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CHARLIE GREEN, CLERK, LEE COUNTY  
By H. Carroll Deputy Clerk

3752732

**GRANT OF GOLF CART PATH EASEMENT**

THIS EASEMENT ("Easement") is made this 28<sup>th</sup> day of March, 1995, by LAVONNE K. KOOSMAN, an individual, whose address is: 4101 Pelican's Nest Drive, Bonita Springs, Florida 33923, WCN COMMUNITIES, INC. (formerly Westinghouse Communities of Naples, Inc.), a Florida corporation, whose address is: 801 Laurel Oak Drive, Suite 500, Naples, Florida 33963, and PELICAN LANDING COMMUNITY ASSOCIATION, INC. (formerly Pelican's Nest Community Association, Inc.), a Florida not-for-profit corporation, whose address is: 24820 Burnt Pine Drive, Bonita Springs, Florida 33923, (herein collectively called "Grantors"), and PELICAN'S NEST GOLF CLUB, INC., a Florida not-for-profit corporation, whose address is: 24831 Pennyroyal Drive, Bonita Springs, Florida 33923, ("Grantee").

**WITNESSETH:**

WHEREAS, Grantee has or is acquiring the real property legally described on Exhibit "A", attached hereto and incorporated herein ("Benefitted Property") from Pelican Landing Communities, Inc. ("PLC") or entities affiliated with PLC;

WHEREAS, the Benefitted Property is operated as a golf course;

WHEREAS, Grantors are the owners of respective interest in the real property legally described on Exhibit "B", attached hereto and incorporated herein (the "Burdened Property");

WHEREAS, the Burdened Property is located in part of Lot 1 Block "A" of the plat of Pelican's Nest Unit One as recorded in Plat Book 41, pages 58 through 60, inclusive, of the Public Records of Lee County, Florida and part of Tract "D" (Pelican's Nest Drive, formerly Bay Creek Drive S.W.) of said Pelican's Nest Unit One;

WHEREAS, Tract "D" has been dedicated by recorded plat to the Pelican Landing Community Association, Inc.;

WHEREAS, in accordance with the Amended and Restated Declaration and General Covenants for Pelican Landing recorded in Official Records Book 2198, Page 1873 et seq. of the Public Records of Lee County, Florida, WCN Communities, Inc. has reserved the right to grant easements to the owner of the Recreational Property (as defined in said Declaration);

WHEREAS, the Burdened Property is utilized as a golf cart path for the golf course operated on the Benefitted Property.

WHEREAS, additionally, Grantors desire to grant to Grantee and all employees, agents, members and invitees of said parties, the right to use the Burdened Property for purposes of a golf cart, maintenance vehicle and pedestrian path to and from contiguous portions of the Benefitted Property.

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

DR2588 P60830

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The parties acknowledge the foregoing recitals are true and correct, and the same are hereby incorporated herein.

2. Golf Cart Path Easement. Grantors hereby grant to Grantee and all employees, agents, member and invitees of Grantee a non-exclusive easement for purposes of use as a golf cart path for legal and physical access over, across and upon the Burdened Property. The easement over, across and upon the Burdened Property shall terminate at such time as the Benefitted Property is no longer being operated as a golf course, or in the event Grantors relocated the golf cart path on the Burdened Property to the Benefitted Property.

3. Maintenance of Burdened Property. Grantee, at its expense, shall maintain, repair and replace golf cart path improvements on the Burdened Property. Any landscape improvements on the Burdened Property that become disturbed, damaged or destroyed as a result of Grantee's hereindescribed use, shall be repaired or replaced by Grantee at its sole cost and expense. Grantee shall have the right, at its expense, to relocate the golf cart path to any other portion of the Burdened Property.

4. Payment of Taxes. Grantee agrees to pay or cause to be paid, before any fine, penalty, interest or cost is added thereto, all real estate taxes on the Burdened Property, if any.

5. Binding Effect. This easement shall run with the Benefitted Property and the Burdened Property and shall be binding on and shall inure to the benefit of the parties hereto, the respective grantees, successors, assigns and successors in title.

6. Attorney's Fees. In the event legal action is instituted to enforce this Easement, the prevailing party shall be entitled to recover reasonable attorneys' and paralegal fees incurred in enforcing its rights hereunder, whether the same are incurred at the trial or appellate level.

IN WITNESS WHEREOF, the Grantors have executed this Easement on the 28<sup>th</sup> day of March, 1995.

Signed, sealed and delivered in the presence of:

GRANTORS:

WITNESSES:

Wendy Beville  
Printed Name: Wendy Beville

Cynthia A. DeVito  
Printed Name: Cynthia A. DeVito

By: Lavonne K. Koosman  
Lavonne K. Koosman  
An individual

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Lavonne K. Koosman, known to me, and he acknowledged before me that he executed the foregoing. He has produced a Florida Driver's license as identification or is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of March, 1995.

Cynthia A. DeVito  
Notary Public - State of Florida

Print: Cynthia A. DeVito

My Commission expires: Sep 2, 1997

Commission number: CC 312854



CYNTHIA A. DEVITO  
COMMISSION # CC 312854  
EXPIRES SEP 2, 1997  
Atlantic Bonding Co., Inc.  
800-732-2245

DR2588 P60832

Signed, sealed and delivered  
in the presence of:

WCN COMMUNITIES, INC.

WITNESSES:

*Laura A. Sargent*  
Printed Name: LAURA A. SARGAUNT

*Cynthia A. DeVito*  
Printed Name: Cynthia A. DeVito

By *[Signature]*  
Jerry H. Schmoyer  
Vice President

DR 2588 PGD 833

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Jerry H. Schmoyer, known to me and known by me to be the Vice President of WCN Communities, Inc., and he acknowledged before me that he executed the foregoing as such an officer for and on behalf of said corporation. He has produced a Florida Driver's license as identification or is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of March, 1995.

*Cynthia A. DeVito*  
Notary Public - State of Florida

Print: Cynthia A. DeVito

My Commission expires: Sep 2 1997

Commission number: CC 312854



CYNTHIA A. DEVITO  
COMMISSION # CC 312854  
EXPIRES SEP 2, 1997  
Atlantic Bonding Co., Inc.  
800-732-2245

Signed, sealed and delivered  
in the presence of:

PELICAN LANDING COMMUNITY  
ASSOCIATION, INC.

WITNESSES:

*Laura A. Sargeant*  
Printed Name: LAURA A. SARGEANT

By: *D. L. Schwartz*  
Douglas L. Schwartz  
President

*Cynthia A. DeVito*  
Printed Name: CYNTHIA A. DEVITO

DR2588 P60834

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Douglas L. Schwartz, known to me and known by me to be the President of Pelican Landing Community Association, Inc., and he acknowledged before me that he executed the foregoing as such an officer for and on behalf of said corporation. He has produced a Florida Driver's license as identification or is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of March, 1995.



