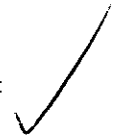


13



This instrument prepared by:  
Kenneth Y. Gordon, Esq.  
24301 Walden Center Drive  
Bonita Springs, FL 34134



INSTR # 5860025  
Official Records BK 03964 PG 2917  
RECORDED 06/19/2003 01:37:52 PM  
CHARLIE GREEN, CLERK OF COURT  
LEE COUNTY  
RECORDING FEE 60.00  
DEPUTY CLERK S Jensen

**AGREEMENT TO ASSIGN RESERVATIONS AND DEDICATE  
AND/OR CONVEY**

THIS AGREEMENT made this 12<sup>th</sup> day of May, 2003, between Bay Colony-Gateway, Inc., a Delaware corporation (hereinafter referred to as "Developer" and "Owner") and Gateway Services Community Development District (hereinafter sometimes referred to as "District").

**WITNESSETH**

**WHEREAS**, the District is a local unit of special purpose government organized and existing in accordance with the Uniform Community Development District Act, Chapter 190, Florida Statutes, as amended (Act), and established by Rule 42F-1.001 through 42F-1.003, Florida Administrative Code (F.A.C.), (as amended) of the Florida Land and Water Adjudicatory Commission, which became effective May 22, 1986, at the petition of the Developer's predecessor and as amended on July 29, 2002 and November 12, 2002; and

**WHEREAS**, the Developer and the District have entered into a Project Improvement Acquisition Agreement (Sun City Center Fort Myers Phase 1) that provides, inter alia, for the execution and delivery by the Developer and Owner to the District of an Agreement, in recordable form, to dedicate or convey to the District all easements, tracts, rights-of-way, structures, and improvements that shall constitute or be necessary to construct, operate, and maintain certain public facilities, including but not limited to water management facilities, roadways, water, sewer, irrigation, landscaping, drainage, security, lighting and sidewalks, on previously unplatted lands within the District.

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained herein, and for TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Dedication.** Developer agrees for itself, its legal representatives, successors, and assigns, that upon the filing of any plat for all or any portion of those certain lands described in the attached Schedule 1 to dedicate and/or convey to the District any and all easements, tracts, rights-of-way, structures, and improvements that shall constitute or be necessary, in the opinion of the District, to construct, operate, and maintain certain public facilities within the District, including but not limited to, water management facilities, roadways, water, sewer, irrigation, landscaping, drainage, lighting, sidewalks, and security features, upon such lands. The form of such dedication shall be substantially as set forth in the attached Exhibit "A".

2. **Assignment of Reservations.** Developer and Owner agree for themselves, their legal representatives, successors and assigns, that upon the filing of any Plat for all or any portion of those certain lands described in the attached Schedule 1 to assign to the District all of their rights and privileges that it now has or may hereafter acquire or which it may have under the laws of the State of Florida or otherwise, and all right, title and interest of Developer in and to and under each of the reservations of conservation tracts, maintenance buffer easements, lake maintenance easements, water management tracts, drainage easements, ingress and egress easements, and like easements and rights-of-way necessary for the construction, operation and/or maintenance of the facilities of the District.

3. **Acceptance.** The District agrees that upon (i) presentation by Developer of its proposed plat meeting all requirements of State and local law respecting property within the land described in the attached Schedule 1 and containing the Dedications and Reservations required by Paragraphs 1 and 2 above, and (ii) the District determining, in its sole discretion, that the same will be sufficient for the construction and/or acquisition by the District of all such public facilities, including, but not limited to water management facilities, roadways, water, sewer, irrigation, landscaping, drainage, lighting, security, and sidewalks, within the areas to be platted in conformance with the District's plans, specifications, standards, and requirements, and (iii) presentation of written approval of such plat(s) by appropriate governmental agencies, the District shall accept such Dedication and Assignment of Reservations by acknowledgment, approval and/or endorsement to be executed on the face of such proposed Plat, or by separate instrument, provided, however, that the making and preparation of any plat shall be at the sole expense of Developer and Owners. The form of such acceptance shall be substantially as set forth in Chapter 177 of the Florida Statutes.

4. **Recording.** The District shall cause this Agreement to be recorded in the Public Records of Lee County, Florida.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date first above written.

Signed, sealed and delivered  
in our presence:

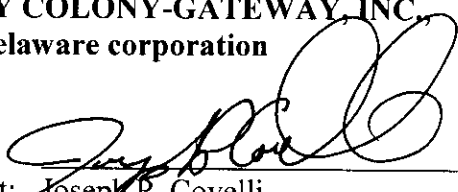
**BAY COLONY-GATEWAY, INC.**  
a Delaware corporation

Lisa M. Grovin  
Witness #1

LISA M. GROVIN  
Printed Name of Witness #1

Margaret A Bisk  
Witness #2

MARGARET A BISK  
Printed Name of Witness #2

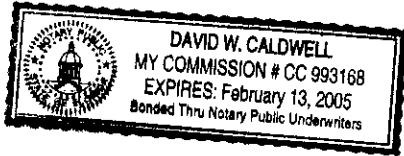
By:   
Print: Joseph P. Covelli  
Its: Vice President

**STATE OF FLORIDA  
COUNTY OF LEE**

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Joseph P. Covelli, as Vice President of Bay Colony-Gateway, Inc., a Delaware corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

12<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid this day of May, 2003.

(SEAL)



David W. Caldwell  
NOTARY PUBLIC  
DAVID W. CALDWELL

Printed Name

Commission No.: CC993168

My Commission Expires: 2/13/05

ATTEST:

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

Lee Boyd  
LEE BOYD, ~~Asst~~ Secretary

By: Lee Menzies  
Print: ~~Robin Martin~~ LEE MENZIES  
Its: ~~Vice~~-Chairman

STATE OF FLORIDA  
COUNTY OF LEE

~~Asst.~~ LEE MENZIES

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ~~Robin Martin~~, and LEE BOYD, Chairman/Vice Chairman and ~~Secretary/Assistant~~ of the Gateway Services Community Development District, a unit of special purpose government organized and existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

12<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid this day of May, 2003.

