

# PELICAN LANDING UNIT TWENTY SEVEN PART TWO

A SUBDIVISION BEING A PORTION OF  
SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

### 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, OR THE CITY OF BONITA SPRINGS; ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE AND SEWER FACILITIES.

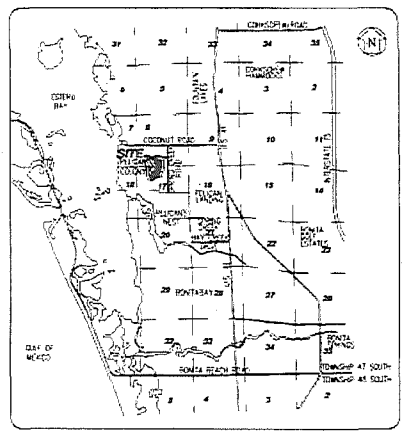
NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE LAST LINE OF LOT 20, PELICAN LANDING UNIT TWENTY SEVEN PART ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, AT PAGES 50 AND 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N 27°00'00" W.
- 2) DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL CORNERS ARE TO BE CORNERED.
- 4) ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS.
- 5) LEGEND:
  - BER POINT OF BEGINNING
  - PLCC POINT OF COMMENCEMENT
  - PRM PERMANENT REFERENCE MONUMENT
  - FCM FOUND CONCRETE MONUMENT (1.5" DIA)
  - FLR FOUND 3/4" IRON ROD
  - SIR SET SURV. IRON ROD WITH CAP (1.5" DIA)
  - PLCP PERMANENT CONTROL POINT
  - LSR 1/2" DIA. IRON ROD & BRASS CAP (1/2" DIA)
  - LB LICENSED BUSINESS
  - SLC SECTION
  - TWP TOWNSHIP
  - RNG RANGE
  - PLR PLAT BOOK
  - PGD PAGE
  - LT LINE LABEL
  - SD SECTION
  - NSM NATIONAL GEODETIC SURVEY MONUMENT
  - N/S NOT TO SCALE
  - NCD NATIONAL GEODETIC CONTROL DATUM
  - N/A NOT APPLICABLE
  - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
  - FLA FLORIDA
  - STG STATUTES
  - CHP CHAPTER
  - CLD CURVE LABEL
  - NR NON RADIAL
  - DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - LWE LAKE MAINTENANCE EASEMENT
  - AE ACCESS EASEMENT
- 6) THIS PROPERTY IS LOCATED WITHIN FEMA FIRM ZONES B AND A (16, 17), PANEL REFERENCE NO. 12012A DATED NOVEMBER 4, 1992.
- 7) INTERNAL MONUMENTATION IS TO BE SET IN ACCORDANCE WITH CHAPTER 170.091 OF THE FLORIDA STATUTES.

