



**JOHN J. RUSKAI P.E., INC.**  
Engineers, Planners and Surveyors

Planning Zoning Engineering Surveying Environmental Permitting

3332 MANHOCA BRIDGE PARKWAY, SUITE 114, CAPE CORAL, FLORIDA 33908, 941-458-5444

# PELICAN'S NEST GOLF CLUB

INSTR 5138678/68  
PLAT BOOK PAGE 88

A REPLAT OF A PORTION OF TRACT C, PELICAN'S NEST UNIT TWO, PLAT BOOK 44, PAGES 27-31; LOTS 9, 10 AND A PORTION OF TRACT A, THE COVENTRY, PLAT BOOK 50, PAGES 20-22; AND TRACT M AND A PORTION OF TRACTS F AND Q, PELICAN LANDING UNIT FIVE, PLAT BOOK 59, PAGES 11-16 BEING A SUBDIVISION IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

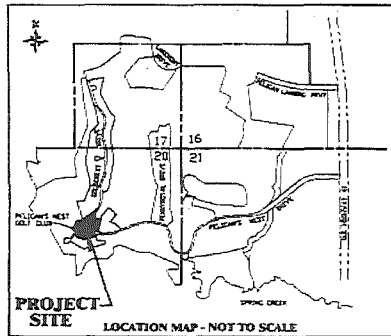
**DESCRIPTION**

BEGINNING AT THE NORTH-EAST-CORNER OF TRACT M, PELICAN LANDING UNIT FIVE, AS RECORDED IN PLAT BOOK 59, PAGE 11-16 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 09°00'00" W ALONG THE EASTERN LINE OF SAID TRACT M FOR A DISTANCE OF 290.00 FEET; THENCE S 89°00'00" E CONTINUING ALONG SAID BOUNDARY OF TRACT M FOR A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE THENCE WESTWARD ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN'S NEST DRIVE FORMERLY KNOWN AS BAY COLIER DRIVE ALSO BEING TRACT E OF PELICAN'S NEST UNIT TWO AS RECORDED IN PLAT BOOK 44, PAGES 27-31, AND THE ARC OF A CURVE TO THE RIGHT HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 225.00 FEET; A CENTRAL ANGLE OF 34°00'00"; A CHORD BEARING AND DISTANCE OF N 77°00'00" W AND 118.45 FEET FOR A DISTANCE OF 125.00 FEET TO A POINT OF TANGENCY; THENCE S 89°00'00" E CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 24.14 FEET; THENCE S 20°00'00" W FOR A DISTANCE OF 42.25 FEET TO A POINT ON A CURVE; THENCE WESTWARD ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLBERT DRIVE AND THE ARC OF A CURVE TO THE RIGHT HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 20.00 FEET; A CENTRAL ANGLE OF 25°00'00"; A CHORD BEARING AND DISTANCE OF S 64°00'00" W AND 27.00 FEET FOR A DISTANCE OF 28.00 FEET; THENCE S 00°00'00" W FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CURVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLBERT DRIVE AND THE ARC OF A CURVE TO THE RIGHT HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 30.00 FEET; A CENTRAL ANGLE OF 20°00'00"; A CHORD BEARING AND DISTANCE OF N 74°00'00" W AND 25.00 FEET FOR A DISTANCE OF 15.00 FEET; THENCE S 00°00'00" W FOR A DISTANCE OF 39.50 FEET; THENCE S 30°00'00" W ALONG THE NORTH-WESTERLY BOUNDARY OF LOT 10, THE COVENTRY, AS RECORDED IN PLAT BOOK 50, PAGE 20-22 FOR A DISTANCE OF 144.42 FEET; THENCE N 39°00'00" E ALONG THE NORTHERLY BOUNDARY OF TRACT F, PELICAN LANDING UNIT FIVE FOR A DISTANCE OF 17.00 FEET; THENCE S 00°00'00" E ALONG THE SOUTHWESTERLY BOUNDARY OF TRACT N, SAID PELICAN LANDING UNIT FIVE FOR A DISTANCE OF 37.70 FEET; THENCE S 00°00'00" E ALONG THE EASTERN BOUNDARY LINE OF TRACTS E AND M OF SAID PELICAN LANDING UNIT FIVE AND THE ARC OF A CURVE HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 197.00 FEET; A CENTRAL ANGLE OF 30°00'00"; A CHORD BEARING AND DISTANCE OF N 10°00'00" W AND 174.23 FEET FOR A DISTANCE OF 197.00 FEET TO A POINT OF TANGENCY; THENCE N 10°00'00" E FOR A DISTANCE OF 197.00 FEET; THENCE N 64°00'00" E FOR A DISTANCE OF 17.00 FEET; THENCE N 30°00'00" E FOR A DISTANCE OF 19.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 30.00 FEET; A CENTRAL ANGLE OF 20°00'00"; A CHORD BEARING AND DISTANCE OF N 70°00'00" E AND 10.00 FEET FOR A DISTANCE OF 10.00 FEET; THENCE S 00°00'00" E FOR A DISTANCE OF 14.50 FEET; THENCE S 30°00'00" W FOR A DISTANCE OF 74.25 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING THE FOLLOWING ELEMENTS: A RADIUS OF 30.00 FEET; A CENTRAL ANGLE OF 20°00'00"; A CHORD BEARING AND DISTANCE OF S 20°00'00" W AND 14.50 FEET FOR A DISTANCE OF 14.50 FEET; THENCE S 00°00'00" E FOR A DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY; THENCE S 30°00'00" W FOR A DISTANCE OF 47.50 FEET; THENCE S 00°00'00" E FOR A DISTANCE OF 15.29 FEET; THENCE S 85°00'00" E FOR A DISTANCE OF 130.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.65 ACRES MORE OR LESS.

