IN WITNESS WHEREOF, we have hereunto set our hands and seals, acknowledged and filed the foregoing Amended and Restated Declaration of Condominium, under the laws of the State of Florida, this ___2___ day of ___April_____ 20_13_.

WITNESSES:

_Diae S. Brown_____
Witness #1 Signature

_Diann S Brown_____
Printed Name of Witness #1

_____
Witness #2 Signature

_William DeSantelle_____
Printed Name of Witness #2

PALMETTO DUNES AT PELICAN SOUND CONDOMINIUM ASSOCIATION, INC.

By: _____

Print
Name: _ED STONE_____
President

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me this __2__ day of __April_____, 20_13_, by _Ed Stone_____, President of Palmetto Dunes at Pelican Sound Condominium Association, Inc., a Florida corporation, on behalf of the corporation. He/She is <u>personally known to me</u>, or did produce _____ as identification.

(SEAL)

[Notary Seal: Notary Public State of Florida, Carolyn Sabin Oppie, My Commission EE066515, Expires 06/06/2015]
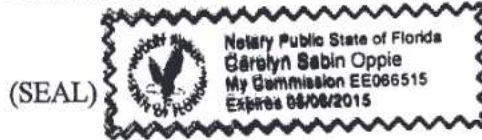
_Carolyn L. Oppie_____
Notary Public

_Carolyn S. Oppie_____
Printed Name of Notary Public

F:\WPDATA\CJS\FORMS\CONDO\Amendment\Palmetto Dunes.Corrected a&r Declaration.01-21-13.wpd

PALMETTO DUNES AT PELICAN SOUND - DECLARATION

48

<u>LEGAL DESCRIPTION</u>   OR BK 03418 PG 3162

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

<u>COMMENCE</u> AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 00°31'21" E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 1,837.15 FEET; THENCE RUN S 89°28'39" W FOR A DISTANCE OF 855.26 FEET TO THE <u>POINT OF BEGINNING</u> OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 58°35'11" W FOR A DISTANCE OF 40.62 FEET; THENCE RUN N 12°34'22" E FOR A DISTANCE OF 8.63 FEET; THENCE RUN N 77°25'38" W FOR A DISTANCE OF 25.30 FEET; THENCE RUN N 58°35'11" W FOR A DISTANCE OF 101.40 FEET; THENCE RUN S 31°24'49" W, FOR A DISTANCE OF 10.11 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS N 33°23'55" E, A DISTANCE OF 158.50 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 158.50 FEET, THROUGH A CENTRAL ANGLE OF 35°46'03", SUBTENDED BY A CHORD OF 97.35 FEET AT A BEARING OF N 38°43'04" W, FOR AN ARC LENGTH OF 98.95 FEET TO THE END OF SAID CURVE; THENCE RUN N 20°50'03" W, FOR A DISTANCE OF 39.32 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS S 68°52'07" W, A DISTANCE OF 932.52 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 932.52 FEET, THROUGH A CENTRAL ANGLE OF 22°02'24", SUBTENDED BY A CHORD OF 356.50 FEET AT A BEARING OF N 32°09'06" W, FOR AN ARC LENGTH OF 358.71 FEET TO THE END OF SAID CURVE; THENCE RUN N 43°06'14" W, FOR A DISTANCE OF 212.99 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS S 46°43'41" W, A DISTANCE OF 1,166.50 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,166.50 FEET, THROUGH A CENTRAL ANGLE OF 18°30'12", SUBTENDED BY A CHORD OF 375.08 FEET AT A BEARING OF N 52°31'25" W, FOR AN ARC LENGTH OF 376.72 FEET TO THE END OF SAID CURVE; THENCE RUN N 61°46'31" W, FOR A DISTANCE OF 22.11 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S 63°31'15" W, A DISTANCE OF 204.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 250°35'32", SUBTENDED BY A CHORD OF 333.00 FEET AT A BEARING OF S 28°13'29" W, FOR AN ARC LENGTH OF 892.23 FEET TO THE END OF SAID CURVE; THENCE RUN S 61°46'31" E, FOR A DISTANCE OF 22.11 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 833.50 FEET, THROUGH A CENTRAL ANGLE OF 18°30'12", SUBTENDED BY A CHORD OF 268.01 FEET AT A BEARING OF S 52°31'25" E, FOR AN ARC LENGTH OF 269.17 FEET TO THE END OF SAID CURVE; THENCE RUN S 43°16'19" E, FOR A DISTANCE OF 98.66 FEET; THENCE RUN S 51°54'15" W, FOR A DISTANCE OF 258.11 FEET; THENCE RUN N 83°47'37" W, FOR A DISTANCE OF 63.34 FEET; THENCE RUN S 76°50'42" W, FOR A DISTANCE OF 62.05 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS S 21°24'24" E, A DISTANCE OF 204.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 202°12'30", SUBTENDED BY A CHORD OF 400.36 FEET AT A BEARING OF S 32°30'38" E, FOR AN ARC LENGTH OF 719.96 FEET TO THE END OF SAID CURVE; THENCE RUN N 53°55'05" E, FOR A DISTANCE OF 140.64 FEET; THENCE RUN N 51°54'15" E, FOR A DISTANCE OF 246.58 FEET; THENCE RUN S 20°50'03" E, FOR A DISTANCE OF 46.28 FEET

(CONTINUED)

EXHIBIT

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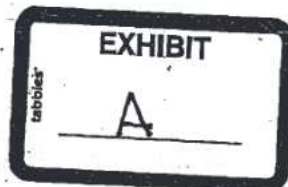
LEGAL DESCRIPTION OR BK 03418 PG 3103

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 491.50 FEET, THROUGH A CENTRAL ANGLE OF 57°15'21", SUBTENDED BY A CHORD OF 470.98 FEET AT A BEARING OF S 49°27'43"E, FOR AN ARC LENGTH OF 491.16 FEET TO THE END OF SAID CURVE; THENCE RUN S 78°05'24"E, FOR A DISTANCE OF 123.95 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY OF THE PROPOSED SOUND WAY (35' RIGHT OF WAY); THENCE RUN N 17°11'15" W FOR A DISTANCE OF 13.85 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 317.50 FEET, THROUGH A CENTRAL ANGLE OF 49°11'15", SUBTENDED BY A CHORD OF 264.28 FEET AT A BEARING OF N 07°24'22" E, FOR AN ARC LENGTH OF 272.57 FEET TO THE END OF SAID CURVE; THENCE RUN N 32°00'00" E FOR A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 17.431 ACRES, MORE OR LESS.

