

33.00
- 10

3610754
GRANT OF EASEMENT

Documentary Tax Pd. \$ 70
Intangible Tax Pd.
By *[Signature]* Lee County
Deputy Clerk

THIS INDENTURE made and executed this 9th day of June, 1994, by and between WCN COMMUNITIES, INC. (f/k/a WESTINGHOUSE COMMUNITIES OF NAPLES, INC.), a Florida corporation, whose address is 801 Laurel Oak Drive, Suite 500, Naples, Florida 33963, (hereinafter called GRANTOR); and PELICAN LANDING COMMUNITY ASSOCIATION, INC. a Florida not-for-profit corporation, whose address is 9200 Bonita Beach Road, S.E., Suite 101, Bonita Springs, Florida 33923, its successors and assigns, (hereinafter called GRANTEE);

WITNESSETH:

As Witness Verified - CHARLE GREEN, CLERK
& Lj: SUSAN TIMPSCA

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, business invitees, licensees, mortgagees and employees, a 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 GRANTOR, its successors or assigns, or any other party requiring access to any of the property over which said easement is granted.

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.

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.

DR2510 PG2411

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

WITNESSES:

WCN COMMUNITIES, INC.
(f/k/a WESTINGHOUSE COMMUNITIES OF NAPLES, INC.)

Laura A. Sargeant
Laura A. Sargeant

BY:

Jerry H. Schmoyer
Jerry H. Schmoyer
Vice-President

Joann Finn
Joann Finn

DR2510 PG2412

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 9th day of June, 1994, by Jerry H. Schmoyer, Vice-President of WCN COMMUNITIES, INC. (f/k/a 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 Commission Expires: 07-31-95
Commission No.: CC117869

This instrument prepared by:

Vivien N. Hastings, Esq.
801 Laurel Oak Drive, Suite 500 ✓
Naples, FL 33963

DESCRIPTION OF GOLDCREST DRIVE EXTENSION
NORTH OF REPLAT OF PELICAN LANDING UNIT SIX
(REVISED JUNE 8, 1994)

ALL THAT PART OF SECTIONS 16 & 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE S 00°31'30" W, ALONG THE EASTERLY LINE OF SAID QUARTER SECTION AND THE EASTERLY LINE OF SPRING CREEK VILLAGE UNIT NO. 2 (O.R. 1017 PG. 1102) A DISTANCE OF 657.48 FEET TO THE NORTHWEST CORNER OF TRACT "B" AS SHOWN ON A REPLAT OF PELICAN LANDING UNIT SIX, AS RECORDED IN PLAT BOOK 50 PAGES 9 THROUGH 13, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 55°23'54" E, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "B", A DISTANCE OF 73.62 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BAY CEDAR DRIVE AS SHOWN ON SAID REPLAT OF PELICAN LANDING UNIT SIX, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S 45°53'53" E 185.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 46°24'31", A DISTANCE OF 149.85 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE S 89°29'22" E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BAY CEDAR DRIVE, A DISTANCE OF 4.33 FEET, TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°34'06", A DISTANCE OF 39.08 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 177.50 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°26'41", A DISTANCE OF 165.57 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, AND HAVING A RADIUS OF 322.50 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°56'50", A DISTANCE OF 635.75 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF

EXHIBIT A

1155.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°05'20", A DISTANCE OF 828.29 FEET;
THENCE N 19°21'21" E, A DISTANCE OF 190.66 FEET, TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 477.50 FEET;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°13'23", A DISTANCE OF 160.20 FEET;
THENCE N 00°07'58" E, A DISTANCE OF 182.14 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 522.50 FEET;
THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°23'38", A DISTANCE OF 450.44 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1022.50 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°51'39", A DISTANCE OF 854.13 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 777.50 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°22'10", A DISTANCE OF 669.94 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°39'05", A DISTANCE OF 88.99 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 89.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 281°46'03" A DISTANCE OF 437.68 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 90.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°32'29", A DISTANCE OF 73.11 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 822.50 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°47'41", A DISTANCE OF 729.18, FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 977.50 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°51'39", A DISTANCE OF 816.54 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 477.50 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°23'38", A DISTANCE OF 411.65 FEET;
THENCE S 00°07'58" W, A DISTANCE OF 182.14 FEET, TO THE BEGINNING

