

Heritage Creek RPD Legal Description

ALL OF TRACTS "FD", "B-5", AND A PORTION OF TRACT "A", NORTH BROOK PHASE ONE, RECORDED AT INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE LANDS DESCRIBED IN INSTRUMENT NUMBERS 2020000000567, 2017000096008, AND 2008000182939, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALL LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK J, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF TRACT "FD" OF SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID TRACT "FD" FOR THE FOLLOWING TWELVE (12) COURSES AND DISTANCE, 1) SOUTH 21°08'46" EAST, FOR 39.03 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 241.99 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 341.75 FEET THROUGH A CENTRAL ANGLE OF 40°34'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°25'53" EAST FOR 236.96 FEET; 3) THENCE SOUTH 61°42'59" EAST, FOR 168.00 FEET; 4) THENCE SOUTH 44°15'07" EAST, FOR 84.75 FEET TO A POINT ON A CURVE; 5) THENCE SOUTHERLY 46.74 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66°56'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°16'25" WEST FOR 44.13 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHERLY 198.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 438.72 FEET THROUGH A CENTRAL ANGLE OF 25°58'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°12'52" EAST FOR 197.18 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHEASTERLY 49.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 70°37'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°32'33" EAST FOR 46.24 FEET; 8) THENCE SOUTH 65°51'25" EAST, FOR 54.25 FEET TO A POINT OF CURVATURE; 9) THENCE EASTERLY 32.42 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 46°26'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°04'33" EAST FOR 31.54 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE EASTERLY 224.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET THROUGH A CENTRAL ANGLE OF 69°25'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°35'10" EAST FOR 210.68 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE EASTERLY 80.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 131°13'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°30'26" EAST FOR 63.76 FEET; 12) THENCE SOUTH 05°53'31" WEST, FOR 104.63 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF CONSERVATION EASEMENT TRACT "P-M", INSTRUMENT NUMBER 2016000185212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE BOUNDARY OF SAID TRACT "P-M" FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) SOUTHERLY 102.45 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 30°53'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°40'01" WEST FOR 101.21 FEET TO A POINT ON A CURVE; 2) THENCE SOUTHERLY 222.93 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 707.00 FEET THROUGH A CENTRAL ANGLE OF 18°03'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°35'13" EAST FOR 222.01 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE SOUTHWESTERLY 616.42 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET THROUGH A CENTRAL ANGLE OF 97°33'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°13'41" WEST FOR 544.60 FEET TO A

POINT ON A CURVE; 4) THENCE SOUTHEASTERLY 30.72 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 88°00'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°53'29" EAST FOR 27.79 FEET TO A POINT ON THE NORTHERLY SIDE OF A 100 FOOT WIDE LEE COUNTY ELECTRIC COOPERATIVE EASEMENT, OFFICIAL RECORDS BOOK 1337, PAGE 342, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT, NORTH 89°53'17" WEST, FOR 233.00 FEET; THENCE LEAVING SAID EASEMENT, NORTH 00°01'09" WEST, FOR 224.28 FEET TO A POINT ON A CURVE; THENCE EASTERLY 75.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.01 FEET THROUGH A CENTRAL ANGLE OF 28°48'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°00'46" EAST FOR 74.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY 17.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 20°15'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°44'23" EAST FOR 17.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 385.23 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 147°08'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°17'49" EAST FOR 287.75 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 175.03 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 28°39'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°57'04" WEST FOR 173.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 47.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 300.21 FEET THROUGH A CENTRAL ANGLE OF 09°05'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°10'29" WEST FOR 47.63 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 13.02 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET THROUGH A CENTRAL ANGLE OF 02°11'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°58'24" WEST FOR 13.02 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 95.34 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 300.06 FEET THROUGH A CENTRAL ANGLE OF 18°12'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°19'21" WEST FOR 94.94 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 288.08 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET THROUGH A CENTRAL ANGLE OF 33°41'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°34'58" WEST FOR 283.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 137.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 31°36'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°32'27" WEST FOR 136.15 FEET; THENCE NORTH 39°44'22" WEST, FOR 215.71 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF SUNNY PAGE LANE, TRACT "A" OF SAID NORTH BROOK PHASE ONE AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, 1) NORTHEASTERLY 5.27 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 05°29'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°16'16" EAST FOR 5.27 FEET; 2) THENCE NORTH 39°34'39" EAST, FOR 76.77 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHEASTERLY 13.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET THROUGH A CENTRAL ANGLE OF 09°38'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 34°45'10" EAST FOR 13.12 FEET; 4) THENCE NORTH 29°55'41" EAST, FOR 61.01 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHERLY 21.44 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 49°08'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°21'39" EAST FOR 20.79 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE NORTHERLY 20.90 FEET ALONG THE ARC OF A REVERSE CURVE TO THE

RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 59°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°44'11" EAST FOR 19.97 FEET TO A POINT OF COMPOUND CURVATURE; 7) THENCE NORTHEASTERLY 27.70 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET THROUGH A CENTRAL ANGLE OF 04°10'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°46'03" EAST FOR 27.70 FEET TO A POINT OF COMPOUND CURVATURE; 8) THENCE EASTERLY 28.26 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 107°57'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°09'46" EAST FOR 24.26 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 53°52'37" EAST, FOR 40.49 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF TRELLIS DOCK COURT, AFOREMENTIONED TRACT "A", THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "B-6" OF SAID NORTH BROOK PHASE ONE; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 27°10'54" EAST, FOR 36.95 FEET; THENCE NORTH 62°02'28" EAST, FOR 129.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 15.54 ACRES, MORE OR LESS.