LESS AND EXCEPT

A parcel of land lying in the southeast 1/4 of section 32, township 46 south, range 25 east, Lee County, Florida, being more particularly described as follows:

Commence at the northeast corner of the southeast 1/4 of section 32, township 46 south, range 25 east, Lee County, Florida; thence run South 00°31'21" East, along the east line of the southeast 1/4 of said section 32, for a distance of 1,837.15 feet; Thence run South 89°28'39" West for a distance of 855.26 feet; Thence run South 32°00'00" West for a distance of 23.05 feet; to the beginning of a tangential circular curve concave southeast; Thence run southwesterly along the arc of said curve to the left, having a radius of 317.50 feet; through a central angle of 11°08'14", subtended by a chord of 61.62 feet at a bearing of South 26°25'53" West, for an arc length of 61.72 feet to the Point of Beginning of the parcel of land herein described, also a point on a circular curve concave southwest, whose radius point bears North 87°02'34" West, a distance of 29.50 feet therefrom; Thence run northwesterly along the arc of said curve to the left, having a radius of 29.50 feet, through a central angle of 81°02'50", subtended by a chord of 38.34 feet at a bearing of North 37°33'59" West, for an arc length of 41.73 feet to the end of said curve; Thence run North 78°05'24" West for a distance of 3.71 feet; to the beginning of a tangential circular curve concave north; Thence run westerly along the arc of said curve to the right, having a radius of 24.50 feet; through a central angle of 19°45'00", subtended by a chord of 8.40 feet at a bearing of North 68°12'54" West, for an arc length of 8.45 feet to the end of said curve; to a point of reverse curvature; Thence run westerly along the arc of said curve to the left, having a radius of 94.50 feet, through a central angle of 19°45'00", subtended by a chord of 32.41 feet at a bearing of North 68°12'54" West, for an arc length of 32.57 feet to the end of said curve; Thence run North 78°05'24" West for a distance of 7.95 feet; to the beginning of a tangential circular curve concave northeast; Thence run northwesterly along the arc of said curve to the right, having a radius of 342.50 feet; through a central angle of 57°15'21", subtended by a chord of 328.20 feet at a bearing of North 49°27'44" West, for an arc length of 342.26 feet to the end of said curve; Thence run North 20°50'03" West for a distance of 39.32 feet; to the beginning of a tangential circular curve concave southwest; Thence run northwesterly along the arc of said curve to the left, having a radius of 732.50 feet; through a central angle of 12°55'20", subtended by a chord of 164.85 feet at a bearing of North 27°17'43" West, for an arc length of 165.20 feet to the end of said curve; to a point on a circular curve concave south, whose radius point bears South 59°16'56" West, a distance of 33.65 feet therefrom; Thence run westerly along the arc of said curve to the left, having a radius of 33.65 feet, through a central angle of 100°26'15", subtended by a chord of 51.72 feet at a bearing of North 80°56'12" West, for an arc length of 58.99 feet to the end of said curve; Thence run South 51°54'15" West for a distance of

(CONTINUED)