CYNTHIA A. DEVITO  
COMMISSION # CC 312854  
EXPIRES SEP 2, 1997  
Atlantic Bonding Co., Inc.  
800-732-2245

*Cynthia A. DeVito*  
Notary Public - State of Florida

Print: Cynthia A. DeVito

My Commission expires: Sep 2, 1997

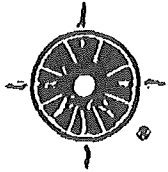
Commission number: CC 312854

This instrument prepared by:  
Marc I. Spencer, Esq.  
Cherry & Spencer, P.A.  
1665 Palm Beach Lakes Boulevard  
Suite 600  
West Palm Beach, Florida 33401  
(407) 471-7767

PLEASE RETURN TO:  
Laura A. Sargeant  
Pelican Landing Communities, Inc.  
24820 Burnt Pine Drive  
Bonita Springs, FL 33923

/grantcp.lal

DR2588 P60835



# 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 OF PELICAN LANDING GOLF COURSE PARCEL "A-1" BEING PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Tract "E", 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 also being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 21;  
thence along the West line of said Section 21 N.00°35'34"W. 1225.97 feet to the POINT OF BEGINNING of the parcel herein described;

thence continue along said West Section line N.00°35'34"W. 942.73 feet to the northerly boundary of said Tract "E";

thence along said boundary of Tract "E" for the following thirteen (13) described courses;

- 1) N.76°42'22"E. 88.74 feet;
- 2) N.01°16'19"W. 34.17 feet;
- 3) N.63°30'21"E. 65.50 feet;
- 4) N.50°10'20"E. 74.11 feet;
- 5) N.83°47'23"E. 75.58 feet;
- 6) S.20°19'33"E. 22.85 feet;
- 7) N.89°56'43"E. 20.73 feet;
- 8) N.21°05'41"E. 66.67 feet;
- 9) S.62°06'40"E. 51.54 feet;
- 10) N.43°23'36"E. 61.11 feet;
- 11) N.22°35'24"W. 34.45 feet;
- 12) N.67°24'36"E. 129.97 feet;
- 13) S.22°35'24"E. 48.82 feet to the boundary of those lands as described in Official Record Book 2474, Pages 3978 through 3980, Public Records of Lee County, Florida;

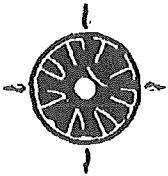
thence along said boundary S.35°19'39"W. 73.50 feet;

thence continue along said boundary S.54°40'21"E. 546.64 feet;

thence continue along and continue past said boundary S.75°09'28"E. 857.30 feet to the boundary of those lands described in Official Record Book 2456, Page 1717 through 1722, Public Records of Lee County, Florida and a point on a curve;

thence along said boundary Southerly 36.07 feet along the arc of a non-tangential circular curve concave to the East, having a radius of 300.00 feet, through a central angle of 06°53'19" and being subtended by a chord which bears S.09°41'09"W. 36.05 feet to a point of tangency;

thence continue along and then continue past said boundary S.06°14'29"W. 740.69 feet to the Northerly right-of-way line of Pelican's Nest Drive also being Tract "A" of said Pelican Landing Unit Fourteen;



thence along said Northerly right-of-way line S.85°00'00"W. 655.64 feet to a point of curvature;

thence continue along said Northerly right-of-way line Southwesterly 186.20 feet along the arc of a circular curve concave to the Southeast, having a radius of 617.50 feet, through a central angle of 17°16'37" and being subtended by a chord which bears S.76°21'41"W. 185.50 feet to a point on said curve;

thence along the boundary of said Tract "E" and the boundary of Pelican Landing Unit Seventeen according to the plat thereof as recorded at Plat Book 53, Pages 50 through 53, Public Records of Lee County, Florida for the following forty-one (41) described courses:

- 1) N.25°00'00"W. 155.14 feet;
- 2) N.73°14'37"W. 567.72 feet to the easterly right-of-way line of Ridge Oak Drive, also being Tract "A" of said Pelican Landing Unit Seventeen and to a point on a curve;
- 3) Northeasterly 232.65 feet along said easterly right-of-way and the arc of a non-tangential circular curve concave to the Southeast, having a radius of 982.50 feet, through a central angle of 13°34'02" and being subtended by a chord which bears N.18°26'27"E. 232.11 feet to a point on said curve;
- 4) S.60°24'41"E. 163.59 feet;
- 5) S.71°17'03"E. 113.50 feet;
- 6) N.71°27'09"E. 29.25 feet;
- 7) N.58°51'44"E. 18.87 feet;
- 8) S.72°55'45"E. 45.63 feet;
- 9) S.40°45'39"E. 19.99 feet;
- 10) S.82°56'07"E. 38.38 feet;
- 11) S.89°33'15"E. 24.69 feet;
- 12) N.60°00'40"E. 16.83 feet;
- 13) S.64°08'15"E. 38.34 feet;
- 14) S.59°17'14"E. 36.00 feet;
- 15) S.63°35'29"E. 21.85 feet;
- 16) S.69°04'59"E. 24.08 feet;
- 17) N.78°44'50"E. 107.50 feet;
- 18) S.84°24'30"E. 146.58 feet;
- 19) S.88°45'20"E. 440.64 feet;
- 20) N.42°00'00"E. 102.24 feet;
- 21) N.17°00'00"E. 137.12 feet;
- 22) N.17°00'00"W. 108.68 feet;
- 23) N.46°45'20"W. 149.73 feet;
- 24) N.85°54'11"W. 684.93 feet;
- 25) N.76°00'00"W. 132.19 feet;
- 26) N.62°00'00"W. 121.01 feet;
- 27) N.41°00'00"W. 241.46 feet;
- 28) N.62°00'00"W. 142.92 feet;




- 29) S.73°00'00"W. 185.39 feet;
- 30) S.27°00'00"W. 144.61 feet;
- 31) S.02°00'00"W. 91.89 feet;
- 32) S.28°00'00"E. 168.27 feet to a point of curvature;
- 33) Southerly 69.38 feet along the arc of a circular curve concave to the West, having a radius of 75.00 feet, through a central angle of 53°00'00" and being subtended by a chord which bears S.01°30'00"E. 66.93 feet to a point of tangency;
- 34) S.25°00'00"W 54.03 feet to a point of curvature;
- 35) Southwesterly 15.97 feet along the arc of a circular curve concave to the Northwest, having a radius of 50.00 feet, through a central angle of 18°18'17" and being subtended by a chord which bears S.34°09'09"W. 15.91 feet to a point on said curve;
- 36) S.74°00'00"E. along a non-tangential line 182.43 feet to the westerly right-of-way line of said Ridge Oak Drive and to a point on a curve;
- 37) Southwesterly 60.56 feet along said westerly right-of-way and the arc of a non-tangential circular curve concave to the Southeast, having a radius of 1017.50 feet, through a central angle 03°24'37" and being subtended by a chord which bears S.23°44'13"W. 60.55 feet to a point on said curve;
- 38) N.74°00'00"W. 182.77 feet;
- 39) S.17°00'00"W. 120.02 feet;
- 40) S.12°00'00"W. 139.60 feet;
- 41) N.82°00'00"W. 14.60 feet to the Point of Beginning of the Parcel herein described;

Parcel contains 22.72 acres more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;  
Bearings are based on the West line of said Section 21 being N.00°35'34"W.

