

24.002  
7005

GRANT OF EASEMENT

3461943

OR 2427 Pg 044

THIS INDENTURE made and executed this 27th day of September, 1993, by and between WESTINGHOUSE COMMUNITITES OF NAPLES, INC., a Florida corporation, whose address is 801 Laurel Oak Drive, Suite 500, Naples, Florida 33963, and PELICAN'S NEST ASSOCIATES, LTD., a Florida limited partnership, whose address is 9200 Bonita Beach Road, S.E., Bonita Springs, Florida 33923, hereinafter collectively called GRANTORS; and PELICAN LANDING COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 9200 Bonita Beach Road, S.E., Bonita Springs, Florida 33923, its successors and assigns, (hereinafter called GRANTEE);

W I T N E S S E T H:      © RECORD VERIFIED - CHARLIE GREEN, CLERK ©  
© By: K. Delisle, D.C. ©

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 GRANTORS hereby grant to GRANTEE, its successors and assigns, for the benefit of GRANTEE'S present and future members, and their tenants, invitees, business invitees, licensees, mortgagees and employees, a perpetual non-exclusive easement for access over, across 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 GRANTORS, their successors or assigns, or any other party requiring access to any of the property over which said easement is granted.

This is a private easement between GRANTORS and GRANTEE and the general public shall not acquire any right, title or interest in or to the easement. Further, this easement shall automatically expire if the lands described in Exhibit "A" are included on a plat recorded in the public records of Lee County, Florida, and dedicated as public and/or private right-of-way.

Documentary Tax Pd. \$ .70  
Intangible Tax Pd.  
\$ CHARLIE GREEN, CLERK, LEE COUNTY  
By *[Signature]* Deputy Clerk

This easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have caused these presents to be executed in their names, by their proper officers thereunto duly authorized, the day and year first above written.

WITNESSES:

Laura A. Sargeant  
Laura A. Sargeant  
Joann Finn  
Joann Finn

WESTINGHOUSE COMMUNITIES OF  
NAPLES, INC.

By: Jerry H. Schmoyer  
Jerry H. Schmoyer  
Vice-President

WITNESSES:

Laura A. Sargeant  
Laura A. Sargeant  
Joann Finn  
Joann Finn

PELICAN'S NEST ASSOCIATES, LTD.  
a Florida limited partnership

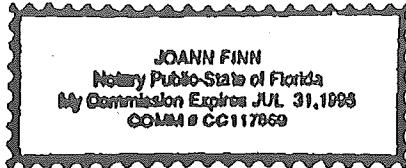
By: PELICAN'S NEST  
INVESTMENTS, INC.  
Its sole General Partner

By: Jerry H. Schmoyer  
Jerry H. Schmoyer  
Its Vice-President

OR 2427 Pg 045

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27th day of September, 1993, by Jerry H. Schmoyer, Vice-President of WESTINGHOUSE COMMUNITIES OF NAPLES, INC., on behalf of the Corporation. He is personally known to me and did not take an oath.



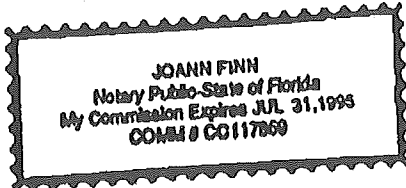
*Joann Finn*

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

OR2427 PGL046

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27th day of September, 1993, by Jerry H. Schmoyer, a Vice-President of PELICAN'S NEST INVESTMENTS, INC., the sole general partner of PELICAN'S NEST ASSOCIATES, LTD., a Florida limited partnership, on behalf of the Corporation. He is personally known to me and did not take an oath.