LEGAL DESCRIPTION OR BK 03418 PG 3104

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

382.53 feet; to the beginning of a tangential circular curve concave northwest; Thence run southwesterly along the arc of said curve to the right, having a radius of 292.50 feet; through a central angle of 15°28'52", subtended by a chord of 78.79 feet at a bearing of South 59°38'41" West, for an arc length of 79.03 feet to the end of said curve; to a point of reverse curvature; Thence run southwesterly along the arc of said curve to the left, having a radius of 100.00 feet, through a central angle of 36°25'38", subtended by a chord of 62.51 feet at a bearing of South 49°10'18" West, for an arc length of 63.58 feet to the end of said curve; to a point of reverse curvature; Thence run northerly along the arc of said curve to the right, having a radius of 55.00 feet, through a central angle of 260°38'11", subtended by a chord of 83.87 feet at a bearing of North 18°43'26" West, for an arc length of 250.19 feet to the end of said curve; to a point of reverse curvature; Thence run easterly along the arc of said curve to the left, having a radius of 100.00 feet, through a central angle of 50°03'13", subtended by a chord of 84.61 feet at a bearing of North 86°34'03" East, for an arc length of 87.36 feet to the end of said curve; to a point of compound curvature; Thence run northeasterly along the arc of said curve to the left, having a radius of 257.50 feet, through a central angle of 09°38'11", subtended by a chord of 43.26 feet at a bearing of North 56°43'21" East, for an arc length of 43.31 feet to the end of said curve; Thence run North 51°54'15" East for a distance of 382.53 feet; to a point on a circular curve concave west, whose radius point bears North 35°02'11" West, a distance of 33.65 feet therefrom; Thence run northerly along the arc of said curve to the left, having a radius of 33.65 feet, through a central angle of 100°26'16", subtended by a chord of 51.72 feet at a bearing of North 04°44'41" East, for an arc length of 58.99 feet to the end of said curve; to a point on a circular curve concave southwest, whose radius point bears South 47°33'52" West, a distance of 732.50 feet therefrom; Thence run northwesterly along the arc of said curve to the left, having a radius of 732.50 feet, through a central angle of 00°50'11", subtended by a chord of 10.69 feet at a bearing of North 42°51'13" West, for an arc length of 10.69 feet to the end of said curve; Thence run North 43°16'19" West for a distance of 212.99 feet; to the beginning of a tangential circular curve concave southwest; Thence run northwesterly along the arc of said curve to the left, having a radius of 982.50 feet; through a central angle of 18°30'12", subtended by a chord of 315.92 feet at a bearing of North 52°31'25" West, for an arc length of 317.29 feet to the end of said curve; Thence run North 61°46'31" West for a distance of 38.90 feet; to the beginning of a tangential circular curve concave south; Thence run westerly along the arc of said curve to the left, having a radius of 100.00 feet; through a central angle of 40°42'22", subtended by a chord of 69.56 feet at a bearing of North 82°07'42" West, for an arc length of 71.05 feet to the end of said curve; to a point of reverse curvature; Thence run northeasterly along the arc of said curve to the right, having a radius of 55.00 feet, through a central angle of 261°24'44", subtended by a chord of 83.39 feet at a bearing of North 28°13'29" East, for an arc length of 250.94 feet to the end of said curve; to a point of reverse curvature; Thence run southeasterly along the arc of said curve to the left, having a radius of 100.00 feet, through a central angle of 40°42'22", subtended by a chord of 69.56 feet at a bearing of South 41°25'20" East, for an arc length of 71.05 feet to the end of said curve; Thence run South 61°46'31" East for a distance of 38.90 feet; to the beginning of a tangential circular curve concave southwest; Thence run southeasterly along the arc of said curve to the right, having a radius of 1,017.50 feet; through a central angle of 18°30'12", subtended by a chord of 327.17 feet at a bearing of South 52°31'25" East, for an arc length of 328.60 feet to the end of said curve; Thence run South 43°16'19" East for a distance of 212.99 feet; to the beginning of a tangential circular curve concave northeast; Thence run southeasterly along the arc of said curve to the right, having a radius of 766.94 feet, through a central angle of 22°27'14", subtended by a chord of 298.64 feet at a bearing of South 32°03'11" East, for an arc length of 300.56 feet to the end of said curve; Thence run South 20°50'03" East for a distance of 39.32 feet; to the beginning of a tangential circular curve concave northeast; Thence run southeasterly along the arc of said curve to the left, having a radius of 307.50 feet; through a central angle of 57°15'21", subtended by a chord of

(CONTINUED)

LEGAL DESCRIPTION
PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

294.66 feet at a bearing of South 49°27'43" East, for an arc length of 307.29 feet to the end of said curve; Thence run South 78°05'24" East for a distance of 7.95 feet to the beginning of a tangential circular curve concave north; Thence run easterly along the arc of said curve to the left, having a radius of 94.50 feet; through a central angle of 19°45'00", subtended by a chord of 32.41 feet at a bearing of South 87°57'54" East, for an arc length of 32.57 feet to a point of reverse curvature; Thence run easterly along the arc of said curve to the right, having a radius of 24.50 feet, through a central angle of 19°45'00", subtended by a chord of 8.40 feet at a bearing of South 87°57'54" East, for an arc length of 8.45 feet to the end of said curve; Thence run South 78°05'24" East for a distance of 3.71 feet; to the beginning of a tangential circular curve concave northwest; Thence run northeasterly along the arc of said curve to the left, having a radius of 29.50 feet; through a central angle of 81°02'50", subtended by a chord of 38.34 feet at a bearing of North 61°23'11" East, for an arc length of 41.73 feet to the _Point of Beginning_ of the parcel of land herein described; Containing 2.013 acres, more or less.

Overall parcel containing 15.418 acres, more or less.

OR BK 03378 PG 2936

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

CONDOMINIUM PLAT BOOK	PAGE
EXHIBIT 'B'	SHEET 1 OF 9

PROPERTY DESCRIPTION
PALMETTO DUNES AT PELICAN SOUND

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 00°31'21" E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, FOR A DISTANCE OF 1,837.15 FEET; THENCE RUN S 89°28'39" W FOR A DISTANCE OF 855.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 58°35'11" W FOR A DISTANCE OF 40.62 FEET; THENCE RUN N 12°14'22" E FOR A DISTANCE OF 8.63 FEET; THENCE RUN N 77°25'38" W FOR A DISTANCE OF 25.30 FEET; THENCE RUN N 58°35'11" W FOR A DISTANCE OF 101.40 FEET; THENCE RUN S 31°24'49" W FOR A DISTANCE OF 10.11 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS N 13°23'55" E, A DISTANCE OF 158.50 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 158.50 FEET, THROUGH A CENTRAL ANGLE OF 35°46'03", SUBTENDED BY A CHORD OF 97.35 FEET AT A BEARING OF N 58°43'04" W, FOR AN ARC LENGTH OF 98.95 FEET TO THE END OF SAID CURVE; THENCE RUN N 20°50'03" W, FOR A DISTANCE OF 39.32 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S 69°52'07" W, A DISTANCE OF 932.52 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 932.52 FEET, THROUGH A CENTRAL ANGLE OF 22°02'24", SUBTENDED BY A CHORD OF 356.50 FEET AT A BEARING OF N 32°09'06" W, FOR AN ARC LENGTH OF 358.71 FEET TO THE END OF SAID CURVE; THENCE RUN N 43°06'14" W, FOR A DISTANCE OF 212.99 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS S 46°43'47" W, A DISTANCE OF 1,166.50 FEET THEREFROM; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,166.50 FEET, THROUGH A CENTRAL ANGLE OF 18°30'12", SUBTENDED BY A CHORD OF 375.04 FEET AT A BEARING OF N 52°31'25" W, FOR AN ARC LENGTH OF 376.72 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS N 61°46'31" W, FOR A DISTANCE OF 22.11 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS S 63°31'15" W, FOR A DISTANCE OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 25°03'52", SUBTENDED BY A CHORD OF 204.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 25°03'52", SUBTENDED BY A CHORD OF 88.23 FEET TO THE END OF SAID CURVE; THENCE RUN S 28°13'29" W, FOR AN ARC LENGTH OF 892.23 FEET TO THE END OF SAID CURVE; THENCE RUN S 61°46'31" E, FOR A DISTANCE OF 22.11 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF

833.50 FEET, THROUGH A CENTRAL ANGLE OF 18°30'12", SUBTENDED BY A CHORD OF 268.01 FEET AT A BEARING OF S 52°31'25"E, FOR AN ARC LENGTH OF 269.17 FEET TO THE END OF SAID CURVE; THENCE RUN S 43°06'19"E, FOR A DISTANCE OF 258.11 FEET; THENCE RUN N 83°47'37"W, FOR A DISTANCE OF 63.34 FEET; THENCE RUN S 78°50'42"W, FOR A DISTANCE OF 62.05 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS S 21°24'24", A DISTANCE OF 204.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 20°12'30", SUBTENDED BY A CHORD OF 400.36 FEET AT A BEARING OF S 32°30'38"E, FOR AN ARC LENGTH OF 719.96 FEET TO THE END OF SAID CURVE; THENCE RUN N 53°55'05"E, FOR A DISTANCE OF 140.64 FEET; THENCE RUN N 51°34'15"E, FOR A DISTANCE OF 246.50 FEET; THENCE RUN S 20°50'03"E, FOR A DISTANCE OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 491.50 FEET, THROUGH A CENTRAL ANGLE OF 57°52'21", SUBTENDED BY A CHORD OF 470.98 FEET AT A BEARING OF S 49°27'43"E, FOR AN ARC LENGTH OF 491.16 FEET TO THE END OF SAID CURVE; THENCE RUN S 78°05'24"E, FOR A DISTANCE OF 121.95 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY OF THE PROPOSED SOUND WAY (35' RIGHT OF WAY); THENCE RUN S 49°27'43"E, FOR AN ARC LENGTH OF 13.85 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE EAST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 317.50 FEET, THROUGH A CENTRAL ANGLE OF 49°11'15", SUBTENDED BY A CHORD OF 264.28 FEET AT A BEARING OF N 07°24'22" E, FOR AN ARC LENGTH OF 272.57 FEET TO THE END OF SAID CURVE; THENCE RUN N 32°00'00" E FOR A DISTANCE OF 23.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 17.431 ACRES, MORE OR LESS.

CERTIFIED TO:
WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED: _____
5-9-00

ERIC V. SANDOVAL
P.S.M. #5223
STATE OF FLORIDA

PALMETTO DUNES AT PELICAN SOUND,
A CONDOMINIUM
SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144. FAX : (941) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

CONDOMINIUM BOUNDARY SURVEY	
LEGAL DESCRIPTION	
DATE: MAY, 2000	JOB CODE: PS.PD	DRAWING: B-184C

OR BK 03378 PG 2937

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

CONDOMINIUM PLAT BOOK

PAGE

EXHIBIT 'B'   SHEET 2 OF 9

LINE TABLE

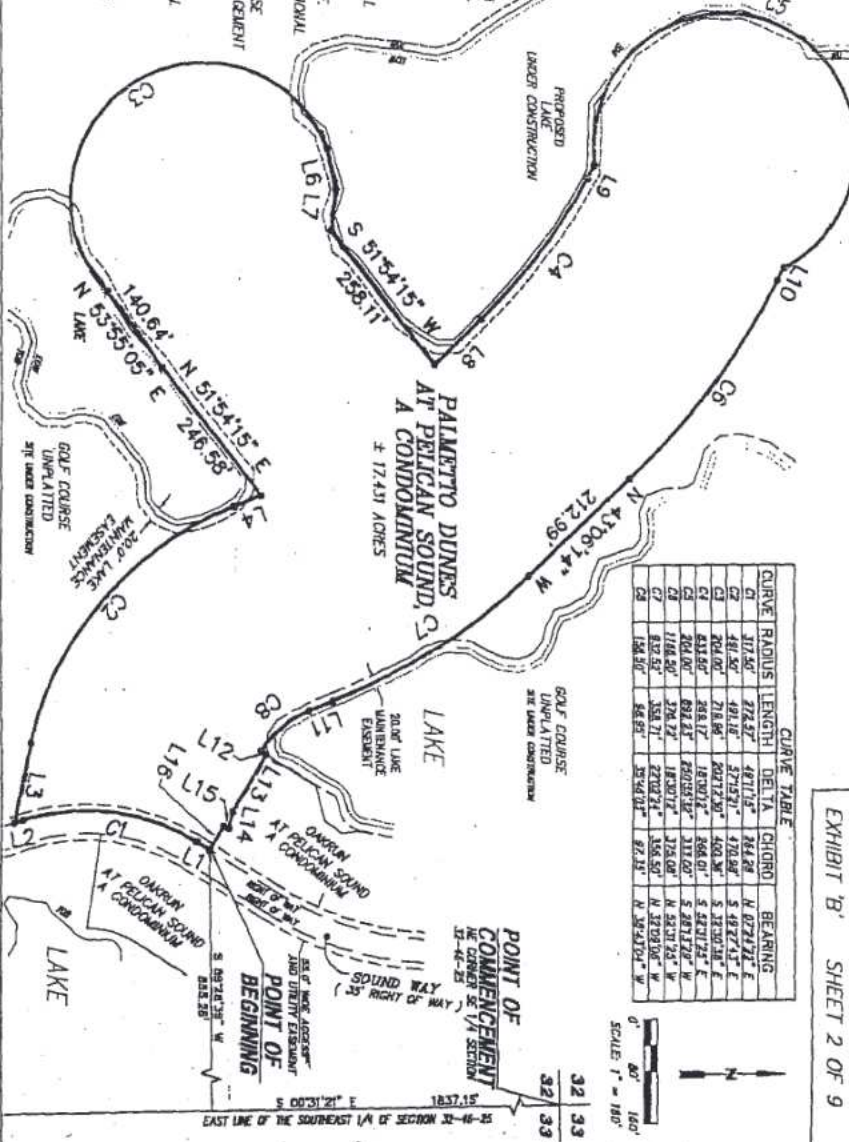| LINE	BEARING	LENGTH
L1	N 32°00'00" E	21.05'
L2	N 17°17'15" W	13.85'
L3	N 70°03'21" E	123.89'
L4	S 70°03'21" E	46.28'
L5	S 74°26'42" E	62.05'
L6	N 83°14'77" E	83.34'
L7	S 4°14'15" E	86.66'
L8	S 81°48'17" E	22.11'
L9	N 80°30'03" W	101.40'
L10	S 31°24'46" W	39.32'
L11	N 80°30'03" W	10.11'
L12	N 17°26'30" W	63.80'
L13	N 17°26'22" E	6.61'
L14	N 58°35'11" W	40.62'