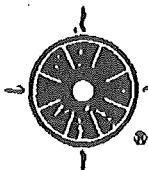
Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

12-20-94  
 Date

W.O.: 3821  
 REF.: E-0250-105  
 DATE: November 30, 1994  
 REVISED: December 20, 1994



# 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 OF PELICAN LANDING GOLF COURSE PARCEL "A-2" BEING PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Tract "D" 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, also being all that part of Section 21, Township 47 South, Range 25 east, Lee County, Florida being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 21, thence along the East-West 1/4 Section line of said Section 21 N.88°52'47"E. 252.09 feet to the boundary of said Tract "D", also being the east right-of-way line of Pelican's Nest Drive, Tract "A" of said Pelican Landing Unit Fourteen and to a point on a curve and to the POINT OF BEGINNING of the Parcel herein described;

thence along said easterly right-of-way line and the boundary of said Tract "D" in the following four (4) described courses:

- 1) Northerly 36.95 feet along the arc of a non-tangential circular curve concave to the East, having a radius of 59.08 feet, through a central angle of 35°50'16" and being subtended by a chord which bears N.15°04'52"E. 36.35 feet to a point of tangency;
- 2) N.33°00'00"E. 143.70 feet to a point of curvature;
- 3) Northerly 182.87 feet along the arc of a circular curve concave to the Northwest, having a radius of 317.50 feet, through a central angle of 33°00'00" and being subtended by a chord which bears N.16°30'00"E. 180.35 feet to a point of tangency;
- 4) N.00°00'00"E. 102.84 feet;

thence leaving said line N.75°38'14"E. 881.60 feet;

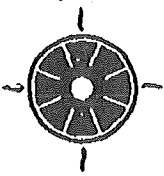
thence S.89°54'17"E. 666.60 feet to the boundary of aforesaid Tract "D";

thence along the boundary of said Tract "D" in the following fifteen (15) described courses:

- 1) S.14°53'07"W. 54.41 feet;
- 2) S.21°22'25"W. 47.49 feet;
- 3) S.27°29'27"W. 42.59 feet;
- 4) S.79°02'35"W. 48.38 feet;
- 5) S.75°12'46"W. 52.38 feet;
- 6) S.42°54'00"W. 31.17 feet;
- 7) S.51°48'14"W. 54.83 feet;
- 8) S.40°23'37"W. 42.51 feet;
- 9) S.22°48'21"W. 48.73 feet;
- 10) S.19°46'35"W. 48.48 feet;
- 11) S.06°49'39"E. 33.62 feet;
- 12) S.06°23'36"W. 42.45 feet;
- 13) S.60°43'59"W. 51.35 feet;
- 14) S.71°41'24"W. 55.13 feet;

# EXHIBIT A

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15) S.68°16'53"W. 45.16 feet to the boundary of Pelican Landing Unit Sixteen according to the plat thereof as recorded in Plat Book 53, Pages 47 through 49, Public Records of Lee County, Florida;  
thence along the boundary of said Pelican Landing Unit Sixteen and the boundary of said Tract "D" in the following five (5) described courses:

- 1) N.51°03'32"W. 40.47 feet;
- 2) S.69°10'28"W. 282.19 feet;
- 3) S.68°13'34"W. 359.59 feet;
- 4) S.82°54'39"W. 167.68 feet;
- 5) S.43°00'00"W. 74.90 feet to the northerly right-of-way line of Bay Creek Drive also being Tract "A" of said Pelican landing Unit Sixteen, and a point on a curve;

thence along said northerly right-of-way line and the boundary of said Tract "D" for the following four (4) described courses:

- 1) Northwesterly 132.90 feet along the arc of a non-tangential circular curve concave to the Southwest, having a radius of 197.50 feet, through a central angle of 38°33'19" and being subtended by a chord which bears N.77°48'42"W. 130.41 feet to a point of tangency;
- 2) S.82°54'39"W. 59.39 feet to a point of curvature;
- 3) Northwesterly 189.27 feet along the arc of a circular curve concave to the Northeast having a radius of 285.50 feet through a central angle of 37°59'02" and being subtended by a chord which bears N.78°05'50"W. 185.82 feet to a point of compound curvature;
- 4) Northwesterly 58.02 feet along the arc of a circular curve concave to the Northeast having a radius of 59.08 feet through a central angle of 56°16'02" and being subtended by a chord which bears N.30°58'18"W. 55.71 feet to the Point of Beginning of the Parcel herein described;

Parcel Contains 16.89 Acres, more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;  
Bearings are based on the West line of said Section 21, being N.00°35'34"W.

Prepared by:

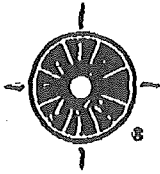
WILSON, MILLER, BARTON & PEEK, INC.

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

12-20-94  
Date

W.O.: 3821  
REF.: E-0250-105  
DATE: November 30, 1994  
REVISED: December 20, 1994

**EXHIBIT A**



# 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 OF PELICAN LANDING GOLF COURSE PARCEL "A-3" BEING PART OF SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

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

COMMENCING at the West 1/4 corner of said Section 21;  
thence along the East-West 1/4 section line of said Section 21 N.88°52'47"E. 2640.34 feet to the center of said section and to the POINT OF BEGINNING of the Parcel herein described;

thence N.36°03'19"W. 180.08 feet;  
thence S.79°57'25"W. 739.32 feet;  
thence N.36°21'59"W. 152.84 feet to the westerly line of said Tract "G";  
thence along the westerly line of said Tract "G" in the following nine (9) described courses:

- 1) N.18°07'43"E. 48.56 feet;
- 2) N.00°43'59"E. 46.33 feet;
- 3) N.07°36'22"E. 55.49 feet;
- 4) N.24°44'38"E. 45.16 feet;
- 5) N.46°23'18"E. 18.61 feet;
- 6) N.52°29'35"E. 27.18 feet;
- 7) N.65°52'58"E. 10.51 feet;
- 8) N.78°36'39"E. 28.87 feet;
- 9) N.79°30'03"E. 65.77 feet to the boundary of those lands described in Official Records Book 2430, Pages 2982 through 2985, Public Records of Lee County, Florida;

thence along said boundary in the following four (4) described courses:

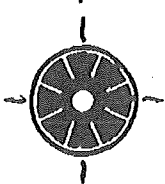
- 1) S.00°00'00"E. 38.94 feet;
- 2) S.88°55'17"E. 577.25 feet;
- 3) N.14°06'56"E. 785.31 feet;
- 4) N.04°30'21"E. 488.13 feet to the northerly boundary of said Tract "G" also being the South right-of-way of Pelican's Nest Drive, Tract "A" of said Pelican Landing Unit 14 and to a point on a curve;

thence along said lines Northeasterly 311.31 feet along the arc of a non-tangential circular curve concave to the Southeast, having a radius of 695.00 feet, through a central angle of 25°39'51" and being subtended by a chord which bears N.50°49'48"E. 308.71 feet to the boundary of Bay Crest Villas at Pelican Landing and to the Plat thereof as recorded in Plat Book 54, Pages 38 through 42, Public Records of Lee County, Florida and to a point on said curve;

thence along said boundary in the following seven (7) described courses:

- 1) S.01°41'53"E. 701.81 feet to a point of curvature;
- 2) Southwesterly 69.64 feet along the arc of a circular curve concave to the Northwest, having a radius of 150.00 feet, through a central angle of

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26°35'58" and being subtended by a chord which bears S.11°36'06"W. 69.01 feet to a point of tangency;

- 3) S.24°54'05"W. 614.36 feet;
- 4) S.45°34'36"E. 258.37 feet;
- 5) N.67°42'26"E. 257.14 feet;
- 6) N.41°11'28"E. 514.96 feet;
- 7) N.01°33'08"W. 914.68 feet to a point on a curve;

thence leaving said boundary Southeasterly 175.88 feet along the arc of a non-tangential circular curve concave to the Northeast, having a radius of 323.00 feet, through a central angle of 31°11'57" and being subtended by a chord which bears S.50°16'34"E. 173.72 feet to a point of reverse curvature;

thence Southeasterly 381.63 feet along the arc of a circular curve concave to the Southwest, having a radius of 332.50 feet, through a central angle of 65°45'43" and being subtended by a chord which bears S.32°59'42"E. 361.03 feet to a point of tangency;

thence S.00°06'50"E. 605.67 feet;

thence S.41°11'28"W. 673.12 feet to a point of curvature;

thence Southwesterly 100.73 feet along the arc of a circular curve concave to the Northwest, having a radius of 150.00 feet, through a central angle of 38°28'28" and being subtended by a chord which bears S.60°25'42"W. 98.84 feet to a point of tangency;

thence S.79°39'56"W. 494.76 feet to the aforementioned East-West 1/4 section line;

thence along said East-West 1/4 Section line S.88°52'47"W. 102.26 feet to the Point of Beginning.

