

GRANT OF EASEMENT

3697141

THIS INDENTURE made and executed this 12th day of December, 1994, by and between PELICAN LANDING COMMUNITIES, INC. (f/k/a WESTINGHOUSE BAYSIDE COMMUNITIES, INC.), a Florida corporation, whose address is 24820 Burnt Pine Drive, Bonita Springs, Florida 33923, (hereinafter called GRANTOR); and PELICAN LANDING COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 24820 Burnt Pine Drive, Bonita Springs, Florida 33923, its successors and assigns, (hereinafter called GRANTEE);

WITNESSETH

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 a 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.

Documentary Tax Pd. \$ 70  
Intangible Tax Pd. \_\_\_\_\_  
By Charles Carroll Deputy Clerk  
Lee County, Florida

AND VERIFIED - CHARLIE GREEN CLERK  
BY: HELEN CARROLL, D.C.

53.53  
1.10  
e

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: PELICAN LANDING COMMUNITIES, INC.  
(f/k/a WESTINGHOUSE BAYSIDE COMMUNITIES, INC.)

Laura A. Sargeant BY: Jerry H. Schmoyer  
Laura A. Sargeant Jerry H. Schmoyer  
Executive Vice President

Joann Finn  
Joann Finn

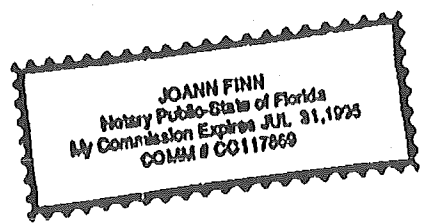
DR2558 PG2643

STATE OF FLORIDA  
COUNTY OF LEE

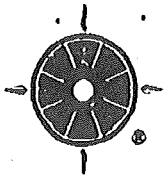
The foregoing instrument was acknowledged before me this 12th day of December, 1994, by Jerry H. Schmoyer, Executive Vice President of PELICAN LANDING COMMUNITIES, INC. Inc. (f/k/a WESTINGHOUSE BAYSIDE COMMUNITIES, INC.), on behalf of the coporation. He is personally known to me and did not take an oath.

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, Florida 33963



Return to:  
Laura A. Sargeant ✓  
24820 Burnt Pine Drive  
Bonita Springs, Florida 33923



# WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects & Environmental Consultants  
4571 Colonial Boulevard, Suite 200, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

## DESCRIPTION GREENVIEW ACCESS EASEMENT Pelican Landing, Lee County, Florida

All that part of Tract "G" of Pelican Landing Unit Fourteen according to the plat thereof as recorded in Plat Book 53, pages 35 through 46, Public Records of Lee County, Florida being more particularly described as follows:

**COMMENCING** at the northeast corner of said Tract "G";  
thence along the north line of said Tract "G" S.89°53'10"W. 421.26 feet to the **POINT OF BEGINNING** of the parcel herein described;

thence continue S.89°53'10"W. 10.47 feet;

thence westerly, southwesterly southerly 40.32 feet along the arc of a circular curve concave to the southeast, through a central angle of 92°24'23", having a radius of 25.00 feet and being subtended by a chord which bears S.43°40'59"W. 36.09 feet;

thence S.02°31'13"E. 61.58 feet;

thence southerly and southeasterly 106.43 feet along the arc of a circular curve concave to the northeast, through a central angle of 40°39'09", having a radius of 150.00 feet and being subtended by a chord which bears S.22°50'47"E. 104.21 feet to a point of compound curvature;

thence southeasterly 114.12 feet along the arc of a circular curve concave to the northeast, through a central angle of 22°42'12", having a radius of 288.00 feet and being subtended by a chord which bears S.54°31'27"E. 113.37 feet to a point of reverse curvature;

thence southeasterly and southerly 421.80 feet along the arc of a circular curve concave to the southwest, through a central angle of 65°45'43", having a radius of 367.50 feet and being subtended by a chord which bears S.32°59'42"E. 399.03 feet;

thence S.00°06'50"E. 1384.00 feet;