**NOTICE:** LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER 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 TO DETERMINE WHETHER THE LOT 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, WATER 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 SUPPLANTED 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.



**APPROVALS**

APPROVED AND ACCEPTED  
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

*[Signature]*  
NAME: John D. [Name]  
TITLE: CITY CLERK

DATE: 10/10/00

APPROVED AS TO FORM:  
NAME: \_\_\_\_\_  
TITLE: CITY ATTORNEY

REVIEW BY THE DESIGNATED CITY PROFESSIONAL, SURVEYOR AND MAPPER DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 17.

**COURT CLERK CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN'S NEST GOLF CLUB, A REPLAT OF A PORTION OF TRACT C, PELICAN'S NEST UNIT TWO, PLAT BOOK 44, PAGES 27-31; LOTS 9, 10 AND A PORTION OF TRACT A, THE COVENTRY, PLAT BOOK 50, PAGES 20-22; AND TRACT M AND A PORTION OF TRACTS F AND Q, PELICAN LANDING UNIT FIVE, PLAT BOOK 59, PAGES 11-16, BEING A SUBDIVISION IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT BONITA, THIS 10th DAY OF OCTOBER, 2000, AND DOES ACCORD WITH THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

*[Signature]*  
CLERK OF THE COURT IN AND FOR LEE COUNTY, FLORIDA

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT PELICAN'S NEST GOLF CLUB, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, VCI COMMUNITIES, INC. A DELAWARE CORPORATION, AS SUCCESSORS TO PELICAN LANDING COMMUNITIES, INC. AND PELICAN LANDING COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LANDS DESCRIBED HEREIN HAVE CAUSED THIS PLAT OF PELICAN'S NEST GOLF CLUB, A REPLAT OF A PORTION OF TRACT C, PELICAN'S NEST UNIT TWO, PLAT BOOK 44, PAGES 27-31; LOTS 9, 10 AND A PORTION OF TRACT A, THE COVENTRY, PLAT BOOK 50, PAGES 20-22; AND TRACT M AND A PORTION OF TRACTS F AND Q, PELICAN LANDING UNIT FIVE, PLAT BOOK 59, PAGES 11-16, BEING A SUBDIVISION IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND BE HEREBY:

1. DEDICATE THE EMERGENCY VEHICLE ACCESS EASEMENT TO THE RESPECTIVE GOVERNMENT AGENCIES HAVING THE AUTHORITY TO PROVIDE EMERGENCY SERVICES, AS SPECIFIC.
2. DEDICATE TO THE PELICAN LANDING COMMUNITY ASSOCIATION, INC. ALL OF THE PRIVATE ROAD RIGHT-OF-WAY HEREIN REFERRED TO AS TRACT A EASEMENT DRIVE FOR THE PURPOSES OF INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF ROADS, LANDSCAPING AND SIGNAGE, SUBJECT TO A PUBLIC UTILITY EASEMENT AS SPECIFIED AND DESIGNATED BELOW, AND RESERVING (UNTO INDICATED) THEIR SUCCESSORS AND ASSIGNS, EMPLOYEES AND INVITEES, A RETENTION RIGHT FOR EGRESS AND EXCESS ON AND OVER SAID TRACT A.
3. DEDICATE TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT:
  - A. ALL LAKE AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT FOR PURPOSES OF STORMWATER MANAGEMENT, INCLUDING INSTALLATION, REPAIR AND MAINTENANCE OF DRAINAGE FACILITIES WITHIN SAID EASEMENTS, AS WELL AS A RIGHT OF ACCESS ACROSS TRACT "P" TO PERFORM THE SAID PURPOSES; AND
  - B. ALL DRAINAGE EASEMENTS FOR STORMWATER MANAGEMENT PURPOSES.
4. DEDICATE ALL PUBLIC UTILITY EASEMENTS IDENTIFIED, DESCRIBED AND SPECIFIED ON THIS PLAT TO ALL LICENSED PRIVATE AND PUBLIC UTILITIES, TO THE BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, AND TO THE RESPECTIVE GOVERNMENT AGENCIES HAVING THE AUTHORITY TO PROVIDE FOR SUCH SERVICES, FOR PURPOSES OF INSTALLATION, REPAIR AND MAINTENANCE OF THEIR RESPECTIVE FACILITIES, INCLUDING WATER, SEWER, IRRIGATION, ELECTRIC, STREET LIGHTING, CARBONIZATION, AND OTHER PUBLIC UTILITIES.

IN WITNESS WHEREOF, PELICAN'S NEST GOLF CLUB, INC., VCI COMMUNITIES, INC. AND PELICAN LANDING COMMUNITY ASSOCIATION, INC. HAVE CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN THEIR NAMES AND ATTESTED TO BY THEIR RESPECTIVE OFFICERS THIS 10th DAY OF OCTOBER, 2000 AS AND 7 DAY OF APRIL, 2000.

PELICAN'S NEST GOLF CLUB, INC.

*[Signature]* PRESIDENT  
NAME: John D. [Name]  
WITNESS AS TO BOTH

*[Signature]* SECRETARY  
NAME: John D. [Name]  
WITNESS AS TO BOTH

VCI COMMUNITIES, INC. A DELAWARE CORPORATION

*[Signature]* SENIOR VICE PRESIDENT  
NAME: John D. [Name]  
WITNESS AS TO BOTH

*[Signature]* VICE PRESIDENT  
NAME: John D. [Name]  
WITNESS AS TO BOTH

PELICAN LANDING COMMUNITY ASSOCIATION, INC.

*[Signature]* PRESIDENT  
NAME: John D. [Name]  
WITNESS AS TO BOTH

*[Signature]* VICE PRESIDENT  
NAME: John D. [Name]  
WITNESS AS TO BOTH

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF OCTOBER, 2000, BY John D. [Name] AS PRESIDENT AND John D. [Name] AS SECRETARY OF PELICAN'S NEST GOLF CLUB, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF SAID CORPORATION, THEY ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES 10/10/00

*[Signature]*  
NOTARY PUBLIC  
SERIAL NUMBER [Number]  
EXPIRES 10/10/00

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF APRIL, 2000, BY John D. [Name] AS PRESIDENT AND John D. [Name] AS SECRETARY OF PELICAN LANDING COMMUNITIES, INC. A DELAWARE CORPORATION, AS SUCCESSORS TO PELICAN LANDING COMMUNITY ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION, THEY ARE PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES 10/10/00

*[Signature]*  
NOTARY PUBLIC  
SERIAL NUMBER [Number]  
EXPIRES 10/10/00

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MY COMMISSION EXPIRES 10/10/00

*[Signature]*  
NOTARY PUBLIC  
SERIAL NUMBER [Number]  
EXPIRES 10/10/00

DEED # 99-07-28/000  
REV. FEBRUARY 25, 2000  
REV. SEPTEMBER 26, 2000

**SURVEYOR CERTIFICATION**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PELICAN'S NEST GOLF CLUB A REPLAT OF A PORTION OF TRACT C, PELICAN'S NEST UNIT TWO, PLAT BOOK 44, PAGES 27-31; LOTS 9, 10 AND A PORTION OF TRACT A, THE COVENTRY, PLAT BOOK 50, PAGES 20-22; AND TRACT M AND A PORTION OF TRACTS F AND Q, PELICAN LANDING UNIT FIVE, PLAT BOOK 59, PAGES 11-16, BEING A SUBDIVISION WITHIN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLETS WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I HEREBY CERTIFY THAT ALL DOCUMENT REFERENCE HEREON CITED HAVE BEEN PLACED AT THE LOCATION SHOWN ON THE PLAT.

