



Professional Engineers, Planners & Land Surveyors

January 24, 2022

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
3rd Sufficiency Response

Dear Dirk:

This letter is written in response to the review comments dated January 21, 2022. With this letter we are submitting the following additional information requested for the project:

1. Updated Legal Description & Sketch
2. TR Transportation Response

Presented below are responses to each review comment:

LEGAL DESCRIPTION

Comment 1: Per previous staff comment, staff is waiting on revised legal description and sketch as discussed with the applicant.

Response: Please see attached revised Legal Description & Sketch and approved submittal requirement waiver from title and survey requirements.

TIS

Comment 1: FDOT has a plan to close the median opening at the intersection of SR 78/Pritchett Pkwy. The traffic analysis, including the intersection analysis, shall reflect the condition of the median closure at SR 78/Pritchett Pkwy.

Response: Please see attached email from TR Transportation Consultants, Inc.

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

A handwritten signature in blue ink, appearing to read "Stacy Hewitt", written over a light blue circular stamp.

Stacy Ellis Hewitt, AICP
Director of Planning

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REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
- ☐ Development of Regional Impact **(34-202(b)(1))**
 - ☐ Planned Developments **(34-202(b)(2))**
 - ☒ Planned Development Amendment **(34-202(b)(2))**
 - ☐ Rezoning other than Planned Developments **(34-202(b)(3))**
 - ☐ Special Exceptions **(34-202(b)(5))**
 - ☐ Variances **(34-202(b)(6))**
 - ☐ Limited Amendment to -Existing Mine Zoning Approval **[12-121(j)]**
 - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
- ☐ Application Form and Contents **(10-153)**
 - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
- ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: See attached list

Name of Project: Brightwater RPD f/k/a Stoneybrook North/Heritage Creek

Name of Agent: Stacy Ellis Hewitt, AICP - Banks Engineering

Street Address: 10511 Six Mile Cypress Parkway, Suite 101

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-770-2527 Email Address: shewitt@bankseng.com

Name of Applicant*: North Brook Holdings, LLC

Street Address: 3502 N. Rocky Pointe Drive, Suite 1050

City, State, Zip: Tampa, FL 33607

Phone Number: c/o 239-770-2527 Email Address: c/o shewitt@bankseng.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-202(a)(6)/34-373(a)(4)a.	Boundary Survey
#2	34-202(a)(7)	Certification of Title and Encumbrances
#3		
#4		
#5		
#6		
#7		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The Brightwater RPD zoning amendment is being reviewed under case number DCI2021-00012. The overall RPD legal description is included in the existing zoning approvals and remains the same and a copy was submitted with the application. Pursuant to staff's request, a revised legal description and sketch has been submitted for the parcels subject to the application: North Brook Phase One as recorded in Instrument number 2019000172912 of the Public Records of Lee County has been removed from the application (except for TRACT-FD which is included). The Lee County well parcel identified as STRAP number 21-43-25-00-00002.0020 has also been removed from the application. A waiver was previously approved from providing a boundary survey (GEN2020-00255). A boundary survey is on file for the planned development property. The applicant submits that the boundary survey and title certification should be waved given the amount of existing information on file with Lee County. Development order approval has been issued for the environmental areas and first phase of lots with additional phases submitted and under review. Title and survey information will be required for each development order of the phased project. Given the extent of information available in existing Lee County files, the applicant respectfully requests that the waiver be approved. The submittal of any of these documents would have no bearing on the review and processing of the application.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

January 4, 2022

Signature of Applicant

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

☐

Request Denied

☒

Request Approved

☐

Request Approved Per Attached Comments

Electronically signed on 1/7/2022 by
Anthony R. Rodriguez, AICP, Zoning Manager
Lee County Department of Community Development

Director Signature

Date



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
- 31.) S 74°58'26" W FOR 10.96 FEET; THENCE
- 32.) N 86°32'16" W FOR 14.77 FEET; THENCE

SHEET 1 OF 17

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• **SERVING THE STATE OF FLORIDA** •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966

Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523

Engineering License No. EB 6469 • Surveying License No. LB 6690

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 SOUTHEAST 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 SOUTHEAST 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 638.17 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 12-22-2021

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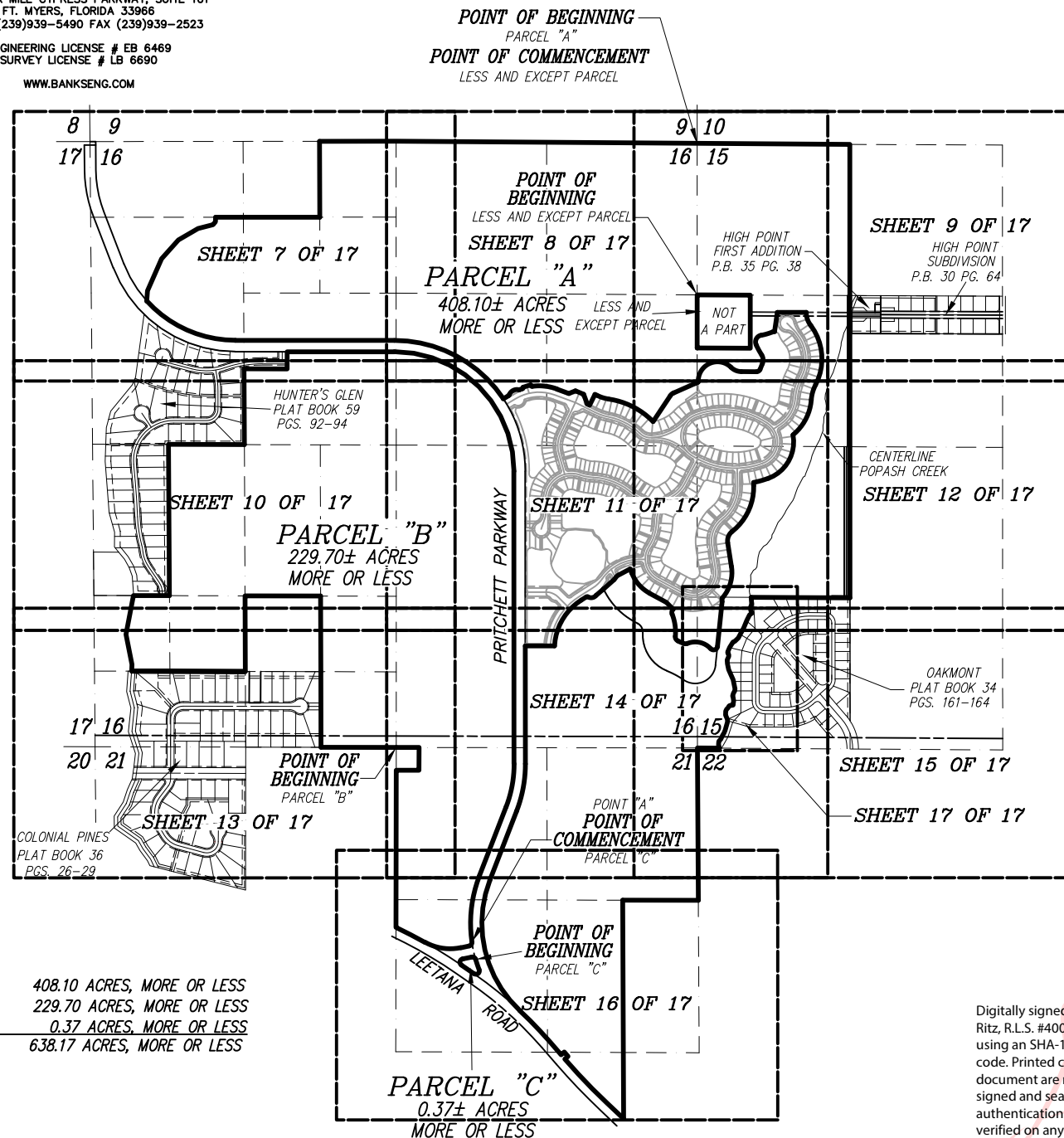
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SKETCH OF DESCRIPTIONS