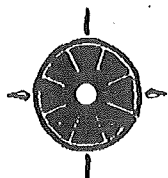
thence southwesterly 177.96 feet along the arc of a circular curve concave to the northwest, through a central angle of 32°06'50", having a radius of 317.50 feet and being subtended by a chord which bears S.15°56'35"W. 175.64 feet;

thence S.32°00'00"W. 35.38 feet;

thence southerly 43.63 feet along the arc of a circular curve concave to the east, through a central angle of 49°59'41", having a radius of 50.00 feet and being subtended by a chord which bears S.07°00'09"W. 42.26 feet to a point of reverse curvature;

thence southerly, southwesterly, westerly and northwesterly 268.77 feet along the arc of a circular curve concave the northeast, through a central angle of 279°59'23", having a radius of 55.00 feet and being subtended by a chord which bears N.58°00'00"W. 70.71 feet to a point of reverse curvature;

thence northeasterly 43.63 feet along the arc of a circular curve concave to the northwest, through a central angle of 49°59'41", having a radius of 50.00 feet and



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being subtended by a chord which bears N.56°59'51"E. 42.26 feet;  
 thence N.32°00'00"E. 35.38 feet;  
 thence northeasterly 158.34 feet along the arc a circular curve concave to the northwest, through a central angle of 32°06'50", having a radius of 282.50 feet and being subtended by a chord which bears N.15°56'35"E. 156.27 feet;  
 thence N.00°06'50"W. 1384.00 feet;  
 thence northwesterly 381.63 feet along the arc of a circular curve concave to the southwest, through a central angle of 65°45'43", having a radius of 332.50 feet and being subtended by a chord which bears N.32°59'42"W. 361.03 feet to a point of reverse curvature;  
 thence northwesterly 344.76 feet along the arc of a circular curve concave to the northeast, through a central angle of 61°09'22", having a radius of 323.00 feet and being subtended by a chord which bears N.35°17'52"W. 328.63 feet to a point of reverse curvature;  
 thence northwesterly 37.26 feet along the arc of a circular curve concave to the southwest, through a central angle of 85°23'39", having a radius of 25.00 feet and being subtended by a chord which bears N.47°25'01"W. 33.91 feet to a point of cusp and the north line of said Tract "G";  
 thence along said north line N.89°53'10"E. 129.04 feet;  
 thence continue along said north line S.00°06'50"E. 10.00 feet to the POINT OF BEGINNING of the parcel herein described;

