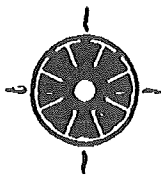
All that part of Tract "E", Pelican Landing Unit Fourteen according to the plat thereof as recorded in Plat Book 53, Pages 35 through 46, Public Records of Lee County, Florida also being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 21;  
thence along the West line of said Section 21 N.00°35'34"W. 1225.97 feet to the POINT OF BEGINNING of the parcel herein described;

thence continue along said West Section line N.00°35'34"W. 942.73 feet to the northerly boundary of said Tract "E";  
thence along said boundary of Tract "E" for the following thirteen (13) described courses;

- 1) N.76°42'22"E. 88.74 feet;
- 2) N.01°16'19"W. 34.17 feet;
- 3) N.63°30'21"E. 65.50 feet;
- 4) N.50°10'20"E. 74.11 feet;
- 5) N.83°47'23"E. 75.58 feet;
- 6) S.20°19'33"E. 22.85 feet;
- 7) N.89°56'43"E. 20.73 feet;
- 8) N.21°05'41"E. 66.67 feet;
- 9) S.62°06'40"E. 51.54 feet;
- 10) N.43°23'36"E. 61.11 feet;
- 11) N.22°35'24"W. 34.45 feet;
- 12) N.67°24'36"E. 129.97 feet;
- 13) S.22°35'24"E. 48.82 feet to the boundary of those lands as described in Official Record Book 2474, Pages 3978 through 3980, Public Records of Lee County, Florida;

thence along said boundary S.35°19'39"W. 73.50 feet;  
thence continue along said boundary S.54°40'21"E. 546.64 feet;  
thence continue along and continue past said boundary S.75°09'28"E. 857.30 feet to the boundary of those lands described in Official Record Book 2456, Page 1717 through 1722, Public Records of Lee County, Florida and a point on a curve;  
thence along said boundary Southerly 36.07 feet along the arc of a non-tangential circular curve concave to the East, having a radius of 300.00 feet, through a central angle of 06°53'19" and being subtended by a chord which bears S.09°41'09"W. 36.05 feet to a point of tangency;  
thence continue along and then continue past said boundary S.06°14'29"W. 740.69 feet to the Northerly right-of-way line of Pelican's Nest Drive also being Tract "A" of said Pelican Landing Unit Fourteen;



thence along said Northerly right-of-way line S.85°00'00"W. 655.64 feet to a point of curvature;

thence continue along said Northerly right-of-way line Southwesterly 186.20 feet along the arc of a circular curve concave to the Southeast, having a radius of 617.50 feet, through a central angle of 17°16'37" and being subtended by a chord which bears S.76°21'41"W. 185.50 feet to a point on said curve;

thence along the boundary of said Tract "E" and the boundary of Pelican Landing Unit Seventeen according to the plat thereof as recorded at Plat Book 53, Pages 50 through 53, Public Records of Lee County, Florida for the following forty-one (41) described courses:

- 1) N.25°00'00"W. 155.14 feet;
- 2) N.73°14'37"W. 567.72 feet to the easterly right-of-way line of Ridge Oak Drive, also being Tract "A" of said Pelican Landing Unit Seventeen and to a point on a curve;
- 3) Northeasterly 232.65 feet along said easterly right-of-way and 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 a point on said curve;
- 4) S.60°24'41"E. 163.59 feet;
- 5) S.71°17'03"E. 113.50 feet;
- 6) N.71°27'09"E. 29.25 feet;
- 7) N.58°51'44"E. 18.87 feet;
- 8) S.72°55'45"E. 45.63 feet;
- 9) S.40°45'39"E. 19.99 feet;
- 10) S.82°56'07"E. 38.38 feet;
- 11) S.89°33'15"E. 24.69 feet;
- 12) N.60°00'40"E. 16.83 feet;
- 13) S.64°08'15"E. 38.34 feet;
- 14) S.59°17'14"E. 36.00 feet;
- 15) S.63°35'29"E. 21.85 feet;
- 16) S.69°04'59"E. 24.08 feet;
- 17) N.78°44'50"E. 107.50 feet;
- 18) S.84°24'30"E. 146.58 feet;
- 19) S.88°45'20"E. 440.64 feet;
- 20) N.42°00'00"E. 102.24 feet;
- 21) N.17°00'00"E. 137.12 feet;
- 22) N.17°00'00"W. 108.68 feet;
- 23) N.46°45'20"W. 149.73 feet;
- 24) N.85°54'11"W. 684.93 feet;
- 25) N.76°00'00"W. 132.19 feet;
- 26) N.62°00'00"W. 121.01 feet;
- 27) N.41°00'00"W. 241.46 feet;
- 28) N.62°00'00"W. 142.92 feet;

DR:588 PG0952


- 29) S.73°00'00"W. 185.39 feet;
- 30) S.27°00'00"W. 144.61 feet;
- 31) S.02°00'00"W. 91.89 feet;
- 32) S.28°00'00"E. 168.27 feet to a point of curvature;
- 33) Southerly 69.38 feet along the arc of a circular curve concave to the West, having a radius of 75.00 feet, through a central angle of 53°00'00" and being subtended by a chord which bears S.01°30'00"E. 66.93 feet to a point of tangency;
- 34) S.25°00'00"W 54.03 feet to a point of curvature;
- 35) Southwesterly 15.97 feet along the arc of a circular curve concave to the Northwest, having a radius of 50.00 feet, through a central angle of 18°18'17" and being subtended by a chord which bears S.34°09'09"W. 15.91 feet to a point on said curve;
- 36) S.74°00'00"E. along a non-tangential line 182.43 feet to the westerly right-of-way line of said Ridge Oak Drive and to a point on a curve;
- 37) Southwesterly 60.56 feet along said westerly right-of-way and the arc of a non-tangential circular curve concave to the Southeast, having a radius of 1017.50 feet, through a central angle 03°24'37" and being subtended by a chord which bears S.23°44'13"W. 60.55 feet to a point on said curve;
- 38) N.74°00'00"W. 182.77 feet;
- 39) S.17°00'00"W. 120.02 feet;
- 40) S.12°00'00"W. 139.60 feet;
- 41) N.82°00'00"W. 14.60 feet to the Point of Beginning of the Parcel herein described;

Parcel contains 22.72 acres more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;  
Bearings are based on the West line of said Section 21 being N.00°35'34"W.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

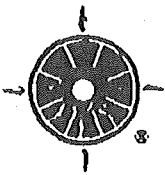
 Elizabeth E. Gaines, P.L.S. #4576

12-20-94  
Date

W.O. 3821  
REF. E-0250-105  
DATE: November 30, 1994  
REVISED: December 20, 1994