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



1" = 1,400'



LEGEND:

PG. INDICATES PAGE
PGS. INDICATES PAGES
P.B. INDICATES PLAT BOOK
R/W INDICATES RIGHT-OF-WAY
I.N. INDICATES INSTRUMENT NUMBER
O.R. INDICATES OFFICIAL RECORDS BOOK
L1 INDICATES LINE NUMBER 1 FROM THE LINE TABLE
C1 INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE

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.

ACREAGE SUMMARY:

PARCEL "A" CONTAINS: 408.10 ACRES, MORE OR LESS
PARCEL "B" CONTAINS: 229.70 ACRES, MORE OR LESS
PARCEL "C" CONTAINS: 0.37 ACRES, MORE OR LESS
PARCEL TOTAL: 638.17 ACRES, MORE OR LESS

SEE SHEETS 1 THROUGH 5 OF 17
FOR DESCRIPTIONS.

**THIS SKETCH OF DESCRIPTIONS
IS NOT A BOUNDARY SURVEY**

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

- DATE SIGNED: 12-22-2021
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

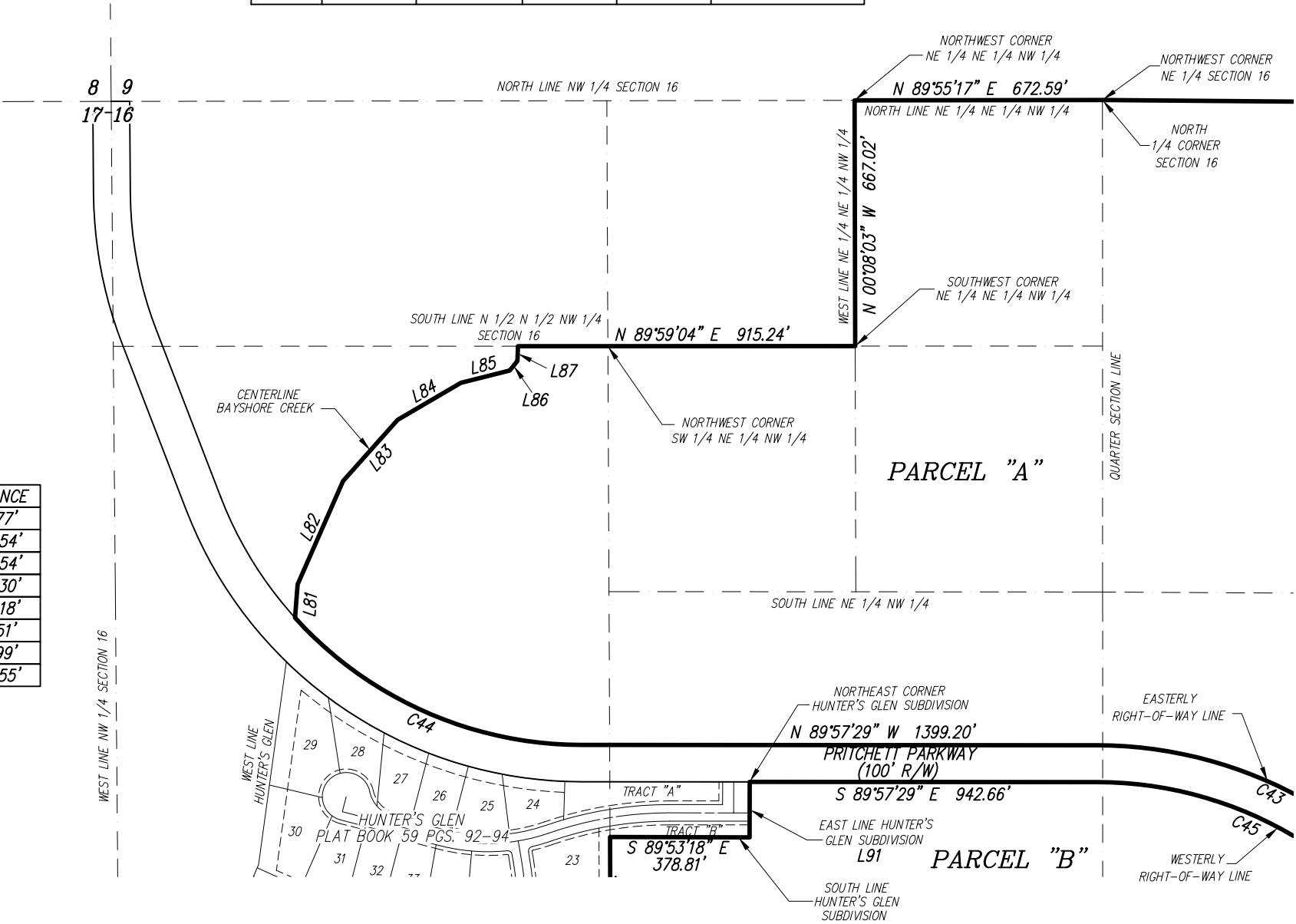
CURVE TABLE

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



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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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 LINE NE 1/4 SECTION 16
BEARING BASIS
S 89°30'46" E 2646.16'

NORTH LINE
NW 1/4 NW 1/4
S 89°45'18" E 1341.49'