### REAL PROPERTY DESCRIPTION

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEASTERLY CORNER OF LOT 20 OF PELICAN LANDING UNIT TWENTY SEVEN PART ONE AS RECORDED IN PLAT BOOK 61 AT PAGES 8 AND 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE SOUTHERLY LINE OF TRACT B OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE AND A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 107°11'41", A CHORD BEARING OF S 80°54'20" W, AND A CHORD LENGTH OF 25.81 FEET; THENCE ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE AN ARC LENGTH OF 25.81 FEET TO THE END OF SAID CURVE; THENCE N 27°11'41" E, ALONG THE EASTERLY LINE OF SAID TRACT B A DISTANCE OF 84.62 FEET TO THE SOUTHEASTERLY CORNER OF LOT 7 OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE; THENCE N 17°00'00" W, ALONG THE EASTERLY LINE OF SAID TRACT 7, AND THE EASTERLY LINE OF TRACT C OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE, A DISTANCE OF 424.14 FEET; THENCE N 17°00'00" W, ALONG THE EASTERLY LINE OF SAID TRACT C, A DISTANCE OF 439.20 FEET; THENCE S 17°00'00" E, ALONG THE SOUTHERLY LINE OF SAID TRACT C AND THE SOUTHERLY LINE OF TRACT G OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE, A DISTANCE OF 395.07 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 112°11'00", A CHORD BEARING OF N 83°40'00" E, AND A CHORD LENGTH OF 94.02 FEET; THENCE ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE AN ARC LENGTH OF 106.62 FEET TO THE END OF SAID CURVE; THENCE N 27°11'00" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 206.60 FEET; THENCE S 17°00'00" E, ALONG THE WESTERLY LINE OF SAID TRACT G, A DISTANCE OF 102.65 FEET; THENCE S 0°46'00" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 616.10 FEET; THENCE S 17°00'00" E, ALONG THE WESTERLY LINE OF SAID TRACT G, A DISTANCE OF 795.30 FEET; THENCE S 27°07'00" W, ALONG THE WESTERLY LINE OF SAID TRACT G, A DISTANCE OF 146.70 FEET TO A POINT ON THE NORTHEASTLY LINE OF CONSIDERATION EASEMENT NO. 8, AS RECORDED IN OFFICIAL RECORDS BOOK 2089, PAGE 3613 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 72°25'55" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 105.45 FEET; THENCE S 08°14'00" W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 327.30 FEET TO THE SOUTHEASTERLY CORNER OF TRACT G OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE; THENCE S 72°15'57" W, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT G, A DISTANCE OF 150.65 FEET; THENCE N 54°51'00" W, ALONG THE EASTERLY LINE OF TRACT E OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE, A DISTANCE OF 150.65 FEET; THENCE N 54°51'00" W, ALONG SAID EASTERLY LINE, A DISTANCE OF 311.10 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT F OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE; THENCE N 17°00'00" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.84 FEET; THENCE N 00°17'00" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 68.14 FEET; THENCE N 00°17'00" E, ALONG THE EASTERLY LINE OF SAID TRACT F, A DISTANCE OF 208.18 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT F OF SAID PELICAN LANDING UNIT TWENTY SEVEN PART ONE; THENCE N 00°17'00" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 374.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20, THENCE S 17°00'00" E, ALONG THE EASTERLY LINE OF SAID LOT 20, A DISTANCE OF 214.05 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.409 ACRES, MORE OR LESS.



### VICINITY SKETCH

NOT TO SCALE

### APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 28th DAY OF MARCH, 2001.  
COMMISSIONER: Charlie Green  
CHIEF OF THE BOARD: Charlie Green  
CLERK OF THE BOARD: Wally McCarroll  
COUNTY ATTORNEY: JOHN C. HENRY  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT: Walter McCarroll  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS: Walter McCarroll

### NOTICE

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

### APPROVALS

APPROVED AND ACCEPTED  
BY: Thomas H. Dwyer  
NAME: Thomas H. Dwyer  
TITLE: City Clerk  
DATE: March 11, 2001  
APPROVED AS TO FORM: John C. Henry  
NAME: John C. Henry  
TITLE: County Attorney  
REMARKS FOR CONFORMANCE WITH FILE REQUIREMENTS: None  
NAME: Ann Dwyer  
TITLE: City Clerk

### 5107924 COURT CLERK CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN LANDING UNIT TWENTY SEVEN PART TWO, A SUBDIVISION LOCATED IN SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 12:00 P.M. ON THIS 11th DAY OF MARCH, 2001, AND DULY RECORDED IN PLAT BOOK 68, AT PAGES 54 THROUGH 55 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.  
Charlie Green  
CLERK OF THE COUNTY OF LEE  
AND FOR LEE COUNTY, FLORIDA  
Charlie Green  
PRINT NAME

### DEDICATIONS (CONTINUED)

TO THE COLONY AT PELICAN LANDING FOUNDATION INC. ITS SUCCESSORS AND ASSIGNS, ALL OF THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "B" (TUSANY COURT), TOGETHER WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HEREINAFTER CONTAINED THEREIN, FOR THE PURPOSES OF PROGRESS AND CONGRESS, MAINTENANCE, REPAIR AND REPLACEMENT OF ROAD SIDEWALKS, LANDSCAPING AND SIGNAGE, RESERVING UNTO A COMMUNITIES, INC. ITS SUCCESSORS AND ASSIGNS, EMPLOYEES AND OFFICERS, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACT "B".

TO THE COLONY AT PELICAN LANDING FOUNDATION INC. 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 "B", AND PARTS OF LOTS 8 THROUGH 31) AS SHOWN ON THIS PLAT AS A UTILITY EASEMENT, FOR PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES, INCLUDING WATER, SEWER, IRRIGATION, STREET LIGHTS, ELECTRIC, CABLE TELEVISION AND TELEPHONE.