**EXHIBIT A**





# 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 OF PELICAN LANDING GOLF COURSE PARCEL "A-2" BEING PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All of Tracts "H", "J", "K", "L", "M", and "N" and all that part of Tract "I" of Pelican Landing Unit Eighteen, a re-subdivision of Tract "D" of Pelican Landing Unit Fourteen, according to the plat thereof as recorded at Plat Book 56, pages 21 through 26, Public Records of Lee County Florida, also being all that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida all being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 21,  
thence along the East-West 1/4 Section line of said Section 21 N.88°52'47"E. 252.09 feet to the boundary of said Pelican Landing Unit Eighteen, also being the east right-of-way line of Pelican's Nest Drive, Tract "A" of said Pelican Landing Unit Fourteen and to a point on a curve and to the POINT OF BEGINNING of the Parcel herein described;

thence along said easterly right-of-way line and the boundary of said Pelican Landing Unit Eighteen in the following four (4) described courses:

- 1) Northerly 36.95 feet along the arc of a non-tangential circular curve concave to the East, having a radius of 59.08 feet, through a central angle of 35°50'16" and being subtended by a chord which bears N.15°04'52"E. 36.35 feet to a point of tangency;
- 2) N.33°00'00"E. 143.70 feet to a point of curvature;
- 3) Northerly 182.87 feet along the arc of a circular curve concave to the Northwest, having a radius of 317.50 feet, through a central angle of 33°00'00" and being subtended by a chord which bears N.16°30'00"E. 180.35 feet to a point of tangency;
- 4) N.00°00'00"E. 102.84 feet;

thence leaving said line N.75°38'14"E. 881.60 feet;

thence S.89°54'17"E. 666.60 feet to the boundary of aforesaid Pelican Landing Unit Eighteen;

thence along the boundary of said Pelican Landing Unit Eighteen in the following fifteen (15) described courses:

- 1) S.14°53'07"W. 54.41 feet;
- 2) S.21°22'25"W. 47.49 feet;
- 3) S.27°29'27"W. 42.59 feet;
- 4) S.79°02'35"W. 48.38 feet;
- 5) S.75°12'46"W. 52.38 feet;
- 6) S.42°54'00"W. 31.17 feet;
- 7) S.51°48'14"W. 54.83 feet;
- 8) S.40°23'37"W. 42.51 feet;
- 9) S.22°48'21"W. 48.73 feet;
- 10) S.19°46'35"W. 48.48 feet;
- 11) S.06°49'39"E. 33.62 feet;
- 12) S.06°23'36"W. 42.45 feet;

# EXHIBIT A

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

DR2588 PG0954

- 13) S.60°43'59"W. 51.35 feet;
- 14) S.71°41'24"W. 55.13 feet;
- 15) S.68°16'53"W. 45.16 feet to the boundary of Pelican Landing Unit Sixteen according to the plat thereof as recorded in Plat Book 53, Pages 47 through 49, Public Records of Lee County, Florida;

thence along the boundary of said Pelican Landing Unit Sixteen and the boundary of said Pelican Landing Unit Eighteen in the following five (5) described courses:

- 1) N.51°03'32"W. 40.47 feet;
- 2) S.69°10'28"W. 282.19 feet;
- 3) S.68°13'34"W. 359.59 feet;
- 4) S.82°54'39"W. 167.68 feet;
- 5) S.43°00'00"W. 74.90 feet to the northerly right-of-way line of Bay Creek Drive also being Tract "A" of said Pelican landing Unit Sixteen, and a point on a curve;

thence along said northerly right-of-way line and the boundary of said Pelican Landing Unit Eighteen for the following four (4) described courses:

- 1) Northwesterly 132.90 feet along the arc of a non-tangential circular curve concave to the Southwest, having a radius of 197.50 feet, through a central angle of 38°33'19" and being subtended by a chord which bears N.77°48'42"W. 130.41 feet to a point of tangency;
- 2) S.82°54'39"W. 59.39 feet to a point of curvature;
- 3) Northwesterly 189.27 feet along the arc of a circular curve concave to the Northeast having a radius of 285.50 feet through a central angle of 37°59'02" and being subtended by a chord which bears N.78°05'50"W. 185.82 feet to a point of compound curvature;
- 4) Northwesterly 58.02 feet along the arc of a circular curve concave to the Northeast having a radius of 59.08 feet through a central angle of 56°16'02" and being subtended by a chord which bears N.30°58'18"W. 55.71 feet to the Point of Beginning of the Parcel herein described;

Parcel Contains 16.89 Acres, more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;  
Bearings are based on the West line of said Section 21, being N.00°35'34"W.

Prepared by:

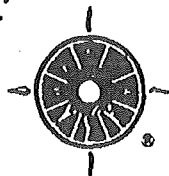
WILSON, MILLER, BARTON & PEEK, INC.

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

3-29-95  
Date

W.O. 3821  
REF: E-0250-105  
DATE: November 30, 1994  
REVISED: December 20, 1994  
REVISED: March 27, 1995  
REVISED: March 29, 1995

**EXHIBIT A**



# 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 OF PELICAN LANDING GOLF COURSE PARCEL "A-3" BEING PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Tract "G", 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, also being all that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 21;  
thence along the East-West 1/4 section line of said Section 21 N.88°52'47"E. 2640.34 feet to the center of said section and to the POINT OF BEGINNING of the Parcel herein described;

thence N.36°03'19"W. 180.08 feet;  
thence S.79°57'25"W. 739.32 feet;  
thence N.36°21'59"W. 152.84 feet to the westerly line of said Tract "G";  
thence along the westerly line of said Tract "G" in the following nine (9) described courses:

- 1) N.18°07'43"E. 48.56 feet;
- 2) N.00°43'59"E. 46.33 feet;
- 3) N.07°36'22"E. 55.49 feet;
- 4) N.24°44'38"E. 45.16 feet;
- 5) N.46°23'18"E. 18.61 feet;
- 6) N.52°29'35"E. 27.81 feet;
- 7) N.65°52'58"E. 10.51 feet;
- 8) N.78°36'39"E. 28.87 feet;
- 9) N.79°30'03"E. 65.77 feet to the boundary of those lands described in Official Records Book 2430, Pages 2982 through 2985, Public Records of Lee County, Florida;

thence along said boundary in the following four (4) described courses:

- 1) S.00°00'00"E. 38.94 feet;
- 2) S.88°55'17"E. 577.25 feet;
- 3) N.14°06'56"E. 785.31 feet;
- 4) N.04°30'21"E. 488.13 feet to the northerly boundary of said Tract "G" also being the South right-of-way of Pelican's Nest Drive, Tract "A" of said Pelican Landing Unit 14 and to a point on a curve;

thence along said lines Northeasterly 311.31 feet along the arc of a non-tangential circular curve concave to the Southeast, having a radius of 695.00 feet, through a central angle of 25°39'51" and being subtended by a chord which bears N.50°49'48"E. 308.71 feet to the boundary of Bay Crest Villas at Pelican Landing and to the Plat thereof as recorded in Plat Book 54, Pages 38 through 42, Public Records of Lee County, Florida and to a point on said curve;

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

# EXHIBIT A

DR2588 PG0955

DR2588 PG0956

thence along said boundary in the following seven (7) described courses:

- 1) S.01°41'53"E. 701.81 feet to a point of curvature;
- 2) Southwesterly 69.64 feet along the arc of a circular curve concave to the Northwest, having a radius of 150.00 feet, through a central angle of 26°35'58" and being subtended by a chord which bears S.11°36'06"W. 69.01 feet to a point of tangency;
- 3) S.24°54'05"W. 614.36 feet;
- 4) S.45°34'36"E. 258.37 feet;
- 5) N.67°42'26"E. 257.14 feet;
- 6) N.41°11'28"E. 514.96 feet;
- 7) N.01°33'08"W. 914.68 feet to a point on a curve;

thence leaving said boundary Southeasterly 175.88 feet along the arc of a non-tangential circular curve concave to the Northeast, having a radius of 323.00 feet, through a central angle of 31°11'57" and being subtended by a chord which bears S.50°16'34"E. 173.72 feet to a point of reverse curvature;

thence Southeasterly 381.63 feet along the arc of a circular curve concave to the Southwest, having a radius of 332.50 feet, through a central angle of 65°45'43" and being subtended by a chord which bears S.32°59'42"E. 361.03 feet to a point of tangency;

thence S.00°06'50"E. 605.67 feet;

thence S.41°11'28"W. 673.12 feet to a point of curvature;

thence Southwesterly 100.73 feet along the arc of a circular curve concave to the Northwest, having a radius of 150.00 feet, through a central angle of 38°28'28" and being subtended by a chord which bears S.60°25'42"W. 98.84 feet to a point of tangency;

thence S.79°39'56"W. 494.76 feet to the aforementioned East-West 1/4 section line;

thence along said East-West 1/4 Section line S.88°52'47"W. 102.26 feet to the Point of Beginning.

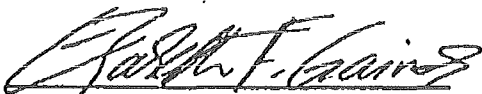
Parcel contains 27.49 acres, more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;

Bearings are based on the West line of said Section 21 being N.00°35'34"W.

Prepared by:

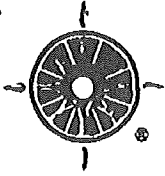
WILSON, MILLER, BARTON & PEEK, INC.

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

3-28-95  
Date

REF.: E-0250-105  
W.O.: 3821  
DATE: December 1, 1994  
REVISED: December 20, 1994  
REVISED: March 28, 1995

**EXHIBIT A**



# 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  
OF PELICAN'S NEST  
GOLF COURSE PARCEL "B-1" BEING PART OF  
SECTIONS 17 AND 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST**

All of Tract "A" of Pelican's Nest Unit One according to the plat thereof as recorded in Plat Book 41, pages 58 through 60, Public Records of Lee County, Florida;

Parcel contains 19.87 acres, more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

12-20-94  
Date

REF: E-0250-105  
W.O.: 3865  
DATE: December 8, 1994  
REVISED: December 20, 1994

DR2588 PG0957

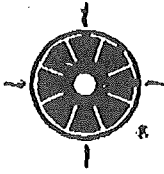
12/8/94-1g10132.nrw

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

# EXHIBIT A



# 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 OF PELICAN'S NEST GOLF COURSE PARCEL "B-2" BEING PART OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Section 20, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 20;  
thence along the east line of said Section 20 S.00°38'18"E. 22.50 feet to the south right-of-way line of Pelican's Nest Drive (formerly Bay Creek Drive, SW) also being Tract "D" of Pelican's Nest Unit One, according to the plat thereof as recorded in Plat Book 41, pages 58 through 60, Public Records of Lee County, Florida, and to a point on a curve;  
thence along said south right-of-way line northwesterly 165.42 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 340.46 feet, through a central angle of 27°50'20", and being subtended by a chord which bears N.77°10'04"W. 163.80 feet to a point on said curve and the POINT OF BEGINNING of the parcel herein described;

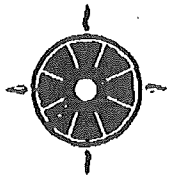
thence S.63°14'54"E. 69.98 feet;  
thence S.09°20'07"W. 111.07 feet;  
thence N.80°39'53"W. 104.58 feet;  
thence N.37°04'32"W. 63.54 feet;  
thence S.52°55'28"W. 23.69 feet;  
thence N.64°17'06"W. 95.38 feet;  
thence N.75°17'54"W. 302.27 feet;  
thence N.78°11'21"W. 241.45 feet;  
thence N.79°38'53"W. 298.23 feet;  
thence N.65°35'01"W. 324.58 feet;  
thence N.79°26'04"W. 187.67 feet;  
thence S.49°20'34"W. 262.27 feet;  
thence S.55°21'30"W. 52.43 feet;  
thence S.61°05'58"W. 233.42 feet;  
thence N.89°14'11"W. 71.72 feet;  
thence S.75°36'22"W. 107.75 feet;  
thence S.64°27'28"W. 125.79 feet;  
thence S.78°53'40"W. 152.33 feet;  
thence N.80°50'25"W. 73.89 feet;  
thence N.07°01'06"W. 124.51 feet;  
thence N.23°16'32"W. 114.60 feet;  
thence N.50°16'00"W. 92.99 feet;  
thence S.88°59'18"W. 58.88 feet;  
thence N.49°15'35"W. 133.21 feet;  
thence N.02°41'07"W. 66.94 feet;  
thence N.90°00'00"E. 110.62 feet to and then along the south boundary of those lands

# EXHIBIT A

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



as described in Official Records Book 2184, pages 444 through 445, Public Records of Lee County, Florida;

thence continue along said boundary N.31°22'02"E. 59.39 feet to the boundary of the Coventry, according to the plat thereof as recorded in Plat Book 50, pages 20 through 22, Public Records of Lee County, Florida;

thence along said boundary in the following seven (7) described courses:

- 1) S.59°41'53"E. 403.24 feet;
- 2) N.78°44'30"E. 393.57 feet;
- 3) N.68°40'14"E. 170.00 feet;
- 4) N.22°15'40"W. 69.16 feet;
- 5) N.89°19'31"W. 150.00 feet to a point on a curve;
- 6) westerly, northerly and northeasterly 148.98 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 75.00 feet, through a central angle of 113°48'56" and being subtended by a chord which bears N.30°00'43"W. 125.67 feet to a point on said curve;
- 7) N.28°45'47"E. 61.36 feet to a point on a curve and the south right-of-way line of Pelican's Nest Drive (formerly Bay Creek Drive, SW), also being Tract "C" of Pelican's Nest Unit Two, according to the plat thereof as recorded in Plat Book 44, pages 27 through 31, Public Records of Lee County, Florida;

thence along said south right-of-way line easterly 131.52 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 247.63 feet, through a central angle of 30°25'49" and being subtended by a chord which bears S.78°47'06"E. 129.98 feet to a point of compound curvature;

thence continue along said south right-of-way line northeasterly 504.49 feet along the arc of a circular curve concave to the northwest, having a radius of 1562.45 feet, through a central angle of 18°30'00" and being subtended by a chord which bears N.76°45'00"E. 502.30 feet to a point of tangency;

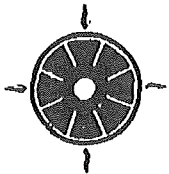
thence continue along said south right-of-way line N.67°30'00"E. 150.00 feet to the boundary of aforementioned Pelican's Nest Unit One;

thence along said boundary in the following nine (9) described courses:

- 1) S.22°30'00"E. 96.96 feet;
- 2) N.86°42'52"E. 490.08 feet to a point of curvature;
- 3) northeasterly 33.91 feet along the arc of a circular curve concave to the northwest, having a radius of 25.00 feet, through a central angle of 77°42'52" and being subtended by a chord which bears N.47°51'26"E. 31.37 feet to a point of tangency;
- 4) N.09°00'00"E. 145.44 feet to a point on a curve and the aforementioned south right-of-way line of Pelican's Nest Drive (formerly Bay Creek Drive, SW) of said Pelican's Nest Unit One;
- 5) northeasterly 122.07 feet along said south right-of-way line and the arc of a non-tangential circular curve concave to the southwest, having a radius of 485.74 feet, through a central angle of 14°23'54", and being subtended by a chord which bears S.80°40'55"E. 121.74 feet to a point on said curve;

DR2588 PG0959

**EXHIBIT A**



WILSON • MILLER • BARTON & PEEK, INC.

- 6) S.11°15'00"E. 231.05 feet;
- 7) S.88°23'21"E. 197.17 feet to said south right-of-way line;
- 8) along said south right-of-way line S.11°30'00"E. 315.00 feet to a point of curvature;
- 9) continue along said south right-of-way line southeasterly 307.49 feet along the arc of a circular curve concave to the northeast, having a radius of 340.46 feet, through a central angle of 51°44'54" and being subtended by a chord which bears S.37°22'27"E. 297.15 feet to the Point of Beginning of the parcel herein described.

Parcel contains 24.48 acres, more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;  
Bearings are based on the east line of the Southeast 1/4 of said Section 20 being S.00°38'18"E.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

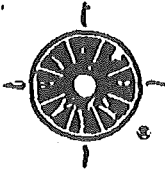
3-27-95  
 Date

R.H. E-0250-105  
 W.O. 2862  
 DATE: December 9, 1994  
 REVISED: December 20, 1994  
 REVISED: March 27, 1995

OR2588 PG0960

**EXHIBIT A**





# WILSON, MILLER, BARTON & PEEK, INC.

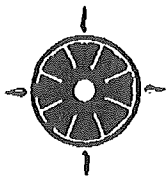
Engineers, Planners, Surveyors, Landscape Architects & Environmental Consultants  
4571 Colonial Boulevard, Suite 200, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

## DESCRIPTION OF PELICAN'S NEST GOLF COURSE PARCEL "B-3" BEING PART OF SECTIONS 17 AND 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Sections 17 and 20, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 20;  
thence along the east line of said Section 20 N.00°35'34"W. 2659.37 feet to the Northeast corner of said Section 20;  
thence along the north line of said Section 20, S.89°32'27"W. 2301.58 feet to the westerly boundary of Pelican's Nest Unit Two, according to the plat thereof as recorded in Plat Book 44, pages 27 through 31, Public Records of Lee County, Florida and the POINT OF BEGINNING of the parcel herein described;  
thence along said boundary S.09°21'21"W. 281.12 feet;  
thence continue along said boundary S.11°54'17"E. 520.52 feet;  
thence continue along said boundary S.04°46'17"E. 120.79 feet to the boundary of those lands as described in Official Records Book 2178, Pages 3983 and 3984, Public Records of Lee County, Florida;  
thence continue along said boundary S.22°47'34"W. 377.77 feet to the boundary of those lands as described in Official Record Book 2227, Pages 2913 through 2914, Public Records of Lee County;  
thence along said boundary S.55°42'41"W. 30.59 feet to the aforesaid boundary of those lands as described in Official Record Book 2178, Pages 3983 through 3984;  
thence along said boundary S.89°08'43"W. 160.06 feet;  
thence continue along said boundary S.15°30'31"E. 444.13 feet to the westerly right-of-way line of Goldcrest Drive, also being Tract "C" of said Pelican's Nest Unit Two;  
thence along said westerly right-of-way line S.56°52'33"W. 158.68 feet to a point of curvature;  
thence continue along said westerly right-of-way line southerly 274.60 feet along the arc of a circular curve concave to the southeast, having a radius of 197.50 feet, through a central angle of 79°39'42" and being subtended by a chord which bears S.17°02'42"W. 253.01 feet to a point on said curve;  
thence S.31°22'02"W. 170.53 feet to the north line of those lands as described in Official Records Book 2184, pages 444 and 445, Public Records of Lee County, Florida;  
thence along said north line N.78°38'31"W. 120.32 feet;  
thence N.13°47'08"E. 118.23 feet;  
thence N.02°46'50"E. 56.05 feet;  
thence N.22°34'52"W. 109.02 feet;  
thence N.64°48'14"W. 68.96 feet;  
thence S.89°41'27"W. 135.52 feet;  
thence S.40°42'24"W. 126.13 feet;  
thence N.50°39'42"W. 25.52 feet;  
thence N.35°30'08"W. 46.77 feet;

