

3437693

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GRANT OF EASEMENT

THIS INDENTURE made and executed this 9th day of August, 1993, by and between WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, whose post office address is: 9200 Bonita Beach Road, Bonita Springs, Florida 33923, hereinafter called GRANTOR; and Pelican Landing Community Association, Inc., a Florida not-for-profit corporation, its successors and assigns, hereinafter called GRANTEE;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTOR hereby grants to GRANTEE, its successors and assigns, for the benefit of GRANTEE's present and future members, and their tenants, invitees, licensees, mortgagees and employees, a non-exclusive easement for access over, under and through the property described in Exhibit "A", attached hereto and made a part hereof, for the purpose of ingress and egress to the lands described in Exhibit "B" attached hereto, and made a part hereof, situated in Pelican Landing, Lee County, Florida.

TO HAVE AND TO HOLD the easement hereby granted unto said GRANTEE, its successors and assigns.

GRANTEE, by acceptance of this easement agrees for itself, its successors and assigns, not to interfere at any time with the right of ingress or egress of GRANTOR, its successors or assigns, or any other party requiring access to any of the property over which said easement is granted or to any properties abutting the properties encumbered by this easement.

This is a private easement between GRANTOR and GRANTEE and neither the general public nor any purchaser of property unencumbered by this easement shall acquire any right, title or interest in or to the easement. Further, this easement shall automatically expire at such time as the lands described in Exhibit "A" are included on a plat recorded in the public records, Lee County, Florida, and dedicated as public and/or private right-of-way, such that the land described in Exhibit "B" shall continue to have perpetual access to and from such land and a public right-of-way.

Documentary Tax Pd. \$ 70
By [Signature]
[Stamp]

OR 2414 PG 3488

RECORDED & INDEXED - CHARLIE GREEN, CLERK
BY: J. TURNER, D.C.

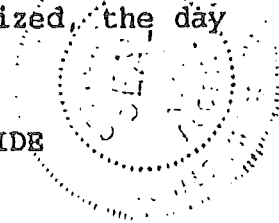
RETURN TO: WESTINGHOUSE COMMUNITIES OF NAPLES
301 Laurel Oak Drive, Suite 300
Naples, FL 33963

24.00
10

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

WESTINGHOUSE BAYSIDE COMMUNITIES, INC.



OR2414 PG3489

Laura A. Sargeant
Print: LAURA A. SARGEANT

By: Jerry H. Schmoyer
Executive Vice-President

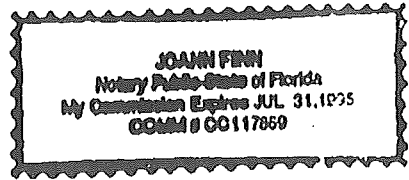
Joann Finn
Print: JOANN FINN

STATE OF FLORIDA
COUNTY OF LEE

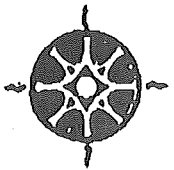
The foregoing instrument was acknowledged before this 9th day of August, 1993, by Jerry H. Schmoyer, Executive Vice-President of WESTINGHOUSE BAYSIDE COMMUNITIES, INC., on behalf of the Corporation. He is personally known to me and did not take an oath.

Joann Finn
Notary Public
Print: JOANN FINN
My Comm. Expires: 7-31-95
Comm. No.: CC117869

This instrument prepared by:
Vivien N. Hastings, Esq.
801 Laurel Oak Drive, Suite 500
Naples, FL 33963



WESTINGHOUSE COMMUNITIES OF NAPLES, INC.
801 Laurel Oak Drive, Suite 500
Naples, FL 33963



WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects, Environmental Consultants & Construction Managers
4571 Colonial Boulevard, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

July 19, 1993

DESCRIPTION OF PROPOSED INGRESS-EGRESS EASEMENT

Lying in Section 21, Township 47 South, Range 25 East
Lee County, Florida

All that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the intersection of the North line of the Northeast quarter of said Section 21, Township 47 South, Range 25 East and the Westerly Right of Way line of U.S. 41 - Tamiami Trall, thence S.00°06'50"E. along said Westerly Right of Way Line 261.81 feet;
thence S.02°58'35"E. along said Westerly Right of Way Line 100.12 feet;
thence S.00°06'50"E. 367.43 feet to the POINT OF BEGINNING of the Ingress-Egress Easement herein described.

thence continue along said West Right of Way S.00°06'50"E. 120.00 feet;

thence leaving said west Right of Way S.89°53'10"W. 421.26;

thence N.00°06'50"W. 10.00 feet;

thence S.89°53'10"W. 225.88 feet;

thence Southwesterly 626.05 feet along the arc of a circular curve concave to the southeast through a central angle of 51°36'41" having a radius of 695.00 feet and being subtended by a chord which bears S.64°04'49"W. 605.10 feet to a point of reverse curvature;

thence Southwesterly 452.33 feet along the arc of a circular curve concave to the Northwest through a central angle of 12°36'41" having a radius of 2055.00 feet and being subtended by a chord which bears S.44°34'49"W. 451.42 feet;

thence S.50°53'10"W. 102.06 feet;

thence N.39°06'50"W. 10.00 feet;

thence S.50°53'10"W. 116.00 feet;

thence N.39°06'50"W. 90.00 feet;

thence N.50°53'10"E. 116.00 feet;

thence N.39°06'50"W. 10.00 feet;

thence N.50°53'10"E. 102.06 feet;

thence Northeasterly 428.12 feet along the arc of a circular curve concave to the Northwest through a central angle of 12°36'41" having a radius of 1945.00 feet and being subtended by a chord which bears N.44°34'49"E. 427.25 feet to a point of reverse curvature;

thence Northeasterly 725.14 feet along the arc of a circular curve concave to the Southeast through a central angle of 51°36'41" having a radius of 805.00 feet and being subtended by a chord which bears N.64°04'49"E. 700.87 feet;

thence N.89°53'10"E. 647.15 feet to the POINT OF BEGINNING of the Ingress-Egress Easement herein described.