*[Signature]* DATE: 10/10/00

RECORDS ACCEPTED  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE # 12994



**SURVEYOR'S NOTES**

BEARINGS BASED ON THE EASTERN LINE OF TRACT M, PELICAN LANDING UNIT FIVE, PLAT BOOK 59, PAGES 11-16, LEE COUNTY, FLORIDA BEING S 09°00'00" E.

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- DENOTES MONUMENT FOR LOT CORNERS, POINTS OF INTERSECTION AND CHANGES IN DIRECTION OF LINES WITHIN THE SUBDIVISION
- DENOTES CURVE MONUMENT
- DENOTES DRAINAGE EASEMENT
- DENOTES PUBLIC UTILITY EASEMENT



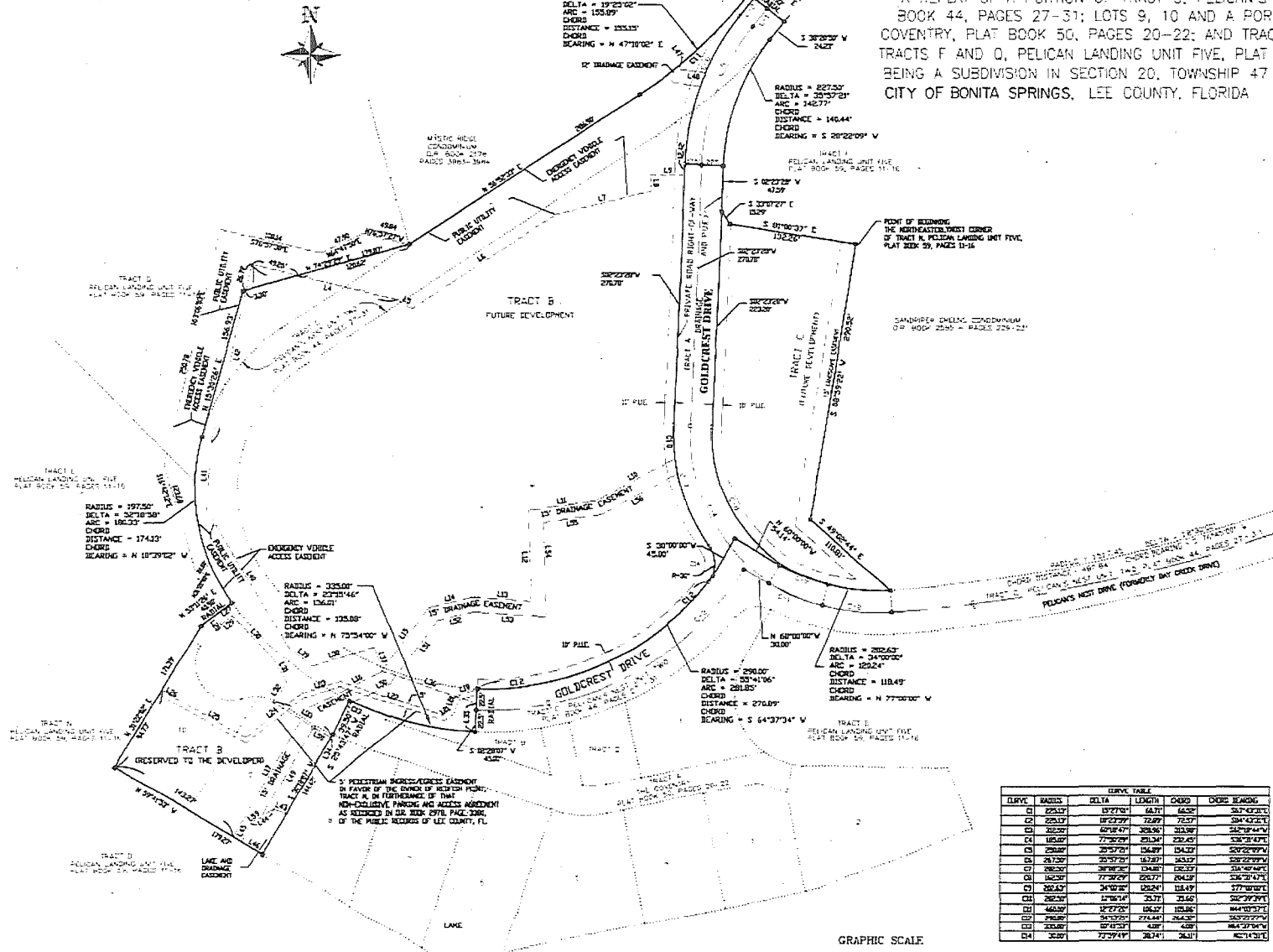
**JOHN J. RUSKAI P.E., INC.**  
Engineers, Planners and Surveyors

