

# PELICAN LANDING UNIT TWENTY-FOUR

A REPLAT OF TRACT "I" AND PART OF TRACTS "A", "G" & "H"  
PELICAN LANDING UNIT NINETEEN  
(PLAT BOOK 56, PAGES 36-38, LEE COUNTY RECORDS)  
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

JULY 1996

JOHNSON ENGINEERING, INC.  
ENGINEERS, SURVEYORS AND ECOLLOGISTS  
FORT MYERS, FLORIDA

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE COMMUNITES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND WALDEN UNIVERSITY, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS DESCRIBED HEREIN, HAVE CAUSED THIS PLAT OF PELICAN LANDING UNIT TWENTY-FOUR, A REPLAT OF TRACT "I" AND PART OF TRACTS "A", "G" AND "H" OF THE PLAT OF PELICAN LANDING UNIT NINETEEN, AS RECORDED IN PLAT BOOK 56, PAGES 36-38, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

TO LEE COUNTY, ALL OF THE ROAD RIGHT-OF-WAY OF WALDEN CENTER DRIVE, HEREIN REFERRED TO AS TRACT "A", FOR PUBLIC STREET PURPOSES, SUBJECT TO ANY DRAINAGE EASEMENTS OR OTHER EASEMENTS ON SAID TRACT "A" WHICH MAY BE GRANTED TO BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND SUBJECT TO EASEMENTS HEREINAFTER SET FORTH:

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OF TRACT "I" FOR WATER MANAGEMENT, BERM, LANDSCAPE AND SERVICE TRACTS TOGETHER WITH ALL LANDSCAPING AND SIGNAGE NOW OR HEREAFTER CONTAINED THEREIN, FOR THE PURPOSES OF WHICH ARE NOT LIMITED TO OPEN SPACE, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPING, IRRIGATION, SIGNAGE AND DRAINAGE FACILITIES WITHIN SAID TRACT

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL OF TRACT "I" FOR CONSERVATION AND DRAINAGE TRACTS FOR PURPOSES OF OPEN SPACE, VEGETATION PRESERVATION, DRAINAGE AND 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 EASEMENTS HEREIN LABELED "UTILITY EASEMENT" (INCLUDING ALL OF TRACT "A" AND PART OF TRACTS "G", "H" AND "I" AS SHOWN ON THIS PLAT AS A UTILITY EASEMENT, FOR PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES, INCLUDING WATER, SEWER, IRRIGATION, ELECTRIC, STREET LIGHTING, CABLE TELEVISION AND TELEPHONE.

TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS HEREIN LABELED "SEWER AND DRAINAGE EASEMENT" (INCLUDING PART OF TRACTS "G" AND "H") TOGETHER WITH ALL LANDSCAPING NOW OR HEREAFTER CONTAINED THEREIN, AS SHOWN ON THIS PLAT AS A BERM AND LANDSCAPE EASEMENT, FOR THE PURPOSES OF WHICH ARE NOT LIMITED TO, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPING AND IRRIGATION.

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 ON, OVER AND ACROSS TRACT "A", FOR THE SOLE PURPOSE OF GAINING ACCESS TO THEIR RESPECTIVE FACILITIES WITHIN THE UTILITY EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, WE COMMUNITES LIMITED PARTNERSHIP AND WALDEN UNIVERSITY, INC. HAVE CAUSED THEIR PRESENTS TO BE MADE AND SIGNED IN THEIR NAMES AND ATTESTED TO BY THEIR RESPECTIVE OFFICERS THIS 11 DAY OF AUGUST, 1996.

WE COMMUNITES LIMITED PARTNERSHIP

*James V. Suterly*  
NAME: James V. Suterly  
WITNES AS TO BOTH

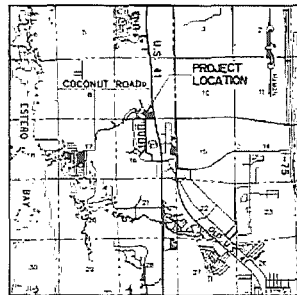
*Steven N. Mastinos*  
NAME: Steven N. Mastinos  
SECRETARY

