

This Instrument Prepared
Without Opinion Of Title By:
WCI Communities, LLC
24301 Walden Center Drive
Bonita Springs, FL 34134

Strap #s: 07-47-25-00-00004.0010

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 22 day of November, 2013 by **WCI COMMUNITIES, LLC, a Delaware limited liability company**, whose post office address is 24301 Walden Center Drive, Bonita Springs, Florida 34134 ("Grantor") to **Pelican Landing Community Association, Inc., a Florida corporation not for profit**, whose post office address is 24501 Walden Center Drive, Bonita Springs, Florida 34134 (the "Grantee").

Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns, assigns of individuals, and the successors and assigns of corporations.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey, and confirm unto the Grantee, that certain parcel of real property described on Exhibit "A" hereto (the "Property"), situated in Lee County, Florida.

Subject to:

1. Real Estate Taxes and/or assessments for 2013 and all subsequent years which are not yet due and payable.
2. Covenants, conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, provided however the foregoing shall not be deemed or construed as re-imposing any such items of record.
3. Applicable zoning, land use and subdivision ordinances, restrictions and/or agreements.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

This is a conveyance of common areas from a developer to a property owners' association for nominal consideration and, as such, only minimal documentary stamp taxes are due hereon.

TO HAVE AND TO HOLD TO HAVE AND TO HOLD together with all and singular, the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title,



Stantec Consulting Services Inc.
12801 Westlinks Drive, Suite 106
Fort Myers FL 33913
Tel: (239) 939-1020
Fax: (239) 939-3412

**LEGAL DESCRIPTION
CONSERVATION EASEMENT PARCEL C
SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

A parcel of land lying in Section 7, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida; thence, along the south line of said Government Lot 2, S.89°40'05"W., 1106.55 feet to the West boundary line of the Hyatt Resort as recorded in Official Records Book 3052, at page 1859 of the Public Records of Lee County, Florida; thence, along said West boundary, S.00°19'55"E., 35.57 feet to the **POINT OF BEGINNING**; thence, continue, along said West boundary, S.00°19'55"E., 614.43 feet to the South boundary of said Hyatt Resort; thence along said South boundary, N.89°40'05"E., 747.21 feet; thence leaving said South boundary line, S.00°00'00"E., 1340.00 feet; thence N.90°00'00"W., 790.00 feet; thence N.35°32'41"W., 920.00 feet; thence N.00°00'00"W., 354.71 feet to the Mean High Water Line as recorded in the Public Repository of the Florida Department of Environmental Protection Bureau of Survey and Mapping as Mean High Water Survey File #2515; thence, along said Mean High Water Line, for the following sixteen (16) courses:

1. N.14°07'31"E., 56.63 feet;
2. N.14°43'02"W., 69.04 feet
3. N.34°04'56"W., 41.47 feet;
4. N.40°28'29"W., 48.30 feet;
5. N.48°33'47"E., 36.19 feet;
6. N.14°08'10"E., 69.85 feet;
7. N.01°18'47"E., 54.34 feet;
8. N.15°02'28"W., 77.69 feet;
9. N.59°32'00"W., 22.10 feet;
10. N.36°50'38"E., 50.38 feet;
11. N.12°02'46"E., 40.39 feet;
12. N.01°34'46"E., 85.37 feet;
13. N.10°54'06"E., 76.80 feet;
14. N.11°09'16"W., 47.79 feet;
15. N.36°29'25"W., 79.76 feet;
16. N.11°04'37"E., 68.13 feet;

EXHIBIT "A"

Design with community in mind



September 17, 2013
Page 2 of 2

to an intersection with the South boundary of lands described in Official Records Instrument 201300002297 of the aforementioned Public Records; thence, along said South boundary, N.89°41'19"E., 614.24 feet, to the **POINT OF BEGINNING**.

Said parcel contains 44.52 acres, more or less.

Subject to easements, restriction, reservations and rights-of-way of record.


Bearings are based on the south line of Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida, being N89°40'05"E.

