

# PELICAN LANDING UNIT SEVEN

A REPLAT OF LOTS 31 THROUGH 34 AND PART OF TRACT C OF  
A REPLAT OF PELICAN LANDING UNIT SIX  
(PLAT BOOK 50, AT PAGES 9-13, LEE COUNTY RECORDS)  
AND A SUBDIVISION OF LANDS IN  
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

**APPROVALS**

THIS PLAT ACCEPTED THIS 31<sup>st</sup> DAY OF May, A.D. 1995, IN  
OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY,  
FLORIDA

[Signature]  
NAME: Dezalas R. Se Gray  
(CHAIRMAN OF THE BOARD)

[Signature]  
NAME: PATRYCK G. WHITE  
COUNTY ATTORNEY

[Signature]  
NAME: Mark G. Gills  
DIRECTOR, ZONING AND  
DEVELOPMENT SERVICES DIVISION

[Signature]  
NAME: DEBBIE J. PEEB  
CLERK OF COURT

[Signature]  
NAME: Mark G. Gills  
DIRECTOR, DEPARTMENT OF  
COMMUNITY DEVELOPMENT

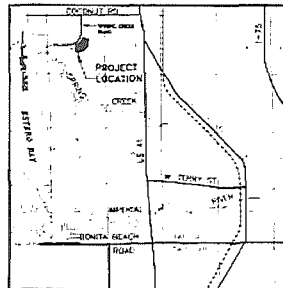
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN LANDING UNIT SEVEN, A REPLAT OF LOTS 31-34 AND PART OF TRACT C OF A REPLAT OF PELICAN LANDING UNIT SIX (P.B. 50, P. 9-13, LEE COUNTY RECORDS), AND A SUBDIVISION OF LANDS IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, LAWS OF FLORIDA.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 10:02 A.M. THIS 31<sup>st</sup> DAY OF May, A.D. 1995, AND WAS DULY RECORDED IN PLAT BOOK 56 AT PAGES 82 THROUGH 82 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

[Signature]  
NAME: Debbie J. Peeb  
CLERK OF THE CIRCUIT COURT  
IN AND FOR LEE COUNTY, FLORIDA

3786156

APRIL, 1995  
JOHNSON ENGINEERING, INC.  
ENGINEERS, SURVEYORS AND ECOLOGISTS  
FORT MYERS, FLORIDA



VICINITY MAP  
1 MILE  
SCALE

TRACT USE AND AREA TABLE			
TRACT	USE	AREA (ACRES±)	SQ. FT.
A	FUTURE DEVELOPMENT	19.17	835,045
B	WATER MANAGEMENT	0.86	37,462
C	PRIVATE ROAD RIGHT-OF-WAY	1.71	74,488
D	FUTURE DEVELOPMENT	1.02	44,431
E	COMMON AREA	1.10	47,916
F	COMMON AREA	0.40	17,424

**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.

**CERTIFICATE**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN LANDING UNIT SEVEN, A REPLAT OF LOTS 31-34 AND PART OF TRACT C OF A REPLAT OF PELICAN LANDING UNIT SIX (P.B. 50, P. 9-13, LEE COUNTY RECORDS), AND A SUBDIVISION OF LANDS IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA IS A TRUE AND CORRECT REPRESENTATION OF THE HEREDISCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATED 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 (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DONE THIS 25 DAY OF April, A.D. 1995.

[Signature]  
W. BRIT FOMEROY, JR.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4448

**NOTICE**

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

**NOTES**

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- B.I.C.D.D.E. INDICATES BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT DRAINAGE EASEMENT.
- @=PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE TAPERED CONCRETE MONUMENTS WITH METAL DISKS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
- o=PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKERS BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
- BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17 TO BEAR S 89° 58' 35" E.
- ALL CURVES INDICATED ARE CIRCULAR.
- (R) INDICATES RADIAL LINE.
- P.B. DENOTES PLAT BOOK
- TRACT C (PRIVATE ROAD RIGHT-OF-WAY) IS A PUBLIC UTILITY EASEMENT.