*Shirley Moore*  
NAME: Shirley Moore  
WITNESS

*John A. Nolan*  
NAME: John A. Nolan  
VICE PRESIDENT

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF LEE  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF AUGUST, 1996, BY JAMES V. SUTERLY, SENIOR VICE PRESIDENT AND STEVEN N. MASTINOS, SECRETARY OF WE COMMUNITES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP; THEY ARE PERSONALLY KNOWN TO ME.  
*James V. Suterly*  
NAME: James V. Suterly  
SECRETARY  
*Steven N. Mastinos*  
NAME: Steven N. Mastinos  
SECRETARY  
00380197 JANUARY 23, 1998  
COMMISSION #

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF COLLIER  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF NOVEMBER, 1996, BY JERRY N. SCHWEDER, SENIOR VICE PRESIDENT AND STEVEN N. MASTINOS, SECRETARY OF WALDEN UNIVERSITY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION; HE IS PERSONALLY KNOWN TO ME.  
*Jerry N. Schweder*  
NAME: Jerry N. Schweder  
VICE PRESIDENT  
*Steven N. Mastinos*  
NAME: Steven N. Mastinos  
SECRETARY  
00380197 JANUARY 23, 1998  
COMMISSION #



VICINITY MAP  
SCALE: 1" = 1 MILE

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
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
  2. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE LABELED CONCRETE MONUMENTS WITH METAL DISCS SET IN THE TOP BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
  3. PERMANENT CONTROL POINTS (P.C.P.'S) ARE METAL MARKING BEARING THE SURVEYOR'S CERTIFICATE NUMBER.
  4. ALL CURVES INDICATED ARE CIRCULAR.
  5. U.E. = UTILITY EASEMENT
  6. D.B. = DEED BOOK
  7. B.I.C.D.D.U.E. = BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT UTILITY EASEMENT
  8. O.R. = OFFICIAL RECORD NUMBER.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF LEE

WE COMMUNITES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS THE MORTGAGEE OF A MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 2827, PAGE 3822, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND HEREBY CONSENTS TO AND JOINS IN THE DEDICATIONS APPEARING ON THE PELICAN LANDING UNIT TWENTY-FOUR PLAT.

WE COMMUNITES LIMITED PARTNERSHIP

*Jerry N. Schweder*  
NAME: Jerry N. Schweder  
SENIOR VICE PRESIDENT

*Steven N. Mastinos*  
NAME: Steven N. Mastinos  
SECRETARY

### MORTGAGEE'S ACKNOWLEDGMENT

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF AUGUST, 1996, BY JERRY N. SCHWEDER, SENIOR VICE PRESIDENT AND STEVEN N. MASTINOS, SECRETARY OF WE COMMUNITES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP; THEY ARE PERSONALLY KNOWN TO ME.

*James V. Suterly*  
NAME: James V. Suterly  
SECRETARY  
00380197 JANUARY 23, 1998  
COMMISSION #

*James V. Suterly*  
NAME: James V. Suterly  
SECRETARY  
00380197 JANUARY 23, 1998  
COMMISSION #

PREPARED BY:  
JOHNSON ENGINEERING, INC.  
1014 JOHNSON BOULEVARD  
FORT MYERS, FLORIDA 33901

### APPROVALS

THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 11 DAY OF AUGUST, 1996.

*Charles A. Green*  
CHAIRMAN OF THE BOARD  
PRINT NAME: Charles A. Green

*Charles A. Green*  
CLERK OF COUNTY  
PRINT NAME: Charles A. Green

*David E. Perry*  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT  
PRINT NAME: David E. Perry

*David E. Perry*  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT  
PRINT NAME: David E. Perry

4015577

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN LANDING UNIT TWENTY-FOUR (A REPLAT OF TRACT "I" AND PART OF TRACTS "A", "G" AND "H", PELICAN LANDING UNIT NINETEEN) AS RECORDED IN PLAT BOOK 56, AT PAGES 36 THROUGH 38, A SUBDIVISION LOCATED IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD ON 21 DAY OF AUGUST, 1996, AND WAS DULY RECORDED IN PLAT BOOK 58 AT PAGE 11 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

*Charles A. Green*  
CLERK OF THE COUNTY CLERK  
IN AND FOR LEE COUNTY  
PRINT NAME: Charles A. Green

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 TWENTY-FOUR (A REPLAT OF TRACT "I" AND PART OF TRACTS "A", "G" AND "H", PELICAN LANDING UNIT NINETEEN) AS RECORDED IN PLAT BOOK 56, AT PAGES 36 THROUGH 38, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS ACCORDING TO A RECENT SURVEY MADE AND PLACED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIED WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE (CORNER) CORNER OF THIS PLAT ON THE 21 DAY OF AUGUST, 1996.