This legal description is not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

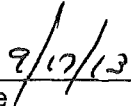
SEE ATTACHED SKETCH

Prepared by:

STANTEC CONSULTING SERVICES, INC.
Licensed Business No. LB7866
State of Florida



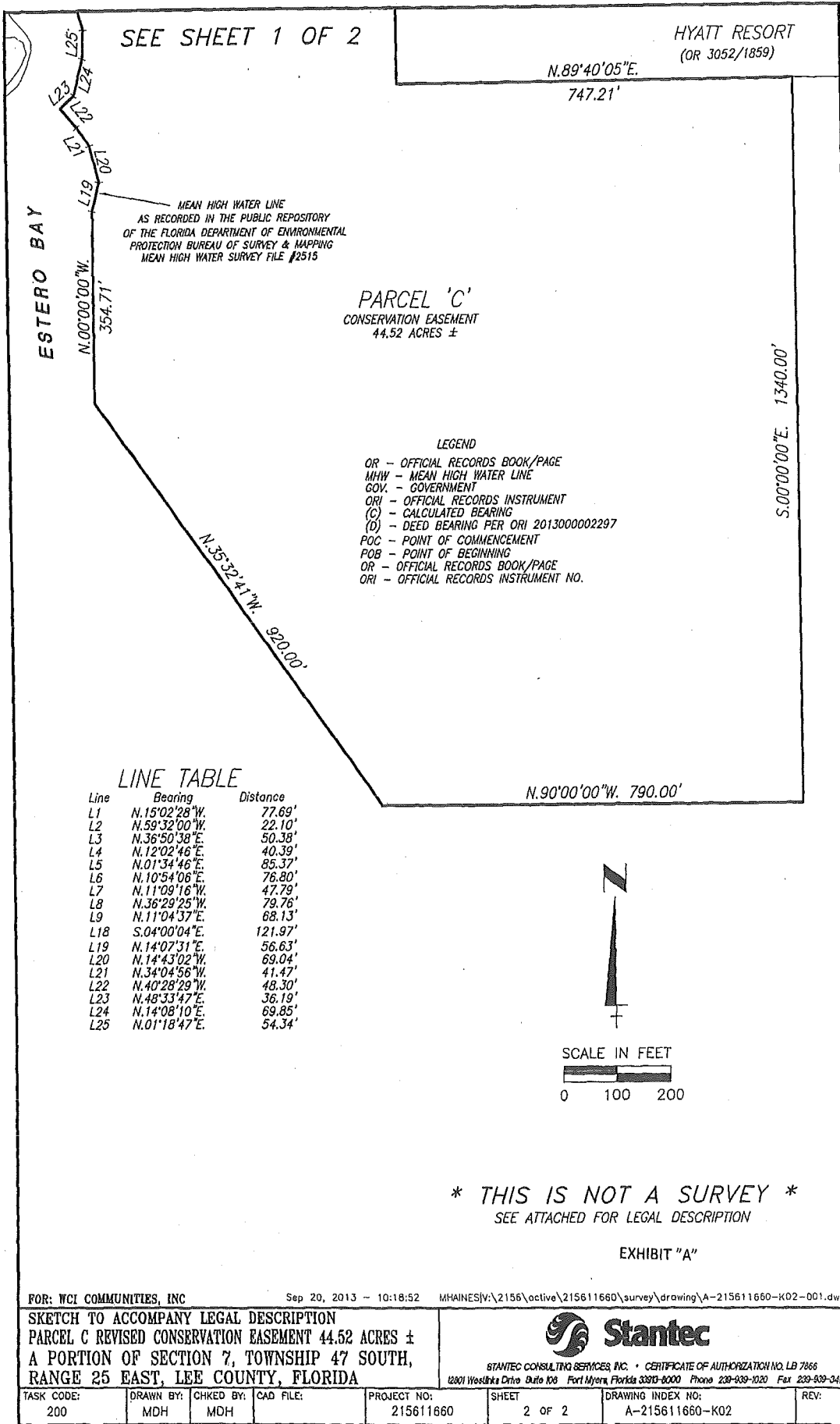
Mark D. Haines, PSM
Professional Surveyor and Mapper No. LS5312
State of Florida