David W. Caldwell

NOTARY PUBLIC

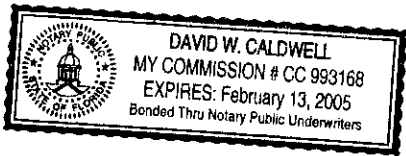
DAVID W. CALDWELL

Printed Name

Commission No.: CC993168

My Commission Expires: 2/13/05

(SEAL)



**SCHEDULE "1"**

LEGAL DESCRIPTION

LYING IN

SECTIONS 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST  
SECTIONS 1, 2 & 12, TOWNSHIP 45 SOUTH, RANGE 25 EAST,  
SECTIONS 5, 6 & 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA.

(GSD SPECIAL ASSESSMENT AREA)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE,  
LYING IN SECTIONS 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, SECTIONS 1, 2 & 12,  
TOWNSHIP 45 SOUTH, RANGE 25 EAST AND SECTIONS 5, 6 & 7, TOWNSHIP 45 SOUTH,  
RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1 AND THE SOUTHEAST  
CORNER OF SAID SECTION 2, THE FOLLOWING DESCRIBED GSD SPECIAL  
ASSESSMENT AREA;

THENCE S.89°03'49"W., ALONG THE SOUTH LINE OF SAID SECTION 2 FOR 2,645.12  
FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF  
SECTION 2;  
THENCE S.89°03'49"W., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW  
1/4) OF SAID SECTION 2 FOR 476.16 FEET TO A POINT ON A CURVE;  
THENCE NORTHERLY 200.17 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR  
CURVE TO THE LEFT HAVING A RADIUS OF 2,599.95 FEET THROUGH A CENTRAL  
ANGLE OF 04°24'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS  
N.01°38'43"W. FOR 200.12 FEET;  
THENCE N.03°51'03"W., FOR 959.30 FEET TO A POINT ON A CURVE;  
THENCE NORTHERLY 490.30 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR  
CURVE TO THE RIGHT HAVING A RADIUS OF 2,700.05 FEET THROUGH A CENTRAL  
ANGLE OF 10°24'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.01°21'04"E.  
FOR 489.63 FEET;  
THENCE N.06°33'12"E., FOR 1,166.54 FEET TO A POINT OF CURVATURE;  
THENCE NORTHERLY 826.44 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR  
CURVE TO THE LEFT HAVING A RADIUS OF 1,100.00 FEET THROUGH A CENTRAL  
ANGLE OF 43°02'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS  
N.14°58'12"W. FOR 807.14 FEET;  
THENCE N.36°29'36"W., FOR 266.36 FEET TO A POINT OF CURVATURE;  
THENCE NORTHERLY 1,249.07 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR  
CURVE TO THE RIGHT HAVING A RADIUS OF 1,900.00 FEET THROUGH A CENTRAL  
ANGLE OF 37°40'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS  
N.17°39'36"W. FOR 1,226.70 FEET;  
THENCE N.01°10'24"E., FOR 248.58 FEET;  
THENCE S.89°25'36"W., FOR 214.71 FEET;  
THENCE N.00°02'17"W., FOR 68.31 FEET;  
THENCE N.01°00'06"W., FOR 2,642.68 FEET;  
THENCE N.00°58'02"W., FOR 1,048.01 FEET TO A POINT ON A CURVE;  
THENCE NORTHERLY 766.46 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR  
CURVE TO THE LEFT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL  
ANGLE OF 41°49'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.21°16'16"E.  
FOR 749.55 FEET;  
THENCE N.00°21'33"E., FOR 721.50 FEET;  
THENCE N.45°21'33"E., FOR 42.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF  
COLONIAL BOULEVARD (250' WIDE);  
THENCE S.89°38'27"E., ALONG SAID SOUTH RIGHT OF WAY LINE FOR 2,224.05 FEET;  
THENCE S.02°16'01"E., FOR 1,168.38 FEET;  
THENCE N.89°54'24"E., FOR 1,324.86 FEET TO THE EAST LINE OF THE NORTHEAST  
QUARTER (NE 1/4) OF SAID SECTION 35;