*David E. Perry*  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT  
PRINT NAME: David E. Perry  
FLORIDA CERTIFICATE NO. 4448

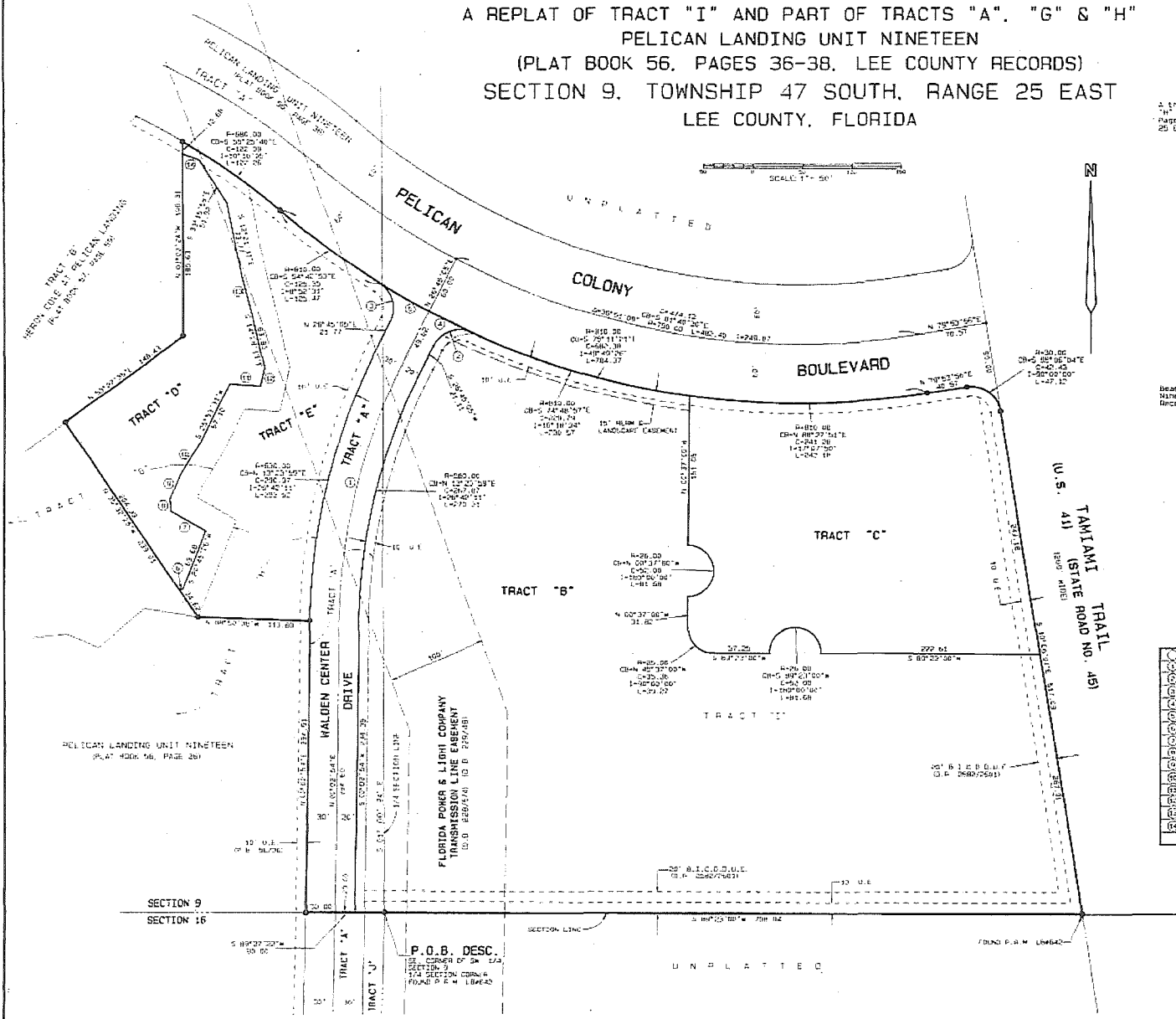
PELICAN LANDING UNIT TWENTY-FOUR  
COUNTY OF LEE  
NO. 00-03-27500