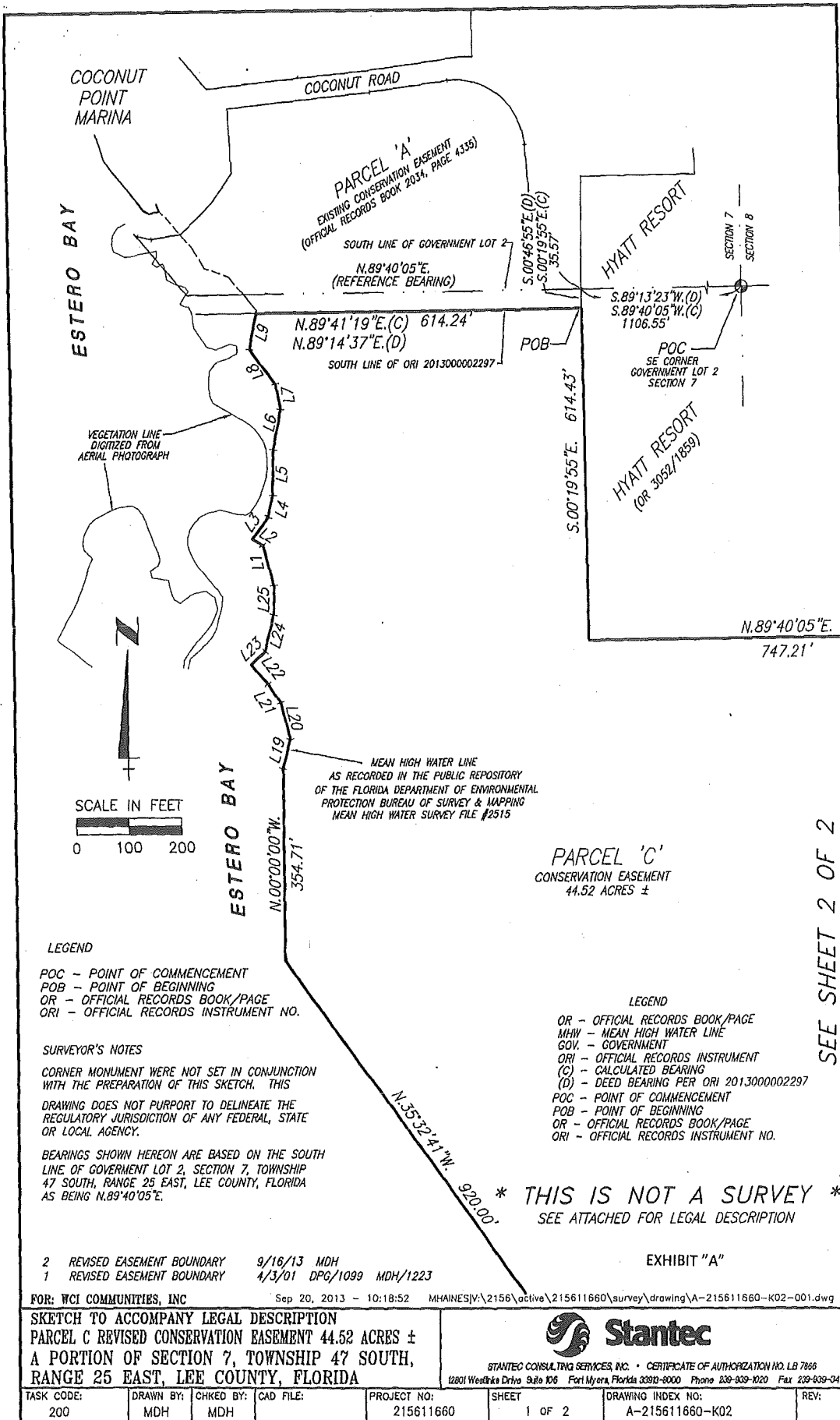


Date

Proj: 215611660
Ref: A:215611660-K02
Date: September 17, 2013

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SEE SHEET 2 OF 2



Stantec Consulting Services Inc.
12801 Westlinks Drive, Suite 106
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**LEGAL DESCRIPTION
1 FOOT WIDE CONSERVATION EASEMENT
(REVISED)**

**ZONE "B"
LYING WITHIN SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

All that part of Government Lot 1 of Section 7, Township 47 South, Range 25 East, Lee County, Florida consisting of a one foot wide strip to run with the land parallel with and landward of the following described Mean High Water line;

BEGINNING at the intersection of the south line of said Government Lot 1 of said Section 7 and the Mean High Water line of Estero Bay; thence northerly along said Mean High Water line 500 feet more or less to reference Point 1-B; thence continue along said Mean High Water line 1750 feet more or less to the intersection of the north line of said Government Lot 1 of Section 7 and the Point of Ending of the herein described line having a total length of 2250 feet more or less;

Subject to easements, restriction, reservations and rights-of-way of record.

