



This instrument prepared by
and return to:
Kenneth Y. Gordon, Esq.
WCI Communities, Inc.
24301 Walden Center Drive
Bonita Springs, FL 34134

INSTR # 6736265
OR BK 04663 Pgs 0997 - 999; (3pgs)
RECORDED 04/13/2005 01:23:18 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 27.00
DEPUTY CLERK T Kaer

PARTIAL VACATION OF EASEMENT

WHEREAS, THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, a Community Development District created under Chapter 190 Florida Statutes (hereinafter referred to as "District"), is dedicated certain Lake Maintenance Easements (L.M.E.), (hereinafter referred to as "Easement") as shown on the plat of *SUN CITY CENTER FT. MYERS, PARCEL A & B*, recorded in Plat Book 76, Page 35, of the Public Records of Lee County, Florida; and

WHEREAS, the Easement encumbers that certain portion of Lot B29 of the Plat of *SUN CITY CENTER FT. MYERS, PARCEL A & B* described on Exhibit "A" attached hereto; and,

WHEREAS, Bay Colony-Gateway, Inc., is the Owner of Lot B29 of the Plat of *SUN CITY CENTER FT. MYERS, PARCEL A & B* and has petitioned the District to vacate that certain portion of Lot B29 of the Plat of *SUN CITY CENTER FT. MYERS, PARCEL A & B* described on Exhibit "A" attached hereto; and

WHEREAS, the portion of the Easement described on Exhibit "A" is no longer required as a lake maintenance easement (L.M.E.) by the District; and

WHEREAS, the District is willing to vacate the portion of the Easement described on Exhibit "A".

3

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the District hereby relinquishes, abandons, and vacates only that portion of the Easement as more particularly described in Exhibit "A", attached hereto and made a part hereof.

IN WITNESS WHEREOF, District has caused these presents to be executed and its seal to be hereunto affixed, by its proper officers thereunto duly authorized this 6th day of APRIL, 2005.

Signed, sealed and delivered:

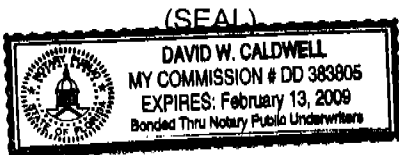
**GATEWAY SERVICES COMMUNITY
DEVELOPMENT DISTRICT**

Shannon McGeoff
Print Name: Shannon McGeoff
David Caldwell
Print Name: DAVID CALDWELL

By: Peter Doragh
Peter Doragh, Chairman
Attest: Mary Carol Stanley
Mary Carol Stanley, Asst. Secretary

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this 6 day of APRIL 2005, by Peter Doragh, as Chairman and MARY Carol Stanley, as Secretary, of the Gateway Services Community Development District. They are personally known to me.



David W. Caldwell
Notary Public
Print Name: DAVID W. CALDWELL
My Commission Expires: 2/13/09

LEGAL DESCRIPTION
LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
CITY OF FORT MYERS, LEE COUNTY, FLORIDA
(PART OF EXISTING LAKE MAINTENANCE EASEMENT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE,
LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST:

BEING PART OF LOT B29, SUN CITY CENTER FT. MYERS, PARCEL A & B, RECORDED IN PLAT
BOOK 76, PAGES 35 THROUGH 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF SAID LOT B29;

