



Professional Engineers, Planners & Land Surveyors

December 21, 2021

Mr. Dirk A. Danley, Jr., AICP, Senior Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

REFERENCE: BRIGHTWATER RPD - DCI2021-00012
2nd Sufficiency Response

Dear Dirk:

This letter is written in response to the review comments dated September 27, 2021. The applicant held a voluntary public information meeting within the Bayshore Community Plan area on October 21, 2021. 23 individuals signed in for the meeting where the applicant team presented the project, received feedback and answered questions. The majority of questions were regarding transportation, drainage, water quality and well usage. In response, the applicant is coordinating with Florida Department of Transportation and Lee County Department of Transportation regarding activation of the light at Bayshore Road and Nalle Road, potential right turn lane from Pritchett Parkway onto Bayshore Road and coordinating with the community to include additional feedback and updates. The drainage requires demonstration of no external impacts during permitting. Water Quality monitoring is required as part of the development order process. The well usage has been permitted and is not proposed to be changed as part of this application to amend the zoning. With this letter we are submitting the following additional information requested for the project:

1. Updated Legal Description & Sketch
2. No-Rise Letter

Presented below are responses to each review comment:

ZONING

Comment 1: LDC Section 34-201(a)(1)c. states that where a property is a subdivision, an application or petition may be initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' associates, if applicable. Please provide evidence of compliance of this requirement. Staff is aware that the applicant is preparing an amended Legal Description for this planned development amendment to address this requirement, but it has not been provided up to this date.

Response: Please see attached updated legal description and sketch.

LEGAL DESCRIPTION

Comment 1: Staff is waiting on an updated Legal Description as discussed.

Response: Please see attached updated legal description and sketch.

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Brightwater RPD - DCI2021-00012

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NATURAL RESOURCES

Comment 1: Per a County inspection, the at-grade walking path mentioned in the comment response letter is a concrete sidewalk. Portions of the concrete walking path appear to be within the FEMA Floodway. Please provide a No-Rise certification for all impacts within the FEMA Floodway.

Response: A No-Rise letter for the at-grade path has been sent to Lee County as an addendum to the Phase 1 Development Order which had included the path, copy attached.

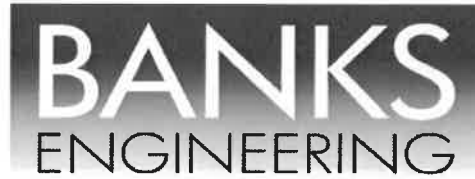
If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

PARCEL "A"

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE S 89°45'18" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 FOR 1,341.49 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S 00°00'49" E ALONG THE EAST LINE OF SAID FRACTION FOR 2,657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S 00°01'49" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR 1,328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°41'09" W ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AS LOCATED IN NOVEMBER, 2001; THENCE SOUTHERLY ALONG SAID CENTERLINE AND THE WESTERLY LINE OF SAID OAKMONT THE FOLLOWING FORTY SIX (46) COURSES:

- 1.) S 05°45'58" E FOR 20.76 FEET; THENCE
- 2.) S 04°30'13" E FOR 37.89 FEET; THENCE
- 3.) S 20°35'27" W FOR 31.32 FEET; THENCE
- 4.) S 06°53'02" E FOR 27.63 FEET; THENCE
- 5.) S 26°35'47" E FOR 25.42 FEET; THENCE
- 6.) S 53°39'33" W FOR 27.91 FEET; THENCE
- 7.) S 26°59'14" W FOR 54.53 FEET; THENCE
- 8.) S 22°23'48" W FOR 72.99 FEET; THENCE
- 9.) S 28°36'16" W FOR 53.03 FEET; THENCE
- 10.) S 27°40'03" W FOR 45.38 FEET; THENCE
- 11.) S 46°19'33" W FOR 41.74 FEET; THENCE
- 12.) S 67°01'43" W FOR 17.24 FEET; THENCE
- 13.) S 31°53'19" W FOR 55.98 FEET; THENCE
- 14.) S 24°05'41" W FOR 40.28 FEET; THENCE
- 14.) S 07°28'30" W FOR 13.30 FEET; THENCE
- 16.) S 36°59'09" E FOR 15.90 FEET; THENCE
- 17.) S 00°08'07" E FOR 16.02 FEET; THENCE
- 18.) S 23°17'55" W FOR 34.56 FEET; THENCE
- 19.) S 04°55'23" E FOR 33.01 FEET; THENCE
- 20.) S 11°15'32" E FOR 51.93 FEET; THENCE
- 21.) S 23°08'35" E FOR 31.33 FEET; THENCE
- 22.) S 24°01'18" E FOR 66.68 FEET; THENCE
- 23.) S 11°55'04" E FOR 81.54 FEET; THENCE
- 24.) S 09°40'09" W FOR 18.62 FEET; THENCE
- 25.) S 29°02'54" W FOR 23.67 FEET; THENCE
- 26.) S 16°09'18" W FOR 25.05 FEET; THENCE
- 27.) S 21°33'48" E FOR 14.28 FEET; THENCE
- 28.) S 07°24'52" E FOR 31.49 FEET; THENCE
- 29.) S 10°42'31" W FOR 20.17 FEET; THENCE
- 30.) S 01°47'45" W FOR 15.68 FEET; THENCE

SHEET 1 OF 17

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31.) S 74°58'26" W FOR 10.96 FEET; THENCE
32.) N 86°32'16" W FOR 14.77 FEET; THENCE
33.) S 61°33'21" W FOR 11.76 FEET; THENCE
34.) S 32°08'23" W FOR 20.06 FEET; THENCE
35.) S 42°13'22" W FOR 16.72 FEET; THENCE
36.) S 26°15'22" W FOR 18.59 FEET; THENCE
37.) S 01°30'50" W FOR 33.93 FEET; THENCE
38.) S 23°30'56" E FOR 44.86 FEET; THENCE
39.) S 02°57'16" W FOR 21.83 FEET; THENCE
40.) S 15°54'19" W FOR 73.12 FEET; THENCE
41.) S 23°04'05" W FOR 28.36 FEET; THENCE
42.) S 31°47'03" W FOR 21.95 FEET; THENCE
43.) S 25°05'56" W FOR 37.80 FEET; THENCE
44.) S 42°12'47" W FOR 25.72 FEET; THENCE
45.) S 05°41'06" W FOR 30.07 FEET; THENCE
46.) S 15°57'07" E FOR 31.19 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N 89°38'05" W ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S 00°20'36" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 FOR 1,339.16 FEET; TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N 89°51'11" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S 00°14'02" E ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S 00°14'02" E FOR 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N 46°32'34" W ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.2" FOR 533.73 FEET; THENCE N 49°05'05" E ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N 40°54'55" W ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S 49°05'05" W ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N 40°54'55" W ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°05'42.5" FOR 373.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1,247.81 FEET; THENCE N 21°04'46" E ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N 00°02'02" W ALONG SAID EASTERLY LINE FOR 1,036.69 FEET TO THE SOUTHWEST CORNER OF NORTH BROOK PHASE ONE AS RECORDED IN INSTRUMENT NUMBER 2019000172912 OF SAID PUBLIC RECORDS OF LEE COUNTY; THENCE N 89°57'58" E ALONG THE SOUTHERLY LINE OF SAID NORTH BROOK PHASE ONE FOR 256.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 87°04'21" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°43'49" FOR 485.25 FEET; THENCE N 57°39'29" E FOR 51.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°41'28" FOR 16.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°49'25" FOR 79.51 FEET; THENCE N 49°56'02" E FOR 84.57 FEET TO THE NORTHWEST CORNER OF TRACT "FD" OF SAID NORTH BROOK PHASE ONE; THENCE N 48°11'18" E ALONG THE NORTHERLY LINE OF SAID TRACT FOR 124.02 FEET; THENCE N 39°28'37" E ALONG SAID NORTHERLY LINE FOR 43.57 FEET; THENCE N 62°02'28" E ALONG SAID NORTHERLY LINE FOR 129.26 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S 21°08'47" E ALONG THE EASTERLY LINE OF SAID TRACT FOR 39.03 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 341.75 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 40°34'12" FOR 241.99 FEET; THENCE S 61°42'59" E ALONG SAID EASTERLY LINE FOR 168.00 FEET; THENCE S 44°15'08" E ALONG SAID EASTERLY LINE FOR 84.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 44°15'08" W; THENCE SOUTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 66°56'55" FOR 46.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 438.72 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 25°58'20" FOR 198.87 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 70°37'43" FOR 49.31 FEET; THENCE S 65°51'25" E ALONG SAID EASTERLY LINE FOR 54.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 46°26'15" FOR 32.42 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 69°25'01" FOR 224.14 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 131°13'50" FOR 80.16 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID NORTH BROOK PHASE ONE; THENCE N 05°53'30" E ALONG SAID EASTERLY LINE FOR 396.22 FEET; THENCE N 01°06'00" W ALONG SAID EASTERLY LINE FOR 27.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 341.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 48°20'23" E; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 50°34'56" FOR 301.04 FEET; THENCE N 08°55'19" W ALONG SAID EASTERLY LINE FOR 211.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 104.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 60°48'54" FOR 110.39 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 496.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 53°26'16" FOR 462.60 FEET; THENCE N 01°32'41" W ALONG SAID EASTERLY LINE FOR 28.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 841.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 11°11'47" E; THENCE EASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 09°09'35" FOR 134.45 FEET TO THE BEGINNING OF A COMPOUND CURVE