This legal description is not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

Bearings referred to herein are based on the south line of Government Lot 2, Section 7, Township 47 South, Range 25 East, Lee County, Florida as being S.89°40'05"W.

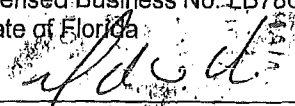
SEE ATTACHED SKETCH

Prepared by:

STANTEC CONSULTING SERVICES, INC.

Licensed Business No. LB7866

State of Florida



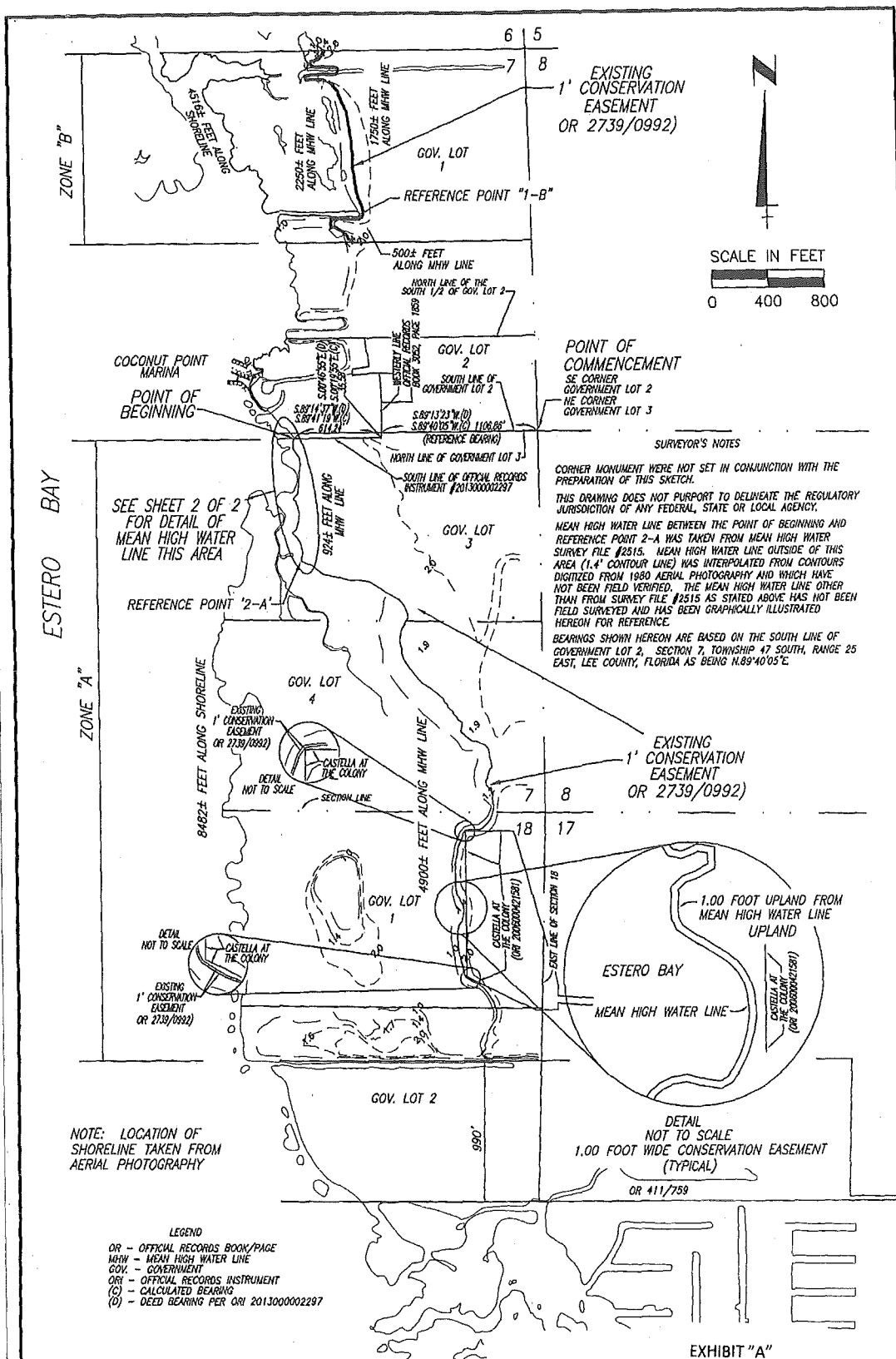
Mark D. Haines, PSM
Professional Surveyor and Mapper No. LS5312
State of Florida