THENCE N.28°37'37"W., ALONG THE COMMON LINE BETWEEN LOT B29 AND LOT B30 OF SAID
SUN CITY CENTER, PARCEL A & B, FOR 5.82 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE N.28°37'37"W. ALONG SAID LINE, FOR 14.22 FEET TO A POINT ON A CURVE
AND THE NORTHERLY LINE OF A LAKE MAINTENANCE EASEMENT;
THENCE NORTHEASTERLY 37.71 FEET ALONG SAID NORTHERLY LINE AND THE ARC OF A NON-
TANGENTIAL CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET THROUGH A
CENTRAL ANGLE OF 06°45'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS
N.61°19'33"E. FOR 37.69 FEET;
THENCE N.64°42'06"E., FOR 12.02 FEET TO A POINT ON A CURVE, THE EAST LINE OF SAID LOT
B29 AND THE WESTERLY LINE OF A CONSERVATION EASEMENT, RECORDED IN OFFICIAL
RECORDS BOOK 3617, PAGE 2877 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;
THENCE SOUTHEASTERLY 14.64 FEET ALONG SAID EAST LINE, SAID WESTERLY LINE AND THE
ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET
THROUGH A CENTRAL ANGLE OF 08°23'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS
S.50°47'12"E. FOR 14.62 FEET;
THENCE S.61°22'05"W., FOR 55.20 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 752 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY (WRITTEN
AND UNWRITTEN, RECORDED AND UNRECORDED).

BEARINGS ARE BASED ON THE WEST LINE OF LOT B29, SUN CITY CENTER FT. MYERS, PARCEL
A & B, RECORDED IN PLAT BOOK 76, PAGES 35 THROUGH 40, OF THE PUBLIC RECORDS OF LEE
COUNTY, FLORIDA AS BEARING N.28°37'37"W..

RWA, INC.
LAND SURVEYORS AND MAPPERS
1542 CARSON ST
FORT MYERS, FLORIDA 33901
(239) 278-5224

FLORIDA CERTIFICATE OF AUTHORIZATION #6952

BY:  DATE: 3/17/05
RICHARD V. NESSLER, PROFESSIONAL LAND SURVEYOR LS# 4786

NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.

Ref. 00-0140-04-SK8
3-14-05

EXHIBIT A
PAGE 1 of 2

*** THIS IS NOT A SURVEY ***

TRIESTE DRIVE
40' WIDE TRACT "R"

TRACT-"LB1"
LANDSCAPE BUFFER

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.82	N28°37'37"W
L2	12.02	N64°42'06"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	37.71'	320.00'	6°45'07"	N61°19'33"E	37.69
C2	14.64'	100.00'	8°23'11"	S50°47'11"E	14.62



0 15 30
GRAPHIC SCALE
1" = 30'

CONSERVATION
EASEMENT
O.R. 3617, PAGE 2877

LEGEND

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- O.R. = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PGS = PAGES

LOT B29

SUN CITY CENTER FORT MYERS,
PARCEL A & B
PB 76, PGS 35-40

LOT B30

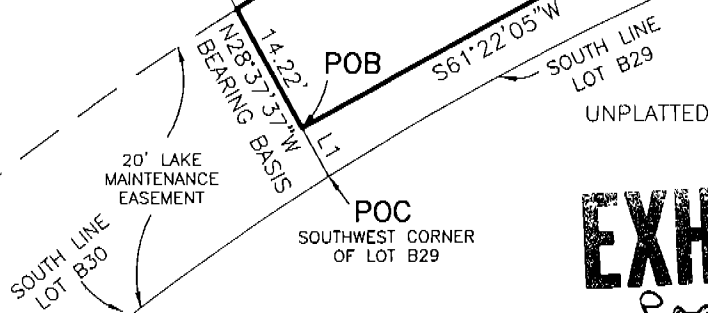


EXHIBIT A
PAGE 2 of 2

SEE SHEET 1 FOR DESCRIPTION

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

1542 Carson Street
Fort Myers, Florida 33901
Phone: (239) 278-5224
FAX: (239) 278-5419
Florida Certificate of Authorization # 6952

DATE:
3-14-05

SCALE:
1" = 30'

DRAWN BY:
SPE

CHECKED BY:
RVN

SEC: TWP: RGE:
35 44 25

CLIENT:

WCI COMMUNITIES

TITLE:

SKETCH & DESCRIPTION OF PART OF
AN EXISTING LAKE MAINTENANCE EASEMENT

PROJECT NUMBER: 00-0140

SHEET NUMBER: 2 OF 2

FILE NUMBER: 04--SK3