TO THE LEFT HAVING A RADIUS OF 341.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 80°05'22" FOR 476.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 441.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 39°10'47" E; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 46°31'01" FOR 358.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 339.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 23°17'09" FOR 137.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 491.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 63°55'04" FOR 547.75 FEET; THENCE N 36°19'43" W ALONG SAID EASTERLY LINE FOR 12.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 36°56'33" FOR 115.41 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID NORTH BROOK PHASE ONE; THENCE N 89°45'41" W ALONG SAID NORTHERLY LINE FOR 253.59 FEET; THENCE S 08°17'36" W ALONG SAID NORTHERLY LINE FOR 171.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 02°56'40" E; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 24°50'29" FOR 19.51 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 521.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 11°24'44" FOR 103.77 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 103°59'24" FOR 108.90 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 681.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 08°34'39" FOR 101.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 57°06'54" FOR 79.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 841.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 03°42'37" FOR 54.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 69°54'05" FOR 36.60 FEET; THENCE N 89°44'46" W ALONG SAID NORTHERLY LINE FOR 135.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 44°24'23" FOR 100.76 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 134°40'46" FOR 399.60 FEET; THENCE S 00°01'09" E ALONG SAID NORTHERLY LINE FOR 9.55 FEET; THENCE S 66°10'07" W ALONG SAID NORTHERLY LINE FOR 27.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 19°49'45" W; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°03'02" FOR 4.95 FEET; THENCE S 66°07'13" W ALONG SAID NORTHERLY LINE FOR 202.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 32°27'13" FOR 39.65 FEET; THENCE S 33°40'00" W ALONG SAID NORTHERLY LINE FOR 272.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 681.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 45°38'15" E; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 37°36'19" FOR 446.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 319.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 19°37'11" FOR 109.24 FEET; THENCE N 62°20'53" W ALONG SAID NORTHERLY LINE FOR 17.70 FEET; THENCE S 26°20'27" W ALONG SAID NORTHERLY LINE FOR 105.49 FEET; THENCE N 63°39'33" W ALONG SAID NORTHERLY LINE FOR 22.50 FEET; THENCE N 20°33'00" W ALONG SAID NORTHERLY LINE FOR 91.26 FEET; THENCE N 67°28'43" W ALONG SAID NORTHERLY LINE FOR 77.95 FEET; THENCE S 69°02'14" W ALONG SAID NORTHERLY LINE FOR 62.94 FEET; THENCE N 69°53'14" W ALONG SAID NORTHERLY LINE FOR 111.45 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 27°48'10" FOR 220.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 80°01'44" FOR 13.97 FEET; THENCE N 17°39'40" W ALONG SAID NORTHERLY LINE FOR 6.93 FEET; THENCE S 72°20'20" W ALONG SAID NORTHERLY LINE FOR 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 72°20'20" E; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 87°18'09" FOR 15.24 FEET; THENCE S 69°39'41" W ALONG SAID NORTHERLY LINE FOR 24.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 31°16'15" FOR 10.92 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 73.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 77°53'04" FOR 99.23 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 36°02'05" FOR 12.58 FEET; THENCE S 59°04'58" W ALONG SAID NORTHERLY LINE FOR 52.69 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 56°20'29" E; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 56°17'58" FOR 1,130.00 FEET; THENCE N 89°57'29" W ALONG SAID EASTERLY LINE FOR 1,399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK AS LOCATED ON NOVEMBER 2, 2001; THENCE ALONG SAID CENTERLINE THE FOLLOWING SEVEN (7) COURSES:

- 1.) N 04°31'15" E FOR 90.77 FEET; THENCE
- 2.) N 23°43'00" E FOR 306.54 FEET; THENCE
- 3.) N 41°43'58" E FOR 222.54 FEET; THENCE
- 4.) N 59°40'11" E FOR 199.30 FEET; THENCE
- 5.) N 75°52'07" E FOR 136.18 FEET; THENCE
- 6.) N 38°58'12" E FOR 33.51 FEET; THENCE
- 7.) N 02°11'01" E FOR 39.99 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE N 89°59'04" E ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF

SAID SECTION 16; THENCE N 00°08'03" W ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N 89°55'17" E ALONG THE NORTH LINE OF SAID FRACTION FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE S 89°30'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 2,646.16 FEET TO **THE POINT OF BEGINNING**.

LESS THE FOLLOWING (LESS AND EXCEPT PARCEL)

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 15; THENCE S 00°00'09"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 FOR 1328.33 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S 89°44'46" E ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S 00°00'09" E FOR 467.00 FEET; THENCE N 89°44'46" W FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N 00°00'09" W ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH PARCEL "B"

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N 89°52'02" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 00°08'04" W ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N 00°08'04" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N 89°50'44" W ALONG THE NORTH LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S 00°15'04" E ALONG THE WEST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N 89°51'23" W ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK AS LOCATED ON NOVEMBER 2, 2001; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- 1.) THENCE N 01°16'07" E FOR 58.82 FEET;
- 2.) THENCE N 11°05'51" W FOR 270.22 FEET;
- 3.) THENCE N 10°49'37" E FOR 347.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S 89°50'44" E ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N 00°22'06" W ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S 89°49'27" E ALONG SAID SOUTH LINE FOR 667.18 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N 00°15'04" W ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 666.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S 89°53'18" E ALONG SAID SOUTH LINE FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N 00°02'31" E ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE S 89°57'29" E ALONG SAID WESTERLY LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1647.95 FEET; THENCE S 00°02'02" E ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S 21°04'46" W ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 589.01 FEET TO **POINT "A"** AND AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRITCHETT PARKWAY AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 45.10 FEET; THENCE S 77°51'33" W ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.68 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (86 FEET WIDE) AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4064.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 286.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N 00°05'39" E ALONG SAID WEST LINE FOR 1381.74 FEET TO THE SOUTHWEST CORNER OF PARCEL 122 AS DESCRIBED IN INSTRUMENT NUMBER 2011000178885 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 89°53'32" E ALONG THE SOUTH LINE OF SAID LANDS FOR 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N 00°05'39" E ALONG THE EAST LINE OF

SAID LANDS FOR 200.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND AN INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 21; THENCE N 89°53'32" W ALONG THE NORTH LINE OF SAID LANDS AND SAID FRACTION FOR 200.00 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH PARCEL "C"

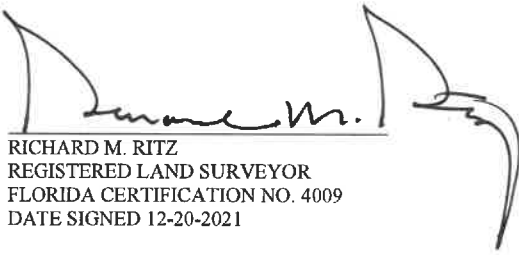
COMMENCING AT THE AFOREMENTIONED **POINT "A"** THE SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 81°44'00" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100' WIDE) THROUGH A CENTRAL ANGLE OF 04°44'48" FOR 95.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N 55°22'37" W ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 133°42'05" FOR 70.01 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°27'56" FOR 4.47 FEET; THENCE N 77°51'33" E FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°05'58" FOR 45.08 FEET TO THE **POINT OF BEGINNING**.

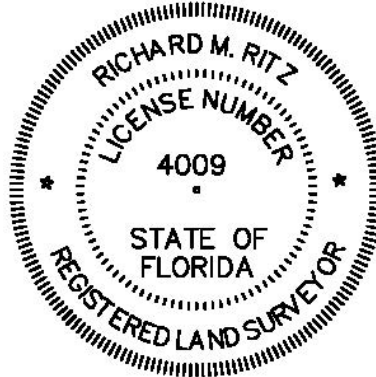
PARCEL CONTAINS ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA ZONE WEST NAD 83/2011 (CORS). WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEARS S 89°30'46" E.

DESCRIPTION PREPARED: 12-20-2021


 RICHARD M. RITZ
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4009
 DATE SIGNED 12-20-2021



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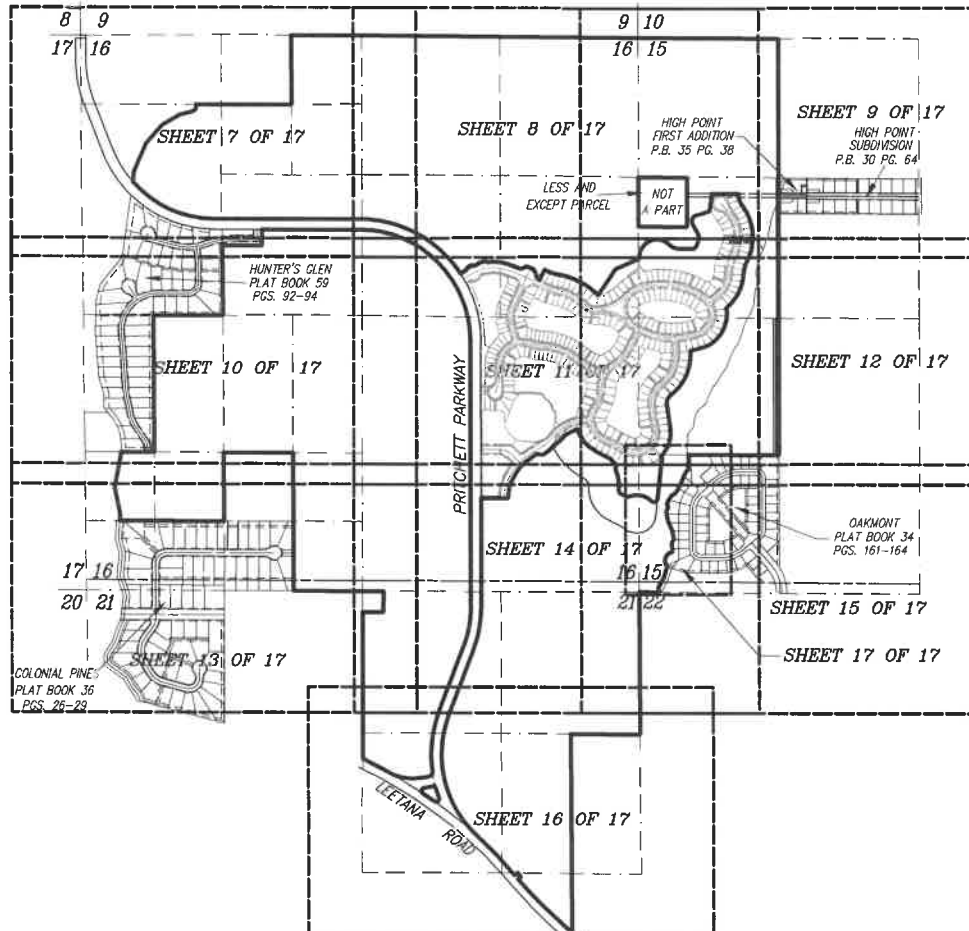
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

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1" = 1,400'



SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGEND:

O.R. INDICATES OFFICIAL RECORDS BOOK
PG. INDICATES PAGE
P.O.B. INDICATES POINT OF BEGINNING
P.O.C. INDICATES POINT OF COMMENCEMENT
R/W INDICATES RIGHT-OF-WAY
(1) INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE
L1 INDICATES LINE NUMBER 1 FROM THE LINE TABLE
SUBDIV. INDICATES SUBDIVISION

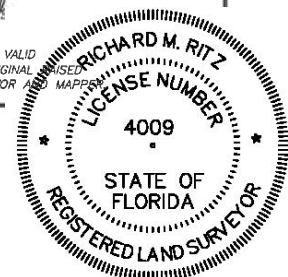
NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA ZONE WEST NAD 83/2011 (CORS). WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST BEARS S 89°30'46" E.