Date 9/23/13

Proj: 215611660 Task 200; Ref: 215611660-001; Date: September 23, 2013

EXHIBIT "A"

Design with community in mind



EXISTING CONSERVATION EASEMENT OR 2739/0992)

SCALE IN FEET
0 400 800

POINT OF COMMENCEMENT
SE CORNER GOVERNMENT LOT 2
NE CORNER GOVERNMENT LOT 3

SURVEYOR'S NOTES

CORNER MONUMENT WERE NOT SET IN CONJUNCTION WITH THE PREPARATION OF THIS SKETCH.
THIS DRAWING DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
MEAN HIGH WATER LINE BETWEEN THE POINT OF BEGINNING AND REFERENCE POINT 2-A WAS TAKEN FROM MEAN HIGH WATER SURVEY FILE #2515. MEAN HIGH WATER LINE OUTSIDE OF THIS AREA (1.4' CONTOUR LINE) WAS INTERPOLATED FROM CONTOURS DIGITIZED FROM 1980 AERIAL PHOTOGRAPHY AND WHICH HAVE NOT BEEN FIELD VERIFIED. THE MEAN HIGH WATER LINE OTHER THAN FROM SURVEY FILE #2515 AS STATED ABOVE HAS NOT BEEN FIELD SURVEYED AND HAS BEEN GRAPHICALLY ILLUSTRATED HEREON FOR REFERENCE.
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N.89°40'05"E

EXISTING CONSERVATION EASEMENT OR 2739/0992)

1.00 FOOT UPLAND FROM MEAN HIGH WATER LINE UPLAND

ESTERO BAY
MEAN HIGH WATER LINE

DETAIL NOT TO SCALE
1.00 FOOT WIDE CONSERVATION EASEMENT (TYPICAL)
OR 411/759

NOTE: LOCATION OF SHORELINE TAKEN FROM AERIAL PHOTOGRAPHY

- LEGEND
- OR - OFFICIAL RECORDS BOOK/PAGE
 - MHW - MEAN HIGH WATER LINE
 - GOV. - GOVERNMENT
 - ORI - OFFICIAL RECORDS INSTRUMENT
 - (C) - CALCULATED BEARING
 - (D) - DEED BEARING PER ORI 201300002297

EXHIBIT "A"

FOR: WCI COMMUNITIES, INC. Sep 23, 2013 - 15:39:52 MHAINES\V\2156\active\215611660\survey\drawing\A-215611660-K01-001_ZONEB.dwg

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF THE REVISED ZONE B 1 FOOT WIDE CONSERVATION EASEMENT ALONG THE MEAN HIGH WATER LINE SEC. 7 & 18, T. 47 S., R. 25 E., LEE COUNTY, FL.



STANTEC CONSULTING SERVICES INC. • CERTIFICATE OF AUTHORIZATION NO. LB 7866
12301 Woodlake Drive Suite 106 Fort Myers, Florida 33903-6000 Phone 239-939-1020 Fax 239-939-3412

TASK CODE: 200	DRAWN BY: MDH	CHKD BY: MDH	CAD FILE:	PROJECT NO: 215611660	SHEET 1 OF 1	DRAWING INDEX NO: 215611660-001	REV:
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