

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

Strap #s: See Exhibit "A"

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 17th day of FEBRUARY, 2016 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 2016 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, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

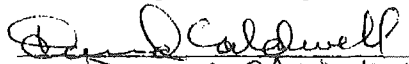
IN WITNESS WHEREOF, Grantor has caused these presents to be executed by the undersigned, on the day first above written.


Signed, sealed and delivered
in the presence of:

GRANTOR:


Name: Barry Ernst

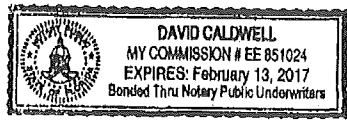
WCI Communities, LLC, a Delaware limited liability company


Name: DAVID CALDWELL


By: 
Name: Paul Erhardt
Title: Senior Vice President

STATE OF FLORIDA :
: SS:
COUNTY OF LEE :

The foregoing instrument was acknowledged before me on the 17th day of FEBRUARY, 2016, by Paul Erhardt, as Senior Vice President on behalf of WCI Communities, LLC, a Delaware limited liability company, and he is personally known to me.



(Notary Seal)


Notary Public
DAVID CALDWELL
State of Florida

My Commission expires:
2/13/2017

EXHIBIT "A"

(Pelican Landing-Common Areas)

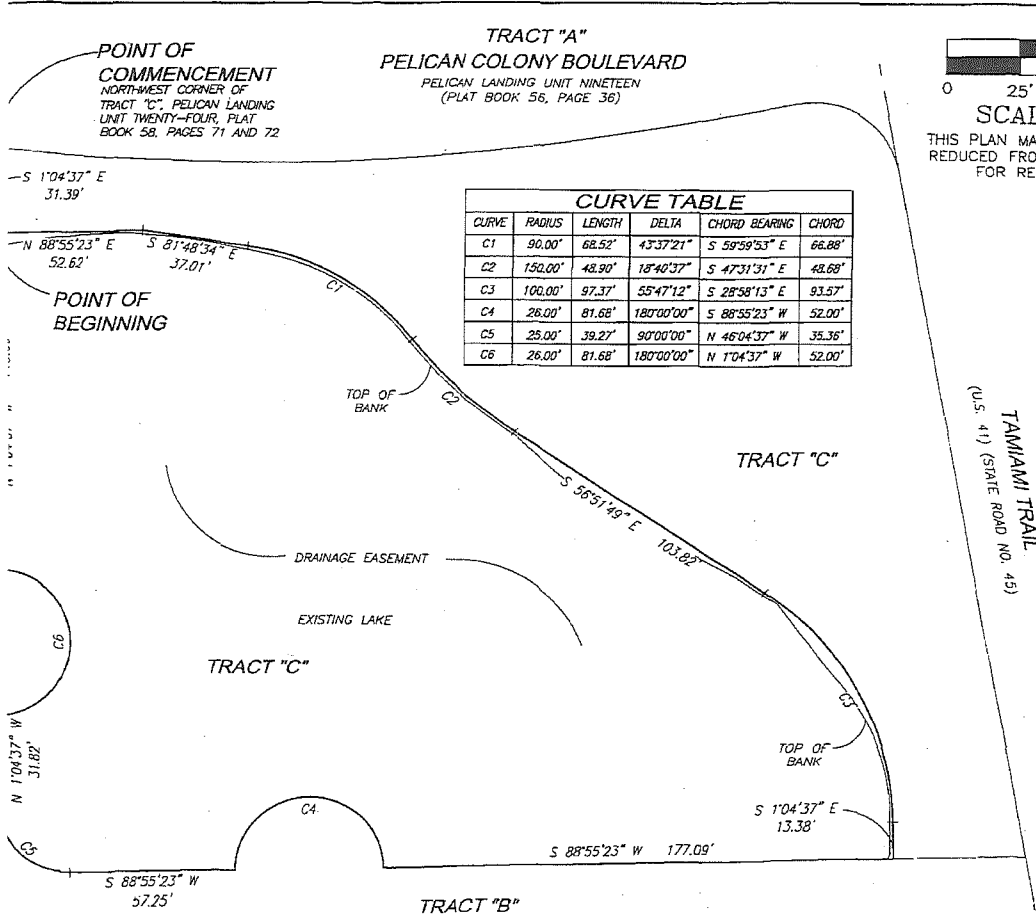
TRACT "C", the plat of PELICAN LANDING UNIT TWENTY-FOUR, recorded at Plat Book 58, pages 71 to 72, the Public Records of Lee County, Florida, LESS AND EXCEPT therefrom the lands described on the attached Exhibit "B".

Strap#: 09-47-25-B3-0230C.0000

Together with,

A parcel of land located in the Southeast $\frac{1}{4}$ of Section 9, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described on Exhibit "A-1" attached hereto and made part hereof.