THENCE S.03°20'25"E., ALONG SAID EAST LINE OF THE NORTHEAST QUARTER (NE 1/4)  
 OF SECTION 35 FOR 1,284.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST  
 QUARTER (NE 1/4) OF SAID SECTION 35;  
 THENCE S.00°01'58"E., ALONG SAID EAST LINE OF THE NORTHEAST QUARTER (NE 1/4)  
 OF SECTION 35 FOR 2,635.65 FEET TO THE NORTHWEST CORNER OF SECTION 1;  
 THENCE N.89°28'42"E., ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW  
 1/4) OF SAID SECTION 1 FOR 1,709.78 FEET;  
 THENCE S.00°20'44"E., FOR 200.00 FEET;  
 THENCE N.89°28'42"E., FOR 932.82 FEET;  
 THENCE S.89°57'06"E., FOR 2,735.03 FEET TO THE EASTERLY LINE OF A FLORIDA  
 POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 728 PAGE  
 113, PUBLIC RECORDS, LEE COUNTY, FLORIDA;  
 THENCE S.37°57'04"E., ALONG SAID EASTERLY LINE FOR 2,023.41 FEET;  
 THENCE S.33°58'59"E., ALONG SAID EASTERLY LINE FOR 833.70 FEET;  
 THENCE N.43°52'31"E., FOR 3,552.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE  
 OF STATE ROAD 82 (200' WIDE);  
 THENCE S.46°07'29"E., ALONG SAID SOUTHERLY LINE FOR 2,510.42 FEET TO A POINT  
 OF CURVATURE AND THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE LAKE  
 DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 2253 PAGE 976 – 978, PUBLIC  
 RECORDS, LEE COUNTY, FLORIDA;  
 THENCE SOUTHERLY 47.12 FEET ALONG SAID WESTERLY LINE AND THE ARC OF A  
 TANGENTIAL CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET  
 THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD  
 WHICH BEARS S.01°07'29"E. FOR 42.43 FEET;  
 THENCE S.43°52'31"W., ALONG SAID WESTERLY LINE FOR 269.97 FEET TO A POINT OF  
 CURVATURE;  
 THENCE SOUTHERLY 2,149.49 FEET ALONG SAID WESTERLY LINE AND THE ARC OF A  
 TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,760.00 FEET  
 THROUGH A CENTRAL ANGLE OF 69°58'31" AND BEING SUBTENDED BY A CHORD  
 WHICH BEARS S.08°53'15"W. FOR 2,018.37 FEET;  
 THENCE S.26°06'00"E., ALONG SAID WESTERLY LINE FOR 390.00 FEET TO A POINT ON  
 A CURVE AND THE NORTH LINE OF GATEWAY PARCEL 23, PHASE 1 AS RECORDED IN  
 PLAT BOOK 53 PAGE 63-79, PUBLIC RECORDS, LEE COUNTY, FLORIDA;  
 THENCE WESTERLY 47.12 FEET ALONG SAID NORTH LINE AND THE ARC OF A NON-  
 TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 30.02 FEET  
 THROUGH A CENTRAL ANGLE OF 89°56'09" AND BEING SUBTENDED BY A CHORD  
 WHICH BEARS N.71°06'31"W. FOR 42.43 FEET;  
 THENCE S.63°54'00"W., ALONG SAID NORTH LINE FOR 424.59 FEET TO A POINT ON A  
 CURVE;  
 THENCE WESTERLY 712.23 FEET ALONG SAID NORTH LINE AND THE ARC OF A NON-  
 TANGENTIAL CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,360.00 FEET  
 THROUGH A CENTRAL ANGLE OF 30°00'19" AND BEING SUBTENDED BY A CHORD  
 WHICH BEARS S.78°54'08"W. FOR 704.12 FEET;  
 THENCE S.03°54'19"W., FOR 231.39 FEET;  
 THENCE N.84°42'40"W., FOR 147.98 FEET;  
 THENCE S.70°04'22"W., FOR 154.04 FEET;  
 THENCE S.56°04'27"W., FOR 182.60 FEET;  
 THENCE S.37°55'16"W., FOR 168.45 FEET;  
 THENCE S.15°02'09"W., FOR 152.71 FEET;  
 THENCE S.01°08'26"E., FOR 156.99 FEET;  
 THENCE S.49°29'30"E., FOR 82.59 FEET;  
 THENCE S.39°17'40"E., FOR 126.41 FEET;  
 THENCE S.21°49'49"E., FOR 156.51 FEET;  
 THENCE S.08°38'35"W., FOR 78.60 FEET;  
 THENCE S.71°49'54"W., FOR 24.04 FEET TO THE EASTERLY LINE OF SAID FLORIDA  
 POWER AND LIGHT EASEMENT;  
 THENCE N.37°57'04"W., ALONG SAID EASTERLY LINE FOR 1,960.00 FEET;  
 THENCE S.52°00'00"W., FOR 565.03 FEET TO THE WESTERLY LINE OF A FLORIDA

POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1606  
PAGE 1275, PUBLIC RECORDS, LEE COUNTY, FLORIDA;  
THENCE N.37°57'04"W., ALONG SAID WESTERLY LINE FOR 329.85 FEET;  
THENCE N.35°22'47"W., ALONG SAID WESTERLY LINE FOR 899.78 FEET;  
THENCE S.66°01'55"W., FOR 199.27 FEET TO A POINT ON A CURVE AND TO THE WEST  
EDGE OF GATE WAY BOULEVARD AND THE EASTERLY LINE OF HIDDEN LINKS II, AS  
RECORDED IN PLAT BOOK 69 PAGE 97-100, PUBLIC RECORDS, LEE COUNTY,  
FLORIDA;  
THENCE NORTHWESTERLY 406.31 FEET ALONG SAID EASTERLY LINE AND THE ARC  
OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2,040.00  
FEET THROUGH A CENTRAL ANGLE OF 11°24'42" AND BEING SUBTENDED BY A CHORD  
WHICH BEARS N.29°40'26"W. FOR 405.64 FEET;  
THENCE N.35°22'47"W., ALONG SAID EASTERLY LINE FOR 177.52 FEET;  
THENCE N.76°22'20"W., ALONG SAID EASTERLY LINE FOR 568.15 FEET TO A POINT OF  
CURVATURE;  
THENCE WESTERLY 180.67 FEET, ALONG SAID EASTERLY LINE AND THE ARC OF A  
TANGENTIAL CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,032.50 FEET  
THROUGH A CENTRAL ANGLE OF 10°01'33" AND BEING SUBTENDED BY A CHORD  
WHICH BEARS N.71°21'34"W. FOR 180.44 FEET;  
THENCE N.66°20'47"W., ALONG SAID EASTERLY LINE FOR 25.17 FEET TO A POINT OF  
CURVATURE;  
THENCE NORTHWESTERLY 208.48 FEET, ALONG SAID EASTERLY LINE AND THE ARC  
OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 832.50 FEET  
THROUGH A CENTRAL ANGLE OF 14°20'53" AND BEING SUBTENDED BY A CHORD  
WHICH BEARS N.59°10'21"W. FOR 207.93 FEET;  
THENCE N.51°59'54"W., ALONG SAID EASTERLY LINE FOR 23.58 FEET TO A POINT ON A  
CURVE;  
THENCE NORTHWESTERLY 296.37 FEET, ALONG SAID EASTERLY LINE AND THE ARC  
OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,167.50  
FEET THROUGH A CENTRAL ANGLE OF 14°32'40" AND BEING SUBTENDED BY A CHORD  
WHICH BEARS N.59°16'14"W. FOR 295.57 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE NORTHWESTERLY 220.68 FEET ALONG SAID EASTERLY LINE AND THE ARC  
OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET  
THROUGH A CENTRAL ANGLE OF 21°04'24" AND BEING SUBTENDED BY A CHORD  
WHICH BEARS N.56°00'22"W. FOR 219.44 FEET TO A POINT OF REVERSE CURVATURE;  
THENCE SOUTHWESTERLY 634.67 FEET ALONG SAID EASTERLY LINE AND THE ARC  
OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET  
THROUGH A CENTRAL ANGLE OF 161°37'03" AND BEING SUBTENDED BY A CHORD  
WHICH BEARS S.53°43'18"W. FOR 444.22 FEET;  
THENCE S.52°12'48"W., FOR 144.80 FEET;  
THENCE N.50°14'27"W., FOR 48.54 FEET;  
THENCE N.40°57'33"W., FOR 36.03 FEET;  
THENCE N.43°19'06"W., FOR 44.03 FEET;  
THENCE S.78°45'02"W., FOR 30.54 FEET;  
THENCE S.57°20'40"W., FOR 48.59 FEET;  
THENCE S.11°17'21"W., FOR 43.03 FEET;  
THENCE S.05°40'27"W., FOR 41.78 FEET;  
THENCE S.68°48'34"W., FOR 27.30 FEET;  
THENCE S.00°48'06"W., FOR 66.28 FEET;  
THENCE S.08°25'25"W., FOR 40.28 FEET;  
THENCE S.06°30'42"W., FOR 30.10 FEET;  
THENCE S.32°16'28"W., FOR 88.27 FEET;  
THENCE S.76°04'40"W., FOR 87.12 FEET;  
THENCE N.85°01'24"W., FOR 100.54 FEET;  
THENCE S.05°57'07"E., FOR 53.31 FEET;  
THENCE S.09°03'40"W., FOR 83.69 FEET;  
THENCE S.03°39'02"E., FOR 118.11 FEET;  
THENCE S.09°40'30"E., FOR 102.54 FEET;