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S 00°31'21" E.

2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.

3. IMPROVEMENTS OTHER THAN THOSE SHOWN HERE NOT LOCATED.

4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

6. ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

7. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING A BASE FLOOD ELEVATION OF 00.0', PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 125124-0485 C, DATED NOVEMBER 4, 1992.

8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

PALMETTO DUNES AT PELICAN SOUND,
A CONDOMINIUM

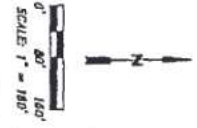SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144   FAX : (941) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

CONDOMINIUM BOUNDARY SURVEY
SKETCH TO ACCOMPANY
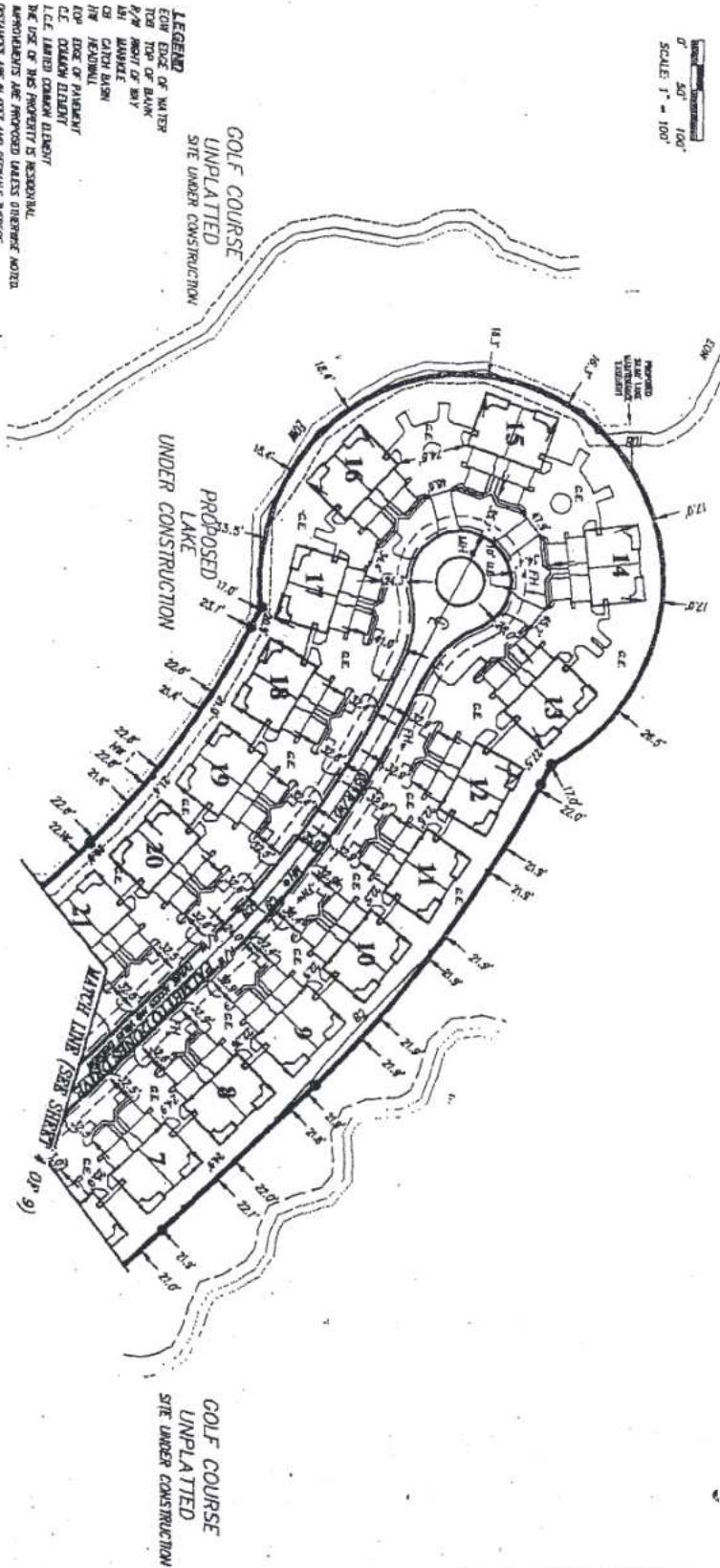LEGAL DESCRIPTION

DATE:	JOB CODE:	DRAWING:
MAY, 2000	PS PD	B-1840

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	317.52'	272.27'	49°11'16"	264.08	N 07°41'47" E
C2	491.52'	491.18'	57°15'21"	470.84'	S 48°27'43" E
C3	264.00'	216.83'	47°02'36"	210.87'	N 67°47'30" E
C4	833.50'	269.17'	18°30'12"	268.01'	S 31°30'39" E
C5	200.00'	682.83'	239°05'59"	317.62'	S 47°43'21" E
C6	1186.50'	374.72'	18°05'11"	373.08'	S 28°13'26" E
C7	812.52'	338.71'	270°02'41"	336.90'	N 53°31'25" W
C8	194.50'	88.85'	25°40'04"	87.95'	N 32°40'04" W