OR2510 PG2414

EXHIBIT A

OF A CURVE, CONCAVE WESTERLY, AND HAVING A RADIUS OF 522.50 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 19°13'23", A DISTANCE OF 175.30 FEET;
THENCE S 19°21'21" W, A DISTANCE OF 190.66 FEET, TO THE BEGINNING
OF A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF
1200.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF
SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°05'20", A DISTANCE OF
860.56 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE
EASTERLY, AND HAVING A RADIUS OF 277.50 FEET; THENCE
SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID
CURVE, THROUGH A CENTRAL ANGLE OF 112°56'50", A DISTANCE OF
547.04 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE
SOUTHWESTERLY, AND HAVING A RADIUS OF 222.50 FEET; THENCE
SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH
A CENTRAL ANGLE OF 59°57'19", A DISTANCE OF 232.83 FEET TO A
POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLDCREST DRIVE AS
SHOWN ON SAID REPLAT OF PELICAN LANDING UNIT SIX;;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE N 88°54'11" W, A
DISTANCE OF 72.71 FEET, TO THE POINT OF BEGINNING OF THE PARCEL
HEREIN DESCRIBED;

CONTAINING 4.937 ACRES OF LAND, MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS

CHARLES J. DUNBAR, P.L.S. NO. 4096

REF. APP. FILE NO. 4588

WP-05-201K4.DES.



DR2510 PG2415

EXHIBIT A

OK
6/19/94

DESCRIPTION OF PARCEL M
AT PELICAN LANDING

ALL THAT PART OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S 00°41'04" E, ALONG THE EASTERLY LINE OF SAID SECTION 17 A DISTANCE OF 593.86 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S 18°19'04" E 90.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'18", A DISTANCE OF 28.60 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 89.00 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°39'25" A DISTANCE OF 61.60 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°32'29", A DISTANCE OF 73.11 FEET, TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 822.50 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°51'51", A DISTANCE OF 557.91 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

OR2510 Pg2416

THENCE S 00°33'25" W, A DISTANCE OF 295.37 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S 11°08'57" E 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°23'59", A DISTANCE OF 35.08 FEET; THENCE S 65°27'05" W, A DISTANCE OF 600.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°40'23", A DISTANCE OF 156.22 FEET; THENCE S 05°46'42" W, A DISTANCE OF 606.30 FEET; THENCE N 70°38'39" W, A DISTANCE OF 489.54 FEET; THENCE N 19°21'21" E, A DISTANCE OF 190.66 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, AND HAVING A RADIUS OF 522.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°13'23", A DISTANCE OF 175.30 FEET; THENCE N 00°07'58" E, A DISTANCE OF 182.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 477.50 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°23'38", A DISTANCE OF 411.65 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 977.50 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°51'39", A DISTANCE OF 816.54 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 822.50 FEET;

EXHIBIT B

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°55'50", A DISTANCE OF 171.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

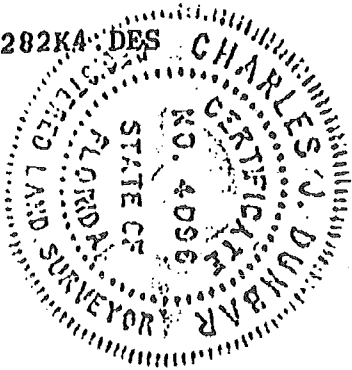
CONTAINING 16.656 ACRES OF LAND, MORE OR LESS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS


CHARLES J. DUNBAR, P.L.S. NO. 4096

REF. ABB FILE #4589

WP-05-282KA DES



OR2510 PG2417

CHARLE GREEN LEE CIV. FL
94 JUN 15 PM 4:39

EXHIBIT B

OK
6/14/94