THENCE S.27°58'47"W., FOR 276.06 FEET;  
 THENCE S.36°54'41"W., FOR 172.25 FEET;  
 THENCE S.33°26'36"W., FOR 232.10 FEET;  
 THENCE S.38°56'24"W., FOR 86.00 FEET;  
 THENCE S.31°35'36"W., FOR 436.35 FEET;  
 THENCE S.18°45'56"W., FOR 95.17 FEET TO A POINT OF CURVATURE;  
 THENCE SOUTHERLY 66.83 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR  
 CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE  
 OF 54°42'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.08°35'04"E. FOR  
 64.32 FEET;  
 THENCE S.35°56'05"E., FOR 61.60 FEET;  
 THENCE N.88°58'00"E., FOR 64.96 FEET;  
 THENCE S.14°49'33"E., FOR 56.84 FEET;  
 THENCE S.06°18'15"E., FOR 49.47 FEET;  
 THENCE N.89°55'41"E., FOR 26.97 FEET;  
 THENCE S.45°55'49"E., FOR 37.82 FEET;  
 THENCE S.21°30'46"E., FOR 47.25 FEET;  
 THENCE S.05°01'32"E., FOR 50.69 FEET;  
 THENCE S.02°27'52"E., FOR 145.13 FEET;  
 THENCE S.01°05'48"W., FOR 116.15 FEET;  
 THENCE S.32°39'34"W., FOR 137.19 FEET;  
 THENCE S.17°57'38"W., FOR 95.44 FEET;  
 THENCE S.07°32'28"W., FOR 96.01 FEET;  
 THENCE S.03°57'03"E., FOR 128.20 FEET;  
 THENCE S.08°16'06"E., FOR 95.76 FEET;  
 THENCE S.12°19'52"E., FOR 213.83 FEET;  
 THENCE S.19°03'16"E., FOR 132.77 FEET;  
 THENCE S.01°59'57"W., FOR 145.50 FEET;  
 THENCE S.21°49'38"W., FOR 119.46 FEET;  
 THENCE S.00°39'41"E., FOR 41.97 FEET;  
 THENCE S.37°00'39"E., FOR 141.84 FEET;  
 THENCE S.33°29'45"E., FOR 114.53 FEET;  
 THENCE S.18°10'24"E., FOR 50.01 FEET;  
 THENCE S.30°58'26"E., FOR 55.98 FEET;  
 THENCE S.03°51'25"W., FOR 78.68 FEET;  
 THENCE S.15°39'28"E., FOR 12.02 FEET;  
 THENCE S.40°03'19"W., FOR 12.12 FEET;  
 THENCE S.46°00'11"W., FOR 52.02 FEET;  
 THENCE S.35°18'10"W., FOR 20.53 FEET;  
 THENCE S.23°04'13"W., FOR 18.02 FEET;  
 THENCE S.07°47'21"W., FOR 27.37 FEET;  
 THENCE S.00°41'23"E., FOR 21.64 FEET;  
 THENCE S.12°07'17"E., FOR 23.73 FEET;  
 THENCE S.23°16'26"E., FOR 20.64 FEET;  
 THENCE S.30°28'40"E., FOR 22.42 FEET;  
 THENCE S.33°42'46"E., FOR 25.32 FEET;  
 THENCE S.37°32'44"E., FOR 24.74 FEET;  
 THENCE S.45°00'52"E., FOR 23.07 FEET;  
 THENCE S.50°40'00"E., FOR 20.58 FEET;  
 THENCE S.55°04'47"E., FOR 15.34 FEET;  
 THENCE S.62°04'43"E., FOR 33.78 FEET;  
 THENCE S.60°16'48"E., FOR 16.05 FEET;  
 THENCE S.14°18'21"E., FOR 25.17 FEET;  
 THENCE S.75°36'00"E., FOR 85.47 FEET;  
 THENCE S.50°32'47"E., FOR 120.35 FEET;  
 THENCE S.36°06'38"E., FOR 60.36 FEET;  
 THENCE S.65°30'40"E., FOR 60.76 FEET;  
 THENCE N.79°49'42"E., FOR 52.73 FEET;