Parcel contains 27.49 acres, more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record; Bearings are based on the West line of said Section 21 being N.00°35'34"W.

Prepared by:

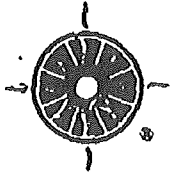
WILSON, MILLER, BARTON & PEEK, INC.

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

12-20-94  
Date

REF.: E-0250-105  
W.O.: 3821  
DATE: December 1, 1994  
REVISED: December 20, 1994

OR2588 P60842



# 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 OF PELICAN'S NEST GOLF COURSE PARCEL "B-1" BEING PART OF SECTIONS 17 AND 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All of Tract "A" of Pelican's Nest Unit One according to the plat thereof as recorded in Plat Book 41, pages 58 through 60, Public Records of Lee County, Florida;

Parcel contains 19.87 acres, more or less;

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

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

12-20-94  
Date

REF.: E-0250-105  
W.O.: 3865  
DATE: December 8, 1994  
REVISED: December 20, 1994

12/8/94-1g10132.arw

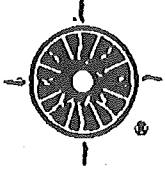
Naples  
(813) 649-4040  
Fax (813) 643-5716

Fort Myers  
(813) 939-1020  
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# EXHIBIT A

Sarasota  
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DR2588 PG0843



# 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

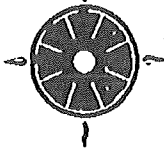
## DESCRIPTION OF PELICAN'S NEST GOLF COURSE PARCEL "B-2" BEING PART OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Section 20, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 20;  
thence along the east line of said Section 20 S.00°38'18"E. 22.50 feet to the south right-of-way line of Bay Creek Drive, also being Tract "D" of Pelican's Nest Unit One, according to the plat thereof as recorded in Plat Book 41, pages 58 through 60, Public Records of Lee County, Florida, and to a point on a curve;  
thence along said south right-of-way line northwesterly 165.42 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 340.46 feet, through a central angle of 27°50'20", and being subtended by a chord which bears N.77°10'04"W. 163.80 feet to a point on said curve and the POINT OF BEGINNING of the parcel herein described;

- thence S.63°14'54"E. 69.98 feet;
- thence S.09°20'07"W. 111.07 feet;
- thence N.80°39'53"W. 104.58 feet;
- thence N.37°04'32"W. 63.54 feet;
- thence S.52°55'28"W. 23.69 feet;
- thence N.64°17'06"W. 95.38 feet;
- thence N.75°17'54"W. 302.27 feet;
- thence N.78°11'21"W. 241.45 feet;
- thence N.79°38'53"W. 298.23 feet;
- thence N.65°35'01"W. 324.58 feet;
- thence N.79°26'04"W. 187.67 feet;
- thence S.49°20'34"W. 262.27 feet;
- thence S.55°21'30"W. 52.43 feet;
- thence S.61°05'58"W. 233.42 feet;
- thence N.89°14'11"W. 71.72 feet;
- thence S.75°36'22"W. 107.75 feet;
- thence S.64°27'28"W. 125.79 feet;
- thence S.78°53'40"W. 152.33 feet;
- thence N.80°50'25"W. 73.89 feet;
- thence N.07°01'06"W. 124.51 feet;
- thence N.23°16'32"W. 114.60 feet;
- thence N.50°16'00"W. 92.99 feet;
- thence S.88°59'18"W. 58.88 feet;
- thence N.49°15'35"W. 133.21 feet;

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thence N.02°41'07"W. 66.94 feet;  
thence N.90°00'00"E. 110.62 feet to and then along the south boundary of those lands as described in Official Records Book 2184, pages 444 through 445, Public Records of Lee County, Florida;  
thence continue along said boundary N.31°22'02"E. 59.39 feet to the boundary of the Coventry, according to the plat thereof as recorded in Plat Book 50, pages 20 through 22, Public Records of Lee County, Florida;  
thence along said boundary in the following seven (7) described courses:

- 1) S.59°41'53"E. 403.24 feet;
- 2) N.78°44'30"E. 393.57 feet;
- 3) N.68°40'14"E. 170.00 feet;
- 4) N.22°15'40"W. 69.16 feet;
- 5) N.89°19'31"W. 150.00 feet to a point on a curve;
- 6) westerly, northerly and northeasterly 148.98 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 75.00 feet, through a central angle of 113°48'56" and being subtended by a chord which bears N.30°00'43"W. 125.67 feet to a point on said curve;
- 7) N.28°45'47"E. 61.36 feet to a point on a curve and the south right-of-way line of Pelican's Nest Drive, also being Tract "C" of Pelican's Nest Unit Two, according to the plat thereof as recorded in Plat Book 44, pages 27 through 31, Public Records of Lee County, Florida;

thence along said south right-of-way line easterly 131.52 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 247.63 feet, through a central angle of 30°25'49" and being subtended by a chord which bears S.78°47'06"E. 129.98 feet to a point of compound curvature;

thence continue along said south right-of-way line northeasterly 504.49 feet along the arc of a circular curve concave to the northwest, having a radius of 1562.45 feet, through a central angle of 18°30'00" and being subtended by a chord which bears N.76°45'00"E. 502.30 feet to a point of tangency;

thence continue along said south right-of-way line N.67°30'00"E. 150.00 feet to the boundary of aforementioned Pelican's Nest Unit One;

thence along said boundary in the following nine (9) described courses:

- 1) S.22°30'00"E. 96.96 feet;
- 2) N.86°42'52"E. 490.08 feet to a point of curvature;
- 3) northeasterly 33.91 feet along the arc of a circular curve concave to the northwest, having a radius of 25.00 feet, through a central angle of 77°42'52" and being subtended by a chord which bears N.47°51'26"E. 31.37 feet to a point of tangency;
- 4) N.09°00'00"E. 145.44 feet to a point on a curve and the aforementioned south right-of-way line of Bay Creek Drive of said Pelican's Nest Unit One;
- 5) northeasterly 122.07 feet along said south right-of-way line and the arc of a non-tangential circular curve concave to the southwest, having a radius of

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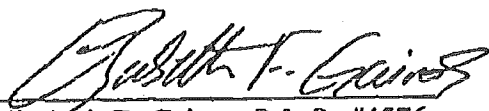
- 485.74 feet, through a central angle of 14°23'54", and being subtended by a chord which bears S.80°40'55"E. 121.74 feet to a point on said curve;
- 6) S.11°15'00"E. 231.05 feet;
- 7) S.88°23'21"E. 197.17 feet to said south right-of-way line;
- 8) along said south right-of-way line S.11°30'00"E. 315.00 feet to a point of curvature;
- 9) continue along said south right-of-way line southeasterly 307.49 feet along the arc of a circular curve concave to the northeast, having a radius of 340.46 feet, through a central angle of 51°44'54" and being subtended by a chord which bears S.37°22'27"E. 297.15 feet to the Point of Beginning of the parcel herein described.