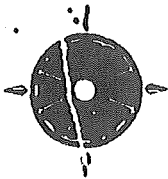


*Joann Finn*

Notary Public  
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



# 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

## DESCRIPTION

of a 45' Ingress and Egress Easement  
(Lakemont Extension)  
Part of Section 17, Township 47 South, Range 25 East  
Lee County, Florida

An ingress and egress easement (45.00 feet in width) lying over and across part of Section 17, Township 47 South, Range 25 East, Lee County, Florida, and lying 22.50 feet on each side of the following described centerline of easement;

COMMENCING at the east 1/4 corner of said Section 17,  
thence along the east and west 1/4 section line of said Section 17, N.89°58'35"W.  
750.93 feet to the POINT OF BEGINNING of the centerline herein described;  
thence N.04°36'26"W. 59.67 feet;  
thence N.00°15'34"E. 96.07 feet;  
thence S.00°15'34"W. 96.07 feet;  
thence S.04°36'26"E. 468.46 feet;  
thence southerly, 183.28 feet along the arc of a circular curve concave to the  
northeast, having a radius of 227.50; through a central angle of 46°09'34" and being  
subtended by a chord which bears S.27°41'13"E. 178.37 feet;  
thence S.50°46'00"E. 245.98 feet;  
thence southeasterly and easterly 201.91 feet along the arc of a circular curve concave  
to the northeast, having a radius of 227.50 feet, through a central angle of 50°51'04"  
and being subtended by a chord which bears S.76°11'32"E. 195.35 feet;  
thence N.78°22'56"E. 191.30 feet;  
thence easterly and southeasterly 72.29 feet along the arc of a circular curve concave  
to the southwest, having a radius of 150.00 feet, through a central angle of 27°36'48"  
and being subtended by a chord which bears S.87°48'39"E. 71.59 feet to the east line  
of said Section 17 and the easterly terminus of said centerline.

The easterly terminus of said easement lies on the east line of said Section 17. The northerly terminus of said easement lies on the south line of proposed Pelican Landing Unit Five.

SUBJECT TO easements and restrictions of record.  
Bearings are based on the east-west 1/4 section line for Section 17, Township 47 South, Range 25 East, being N.89°58'35"W.  
Parcel contains 1.51 acres more or less.

Prepared by:  
WILSON, MILLER, BARTON & PEEK, INC.

*Elizabeth F. Gaines 9-23-93*  
Elizabeth F. Gaines, PLS #4576

Ref: D-0250-43

W.O. 3089

DATE: August 25, 1993

REVISED: September 23, 1993

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

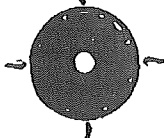
EXHIBIT "A"

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

Sarasota  
(813) 371-3690  
Fax (813) 377-9852

OR2427 Pg 4 of 7

*AKP 9/23/93*



# 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

## DESCRIPTION "SO-CALLED UNIT 5" SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

All that part of Section 17, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the east quarter corner of said Section 17; thence along the east-west quarter section line of said Section 17, N.89°58'35"W. 728.35 feet to an intersection with a certain wetland conservation easement recorded in Official Record Book 2374, pages 695-708, Public Records, Lee County, Florida; thence leaving said quarter section line continue along said easement line N.04°36'26"W. 47.87 feet, thence N.39°50'12"E. 14.01 feet; thence N.00°15'34"E. 92.62 feet to the POINT OF BEGINNING of the parcel herein described;

From said Point of Beginning and leaving said wetland conservation easement N.82°12'39"W. 577.81 feet; thence N.16°33'50"E. 608.78 feet; thence S.73°26'10"E. 290.41 feet to a point on said wetland conservation easement line; thence along said easement line S.00°15'34"W. 22.24 feet; thence continuing along said easement line the following three (3) courses: S.37°37'15"E. 71.89 feet; thence S.63°33'33"E. 88.08 feet; thence S.00°15'34"W. 460.64 feet to the Point of Beginning of the parcel herein described.

Containing 6.31 acres more or less.

SUBJECT TO any easements, restrictions, reservations or rights-of-way of record.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

*Ron L. Wallace*  
Ron L. Wallace, PLS # 4961

14 Sept. 93  
Date:

REF: 0250  
W.O.: 3045  
Revised: August 23, 1993  
Revised: August 24, 1993  
Revised: September 14, 1993

### EXHIBIT "B"

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

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

Sarasota  
(813) 371-3690  
Fax (813) 377-9852

*(Signature)*  
9/14/93

DR2627 PGL048

CHARLE GREEN LEE CIV. PL.  
93 SEP 28 AM 9:02