THENCE S.81°55'28"E., FOR 84.73 FEET;  
THENCE S.67°19'31"E., FOR 118.95 FEET;  
THENCE S.38°11'33"E., FOR 82.32 FEET;  
THENCE S.11°07'08"E., FOR 90.09 FEET;  
THENCE S.13°25'00"E., FOR 42.02 FEET;  
THENCE S.09°31'56"W., FOR 52.23 FEET;  
THENCE S.15°48'10"W., FOR 28.36 FEET;  
THENCE S.41°36'02"W., FOR 66.26 FEET;  
THENCE S.69°41'06"W., FOR 42.26 FEET;  
THENCE S.80°21'39"W., FOR 37.67 FEET;  
THENCE S.50°49'35"W., FOR 31.04 FEET;  
THENCE S.33°42'49"W., FOR 59.28 FEET;  
THENCE S.74°44'39"W., FOR 22.50 FEET;  
THENCE N.81°11'51"W., FOR 47.78 FEET;  
THENCE N.37°40'35"W., FOR 25.33 FEET;  
THENCE S.64°23'21"W., FOR 45.47 FEET;  
THENCE S.87°57'29"W., FOR 30.41 FEET;  
THENCE S.25°12'51"W., FOR 24.46 FEET;  
THENCE S.17°35'11"W., FOR 70.77 FEET;  
THENCE S.25°03'01"W., FOR 42.89 FEET;  
THENCE S.25°07'28"W., FOR 45.32 FEET;  
THENCE S.53°47'49"W., FOR 15.41 FEET;  
THENCE S.63°57'58"W., FOR 12.55 FEET;  
THENCE S.63°57'52"W., FOR 18.33 FEET;  
THENCE S.03°51'32"E., FOR 37.06 FEET;  
THENCE S.89°55'12"W., FOR 1,445.69 FEET;  
THENCE N.01°05'33"W., FOR 2,646.07 FEET TO THE SOUTH LINE OF THE SOUTHWEST  
QUARTER (SW 1/4) OF SAID SECTION 1;  
THENCE S.89°56'14"W., ALONG SAID SOUTH LINE OF THE OF THE SOUTHWEST  
QUARTER (SW 1/4) OF SAID SECTION 1 FOR 2,663.19 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 79,669,268 SQUARE FEET OR 1,828.95 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON THE SOUTH LINE OF SOUTHEAST QUARTER (SE 1/4) OF  
SECTION 2, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS  
BEARING S.89°03'49"W.

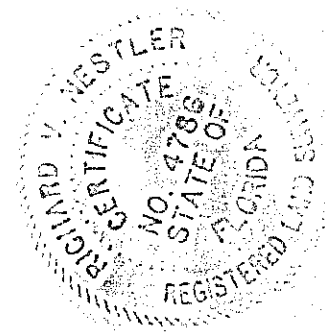
RWA CONSULTING INC.  
LAND SURVEYORS AND MAPPERS  
1342 COLONIAL BOULEVARD  
SUITE H-60  
FORT MYERS, FLORIDA 33907  
(941) 278-5224

FLORIDA CERTIFICATE OF AUTHORIZATION #6952

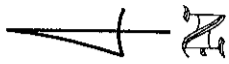
BY:  DATE: 8/23/02  
RICHARD V. NESTLER, PROFESSIONAL LAND SURVEYOR LS# 4786

NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.