SCALE 1" = 160'
0'   80'   160'

N

POINT OF COMMENCEMENT
NE CORNER SE 1/4 SECTION
32-46-25

SE 1/4 (WIDE ACCESS AND UTILITY EASEMENT)
SOUND WAY (35' RIGHT OF WAY)

POINT OF BEGINNING

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM
± 17.431 ACRES

OAKRUN AT PELICAN SOUND A CONDOMINIUM

GOLF COURSE UNPLATTED SITE UNDER CONSTRUCTION

PROPOSED LAKE UNDER CONSTRUCTION

LAKE

20.0' LAKE MAINTENANCE EASEMENT

S 00°31'21" E   1837.15'
EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 32-46-25

32 33
32 33

S 51°54'15" W 238.11'
N 53°35'05" E 246.58'
140.64' LAKE
N 43°06'14" W 212.99'
S 03°26'14" W 855.26'

OR BK 03378 PG 2938

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

CONDOMINIUM PLAT BOOK

PAGE

EXHIBIT 'B'   SHEET 3 OF 9

SCALE 1" = 100'

0'   50'   100'

LEGEND
EOW   EDGE OF WATER
TOB   TOP OF BANK
R/W   RIGHT OF WAY
MH   MANHOLE
CB   CATCH BASIN
HW   HEADWALL
EOP   EDGE OF PAVEMENT
CE   COMMON ELEMENT
LCE   LIMITED COMMON ELEMENT

L.C.E. LIMITED COMMON ELEMENT

GOLF COURSE
UNPLATTED
SITE UNDER CONSTRUCTION

PROPOSED
LAKE
UNDER CONSTRUCTION

GOLF COURSE
UNPLATTED
SITE UNDER CONSTRUCTION

MATCH LINE (SEE SHEET 4 OF 9)

THE USE OF THIS PROPERTY IS RESIDENTIAL.
IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
DISTANCES ARE IN FEET AND DESIGN'S THEREOF.
THIS INSTRUMENT PREPARED BY: Q. GRADY MINOR AND ASSOCIATES, P.A.

PALMETTO DUNES AT PELICAN SOUND
A CONDOMINIUM
SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
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PHONE: (941) 947-1144   FAX: (941) 947-0375
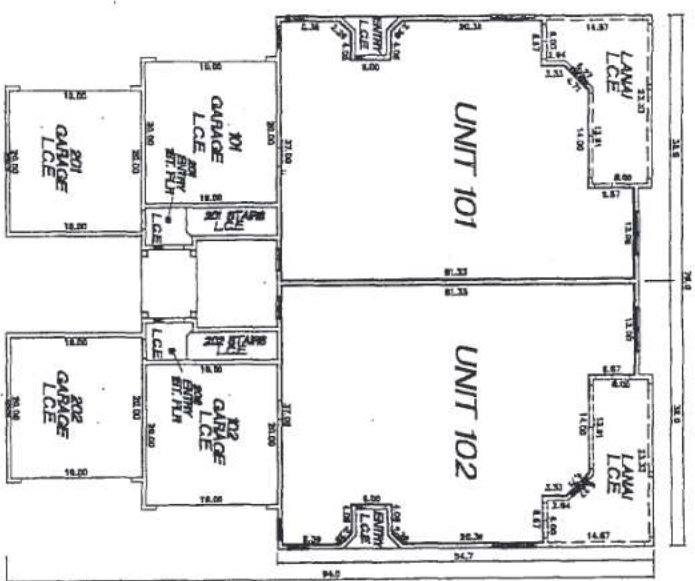CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

CONDOMINIUM PLOT PLAN
PALMETTO DUNES AT PELICAN SOUND
A CONDOMINIUM

DATE: MAY 2000   JOB CODE: PS.PD   DRAWING: B-1840

OR BK 03378 PG 2939

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

CONDOMINIUM PLAT BOOK
PAGE
EXHIBIT "B"
SHEET 4 OF 9

SCALE: 1" = 100'

LEGEND
TOB TOP OF BANK
C.E. COMMON ELEMENT
R/W RIGHT OF WAY
HW HEADWALL
CB CATCH BASIN
EOP EDGE OF PAVEMENT
EOW EDGE OF WATER
L.C.E. LIMITED COMMON ELEMENT

PALMETTO DUNES AT PELICAN SOUND,
A CONDOMINIUM
SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
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CONDOMINIUM PLOT PLAN
PALMETTO DUNES AT PELICAN SOUND,
A CONDOMINIUM

DATE: MAY, 2000   JOB CODE: PS.PD   DRAWING: B-1840

PROPOSED LAKE UNDER CONSTRUCTION

GOLF COURSE UNPLATTED
SITE UNDER CONSTRUCTION

LAKE MAINTENANCE EASEMENT

20.00' LAKE MAINTENANCE EASEMENT

LAKE

OAKRUN AT PELICAN SOUND, A CONDOMINIUM

SOUND WAY
(35' RIGHT OF WAY)

55.0' WIDE ACCESS AND UTILITY EASEMENT

MATCH LINE (SEE SHEET 3 OF 9)

OR BK 03378 PG 2940

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

C.E. COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
HEAVY LINE INDICATE UNIT BOUNDARIES
INSIDE WALL DIMENSIONS ARE CALCULATED FROM DRYWALL TO DRYWALL
DISTANCES ARE IN FEET AND DECIMALS THEREOF.
THIS INSTRUMENT PREPARED BY: Q. GRADY MINOR AND ASSOCIATES, P.A.
DRAWN BY: S.B.