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

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

POINT OF BEGINNING

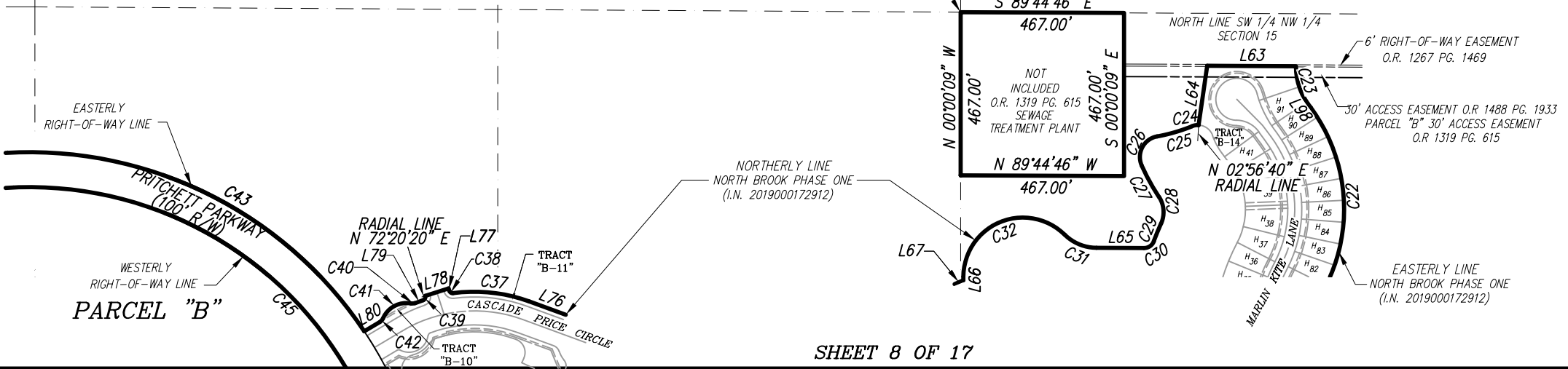
LESS AND EXCEPT PARCEL

NORTHWEST CORNER

SW 1/4 NW 1/4

SECTION 15

PARCEL "A"



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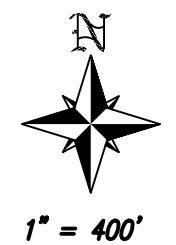
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SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



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

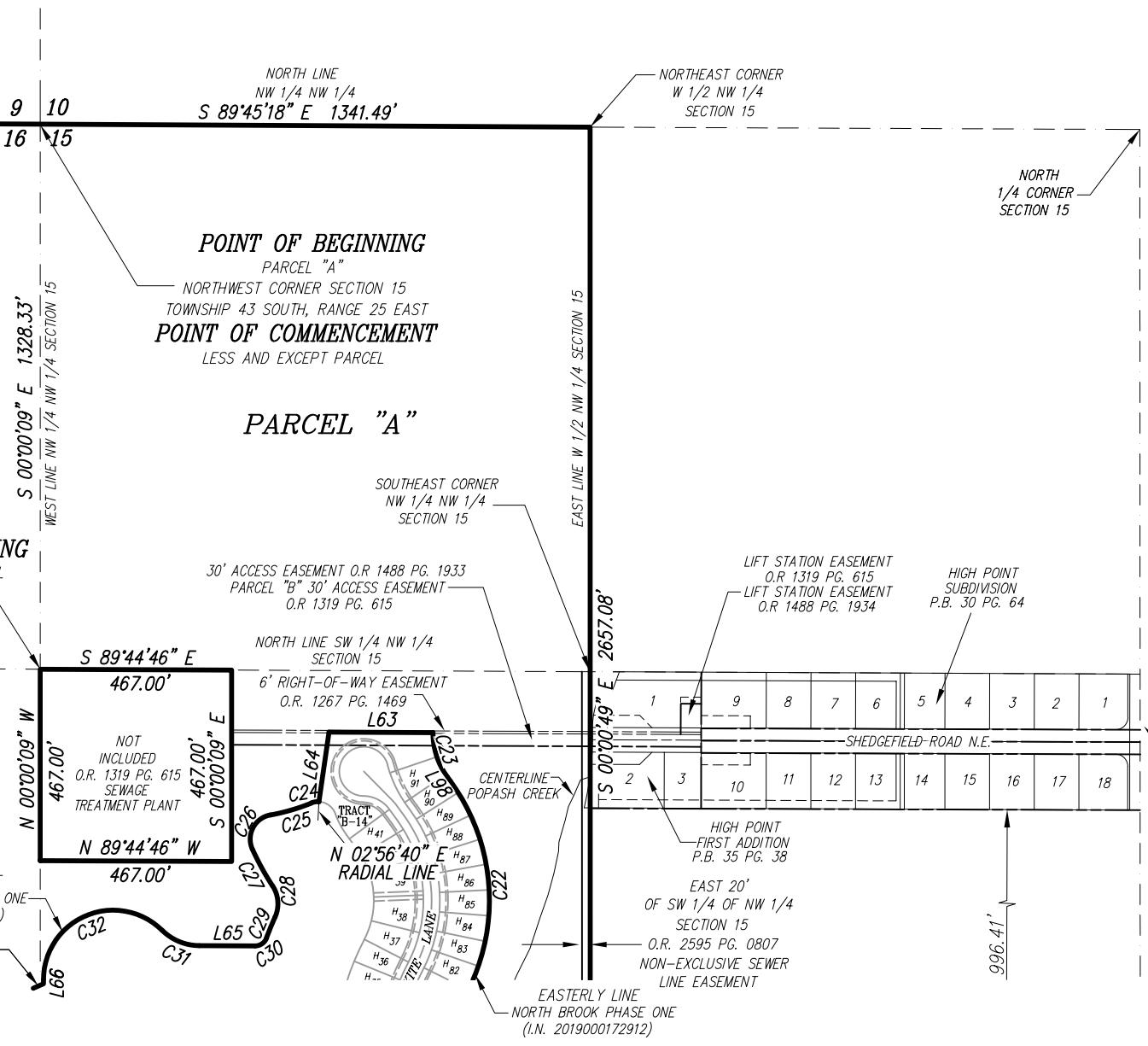
LINE TABLE

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'
L98	N 36°19'43" W	12.55'

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

PARCEL "A"

NORTHERLY LINE
NORTH BROOK PHASE ONE
(I.N. 2019000172912)