Parcel contains 24.48 acres, more or less;

Subject to any easements, restrictions, reservations or rights-of-way of record;  
Bearings are based on the east line of the Southeast 1/4 of said Section 20 being S.00°38'18"E.

Prepared by:

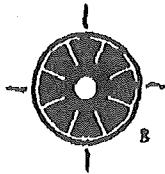
WILSON, MILLER, BARTON & PEEK, INC.

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

12-20-94  
 Date

REF.: E-0250-105  
 W.O.: 3865  
 DATE: December 9, 1994  
 REVISED: December 20, 1994

DR2588 PG0846



# 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 OF PELICAN'S NEST GOLF COURSE PARCEL "B-3"

All that part of Sections 17 and 20, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 20;  
thence along the east line of said Section, 20 N.00°35'34"W. 2659.37 feet to the Northeast corner of said Section 20;  
thence along the north line of said Section 20, S.89°32'27"W. 2301.58 feet to the westerly boundary of Pelican's Nest Unit Two, according to the plat thereof as recorded in Plat Book 44, pages 27 through 31, Public Records of Lee County, Florida and the POINT OF BEGINNING of the parcel herein described;

thence along said boundary S.09°21'21"W. 281.12 feet;  
thence continue along said boundary S.11°54'17"E. 520.52 feet;  
thence continue along said boundary S.04°46'17"E. 120.79 feet to the boundary of those lands as described in Official Records Book 2178, Pages 3983 and 3984, Public Records of Lee County, Florida;  
thence continue along said boundary S.22°47'34"W. 377.77 feet;  
thence S.55°42'41"W. 30.59 feet;  
thence continue along said boundary S.89°08'43"W. 160.06 feet;  
thence continue along said boundary S.15°30'31"E. 444.13 feet to the westerly Right-of-Way line of Goldcrest Drive, also being Tract "C" of said Pelican's Nest Unit Two;  
thence along said westerly Right-of-Way line S.56°52'33"W. 158.68 feet to a point of curvature;  
thence continue along said westerly Right-of-Way line southerly 274.60 feet along the arc of a circular curve concave to the southeast, having a radius of 197.50 feet, through a central angle of 79°39'42" and being subtended by a chord which bears S.17°02'42"W. 253.01 feet to a point on said curve;  
thence S.31°22'02"W. 170.53 feet to the north line of those lands as described in Official Records Book 2184, pages 444 and 445, Public Records of Lee County, Florida;  
thence along said north line N.78°38'31"W. 120.32 feet;  
thence N.13°47'08"E. 118.23 feet;  
thence N.02°46'50"E. 56.05 feet;  
thence N.22°34'52"W. 109.02 feet;  
thence N.64°48'14"W. 68.96 feet;  
thence S.89°41'27"W. 135.52 feet;  
thence S.40°42'24"W. 126.13 feet;  
thence N.50°39'42"W. 25.52 feet;  
thence N.35°30'08"W. 46.77 feet;  
thence N.26°40'14"W. 67.72 feet;  
thence N.43°07'00"W. 59.41 feet;  
thence N.23°40'11"W. 70.86 feet;  
thence N.09°37'48"E. 36.68 feet;  
thence N.44°03'52"E. 92.31 feet;

# EXHIBIT A

Naples  
(813) 649-4040  
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Sarasota  
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Fax (813) 377-9852

OR2588 PG0848

thence N.22°13'37"W. 127.36 feet;  
 thence N.02°39'15"E. 78.93 feet;  
 thence N.87°59'25"W. 25.65 feet;  
 thence N.61°57'18"W. 25.76 feet;  
 thence N.46°57'32"E. 36.68 feet;  
 thence N.21°25'13"W. 117.52 feet;  
 thence N.34°28'24"W. 63.95 feet;  
 thence N.34°35'33"E. 93.25 feet;  
 thence N.00°31'40"E. 137.90 feet;  
 thence N.37°20'50"E. 22.47 feet;  
 thence N.09°38'57"E. 51.17 feet;  
 thence N.24°24'03"E. 76.72 feet;  
 thence N.11°43'04"E. 37.56 feet;  
 thence N.20°31'04"W. 19.45 feet to the boundary of Pelican Landing Unit Fifteen according to the plat thereof as recorded in Plat Book 52, pages 48 through 53, Public Records of Lee County, Florida;

thence along said boundary in the following five (5) courses:

- 1) N.59°21'36"E. 159.62 feet;
- 2) N.84°35'56"E. 555.36 feet;
- 3) N.08°49'39"W. 416.31 feet to a point of curvature;
- 4) northerly 75.91 feet along the arc of a circular curve concave to the east, having a radius of 150.00 feet, through a central angle of 28°59'47" and being subtended by a chord which bears N.05°40'15"E. 75.10 feet to a point of tangency;
- 5) N.20°10'08"E. 209.67 feet to the boundary of A Replat of Pelican's Nest Unit Six, according to the plat thereof as recorded in Plat Book 50, pages 9 through 13, Public Records of Lee County, Florida;

thence along said boundary in the following eleven (11) described courses:

- 1) N.20°10'08"E. 590.23 feet;
- 2) N.36°09'57"E. 49.99 feet;
- 3) N.11°22'12"W. 407.33 feet;
- 4) N.05°10'36"W. 640.85 feet;
- 5) N.00°31'22"E. 152.00 feet;
- 6) N.42°58'46"E. 50.98 feet;
- 7) S.89°28'27"E. 55.27 feet to a point on the westerly right-of-way line of Goldcrest Drive, also being Tract "C";
- 8) along said right-of-way line S.17°12'40"E. 5.32 feet to a point of curvature;
- 9) continue along said right-of-way line southeasterly 51.20 feet along the arc of a circular curve concave to the Northeast, having a radius of 170.00 feet, through a central angle of 17°15'26" and being subtended by a chord which bears S.25°50'24"E. 51.01 feet to a point of reverse curvature;
- 10) continue along said right-of-way line southeasterly 55.14 feet along the arc of a circular curve concave to the southwest, having a radius of 149.93 feet, through a central angle of 21°04'15" and being subtended by a chord which bears S.23°55'59"E. 54.83 feet to a point of tangency;
- 11) continue along said right-of-way line S.13°23'52"E. 10.42 feet to the boundary of aforementioned Pelican's Nest Unit Two;

# EXHIBIT A

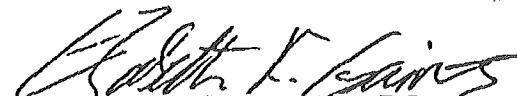
thence along said boundary in the following four (4) described courses:

- 1) S.17°07'41"E. 745.72 feet;
- 2) S.10°57'32"E. 354.13 feet;
- 3) S.45°32'17"W. 272.00 feet;
- 4) S.09°21'21"W. 462.70 feet to the Point of Beginning of the parcel herein described.