Containing 5.05 acres more or less.

Subject to any easements, restrictions, reservations or rights of way of record.

Bearings shown hereon are based on the North Line of the Northeast Quarter of Section 21, Township 47 South, Range 25 East being N.89°16'54"E.

Ron L. Wallace

Ron L. Wallace, P.L.S. # 4961

Naples
(813) 649-4040
Fax (813) 643-5716

Fort Myers
(813) 939-1020
Fax (813) 939-7479

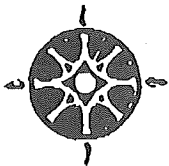
Sarasota
(813) 371-3690
Fax (813) 377-9552

21 July 93
Date Signed

EXHIBIT "A"

DR2414 PG3490

WILSON, MILLER, BARTON & PEEK, INC.
4571 Colonial Boulevard, Fort Myers, Florida 33912
(813) 939-1020



WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects, Environmental Consultants & Construction Managers
4571 Colonial Boulevard, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

Part of Section 21,
Township 47 South, Range 25 East
Lee County, Florida
So-Called Parcel Three being part of
Future Tract "G"
May 24, 1993

DESCRIPTION:

All that part of Section 21, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the intersection of the North Line of Section 21, Township 47 South, Range 25 East, and the Westerly Right of Way Line of U. S. 41 - Tamiami Trail, S.00°06'50"E along said Westerly right of way line 261.81 feet; thence S.02°58'35"E along said Westerly right of way line 100.12 feet; thence S.00°06'50"E along said Westerly right of way line 487.43 feet;

thence leaving said westerly line S.89°53'10"W. 421.26 feet;

thence N.00°06'50"W. 10.00 feet;

thence S.89°53'10"W. 225.88 feet;

thence Southwesterly 626.05 feet along the arc of a circular curve concave to the southeast through a central angle of 51°36'41" having a radius of 695.00 feet and being subtended by a chord which bears S.64°04'49"W. 605.10 feet to a point of reverse curvature; thence Southwesterly 3.34 Feet along the arc of a circular curve concave to the Northwest through a central angle of 0°05'35" having a radius of 2055.00 feet and being subtended by a chord which bears S.38°19'16"W. 3.34 feet to a point on said curve and the POINT OF BEGINNING of the parcel herein described.

- thence S.04°30'21"W. 488.13 Feet;
- thence S.14°06'56"W. 785.31 feet;
- thence N.88°55'17"W. 577.25 feet;
- thence N.00°00'00"E. 38.94 feet;
- thence N.44°33'06"E. 47.81 feet;
- thence N.29°13'34"E. 99.21 feet;
- thence N.20°00'08"E. 51.32 feet;
- thence N.08°53'47"E. 50.32 feet;
- thence N.40°44'44"E. 56.65 feet;
- thence N.30°36'03"E. 63.96 feet;
- thence N.30°58'47"E. 23.90 feet;
- thence N.42°49'20"E. 46.04 feet;
- thence N.26°44'30"E. 62.20 feet;
- thence N.07°39'52"E. 36.42 feet;
- thence N.20°53'29"E. 49.27 feet;
- thence N.18°46'46"E. 43.06 feet;

EXHIBIT "B"
Page 1 of 2

Naples
(813) 649-4049
Fax (813) 643-5716

Fort Myers
(813) 939-1020
Fax (813) 939-7479

Sarasota
(813) 371-3690
Fax (813) 377-9552

OR 2414 PG 3491

WILSON, MILLER, BARTON & PEEK, INC.
3031 Landmark Blvd., Fort Myers, Florida 33901
Naples, Florida 33903

thence N.15°22'22"E. 48.14 feet;
 thence N.13°10'09"E. 44.96 feet;
 thence N.10°20'53"E. 55.03 feet;
 thence N.01°33'35"W. 51.69 feet;
 thence N.06°39'49"E. 4.45 feet;
 thence N.50°53'10"E. 116.00 feet;
 thence S.39°06'50"E. 10.00 feet;
 thence N.50°53'10"E. 102.06 feet;
 thence Northeasterly 448.99 feet along the arc of a circular curve concave to the Northwest through a central angle of 12°31'06" having a radius of 2055.00 feet and being subtended by a chord which bears N.44°37'37"E. 448.10 feet to the POINT OF BEGINNING of the parcel herein described.

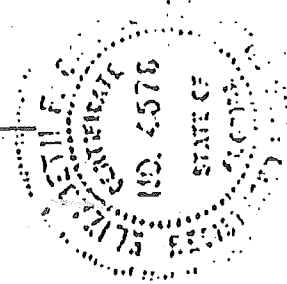
Containing 11.07 Acres more or less.

Subject to any easements, restrictions, reservations or rights of way of record.

Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 21, Township 47 South, Range 25 East being N.89°16'54"E.


 ELIZABETH F. GAINES, PLS # 4576

7-6-93
 Date:



Revised: July 6, 1993
 Not valid unless embossed with the surveyors seal.

OR 2414 PG 14 92

93 AUG 12 PM 3:54 CHARLE GREEN LEE CIV, FL

WESTINGHOUSE COPY PAPER 301 Laurel Oak Drive, Suite 500 Naples, FL 33963