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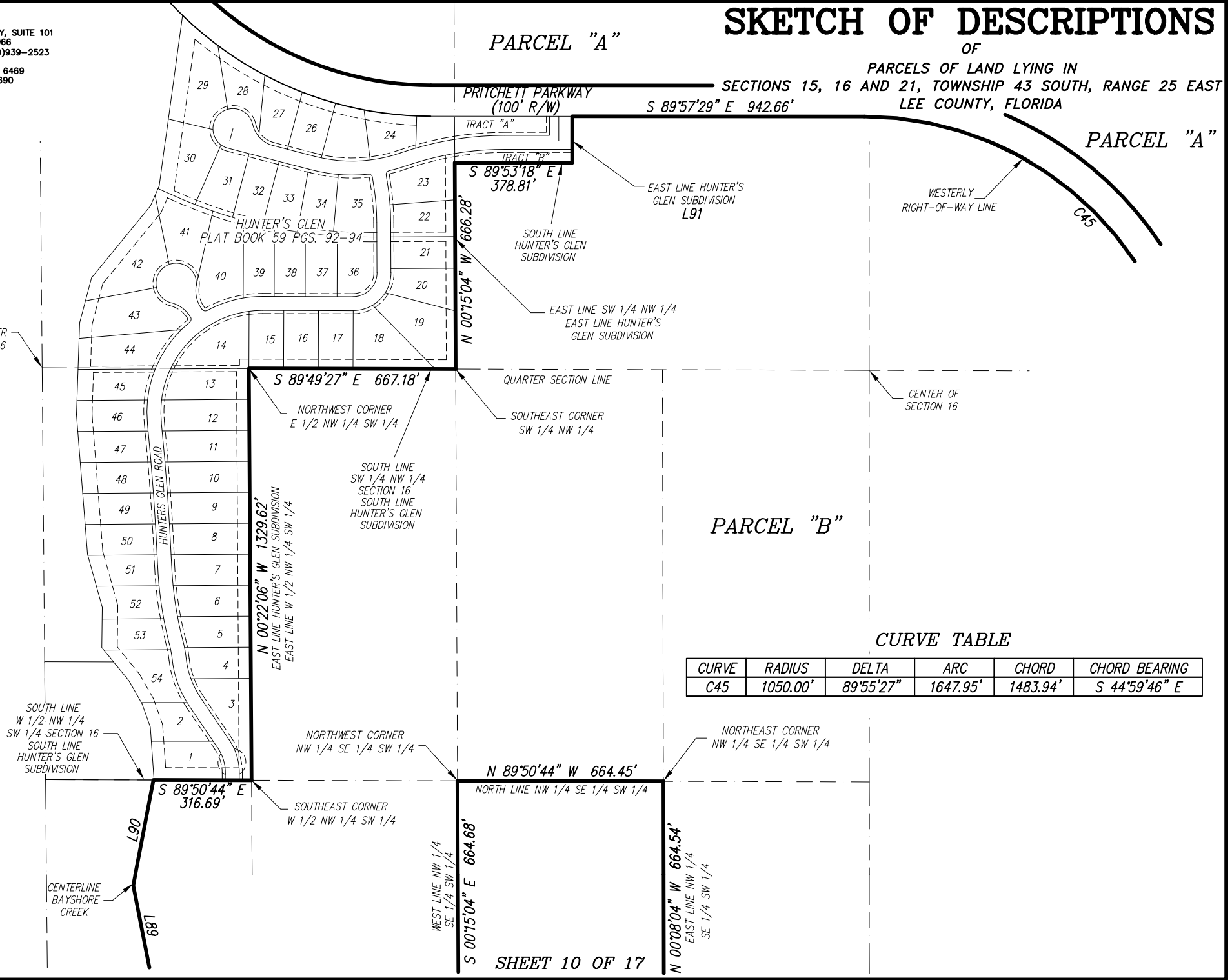


LINE TABLE

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



CURVE TABLE

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 89°00'13" 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

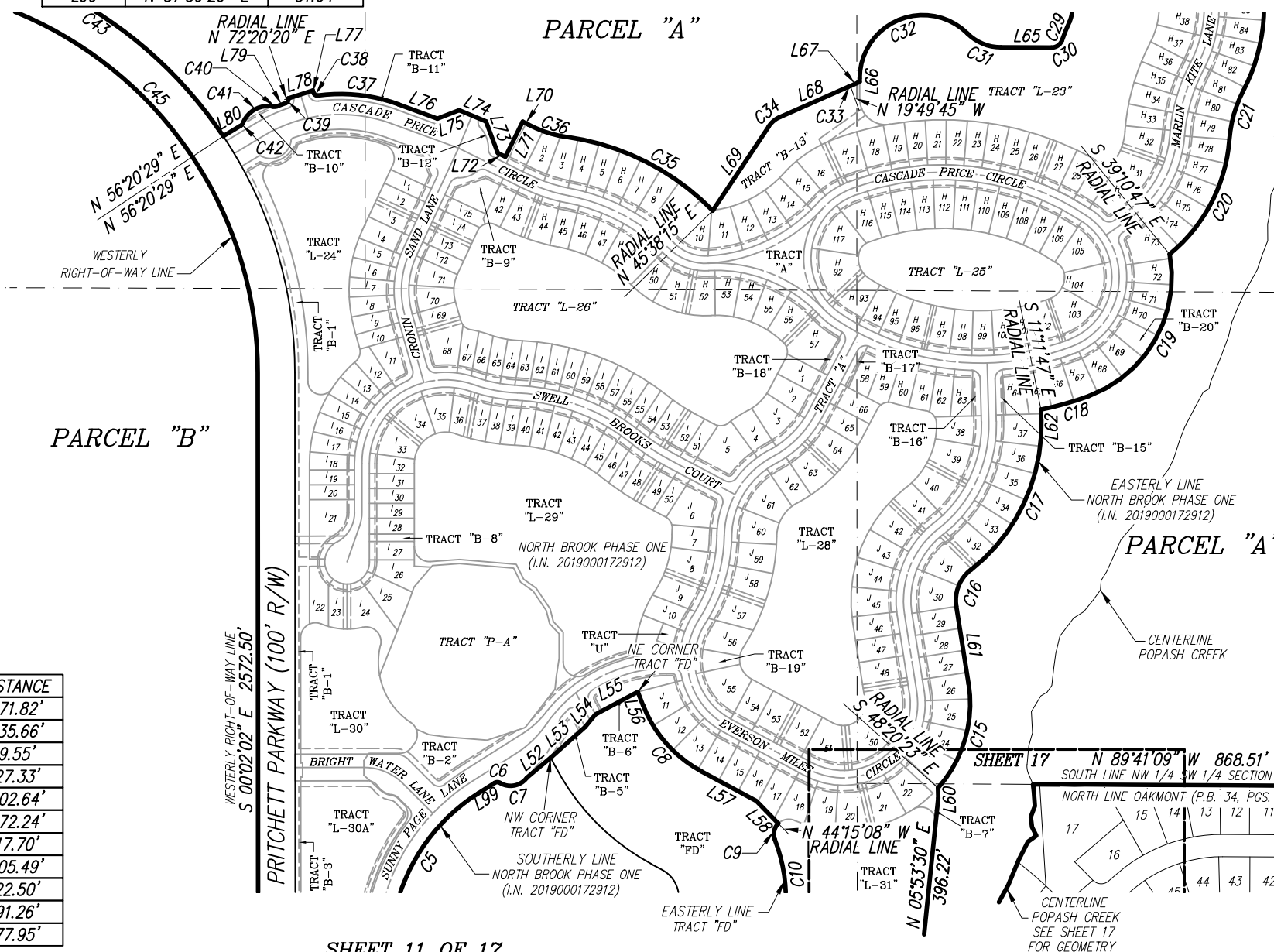
LINE	BEARING	DISTANCE
L75	S 69°02'14" W	62.94'
L76	N 69°53'14" W	111.45'
L77	N 17°39'40" W	6.93'
L78	S 72°20'20" W	70.00'
L79	S 69°39'41" W	24.76'
L80	S 59°04'58" W	52.69'
L99	N 57°39'29" E	51.64'