SEE SHEETS 1 THROUGH 5 OF 17
FOR DESCRIPTIONS.
**THIS SKETCH OF DESCRIPTIONS
IS NOT A BOUNDARY SURVEY**

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

- DATE SIGNED: 12-20-2021
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



PREPARED 12-20-2021
SHEET 6 OF 17

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CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C43	1150.00'	56°17'58"	1130.00'	1085.09'	N 61°48'30" W
C44	1050.00'	47°47'50"	875.93'	850.75'	N 66°03'35" W
C45	1050.00'	89°55'27"	1647.95'	1483.94'	S 44°59'46" E

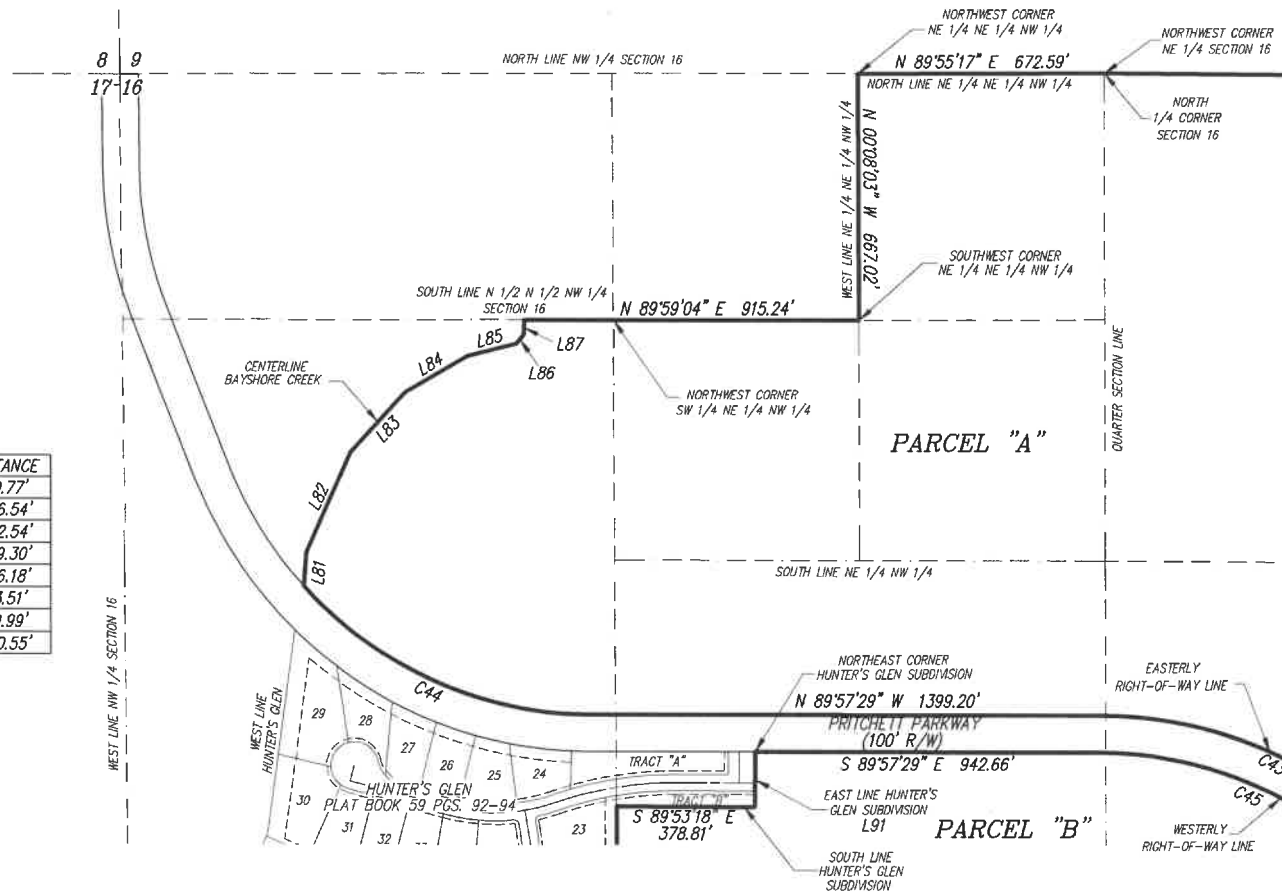
SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L81	N 04°31'15" E	90.77'
L82	N 23°43'00" E	306.54'
L83	N 41°43'58" E	222.54'
L84	N 59°40'11" E	199.30'
L85	N 75°52'07" E	136.18'
L86	N 38°58'12" E	33.51'
L87	N 02°11'01" E	39.99'
L91	N 00°02'31" E	150.55'



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1" = 400'

SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NORTHWEST CORNER
NE 1/4 SECTION 16

NORTH
1/4 CORNER
SECTION 16

LINE TABLE

LINE	BEARING	DISTANCE
L63	N 89°45'41" W	253.59'
L64	S 08°17'36" W	171.82'
L65	N 89°44'46" W	135.66'
L66	S 00°01'09" E	9.55'
L67	S 66°10'07" W	27.33'
L76	N 69°53'14" W	111.45'
L77	N 17°39'40" W	6.93'
L78	S 72°20'20" W	70.00'
L79	S 69°39'41" W	24.76'
L80	S 59°04'58" W	52.69'
L98	N 36°19'43" W	12.55'

POINT OF BEGINNING
PARCEL "A"
NORTHWEST CORNER SECTION 15
TOWNSHIP 43 SOUTH, RANGE 25 EAST
POINT OF COMMENCEMENT
LESS AND EXCEPT PARCEL

POINT OF BEGINNING
LESS AND EXCEPT PARCEL
NORTHWEST CORNER
SW 1/4 NW 1/4
SECTION 15

PARCEL "A"

S 89°45'18" E 1341.49'
NORTH LINE SECTION 15

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	491.00'	63°55'04"	547.75'	519.78'	N 04°22'11" W
C23	179.00'	36°56'33"	115.41'	113.42'	N 17°51'27" W
C24	45.00'	24°50'29"	19.51'	19.36'	S 80°31'25" W
C25	521.00'	11°24'44"	103.77'	103.60'	S 73°48'33" W
C26	60.00'	103°59'24"	108.90'	94.55'	S 27°31'13" W
C27	681.00'	8°34'39"	101.95'	101.85'	S 28°45'49" E
C28	80.00'	57°06'54"	79.75'	76.49'	S 04°29'41" E
C29	841.00'	3°42'37"	54.46'	54.45'	S 22°12'27" W
C30	30.00'	69°54'05"	36.60'	34.37'	S 55°18'12" W
C31	130.00'	44°24'23"	100.76'	98.25'	N 67°32'34" W
C32	170.00'	134°40'46"	399.60'	313.75'	S 67°19'14" W
C37	455.00'	27°48'10"	220.79'	218.63'	N 83°47'19" W
C38	10.00'	80°01'44"	13.97'	12.86'	N 57°40'31" W
C39	10.00'	87°18'09"	15.24'	13.81'	S 26°00'37" W
C40	20.00'	31°16'15"	10.92'	10.78'	S 85°17'49" W
C41	73.00'	77°53'04"	99.23'	91.77'	S 61°59'25" W
C42	20.00'	36°02'05"	12.58'	12.37'	S 41°03'55" W
C43	1150.00'	56°17'58"	1130.00'	1085.09'	N 61°48'30" W
C45	1050.00'	89°55'27"	1647.95'	1483.94'	S 44°59'46" E

QUARTER SECTION LINE

EASTERLY
RIGHT-OF-WAY LINE

FRITCHETT PARKWAY
(100' R.W.)