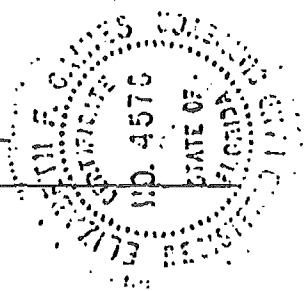
Parcel contains 31.48 acres more or less;  
 Subject to any easements, restrictions, reservations or rights-of-way of record.  
 Bearings are based on the east line of said Section 20 being N.00°35'34"W.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

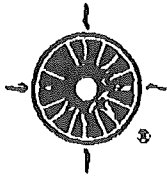
3-23-95  
 Date



REF: E-0250-105  
 W.O.: 3865  
 DATE: December 9, 1994  
 REVISED: December 12, 1994  
 REVISED: March 23, 1995

DR2588 P60849

**EXHIBIT A**



# WILSON, MILLER, BARTON & PEEK, INC.

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## DESCRIPTION OF PELICAN'S NEST GOLF COURSE PARCEL "B-4" BEING PART OF SECTIONS 17 AND 20, TOWNSHIP 47 SOUTH, RANGE 25 EAST

All that part of Tract "C" of Pelican's Nest Unit One according to the plat thereof as recorded in Plat Book 41, pages 58 through 60, Public Records of Lee County, Florida and all that part of Sections 17 and 20, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the east 1/4 of corner of said Section 20;  
thence along east line of said Section 20, N.00°35'34"W. 2659.37 feet to the northeast corner of said Section 20;  
thence along the east line of said Section 17, N.00°18'31"W. 535.57 feet to the south line of said Tract "C" of Pelican's Nest Unit One;  
thence along said south line S.89°41'29"W. 107.52 feet to the POINT OF BEGINNING of the parcel herein described;

thence continue along said south line S.89°41'29"W. 90.25 feet to a point of curvature;

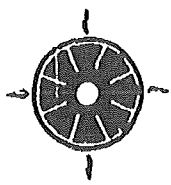
thence continue along said south line southwesterly 78.27 feet along the arc of a circular curve concave to the southeast, having a radius of 172.50 feet, through a central angle of 25°59'47" and being subtended by a chord which bears S.76°41'36"W. 77.60 feet to a point on said curve;

thence along the west line of said Tract "C" N.11°00'00"W. 132.21 feet;

thence along boundary of said Pelican's Nest Unit One in the following sixteen (16) courses:

- 1) N.66°00'00"W. 60.00 feet;
- 2) S.28°22'02"W. 68.74 feet;
- 3) S.61°17'08"W. 84.26 feet;
- 4) N.82°51'55"W. 97.36 feet to a point on a curve;
- 5) southwesterly 290.28 feet along the arc of a non-tangential circular curve concave to the northwest, having a radius of 120.00 feet, through a central angle of 138°35'50" and being subtended by a chord which bears S.54°42'20"W. 224.50 feet to a point on said curve;
- 6) S.40°14'29"W. 133.72 feet;
- 7) S.11°15'00"E. 240.00 feet;
- 8) S.02°30'00"E. 360.00 feet;
- 9) S.07°15'00"E. 267.00 feet;
- 10) S.14°15'00"E. 342.00 feet to a point on a curve;
- 11) southeasterly 146.53 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 115.40 feet, through a central angle of 72°45'00" and being subtended by a chord which bears

DR2588 PG0850



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- S.26°22'30"E. 136.88 feet to a point of tangency;
- 12) S.10°00'00"W. 145.00 feet;
  - 13) S.09°25'36"W. 706.90 feet to the north right-of-way line of Baycreek Drive also being Tract "D" of said Pelican's Nest Unit One and to a point on a curve;
  - 14) along said north right-of-way line westerly 86.87 feet along the arc of a non-tangential circular curve concave to the south, having a radius of 530.74 feet, through a central angle of 09°22'41" and being subtended by a chord which bears S.88°11'21"W. 86.77 feet to a point of tangency;
  - 15) continue along said north right-of-way line S.83°30'00"W. 200.00 feet to a point of curvature;
  - 16) continue along said north right-of-way line southwesterly 324.20 feet along the arc of a circular curve concave to the southeast, having a radius of 1160.96 feet, through a central angle of 16°00'00" and being subtended by a chord which bears S.75°30'00"W. 323.15 feet to a point of tangency and a point on the north right-of-way line of Pelican's Nest Drive also being Tract "C" of Pelican's Nest Unit Two according to the plat thereof as recorded in Plat Book 44, pages 27 through 31, Public Records of Lee County, Florida;

thence along said north right-of-way line S.67°30'00"W. 150.00 feet to a point of curvature;

thence continue along said north right-of-way line southwesterly 36.00 feet along the arc of a circular curve concave to the southeast, having a radius of 1517.45 feet, through a central angle of 01°21'34" and being subtended by a chord which bears S.68°10'47"W. 36.00 feet to a point on said curve;

thence N.09°14'03"E. 37.14 feet;

thence N.49°42'41"W. 198.39 feet;

thence S.77°02'51"W. 42.44 feet;

thence N.37°54'48"W. 73.14 feet;

thence N.42°34'46"E. 206.61 feet;

thence N.47°25'14"W. 230.23 feet;

thence S.86°54'53"W. 40.31 feet;

thence S.40°32'41"W. 259.11 feet;

thence S.08°59'22"W. 352.08 feet;

thence S.49°01'44"E. 110.81 feet to the boundary of said Pelican's Nest Unit Two and the right-of-way line of said Pelican's Nest Drive and a point on a curve;

thence along said right-of-way line in the following ten (10) described courses:

- 1) westerly 120.24 feet along the arc of a non-tangential circular curve concave to the North having a radius of 202.63 feet, through a central angle of 34°00'00" and being subtended by a chord which bears N.77°00'00"W. 118.49 feet to a point of tangency;
- 2) N.60°00'00"W. 54.14 feet;

- 3) S.30°00'00"W. 45.00 feet to a point on a curve;
- 4) southwesterly 538.58 feet along the arc of a circular curve concave to the north having a radius of 290.00 feet, through a central angle of 106°24'28" and being subtended by a chord which bears S.89°59'15"W. 464.45 feet to a point of compound curvature;
- 5) northwesterly 249.35 feet along the arc of a circular curve concave to the east having a radius of 152.50 feet, through a central angle of 93°41'04" and being subtended by a chord which bears N.10°02'01"E. 222.49 feet to a point of tangency;
- 6) N.56°52'33"E. 449.92 feet to a point of curvature;
- 7) northeasterly 440.18 feet along the arc of a circular curve concave to the northwest having a radius of 514.50 feet, through a central angle of 49°01'11" and being subtended by a chord which bears N.32°21'57"E. 426.88 feet to a point of reverse curvature;
- 8) northerly 41.14 feet along the arc of a circular curve concave to the east having a radius of 187.50 feet, through a central angle of 12°34'20" and being subtended by a chord which bears N.14°08'32"E. 41.06 feet to a point of reverse curvature;
- 9) northerly 107.43 feet along the arc of a circular curve concave to the west having a radius of 212.50 feet, through a central angle of 28°57'55" and being subtended by a chord which bears N.05°56'45"E. 106.29 feet to a point of tangency;
- 10) N.08°32'13"W. 30.75 feet;

thence leaving said right-of-way line continue along said Unit Two plat boundary in the following eleven (11) described courses:

- 1) N.81°27'47"E. 100.00 feet;
- 2) N.27°23'39"E. 144.01 feet;
- 3) N.10°33'28"E. 630.02 feet;
- 4) N.03°00'00"E. 67.61 feet;
- 5) N.08°45'00"W. 505.00 feet to a point of curvature;
- 6) northerly 217.52 feet along the arc of a circular curve concave to the east having a radius of 465.90 feet, through a central angle of 26°45'00" and being subtended by a chord which bears N.04°37'30"E. 215.55 feet to a point of tangency;
- 7) N.18°00'00"E. 338.50 feet;
- 8) N.46°34'22"W. 177.99 feet;
- 9) N.28°19'23"W. 521.96 feet;
- 10) N.11°36'56"E. 414.96 feet;
- 11) S.76°36'08"W. 382.63 feet to a point on a curve and the boundary of A Replat of Pelican Landing Unit Six, according to the plat thereof as recorded in Plat Book 50, pages 9 through 13, Public Records of Lee County, Florida;

thence along said boundary in the following five (5) described courses:

DR2588 PG0853

- 1) northwesterly 56.89 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 133.78 feet, through a central angle of 24°22'02" and being subtended by a chord which bears N.25°34'53"W. 56.47 feet to a point of tangency;
  - 2) N.37°45'54"W. 20.49 feet to a point of curvature;
  - 3) northwesterly 44.84 feet along the arc of a circular curve concave to the northeast having a radius of 125.00 feet, through a central angle of 20°33'14" and being subtended by a chord which bears N.27°29'17"W. 44.60 feet to a point of tangency;
  - 4) N.17°12'40"W. 112.14 feet to the boundary of those lands as described in Official Record Book 2518, Pages 2928 through 2931;
  - 5) along said boundary N.66°54'00"E. 271.87 feet;
- thence continue along said boundary N.66°54'00"E 177.34 feet;  
 thence continue along said boundary N.47°47'02"E. 581.44 feet;  
 thence continue along said boundary N.00°41'04"W. 142.97 feet;  
 thence S.89°58'35"E. 687.29 feet to the boundary of that certain access easement described in Official Records Book 2512, pages 2922 through 2926 Public Records of Lee County, Florida and to a point on a curve;  
 thence along said boundary southeasterly 89.61 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 90.00 feet, through a central angle of 57°02'40" and being subtended by a chord which bears S.33°07'46"E. 85.95 feet to a point of tangency and the boundary of that certain access easement described in Official Records Book 2427, pages 4044 through 4048, Public Records of Lee County, Florida;  
 thence along said boundary S.04°36'26"E. 226.61 feet to the boundary of those lands as described in Official Records Book 2201, pages 1283 and 1284, Public Records of Lee County, Florida;  
 thence along said boundary in the following three (3) described courses:
- 1) S.80°32'00"W. 294.79 feet;
  - 2) S.37°12'00"W. 568.50 feet;
  - 3) S.22°08'00"E. 333.50 feet;
- thence S.71°34'04"W. 596.33 feet;  
 thence S.04°25'56"E. 50.74 feet;  
 thence S.57°03'55"E. 217.29 feet;  
 thence N.80°26'55"E. 134.65 feet;  
 thence N.80°56'02"E. 240.93 feet;  
 thence N.51°29'02"E. 88.08 feet;  
 thence N.84°34'04"E. 76.02 feet;  
 thence S.54°25'56"E. 24.33 feet;  
 thence S.13°25'56"E. 137.23 feet;  
 thence S.22°25'56"E. 46.35 feet;  
 thence S.32°34'04"W. 43.82 feet;  
 thence S.64°34'04"W. 75.05 feet;  
 thence S.37°34'04"W. 238.85 feet;  
 thence S.22°34'04"W. 390.00 feet;  
 thence S.09°34'04"W. 455.58 feet;  
 thence S.03°34'04"W. 374.73 feet;

**EXHIBIT A**



0R2588 P60854

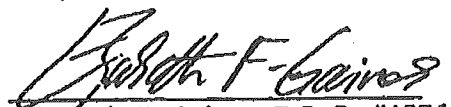
thence S.55°51'55"E. 170.14 feet;  
 thence S.05°08'05"W. 299.91 feet;  
 thence S.89°51'55"E. 522.85 feet;  
 thence N.07°51'55"W. 718.89 feet;  
 thence N.06°08'05"E. 650.56 feet;  
 thence N.78°08'05"E. 60.97 feet;  
 thence S.30°51'55"E. 73.64 feet;  
 thence S.64°51'55"E. 31.19 feet;  
 thence S.48°51'55"E. 105.29 feet to a point of curvature;  
 thence southeasterly, easterly and northeasterly 240.67 feet along the arc of a circular  
 curve concave to the northwest, having a radius of 95.00 feet, through a central angle  
 of 145°09'02" and being subtended by a chord which bears N.58°33'34"E. 181.28  
 feet to a point on said curve;  
 thence N.29°08'05"E. 32.51 feet;  
 thence S.82°51'55"E. 101.58 feet;  
 thence N.61°17'08"E. 71.88 feet;  
 thence N.28°22'02"E. 81.31 feet;  
 thence S.78°01'30"E. 103.04 feet;  
 thence S.58°01'30"E. 63.35 feet;  
 thence S.52°01'30"E. 60.54 feet;  
 thence S.37°01'30"E. 86.96 feet to the Point of Beginning of the parcel herein  
 described.

Parcel contains 78.46 acres more or less.

Subject to any easements, restrictions, reservations or rights-of-way of record.  
Bearings are based on the east line of said Section 20 being N.00°35'34"W.

Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

12-20-94  
 \_\_\_\_\_  
 Date

REF: E-0250-105  
 W.O.: 3865  
 DATE: December 9, 1994  
 REVISED: December 20, 1994

LEGAL DESCRIPTION

PELICAN LANDING GOLF MAINTENANCE FACILITY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°25'51" E, ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, FOR A DISTANCE OF 720.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRING CREEK ROAD, A 50 FOOT RIGHT-OF-WAY; THENCE RUN S 00°07'58" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 587.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE RUN S 89°52'02" E, FOR A DISTANCE OF 295.17 FEET;

THENCE RUN S 20°00'00" E, FOR A DISTANCE OF 203.90 FEET;

THENCE RUN S 70°00'00" W, FOR A DISTANCE OF 75.00 FEET;

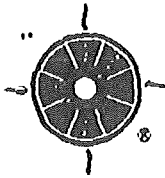
THENCE RUN S 00°07'58" W, FOR A DISTANCE OF 79.01 FEET;

THENCE RUN S 89°52'02" W, FOR A DISTANCE OF 294.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SPRING CREEK ROAD;

THENCE RUN N 00°07'58" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 296.27 FEET TO THE POINT OF BEGINNING. CONTAINING 2.18 ACRES, MORE OR LESS, (95053.47 SQUARE FEET).