C.R. DENOTES OFFICIAL RECORD BOOK  
P. DENOTES PAGE  
U.E. DENOTES UTILITY EASEMENT  
L.E. DENOTES LANDSCAPE EASEMENT  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT

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LEE COUNTY, FLORIDA

### DESCRIPTION

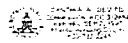
A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA INCLUDING PART OF TRACT "C" AND LOTS 31 THROUGH 34 OF A REPLAT OF PELICAN LANDING UNIT SIX AS RECORDED IN PLAT BOOK 50 AT PAGES 9 THROUGH 13 OF THE LEE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 17 RUN S 89° 55' 25" E ALONG THE NORTH LINE OF SAID TRACT FOR 115.15 FEET TO THE POINT OF BEGINNING;  
FROM SAID POINT OF BEGINNING RUN S 00° 41' 04" E FOR 169.98 FEET;  
THENCE RUN S 47° 07' 00" W FOR 581.44 FEET; THENCE RUN S 66° 24' 00" W FOR 177.14 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 32 OF SAID REPLAT OF PELICAN LANDING UNIT SIX; THENCE CONTINUE S 66° 54' 00" W ALONG THE SOUTHEASTERLY LINE OF SAID REPLAT OF UNIT SIX FOR 271.87 FEET TO THE WESTERLY LINE OF LOT 31 OF A REPLAT OF PELICAN LANDING UNIT SIX; THENCE RUN N 17° 12' 40" W ALONG SAID WEST LINE FOR 7.11 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE SOUTH OF RADIUS 100.00 FEET (CHORD BEARING: N 04° 50' 45" W) (CHORD 76.89 FEET) (DELTA 24° 29' 50") FOR 77.48 FEET; THENCE RUN N 08° 54' 11" W FOR 72.71 FEET; THENCE RUN WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT OF RADIUS 125.00 FEET (CHORD BEARING: S 27° 18' 22" W) (CHORD 145.78 FEET) (DELTA 46° 24' 31") FOR 149.25 FEET; THENCE RUN N 50° 29' 04" W FOR 73.62 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 17; THENCE RUN N 00° 31' 00" E ALONG SAID WEST LINE FOR 660.87 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 115.00 FEET (CHORD BEARING: N 44° 48' 48" E) (CHORD 368.66 FEET) (DELTA 50° 48' 53") FOR 1002.18 FEET; THENCE RUN S 70° 36' 30" E FOR 209.54 FEET; THENCE RUN S 00° 46' 42" W FOR 62.17 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 50.00 FEET (CHORD BEARING: S 32° 15' 46" W) (CHORD 44.60 FEET) (DELTA 52° 58' 08") FOR 48.22 FEET TO A POINT OF TANGENCY; THENCE RUN S 28° 44' 50" W FOR 60.03 FEET; THENCE RUN S 21° 15' 10" E FOR 15.10 FEET; THENCE RUN S 08° 01' 04" E FOR 84.21 FEET; THENCE RUN S 06° 08' 38" W FOR 66.26 FEET; THENCE RUN S 21° 58' 56" W FOR 65.41 FEET; THENCE RUN S 00° 41' 04" E FOR 169.98 FEET TO THE POINT OF BEGINNING CONTAINING 24.26 ACRES, MORE OR LESS  
BEARINGS HEREINAFORE MENTIONED ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 17 TO BEAR S 89° 55' 25" E.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, A.D. 1985 BY ARMANDO GONZAGA, EXECUTIVE VICE-PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

Christina A. DeVita  
NOTARY PUBLIC - STATE OF FLORIDA  
NAME (PRINTED)  
COMMISSION # 12454 MY COMMISSION EXPIRES 12/31/87



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC. AND WCN COMMUNITIES, INC. (FORMERLY KNOWN AS WESTINGHOUSE COMMUNITIES OF NAPLES, INC.), FLORIDA CORPORATIONS, OWNERS OF THE LANDS DESCRIBED HEREIN HAVE CAUSED THIS PLAT OF PELICAN LANDING UNIT SEVEN, A REPLAT OF LOTS 31 THROUGH 34 AND PART OF TRACT "C" OF A REPLAT OF PELICAN LANDING UNIT SIX AS RECORDED IN PLAT BOOK 50, PAGES 9 - 13, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A SUBDIVISION OF LANDS IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OF THE ROAD RIGHT-OF-WAY OF GODOCRET DRIVE (HEREIN REFERRED TO AS TRACT "D"), TOGETHER WITH ALL LANDSCAPING AND OTHER IMPROVEMENTS NOW OR HEREINAFTER CONTAINED THEREIN, FOR THE PURPOSES OF INGRESS AND EGRESS, ROAD CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND LANDSCAPING.

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OF TRACT "C" (COMMON AREA), TOGETHER WITH ALL LANDSCAPING AND ALL OTHER IMPROVEMENTS NOW OR HEREINAFTER CONTAINED THEREIN, FOR THE PURPOSES OF INSTALLATION, MAINTENANCE AND REPAIR OF LANDSCAPING, BERM AND IRRIGATION.