WESTERLY
RIGHT-OF-WAY LINE
PARCEL "B"

RADIAL LINE
N 72°20'20" E

L79

L78

L80

C42

C39

TRACT
"B-10"

C38

C37

L76

CASCADE PRICE CIRCLE

S 89°44'46" E

467.00'

N 00°00'09" W

467.00'

467.00'

N 89°44'46" W

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

S 89°44'46" E

467.00'

N 00°00'09" W

467.00'

467.00'

N 89°44'46" W

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

467.00'

NORTH LINE SW 1/4 NW 1/4
SECTION 15

L63

L64

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

C38

NORTH LINE SW 1/4 NW 1/4
SECTION 15

L63

L64

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

C38

6' RIGHT-OF-WAY EASEMENT
O.R. 1267 PG. 1469

30' ACCESS EASEMENT O.R. 1488 PG. 1933

PARCEL "B" 30' ACCESS EASEMENT
O.R. 1319 PG. 615

30' ACCESS EASEMENT O.R. 1488 PG. 1933

PARCEL "B" 30' ACCESS EASEMENT
O.R. 1319 PG. 615

30' ACCESS EASEMENT O.R. 1488 PG. 1933

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O.R. 1319 PG. 615

30' ACCESS EASEMENT O.R. 1488 PG. 1933

PARCEL "B" 30' ACCESS EASEMENT
O.R. 1319 PG. 615

30' ACCESS EASEMENT O.R. 1488 PG. 1933

PARCEL "B" 30' ACCESS EASEMENT
O.R. 1319 PG. 615

SHEET 8 OF 17

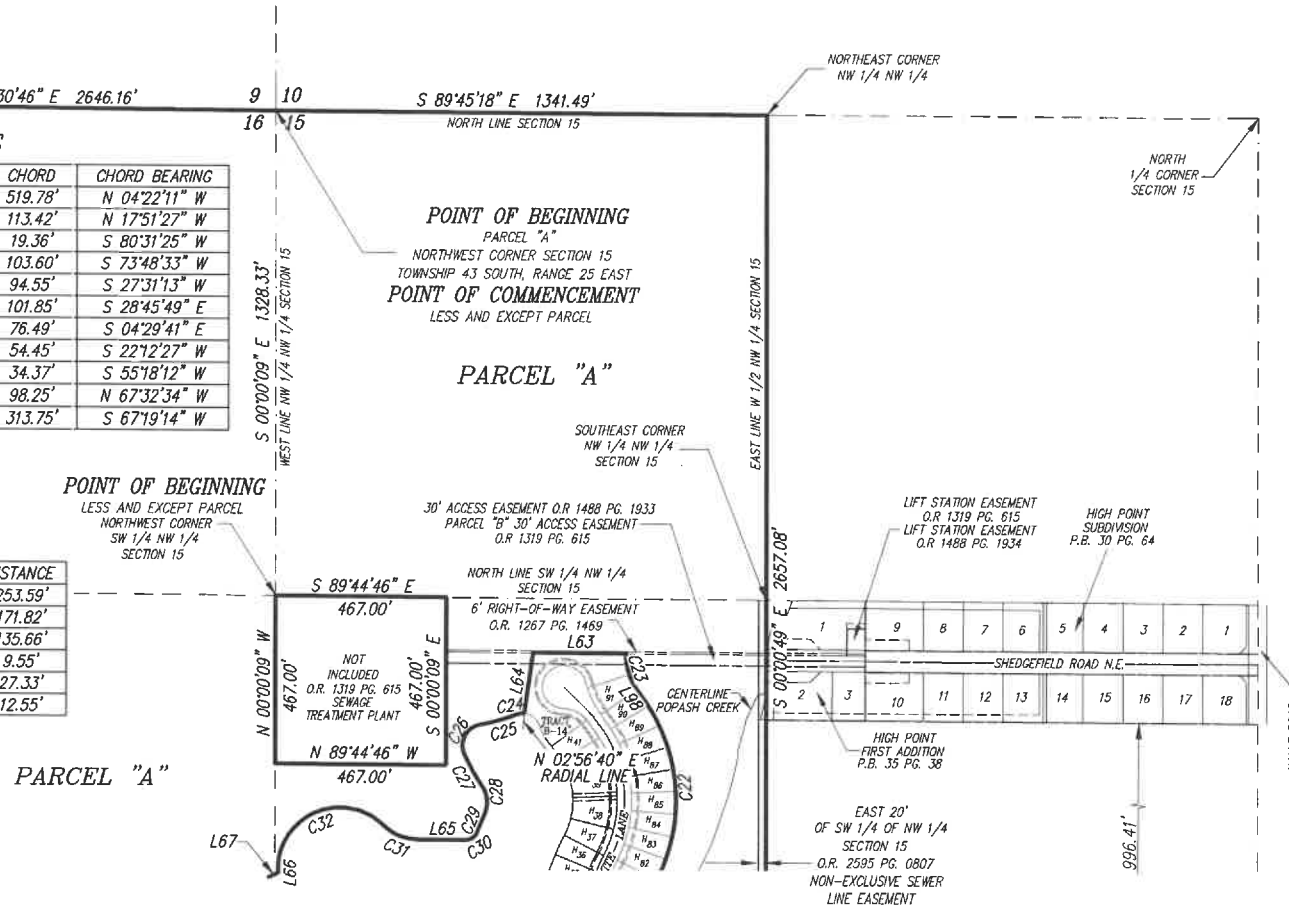
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SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	491.00'	63°55'04"	547.75'	519.78'	N 04°22'11" W
C23	179.00'	36°56'33"	115.41'	113.42'	N 17°51'27" W
C24	45.00'	24°50'29"	19.51'	19.36'	S 80°31'25" W
C25	521.00'	11°24'44"	103.77'	103.60'	S 73°48'33" W
C26	60.00'	103°59'24"	108.90'	94.55'	S 27°31'13" W
C27	681.00'	8°34'39"	101.95'	101.85'	S 28°45'49" E
C28	80.00'	57°06'54"	79.75'	76.49'	S 04°29'41" E
C29	841.00'	3°42'37"	54.46'	54.45'	S 22°12'27" W
C30	30.00'	69°54'05"	36.60'	34.37'	S 55°18'12" W
C31	130.00'	44°24'23"	100.76'	98.25'	N 67°32'34" W
C32	170.00'	134°40'46"	399.60'	313.75'	S 67°19'14" W

LINE	BEARING	DISTANCE
L63	N 89°45'41" W	253.59'
L64	S 08°17'36" W	171.82'
L65	N 89°44'46" W	135.66'
L66	S 00°01'09" E	9.55'
L67	S 66°10'07" W	27.33'
L98	N 36°19'43" W	12.55'



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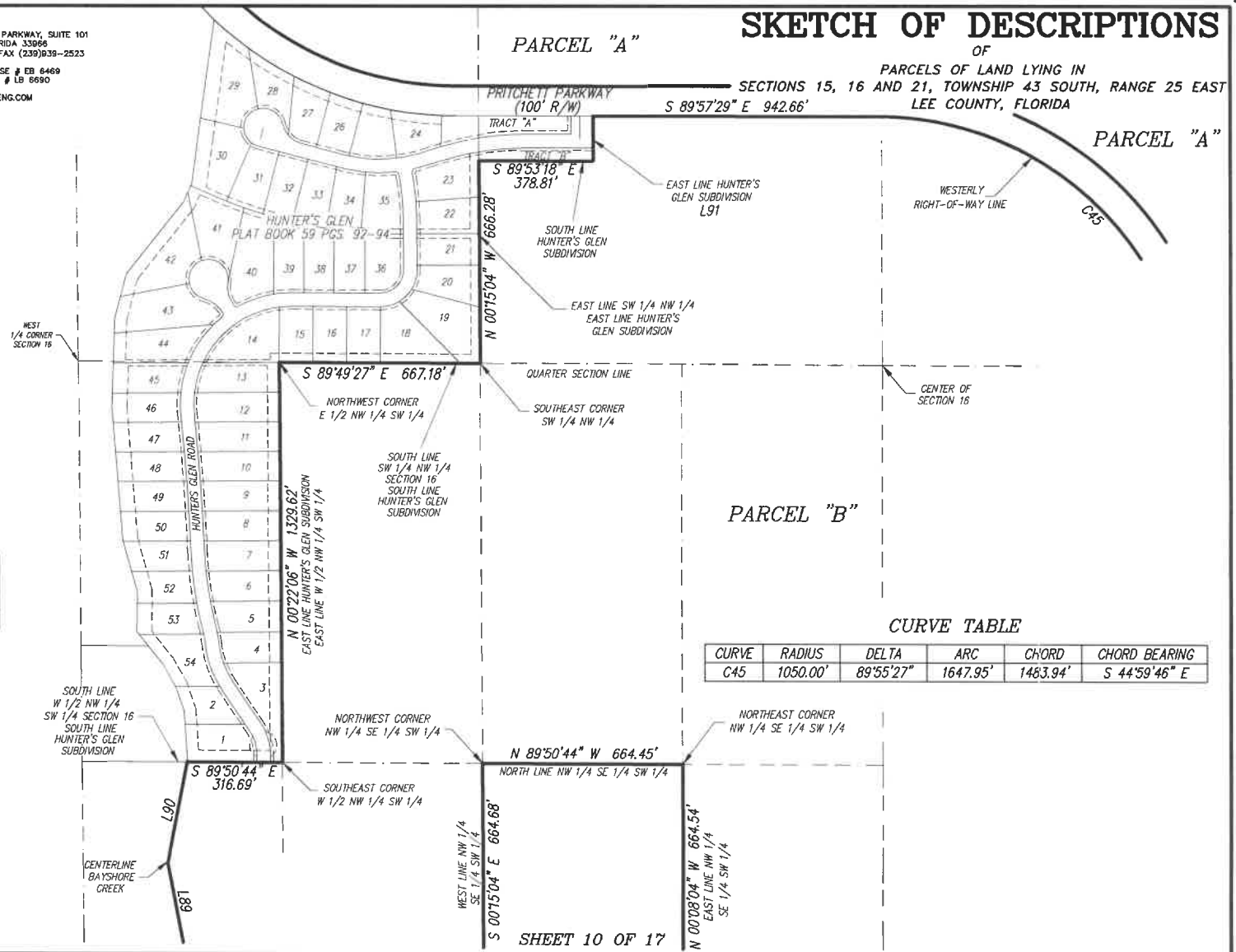


LINE TABLE

LINE	BEARING	DISTANCE
L89	N 11°05'51" W	270.22'
L90	N 10°49'37" E	347.01'
L91	N 00°02'31" E	150.55'

SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



SHEET 10 OF 17

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C45	1050.00'	89°55'27"	1647.95'	1483.94'	S 44°59'46" E