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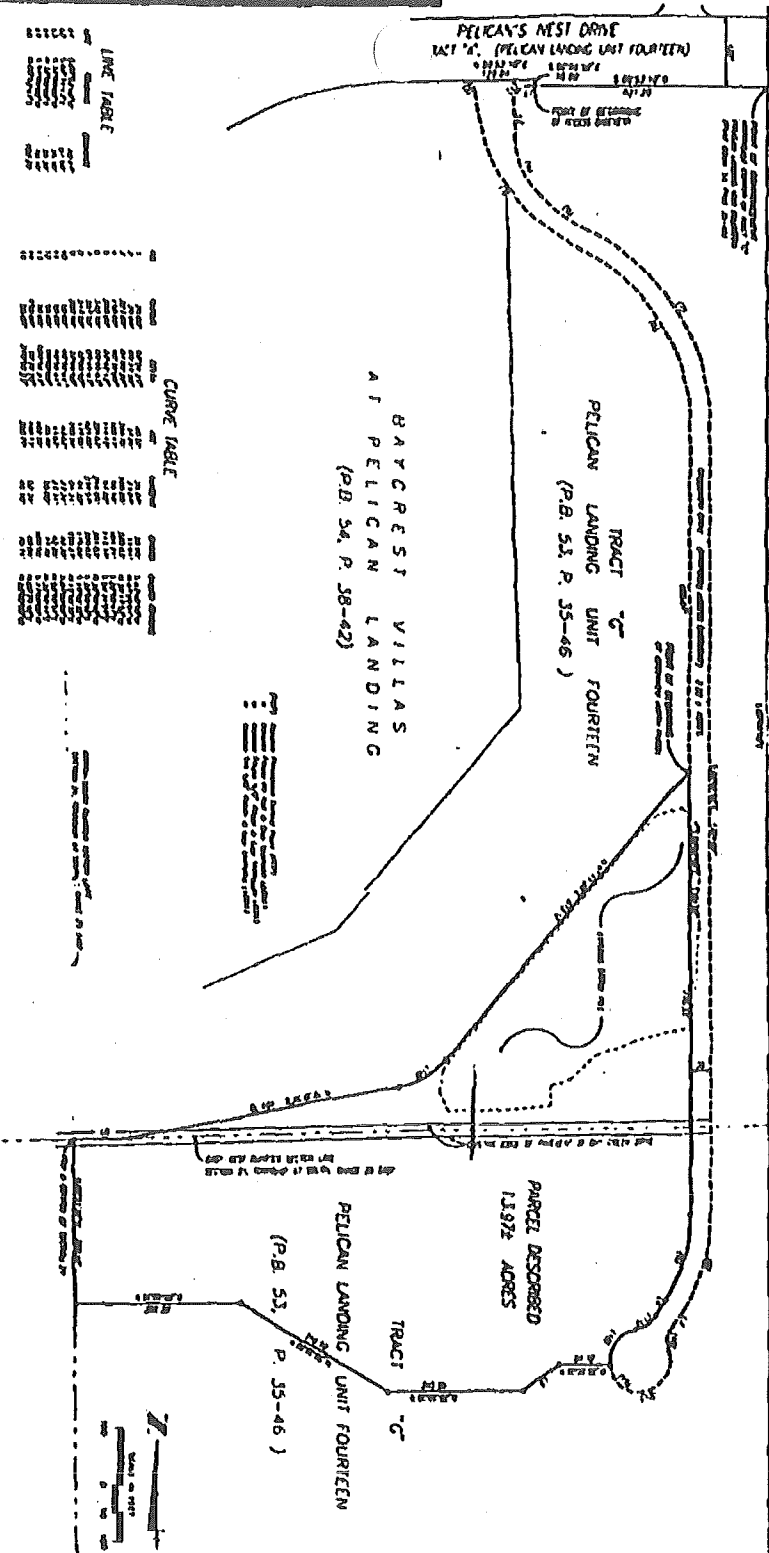
Subject to easements, restrictions and reservations and rights-of-way of record;  
 Parcel contains 2.22 acres, more or less.  
 Bearings are based of the north line of said Tract "G" being N.89°53'10"E.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.  
  
 Elizabeth F. Gaines, P.L.S. #4576

11-15-94  
 Dated

W.O.: 3842  
 Reference: D-0250-107  
 Date: November 15, 1994



LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	S 00° 00' 00" E	100.00
4	N 89° 15' 00" W	100.00
5	S 89° 15' 00" W	100.00
6	S 00° 00' 00" W	100.00
7	N 89° 15' 00" E	100.00
8	S 89° 15' 00" E	100.00
9	S 00° 00' 00" E	100.00
10	N 89° 15' 00" W	100.00
11	S 89° 15' 00" W	100.00
12	S 00° 00' 00" W	100.00
13	N 89° 15' 00" E	100.00
14	S 89° 15' 00" E	100.00
15	S 00° 00' 00" E	100.00
16	N 89° 15' 00" W	100.00
17	S 89° 15' 00" W	100.00
18	S 00° 00' 00" W	100.00
19	N 89° 15' 00" E	100.00
20	S 89° 15' 00" E	100.00
21	S 00° 00' 00" E	100.00
22	N 89° 15' 00" W	100.00
23	S 89° 15' 00" W	100.00
24	S 00° 00' 00" W	100.00
25	N 89° 15' 00" E	100.00
26	S 89° 15' 00" E	100.00
27	S 00° 00' 00" E	100.00
28	N 89° 15' 00" W	100.00
29	S 89° 15' 00" W	100.00
30	S 00° 00' 00" W	100.00