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



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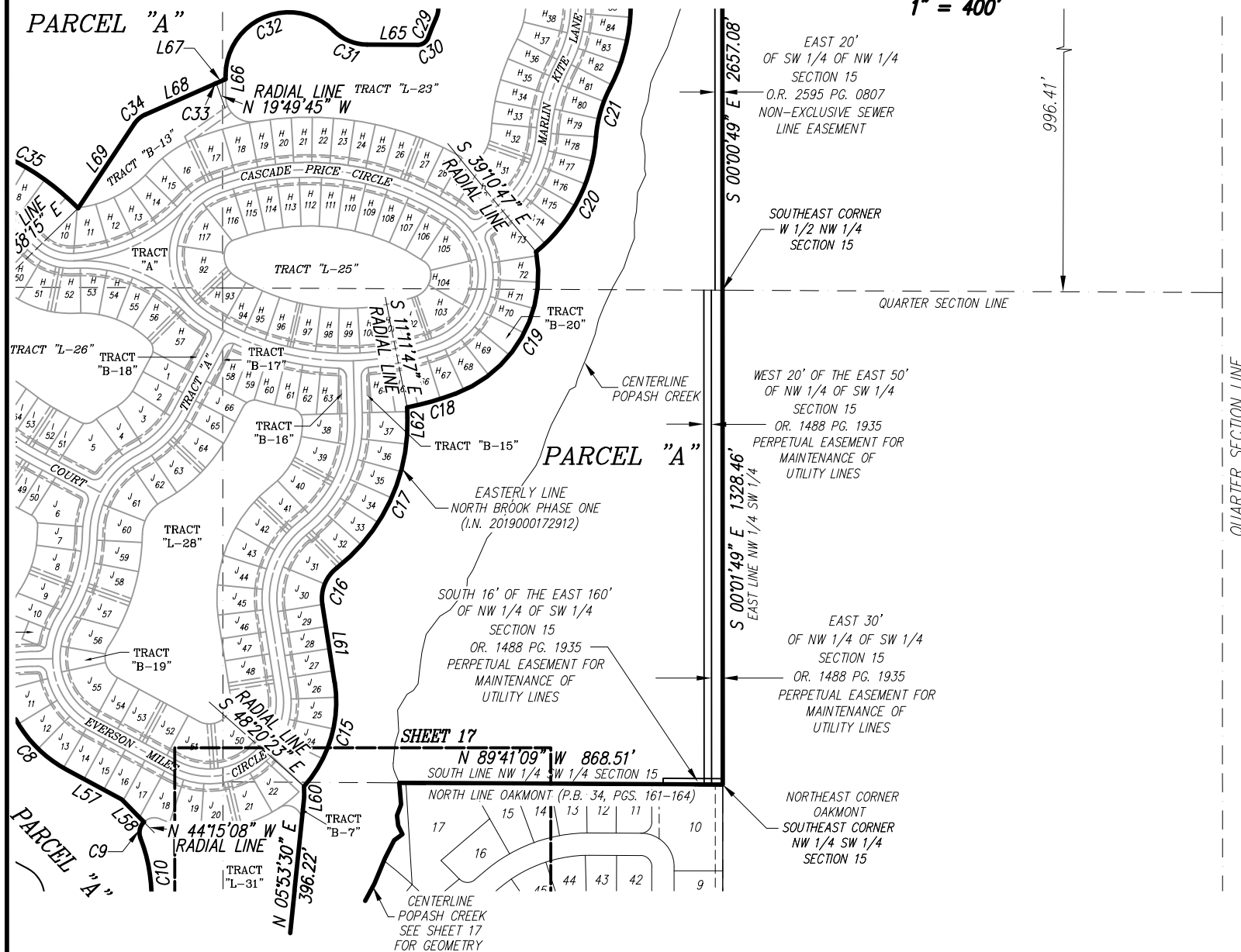
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SKETCH OF DESCRIPTIONS

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



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'

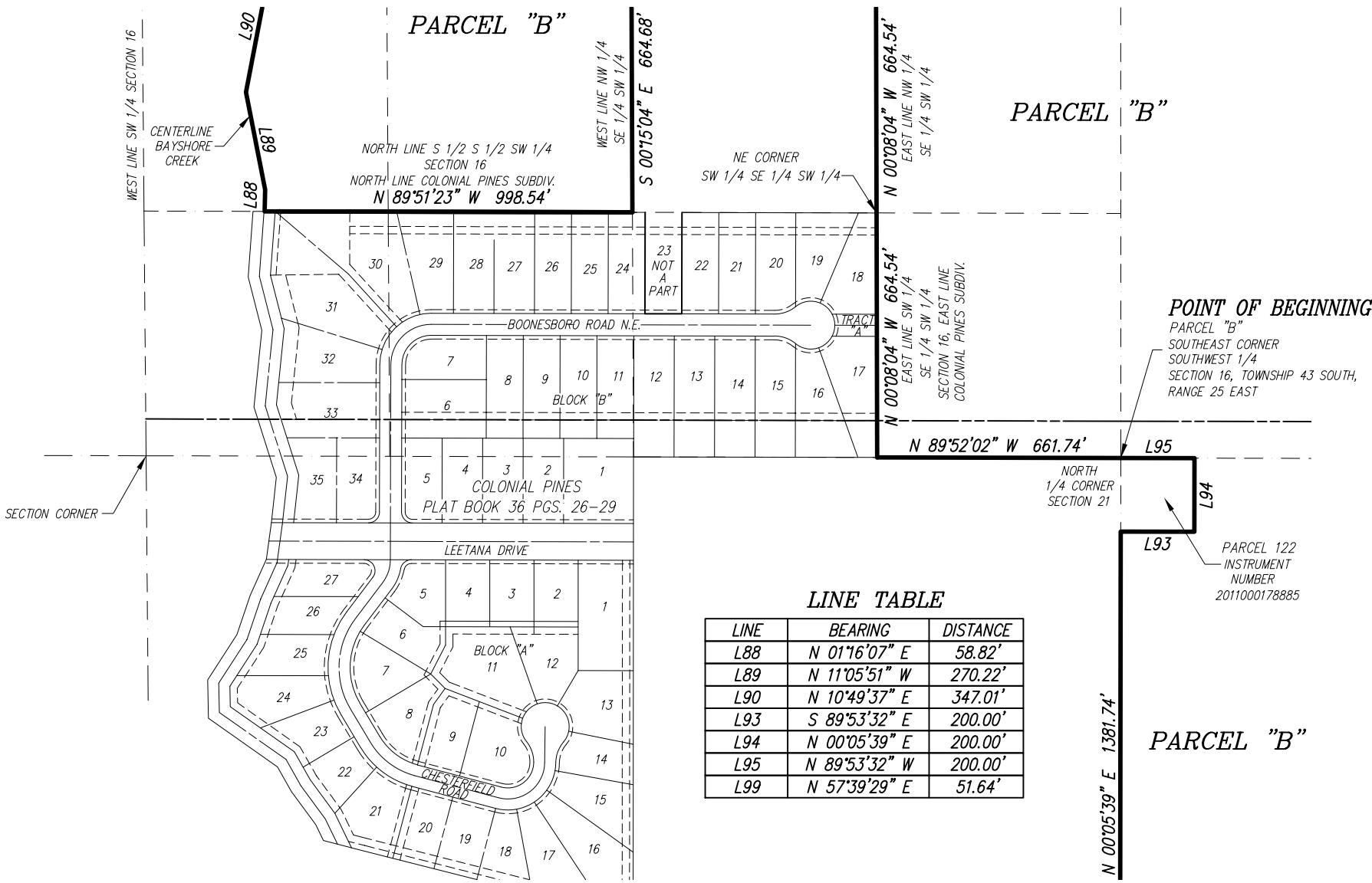
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LEE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L88	N 01°16'07" E	58.82'
L89	N 11°05'51" W	270.22'
L90	N 10°49'37" E	347.01'
L93	S 89°53'32" E	200.00'
L94	N 00°05'39" E	200.00'
L95	N 89°53'32" W	200.00'
L99	N 57°39'29" E	51.64'