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CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	508.00'	54°43'49"	485.25'	467.02'	N 30°17'34" E
C6	15.00'	62°41'28"	16.41'	15.61'	N 88°30'13" E
C7	55.00'	82°49'25"	79.51'	72.76'	N 78°56'14" E
C8	341.75'	40°34'12"	241.99'	236.96'	S 41°25'53" E
C9	40.00'	66°56'55"	46.74'	44.13'	S 12°16'25" W
C10	438.72'	25°58'20"	198.87'	197.18'	S 08°12'52" E
C15	341.00'	50°34'56"	301.04'	291.36'	N 16°22'09" E
C16	104.00'	60°48'54"	110.39'	105.28'	N 21°29'08" E
C17	496.00'	53°26'16"	462.60'	446.02'	N 25°10'27" E
C18	841.00'	9°09'35"	134.45'	134.30'	N 74°13'26" E
C19	341.00'	80°05'22"	476.66'	438.79'	N 29°35'57" E
C20	441.00'	46°31'01"	358.04'	348.28'	N 27°33'42" E
C21	339.00'	23°17'09"	137.77'	136.83'	N 15°56'46" E
C29	841.00'	3°42'37"	54.46'	54.45'	S 22°12'27" W
C30	30.00'	69°54'05"	36.60'	34.37'	S 55°18'12" W
C31	130.00'	44°24'23"	100.76'	98.25'	N 67°32'34" W
C32	170.00'	134°40'46"	399.60'	313.75'	S 67°19'14" W
C33	70.00'	4°03'02"	4.95'	4.95'	S 68°08'44" W
C34	70.00'	32°27'13"	39.65'	39.12'	S 49°53'36" W
C35	681.00'	37°36'19"	446.97'	438.99'	N 63°09'55" W
C36	319.00'	19°37'11"	109.24'	108.70'	N 72°09'29" W
C37	455.00'	27°48'10"	220.79'	218.63'	N 83°47'19" W
C38	10.00'	80°01'44"	13.97'	12.86'	N 57°40'31" W
C39	10.00'	87°18'09"	15.24'	13.81'	S 26°00'37" W
C40	20.00'	31°16'15"	10.92'	10.78'	S 85°17'49" W
C41	73.00'	77°53'04"	99.23'	91.77'	S 61°59'25" W
C42	20.00'	36°02'05"	12.58'	12.37'	S 41°03'55" W
C43	1150.00'	56°17'58"	1130.00'	1085.09'	N 61°48'30" W
C45	1050.00'	89°55'27"	1647.95'	1483.94'	S 44°59'46" E

LINE TABLE

LINE	BEARING	DISTANCE
L52	N 49°56'02" E	84.57'
L53	N 48°11'18" E	124.02'
L54	N 39°28'37" E	43.57'
L55	N 62°02'28" E	129.26'
L56	S 21°08'47" E	39.03'
L57	S 61°42'59" E	168.00'
L58	S 44°15'08" E	84.75'
L60	N 01°06'00" W	27.92'
L61	N 08°55'19" W	211.36'
L62	N 01°32'41" W	28.18'
L63	N 89°45'41" W	253.59'

LINE TABLE

LINE	BEARING	DISTANCE
L64	S 08°17'36" W	171.82'
L65	N 89°44'46" W	135.66'
L66	S 00°01'09" E	9.55'
L67	S 66°10'07" W	27.33'
L68	S 66°07'13" W	202.64'
L69	S 33°40'00" W	272.24'
L70	N 62°20'53" W	17.70'
L71	S 26°20'27" W	105.49'
L72	N 63°39'33" W	22.50'
L73	N 20°33'00" W	91.26'
L74	N 67°28'43" W	77.95'

LINE TABLE

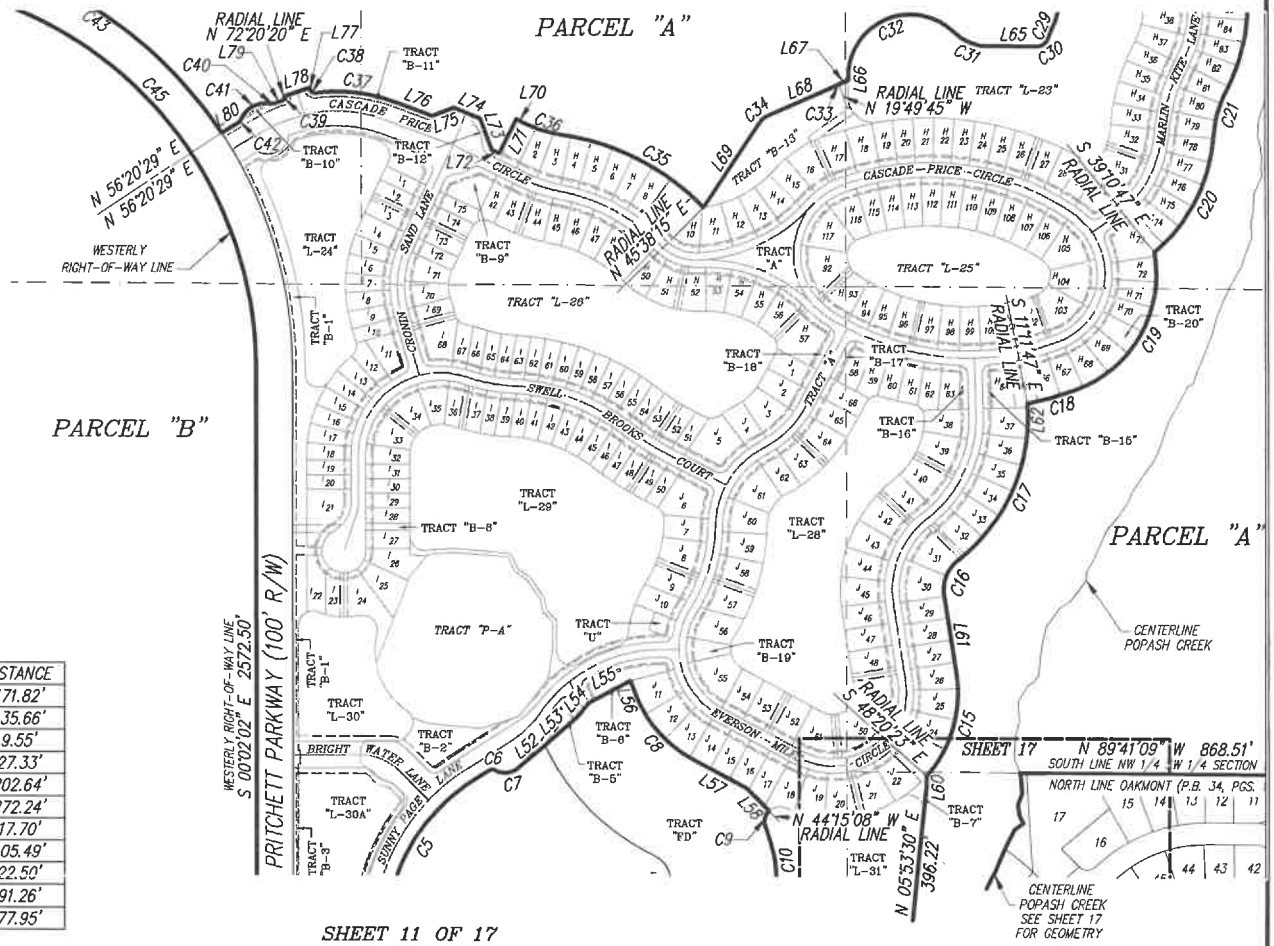
LINE	BEARING	DISTANCE
L75	S 69°02'14" W	62.94'
L76	N 69°53'14" W	111.45'
L77	N 17°39'40" W	6.93'
L78	S 72°20'20" W	70.00'
L79	S 69°39'41" W	24.76'
L80	S 59°04'58" W	52.69'



1" = 400'

SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



SHEET 11 OF 17

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1" = 400'

SKETCH OF DESCRIPTIONS

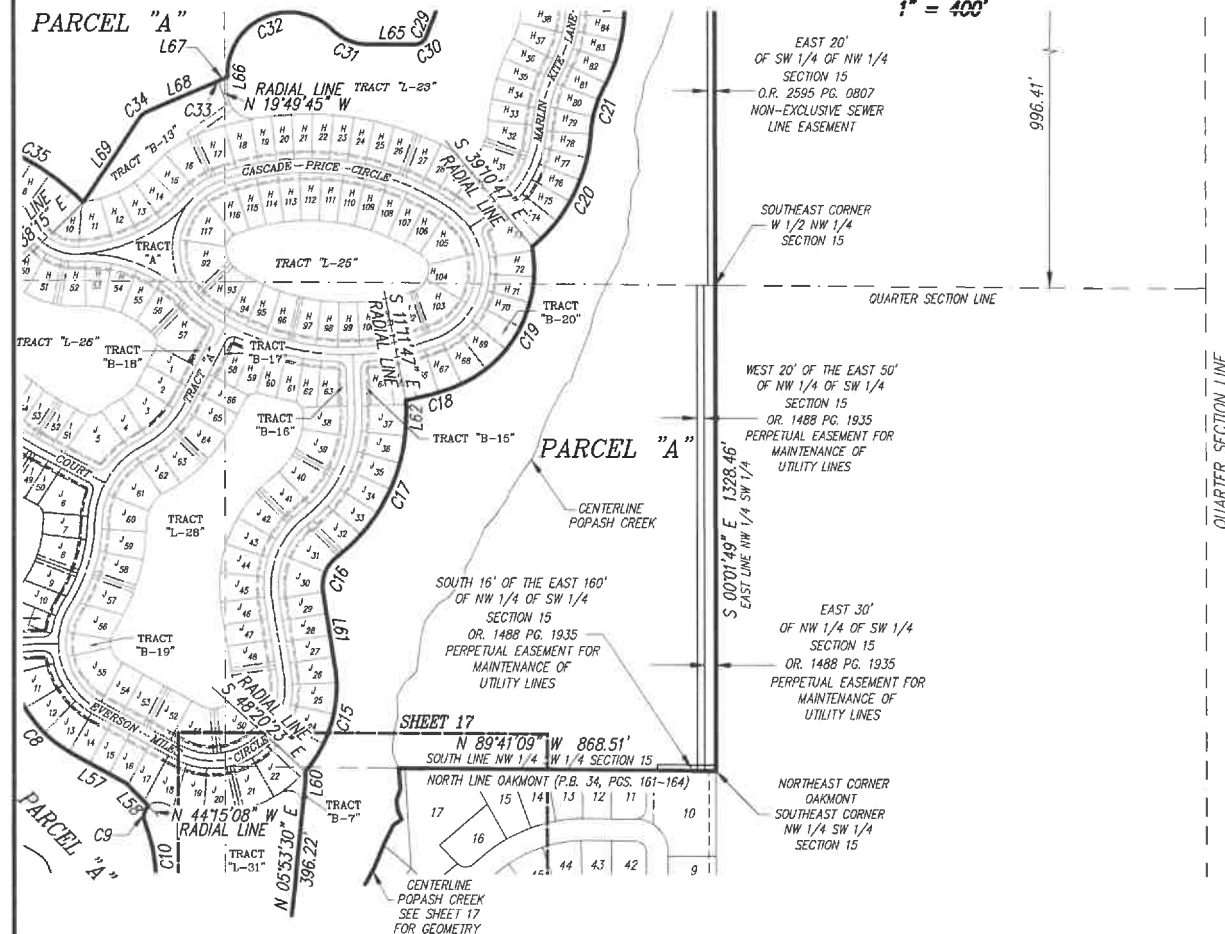
OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C8	341.75'	40°34'12"	241.99'	236.96'	S 41°25'53" E
C9	40.00'	66°56'55"	46.74'	44.13'	S 12°16'25" W
C10	438.72'	25°58'20"	198.87'	197.18'	S 08°12'52" E
C15	341.00'	50°34'56"	301.04'	291.36'	N 16°22'09" E
C16	104.00'	60°48'54"	110.39'	105.28'	N 21°29'08" E
C17	496.00'	53°26'16"	462.60'	446.02'	N 25°10'27" E
C18	841.00'	9°09'35"	134.45'	134.30'	N 74°13'26" E
C19	341.00'	80°05'22"	476.66'	438.79'	N 29°35'57" E
C20	441.00'	46°31'01"	358.04'	348.28'	N 27°33'42" E
C21	339.00'	23°17'09"	137.77'	136.83'	N 15°56'46" E
C29	841.00'	3°42'37"	54.46'	54.45'	S 22°12'27" W
C30	30.00'	69°54'05"	36.60'	34.37'	S 55°18'12" W
C31	130.00'	44°24'23"	100.76'	98.25'	N 67°32'34" W
C32	170.00'	134°40'46"	399.60'	313.75'	S 67°19'14" W
C33	70.00'	4°03'02"	4.95'	4.95'	S 68°08'44" W
C34	70.00'	32°27'13"	39.65'	39.12'	S 49°53'36" W
C35	681.00'	37°36'19"	446.97'	438.99'	N 63°09'55" W