Strap#: 09-47-25-B3-00001.017A



0 25' 50' 100'
SCALE: 1" = 50'
 THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN TRACT "C" OF PELICAN LANDING UNIT TWENTY-FOUR, PLAT BOOK 58, PAGES 71 AND 72, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "C", PELICAN LANDING UNIT TWENTY-FOUR, PLAT BOOK 58, PAGES 71 AND 72, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST BOUNDARY OF SAID TRACT "C", SOUTH 01°04'37" EAST, A DISTANCE OF 31.39 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 88°55'23" EAST, A DISTANCE OF 52.62 FEET; THENCE SOUTH 81°48'34" EAST, A DISTANCE OF 37.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 68.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°37'21", (CHORD BEARING SOUTH 59°59'53" EAST, A DISTANCE OF 66.88 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 48.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 18°40'37", (CHORD BEARING SOUTH 47°31'31" EAST, A DISTANCE OF 48.68 FEET); THENCE SOUTH 56°51'49" EAST, A DISTANCE OF 103.82 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 97.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 55°47'12", (CHORD BEARING SOUTH 28°58'13" EAST, A DISTANCE OF 93.57 FEET); THENCE SOUTH 01°04'37" EAST, A DISTANCE OF 13.39 FEET TO A POINT ON THE BOUNDARY OF THE AFOREMENTIONED TRACT "C"; THENCE RUN ALONG THE BOUNDARY OF SAID TRACT "C" FOR ALL OF THE REMAINING COURSES AND DISTANCES BACK TO THE POINT OF BEGINNING, SOUTH 88°55'23" WEST, A DISTANCE OF 177.09 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE WESTERLY 81.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 180°00'00", (CHORD BEARING SOUTH 88°55'23" WEST, A DISTANCE OF 52.00 FEET); THENCE SOUTH 88°55'23" WEST, A DISTANCE OF 57.25 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", (CHORD BEARING NORTH 46°04'37" WEST, A DISTANCE OF 35.36 FEET); THENCE NORTH 01°04'37" WEST, A DISTANCE OF 31.32 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE NORTHERLY 81.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 180°00'00", (CHORD BEARING NORTH 01°04'37" WEST, A DISTANCE OF 52.00 FEET); THENCE NORTH 01°04'37" WEST, A DISTANCE OF 119.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.15 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND REFER TO THE WEST LINE OF TRACT "C", PELICAN LANDING UNIT TWENTY-FOUR, PLAT BOOK 58, PAGES 71 AND 72, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING NORTH 01°04'37" WEST.
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

* THIS IS NOT A SURVEY *

<p>IBY: KJG ED BY: DLS IDE: WCDCSS 1" = 50' 6 NOVEMBER 2015 15-161-L5 1 of 1</p>	<p>GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144 www.GradyMinor.com</p>	<p>Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134 Business LC 26000266 Fort Myers: 239.690.4380</p>
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SKETCH AND DESCRIPTION

DRAINAGE EASEMENT
TRACT "C"
PELICAN LANDING UNIT TWENTY-FOUR
PLAT BOOK 58, PAGES 71 AND 72
 LYING IN
SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

11/6/15
 DATE SIGNED

DONALD L. SAINTENOY III, P.S.M.
 FL LICENSE #6761
 FOR THE FIRM

C:\SURVEY\PROJECT SURVEY 2015\161 - PELICAN LANDING COMMON AREA - TRACT C\SURVEY\15-161-L5.DWG

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ■ Land Surveyors ■ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.

ALAN V. ROSEMAN
ROBERT W. THINNES, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.