Ref. 99-0165-07-3S1  
8-21-02



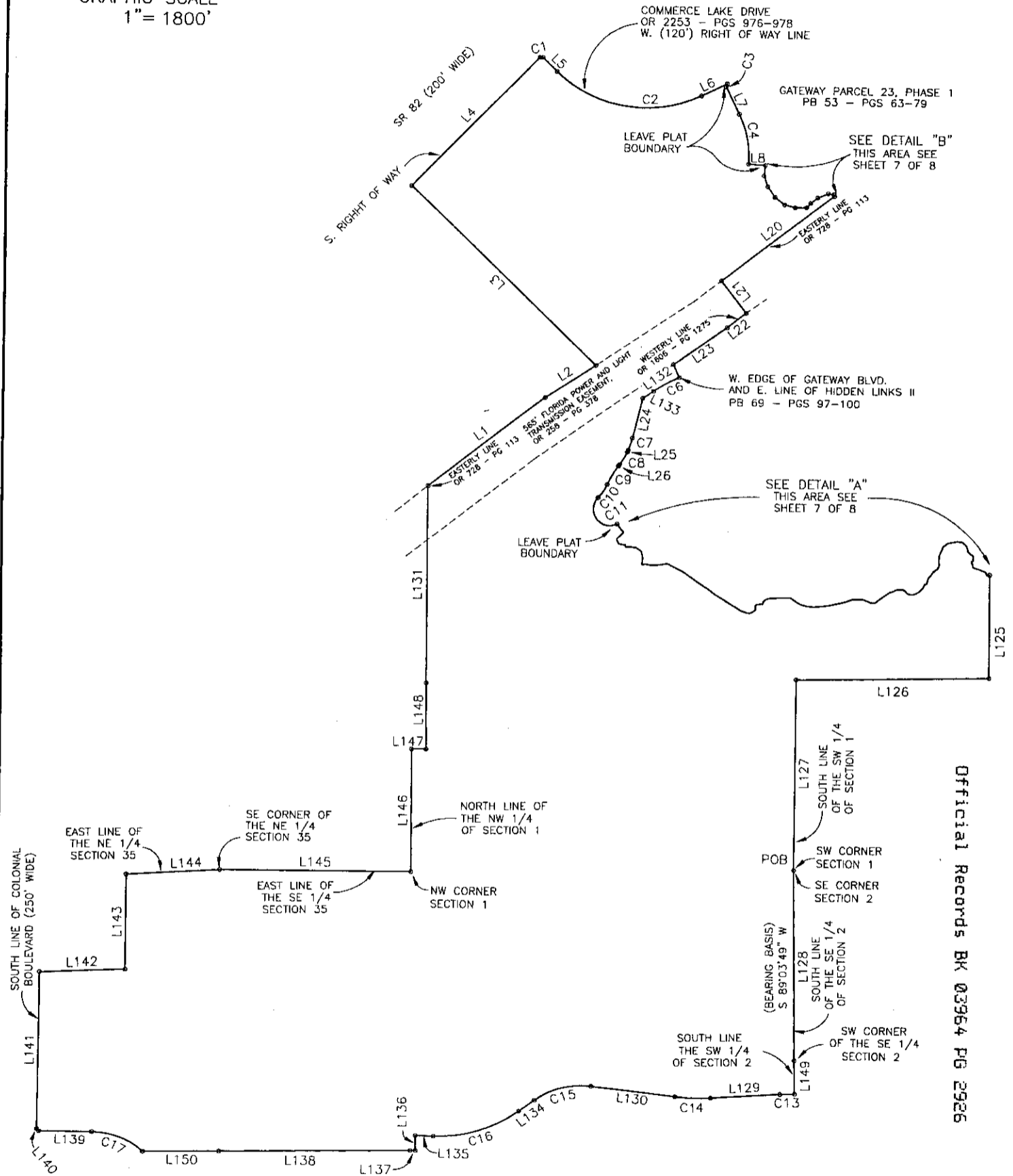
\*\*\* THIS IS NOT A SURVEY \*\*\*



0 900 1800  
 GRAPHIC SCALE  
 1" = 1800'

ABBREVIATIONS:

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- L1 = SEE LINE TABLE
- C1 = SEE CURVE TABLE



Official Records BK 03964 PG 2926

**RWA** INC.  
**CONSULTING**  
 Engineers,  
 Surveyors & Mappers,  
 Planners, Project Managers

1342 Colonial Boulevard, Suite H-60  
 Fort Myers, Florida 33907  
 Phone: (239) 278-5224  
 FAX: (239) 278-5419  
 Florida Certificate of Authorization # 6952

DATE: 8-20-02  
 SCALE: 1"=1800'  
 DRAWN BY: CBW  
 CHECKED BY: RVN  
 SEC: 1 TWP: 45 RGE: 25

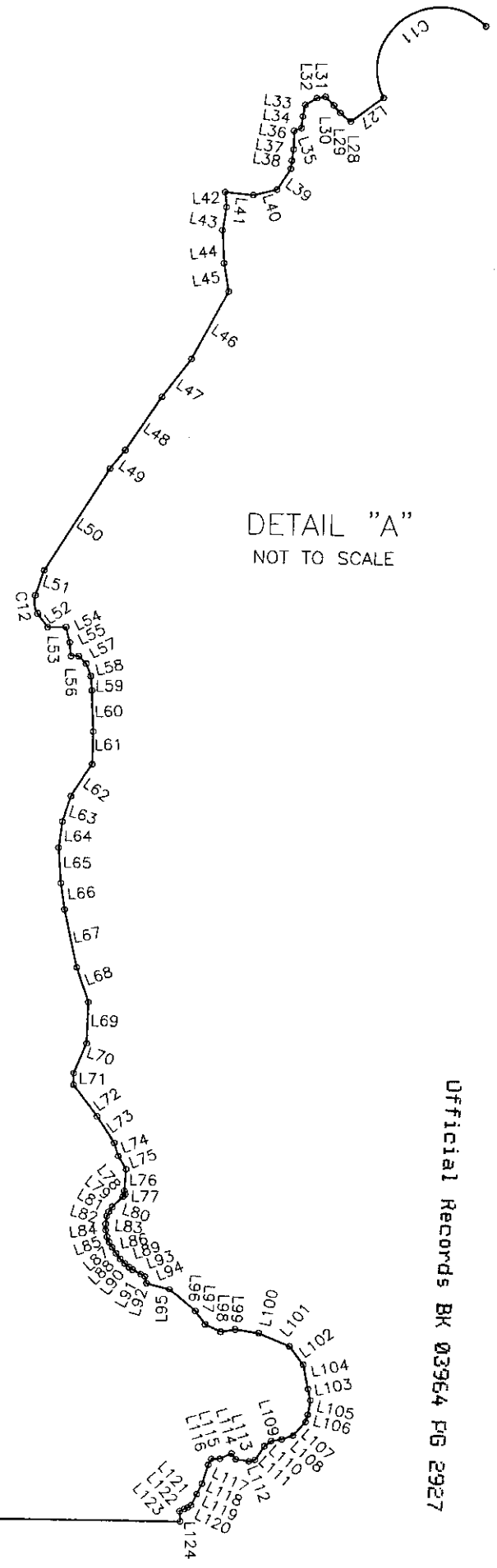
CLIENT: WATERMARK COMMUNITIES, INC.  
 TITLE: SKETCH TO ACCOMPANY DESCRIPTION OF GSD SPECIAL ASSESSMENT AREA  
 PROJECT NUMBER: 99-0165 SHEET NUMBER: 6 OF 8 FILE NUMBER: 07-3S1