LINE TABLE

LINE	BEARING	DISTANCE
L57	S 61°42'59" E	168.00'
L58	S 44°15'08" E	84.75'
L60	N 01°06'00" W	27.92'
L61	N 08°55'19" W	211.36'
L62	N 01°32'41" W	28.18'
L65	N 89°44'46" W	135.66'
L66	S 00°01'09" E	9.55'
L67	S 66°10'07" W	27.33'
L68	S 66°07'13" W	202.64'
L69	S 33°40'00" W	272.24'



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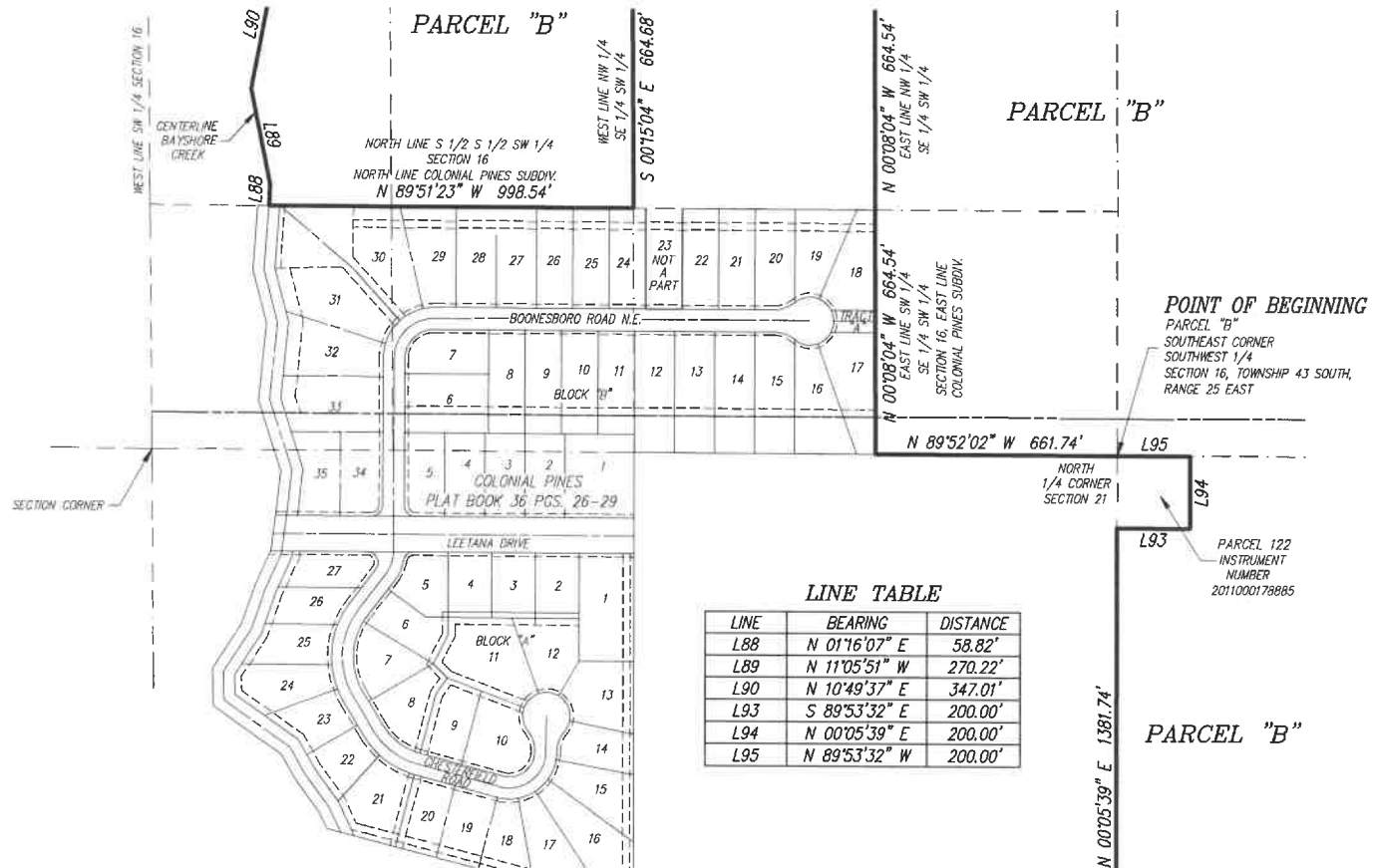
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SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

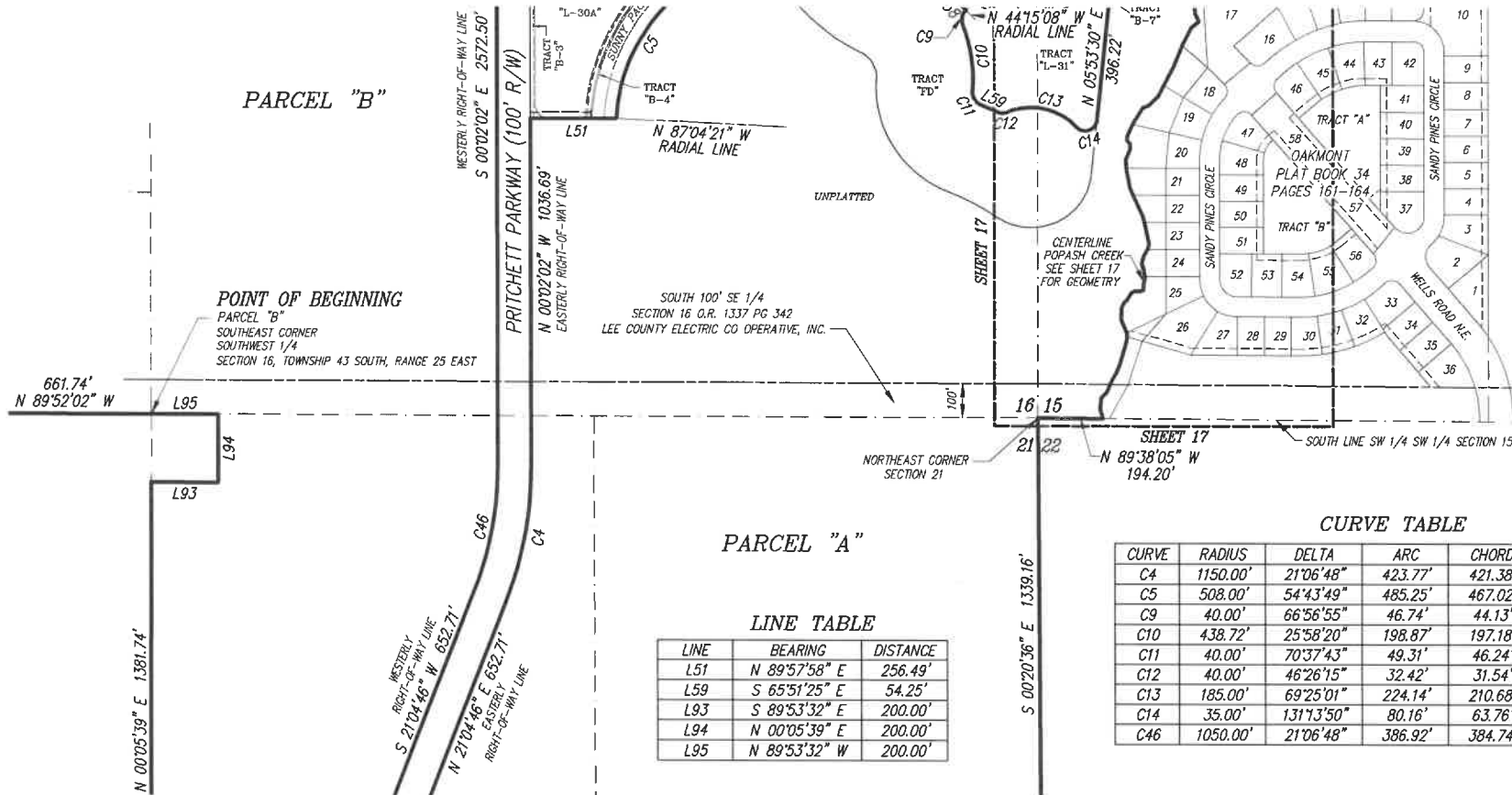


1" = 400'