# EXHIBIT A



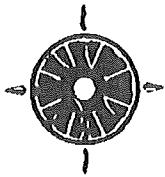
thence N.26°40'14"W. 67.72 feet;  
thence N.43°07'00"W. 59.41 feet;  
thence N.23°40'11"W. 70.86 feet;  
thence N.09°37'48"E. 36.68 feet;  
thence N.44°03'52"E. 92.31 feet;  
thence N.22°13'37"W. 127.36 feet;  
thence N.02°39'15"E. 78.93 feet;  
thence N.87°59'25"W. 25.65 feet;  
thence N.61°57'18"W. 25.76 feet;  
thence N.46°57'32"E. 36.68 feet;  
thence N.21°25'13"W. 117.52 feet;  
thence N.34°28'24"W. 63.95 feet;  
thence N.34°35'33"E. 93.25 feet;  
thence N.00°31'40"E. 137.90 feet;  
thence N.37°20'50"E. 22.47 feet;  
thence N.09°38'57"E. 51.17 feet;  
thence N.24°24'03"E. 76.72 feet;  
thence N.11°43'04"E. 37.56 feet;  
thence N.20°31'04"W. 19.45 feet to the boundary of Pelican Landing Unit Fifteen according to the plat thereof as recorded in Plat Book 52, pages 48 through 53, Public Records of Lee County, Florida;

thence along said boundary in the following five (5) courses:

- 1) N.59°21'36"E. 159.62 feet;
- 2) N.84°35'56"E. 555.36 feet;
- 3) N.08°49'39"W. 416.31 feet to a point of curvature;
- 4) northerly 75.91 feet along the arc of a circular curve concave to the east, having a radius of 150.00 feet, through a central angle of 28°59'47" and being subtended by a chord which bears N.05°40'15"E. 75.10 feet to a point of tangency;
- 5) N.20°10'08"E. 209.67 feet to the boundary of A Replat of Pelican's Nest Unit Six, according to the plat thereof as recorded in Plat Book 50, pages 9 through 13, Public Records of Lee County, Florida;

thence along said boundary in the following eleven (11) described courses:

- 1) N.20°10'08"E. 590.23 feet;
- 2) N.36°09'57"E. 49.99 feet;
- 3) N.11°22'12"W. 407.33 feet;
- 4) N.05°10'36"W. 640.85 feet;
- 5) N.00°31'22"E. 152.00 feet;
- 6) N.42°58'46"E. 50.98 feet;
- 7) S.89°28'27"E. 55.27 feet to a point on the westerly right-of-way line of Goldcrest Drive, also being Tract "C";
- 8) along said right-of-way line S.17°12'40"E. 5.32 feet to a point of curvature;
- 9) continue along said right-of-way line southeasterly 51.20 feet along the arc of a circular curve concave to the Northeast, having a radius of 170.00 feet, through a central angle of 17°15'26" and being subtended by a chord which bears S.25°50'24"E. 51.01 feet to a point of reverse curvature;



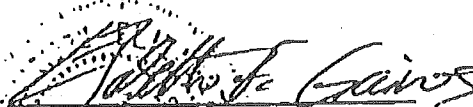
WILSON • MILLER • BARTON & PEEK, INC.

- 10) continue along said right-of-way line southeasterly 55.14 feet along the arc of a circular curve concave to the southwest, having a radius of 149.93 feet, through a central angle of 21°04'15" and being subtended by a chord which bears S.23°55'59"E. 54.83 feet to a point of tangency;
  - 11) continue along said right-of-way line S.13°23'52"E. 10.42 feet to the boundary of aforementioned Pelican's Nest Unit Two;
- thence along said boundary in the following four (4) described courses:
- 1) S.17°07'41"E. 745.72 feet;
  - 2) S.10°57'32"E. 354.13 feet;
  - 3) S.45°32'17"W. 272.00 feet;
  - 4) S.09°21'21"W. 462.70 feet to the Point of Beginning of the parcel herein described.

Parcel contains 31.48 acres more or less;  
 Subject to any easements, restrictions, reservations or rights-of-way of record.  
 Bearings are based on the east line of said Section 20 being N.00°35'34"W.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

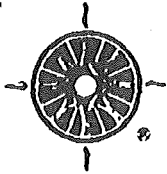
  
 Elizabeth F. Gaines, P.L.S. #4576

3-27-95  
 Date

REF: E-0250-105  
 W.O.: 3865  
 DATE: December 9, 1994  
 REVISED: December 12, 1994  
 REVISED: December 20, 1994  
 REVISED: March 23, 1995  
 REVISED: March 27, 1995

DR2588 PG0963

**EXHIBIT A**



# 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 OF PELICAN'S NEST GOLF COURSE PARCEL "B-4" BEING PART OF SECTIONS 17 AND 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Tract "C" of Pelican's Nest Unit One according to the plat thereof as recorded in Plat Book 41, pages 58 through 60, Public Records of Lee County, Florida and all that part of Sections 17 and 20, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the east 1/4 of corner of said Section 20;  
thence along east line of said Section 20, N.00°35'34"W. 2659.37 feet to the northeast corner of said Section 20;  
thence along the east line of said Section 17, N.00°18'31"W. 535.57 feet to the south line of said Tract "C" of Pelican's Nest Unit One;  
thence along said south line S.89°41'29"W. 107.52 feet to the POINT OF BEGINNING of the parcel herein described;

thence continue along said south line S.89°41'29"W. 90.25 feet to a point of curvature;

thence continue along said south line southwesterly 78.27 feet along the arc of a circular curve concave to the southeast, having a radius of 172.50 feet, through a central angle of 25°59'47" and being subtended by a chord which bears S.76°41'36"W. 77.60 feet to a point on said curve;

thence along the west line of said Tract "C" N.11°00'00"W. 132.21 feet;

thence along boundary of said Pelican's Nest Unit One in the following sixteen (16) courses:

- 1) N.66°00'00"W. 60.00 feet;
- 2) S.28°22'02"W. 68.74 feet;
- 3) S.61°17'08"W. 84.26 feet;
- 4) N.82°51'55"W. 97.36 feet to a point on a curve;
- 5) southwesterly 290.28 feet along the arc of a non-tangential circular curve concave to the northwest, having a radius of 120.00 feet, through a central angle of 138°35'50" and being subtended by a chord which bears S.54°42'20"W. 224.50 feet to a point on said curve;
- 6) S.40°14'29"W. 133.72 feet;
- 7) S.11°15'00"E. 240.00 feet;
- 8) S.02°30'00"E. 360.00 feet;
- 9) S.07°15'00"E. 267.00 feet;
- 10) S.14°15'00"E. 342.00 feet to a point on a curve;
- 11) southeasterly 146.53 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 115.40 feet, through a central angle of 72°45'00" and being subtended by a chord which bears S.26°22'30"E. 136.88 feet to a point of tangency;
- 12) S.10°00'00"W. 145.00 feet;