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
2	S 89° 15' 00" E	100.00	89° 15' 00"	100.00
3	S 00° 00' 00" E	100.00	00° 00' 00"	100.00
4	N 89° 15' 00" W	100.00	89° 15' 00"	100.00
5	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
6	S 00° 00' 00" W	100.00	00° 00' 00"	100.00
7	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
8	S 89° 15' 00" E	100.00	89° 15' 00"	100.00
9	S 00° 00' 00" E	100.00	00° 00' 00"	100.00
10	N 89° 15' 00" W	100.00	89° 15' 00"	100.00
11	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
12	S 00° 00' 00" W	100.00	00° 00' 00"	100.00
13	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
14	S 89° 15' 00" E	100.00	89° 15' 00"	100.00
15	S 00° 00' 00" E	100.00	00° 00' 00"	100.00
16	N 89° 15' 00" W	100.00	89° 15' 00"	100.00
17	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
18	S 00° 00' 00" W	100.00	00° 00' 00"	100.00
19	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
20	S 89° 15' 00" E	100.00	89° 15' 00"	100.00
21	S 00° 00' 00" E	100.00	00° 00' 00"	100.00
22	N 89° 15' 00" W	100.00	89° 15' 00"	100.00
23	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
24	S 00° 00' 00" W	100.00	00° 00' 00"	100.00
25	N 89° 15' 00" E	100.00	89° 15' 00"	100.00
26	S 89° 15' 00" E	100.00	89° 15' 00"	100.00
27	S 00° 00' 00" E	100.00	00° 00' 00"	100.00
28	N 89° 15' 00" W	100.00	89° 15' 00"	100.00
29	S 89° 15' 00" W	100.00	89° 15' 00"	100.00
30	S 00° 00' 00" W	100.00	00° 00' 00"	100.00

LINE NO.	BEARING	DISTANCE	REMARKS
1	N 89° 15' 00" E	100.00	
2	S 89° 15' 00" E	100.00	
3	S 00° 00' 00" E	100.00	
4	N 89° 15' 00" W	100.00	
5	S 89° 15' 00" W	100.00	
6	S 00° 00' 00" W	100.00	
7	N 89° 15' 00" E	100.00	
8	S 89° 15' 00" E	100.00	
9	S 00° 00' 00" E	100.00	
10	N 89° 15' 00" W	100.00	
11	S 89° 15' 00" W	100.00	
12	S 00° 00' 00" W	100.00	
13	N 89° 15' 00" E	100.00	
14	S 89° 15' 00" E	100.00	
15	S 00° 00' 00" E	100.00	
16	N 89° 15' 00" W	100.00	
17	S 89° 15' 00" W	100.00	
18	S 00° 00' 00" W	100.00	
19	N 89° 15' 00" E	100.00	
20	S 89° 15' 00" E	100.00	
21	S 00° 00' 00" E	100.00	
22	N 89° 15' 00" W	100.00	
23	S 89° 15' 00" W	100.00	
24	S 00° 00' 00" W	100.00	
25	N 89° 15' 00" E	100.00	
26	S 89° 15' 00" E	100.00	
27	S 00° 00' 00" E	100.00	
28	N 89° 15' 00" W	100.00	
29	S 89° 15' 00" W	100.00	
30	S 00° 00' 00" W	100.00	

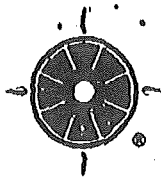
# EXHIBIT A

NOTICE: This map was prepared by the Surveyor General of the State of Florida, and is subject to the provisions of the laws of the State of Florida relating to the Surveyor General and his duties. The Surveyor General is not responsible for the accuracy of the data furnished to him by the parties to the survey, nor for the accuracy of the computations therefrom. The Surveyor General is not responsible for the accuracy of the map as shown, nor for the accuracy of the data therefrom. The Surveyor General is not responsible for the accuracy of the map as shown, nor for the accuracy of the data therefrom.