PALMETTO DUNES AT PELICAN SOUND
A CONDOMINIUM
SECTION 12, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
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PHONE : (941) 947-1144   FAX : (941) 947-0375
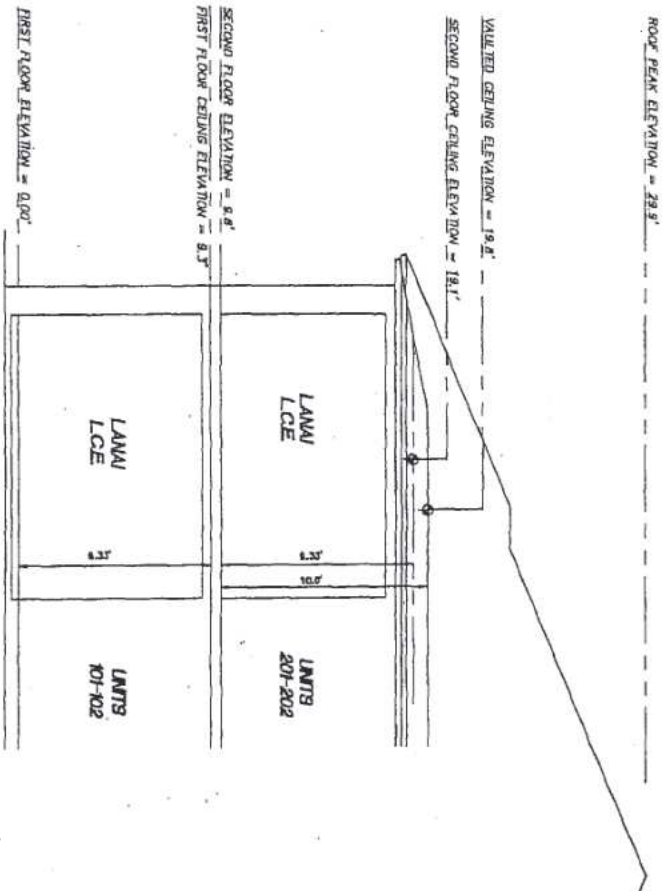CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

CONDOMINIUM PLAT BOOK
PAGE
EXHIBIT 'B'   SHEET 5 OF 9

PROPOSED
TYPICAL FIRST FLOOR PLAN
BUILDINGS # 1 THRU 39

SCALE : 1" = 13.0'
0   5'   10'   15'   30'

UNIT BOUNDARY PLAN
PROPOSED FIRST FLOOR UNIT BOUNDARY
BUILDINGS # 1 THRU 39

DATE: MAY, 2000   JOB CODE: PS.PD   DRAWING: B-1840

UNIT 101
UNIT 102

201 GARAGE L.C.E.
101 GARAGE L.C.E.
201 STAIRS L.C.E.
202 STAIRS L.C.E.
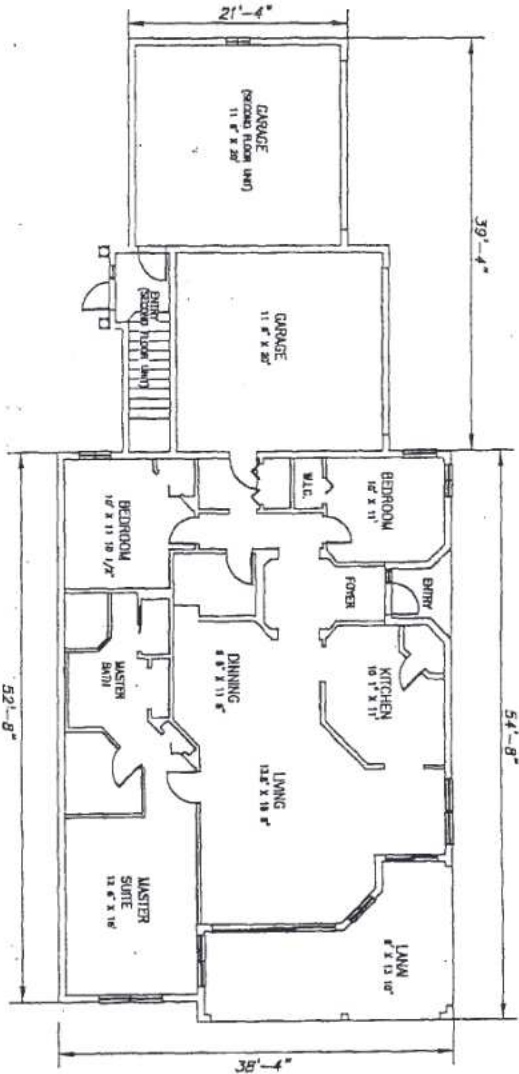102 GARAGE L.C.E.
202 GARAGE L.C.E.
LANAI L.C.E.
ENTRY L.C.E.

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

CONDOMINIUM PLAT BOOK

EXHIBIT "B"

PAGE

SHEET 6 OF 9
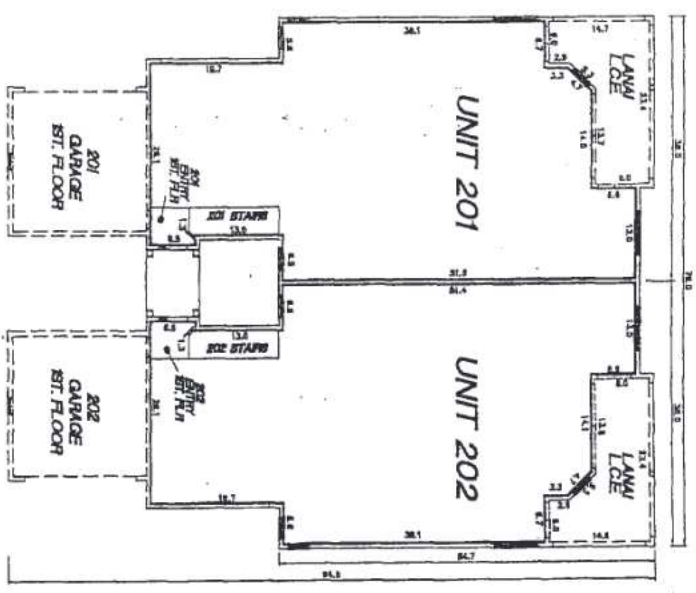
PROPOSED
TYPICAL SECOND FLOOR PLAN
BUILDINGS # 1 THRU 39

UNIT 201

UNIT 202

201
GARAGE
1ST. FLOOR

202
GARAGE
1ST. FLOOR

LANAI
LCE

LANAI
LCE

201 STAIRS

202 STAIRS

SCALE : 1" = 15.0'
0   5   10   15   30

PALMETTO DUNES AT PELICAN SOUND,
A CONDOMINIUM

SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
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BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144   FAX : (941) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