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

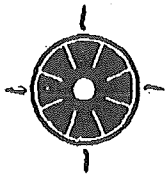
Fort Myers  
(813) 939-1020  
Fax (813) 939-7479

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

12/5/94-1g10122.arw

**EXHIBIT A**

DR2588 P60964



DR2588 PG0965

- 13) S.09°25'36"W. 706.90 feet to the north right-of-way line of Pelican's Nest Drive (formerly Bay Creek Drive, SW) also being Tract "D" of said Pelican's Nest Unit One and to a point on a curve;
- 14) along said north right-of-way line westerly 86.87 feet along the arc of a non-tangential circular curve concave to the south, having a radius of 530.74 feet, through a central angle of 09°22'41" and being subtended by a chord which bears S.88°11'21"W. 86.77 feet to a point of tangency;
- 15) continue along said north right-of-way line S.83°30'00"W. 200.00 feet to a point of curvature;
- 16) continue along said north right-of-way line southwesterly 324.20 feet along the arc of a circular curve concave to the southeast, having a radius of 1160.96 feet, through a central angle of 16°00'00" and being subtended by a chord which bears S.75°30'00"W. 323.15 feet to a point of tangency and a point on the north right-of-way line of Pelican's Nest Drive (formerly Bay Creek Drive, SW) also being Tract "C" of Pelican's Nest Unit Two according to the plat thereof as recorded in Plat Book 44, pages 27 through 31, Public Records of Lee County, Florida;

thence along said north right-of-way line S.67°30'00"W. 150.00 feet to a point of curvature;

thence continue along said north right-of-way line southwesterly 36.00 feet along the arc of a circular curve concave to the southeast, having a radius of 1517.45 feet, through a central angle of 01°21'34" and being subtended by a chord which bears S.68°10'47"W. 36.00 feet to a point on said curve;

thence N.09°14'03"E. 37.14 feet;

thence N.49°42'41"W. 198.39 feet;

thence S.77°02'51"W. 42.44 feet;

thence N.37°54'48"W. 73.14 feet;

thence N.42°34'46"E. 206.61 feet;

thence N.47°25'14"W. 230.23 feet;

thence S.86°54'53"W. 40.31 feet;

thence S.40°32'41"W. 259.11 feet;

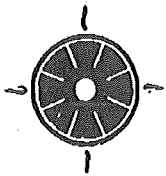
thence S.08°59'22"W. 352.08 feet;

thence S.49°01'44"E. 110.81 feet to the boundary of said Pelican's Nest Unit Two and the right-of-way line of said Pelican's Nest Drive (formerly Bay Creek Drive, SW) and a point on a curve;

thence along said right-of-way line in the following ten (10) described courses:

- 1) westerly 120.24 feet along the arc of a non-tangential circular curve concave to the North having a radius of 202.63 feet, through a central angle of 34°00'00" and being subtended by a chord which bears N.77°00'00"W. 118.49 feet to a point of tangency;
- 2) N.60°00'00"W. 54.14 feet;
- 3) S.30°00'00"W. 45.00 feet to a point on a curve;
- 4) southwesterly 538.58 feet along the arc of a circular curve concave to the north having a radius of 290.00 feet, through a central angle of 106°24'28"

**EXHIBIT A**



and being subtended by a chord which bears S.89°59'15"W. 464.45 feet to a point of compound curvature;

- 5) northwesterly 249.35 feet along the arc of a circular curve concave to the east having a radius of 152.50 feet, through a central angle of 93°41'04" and being subtended by a chord which bears N.10°02'01"E. 222.49 feet to a point of tangency;
- 6) N.56°52'33"E. 449.92 feet to a point of curvature;
- 7) northeasterly 440.18 feet along the arc of a circular curve concave to the northwest having a radius of 514.50 feet, through a central angle of 49°01'11" and being subtended by a chord which bears N.32°21'57"E. 426.88 feet to a point of reverse curvature;
- 8) northerly 41.14 feet along the arc of a circular curve concave to the east having a radius of 187.50 feet, through a central angle of 12°34'20" and being subtended by a chord which bears N.14°08'32"E. 41.06 feet to a point of reverse curvature;
- 9) northerly 107.43 feet along the arc of a circular curve concave to the west having a radius of 212.50 feet, through a central angle of 28°57'55" and being subtended by a chord which bears N.05°56'45"E. 106.29 feet to a point of tangency;
- 10) N.08°32'13"W. 30.75 feet;

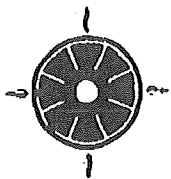
thence leaving said right-of-way line continue along said Unit Two plat boundary in the following eleven (11) described courses:

- 1) N.81°27'47"E. 100.00 feet;
- 2) N.27°23'39"E. 144.01 feet;
- 3) N.10°33'28"E. 630.02 feet;
- 4) N.03°00'00"E. 67.61 feet;
- 5) N.08°45'00"W. 505.00 feet to a point of curvature;
- 6) northerly 217.52 feet along the arc of a circular curve concave to the east having a radius of 465.90 feet, through a central angle of 26°45'00" and being subtended by a chord which bears N.04°37'30"E. 215.55 feet to a point of tangency;
- 7) N.18°00'00"E. 338.50 feet;
- 8) N.46°34'22"W. 177.99 feet;
- 9) N.28°19'23"W. 521.96 feet;
- 10) N.11°36'56"E. 414.96 feet;
- 11) S.76°36'08"W. 382.63 feet to a point on a curve and the boundary of A Replat of Pelican Landing Unit Six, according to the plat thereof as recorded in Plat Book 50, pages 9 through 13, Public Records of Lee County, Florida;

thence along said boundary in the following five (5) described courses:

- 1) northwesterly 56.89 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 133.78 feet, through a central angle of 24°22'02" and being subtended by a chord which bears N.25°34'53"W. 56.47 feet to a point of tangency;