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# WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects & Environmental Consultants  
4571 Colonial Boulevard, Suite 200, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

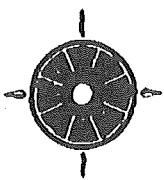
## DESCRIPTION NORTH GREENVIEW PARCEL Pelican Landing, Lee County, Florida

All that part of Tract "G" of Pelican Landing Unit Fourteen according to the plat thereof as recorded in Plat Book 53, pages 35 through 46, Public Records of Lee County, Florida being more particularly described as follows:

COMMENCING at the northeast corner of said Tract "G";  
 thence along the north line of said Tract "G" S.89°53'10"W. 421.26 feet;  
 thence continue along said north line N.00°06'50"W. 10.00 feet;  
 thence continue along said north line S.89°53'10"W. 129.04 feet to a point of cusp and the boundary of BAYCREST VILLAS AT PELICAN LANDING according to the plat thereof as recorded at Plat Book 54, pages 38 through 42, Public Records of Lee County, Florida;  
 thence along said boundary easterly, southeasterly and southerly 37.26 feet along the arc of a circular curve concave to the southwest, through a central angle of 85°23'39", having a radius of 25.00 feet and being subtended by a chord which bears S.47°25'01"E. 33.91 feet to a point of reverse curvature;  
 thence southerly and southeasterly 344.76 feet along the arc of a circular curve concave to the northeast, through a central angle of 61°09'22", having a radius of 323.00 feet and being subtended by a chord which bears S.35°17'52"E. 328.63 feet to a point of reverse curvature;  
 thence southeasterly and southerly 381.63 feet along the arc of a circular curve concave to the southwest, through a central angle of 65°45'43", having a radius of 332.50 feet and being subtended by a chord which bears S.32°59'42"E. 361.03 feet;  
 thence S.00°06'50"E. 605.67 feet to the POINT OF BEGINNING of the parcel herein described;  
 thence continue S.00°06'50"E. 778.33 feet;  
 thence southerly and southwesterly 158.34 feet along the arc of a circular curve concave to the northwest, through a central angle of 32°06'50", having a radius of 282.50 feet and being subtended by a chord which bears S.15°56'35"W. 156.27 feet;  
 thence S.32°00'00"W. 35.38 feet;  
 thence southwesterly 43.63 feet along the arc of a circular curve concave to the northwest, through a central angle of 49°59'41", having a radius of 50.00 feet and being subtended by a chord which bears S.56°59'51"W. 42.26 feet;  
 thence southwesterly and southerly 86.39 feet along the arc of a circular curve concave to the southeast, through a central angle of 90°00'00", having a radius of 55.00 feet and being subtended by a chord which bears S.36°59'41"W. 77.78 feet to a point on said curve;  
 thence along a non-tangential line N.90°00'00"W. 94.10 feet;  
 thence S.54°00'00"W. 78.39 feet;

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thence N.90°00'00"W. 245.95 feet;  
 thence N.60°00'00"W. 310.59 feet;  
 thence N.90°00'00"W. 299.09 feet to the north-south quarter section line of Section 21, Township 47 South, Range 25 East;  
 thence along said quarter section line N.00°51'38"W. 288.48 feet to the east-west quarter section line of said Section 21;  
 thence along said quarter section line N.88°52'47"E. 102.26 feet;  
 thence N.79°39'56"E. 494.76 feet;  
 thence northeasterly 100.73 feet along the arc of a circular curve concave to the northwest, through a central angle of 38°28'28", having a radius of 150.00 feet and being subtended by a chord which bears N.60°25'42"E. 98.84 feet;  
 thence N.41°11'28"E. 673.12 feet to the POINT OF BEGINNING of the parcel herein described;

Subject to any easements, restrictions, reservations or rights of way of record.  
 Parcel contains 13.97 acres, more or less.  
 Bearings are based on the north line of said Tract "G" being N.89°53'10"E.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

*Elizabeth F. Gaines*  
 Elizabeth F. Gaines, P.L.S. #4576

11-18-94  
 Date

W.O.: 3842  
 REF.: D-0250-107  
 DATE: November 18, 1994

**EXHIBIT B**

*ok (e)  
12/02/94*