\*\*\* THIS IS NOT A SURVEY \*\*\*

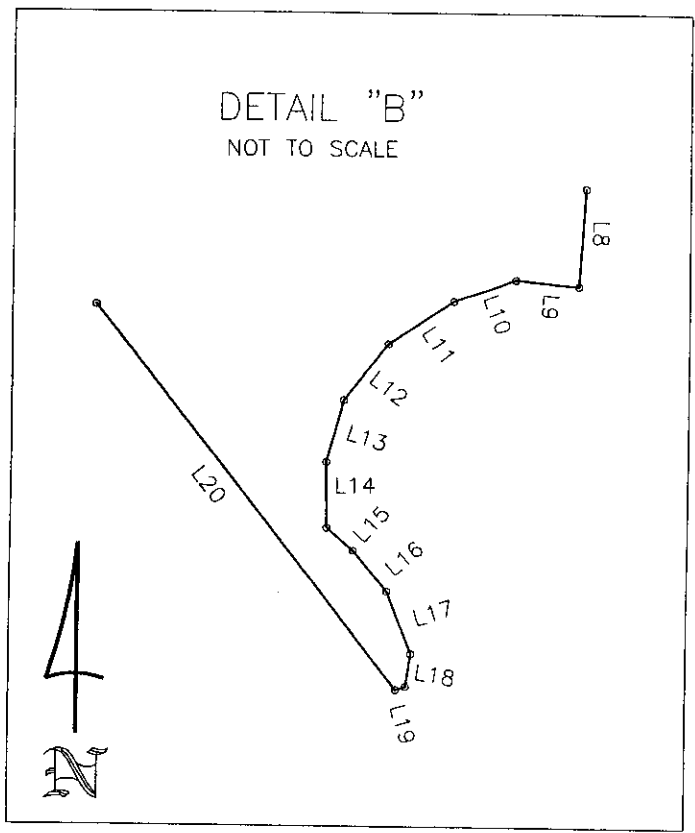


ABBREVIATIONS:

- POB = POINT OF BEGINNING
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DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE

Official Records BK 03964 PG 2927

L125

**RWA** INC.  
CONSULTING  
Engineers,  
Surveyors & Mappers,  
Planners, Project Managers

1342 Colonial Boulevard, Suite H-60  
Fort Myers, Florida 33907  
Phone: (239) 278-5224  
FAX: (239) 278-5419  
Florida Certificate of Authorization # 6952

DATE:	8-20-02	
SCALE:	N/A	
DRAWN BY:	CBW	
CHECKED BY:	RVN	
SEC:	TWP:	RGE:
1	45	25

CLIENT:	WATERMARK COMMUNITIES, INC.		
TITLE:	SKETCH TO ACCOMPANY DESCRIPTION OF GSD SPECIAL ASSESSMENT AREA		
PROJECT NUMBER:	99-0165	SHEET NUMBER:	7 OF 8
FILE NUMBER:	07-3S1		

\*\*\* THIS IS NOT A SURVEY \*\*\*

LINE TABLE		
LINE	LENGTH	BEARING
L1	2023.41	S37°57'04"E
L2	833.70	S33°58'59"E
L3	3552.69	N43°52'31"E
L4	2510.42	S46°07'29"E
L5	269.97	S43°52'31"W
L6	390.00	S26°06'00"E
L7	424.59	S63°54'00"W
L8	231.39	S03°54'19"W
L9	147.98	N84°42'40"W
L10	154.04	S70°04'22"W
L11	182.60	S56°04'27"W
L12	168.45	S37°55'16"W
L13	152.71	S15°02'09"W
L14	156.99	S01°08'26"E
L15	82.59	S49°29'30"E
L16	126.41	S39°17'40"E
L17	156.51	S21°49'49"E
L18	78.60	S08°38'35"W
L19	24.04	S71°49'54"W
L20	1960.00	N37°57'04"W
L21	565.03	S52°00'00"W
L22	329.85	N37°57'04"W
L23	899.78	N35°22'47"W
L24	568.15	N76°22'20"W
L25	25.17	N66°20'47"W
L26	23.58	N51°59'54"W
L27	144.80	S52°12'48"W
L28	48.54	N50°14'27"W
L29	36.03	N40°57'33"W
L30	44.03	N43°19'06"W
L31	30.54	S78°45'02"W
L32	48.59	S57°20'40"W
L33	43.03	S11°17'21"W
L34	41.78	S05°40'27"W
L35	27.30	S68°48'34"W
L36	66.28	S00°48'06"W
L37	40.28	S08°25'25"W
L38	30.10	S06°30'42"W
L39	88.27	S32°16'28"W
L40	87.12	S76°04'40"W
L41	100.54	N85°01'24"W
L42	53.31	S05°57'07"E
L43	83.69	S09°03'40"W
L44	118.11	S03°39'02"E
L45	102.54	S09°40'30"E
L46	276.06	S27°58'47"W
L47	172.25	S36°54'41"W
L48	232.10	S33°26'36"W
L49	86.00	S38°56'24"W
L50	436.35	S31°35'36"W

LINE TABLE		
LINE	LENGTH	BEARING
L51	95.17	S18°45'56"W
L52	61.60	S35°56'05"E
L53	64.96	N88°58'00"E
L54	56.84	S14°49'33"E
L55	49.47	S06°18'15"E
L56	26.97	N89°55'41"E
L57	37.82	S45°55'49"E
L58	47.25	S21°30'46"E
L59	50.69	S05°01'32"E
L60	145.13	S02°27'52"E
L61	116.15	S01°05'48"W
L62	137.19	S32°39'34"W
L63	95.44	S17°57'38"W
L64	96.01	S07°32'28"W
L65	128.20	S03°57'03"E
L66	95.76	S08°16'06"E
L67	213.83	S12°19'52"E
L68	132.77	S19°03'16"E
L69	145.50	S01°59'57"W
L70	119.46	S21°49'38"W
L71	41.97	S00°39'41"E
L72	141.84	S37°00'39"E
L73	114.53	S33°29'45"E
L74	50.01	S18°10'24"E
L75	55.98	S30°58'26"E
L76	78.68	S03°51'25"W
L77	12.02	S15°39'28"E
L78	12.12	S40°03'19"W
L79	52.02	S46°00'11"W
L80	20.53	S35°18'10"W
L81	18.02	S23°04'13"W
L82	27.37	S07°47'21"W
L83	21.64	S00°41'23"E
L84	23.73	S12°07'17"E
L85	20.64	S23°16'26"E
L86	22.42	S30°28'40"E
L87	25.32	S33°42'46"E
L88	24.74	S37°32'44"E
L89	23.07	S45°00'52"E
L90	20.58	S50°40'00"E
L91	15.34	S55°04'47"E
L92	33.78	S62°04'43"E
L93	16.05	S60°16'48"E
L94	25.17	S14°18'21"E
L95	85.47	S75°36'00"E
L96	120.35	S50°32'47"E
L97	60.36	S36°06'38"E
L98	60.76	S65°30'40"E
L99	52.73	N79°49'42"E
L100	84.73	S81°55'28"E