**EXHIBIT A**

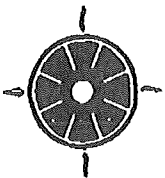


OR2588 P60967

- 2) N.37°45'54"W. 20.49 feet to a point of curvature;
  - 3) northwesterly 44.84 feet along the arc of a circular curve concave to the northeast having a radius of 125.00 feet, through a central angle of 20°33'14" and being subtended by a chord which bears N.27°29'17"W. 44.60 feet to a point of tangency;
  - 4) N.17°12'40"W. 112.14 feet to the boundary of those lands as described in Official Record Book 2518, Pages 2928 through 2931;
  - 5) along said boundary N.66°54'00"E. 271.87 feet;
- thence continue along said boundary N.66°54'00"E 177.34 feet;  
thence continue along said boundary N.47°47'02"E. 581.44 feet;  
thence continue along said boundary N.00°41'04"W. 142.97 feet;  
thence S.89°58'35"E. 687.29 feet to the boundary of that certain access easement described in Official Records Book 2512, pages 2922 through 2926 Public Records of Lee County, Florida and to a point on a curve;  
thence along said boundary southeasterly 89.61 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 90.00 feet, through a central angle of 57°02'40" and being subtended by a chord which bears S.33°07'46"E. 85.95 feet to a point of tangency and the boundary of that certain access easement described in Official Records Book 2427, pages 4044 through 4048, Public Records of Lee County, Florida;  
thence along said boundary S.04°36'26"E. 226.61 feet to the boundary of those lands as described in Official Records Book 2201, pages 1283 and 1284, Public Records of Lee County, Florida;  
thence along said boundary in the following three (3) described courses:
  - 1) S.80°32'00"W. 294.79 feet;
  - 2) S.37°12'00"W. 568.50 feet;
  - 3) S.22°08'00"E. 333.50 feet;

thence S.71°34'04"W. 596.33 feet;  
thence S.04°25'56"E. 50.74 feet;  
thence S.57°03'55"E. 217.29 feet;  
thence N.80°26'55"E. 134.65 feet;  
thence N.80°56'02"E. 240.93 feet;  
thence N.51°29'02"E. 88.08 feet;  
thence N.84°34'04"E. 76.02 feet;  
thence S.54°25'56"E. 24.33 feet;  
thence S.13°25'56"E. 137.23 feet;  
thence S.22°25'56"E. 46.35 feet;  
thence S.32°34'04"W. 43.82 feet;  
thence S.64°34'04"W. 75.05 feet;  
thence S.37°34'04"W. 238.85 feet;  
thence S.22°34'04"W. 390.00 feet;  
thence S.09°34'04"W. 455.58 feet;  
thence S.03°34'04"W. 374.73 feet;  
thence S.55°51'55"E. 170.14 feet;  
thence S.05°08'05"W. 299.91 feet;  
thence S.89°51'55"E. 522.85 feet;  
thence N.07°51'55"W. 718.89 feet;  
thence N.06°08'05"E. 650.56 feet;  
thence N.78°08'05"E. 60.97 feet;

**EXHIBIT A**



WILSON • MILLER • BARTON & PEEK, INC.

thence S.30°51'55"E. 73.64 feet;  
 thence S.64°51'55"E. 31.19 feet;  
 thence S.48°51'55"E. 105.29 feet to a point of curvature;  
 thence southeasterly, easterly and northeasterly 240.67 feet along the arc of a circular curve concave to the northwest, having a radius of 95.00 feet, through a central angle of 145°09'02" and being subtended by a chord which bears N.58°33'34"E. 181.28 feet to a point on said curve;  
 thence N.29°08'05"E. 32.51 feet;  
 thence S.82°51'55"E. 101.58 feet;  
 thence N.61°17'08"E. 71.88 feet;  
 thence N.28°22'02"E. 81.31 feet;  
 thence S.78°01'30"E. 103.04 feet;  
 thence S.58°01'30"E. 63.35 feet;  
 thence S.52°01'30"E. 60.54 feet;  
 thence S.37°01'30"E. 86.96 feet to the Point of Beginning of the parcel herein described.

DR2588 PG0968

Parcel contains 78.46 acres more or less.

Subject to any easements, restrictions, reservations or rights-of-way of record.  
Bearings are based on the east line of said Section 20 being N.00°35'34"W.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.  
 STATE OF FLORIDA  
 COUNTY OF BREVARD  
 Elizabeth F. Gaines, P.L.S. #4576

3-27-95  
 Date

REF: E-0250-105  
 W.O.: 3865  
 DATE: December 9, 1994  
 REVISED: December 20, 1994  
 REVISED: March 27, 1995

**EXHIBIT A**



DR2588 PG0969

LEGAL DESCRIPTION

PELICAN LANDING GOLF MAINTENANCE FACILITY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°25'51" E. ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, FOR A DISTANCE OF 720.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRING CREEK ROAD, A 50 FOOT RIGHT-OF-WAY; THENCE RUN S 00°07'58" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 587.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE RUN S 89°52'02" E, FOR A DISTANCE OF 295.17 FEET;

THENCE RUN S 20°00'00" E, FOR A DISTANCE OF 203.90 FEET,

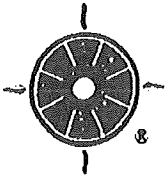
THENCE RUN S 70°00'00" W, FOR A DISTANCE OF 75.00 FEET;

THENCE RUN S 00°07'58" W, FOR A DISTANCE OF 79.01 FEET;

THENCE RUN N 89°52'02" W, FOR A DISTANCE OF 294.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPRING CREEK ROAD;

THENCE RUN N 00°07'58" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 296.27 FEET TO THE POINT OF BEGINNING. CONTAINING 2.18 ACRES, MORE OR LESS, (95053.47 SQUARE FEET).

**EXHIBIT A**



# 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 CART PATH EASEMENT #3 Pelican Landing Unit Sixteen Section 21, Township 47 S, Range 25 E Lee County, Florida

DR2588 P60970

All that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida also being all that part of Tract "C" of Pelican Landing Unit Sixteen according to the plat thereof as recorded in Plat Book 53, pages 47 through 49, Public Records of Lee County, Florida being more particularly described as follows;

COMMENCING at the northeast corner of Tract "C";  
thence along the north line of said Tract "C" S.82°54'39"W. 3.03 feet to the POINT OF BEGINNING of the parcel herein described;

thence leaving said north line, southwesterly 91.92 feet along the arc of a non-tangential circular curve concave to the northwest, having a radius of 70.00 feet, through a central angle of 75°14'07" and being subtended by a chord which bears S.46°05'53"W. 85.45 feet;

thence S.83°42'56"W. 71.98 feet to a point on a curve which lies 16.53 feet southerly of, as measured at right angles to, and parallel with the north line of said Tract "C";

thence along said parallel line southwesterly, westerly and northwesterly 139.37 feet along the arc of a non-tangential circular curve concave to the north, having a radius of 128.03 feet, through a central angle of 62°22'13" and being subtended by a chord which bears N.78°31'42"W. 132.59 feet;

thence N.47°20'36"W. 60.51 feet to a point of curvature;