Planning, Zoning, Engineering, Surveying, Environmental, Permitting

1114 HANCOCK BRIDGE PARKWAY, SUITE 114, CAPE CORAL, FLORIDA 33914, 41-418-1144

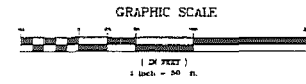
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LOT	LINE TABLE	BEARING
L1	64.0	S 20°20'00" W
L2	24.0	S 20°20'00" W
L3	4.0	N 01°39'15" W
L4	26.49	S 7°31'30" E
L5	37.59	S 0°18'00" E
L6	37.59	N 88°50'00" E
L7	22.00	S 0°18'00" E
L8	31.76	N 89°42'00" W
L9	34.0	N 89°42'00" W
L10	20.94	S 21°37'20" W
L11	78.34	S 21°37'20" W
L12	43.99	S 21°37'20" W
L13	46.28	N 87°47'00" W
L14	47.61	S 76°30'00" E
L15	85.00	S 21°37'20" W
L16	84.00	S 21°37'20" W
L17	26.39	S 01°39'15" E
L18	8.00	USED
L19	24.00	N 01°39'15" E
L20	11.00	N 01°39'15" E
L21	8.43	N 01°39'15" E
L22	10.00	S 71°46'00" E
L23	41.58	S 77°22'00" E
L24	74.89	N 01°39'15" E
L25	26.46	N 01°39'15" E
L26	25.00	N 01°39'15" E
L27	25.40	S 01°39'15" E
L28	10.00	S 01°39'15" E
L29	10.00	S 01°39'15" E
L30	25.20	N 01°39'15" E
L31	25.00	N 01°39'15" E
L32	25.20	N 01°39'15" E
L33	71.50	S 01°39'15" E
L34	3.00	S 01°39'15" E
L35	29.77	S 01°39'15" E
L36	30.42	N 77°14'45" W
L37	26.34	N 01°39'15" E
L38	67.44	S 01°39'15" E
L39	36.68	S 01°39'15" E
L40	18.00	N 01°39'15" E
L41	65.00	S 01°39'15" E
L42	34.20	S 77°22'00" E
L43	27.50	N 01°39'15" E
L44	27.50	N 01°39'15" E
L45	25.90	N 01°39'15" E
L46	25.40	S 01°39'15" E
L47	4.00	N 01°39'15" E
L48	26.00	N 01°39'15" E
L49	18.00	N 01°39'15" E
L50	43.20	N 87°47'00" W
L51	82.54	N 87°47'00" W
L52	29.00	N 76°30'00" E
L53	74.00	S 01°39'15" E
L54	91.20	N 01°39'15" E
L55	79.00	N 01°39'15" E
L56	90.70	N 01°39'15" E
L57	8.00	USED
L58	2.00	N 01°39'15" E
L59	13.00	S 01°39'15" E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	254.00	127°00'	64.71	64.59	S 81°42'00" E
C2	254.00	127°00'	72.89	72.77	S 84°42'00" E
C3	252.50	62°18'47"	328.56	232.09	S 21°37'20" W
C4	180.00	77°30'29"	291.24	232.45	S 36°38'40" E
C5	200.00	20°37'21"	134.89	134.23	S 02°20'00" W
C6	257.20	20°37'21"	137.87	137.22	S 02°20'00" W
C7	180.00	38°38'21"	134.87	102.37	S 16°40'40" E
C8	180.00	77°30'29"	291.77	244.39	S 26°28'47" E
C9	252.50	24°02'21"	126.21	121.49	S 17°00'00" W
C10	252.50	17°06'14"	23.77	23.66	S 02°20'00" W
C11	464.00	12°27'20"	106.17	104.86	N 41°03'37" E
C12	246.00	26°23'20"	274.44	244.32	S 02°20'00" W
C13	250.00	57°47'21"	438.7	438.7	N 41°03'37" E
C14	30.00	77°30'29"	281.4	281.1	N 01°39'15" E



D.O. # 99-07-287.000  
REV: FEBRUARY 25, 2000  
REV: MARCH 21, 2001