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OF TRACT "B" (WATER MANAGEMENT TRACT), FOR THE PURPOSES OF WATER MANAGEMENT, DRAINAGE AND/OR LAKE MAINTENANCE.

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OF TRACT "A" (COMMON AREA), AS SHOWN ON THE PLAT, FOR THE PURPOSES OF WATER MANAGEMENT, DRAINAGE AND LAKE MAINTENANCE.

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND TO THE RESPECTIVE GOVERNMENTAL AGENCIES AND PUBLIC UTILITIES HAVING THE AUTHORITY TO PROVIDE FOR SUCH SERVICES, ALL TRACTS AND EASEMENTS HEREIN LABELLED "UTILITY EASEMENT" (INCLUDING ALL OF TRACT "C" AND PART OF TRACTS "A", "D", "E" AND "F"), AS SHOWN ON THE PLAT, AS A UTILITY EASEMENT, FOR PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES, INCLUDING, WATER, SEWER, IRRIGATION, ELECTRIC, CABLE TELEVISION AND TELEPHONE.

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND TO THE RESPECTIVE GOVERNMENTAL AGENCIES AND PUBLIC UTILITIES HAVING THE AUTHORITY TO PROVIDE FOR SUCH SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT "C", FOR THE SOLE PURPOSE OF ACCESS TO THEIR RESPECTIVE FACILITIES WITHIN THE UTILITY EASEMENTS SHOWN HEREON, HEREBY REVOKING, VACATING AND ABROGATING ANY PLAT OR PLATS OF ANY PART OF SAID LANDS HERETOFORE MADE IN WITNESS WHEREOF, LENNAR HOMES, INC. AND WCN COMMUNITIES, INC. HAVE CAUSED THESE PRESENTS TO BE MADE AND SIGNED RESPECTIVELY IN THEIR NAME BY THEIR OFFICERS THIS 20th DAY OF June, A.D. 1985.

LENNAR HOMES, INC.

Armando Gonzaga  
ARMANDO GONZAGA,  
EXECUTIVE VICE PRESIDENT

Richard Anderson  
NAME/WITNESS Richard Anderson  
Gay C. Catterway  
NAME/WITNESS Gay C. Catterway

WCN COMMUNITIES, INC.  
(FORMERLY KNOWN AS WESTINGHOUSE COMMUNITIES OF NAPLES, INC.)

JERRY H. SCHMOYER, VICE PRESIDENT

Jerry H. Schmoyer  
NAME/WITNESS Gay C. Catterway

Alice J. Carlson  
ALICE J. CARLSON, ASSISTANT SECRETARY

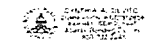
Alice J. Carlson  
NAME/WITNESS David W. Calhoun

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LEE

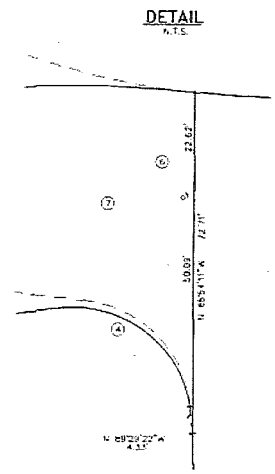
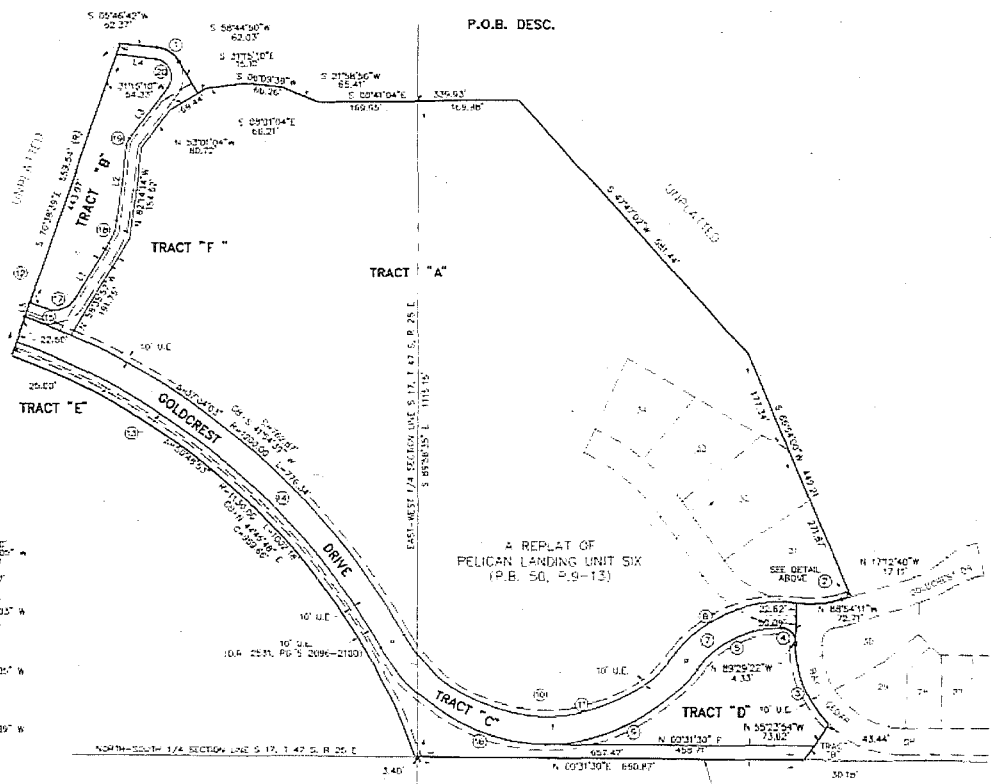
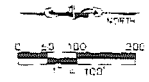
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF June, A.D. 1985 BY JERRY H. SCHMOYER, VICE-PRESIDENT AND ALICE J. CARLSON, ASSISTANT SECRETARY OF WCN COMMUNITIES, INC. (FORMERLY KNOWN AS WESTINGHOUSE COMMUNITIES OF NAPLES), A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND THEY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