LINE TABLE		
LINE	LENGTH	BEARING
L101	118.95	S67°19'31"E
L102	82.32	S38°11'33"E
L103	90.09	S11°07'08"E
L104	42.02	S13°25'00"E
L105	52.23	S09°31'56"W
L106	28.36	S15°48'10"W
L107	66.26	S41°36'02"W
L108	42.26	S69°41'06"W
L109	37.67	S80°21'39"W
L110	31.04	S50°49'35"W
L111	59.28	S33°42'49"W
L112	22.50	S74°44'39"W
L113	47.78	N81°11'51"W
L114	25.33	N37°40'35"W
L115	45.47	S64°23'21"W
L116	30.41	S87°57'29"W
L117	24.46	S25°12'51"W
L118	70.77	S17°35'11"W
L119	42.89	S25°03'01"W
L120	45.32	S25°07'28"W
L121	15.41	S53°47'49"W
L122	12.55	S63°57'58"W
L123	18.33	S63°57'52"W
L124	37.06	S03°51'32"E
L125	1445.69	S89°55'12"W
L126	2646.07	N01°05'33"W
L127	2663.19	S89°56'14"W
L128	2645.12	S89°03'49"W
L129	959.30	N03°51'03"W
L130	1166.54	N06°33'12"E
L131	2735.03	S89°57'06"E
L132	199.27	S66°01'55"W
L133	177.52	N35°22'47"W
L134	266.36	N36°29'36"W
L135	248.58	N01°10'24"E
L136	214.71	S89°25'36"W
L137	68.31	N00°02'17"W
L138	2642.68	N01°00'06"W
L139	721.50	N00°21'33"E
L140	42.43	N45°21'33"E
L141	2224.05	S89°38'27"E
L142	1168.38	S02°16'01"E
L143	1324.86	N89°54'24"E
L144	1284.37	S03°20'25"E
L145	2635.65	S00°01'58"E
L146	1709.78	N89°28'42"E
L147	200.00	S00°20'44"E
L148	932.82	N89°28'42"E
L149	476.16	S89°03'49"W
L150	1048.01	N00°58'02"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	47.12	30.00	90°00'00"	S01°07'29"E	42.43
C2	2149.49	1760.00	69°58'31"	S08°53'15"W	2018.37
C3	47.12	30.02	89°56'09"	N71°06'31"W	42.43
C4	712.23	1360.00	30°00'19"	S78°54'08"W	704.12
C5	320.41	421.75	43°31'41"	N54°30'51"W	312.76
C6	406.31	2040.00	11°24'42"	N29°40'26"W	405.64
C7	180.67	1032.50	10°01'33"	N71°21'34"W	180.44
C8	208.48	832.50	14°20'53"	N59°10'21"W	207.93
C9	296.37	1167.50	14°32'40"	N59°16'14"W	295.57
C10	220.68	600.00	21°04'24"	N56°00'22"W	219.44
C11	634.67	225.00	161°37'03"	S53°43'18"W	444.22
C12	66.83	70.00	54°42'00"	S08°35'04"E	64.32
C13	200.17	2599.95	04°24'41"	N01°38'43"W	200.12
C14	490.30	2700.05	10°24'16"	N01°21'04"E	489.63
C15	826.44	1100.00	43°02'48"	N14°58'12"W	807.14
C16	1249.07	1900.00	37°40'00"	N17°39'36"W	1226.70
C17	766.46	1050.00	41°49'26"	N21°16'16"E	749.55

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Official Records BK 03964 PG 2928



1342 Colonial Boulevard, Suite H-80  
 Fort Myers, Florida 33907  
 Phone: (239) 278-5224  
 FAX: (239) 278-5419  
 Florida Certificate of Authorization # 6952

DATE: 8-20-02  
 SCALE: N/A  
 DRAWN BY: CBW  
 CHECKED BY: RVN  
 SEC: 1 TWP: 45 RGE: 25

CLIENT: WATERMARK COMMUNITIES, INC.  
 TITLE: SKETCH TO ACCOMPANY DESCRIPTION OF GSD SPECIAL ASSESSMENT AREA  
 PROJECT NUMBER: 99-0165 SHEET NUMBER: 8 OF 8 FILE NUMBER: 07-3S1

**EXHIBIT "A"**

**TO AGREEMENT TO ASSIGN RESERVATIONS  
AND DEDICATE AND/OR CONVEY**

**Form of Acceptance of Dedication**

The **Gateway Services Community Development District**, a Community Development District hereby accepts the dedications of set forth upon the within plat, but does not accept any other right-of-way or improvement otherwise dedicated to the public.

The recording in the office of the County Clerk of Lee County, Florida, of the within plat shall satisfy, with respect to the lands embraced thereby, the obligations of dedication set forth in that certain Agreement to Dedicate dated the \_\_\_ day of \_\_\_\_\_, 200\_\_, and recorded in O.R. Book \_\_\_, Pages \_\_\_ of the Public Records of Lee County, Florida.

Dated this \_\_\_ day of \_\_\_\_\_, 200\_\_.

ATTEST:

**GATEWAY SERVICES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
\_\_\_\_\_, Secretary

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_