UNIT BOUNDARY PLAN

PROPOSED SECOND FLOOR UNIT BOUNDARY
BUILDINGS # 1 THRU 39

DATE: MAY, 2000   JOB CODE: PS.PD   DRAWING: B-183B

C.E.   COMMON ELEMENT
L.C.E.   LIMITED COMMON ELEMENT
HEAVY LINE INDICATE UNIT BOUNDARIES
INSIDE WALL DIMENSIONS ARE CALCULATED FROM DRYWALL TO DRYWALL
DISTANCES ARE IN FEET AND DECIMALS THEREOF.
DRAWN BY: S.R.
THIS INSTRUMENT PREPARED BY: Q. GRADY MINOR AND ASSOCIATES, P.A.

OR BK 03378 PG 2942

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

	CONDOMINIUM PLAT BOOK	PAGE
	EXHIBIT 'B'	SHEET 7 OF 9

ROOF PEAK ELEVATION = 29.5'

VAULTED CEILING ELEVATION = 19.8'

SECOND FLOOR CEILING ELEVATION = 19.1'

SECOND FLOOR ELEVATION = 9.8'

FIRST FLOOR CEILING ELEVATION = 9.3'

FIRST FLOOR ELEVATION = 0.00'

LANAI LCE

LANAI LCE

UNITS 201-202

LANAI LCE

UNITS 101-102

8.33'

8.33'

10.0'

PROPOSED TYPICAL LONGITUDINAL SECTION
NOT TO SCALE
BUILDINGS # 1 THRU 39

NOTES:
TWO STORY CONCRETE BLOCK STRUCTURE
ELEVATIONS REFER TO THE FIRST FLOOR AS 0.0'
C.E. COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT
DISTANCES ARE IN FEET AND DECIMALS THEREOF.
THIS INSTRUMENT PREPARED BY: Q. GRADY MINOR AND ASSOCIATES, P.A.

PALMETTO DUNES AT PELICAN SOUND
A CONDOMINIUM
SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
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CERTIFICATE OF AUTHORIZATION NUMBER LB 6151

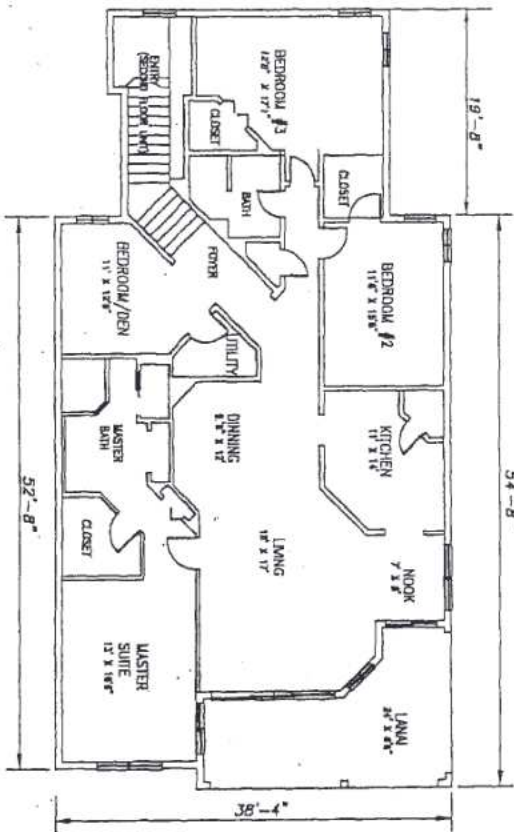| ELEVATION PLAN		
PROPOSED LONGITUDINAL SECTION BUILDINGS # 1 THRU 39		
DATE: MAY, 2000	JOB CODE: PS.PD	DRAWING: B-1898

OR BK 03378 PG 2943

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

CONDOMINIUM PLAT BOOK   PAGE

EXHIBIT 'B'   SHEET 8 OF 9

PROPOSED TYPICAL FIRST FLOOR PLAN
BUILDINGS # 1 THRU 39

SCALE : 1" = 10.0'
0   10'   20'

PLAN PER ARCHITECTURALS

ARCHITECTURAL PLAN
PROPOSED FLOOR PLAN
BUILDINGS # 1 THRU 39

DATE: MAY, 2000   JOB CODE: PS.PD   DRAWING: B-183B

NOTE:
THE INTERIOR CONFIGURATION SHOWN ON THIS FLOOR PLAN IS SUBJECT TO CHANGE. WCI COMMUNITIES, INC. RESERVES THE RIGHT TO MAKE CHANGES TO THE THE FINAL PLANS OR IN THE FIELD DURING CONSTRUCTION.

DIMENSIONS ARE IN FEET AND INCHES THEREOF.

TYPICAL FOR UNIT 101, UNIT 102 REVERSED.

DRAWN BY: S.R.

THIS INSTRUMENT PREPARED BY: Q. GRADY MINOR AND ASSOCIATES, P.A.

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM

SECTION 32, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.
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BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144   FAX : (941) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 6161

OR BK 03378 PG 2944

PALMETTO DUNES AT PELICAN SOUND, A CONDOMINIUM