Christina A. DeVita  
NOTARY PUBLIC - STATE OF FLORIDA  
NAME (PRINTED)  
COMMISSION # 12454 MY COMMISSION EXPIRES 12/31/87



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A REPLAT OF PELICAN LANDING UNIT SIX  
(PLAT BOOK 50, AT PAGES 9-13, LEE COUNTY RECORDS)  
AND A SUBDIVISION OF LANDS IN  
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



**CURVE DATA**

1. R=50.00' CB=N 32°45'46" W C=44.63' Δ=255.98' L=46.22'	6. R=202.50' CB=N 07°02'44" E C=22.50' Δ=127.96' L=22.50'	11. R=277.50' CB=N 02°58'19" E C=46.71' Δ=172.96' L=34.70'	16. R=202.00' CB=N 10°20'00" W C=32.71' Δ=137.27'
2. R=152.00' CB=N 24°22'52" W C=76.86' Δ=243.30' L=77.48'	7. R=205.00' CB=N 27°31'23" W C=36.96' Δ=162.71' L=26.06'	12. R=1222.00' CB=N 02°03'20" E C=30.10' Δ=152.25' L=31.25'	17. R=40.00' CB=N 70°20'00" W C=10.78' Δ=10.51' L=33.44'
3. R=185.00' CB=S 07°18'32" W C=143.73' Δ=482.91' L=149.85'	8. R=222.00' CB=S 22°12'45" E C=22.25' Δ=109.97' L=232.93'	13. R=1152.00' CB=N 30°24'00" E C=24.80' Δ=122.82' L=24.20'	18. R=100.00' CB=N 70°20'00" W C=40.62' Δ=228.17' L=41.20'
4. R=25.00' CB=N 45°42'25" E C=35.36' Δ=67.43' L=39.06'	9. R=220.00' CB=N 22°29'54" W C=36.96' Δ=152.71' L=26.06'	14. R=1177.00' CB=N 02°43'00" E C=24.80' Δ=122.82' L=24.20'	19. R=75.00' CB=N 27°31'30" W C=12.18' Δ=61.70' L=12.10'
5. R=172.50' CB=N 25°41'48" W C=59.62' Δ=329.47' L=55.51'	10. R=200.00' CB=N 03°46'00" E C=20.10' Δ=112.96' L=20.10'	15. R=1203.00' CB=N 20°21'50" E C=24.80' Δ=122.82' L=24.20'	20. R=35.00' CB=S 66°21'45" W C=5.222' Δ=101.72' L=63.96'

**LINE DATA**

- 1. N 50°30'57" W 110.37'
- 2. N 50°47'44" W 126.41'
- 3. N 53°01'04" W 158.01'
- 4. S 20°48'42" W 57.23'
- 5. S 70°28'39" E 22.56'

**P.O.C. DESC.**  
NW CORNER OF 1/4 SECTION 17  
(BY CONC. MON. (DESTROYED))  
SET CONC. MON. W/ METAL DISK IN 1940

**WEST LINE OF Q1/4 SECTION 17**  
SPRING CREEK WALLAGE UNIT NO. 2  
(COR. 1017, P. 1102)