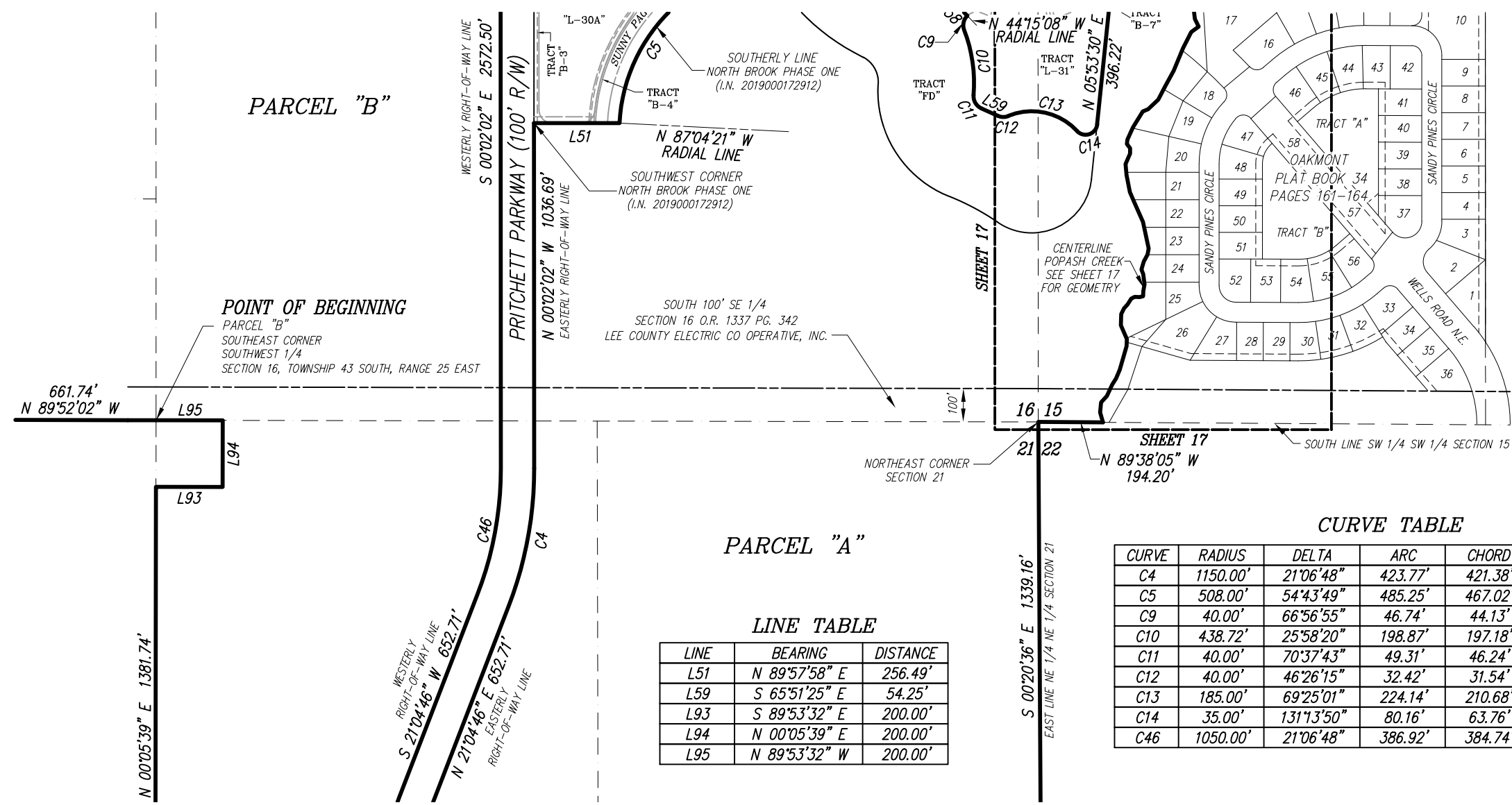
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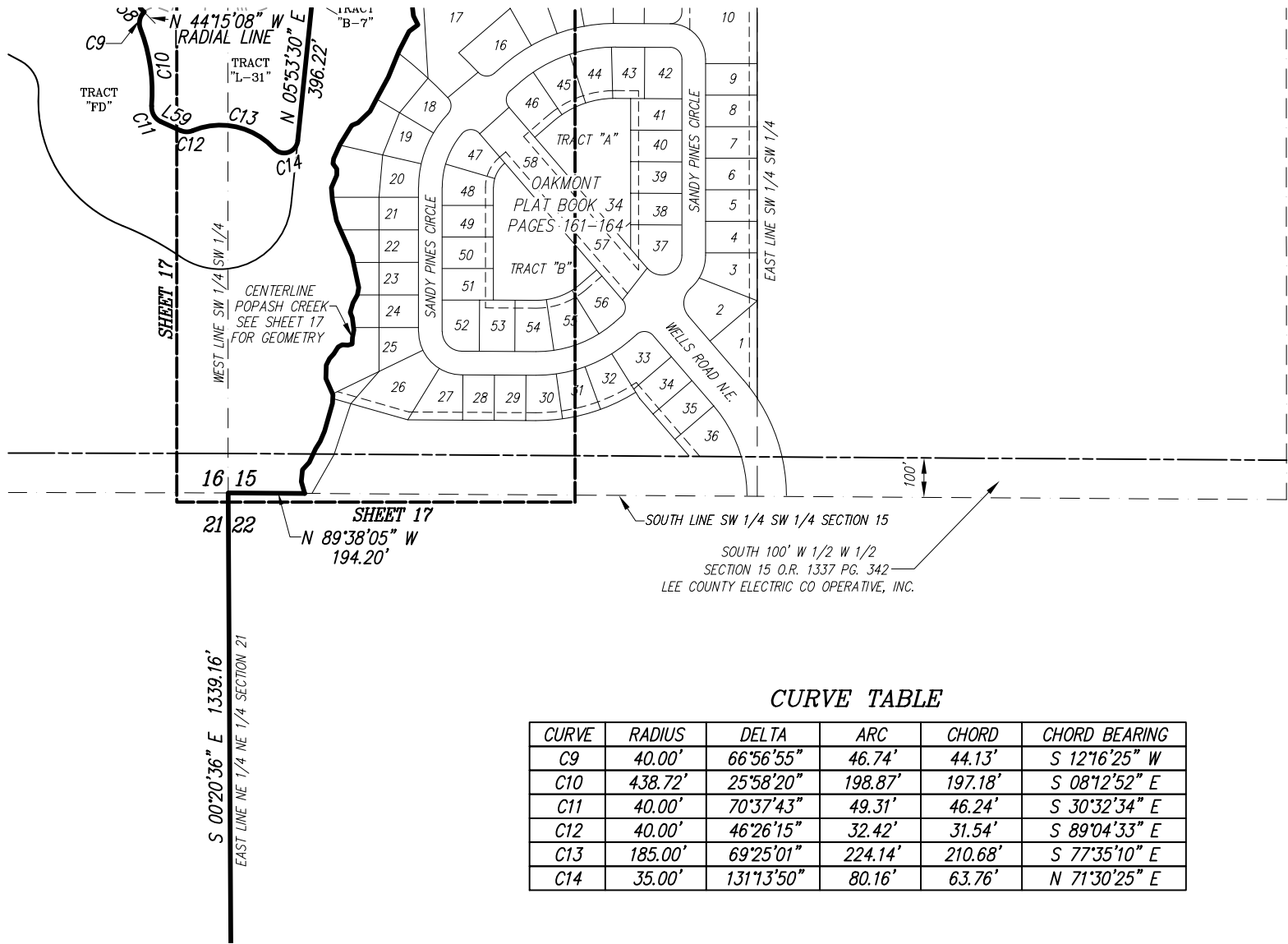
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SKETCH OF DESCRIPTIONS