thence northwesterly, westerly and southwesterly 33.68 feet along the arc of a circular curve concave to the south, having a radius of 25.00 feet, through a central angle of 77°11'20" and being subtended by a chord which bears N.85°56'16"W. 31.19 feet to the west line of said Pelican Landing Unit Sixteen and the west line of the southwest 1/4 of said Section 21;

thence along said west line, N.00°38'18"W. 22.03 feet to a point on a curve;

thence easterly and southeasterly 48.18 feet along the arc of a non-tangential circular curve concave to the south, having a radius of 45.00 feet, through a central angle of 61°20'34" and being subtended by a chord which bears S.78°00'53"E. 45.91 feet; thence S.47°20'36"E. 32.91 feet to a point on a curve and the north line of said Tract "C";

thence along said north line southeasterly, easterly and northeasterly 162.76 feet along the arc of a non-tangential circular curve concave to the north, having a radius of 111.50 feet, through a central angle of 83°38'13" and being subtended by a chord which bears S.74°49'54"E. 148.69 feet;

thence leaving said north line N.83°42'56"E. 62.91 feet to a point of curvature;

thence northeasterly and northerly 59.98 feet along the arc of a circular curve concave to the northwest, having a radius of 50.00 feet, through a central angle of 68°43'58" and being subtended by a chord which bears N.49°20'57"E. 56.45 feet to a point on the north line of said Tract "C";

2/27/95-1g10001.aaw  
Naples  
(813) 649-4040  
Fax (813) 643-5716

# EXHIBIT B

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

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

OK'D JAG  
MAR 24 1995

OR2588 PG0971

thence along said north line, N.82°54'39"E. 21.10 feet to the Point of beginning of the parcel herein described;

Parcel contains 7096 square feet, more or less.

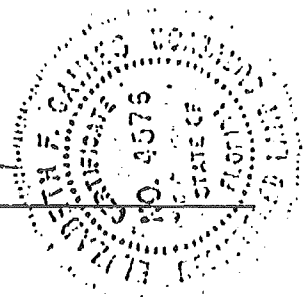
Subject to easements, restrictions, reservations and rights-of-way of record;  
Bearings shown hereon are based on the east line of Tract "C" of said Pelican Landing Unit Sixteen being N.00°00'00"E.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

7-20-95  
Date



REF.: E-0250-110  
W.O.: 3896  
DATE: March 18, 1995

OK'D L.A.S.  
MAR 24 1995

**EXHIBIT B**

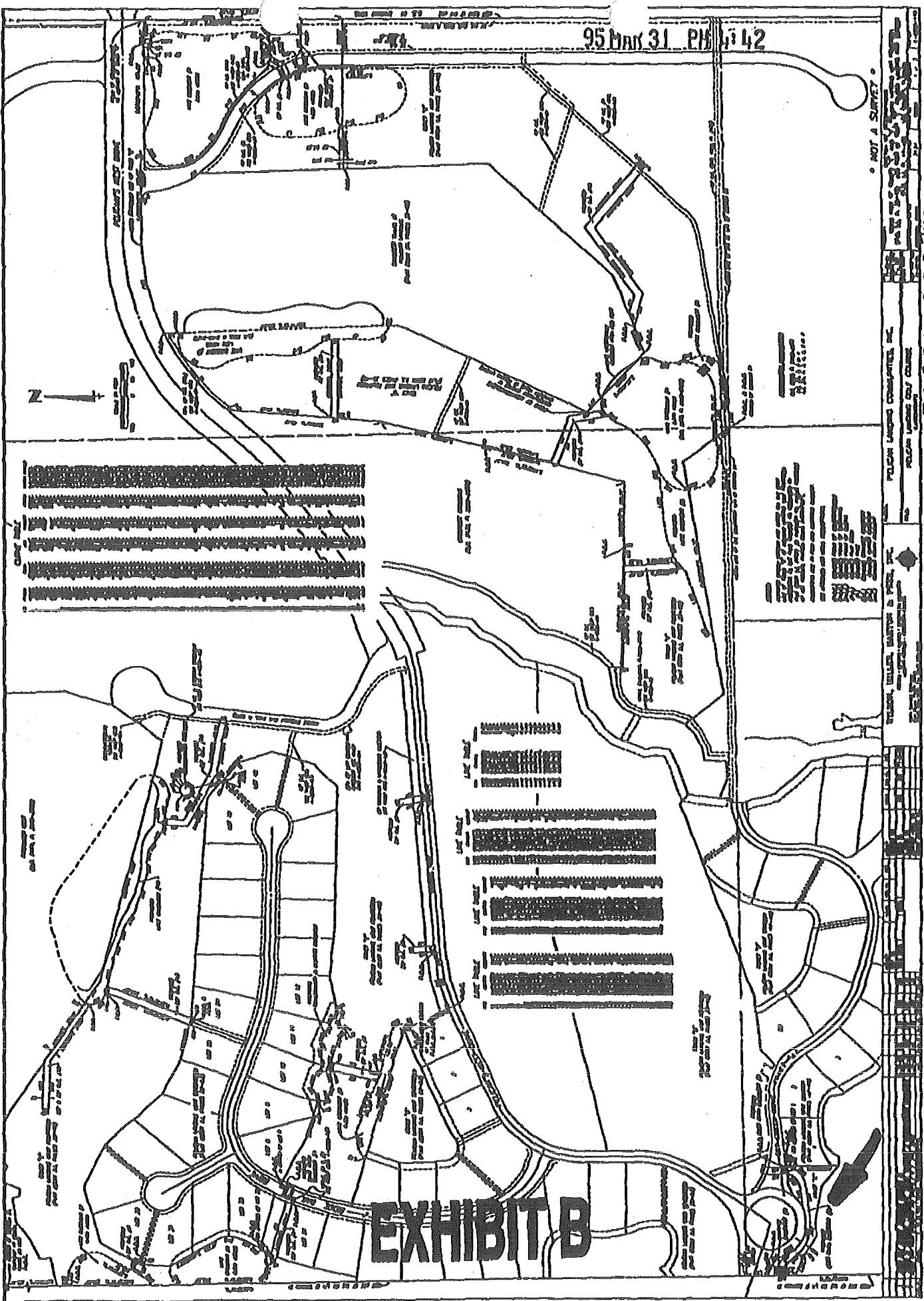
95 MAR 31 PM 4:42

NOT A SURVEY

DR2588 PG0972

POLSON LANDS COMPANY, INC.  
POLSON LANDS COMPANY, INC.  
POLSON LANDS COMPANY, INC.

WILSON, MILLER, BARTON & POOL, INC.  
WILSON, MILLER, BARTON & POOL, INC.



**EXHIBIT B**