TO THE BASED 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 "DRAINAGE EASEMENT" (INCLUDING ALL OF TRACTS "B", "C", "D", "E" AND PARTS OF LOTS 9, 10, 15, 16, 20, 21, 22, 26, 28 AND 30) AS SHOWN ON THE PLAT AS A DRAINAGE EASEMENT, FOR PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF ITS DRAINAGE FACILITIES WITHIN SAID DRAINAGE EASEMENTS.

TO THE BASED IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS HEREIN LABELED "LAKE MAINTENANCE EASEMENT" (INCLUDING PART OF LOTS 8 THROUGH 12, INCLUSIVE, AND PART OF TRACT F AND LOTS 24, 25, AND 26, INCLUSIVE, AND PART OF LOTS 27 THROUGH 31, INCLUSIVE) AS SHOWN ON THIS PLAT AS A LAKE MAINTENANCE EASEMENT, FOR PURPOSES OF WATER MANAGEMENT, DRAINAGE AND LAKE MAINTENANCE.

TO THE BASED IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS HEREIN LABELED "WATER MANAGEMENT, DRAINAGE AND MAINTENANCE".

IN WITNESS WHEREOF SAID OFFICERS HAVE CAUSED THESE INSTRUMENTS TO BE MADE AND SIGNED THIS 27th DAY OF MARCH, 2001, A.D.

WITNESSES:  
Thomas H. Dwyer  
NAME: Thomas H. Dwyer  
TITLE: City Clerk  
Wally McCarroll  
NAME: Wally McCarroll  
TITLE: County Attorney  
John C. Henry  
NAME: John C. Henry  
TITLE: County Attorney

WITNESSES:  
Thomas H. Dwyer  
NAME: Thomas H. Dwyer  
TITLE: City Clerk  
Wally McCarroll  
NAME: Wally McCarroll  
TITLE: County Attorney  
John C. Henry  
NAME: John C. Henry  
TITLE: County Attorney

### COMPANY ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LEE  
I, Thomas H. Dwyer,  
COUNTY CLERK,  
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF MARCH, 2001, A.D., BY THOMAS H. DWYER, MANAGING PARTNER OF TUSANY AT THE COLONY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER LICENSE AS IDENTIFICATION.

11-09-2004  
MY COMMISSION EXPIRES:  
Bethel Jane Nagy  
NOTARY PUBLIC - STATE OF FLORIDA  
Bethel Jane Nagy  
PRINT NAME  
CC 968453  
SERIAL NUMBER

### CORPORATE ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LEE  
I, Thomas H. Dwyer,  
COUNTY CLERK,  
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF MARCH, 2001, A.D., BY ALBERT F. MCGARTHY, JR., VICE PRESIDENT OF A COMMUNITIES, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER LICENSE AS IDENTIFICATION.

2-13-05  
MY COMMISSION EXPIRES:  
David W. Caldwell  
NOTARY PUBLIC - STATE OF FLORIDA  
David W. Caldwell  
PRINT NAME  
CC 993106  
SERIAL NUMBER

### DEDICATIONS

STATE OF FLORIDA  
COUNTY OF LEE  
I, Thomas H. Dwyer,  
COUNTY CLERK,  
DO HEREBY CERTIFY THAT THESE INSTRUMENTS, THAT BECAME AT THE COLONY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND A COMMUNITIES, INC., A DELAWARE CORPORATION, THE OWNERS OF THE LANDS DESCRIBED HEREIN, HAVE CAUSED THIS PLAT OF PELICAN LANDING UNIT TWENTY SEVEN PART TWO TO BE MADE AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:  
TO THE BASED 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 "B" FOR THE SOLE PURPOSE OF GAINING ACCESS TO THEIR RESPECTIVE FACILITIES WITHIN THE DRAINAGE, MAINTENANCE AND UTILITY EASEMENTS SHOWN HEREIN.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN LANDING UNIT TWENTY SEVEN PART TWO WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

STEPHEN E. BEGGS, STATE OF FLORIDA (L.S. #0298)  
BILLIS SURVEYING & MAPPING, INC. (L.B. #0720)  
1502-A RAIL HEAD BLVD NAPLES, FLORIDA 34110  
(811) 507-1210

### COUNTY LAND SURVEYOR

REVIEW OF THE LEGISLATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. 177, PART 1.

John C. Henry  
COUNTY LAND SURVEYOR  
NAME: John C. Henry  
TITLE: County Attorney

LEECOUNTYCLERK.MARREC.050320010205