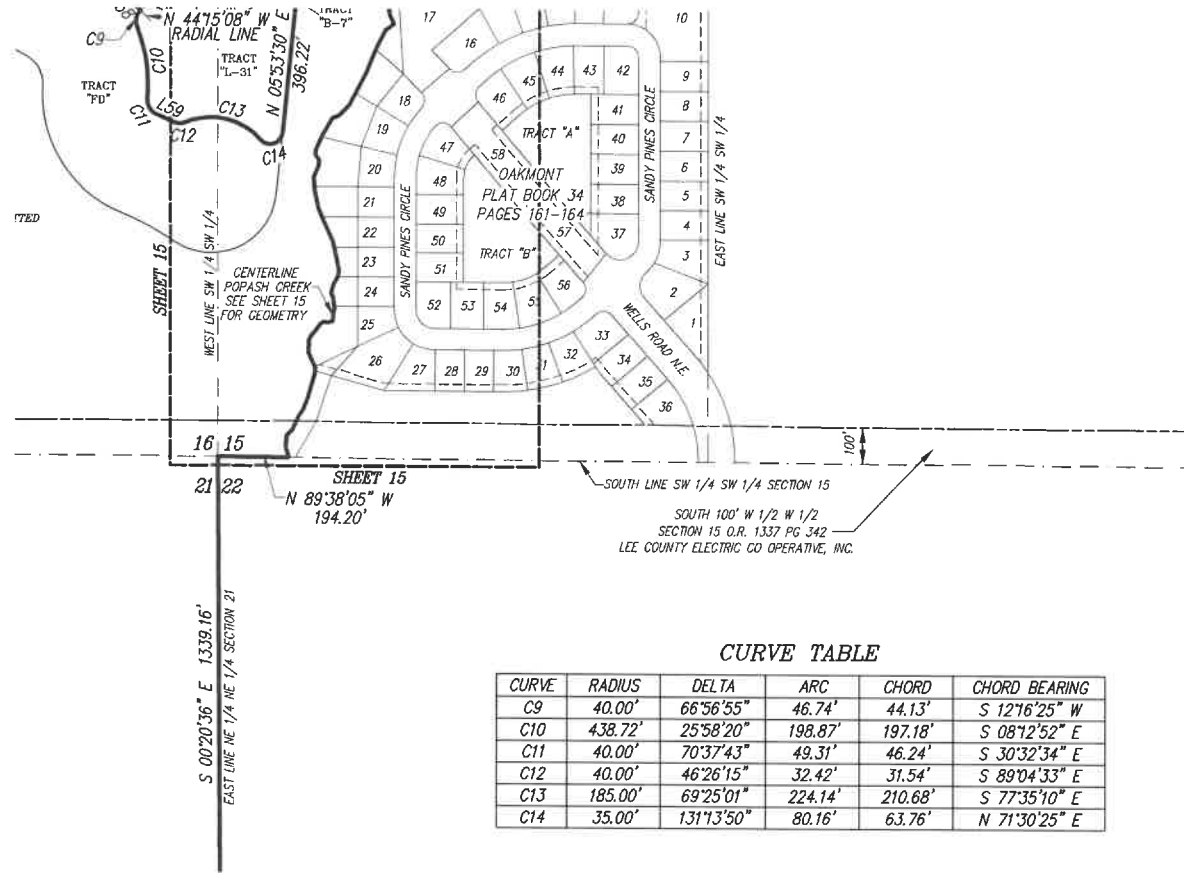
SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

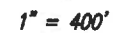


SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

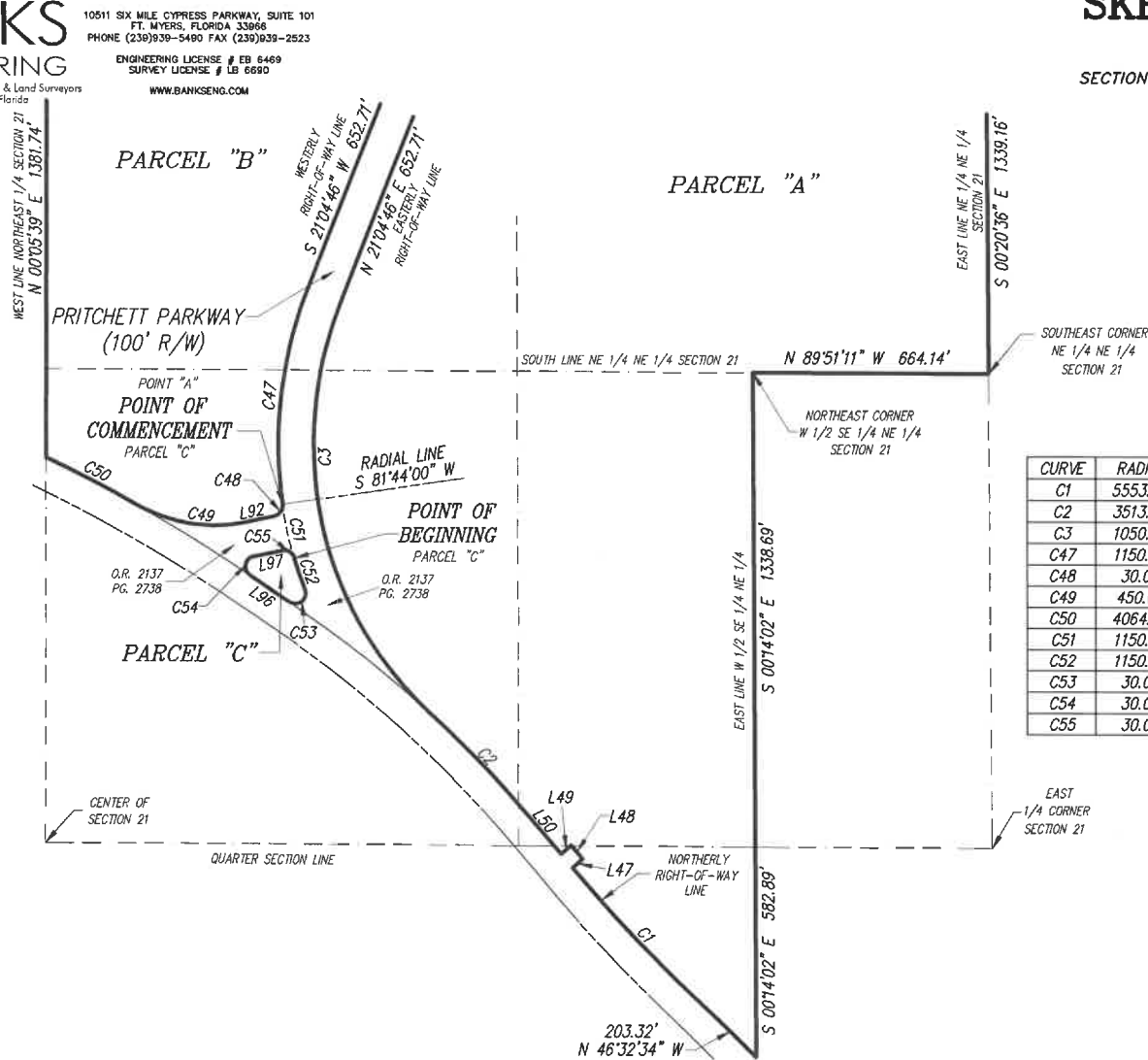


OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5553.58'	05°36'23.2"	533.73'	533.52'	N 43°47'22" W
C2	3513.62'	06°05'42.5"	373.78'	373.60'	N 43°57'46" W
C3	1050.00'	68°05'24"	124.87'	1175.67'	N 12°57'56" W
C47	1150.00'	29°20'46"	589.01'	582.60'	S 06°24'23" W
C48	30.00'	88°07'33"	45.10'	40.97'	S 34°47'46" W
C49	450.00'	41°28'01"	325.68'	318.62'	N 81°24'27" W
C50	4064.06'	402°04"	286.17'	286.11'	N 62°41'28" W
C51	1150.00'	7°46'30"	156.05'	155.93'	S 12°09'15" E
C52	1150.00'	4°44'48"	95.27'	95.24'	S 18°24'53" E
C53	30.00'	145°24'40"	76.14'	57.29'	S 51°55'03" W
C54	30.00'	133°42'05"	70.01'	55.17'	N 11°28'26" E
C55	30.00'	86°05'58"	45.08'	40.96'	S 59°05'28" E

LINE	BEARING	DISTANCE
L47	N 49°05'05" E	36.99'
L48	N 40°54'55" W	50.00'
L49	S 49°05'05" W	37.00'
L50	N 40°54'55" W	156.94'
L92	S 77°51'33" W	75.93'
L96	N 55°22'37" W	133.36'
L97	N 77°51'33" E	75.96'