PROPERTY DESCRIPTION

PELICAN LANDING - LANDSCAPE BUFFER SITE

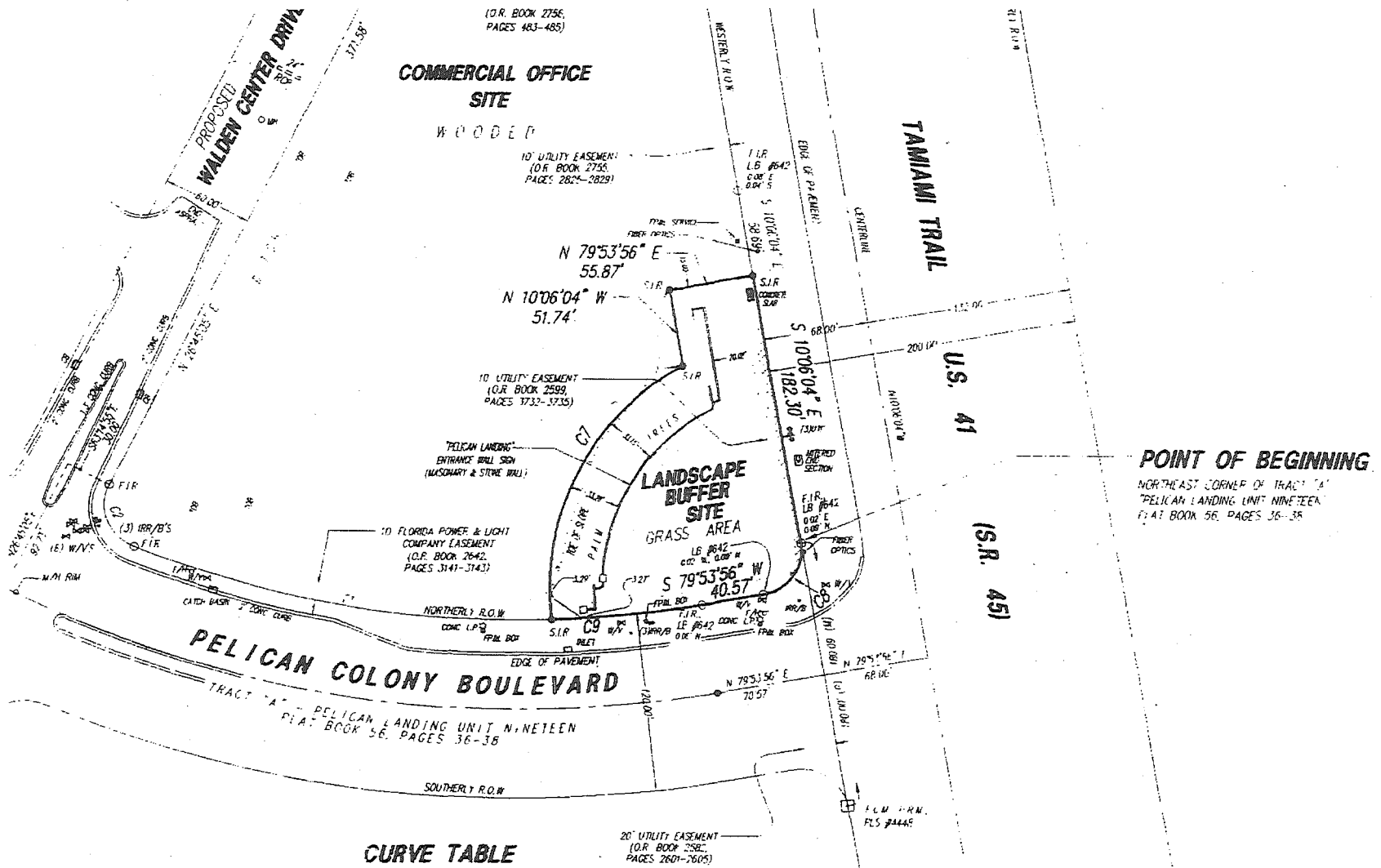
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A" OF PELICAN LANDING UNIT NINETEEN AS RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (TAMIAMI TRAIL - S.R. 45) (200' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (TRACT "A" OF AFOREMENTIONED PLAT), AND ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS S 79°53'56" W A DISTANCE OF 30.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PELICAN COLONY BOULEVARD AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 42.43 FEET AT A BEARING OF S 34°53'56" W, FOR AN ARC LENGTH OF 47.12 FEET TO THE END OF SAID CURVE; THENCE RUN S 79°53'56" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF 08°16'22", SUBTENDED BY A CHORD OF 99.54 FEET AT A BEARING OF S 84°02'07" W, FOR AN ARC LENGTH OF 99.63 FEET TO THE END OF SAID CURVE AND TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS N 82°19'08" E A DISTANCE OF 170.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 68°23'30", SUBTENDED BY A CHORD OF 191.09 FEET AT A BEARING N 26°30'54" E, FOR AN ARC LENGTH OF 202.92 FEET TO THE END OF SAID CURVE; THENCE RUN N 10°06'04" W FOR A DISTANCE OF 51.74 FEET; THENCE RUN N 79°53'56" E FOR A DISTANCE OF 55.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) (200' RIGHT-OF-WAY); THENCE RUN S 10°06'04" E, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 182.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.57 ACRES, MORE OR LESS

BEARINGS REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL, S.R. 45), AS BEING S 10°06'04" E.

EXHIBIT "A-1"

EXHIBIT "A-1"



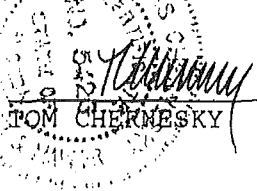
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	500.00	39.17	42.67	279.42	N 90°18'46" W	3°21'52"
C2	30.00	49.85	33.86	44.31	N 20°51'23" W	35°12'57"
C3	730.00	29.48	149.79	293.46	N 15°09'21" E	2°37'28"
C4	30.00	42.53	25.73	39.06	N 44°10'57" E	81°13'56"
C5	30.00	77.76	42.23	70.16	S 50°39'07" E	89°06'54"
C6	5797.58	405.13	101.65	405.04	S 08°05'57" E	04°00'4"
C7	170.00	202.92	115.51	191.09	N 26°30'54" E	68°23'30"
C8	30.00	47.12	30.00	42.43	S 34°53'56" W	30°00'00"
C9	690.00	99.63	49.90	99.54	S 84°02'07" W	08°16'22"

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

Q. GRADY MINOR & ASSOCIATES, P.A.

SIGNED 1-17-98

A circular notary seal for Tom Chermesky, State of Florida. The seal contains the text "NOTARY PUBLIC STATE OF FLORIDA" around the perimeter and "TOM CHERMESKY" in the center. A signature is written over the seal.

P.S.M. #5426
STATE OF FLORIDA