J:\VITAL\PELICAN UNIT TWENTY-FOUR

PREPARED BY  
JOHNSON ENGINEERING, INC.  
1155 JOHNSON STREET  
FORT MYERS, FLORIDA 33901

# PELICAN LANDING UNIT TWENTY-FOUR

A REPLAT OF TRACT "I" AND PART OF TRACTS "A", "G" & "H"  
PELICAN LANDING UNIT NINETEEN  
(PLAT BOOK 56, PAGES 36-38, LEE COUNTY RECORDS)  
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



**DESCRIPTION**

A tract of parcel of land being all of Tract "I" and part of Tracts "A", "G" and "H" of Pelican Landing, Unit Nineteen as recorded in Plat Book 56, beginning at Page 36 of the Lee County Records lying in Section 9, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows: Beginning at the southeast corner of the southwest quarter of said Section 9 run S 89° 27' 22" W along the South line of said Section 9 for 80.00 feet to an intersection with the West line of Tract "A" of said Pelican Landing, Unit Nineteen, thence run N 00° 00' 54" E along said West line for 204.01 feet, thence run N 88° 50' 38" W for 123.85 feet, thence run S 35° 30' 20" W for 239.01 feet to an intersection with the East line of Tract "I", thence run S 70° 11' 21" E along said East line for 150.26 feet to a point of curvature, thence run S 70° 11' 21" E along said East line along the arc of a curve to the left of radius 100.00 feet along bearing S 70° 11' 21" E (chord 122.00 feet) (delta 49° 45' 25") for 704.37 feet to a point of tangency, thence run N 79° 33' 56" E along said South line for 40.57 feet to a point of curvature, thence run Southwesterly along the arc of a curve to the right of radius 30.00 feet, (chord bearing S 35° 06' 04" E) (chord 42.43 feet) (delta 90° 00' 00") for 42.43 feet to a point of tangency and an intersection with the westerly line of the Tamiami Trail U.S. 411 (State Road 45) 451' 1200 feet wide; thence run S 10° 06' 04" E along said westerly line for 517.89 feet to an intersection with the South line of said Section 9, thence run S 89° 27' 22" W along said South line for 708.54 feet to the Point of Beginning. Containing 11.27 acres, more or less. SUBJECT TO a Florida Power and Light Company transmission line easement 100 feet wide as recorded in Plat Book 56 at Page 37 and 38 of the Lee County Records, 209 at Page 44, Lee County Records. Bearings hereinafter mentioned are based on the Plat of Pelican Landing, Unit Nineteen as recorded in Plat Book 56 at Pages 36 through 38 of the Public Records of Lee County, Florida.

**TRACT USE AND AREA TABLE**

TRACT	AREA	USE
"A"	0.73 AC	PUBLIC ROAD RIGHT-OF-WAY, IMPROVED, EXPRESS UTILITY AND DRAINAGE EASEMENT
"B"	6.50 AC	DEVELOPMENT TRACT
"C"	1.94 AC	WATER MANAGEMENT, BERM, LANDSCAPING AND STORAGE
"D"	0.72 AC	DRAINAGE AND CONSERVATION
"E"	1.24 AC	DEVELOPMENT TRACT

**LINE/CURVE DATA**

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(1)	25°29'11"	669.00	279.05	142.49	N 12°23'59"E	277.11
(2)	86°36'15"	30.00	25.34	25.29	N 20°02'43"E	41.74
(3)	85°54'14"	30.00	44.58	27.03	S 10°12'00"E	40.89
(4)	3°24'45"	810.00	54.24	24.15	N 64°17'17"W	48.24
(5)	4°09'46"	810.00	57.91	28.07	N 61°12'00"W	47.60
(6)	N 81°40'31"W		3.85			
(7)	S 61°10'57"E		46.69			
(8)	S 06°02'13"E		12.24			
(9)	S 20°58'17"W		27.24			
(10)	S 30°50'36"W		36.90			
(11)	N 88°46'38"W		21.32			
(12)	S 1°25'10"W		13.29			
(13)	S 15°02'30"E		33.00			
(14)	S 20°17'50"E		38.20			