OR2588 P60855

**EXHIBIT A**



# 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 CART PATH EASEMENT #5

Pelican's Nest Unit One  
Section 20, Township 47 South, Range 25 East,  
Lee County, Florida

OR2588 PG0856

All that part of Section 20, Township 47 South, Range 25 East, Lee County, Florida also being all that part of Lot 1, Block "A" and all that part of Tract "D" (Pelican's Nest Drive, formerly Bay Creek Drive S.W.) of Pelican's Nest Unit One according to the plat thereof as recorded in Plat Book 41, pages 58 through 60, Public Records of Lee County, Florida being more particularly described as follows;

COMMENCING at the easterlymost corner of said Lot 1, thence along the northeast line of said Lot 1 and the southwest line of said Tract "D", northwesterly 61.97 feet along the arc of a circular curve concave to the southwest, having a radius of 276.48 feet, through a central angle of 12°50'35" and being subtended by a chord which bears N.17°55'17"W. 61.84 feet to the POINT OF BEGINNING of the parcel herein described;

thence leaving said line N.76°00'27"W. 12.90 feet to a line which lies 10.00 feet southwesterly of, as measured at right angles to, and parallel with the southwest line of said Tract "D" and a point on a curve;

thence along said parallel line northwesterly 150.86 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 266.48 feet, through a central angle of 32°26'09" and being subtended by a chord which bears N.42°16'55"W. 148.85 feet to a point of compound curvature;

thence continue along said parallel line northwesterly 119.12 feet along the arc of a circular curve concave to the southwest, having a radius of 475.74 feet, through a central angle of 14°20'48" and being subtended by a chord which bears N.65°40'24"W. 118.81 feet to a point on the west line of said Lot 1 and a point on said curve;

thence along said west line N.11°15'00"W. 11.33 feet to a point on a curve and the southwest line of said Tract "D";

thence northwesterly 17.42 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 485.74 feet, through a central angle of 02°03'17" and being subtended by a chord which bears N.74°30'36"W. 17.42 feet to a point on said curve;

thence N.14°27'46"E. 10.00 feet to a line which lies 10.00 feet northeasterly of, as measured at right angles to, and parallel with the southwest line of said Tract "D" and a point on a curve;

thence along said parallel line southeasterly 147.41 feet along the arc of a circular curve concave to the southwest, having a radius of 495.74 feet, through a central angle of 17°02'14" and being subtended by a chord which bears S.67°01'07"E. 146.87 feet to a point of compound curvature;

thence continue along said parallel line southeasterly 152.73 feet along the arc of a circular curve concave to the southwest, having a radius of 286.48 feet, through a central angle of 30°32'48" and being subtended by a chord which bears S.43°13'36"E. 150.93 feet to a point on said curve;

# EXHIBIT B

OK'D J.A.S.  
MAR 24 1995

Naples  
(813) 649-4040  
3/6/95 10:00 AM (813) 643-5716

Fort Myers  
(813) 939-1020  
Fax (813) 939-7479  
Page 1 of 2

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

thence N.76°00'27"W. 13.65 feet to the southwest line of said Tract "D" and a point on a curve;  
thence along said southwest line of Tract "D" southeasterly 26.55 feet along the arc of a non-tangential circular curve concave to the southwest, having a radius of 276.48 feet, through a central angle of 05°30'04" and being subtended by a chord which bears S.27°05'37"E. 26.53 feet to the Point of Beginning of the parcel herein described;

Parcel contains 5724 square feet, more or less.

Subject to easements, restrictions, reservations and rights-of-way of record;  
Bearings shown hereon are based on south line of said Lot 1 being S.88°23'21"E.

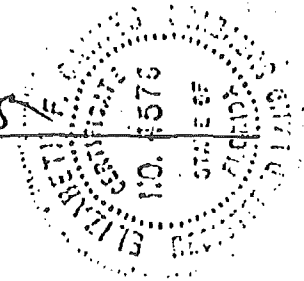
Prepared by:

WILSON, MILLER, BARTON & PEEK, INC.

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

3-20-95  
Date

W.O.: 3896  
REF.: E-0250-110  
DATE: March 18, 1995



0R2588 P60857

**EXHIBIT B**

OK'D JAS  
MAR 27 1995

CHARLIE GREEN LEE CTY, FL

95 MAR 31 PM 4:35

OR2588 PG0857A

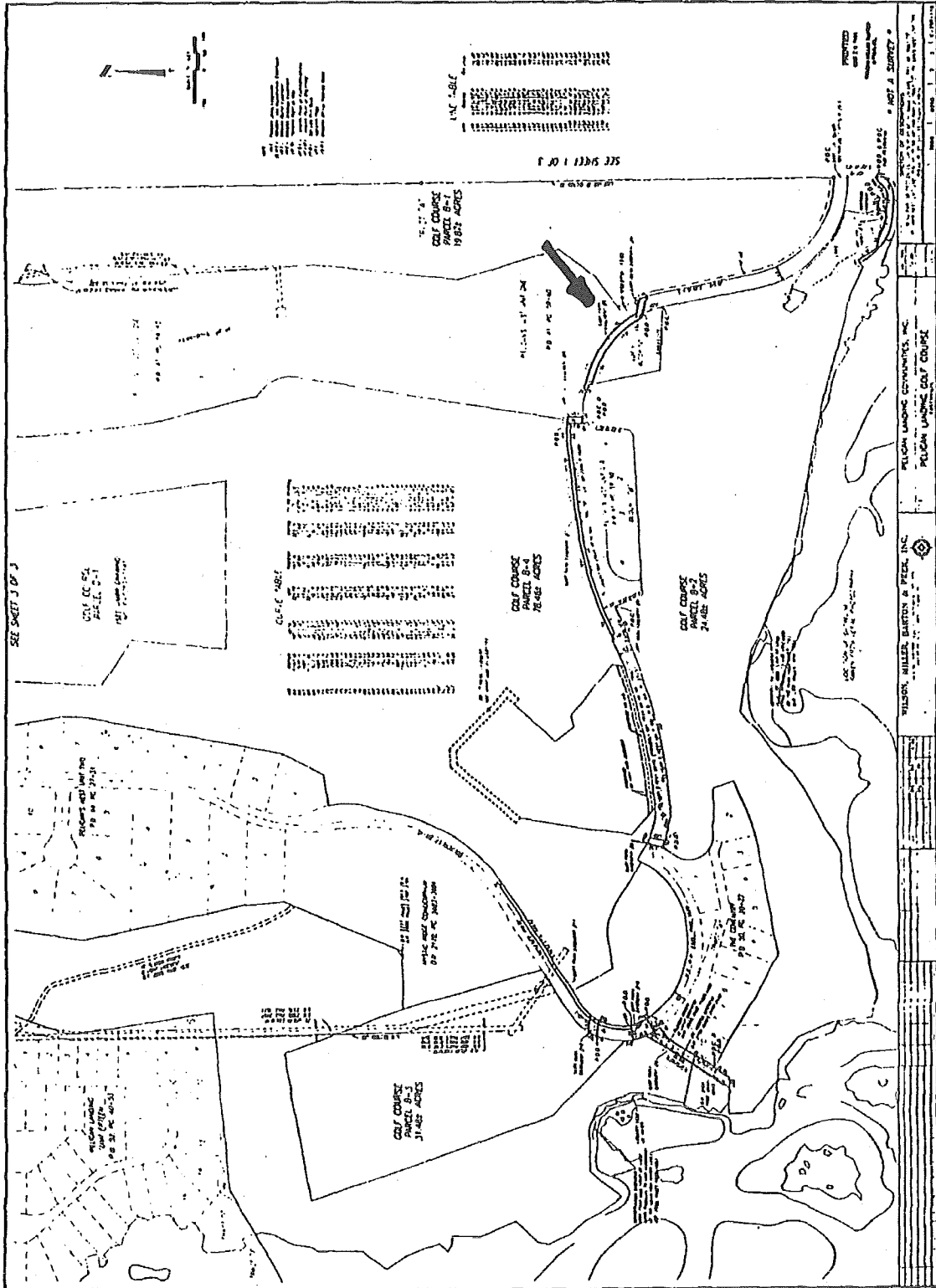


EXHIBIT B