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



LINE TABLE

LINE	BEARING	DISTANCE
L59	S 65°51'25" E	54.25'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
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
C11	40.00'	70°37'43"	49.31'	46.24'	S 30°32'34" E
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

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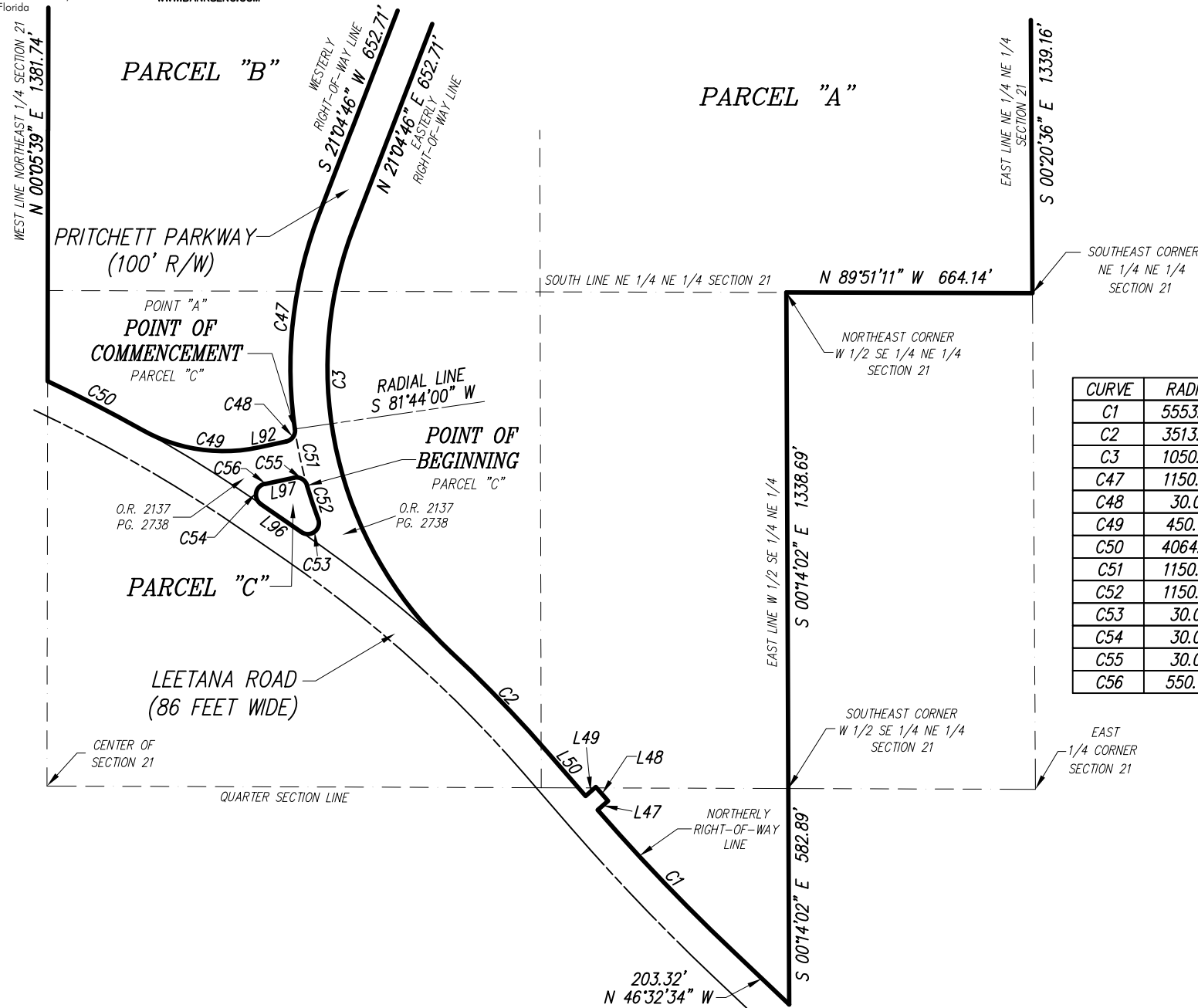
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SKETCH OF DESCRIPTIONS

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



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5553.58'	05°30'23.2"	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"	1247.81'	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'	86°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'	4°02'04"	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
C56	550.00'	0°27'56"	4.47'	4.47'	N 78°05'30" E