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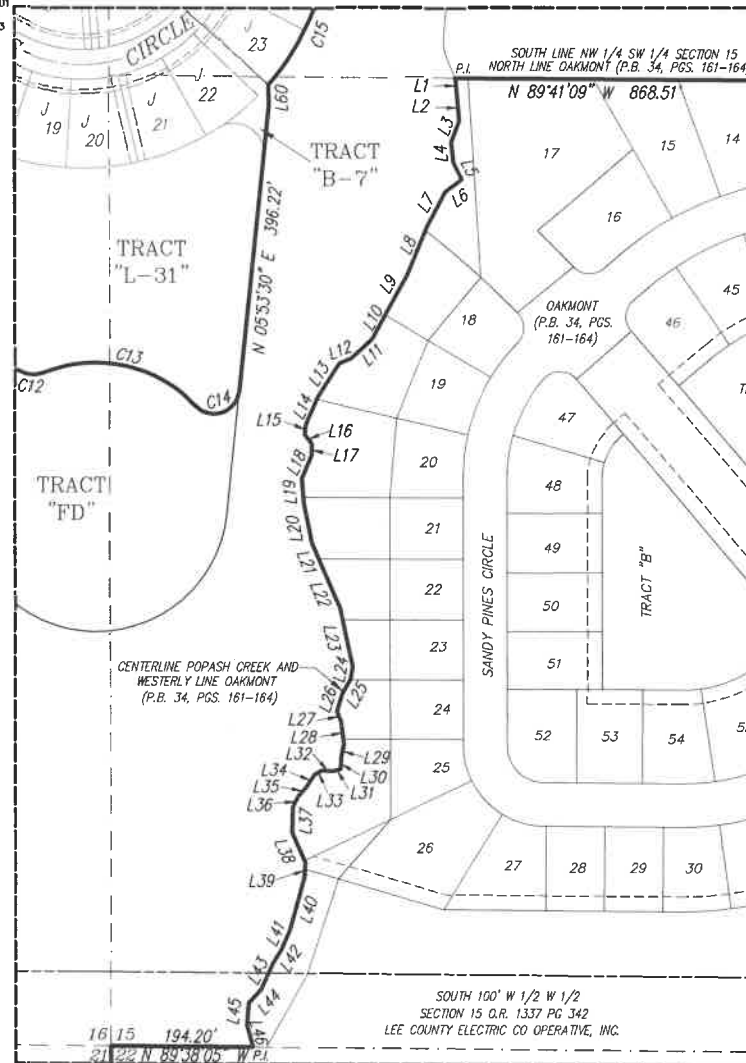
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LINE TABLE

LINE	BEARING	DISTANCE
L24	S 09°40'09" W	18.62'
L25	S 29°02'54" W	23.67'
L26	S 16°09'18" W	25.05'
L27	S 21°33'48" E	14.28'
L28	S 07°24'52" E	31.49'
L29	S 10°42'31" W	20.17'
L30	S 01°47'45" W	15.68'
L31	S 74°58'26" W	10.96'
L32	N 86°32'16" W	14.77'
L33	S 61°33'21" W	11.76'
L34	S 32°08'23" W	20.06'
L35	S 42°13'22" W	16.72'
L36	S 26°15'22" W	18.59'
L37	S 01°30'50" W	33.93'
L38	S 23°30'56" E	44.86'
L39	S 02°57'16" W	21.83'
L40	S 15°54'19" W	73.12'
L41	S 23°04'05" W	28.36'
L42	S 31°47'03" W	21.95'
L43	S 25°05'56" W	37.80'
L44	S 42°12'47" W	25.72'
L45	S 05°41'06" W	30.07'
L46	S 15°57'07" E	31.19'
L60	N 01°06'00" W	27.92'



SHEET 17 OF 17

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15, 16 & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



1" = 200'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°45'58" E	20.76'
L2	S 04°30'13" E	37.89'
L3	S 20°35'27" W	31.32'
L4	S 06°53'02" E	27.63'
L5	S 26°35'47" E	25.42'
L6	S 53°39'33" W	27.91'
L7	S 26°59'14" W	54.53'
L8	S 22°23'48" W	72.99'
L9	S 28°36'16" W	53.03'
L10	S 27°40'03" W	45.38'
L11	S 46°19'33" W	41.74'
L12	S 67°01'43" W	17.24'
L13	S 31°53'19" W	55.98'
L14	S 24°05'41" W	40.28'
L15	S 07°28'30" W	13.30'
L16	S 36°59'09" E	15.90'
L17	S 00°08'07" E	16.02'
L18	S 23°17'55" W	34.56'
L19	S 04°55'23" E	33.01'
L20	S 11°15'32" E	51.93'
L21	S 23°08'35" E	31.33'
L22	S 24°01'18" E	66.68'
L23	S 11°55'04" E	81.54'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C12	40.00'	46°26'15"	32.42'	31.54'	S 89°04'33" E
C13	185.00'	69°25'01"	224.14'	210.68'	S 77°35'10" E
C14	35.00'	131°13'50"	80.16'	63.76'	N 71°30'25" E
C15	341.00'	50°34'56"	301.04'	291.36'	N 16°22'09" E



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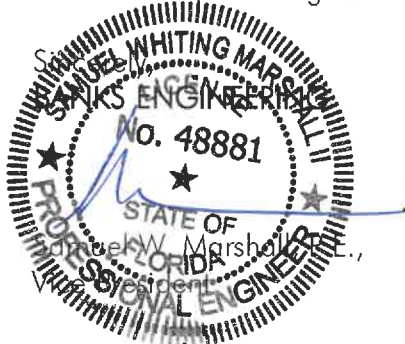
December 9, 2021

Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33901

Reference: **NORTHBROOK DOS2015-00083**
AT-GRADE PATH NO-IMPACT CERTIFICATION

To Whom It May Concern,

The constructed at grade path is located at Northbrook (Brightwater) community within STRAPS: 15-43-25-L1-U1980.5727; 15-43-25-L1-U1973.5709; 15-43-25-L1-U1959.5681 in North Fort Myers, FL. This is partially within the limits of the Popash Creek floodway. The path has been constructed at existing natural grade. Please see the attached No Rise Certification, exhibit, and FIRMette map showing the location of the path with respect to the floodway and existing building.

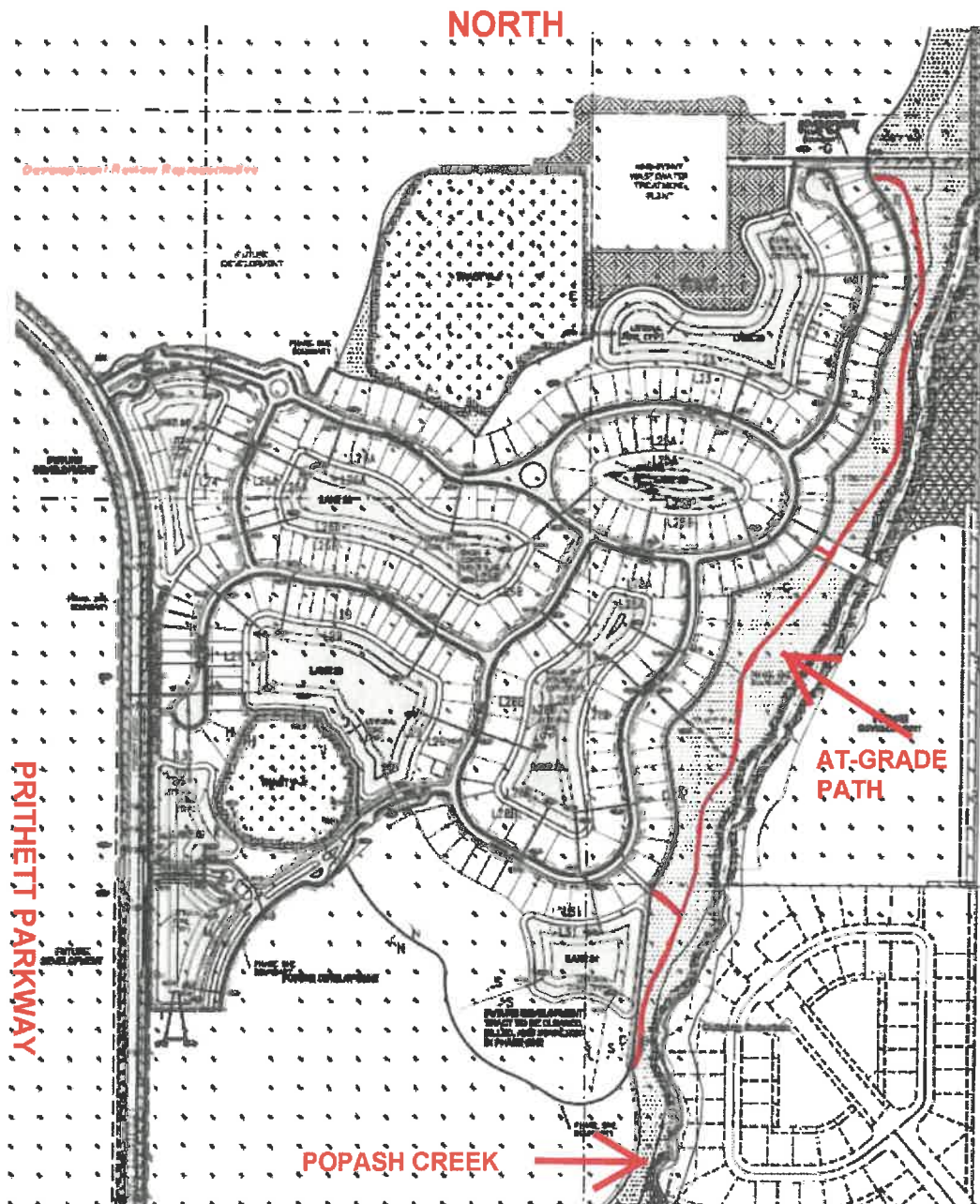


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Location Exhibit





FIRMette Map





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NO-IMPACT CERTIFICATION

This is to certify that I am a duly qualified, registered professional engineer licensed to practice in the State of Florida.

It is further to certify that the attached technical data supports the fact that the constructed at-grade path located at STRAPS: 15-43-25-L1-U1980.5727; 15-43-25-L1-U1973.5709; 15-43-25-L1-U1959.5681 North Fort Myers, FL will not impact the 100-year flood elevations, floodway elevations, or floodway widths on Popash Creek at published sections in the Flood Insurance Study for Lee County, Florida dated August 28th, 2008 Panel #12071C0281F and will not impact the 100-year flood elevations, floodway elevations, or floodway widths at unpublished cross-sections.



Digitally signed
by Samuel W
Marshall II
Date:
2021.12.09
12:07:25 -05'00'

Samuel W. Marshall, P.E. # 48881
Vice President

December 9, 2021