LINE TABLE

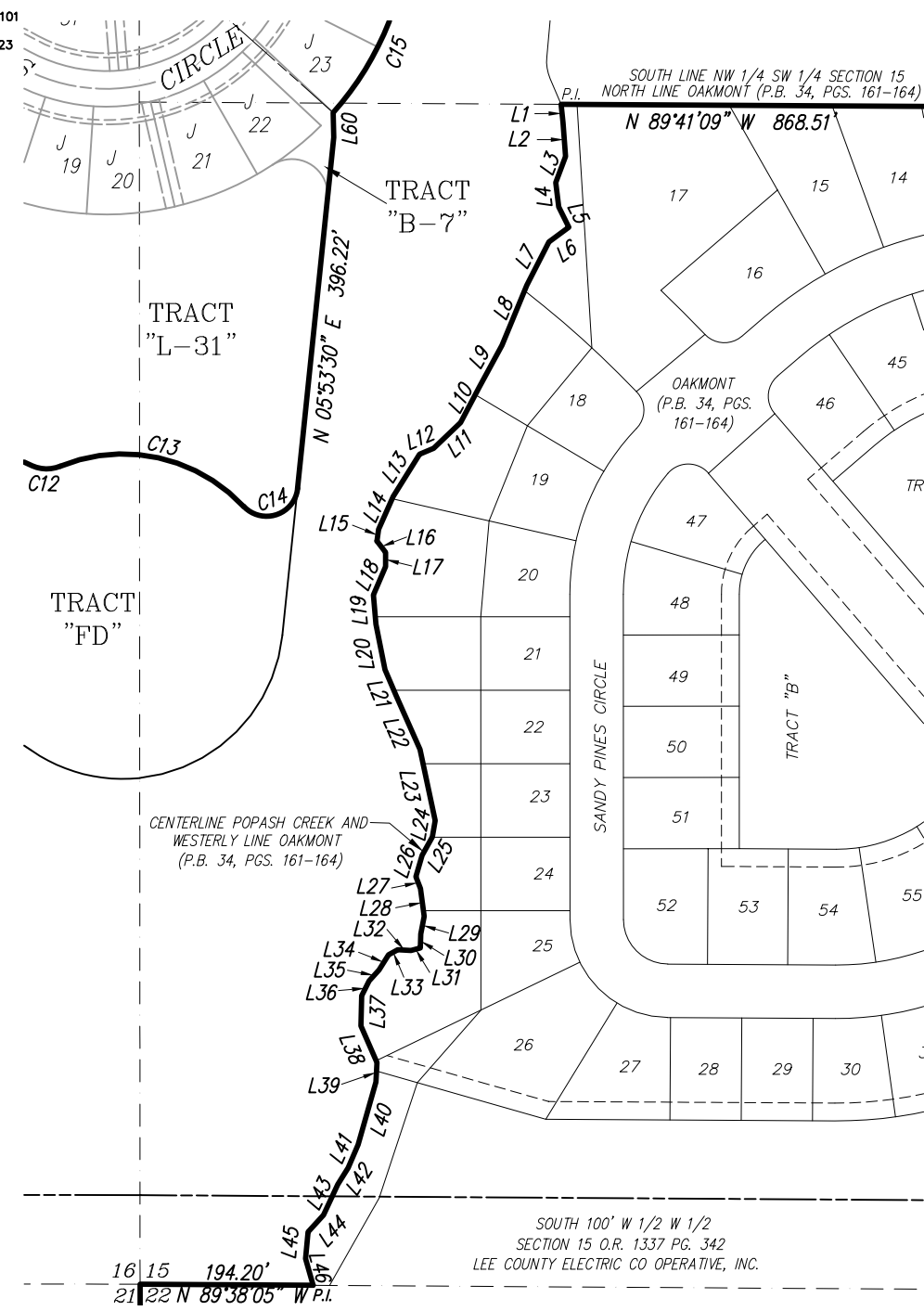
LINE	BEARING	DISTANCE
L47	N 49°05'05" E	36.99'
L48	N 40°54'55" W	50.00'
L49	S 49°05'05" W	37.00'
L50	N 40°54'55" W	156.94'
L92	S 77°51'33" W	75.93'
L96	N 55°22'37" W	133.36'
L97	N 77°51'33" E	75.96'

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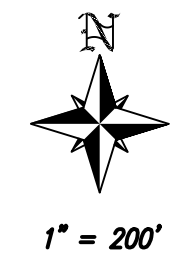
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LINE TABLE

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'



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



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°35'02" 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

Stacy Hewitt

From: Ted Treesh <tbt@trtrans.net>
Sent: Friday, January 21, 2022 3:40 PM
To: Wu, Lili; Price, Robert; Evans, Marcus; DDanleyJr@leegov.com; Rodriguez, Anthony
Cc: Sam Marshall; Betsey Jolley; Stacy Hewitt; stevehartsell@paveselaw.com
Subject: Brightwater DCI2021-00012
Attachments: F. 5A U-Turns.pdf

Wu, attached is a revised Site Traffic Assignment that reflects the site traffic assignment along SR 78 should the median at SR 78 and Pritchett Pkwy ever be closed to left turns.

The plans prepared by Banks Engineering that you sent me were never approved by FDOT and have not been permitted. There are no plans by FDOT nor the Developer to close the median at SR 78 and Pritchett Pkwy.

At a meeting with representatives of the Development Team and FDOT and Lee County DOT occurred back in 2019. FDOT indicated that they had two projects in the area that would most likely address the situation with the Pritchett Parkway intersection. One was the modification of the interchange with I-75 and the second was the PD & E that was beginning for the widening of SR 78 from I-75 to SR 31. At that meeting it was agreed that the median at SR 78 and Pritchett Pkwy would NOT be closed while SR 78 was in the current 2-lane condition as this would create an unsafe condition with U-turns at locations further to the east and west. All parties agreed that FDOT would be the agency responsible for any future modifications to the median opening at Pritchett Pkwy and they (FDOT) would be studying it as part of the upcoming projects, which are currently underway.

There are no conditions in the current zoning approval which requires the median opening to be closed. The only conditions that was placed was part of a **Development Order** for Phase I. The approval letter for DOS2007-00098 on P. 3 states that ***"The developer may plat Phase 1A (first 150 units) in accordance with standard procedures. Upon completion of the first 150 homes, the developer will provide LC Development Services, LCDOT and FDOT a traffic safety evaluation of the Pritchett/SR 78 intersection to include intersection and weaving traffic counts and crash data. Phase 1B (138 additional units for a total of 288 units) may be subsequently platted and developed, provided that no operational or safety problems have been detected at the Pritchett/ SR 78 intersection. Lee County will rely solely on the discretion of the FDOT as to the existence of operational or safety problems. Approval of additional Development Orders for future phases of Stoneybrook North community beyond 288 units may not occur until the intersection of Pritchett and SR 78 has been re-evaluated for potential modifications."***

Development Order DOS2019-00035 has been issued for an additional 590 lots since DOS2007-00098. To date, FDOT has NOT determined that there are any safety or operational concerns with the SR 78/Pritchett Parkway intersection. Again, this intersection is being studied for improvements as part of the SR 78 PD& E study that is currently underway.

The graphic that is attached does not specifically identify where the U-turns to the east and west of the Pritchett Pkwy intersection would occur. Under the existing conditions, there are no locations to the east or west of Pritchett Pkwy that can safely and efficiently accommodate U-turns for the vehicles that typically utilize this intersection on a daily basis, which include trucks with trailers, etc. That is why the U-turns cannot be accommodated until improvements to the SR 78 corridor are completed.

It is our position that this is not a Zoning issue but a Development Order issue, as it has been in the past. We would ask that the County find the Zoning case sufficient from a transportation perspective in order move this case on to public hearing.

Let me know if you have any additional questions.

Thanks



Ted Treesh

TR Transportation Consultants, Inc.

2726 Oak Ridge Ct. STE 503

Fort Myers, FL 33901

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239-278-1906 (f)

239-292-6746 (c)

www.trtrans.net

F2006.07/Sufficiency

